

#15



COMPLETED 11/30/06 SK DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB-01514 (FP)

Project # 1004924

Project Name: FEDERAL PLAZA

Agent: Jeff Mortensen & Associates

Phone No.: 345-4250

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/25/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: MAINTENANCE of NOTE (1A) PUBLIC S.W. EXHIBIT
[Signature]

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

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

Project Number 1004924

[Signature]

#15



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Project # 1004924

Project Name: FEDERAL PLAZA

Agent: Jeff Mortensen & Associates

Phone No.: 345-4250

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/25/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES: COMMENTS TO BE ADDRESSED

- TRANSPORTATION: Maintenance of site (14) PUBLIC S.W. EXHIBIT
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): _____
- _____
- _____
- _____

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- Tax certificate from the County Treasurer.
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- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
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- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number

1004924

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004924

AGENDA ITEM NO: 15

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: OCTOBER 25, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 25, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 1:50 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 # 1001562**
06DRB-01408 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for the **RESERVE @ FOUR HILLS**, zoned R-1, located on WAGON TRAIN SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s) (M-22) **TWO YEAR SIA WAS APPROVED.**

2. **Project # 1002984**
06DRB-01386 Major-Vacation of Pub
Right-of-Way
3. **Project # 1004989**
06DRB-01411 Major-Preliminary Plat
Approval
06DRB-01412 Major-Vacation of Public
Easements
06DRB-01413 Minor-Subd Design (DPM)
Variance
06DRB-01414 Minor-Sidewalk Waiver
06DRB-01415 Minor-Temp Defer SDWK

ROBERT J. POWERS request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 2, **VOLCANO CLIFFS, UNIT 2**, zoned R-1, located on KIMBERLITE NW, between CLIFF RD NW and POPO NW containing approximately 1 acre(s). (E-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as **WILDERNESS CANON @ HIGH DESERT**) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713,, 04DRB-01723] [*Deferred from 10/25/06*] (F-23) **DEFERRED AT THE BOARD'S REQUEST TO 11/8/06.**

4. **Project # 1005179**
06DRB-01417 Major-Amnd SiteDev Plan
BldPermit

MAHLMAN STUDIO ARCHITECTURE agent(s) for CITY OF ALBUQUERQUE OFFICE OF SENIOR AFFAIRS, request(s) the above action(s) for all or a portion of Lot(s) 1-A-2, ATRISCO BUSINESS PARK, UNIT 2 (to be known as **LOS VOLCANES FITNESS CENTER**) zoned SU-1 FOR SENIOR CENTER, located on LOS VOLCANES RD NW, between AIRPORT NW and COORS NW containing approximately 3 acre(s). (J-10) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING ISSUES AND SIDEWALK EASEMENT QUESTION AND PLANNING FOR 3 COPIES OF THE PLAN AND COMMENTS IN THE FILE.**

5. **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] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

- 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] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

- 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] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

6. **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] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

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

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

- 7. Project # 1003272**
06DRB-01509 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) 2-A-1-B-2-B-1, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 FOR C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS NW containing approximately 1 acre(s). [REF: 06DRB01253] (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS ALONG HIGH ASSETS AND EAGLE RANCH ROAD, PICTURES OF PERMANENT CURVE AND UTILITIES DEVELOPMENT FOR RESOLUTION OF SEWER SERVICE AND 3 COPIES OF THE SITE PLAN.**

- 8. Project # 1004644**
06DRB-01189 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06] (C-9) **WITHDRAWN AT THE AGENT'S REQUEST.**

- 9. Project # 1004872**
06DRB-01491 Minor-SiteDev Plan
BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) within the NW ¼ of the NW ¼ of Section 22, T9N, R3E, NMPM, Mesa Del Sol Employment Center, Phase I, **MESA DEL SOL, BUILDINGS 2 & 3**, zoned SU-1/IP Uses, located on University Blvd Extension SE between Street C SE and Street D SE containing approximately 12 acre(s). [Catalina Lehner, EPC Case Planner] [Deferred from 10/18/06] (R-16) **WITH THE SIGNING OF THE**

INFRASTRUCTURE LIST DATED 10/25/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/10/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND COMPLETION OF AMENDMENT TO UTILITY DEVELOPMENT AGREEMENT AND PLANNING FOR 3 COPIES OF THE SITE PLAN.

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

10. **Project # 1000029**
06DRB-01517 Minor-Extension of
Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for all or a portion of Lot(s) C and B-1A-1, **DUKE CITY LUMBER COMPANY ADDITION** and Lot(s) D-1-A, **ARBOLERA DE VIDA, PHASE 2**, zoned S-M1, S-DR, located on Bellamah Ave NW between 19th St NW and 18th St NW containing approximately 25 acre(s). [REF: 05DRB-01681] (H-13) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

11. **Project # 1001656**
06DRB-01510 Minor-Prelim&Final Plat
Approval

SANTIAGO ROMERO JR. agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) A & L, Parcels 1-5, **DOUBLE EAGLE II AIRPORT**, zoned SU-1 Airport Related Facilities, located west of Paseo De Vulcan NW and north of Double Eagle II Airport containing approximately 3, 489 acre(s). [REF: 02DRB00710] (C-4, C-5, D-5, D-6, E-4, E-5, E-6, G-4, G-5 & G-6) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SHOWING OF ACCESS FOR PARCELS 1-5 AND PLANNING FOR NOTICE OF SUBDIVISION PLAT CONDITIONS DOCUMENT AND TO RECORD.**

12. **Project # 1003757**
06DRB-01522 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for CREAMLAND LLC request(s) the above action(s) for Lot(s) 1-12, Block(s) 4, FRANCISCAN ADDITION and Lot(s) 1-7, Block(s) 2, ALVARADO ADDITION and Lot(s) 1-7, Block(s) 7, ALVARADO ADDITION and VACATED HAINES AVE RIGHT-OF-WAY (to be known as **TRACT A, LANDS OF CREAMLAND LLC**) zoned M-1 light manufacturing zone, located on MCKNIGHT AVE NW, between 2ND ST NW and 3RD ST NW containing approximately 3 acre(s). [REF: 04DRB-01688] (H-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/25/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1005219**
06DRB-01516 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING agent(s) for DAVID HILLSON request(s) the above action(s) for all or a portion of Tract(s) A-1, **WAGGOMAN-DENISON ADDITION**, zoned C-2, located on Wyoming Blvd SE between Central Ave SE and Zuni Rd SE containing approximately 2 acre(s). (K-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS AND DRIVE PAD CONSOLIDATION AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

14. **Project # 1005147**
06DRB-01527 Minor-Prelim&Final Plat
Approval

B. KAY SHAFER request(s) the above action(s) for all or a portion of Lot(s) 47, **UNIT 3 MCDONALD ACRES**, zoned R-1 residential zone, located on PHOENIX AVE NW, between 9TH ST NW and 10TH ST NW containing approximately 1 acre(s). [REF: 06DRB-01342] (H-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

15. **Project # 1004924**
06DRB-01514 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA**, zoned SU-1 FOR O-1 USES, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06DRB-01181, 06DRB-01274, 06DRB-01273] (G-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE OF NOTE 14 PUBLIC SIDEWALK EASEMENT.**

16. **Project # 1004739**
06DRB-01511 Minor-Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, Trails, Unit 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**), zoned SU-2-UR, located on Oakridge St NW between Rainbow Blvd NW and Universe Blvd NW containing approximately 19 acre(s). [REF: 06DRB-01382, 06DRB-01383, 06DRB-01384] (C-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE AND TO RECORD.**

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

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

18. **Project # 1003523**
06DRB-01529 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for MONTEREY LAND GROUP II, LLC request(s) the above action(s) for all or a portion of Lot(s) 30, 31, 32 & 33, LANDS OF ATRISCO GRANT, UNIT 3 (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2/RLT, located on 98th St NW between Endee Rd NW and Interstate 25 containing approximately 14 acre(s). [REF: 05DRB01369] (J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR VERIFICATION IF SIDEWALK WAIVER IS NOT NEEDED, ENTRADA VISTA ENTRANCE, TRACT A DRAINAGE EASEMENT TO CITY OF ALBUQUERQUE AND MAINTENANCE AND BENEFICIARIES OF ALL HOME OWNERS ASSOCIATION TRACTS (FIX NOTE), AMAFCA'S SIGNATURE AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

19. **Project # 1004675**
06DRB-01518 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for MONTEREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND and SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 28 acre(s). [REF: 06DRB-00836, 06DRB-01026, 01027, 01028, 01029 & 01030] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

20. **Project # 1002567**
06DRB-01523 Minor-Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A & 5-B, COLEMAN ADDITION (to be known as **HACIENDA DE LOIS SUBDIVISION**) zoned R-2 residential zone, located on 12TH ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). [REF: 06DRB-00726] (H-13)

FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.

- 21. Project # 1004240**
06DRB-01524 Major-Final Plat Approval
06DRB-01525 Minor-Subd Design (DPM)
Variance

ADVANCED ENGINEERING AND CONSULTING agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 & A-2, **LANDS OF E. MAS**, zoned SU-1 for C-1 and R-1, located on Indian School Rd NW between Meadow View Dr NW and Rio Grande Blvd NW containing approximately 5 acre(s). [REF: 05DRB-00918] (H-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENT ADJUSTMENTS AND A NOTE TO ADD CURB AND SIDEWALK MAINTENANCE AND PLANNING FOR AGIS DXF FILE AND TO RECORD. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 22. Project # 1003004**
06DRB-01512 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 414, 415-B, 415-C, 415-D & 41, ATRISCO GRANT UNIT 3 (to be known as **STINSON PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD SW and STINSON ST SW containing approximately 15 acre(s). [REF: 04DRB-01974, 04DRB-01975, 05DRB-01776] (L-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE NOTE AND PAYMENT AND TO PLANNING TO RECORD.**

23. **Project # 1003991**
06DRB-01513 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for FD SAGE MARKET PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **SAGE RANCH SUBDIVISION**) zoned R-LT, located on Snow Vista Blvd SW between Sage Rd SW and Reba Ave SW containing approximately 4 acre(s). [REF: 05DRB-01293, 05DRB-01294, 06DRB-00437] (M-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RESOLVING ISSUES WITH EXISTING 20-FOOT WATER LINE EASEMENT AND 7-FOOT PUE EASEMENT ON TRACT A AND PLANNING FOR HOME OWNER'S ASSOCIATION PRESIDENT'S SIGNATURE ON THE PLAT AND TO RECORD.**

24. **Project # 1002632**
06DRB-01409 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24, Block(s) 5, Tract(s) A & 5, **SUNDANCE ESTATES, UNIT 1** (to be known as **SUNDANCE ESTATES, UNIT 1-B**) zoned R-LT, located on LYON BLVD NW, between PARADISE BLVD NW and UNSER NW containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761, 04DRB-01761] [*Deferred from 10/11/06 & Deferred at the Board's request from 10/18/06*] (B-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR NATIONAL PARK SERVICE LETTER AND PLANNING TO RECORD. THIS PLAT IS NOT WITHIN THE BOUNDARIES OF THE PETROGLYPH NATIONAL MONUMENT.**

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

25. **Project # 1005220**
06DRB-01519 Minor-Sketch Plat or Plan

HARRIS SURVEYING INC. agent(s) for JOHN S. PALONI request(s) the above action(s) for **UNPLATTED LAND**, zoned M-1, located on MENAUL BLVD NE, between the

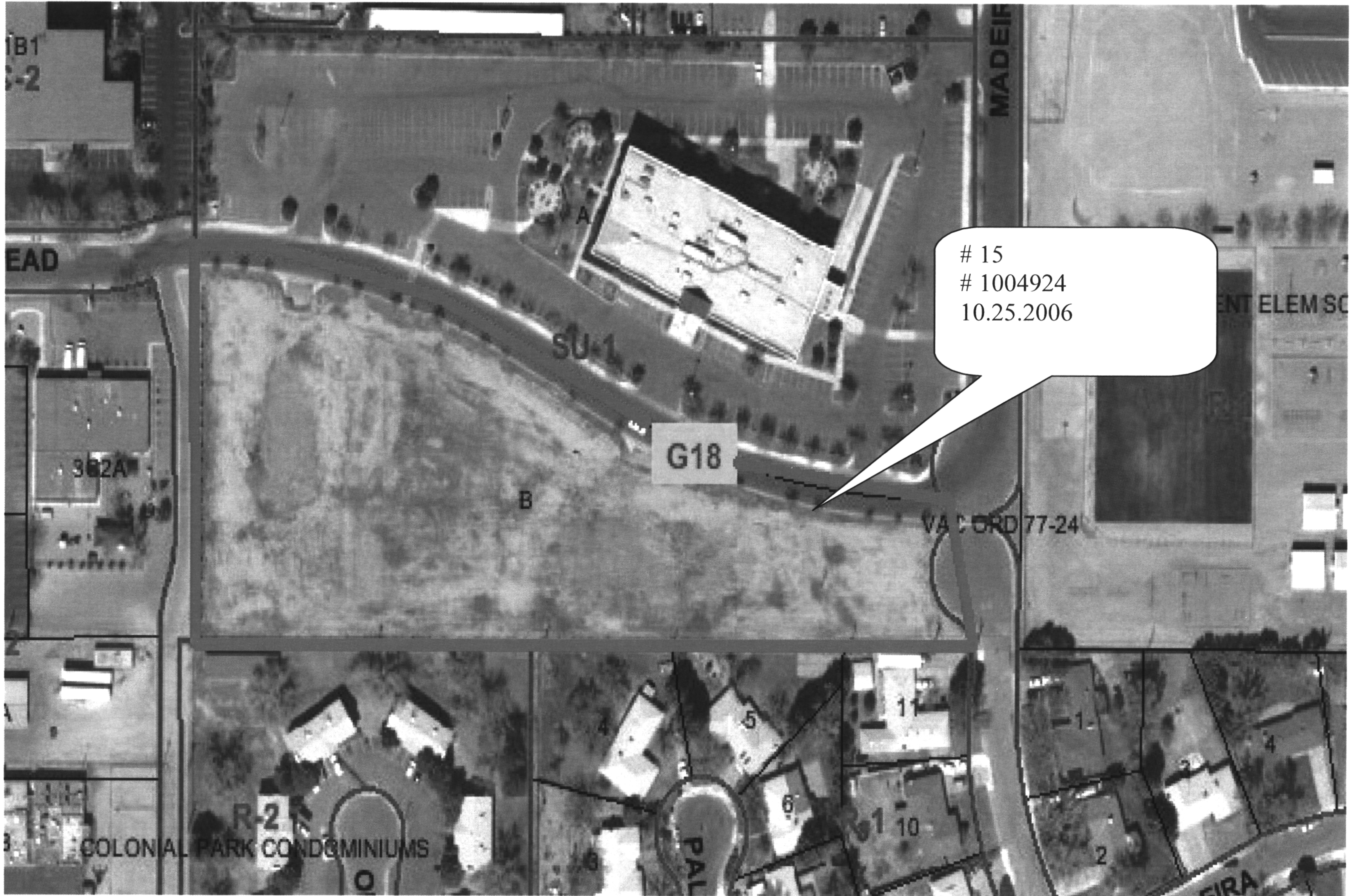
NORTH FRONTAGE RD NE and UNIVERSITY BLVD NE containing approximately 7 acre(s). (H-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1005221**
06DRB-01520 Minor-Sketch Plat or Plan

PRECISION SURVEYS INC., agent(s) for JOURNAL PUBLISHING COMPANY request(s) the above action(s) for Tract(s) 5-B-1-A-1, 5-B-1-A-2, 5-B-1-B (to be known as **JOURNAL CENTER, TRACTS 5-B-1-A-1-B, 5-B-1-A-2-B & 5-B-1-B-2**) zoned IP, located on JEFFERSON ST NE and TIBURON ST NE containing approximately 12 acre(s). (D-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for October 18, 2006. **THE DRB MINUTES FOR OCTOBER 18, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 1:50 P.M.



15
1004924
10.25.2006

4924

DXF Electronic Approval Form

DRB Project Case #: 1004924

Subdivision Name: DEL NORTE OFFICE PARK TRACT A

Surveyor: TIMOTHY TESSENDORF

Contact Person: TIMOTHY TESSENDORF

Contact Information: 345-4250

DXF Received: 10/16/2006

Hard Copy Received: 10/16/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

10-16-2006
Date

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

AGIS Use Only
Copied fc 4924 to agiscov on 10/16/2006 Contact person notified on 10/16/2006



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 27, 2006

6. Project # 1004924
06DRB-01273 Major-Vacation of Public Easements
06DRB-01274 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA**, zoned SU-1 for O-1 uses, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, 06DRB-01181] (G-18)

At the September 27, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

The above request was reviewed and comments were given.

If you wish to appeal this decision, you must do so by October 12, 2006, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.



OFFICIAL NOTICE OF DECISION

PAGE 2

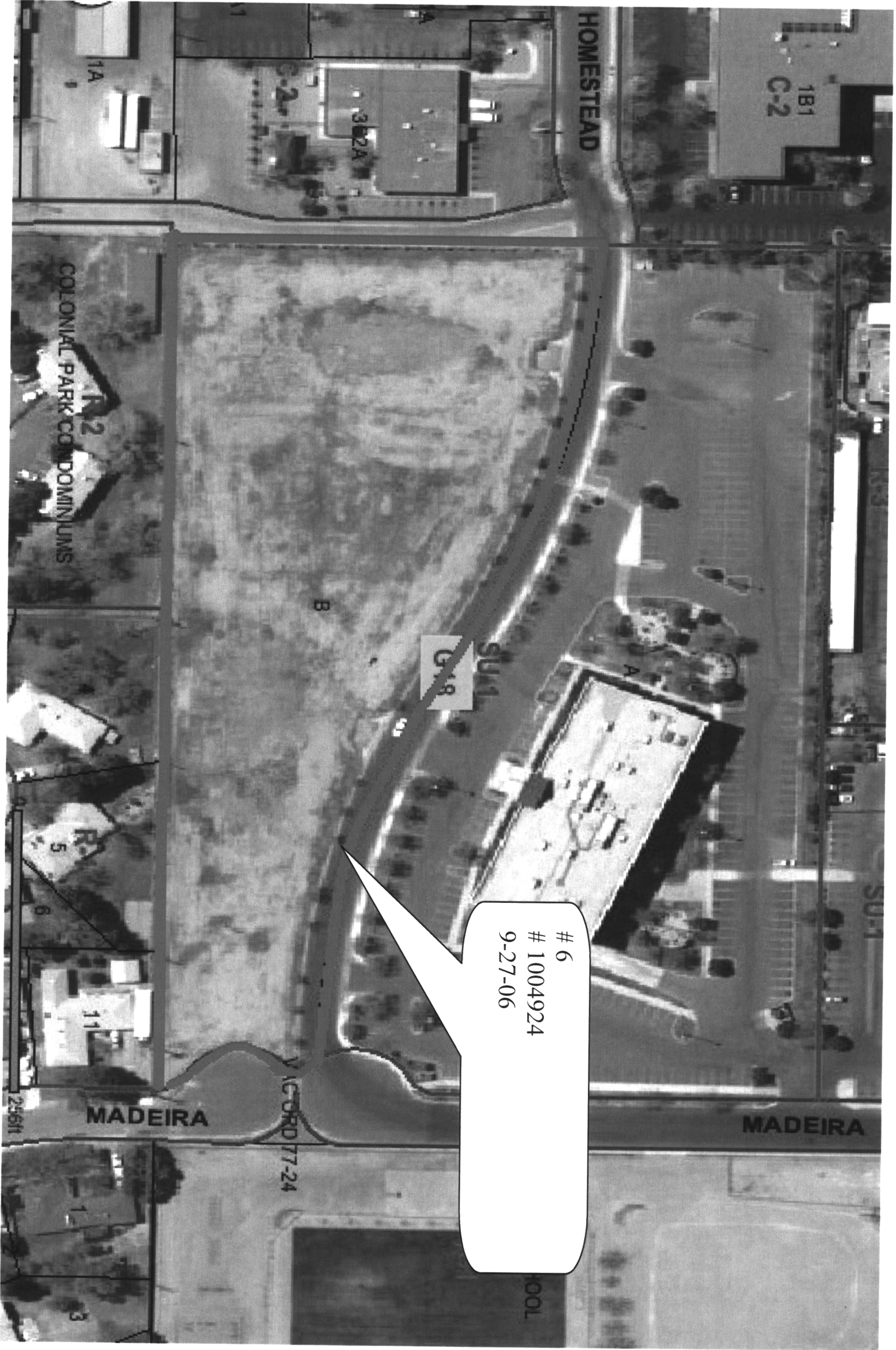
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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.)

A handwritten signature in cursive script, appearing to read "Sheran Matson", is positioned above the printed name.

Sheran Matson, AICP, DRB Chair

Cc: Hoech Real Estate Corp., 8300 Carmel Ave NE, Suite #601, 87122
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



6
10049224
9-27-06

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004924 AGENDA#: 6 DATE: 9.27.06

1. Name: Debra Inyell Address: JMA Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

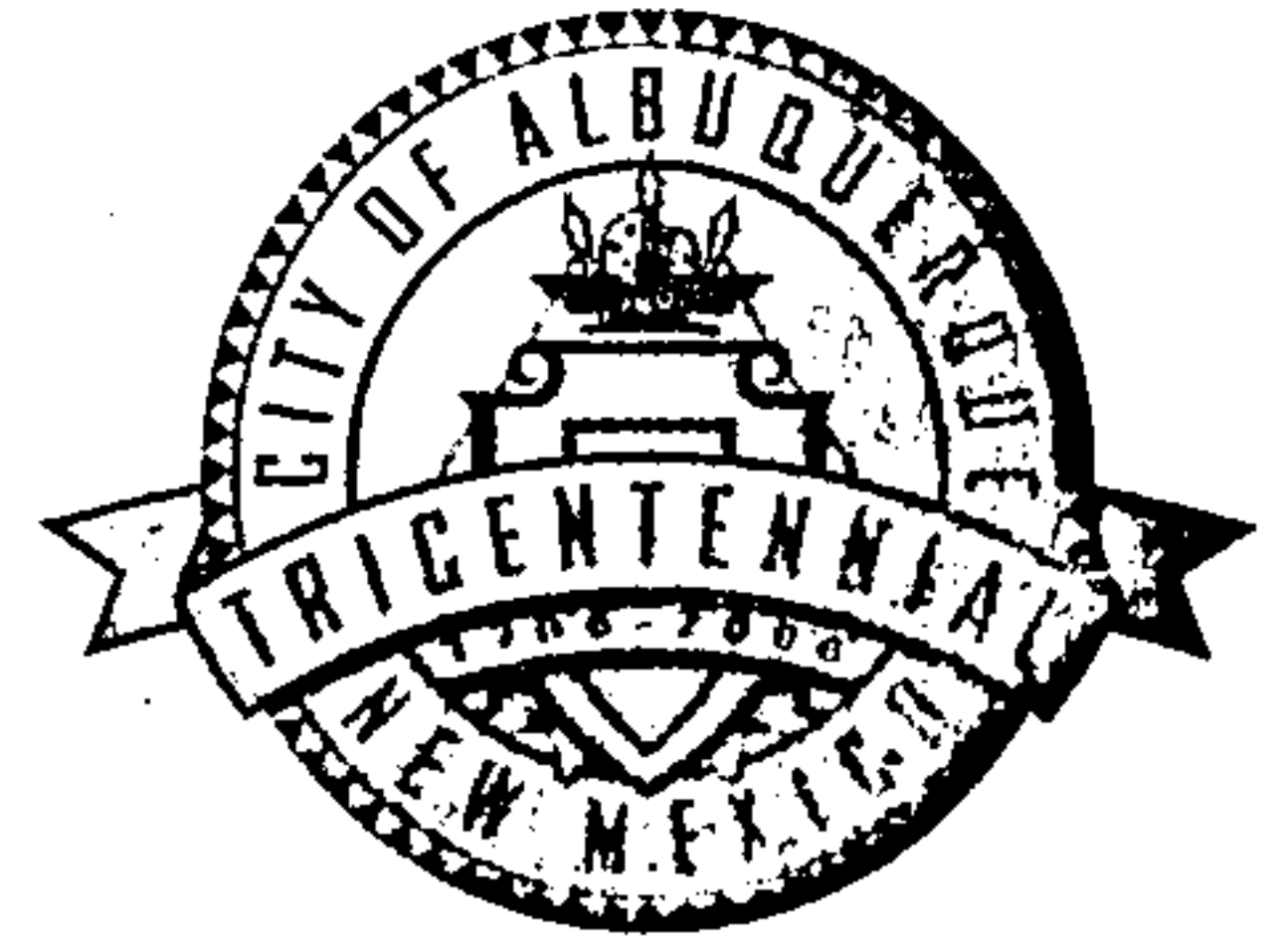
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004924

AGENDA ITEM NO: 6

SUBJECT:

Sketch Plat
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

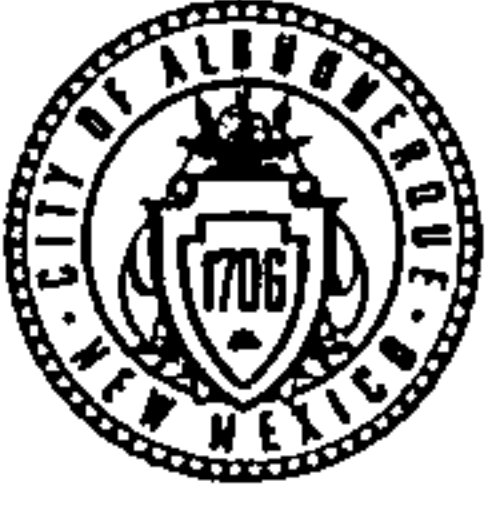
RESOLUTION:

APPROVED ^{Vac} ; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 27, 2006



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 27, 2006

Project # 1004924

06DRB-01273 Major-Vacation of Public Easements

06DRB-01274 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA**, zoned SU-1 for O-1 uses, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, 06DRB-01181] (G-18)

AMAFCA No adverse comments.

COG No adverse comments.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Courtesy Notify Only sent to – Montgomery Park Assoc. of Residents.

APS The requested vacation and sketch plat approval for **Federal Plaza** will have no adverse impacts to the APS district

Police Department No Crime Prevention or CPTED comments at this time.

Fire Department Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas Approved.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

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

Transportation Development

No objection to the vacation request. The maintenance of the 8' public sidewalk easement needs to be the underlying property owner. Why are the ADA ramps at the center entrance uni-directional?

Parks & Recreation

No objection to the vacation request. No adverse comment on the Sketch Plat

Utilities Development

No objection to Vacaton request. No adverse comments on Sketch Plat.

Planning Department

No objection to the requested vacation actions. Applicant has one year to file a plat completing the vacation action.

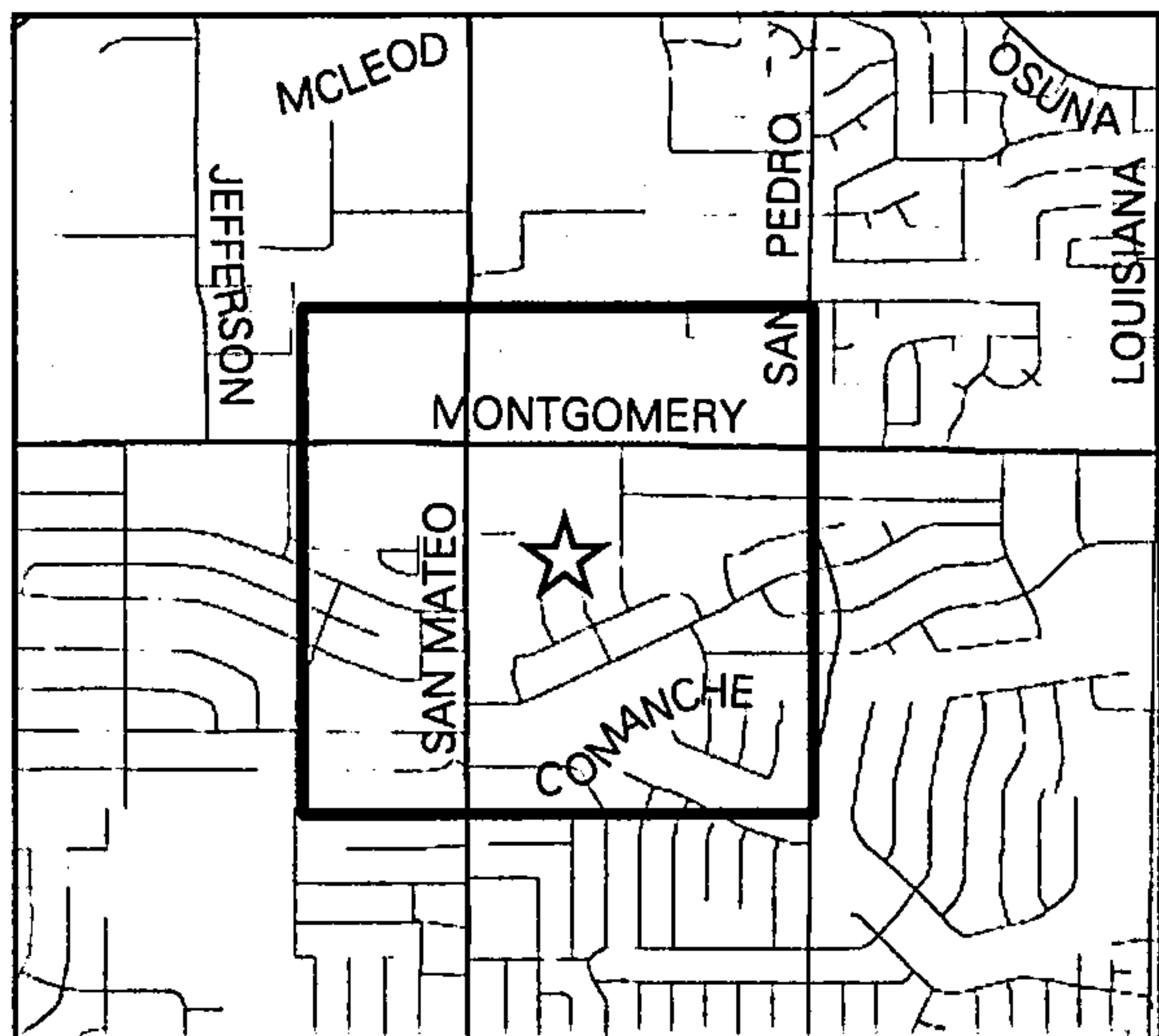
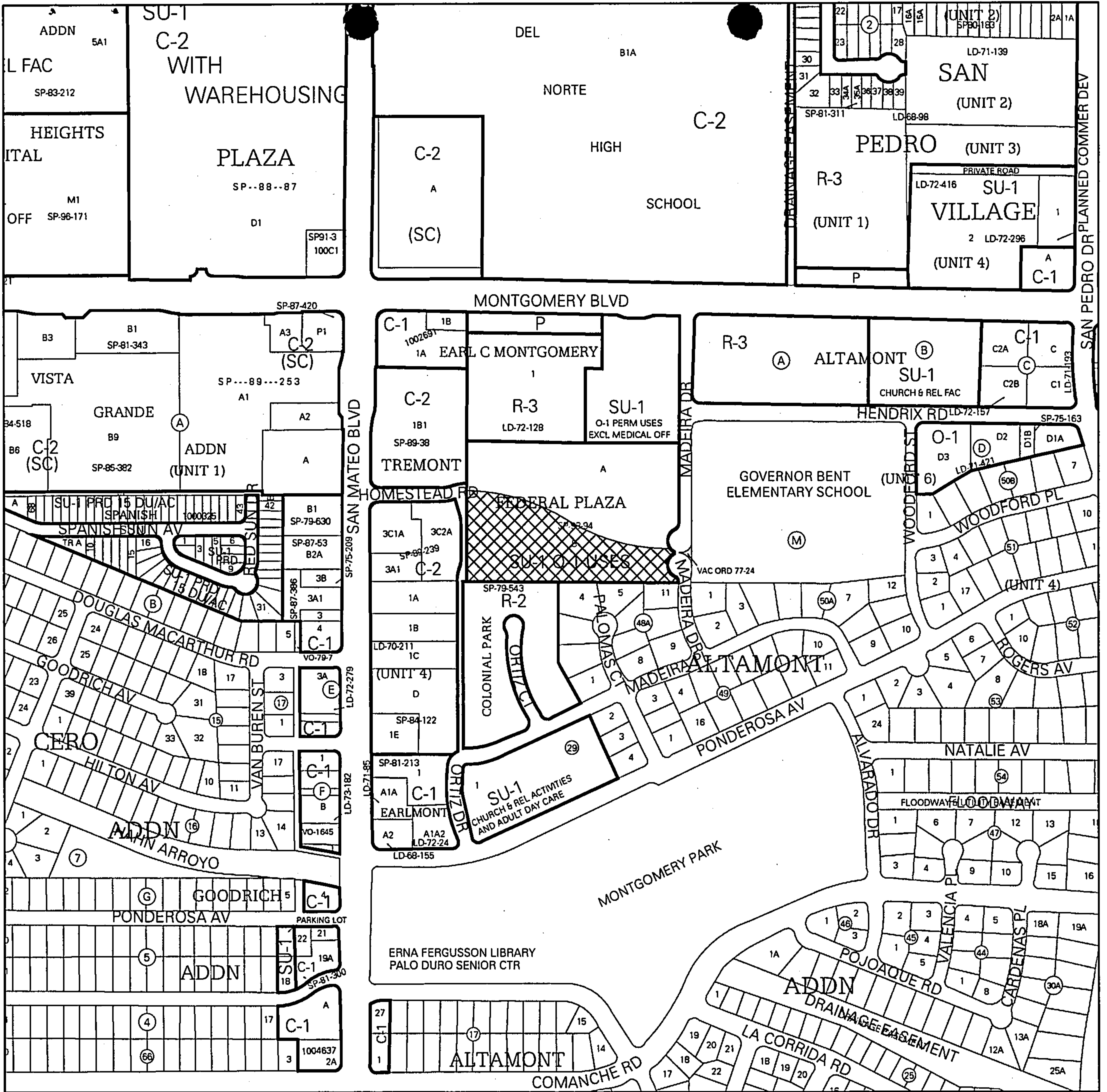
Impact Fee Administrator

Impact Fees are not applicable at this time of platting and for the vacation of easements.

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

Cc: Hoech Real Estate Corp., 8300 Carmel Ave NE, Suite #601, 87122

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



ZONING MAP

Note: Gray shading indicates County.



1 inch equals 500 feet

Project Number:
1004924

Hearing Date:
9/20/2006

Zone Map Page:
G-18

Additional Case Numbers:
06DRB-012 06DRB-01274



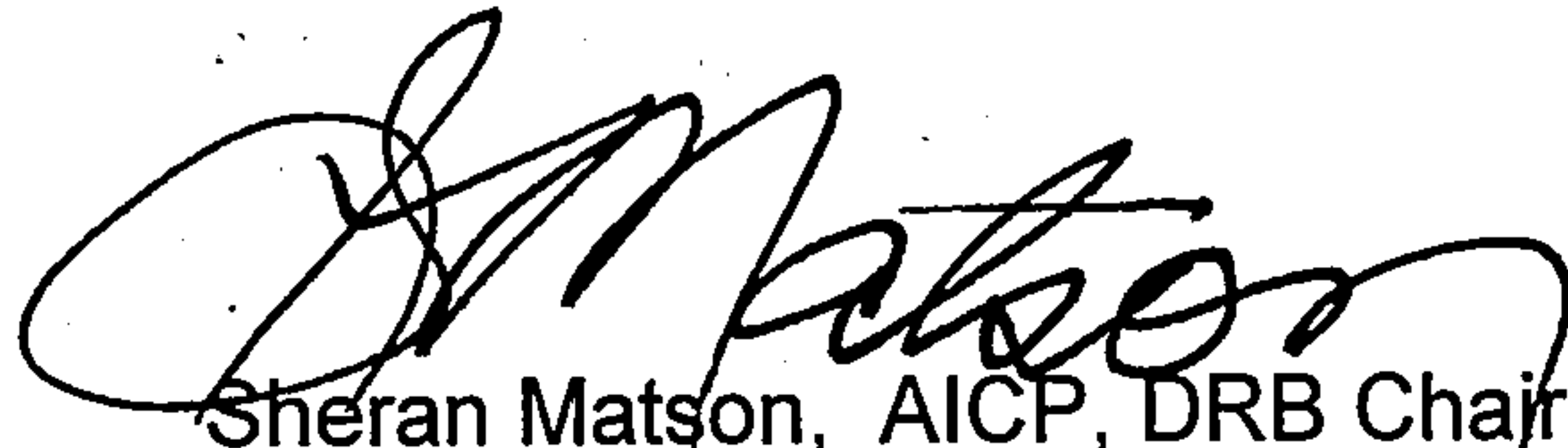
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 2

Project # 1004924
06DRB-01273 Major-Vacation of Public
Easements.
06DRB-01274 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECHL REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA**, zoned SU-1 for O-1 uses, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, 06DRB-01181] (G-18)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 11, 2006.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing on the **3rd FLOOR in the PLANNING DEPARTMENT LARGE CONFERENCE ROOM, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 27, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1000131

06DRB-01277 Major-Two Year SIA
06DRB-01278 Minor-Ext of SIA for Temp
Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CO request(s) the above action(s) for, **BROADWAY INDUSTRIAL CENTER, UNIT 1**, zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 containing approximately 61 acre(s). [REF: DRB-97-271] (M-14)

Project # 1000650

06DRB-01267 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK**, zoned SU-1 for C-1 Permissive Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 03EPC-01109, 03EPC-01110, 03DRB-01782, 03DRB-01783, 04DRB-00277, 05DRB-00903] (P-10)

Project # 1002645

06DRB-01268 Major-Two Year SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for, **SEVILLE, UNIT 8**, zoned R-LT, located on IRVING BLVD NW, between KAYENTA PL NW and UNIVERSE BLVD NW containing approximately 27 acre(s). [REF: 03DRB-01440, 03DRB-01441, 03DRB-01965, 03DRB-00741, 04DRB-00400, 05DRB-01335] (A-10)

Project # 1003634

06DRB-01272 Major-Two Year SIA

GARCIA/KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4A, 5A, 6A & 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2/MR, located on HIGH ST SE between CROMWELL SE and PACIFIC SE and containing approximately 1 acre(s). [REF: 04DRB-01297, 04DRB-00409] (K-14)

Project # 1004639

06DRB-01275 Major-Final Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for 50/50 LLC request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as **VENTANA DEL BOSQUE**) zoned RA-2/PCD, located on MOUNTAIN RD NW, between GABALDON RD NW and BOSQUE VERDE LANE NW containing approximately 5 acre(s). [REF: 06DRB-00254, 06DRB-00255, 06DRB-00256, 06DRB-00257] (J-12)

SEE PAGE 2 . . .



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

September 8, 2006

TO: Joe T. Mares, Montgomery Park Association of Residents

This letter is a **COURTESY NOTIFICATION** from the City of Albuquerque pertaining to a request for: Requests the following for approximately four (4) acre(s): Major Vacation of Public Easements and Minor Sketch Plat or Plan for "Del Norte Office Park" for two (2) PNM anchor easements.

Proposed by: Jeff Mortensen and Associates, Inc. at (505) 345-4250

Agent for: Hoech Real Estate Corporation

For property located: On or near Homestead Road NE between Montgomery Boulevard NE and San Mateo Boulevard NE.

The case number(s) assigned is: 06DRB-01273 and 01274, Project #1004924.

City Planning accepted application for this request on September 1, 2006.

The owner, applicant, and/or agent **WAS NOT** required notifying you of the proposed action by certified mail, return receipt requested. Since your Association lost your "Recognized" status on December 1, 2005, the applicant was not required to notify you of this project - not a "Recognized" association since you have not held an Annual Meeting for September 2005 and September 2006 (per O-92). Until we receive paperwork from you - no future notice of projects will be sent to Montgomery Park by applicants. (Note - Change of Location of Hearing)

Please be advised that this application is scheduled for a hearing before the Development Review Board at 9 a.m. on Wednesday, September 27, 2006 at the Third Floor in the Planning Department, Large Conference Room, 600 Second St. NW.

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

If you have any questions, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

Meeting Date: SEPTEMBER 27, 2006
Zone Atlas Page: G-18-Z
Notification Radius: 100 Ft.

Project# 1004924
App#06DRB-01273
App#06DRB-01274

**Cross Reference and Location: HOMESTEAD RD NE BETWEEN
MONTGOMERY BLVD NE AND SAN MATEO BLVD NE**

Applicant: HOECH REAL ESTATE CORPORATION
8300 CARMEL AVE NE STE # 601
ALBUQUERQUE, NM 87122

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

Special Instructions:

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

Date Mailed: SEPTEMBER 8, 2006
Signature: YVONNE SAAVEDRA

2006-07-2

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION	Supplemental form S	ZONING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input checked="" type="checkbox"/> Vacation	V	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Change	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Text Amendment	
<input type="checkbox"/> ...for Subdivision Purposes		APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		

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: <u>Hoech Real Estate Corporation</u>	PHONE: <u>505-821-4440</u>
ADDRESS: <u>8300 Carmel Avenue NE, Suite 601</u>	FAX: <u>505-857-9774</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87122</u>	E-MAIL: _____
Proprietary interest in site: <u>Owners</u>	
AGENT (if any): <u>Jeff Mortensen & Associates, Inc.</u>	PHONE: <u>505-345-4250</u>
ADDRESS: <u>6010-B Midway Park Blvd. NE</u>	FAX: <u>505-345-4254</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>dtrujillo@imainc.org</u>

DESCRIPTION OF REQUEST: Vacation Request of PNM Easements and Sketch Plat Review and Comment

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

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

Lot or Tract No. Tract B Block: n/a Unit: n/a

Subdiv. / Addn. Federal Plaza

Current Zoning: SU-1 for O-1 uses Proposed zoning: n/a

Zone Atlas page(s): G-18 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): +/- 3.7191 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No

UPC No. 101806007743721070 MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: Homestead Road, NE
Between: Montgomery Boulevard, NE and San Mateo Boulevard, NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB Project No. 1004924, 06EPC-00756, 06DRB-01181 --- Z-88-26, Z-89-18, 01128 01248

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 05-16-06

SIGNATURE Debie LeBlanc Trujillo DATE August 29, 2006

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

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB - 01273</u>	<u>VPE</u>	<u>V</u>	<u>\$ 90.⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>06DRB - 01274</u>	<u>SK</u>		<u>\$ 0</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>ADU</u>		<u>\$ 75.⁰⁰</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>EMG</u>		<u>\$ 20.⁰⁰</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
* <input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
* <input type="checkbox"/> F.H.D.P. density bonus				<u>Total</u>
* <input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>SEPT 27, 06</u>			<u>\$ 185.⁰⁰</u>

Vi 85 9/1/06
Planner signature / date

Project # 1004924

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") 24 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") 6 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

JEFF MORTENSEN & ASSOC., INC.
 DEBIE LEBLANC TRUSTED
 Debie LeBlanc Trustee 08-29-06
 Applicant name (print)
 Applicant signature / date



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

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

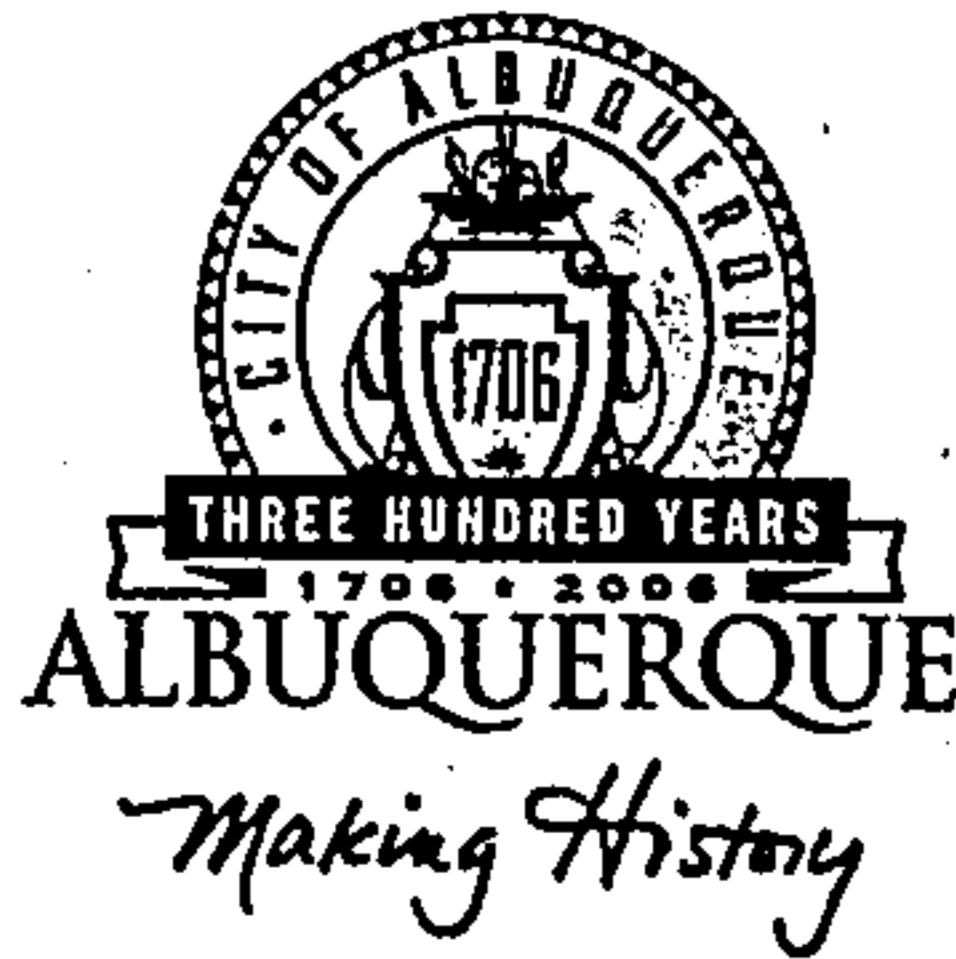
Application case numbers
 06000 - 01273

9/1/06
 Planner signature / date

Project # 1004924

R ec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OW NER STA TE	OWNER ZIPCOD E	PRO PERT Y CLAS S	TAX DIST RICT	LEGAL
1	10180601 50503215 01	TRIAD TOWERS L LC	2801 ALAS KAN WAY 200	SEATTL E	WA	98121	RES	A1A	ALTAMONT UNIT 6 TRACT A
2	10180601 40480210 69	DL ALBUQUERQU E I L L C	PO BOX 72 7	EDMON D	OK	73083 0 727	COM M	A1A	TRACT A PLAT OF TRACTS A & B F EDERAL PLAZA C / L OR 351,5 64 SQ FT
3	10180601 52457212 17	BOARD OF EDUC ATION	PO BOX 25 704	ALBUQU ERQUE	NM	87125 0 704	COM M	A1A	TR M ALTAMONT UNIT 6
4	10180600 77437210 70	FIRST CHURCH O F RELIGIOUS SCI E	3320 SAN PEDRO NE	ALBUQU ERQUE	NM	87110	VAC	A1A	TRACT B PLAT OF TRACTS A & B F EDERAL PLAZA C / L OR 162,0 04 SQ FT
5	10180600 30441210 72	BBR REALTY PAR TNER'S LIMITED	330 GARFI ELD ST 20 0	SANTA F E	NM	87501 2 677	COM M	A1A	TR 3C2A PLAT OF TRS 3C2A, 3C1 A & 3A1 OF "TRE 9 6 SQ FT M/L
6	10180600 22419216 10	MC CARTY DAVID W ETUX	5503 LOMA S BLV NE	ALBUQU ERQUE	NM	87110	COM M	A1A	LT 1 A REPL OF LT 1 BLK 48 OF UNIT NO 4 ALTA
7	10180600 60400210 01								
8	10180600 79419210 16	CROLL ROBERT H & ANN V	4557 COU NTY RD 50 1 A	BAYFIEL D	CO	81122	RES	A1A	* 004 48AALTAMONT
9	10180600 90420210 17	DARLING WILLIAM R & DOROTHY A	3918 PALO MAS CT NE	ALBUQU ERQUE	NM	87110 1 214	RES	A1A	* 005 48AALTAMONT ADD
10	10180601 09421210 23	OLSON DARYL D ETUX	3909 MAD EIRA DR N E	ALBUQU ERQUE	NM	87110 1 203	RES	A1A	* 011 048ALTAMONT
11	10180601 23420212 01	SERTICH DANIEL J	3908 MAD EIRA DR N E	ALBUQU ERQUE	NM	87110 1 204	RES	A1A	* 001 50AALTAMONT
12	10180600 96412210 18	WHITEHILL HARR Y F ETUX	1433 DART MOUTH DR NE	ALBUQU ERQUE	NM	87106	RES	A1A	* 006 48AALTAMONT
13	10180601 09411210 22	KEITH RUDY C & ANNETTE M	3905 MAD EIRA DR N E	ALBUQU ERQUE	NM	87110 1 203	RES	A1A	* 010 48AALTAMONT
14	10180601 26410212 02	RICHARDSON ALL AN K II &	3900 MAD EIRA NE	ALBUQU ERQUE	NM	87110	RES	A1A	* 002 50AALTAMONT
15	10180600 77409210 15	GRIFFITH RICHAR D ODELL	3913 PALO MAS CT NE	ALBUQU ERQUE	NM	87110 1 214	RES	A1A	* 003 48AALTAMONT
16	10180600 22409216 09	SMOCK KENNETH J ETUX	3512 11TH ST NW	ALBUQU ERQUE	NM	87107 2 446	COM M	A1A	LT 1 B REPL OF LT 1 BLK 48 OF UNIT NO 4 ALTA
17	10180600 96403210 19	STRONG PHILLIP D & REGINA M	3906 PALO MAS CT NE	ALBUQU ERQUE	NM	87110 1 214	RES	A1A	* 007 48AALTAMONT L7 X N8F OF L8
18	10180601 11402210 21	FLOWERDAY TER RI LYNN	3901 MAD EIRA DR N E	ALBUQU ERQUE	NM	87110	RES	A1A	* 009 48AALTAMONT
19	10180600 22399216 08	SMOCK KENNETH J ETUX	4100 SAN MATEO BL V NE	ALBUQU ERQUE	NM	87110	COM M	A1A	LT 1 C REPL OF LT 1 BLK 48 OF UNIT NO 4 ALTA
20	10180600 78400210	SCHRANDT WILLI AM H & JUDITH D	3907 PALO MAS CT NE	ALBUQU ERQUE	NM	87110 1 214	RES	A1A	* 002 48AALTAMONT

	14								
21	10180600 82390210 13	ARCHER BARBAR A M TRUSTEE AR CHE	3901 PALO MAS CT NE	ALBUQU ERQUE	NM	87110 1 214	RES	A1A	* 001 48AALTAMONT ADD
22	10180600 23381216 07	U- HAUL OF NEW ME XICO	PO BOX 29 046	PHOENI X	AZ	85038 9 046	COM M	A1A	TR D SUMMARY PLAT SHOWING TR D REPL LOT 1- D ALTAMONT ADDN UNIT
23	10180600 90377217 27	FRANCHINI THOM AS R & LINDA S	3811 PALO MAS CT NE	ALBUQU ERQUE	NM	87110	RES	A1A	* 002 029ALTAMONT
24	10180600 63358217 01	ST ANDREW PRE SBYTERIAN CHUR CH	5301 PON DEROSA N E	ALBUQU ERQUE	NM	87110	COM M	A1A	* 001 029ALTAMONT ADD
25	10180600 22358216 03	CSK AUTO INC	P O BOX 19 063	PHOENI X	AZ	85005 9 063	COM M	A1A	KILIAN TRACT #1 (TRS B C A-1- B & THE N 118.5 EARLMONT PL AZA) CO
2 6	101806006 349721031	ANM WPI LLC	1120 EAST TER RACE ST 300	SEA TTLE	WA	9812 2	RES	A1A	*1 REPLAT OF TR - 1 LANDS OF R A TOKOPH
2 7	101806002 048321026	SAN MATEO COR PORATE CENTER	330 GARFIELD ST 200	SAN TA F E	NM	8750 1 267 7	COM M	A1A	TR 1B1 REDIVISION OF TR 1B (NO W COMPRISING T E MOUNT CONT 1 43,617



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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

August 30, 2006

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on August 30, 2006:

Contact Name: DEBIE LeBLANC TRUJILLO
Company or Agency: JEFF MORTENSEN AND ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE/87109
PHONE: 345-4250/FAX: 345-4254
E-mail: dtrujillo@jmainc.org

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT B, FEDERAL PLAZA, SOUTHEAST CORNER OF MONTGOMERY BOULEVARD NE AND SAN MATEO BOULEVARD NE** zone map G-18.

Our records indicate that as of August 30, 2006, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(10/08/04)



ENGINEERS & SURVEYORS

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

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2006.026.2
August 31, 2006

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

Re: Request for Vacation of PNM Easements and Sketch Plat Review and Comment
Del Norte Office Park -- DRB Project No. 1004924

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms V and S(3) along with related fees
- Twenty Four (24) copies of the Vacation Request and Sketch Plat Review and Comment
- Twenty Four (24) copies of the document that created the PNM Easements
- One (1) Color Copy of the Vacation Exhibit
- One (1) Reduced Color Copy of the Vacation Request
- City of Albuquerque Zone Atlas G-18 (with site highlighted)
- Office of the Community & Neighborhood Coordination request, **No Recognized Neighborhood Associations**

On behalf of our client, Hoech Real Estate Corporation, the owner of Tract B, Federal Plaza, we are requesting the vacation of two PNM anchor easements five (5) feet in width and Sketch Plat Review and Comment. The EPC has heard and approved the Site Development Plan for Building Permit with conditions on July 21, 2006.

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

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Don Hoech -- Hoech Real Estate Corporation, w/enc.

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

OR CURRENT RESIDENT
101806006040021001

No Ownership
In AGIS

OR CURRENT RESIDENT
101806003044121072
BBR REALTY PARTNERS LIMITED
330 GARFIELD ST 200
SANTA FE, NM 87501 2677

OR CURRENT RESIDENT
101806002235821603
CSK AUTO INC
P O BOX 19063
PHOENIX, AZ 85005 9063

OR CURRENT RESIDENT
101806007743721070
FIRST CHURCH OF RELIGIOUS SCIE
3320 SAN PEDRO NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101806007740921015
GRIFFITH RICHARD ODELL
3913 PALOMAS CT NE
ALBUQUERQUE, NM 87110 1214

OR CURRENT RESIDENT
101806010942121023
OLSON DARYL D ETUX
3909 MADEIRA DR NE
ALBUQUERQUE, NM 87110 1203

OR CURRENT RESIDENT
101806007840021014
SCHRANDT WILLIAM H & JUDITH D
3907 PALOMAS CT NE
ALBUQUERQUE, NM 87110 1214

OR CURRENT RESIDENT
101806002239921608
SMOCK KENNETH J ETUX
4100 SAN MATEO BLV NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101806015050321501
TRIAD TOWERS LLC
2801 ALASKAN WAY 200
SEATTLE, WA 98121

Project # 1004924
HOECH REAL ESTATE CORP.
8300 CAMEL AVE NE STE # 601
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
101806006349721031
ANM WPI LLC
1120 EAST TERRACE ST 300
SEATTLE, WA 98122

OR CURRENT RESIDENT
101806015245721217
BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE, NM 87125 0704

OR CURRENT RESIDENT
101806009042021017
DARLING WILLIAM R & DOROTHY A
3918 PALOMAS CT NE
ALBUQUERQUE, NM 87110 1214

OR CURRENT RESIDENT
101806011140221021
FLOWERDAY TERRI LYNN
3901 MADEIRA DR NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101806010941121022
KEITH RUDY C & ANNETTE M
3905 MADEIRA DR NE
ALBUQUERQUE, NM 87110 1203

OR CURRENT RESIDENT
101806012641021202
RICHARDSON ALLAN K II &
3900 MADEIRA NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101806012342021201
SERTICH DANIEL J
3908 MADEIRA DR NE
ALBUQUERQUE, NM 87110 1204

OR CURRENT RESIDENT
101806006335821701
ST ANDREW PRESBYTERIAN
CHURCH
5301 PONDEROSA NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101806002338121607
U-HAUL OF NEW MEXICO
PO BOX 29046
PHOENIX, AZ 85038 9046

Project # 1004924
JEFF MORTENSEN & ASSOCIATES
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806008239021013
ARCHER BARBARA M TRUSTEE
ARCHE
3901 PALOMAS CT NE
ALBUQUERQUE, NM 87110 1214

OR CURRENT RESIDENT
101806007941921016
CROLL ROBERT H & ANN V
4557 COUNTY RD 501 A
BAYFIELD, CO 81122

OR CURRENT RESIDENT
101806014048021069
DL ALBUQUERQUE I L L C
PO BOX 727
EDMOND, OK 73083 0727

OR CURRENT RESIDENT
101806009037721727
FRANCHINI THOMAS R & LINDA S
3811 PALOMAS CT NE
ALBUQUERQUE, NM 87110


OR CURRENT RESIDENT
101806002241921610
MC CARTY DAVID W ETUX
5503 LOMAS BLV NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101806002048321026
SAN MATEO CORPORATE CENTER
330 GARFIELD ST 200
SANTA FE, NM 87501 2677

OR CURRENT RESIDENT
101806002240921609
SMOCK KENNETH J ETUX
3512 11TH ST NW
ALBUQUERQUE, NM 87107 2446

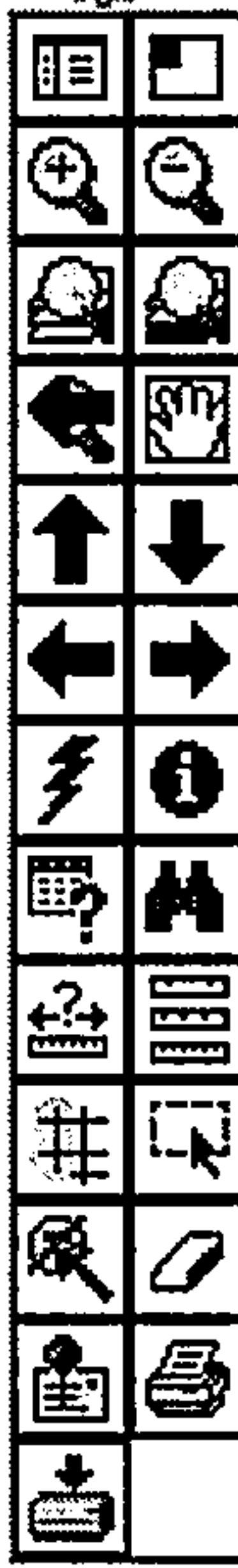
OR CURRENT RESIDENT
101806009640321019
STRONG PHILLIP D & REGINA M
3906 PALOMAS CT NE
ALBUQUERQUE, NM 87110 1214

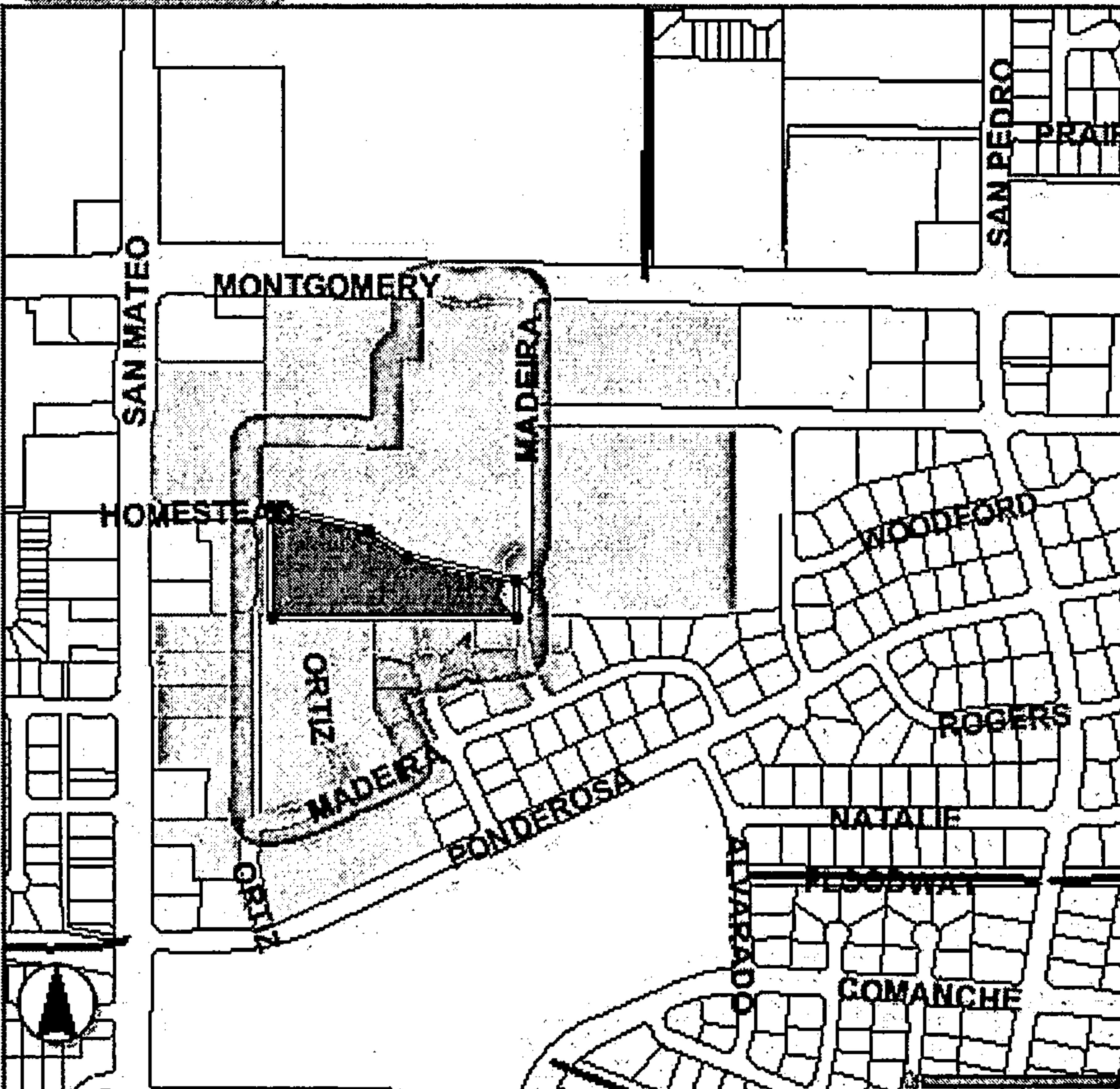
OR CURRENT RESIDENT
101806009641221018
WHITEHILL HARRY F ETUX
1433 DARTMOUTH DR NE
ALBUQUERQUE, NM 87106



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

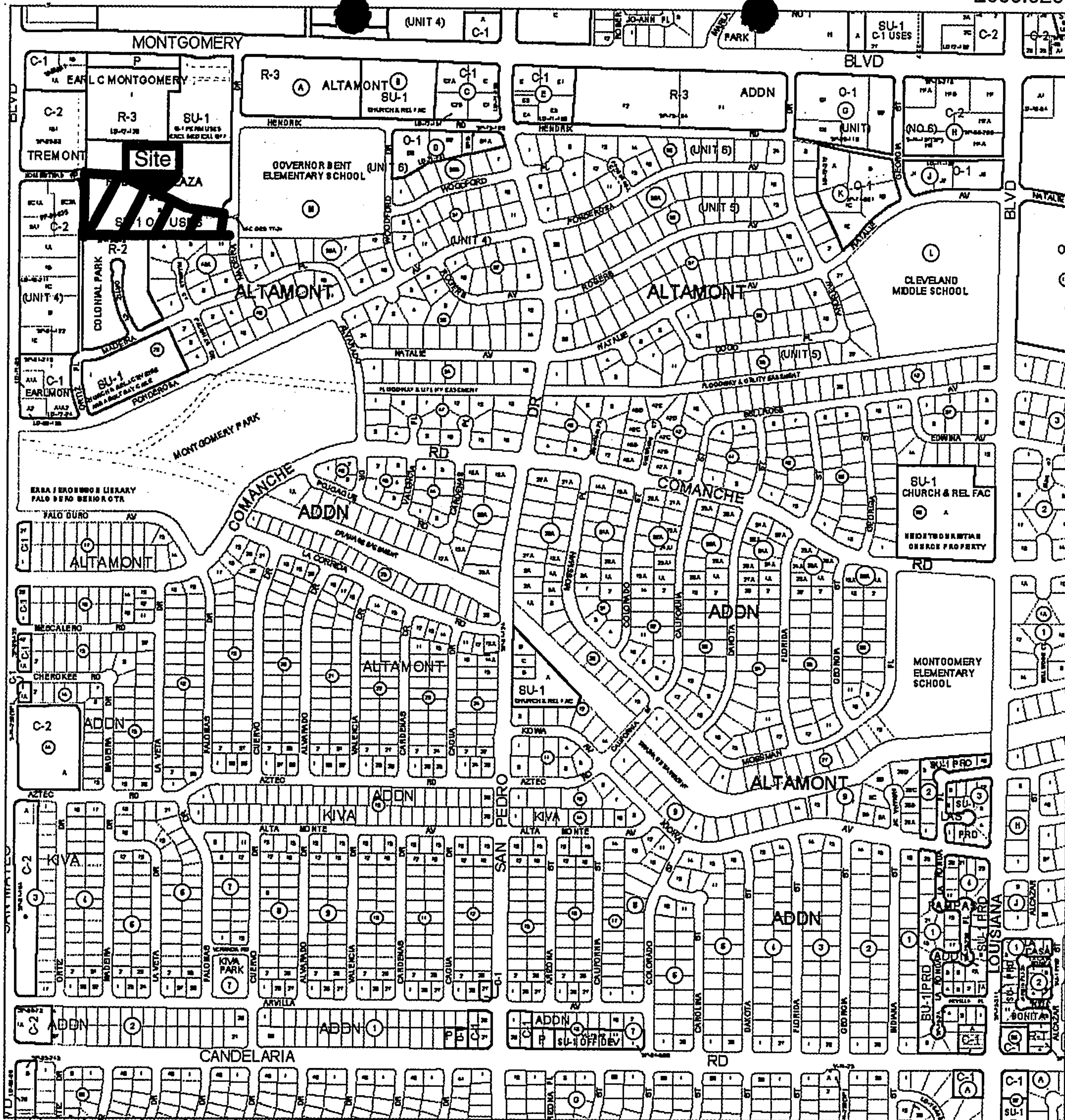
- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDI
1	101806015050321501	TRIAD TOWERS LLC	2801 ALASKAN V
2	101806014048021069	DL ALBUQUERQUE I L L C	PO BOX 727
3	101806015015701217	BOARD OF EDUCATION	PO BOX 25704

Pan
[SEARCH](#)
[REFRESH](#)
[HELP](#)
[INDEX PAGE](#)

[CONTACT](#)



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-18-Z

Selected Symbols

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

Map amended through: 3/14/2006

2006.026.2

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Signed Pre-Annexation Agreement if Annexation required.
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

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

JEFF MORTENSEN & ASSOC., INC.

DEBIE LEBLANC TRUJILLO

Debie LeBlanc Trujillo Applicant name (print)
Debie LeBlanc Trujillo 08-29-06 Applicant signature / date



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

Application case numbers
 06280 - 01274

Form revised 11/04
YES 9/1/06

 Planner signature / date

Project # 1004924



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

PAGE 2

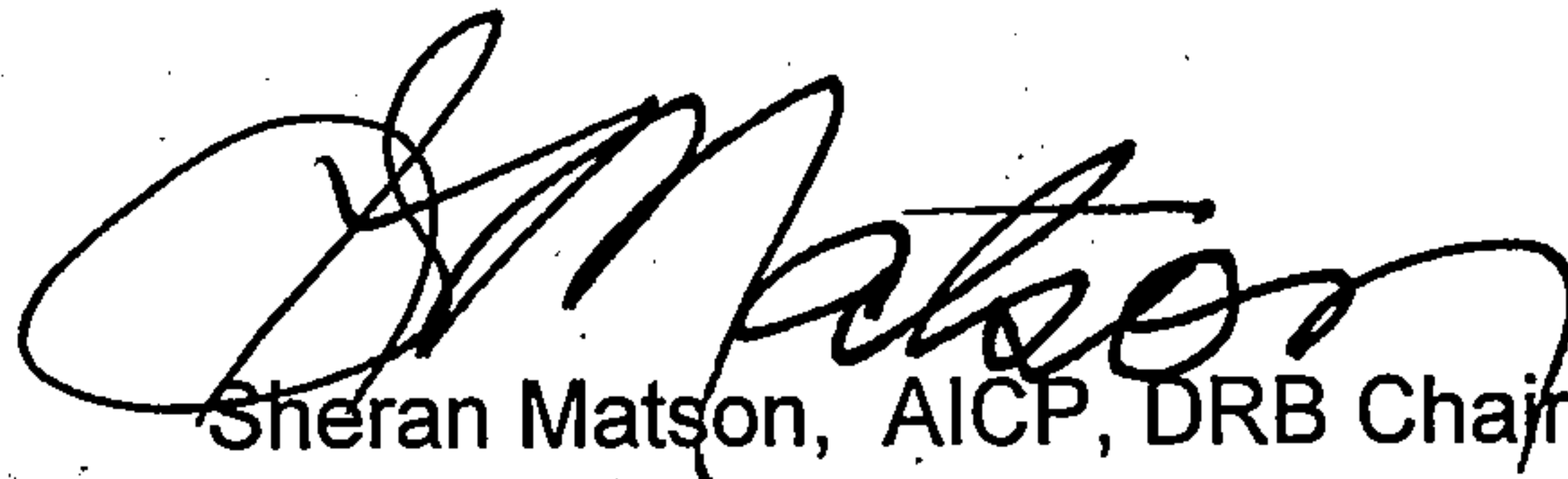
Project # ~~1004924~~

06DRB-01273 Major-Vacation of Public
Easements .

06DRB-01274 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH
REAL ESTATE CORPORATION request(s) the above
action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA**,
zoned SU-1 for O-1 uses, located on HOMESTEAD RD NE,
between MONTGOMERY BLVD NE and SAN MATEO BLVD
NE containing approximately 4 acre(s). [REF: 06EPC-00756,
06DRB-01181] (G-18)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 11, 2006.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing on the **3rd FLOOR in the PLANNING DEPARTMENT LARGE CONFERENCE ROOM, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 20, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1000131

06DRB-01277 Major-Two Year SIA
06DRB-01278 Minor-Ext of SIA for Temp
Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CO request(s) the above action(s) for, **BROADWAY INDUSTRIAL CENTER, UNIT 1**, zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 containing approximately 61 acre(s). [REF: DRB-97-271] (M-14)

Project # 1000650

06DRB-01267 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK**, zoned SU-1 for C-1 Permissive Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 03EPC-01109, 03EPC-01110, 03DRB-01782, 03DRB-01783, 04DRB-00277, 05DRB-00903] (P-10)

Project # 1002645

06DRB-01268 Major-Two Year SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for, **SEVILLE, UNIT 8**, zoned R-LT, located on IRVING BLVD NW, between KAYENTA PL NW and UNIVERSE BLVD NW containing approximately 27 acre(s). [REF: 03DRB-01440, 03DRB-01441, 03DRB-01965, 03DRB-00741, 04DRB-00400, 05DRB-01335] (A-10)

Project # 1003634

06DRB-01272 Major-Two Year SIA

GARCIA/KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4A, 5A, 6A & 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2/MR, located on HIGH ST SE between CROMWELL SE and PACIFIC SE and containing approximately 1 acre(s). [REF: 04DRB-01297, 04DRB-00409] (K-14)

Project # 1004639

06DRB-01275 Major-Final Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for 50/50 LLC request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as **VENTANA DEL BOSQUE**) zoned RA-2/PCD, located on MOUNTAIN RD NW, between GABALDON RD NW and BOSQUE VERDE LANE NW containing approximately 5 acre(s). [REF: 06DRB-00254, 06DRB-00255, 06DRB-00256, 06DRB-00257] (J-12)

SEE PAGE 2 . . .



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form **S**

S

V

P

L

Supplemental form **Z**

ZONING

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

APPEAL / PROTEST of...

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

Z

A

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: Hoech Real Estate Corporation
 ADDRESS: 8300 Carmel Avenue NE, Suite 601
 CITY: Albuquerque
 Proprietary interest in site: Owners
 AGENT (if any): Jeff Mortensen & Associates, Inc.
 ADDRESS: 6010-B Midway Park Blvd. NE
 CITY: Albuquerque

STATE NM ZIP 87122
 STATE NM ZIP 87109

PHONE: 505-821-4440
 FAX: 505-857-9774
 E-MAIL: _____
 PHONE: 505-345-4250
 FAX: 505-345-4254
 E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: Preliminary and Final Plat Approval

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

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

Lot or Tract No. Tract B Block: n/a Unit: n/a
 Subdiv. / Addn. Federal Plaza
 Current Zoning: SU-1 for O-1 uses Proposed zoning: n/a
 Zone Atlas page(s): G-18 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): +/- 3.7191 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. 101806007743721070 MRGCD Map No. n/a
 LOCATION OF PROPERTY BY STREETS: On or Near: Homestead Road, NE
 Between: Montgomery Boulevard, NE and San Mateo Boulevard, NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB Project No. 1004924, 06EPC-00756, 06DRB-01181, 06DRB-01274, 06DRB-01273 --- Z-88-26, Z-89-18, 01128 01248

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 05-16-06

SIGNATURE Debie LeBlanc Trujillo DATE October 17, 2006
 (Print) Debie LeBlanc Trujillo fo Jeff Mortensen & Associates, Inc. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
<u>06DRB - 01514</u>	<u>RF</u>	<u>3(3)</u>	<u>\$ 0.00</u>
_____	<u>CFM</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>10/25/06</u>	_____	_____	Total <u>\$ 20.00</u>

Sandy Handley 10/17/06
Planner signature / date

Project # 1004924

2002.026.2 Final

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request
Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request
Copy of previous D.R.B. approved infrastructure list
Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
Design elevations & cross sections of perimeter walls 3 copies
Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
Property owner's and City Surveyor's signatures on the Mylar drawing
SIA financial guaranty verification
Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
Any original and/or related file numbers are listed on the cover application

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.

Vacant Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.

Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

Letter briefly describing, explaining, and justifying the request

Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.

Property owner's and City Surveyor's signatures on the Mylar drawing

Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer

Signed Pre-Annexation Agreement if Annexation required.

Fee (see schedule)

Any original and/or related file numbers are listed on the cover application

Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.

Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings

Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

Letter briefly describing, explaining, and justifying the request

Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.

Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended

Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

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

JEFF MORTENSEN & ASSOC., INC

DEBIE LEBLANC TRUJILLO

Applicant name (print)

Debie LeBlanc Trujillo 10-17-02

Applicant signature / date



Form revised 11/04

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

Application case numbers
060DRB- 01514

Sandy Handley 10/17/02

Planner signature / date

Project # 1004924



ENGINEERS & SURVEYORS

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

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2006.026.2
October 17, 2006

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

Re: Request for Preliminary / Final Plat Approval
Del Norte Office Park -- DRB Project No. 1004924

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) along with related fees
- Six (6) copies of the Preliminary / Final Plat
- City of Albuquerque Zone Atlas G-18 (with site highlighted)
- DXF Approval

On behalf of our client, Hoech Real Estate Corporation, the owner of Tract B, Federal Plaza, we are requesting Preliminary / Final Plat approval. This project has various actions associated with it. There is a vacation that was approved at the September 27th hearing and the EPC has heard and approved the Site Development Plan for Building Permit with conditions on July 21, 2006.

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

Sincerely,

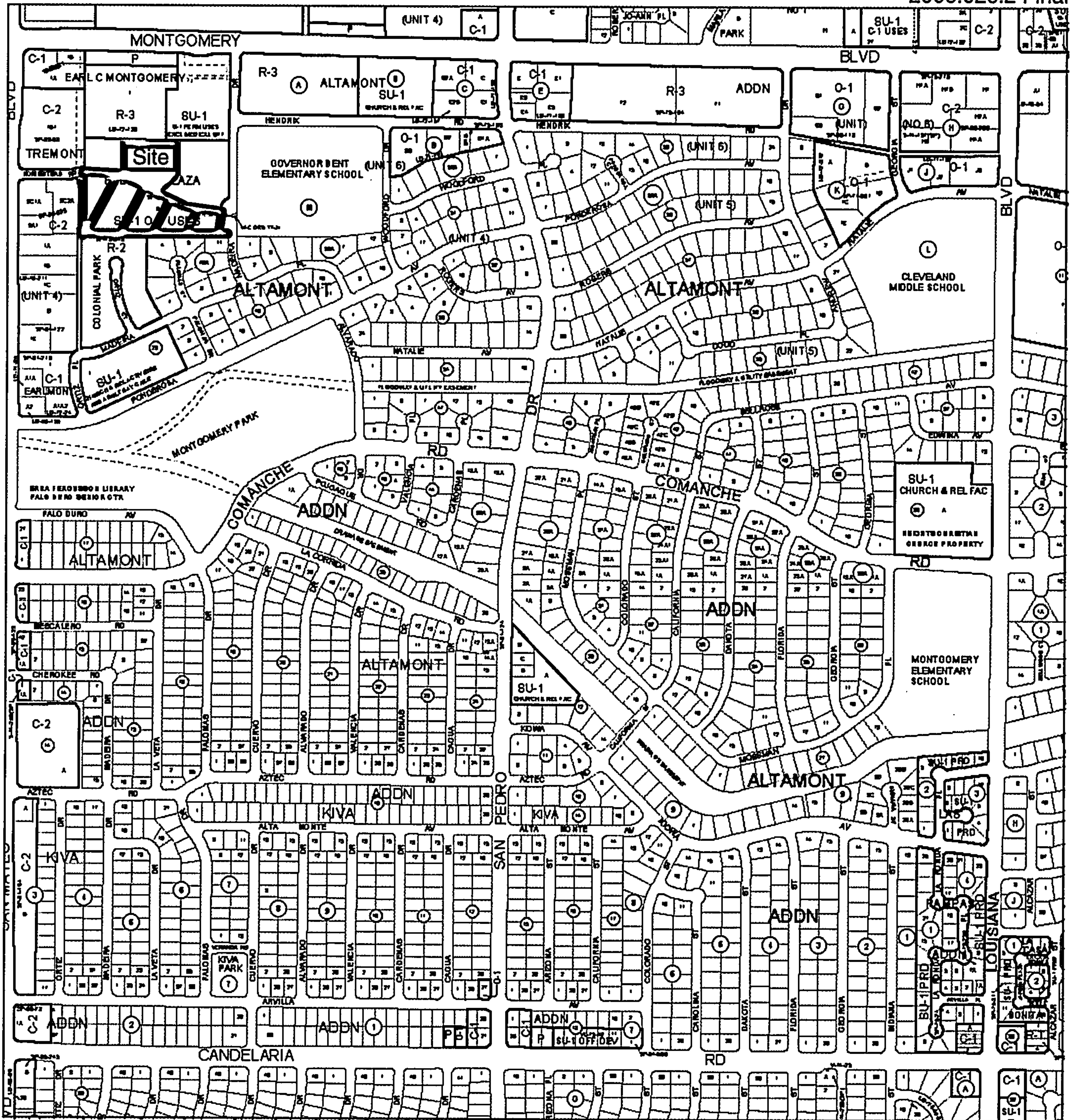
JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo
Debie LeBlanc Trujillo

DLT
Enclosures

xc: Don Hoech -- Hoech Real Estate Corporation, w/enc.
Ken Hunt -- Hunt & Davis, PC, w/enc.

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



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

City of ALBUQUERQUE
AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-18-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 3/14/2006

Debie Trujillo

From: dmzamora@cabq.gov
Sent: Monday, October 16, 2006 2:37 PM
To: Timothy N. Tessendorf
Cc: Debie Trujillo
Subject: Project No. 1004924

The .dxf file for Project No. 1004924 (Del Norte Office Park Tract A) has been approved.

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

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

PAID RECEIPT

APPLICANT NAME HOECH REAL ESTATE CORP.
AGENT JEFF. MORTENSEN & ASSOC INC
ADDRESS 6010-B MIDWAY PARK BLVD NE
PROJECT & APP # 1004924/06 DRB 01514
PROJECT NAME DEL NORTE OFFICE PARK

\$ 70.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 70.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

10/17/2006 10:15AM LOC: ANN
X
RECEIPT# 00068185 WS# 006 TRANSH 0021
Account 441032 Fund 0110
Activity 3424000 TRSCXG
Trans Amt \$70.00
J24 Misc \$20.00

Thank You

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

#15

PAID RECEIPT

APPLICANT NAME HOECH REAL ESTATE CORP.
AGENT JEFF MORTENSEN & Assoc.
ADDRESS _____
PROJECT & APP # 100 49 24 / 06 DRB - 01514
PROJECT NAME FEDERAL PLAZA

\$ _____ 441032/3424000 Conflict Management Fee
\$ 215.⁰⁰ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 215.⁰⁰ TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

10/18/2006 10:51AM LOC: ANN
X
RECEIPT# 00066027 WSH# 008 TRANS# 0009
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$215.00
J24 Misc \$215.00
MC \$215.00
CHANGE \$0.00

Thank You

2006.026.2

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION	Supplemental form S	Supplemental form Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input checked="" type="checkbox"/> Vacation	V	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Change
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Text Amendment
<input type="checkbox"/> ...for Subdivision Purposes		APPEAL / PROTEST of...
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal
<input type="checkbox"/> IP Master Development Plan		
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	

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: <u>Hoech Real Estate Corporation</u>	PHONE: <u>505-821-4440</u>
ADDRESS: <u>8300 Carmel Avenue NE, Suite 601</u>	FAX: <u>505-857-9774</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87122</u>	E-MAIL: _____
Proprietary interest in site: <u>Owners</u>	
AGENT (if any): <u>Jeff Mortensen & Associates, Inc.</u>	PHONE: <u>505-345-4250</u>
ADDRESS: <u>6010-B Midway Park Blvd. NE</u>	FAX: <u>505-345-4254</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>dtrujillo@jmainc.org</u>

DESCRIPTION OF REQUEST: Vacation Request of PNM Easements and Sketch Plat Review and Comment

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

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

Lot or Tract No. Tract B Block: n/a Unit: n/a

Subdiv. / Addn. Federal Plaza

Current Zoning: SU-1 for O-1 uses Proposed zoning: n/a

Zone Atlas page(s): G-18 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): +/- 3.7191 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No

UPC No. 101806007743721070 MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: Homestead Road, NE
Between: Montgomery Boulevard, NE and San Mateo Boulevard, NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB Project No. 1004924, 06EPC-00756, 06DRB-01181 --- Z-88-26, Z-89-18, 01128 01248

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 05-16-06

SIGNATURE Debie LeBlanc Trujillo DATE August 29, 2006

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

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB - 01273</u>	<u>JPE</u>	<u>V</u>	\$ <u>90.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>06DRB - 01274</u>	<u>SK</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>ADU</u>		\$ <u>75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>EMG</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>SEPT 27, 06</u>			\$ <u>185.00</u>

Vic 9/1/06
Planner signature / date

Project # 1004924

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

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

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

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

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

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

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

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

JEFF MORTENSEN & ASSOC., INC.

DEBIE LEBLANC TRUST

Debie LeBlanc Trust 08-29-06

Applicant name (print)

Applicant signature / date



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

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

Application case numbers
 06083 - 01273
 _____ - _____
 _____ - _____

VC JS 9/1/06
 Planner signature / date

Project # 1004924

2006.026.2

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

vacant

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Signed Pre-Annexation Agreement if Annexation required.
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

JEFF MORTENSEN & ASSOC., INC.

DEBIE LEBLANC TRUJILLO

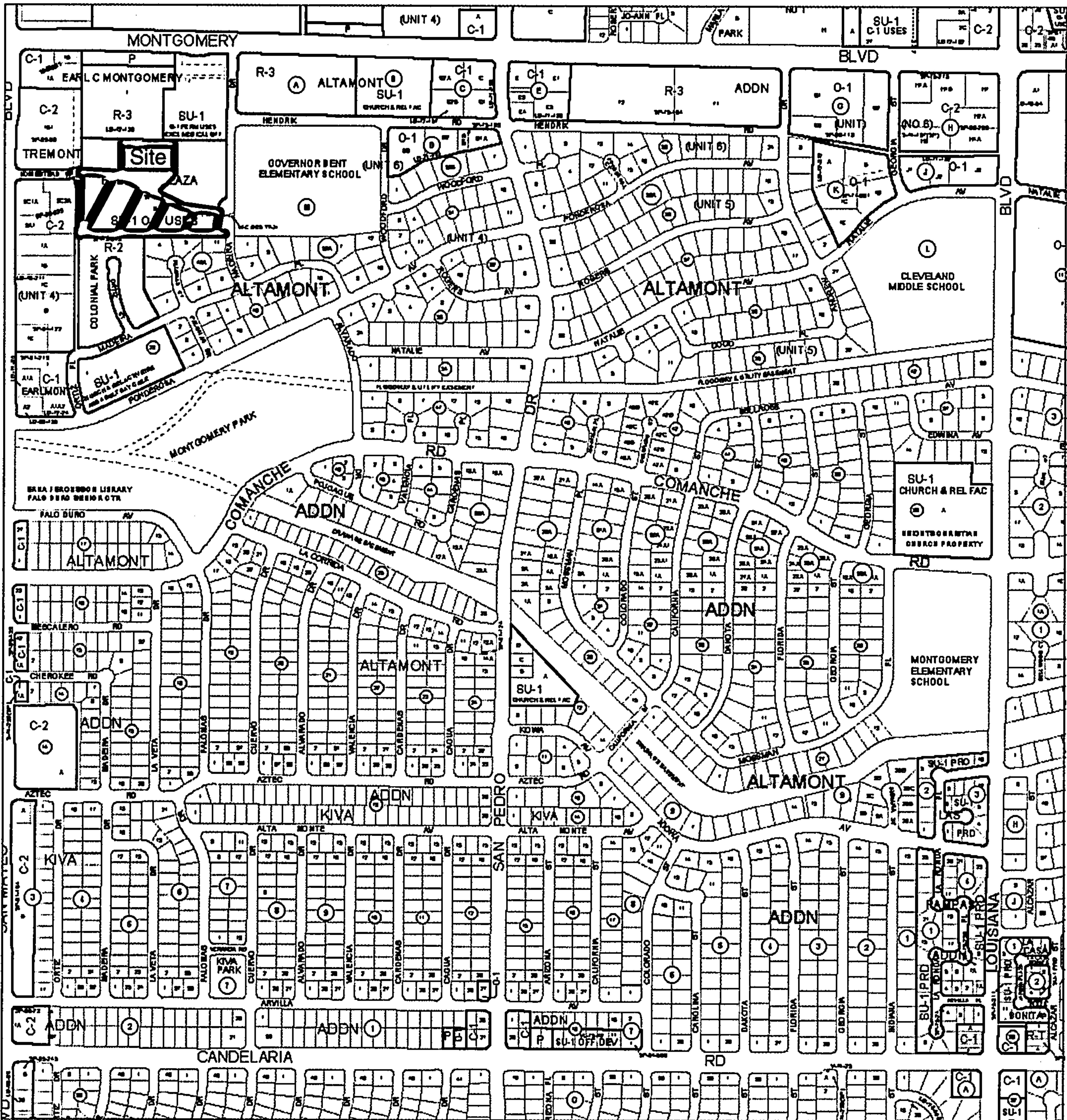
Debie LeBlanc Trujillo 08-29-06
Applicant name (print)
Applicant signature / date



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

Application case numbers
 DWPB - 01274
 - - -
 - - -

Form revised 1/04
 YES 9/1/06
 Planner signature / date
 Project # 1004924



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-18-Z

Selected Symbols

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

0 750 1500 Feet

Map amended through: 3/14/2006



ENGINEERS & SURVEYORS

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

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2006.026.2
August 31, 2006

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

Re: Request for Vacation of PNM Easements and Sketch Plat Review and Comment
Del Norte Office Park -- DRB Project No. 1004924

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms V and S(3) along with related fees
- Twenty Four (24) copies of the Vacation Request and Sketch Plat Review and Comment
- Twenty Four (24) copies of the document that created the PNM Easements
- One (1) Color Copy of the Vacation Exhibit
- One (1) Reduced Color Copy of the Vacation Request
- City of Albuquerque Zone Atlas G-18 (with site highlighted)
- Office of the Community & Neighborhood Coordination request, **No Recognized Neighborhood Associations**

On behalf of our client, Hoech Real Estate Corporation, the owner of Tract B, Federal Plaza, we are requesting the vacation of two PNM anchor easements five (5) feet in width and Sketch Plat Review and Comment. The EPC has heard and approved the Site Development Plan for Building Permit with conditions on July 21, 2006.

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

Sincerely,

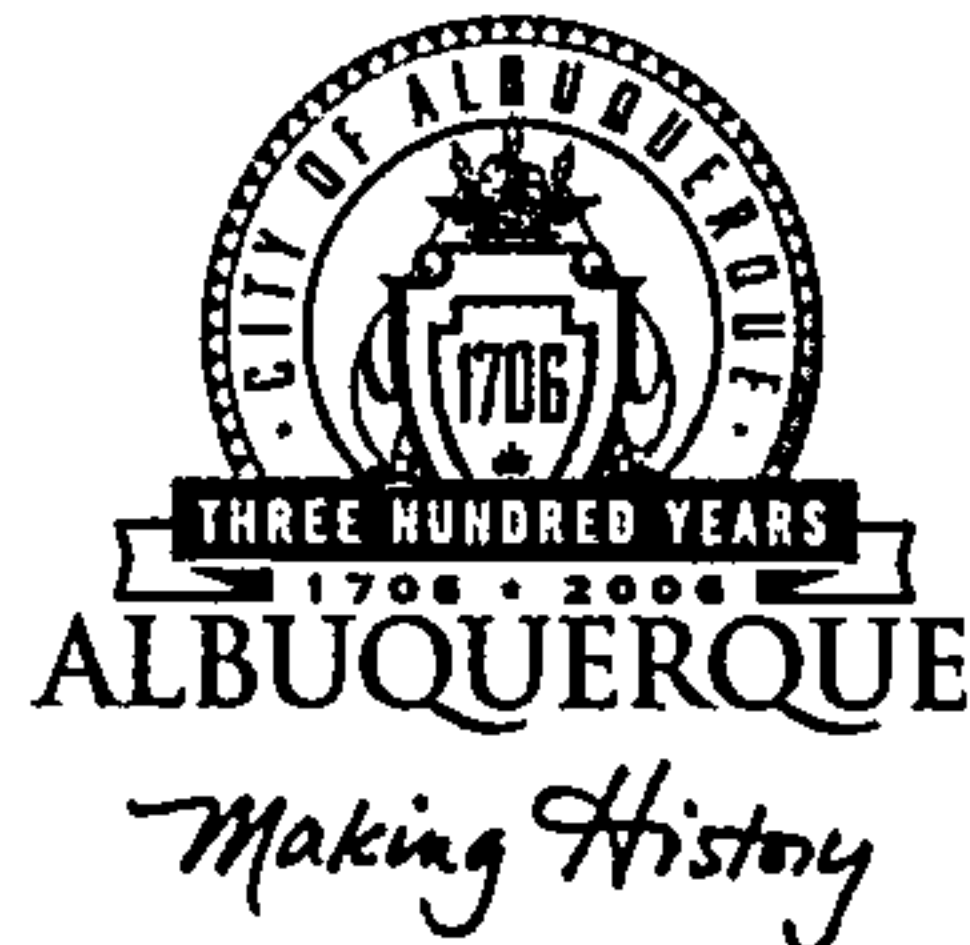
JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Don Hoech -- Hoech Real Estate Corporation, w/enc.

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



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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

August 30, 2006

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **August 30, 2006:**

Contact Name: DEBIE LeBLANC TRUJILLO
Company or Agency: JEFF MORTENSEN AND ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE/87109
PHONE: 345-4250/FAX: 345-4254
E-mail: dtrujillo@jmainc.org

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT B, FEDERAL PLAZA, SOUTHEAST CORNER OF MONTGOMERY BOULEVARD NE AND SAN MATEO BOULEVARD NE** zone map **G-18**.

Our records indicate that as of August 30, 2006, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(10/08/04)

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

PAID RECEIPT

APPLICANT NAME

HOECH REAL ESTATE CORP.

AGENT

JEFF MORTENSEN SEN & ASSOC

ADDRESS

PROJECT & APP #

1004924 / EG DRB - 01273, 01274

PROJECT NAME

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee

\$ 90.⁰⁰ 441006/4983000 DRB Actions

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

\$ 75.⁰⁰ 441018/4971000 Public Notification

\$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***

- () Major/Minor Subdivision () Site Development Plan () Bldg Permit
- () Letter of Map Revision () Conditional Letter of Map Revision
- () Traffic Impact Study

\$ 185.⁰⁰ TOTAL AMOUNT DUE

9/11/2006 11:12AM LOC: ANNX
 RECEIPT# 00067722 WSH 007 TRANSH 0011
 ACCOUNT 441018 FUND 0110 TRSVRS
 Activity 4971000 \$185.00
 Trans Amt \$75.00
 J24 Misc \$0.00
 CK CHANGE \$185.00
 Thank You

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

9/11/06
 RECEIPT#
 ACCOUNT
 ACTIVITY
 TRANS

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

16722

DATE 9/11/06

95-68171070

PAY TO THE ORDER OF CITY OF ALBUQUERQUE

One hundred eighty five and 00/100

DOLLARS

BANK & WEST Manzano Office
 1-800-488-2265

RECEIVED 00067722 WSH 007 TRANSH 0011
 ACCOUNT 441006 FUND 0110 TRSVRS
 Activity 4971000

FOR 2006 Q3 DRB submittal

Charles G. [Signature]

⑆016722⑆ ⑆107006813⑆ ⑆272036653⑆

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from SEPT 12, 06 To SEPT 27, 06

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Deborah Blue Trindlo
(Applicant or Agent) JMA

09-01-06
(Date)

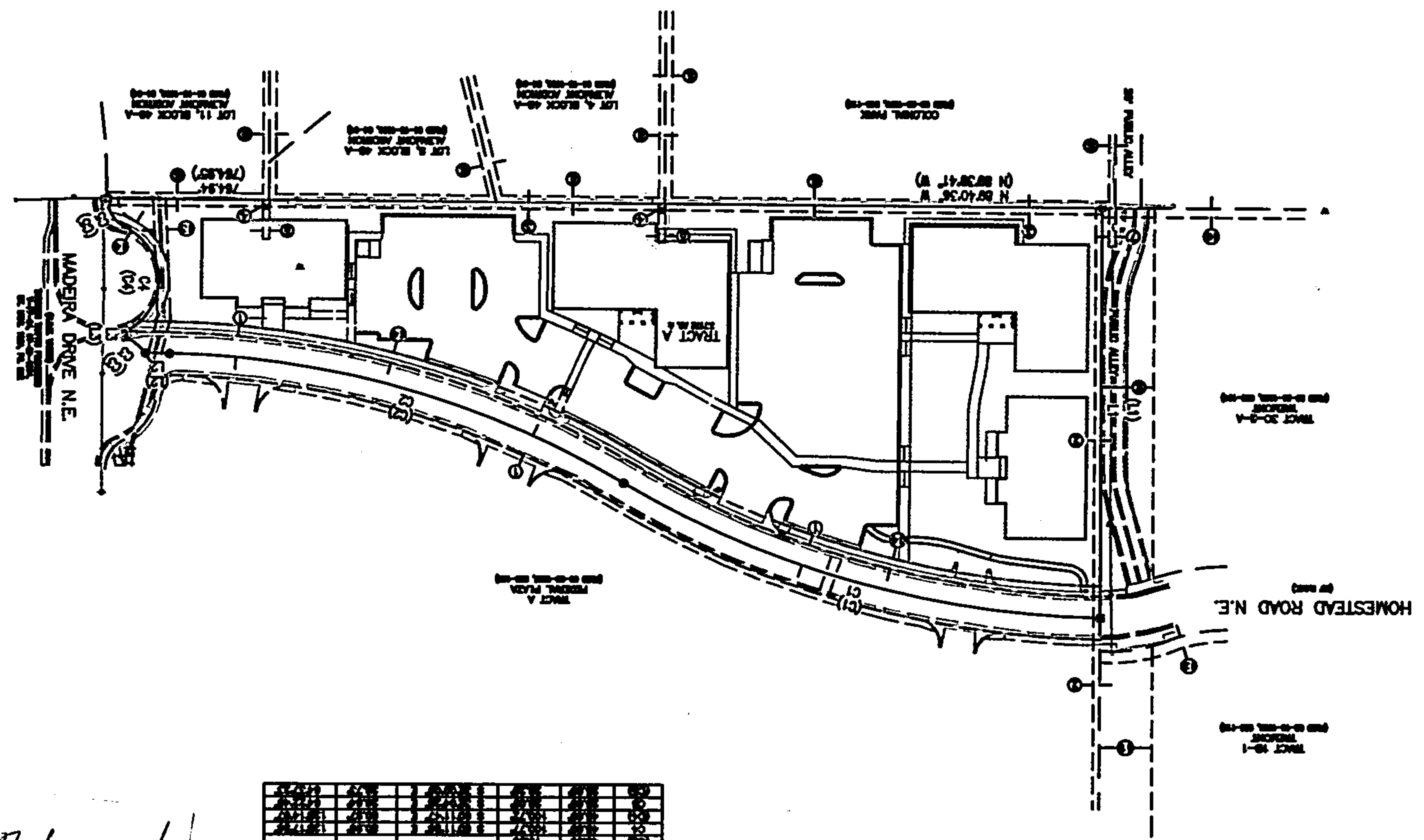
I issued 2 signs for this application, 9/1/06 (Date) Ve Sis (Staff Member)

DRB PROJECT NUMBER: 10049 24

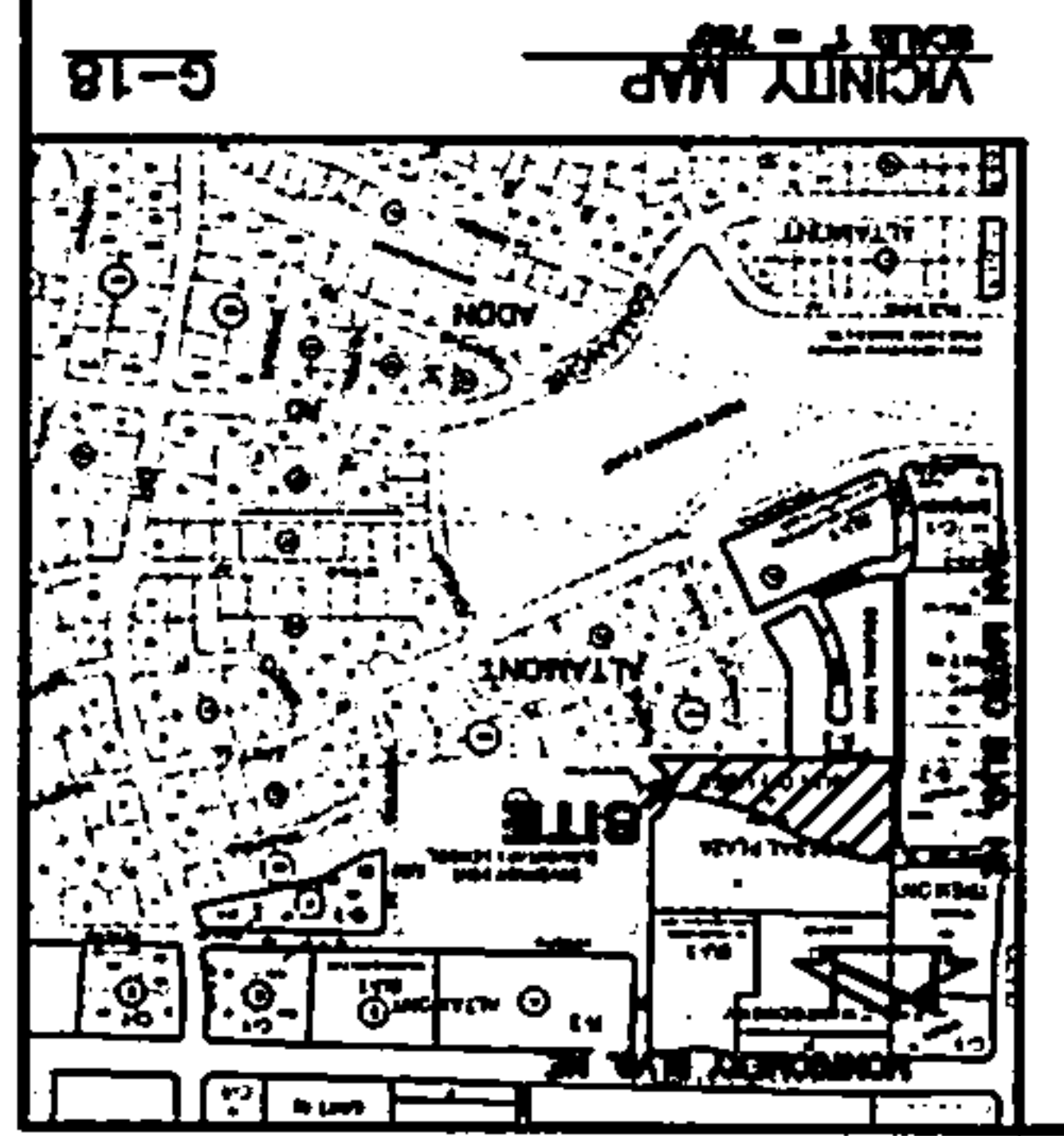
DATE	08-2006	SCALE	1" = 100'
PROJECT NO.	20060262	DATE	08-2006
DATE	08-2006	SCALE	1" = 100'

THE PURPOSE OF THIS SKETCH PLAT AND VACATION REQUEST IS TO DEMONSTRATE: THE CREATION OF TRACT A FROM FORMER TRACT B, THE VACATION OF A PORTION OF P.M.M. EASEMENTS; AND THE GRANTING OF EASEMENTS, AS SHOWN OR NOTED ON THIS DRAWING

EXHIBIT-B
Date ~~10/6/06~~ 09/18/06



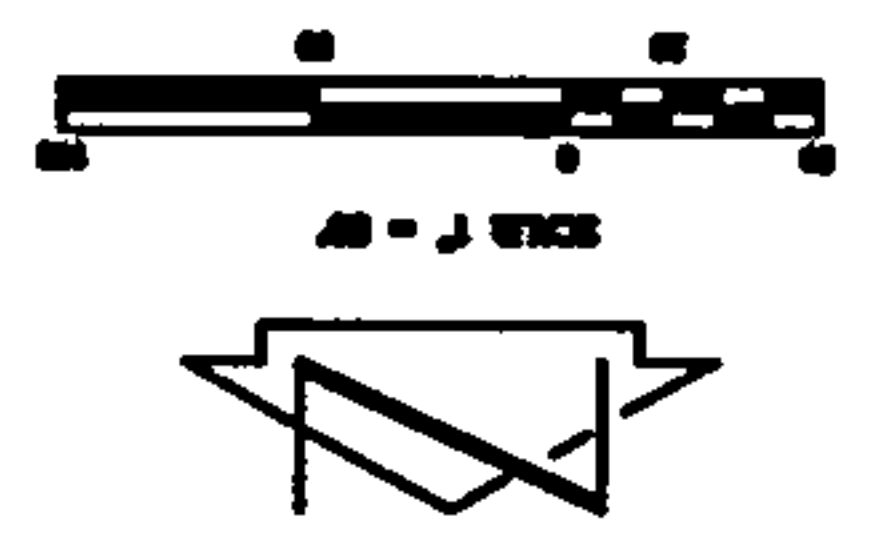
- KEYED NOTES**
- EASEMENTS**
- 17 PUBLIC ROWWAY, PUBLIC UTILITY AND PUBLIC SERVICE EASEMENT GRANTED BY PLAT 200-11, LAMPROCK DESIGNED BY THE PLAT TO BE THE RESPONSIBILITY OF THE OWNER OF TRACTS A AND B BOUNTLY.
 - 18 PAUL JONES RESUBDIVISION AND U.S. WEST EASEMENT GRANTED BY PLAT 200-14
 - 19 PAUL AND JONES RESUBDIVISION EASEMENT GRANTED BY PLAT 200-14
 - 20 877 ARCHER EASEMENT GRANTED BY 817-48 TO NEWMAN
 - VACATED EASEMENT**
 - 21 NORTHEAST 27 OF 2-207 P.M.M. EASEMENT GRANTED BY DOCUMENT FILED 02-13-1988, BOOK 2464, PAGE 128 TO BE VACATED BY THIS REQUEST.
 - EASEMENTS - OBTAIN**
 - 22 8 VILLY EASEMENT GRANTED BY PLAT 02-82
 - 23 PAUL AND NEWMAN EASEMENT GRANTED BY DOCUMENT FILED 02-13-1988, BOOK 2464, PAGE 128
 - 24 VILLY EASEMENT GRANTED BY PLAT 01-84
 - 25 40' SEWER, WATER AND FIELD UTILITY EASEMENT GRANTED BY V-02-41
 - 26 40' SEWER, WATER AND FIELD UTILITY EASEMENT GRANTED BY V-02-41
 - 27 KOURNAN HILL EASEMENT GRANTED BY PLAT 200-168
 - 28 40' ALTC. SEWER, WATER AND FIELD UTILITY EASEMENT GRANTED BY PLAT 200-168
 - 29 4' DRIVEWAY EASEMENT AS SHOWN ON PLAT 200-148
 - NEW EASEMENTS**
 - 30 40' P.M.M. ELECTRIC SERVICE EASEMENT TO BE GRANTED BY FORTHCOMING PLATING ACTION
 - 31 5' CITY OF ALABAMA STATE PUBLIC SERVICE EASEMENT TO BE GRANTED BY FORTHCOMING PLATING ACTION



*Redwood
Colon Water
Contrib
for Planning*

BOUNDARY TABLES

LINE	DESCRIPTION	LENGTH	AREA
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EASEMENT

THIS INDENTURE, made this 9th day of February, 1959, by and between

EARL C. MONTGOMERY and LILLIAN A. MONTGOMERY his wife,

parties of the first part, and PUBLIC SERVICE COMPANY OF NEW MEXICO, Albuquerque, New Mexico, party of the second part,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar to them in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, do hereby give and grant unto the said party of the second part an absolute easement to build, construct, operate and maintain a power transmission line over and across the lands hereinafter described, and to erect all necessary poles, guy wires and other equipment and fixtures necessary to maintain the said power line across said lands at or near the points hereinafter designated, as the course of said power line across said lands; together with rights and privileges of going upon, over and across said lands for the purpose of maintaining said line; said lands being situated

in the County of Bernalillo, State of New Mexico, and more particularly described as follows:

An easement within the unsubdivided portion of Section 1, T.10N., R.3E., lying North of Blocks 48-A, 50-A and 50-B of the Altamont Addition, as filed in the office of the County Clerk, County of Bernalillo, City of Albuquerque, New Mexico on January 15, 1959.

An anchor easement five (5) feet in width, beginning at a point on the Northeast corner of Lot 4, Block 48-A, running thence N.0°04'E., a distance of thirty (30) feet.

An anchor easement five (5) feet in width, beginning at a point on the Northeast corner of Lot 5, and the Northeast corner of Lot 11 of Block 48-A, running thence N.0°04'E., a distance of thirty (30) feet.

~~Subsequent to the execution of this instrument the parties hereto have executed a supplemental instrument~~

An anchor easement five (5) feet in width, beginning at a point on the North boundary line of Lot 3 of Block 50-B, said point being 2h.71 feet West of the Northeast corner of Lot 3 of Block 50-B, running thence N.21°20'W., a distance of thirty (30) feet.

An anchor easement five (5) feet in width, beginning at a point on the Northeast corner of Lot 6 and the Northeast corner of Lot 7 of Block 50-B, running thence N.18°00'W., a distance of thirty (30) feet.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Earl C. Montgomery

Lillian A. Montgomery

STATE OF NEW MEXICO

COUNTY OF Bernalillo

On this 9th day of February, 1959, before me, a Notary Public

within and for said County and State, personally appeared Earl C. Montgomery

and Lillian A. Montgomery his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate written.

Clyde Inman
Clyde Inman Notary Public

My commission expires March 1, 1960
State of New Mexico
County of Bernalillo, } SS

This instrument was filed for record on

FEB 13 1959

At 10 o'clock a m. Recorded in Vol. 464
of records of said County Folio 128

W. J. ARAPILLO Clerk & Recorder
W. J. Arapillo County Clerk

#13



2006.06.12

COMPLETED 11/14/06 STH
DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

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

DRB Application No.: 06DRB-01181 (SBP)

Project # 1004924

Project Name: FEDERAL PLAZA

Agent: Jeff Mortensen & Associates Inc

Phone No.: 345-4250

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/23/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: X RADII
- X EASEMENTS *ok 10-25-06*
- X PRELIMINARY
-
-

- UTILITIES:
-
-
-

- CITY ENGINEER / AMAFCA:
-
-
-

- PARKS / CIP:
-
-
-

- PLANNING (Last to sign): 3 Copies *[Signature]*
-
-
-

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

Project Number

1004924

#13



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REVISED 9/28/05

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: x R4211
- x EASEMENTS
- x PREVIOUS plat overhang
-
-

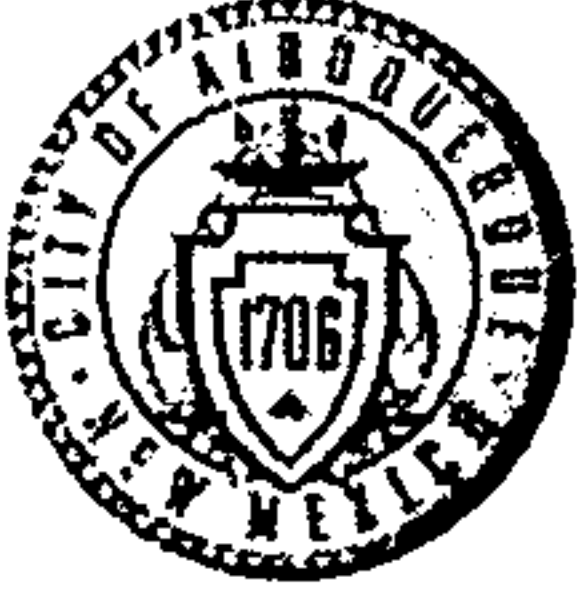
- UTILITIES: _____
-
-
-

- CITY ENGINEER / AMAFCA: _____
-
-
-

- PARKS / CIP: _____
-
-
-

- PLANNING (Last to sign): 3 Copies
-
-
-

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- 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.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 23, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: THE DEVELOPMENT REVIEW BOARD WILL TAKE A LUNCH BREAK . . .

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 1:37 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 # 1005033**
06DRB-01056 Major-SiteDev Plan
BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, **INDIAN PUEBLO COUNCIL PROPERTY**, zoned SU-1 C-2 with restrictions, located on 12th ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] [Deferred from 8/16/06 & 8/23/06] (H-13/H-14) **DEFERRED AT THE AGENT'S REQUEST TO 9/6/06.**

2. **Project # 1002176**
06DRB-01079 Major-Preliminary Plat
Approval
06DRB-01080 Major-Vacation of
Public Easements
06DRB-01081 Minor-Temp Defer
SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, BILL WADE request(s) the above action(s) for all or a portion of Tract(s) A, **COVERED WAGON SUBDIVISION**, zoned SU-1 for SF residential and C1 (SC), located on FOUR HILLS RD SE near INTERSTATE 40 containing approximately 2 acre(s). [REF: 06DRB-00092] (L-23) **WITH APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). A SUBDIVISION DESIGN VARIANCE FOR THE 46-FOOT RIGHT-OF-WAY IS REQUIRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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 **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, 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*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

- 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 R-D residential and related uses zone, developing area, 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] (C-9) DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.

4. **Project # 1002372**
06DRB-01084 Major-Preliminary Plat Approval
06DRB-01085 Minor-Sidewalk Waiver
06DRB-01086 Minor-Temp Defer SDWK

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLEN RIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 02DRB-01827] (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/23/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). A NOTE ON THE PLAT STATING WHICH LOTS ARE TOWNHOMES AND WHICH ARE SINGLE FAMILY IS REQUIRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003613**
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico

Public Easements
06DRB-00859 Minor-SiteDev Plan
Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer
SDWK

and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06]* (K-12) **DEFERRED AT THE BOARD'S REQUEST TO 9/6/06.**

6. **Project # 1004985**
06DRB-00916 Major-SiteDev Plan
BldPermit

JIM MEDLEY ARCHITECT AIA agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK**, zoned IP, located on SUNPORT BLVD SE, between UNIVERSITY BLVD SE and I-25 containing approximately 5 acre(s). [REF: Project# 1001067] *[Deferred from 7/19/06 & 8/2/06]* (M-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CITY DRAWING NUMBERS FOR WORK WITHIN THE RIGHT-OF-WAY AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

06DRB-01067 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK**, zoned IP, located on WOODWARD RD SE, between TRANSPORT ST SE and SUNPORT PLACE SE containing approximately 5 acre(s). [REF: 06DRB-00916] *[Deferred from 8/2/06]* (M-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

7. **Project # 1004675**
06DRB-01026 Major-Preliminary Plat Approval
06DRB-01027 Major-Vacation of Public Easements
06DRB-01028 Minor-Subd Design (DPM) Variance
06DRB-01029 Minor-Sidewalk Waiver
06DRB-01030 Minor-Temp Defer SDWK

06DRB-01097 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND AND SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 29 acre(s). [REF: 06DRB00836] [Deferred from 8/9/06 & 8/23/06] (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/30/06.**

CONSENSUS PLANNING agent(s) for TS MCNANEY LLC / MONTERREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, KINSCHERFF, LANDS OF RAY A GRAHAM III (to be known as **VISTA DE LA LUZ**, zoned SU-1 PRD (10DU/A) located on COORS BLVD NW, between SAN ANTONIO ARROYO NW and LA LUZ DEL OESTE NW containing approximately 29 acre(s). [REF:06DRB-00836] [Catalina Lehner, EPC Case Planner] [Deferred from 8/9/06 & 8/23/06] (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/30/06.**

8. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). [Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06] (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

9. **Project # 1003272**
06DRB-01087 Major-Vacation of
Public Easements

ISAACSON & ARFMAN PA agent(s) for AMERI-
CONTRACTORS request(s) the above action(s) for all
or a portion of Lot(s) 2-A-1-B-2-B, **ALBUQUERQUE
WEST, UNIT 2**, zoned SU-1 PDA INCLUDING C-3,
located on EAGLE RANCH RD NW, between ALL
SAINTS RD NW and PASEO DEL NORTE NW
containing approximately 4 acre(s). [REF:06DRB-
00941] (C-13) **THE VACATION WAS APPROVED
AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

10. **Project # 1000572**
06DRB-01193 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for CENTEX
HOMES request(s) the above action(s) for all or a
portion of Lot(s) 3, 7 & 8, LENKURT PROPERTIES
(to be known as **THE PRESIDIO**) zoned SU-1 for
PRD, located on CHICO RD NE, between EUBANK
BLVD NE and MORRIS ST NE containing
approximately 42 acre(s). [REF: 05EPC-01116]
[Catalina Lehner, EPC Case Planner] (K-21) **THE
SITE PLAN FOR SUBDIVISION WAS APPROVED
WITH FINAL SIGN OFF DELEGATED TO
PLANNING FOR 3 COPIES OF THE SITE PLAN.**

06DRB-01038 Major-Preliminary Plat
Approval
06DRB-01040 Minor-Sidewalk Waiver
06DRB-01041 Minor-Temp Defer
SDWK

ISAACSON & ARFMAN PA agent(s) for CENTEX
HOMES request(s) the above action(s) for all or a
portion of Lot(s) 3, 7 & 8, LENKURT PROPERTIES
(to be known as **THE PRESIDIO, UNIT 1**) zoned SU-1
PRD, located on CHICO RD NE, between EUBANK
BLVD NE and MORRIS ST NE containing
approximately 23 acre(s). [REF: 05EPC-01116]
[Deferred from 8/16/06] (K-21) **WITH THE SIGNNG
OF THE INFRASTRUCTURE LIST DATED 8/23/06
AND APPROVAL OF THE GRADING PLAN
ENGINEER STAMP DATED 7/17/06 THE
PRELIMINARY PLAT WAS APPROVED. A
SIDEWALK VARIANCE FOR WAIVER OF
SIDEWALKS WAS APPROVED AS SHOWN ON
EXHIBIT C IN THE PLANNING FILE. THE**

TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

- 11. Project # 1004644**
06DRB-01189 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [Deferred from 8/23/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

- 12. Project # 1004473**
05DRB-01888 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for AEGIS REALTY GROUP request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA @ LA LUZ**, zoned SU-1 O-1, C-2 & PRD (20 DU/AC), located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 24 acre(s). [REF: 04EPC-01845] [**Carmen Marrone, EPC Case Planner**] [*Indef deferred 12/21/05*] (E-12/F-12) **THE SITE PLAN FOR BUILDING EPRMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADIUS, CROSS WALKS AND REPLAT FOR MOVEMENT OF "EGG-ABOUT" AND PLANNING FOR CARMEN MARRONE'S INITIALS, DETACHED OPEN SPACE APPROVAL FROM LEGAL (KEVIN CURRAN) AND 3 COPIES OF THE SITE PLAN.**

13. **Project # 1004924**
06DRB-01181 Minor-SiteDev Plan
BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA**, zoned SU-1 for O-1, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, Z-88-26, Z-89-18] [**Petra Morris, EPC Case Planner**] (G-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII, EASEMENTS, PARKING OVERHANG AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

14. **Project # 1003762**
06DRB-01190 Major-Final Plat
Approval

ISAACSON & ARFMAN, P.A. agent(s) for CHELWOOD HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **CHELWOOD ELEMENTARY SCHOOL**, zoned R-LT, located on EASTRIDGE DR NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316, 05DRB-01822, 05DRB-01823, 05DRB-01824] (J-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1000922**
06DRB-01180 Major-Final Plat
Approval

WILSON & CO agent(s) for LA CUENTISTA I, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 47 acre(s). [REF: 05DRB-

01829, 06DRB-00555] [Deferred from 8/23/06] (C-10, C-11, D-10, D-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/30/06.**

- 16. Project # 1004793**
06DRB-01195 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for TS MCNANEY AND ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 174-P1, Tract(s) B1 & B2, MIRAVISTA SUBDIVISION (to be known as **EMBUDITO CANYON SUBDIVISION**) zoned R-T, located on the northeast corner of ELIZABETH ST SE, and SOUTHERN AVE SE, containing approximately 2 acre(s). [REF: 06DRB-00418, 06DRB-00417, 06DRB-00416] (L-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR WATER, SAS AND STORM DRAIN EASMENTS AT CUL-DE-SAC AND PLANNING FOR CLARIFICATION OF WALL DESIGN AND TO RECORD.**

- 17. Project # 1004233**
06DRB-01187 Minor-Final Plat
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for Tract(s) H, **STORMCLOUD, UNIT 2**, zoned SU-2, R-LT, located on TIERRA PINTADA ST NW, between ARROYA VISTA BLVD NW and LADERA DR NW containing approximately 52 acre(s). [REF: 06DRB00793] (H-8, H-9, J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 20-FOOT WIDE WATERLINE EASEMENT TO CITY OF ALBUQUERQUE AT CUL-DE-SAC OF CUMULUS PL NW AND TIERRA PINTADA ST NW, A PREVIOUS CONDITION OF FINAL PLAT 'MASTER PLAN STUDY UPDATE AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

18. **Project # 1004456**
06DRB-01194 Minor-Final Plat
Approval

BRASHER & LORENZ agent(s) for BARON'S RUN LLC request(s) the above action(s) for all or a portion of Lot(s) 14-18, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on BARSTOW ST NE, between GLENDALE AVE NE and FLORENCE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01817, 05DRB-01819] (B-19) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

19. **Project # 1004988**
06DRB-01175 Minor-Prelim&Final Plat
Approval

FORSTBAUER SURVEYING LLC agent(s) for EAGLE - 3-V INVESTORS request(s) the above action(s) for all or a portion of Tract(s) 2-D, **EAGLE RANCH**, zoned O-1 office and institution zone, located on EAGLE RANCH RD NW, between CONGRESS AVE NW and IRVING BLVD NW containing approximately 4 acre(s). [REF: 06DRB-00926] (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE AND TO RECORD THE PLAT.**

20. **Project # 1005082**
06DRB-01184 Minor-Prelim&Final Plat
Approval

WAY JOHN SURVEYING INC agent(s) for RIGHT WAY ROOFING request(s) the above action(s) for all or a portion of Tract(s) 15 & 16, 287, 288 & 282 and Lot(s) C & B, Block(s) 2, **BRIGHTWOOD ADDITION**, zoned M-2, located on 1ST ST NW, between ASPEN AVE NW and CONSTITUTION AVE NW containing approximately 1 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

21. **Project # 1001900**
06DRB-01183 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for NEW MEXICO AIDS SERVICES request(s) the above action(s) for all or a portion of Block(s) C, Tract(s) J-1-A, **INDIAN MESA**, zoned R-2, located on LAFAYETTE DR NE, between AZTEC RD NE and COMANCHE RD NE containing approximately 1 acre(s). [REF: 05DRB-01775] (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT ACCESS EASEMENT, CROSS LOT DRAINAGE EASEMENT, SIDEWALK AND PLANNING TO RECORD THE PLAT.**

22. **Project # 1003469**
06DRB-01185 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for ED & CHARLENE WHITEHOUSE & DAVID & DEBORAH STANG request(s) the above action(s) for all or a portion of Lot(s) 8-A-P1 AND 9-A-P1, **OAKLAND HEIGHTS SUBDIVISION**, zoned RD (3 du/a), located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 06DRB00997] (C-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DRY UTILITIES SIGNATURES, TO FIX WHERE VACATION ENDS AND TO RECORD THE PLAT.**

23. **Project # 1004083**
06DRB-01147 Minor-Prelim&Final Plat
Approval

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 19-21, **VALLEY VIEW ADDITION**, zoned C-2, located on ZUNI SE, between ADAMS SE and JEFFERSON SE containing approximately 1 acre(s). [REF: 05DRB-01849, 06DRB-00427] (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL**

**SIGN OFF DELEGATED TO PLANNING FOR REAL
PROPERTY SIGNATURE AND TO RECORD THE
PLAT.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

- 24. Project # 1003798**
06DRB-01126 Minor-Sketch Plat or
Plan
- GREATER ALBUQUERQUE HOUSING
PARTNERSHIP** request(s) the above action(s) for all
or a portion of Lot(s) 7-12, Block(s) 27, **EMIL MANN**,
zoned RT, located on DALLAS NE, between
PENNSYLVANIA NE and SOUTHERN NE containing
approximately 2 acre(s). *[Deferred from 8/16/06]*(L-19)
**THE ABOVE REQUEST WAS REVIEWED AND
COMMENTS WERE GIVEN.**
- 25. Project # 1005081**
06DRB-01182 Minor-Sketch Plat or
Plan
- BOHANNAN HUSTON INC** agent(s) for **ANDALUCIA
DEVELOPMENT CO INC** request(s) the above
action(s) for all or a portion of Tract(s) A-1 & B,
ANDALUCIA @ LA LUZ, UNIT 4, zoned SU-1 PRD,
located on COORS BLVD NW, between MONTE
FRIO DR NW and SEVILLA AVE NW containing
approximately 18 acre(s). (F-11) **THE ABOVE
REQUEST WAS REVIEWED AND COMMENTS
WERE GIVEN.**
- 26. Project # 1005072**
06DRB-01169 Minor-Sketch Plat or
Plan
- DEBBIE HUBERT** request(s) the above action(s) for
all or a portion of Lot(s) 44, **SNOW HEIGHTS**, zoned
R-3 residential zone, located on NORMAN AVE NE,
between ARVADA AVE NE and EUBANK BLVD NE
containing approximately 1 acre(s). (H-21) **THE**

**ABOVE REQUEST WAS REVIEWED AND
COMMENTS WERE GIVEN.**

- 27. Project # 1005083**
06DRB-01186 Minor-Sketch Plat or
Plan

DOUG SMITH agent(s) for PETER HADDAD request(s) the above action(s) for all or a portion of Lot(s) 11-A, Block(s) 2, **JUAN TABO ADDITION**, zoned R-3, located on INDIAN SCHOOL RD NE, between KIRBY ST NE and PAISANO ST NE containing approximately 1 acre(s). (J-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

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

STEVEN BURNS agent(s) for MICHELLE TOMPSON request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 19, **EASTERN ADDITION**, zoned SU-2 RC, located on EDITH BLVD SE, between LEWIS AVE SE and GARFIELD AVE SE containing approximately 1 acre(s). *[Deferred from 8/23/06]*(L-14) **DEFERRED TO 8/30/06.**

- 29. Project # 1005073**
06DRB-01170 Minor-Sketch Plat or
Plan

ARLENE & GABRIEL GONZALEZ-CAMARGO request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 11, **ROSEMONT PARK ADDITION**, zoned SU-2 special neighborhood zone, located on 12TH ST NW, between ROSEMONT NW and ARIAS NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. **Project # 1005080**
06DRB-01179 Minor-Sketch Plat or
Plan

MARCOS MORALES request(s) the above action(s) for all or a portion of Lot(s) 132-A, **VISTA MANZANO, UNIT 2**, zoned R-LT, located on OJO FELIZ SW, between COORS SW and SAGE SW containing approximately 1 acre(s). (M-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. **Project # 1005085**
06DRB-01192 Minor-Sketch Plat or
Plan

JOHN H JACKSON JR request(s) the above action(s) for all or a portion of Lot(s) 10 & 13, Block(s) 4, **MANCHESTER PLACE ADDITION**, zoned RA-2 residential and agricultural zone, located on MANCHESTER DR NW, between CANDELARIA RD NW and HEADINGLY AVE NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. Approval of the Development Review Board Minutes for August 16, 2006. **THE DRB MINUTES FOR AUGUST 16, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 1:37 P.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

INTER-OFFICE MEMO

#13

DATE: August 18th, 2006
TO: Sheran Matson, DRB Chair
FROM: Petra Morris, Associate Planner
RE: Project #1004924, Federal Plaza Tract B

On July 20th, 2006, the EPC approved, with conditions, a Site Development Plan for Building Permit for Tract B, of Federal Plaza. Staff met with the agent, Graeme Means, on August 10th, 2006 to check for compliance with the Conditions of Approval.

The Site Development Plan for Building Permit (submitted to DRB, dated 8/12/2006) satisfactorily meets the EPC conditions as elaborated in the Official Notification of Decision.

If you have any questions regarding this case, please call me at 924-3343.



ENGINEERS & SURVEYORS

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

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2006.026.1
August 12, 2006

Sheran Matson, Chair
Design Review Board
City of Albuquerque Planning Department
600 Second Street N.W.
Albuquerque, NM 87102

#13

RECEIVED AUG 15 2006

Re: Del Norte Office Park, Project # 1004924, 06EPC-00756

Dear Ms. Matson,

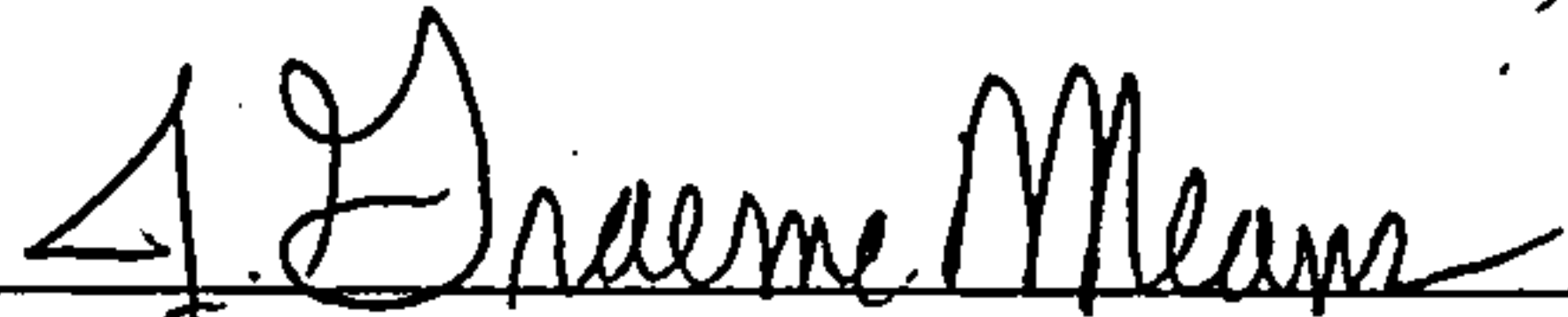
The EPC voted on July 21st, 2006 to approve the above listed Site Plan for Building Permit request subject to several Conditions. Transmitted herewith is a copy of the Official Notice of Decision along with our submittal of a revised Site Development Plan for Subdivision that addresses Conditions 1-11 as follows:

1. This is the required letter describing the modifications.
2. I met with Petra Morris on August 10th, 2006 to review the revised plans. Petra agreed that I had satisfactorily addressed the Conditions gave me a verbal approval to proceed with the DRB submittal.
3. The City Engineer requirements will be verified through DRB.
4. Solid Waste has signed the Site Plan.
5. The sign elevations shown on sheet 6 match the allowed dimensions.
6. Light locations are shown on the site plan. Details have been added to sheet 6. A note has been added to sheet 6 indicating compliance with the NM Night Sky Ordinance.
7. Benches and the Shaded Picnic Table have been added to the Site Plan
8. A 5' sidewalk has been added to the Site Plan along the Madeira cul-de-sac.
9. Rain collection features have been identified on the Site Plan and Landscaping Plan.
10. The plan legend has been revised accordingly on the Landscaping Plan.
11. A row of Japanese Boxwoods has been added in the landscaped buffer strip.

Please evaluate this information at your earliest convenience. If you have any questions or comments concerning this information or any other aspect of the project, please do not hesitate to contact me.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.



J. Graeme Means, P.E.,
Principal

GM:*

xc: Justin Hoech
Petra Morris

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004924

AGENDA ITEM NO: 13

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 23, 2006

2006-026-1

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING

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

APPEAL / PROTEST of...

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

Z

A

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: Hoech Real Estate Corporation
 ADDRESS: 8300 Carmel Avenue NE, Suite 601
 CITY: Albuquerque

STATE NM ZIP 87122

PHONE: 505-821-4440
 FAX: 505-857-9774
 E-MAIL: _____

Proprietary interest in site: Contract Purchasers
 AGENT (if any): Jeff Mortensen & Associates, Inc.
 ADDRESS: 6010-B Midway Park Blvd. NE
 CITY: Albuquerque

STATE NM ZIP 87109

PHONE: 505-345-4250
 FAX: 505-345-4254
 E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: DRB Final Sign-off for EPC Approved Site Development Plan for Building Permit TO BE KNOWN AS DEL NORTE OFFICE PARK

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

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

Lot or Tract No. Tract B Block: n/a Unit: n/a

Subdiv. / Addn. Federal Plaza

Current Zoning: SU-1 for O-1 uses

Proposed zoning: n/a

Zone Atlas page(s): G-18

No. of existing lots: 1

No. of proposed lots: 1

Total area of site (acres): +/- 3.7191

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

dwellings per net acre: n/a

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

Within 1000FT of a landfill? No

UPC No. 101806007743721070

MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: Homestead Road, NE

Between: Montgomery Boulevard, NE and San Mateo Boulevard, NE

CASE HISTORY: Petra Morris Epc Case Planner

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): drb Project No. 1004924, 06EPC-00756 --- Z-88-26, Z-89-18, 01128 01248

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 05-16-06

SIGNATURE Debie LeBlanc Trujillo

DATE May 31, 2006

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

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

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

Application case numbers

06 DRB - -01181

Action

SBP
CMF

S.F.

Fees

\$ 0

\$ 20.00

\$ _____

\$ _____

\$ _____

Total

\$ 20.00

Hearing date 8-23-06

8-15-06

Project # 1004924

Planner signature / date

Archer Gomez

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

JEFF MORTENSEN & ASSOC., INC.

DEBIE LEBLANC TRUITT

Debie LeBlanc Truitt 8/15/06

Applicant name (print)

Applicant signature / date



Form revised JUNE 2005

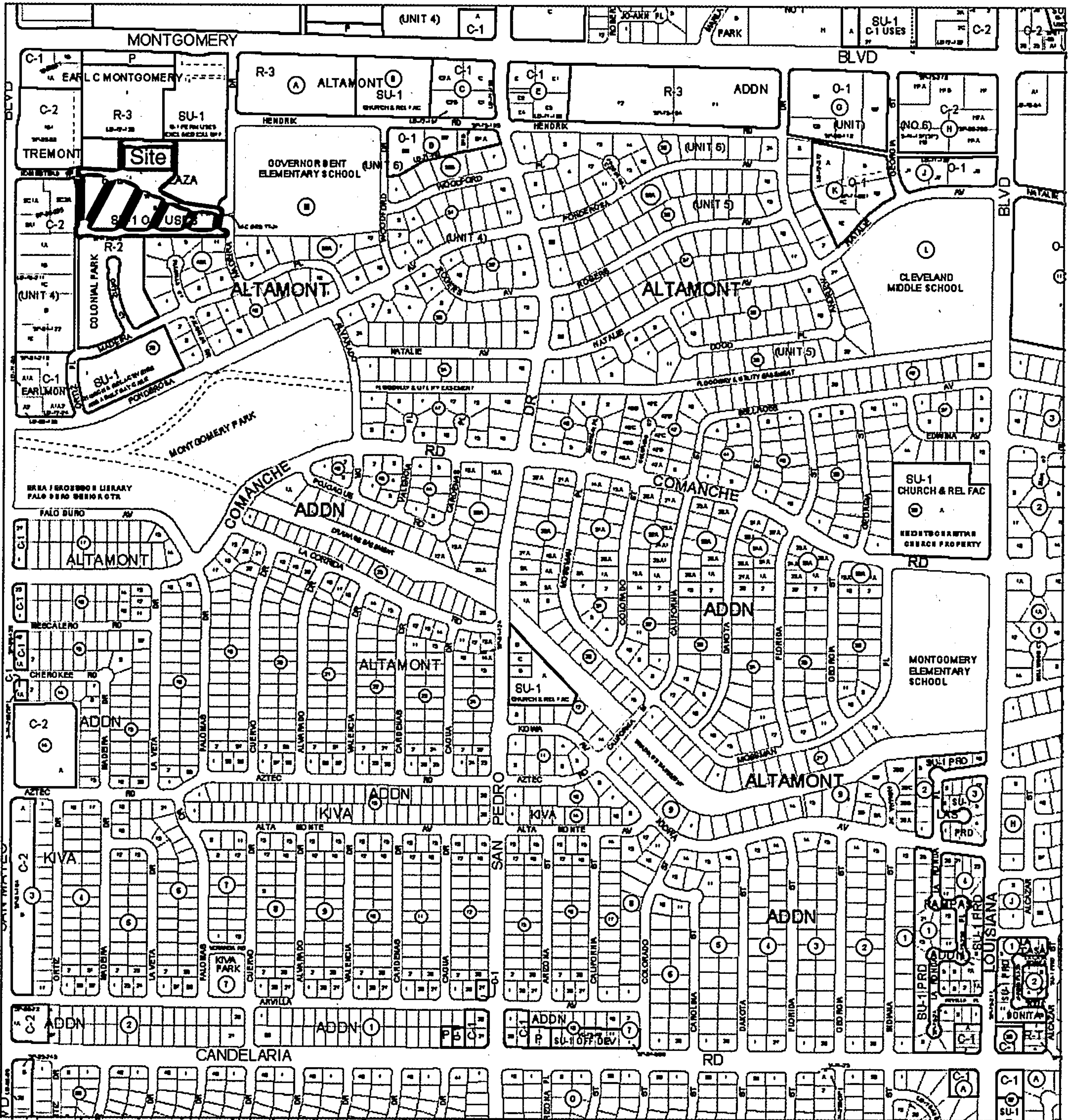
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

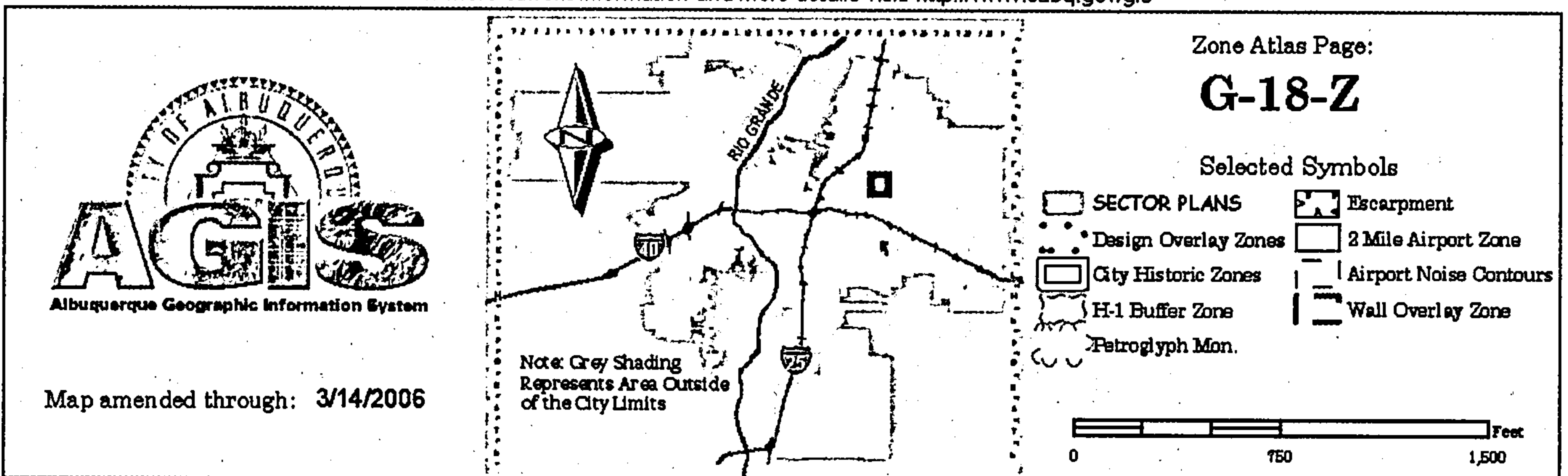
06 DRB - 01181

Andrew Garcia 8/15/06
Planner signature / date

Project # 1004924



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





ENGINEERS & SURVEYORS

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

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2006.026.1
August 15, 2006

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

Re: Request for DRB Final Sign-Off for EPC Approved Site Development Plan for Building Permit
Del Norte Office Park -- DRB Project No. 1004924

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form P(3) along with related fees
- Six (6) copies of the Site Plan including Grading and Drainage Plan
- Solid Waste signature on Mylar and copies
- City of Albuquerque Zone Atlas H-13 (with site highlighted)
- Letter explaining how each EPC Condition has been met
- Copy of the Notice of Decision
- Copy of the Fire Marshal's Approved Site Plan

On behalf of our client, Hoech Real Estate Corporation, the owner of Tract B, Federal Plaza, we are requesting DRB Final Sign-Off of Site Development Plan for Building Permit. As shown on the Site Development Plan for Building Permit we are proposing to create 4 office buildings. Two of the buildings will be 11,000 square feet and the other two will be 7,222 square feet. The EPC has heard and approved this project with conditions on July 21, 2006.

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

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

xc: Don Hoech – Hoech Real Estate Corporation, w/enc.

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



ENGINEERS & SURVEYORS

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

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2006.026.1

August 12, 2006

Sheran Matson, Chair
Design Review Board
City of Albuquerque Planning Department
600 Second Street N.W.
Albuquerque, NM 87102

Re: **Del Norte Office Park, Project # 1004924, 06EPC-00756**

Dear Ms. Matson,

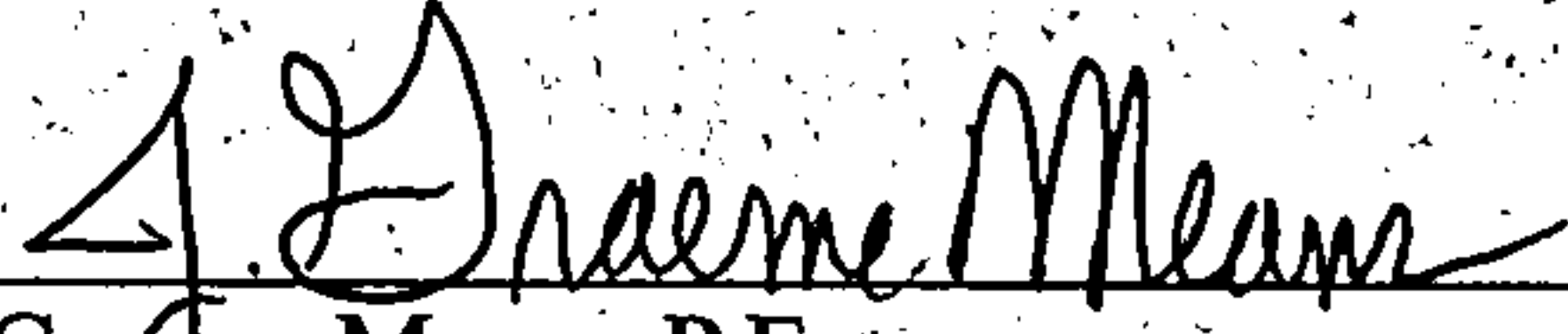
The EPC voted on July 21st, 2006 to approve the above listed Site Plan for Building Permit request subject to several Conditions. Transmitted herewith is a copy of the Official Notice of Decision along with our submittal of a revised Site Development Plan for Subdivision that addresses Conditions 1-11 as follows:

1. This is the required letter describing the modifications.
2. I met with Petra Morris on August 10th, 2006 to review the revised plans. Petra agreed that I had satisfactorily addressed the Conditions gave me a verbal approval to proceed with the DRB submittal.
3. The City Engineer requirements will be verified through DRB.
4. Solid Waste has signed the Site Plan.
5. The sign elevations shown on sheet 6 match the allowed dimensions.
6. Light locations are shown on the site plan. Details have been added to sheet 6. A note has been added to sheet 6 indicating compliance with the NM Night Sky Ordinance.
7. Benches and the Shaded Picnic Table have been added to the Site Plan
8. A 5' sidewalk has been added to the Site Plan along the Madeira cul-de-sac.
9. Rain collection features have been identified on the Site Plan and Landscaping Plan.
10. The plan legend has been revised accordingly on the Landscaping Plan.
11. A row of Japanese Boxwoods has been added in the landscaped buffer strip.

Please evaluate this information at your earliest convenience. If you have any questions or comments concerning this information or any other aspect of the project, please do not hesitate to contact me.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

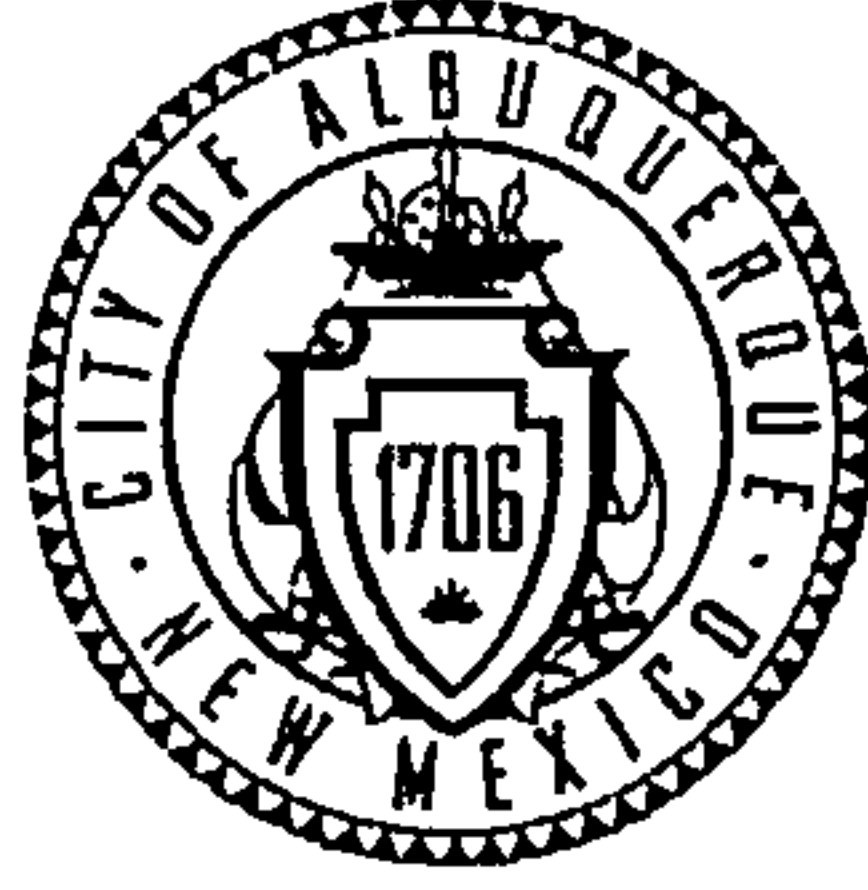


J. Graeme Means, P.E.,
Principal

GM:*

xc: Justin Hoech
Petra Morris

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



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: July 21, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004924***
06EPC-00756 EPC Site Development Plan-
Building Permit

Hoëch Real Estate Corp.
8300 Carmel Ave. NE, Suite 601
Albuq. NM 87122

LEGAL DESCRIPTION: for HOECH REAL ESTATE CORPORATION request the above action for all or a portion of Tract B, **Federal Plaza**, zoned SU-1 for O-1, located on HOMESTEAD ROAD NE, between MONTGOMERY BLVD. NE and SAN MATEO BLVD. NE, containing approximately 4 acres. (G-18) Petra Morris, Staff Planner

On July 20, 2006 the Environmental Planning Commission voted to approve Project 1004924/06EPC 00756, a Site Development Plan for Building Permit, for Tract B, Federal Plaza based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for a site development plan for building permit for Tract B, Federal Plaza, containing approximately 3.7 acres.
2. This is a request for approval of four single story office buildings with a total square footage of 36,444. There are two buildings at 7,222sf (Building 1 and 4) and two buildings at 11,000sf (Building 2 and 3).
3. The subject site was planned as an office complex in 1989 (Z-89-18) and is governed by the 1989 site development plan. The tract north of the site, Tract A Federal Plaza, was developed first. This request constitutes Phase II development.
4. The request does not conflict with any applicable goals or policies in the Comprehensive Plan. There are no Area or Sector Plans governing the site.

5. The request supports Policy II.B.5.d because the location of the office complex is adjacent to several other offices. The office space is divided into four buildings and is less square footage than was approved for the area in the 1989 Site Plan (Z-89-18). This is a less intense development. There would be no cut through traffic for the residential neighborhood as the Madeira Drive roadblock would remain in place. Access to the office complex is from San Mateo Blvd. or Montgomery Blvd.
6. This request supports Policy II.B.5.e because this project is located within the urban fabric and would be an example of an infill project. The request would not harm the integrity of the existing neighborhood as the office space is divided into four separate buildings, which are all under the 26 foot height restriction.
7. This request supports Policy II.B.5.i because it is within walking distance of a residential neighborhood; it also close to other office complexes. The location of the complex near San Mateo Blvd. and Montgomery Blvd., both Enhanced Transit Corridors, make the requested development accessible to other residential areas, with less dependency on cars.
8. This request supports Policy II.B.5.l because the request is compatible with the surrounding development of office buildings and it is consistent with the original site plan (Z-89-18) for the subject site.
9. This request supports Policy II.D.4.b, which encourages housing and jobs along Enhanced Transit Corridors. Both San Mateo Blvd. and Montgomery Blvd. are Enhanced Transit Corridors and both have bus stops within walking distance of the request.
10. Approval of this site development plan for building permit will rescind the 2001 EPC approved site development plan for building permit (Case # 01128 01248, Project # 1001448) for a church.
11. The original site plan for subdivision, which accompanies the zone change, in 1989 (Z-89-18) allows only building mounted signage on walls that don't face residential properties. The current site plan submittal proposes two freestanding monument signs, at 8' by 12' (96sf). These signs are not allowed under the original site plan for subdivision.
12. There is no known opposition to the request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. City Engineer/ Planning conditions:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Site plan shall comply and be designed per DPM Standards.
4. Solid Waste Department: Approved on condition, will comply with all SWMD ordinances and requirements (requires one double enclosure, and one single, also, gates located outside enclosure wall). Call for details, 761-8142.
5. Two monument signs are allowed on the site, as noted on page 1 of 7. The signs shall be no higher than 3' 6" by 8 feet long.
6. A lighting detail shall be provided to show the design of the lighting use. This should show any differences between pedestrian level lighting and area lighting. The lighting fixtures must comply with the New Mexico Night Sky Ordinance. This shall be noted on the site plan.
7. Benches shall be provided near buildings 3 and 4. A picnic table and some kind of shade shall be provided between buildings 1 and 2. This shall be noted on the site plan.
8. The Transit Departments asks that a 5' sidewalk shall be built where the subject site is bounded by Madeira Drive. This shall be noted on the site plan.

OFFICIAL NOTICE OF DECISION
JULY 20, 2006
PROJECT #1004924
PAGE 4 OF 5

9. Rain barrels, or other water collection receptacles, shall be placed at the base of all guttering to collect rain run off from the roof, this water can be used for the landscaping. This shall be noted on the site plan.
10. The plant legend shall read Lacebark Elm (*Ulmus parvifolia*) instead of London Plane Tree, Honey Mesquite (*Prosopis glandulosa*) instead of Patmore Ash, Chitalpa (*Chilopsis X Catalpa*) instead of Flowering Pear, and Apache Plume (*Fallugia Paradoxa*) instead of Miscanthus. The Chitalpa tree has a wider spread therefore along the south property line the trees should be spaced 35'-40' apart. This shall be noted on the site plan.
11. Provide evergreen shrubs, or 3' high screen wall or a combination thereof in the landscape buffer strips along Homestead Road to screen the parking along Homestead Road per Section 14-16-3-1.F(4) of the Zone Code.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY AUGUST 4, 2006 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

OFFICIAL NOTICE OF DECISION
JULY 20, 2006
PROJECT #1004924
PAGE 5 OF 5

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

CMarone

for

Richard Dineen
Planning Director

RD/PM/ac

cc: Jeff Mortensen & Assoc., Inc., 6010 B Midway Park Blvd.NE, Albuquerque, NM 87109

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

PAID RECEIPT

APPLICANT NAME Hoech Real Estate Corp.
AGENT Jeff Mortensen : Associates, Inc.
ADDRESS 6010-B Midway Park Blvd. NE.
PROJECT & APP # 1004924 /06 DRB-01181
PROJECT NAME Del Norte Office Park

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 20.⁰⁰ TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

8/15/2006 10:37AM LOC: ANNX
RECEIPT# 00065145 WSH 006 TRANSH 0005
Account 441032 Fund 0110
Activity 3424000 TRSVRS
Trans Amt \$20.00
J24 Misc
\$20.00
MC \$20.00
CHANGE \$0.00

Thank You