OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 5, 2014

Project# 1004919
14DRB-70052 VACATION OF PRIVATE EASEMENT

RIO GRANDE ENGINEERING agent(s) for MURPHY PROPERTIES request(s) the above action(s) for a portion of Lot(s) 5 & 6, **NORTH SECOND STREET BUSINESS CENTER** zoned M-1, located on 2ND ST BETWEEN MONTGOMERY AND COMANCHE containing approximately 2.12 acre(s). (F-15)

At the March 5, 2014 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.

Findings
The request was filed by the owners of all the frontage of the proposed vacation.

Based on the proposed combination of two lots into one, the public welfare is in no way served by retaining the easement;

Based on the proposed replat into a single lot, there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by March 20, 2014 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: RIO GRANDE ENGINEERING
File

DRB CASE ACTION LOG - BLUE SHEET

- ☐ Preliminary/Final Plat [FP]
- ☐ Site Plan - Subdivision [SPS]
- ☐ Site Plan - Building Permit [SBP]

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

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: 1004919 *Application #:* 14DRB-70076
Project Name: North Second Business Center
Agent: Rio Grande Engineering *Phone #:*

****Your request was approved on** 4-2-14 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** - address comments
- utility signatures, .dxf

PLATS:

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

ALL SITE PLANS:

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 2, 2014
DRB Comments

ITEM # 4
PROJECT # 1004919 **APPLICATION # 13-70076**

RE: Lots 5 & 6, North Second Street Business Center

The Vicinity Map needs to be legible and reproducible.

Remove CURRENT ZONING note from Subdivision data.

Existing easements need to be accurately noted on plat (the 36' Private ingress/ egress and drainage easement is missing and the full 24' Common access easement needs to be depicted over onto adjoining Lot 4).

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004919 **AGENDA ITEM NO: 13**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan dated 6-05-07 is on file for Preliminary Plat approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: signed I.L. indef FP

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986
(F-15/D052 - N 2ND ST BUSINESS CENTER)

DATE: AUGUST 8, 2007

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004919 **AGENDA ITEM NO: 9**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved (revised) drainage report must be on file prior to Preliminary Plat approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 8-8-07

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986
(F-15/D052)

DATE: AUGUST 1, 2007

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004919 **AGENDA ITEM NO: 10**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.
No adverse comments on plat.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: March 5, 2008

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

4919

DXF Electronic Approval Form

DRB Project Case #: 1004919

Subdivision Name: NORTH SECOND STREET BUSINESS CENTER LOTS 1-6

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 6/22/2007 Hard Copy Received: 6/19/2007

Coordinate System: NMSP Grid (NAD 27)

Approved 03.13.2008 Date

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

AGIS Use Only

Copied fc **4919** to agiscov on **3/13/2008** Contact person notified on **3/13/2008**

Completed 3/12/08
VS

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 10/08/07

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

DRB Application No.: 07DRB-70073 Project # 1004919
Project Name: NORTH 2ND STREET BUSINESS CENTER
Agent: WAYJOHN SURVEYING INC Phone No.: 255-2052

Your request was approved on 3-5-08 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): - AMAFCA
  - Revise Note 8 to ABCOWUA
- ☐ **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.**

Created On:

#10

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 10/08/07

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

DRB Application No.: 07DRB-70073 Project # 1004919

Project Name: NORTH 2ND STREET BUSINESS CENTER

Agent: WAYJOHN SURVEYING INC Phone No.: 255-2052

Your request was approved on 3-5-08 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): - AMAFCA
  - Revise Note 8 to AMCOWUA
- ☐ **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.**

Created On:

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 5, 2008 9:00AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

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

1.	**Project# 1002944** 08DRB-70063 - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS	MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, **LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC,** zoned SU-1 FOR MIXED USES DETAILED IN PROJECT# 1000936, located on the west side of UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND NIGHT WHISPER RD NW containing approximately 1.8859 acre(s). (A-11) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
2.	**Project# 1006516** 07DRB-70030 BULK LAND VARIANCE 07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL 07DRB-70032 MINOR - TEMP DEFR SWDK CONST 07DRB-70033 SIDEWALK WAIVER 07DRB-70034 VACATION OF PUBLIC EASEMENT 07DRB-70085 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL,** zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) *[Deferred from 6/27/07, 7/25/07, 8/22/07 & 9/26/07 11/28/07 & 1/30/08]* **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

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

3. **Project# 1004677**
08DRB-70101 EPC APPROVED SDP FOR SUBDIVISION

C DAVID DAY, MOULE & POLYZOIDES ARCHITECTS agent(s) for JAY REMBE AND/OR HIS ASSIGNS request(s) the above action(s) for all or a portion of Tract(s) 129A, 131, 133A1, 133A2, 133B, 134, AND 135A, **ALBUQUERQUE LITTLE THEATER, CALVIN HORN, AND LAGUNA SUBDIVISION,** zoned SU-1/SU-1/ ALBUQUERQUE LITTLE THEATER & SU-2/SU-1 CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE SW containing approximately 3.86 acre(s). (J-13) **DEFERRED TO 3/19/08 AT THE AGENT'S REQUEST.**

4. **Project# 1006824**
08DRB-70100 EPC APPROVED SDP FOR BUILD PERMIT

DEKKER PERICH SABATINI agent(s) for YMCA OF CENTRAL NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, **R P TINNIN,** zoned SU-1 FOR PLANNED RESIDENTIAL AND RECREATIONAL DEVELOPMENT, located on COMANCHE NE BETWEEN TRAMWAY NE AND JUAN TABO NE containing approximately 3.01 acre(s). (G-22) **DEFERRED TO 3/12/08 AT THE AGENT'S REQUEST.**

5. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION,** zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08]* **DEFERRED TO 3/12/08 AT THE AGENT'S REQUEST.**

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

6. **Project# 1006879**
08DRB-70096 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for ANSELMO C'DE BACA request(s) the above action(s) for all or a portion of Lot(s) 23 & 24 TBKA 23-A & 24-A, Block(s) 5, **BELMONT PLACE,** zoned R-1, located on BELLROSE AVE NW BETWEEN 6TH AND PUBLIC AVE 5TH STREET NW containing approximately 0.1627 acre(s). (G-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project# 1005403**
08DRB-70092 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

INTEGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) 12-A1-A & 12-A-1B, **HACIENDAS DON VILLEGAS,** zoned RLT, located on RIO GRANDE BLVD NW BETWEEN INDIAN SCHOOL NW AND CONTEREAS PL NW containing approximately 1.2084 acre(s). (H-13) **DEFERRED TO 3/12/08 AT THE AGENT'S REQUEST.**

8. **Project# 1001026**
08DRB-70098 VACATION OF PRIVATE EASEMENT
08DRB-70099 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJON SURVEYING INC agent(s) for TEMPLE HILL LLC request(s) the above action(s) for all or a portion of Tract(s) A-2, **TRACTS A-1 & A-2, MED-ART SQUARE, VELMONTE ADDITION,** zoned O-1, containing approximately 1.0002 acre(s). (J-15) **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. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND TO RECORD.**

9. **Project# 1006939**
08DRB-70078 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit 3,** zoned M-1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.9085 acre(s). (H-16) *[Deferred from 2/27/08]* **DEFERRED TO 3/12/08 AT THE AGENT'S REQUEST.**

10. **Project# 1004919**
07DRB-70073 MINOR - FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**), zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07, 07/11/07, 07/25/07, 08/01/07 & 8/8/07]* [REF: 06DRB-00747] (F-15) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND REVISION TO NOTE 8 INDICATING EASEMENT DEDICATION TO ABCWUA.**

11. **Project# 1000523**
08DRB-70085 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for BROADWAY VISTA PARTNERS request(s) the above action(s) for all or a portion of Block 19, Tract(s) A, B, C, D, E, & F TRACT 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned SU-1, C-1, located on PASEO DEL NORTE BETWEEN VENTURA AND HOLBROOK containing approximately 4.7776 acre(s). (C-20) **DEFERRED TO 3/12/08 AT THE AGENT'S REQUEST.**

12. **Project# 1004675**
08DRB-70075 AMENDMENT TO PRELIMINARY PLAT
08DRB-70076 SIDEWALK WAIVER
08DRB-70077 MINOR - TEMP DEFR SWDK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for TS MCNANEY request(s) the above action(s) for all or a portion of Lot 1 TO BE KNOWN AS VISTA DE LA LUZ, **SP-KINDSCHERFFLAND; AND SW 1/4 ON NE 1/4 SEC 35/ T11N/ R2E,** zoned SU-1 PRD, located on COORS BLVD NW BETWEEN WESTERN TRAIL NW AND DELLYNE AV NW containing approximately 27.674 acre(s). (F-11) **THE AMENDMENT TO PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK WAIVER 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.

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

13. **Project# 1007139**
08DRB-70102 SKETCH PLAT REVIEW AND COMMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 3-1, **JUAN TABO HILLS Unit(s) 1,** zoned R-D, located on GULFSTREAM SE BETWEEN JUAN TABO SE AND TIJERAS ARROYO (M-22) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project# 1007140**
08DRB-70103 SKETCH PLAT REVIEW AND COMMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, **JUAN TABO HILLS Unit(s) 1,** zoned R-D, located on VIA POSADA SE BETWEEN JUAN TABO SE AND TIJERAS ARROYO containing approximately 9.5455 acre(s). (M-22) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Other Matters: None

ADJOURNED: 10:00

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

August 8, 2007 9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order 9:00 A.M. Adjourned: 10:50 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1003125**
07DRB-70128 VACATION OF PUBLIC EASEMENT

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE - ECLIPSE AVIATION request(s) the above action(s) for all or a portion of Tract(s) D-1 & S-1, **LANDS OF DOUBLE EAGLE II AEROSPACE TECHNOLOGY PARK,** zoned SU-1 AIRPORT & RELATED FACILITIES, located on DOUBLE EAGLE II AIRPORT NW BETWEEN PASEO DEL VOLCAN NW AND SHOOTING RANGE PARK ROAD NW containing approximately 251 acre(s). (F/G-6) **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.**

2. **Project # 1005031**
06DRB-01077 MAJOR-VACATION OF PUBLIC EASEMENTS

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SIERRA 2 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 , 7/18/07 & 08/01/07]* (C-9) **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.**

06DRB-01017 MAJOR-PRELIMINARY PLAT APPROVAL
06DRB-01018 MINOR-TEMP DEFER SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SIERRA 2 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06 , 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07 ,6/20/07& 08/01/07]* (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 08/08/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 07/12/06, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: ADD THE SOLAR COLLECTOR LANGUAGE TO THE PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN OF EXHIBIT C.**

06DRB-01282 MINOR-SUBD DESIGN (DPM) VARIANCE

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SIERRA 2 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07 & 08/01/07]* (C-9) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

3. **Project# 1000965**
07DRB-70102 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 22 & 23, **VALLE PARAISO AT ANDALUCIA,** zoned SU-1/PRD, located on VALLE SANTO TRAIL NW BETWEEN VALLE BONITA CT NW AND CAMINO VALLE CT NW containing approximately 21.5725 acre(s). *[Deferred from 07/25/07]* (F-12) **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.**

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

4. **Project# 1006522**
07DRB-70162 EPC APPROVED SDP FOR BUILD PERMIT

CAROL SUE NORDENGREN request(s) the above action(s) for all or a portion of Lot(s) 1-P1, Block(s) 16, **PARK WEST, UNIT 4,** zoned SU-1 FOR BED & BREAKFAST, located on PETROGLYPH AVE NW BETWEEN LAVA BLUFF NW AND MONUMENT NW containing approximately 0.15 acre(s). **[Anna Dimambro, EPC Case Planner]** (H-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project# 1005280**
07DRB-70011 EPC APPROVED SDP FOR BUILD PERMIT
07DRB-70012 EPC APPROVED SDP FOR SUBDIVISION

GEORGE RAINHART ARCHITECTS agent(s) for SCM PROPERTY CO LLC request(s) the above action(s) for all or a portion of TRACT 16-A-1, PARADISE NORTH AND TRACT E-A-1, CRESTVIEW SUBDIVISION (to be known as **MCMAHON MARKETPLACE)** zoned SU-1 FOR C-1 PURPOSES, located on MCMAHON NW BETWEEN BANDELIER DR NW AND UNSER BLVD NW containing approximately 12.3 acre(s). [REF: 06EPC01706, 06EPC01705, 063PC01704] **[Catalina Lehner, EPC Case Planner]** [*Indef deferred from 5/30/07]* (A-11) **THE SITE PLANS FOR FOR BUILDING PERMIT AND SUBDIVISION WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ALL MOTORCYCLE STALLS TO BE SHORTENED, SOLID WASTE TO SIGN, TO PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF EACH SITE PLAN.**

6. **Project# 1006573**
07DRB-70081 MINOR - SDP FOR BUILDING PERMIT
07DRB-70080 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

LARRY READ AND ASSOCIATES agent(s) for DESERT HILLS JEHOVAH'S WITNESSES request(s) the above action(s) for all or a portion of Lot(s) 12 & 21, Block(s) 29, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES,** zoned SU-2 IP, located on ALAMEDA AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 1.78 acre(s). *[Indef deferred from 06/27/07]* (C-18) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR ADDED COMMENTS AND 3 COPIES. WITH THE SIGNING OF THE INFRASTUCTURE LIST DATE 08/08/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 08/03/07, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

7. **Project# 1004246**
07DRB-70090 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for PETE AND PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract (s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on HOLLY AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 5.3279 acre(s). *[Deferred from 07/11/07]* (C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

07DRB-70093 MINOR - SDP FOR SUBDIVISION

TIERRA WEST LLC agent(s) for KOZANI, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR IP USES, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 5.42 acre(s). *[Deferred from 07/11/07]* (C-18) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE AND FOR 3 COPIES OF THE PLAN.**

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

8. **Project# 1004999**
07DRB-70167 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for GLENN EFFERTZ request(s) the above action(s) for all or a portion of Tract(s) 316-A & 316-D AND VACATED PORTION OF LULAC RD NW, MRGCD MAP 38 (to be known as **TRACT A, LAND OF GLEN EFFERTZ**) zoned RA-1, located on MOUNTAIN RD NW BETWEEN DURANES ACEQUIA AND LAGUNA SECA LANE NW containing approximately 0.8672 acre(s). (J-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION OF RIGHT-OF-WAY AND SIDEWALK AND TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND A COPY OF THE RECORDED PLAT.**

9. **Project# 1006713**
07DRB-70163 VACATION OF PRIVATE EASEMENT
07DRB-70164 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BELARMINO GONZALES request(s) the above action(s) for all or a portion of Lot(s) A, **LANDS OF HUBERT R. TEAGUE,** zoned C-2, located on 4TH ST NW BETWEEN SAN ANDRES AVE NW AND SHANGRILA CT NW containing approximately 0.4556 acre(s). (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO ABCWUA FOR PRIVATE WATER AND SEWER EASEMENTS WITH MAINTENANCE AND BENEFICIARIES AND TRANSPORTATION DEVELOPMENT TO RECONFIGURE EASEMENT AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

10. **Project# 1006715**
07DRB-70169 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC. agent(s) for ALVIN & NANCY ANDERSEN request(s) the above action(s) for all or a portion of Lot(s) 11, **RINCON DEL RIO ADDITION,** zoned RA-2 located on RINCON DEL RIO CT NW BETWEEN TRELLIS DR NW AND GLENWOOD NW containing approximately 0.4719 acre(s). (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 08/15/07.**

11. **Project# 1002194**
07DRB-70165 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, **SUNPORT TOWNHOMES,** zoned R-2, located on WELLESLEY SE BETWEEN KATHRYN SE AND ANDERSON SE containing approximately 0.1631 acre(s). (L-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH THE FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

12. **Project# 1000271**
07DRB-70166 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

FORSTBAUER SURVEYING LLC agent(s) for GRACE INVESTMENT CORPORATION request(s) the above action(s) for all or a portion of Lot(s) A-1-A, Block(s) 25, **MESA VERDE ADDITION,** zoned C-2, located on WYOMING BLVD NE BETWEEN COPPER AVE NE AND MARQUETTE NE containing approximately 0.6423 acre(s). (K-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK PLACEMENT AND TO PLANNING FOR SOLAR LANGUAGE ON THE PLAT AND TO RECORD.**

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

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07, 07/11/07, 07/25/07 & 08/01/07]* [REF: 06DRB-00747] (F-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 08/08/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 06/05/07, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: NOTE 6 SHALL DEFINE WHAT PUBLIC UTILITIES ARE WITHIN THE EASEMENT, PROVIDE A 24-F00T ACCESS EASEMENT BETWEEN ALL LOTS AND 20-FOOT ACCESS EASEMENT ON THE NORTH SIDE OF LOT 1, NOTE 8 SHALL ADD "EXCLUSIVELY TO THE CITY OF ALBUQUERQUE" AT THE END OF THE SENTENCE AND INCLUDE THE REQUIRED SOLAR LANGUAGE ON THE PLAT AS DEFINED IN SECTION 14-14-4-7(B). THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

14. **Project# 1004906**
07DRB-70168 SKETCH PLAT REVIEW AND COMMENT

TOM AND SUSAN SLATES request(s) the above action(s) for all or a portion of Tract(s) 118E, MRGCD MAP 32, zoned R-1, located on GUADALUPE TR NW BETWEEN GRIEGOS NW AND DELAMAR NW containing approximately 0.6833 acre(s (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Other Matters: **THE PRELIMINARY PLAT AND SIA FOR THE LAS PLAYAS SUBDIVISION, PROJECT# 1002372 WAS WITHDRAWN AT THE AGENT'S REQUEST.**

ADJOURNED: 10.50 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004919 **AGENDA ITEM NO: 13**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan dated 6-05-07 is on file for Preliminary Plat approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: signed I.L. indef FP

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986
(F-15/D052 - N 2ND ST BUSINESS CENTER)

DATE: AUGUST 8, 2007

2ND ST + NW HILTON AV NW
DELAMAR
GALLEGOS LATERAL
ALAMEDA DRAIN
HILTON
SHANNON
2ND
F15
BN & SF RR RIGHT-OF-WAY
BN & SF RR
EASEMENT
M-1
R-1
ASU-1
C1A
C4A
C5
C6
C7
C8
B1
A1
127B
129B2
131
131A
133
134
0
372ft

ATERAL
SAN ANDRES
SHANNON
DELAMAR
DELAMAR
DELAMAR
NATALIE
2ND
2ND
2ND
2ND
2ND
2ND
GALLEGOS LATERAL
ALAMEDA DRAIN
LATERAL
NOLTON
BN & S

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 01, 2007, 9:00 a.m.
MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order 9:00 A.M. Adjourned: 10:35 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project# 1000983**
07DRB-70110 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70111 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

JAMES F. AND DIANA CRABTREE agent(s) for JAMES F. AND DIANA CRABTREE request(s) the above action(s) for all or a portion of Lot(s) A AND H, Block(s) 10, MOJAVE **TOWNHOMES, UNIT 3,** zoned R-T, located on ATRISCO NW BETWEEN MOJAVE ST NW AND SANTO DOMINGO NW containing approximately 0.25 acre(s). (E-10) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION: AN EXHIBIT SHOWING THE RIGHT-OF-WAY REQUIRED IS 13 -FEET MINIMUM FROM THE FACE OF CURB OF THE NEW IMPROVEMENTS. TWO-YEAR SIA WAS APPROVED.**

2. **Project# 1005280**
07DRB-70116 VACATION OF PUBLIC EASEMENT
07DRB-70117 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for SCM PROPERTY COMPANY, LLC request(s) the above action(s) for all or a portion of Tract 16A-1, PARADISE NORTH & Tract E-1-A, CRESTVIEW SUBDIVISION, **(to be known as MCMAHON MARKET PLACE),** zoned SU-1 C-1, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND BANDELIER DR NW containing approximately 12.2538 acre(s). (A-11) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 08/01/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 03/22/07, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: LOT NUMBER CORRECTIONS ON PLAT AND SITE PLAN AND CROSS- ACCESS EASEMENTS.**

3. **Project # 1005031**
06DRB-01077 MAJOR-VACATION OF PUBLIC EASEMENTS

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SIERRA 2 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07 & 08/01/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.**

06DRB-01017 MAJOR-PRELIMINARY PLAT APPROVAL
06DRB-01018 MINOR-TEMP DEFER SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SIERRA 2 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06 , 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07 08/01/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.**

06DRB-01282 MINOR-SUBD DESIGN (DPM) VARIANCE

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SIERRA 2 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07 & 08/01/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.**

4. Project# 1000351 07DRB-70112 VACATION OF PUBLIC EASEMENT	WILL PLOTNER JR agent(s) for CANON DEL OSO INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, 4, 5, 6, 7A & 8, **LANDS OF ZIA TRADING CO,** zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH BLVD NE AND BN & SF RAILROAD containing approximately 3.4 acre(s). *[Deferred from 07/25/07]* (E-15) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
07DRB-70139 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	CARTESIAN SURVEYS INC agent(s) for CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY,** zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2ND ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR FINAL SIGN-OFF, 15 DAY APPEAL PERIOD AND TO RECORD THE PLAT.**
07DRB-70140 EPC APPROVED SDP FOR BUILD PERMIT	CLAUDIO VIGIL ARCHITECTS agent(s) for BOB KITTS - CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY,** zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2ND ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR 3 COPIES.**
07DRB-70141 EPC APPROVED SDP FOR SUBDIVISION	JASON WOODRUFF agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY,** zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2ND ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES.**

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

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

SURVEYS SOUTHWEST LTD agent(s) for PETE AND PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract (s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on HOLLY AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 5.3279 acre(s). *[Deferred from 07/11/07]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.**

07DRB-70093 MINOR - SDP FOR SUBDIVISION

TIERRA WEST LLC agent(s) for KOZANI, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR IP USES, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 5.42 acre(s). *[Deferred from 07/11/07]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.**

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

6. Project# 1003523
07DRB-70154 SIDEWALK VARIANCE

MONTEREY LAND GROUP II LLC request(s) the above action(s) for Land of Atrisco Grant, **PRIMA ENTRADA SUBDIVISION,** zoned SU-2 for RLT, located on 94th ST NW BETWEEN ENDEE RD NW AND SONTERRO AVE NW containing approximately 5.5 acre(s). (J-8 & J-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. Project# 1006691
07DRB-70144 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HALL SURVEYING CO. agent(s) for JULIAN J. TORREZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, and east 50-feet of lot 3, Block 3, **MAYFLOWER HEIGHTS,** zoned C-1, located on CENTRAL AVE SW BETWEEN 55th ST SW AND 57th ST SW containing approximately 1.0529 acre(s). (K-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR GRANT OF CROSS-ACCESS AGREEMENT AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

8. **Project# 1004300**
07DRB-70158 EXT OF MAJOR PRELIMINARY PLAT

WAYJOHN SURVEYING INC agent(s) for ELITE DRI-WALL request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block 9, Tract A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-1/M-1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND INTERSTATE 25 NE containing approximately 1.9986 acre(s). (C-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

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

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07, 07/11/07 & 07/25/07]* [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.**

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

JACK'S HIGH COUNTRY INC agent(s) for MARY FRANCES PADILLA request(s) the above action(s) for all or a portion of Tract(s) M-6, **LANDS OF TEODORA PADILLA,** zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN TEODORO LANE NW AND CANDELARIA RD NW containing approximately 0.5548 acres. *[Deferred from 7/11/07]* (F-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ESTATE CURB AND TO PLANNING TO RECORD THE PLAT.**

11. **Project# 1006687**
07DRB-70142 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
07DRB-70143 MINOR - TEMP DEFR SWDK CONST

ADIL RIZVI agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block 3, Tract 3, **(to be known as EAGLE'S PERCH SUBDIVISION, UNIT 3),** zoned R-D 3DU AC, located on OAKLAND AVE NE BETWEEN VENTURA NE AND BARSTOW NE containing approximately 2 acre(s). *[Deferred from 07/25/07]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 08/01/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 07/31/07, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 47-FEET RIGHT-OF-WAY ON CUL-DE-SAC, P-1 LOT DESIGNATION ON LOTS AND PERIMETER WALL APPROVAL.**

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

12. Project# 1006697
07DRB-70156 SKETCH PLAT REVIEW AND COMMENT

SURV-TEK INC agent(s) for G & T SERVICES INC request(s) the above action(s) for all or a portion of Tract(s) D-1A1, **LOOP INDUSTRIAL DISTRICT, UNIT 1,** zoned SU-2/M-1, located on WILSHIRE AVE NE BETWEEN JEFFERSON ST NE AND SAN MATEO BLVD NE containing approximately 4.911 acre(s). (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Project# 1006701
07DRB-70157 SKETCH PLAT REVIEW AND COMMENT

WAYJOHN SURVEYING INC agent(s) for COE & PETERSON LLC request(s) the above action(s) for all or a portion of Tract 5, **TOWN OF ATRISCO GRANT, ROW 1, UNIT B,** zoned SU-2 PDA, located on CENTRAL AVE SW BETWEEN 98th ST SW AND 102nd ST SW containing approximately 4.4375 acre(s). (L-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Project# 1006703
07DRB-70159 SKETCH PLAT REVIEW AND COMMENT

RIVERA INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5 & 6, Block(s) 2, **SUMMER GARDEN ADDITION,** zoned S-R, located on 15th ST NW BETWEEN SUMMER NW AND ROSEMONT NW containing approximately 0.36 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Project# 1006705
07DRB-70160 SKETCH PLAT REVIEW AND COMMENT

KEN KRAUSE request(s) the above action(s) for all or a portion of Tract(s) 300-A-2-A, **MRGCD MAP 38,** zoned RA-2, located on CARSON RD NW BETWEEN RIO GRANDE BLVD NW AND MONTOYA RD NW containing approximately 0.52 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Project# 1006693
07DRB-70145 SKETCH PLAT REVIEW AND COMMENT

MILES GRAY request(s) the above action(s) for all or a portion of Lot(s) 75 & 78, **MRGCD MAP 40**, zoned SU-2/MR, located on JOHN ST SE BETWEEN BROADWAY BLVD SE AND WILLIAM SE containing approximately 0.2 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for July 11, 2007 and July 18, 2007.
THE DRB MINUTES FOR JULY 11, 2007 AND JULY 18, 2007 WERE APPROVED BY THE BOARD.

Other Matters: None.

ADJOURNED: 10:35 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004919 **AGENDA ITEM NO: 9**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved (revised) drainage report must be on file prior to Preliminary Plat approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 8-8-07

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986
(F-15/D052)

DATE: AUGUST 1, 2007

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004919 **AGENDA ITEM NO: 9**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved (revised) drainage report must be on file prior to Preliminary Plat approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 8-8-07

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986
(F-15/D052)

DATE: AUGUST 1, 2007

DEVELOPMENT REVIEW BOARD
Action Sheet

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

July 25, 2007 9:00 A.M.

MEMBERS:

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

Nilo Salgado Fernandez, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA

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:
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project# 1000965**
07DRB-70102 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 22 & 23, **VALLE PARAISO AT ANDALUCIA,** zoned SU-1/PRD, located on VALLE SANTO TRAIL NW BETWEEN VALLE BONITA CT NW AND CAMINO VALLE CT NW containing approximately 21.5725 acre(s). *[Deferred from 07/25/07]* (F-12) **DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.**

2. **Project# 1000351**
07DRB-70112 VACATION OF PUBLIC EASEMENT

WILL PLOTNER JR agent(s) for CANON DEL OSO INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, 4, 5, 6, 7A & 8, **LANDS OF ZIA TRADING CO,** zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH BLVD NE AND BN & SF RAILROAD containing approximately 3.4 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70139 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY,** zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2ND ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70140 EPC APPROVED SDP FOR BUILD PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for BOB KITTS - CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY,** zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2ND ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70141 EPC APPROVED SDP FOR SUBDIVISION

JASON WOODRUFF agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY,** zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2ND ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

3. **Project# 1004073**
07DRB-70100 VACATION OF PUBLIC EASEMENT

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, **JUAN TABO HILLS Unit(s) 1,** zoned R-D, located on JUAN TABO HILLS BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS RD NE containing approximately 82.9917 acre(s). (M-21/22) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project# 1006586**
07DRB-70101 VACATION OF PUBLIC EASEMENT
07DRB-70109 VACATION OF PRIVATE EASEMENT
07DRB-70137 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for WILLIAMS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) D-4-L-1 & D-4-L-2B, **SEVEN BAR RANCH,** zoned SU-1/IP, located on CALLE CUERVO NW BETWEEN ELLISON DR NW AND CORRALES RD NW containing approximately 3.72 acre(s). (A-14) **THE VACATION OF PUBLIC EASEMENT AND VACATION OF PRIVATE EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO CITY ENGINEER FOR MAINTENANCE AND BENEFICIARIES OF THE EASEMENT AND TO PLANNING FOR THREE COPIES, A 15 DAY APPEAL PERIOD, AND TO RECORD THE PLAT.**

5. **Project# 1006608**
07DRB-70113 VACATION OF PUBLIC RIGHT-OF-WAY

CARTESIAN SURVEYING INC. agent(s) for CITY OF ALBUQUERQUE REAL PROPERTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 24, X, Y, Z, & 128-130, Block(s) F & 10, **MANDELL BUSINESS AND RESIDENCE ADDITION/PERFECTO, MARIANO AND JESUS ARMIJO,** zoned SU-3, located on MARQUETTE AVE NW BETWEEN 4TH ST NW AND 5TH ST NW containing approximately 2.0 acre(s). (J-14) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project# 1006610**
07DRB-70114 VACATION OF PUBLIC EASEMENT
07DRB-70115 VACATION OF PUBLIC RIGHT-OF-WAY

CARTESIAN SURVEYING INC. agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Lot(s) 1-5 AND 28-32 AND 20-FEET ALLEY, Block(s) 11, **GRANDVIEW HEIGHTS,** zoned C-1, located on CHELWOOD PARK NE BETWEEN LOMAS NE AND ALICE NE containing approximately 0 .73 acre(s). (K-22) **THE VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF PUBLIC EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7.	**Project # 1005564** 07DRB-00619 MAJOR-PRELIMINARY PLAT APPROVAL	MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, **RIO PERLES ADDITION,** zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). *[Deferred from 06/06/07 & 07/25/07]* (H-12) **INDEFINITELY DEFERRED DUE TO NO SHOW.**
8.	**Project# 1006516** 07DRB-70030 BULK LAND VARIANCE 07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL 07DRB-70034 VACATION OF PUBLIC EASEMENT 07DRB-70032 MINOR - TEMP DEFR SWDK CONST 07DRB-70033 SIDEWALK WAIVER 07DRB-70085 MINOR-PRELIM&FINAL PLAT APPROVAL	BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, **MESA DEL SOL,** zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). *[Deferred from 06/27/07 & 07/25/07]* (R-15, R-16, S-15 & S-16) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**
9.	**Project# 1000976** 07DRB-70042 MAJOR - PRELIMINARY PLAT APPROVAL 07DRB-70044 MINOR - TEMP DEFR SWDK CONST	ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.,** zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).*[Deferred from 07/11/07]* (M-10 & N-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 07/25/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 07/18/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: PROVIDE A 53-FEET RIGHT-OF-WAY IN ALL STREETS EXCEPT AS NOTED ON SITE PLAN AND MUST MEET SITE PLAN FOR SUBDIVISION REQUIEREMENTS.**
	07DRB-70107 MINOR - SDP FOR SUBDIVISION	CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION,** zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07]* (M-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND DELEGATED TO PLANNING FOR THREE COPIES OF THE SITE PLAN.**

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

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

10. Project# 1002651
07DRB-70125 AMENDED SDP FOR BP

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for DEVALMONT VINEYARDS INC request(s) the above action(s) for all or a portion of Lot(s) 25-A, Tract(s) A, Block(s) 15, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on I-25 NORTH BOUND FRONTAGE RD NE BETWEEN CARMEL AVE NE AND CORONA AVE NE [REF: DRB-93-78] *[Deferred from 07/18/07]* (C-18) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

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

11. Project# 1003612
07DRB-70136 EXT OF MAJOR PRELIMINARY PLAT

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 31-33, TOWN OF ATRISCO GRANT, **SUNDORO SOUTH, UNIT 9,** zoned SU-2 R-LT, located on ENDEE RD NW BETWEEN 98th ST NW AND 94th ST NW containing approximately 6.4 acre(s). (J-9) **THE ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT STILL APPLY.**

12. Project # 1006683 should have been # 1006586 and was heard with Item # 4.

13. Project# 1004941
07DRB-70135 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

LARKIN GROUP NM INC. agent(s) for BRIDGE PARTNERS request(s) the above action(s) for all or a portion of Tract(s) B & C, FOOTHILL ESTATES, Tract A-1, **TRAMHILL TOWNHOMES,** zoned C-1 & R-3, located on TRAMWAY BLVD NE BETWEEN COPPER AVE NE AND LOMAS VERDES NE containing approximately 11.2448 acre(s). (K-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

14. **Project# 1005364**
07DRB-70132 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

DOUGLAS PETERSON request(s) the above action(s) for all or a portion of Parcel(s) A & B, **EL DORADO CENTER,** zoned C-2, located on JUAN TABO BLVD NE AND MONTGOMERY BLVD NE containing approximately 4.95 acre(s). (G-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

15. **Project# 1006685**
07DRB-70138 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY agent(s) for MARKS-HAWKINS, LLC request(s) the above action(s) for all or a portion of Tract 2, Block G, **MUNICIPAL ADDITION, UNIT 1,** zoned C-2, located on MONTGOMERY BLVD NE BETWEEN LOUISIANA BLVD NE AND MARK DR NE containing approximately 0.5165 acre(s). (F-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MAINTENANCE OF RECIPROCAL ACCESS & DRAINAGE EASEMENT #10 AND TO PLANNING TO RECORD THE PLAT.**

16. **Project# 1006687**
07DRB-70142 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
07DRB-70143 MINOR - TEMP DEFR SWDK CONST

ADIL RIZVI agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block 3, Tract 3, **(to be known as EAGLE'S PERCH SUBDIVISION, UNIT 3),** zoned R-D 3DU AC, located on OAKLAND AVE NE BETWEEN VENTURA NE AND BARSTOW NE containing approximately 2 acre(s). *[Deferred from 07/25/07]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

17. **Project# 1004871**
07DRB-70028 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ALBUQUERQUE INN KEEPER, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, **CAVAN SUNPORT CENTRE,** zoned SU-1 FOR PERMISSIVE O-1, C-2 & IP USES, located on ROSS AVE SE BETWEEN YALE BLVD SE AND INTERNATIONAL AVE SE containing approximately 2.9833 acre(s). [REF: Z-93-122, DRB-94-599] *[Indef deferred from 6/13/07]* (L-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES FOR 35-FOOT EASEMENT FOR 3-INCH METER VAULT AND TO PLANNING FOR COPY OF THE RECORDED PLAT.**

07DRB-70105 MINOR - SDP FOR BUILDING PERMIT

THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, **CAVAN SUNPORT CENTRE,** zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE containing approximately 2.9 acre(s). *[Deferred from 07/11/07]* (L-15/16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES FOR REVISED UTILITY PLAN TO SEPARATE THE FIRE LANE AND POSSIBLE RELOCATION OF THE METER AND TO PLANNING FOR THREE COPIES.**

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

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07, 07/11/07 & 07/25/07]* [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

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

19. **Project# 1006681**
07DRB-70134 SKETCH PLAT
REVIEW AND COMMENT

MARK GOODWIN & ASSOCIATES PA agent(s) for QUANAH HOSPITALITY PARTNERS LP request(s) the above action(s) for all or a portion of Tract D, **SCHWARTZMAN PACKING COMPANY,** zoned SU-1 for Hotels & Restaurants, located on MULBERRY ST SE BETWEEN BETHEL AVE SE AND ALAMO AVE SE, containing approximately 2.89 acre(s). (M-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project# 1006656**
07DRB-70131 SKETCH PLAT
REVIEW AND COMMENT

VICTOR F. APODACA agent(s) for JESUS F. APODACA request(s) the above action(s) for all or a portion of Tract(s) 7, MRGCD Map 37, zoned SU-2/R-1, located on HANNATT SE BETWEEN EDITH SE AND BROADWAY SE, containing approximately 0.201 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project# 1006537**
07DRB-70133 SKETCH PLAT
REVIEW AND COMMENT

TIERRA WEST LLC agent(s) for KATHY TRUJILLO request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, Block 12, **VOLCANO CLIFFS, UNIT 3,** zoned O-1, located on MOJAVE ST NW BETWEEN UNSER BLVD NW AND TESUQUE ST NW, containing approximately 4.24 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project# 1004414**
07DRB-70130 SKETCH PLAT
REVIEW AND COMMENT

PHILIP D. SHEETS request(s) the above action(s) for all or a portion of Tract A, Lot 1, **GIBSON SUBDIVISION,** zoned R-2, located on SAN CLEMENTE AVE NW BETWEEN 4th ST NW AND 2nd ST NW, containing approximately 0.178 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project# 1002120**
07DRB-70129 SKETCH PLAT
REVIEW AND COMMENT

PHILIP D. SHEETS request(s) the above action(s) for all or a portion of Lot 2, Block 10, **MONKBRIDGE PLACE,** zoned R-T, located on 4th ST NW BETWEEN CHEROKEE RD NW AND HEADINGLY AVE NW, containing approximately 0.278 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. ADJOURNED: 11:15 AM

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004919 **AGENDA ITEM NO: 18**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved grading and drainage plan dated 6-05-07 is on file for Preliminary Plat approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 8-1-07

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986
(F-15/D052)

DATE: JULY 25, 2007

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004919 **AGENDA ITEM NO: 18**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved grading and drainage plan dated 6-05-07 is on file for Preliminary Plat approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; 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 505-924-3986
(F-15/D052)

DATE: JULY 25, 2007

DEVELOPMENT REVIEW BOARD
Action Sheet

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

July 18, 2007 9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M. Adjourned:
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# 1002858**
07DRB-70068 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel A-1 & I-1, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1, C-1 & R-2, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35.43 acre(s). (P-9) **THE TWO YEAR SIA EXTENSION WAS APPROVED.**

2. **Project# 1002856**
07DRB-70069 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel 1, **THE MEADOWS @ ANDERSON HILLS,** zoned RLT, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and 98TH SW containing approximately 48.0729 acre(s). (P-9) **THE TWO YEAR SIA EXTENSION WAS APPROVED.**

3. **Project # 1000945**
07DRB-00621 Major-Two Year SIA

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 IP located on EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF:06DRB-00710] *[Deferred from 6/13/07]* (C-18) **TWO-YEAR SIA EXTENSION WAS WITHDRAWN AT THE AGENT'S REQUEST.**

4. **Project# 1005464**
07DRB-70082 VACATION OF PUBLIC RIGHT-OF-WAY

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 32, Tract(s) A, **NORTH ALBUQUERQUE ACRES,** zoned R-LT, located on PALOMAS AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 0.73 acre(s). *[Deferred from 7/18/07]* D-19) **DEFERRED AT THE BOARD'S REQUEST TO 08/15/07.**

5. **Project# 1003445**
07DRB-70083 VACATION OF PUBLIC RIGHT-OF-WAY

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC, request(s) the above action(s) for all or a portion of Tract(s) B-1-A, C-1-A, D-1-A, Lot(s) 10-A-2, Tract(s) B, Block(s) D, **ALBUQUERQUE WEST, UNIT 1** and **RICHLAND HILLS, UNIT 1,** zoned SU-1 / PDA to include C-3 uses, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW, containing approximately 39.9074 acre(s). *[07DRB-00261]* (C-12) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project# 1002962**
07DRB-70084 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for CANTATA @ THE TRAILS INC, request(s) the above action(s) for all or a portion of Tract(s) 4- 0S, THE TRAILS UNIT 2 (to be known as **CANTATA @ THE TRAILS**) zoned SU-2 UR, located on OAKLAND RIDGE ST NW and WOODMONT AVE NW containing approximately 5.0749 acre(s). *[07DRB-00613]* (C-9) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**

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

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06 , 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**

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

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**

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

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/22/07.**

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

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.,** zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).*[Deferred from 07/11/07 & 7/18/07]* (M-10 & N-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

07DRB-70107 MINOR - SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION,** zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07 & 7/18/07]* (M-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

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

9. **Project# 1002651**
07DRB-70125 AMENDED SDP FOR BP

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for DEVALMONT VINEYARDS INC request(s) the above action(s) for all or a portion of Lot(s) 25-A, Tract(s) A, Block(s) 15, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on I-25 NORTH BOUND FRONTAGE RD NE BETWEEN CARMEL AVE NE AND CORONA AVE NE [REF: DRB-93-78] *[Deferred from 7/18/07]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

10. **Project# 1005355**
07DRB-70119 EPC APPROVED SDP FOR BUILD PERMIT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, **MESA DEL SOL,** zoned PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE SE AND BOBBY FOSTER SE (R-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE ACCESS ALONG EASEMENT, ACCESS WITH BENEFICIARIES & MAINTANCE RESPONSIBILITIES DEFINED ON THE BULK LAND PLAT AND TO PLANNING FOR A 15 DAY APPEAL PERIOD, CATALINA LEHNER'S INITIALS AND FOUR COPIES OF THE PLAN, ONE TO BE INCLUDED IN THE MASTER PLAN FILE.**

EASTMAN AVE.

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

11. **Project# 1002092**
07DRB-70120 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THOMAS M BOHLMAN request(s) the above action(s) for all or a portion of Lot(s) 14P-1 & 25P-1, **OXBOW BLUFF SUBDIVISION** zoned SU-3, located on SILVERY MINNOW LANE NW BETWEEN WATERWILLOW LANE NW AND OXBOW NW containing approximately 1.2255 acre(s). (F-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

12. **Project# 1003087**
07DRB-70118 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 94 & 95, **WATERSHED SUBDIVISION,** and zoned SU-2 FOR PDA, located on SANDWATER RD NW BETWEEN WATERSHED DR NW AND MESA RAIN RD NW containing approximately 0.3815 acre(s). (H-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

13. **Project# 1004707**
07DRB-70123 VACATION OF PRIVATE EASEMENT
07DRB-70124 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270 together with 68th St tract, **TOWN OF ATRISCO LAND GRANT,** zoned C-2, located on HANOVER RD NW BETWEEN 68TH ST NW & I-40 containing approximately 4.0714 acre(s). (J-10) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 07/18/07, THE PRELIMINARY AND FINAL PLAT WAS APPROVED.**

14. **Project# 1004907**
07DRB-70121 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 20 & 21, **CORONADO PLACE ADDITION,** zoned SU-2/ RC, located on FORRESTER ST NW BETWEEN MOUNTAIN RD NW AND 8TH ST NW containing approximately 0.1362 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATIONS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

15. **Project# 1005208**
07DRB-70127 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ROSS HOWARD COMPANY agent(s) for PEDRO & MAGGIE MEJIA request(s) the above action(s) for all or a portion of Tract(s) 27-A-1-C-1 & 27-A-1-C-2-A, M.R.G.C.D. Map 40, zoned SU-2/R-1, located on CROMWELL AVE SW BETWEEN 8th ST SW AND ALBUQUERQUE RIVERSIDE DRAIN containing approximately 0.1751 acre(s). (K-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATIONS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

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

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07, 07/11/07 & 7/18/07]* [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

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

16. **Project# 1006618**
07DRB-70122 SKETCH PLAT REVIEW AND COMMENT

KEITH MACDUFFEE agent(s) for RICHARD FOX request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 5, **TRACTION PARK & CITY ELECTRIC ADDITION,** zoned R-LT, located on NEW YORK AVE SW BETWEEN CENTRAL AVE SW AND RIO GRANDE BLVD NW containing approximately 0.14 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project# 1006626**
07DRB-70126 SKETCH PLAT REVIEW AND COMMENT

ADRIAN PEDROZA request(s) the above action(s) for all or a portion of Tract(s) 23 ,24 & 139, **ATRISCO GRANT, UNIT 6,** zoned R-1, located on GONZALES SW AND CHURCHILL SW containing approximately 2.4 acre(s). (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. ADJOURNED: 10:35 AM

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004919 **AGENDA ITEM NO: 15A**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved grading and drainage plan dated 6-05-07 is on file for Preliminary Plat approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

7-25-07

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986

DATE: JULY 18, 2007

(F-15/D052)

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

July 11, 2007 9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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

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

A. Call to Order 9:00 A.M. Adjourned: 12:10 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project# 1002529**
07DRB-70049 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

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

2. **Project# 1006539**
07DRB-70047 BULK LAND VARIANCE
07DRB-70043 VACATION OF PUBLIC EASEMENT
07DRB-70045 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70048 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
07DRB-70046 VACATION OF PRIVATE EASE.

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4-A-1 & 4-B, **MESA DEL SOL (to be known as INNOVATION PARK)** zoned SU-2 PLANNED COMMUNITY, located on I-25 and UNIVERSITY BLVD SE containing approximately 2,270.5622 acre(s). (Q-16, R-15-17, S-14, S-16-17, T-16) **BULK LAND VARIANCE WAS APPROVED. THE VACATION OF PUBLIC EASEMENT, VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF THE PRIVATE EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/11/07 AND THE APPROVAL OF THE GRADING PLAN ENGINEERING STAMP DATED 6-8-07, THE PRELIMINARY WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF WAS DELEGATED TO PLANNING FOR A 15 DAY APPEAL PERIOD, FOR AGIS DXF FILE AND TO RECORD.**

3. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Major-Vacation of Public Easement

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06, 12/13/06 & 07/11/07]* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16. **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

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

07DRB-70107 MINOR - SDP FOR SUBDIVISION

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

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

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

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

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

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

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

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

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

8.	**Project# 1004246** 07DRB-70090 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	SURVEYS SOUTHWEST LTD agent(s) for PETE AND PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract (s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on HOLLY AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 5.3279 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
	07DRB-70093 MINOR - SDP FOR SUBDIVISION	TIERRA WEST LLC agent(s) for KOZANI, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR IP USES, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 5.42 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
9.	**Project# 1004871** 07DRB-70105 MINOR - SDP FOR BUILDING PERMIT	THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, **CAVAN SUNPORT CENTRE,** zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE containing approximately 2.9 acre(s). *[Deferred from 07/11/07]* (L-15/16) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

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

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

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

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

07DRB-70071 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADJOURNED: 12:10 P.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004919 **AGENDA ITEM NO: 26**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved grading and drainage plan dated 6-05-07 is on file for Preliminary Plat approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 7/18/07

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986
(F-15/D052)

DATE: JULY 11, 2007

#26

WAYJOHN SURVEYING INC

330 Louisiana Blvd., N.E.•Albuquerque, NM 87108•Phone: (505) 255-2052•Fax: (505) 255-2887

July 11, 2007

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: DRB PROJECT# 1004919 APPLICATION# 07DRB-70073

NORTH SECOND STREET BUSINESS CENTER

To Whom It May Concern:

I am requesting a one week deferral for the aforementioned project. We were scheduled to be heard today as item #26 on the published Development Review Board Agenda.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004919 **AGENDA ITEM NO: 26**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved grading and drainage plan dated 6-05-07 is on file for Preliminary Plat approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; 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 505-924-3986
(F-15/D052)

DATE: JULY 11, 2007

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 27, 2007 9:00 AM

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
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: 12:00 P.M.

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

1. **Project# 1002134**
07DRB-70029 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U1, U2, U3, U4 & U6, **VISTA DEL NORTE,** zoned SU-1 FOR IP USES, located on LAS LOMITAS DR NE BETWEEN EL PUEBLO NE AND VISTA DEL NORTE DR NE containing approximately 33.4552 acre(s). (D-16) **TWO-YEAR SIA WAS APPROVED.**

2. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70034 VACATION OF PUBLIC EASEMENT
07DRB-70032 MINOR - TEMP DEFR SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70085 MINOR-PRELIM&FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, **MESA DEL SOL,** zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). *[Deferred from 06/27/07]* (R-15, R-16, S-15 & S-16) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

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

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] *[Deferred from 5/30/07 & 06/06/07, 6/13/07 & 06/27/07]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 07/11/07.**

4. **Project # 1002962**
07DRB-00613 Major-SiteDev Plan Subd
07DRB-00615 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS)** zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] *[Deferred from 06/06/07 & 06/20/07]* (C-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 06/07/07, THE SITE PLAN FOR BUILDING PERMIT WAS WAS APPROVED WITH WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES, A 15 DAY APPEAL PERIOD AND THE PLAT .**

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

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

5.	**Project# 1005354** 07DRB-70078 EPC APPROVED SDP FOR SUBDIVISION	DEKKER/PERICH/SABATINI agent(s) for SAWMILL VILLAGE LLC request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** and Tract(s) 2D, **ARBOLERA DE VIDA**, zoned S-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 9.97 acre(s). *[Deferred from 06/27/07]* **[Carol Toffaleti, EPC Case Planner]** (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
	07DRB-70071 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) B-2-A, DUKE CITY LUMBER ADDITION (to be known as **SAWMILL VILLAGE**) zoned SU-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH AVE NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 7.4628 acre(s). [REF: 07DRB-00499, 00500] *[Indef deferred from 06/27/07]* (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
6.	**Project# 1006573** 07DRB-70081 MINOR - SDP FOR BUILDING PERMIT 07DRB-70080 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	LARRY READ AND ASSOCIATES agent(s) for DESERT HILLS JEHOVAH'S WITNESSES request(s) the above action(s) for all or a portion of Lot(s) 12 & 21, Block(s) 29, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES,** zoned SU-2 IP, located on ALAMEDA AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 1.78 acre(s). *[Indef deferred from 06/27/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
7.	**Project# 1004000** 07DRB-70027 MINOR - SDP FOR BUILDING PERMIT	NCA ARCHITECTS PA agent(s) for NORTH VALLEY SEVENTH DAY ADVENTIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, **EAGLE RANCH SUBDIVISION, WEST UNIT 2,** zoned SU-1 PDA TO INCLUDE C-3 USES, located on PARADISE BLVD NW BETWEEN EAGLE RANCH NW AND COORS NW containing approximately 3.48 acre(s). *[Indef deferred on 6/13/07]* (C-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES.**

8. **Project# 1005482**
07DRB-70059 EPC APPROVED SDP FOR BUILD PERMIT

DESIGN PLUS LLC agent(s) for STONEBRIDGE INVESTMENT GROUP request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **MIRA MESA ESTATES,** zoned C-2 SC, located on HANOVER RD NW BETWEEN 64th ST NW AND 68th ST NW containing approximately 5 acre(s). **[Anna Di Mambro, EPC Case Planner]** [Deferred from 6/20/07] (J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

9. **Project# 1003364**
07DRB-70003 EPC APPROVED SDP FOR BUILD PERMIT

TAFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). **[Anna DiMambro, EPC Case Planner]** *[Indef deferred from 5/30/07] [Defer from 06/20/07]* (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR THE PLAT AND 3 COPIES.**

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

10. **Project# 1003713**
07DRB-70064 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, BELL TRADING POSTS LOFTS, (to be known as **TRACT A-1, BELL TRADING POSTS LOFTS**) zoned SU-2, S-1 for RES 24 UNITS MAX WITH C-1, located on LAGUNA RD NW between CENTRAL AVE NW and 15TH ST NW containing approximately 1.03 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

11. **Project# 1004986**
07DRB-70060 SIDEWALK WAIVER

STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 2, **FOUR HILLS VILLAGE INSTALLMENT 11-A,** zoned R-1, located on STAGECOACH RD SE between PEDREGOSO SE and LA CABRA DR SE containing approximately .9439 acre(s). (M-23) **A SIDEWALK VARIANCE FOR WAIVER OF THE SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. Project# 1003779
07DRB-70072 MAJOR - FINAL PLAT APPROVAL

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, **UNIT 3, KUMAIL SUBDIVISION,** zoned RD, located on OAKLAND AVE between BLVD NE and LOUISIANA BLVD NE containing approximately 2.0 acre(s) (C-19) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A 30-FEET RADIUS ON LOT 7-P1, STREET CROSS SECTION, A WATERLINE EASEMENT ON LOT 7-P1 AND TO PLANNING TO SIGN AND RECORD THE PLAT ON OR AFTER 06/29/07.**

13. Project# 1000149
07DRB-70067 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BT PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **UNIT 2, DAVIDSON ADDITION,** together with Tract 83-B, Map 33, zoned RC, located on CANDELARIA RD NW between 4TH ST NW and 2ND ST NW containing approximately .4894 acre(s) (G-14) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR FACE OF CURB TO PROPERTY LINE AND SIDEWALK WIDTH AND TO PLANNING FOR A RECORDED COPY OF THE PLAT.**

14. Project# 1001235
07DRB-70076 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for TURNER BRANCH request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 6, Tract(s) 11, Map 35, EDWARD KROGH ADDITION (to be known as **LANDS OF BRANCH**) zoned R-1, located on RIO GRANDE BLVD NW between KROGH CT NW and EL NIDO CT NW containing approximately 1.0769 acre(s). (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 05/24/07, THE PRELIMINARY PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR A COPY OF THE RECORDED PLAT. THE FINAL PLAT WAS DEFERRED FOR THE SIA.**

15. **Project# 1006564**
07DRB-70074 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ORLOE HANSON request(s) the above action(s) for all or a portion of Tract(s) 1-B & 1-C, **HERRERA SUBDIVISION,** zoned O-1 & R-1, located on SAN ANDRES AVE NW between 4TH ST NW and DELAMAR AVE NW containing approximately .3552 acre(s). (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION OF SIDEWALKS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

16. **Project# 1003674**
07DRB-70075 MINOR - PRELIMINARY/ 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 Tract(s) A, RICH COURT SUBDIVISION (to be known as **Lot(s) 7, 8, & 9 and Tract(s) A-1, RICH COURT SUBDIVISION**) zoned R-D 3DU/A, located on ALAMEDA AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 1.0376 acre(s). *[Deferred from 06/27/07]* (C-20) **DEFERRED AT THE BOARD'S REQUEST TO 09/05/07.**

17. **Project# 1006566**
07DRB-70077 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

TERRAMETRICS OF NEW MEXICO agent(s) for ZIA TRUST INC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 106 A, **BRENTWOOD HILLS,** zoned C-1, located on CANDELARIA RD NE between JUAN TABO NE and CHELWOOD PARK NE containing approximately .3369 acre(s). (H-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

18. **Project# 1006561**
07DRB-70070 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for ANASAZI DOWNTOWN LLC request(s) the above action(s) for all or a portion of Lot(s) 10, 11 & 12, Block(s) 19, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE,** zoned SU-3, located on CENTRAL AVE SW between 5TH ST SW and 6TH ST SW containing approximately .2445 acre(s). (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

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

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

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

20. **Project# 1006553**
07DRB-70066 SKETCH PLAT REVIEW AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for CAROL LOVATO request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) 7, **GARDNER ADDITION,** zoned R-1, located on JUPITER RD NW BETWEEN GRIEGOS RD NW AND CANDELARIA RD NW containing approximately .153 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project# 1006551**
07DRB-70065 SKETCH PLAT REVIEW AND COMMENT

MARK A LUCERO & MARY JO LUCERO request(s) the above action(s) for all or a portion of Tract(s) 1, **LAND OF MANUEL G. JARAMILLO** zoned RA-2, located on LOS LUCEROS RD NW BETWEEN ZICKERT RD NW AND DURANES NW containing approximately .57 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project# 1006571**
07DRB-70079 SKETCH PLAT REVIEW AND COMMENT

JAY CRAMER agent(s) for KATHLEEN JIO request(s) the above action(s) for all or a portion of Tract(s) 309-B-2, zoned RA-2, located on MOUNTAIN RD NW BETWEEN MONTOYA NW AND LULAC AVE NW containing approximately .552 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for June 20, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 20, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:00 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 27, 2007
DRB Comments

ITEM #: 19

PROJECT #: 1004919 APPLICATION #: 07-70073

RE: Lots Tracts 127-B, 128-B, 129-B-1, 131 & 131-A, North 2nd St Business Center/p&f

The AGIS dxf is not approved.

Planning will take delegation for the AGIS dxf approval and to record the plat.

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

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004919 **AGENDA ITEM NO: 19**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan dated 6-5-07 is on file for Preliminary Plat approval.

RESOLUTION:

7-11-07

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: June 27, 2007

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

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004919 Item No. 19 Zone Atlas F-15

DATE ON AGENDA 6-27-07

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT (X)PRELIMINARY PLAT (X)FINAL PLAT

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

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	2nd street is a Principal Arterial. Right-of-way requirements are 124'. Bikelanes and a trail are required.
2)	Where is the sidewalk along the private easement?
3)	Does the median require the entrance to be a right-in/right-out access point?
4)	Unsure if a TIS will be required. An FAR analysis needs to be made to determine if a TIS is needed.
5)	Are returns going to be made at the entrance?
6)	What is the width of the sidewalk along 2nd? Its location?
7)	A clear sight analysis will be required for the entrance. (500' is needed)

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

4919

DXF Electronic Approval Form

DRB Project Case #: 1004919

Subdivision Name: NORTH SECOND STREET BUSINESS CENTER LOTS 1-6

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 6/22/2007 Hard Copy Received: 6/19/2007

Coordinate System: NMSP Grid (NAD 27)

Approved

06.25.2007
Date

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

AGIS Use Only

Copied fc **4919** to agiscov on **6/25/2007** Contact person notified on **6/25/2007**

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004919 **AGENDA ITEM NO: 19**

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X (discussed); WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 7, 2006

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB-1004919 **Item No. 19** **Zone Atlas F-15**

DATE ON AGENDA 6-7-06

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

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

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	What is the intended use? Unsure if a drive pad is appropriate or if returns are required.
2)	Private access with one side frontage is 32′ including a sidewalk.
3)	Cul-de-Sac length is too long. Why isn't connection being made to the north?
4)	What radius is the cul-de-sac.
5)	Is the road intended to be paved?
6)	2nd Street may require dedication and improvements. Is the median in place? Where are the median cuts?
7)	2nd Street requires bikelanes and a trail.
8)	Standard infrastructure per DPM is required.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

IMPACT FEES – # 1004919

Development Review Board 6/7/06 Agenda Item #19
Sketch Plat: MRGCD Tracts 127-B thru 131-A, Map 32, and Lot 15, Eastville Addition

Lot 15 is zoned R-1; Impact Fees would be required with a permit for a new home; using an average of 2000 sq. ft of heated building area, the estimated impact fees are as follows:

1. Public Safety Facilities for the Eastside are approximately $552.00
2. Parks, Recs.,Trails and Open Space for the North Valley area are approximately $3,260.00

This lot is not appropriate and is unsuitable for M-1 development or access (§ 14-14-2-1 and § 14-14-2-3).

Impact Fees for the proposed North 2nd Street Business Center will be required at the time a permit is issued for new construction, for Public Safety Facilities ($111 per 1,000 square feet for the Eastside) and for Roadway Facilities, which will be dependent on the type of M-1 or other use(s).

The total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 7, 2006
DRB Comments

ITEM # 19

PROJECT # 1004919 APPLICATION # 06-00747

RE: Tr 127-B,128-B,129-B-1,129-B-2,131,131-A MRGCD Map 32 and Lot 15 of Eastvale Addition/sketch plat

Why is there an R-1 zoned lot with this submittal? Residential use is not allowed in the M-1 zone.

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

Done 5-9-14

DRB CASE ACTION LOG - BLUE SHEET

☑ Preliminary/Final Plat [FP]
☐ Site Plan - Subdivision [SPS]
☐ Site Plan - Building Permit [SBP]

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

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: 1004919 *Application #:* 14DRB-70076
Project Name: North Second Business Center
Agent: Rio Grande Engineering *Phone #:*

****Your request was approved on 4-2-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** - address comment
- utility signatures, redef

PLATS:

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

ALL SITE PLANS:

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

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

02/21/2014 Issued By: E08375 226402

Category Code 910
2014 070 052

Application Number: **14DRB-70052**, Vacation Of Private Easement

Address:

Location Description: 2ND ST BETWEEN MONTGOMERY AND COMANCHE

Project Number: 1004919

Applicant
MURPHY PROPERTIES

5124 2ND ST
ALBUQUERQUE NM 87107

Agent / Contact
RIO GRANDE ENGINEERING
DAVID SOULE
1606 CENTRAL AVE SE STE 201
ALBUQUERQUE NM 87106

DAVID@RIOGRANDEENGINEERING.COM

Application Fees

APN Fee		
Conflict Mgmt Fee		**$20.00**
DRB Actions		**$45.00**
	TOTAL:	**$65.00**

```
          City of Albuquerque Treasury
     Date:2/21/2014  Office:ANNEX
Stat ID:WS000007  Cashier:TRSBLC
Batch:   3282     Trans #:16
Permit: 2014070052
Receipt Num 00180584
     Payment Total:$65.00
901  Conflict Manag. Fee          $20.00
903  DRB Actions                  $45.00
      Check  Tendered :           $65.00
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City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2014 070 076

03/18/2014 Issued By: BLDAVM 230062

Application Number: **14DRB-70076**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: 2ND ST BETWEEN PLEASENT AND HILTON

Project Number: 1004919

Applicant
MURPHY PROPERTIES

5412 2ND ST NW
ALBUQUERQUE NM 87107

Agent / Contact
RIO GRANDE ENGINEERING
DAVID SOULE
P.O. BOX 93924
ALBUQUERQUE NM 87199
5053219099

Application Fees

APN Fee	
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$215.00**
TOTAL:	**$235.00**

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        City of Albuquerque Treasury
 Date:3/18/2014  Office:ANNEX
at ID:WS000007  Cashier:TRSBLC
tch:    3392     Trans #:9
rmit: 2014070076
eipt Num 00186214
    Payment Total:$235.00
01  Conflict Manag. Fee          $20.00
03  DRB Actions                  $215.00
    Check  Tendered :            $235.00
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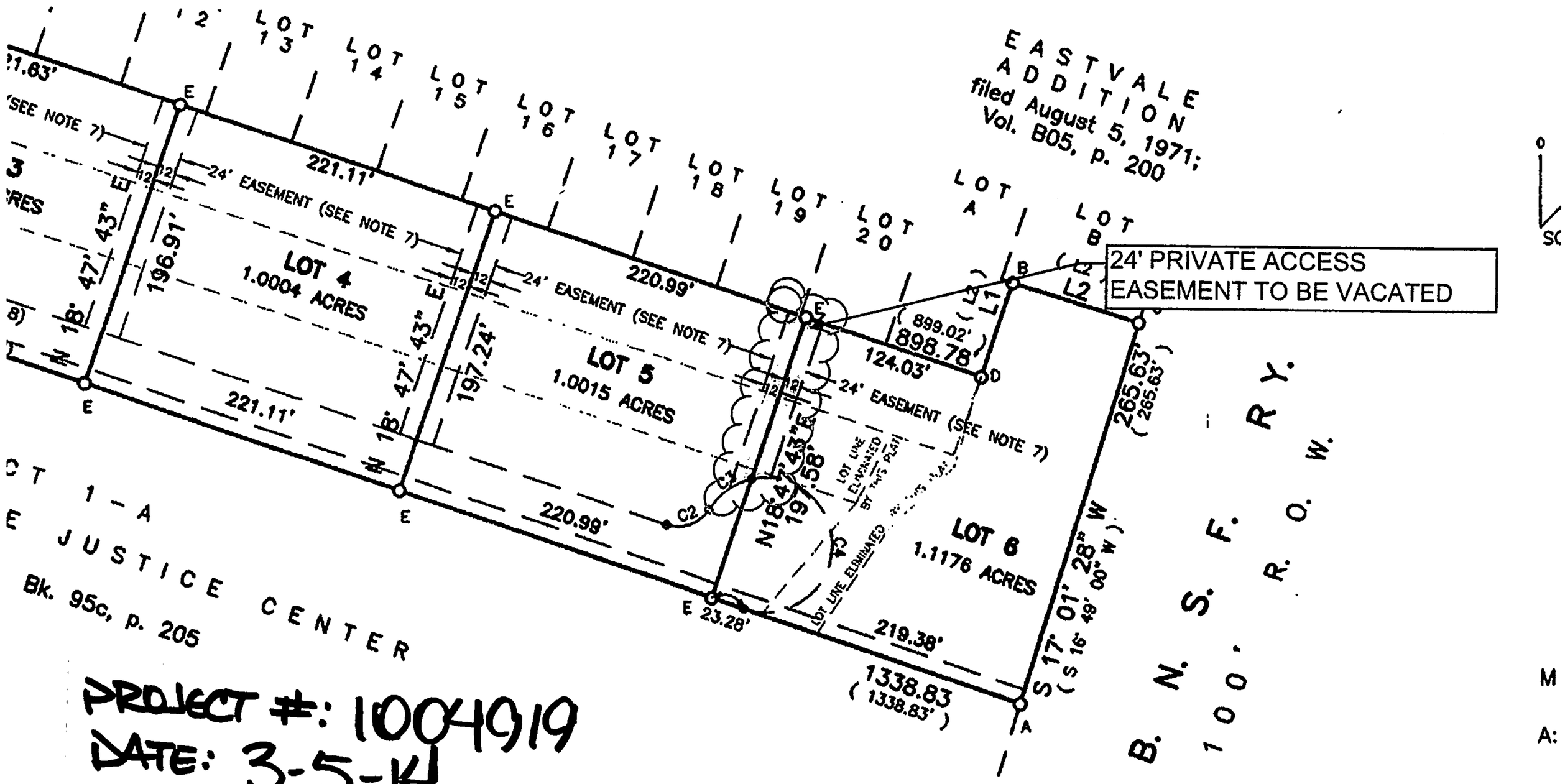
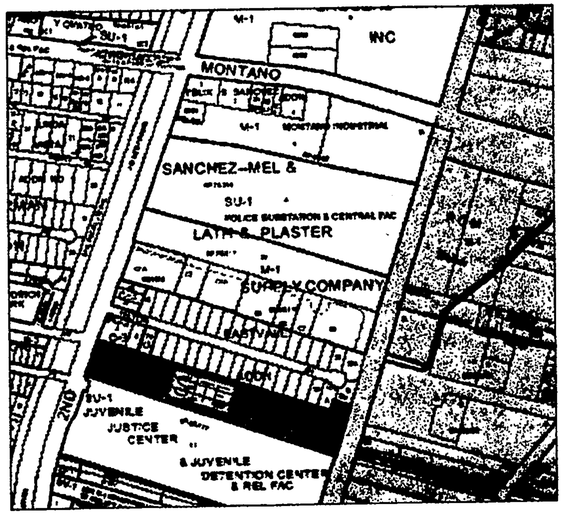


PROJECT #: 1004919
DATE: 3-5-14
APP#: 14-70052

PROJECT #: 1004919
DATE: 3-5-14
APP #: 14-70052

VICINITY MAP (F-15)
NO SCALE



DOC# 2008028618
03/12/2008 03:13 PM Page: 1 of 2
PLAT R:$12.00 B: 2008C P: 0046 M. Toulouse, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS 1 THROUGH 6
NORTH SECOND STREET BUSINESS CENTER

A REPLAT OF TRACTS 127-B, 128-B, 129-B-1, 129-B-2, 131, & 131-A
OF M.R.G.C.D. MAP 32, & A PORTION OF THE VACATED GALLEGOS LATERAL
WITHIN PROJECTED SECTION 33, T.11N., R.3E., N.M.P.M.,
WITHIN THE ELENA GALLEGOS GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE 2007

PROJECT NUMBER: 1004919

Application Number: 07-70073

Utility Approvals:

	Date
PNM Electric Services	10-26-07
PNM Gas Services	10-26-07
Qwest Telecommunications	10/25/07
Comcast Cable	10-25-07

City Approvals:

	Date
City Surveyor	6-14-07
Environmental Health Department	N/A
Traffic Engineering, Transportation Division	3-5-08
Water Utility Department	3-5-08
Parks and Recreation Department	3/5/08
AMAFCA	3-6-08
City Engineer	3-5-08
DRB Chairperson, Planning Department	3-10-08

DESCRIPTION

A tract of land situate in projected Section 33, Township 11 North, Range 3 East, New Mexico Principal Meridian, within the Elena Gallegos Grant, Albuquerque, Bernalillo County, New Mexico, comprised of Parcel 1, Tract 129 B-1, the Middle Rio Grande Conservancy District Map Number 32; Parcel 2, Tract 127 B, MRGCD Map 32; Parcel 3, Tract 128 B, MRGCD Map 32, Parcel 4, Tracts 129 B-2, 131 and 131 A, MRGCD Map 32, and a portion of the Vacated Gallegos Lateral (filed August 29, 1975, Book Misc. 437, pp. 740, 741), said Tract being more particularly described as follows:

BEGINNING at the Northwest corner of the herein described tract of land, said corner being a point on the Easterly right-of-way line of Second Street, NW, from which point NMSHC Brass Tablet "NM47-8" bears N 17°59'50" E, a ground distance of 1572.27 feet and running thence,
S 72°43'32" E, a distance of 342.31 feet;
thence, S 71°12'17" E, a distance of 898.78 feet;
thence, N 18°31'28" E, a distance of 66.20 feet;
thence, S 72°08'33" E, a distance of 87.47 feet to the Northeast corner of the herein described tract of land, said corner being a point on the Westerly right-of-way line of the BNSF Railway;
thence, following said Westerly right-of-way line, S 17°01'28" W, a distance of 265.63 feet to the Southeast corner of the herein described tract of land;
thence, N 71°07'05" W, a distance of 1338.83 feet to the Southwest corner, being a point on the Easterly right of way line of Second Street, NW; thence along said right of way line, N 19°33'53" E, a distance of 188.78 feet to the Northwest corner of the herein described tract of land and the place of beginning, containing 6.1315 acres, more or less.

NOTE: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

SUBDIVISION DATA

1. DRB Proj. No. 1004919
2. Zone Atlas Index No. F-15
3. Current Zoning M-1
4. Gross acreage 6.1315
5. Existing number of deeded parcels 5
   Replotted number of lots 6

LOG NO. 2007182089

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record distances and bearings are shown in parentheses ( ).
2. Perimeter distances are field measurements made on the ground and agree with deed records except as noted.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. Thirty-six (36) foot and Twenty (20) foot private ingress/egress and private drainage easement is granted by this plat. Maintenance of the private ingress/egress and drainage portions of the easement are the responsibility of the owners of Lots 1 through 6 of this plat.
5. Existing Five (5) foot PNM and M.S.T.&T. Easement filed on January 31, 1986 in Book Misc. 317A, on Page 475.
6. Ten (10) foot public utility easement is granted by this plat. (continued on page 2)
7. 24' Private common access easement for the benefit of each lot and adjacent lot is granted by this plat. Maintenance of this easement is the responsibility of the owner of the lot on which the easement exists.
8. 26' Public Waterline and Public Sewerline easement is granted by this plat, exclusively to the ABCWUA.

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating six lots from five parcels and granting of public and private easements.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 101506108710030815 101506108810330816
101506115008330820 101506109010830821

PROPERTY OWNER OF RECORD:
Murphy Properties, LLC

BERNALILLO COUNTY TREASURER'S OFFICE
Stacy Miller 3/11/08

FREE CONSENT

The platting of the property as described above and granting of all public and private easements, is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

David Murphy, managing partner of Murphy Properties, LLC, a New Mexico Limited Liability Company

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 13th day of June, 2007, the foregoing instrument was acknowledged before me by David Murphy, managing partner of Murphy Properties, LLC, a New Mexico Limited Liability Company

OFFICIAL SEAL
Timothy R. Johns
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 1/19/2011

My Commission expires 1/19/2011

Notary Public

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 — Date 6-13-07

THOMAS D. JOHNSTON
NEW MEXICO
14269
REGISTERED LAND SURVEYOR

WAYJOHN SURVEYING INC
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY	DRAWN: T R J	SCALE:	FILE NO.
OWNER: Murphy Properties, LLC LOCATION: SEC. 33 T.11 N., R.3 E., N.M.P.M. M.R.G.C.D. MAP 32, EASTVALE ADDITION	CHECKED: T D J	1" = 100'	SP-5-01-2006
	DRAWING NO. SP50106.DWG	1 MAY 2007	SHEET 1 OF 2

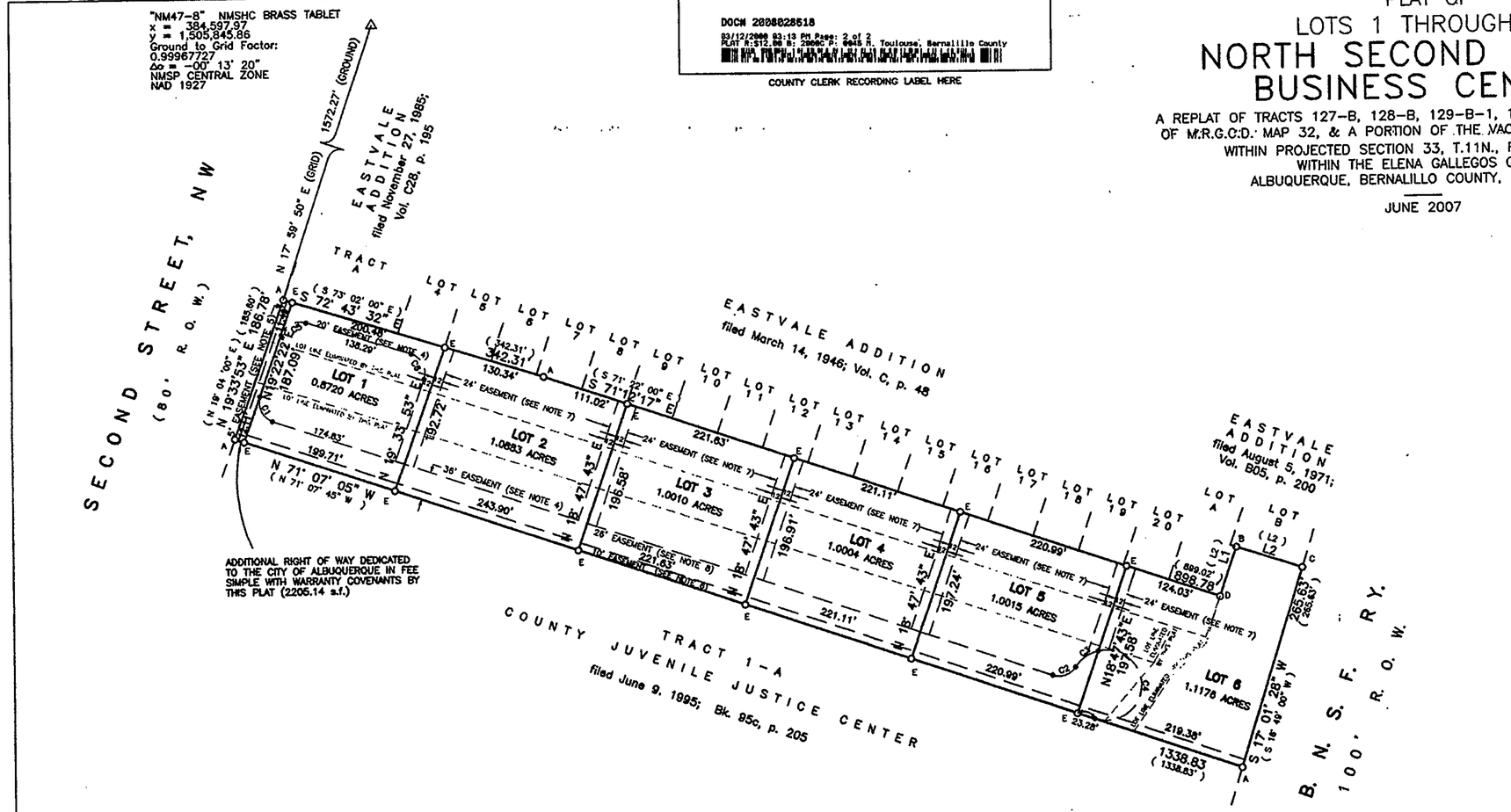
DOCN 2008028518
03/12/2008 03:13 PM Page: 2 of 2
PLAT R:512.00 B: 2008C P: 0045 M. Toulouse, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS 1 THROUGH 6
NORTH SECOND STREET BUSINESS CENTER

A REPLAT OF TRACTS 127-B, 128-B, 129-B-1, 129-B-2, 131, & 131-A
OF M.R.G.C.D. MAP 32, & A PORTION OF THE VACATED GALLEGOS LATERAL
WITHIN PROJECTED SECTION 33, T.11N., R.3E., N.M.P.M.,
WITHIN THE ELENA GALLEGOS GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE 2007



SCALE: 1 INCH = 100 FEET

MONUMENT LEGEND

A: FOUND #4 REBAR AND CAP "PS 14269"

B: SET PK NAIL AND DISK "PS 14269"

C: FOUND #4 REBAR AND CAP "LS 5953"

D: FOUND 1" REBAR (NO ID)

E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"

LINE TABLE

LINE	BEARING	DISTANCE
L1 (L1)	N 18° 31' 28" E (N 18° 19' 00" E)	66.20' (66.20')
L2 (L1)	S 72° 08' 33" E (S 72° 17' 00" E)	87.47' (87.60')

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	25.00'	39.70'	90° 59' 09"	35.66'	S 26° 07' 05" E
C2	25.00'	33.50'	76° 46' 35"	31.05'	N 70° 29' 18" E
C3	45.00'	35.69'	45° 26' 31"	34.76'	N 54° 49' 01" E
C4	45.00'	165.99'	211° 20' 42"	86.65'	S 03° 12' 38" W
C5	25.00'	38.35'	87° 54' 07"	34.70'	N 63° 19' 26" E
C6	25.00'	40.27'	92° 17' 25"	36.05'	S 26° 34' 49" E

PUBLIC UTILITY EASEMENTS (NOTE 6 CONTINUED FROM PAGE 1)

Public Utility Easements shown on this plat are granted for the common and joint use of:
1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast Cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations or National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.
Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformers/switchgear doors and five feet (5') on each side.

THOMAS D. JOHNSTON
NEW MEXICO
14269
REGISTERED LAND SURVEYOR
8-08-07

WAYJOHN SURVEYING INC
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY	DRAWN: E W K	SCALE:	FILE NO.
OWNER: Murphy Properties, LLC LOCATION: PROJECTED SEC. 33 T.11 N., R.3 E., N.M.P.M. M.R.G.C.D. MAP 32, EASTVALE ADDITION	CHECKED: T D J	1" = 100'	SP-5-01-2006
	DRAWING NO. SP50106.DWG	1 MAY 2007	SHEET 2 OF 2

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

		S	Z		
SUBDIVISION				**ZONING & PLANNING**	
___	Major subdivision action			___	Annexation
___	Minor subdivision action				
X	Vacation	V		___	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___	Variance (Non-Zoning)				
SITE DEVELOPMENT PLAN		P		___	Adoption of Rank 2 or 3 Plan or similar
___	for Subdivision			___	Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___	for Building Permit				
___	Administrative Amendment/Approval (AA)				
___	IP Master Development Plan	D		___	Street Name Change (Local & Collector)
___	Cert. of Appropriateness (LUCC)				
		L	A	**APPEAL / PROTEST of...**	
STORM DRAINAGE (Form D)				___	Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___	Storm Drainage Cost Allocation Plan				

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

APPLICATION INFORMATION:

Professional/Agent (if any): RIO GRANDE ENGINEERING PHONE: 505.321.9099
ADDRESS: PO BOX 93924 FAX: ___
CITY: ALB STATE NM ZIP 87199 E-MAIL: david@riograndeengineeering.com

APPLICANT: MURPHY PROPERTIES PHONE: ___
ADDRESS: 5124 SECOND STREET FAX: ___
CITY: ALB STATE NM ZIP 87107 E-MAIL: ___
Proprietary interest in site: ___ List all owners: ___

DESCRIPTION OF REQUEST: VACATION OF PRIVATE COMMON ACCESS EASEMENT

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

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

Lot or Tract No. 5&6 Block: ___ Unit: ___
Subdiv/Addn/TBKA: NORTH SECOND STREET BUSINESS CENTER
Existing Zoning: M1 Proposed zoning: M1 MRGCD Map No ___
Zone Atlas page(s): F15 UPC Code: 101506113709530819,101506115808830820

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___
PROJECT#1004919

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 2.12
LOCATION OF PROPERTY BY STREETS: On or Near: SECOND STREET
Between: MONTGOMERY and COMANCHE

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE [signature] DATE 2/21/14
(Print Name) DAVID SOULE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

☐ **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
14DRB - 70082	VPRE		$45.00
-	CMF		$20.00
-			$
-			$
-			$
-			$
			Total $65.00

Hearing date ___

[signature] 2-21-14
Staff signature & Date

Project # 1004919

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- __ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- __ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- __ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- __ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- __ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ List any original and/or related file numbers on the cover application

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- __ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- __ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the deferral or extension
- __ List any original and/or related file numbers on the cover application

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

☒ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- X The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- X Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- X Letter of authorization from the grantors and the beneficiaries (private easement only)
- X Fee (see schedule)
- X List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

David Sodi
Applicant name (print)

2/21/14
Applicant signature / date

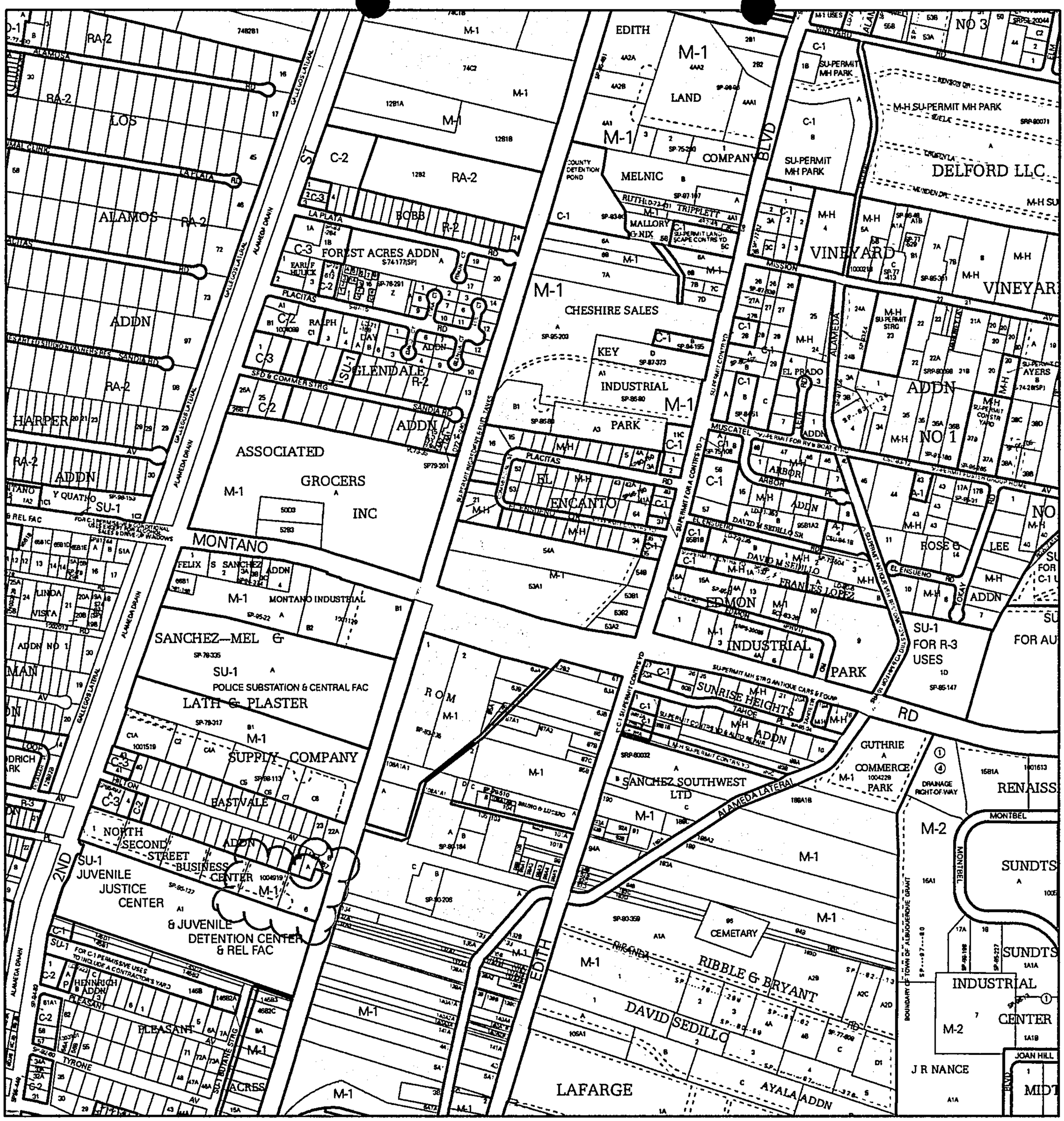
Form revised 4/07

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

Application case numbers
14DRB - 70052
- -
- -

2-21-14
Planner signature / date

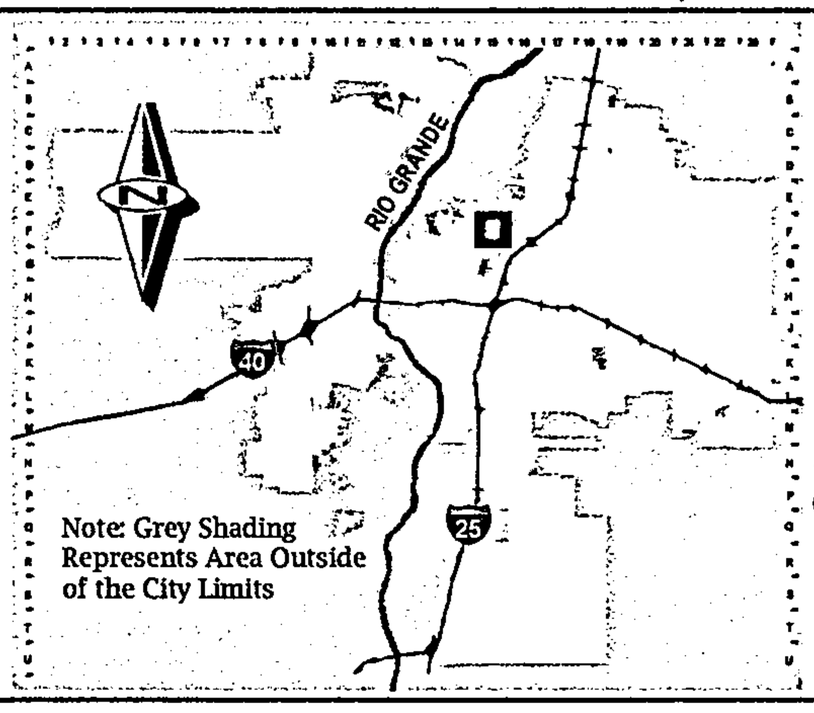
Project # 1004919



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

F-15-Z

Selected Symbols

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

0 750 1,500 Feet

February 21, 2014

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Preliminary Plat Approval
Lots 5 &6 North Second Street Business Center
Project # 1004919
Albuquerque, New Mexico

Dear Mr. Cloud:

Rio Grande Engineering requests DRB approval of the vacation of a private 24' access easement shared by the two lots. The purpose of the vacation is to allow for a subsequent replat to combine the two lots into a single tract of land.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

March 5. 2014

(UPRE)

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

		S	Z		
SUBDIVISION				**ZONING & PLANNING**	
___	Major subdivision action			___	Annexation
X	Minor subdivision action				
___	Vacation	V		___	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___	Variance (Non-Zoning)				
SITE DEVELOPMENT PLAN		P		___	Adoption of Rank 2 or 3 Plan or similar
___	for Subdivision			___	Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___	for Building Permit				
___	Administrative Amendment/Approval (AA)				
___	IP Master Development Plan	D		___	Street Name Change (Local & Collector)
___	Cert. of Appropriateness (LUCC)				
		L	A	**APPEAL / PROTEST of...**	
STORM DRAINAGE (Form D)				___	Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___	Storm Drainage Cost Allocation Plan				

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Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

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ADDRESS: PO BOX 93924 FAX: ___
CITY: ALB STATE NM ZIP 87199 E-MAIL: david@riograndeengineeering.com

APPLICANT: MURPHY PROPERTIES PHONE: ___
ADDRESS: 5412 SECOND STREET NW FAX: ___
CITY: ALB STATE NM ZIP 87107 E-MAIL: ___
Proprietary interest in site: ___ List all owners: ___

DESCRIPTION OF REQUEST: MINOR SUBDIVISION

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

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

Lot or Tract No. LOTS 5 AND 6 Block: ___ Unit: ___
Subdiv/Addn/TBKA: NORTH SECOND BUSINESS CENTER
Existing Zoning: M1 Proposed zoning: M1 MRGCD Map No ___
Zone Atlas page(s): F-15 UPC Code: 101506113709530819 & 101506115808830820

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___
PROJECT#1004919

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 2.12
LOCATION OF PROPERTY BY STREETS: On or Near: SECOND STREET
Between: PLEASENT and HILTON

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE ___ DATE 3/18/14
(Print Name) DAVID SOULE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☒ **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
14DRB-70076	P&F	___	$215.00
___-___	ADV	___	$20.00
___-___	___	___	$___
___-___	___	___	$___
___-___	___	___	$___
			Total $235.00

Hearing date April 2, 2014

3-18-14
Staff signature & Date

Project # 1004919

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

na 5 Acres or more: Certificate of No Effect or Approval
x Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
na Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
NA Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
x Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
x Zone Atlas map with the entire property(ies) clearly outlined
x Letter briefly describing, explaining, and justifying the request
x Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
na Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
x Fee (see schedule)
x List any original and/or related file numbers on the cover application
na Infrastructure list if required **(verify with DRB Engineer)**
x DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

David Sook
Applicant name (print)

3/18/14
Applicant signature / date

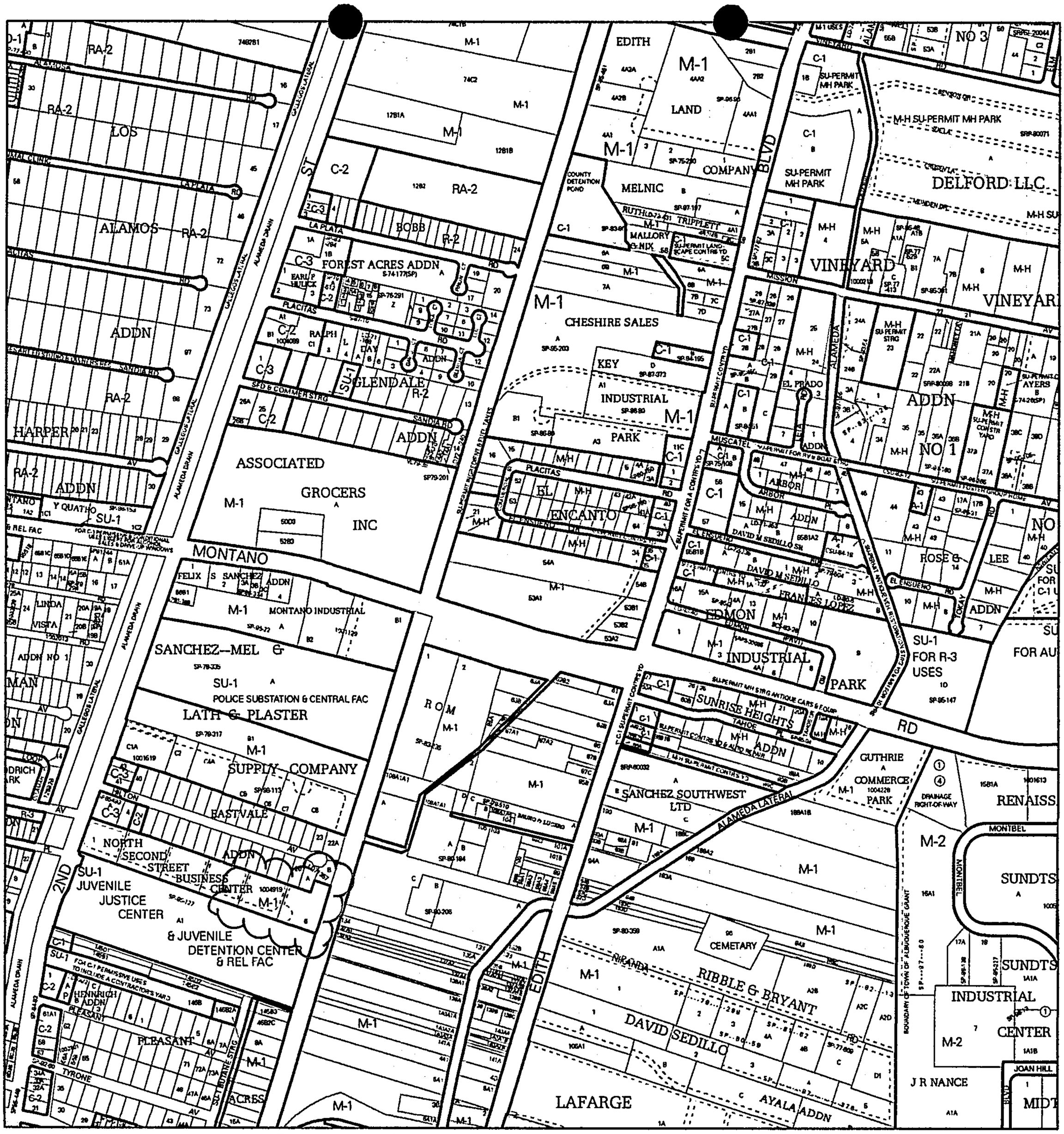
Form revised **October 2007**

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

Application case numbers
14 - DRB - 70076
____ - ____ - ____
____ - ____ - ____

3-18-14
Planner signature / date

Project # 1004919



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

F-15-Z

Selected Symbols

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

0 750 1,500 Feet

March 18, 2014

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Preliminary/Final Plat Approval
Lots 5 &6 North Second Street Business Center
Project # 1004919
Albuquerque, New Mexico

Dear Mr. Cloud:

Rio Grande Engineering requests DRB approval of the attached replat. the purpose of the replat is to vacate internal property line and previously DRB approved vacation of a private 24' access easement shared by the two lots(14DRB-70052).

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

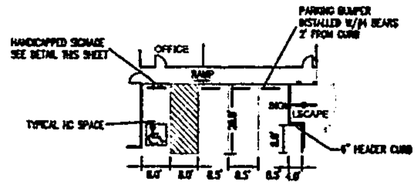
David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

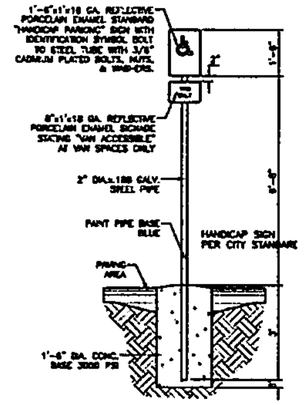
April 2. 2014

(PROJ. # 1004919)

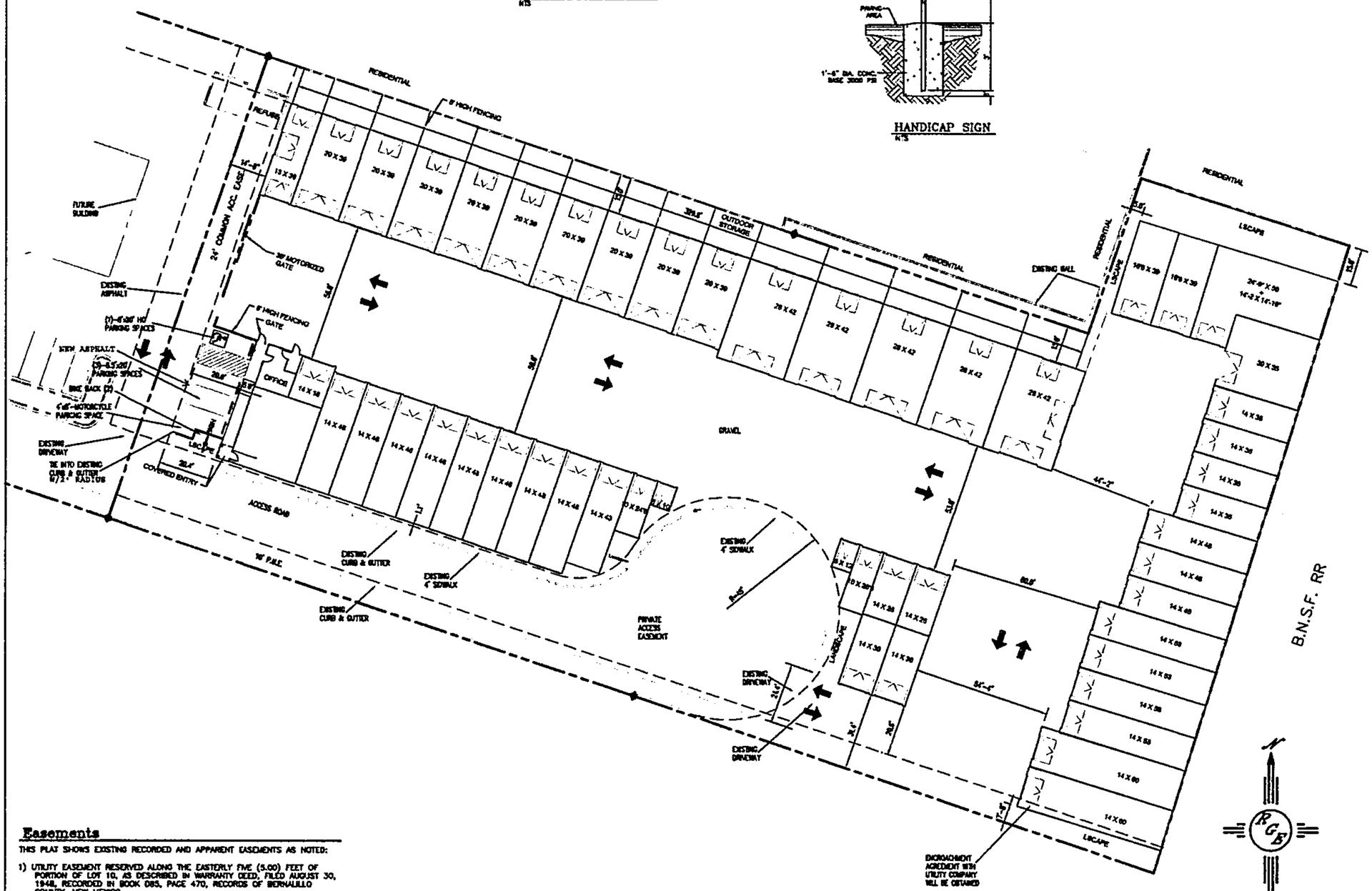
(P&F)

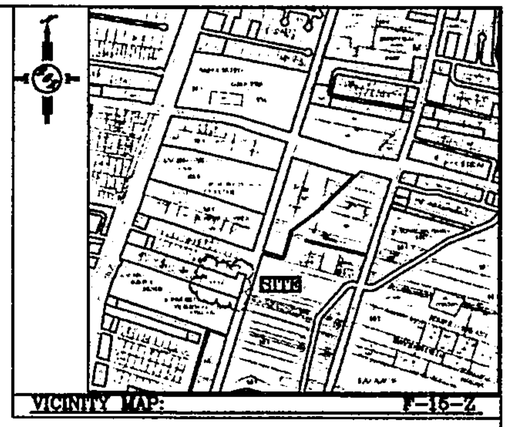


HC PARKING DETAIL



HANDICAP SIGN





LEGAL DESCRIPTION:

LOTS NUMBERED FIVE (5) AND SIX (6) OF NORTH SECOND STREET BUSINESS CENTER, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 12, 2008 AS MAP BOOK 2008C FOLIO 45.

SITE DATA
TOTAL ACREAGE: 2.12 GROSS, 1.752 NET (LESS SHARED ACCESS EASEMENT)
EXISTING ZONING: M1
PROPOSED BUILDINGS
RV/BOAT STORAGE: 34,175 SF
OFFICE 252 SF
LIVING QUARTERS 896 SF
REQUIRED PARKING: 3 (1 PER 200 SF OFFICE+1.5 PER BATH IN RES)
PROVIDED PARKING 4
HC REQUIRED 1
HC PROVIDED 1 (VAN)
MC REQUIRED 1
MC PROVIDED 1
BIKE REQUIRED 2
BIKE PROVIDED 2

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- LOT LINE
- CENTERLINE
- RIGHT-OF-WAY
- EXTENDED STEM WALL SEE ARCH PLANS FOR DETAILS
- PROPOSED ROCK FACE WALL
- EXISTING CURB AND GUTTER
- PROPOSED EDGE OF CONCRETE
- PROPOSED FLOWLINE
- EXISITNG WALL

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED:

1) UTILITY EASEMENT RESERVED ALONG THE EASTERLY FIVE (5.00) FEET OF PORTION OF LOT 10, AS DESCRIBED IN WARRANTY DEED, FILED AUGUST 30, 1948, RECORDED IN BOOK D85, PAGE 470, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

2) EASEMENT AGREEMENT FILED APRIL 20,1984 IN BOOK MISC. 111A, PAGE 857 AS DOCUMENT NO. 8431349, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

ENGINEER'S SEAL	A CLASS MEGA STORAGE	DRAWN BY DEM
		DATE 12-30-13
	TRAFFIC CIRCULATION PLAN	
	Rio Grande Engineering	SHEET # C1
DAVID SOULE P.E. #14522		JOB # 13183

WAYJOHN SURVEYING INC

330 Louisiana Blvd., N.E.•Albuquerque, NM 87108•Phone: (505) 255-2052•Fax: (505) 255-2887

February 26, 2008

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: **Project #1004919 North Second Street Business Center**

To Whom It May Concern:

In 2007 we submitted for Preliminary/Final Plat Approval (Application No. 07DRB-70073) and were indefinitely deferred pending a Subdivision Improvements Agreement. We have attached two copies of said Agreement to this letter and wish to now proceed with the Final Plat Approval Process. Please place this item on the next available DRB Agenda.

Thank you for your time in considering this matter. If you have any questions, please contact us at your convenience.

Regards,

Tim R. Johnson
Wayjohn Surveying, Inc.

No. of Lots: 6
Nearest Major Streets:
2nd Street
Montano

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 29th day of January, 2008, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Murphy Properties, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] limited liability company, whose address is P.O. Box 27246, Albuquerque, NM 87125 and whose telephone number is 505-301-6800, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] A tract of land situate in projected section 33, township 11 North, range 3 East, New Mexico principal meridian, Bernalillo county, New Mexico, comprised of parcel 2 tract 127B, MRGCD Map 32, parcel 3, tract 128B, MRGCD Map 32, parcel 4 tracts 129B-2, 131 and 131A, MRGCD Map 32, and a portion of the vacated Gallegos lateral, recorded on August 29, 1975 in the records of the Bernalillo County Clerk at Book Misc. 437, pages 740 through 741 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Murphy Properties, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as North Second Street Business Center describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 01 day of July, 2008 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the

DocH 2008009768
01/30/2008 02:40 PM Page: 1 of 7
AGRE R:$21.00 M. Toulouse, Bernalillo County

City Engineer and are identified as Project No. 517381.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25% of Actual Construction Cost as required per City-approved estimate.
Excavation and Sidewalk Ordinance, Street Restoration Fees	(Figure 7).

Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Rio Grande Surveying Co Inc., and construction surveying of the private Improvements shall be performed by Rio Grande Surveying Co Inc. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all

construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Mark Goodwin & Associates, PA, and inspection of the private Improvements shall be performed by Mark Goodwin & Associates, PA, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

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

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

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

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

Type of Financial Guaranty: Not Seeking Final Plat
Amount:$_____
Name of Financial Institution or Surety providing Guaranty:
_____
Date City first able to call Guaranty: _____
[Construction Completion Deadline]: _____ 20__.
If Guaranty other than a Bond, last day City able to call Guaranty is:
_____, 20___.
Additional information: _____
_____
_____

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

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

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

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

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

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

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

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

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

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

10. Indemnification. Until the Improvements are accepted by the City, the

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

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

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

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

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

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual

evidence of receipt.

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

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

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

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

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

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

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

SUBDIVIDER: Murphy Properties, LLC

By [Signature]: D. D. Murphy
Name: David D. Murphy
Title: Member/Manager
Dated: January 16, 2008

CITY OF ALBUQUERQUE

City Engineer
Dated: 1-29-08
1/28/08

SUBDIVIDER'S NOTARY

1-25-08

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 16 day of January 20 08 by [name of person:] David D. Murphy, [title or capacity, for instance, "President" or "Owner":] Member/Manager of [Subdivider:] Murphy Properties, LLC

OFFICIAL SEAL
BRANDON J McFATRIDGE
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 10/31/2010

Notary Public

My Commission Expires:
10/31/2010

CITY'S NOTARY

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

This instrument was acknowledged before me on 29th day of January, 2008 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public

My Commission Expires: October 7, 2008

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

POWER OF ATTORNEY

NOTE: Must be signed and notarized by the owner if the subdivider is not the owner of the Subdivision.

STATE OF _____)
) ss.
COUNTY OF_____)

[State name of present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] _____("Owner"), of [address:] _____[City:]_____, [state:] _____ [zip code:] _____, hereby makes, constitutes and appoints [name of subdivider:] _____("Subdivider") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Subdivider full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") subdivision requirements regarding the real estate owned by me and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Subdivider lawfully does or causes to be done by virtue of the power herein conferred upon the Subdivider.

This power of attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Planner in order to provide notice to City of the termination of this power of attorney; or (2) upon release of the Agreement by the City.

NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not the Subdivider. If Owner is a corporation, the Power of Attorney must be signed by the president or by someone specifically empowered by the Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

OWNER

By [signature:]

Name:

Title:

Dated:

The foregoing Power of Attorney was acknowledged before me this day of _____, 20____ by [name of person:]

Current DRC
Project Number:

ORIGINAL

FIGURE 12

Date Submitted: 8/08/07
Date Site Plan Approved: NA
Date Preliminary Plat Approved: 08-08-07
Date Preliminary Plat Expires: 08-08-08
DRB Project No.: 1004919
DRB Application No.: 07DRB-70073

INFRASTRUCTURE LIST

(Rev. 8-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Lots 1 Through 6 North Second Street Business Center
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts 127-B, 128-B, 129-B-1, 129-B-2, 131, &131-A of MRGCD Map 32, & A Portion of the Vacated Gallegos Lateral With Projected Section 33, T. 11N., R. 3E
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

B-1

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
517381	517381	8"	Sanitary Sewer	Private Access\Public Utility Easement	2nd ST	West Property line of Lot 6	/	/	/
517381	517381	10"	Waterline	Private Access\Public Utility Easement	2nd ST	West Property line of Lot 6	/	/	/
	517381	24' F-F	Residential Paving including std C&G both sides 4' sidewalk north side	Private Access\Public Utility Easement	2nd St	West Property line of Lot 6	/	/	/
	517381	6'	Sidewalk	2nd St	SW Property Corner	NE Property Corner	/	/	/
	517381	11'	Left Turn Lane, incl arterial asphalt and Median curb & gutter	2nd St	North Property Line	115' North of North Property Line	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

PAGE ____ OF ____

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 SIGNATE PER DRC

2

3

AGENT / OWNER

MARIO JUAREZ-INFANTE
NAME (print)

WILSON & COMPANY
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 8/08/07

PARKS & GENERAL RECREATION - date Christina Sandoval 8/8/07

TRANSPORTATION DEVELOPMENT - date 8-8-07

AMAFCA - date

UTILITY DEVELOPMENT - date 8/8/07

_____ - date

CITY ENGINEER - date 8/8/07

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS
North Second Street
Business Center
City Project # 517381

2/21/08

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on 1-29-08, which was recorded on 1-30-08, in the records of the Bernalillo County Clerk at ~~Book~~ Doc# 2008019768, pages 1 thru 7, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested final plat approval of its plat identified as North Second Street Business Center; and

WHEREAS, the Subdivider is required to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 5, FINANCIAL GUARANTY, second paragraph, to read as follows:

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

Type of Financial Guaranty: Letter of Credit # 300297
Amount: $ 490,598.30
Name of Financial Institution or Surety providing Guaranty: Charter Bank
Date City first able to call guaranty: January 15th, 2009
Construction Completion Deadline: March 15th, 2009
If guaranty other than a Bond, last day City is able to call on Guaranty is: March 15th, 2009.
Additional information: _____

2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.

07/02

Doc# 2008019156
02/21/2008 10:30 AM Page: 1 of 2
AGRE R:$11.00 M. Toulouse, Bernalillo County

SUBDIVIDER: Murphy Properties, LLC

By (Signature): _____
Name: David D. Murphy
Title: Member/Manager
Dated: 2-19-08

CITY OF ALBUQUERQUE:

_____
City Engineer
Dated: 2-21-08

2/20/08

2-20-08

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 19 day of Feb, 2008 by (Name of person:) David D. Murphy, (title or capacity, for instance, "President" or "Owner":) Member/Manager of (Subdivider") Murphy Properties, LLC.

_____
Notary Public

My Commission Expires:
10/30/2010

OFFICIAL SEAL
BRANDON J McFATRIDGE
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 10/30/2010

CITY'S NOTARY

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

This instrument was acknowledged before me on 21st day of February, 2008, by Richard Dourte, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Linda C. Evans
Notary Public

My Commission Expires:
October 7, 2008

FINANCIAL GUARANTY AMOUNT

12/14/2007

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 517381, North 2nd st Business Center, Phase/Unit #: 1

Requested By: **Mario Juarez Infante, PE**

Approved estimate amount:		$338,150.54
Contingency Amount:	0.00%	$.00
Subtotal:		$338,150.54
NMGRT	6.875%	$23,247.85
Subtotal:		$361,398.39
Engineering Fee	6.60%	$23,852.29
Testing Fee	2.00%	$7,227.97
Subotal:		$392,478.64
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$490,598.30**

APPROVAL: S Woodall

DATE: 12-14-07

Notes:

CHARTER
Bank • Mortgage • Insurance

February 15, 2008

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 300297
AMOUNT: $**490,698.30**

Bruce J. Perlman, Ph. D
Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Letter of Credit for **Murphy Properties, L.L.C.**

City of Albuquerque Project No.: **517381**
Project Name: **North Second Street Business Center**

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of **Murphy Properties, L.L.C.**, **Charter Bank** in **Albuquerque, New Mexico**, has established an Irrevocable Letter of Credit in the sum of **Four Hundred Ninety Thousand Six Hundred Ninety Eight dollars and 30/100,($490,698.30)** for the exclusive purpose of providing the financial guarantee which the City requires, **Murphy Properties, L.L.C.** ("Subdivider") to provide for the installation of the improvements, which must be constructed at **5124 Second St. N.W., Albuquerque, New Mexico**, Project No. **517381**. The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance.

The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 2/21, 2008 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. NA, at pages NA to NA, as amended ("Agreement"). Document # 2008019156

A Draft or Drafts for any amount up to, but not in excess of **Four Hundred Ninety Thousand Six Hundred Ninety Eight dollars and 30/100**, ($ **490,698.30**) is/are available at sight at **Charter Bank, 4400 Osuna Rd NE, Albuquerque, New Mexico 87109** between **January 15, 2009** and **March 15, 2009**.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "1) **Murphy Properties, L.L.C.** has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between **January 15, 2009** and **March 15, 2009**.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 300297 of **Charter Bank 4400 Osuna Rd NE, Albuquerque, New Mexico**, dated, February 15,
2008 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft, which exhausts this credit.

This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

2. City notification of **Murphy Properties, L.L.C.** failure to comply with the terms of the
Agreement, and payment by Certified Check from **Charter Bank** to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or

3. Expiration of the date **March 15, 2009**; or

4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at **2:00** o'clock PM, New Mexico time, **March 15, 2009**.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce Publication No. 500.

Very truly yours,

Steven W Schol

By: Steven W. Schol
Title: Vice President

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____
Chief Administrative Officer

Dated: 2-21-08

2/20/08

2-20-08

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/26/2008 Issued By: PLNJMP

Permit Number: **2007 070 073** **Category Code 910**

Application Number: 07DRB-70073, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: 2ND ST NW BETWEEN MONTANO NW AND GRIEGOS NW

Project Number: 1004919

Applicant
David Murphy

5124 2nd St Nw
Albuquerque NM 87107

Agent / Contact
Wayjohn Surveying Inc
Thomas Johnston
330 Louisiana Blvd Ne
Albuquerque NM 87108

wayjohnsurv@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions Deferral	$50.00
	TOTAL:	**$50.00**

City Of Albuquerque
Treasury Division

2/26/2008 10:16AM LOC: ANNX
WS# 008 TRANS# 0006
RECEIPT# 00087888-00087888
PERMIT# 2007070073 TRSDMG
Trans Amt $415.00
DRB Actions $50.00
Thank You

Subj: **Project No. 1004919**
Date: 03/04/2008 10:37:22 A.M. Mountain Standard Time
From: dmzamora@cabq.gov
To: Wayjonsurv@aol.com

The .dxf file for Project No. 100919 (North Second Street Business Center) has been approved.

I replaced the previous hard copy and .dxf file with the current version.

Thank you,

David M. Zamora
GIS Coordinator - AGIS
City of Albuquerque
Planning Department
924-3929 phone
924-3812 fax
www.cabq.gov/gis
dmzamora@cabq.gov

Current DRC
Project Number:

#13

ORIGINAL

FIGURE 12

Date Submitted: 8/08/07
Date Site Plan Approved: NA
Date Preliminary Plat Approved: 08-08-07
Date Preliminary Plat Expires: 08-08-08
DRB Project No.: 1004919
DRB Application No.: 07DRB-70073

INFRASTRUCTURE LIST

(Rev. 9-05)

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

Lots 1 Through 6 North Second Street Business Center
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts 127-B, 128-B, 129-B-1, 129-B-2, 131, &131-A of MRGCD Map 32, & A Portion of the Vacated Gallegos Lateral With Projected Section 33, T. 11N., R. 3E
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Private Access\Public Utility Easement	2nd ST	West Property line of Lot 6	/	/	/
		10"	Waterline	Private Access\Public Utility Easement	2nd ST	West Property line of Lot 6	/	/	/
		24' F-F	Residential Paving including std C&G both sides, 4' sidewalk north side	Private Access\Public Utility Easement	2nd St	West Property line of Lot 6	/	/	/
		6'	Sidewalk	2nd St	SW Property Corner	NE Property Corner	/	/	/
		11'	Left Turn Lane, incl arterial asphalt and Median curb & gutter	2nd St	North Property Line	115' North of North Property Line	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 SIGNAGE PER DRC

2

3

AGENT / OWNER

MARIO JUAREZ-INFANTE
NAME (print)

Wilson & Company
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

8/08/07
DRB CHAIR - date

Christina Sandoval 8/8/07
PARKS & GENERAL RECREATION - date

8-8-07
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

8/8/07
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bingham 8/8/07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1004919
DRB Application No.: 07DRB-70073

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Lots 1 Through 6 North Second Street Business Center
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts 127-B, 128-B, 129-B-1, 129-B-2, 131, &131-A of MRGCD Map 32, & A Portion of the Vacated Gallegos Lateral With Projected Section 33, T. 11N., R. 3E
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		10"	Waterline	Private Access\Public Utility Easement	2nd ST	West Property line of Lot 6	/	/	/
		36'-30' F-F	Residential Paving including std C&G both sides, 4' sidewalk south side	Private Access\Public Utility Easement	2nd St	West Property line of Lot 6	/	/	/
		6'	Sidewalk	2nd St	SW Property Corner	NE Property Corner	/	/	/
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PAGE ____ OF ____

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							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 _____

2 _____

3 _____

AGENT / OWNER

MARIO G. JUAREZ-INFANTE
NAME (print)

WILSON & COMPANY INC.
FIRM

07/31/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1004919
DRB Application No.:_____

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Lots 1 Through 6 Murphy Industrial Park
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts 127-B, 128-B, 129-B-1, 129-B-2, 131, &131-A of MRGCD Map 32, & A Portion of the Vacated Gallegos Lateral With Projected Section 33, T. 11N., R. 3E
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		6'	Sidewalk	2nd St	SW Property Corner	NE Property Corner	/	/	/
		11'	Left Turn Lane, incl arterial asphalt and curbing	2nd St	North Property Line	115' North of North Property Line	/	/	/
							/	/	/
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							/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
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PAGE ____ OF ____

(rev. 9-05)

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 _____

2 _____

3 _____

AGENT / OWNER

NAME (print)

FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/30/2007 Issued By: PLNJMP

Permit Number: **2007 070 073** **Category Code 910**

Application Number: 07DRB-70073, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: 2ND ST NW BETWEEN MONTANO NW AND GRIEGOS NW

Project Number: 1004919

Applicant
David Murphy

5124 2nd St Nw
Albuquerque, NM 87107

Agent / Contact
Wayjohn Surveying Inc
Thomas Johnston
330 Louisiana Blvd Ne
Albuquerque, NM 87108

wayjohnsurv@aol.com

Application Fees

441018/4971000	Public Notification	
441006/4983000	DRB Deferral Fee	$50.00
	TOTAL:	**$50.00**

City Of Albuquerque
Treasury Division

7/30/2007 11:36AM LOC: ANNX
WS# 008 TRANS# 0021
RECEIPT# 00079350-00079350
PERMIT# 2007070073 TRSDMG
Trans Amt $355.00
DRB Actions $50.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/16/2007 Issued By: PLNJMP

Permit Number: **2007 070 073** **Category Code 910**

Application Number: 07DRB-70073, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: 2ND ST NW BETWEEN MONTANO NW AND GRIEGOS NW

Project Number: 1004919

Applicant
David Murphy

5124 2nd St Nw
Albuquerque, NM 87107

Agent / Contact
Wayjohn Surveying Inc
Thomas Johnston
330 Louisiana Blvd Ne
Albuquerque, NM 87108

wayjohnsurv@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$100.00
	TOTAL:	**$100.00**

deferral fee

City Of Albuquerque
Treasury Division

7/16/2007 1:22PM LOC: ANNX
RECEIPT# 00085013 WS# 007 TRANS# 0032
Account 441006 Fund 0000
Activity 4983000 TRSMSP
Trans Amt $100.00
J24 Misc $100.00
CK $100.00
CHANGE $0.00

Thank You

WAYJOHN SURVEYING INC

330 Louisiana Blvd., N.E.•Albuquerque, NM 87108•Phone: (505) 255-2052•Fax: (505) 255-2887

July 30, 2007

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: DRB PROJECT# 1004919 APPLICATION# 07DRB-70073

NORTH SECOND STREET BUSINESS CENTER

To Whom It May Concern:

I am requesting another one week deferral for the aforementioned project. Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.

WAYJOHN SURVEYING INC

330 Louisiana Blvd., N.E.•Albuquerque, NM 87108•Phone: (505) 255-2052•Fax: (505) 255-2887

July 11, 2007

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: DRB PROJECT# 1004919 APPLICATION# 07DRB-70073

NORTH SECOND STREET BUSINESS CENTER

To Whom It May Concern:

I am requesting a one week deferral for the aforementioned project. We were scheduled to be heard today as item #26 on the published Development Review Board Agenda.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.

WAYJOHN SURVEYING INC

330 Louisiana Boulevard, NE ◆ Albuquerque, NM 87108
(505) 255-2052 ◆ Fax: (505) 255-2887
Toll Free: 1-888-212-2052 ◆ email: wayjonsurv@aol.com

"Serving Albuquerque and New Mexico for over 25 years"

Fax Transmittal

From: TOM JOHNSTON **Date:** 7/11/07 **Pages:** 2

To: **Fax No.:** 924-3864

Company: CITY OF ALBUQUERQUE PLANNING

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Message: DRB DEFERRAL

If you have received this transmission in error, or if there were problems in transmission, please contact us at the number(s) above. Thank you and have a great day!

* * * Memory TX Result Report (Jul. 11. 2007 9:46AM) * * *
1)
2)

Date/Time: Jul. 11. 2007 9:44AM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
8900	Memory TX	9243864	P. 2	OK	

Reason for error
E. 1) Hang up or line fail
E. 2) Busy
E. 3) No answer
E. 4) No facsimile connection
E. 5) Exceeded max. E-mail size

WAYJOHN SURVEYING INC

330 Louisiana Boulevard, NE • Albuquerque, NM 87108
(505) 255-2052 • Fax: (505) 255-2887
Toll Free: 1-888-212-2052 • email: wayjonsurv@aol.com

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Fax Transmittal

From: TOM JOHNSTON Date: 7/11/07 Pages: 2
To: Fax No.: 924-3864
Company: CITY OF ALBUQUERQUE PLANNING

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Message: DRB DEFERRAL

If you have received this transmission in error, or if there were problems in transmission, please contact us at the number(s) above. Thank you and have a great day!

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 6/19/07
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1004919
DRB Application No.:_____

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

North Second Street Business Center
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts 127-B, 128-B, 129-B-1, 129-B-2, 131, &131-A of MRGCD Map 32, & A Portion of the Vacated Gallegos Lateral With Projected Section 33, T. 11N., R. 3E
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the Infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	SANITARY SEWER	Private Access\Public Utility Easement	2nd ST	West Property line of Lot 6	/	/	/
		6"	WATERLINE	Private Access\Public Utility Easement	2nd ST	West Property line of Lot 6	/	/	/
		36'-30' F-F	Residental Paving including std curb and gutter both sides	Private Access\Public Utility Easement	2nd St	West Property line of Lot 6	/	/	/
							/	/	/
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							/	/	/

PAGE ____ OF ____

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
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PAGE ____ OF ____

(rev. 9-05)

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1

2

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
DAVID MURPHY NAME (print)	DRB CHAIR - date	PARKS & GENERAL RECREATION - date
MURPHY PROPERTIES LLC FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

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

APPEAL / PROTEST of... — L A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

Professional/Agent (if any): WAYJOHN SURVEYING INC. PHONE: 255.2052
ADDRESS: 330 LOUISIANA BLVD NE FAX: 255.2887
CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJONSURV@AOL.COM

APPLICANT: DAVID MURPHY PHONE: 301-6900
ADDRESS: 5124 2ND ST. NW FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL:
Proprietary interest in site: OWNER List all owners:

DESCRIPTION OF REQUEST: PRELIMINARY MINOR SUBDIVISION PLAT FOR THE CREATION OF 6 COMMERCIAL PARCELS & THE APPROVAL OF AN INFRASTRUCTURE LIST

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

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

Lot or Tract No. 127-B, 128-B, 129-B-2, 129-B-1, 131, 131-A Block: Unit:
Subdiv/Addn/TBKA: M.R.G.C.D MAP NO. 32 TBK Nortel 2nd Street Business Center
Existing Zoning: M-1 Proposed zoning: SAME
Zone Atlas page(s): F-15 MRGCD Map No. 32

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 06DRB - 00747, 1004919

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 6 No. of proposed lots: 6 Total area of site (acres): 6.1315
LOCATION OF PROPERTY BY STREETS: On or Near: 2ND ST. NW
Between: MONTANO NW and GRIEGOS NW

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

SIGNATURE DATE 6/18/07
(Print) THOMAS D. JOHNSTON Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB - - 70073	P&F	53	$ 565.00
- -			$
- -	CMF		$ 20.00
- -			$
- -			$
			Total $ 585.00

Hearing date 6/27/07

6/19/07
Planner signature / date

Project # 1004919

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
NA Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
NA Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
NA Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
✓ Infrastructure list if required **(verify with DRB Engineer)**
✓ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

THOMAS O. JOHNSTON AGENT
Applicant name (print)

6.18.07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB - - 70073
- -
- -

6/19/07
Planner signature / date

Project # 1004919

WAYJOHN SURVEYING INC

330 Louisiana Blvd., N.E.•Albuquerque, NM 87108•Phone: (505) 255-2052•Fax: (505) 255-2887

June 18, 2007

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Preliminary/Final Plat Submittal, Infrastructure List Approval, Lots 1 through 6, North Second Street Business Center

To Whom It May Concern:

We are submitting a Preliminary/Final Plat and Infrastructure List for your approval. We are proposing to create 6 new commercial parcels from 6 existing tracts. There are edificial improvements upon said tracts.

Thank you for your time in considering this matter. If you have any questions, please contact us at your convenience.

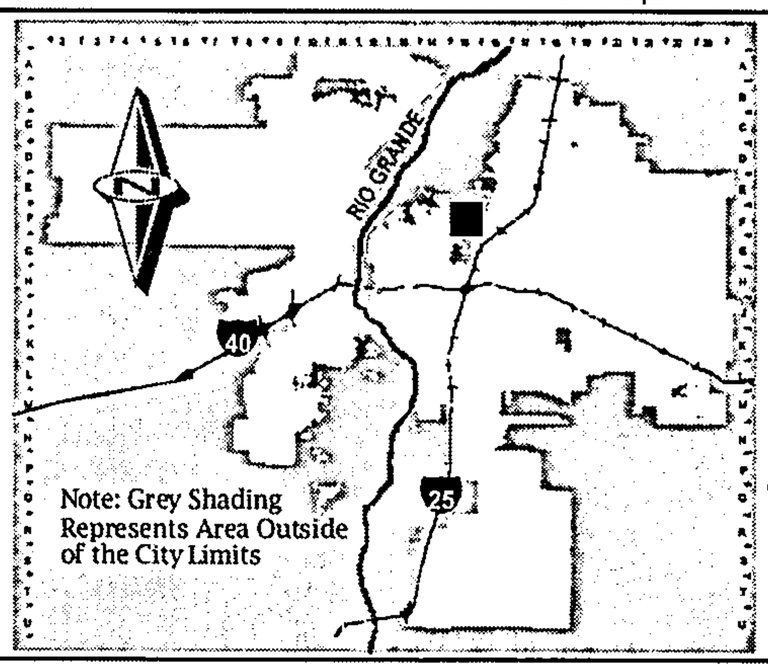
Regards,

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.

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

Albuquerque Geographic Information System

Map amended through: 3/14/2006



Zone Atlas Page:

F-15-Z

Selected Symbols

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

0 750 1,500 Feet

#19

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

06/19/2007 Issued By: PLNJMP

Permit Number: **2007 070 073** **Category Code 0910**

Application Number: 07DRB-70073, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: 2ND ST NW BETWEEN MONTANO NW AND GRIEGOS NW

Project Number: 1004919

Applicant
David Murphy

5124 2nd St Nw
Albuquerque, NM 87107

Agent / Contact
Wayjohn Surveying Inc
Thomas Johnston
330 Louisiana Blvd Ne
Albuquerque, NM 87108

wayjohnsurv@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$565.00

TOTAL: $585.00

City Of Albuquerque
Treasury Division

6/19/2007 10:33AM LOC: ANNX
RECEIPT# 00083741 WS# 007 TRANS# 0008
Account 441006 Fund 0000
Activity 4983000 TRSMSP
Trans Amt $585.00
J24 Misc $565.00
CK $585.00
CHANGE $0.00

Thank You

City Of Albuquerque
Treasury Division

6/19/2007 10:33AM LOC: ANNX
RECEIPT# 00083740 WS# 007 TRANS# 0008
Account 441032 Fund 0000
Activity 3424000 TRSMSP
Trans Amt $585.00
J24 Misc $20.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/25/2007 Issued By: PLNJMP

Permit Number: **2007 070 073** **Category Code 910**

Application Number: 07DRB-70073, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: 2ND ST NW BETWEEN MONTANO NW AND GRIEGOS NW

Project Number: 1004919

Applicant
David Murphy

5124 2nd St Nw
Albuquerque, NM 87107

Agent / Contact
Wayjohn Surveying Inc
Thomas Johnston
330 Louisiana Blvd Ne
Albuquerque, NM 87108

wayjohnsurv@aol.com

Application Fees

441018/4971000	Public Notification	
441006/4983000	DRB Deferral	$50.00
	TOTAL:	**$50.00**

City Of Albuquerque
Treasury Division

7/25/2007 8:41AM LOC: ANNX
WS# 008 TRANS# 0003
RECEIPT# 00079197-00079197
PERMIT# 2007070073 TRSDMG
Trans Amt $50.00
DRB Actions $50.00
MC $50.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

SUBDIVISION — Supplemental form **S**

- ____ Major Subdivision action
- ✓ Minor Subdivision action
- ____ Vacation **V**
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

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

ZONING — Supplemental form **Z**

- ____ Annexation & Zone Establishment
- ____ Sector Plan
- ____ Zone Change
- ____ Text Amendment

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: MURPHY PROPERTIES LLC PHONE: 505-301-6800
ADDRESS: 512 2ND ST. NW FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: ____
Proprietary interest in site: ____

AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 255-2052
ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887
CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJONSURV@AOL.COM

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW TO REPLAT 7 PARCELS INTO 6 & GRANT OF PRIVATE & PUBLIC EASEMENTS

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No. TBK: NORTH 2nd STREET & BUSINESS CENTER

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

Lot or Tract No. TRACTS 127-B, 128-B, 129-B-1, 129-B-2, 131, 131-A Block: MRGCD MAP 32 Unit: ____
Subdiv. / Addn. + LOT 15 OF EASTVALE ADDITION & A PORTION OF VACATED GALLEGOS LATERAL

Current Zoning: M-1 Proposed zoning: SAME
Zone Atlas page(s): F-15 No. of existing lots: 7 No. of proposed lots: 6
Total area of site (acres): 6.3317 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____
Within city limits? X Yes. No ___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 101506108810330816, 101506109010830821, 101506108710030915, 101506111311230837, 101506115008330820, MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: 2ND ST. NW & HILTON AVE N.W.
Between: MONTANO ROAD NW and GRIEGOS ROAD, N.W.

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 [signature] DATE ____
(Print) THOMAS D. JOHNSTON ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY — Form revised September 2001

- ☐ 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
06DRB - ____ - 00747	S.K.	S(3)	$ 0.00
____	____	____	$ ____
____	____	____	$ ____
____	____	____	$ ____
____	____	____	$ ____
		Total	$ 0.00

Hearing date 06/07/06

Sandy Handley 05/30/06 Project # 1004919
Planner signature / date

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 Official D.R.B. Notice of approval
__ 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.
__ 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
__ 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, **4** copies for internal routing.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for 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 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.

THOMAS D. JOHNSTON (PRESIDENT, WAYJOHN SURVEYING)
Applicant name (print)

Applicant signature / date

Form revised MARCH 2003

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

Application case numbers
06DRB-_____-00747
_____-_____-_____
_____-_____-_____

Sandy Handley 05/30/06
Planner signature / date

Project # 1004919

WAYJOHN SURVEYING INC

330 Louisiana Blvd., N.E.•Albuquerque, NM 87108•Phone: (505) 255-2052•Fax: (505) 255-2887

May 30, 2006

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Sketch Plat of North 2nd Street Business Center

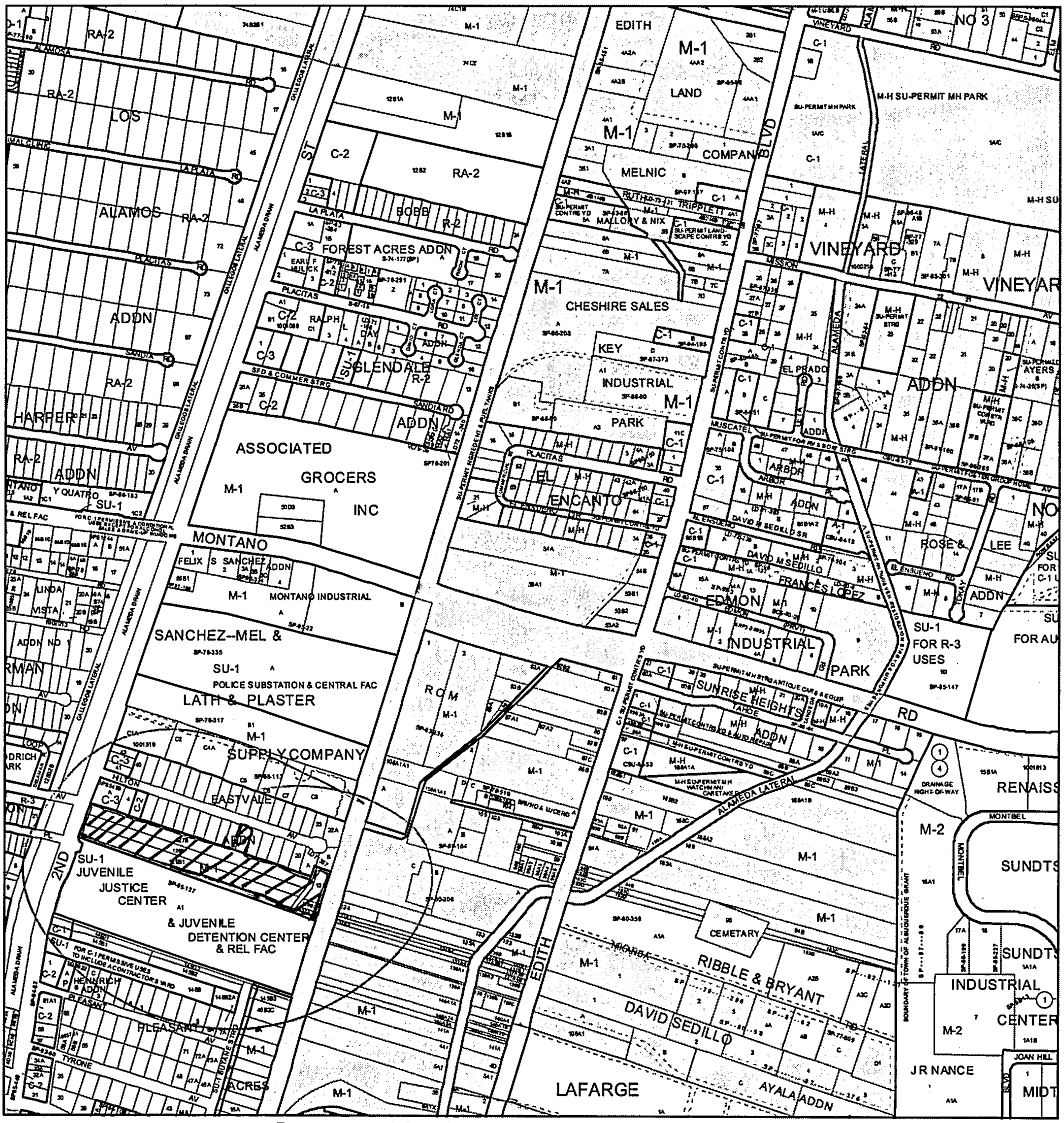
To Whom It May Concern:

I am submitting a sketch plat proposing to create 5 to 6 parcels in M-1 zoning. We would like to explore the requirements for water, sewer and transportation for this project.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

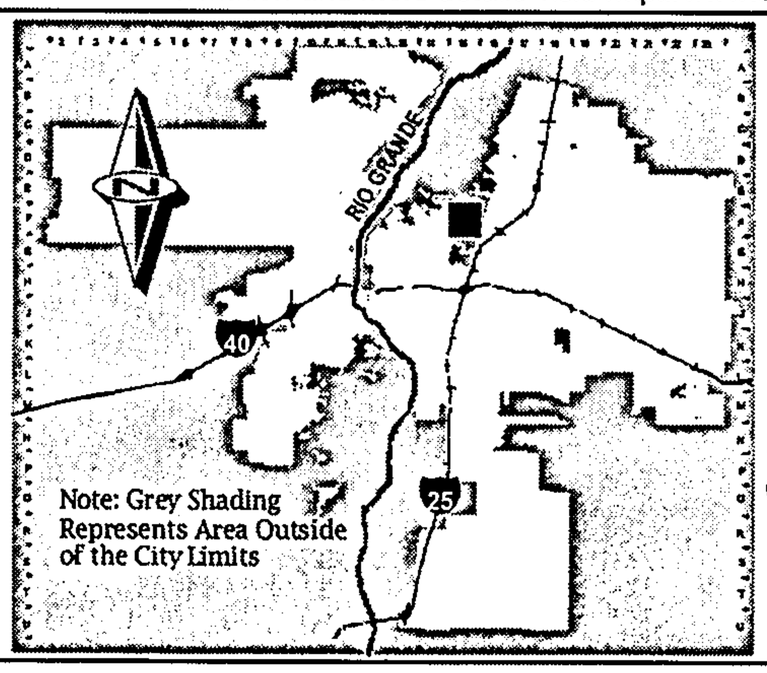
Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.



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

Albuquerque Geographic Information System

Map amended through: 3/14/2006



Zone Atlas Page:

F-15-Z

Selected Symbols

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

0 750 1,500 Feet