



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 23, 2013

### **Project# 1005133**

**13DRB-70690 VACATION OF PUBLIC SIDEWALK EASEMENT  
13DRB-70691 PRELIMINARY/ FINAL PLAT APPROVAL**

ISAACSON AND ARFMAN PA agents for SED DEVELOPMENT, LLC request the referenced/ above actions for Tract N-1-B-2-A, SEVSN BAR RANCH zoned SU-1/ C-2 PERMISSIVE USES, located on the south side of COORS BLVD BYPASS NW west of EAGLE RANCH RD NW containing approximately 1.9788 acres. (B-13)

At the October 23, 2013 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance. The Preliminary/ Final Plat was indefinitely deferred pending sidewalk relocation.

### Findings

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

Based on the proposed sidewalk in the public right of way, the public welfare is in no way served by retaining the easement.

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

### CONDITIONS:

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

If you wish to appeal this decision, you must do so by November 7, 2013 in the manner described below.

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

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

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

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

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



Jack Cloud, DRB Chair

Cc: ISAACSON AND ARFMAN PA  
file

DRB CASE ACTION LOG - BLUE SHEET

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

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

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

Project #: 1005133

Application #: 13DRB-707691

Project Name: SEVEN BAR RANCH

Agent: ISAACSON & ARFMAN PA

Phone #:

\*\*Your request was approved on 2-12-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION: \_\_\_\_\_

ABCWUA: \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

PLANNING (Last to sign): dst

**PLATS:**

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

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

AGIS DXF File approval required.

Copy of recorded plat for Planning.

**ALL SITE PLANS:**

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

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION  
DEVELOPMENT REVIEW BOARD MEMO**

**DRB PROJECT NO: 1005133**

**AGENDA ITEM NO: 7**

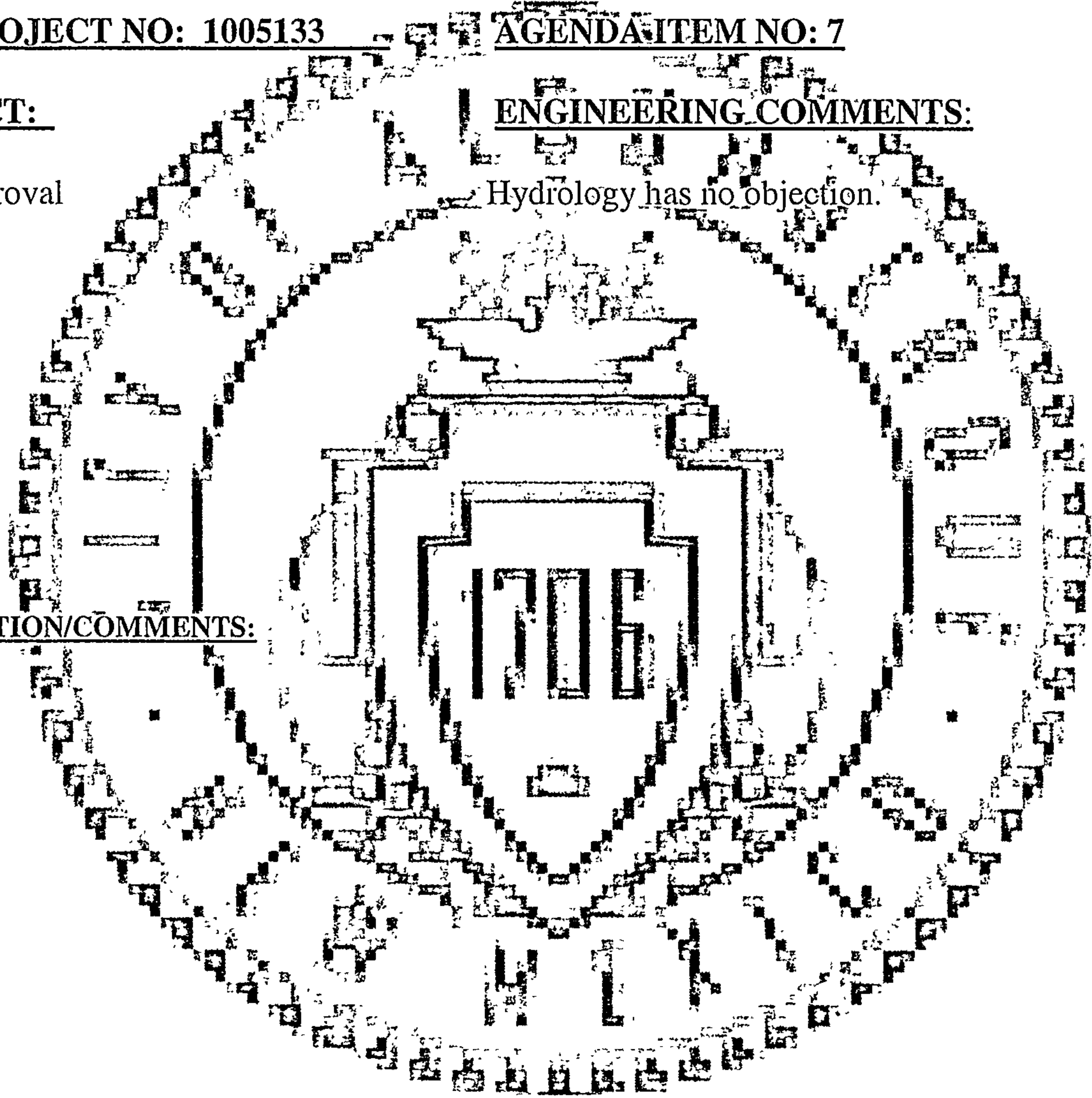
**SUBJECT:**

Plat Approval

**ENGINEERING COMMENTS:**

Hydrology has no objection.

**RESOLUTION/COMMENTS:**



**SIGNED:**

Curtis Cherne  
Hydrology Section  
City Engineer Designee  
AMAFCA Designee  
924-3986

**DATE: 2-5-14**

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1005133

AGENDA ITEM NO: 7

SUBJECT:

FINAL PLAT  
PRELIMINARY PLAT

ENGINEERING COMMENTS:

What is the status of the relocation of the existing sidewalk?

*Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.*

RESOLUTION:

**02-12-2014**

APPROVED \_\_; DENIED \_\_; DEFERRED X; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: FEBRUARY 5, 2014



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 23, 2013

**Project# 1005133**

13DRB-70690 VACATION OF PUBLIC SIDEWALK EASEMENT  
13DRB-70691 PRELIMINARY/ FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agents for SED DEVELOPMENT, LLC request the referenced/ above actions for Tract N-1-B-2-A, **SEVSN BAR RANCH** zoned SU-1/ C-2 PERMISSIVE USES, located on the south side of COORS BLVD BYPASS NW west of EAGLE RANCH RD NW containing approximately 1.9788 acres. (B-13)

<b>AMAFCA</b> No comments provided.
<b>COG</b> No comments provided.
<b>TRANSIT</b> Adjacent and nearby routes: Route #94, Unser Express commuter route, Route # 251, Rio Rancho-Albuquerque-Rail Runner connection. Commuter route, pass the site on Coors By Pass and Eagle Ranch road.
<b>ZONING ENFORCEMENT</b> No comments provided.
<b>NEIGHBORHOOD COORDINATION</b> Affected NA/HOA's: No Neighborhood and/or Homeowner Associations
<b>APS</b> This will have no adverse impacts to the APS district.
<b>POLICE DEPARTMENT</b> This project is in the Northwest Area Command. - No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Easement request at this time.
<b>FIRE DEPARTMENT</b> No Comments
<b>PNM ELECTRIC &amp; NMGCO</b> No comments provided.
<b>COMCAST</b> No comments provided.
<b>CENTURYLINK</b> No comments provided.
<b>ENVIRONMENTAL HEALTH</b> No comments provided.

**M.R.G.C.D**

No comments provided.

**OPEN SPACE DIVISION**

No comments provided.

**CITY ENGINEER**

**TRANSPORTATION DEVELOPMENT**

ENGINEERING COMMENTS:

Provide a timeline for the relocation of the existing sidewalk.

**PARKS AND RECREATION**

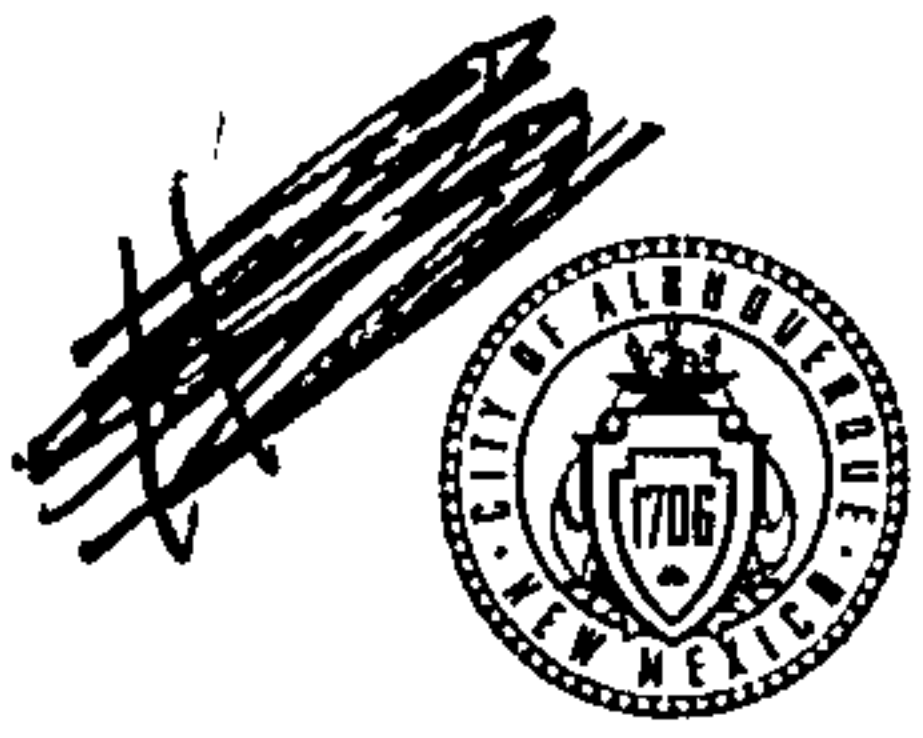
No comments.

**ABCWUA**

**PLANNING DEPARTMENT**

Refer to comments from Transportation Development plus any public hearing comments regarding proposed vacation.

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



Complete Ag  
7/31/07

# DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 9/28/05

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

DRB Application No.: 07DRB-00486 (SPS)  
Project Name : SEVEN BAR RANCH  
Agent: GEORGE RAINHART ARCH. & ASSOC.

Project # 1005133  
Phone No.: 884-9110 Ext. 106

Project Number 1005133

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4.25.07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

UTILITIES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

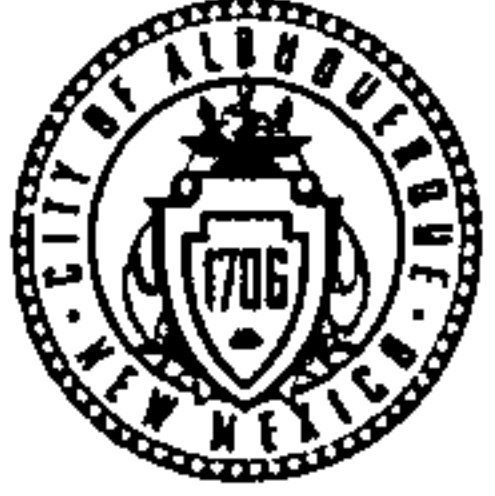
CITY ENGINEER / AMAFCA: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): 3 copies  
\_\_\_\_\_  
\_\_\_\_\_

- 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.**





Completed

Ag  
7/31/07

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

REVISED 9/28/05

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

DRB Application No.: 07DRB-00487 (SBP)  
Project Name: SEVEN BAR RANCH  
Agent: GEORGE RAINHART ARCH. & ASSOC.

Project # 1005133  
Phone No: 884-9110 Ext. 106

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**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

Project Number 1005133

TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

UTILITIES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY ENGINEER / AMAFCA: SIA [Signature]  
\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): [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.**



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

REVISED 9/28/05

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

DRB Application No.: 07DRB-00487 (SBP)  
Project Name: SEVEN BAR RANCH  
Agent: GEORGE RAINHART ARCH. & ASSOC.

Project # 1005133  
Phone No: 884-9110 Ext. 106

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4.25.07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: SIA  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): Scarpes  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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.
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- 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 1005133

#3

**5133**

### DXF Electronic Approval Form

DRB Project Case #: 1005133

Subdivision Name: SEVEN-BAR RANCH N1B2A N1B2B N1B2C

Surveyor: LARRY W MEDRANO

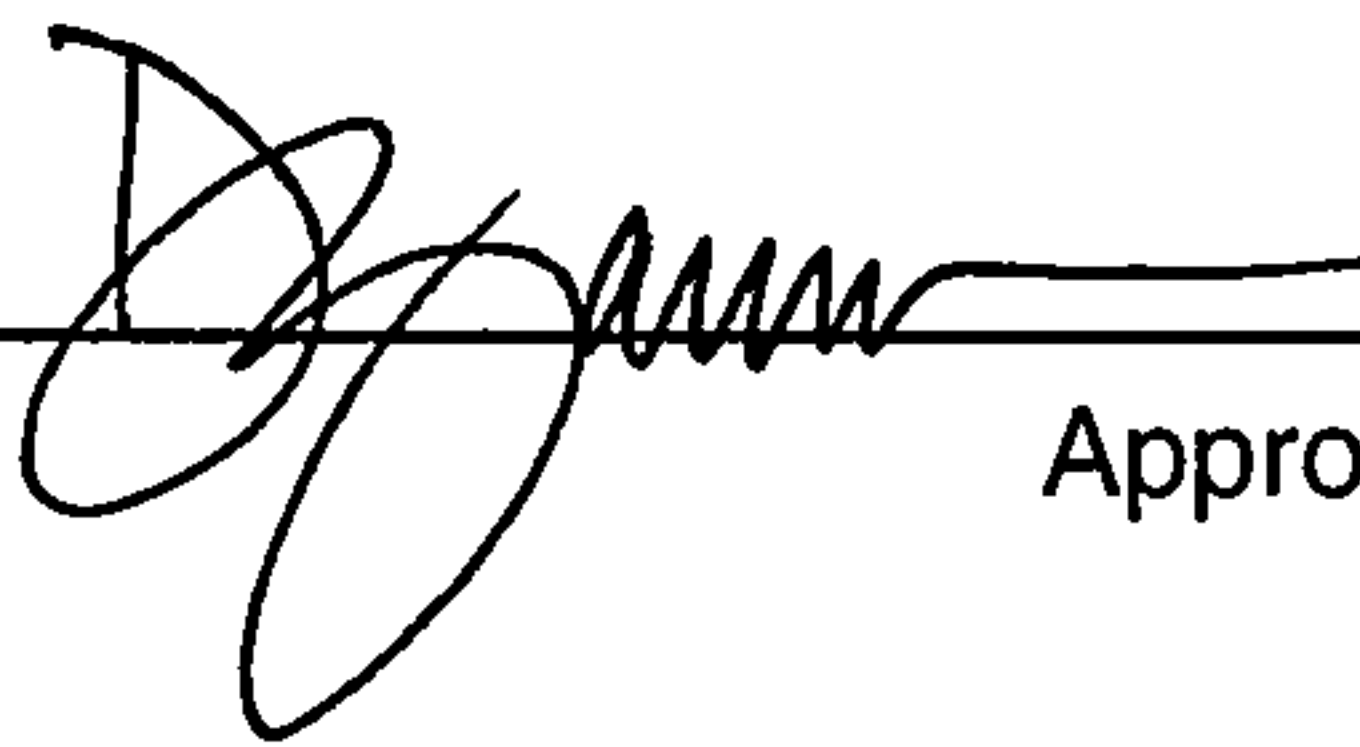
Contact Person: LISA PARRISH

Contact Information: 856-5700

DXF Received: 7/27/2007

Hard Copy Received: 7/27/2007

Coordinate System: Ground rotated to NMSP Grid

  
Approved

07-27-2007  
Date

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

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#### AGIS Use Only

Copied fc 5133 to agiscov on 7/27/2007 Contact person notified on 7/27/2007



Comp 45- 7/3/07

# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 07DRB-00352 (P&F)  
Project Name SEVEN BAR RANCH  
Agent: BOHANNAN HUSTON INC

Project # 1005133  
Phone No.: 823-1000

Your request for (SDP for SLIB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4.25.07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

UTILITIES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): record Amador signature  
15 day appeal period

- 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 1005133

*Missing sheets 2+3 of 2nd copy!*



# DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 9/28/05

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

DRB Application No.: 07DRB-00486 (SPS)

Project # 1005133

Project Name : SEVEN BAR RANCH

Agent: GEORGE RAINHART ARCH. & ASSOC.

Phone No.: 884-9110 Ext. 106

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4.25.07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): 3 copies
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

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- Tax certificate from the County Treasurer.
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- 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.
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Project Number 1005133

Bev's Sheet  
for Site Plan Subd



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 07DRB-00352 (P&F)

Project # 1005133

Project Name SEVEN BAR RANCH

Agent: BOHANNAN HUSTON INC

Phone No.: 823-1000

Your request for ~~(SDP for SIB)~~, (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4.25.07 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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UTILITIES: \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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PARKS / CIP: \_\_\_\_\_  
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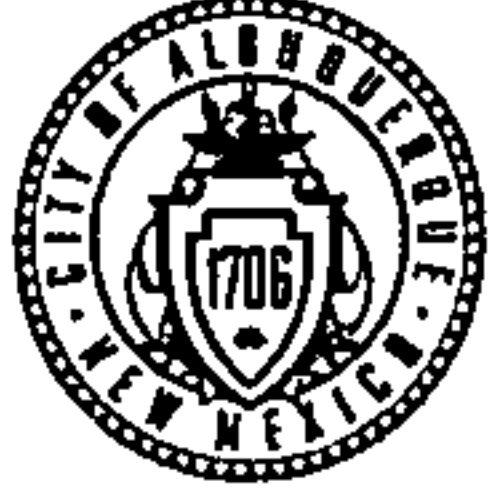
PLANNING (Last to sign): see copy of Amaya signature  
15 day appeal period  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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- Tax certificate from the County Treasurer.
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- Copy of recorded plat for Planning.

Project Number 1005133



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 25, 2007

**3. Project # 1005133**  
07DRB-00260 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH**, zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s).*[Deferred from 3/28/07, 04/11/07 & 4/18/07]*(B-13) **THE**

At the April 25, 2007, Development Review Board meeting, the vacations were 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.

07DRB-00352 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for COORS EAGLE RANCH LLC request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, **SEVEN BAR RANCH**, zoned SU-1 FOR AP, located on COORS BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 17 acre(s).*[Deferred from 3/28/07, 04/11/07, 4/18/07]* (B-13)

With the approval of the grading plan engineer stamp dated 3/21/07 the preliminary plat was approved with final sign off delegated to Planning for 15-day appeal period and to record.

07DRB-00486 Minor-SiteDev Plan Subd/EPC  
07DRB-00487 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for AEM & ASSOCIATES request(s) the above action(s) for all or any portion of Tract(s) N1 & B2, **SEVEN BAR RANCH**, zoned SU-1 for C-2 permissive uses, located on COORS BYPASS NW between EAGLE RANCH RD NW and SEVEN BAR LOOP RD NW containing approximately 17 acre(s). **[Carmen Marrone for Makita Hill, EPC Case Planner]** *[Deferred from 4/18/07]* (B-13)





## OFFICIAL NOTICE OF DECISION

PAGE 2

The site plan for subdivision was approved with final sign off delegated to Planning for 3 copies.

With the signing of the infrastructure list dated 4/25/07 the site plan for building permit was approved with final sign off delegated to City Engineer for the SIA and Planning for 3 copies.

If you wish to appeal this decision, you must do so by May 10, 2007, in the manner described below.

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

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

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



Sheran Matson, AICP, DRB Chair

Cc: AEM & Associates, 788 Crest View Court, Suite 100, Coppell, TX 75019  
George Rainhart Architect & Associates, 2325 San Pedro NE, Suite 2B, 87110  
Coors Eagle Ranch LLC, 4700 Montgomery Blvd NE, 2<sup>nd</sup> Fl, 87109  
Bohannon Huston Inc., 7500 Jefferson NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1005133 AGENDA# 3 DATE: 04/25/07

~~GEORGE FAINHART~~ ~~REH3 ASSE~~

1. Name: STEPHEN DUNBAR Address: 2323 SAN PEDRO NE Zip: 87110

7500 JEFFERSON NE

2. Name: BRUCE STINEBAUGH Address: BOTTANOCORAL HUNTER Zip: 87109

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: \_\_\_\_\_

15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

17. 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: 1005133**

**AGENDA ITEM NO: 3**

**SUBJECT:**

Final Plat  
Preliminary Plat  
Site Plan for Building Permit  
Site Plan for Subdivision  
Vacation of Public Easements

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

AMAFCA Board must agree to the release of their easement prior to the City acting on it. Has vacation of easement to Pitre been approved in writing?

No objection to Vacation request.

AMAFCA approval is required prior to City Engineer sign off.

An approved grading and drainage plan dated 3-21-07 is on file for Preliminary Plat approval.

New Mexico 87103

No adverse comments regarding site plan for building permit and subdivision request.

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:** APRIL 25, 2007

(B-13/D003)



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 18, 2007

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 10:35 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1003973**  
07DRB-00365 Major-Preliminary Plat Approval  
07DRB-00366 Minor-Sidewalk Waiver  
07DRB-00367 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or any portion of Tract(s) 5 & 7, THE TRAILS UNIT 2 (to be known as **TAOS AT THE TRAILS, UNIT 2**) zoned SU2-SRSL and SU2-UR, located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 34 acre(s). [Deferred from 4/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

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

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

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

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

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

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

3. **Project # 1005133**  
07DRB-00260 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH**, zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s). *[Deferred from 3/28/07, 04/11/07 & 4/18/07]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

07DRB-00352 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for COORS EAGLE RANCH LLC request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, **SEVEN BAR RANCH**, zoned SU-1 FOR AP, located on COORS BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 17 acre(s). [Deferred from 3/28/07, 04/11/07 & 4/18/07] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

~~07DRB-00486 Minor-SiteDev Plan  
Subd/EPC~~

~~07DRB-00487 Minor-SiteDev Plan  
BldPermit/EPC~~

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for AEM & ASSOCIATES request(s) the above action(s) for all or any portion of Tract(s) N1 & B2, **SEVEN BAR RANCH**, zoned SU-1 for C-2 permissive uses, located on COORS BYPASS NW between EAGLE RANCH RD NW and SEVEN BAR LOOP RD NW containing approximately 17 acre(s). [Carmen Marrone for Makita Hill, EPC Case Planner] [Deferred from 4/18/07] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

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

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

5. **Project # 1004387**  
07DRB-00334 Major-Vacation of Pub  
Right-of-Way  
07DRB-00335 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JUDITH C SCHAAB request(s) the above action(s) for all or any portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION**, together with a portion of LAS LOMAS RD NE, zoned O-1 located on LAS LOMAS RD NE between ENCINO PL NE and CEDAR CT NE containing approximately 1 acre(s). [REF: 06DRB00644, 05DRB01332] [Deferred from 04/11/07, Indef defer

4/18/07] (J-15) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/18/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/13/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.

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

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

6. **Project # 1000892**  
07DRB-00468 Minor-SiteDev Plan  
BldPermit/EPC

LEE GAMELSKY ARCHITECTS PC agent(s) for CHARLES BENZAQUEN request(s) the above action(s) for the portion of the south 100-feet of Lot(s) 47 & 48, Block(s) 10, **PEREA ADDITION**, zoned SU-2/TH located on TIJERAS NW between 12<sup>th</sup> ST NW and 13<sup>th</sup> ST NW containing approximately 1 acre(s). [Carol Toffaleti, EPC Case Planner] (J-13) **THE SITE PLAN FOR FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STANDARD DRAWINGS FOR SIDEWALKS IN PUBLIC RIGHT-OF-WAY AND LANDSCAPE MAINTENANCE AGREEMENT AND PLANNING FOR CAROL TOFFALETI'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

7. **Project # 1005049**  
07DRB-00488 Minor-SiteDev Plan  
BldPermit/EPC

BRISCOE ARCHITECTS PC agent(s) for VINTAGE CAPITAL GROUP request(s) the above action(s) for all or any portion of Tract(s) M, R, S-1 and S-2, **FAR NORTH SHOPPING CENTER**, zoned C-2 and C-3 (SC), located on SAN MATEO BLVD NE between ACADEMY NE and HARPER NE containing approximately 18 acre(s). [Maggie Gould, EPC Case Planner] [Deferred from 4/18/07] (E-18) **DEFERRED AT THE AGENT'S REQUEST TO 5/02/07.**

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

8. **Project # 1001409**  
07DRB-00432 Minor-Extension of Preliminary Plat
- ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or any portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS UNIT 1**, zoned R-1 located on LOMAS BLVD NE between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 1 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02033, 04DRB01425, 05DRB00531, 06DRB00446] (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**
9. **Project # 1002478**  
07DRB-00485 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for MIKE JACOBS request(s) the above action(s) for all or any portion of Lot(s) 6 & 7, **BLUE SKY BUSINESS PARK**, zoned M-2, located on JACS LANE NE between the AMAFCA NORTH DIVERSION CHANNEL NE and NORTH I-25 NE containing approximately 5 acre(s).(D-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD THE PLAT.**
10. **Project # 1004994**  
07DRB-00382 Minor-Prelim&Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ-PICKARD LLC request(s) the above action(s) for all or any portion of Anasazi Ridge, Unit 1, Tract E and Tract A, Seville Subdivision, Unit 7A (to be known as **ANASAZI RIDGE, UNIT 1A**) zoned R-1 located on MCMAHON BLVD NW between ANASAZI RIDGE AVE NW and BASKET WEAVER PL NW containing approximately 1 acre(s). [*Indef deferred from 4-4-07*] (A-10) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**



11. **Project # 1005255**  
07DRB-00420 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for JAMES A & JAMES C PETERSON request(s) the above action(s) for all or any portion of Lot(s) A-1, Block(s) 15 and Lot(s) B-1 & C-1, Block(s) 10, **VISTA LARGA**, zoned R-1 located on HANNETT AVE NE between STANFORD DR NE and HARVARD DR NE containing approximately 1 acre(s). *[Deferred from 4/11/07 & 4/18/07]* (J-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1005498**  
07DRB-00462 Minor-Sketch Plat or Plan

CLAUDIO VIGIL ARCHITECTS agent(s) for L & M ASSET MANAGEMENT request(s) the above action(s) for all or any portion of Lot(s) 10-13, Block(s) 3, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP located on PASADENA NE between 1-25 NE and SAN MATEO NE containing approximately 3 acre(s). (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1005513**  
07DRB-00490 Minor-Sketch Plat or Plan

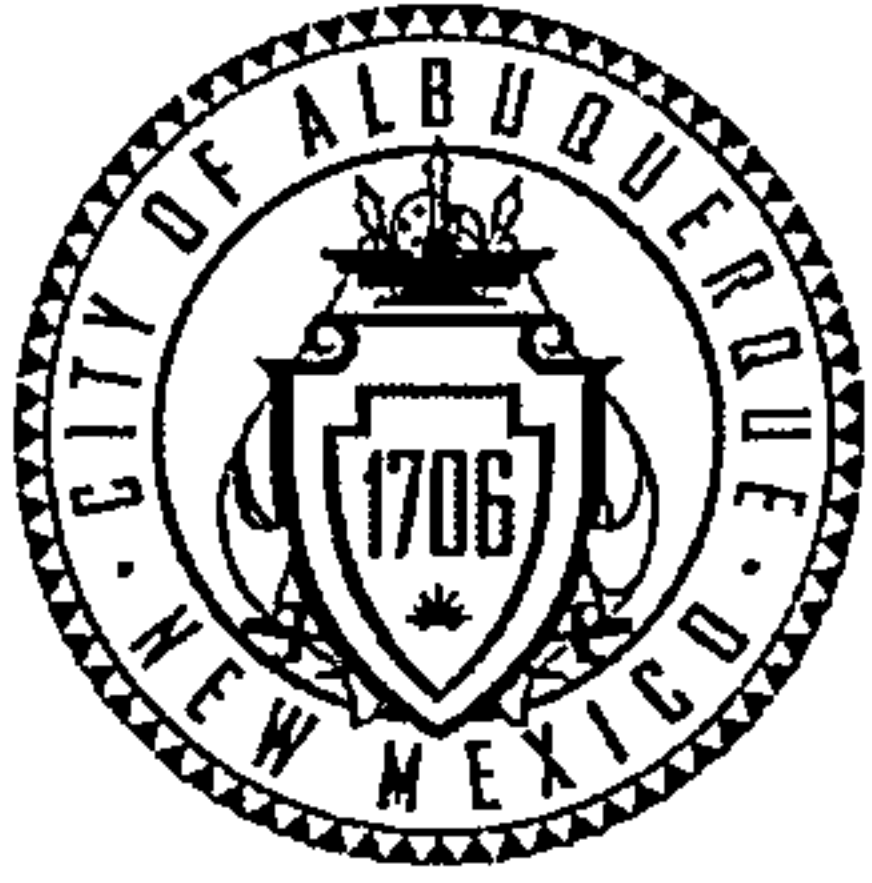
JACK'S HIGH COUNTRY INC. agent(s) for FRANK L. & EVELYN S. BARELA request(s) the above action(s) for all or any portion of Lot(s) 2, **LAND OF ALBERT L MATTHEW**, zoned R-1, located on 12<sup>th</sup> ST NW between DON FRANCISCO NW and DON FRANCISCO PL NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1005514**  
07DRB-00489 Minor-Sketch Plat or Plan

JACK'S HIGH COUNTRY INC agent(s) for ARELLANO CORDERO request(s) the above action(s) for all or any portion of Lot(s) 11 & 12, Block(s) 7, **HUNING CASTLE ADDITION**, zoned R-1, located on LOS ALAMOS AVE SW between LAGUNA BLVD SW and 16<sup>th</sup> ST SW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for April 11, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 11, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:35 A.M.



**City of Albuquerque  
Planning Department  
Interoffice Memo**

#3

**Date:** 17 April 2007

**To:** Sheran Matson, DRB Chair

**From:** Russell Brito, Dev. Rvw. Div. Mngr.

**RE:** Project # 1005133

The applicant met with EPC staff on 10 April 2007. The submitted site development plan for building permit, with some minor changes and clarifications, will meet all EPC conditions of approval.

The applicant should meet with me, the staff planner, once more to ensure that needed changes are adequately shown.

**5133**

### DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:

Catherine Bradley  
Approved

Feb 19, 2014  
Date

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

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#### AGIS Use Only

Copied fc **5133** to agiscov on **2/19/2014** Contact person notified on **2/19/2014**



**INTER-OFFICE MEMORANDUM**

***COMMENTING AGENCIES***

<b>DEBBIE BAUMAN -</b>	Transportation Development
<b>SHABIH RIZVI -</b>	Transit & Parking Department
<b>KENDRA WATKINS/</b>	
<b>ANDREW GINGERICH -</b>	Council of Governments
<b>LYNN MAZUR -</b>	AMAFCA
<b>STEVE SINK -</b>	APD Crime Prevention
<b>SUSANNAH ABBEY -</b>	Open Space Division
<b>ANTONIO CHINCHILLA -</b>	Fire Department
<b>DAVID KILPATRICK -</b>	Zoning Enforcement Inspector
<b>STEPHANI WINKLEPLECK -</b>	Neighborhood Coordination
<b>DANIEL ARAGON -</b>	Public Service Company of New Mexico
<b>PATRICK SANCHEZ -</b>	New Mexico Gas Company
<b>APRIL WINTERS -</b>	Albuquerque Public Schools
<b>MICHELE RAMIREZ -</b>	CenturyLink
<b>MIKE MORTUS -</b>	Comcast Cable
<b>RAY GOMEZ -</b>	Middle Rio Grande
	Conservancy District (MRGCD)
<b>SUZANNE BUSCH -</b>	Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1005133

**Wednesday, October 23, 2013**

Comments must be received by:

**Wednesday, October 16, 2013**

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests. **If you have any questions, please contact me at 924-3946 or [agomez@cabq.gov](mailto:agomez@cabq.gov)**



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Isaacson & Arfman, P.A. PHONE: (505) 268-8828  
 ADDRESS: 128 Monroe Street NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: SED Development, LLC PHONE: (505) 338-1499  
 ADDRESS: c/o Modulus Architects - 220 Copper Ave. NW, Suite 350 FAX: (505) 338-1498  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: SDunbar@ModulusArchitects.co  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Approval for Minor Subdivision Preliminary/Final Plat and  
Approval for Vacation of Public Sidewalk Easement

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

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

Lot or Tract No. Tract N-1-B-2-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Seven Bar Ranch (tbka Tracts N-1-B-2-A-1 & N-1-B-2-A-2, Seven Bar Ranch)  
 Existing Zoning: SU-1 for Permissive Uses Proposed zoning: Same MRGCD Map No. NA  
 Zone Atlas page(s): B-13 UPC Code: 101306543126510191

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1005133;  
07DRB-00352

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 1.9788

LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd. Bypass NW  
 Between: West of Eagle Ranch Road NW and \_\_\_\_\_

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

SIGNATURE Fred C. Arfman DATE 09-26-13  
 (Print Name) Fred C. Arfman Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

- 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>13DRB -70690</u>	<u>VPE</u>	—	<u>\$40.00</u>
<u>-70691</u>	<u>P&amp;E</u>	—	<u>\$285.00</u>
—	<u>ADV</u>	—	<u>\$75.00</u>
—	<u>CMF</u>	—	<u>\$20.00</u>
—	—	—	\$
			Total
			<u>\$425.00</u>

Hearing date October 23 2013

Project # 1005133

9-26-13  
 Staff signature & Date

Revised: 4/2012

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

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

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

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

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

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

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

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


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

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

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

Fred C. Arfman  
 Applicant name (print)  
  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 13DRB - 70691

 9-26-13  
 Planner signature / date  
 Project # 1005133

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC EASEMENT (DRB27) 1

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

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

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

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

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

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

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

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

Fred C. Artman

Applicant name (print)

Fred C. Artman 09-26-13

Applicant signature / date



Form revised 4/07

Application case numbers

13DRB-70690

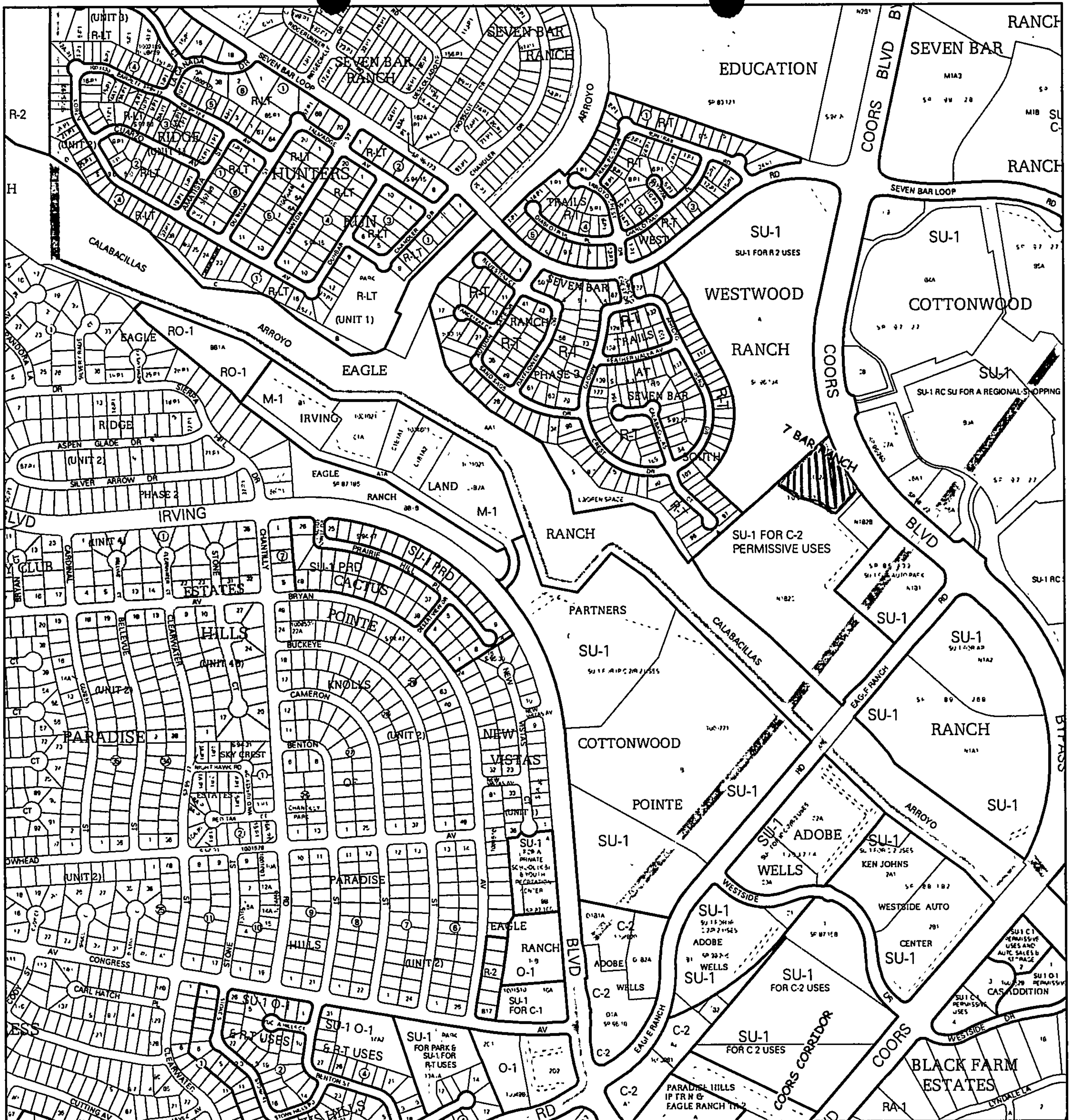
Y. [Signature] 9-26-13

Planner signature / date

Project # 1005133

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





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 1/10/2013

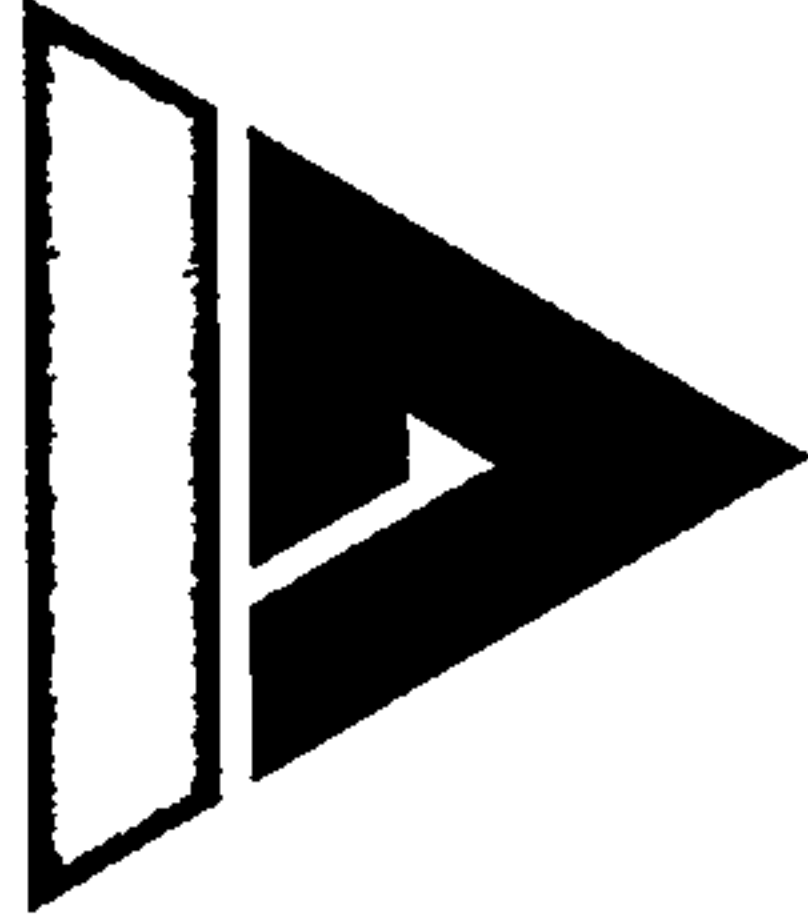
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**B-13-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



September 27, 2013

Mr. Jack Cloud, Chairman  
Development Review Board, Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico

RE: Vacation of Public Sidewalk  
Tract N-1-B-2-A, Seven Bar Ranch (B-13)

Dear Mr. Cloud,

Isaacson & Arfman, PA are the consulting engineers for the SED Development, LLC, and Owner of the reference property south of Coors Bypass Blvd NW. The existing sidewalk alignment is outside of the public right-of-way and within a variable width Public Sidewalk Easement. The justification of this request is as follows:

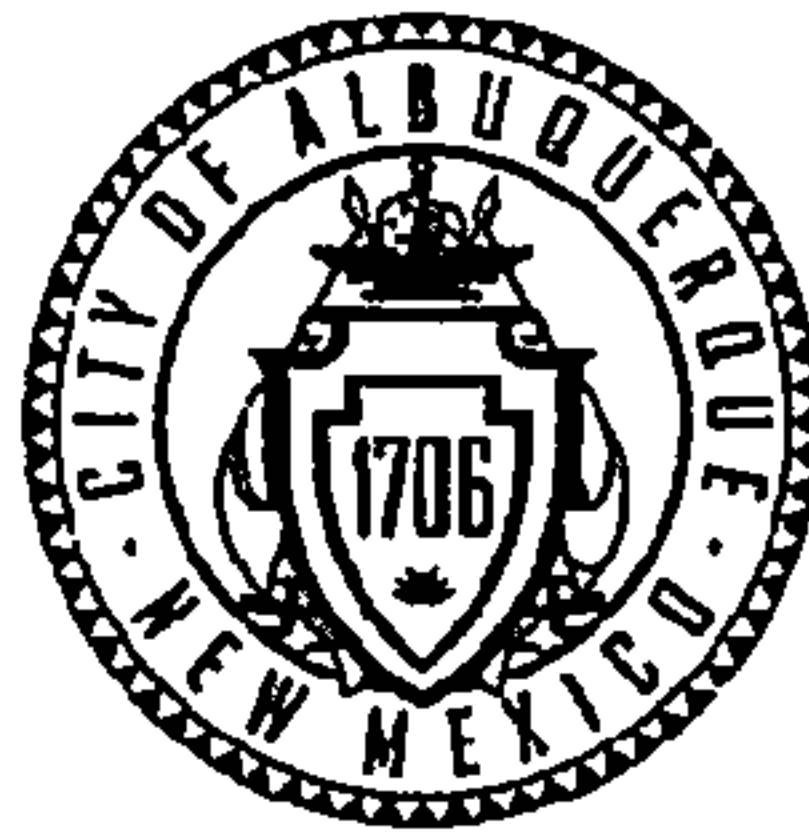
1. The distance that the sidewalk protrudes into the subject property is approximately 17 feet (39 ft. from face of curb) and is excessive thereby prohibiting the planned development of the property.
2. Only a portion of the sidewalk and its corresponding easement is being requested to be moved and vacated.
3. The developer shall be responsible for the cost of the realignment of the sidewalk and for the recording of a plat showing the vacated sidewalk easement.
4. Per the DPM ; 14-14-7; the test listed below are satisfied:
  - (1) The public welfare is in no way served by retaining the sidewalk; or
  - (2) There is a net benefit to the public welfare because the development made possible by the sidewalk realignment is clearly more beneficial to the public welfare than the minor detriment resulting from the minor vacation; and in addition to divisions (1) or (2) of this division (B):
  - (3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

Please accept his action into the DRB process and contact our office if there are any questions.

Sincerely,  
ISAACSON & ARFMAN P.A.

  
Fred C. Arfman, PE

Attachment: submittal



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The  
Neighborhood and/or  
Homeowner 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.

September 20, 2013

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

This letter will serve to notify you that on **September 20, 2013:**

**Contact Name:** RUTH LOZANO

**Company or Agency:** ISAACSON AND ARFMAN, P.A.  
128 MONROE STREET NE/87108  
PHONE: 505-268-8828/FAX: NONE  
E-MAIL: [ruthl@iacivil.com](mailto:ruthl@iacivil.com)

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT N-1-B-2-A, SEVEN BAR RANCH, LOCATED ON COORS BOULEVARD BYPASS NW, WEST OF EAGLE RANCH ROAD NW** zone map **B-13**.

***Our records indicate that as of September 20, 2013, there were no Neighborhood and/or Homeowner 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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
PLANNING DEPARTMENT



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Isaacson & Arfman, P.A. PHONE: (505) 268-8828

ADDRESS: 128 Monroe Street NE FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: SED Development, LLC PHONE: (505) 338-1499

ADDRESS: c/o Modulus Architects - 220 Copper Ave. NW, Suite 350 FAX: (505) 338-1498

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: SDunbar@ModulusArchitects.co

Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Approval for Minor Subdivision Preliminary/Final Plat and Approval for Vacation of Public Sidewalk Easement

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

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

Lot or Tract No. Tract N-1-B-2-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: Seven Bar Ranch (tbka Tracts N-1-B-2-A-1 & N-1-B-2-A-2, Seven Bar Ranch)

Existing Zoning: SU-1 for Permissive Uses Proposed zoning: Same MRGCD Map No NA

Zone Atlas page(s): B-13 UPC Code: 101306543126510191

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1005133; 07DRB-00352

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No

No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 1.9788

LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd. Bypass NW

Between: West of Eagle Ranch Road NW and \_\_\_\_\_

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

SIGNATURE Fred C. Arfman DATE 09-26-13

(Print Name) Fred C. Arfman Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB -70690</u>	<u>VPE</u>	_____	<u>\$ 40.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>-70691</u>	<u>P&amp;F</u>	_____	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	<u>CMF</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	_____	_____	_____	<u>\$ 425.00</u>

Hearing date October 23 2013

[Signature]  
Staff signature & Date

9-26-13

Project # 1005133

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

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

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

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

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

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

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

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

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

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Fred C. Arfman

Fred C. Arfman Applicant name (print)  
09-26-13 Applicant signature / date



Form revised October 2007

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

Application case numbers  
13DRB - 70691

Vagan 9-26-13 Planner signature / date  
 Project # 1005133

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE (DRB04)**

**(PUBLIC HEARING CASE)**

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

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

**VACATION OF PUBLIC EASEMENT (DRB27)** 1

**VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

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

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

**SIDEWALK VARIANCE (DRB20)**

**SIDEWALK WAIVER (DRB21)**

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

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

**SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

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

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

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

**VACATION OF PRIVATE EASEMENT (DRB26)**

**VACATION OF RECORDED PLAT (DRB29)**

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

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

**DRB 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.

Fred C. Artman  
Applicant name (print)

Fred C. Artman 09-26-13  
Applicant signature / date



Form revised 4/07

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

Application case numbers  
13DRB- -70690

V. [Signature] 9-26-13  
Planner signature / date  
Project # 100 5133

# 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 tear out less easily.

4. TIME

Signs must be posted from Oct. 8, 2013 To Oct. 23, 2013

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.

Ruth Lopez  
(Applicant or Agent)

9/26/13  
(Date)

I issued 1 signs for this application,

9-26-13  
(Date)

[Signature]

(Staff Member)

DRB PROJECT NUMBER: 1005133

October 23. 2013

\*\*\*



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

PAID RECEIPT

APPLICANT NAME VT INC.; A MISSOURI CORP.  
AGENT BOHANNAN HUSTON  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1005133 / 07DRB00260, 07DRB00352  
PROJECT NAME SEVEN BAR RANCH

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
\$ 110.<sup>00</sup> 441006/4983000 DRB Actions DEFERRAL FEE  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 110.<sup>00</sup> 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

4/23/2007 4:02PM LOC: ANNX  
RECEIPT# 00080397 WS# 007 TRANSH 0063  
Account 441006 Fund 0110  
Activity 4983000 TRSMSP  
Trans Amt. \$110.00  
J24 Misc \$110.00  
VI \$110.00  
CHANGE \$0.00

Thank You.

**ORIGINAL**

Figure 12

INFRASTRUCTURE LIST

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

COSTCO WHOLESALE AT EAGLE RANCH & COORS BY-PASS  
TRACTS N-1-B-2-A, N-1-B-2-B, AND N-1-B-2-C, SEVEN-BAR RANCH  
**SITE PLAN BP**

Date Submitted: April 16, 2007  
Date Site Plan for Bldg Permit App: 4/25/07  
Date Site Plan for Sub. Approved: N/A  
Date Preliminary Plat Approved: N/A  
Date Preliminary Plat Expires: N/A

DRB Project No. 1005133

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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PUBLIC ROADWAY IMPROVEMENTS

		21' WIDE x 550' LONG	LENGTHEN EXISTING 10.5' WIDE DUAL LEFT TURN LANES AT NORTH BOUND COORS BLVD., INTERSECTION IRVING BLVD.				/	/	/
		23' WIDE x 245' LONG	LENGTHEN EXISTING 11.5' WIDE DUAL LEFT TURN LANES AT EAST BOUND COORS BLVD., INTERSECTION IRVING BLVD. <i>IRVING</i>				/	/	/
		24' WIDE x 425' LONG	LENGTHEN EXISTING 12' WIDE DUAL LEFT TURN LANES AT WEST BOUND COORS BYPASS, TO SOUTH BOUND EAGLE RANCH ROAD				/	/	/
		22.8' WIDE	RE-STRIPE EXISTING ROAD FOR ADDITIONAL LEFT TURN LANE (2 TOTAL x 11.4' WIDE EACH) AT SOUTH BOUND COORS BYPASS, INTERSECTION AT EAGLE RANCH ROAD				/	/	/
		12' WIDE x 100' LONG	RIGHT TURN LANE TAPER FOR SITE DRIVEWAY EAGLE RANCH RD.		720' SOUTH OF COORS BYPASS	SOUTHERN MOST DRIVE	/	/	/
		12.5' WIDE x 150' LONG	LENGTHEN EXISTING DECELERATION LANE FOR SITE DRIVEWAY	COORS BYPASS	850' NORTH OF EAGLE RANCH	SITE DRIVEWAY	/	/	/
		33' WIDE x 430' LONG	ADDITION OF LEFT TURN LANE, LENGTHEN & RE-STRIPE EXISTING TURN LANES FOR A TOTAL OF (3) 11' WIDE x 430' LONG LEFT TURN LANES AT SOUTH BOUND COORS BLVD, INTERSECTION AT COOR BYPASS ALSO LENGTHEN RIGHT TURN LANE (VIA RE-STRIPING) TO MATCH THE LENGTH OF THE NEW LEFT TURN LANES				/	/	/
		21' WIDE x 280' LONG	RE-STRIPE AND SIGNING OF EXISTING ROAD FOR DUAL LEFT LANES FOR NORTH BOUND COORS TO EAGLE RANCH ROAD, 2-10.5' LANES (SOUTH OF PASEO DEL NORTE) <i>INCL SIGNAL MODS. IF REQ'D</i>				/	/	/
		11.5' WIDE x 425' LONG	LENGTHEN EXISTING LEFT TURN LANE AT SOUTH BOUND COORS BYPASS, INTERSECTION AT COORS BLVD.				/	/	/
		10' WIDE PEDESTRIAN TRAIL W/ HC RAMPS AS REQUIRED		ALONG SOUTH SIDE OF SITE	EAGLE RANCH RD.	SOUTHWEST CORNER OF SITE	/	/	/
			CALABACILLAS ARROYO NORTH BANK CHANNEL STABILIZATION ADJACENT TO SITE. FUNDING / TURNKEY AGREEMENT w/ AMAFCA MUST BE EXECUTED PRIOR TO RELEASE OF SIA & FINANCIAL GUARANTEE				/	/	/
		30" RCP STORM DRAIN OUTFALL TO CALABACILLAS ARROYO W/ AMAFCA LICENSE AGREEMENT		SOUTHEAST CORNER OF SITE	WATER QUALITY MANHOLE	EXISTING DROP STRUCTURE AT EAGLE RANCH ROAD BRIDGE	/	/	/
		WATERLINE WITH NECESSARY VALVES AND FIRE HYDRANTS		EAST-WEST ORIENTED ONSITE EASEMENT	SOUTHWEST CORNER TRACT N-1B-1 (THE WESTERN END OF THE EXISTING SHARED ACCESS ROAD)	EASTERN END OF CALABACILLAS CT. NW	/	/	/


WATERLINE WITH NECESSARY VALVES  
AND FIRE HYDRANTS

NORTH-SOUTH ORIENTED COORS BY-PASS  
ONSITE EASEMENT

EAST-WEST ORIENTED  
ONSITE EASEMENT

SEWERLINE WITH MANHOLES

EAST-WEST ORIENTED  
ONSITE EASEMENT

SOUTHWEST CORNER  
TRACT N-1B-1 (THE  
WESTERN END OF THE  
EXISTING SHARED  
ACCESS ROAD)

EASTERN END OF  
CALABACILLAS CT. NW

/	/	/
/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS					
BRUCE STIDWORTHY PREPARED BY: PRINT NAME	4/18/2007 DATE	<i>[Signature]</i> DRB CHAIR	4/25/07 DATE	<i>Christina Sandoval</i> PARKS & GENERAL SERVICES	4/25/07 DATE		
BOHANNAN HUSTON INC. FIRM:		<i>[Signature]</i> TRANSPORTATION DEVELOPMENT	4-25-07 DATE	<i>[Signature]</i> AMAFCA	4-20-07 DATE		
<i>[Signature]</i> SIGNATURE		<i>[Signature]</i> UTILITY DEVELOPMENT	4/25/07 DATE	<i>Bradley L. Bishop</i> CITY ENGINEER	4/25/07 DATE		
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION				<i>[Signature]</i> NMCC	4-18-07 DATE		

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
Δ	8-2-07	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

**ORIGINAL**

*Handwritten mark*

Figure 12  
**INFRASTRUCTURE LIST**

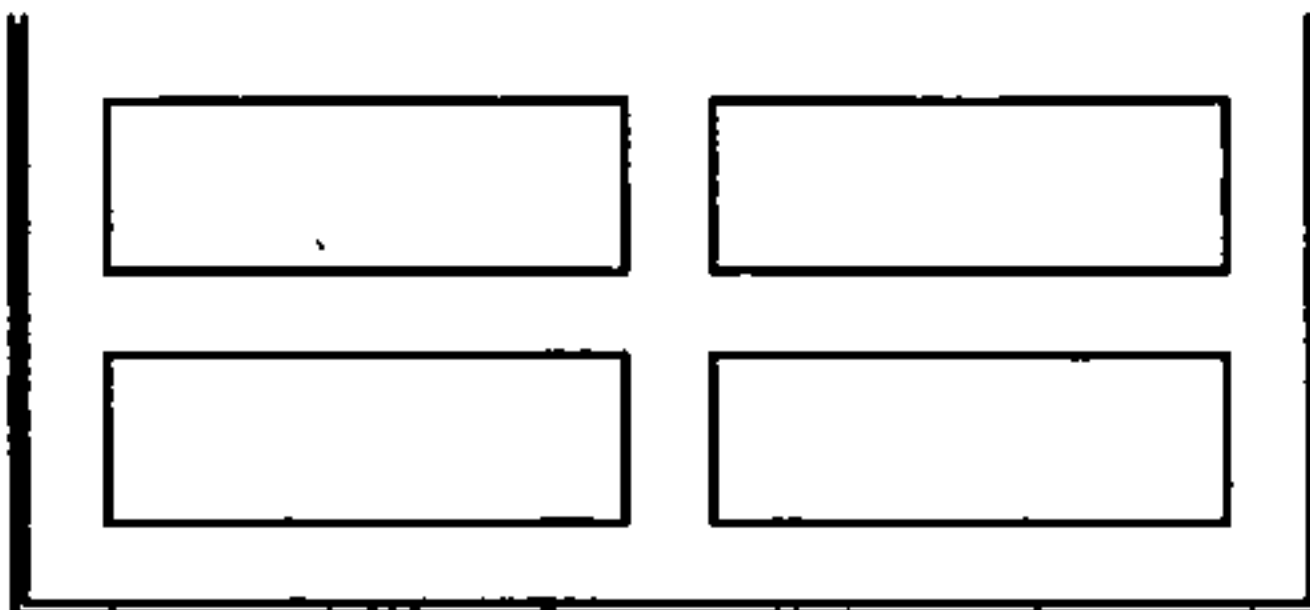
EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**COSTCO WHOLESALE AT EAGLE RANCH & COORS BY-PASS  
TRACTS N-1-B-2-A, N-1-B-2-B, AND N-1-B-2-C, SEVEN-BAR RANCH  
SITE PLAN BP**

Date Submitted: April 16, 2007  
Date Site Plan for Bldg Permit App: 4/25/07  
Date Site Plan for Sub. Approved: N/A  
Date Preliminary Plat Approved: N/A  
Date Preliminary Plat Expires: N/A  
DRB Project No. 1005133

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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		30" RCP STORM DRAIN OUTFALL TO CALABACILLAS ARROYO W/ AMAFCA LICENSE AGREEMENT		SOUTHEAST CORNER OF SITE	WATER QUALITY MANHOLE	EXISTING DROP STRUCTURE AT EAGLE RANCH ROAD BRIDGE	/	/	/
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WATERLINE WITH NECESSARY VALVES  
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NORTH-SOUTH ORIENTED COORS BY-PASS  
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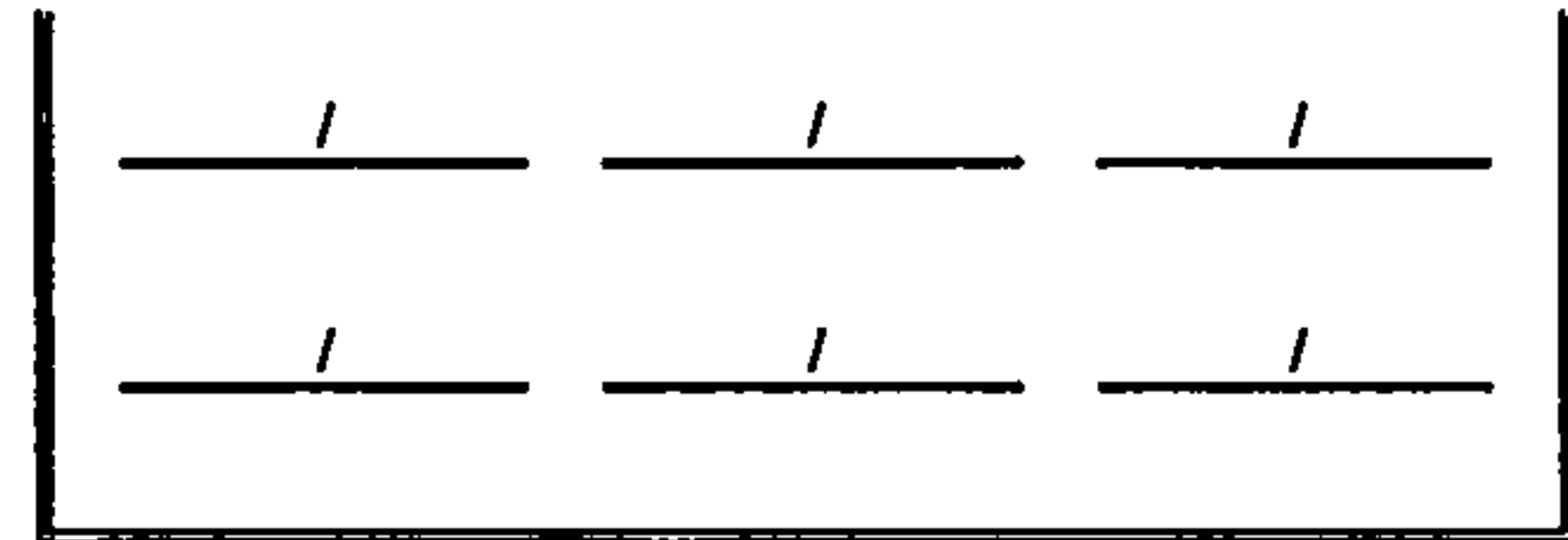
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EASTERN END OF  
CALABACILLAS CT. NW



AGENT/OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

BRUCE STIDWORTHY  
PREPARED BY: PRINT NAME

4/18/2007  
DATE

*[Signature]*  
DRB CHAIR

4/25/07  
DATE

*[Signature]*  
PARKS & GENERAL SERVICES

4/25/07  
DATE

BOHANNAN HUSTON INC.  
FIRM:

*[Signature]*  
SIGNATURE

*[Signature]*  
TRANSPORTATION DEVELOPMENT

4-25-07  
DATE

*[Signature]*  
AMAFCA

4-20-07  
DATE

*[Signature]*  
UTILITY DEVELOPMENT

4/25/07  
DATE

*[Signature]*  
CITY ENGINEER

4/25/07  
DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT  
IMPROVEMENTS WITHOUT A DRB EXTENSION

*[Signature]*  
DATE

4-18-07  
DATE



DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

DRB

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: AEM 3 Associates PHONE: \_\_\_\_\_  
 ADDRESS: 788 CREST VIEW COURT suite 100 FAX: \_\_\_\_\_  
 CITY: Coppell STATE Tx ZIP 75019 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Costco REP List all owners: JOHN SEBERRY  
 AGENT (if any): GEORGE PAINHART ARCH & ASSOC PHONE: 889-9110 Ext 106  
 ADDRESS: 2325 SAN PEDRO N.E suite 2B FAX: 837-9871  
 CITY: Abq STATE NM ZIP 87140 CONTACT: STEPHEN DUMBAR

DESCRIPTION OF REQUEST: site plan for building permit + subdivision  
5 rezoning of tract N1, B2

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. N1, B2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Seven BAR Ranch  
 Current Zoning: SU-1 for C-2 PERMISSIVE USES Proposed zoning: SU-1 for C-2 permissive USE to  
 Zone Atlas page(s): B-13 No. of existing lots: 1 includes a Costco No. of proposed lots: 3  
WAREHOUSE  
 Total area of site (acres): 17 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. 101306 539 124 410 110 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: N.W.C of COORS BYPASS & Eagle Ranch RD N.W  
 Between: EAGLE RANCH RD and SEVEN BAR loop RD N.W

CASE HISTORY: Case # 2-85-79-142+3, 06 EPC 01316, 06 EPC 01317  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX (Z, V, S), etc.): \_\_\_\_\_

Check-off if project was previously reviewed by Sketch Plat/Plan?  or Pre-application Review Team?  Date of review: 7/25/06

SIGNATURE John Seberry DATE 9-6-06  
 (Print) JOHN SEBERRY  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB- 00486</u>	<u>SPS</u>	<u>P3</u>	<u>\$0.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>07DRB- 00487</u>	<u>SBP</u>	<u>P3</u>	<u>\$0.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	<u>CNF</u>	_____	<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>Total</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$2000</u>

Hearing date 4-18-07  
April in Person 4-10-07 Project # 1005133

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

**SKETCH PLAN REVIEW AND COMMENT**

**Maximum Size: 24" x 36"**

- \_\_\_ 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**

**Maximum Size: 24" x 36"**

- \_\_\_ 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(iés) 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**

**Maximum Size: 24" x 36"**

- \_\_\_ 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**

**Maximum Size: 24" x 36"**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

**Maximum Size: 24" x 36"**

- \_\_\_ 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.

STEPHEN A DUNBAR  
Applicant name (print)  
Stephen A Dunbar 4/10/07  
Applicant signature / date

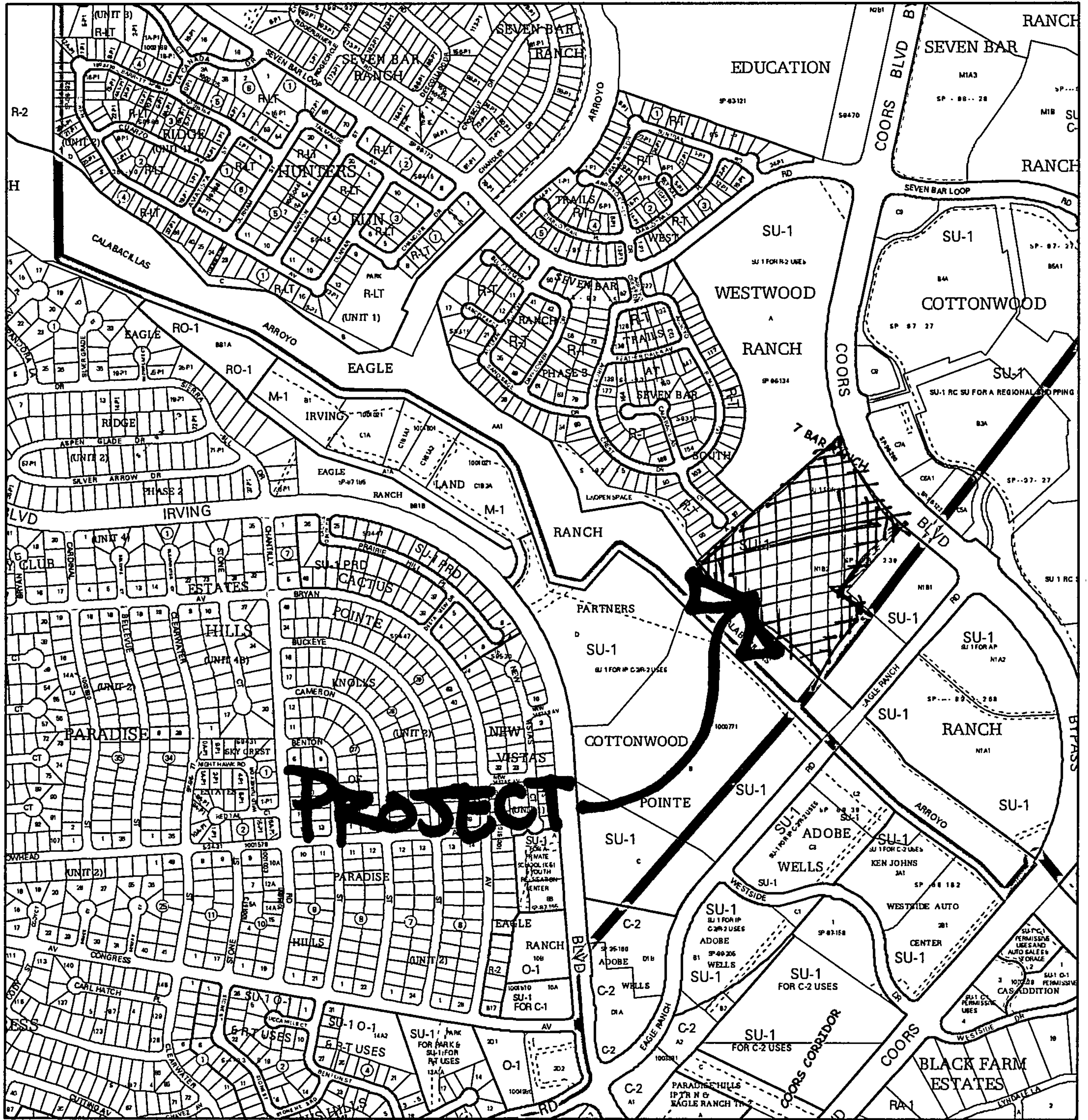


Form revised APRIL 2006

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

Application case numbers  
07DRB - 00486  
07DRB - 00487

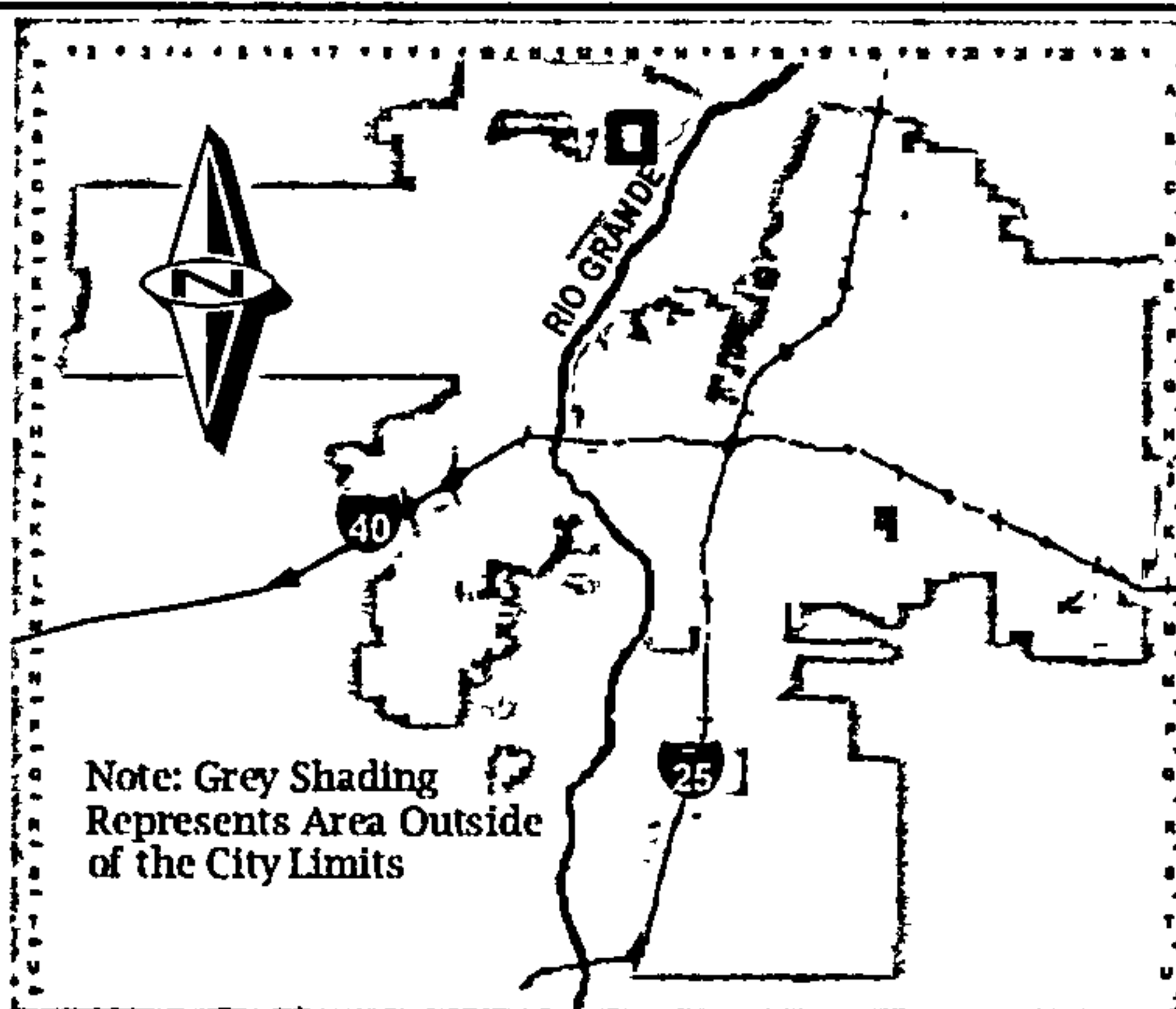
Joseph R... 4-10-07  
Planner signature / date  
**Project # 1005133**



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



Map amended through: 3/22/2007

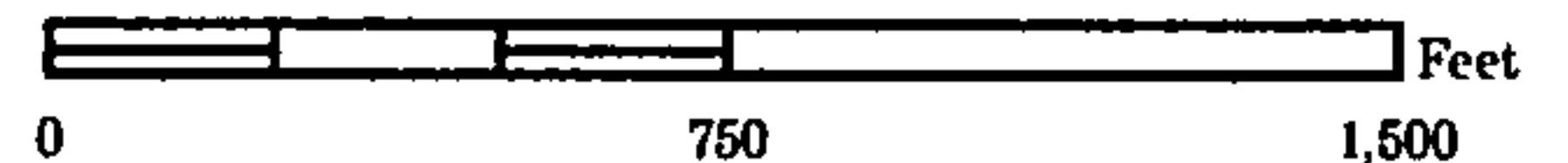


Zone Atlas Page:

**B-13-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





# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

**I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.**

*Stephan D. Smith*

4/9/07

Applicant or Agent Signature / Date

**NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".**

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

**Accompanying Material**

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

## SHEET #1 - SITE PLAN

### A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less      1" = 10'  
1.0 - 5.0 acres                1" = 20'  
Over 5 acres                      1" = 50'  
Over 20 acres                    1" = 100'                            *[Other scales as approved by staff]*
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

## B. Proposed Development

### 1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

### 2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
  - 1. Location and typical dimensions, including handicapped spaces
  - 2. Calculations: spaces required: 721 provided: 782  
Handicapped spaces required: 22 provided: 24
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 52 provided: 52
  - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
  - 1. Ingress and egress locations, including width and curve radii dimensions
  - 2. Drive aisle locations, including width and curve radii dimensions
  - 3. End aisle locations, including width and curve radii dimensions
  - 4. Location & orientation of refuse enclosure, with dimensions
  - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
  - 1. Location and dimensions of all sidewalks and pedestrian paths
  - 2. Location and dimension of drive aisle crossings, including paving treatment
  - 3. Location and description of amenities, including patios, benches, tables, etc.

### 3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
  - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - 3. Location of traffic signs and signals related to the functioning of the proposal
  - 4. Identify existing and proposed medians and median cuts
  - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
  - 1. Bikeways and bike-related facilities

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

## 4. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

## 5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

## SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
  - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
  - A. Existing, indicating whether it is to preserved or removed.
  - B. Proposed, to be established for general landscaping.
  - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)
- 15. Planting or tree well detail
- 16. Street Tree Plan as defined in the Street Tree Ord.

## SHEET #3 –PRELIMINARY GRADING PLAN –

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

## A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

## B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

# SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

## A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing
  - 4. Materials and colors of all building elements and structures
  - 5. For EPC and DRB submittals only – Color renderings or similar illustrations

NA E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

## B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

*Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.*

**SITE DEVELOPMENT PLAN  
FOR SUBDIVISION CHECKLIST**

Revised 4/18/06

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

**NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".**

**Accompanying Material**

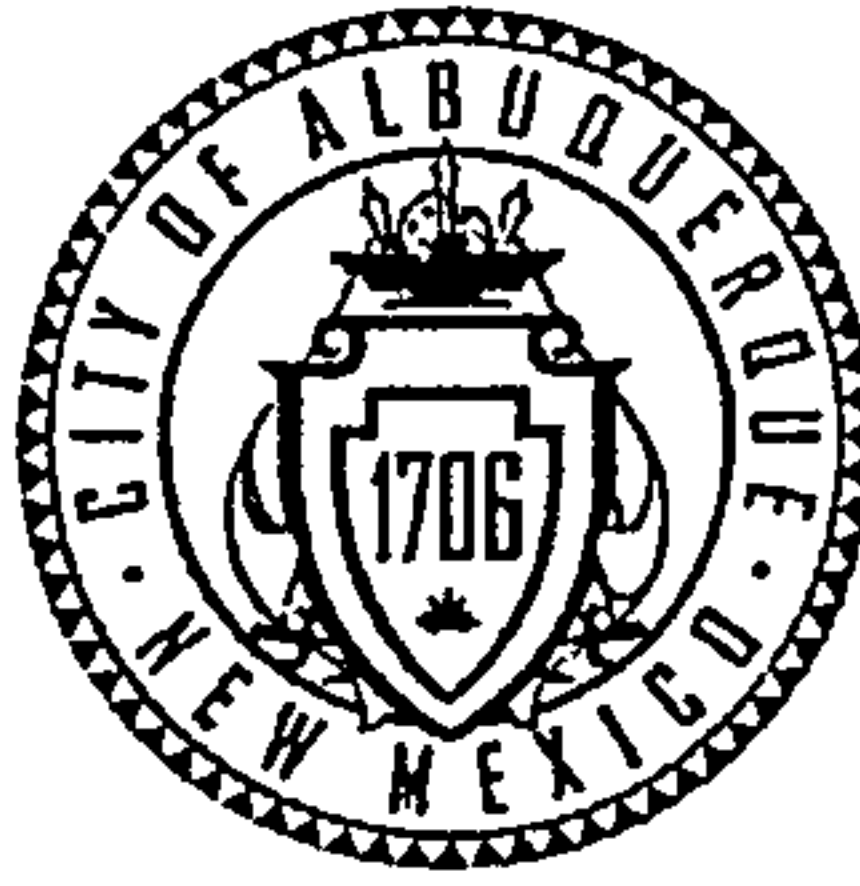
- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

**SHEET # 1 – SITE PLAN (Required)**

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
  - a. Maximum Building Height
  - b. Minimum Building Setback
  - c. Maximum Total Dwelling Units and / or
  - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT  
PLANS FOR BUILDING PERMIT (Optional, but STRONGLY  
recommended)**

- \_\_\_ 1. Overall Design Theme and Land Use Concept
- \_\_\_ 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- \_\_\_ 3. Street Design
- \_\_\_ 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- \_\_\_ 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- \_\_\_ 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- \_\_\_ 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- \_\_\_ 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- \_\_\_ 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)



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

Date: November 17, 2006

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1005133**  
06EPC-01316 EPC Site Development Plan-  
Subdivision  
06EPC-01317 EPC Site Development Plan-  
Building Permit  
06EPC-01318 Zone Map Amendment

AEM & Assoc.  
788 Crest View Crt., Suite 100  
Coppell, TX 75019

**LEGAL DESCRIPTION:** for all or a portion of Tracts N1, B2, **Seven Bar Ranch**, zoned SU-1 for Auto Park to SU-1 for C-2 Permissive Use to include Costco, located on COORS BYPASS NW at EAGLE RANCH ROAD NW. (B-13) Makita Hill, Staff Planner

On November 16, 2006 the Environmental Planning Commission voted to recommend approval to the City Council of Project 1005133/06EPC 01318, a Sector Development Plan map amendment from SU-1 for Auto Park to SU-1 for C-2 Permissive Uses, for Tract N1B2, Seven Bar Ranch subdivision, based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for a Sector Development Plan map amendment from SU-1 for Auto Park to SU-1 for C-2 Permissive Uses, for Tract N1B2, Seven Bar Ranch subdivision, located on the NW corner of Coors Bypass Boulevard NW and Eagle Ranch Road NW. The site contains approximately 17 acres and is currently vacant.
2. This request is accompanied by a request for approval of a site development plan for subdivision and a site development plan for building permit (06EPC-01316 and 06EPC-01317).

Section 14-16-4-3-C (3), Sector Development Plan Procedures, City Zoning Code, establishes that the City Council has final approval of the proposed zone map amendment within the SBRSDP area due to the fact that the subject site is larger than one block.

OFFICIAL NOTICE OF DECISION  
NOVEMBER 16, 2006  
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4. The request supports the Established Urban Goal and policies of the Comprehensive Plan in part because the requested SU-1 zone requires site development plan review by the EPC. The proposed zoning, in conjunction with the layout and design of the subject site, with modifications as recommended by staff, will support Policies d, e, i, j, k, l, and m:
  - a. The SU-1 zone requires site plan review and approval by the EPC, which ensures adequate screening and buffering from adjacent residential uses (Policy d).
  - b. The requested zoning will facilitate new development on vacant land that is adjacent to existing road and utility infrastructure (Policy e).
  - c. The requested zoning will facilitate new development and employment opportunities in close proximity to residential areas (Policy l).
  - d. ~~The requested zoning will facilitate new commercial development in an area with existing commercial development of a similar scale (Policy j).~~
  - e. The requested zoning will facilitate new development with a site design that does not draw vehicular traffic through existing residential areas (Policy k).
  - f. The requested zoning will facilitate new development with a quality site design that enhances its surroundings (Policies l and m).
  
5. The request supports the Centers and Corridors Component of the Comprehensive Plan in that the requested SU-1 zone requires site development plan review by the EPC. The proposed design of the subject site, with modifications as recommended by staff, will further the Activity Centers Goal and Policies a and c:
  - a. The subject site and the requested zoning will allow commercial uses within an existing Regional Activity Center that is located along major roadways (Activity Centers Goal and Policy a).
  - b. The proposed zoning and the accompanying site development plan will locate a structure whose height, mass and volume in an existing Regional Activity Center (Activity Centers Policy c).
  
6. The request supports the Centers and Corridors Component of the Comprehensive Plan in that the requested SU-1 zone requires site development plan review by the EPC. The proposed design of the subject site, with modifications as recommended by staff, will support the Transportation and Transit Goal and Policies a, g, o, p and q:
  - a. The subject site is in close proximity to an Enhanced Transit Corridor (Coors Blvd.), which through the site development plan review process necessitates pedestrian connections to and throughout the site (Transportation and Transit Goal and Policies a, g and p).
  - b. The recommended conditions for bicycle and pedestrian amenities and roadway improvements will help bring the requests into compliance with the Transportation and Transit Goal and applicable policies g, h and i.
  - c. The submitted Traffic Impact Study (T.I.S.) and its recommended traffic mitigation strategies will help to address peak hour demands on the circulation system while emphasizing mobility needs and choice among modes in regional and intra-city movement of people and goods (Transportation and Transit Policies o and q).



- d. Also, development of the proposed, popular retailer will help to mitigate the need for travel across the Rio Grande on the limited bridge system (Transportation and Transit Policy o).
7. The requested SU-1 zone furthers the applicable policies of the Economic Development Goal of the Comprehensive Plan:
    - a. The proposed zone map amendment, and accompanying site development plans for subdivision and building permit, propose a use that contribute to diversity in employment and business opportunities, as well as accommodating a range of occupation skills and salary levels on the west side where additional job opportunities are needed (Goal and policies a and c).
    - b. The applicant states and Planning Dept. staff agrees that the proposed Costco retailer (outside firm) and the potential space for possible development of local businesses furthers Policy b.
    - c. The potential for gross receipts tax revenue and impact fees related to the development of the project furthers Policy e.
    - d. Changing the zone category from the limited "Auto Park" designation to a more flexible "Permissive C-2 Uses" designation will remove an obstacle to growth management and economic development on the west side, furthering Policy f.
    - e. Additional retail, service and employment opportunities on the subject site, in a designated Activity Center will help to balance jobs with housing and population and reduce the need to travel across the City's limited number of bridges (Policy g).
  8. Comprehensive Plan, Air Quality:
    - a. The applicant demonstrates and Planning Department staff agrees that the zone change and site development plans to allow Costco, a popular retailer, to locate on the west side will reduce automobile trips across the Rio Grande, helping to balance the land use/transportation system (Policy b).
    - b. The subject site's location near existing transit corridors and lines gives employees and customers an option to use alternate means of transportation (Policies d and i).
  9. The zone change and site development plans will further the Open Space Goal and applicable policies by improving the opportunities for connections to the Calabacillas Arroyo and its trail with a design that respects the corridor and surrounding neighborhoods (Policies c, f and h).
  10. The requested SU-1 zone is for a site located within the existing West Side Strategic Plan designated Regional Activity Center:
    - a. The Requested zoning that will present an opportunity to further cluster commercial uses and to provide adequate buffering from and connections to adjacent development (Policies 1.3 and 1.4).
    - b. The requested SU-1 zone and the accompanying site development plan provides for pedestrian and bicycle access to this key activity area with trail access and pedestrian access between buildings on the site (Policy 1.5).
    - c. The requested SU-1 zone will create new employment opportunities in the Seven Bar Ranch area (Policy 1.6).

- d. The processes for and the allowances of the requested SU-1 zone and the accompanying site development plan encourages the private sector to develop the Activity Center in line with the policies of this plan, including pedestrian connections, site and building design and transit accessibility (Policy 1.11).
  - e. The requested SU-1 zone and the accompanying site development plan propose a development that will be in scale with pedestrians, while providing shared, off-street parking between buildings and uses along with pedestrian amenities (Policy 1.12).
  - f. The requested SU-1 zone and the accompanying site development plan propose a development that will add to the variety of commercial uses within the Regional Activity Center (Policy 1.13).
  - g. The subject site is accessible by major streets, transit service, pedestrian trails and sidewalks and bikeways (Policy 1.14)
11. The request supports the policies for the Seven Bar Ranch Community Area of the West Side Strategic Plan (WSSP) in that the SU-1 zone requested for approval by the City Council requires site development plan review by the EPC. The proposed design of the subject site, with modifications as recommended by staff, will support Policies 3.1, 3.3, 3.5, and the WSSP Commercial Development Design Guidelines:
- a. The requested zoning and the accompanying site development plan proposes new, large-scale commercial development in an existing Regional Activity Center (Policy 3.1).
  - b. The requested zoning and the accompanying site development plan will allow for connections to bicycle and pedestrian trails and linkages surrounding and within the subject site (Policy 3.3).
  - c. The requested zoning and the accompanying site development plan provide for sensitive site planning adjacent to the Calabacillas Arroyo (Policy 3.5).
12. The request supports the policies of the Facility Plan for Arroyos (FPA) because the requested SU-1 zone requires site development plan review by the EPC. The proposed design of the subject site, with modifications as recommended by staff, will support FPA Sections B. General Policies, Policy 5, F. Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links, Policy 3:
- a. The requested zoning and the accompanying site development plan proposes uses adjacent to the Calabacillas Arroyo trail that can be a destination for people using the trails (Policy B.5).
  - b. The requested zoning and the accompanying site development plan will provide landscaping adjacent to the arroyo (Policy F.3).
  - c. The requested zoning and the accompanying site development plan allow for support of topsoil preservation and reseeded (Policy C.4), provision of an earth berm for parking areas adjacent to the arroyo and access to the Calabacillas Arroyo trail (Policy F.1.).

13. The request supports the policies in the Coors Corridor Sector Development Plan (CCSDP), in that the SU-1 zone requested for approval by the City Council requires site development plan review by the EPC. The proposed design of the subject site, with modifications as recommended by staff, will support Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policies 2, 3, and 9.
14. The request supports the policies for the Seven Bar Ranch Sector Development Plan (SBRSDP) in that SU-1 zone requested for approval by the City Council requires site development plan review by the EPC. The proposed design of the subject site, with modifications as recommended by staff, will support Appendix 6, Architectural Design Guidelines, in the SBRSDP.
15. The applicant has submitted a valid justification for the zone change as per the criteria and policies of R-270-1980:
  - a. Section A: The request incorporates all elements of approved plans and policies and is therefore consistent with the health, safety, and general welfare of the city;
  - b. Section B: The current SU-1 for Auto Park zoning is an anomaly in that an auto park is a permissive use in the C-2 zone, and that the specific use characteristic of the existing zoning is a limitation on development of the site;
  - c. Section C: The request does not significantly conflict with applicable policies of the Comprehensive Plan, West Side Strategic Plan, Facility Plan for Arroyos, Coors Corridor Sector Development Plan, or the Seven Bar Ranch Sector Development Plan;
  - d. Section D: The existing, single-use SU-1 zone is counterproductive for infill development in a designated Activity Center. The applicant has demonstrated that the new, proposed SU-1 for C-2 Permissive Uses zoning will be more advantageous to the community as articulated by the citation and demonstration of compliance with a preponderance of Master Plan Goals and policies. The proposed zoning is more advantageous to the community as articulated by the Comprehensive Plan, West Side Strategic Plan, Seven Bar Ranch Sector Development Plan, the Facility Plan for Arroyos and the Coors Corridor Sector Development Plan;
  - e. Section E: The request for SU-1 for C-2 Permissive Uses, as modified by staff, limits application of only C-2 permissive uses under a site development plan, and that the applicant is willing to further restrict proposed C-2 uses where it can be demonstrated that any permissive C-2 use is harmful to the area;
  - f. Section F: The proposed development requires no capital expenditures on the part of the City. The applicant will be required to provide improvements for key intersections and vehicular access points throughout the area;
  - g. Section G: The applicant makes no arguments for economic considerations regarding the request;
  - h. Section H: The subject site is already zoned for a commercial use, albeit a very limited use of auto sales;

- i. Section I: The request for SU-1 zoning is a spot zone that is justified because the applicant has demonstrated realization of the Comprehensive Plan, West Side Strategic Plan, Seven Bar Ranch Sector Development Plan, the Facility Plan for Arroyos and the Coors Corridor Sector Development Plan;
  - j. Section J: The request is for SU-1 zoning and does not contribute to the creation of "strip zoning."
16. The applicant has held two meetings with the Paradise Hills Neighborhood Association regarding this request. The neighborhood association has no objections to this request, and there is no known opposition to this request.

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On November 16, 2006 the Environmental Planning Commission voted to approve Project 1005133/06EPC 01316, a site development plan for subdivision, for Tract N1B2, Seven Bar Ranch subdivision, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for approval of a site development plan for subdivision for Tract N1B2, Seven Bar Ranch subdivision, located on the NW corner of Coors Bypass Boulevard NW and Eagle Ranch Road NW. The site contains approximately 17 acres and is currently vacant.
2. The proposed site development plan for subdivision contains all the applicable items of information as defined in Section 14-16-1-5, Definitions, Site Development Plan for Subdivision, City Zoning Code.
3. The site development plan for subdivision proposes to divide the subject site into three parcels: Pad B (1.98 acres); Pad C (0.64 acres); and the Costco parcel (14.12 acres).
4. This request is also accompanied by a request for approval of a site development plan for building permit, and a request for a Sector Development Plan map amendment from SU-1 for Auto Park to SU-1 for C-2 Permissive Uses.
5. The request supports the Established Urban goal and policies of the Comprehensive Plan in that the request facilitates the development of adequate screening from adjacent residential uses (Policy d), new development on vacant land that is adjacent to existing road and utility infrastructure (Policy e), employment opportunities adjacent to residential areas (Policy i), new large-scale commercial development in an area with existing commercial development of similar scale (Policy j), a site design that does not draw vehicular traffic through existing residential areas (Policy k), and presents a quality site design that enhances its surroundings (Policies l, m). Staff is recommending changes to building-mounted lighting standards and to pedestrian access to the subject site that will further support these policies.

6. The request supports the Centers and Corridors Component of the Comprehensive Plan in that the proposed zone map amendment, and site development plan for subdivision and building permit, proposes pedestrian connections through much of the subject site (Policy A, Corridor Policies, Enhanced Transit Corridors, street design standards), and large-scale commercial uses within an existing Regional Activity Center that is located at major roadways (Activity Centers, Policy a). Staff is recommending changes to pedestrian access and provision of public open space that will further support these policies.
7. The request supports the policies for the Seven Bar Ranch Community Area of the West Side Strategic Plan in that the request facilitates the development of new large-scale commercial development in an existing Regional Activity Center (Policy 3.1), bicycle and pedestrian linkages through much of the subject site (Policy 3.3), sensitive site planning adjacent to the Calabacillas Arroyo (Policy 3.5), and new buildings that are adjacent to street frontages (Commercial Development Design Guidelines). Staff is recommending changes to pedestrian access and for provision of a bicycle/pedestrian trail along the Calabacillas Arroyo that will further support these policies.
8. The request supports the policies of the Facility Plan for Arroyos in that the request facilitates the development of new commercial development adjacent to the Calabacillas Arroyo to maximize its usefulness as a trail facility (B. General Policies, Policy 5), and landscaping along the south side of the subject site adjacent to the arroyo (F. Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links, Policy 3). Staff is recommending provision of statements from the applicant to support topsoil preservation and reseedling (C. Major Open Space Arroyos, Policy 4), provision of an earth berm for parking areas adjacent to the arroyo, and for the provision of a bicycle/pedestrian trail along the Calabacillas Arroyo and access from this trail to the subject site (F. Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links, Policy 1) that will further support the policies of the FPA.
9. The request supports the policies in the Coors Corridor Sector Development Plan, Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, in that the request facilitates the development of new buildings and landscaping to be located adjacent to the Coors Bypass right-of-way (Policies 2, 3), and site lighting that minimizes glare on adjacent properties and public right-of-way (Policy 9). Staff is recommending provision of a bicycle/pedestrian trail along the Calabacillas Arroyo and access from the trail to the subject site (Policy 7), and building mounted lighting that minimizes glare onto adjacent properties and public right-of-way, that will further support these policies.

10. The request supports the policies of the Seven Bar Ranch Sector Development Plan in that the request facilitates new development with earth tone colors, pedestrian amenities, and non-reflective materials (SBRSDP, Appendix 6, Architectural Design Guidelines). Staff is recommending provision of materials and colors for signage that is consistent with materials used throughout the subject site, changes to trim details for the main entry to the proposed Costco building, and additional pedestrian amenities for the subject site and for the Calabacillas Arroyo, that will further support these policies.
11. A TIS has been conducted for the subject site. A copy of the TIS summary is included in this report. The report finds that the signalized intersection of Coors Boulevard and Coors Bypass Boulevard will not operate at acceptable levels of service should this development be built, and that the newly generated traffic from this development will have an impact on this intersection. The intersection of Coors Boulevard and Coors Bypass Boulevard is shown on the Long Range Roadway Plan for the Albuquerque Urban Area as a future interchange. There is currently no established timetable or funding to construct the interchange. The applicant will be required to provide improvements for key intersections and vehicular access points throughout the area.
12. The applicant has held two meetings with the Paradise Hills Neighborhood Association regarding this request. The neighborhood association has no objections to this request, and there is otherwise no known opposition to this request.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan for subdivision 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. Final approval of the corresponding Sector Development Plan map amendment (06EPC-1318) by the City Council is required prior to final sign-off of this site development plan for subdivision.
3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
4. Conditions from the Public Works Department, Transportation Development, are as follows:
  - 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. A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff.
- d. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required including:
  - 1. Approximate Transportation Impact Fees of \$600,000.00 (to be verified by Impact Fee Administrator);
  - 2. Lengthen southbound, northbound and southbound left turn lanes at Irving/Coors Bypass/Eagle Ranch Road intersection, per TIS;
  - 3. Lengthen westbound to southbound left turn lane at the Coors Bypass/Eagle Ranch Road intersection, per TIS;
  - 4. Provide left turn bays and right turn lanes as needed at site drives, per TIS;
  - 5. Provide third left turn lane westbound at Coors (NM 528) to southbound Coors Bypass (per first supplement);
  - 6. Provide northbound dual left turn lanes at Eagle Ranch Road/Coors (per second supplement); subject to COA Traffic Operations Approval;
  - 7. Provide westbound dual right turn lanes at Paseo del Norte/Eagle Ranch Road (per second supplement) subject to COA Traffic Operations Approval.
  - 8. The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.
- e. Site drives/internal street intersections shall be designed and located per TIS. Left turn and right turn deceleration lanes to be designed and provided per TIS and DPM.
- f. Provide truck circulation plan with turning template information.
- g. Site plan shall comply and be designed per DPM Standards.

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On November 16, 2006 the Environmental Planning Commission voted to approve Project 1005133/06EPC 01316, a request for approval of a site development plan for building permit, for Tract N1B2, Seven Bar Ranch subdivision, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

OFFICIAL NOTICE OF DECISION

NOVEMBER 16, 2006

PROJECT #1005133

PAGE 10 OF 16

1. This is a request for approval of a site development plan for building permit for Tract N1B2, Seven Bar Ranch subdivision, located on the NW corner of Coors Bypass Boulevard NW and Eagle Ranch Road NW. The site contains approximately 17 acres and is currently vacant.
2. This request is also accompanied by a request for approval of a site development plan for subdivision, and a request for a Sector Development Plan map amendment from SU-1 for Auto Park to SU-1 for C-2 Permissive Uses.
3. The request supports the Established Urban goal and policies of the Comprehensive Plan in that the request facilitates the development of adequate screening from adjacent residential uses (Policy d), new development on vacant land that is adjacent to existing road and utility infrastructure (Policy e), employment opportunities adjacent to residential areas (Policy i), new large-scale commercial development in an area with existing commercial development of similar scale (Policy j), a site design that does not draw vehicular traffic through existing residential areas (Policy k), and presents a quality site design that enhances its surroundings (Policies l, m). Staff is recommending changes to building-mounted lighting standards and to pedestrian access to the subject site that will further support these policies.
4. The request supports the Centers and Corridors Component of the Comprehensive Plan in that the proposed zone map amendment, and site development plan for subdivision and building permit, proposes pedestrian connections through much of the subject site (Policy A, Corridor Policies, Enhanced Transit Corridors, street design standards), and large-scale commercial uses within an existing Regional Activity Center that is located at major roadways (Activity Centers, Policy a). Staff is recommending changes to pedestrian access and provision of public open space that will further support these policies.
5. The request supports the policies for the Seven Bar Ranch Community Area of the West Side Strategic Plan in that the request facilitates the development of new large-scale commercial development in an existing Regional Activity Center (Policy 3.1), bicycle and pedestrian linkages through much of the subject site (Policy 3.3), sensitive site planning adjacent to the Calabacillas Arroyo (Policy 3.5), and new buildings that are adjacent to street frontages (Commercial Development Design Guidelines). Staff is recommending changes to pedestrian access and for provision of a bicycle/pedestrian trail along the Calabacillas Arroyo that will further support these policies.
6. The request supports the policies of the Facility Plan for Arroyos in that the request facilitates the development of new commercial development adjacent to the Calabacillas Arroyo to maximize its usefulness as a trail facility (B. General Policies, Policy 5), and landscaping along the south side of the subject site adjacent to the arroyo (F. Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links, Policy 3). Staff is recommending provision of statements from the applicant to support topsoil preservation and reseeding (C. Major Open Space Arroyos, Policy 4), provision of an earth berm for parking areas adjacent to the arroyo, and for the provision of a bicycle/pedestrian trail along the Calabacillas Arroyo and access from this trail to the subject site (F. Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links, Policy 1) that will further support the policies of the FPA.



7. The request supports the policies in the Coors Corridor Sector Development Plan, Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, in that the request facilitates the development of new buildings and landscaping to be located adjacent to the Coors Bypass right-of-way (Policies 2, 3), and site lighting that minimizes glare on adjacent properties and public right-of-way (Policy 9). Staff is recommending provision of a bicycle/pedestrian trail along the Calabacillas Arroyo and access from the trail to the subject site (Policy 7), and building mounted lighting that minimizes glare onto adjacent properties and public right-of-way, that will further support these policies.
8. The request supports the policies of the Seven Bar Ranch Sector Development Plan in that the request facilitates new development with earth tone colors, pedestrian amenities, and non-reflective materials (SBRSDP, Appendix 6, Architectural Design Guidelines). Staff is recommending provision of materials and colors for signage that is consistent with materials used throughout the subject site, changes to trim details for the main entry to the proposed Costco building, and additional pedestrian amenities for the subject site and for the Calabacillas Arroyo, that will further support these policies.
9. A TIS has been conducted for the subject site. A copy of the TIS summary is included in this report. The report finds that the signalized intersection of Coors Boulevard and Coors Bypass Boulevard will not operate at acceptable levels of service should this development be built, and that the newly generated traffic from this development will have an impact on this intersection. The intersection of Coors Boulevard and Coors Bypass Boulevard is shown on the Long Range Roadway Plan for the Albuquerque Urban Area as a future interchange. There is currently no established timetable or funding to construct the interchange. The applicant will be required to provide improvements for key intersections and vehicular access points throughout the area.
10. The applicant has held two meetings with the Paradise Hills Neighborhood Association regarding this request. The neighborhood association has no objections to this request, and there is otherwise no known opposition to this 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. Final approval of the corresponding Sector Development Plan map amendment (06EPC-1318) by the City Council is required prior to final sign-off of this site development plan for building permit.

3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
4. Conditions from the Public Works Department, Transportation Development, are as follows:
  - 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. A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff.
  - d. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required including;
    1. Approximate Transportation Impact Fees of \$600,000.00 (to be verified by Impact Fee Administrator);
    2. Lengthen southbound, northbound and southbound left turn lanes at Irving/Coors Bypass/Eagle Ranch Road intersection, per TIS;
    3. Lengthen westbound to southbound left turn lane at the Coors Bypass/Eagle Ranch Road intersection, per TIS;
    4. Provide left turn bays and right turn lanes as needed at site drives, per TIS;
    5. Provide third left turn lane westbound at Coors (NM 528) to southbound Coors Bypass (per first supplement);
    6. Provide northbound dual left turn lanes at Eagle Ranch Road/Coors (per second supplement); subject to COA Traffic Operations Approval;
    7. Provide westbound dual right turn lanes at Paseo del Norte/Eagle Ranch Road (per second supplement) subject to COA Traffic Operations Approval.
    8. The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.
  - e. The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.
  - f. Site drives/internal street intersections shall be designed and located per TIS. Left turn and right turn deceleration lanes to be designed and provided per TIS and DPM.
  - g. Provide truck circulation plan with turning template information.
  - h. Site plan shall comply and be designed per DPM Standards.
5. Conditions for Walls/Fences modifications abutting residential as per dock area section on PDX3.1:
  - a. The applicant shall provide information on the site plan that demonstrates compliance with Section 14-16-3-10, Landscaping Regulations, City Zoning Code, Subsection (E) Landscaping Area Requirements, regarding the required 6-foot screening wall requirement adjacent to a residentially zoned area.

- b. The applicant shall provide information on the height of the proposed earth berm to be placed along the south parking area of the Costco site adjacent to the Calabacillas Arroyo. The applicant must demonstrate compliance for the height of the earth berm as established in Section 14-16-3-1, Off-Street Parking Regulations, City Zoning Code.
    - c. The applicant shall provide an additional earth berm screen for the parking area adjacent to Coors Bypass Boulevard in Pad B. The applicant must demonstrate compliance for the height of the earth berm as established in Section 14-16-3-1, Off-Street Parking Regulations, City Zoning Code.
6. The site plan shall be revised to include the minimum required handicapped parking spaces.
7. Conditions for Pedestrian/Bicycle Access:
  - a. The applicant shall provide a pedestrian/bicycle access from Coors Bypass Boulevard, minimum 6 feet in width, to connect the pedestrian walkway of Pad B to the existing walkway along Coors Bypass Boulevard. The applicant must demonstrate compliance for this access with Section 14-16-3-1, Off-Street Parking Regulations, City Zoning Code.
  - b. The applicant shall modify the proposed design of the south side of the access road from Eagle Ranch Road to the main entry for pedestrian and bicycle circulation with a minimum 6-foot wide walkway.
  - c. The applicant shall remove the pedestrian path through the center of the north Costco parking area shown on the site plan, and replace it with a new pedestrian path through the west side of the parking area, aligning directly south of the Pad B building area, and connecting with the north façade of the Costco building. This pedestrian walkway shall be a minimum 10 feet in width, similar to the walkway to the east.
  - d. The applicant shall relocate bicycle parking racks proposed for the area south of the main entry to the Costco building to west of the main entry, as the main entry will be the focus of bicycle access to the Costco site.
  - e. The applicant shall provide two (one for each direction) share-the-road bicycle signs for the main access drive connecting Eagle Ranch Road to the main entry of the Costco building, as recommended by staff from the Transportation Planning Division, Department of Municipal Development.
  - f. The applicant shall provide a bicycle/pedestrian path, minimum 10 feet in width, along the south property line adjacent to the Calabacillas Arroyo, as recommended by staff from the Transportation Planning Division, Department of Municipal Development.
  - g. The applicant shall provide a bicycle/pedestrian connection from the Calabacillas Arroyo bicycle/pedestrian path to the sidewalk along the west side of Eagle Ranch Road.
  - h. The applicant shall demonstrate compliance with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses, subsection (C)(1), Sidewalks, City Zoning Code, regarding sidewalk area surrounding the building site on Pad C.
8. The applicant shall provide building-mounted lighting on all sides of all buildings, where needed, throughout the site that is designed with downward shielded fixtures to minimize light glare to adjacent properties and street right-of-way.

9. Conditions for Landscaping:
  - a. The applicant shall provide a statement on the site plan that establishes compliance with the Facility Plan for Arroyos, Section C: Major Open Space Arroyos, Policy 4: Preserving Topsoil and Existing Vegetation, regarding preservation of existing topsoil along the Calabacillas Arroyo and reseeded with native and/or naturalized vegetation as needed.
  - b. The applicant shall provide additional shade trees in the southeast corner parking areas to comply with Section 14-16-3-10, Landscaping Regulations Applicable to Apartment and Nonresidential Development, subsection (G), Special Landscaping Requirements, City Zoning Code. The additional shade trees shall be of a different type from an Arizona Ash for shade tree diversity on the subject site such as Bur Oak or Purple Robe Locust.
  - c. The applicant shall replace the proposed 27 square foot planters located in the parking area to the north of the Costco building with planters that measure a minimum of 36 square feet to comply with Section 14-16-3-10, Landscaping Regulations Applicable to Apartment and Nonresidential Development, subsection (G), Special Landscaping Requirements, City Zoning Code. The applicant shall also replace the proposed Flowering Pear trees for these planters with a shade tree of a type different from an Arizona Ash for shade tree diversity on the subject site such as Royal Empress.
  - d. The applicant shall replace the proposed Flowering Pear tree located in the parking area at the front of the building area on Pad B with a shade tree different from an Arizona Ash. The applicant shall also provide an additional shade tree different from an Arizona Ash in the parking area at the front of the building area on Pad B to comply with Section 14-16-3-10, Landscaping Regulations Applicable to Apartment and Nonresidential Development, subsection (G), Special Landscaping Requirements, City Zoning Code such as Shadow Master a thornless locust tree.
  - e. The applicant shall demonstrate compliance with Section 14-16-3-10, Landscaping Regulations Applicable to Apartment and Nonresidential Development, subsection (G)(1)(d), requiring that 75% of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy diameter of at least 25 feet.
  - f. The applicant shall provide for water harvesting measures for the subject site to support site landscaping.
  - g. The applicant shall position street trees proposed for Eagle Ranch Road adjacent to the subject site between the curb and the street, as recommended by the City Forrester.
  
10. Conditions for Public Open Space:
  - a. The applicant shall provide a minimum of 2,000 square feet of public open space on the north façade of the Costco building to comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses, subsection (C) (4), Public Space, City Zoning Code or another comparable strategy that meets the intent of the Code.
  - b. The applicant shall provide raised planters, a minimum of 12 inches to a maximum of 28 inches in height, to be located throughout the public space area, as outlined in Subsection (C) (2)(d), Pedestrian Features. The planters may provide required seating for the public space.

11. Conditions for Architecture:
  - a. The applicant shall provide a metal canopy or awning, to be attached to and cover the length of the north façade of the Costco building between the main entry and the truck loading dock (approximately 200 linear feet) in conjunction with the required public open space area. The width of the canopy or awning shall be a minimum 12 feet in width and as needed to provide consistent shade coverage to within 3 feet of the curb of the abutting parking area.
  - b. The applicant shall provide accurate renderings of proposed building footprints on the site plan to illustrate building mass projections.
  - c. The applicant shall provide outdoor seating for all building sites to comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses, Subsection (C) (3), Major Facades Greater Than 100 Feet in Length. City Zoning Code.
  - d. The applicant shall provide a statement on the site plan that establishes compliance with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses, Subsection (C) (5), Screening. City Zoning Code, regarding screening of building-related mechanical equipment.
  
12. Conditions for Signage:
  - a. The applicant shall provide additional information on the site plan for the free-standing pylon sign adjacent to Coors Bypass Boulevard regarding height dimensions. The applicant shall demonstrate compliance with Section 14-16-2-17, C-2 Zone, City Zoning Code, subsection (A), Permissive Uses, (d) Signs, regarding sign height. The applicant shall also provide material, color, and illumination information for all free-standing and building-mounted signs. The applicant shall demonstrate consistency of signage materials and colors with those used for buildings on the subject site. This will support policies in the Seven Bar Ranch Sector Development Plan (SBRSDP, Appendix 6, Architectural Design Guidelines).
  - b. The applicant shall demonstrate compliance with Section 14-16-2-17, C-2 Zone, City Zoning Code, subsection (A), Permissive Uses, (d) Signs, which requires that building-mounted signs are no more than 25% of the façade area to which it is applied where it is wholly visible from a collector street (Eagle Ranch Road), and no more than 30% of the façade area to which it is applied where it is wholly visible from an arterial street (Coors Bypass).
  
13. The site shall provide a pedestrian amenity adjacent to the Calabacillas Arroyo.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 1, 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.

OFFICIAL NOTICE OF DECISION  
NOVEMBER 16, 2006  
PROJECT #1005133  
PAGE 16 OF 16

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

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

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

Sincerely,

*for* *CMarone*  
Richard Dineen  
Planning Director

RD/RB/ac

cc: George Rainhart Arch. & Assoc., 2325 San Pedro NE, Suite 2B, Albuquerque, NM 87110  
Larry Weaver, Paradise Hills Civic Assoc., 6001 Unitas Ct. NW, Albuquerque, NM 87114  
Don Anderson, Paradise Hills Civic Assoc., 10013 Plunkett Dr. NW, Albuquerque, NM 87114

Sharon Matson  
DRB Chair  
City of Albuquerque  
Planning department  
600 2<sup>nd</sup> St. N.W  
Albuquerque NM 87103

**Re: (06EPC 01318/01316/01317) SITE PLAN FOR BUILDING PERMIT,  
SITE PLAN FOR SUBDIVISION,  
AND REQUEST FOR ZONE MAP AMENDMENT FOR 17 ACRES  
ON TRACT N1B2, SEVEN BAR RANCH. LOCATED ON THE N.W.C OF  
COORS BYPASS AND EAGLE RANCH ROAD N.W**

Mrs. Matson:

Below is a list of items in response to the environmental planning commissions conditions of approval.

Conditions of approval(site plan for subdivision)

1. The EPC delegates final sign-off authority of this site development plan for subdivision 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 had been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-ff, may result on forfeiture of approvals.  
*1A. Action Taken:*  
We have no objection, and will comply as the comment requests.
2. Final approval of corresponding Sector Development Plan map amendment (06EPC-1318) by the City Council is required prior ro final sign-off of this site development plan for subdivision.  
*2A. Action Taken:*  
We have no objection, and will comply as the comment requests.
3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.  
*3A. Action Taken:*  
We have no objection, and will comply as the comment requests.



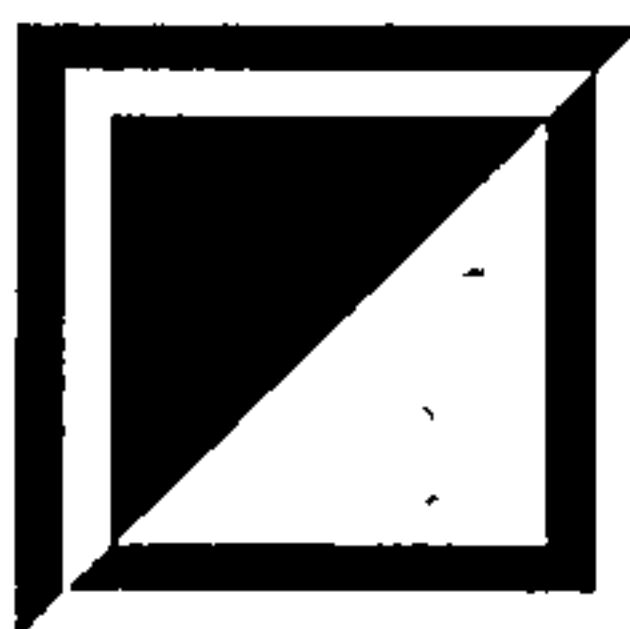
GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.  
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110  
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com

4. Conditions for the Public Works Department, transportation Development, are as follows:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and or provided for.
- b. The Development 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 approved for. All public infrastructure constructed within public right-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 9 std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. A Traffic Impact Study (TIS) has been submitted for and reviewed by the Transportation Staff.
- d. Per transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required including:
  1. Approximate Transportation Impact Fees of \$600,000.00 (to be verified by Impact Fee Administrator);
  2. Lengthen southbound, northbound and southbound left turn lanes at Irving/Coors Bypass/Eagle Ranch Road interesection, per TIS;
  3. Lengthen westbound to southbound left turn lane at the Coors Bypass/Eagle Ranch Road intersection, per TIS;
  4. Provide left turn bays and right turn lanes as needed at site drives, per TIS;
  5. Provide third left turn lane westbound at Coors (NM 528) to southbound Coors Bypass (per First supplement);
  6. Provide northbound dual left turn lanes at Eagle Ranch Road/Coors (per second supplement); subject to COA Traffic Operations Approval ;
  7. Provide westbound dual right turn lanes at Paseo Del Norte/Eagle Ranch Road (per second supplement) subject to COA Traffic Operations Approval;
  8. The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.

4A. Action Taken:

We have no objection, and will comply as the comment requests, and as modified by city engineering staff.





- e. Site drives/internal street intersections shall be designed and located per TIS. Left turn and right turn deceleration lanes to be designed and provided per TIS and DPM.
- f. Provide truck circulation plan with turning template information.
- g. Site plan shall comply and be designed per DPM standards.

Conditions of approval(site plan for building permit)

1. The EPC delegates final sign-off authority of this site development plan for subdivision 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 had 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 on forfeiture of approvals.

1A. Action Taken:

We have no objection, and will comply as the comment requests.

2. Final approval of the corresponding Sector Development Plan map amendment (06EPC-1318) by the City Council is required prior to final sign-off of this site development plan for building permit.

2A. Action Taken:

We have no objection, and will comply as the comment requests.

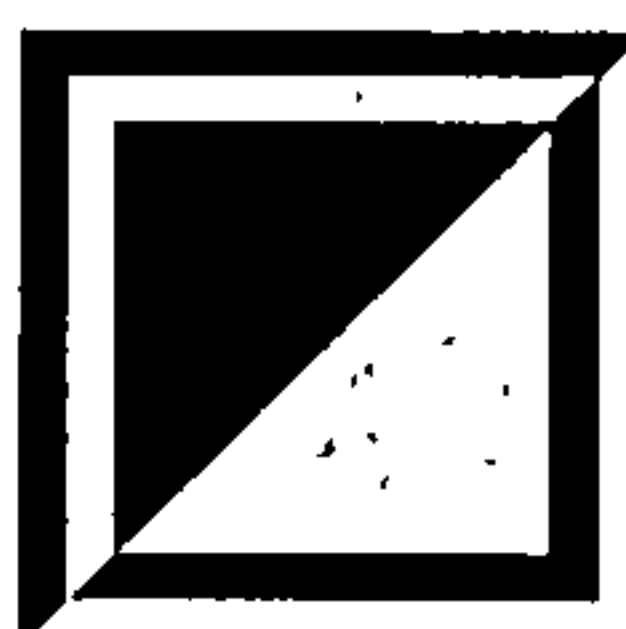
3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

1A. Action Taken:

We have no objection, and will comply as the comment requests.

4. Conditions for the Public Works Department, transportation Development, are as follows:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and or provided for.
- b. The Development 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 approved for. All public infrastructure constructed within public right-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 9 std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).



- c. A Traffic Impact Study (TIS) has been submitted for and reviewed by the Transportation Staff.
- d. Per transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required including:
  - 1. Approximate Transportation Impact Fees of \$600,000.00 (to be verified by Impact Fee Administrator);
  - 2. Lengthen southbound, northbound and southbound left turn lanes at Irving/Coors Bypass/Eagle Ranch Road intersection, per TIS;
  - 3. Lengthen westbound to southbound left turn lane at the Coors Bypass/Eagle Ranch Road intersection, per TIS;
  - 4. Provide left turn bays and right turn lanes as needed at site drives, per TIS;
  - 5. Provide third left turn lane westbound at Coors (NM 528) to southbound Coors Bypass (per First supplement);
  - 6. Provide northbound dual left turn lanes at Eagle Ranch Road/Coors (per second supplement); subject to COA Traffic Operations Approval ;
  - 7. Provide westbound dual right turn lanes at Paseo Del Norte/Eagle Ranch Road (per second supplement) subject to COA Traffic Operations Approval;
  - 8. The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.
- f. Site drives/internal street intersections shall be designed and located per TIS. Left turn and right turn deceleration lanes to be designed and provided per TIS and DPM.
- g. Provide truck circulation plan with turning template information.
- h. Site plan shall comply and be designed per DPM standards.

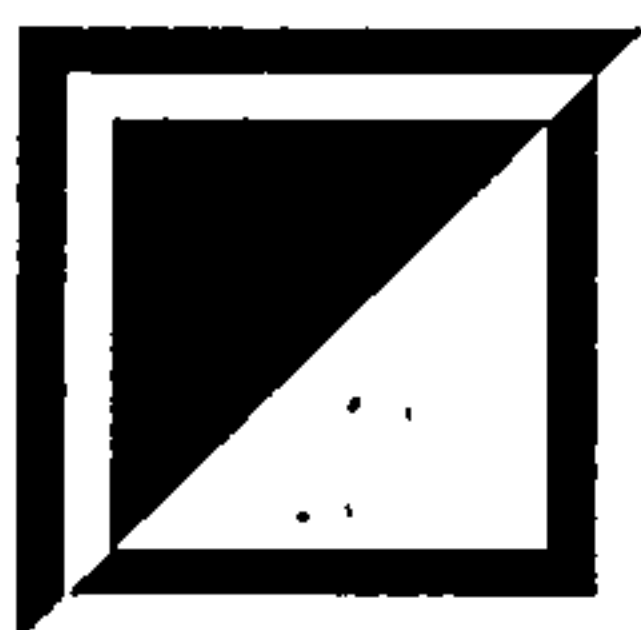
4A. Action Taken:

We have no objection, and will comply as the comment requests, and as modified by city engineering staff..

- 5. Conditions for Walls/Fences modifications abutting residential as per dock area section on PDX3.1:
  - a. The applicant shall provide information on the site plan that demonstrates compliance with Section 14-16-3-10, Landscaping Regulations, City zoning Code, Subsection (e) Landscaping Area Requirements, regarding the required 6-foot screening wall requirement adjacent to a residentially zoned area.

5A.1 Action Taken:

Site walls abutting residentially zoned areas have been provided as required per city zoning standards. Wall details have been provided for each location, re: civil detail sheets C2.1, and sheet C2.0 for wall detail information.



- b. The applicant shall modify the proposed design of the south side of the access road from Eagle Ranch Road to the main entry for pedestrian and bicycle circulation with a minimum 6-foot wide walkway.

5B.1 Action Taken:

The site design has been modified to include a 10 foot wide pedestrian path along the southern side of the site along the entire frontage of the Calabacillas arroyo. This 10 foot pathway includes a point of connection to the main entry area of the proposed Costco structure.

- c. The applicant shall remove the pedestrian path through the center of north Costco parking area shown on the site plan, and replace it with a pedestrian path through the west side of the parking area, aligning directly south of the Pad B building area, and connecting with the north façade of the Costco building. This pedestrian walkway shall be a minimum 10 feet in width, similar to the walkway to the east.

5C.1 Action Taken:

The site design has been modified to comply with this request. Re: site plan C1.0 for info.

- d. The applicant shall relocate bicycle parking racks proposed for the south of the main entry to the Costco building to west of the main entry, as the main entry will be the focus of bicycle access to the Costco site.

5D.1 Action Taken:

The site design has been modified to comply with this request. Re: site plan C1.0 for info.

- e. The applicant shall provide two (one for each direction) share-the-road bicycle signs for the main access drive connecting to Eagle Ranch Road to the main entry of the Costco building, as recommended by staff from the Transportation Planning Division, Department of Municipal Development.

5E.1 Action Taken:

The site design has been modified to comply with this request. Re: site plan C1.0 for info.

- f. The applicant shall provide a bicycle/pedestrian path, minimum 10 feet in width, along the south property line adjacent to the Calabacillas Arroyo, as recommended by staff from the Transportation Planning Division, Department of Municipal Development.

5F.1 Action Taken:

The site design has been modified to comply with this request. Re: site plan C1.0 for info.

- g. The applicant shall provide a bicycle/pedestrian connection from Calabacillas



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.

2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110

PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com

Arroyo bicycle/pedestrian path to the sidewalk along the west side of Eagle Ranch Road.

5G.1 Action Taken:

The site design has been modified to comply with this request. Re: site plan C1.0 for info.

- h. The applicant shall demonstrate compliance with Section 14-16-3-18, Site Design Regulations for Non-Residential Uses, subsection (C)(1), Sidewalks, city Zoning Code, regarding sidewalk area surrounding the building site on Pad C.

5H.1 Action Taken:

The site design has been modified to comply with this request. Re: site plan C1.0 for info.

8. The applicant shall provide building-mounted lighting on all sides of all buildings, where needed, throughout the site that is designed with downward shielded fixtures to minimize light glare to adjacent properties and street right-of-way.

8.A Action Taken:

We have no objection, and will comply as the comment requests.

9. Conditions for Landscaping:

- a. The applicant shall provide a statement on the site plan that establishes compliance with the Facility Plan for Arroyos, Section C: Major Open Space Arroyos, Policy 4: Preserving Topsoil and Existing Vegetation, regarding preservation of existing topsoil along the Calabacillas Arroyo and reseeded with native and/or naturalized vegetation as needed.

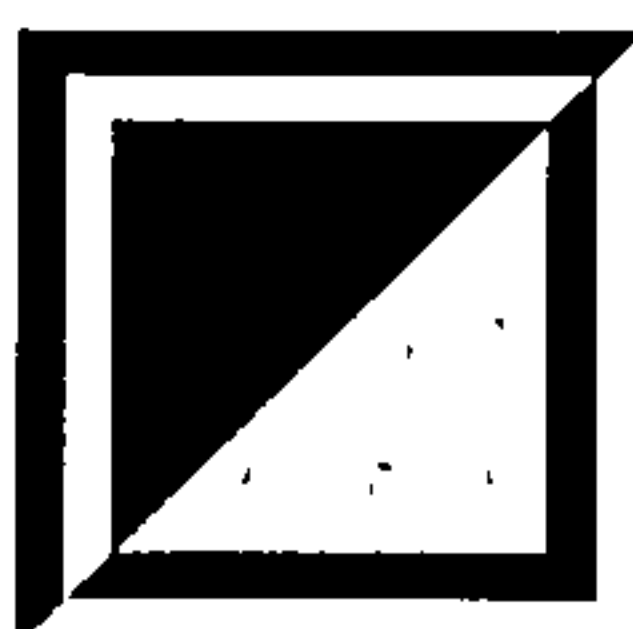
9.A Action Taken:

The site design has been modified to comply with this request. Re: site plan L-1 for info.

- b. The applicant shall provide additional shade trees in the southeast corner parking areas to comply with Section 14-16-3-10, Landscaping Regulations Applicable to Apartment and Nonresidential Development, subsection (G), Special Landscaping Requirements, City Zoning code. The additional shade trees shall be of different type from an Arizona Ash for shade tree diversity on the subject site such as Bur Oak or Purple Robe Locust.

9.B Action Taken:

The site design has been modified to comply with this request. Re: site plan C1.0 for info.



- c. The applicant shall replace the proposed 27 square foot planters located in the parking area to the north of Costco building planters that measure a minimum of 36 square feet to comply with Section 14-16-3-10, Landscaping Regulations Applicable to Apartment and Nonresidential Development, subsection (G), Special Landscaping Requirements, City Zoning Code. The applicant shall also replace the proposed Flowering Pear trees for these planters with a shade tree of type different from an Arizona Ash for shade tree diversity on the subject site such as Royal Empress.

9C Action Taken:

The site design has been modified to comply with this request. Re: site plan C1.0, and L-1 for info.

- d. The applicant shall replace the proposed Flowering Pear tree located in the parking area at the front of the building area on Pad B with a shade tree different from an Arizona Ash. The applicant shall also provide an additional shade tree different from an Arizona Ash in the parking area at the front of the building area on Pad B to comply with Section 14-16-3-10, Landscaping Regulations Applicable to Apartment and National Development, subsection (G), Special Landscaping Requirements, City Zoning Code such as Shadow Master a thorn less locust tree.

9D1 Action Taken:

The site design has been modified to comply with this request. Re: site plan L-1 for info.

- e. The applicant shall demonstrate compliance with Section 14-16-3-10, Landscaping Regulations Applicable to Apartment and Nonresidential Development, subsection (G)(1)(d), requiring that 75% of the required area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy diameter of at least 25 feet.

9E1 Action Taken:

The site design has been modified to comply with this request. Re: site plan L-1 for info.

- f. The applicant shall provide for water harvesting measures for the subject site to support site landscaping.

5H.1 Action Taken:

The site design has been modified to comply with this request. Re: site plan C1.0, and L-1 for info.



- g. The applicant shall position street trees proposed for Eagle Ranch Road adjacent to the subject site between the curb and the street, as recommended by the City Forrester.

9G Action Taken:

The site design has been modified to comply with this request. Re: site plan C1.0, and L-1 for info.

10. Conditions for Public Open Space:

- a. The applicant shall provide a minimum of 2,000 square feet of public open space on the north façade of the Costco building to comply with Section 14-16-3-18, General Building and Site Design Regulations for Non- Residential Uses, subsection (C) (4), Public Space, City Zoning Code or another comparable strategy that meets the intent of the code.

10A.1 Action Taken:

The site design has been modified to comply with this request. Re: site plan C1.0, and elevation sheet DD3.2-01 for info.

- b. The applicant shall provide raised planters, minimum of 12 inches to a maximum 28 inches in height, to be located throughout the public space area, as outlined in Subsection (C)(2)(d), Pedestrian Features. The planters may provide required seating for the public space.

10B.1 Action Taken:

The site design has been modified to comply with this request. Re: Landscape plan L-1 for info.

11. Conditions for Architecture:

- a. The applicant shall provide a metal canopy or awning, to be attached to and cover the length of the north façade of the building between the main entry and the truck loading dock (approximately 200 linear feet) in conjunction with required public open space area. The width of the canopy or awning shall be minimum 12 feet in width and as needed to provide consistent shade coverage to within 3 feet of the curb of the abutting parking area.

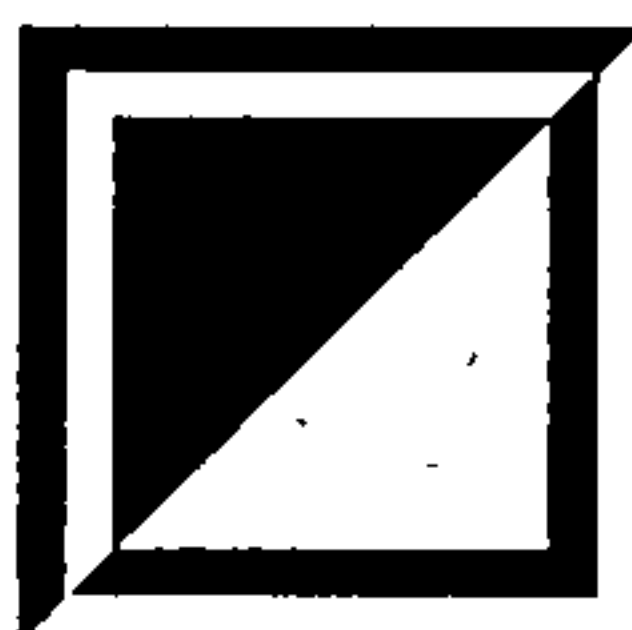
11A.1 Action Taken:

The site design has been modified to comply with this request. Re: elevation sheet DD3.2-01 for info.

- b. The applicant shall provide accurate renderings of proposed building footprints on the site plan to illustrate building mass projections.

11B.1 Action Taken:

The site design has been modified to comply with this request. Re: elevation sheets DD3.2-01/DD3.3-01/DD3.4-01/ and DD3.5-01 for info.



- c. The applicant shall provide additional information on the site plan for the free-standing pylon sign adjacent to Coors Bypass Boulevard regarding height dimensions. The applicant shall demonstrate compliance with Section 14-16-3-17, C-2 Zone, City Zoning Code, subsection (A), Permissive Uses, (d) Signs, regarding sign height. The applicant shall also provide material, color, and illumination information for all free-standing and building-mounted signs. The applicant shall demonstrate consistency of signage materials and colors with those used for buildings on the subject site. This will support policies in Seven Bar Ranch Sector Development Plan (SBRSDP, Appendix 6, Architectural Design Guidelines).

11C.1 Action Taken:

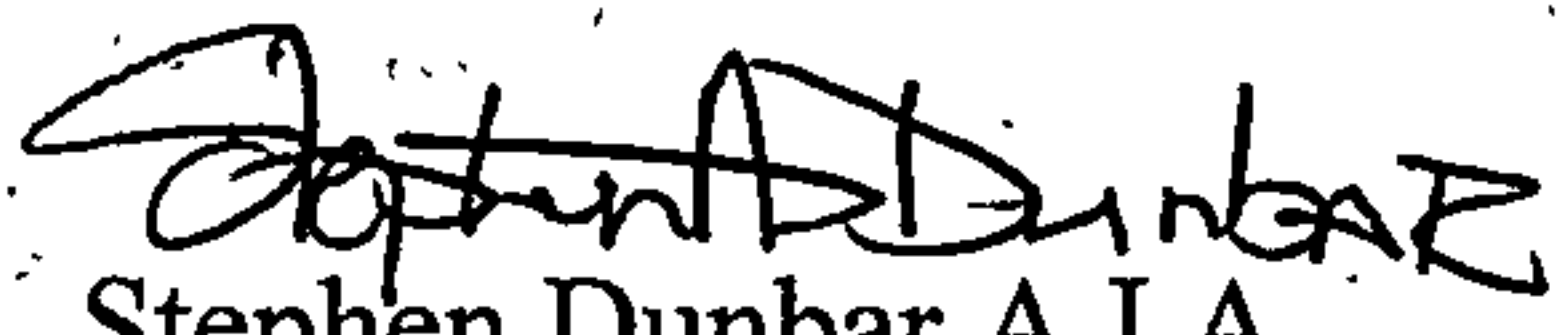
The site design has been modified to comply with this request. Re: elevation sheet A4.7 for info.

13. The site shall provide a pedestrian amenity adjacent to the Calabacillas Arroyo.

13A Action Taken:

The site design has been modified to comply with this request. Re: site plan C1.0, and landscape plan L-1 for info.

Thank you,



Stephen Dunbar A.I.A

George Rainhart Architects and Associates P.C



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

PAID RECEIPT

APPLICANT NAME AEM. & Associates  
AGENT George Rainhart Architects & Associates  
ADDRESS 2325 San Pedro NE Suite 2B  
PROJECT & APP # ~~1005512~~ / 07 DRB-00486, 00487  
PROJECT NAME Seven Bar Ranch

- \$ 20.<sup>00</sup> 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.<sup>00</sup> TOTAL AMOUNT DUE

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

GEORGE R. RAINHART  
ARCHITECT & ASSOCIATES, P.C.  
2325 SAN PEDRO NE SUITE 2B  
ALBUQUERQUE, NM 87110  
884-9110

2916

95-78/1070  
893

DATE 4/10/07

PAY TO THE  
ORDER OF

City of Albuquerque

\$ 20<sup>00</sup>/<sub>100</sub>

twenty dollars & no/100

DOLLARS

WHEN HELD TO LIGHT, IF CIRCULAR WATERMARKS ARE NOT PRESENT, DO NOT CASH. SEE BACK FOR ADDITIONAL SECURITY FEATURES.



Compass Bank  
Albuquerque, New Mexico

4/10/2007

10:44AM

LOT: ANNX

REGISTRATION # 00077505

DATE 4/10/07

BY George Rainhart

TRMSP

⑈002916⑈ ⑆107000783⑆ 0012577984⑈

\$20.00

CHANGE

\$20.00  
\$0.00

Trans: Yes



Doc# 2007106968

07/24/2007 02:22 PM Page 1 of 6  
AGRE. R: \$19.00 M. Toulouse, Bernalillo County

No. of Lots:  
Nearest Major Streets

FIGURE 12

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

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 23<sup>rd</sup> day of July, 2007, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Robinson Construction Co., an Oregon Corporation ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Oregon Corporation, whose address is 21360 NW Amberwood Drive Hillsboro, OR 97124 and whose telephone number is 503-645-8531, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract N-1-B-2 Seven Bar Ranch, recorded on August 12, 1988 in the records of the Bernalillo County Clerk at Book c37, pages 35 through yyyyyy (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] SED Development, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Tracts N-1-B-2-A, N-1-B-2-B, N-1-B-2-C describing Subdivider's Property. Seven Bar Ranch

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 7 day of May, 2009 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7290.82.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

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

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

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

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by SURV-TEK, and construction surveying of the private Improvements shall be performed by \_\_\_\_\_. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Bohannon Huston, Inc., and inspection of the private Improvements shall be performed by \_\_\_\_\_, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

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

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

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

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

Type of Financial Guaranty: Subdivision Improvements Bond # (2138208)  
Amount: \$1,851,435.49 Name of Financial Institution or Surety \_\_\_\_\_  
Date City first able to call Guaranty: May 7, 2009  
[Construction Completion Deadline]: May 7, 2009 20\_\_\_\_\_  
If Guaranty other than a Bond, last day City able to call Guaranty is:  
July 7, 2009, 20\_\_\_\_\_  
Additional information: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

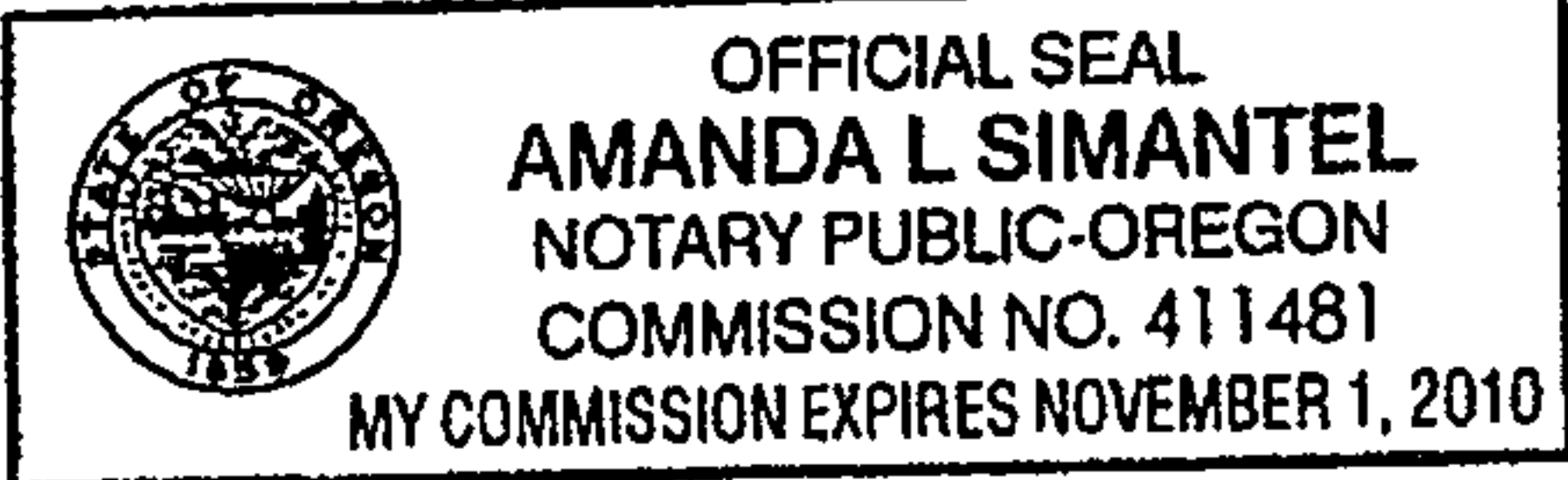
Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:

By [Signature]: [Signature] 6/18/07  
Name: Randy Robinson  
Title: CEO  
Dated: 6/18/07

CITY OF ALBUQUERQUE  
[Signature]  
City Engineer  
Dated: 7-23-07  
by 7/20/07 Xr  
7-19-07

SUBDIVIDER'S NOTARY



STATE OF Oregon )  
                                  ) ss.  
COUNTY OF Washington

This instrument was acknowledged before me on 18 day of June, 2007 by [name of person:] Randy Robinson, [title or capacity, for instance, "President" or "Owner":] CEO of [Subdivider:] Robinson Construction Co.

Amanda Simantel  
Notary Public

My Commission Expires: 11/1/2010

CITY'S NOTARY

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

This instrument was acknowledged before me on 23 day of July, 2007 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Lisa Cornejo  
Notary Public

My Commission Expires:

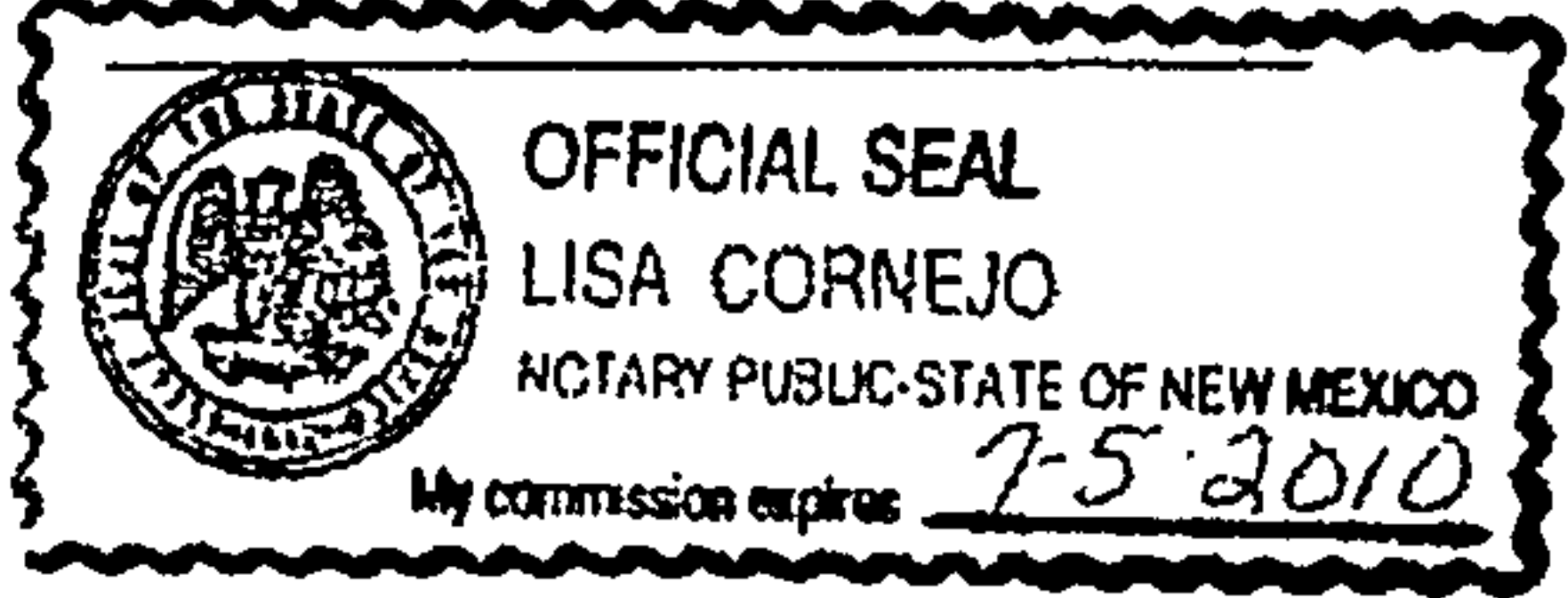


EXHIBIT A AND POWER OF ATTORNEY ATTACHED

June 5, 2007

City of Albuquerque  
P.O. Box 1293  
One Civic Plaza  
Albuquerque, New Mexico 87103

Re: Subdivision Improvements Agreement ("SIA"); Tracts N-1-B-2-A, N-1-B-2-B, N-1-B-2-C; Seven Bar Ranch, Coors Blvd. and Eagle Ranch Rd., Albuquerque, New Mexico

Ladies and Gentlemen

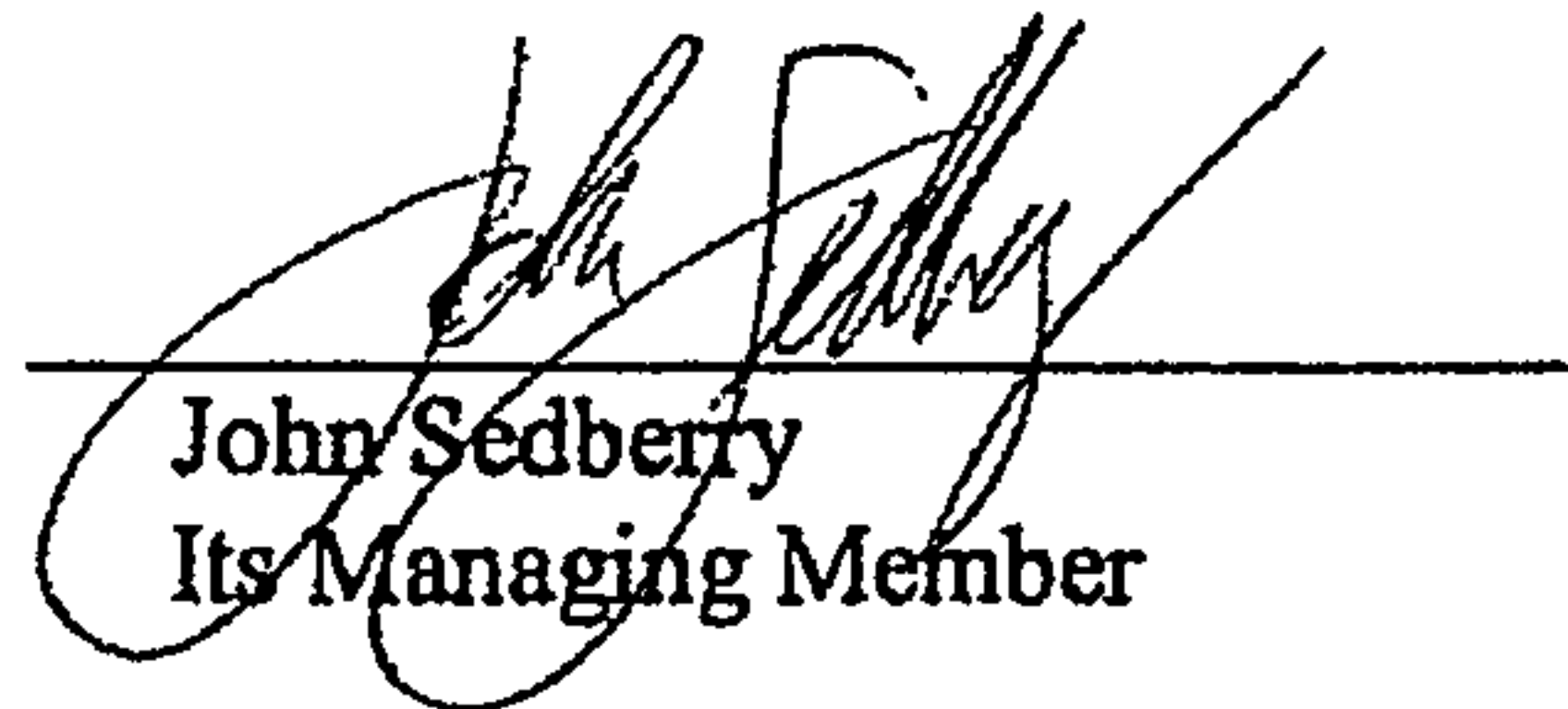
Attached with this authorization letter is a copy of a completed SIA and related documents for the referenced site. Please be advised that SED Development, LLC ("SED") is the owner of the real property that is the subject of the SIA and that SED has entered into a ground lease with Costco Wholesale Corporation ("Costco") whereby SED has leased such property to Costco. Under the terms of the ground lease and the related documentation to be entered into between SED and Costco, particularly the Site Development Agreement ("SDA"), Costco is to cause certain infrastructure improvements to be constructed. Costco has entered into a construction contract with Robinson Construction Co., an Oregon corporation ("Contractor"), to perform such work, which work is to be performed pursuant to the SIA.

Please accept this letter as evidence of authorization from SED, the owner of the property, and Costco, the ground lessee of the property, that Contractor is authorized sign the SIA, to enter onto the property and perform the work described in the SIA.

SED:

SED DEVELOPMENT, LLC  
a New Mexico limited liability company

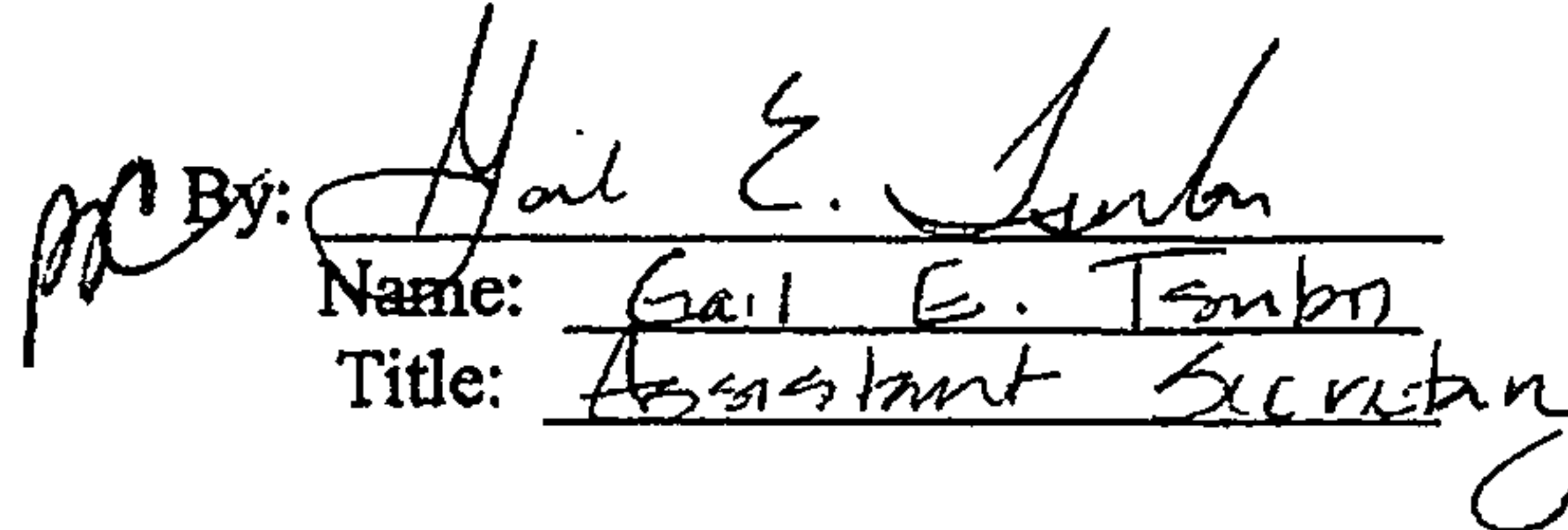
By:

  
John Sedberry  
Its Managing Member

COSTCO:

COSTCO WHOLESALE CORPORATION,  
a Washington corporation

By:

  
Name: Gail E. Tomlin  
Title: Assistant Secretary

**ORIGINAL**

*IL needs to amend*

Date Submitted: April 16, 2007  
Date Site Plan for Bldg Permit App: 3/29/07  
Date Site Plan for Sub. Approved: 3/29/07

Date Preliminary Plat Approved: 2/1/07  
Date Preliminary Plat Expires: 2/1/08

DRB Project No: 1005133

Figure 12

INFRASTRUCTURE LIST

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

COSTCO WHOLESALE AT EAGLE RANCH & COORS BY-PASS  
TRACTS N-1-B-2-A, N-1-B-2-B, AND N-1-B-2-C, SEVEN-BAR RANCH

**SITE PLAN BP**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PUBLIC ROADWAY IMPROVEMENTS</b>									
1B 724062		21' WIDE x 550' LONG	LENGTHEN EXISTING 10.5' WIDE DUAL LEFT TURN LANES AT NORTH BOUND COORS BLVD, INTERSECTION IRVING BLVD				/	/	/
1B 729082		23' WIDE x 245' LONG	LENGTHEN EXISTING 11.5' WIDE DUAL LEFT TURN LANES AT EAST BOUND COORS BLVD, INTERSECTION IRVING BLVD		<i>Irving Blvd</i>	<i>Coors Blvd</i>	/	/	/
1B 724082		24' WIDE x 425' LONG	LENGTHEN EXISTING 12' WIDE DUAL LEFT TURN LANES AT WEST BOUND COORS BYPASS, TO SOUTH BOUND EAGLE RANCH ROAD				/	/	/
729082		22.5' WIDE	RE-STRIPE EXISTING ROAD FOR ADDITIONAL LEFT TURN LANE (2 TOTAL x 11.4' WIDE EACH) AT SOUTH BOUND COORS BYPASS, INTERSECTION AT EAGLE RANCH ROAD				/	/	/
729092		12' WIDE x 100' LONG	RIGHT TURN LANE TAPER FOR SITE DRIVEWAY EAGLE RANCH RD.		720' SOUTH OF COORS BYPASS	SOUTHERN MOST DRIVE	/	/	/
729152		12.5' WIDE x 150' LONG	LENGTHEN EXISTING DECELERATION LANE FOR SITE DRIVEWAY	COORS BYPASS	850' NORTH OF EAGLE RANCH	SITE DRIVEWAY	/	/	/
729032		33' WIDE x 430' LONG	ADDITION OF LEFT TURN LANE, LENGTHEN & RE-STRIPE EXISTING TURN LANES FOR A TOTAL OF (3) 11' WIDE x 430' LONG LEFT TURN LANES AT SOUTH BOUND COORS BLVD, INTERSECTION AT COOR BYPASS ALSO LENGTHEN RIGHT TURN LANE (VIA RE-STRIPING) TO MATCH THE LENGTH OF THE NEW LEFT TURN LANES				/	/	/
729062		21' WIDE x 280' LONG	RE-STRIPE AND SIGNING OF EXISTING ROAD FOR DUAL LEFT LANES FOR NORTH BOUND COORS TO EAGLE RANCH ROAD, 2-10.5' LANES (SOUTH OF PASEO DEL NORTE)				/	/	/
729052		11.5' WIDE x 425' LONG	LENGTHEN EXISTING LEFT TURN LANE AT SOUTH BOUND COORS BYPASS, INTERSECTION AT COORS BLVD.				/	/	/
729062		10' WIDE PEDESTRIAN TRAIL w/ HC RAMPS AS REQUIRED		ALONG SOUTH SIDE OF SITE	EAGLE RANCH RD	SOUTHWEST CORNER OF SITE	/	/	/
			CALABACILLAS ARROYO NORTH BANK CHANNEL STABILIZATION ADJACENT TO SITE. FUNDING / TURNKEY AGREEMENT w/ AMAFCA MUST BE EXECUTED PRIOR TO RELEASE OF SIA & FINANCIAL GUARANTEE				/	/	/
729082		30" RCP STORM DRAIN OUTFALL TO CALABACILLAS ARROYO w/ AMAFCA LICENSE AGREEMENT		SOUTHEAST CORNER OF SITE	WATER QUALITY MANHOLE	EXISTING DROP STRUCTURE AT EAGLE RANCH ROAD BRIDGE	/	/	/
729082		WATERLINE WITH NECESSARY VALVES AND FIRE HYDRANTS		EAST-WEST ORIENTED ONSITE EASEMENT	SOUTHWEST CORNER TRACT N-1B-1 (THE WESTERN END OF THE EXISTING SHARED ACCESS ROAD)	EASTERN END OF CALABACILLAS CT. NW	/	/	/



1B  
↓

724022	
724032	

WATERLINE WITH NECESSARY VALVES AND FIRE HYDRANTS

NORTH-SOUTH ORIENTED COORS BY-PASS ONSITE EASEMENT

EAST-WEST ORIENTED ONSITE EASEMENT

SEWERLINE WITH MANHOLES

EAST-WEST ORIENTED ONSITE EASEMENT  
SOUTHWEST CORNER TRACT N-1B-1 (THE WESTERN END OF THE EXISTING SHARED ACCESS ROAD)

EASTERN END OF CALABACILLAS CT. NW

1	1	1
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AGENT/OWNER

---

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

BRUCE STIDWORTHY PREPARED BY: PRINT NAME	4/18/2007 DATE	<i>[Signature]</i> DRB CHAIR	4/25/07 DATE	Christina Sandoval PARKS & GENERAL SERVICES	7/25/07 DATE
BOHANNAN HUSTON INC. FIRM:		<i>[Signature]</i> TRANSPORTATION DEVELOPMENT	4-25-07 DATE	<i>[Signature]</i> AMAFCA	4-20-07 DATE
<i>[Signature]</i> SIGNATURE		<i>[Signature]</i> UTILITY DEVELOPMENT	4/25/07 DATE	Bradley L. Bigler CITY ENGINEER	4/25/07 DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION				<i>[Signature]</i> NMM	4-18-07 DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

FINANCIAL GUARANTY AMOUNT

05/04/2007

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

Project Description:

Project ID #: 729082, Costco Wholesale Public Infrastructure, Phaso/Unit

Requested By: Glenn Broughton - BHI

Approved estimate amount:		\$1,160,112.00
Contingency Amount:	10.00%	\$116,011.20
Subtotal:		\$1,276,123.20
NMGRT	6.875%	\$87,733.47
Subtotal:		\$1,363,856.67
Engineering Fee	6.80%	\$90,014.54
Testing Fee	2.30%	\$27,277.13
Subtotal:		\$1,481,148.39
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b>\$1,851,435.49</b>

APPROVAL.

DATE.

Stephen Woodall

5-4-07

Notes: 10% contingency. Funding / Turnkey Agreement w AMAFCA must be executed prior to release of SIA & Financial Guarantee

FIGURE 16

CIRCLE ONE:  
SUBDIVISION BOND FOR:  
SIA, SW'S, SPCL. AGRMT.

BOND NO. (SURETYS NO.): 6438298

CONTACT PERSON'S NAME: \_\_\_\_\_

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we Robinson Construction Co.  
a [state type of business entity, for  
instance, "New Mexico corporation," "general partnership", "joint venture",  
"individual", etc.], Oregon Corporation as  
"Principal", and Safeco Insurance Company of America  
a corporation organized and existing under and by virtue of the laws of the  
State of Washington and authorized to do business in the  
State of New Mexico, as "Surety," whose address is P.O. Box 34526  
Seattle, WA 98124 and whose telephone number is 800-332-3226,  
are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of  
One Million Eight Hundred Fifty One Thousand Four Hundred Thirty Five and 49/100  
Dollars, \$1,851,435.49; as amended by change orders  
approved by the Surety or changes to the infrastructure list approved by the  
City Development Review Board, the payment of which is well and truly to be  
made, and each of us bind ourselves, our and each of our heirs, executors,  
administrators, successors and assigns, jointly and severally, and firmly by  
these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is  
developing land and premises known as Tracts N-1-B-2-A, N-1-B-2-B, N-1-B-2-C,  
Seven Bar Ranch  
\_\_\_\_\_, and

WHEREAS, said Subdivision is subject to the provisions and conditions of  
the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance,  
the requirements of which include the installation of various other  
improvements by the Principal; and

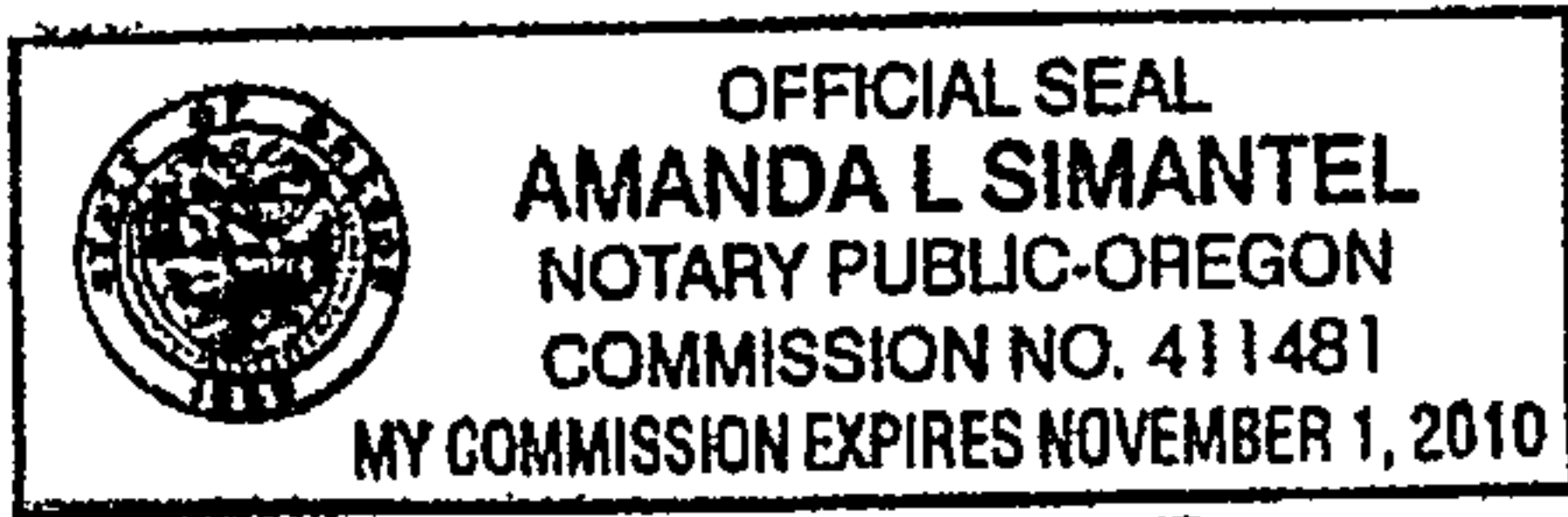
WHEREAS, the Subdivision Ordinance also requires the Principal to  
install and construct the following improvements at the Subdivision: [list the  
improvements, e.g., water, sewer, pavement, sidewalks:] Public Roadway, Water  
and Sewer, Storm Drain (724082)

All construction shall be performed in accordance with the Agreement to  
Construct Public and/or Private Subdivision Improvements Agreement entered  
into between Robinson Construction Co.  
and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of  
Bernalillo County, New Mexico, in Book Misc. \_\_\_\_\_, pages \_\_\_\_\_  
through \_\_\_\_\_ as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements  
and facilitates and performs the work herein above specified to be performed,  
all on or before May 7

2009 ("the Construction  
Completion Deadline"), then this obligation shall be null and void; if the  
Principal does not complete construction by or before the Construction  
Completion Deadline, the City may call on this obligation until released by  
the City.

IN WITNESS WHEREOF, this bond has been executed this 11th day of July, 2007.



SUBDIVIDER: Robinsen Construction Co.

By [signature: Amanda L Simantel]  
Name: Amanda L Simantel  
Title: Pres  
Dated: 7-15-07

*Amanda Simantel*  
Exp. 11/1/10  
7/15/07

SURETY: Safeco Insurance Company of America

By [signature: Stacy A Flynn]  
Name: Stacy A Flynn  
Title: Attorney-in-Fact  
Dated: July 11, 2007

STATE OF Oregon  
COUNTY OF Multnomah

ss. Notarizing for Stacy A. Flynn, as Attorney-in-Fact

Subscribed and sworn to before me this 11th day of July, 2007.

*Alpha J Robinson*  
Notary Public

My Commission Expires:

11-5-2010

\*NOTE: Power of Attorney for Surety must be attached.





POWER OF ATTORNEY

SAFECO Insurance Company  
PO Box 34526  
Seattle, WA 98124-1526

No. 12725

KNOW ALL BY THESE PRESENTS:

That SAFECO INSURANCE COMPANY OF AMERICA, a Washington corporation, does hereby appoint  
\*\*\*\*BRETT R. BAUER; CHRISTOPHER S. BRISBEE; MICHAEL R. BENNISON; GARY P. MCCANN; ALPHA J. ROBINSON; JILL BARANELLO; STACY A. FLYNN;  
KENNETH L. DELOOZE; Portland, Oregon\*\*\*\*\*

its true and lawful attorney(s)-in-fact, with full authority to execute on behalf of the company fidelity and surety bonds or undertakings and other documents of a similar character issued in the course of its business, and to bind SAFECO INSURANCE COMPANY OF AMERICA thereby as fully as if such instruments had been duly executed by its regularly elected officers at its home office.

IN WITNESS WHEREOF, SAFECO INSURANCE COMPANY OF AMERICA has executed and attested these presents

this 14th day of January, 2004

CHRISTINE MEAD, SECRETARY

MIKE MCGAVICK, PRESIDENT

CERTIFICATE

Extract from the By-Laws of SAFECO INSURANCE COMPANY OF AMERICA:

"Article V, Section 13. - FIDELITY AND SURETY BONDS ... the President, any Vice President, the Secretary, and any Assistant Vice President appointed for that purpose by the officer in charge of surety operations, shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the company in the course of its business... On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking."

Extract from a Resolution of the Board of Directors of  
SAFECO INSURANCE COMPANY OF AMERICA adopted July 28, 1970.

"On any certificate executed by the Secretary or an assistant secretary of the Company setting out,  
(i) The provisions of Article V, Section 13 of the By-Laws, and  
(ii) A copy of the power-of-attorney appointment, executed pursuant thereto, and  
(iii) Certifying that said power-of-attorney appointment is in full force and effect,  
the signature of the certifying officer may be by facsimile, and the seal of the Company may be facsimile thereof."

I, Christine Mead, Secretary of SAFECO INSURANCE COMPANY OF AMERICA, do hereby certify that the foregoing extracts of the By-Laws and of a Resolution of the Board of Directors of this corporation, and of a Power of Attorney issued pursuant thereto, are true and correct, and that both the By-Laws, the Resolution and the Power of Attorney are still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the facsimile seal of said corporation

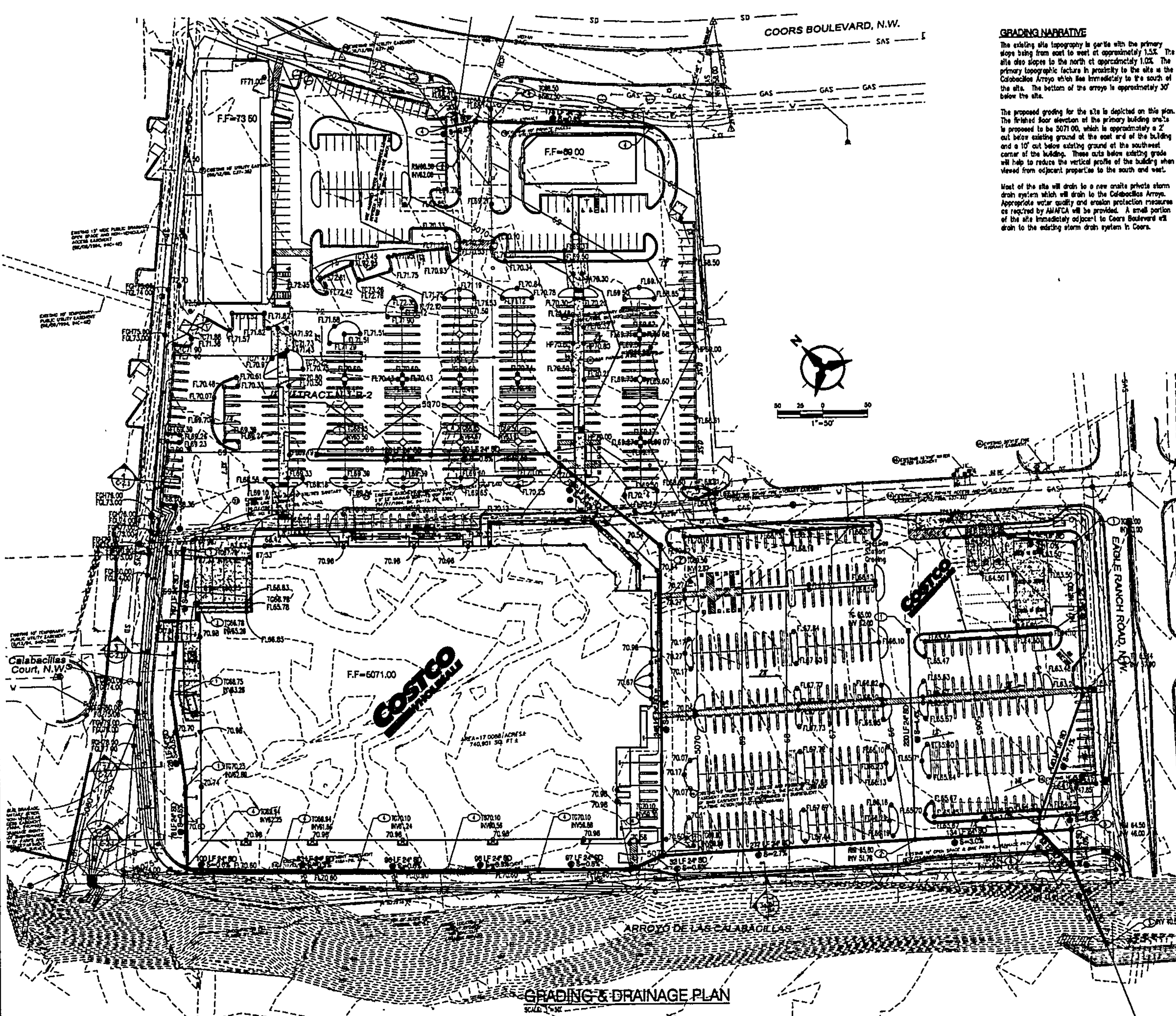
this 11th day of July, 2007



CHRISTINE MEAD, SECRETARY





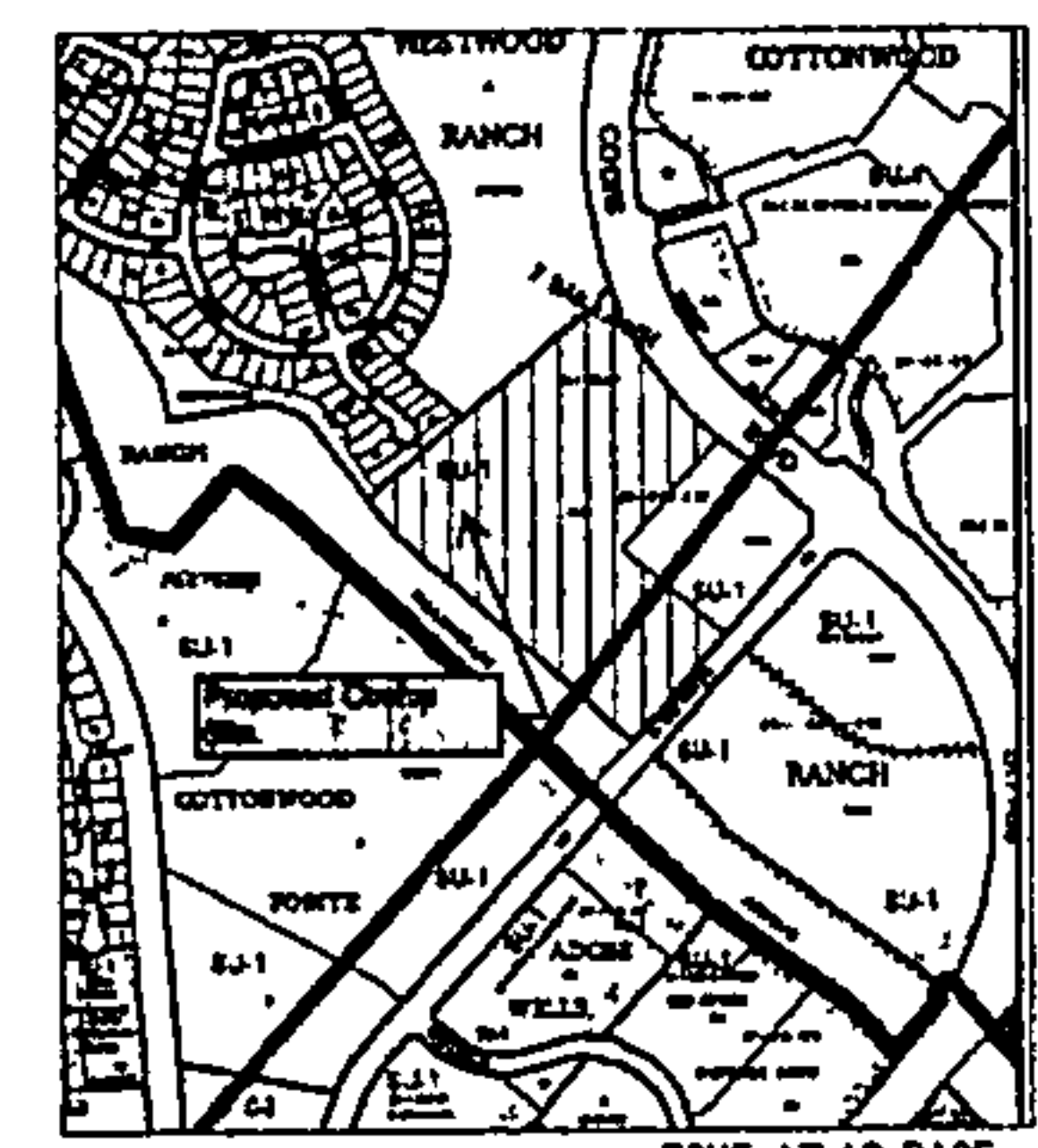


**GRADING NARRATIVE**

The existing site topography is gentle with the primary slope being from east to west at approximately 1.5%. The site also slopes to the north at approximately 1.0%. The primary topographic feature in proximity to the site is the Calabacillas Arroyo which lies immediately to the south of the site. The bottom of the arroyo is approximately 30' below the site.

The proposed grading for the site is depicted on this plan. The finished floor elevation of the primary building units is proposed to be 5071.00, which is approximately a 2' cut below existing ground at the east end of the building and a 10' cut below existing ground at the southwest corner of the building. These cuts below existing grade will help to reduce the vertical profile of the building when viewed from adjacent properties to the south and west.

Most of the site will drain to a new onsite private storm drain system which will drain to the Calabacillas Arroyo. Appropriate water quality and erosion protection measures as required by AMAFCA will be provided. A small portion of the site immediately adjacent to Coors Boulevard will drain to the existing storm drain system in Coors.



TRACT N-1-B-2 AS SHOWN ON THE REPLAT OF TRACT N-1-B, SEVEN BAR RANCH, IN THE CITY OF ALBUQUERQUE, NEW MEXICO

**KEYED NOTES**

1. INSTALL STORM DRAIN INLET TYPE "SINGLE 0", PER COA STD DWG 2206; OR HYDRAST ROAD AND HIGHWAY DRAINAGE INLET STRUCTURE W/ 2'X3' STEEL BAR GRATE (26'2 SQ. IN. APPROXIMATE DRAIN AREA) H-25 RATED GRATE (OR APPROVED EQUAL).
2. INSTALL 4" DIA TYPE "C" SD MANHOLE PER COA STD DWG 2101
3. DAYLIGHT STORM DRAIN W/ EROSION PROTECTION AND STORM WATER QUALITY TREATMENT AS REQUIRED BY AMAFCA
4. INSTALL TYPE "C" INLET PER COA STD DWG 2206
5. INSTALL WATER QUALITY MANHOLE.
6. INSTALL 6" DIA TYPE "C" SD MANHOLE PER COA STD DWG 2101.

**LEGEND**

- PROPERTY LINE
- - - - - 5.301.15 EXISTING CONTOURS
- 65.23 EXISTING GROUND SPOT ELEVATION
- 65.23 PROPOSED SPOT ELEVATION
- TO=TOP OF CURB, FL=FLOW LINE, TB=TOP OF WALL, BB=BOTTOM OF WALL, EX=EXISTING, TO=TOP OF GRADE, FQ=FINISH GRADE, H=HIGH SIDE, FL=FINISH GRADE, L=LOW SIDE
- TO=TOP OF SLOPE
- PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- EXISTING MONUMENT
- PROPOSED RETAINING WALL

**COSTCO WHOLESALE**  
ALBUQUERQUE III

8WC OF COORS BLVD BYPASS AND EAGLE RANCH RD

**COSTCO WHOLESALE CORPORATION**  
998 LAKE DRIVE  
ISSAQUAH, WA 98027  
T: 425.313.8100  
www.costco.com

**MULVANNY G2**

1110 112TH AVE. NE | SUITE 500  
BELLUEVE, WA | 98004  
1425.463.2000 | 1425.463.2002

MAVANNYG2.com

**DRB SUBMITTAL**

DATE	DESCRIPTION

06-0174-01  
PAC: BLUENY BROUGHTON  
DRAWN: B. ORTEGA  
MARCH 26, 2007

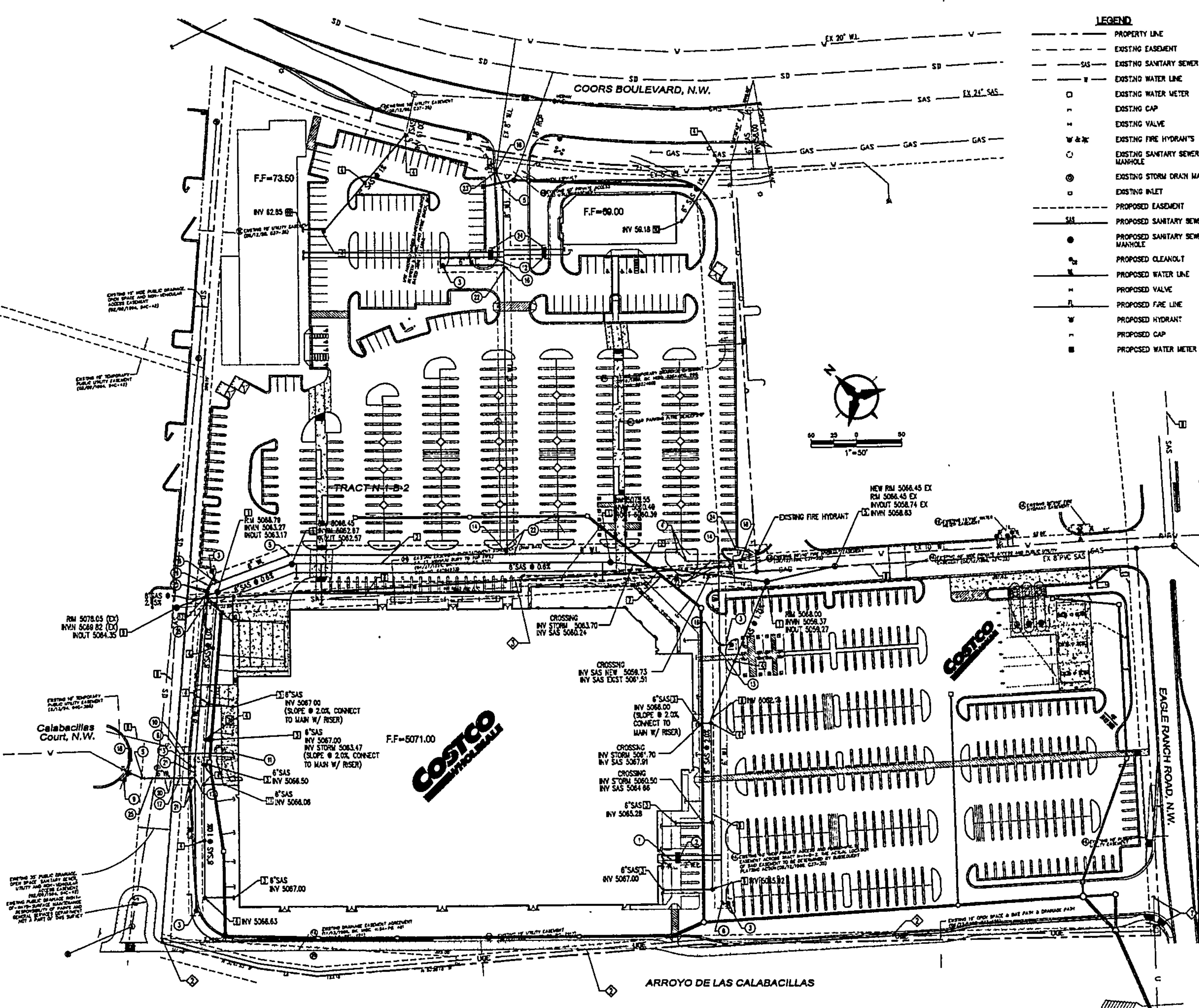
**GRADING & DRAINAGE PLAN**

**C-2.0**

**Bohannon & Huston**  
Company | 7800 Johnson St. NE | Albuquerque, NM 87109-4888  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

P:\070108\p01\general\DRB Drawings\070108p01.dwg  
Mon, 9-Apr-2007 - 10:31 am, Plotted by: BORTEGA





**LEGEND**

- PROPERTY LINE
- - - EXISTING EASEMENT
- SAS - EXISTING SANITARY SEWER
- W - EXISTING WATER LINE
- EXISTING WATER METER
- EXISTING CAP
- EXISTING VALVE
- W & W EXISTING FIRE HYDRANT'S
- EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING STORM DRAIN MANHOLE
- EXISTING INLET
- - - PROPOSED EASEMENT
- SAS - PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CLEANOUT
- W - PROPOSED WATER LINE
- V - PROPOSED VALVE
- F - PROPOSED FARE LINE
- W - PROPOSED HYDRANT
- - - PROPOSED CAP
- W - PROPOSED WATER METER

**○ SANITARY SEWER KEYED NOTES:**

1. BUILD 4" DIA. TYPE "C" OR TYPE "E" SAS MANHOLE (DEPTH SHALL OBTAIN).
2. NEW 8" SANITARY LINE (RE-LOCATED).
3. INSTALL 6" SAS SERVICE TO WITHIN 5' OF BUILDING. CONNECT TO MAIN W/ 8" DIA. DIRECTIONAL WYE.
4. INSTALL SAS CLEAN OUT.
5. CONNECT TO EXISTING MANHOLE.
6. INSTALL 22.5" BEND.
7. EXISTING 8" SAS LINE TO BE ABANDONED.
8. EXIST 8" SAS TO REMAIN.
9. REMOVE EXISTING MANHOLE & REPLACE W/ TYPE "C" DROP MANHOLE. INSTALL W/ SEALED BOLT DOWN COVER.
10. INSTALL 8" SAS SERVICE TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
11. INSTALL SAS DRAIN @ TRASH COMPACTOR CELL.
12. INSTALL SAS PRESSURE PIPE OVER WATER LINE.

**○ WATER LINE KEYED NOTES:**

1. INSTALL 3" DOMESTIC WATER LINE FROM METER TO WITHIN 5' OF BUILDING.
2. INSTALL 2" DOMESTIC WATER METER & BOX. INSTALL 2" LINE TO MAIN. CONNECT W/ 2" TAPPING SADDLE.
3. INSTALL 1" FIRE HYDRANT COMPLETE PER CDA STD DWG DWG 2340 & 1-4" GATE VALVE W/ BOX & LID.
4. INSTALL 45° BEND W/ RESTRAINED JOINTS.
5. INSTALL 22.5° BEND W/ RESTRAINED JOINTS.
6. INSTALL 90° BEND W/ RESTRAINED JOINTS.
7. INSTALL 180° TEE W/ RESTRAINED JOINTS.
8. INSTALL 10" REDUCER W/ RESTRAINED JOINTS.
9. REMOVE & RELOCATE EXISTING FIRE HYDRANT (APPROX 2' NORTH OF CURRENT LOCATION). TIE TO EXISTING WATER LINE AND INSTALL TEE & VALVE FOR HYDRANT.
10. POST INDICATOR VALVE.
11. INSTALL 6" FIRE SPRINKLER SERVICE LINE TO WITHIN 5' OF BUILDING.
12. INSTALL (1) 1/2" DOMESTIC WATER METER.
13. INSTALL 8" REDUCER W/ RESTRAINED JOINTS.
14. INSTALL 8" TEE W/ RESTRAINED JOINTS.
15. INSTALL 8" REDUCER W/ RESTRAINED JOINTS.
16. INSTALL 8" TEE W/ RESTRAINED JOINTS.
17. INSTALL 8" TEE W/ RESTRAINED JOINTS.
18. TIE TO EXISTING WATER LINE.
19. INSTALL 87.5° BEND W/ RESTRAINED JOINTS (45° & 22.5° FITTINGS).
20. 2-45° VERTICAL BENDS TO SHIFT WATER LINE IN ELEVATION.
21. INSTALL 6" GATE VALVE W/ BOX AND LID PER CDA.
22. INSTALL 8" GATE VALVE W/ BOX AND LID PER CDA.
23. INSTALL 33.75° BEND W/ RESTRAINED JOINTS (22.5° FITTING AND 11.25° FITTING).
24. INSTALL 1" IRRIGATION WATER SUPPLY W/ METER. CONNECT TO MAIN W/ 1" TAPPING SADDLE.
25. INSTALL AIR RELEASE VALVE.

**◇ UTILITY RELOCATION KEYED NOTES**

1. RELOCATE EXISTING POWER POLE & GUY WIRE.
2. RELOCATE EXISTING UNDERGROUND ELECTRIC LINE.
3. RELOCATED EXISTING GAS LINE.



ALBUQUERQUE III

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BELLEVUE, WA | 98004  
1.425.483.2000 | 1.425.483.2002

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**DRB SUBMITTAL**

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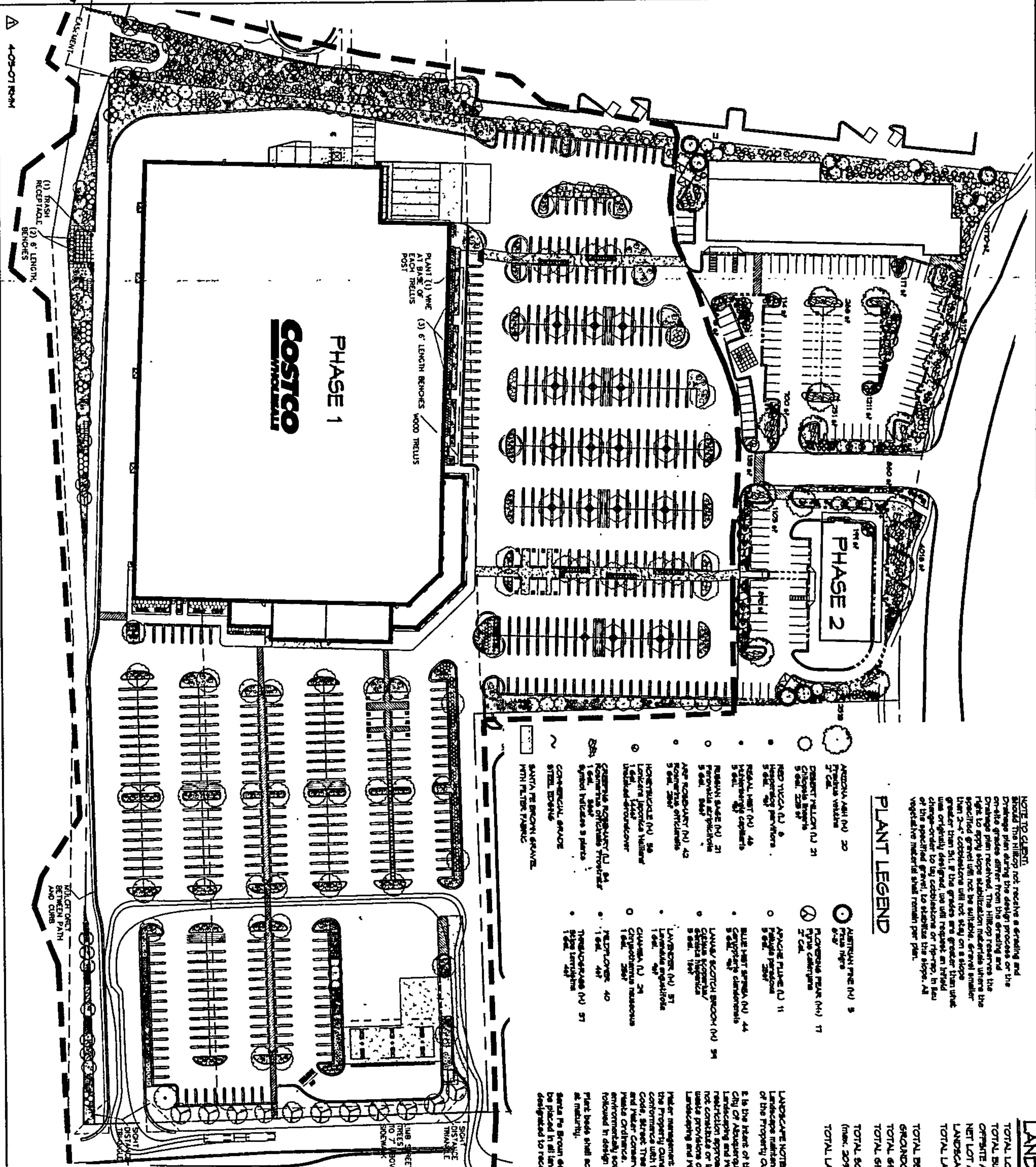
DATE	DESCRIPTION

05-087-01  
P/E: GLENN BROUGHTON  
DRAWN: B. ORTEGA  
MARCH 20, 2007

UTILITY PLAN

C-3.0

**Bohannon & Huston**  
 Courtyard 1 7900 Jefferson Bl. NE Albuquerque, NM 87109-4988  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



**NOTE TO CLIENT:**  
Should the client not receive a grading and drainage plan during the design process or the on-site grades differ from this grading and drainage plan received, The Hilltop reserves the right to apply slope stabilization materials to the specified grade until not by station, or a maximum of 2'-4' corrections will not be greater than 10' greater than 50'. The ground will remain in its original condition, but will be graded on the slope of the specified grade to station or the slope. All vegetative material shall remain per plan.

**PLANT LEGEND**

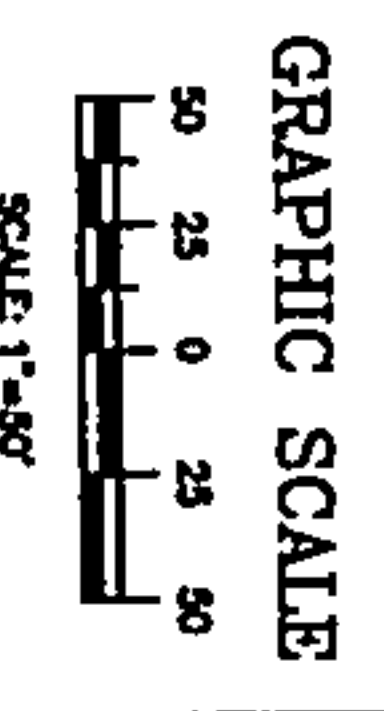
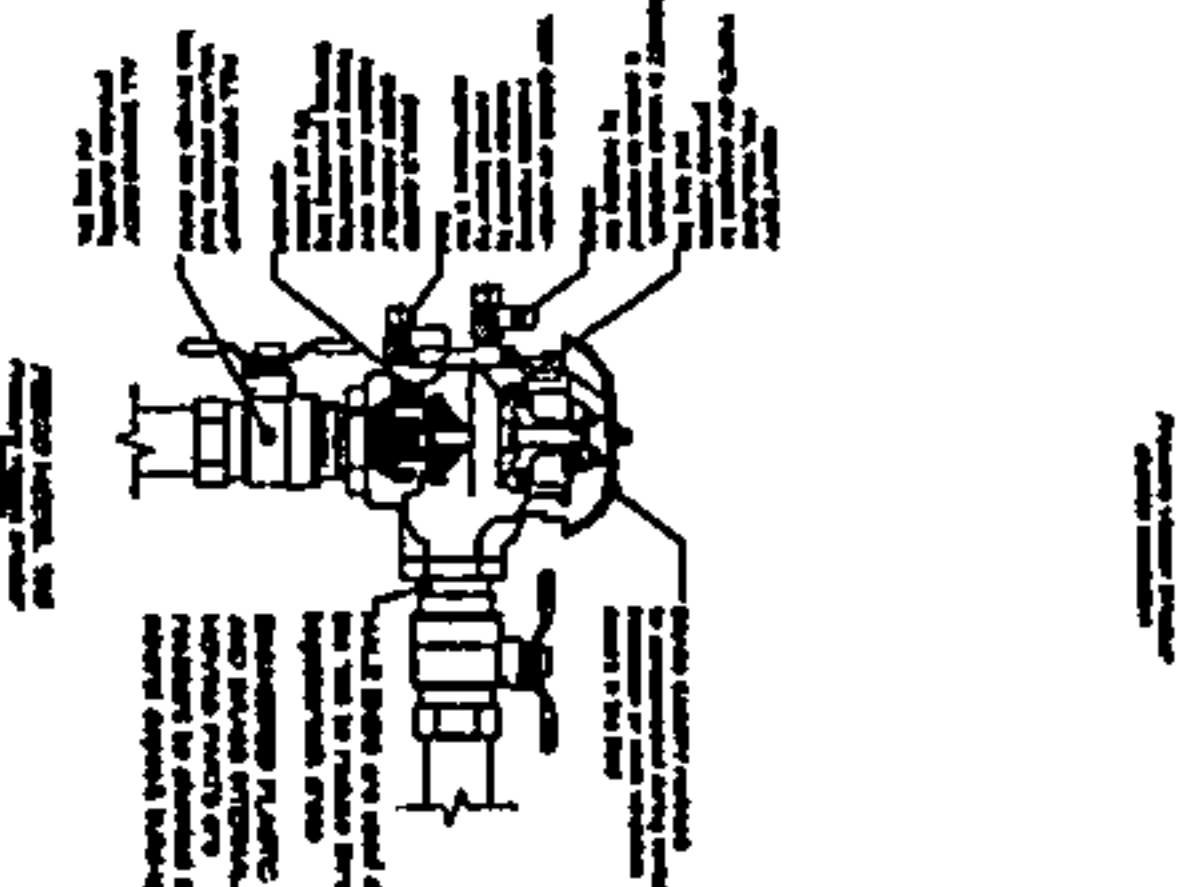
- ARIZONA ASH (N) 20
- ARIZONA PINE (N) 5
- PINK BLOSSOM PEAR (N) 11
- RED TICHA (N) 8
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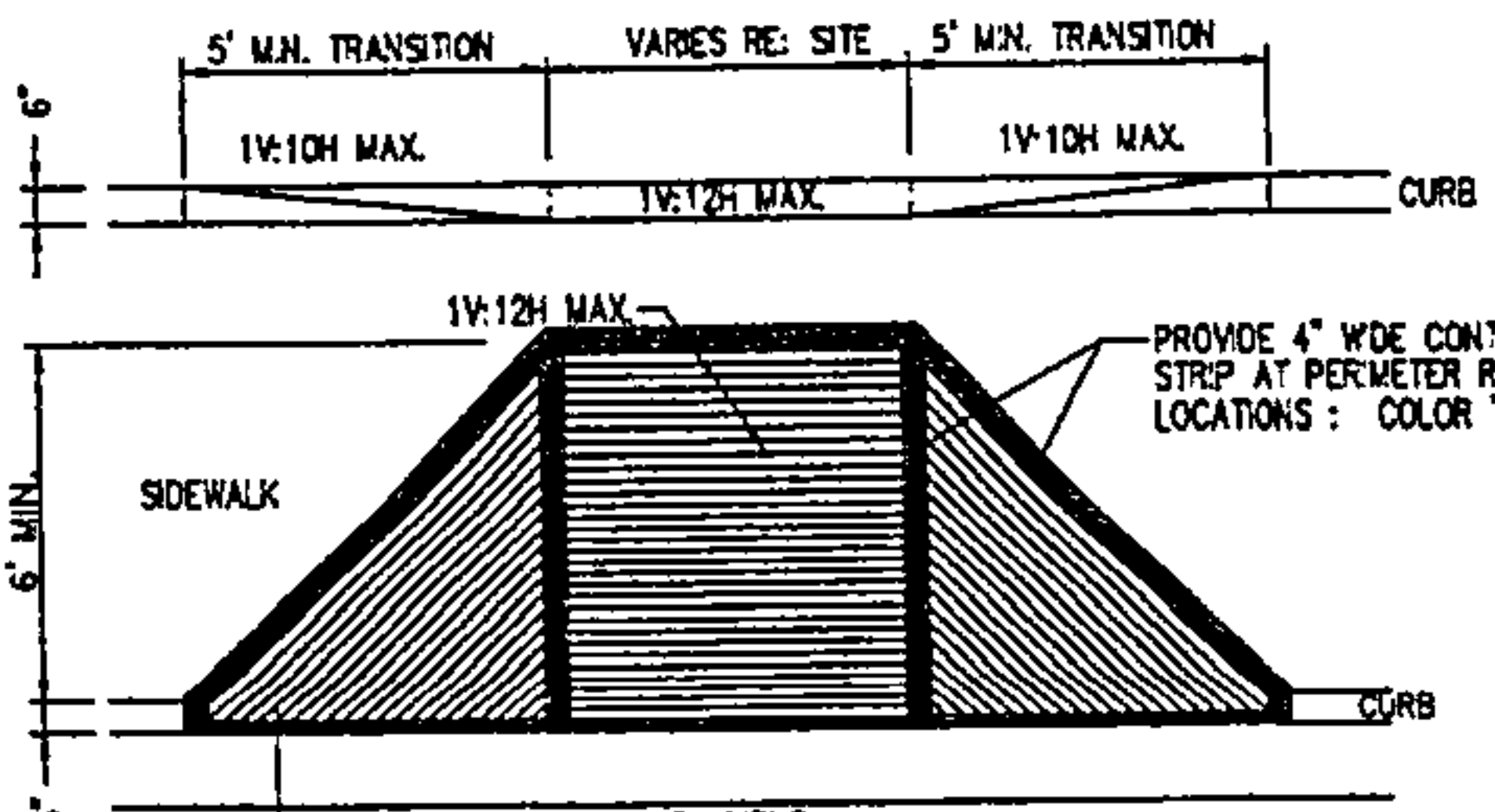
**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA	132391	square feet
TOTAL BUILDING AREA	28187	square feet
NET LOT AREA	102994	square feet
TOTAL LANDSCAPE REQUIREMENT	130094	square feet
TOTAL BED PROVIDED	28246	square feet
TOTAL GRANDCOVER REQ.	75%	square feet
TOTAL GRANDCOVER PROVIDED	21536 (75%)	square feet
TOTAL 50D AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	28246 (27%)	square feet

**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner.  
The intent of this plan is to comply with the City of Albuquerque Year Conservation Ordinance and Water Conservation Ordinance. The City of Albuquerque Year Conservation Ordinance and Water Conservation Ordinance shall be the governing authority for all landscaping and water use provisions of the Year Conservation Ordinance and Water Conservation Ordinance.  
Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Year Conservation Ordinance and Water Conservation Ordinance. The City of Albuquerque Year Conservation Ordinance and Water Conservation Ordinance shall be the governing authority for all landscaping and water use provisions of the Year Conservation Ordinance and Water Conservation Ordinance.  
Plant beds shall achieve 75% the ground cover as maturity.  
Areas by Brown gravel over filter fabric shall be placed in all landscape areas which are not designated to receive native seed.

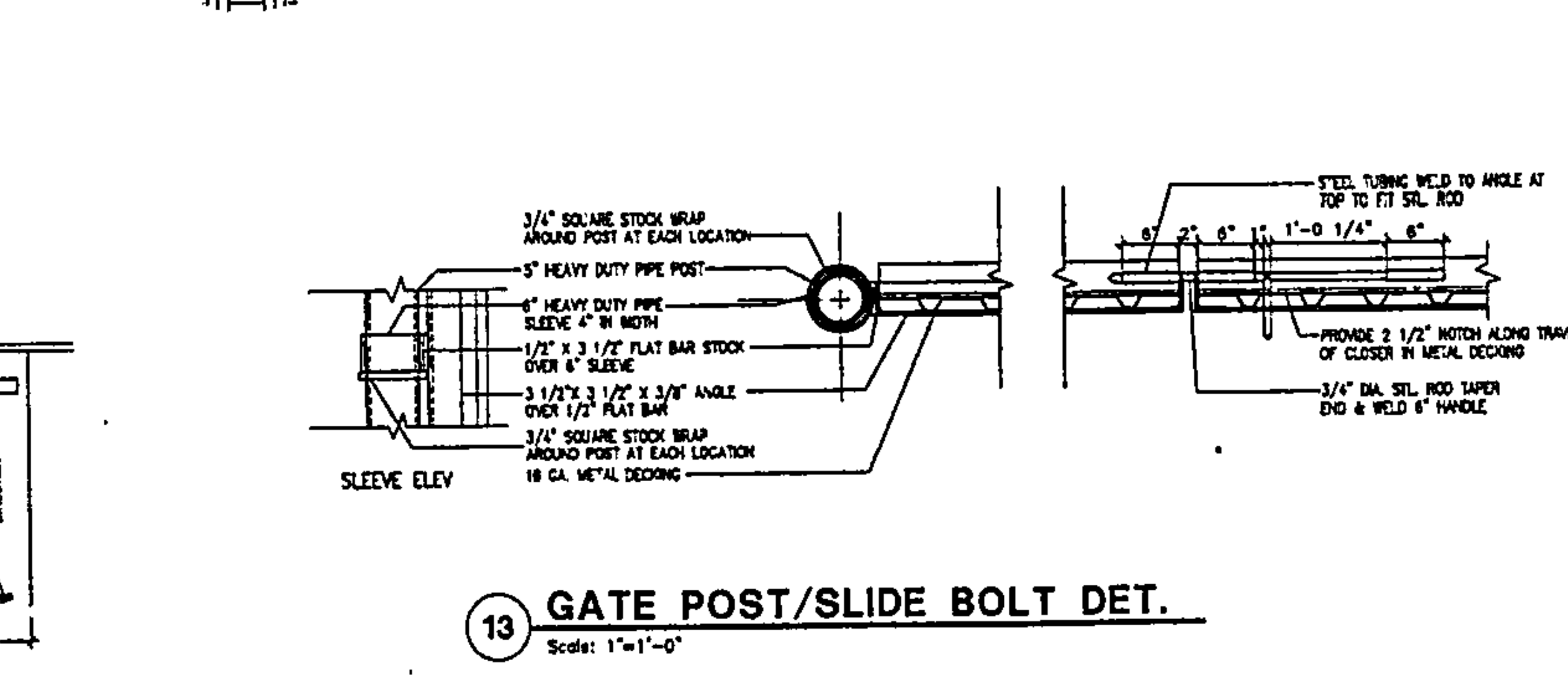
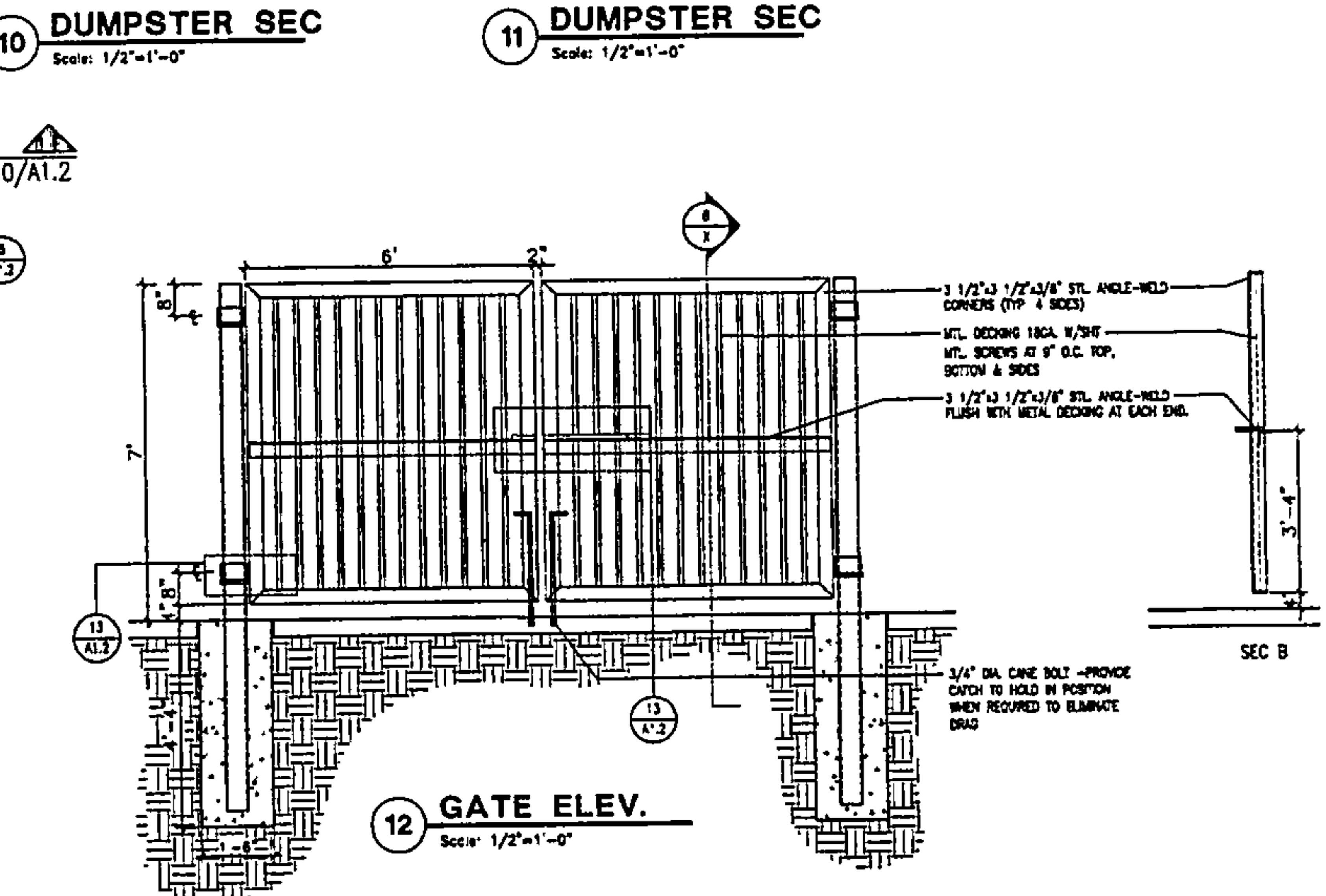
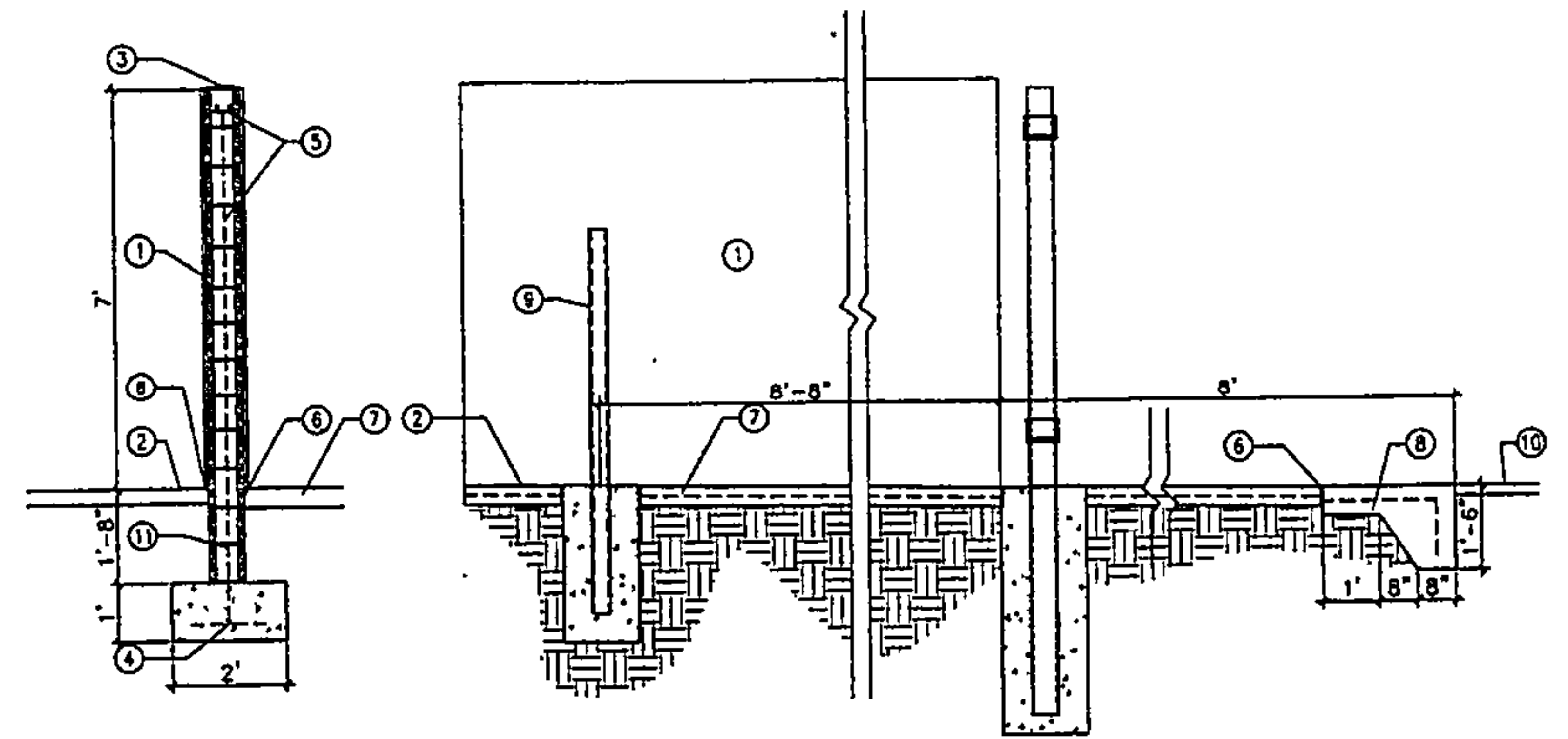
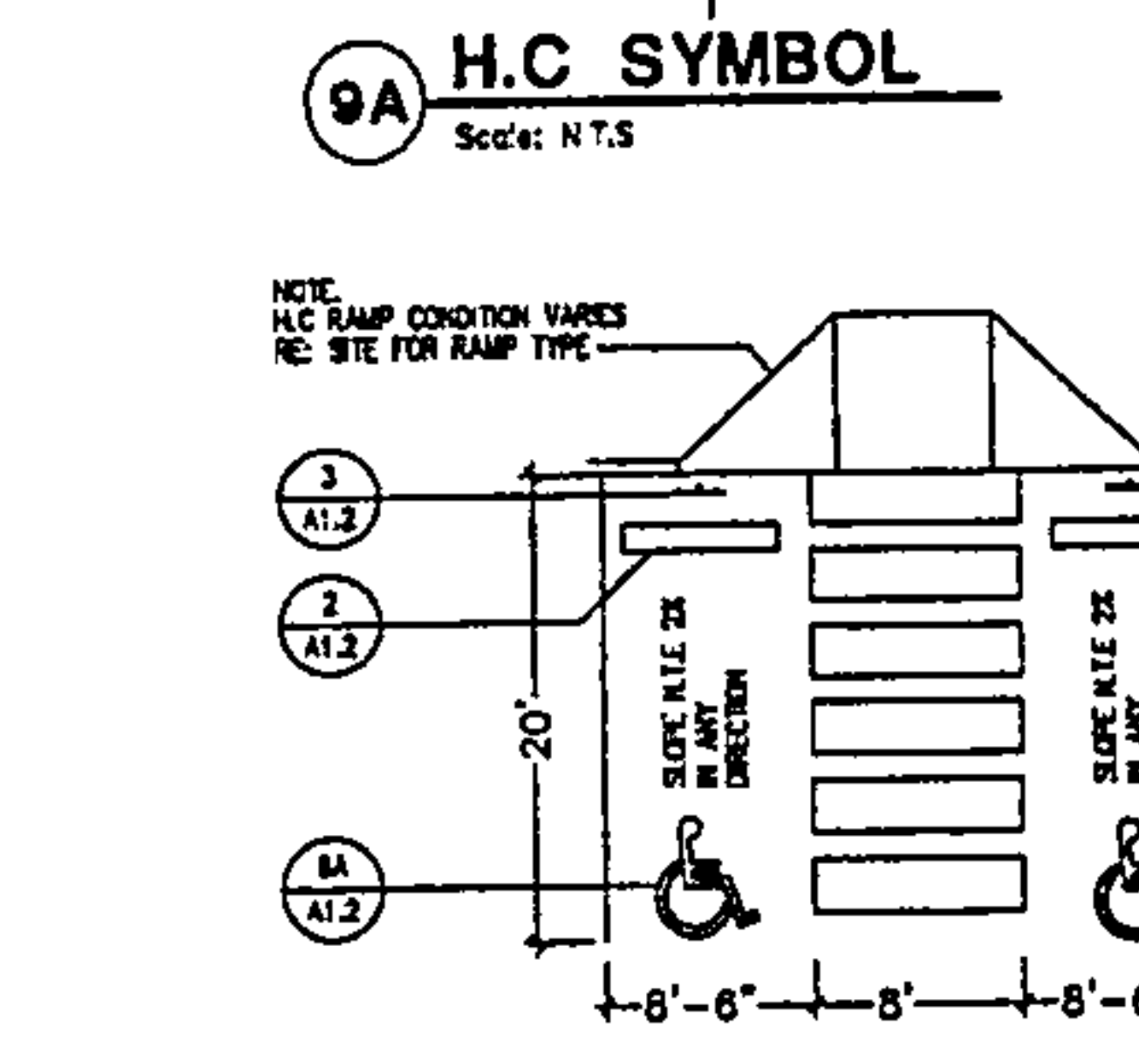
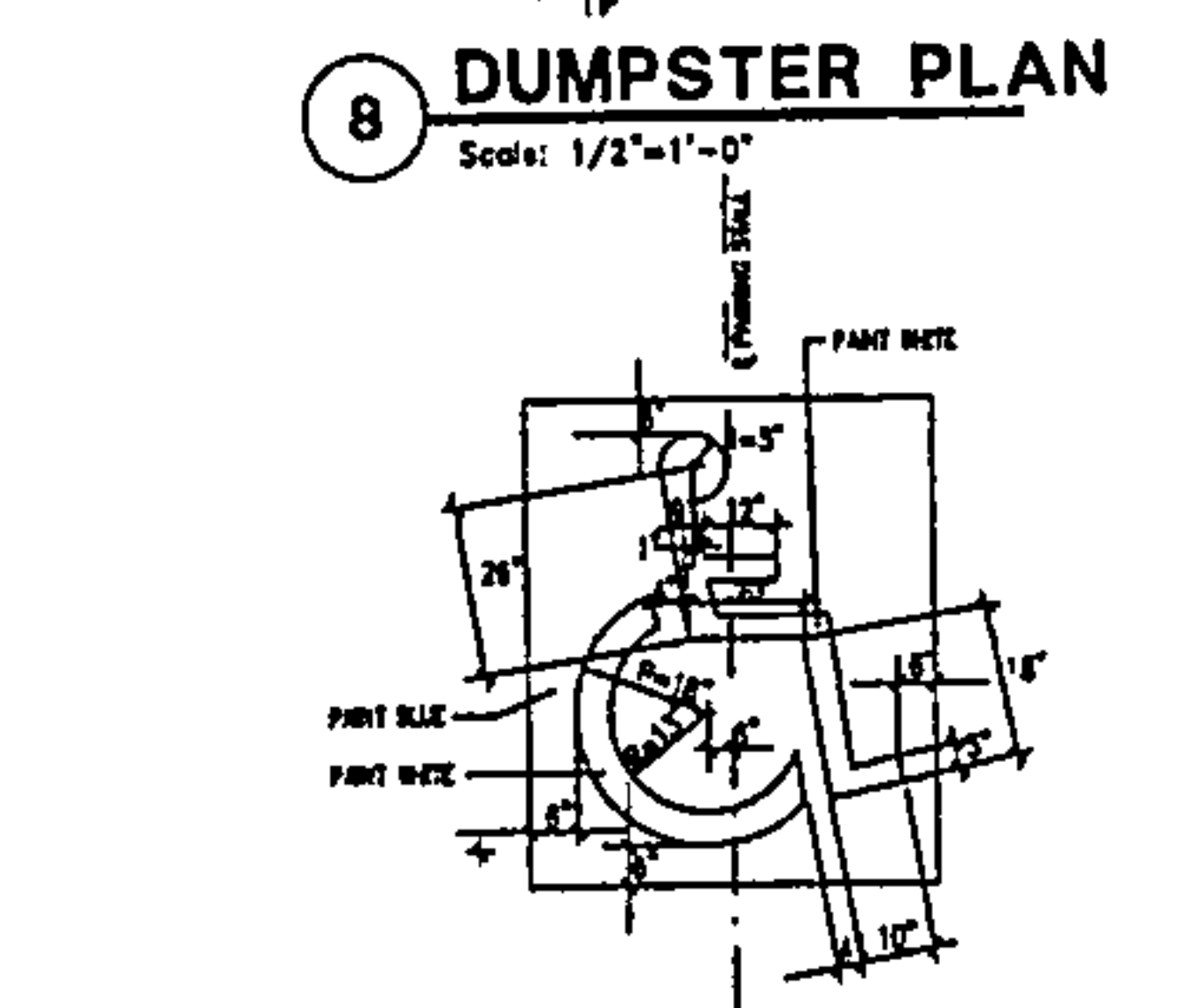
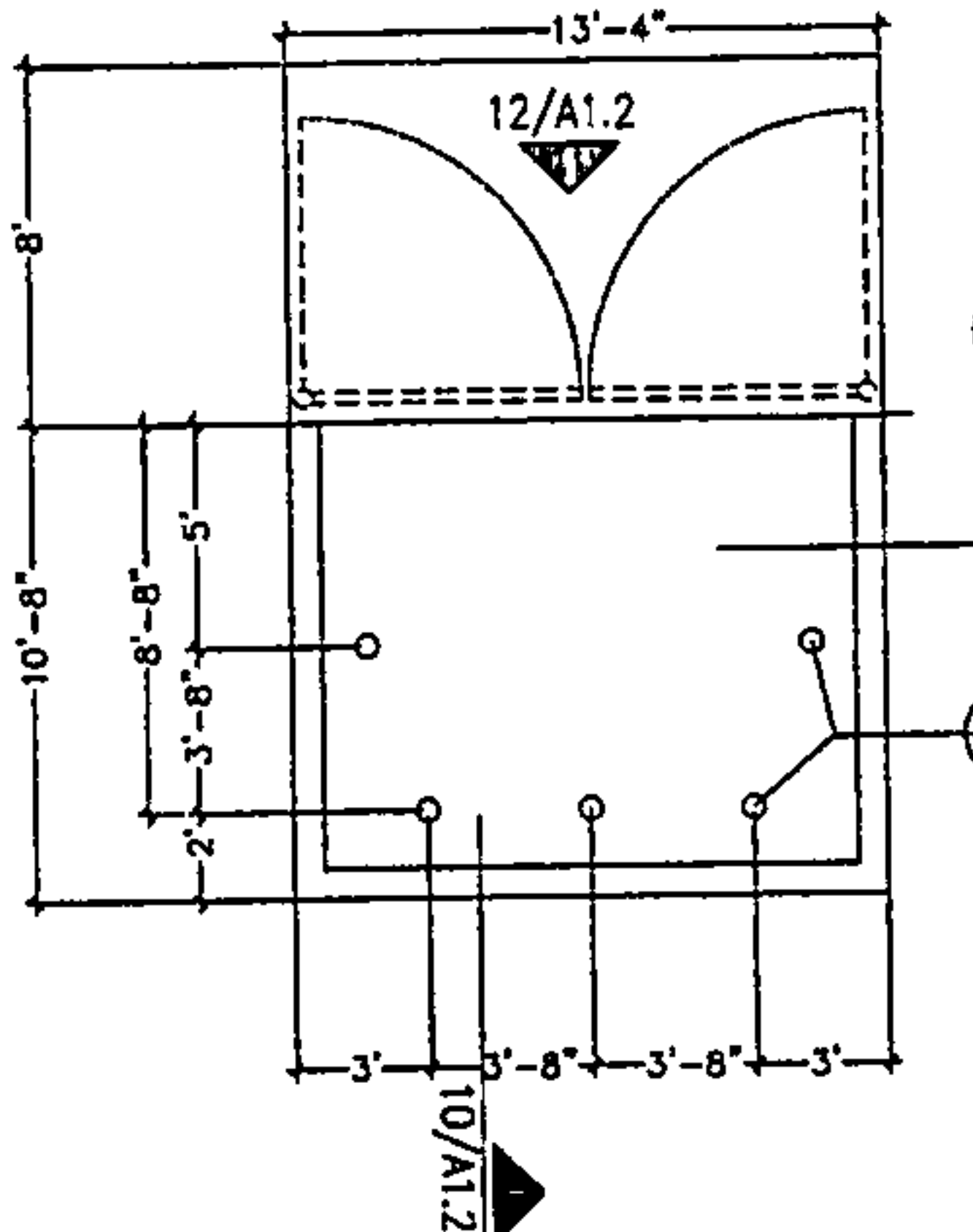
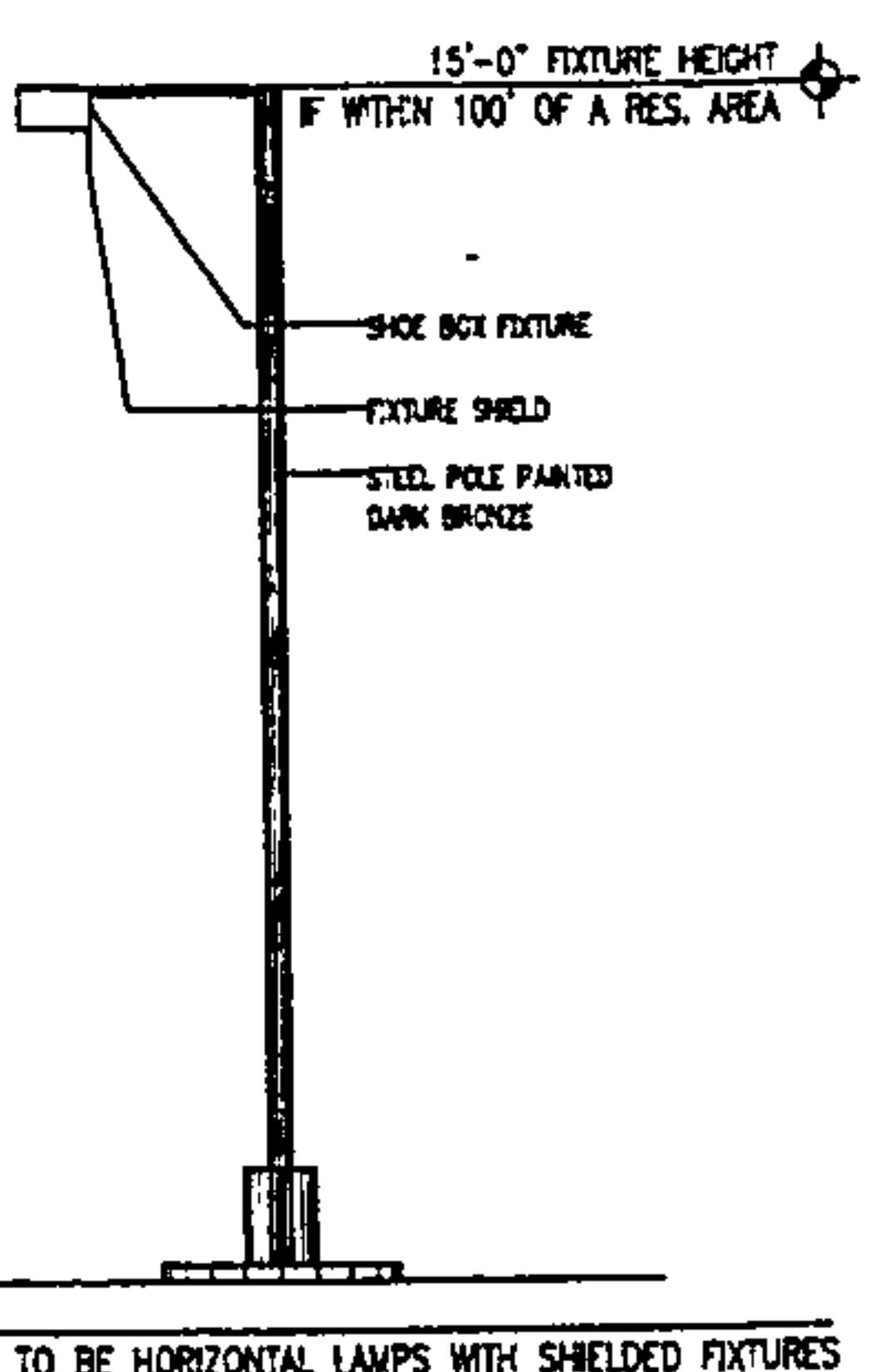
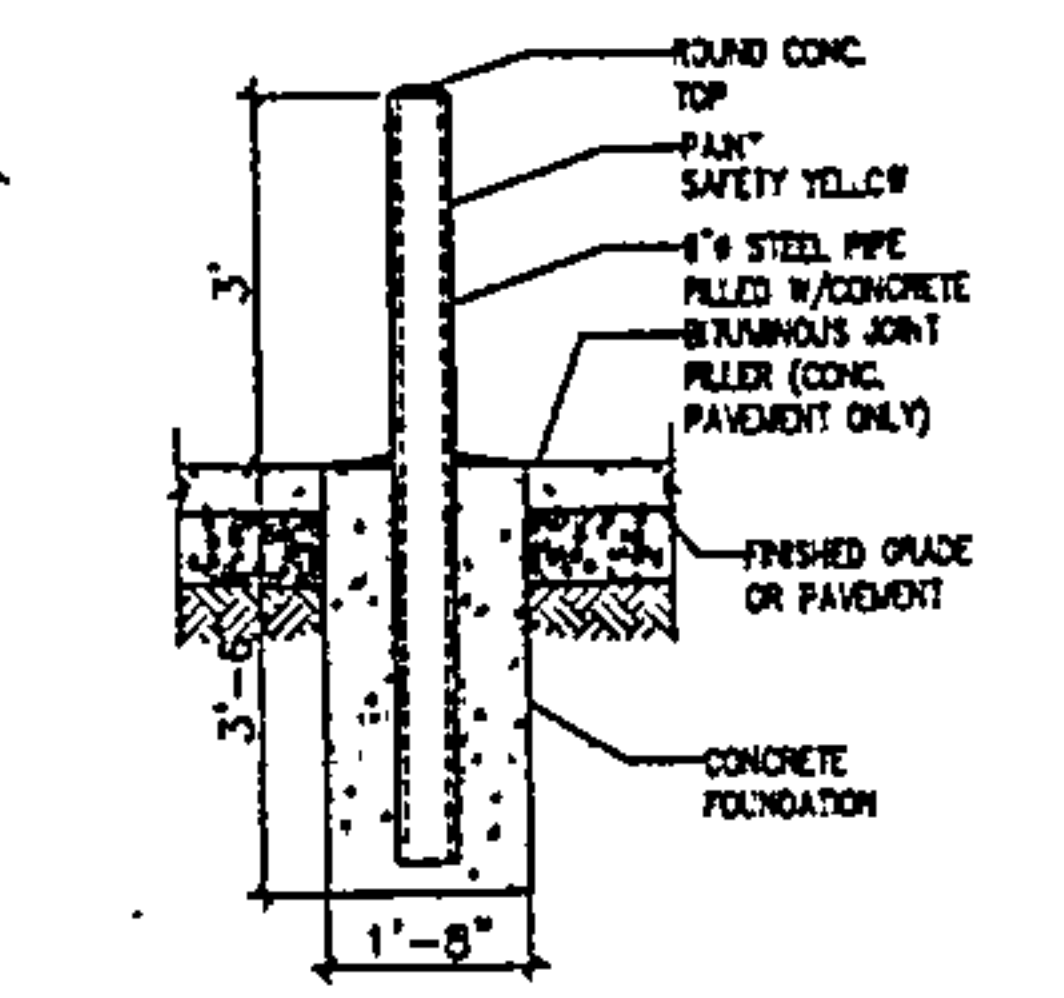
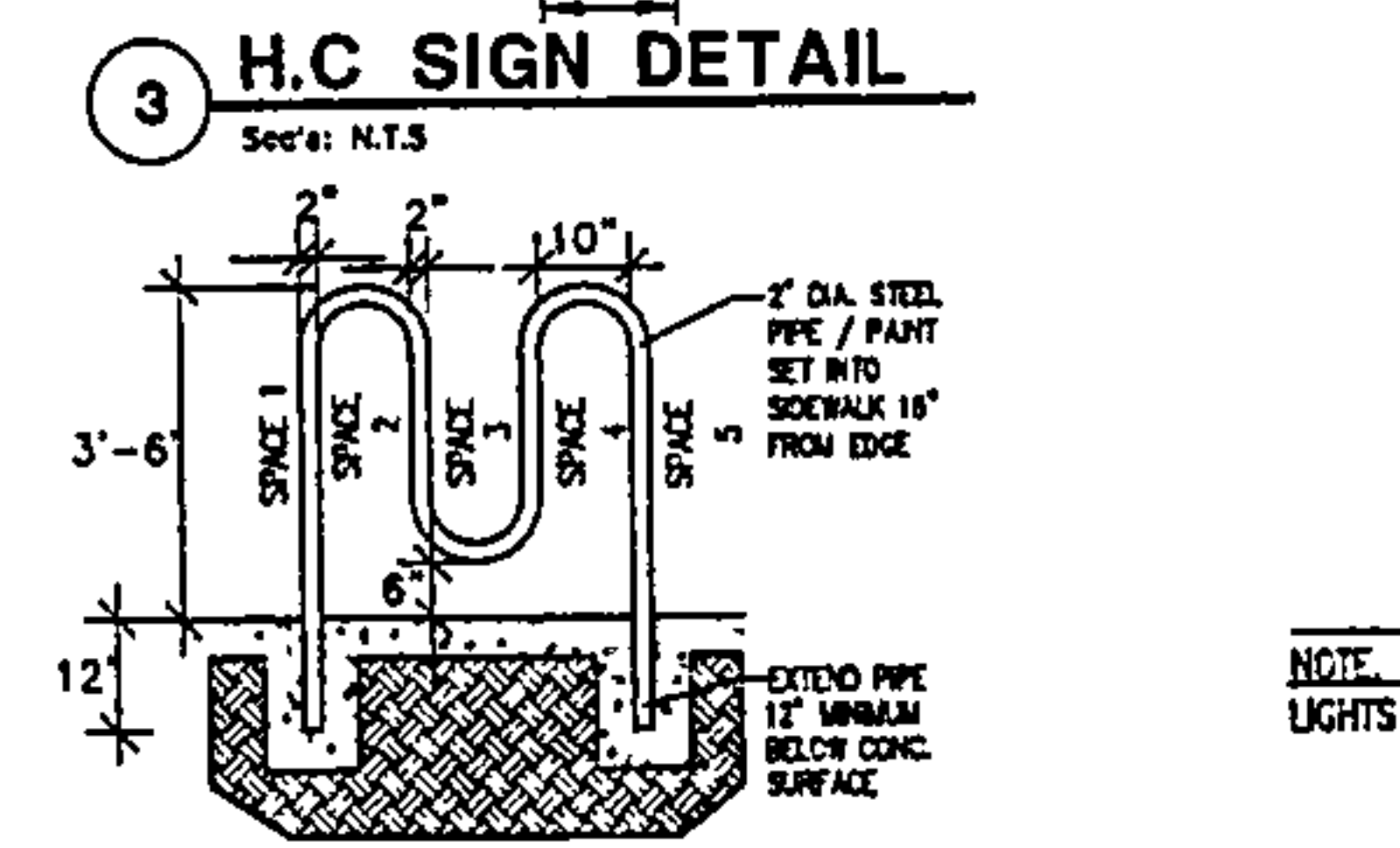
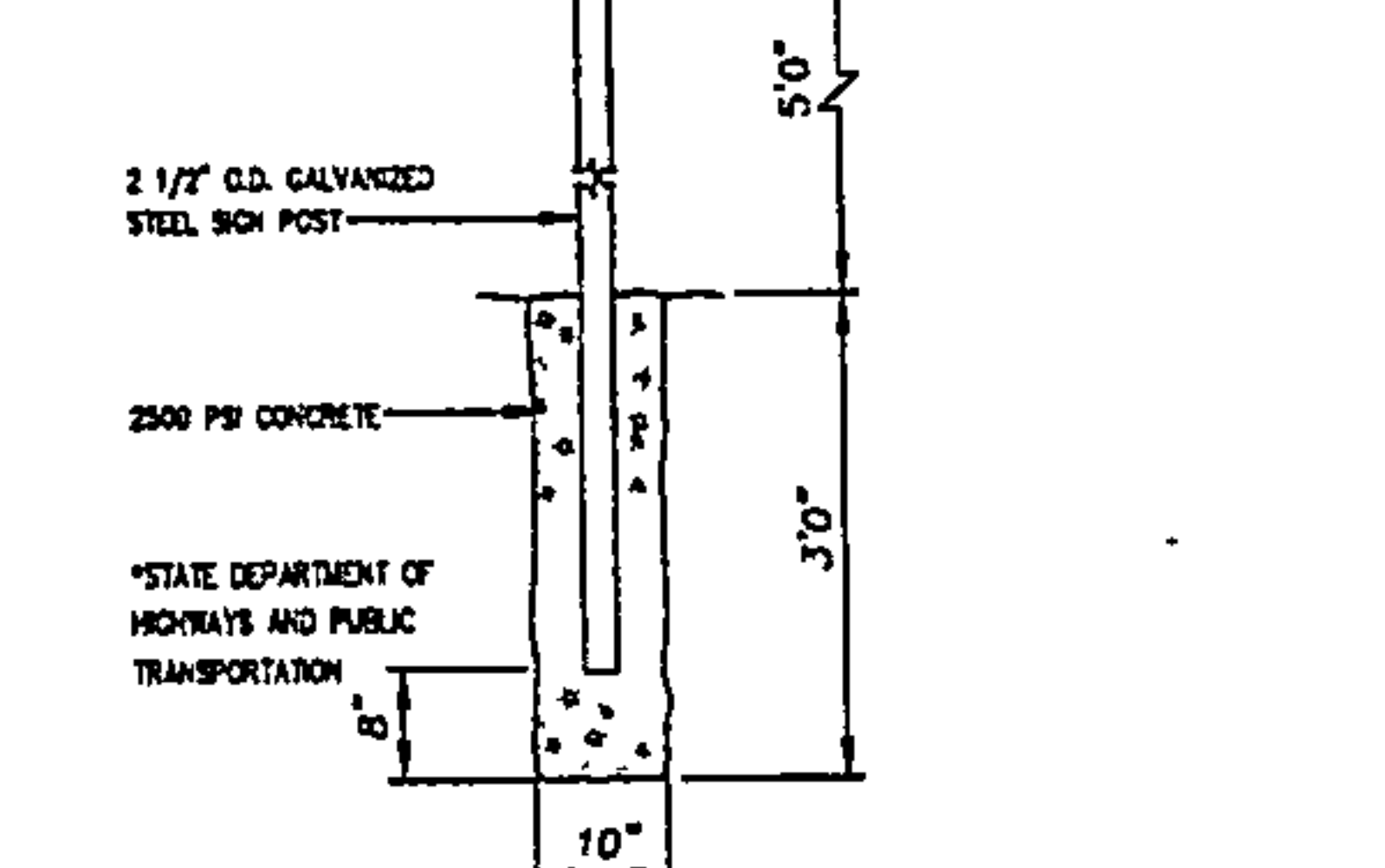
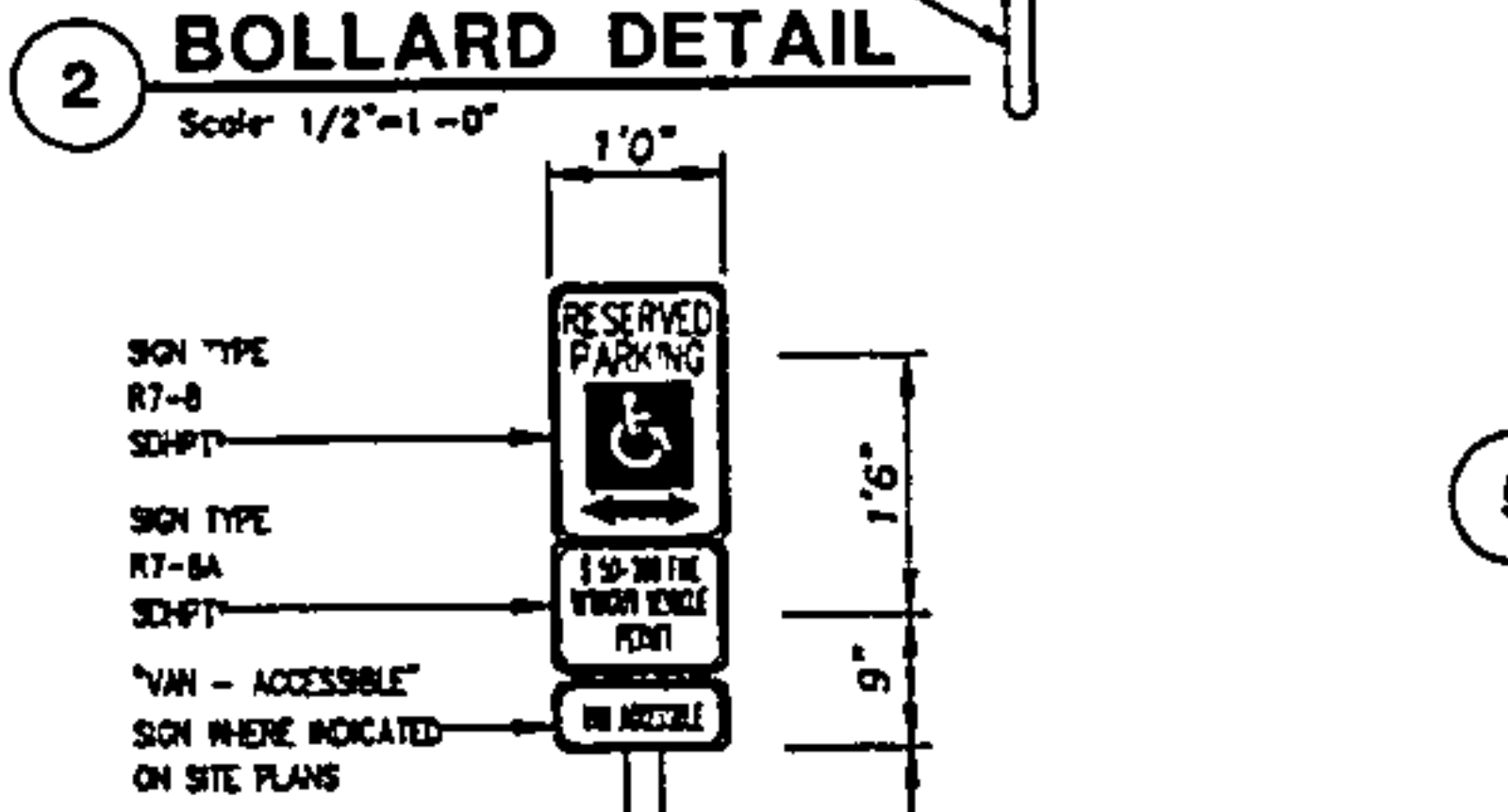
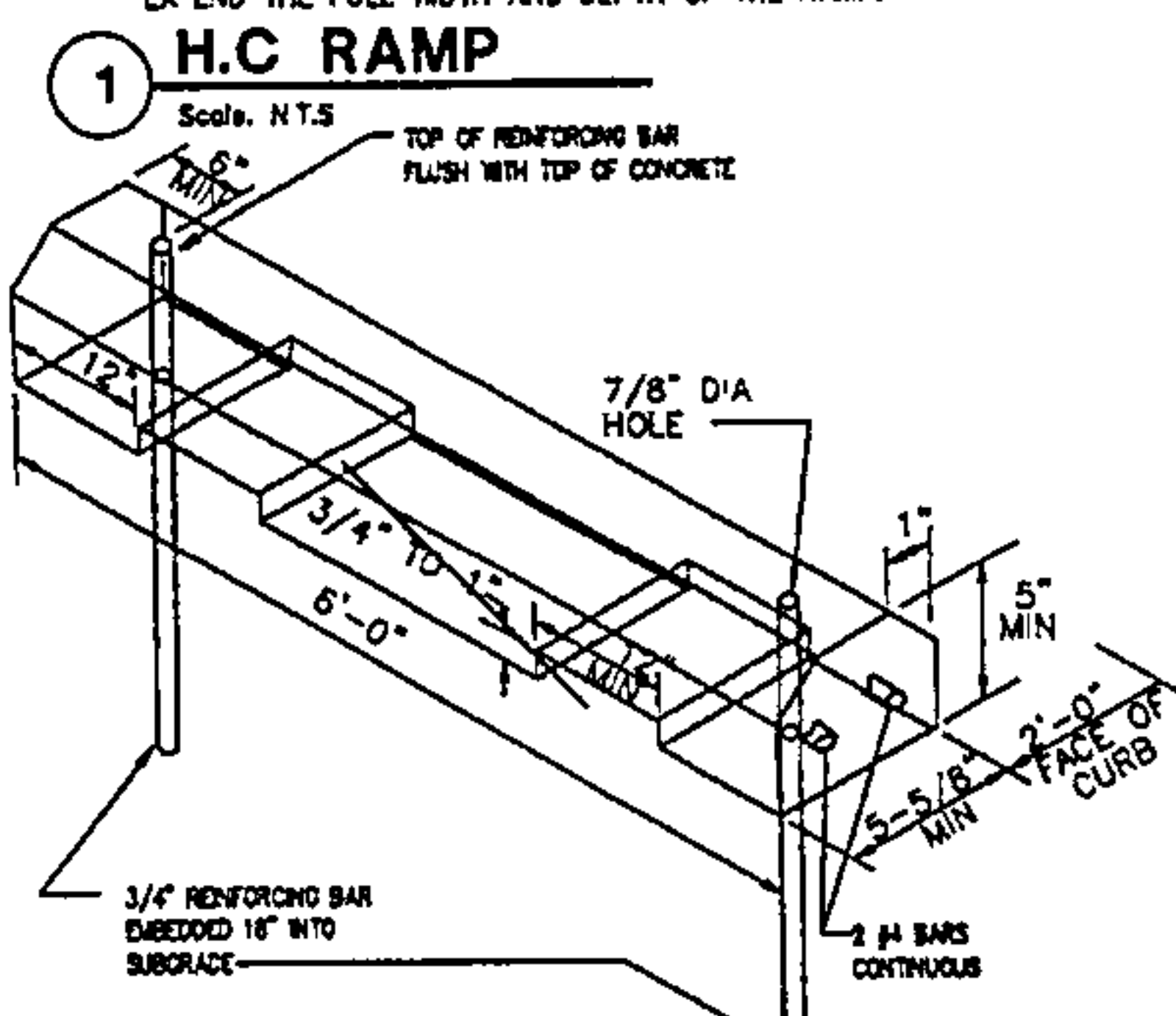
**IRRIGATION NOTES:**  
Irrigation shall be a complete underground system with Traces to receive (1) 1.0 GPH Drip Emitters and (2) 1.0 GPH Drip Emitters. Drip and Subirrigation systems to be tied to VZT polypropylene with flush caps at each end.  
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.  
Point of connection for irrigation system is unknown at current time and will be determined in the field. Irrigation will be operated by automatic controller.  
Location of controller to be field determined and power source for controller to be provided by others.  
Irrigation maintenance shall be the responsibility of the Property Owner.  
Water and Power source shall be the responsibility of the Developer/Builder.





- KEYED NOTES**
- 8" CMU WALL WITH TEXTURED PAINT PAPER. COLOR TO BE BASKET BEIGE SW 61437
  - FINISH GRADE.
  - SLOPE STUCCO CAP.
  - 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
  - 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM CONTINUOUS. #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS. DURA-WALL @ 16" O.C. HORIZONTAL.
  - 1/2" EXPANSION JOINT MATERIAL
  - 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W/M.
  - 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W/M W/ TURNDOWN EDGE.
  - 6" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
  - ASPHALT PAVING
  - GROUT ALL CELLS SOLID BELOW GRADE. TYP. CAL.

**ENCLOSURE NOTES**  
Scale: N.T.S.

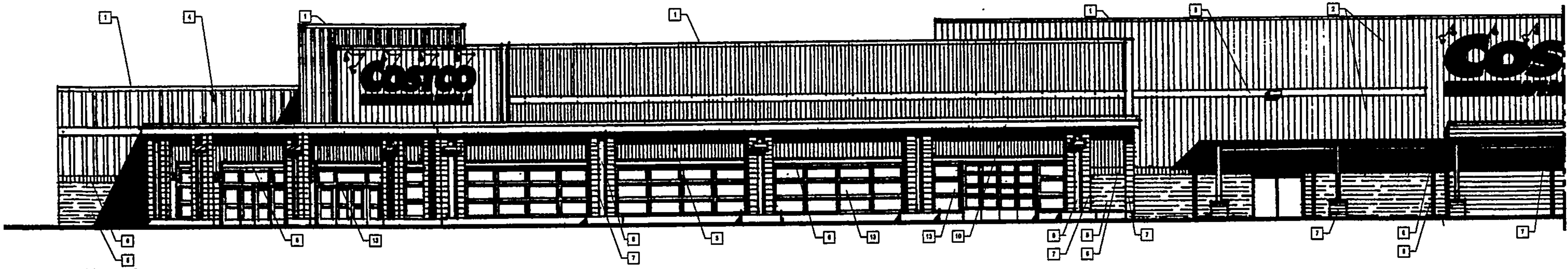


REV	DATE	BY	REVISION

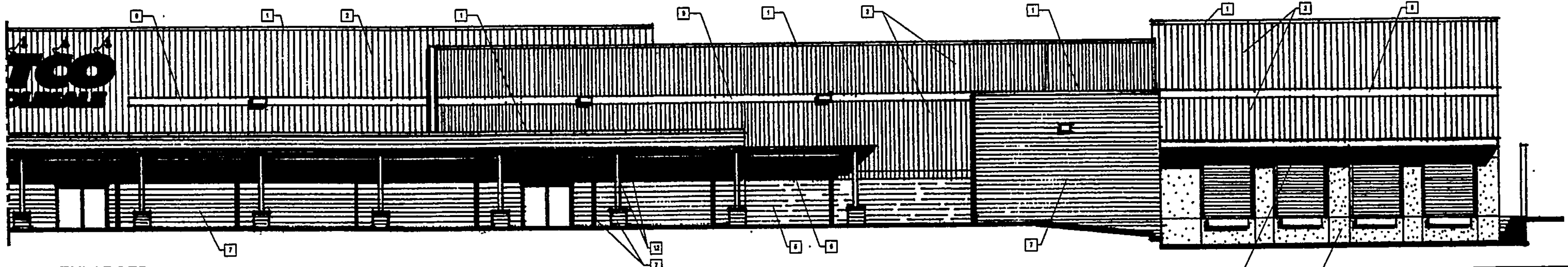
**GEORGE RAINHART ARCHITECT AND ASSOCIATES PC**  
2325 SAN PEDRO N.E. SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE <b>GOSTCO DEVELOPMENT</b>	DRAWN BY SD
CLIENT M.V.C. OF COONS BRASS-ENGLE RANCH RD. ALBUQUERQUE, NEW MEXICO	CHECKED BY SD
PROJECT MANAGER STEPHEN DUNBAR, AIA	DATE 10/10/04
SHEET TITLE <b>SITE DETAIL PLAN</b>	SCALE 1/8"=1'-0"
<b>A1.2</b>	





1 ENLARGED NORTH ELEVATION  
SCALE: 1/8"=1'-0"



2 ENLARGED NORTH ELEVATION  
SCALE: 1/8"=1'-0"

#	ITEM	MATERIAL	FINISH	COLOR	NOTES
1	COPING	METAL	ROUNDED	DARK BRONZE	
2	UPPER WALL	ARCHITECTURAL PANEL	PREFINISHED	LIGHT TAN	
3	UPPER WALL	ARCHITECTURAL PANEL	PREFINISHED	DARK BRONZE	
4	UPPER WALL	ARCHITECTURAL PANEL	PREFINISHED	TERACOTTA	
5	LOWER WALL	CMU	SPLIT FACE	DARK BROWN	
6	ACCENT BAND	CMU	SMOOTH FACE	DARK BROWN	
7	ACCENT LOWER WALL	CMU	SPLIT FACE	DARK TAN	
8	METAL ACCENT	STEEL	PAINT	DARK BROWN	
9	STRIPS	ARCHITECTURAL PANEL	PREFINISHED	RED	
10	CANOPY	METAL ROOFING	PREFINISHED	DARK BROWN	
11	LOWER WALL	CONCRETE	PAINT	GRAY	
12	TRUSS	WOOD	STAIN, SEAL		
13	STOREFRONT	GLAZING, ALUMINUM	PREFINISHED		

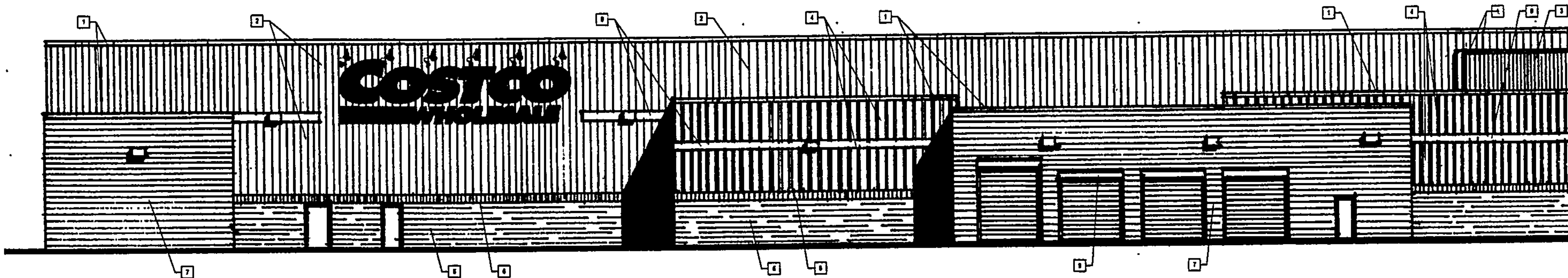
8WG COORS BLVD BYPASS  
AND EAGLE RANCH ROAD

**MULVANNY G2**

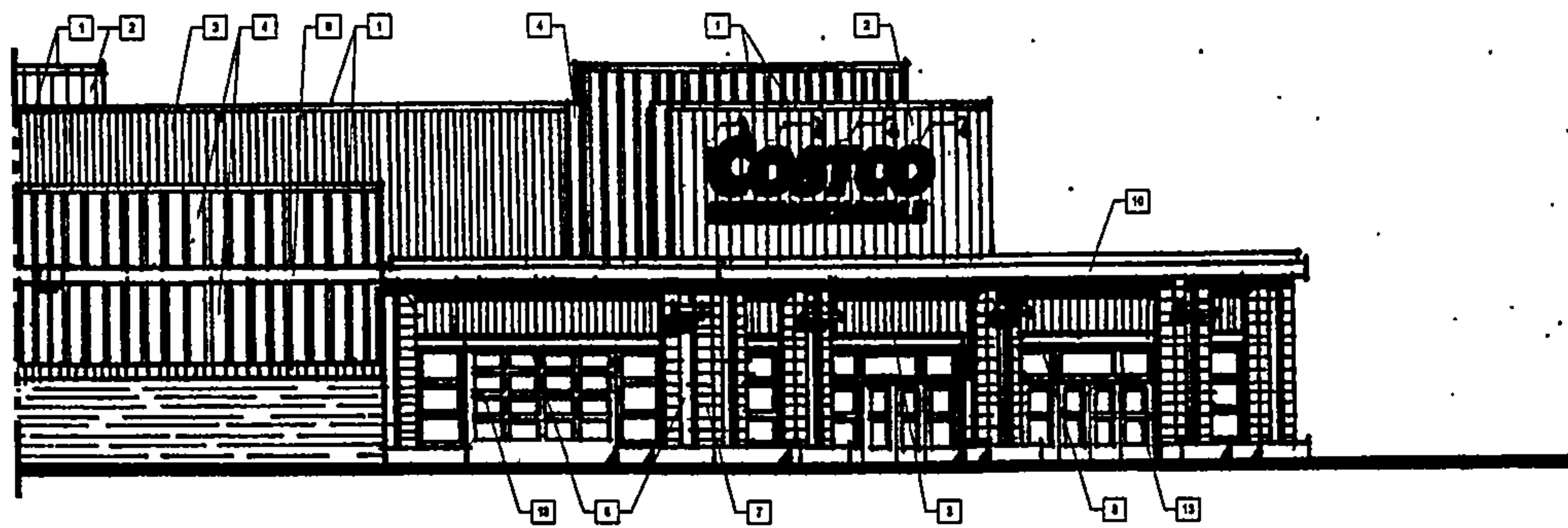
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BELLEVUE, WA | 98004  
1.425.483.2000 | 1.425.483.2002

MulvannyG2.com

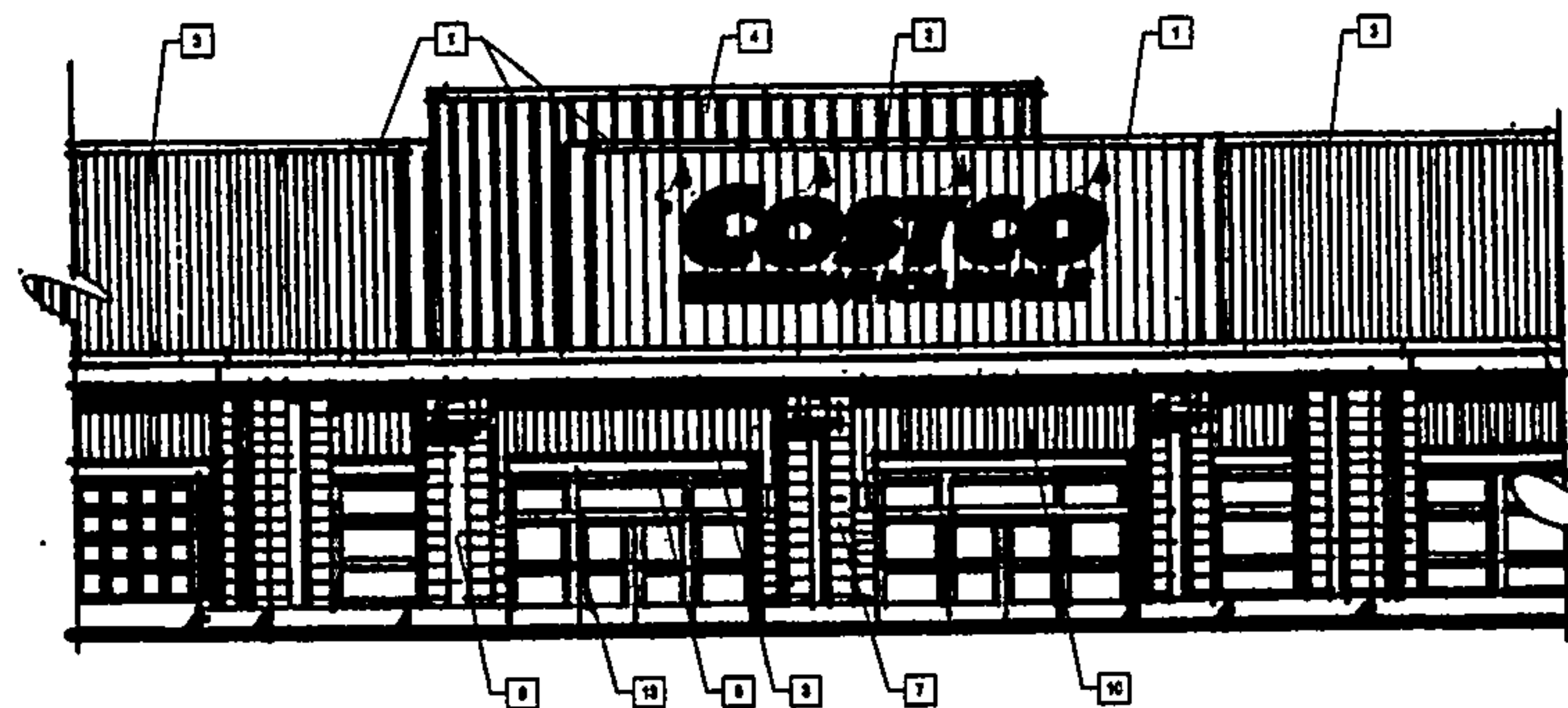
05-0374-01  
APRIL 03, 2007  
CONCEPT ELEVATIONS



1 ENLARGED EAST ELEVATION  
SCALE: 1/8"=1'-0"



2 ENLARGED EAST ELEVATION  
SCALE: 1/8"=1'-0"



3 ENLARGED ENTRANCE ELEVATION  
SCALE: 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE					
#	ITEM	MATERIAL	FINISH	COLOR	NOTES
1	COILING	METAL	KYNAR 800	DARK BRONZE	
2	UPPER WALL	ARCHITECTURAL PANEL	PRE-FINISHED	LIGHT TAN	
3	UPPER WALL	ARCHITECTURAL PANEL	PRE-FINISHED	DARK BRONZE	
4	UPPER WALL	ARCHITECTURAL PANEL	PRE-FINISHED	TERRACOTTA	
5	LOWER WALL	CMU	SPLIT FACE	DARK BROWN	
6	ACCENT BAND	CMU	SMOOTH FACE	DARK BROWN	
7	ACCENT LOWER WALL	CMU	SPLIT FACE	DARK TAN	
8	METAL ACCENT	STEEL	PAINT	DARK BROWN	
9	STRIPES	ARCHITECTURAL PANEL	PRE-FINISHED	RED	
10	CANOPY	METAL ROOFING	PRE-FINISHED	DARK BROWN	
11	LOWER WALL	CONCRETE	PAINT	GRAY	
12	TRELLIS	WOOD	STAIN SEAL		
13	STOREFRONT	GLAZING ALUMINUM	PREFINISHED		

SWC COORS BLVD. BYPASS  
AND EAGLE RANCH ROAD

MULVANNY G2

1110 112TH AVE. NE | SUITE 800  
BELLEVUE, WA | 98004  
1.425.483.2000 | 1.425.483.2002

MulvannyG2.com

05-0374-01  
APRIL 03, 2007  
CONCEPT  
ELEVATIONS

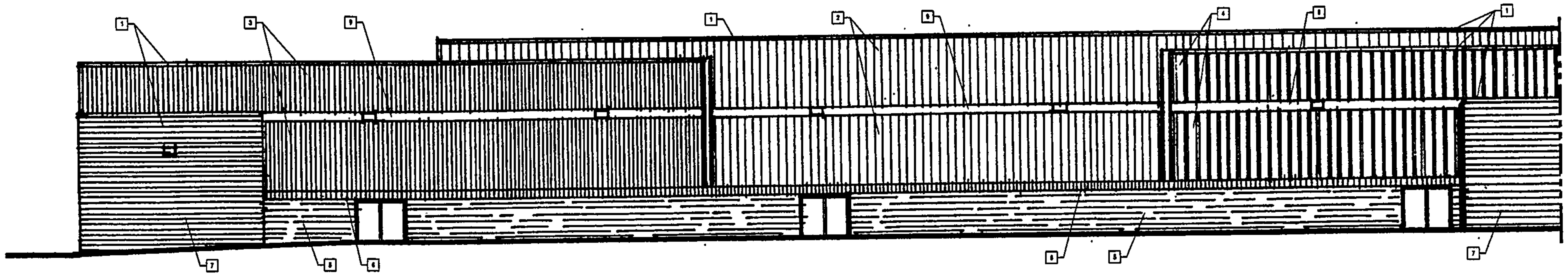
COSTCO WHOLESALE

ALBUQUERQUE, NEW MEXICO

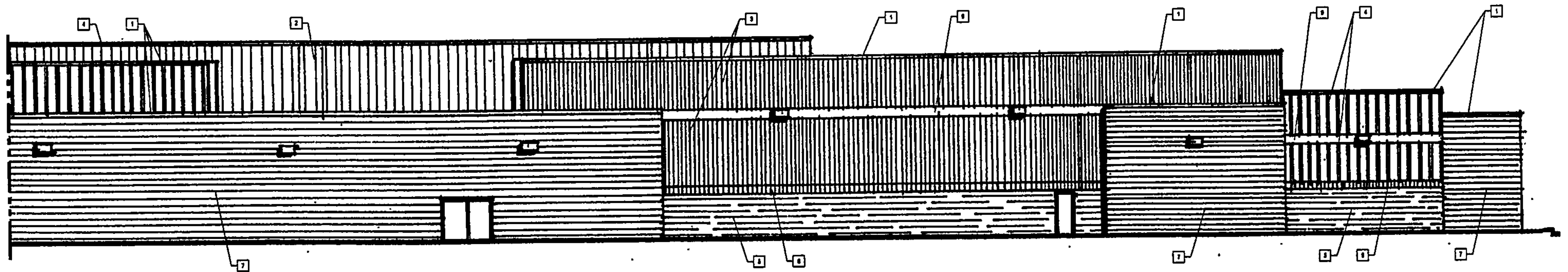
CONCEPT ELEVATIONS

APRIL 03, 2007

DD3.3-01



1 ENLARGED SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



2 ENLARGED SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

#	ITEM	MATERIAL	FINISH	COLOR	NOTES
1	CORNER	METAL	RYHAR 800	DARK BRONZE	
2	UPPER WALL	ARCHITECTURAL PANEL	PRE-FINISHED	LIGHT TAN	
3	UPPER WALL	ARCHITECTURAL PANEL	PRE-FINISHED	DARK BRONZE	
4	UPPER WALL	ARCHITECTURAL PANEL	PRE-FINISHED	TERRACOTTA	
5	LOWER WALL	CMU	SPLIT FACE	DARK BROWN	
6	ACCENT BAY	CMU	SMOOTH FACE	DARK BROWN	
7	ACCENT LOWER WALL	CMU	SPLIT FACE	DARK TAN	
8	METAL ACCENT	STEEL	PAINT	DARK BROWN	
9	STRIP	ARCHITECTURAL PANEL	PRE-FINISHED	RED	
10	CANOPY	METAL ROOFING	PRE-FINISHED	DARK BROWN	
11	LOWER WALL	CONCRETE	PAINT	GRAY	
12	TRIMLINE	WOOD	STAIN SEAL		
13	STOREFRONT	GLASS/ALUMINUM	PRE-FINISHED		

SWC COORS BLVD. BYPASS  
AND EAGLE RANCH ROAD

MULVANNY G2

1110 112TH AVE NE | SUITE 800  
BELLEVUE, WA | 98004  
1425.483.2000 | 1425.483.2002

MulvannyG2.com

05-0374-01  
APRIL 03, 2007  
CONCEPT  
ELEVATIONS

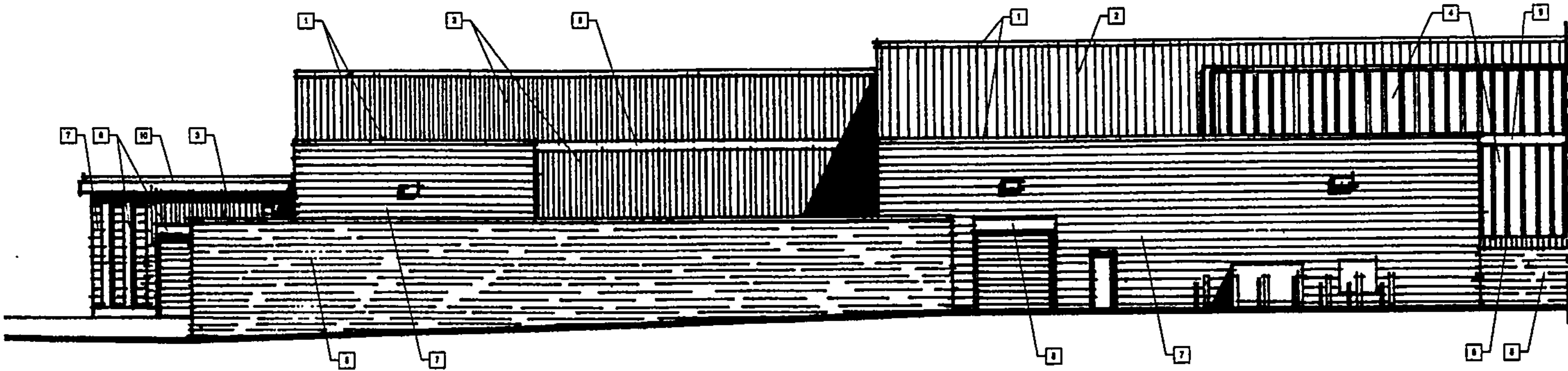
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COSTCO WHOLESALE

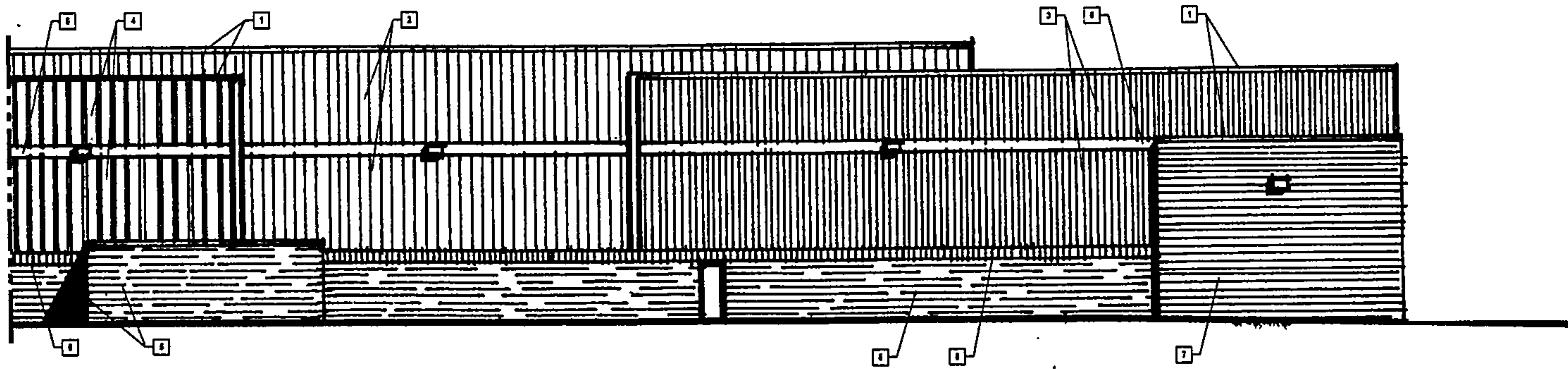
ALBUQUERQUE, NEW MEXICO

CONCEPT ELEVATIONS

APRIL 03, 2007



① ENLARGED WEST ELEVATION  
SCALE: 1/8"=1'-0"



② ENLARGED WEST ELEVATION  
SCALE: 1/8"=1'-0"

#	ITEM	MATERIAL	FINISH	COLOR	NOTES
1	COPING	METAL	KYMAR 600	DARK BRONZE	
2	UPPER WALL	ARCHITECTURAL PANEL	PRE-FINISHED	LIGHT TAN	
3	UPPER WALL	ARCHITECTURAL PANEL	PRE-FINISHED	DARK BRONZE	
4	UPPER WALL	ARCHITECTURAL PANEL	PRE-FINISHED	TERRACOTTA	
5	LOWER WALL	CMU	SPLIT FACE	DARK BROWN	
6	ACCENT BAND	CMU	SMOOTH FACE	DARK BROWN	
7	ACCENT LOWER WALL	CMU	SPLIT FACE	DARK TAN	
8	METAL ACCENT	STEEL	PAINT	DARK BROWN	
9	ETUIPE	ARCHITECTURAL PANEL	PRE-FINISHED	RED	
10	CANOPY	METAL ROOFING	PRE-FINISHED	DARK BROWN	
11	LOWER WALL	CONCRETE	PAINT	GRAY	
12	TRUSS	WOOD	STAIN, SEAL		
13	STOREFRONT	GLAZING, ALUMINUM	PRE-FINISHED		

8WC COORS BLVD. BYPASS  
AND EAGLE RANCH ROAD

**MULVANNY G2**

1110 112TH AVE. NE | SUITE 500  
BELLEVUE, WA | 98004  
1.425.488.2000 | 1.425.488.2022

MulvannyG2.com

05-0374-01  
APRIL 03, 2007  
CONCEPT  
ELEVATIONS

**COSTCO WHOLESALE**

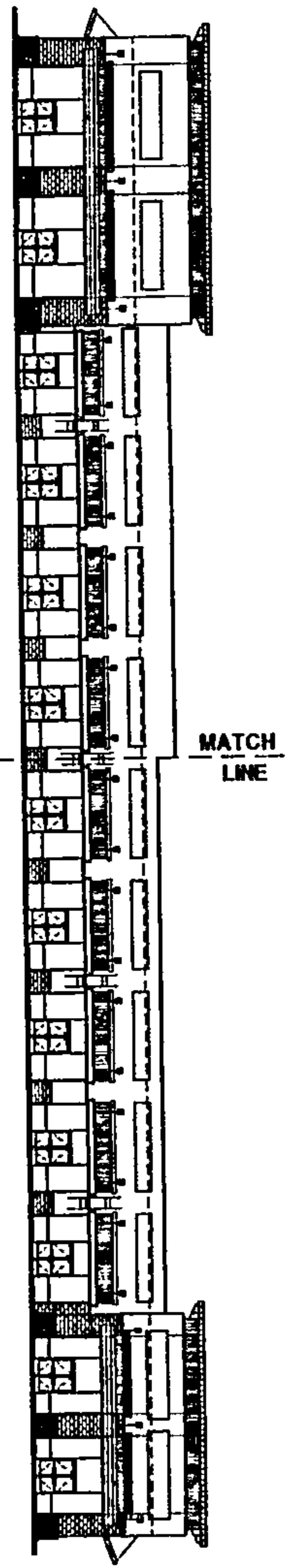
ALBUQUERQUE, NEW MEXICO

**CONCEPT ELEVATIONS**

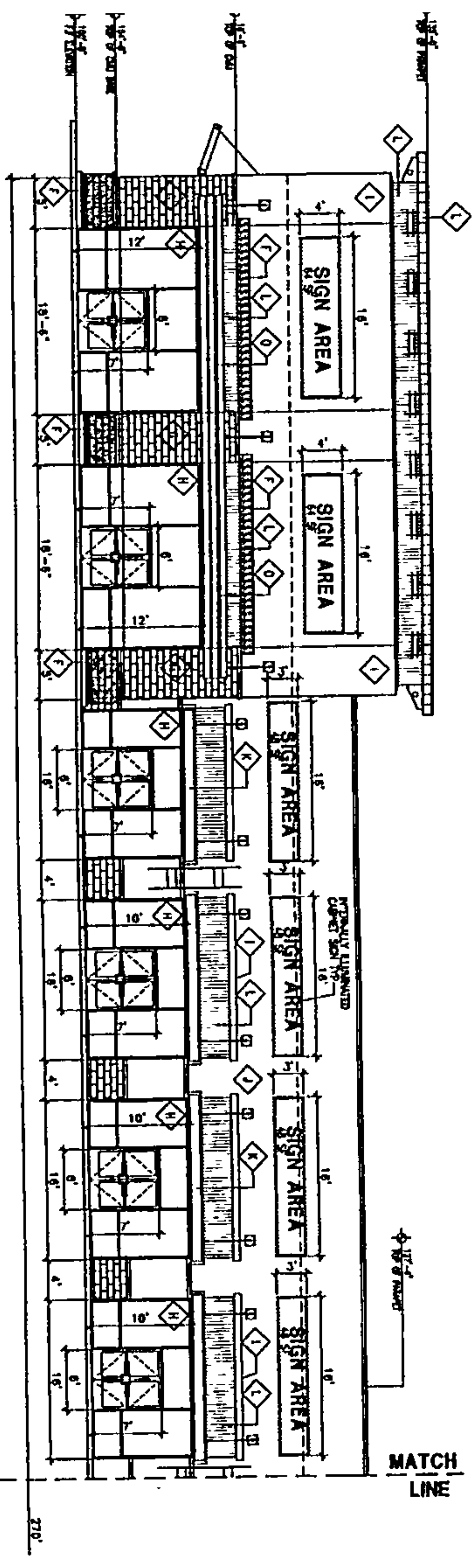
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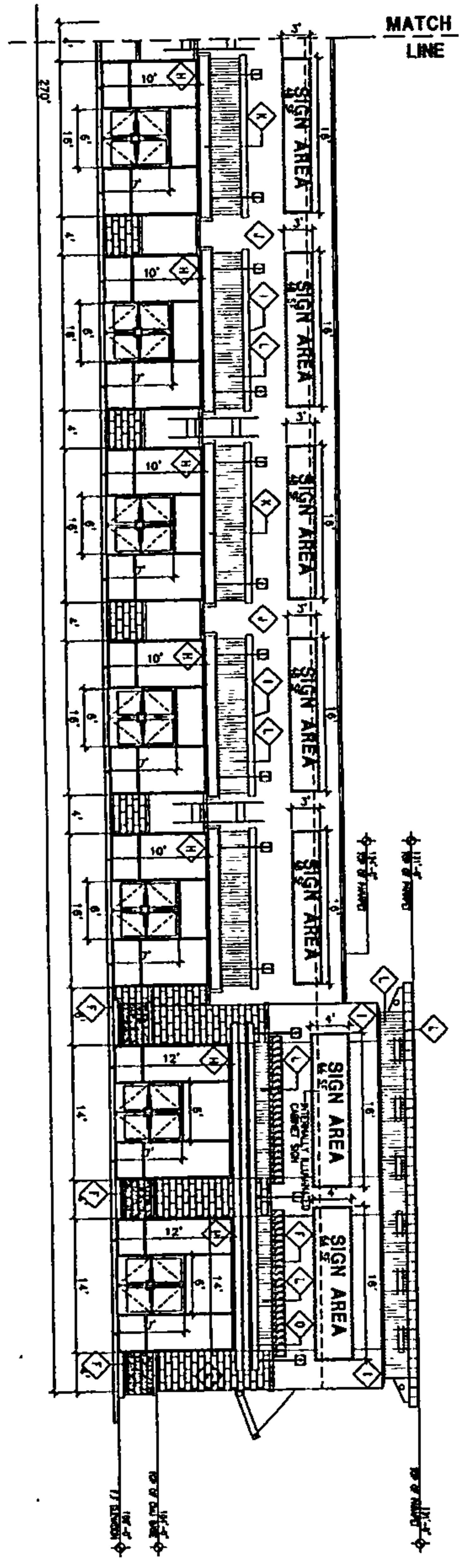




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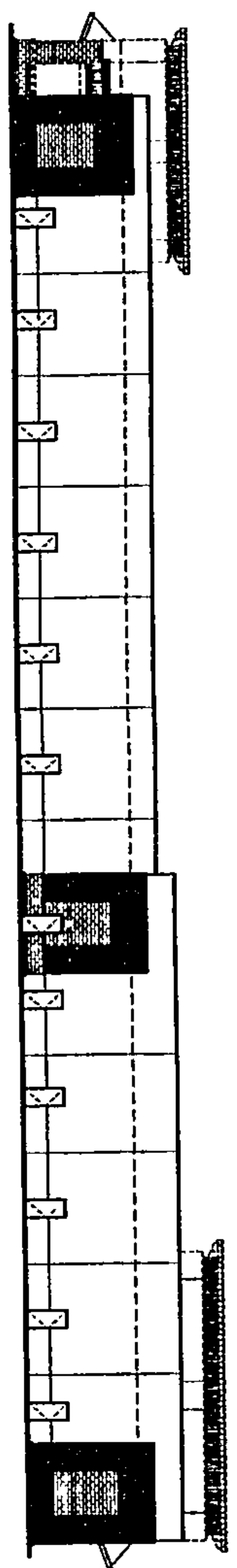
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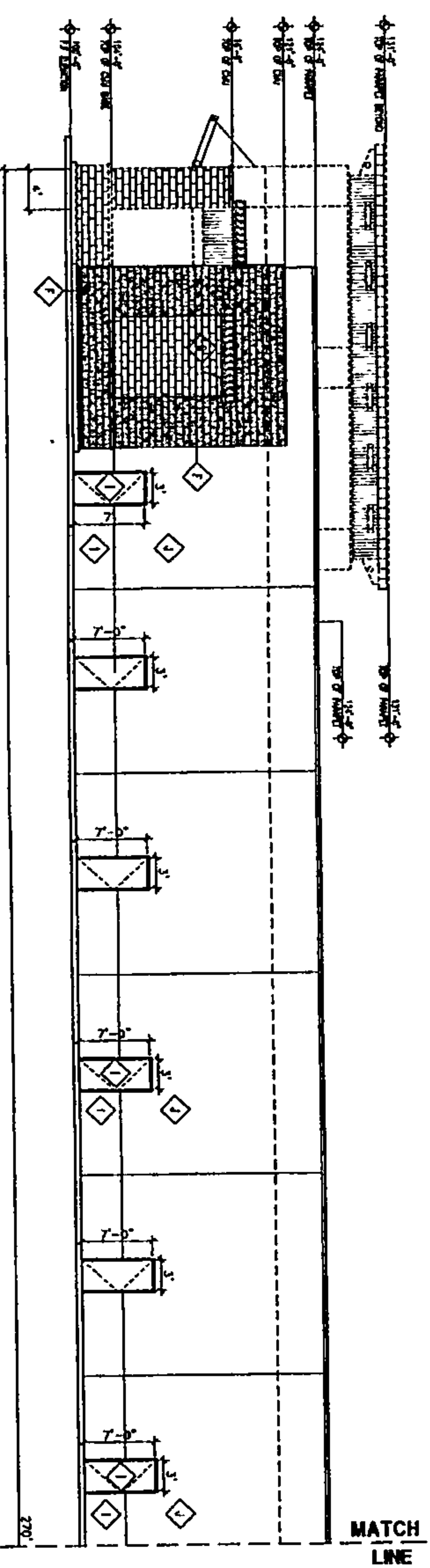
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Scale: 1/8"=1'-0"

Keyed Color / Material Schedule	
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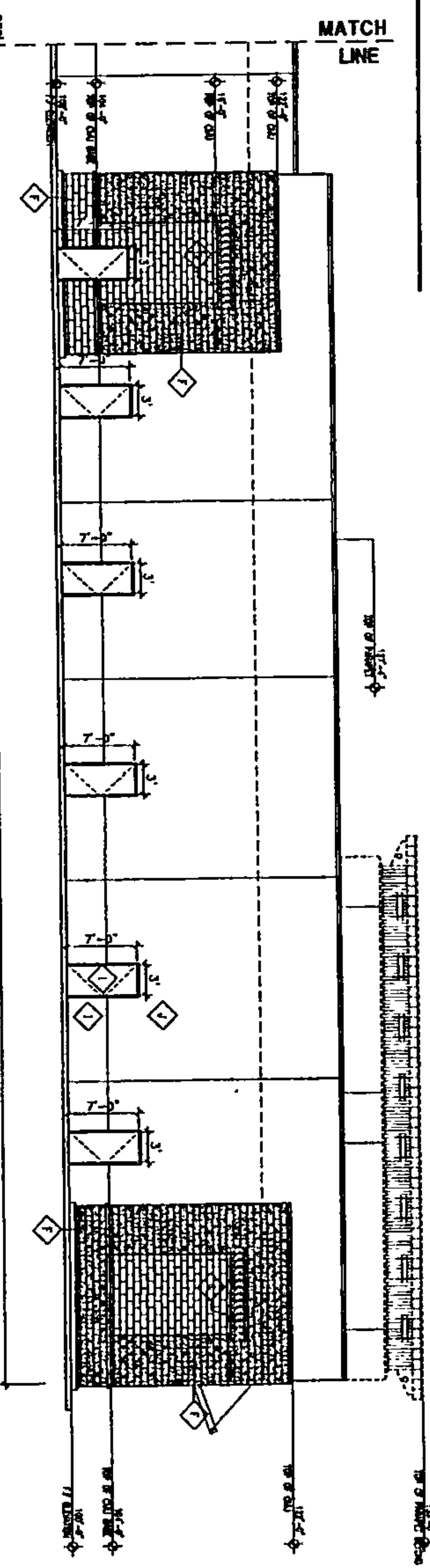
DATE: 10/10/04 SCALE: 1/8"=1'-0" SHEET: A4.4	PROJECT TITLE: SHOPS-KCOSTCO DEVELOPMENT N.W.C. OF COORS BYPASS-EAGLE RANCH RD. ALBUQUERQUE NEW MEXICO PROJECT MANAGER: STEPHEN DUNEAR AA JOB NO.: DRAWN BY: SD SHEET TITLE: CONCEPT ELEVATIONS	GEORGE RAINHART ARCHITECT AND ASSOCIATES PC 2325 SAN PEDRO N.E. SUITE 2-B ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 884-9110 FAX (505) 837-9877	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV	DATE	BY	REVISION																				
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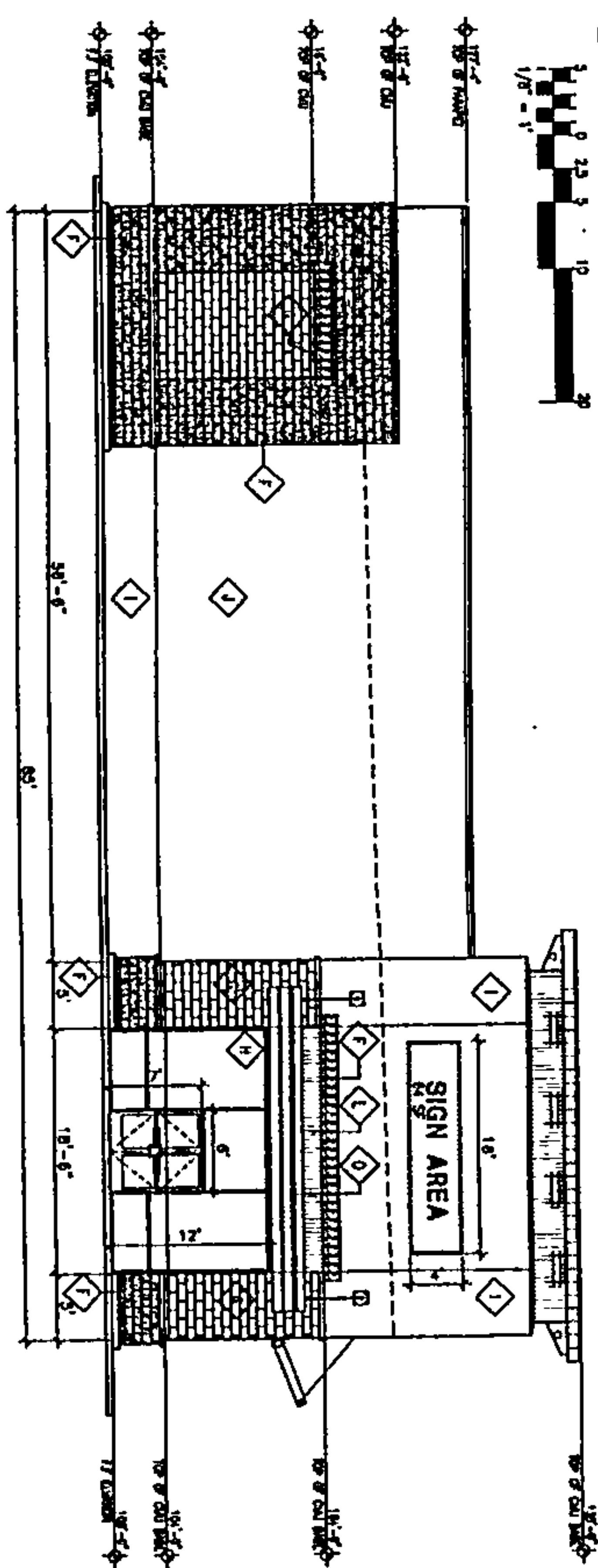
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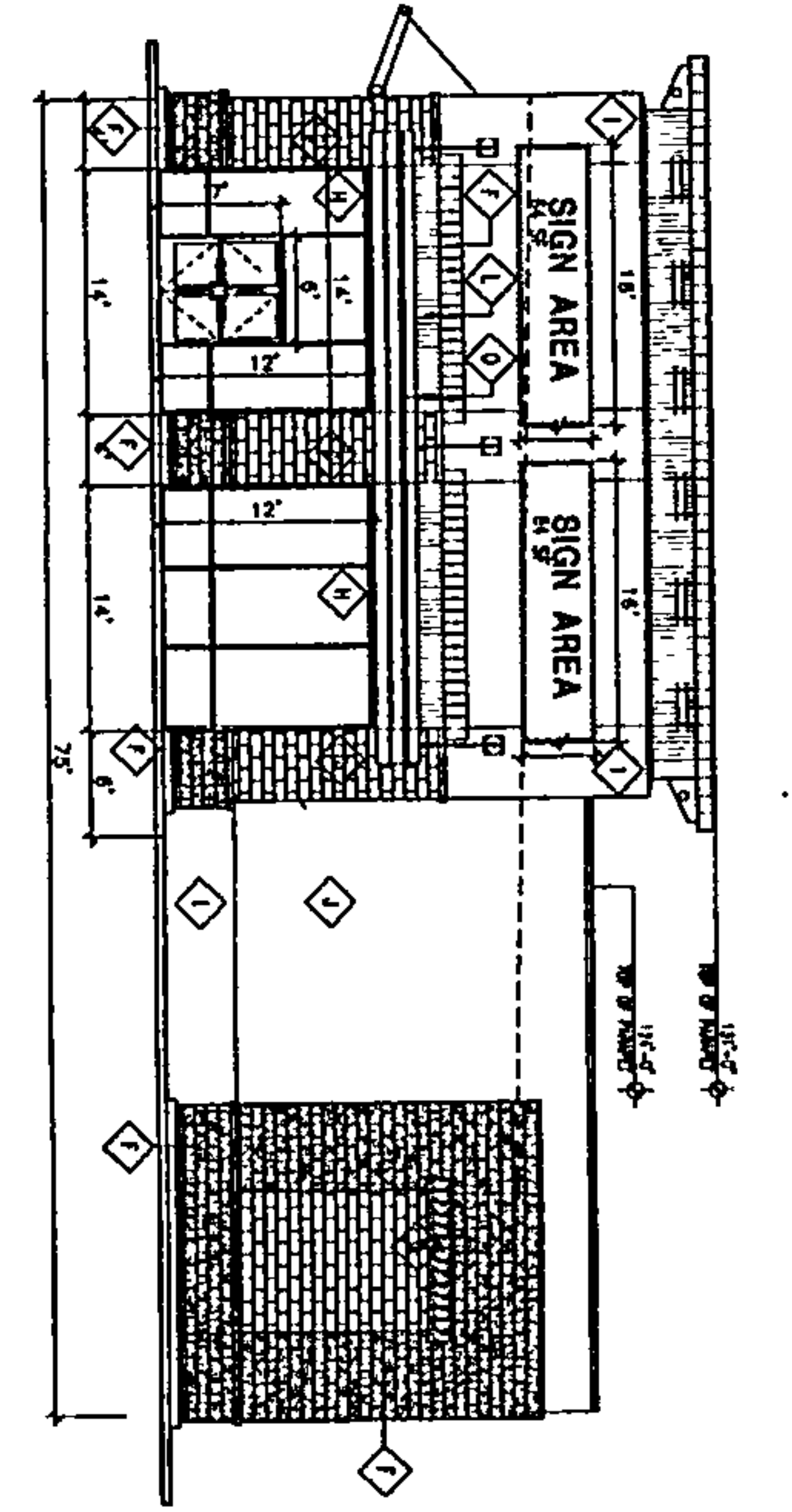
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Scale: 1/8"=1'-0"



1A WESTERN ELEVATION  
Scale: 1/8"=1'-0"



2 SOUTHERN ELEVATION  
Scale: 1/8"=1'-0"



3 NORTHERN ELEVATION  
Scale: 1/8"=1'-0"

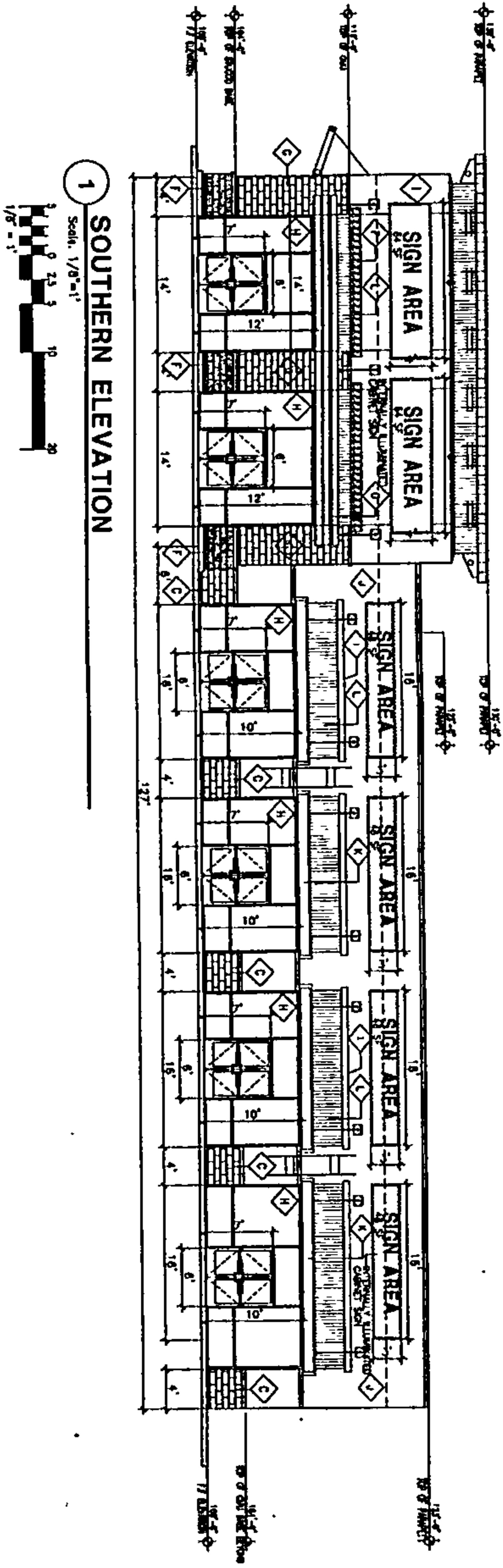
**Keyed Color / Material Schedule**

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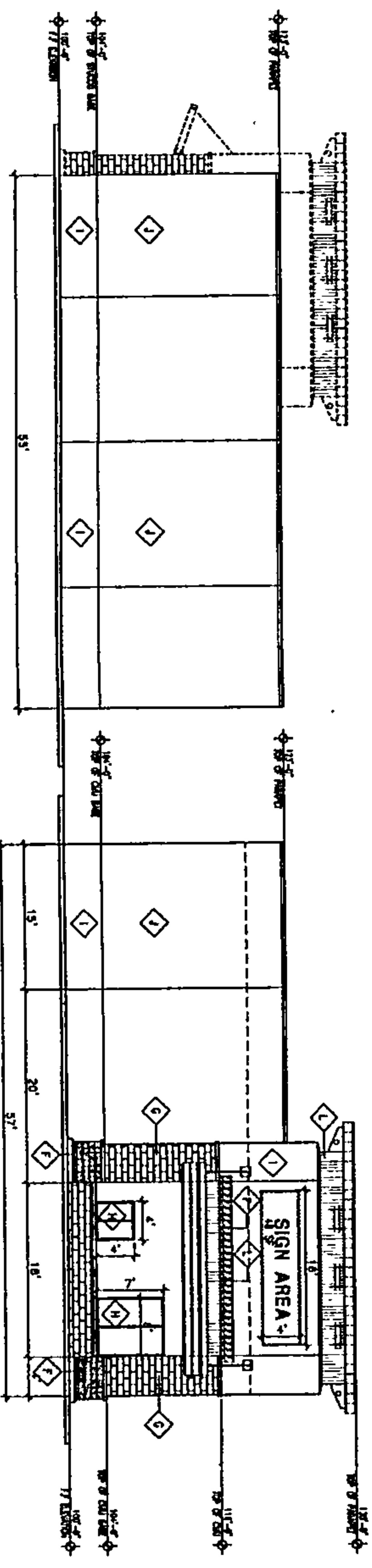
DATE: 10/10/04	PROJECT TITLE: SHOPS-KCOSTCO DEVELOPMENT
SCALE: 1/8"=1'-0"	N.W.C. OF COORS BYPASS-EAGLE RANCH RD. ALBUQUERQUE NEW MEXICO
SHEET: A4.5	PROJECT MANAGER: STEPHEN DUNBAR MA
	JOB NO. / DRAWN BY: SD
SHEET TITLE: CONCEPT ELEVATIONS	

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC  
 2325 SAN PEDRO N.E. SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-9877

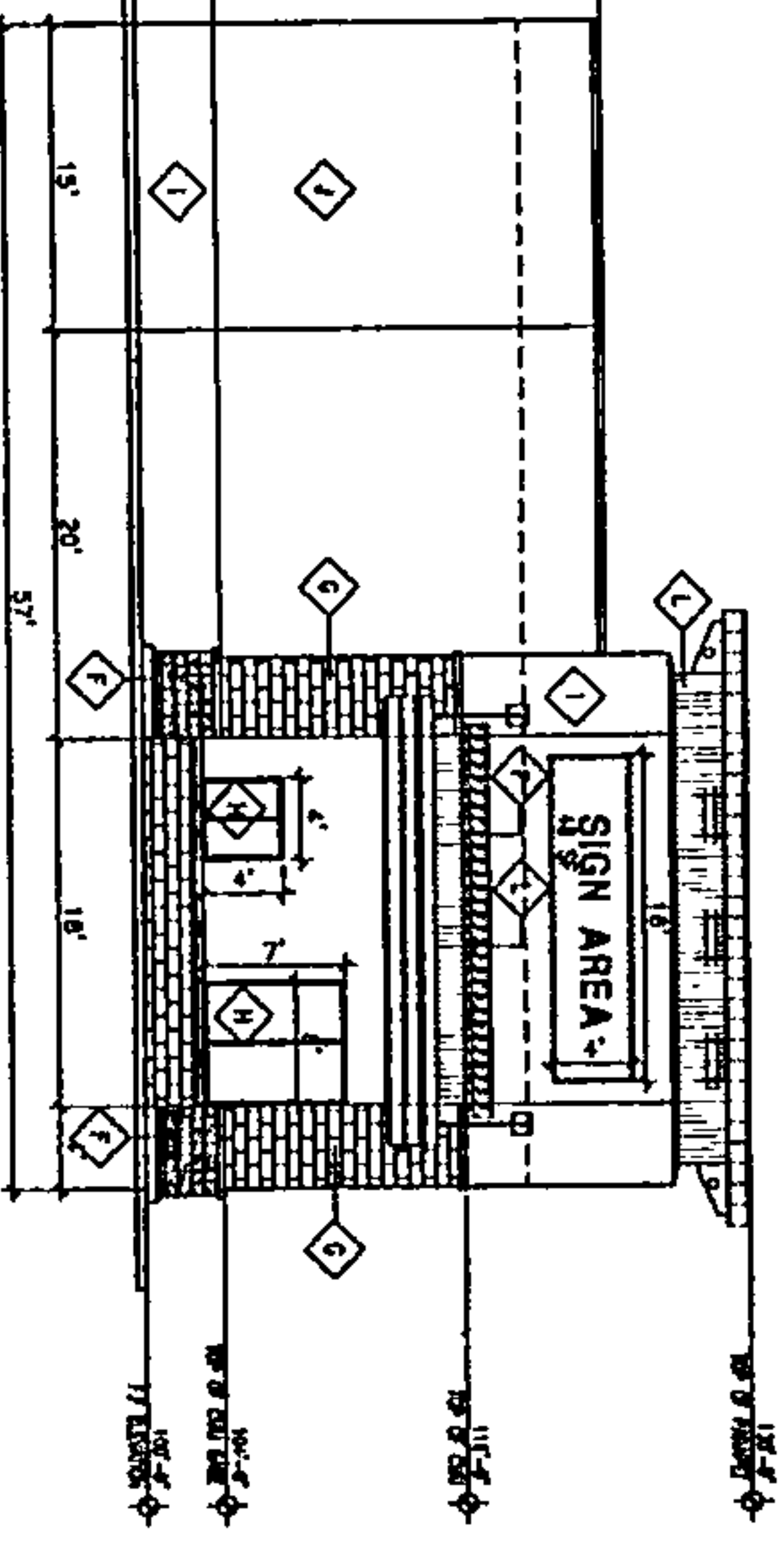
REV	DATE	BY	REVISION



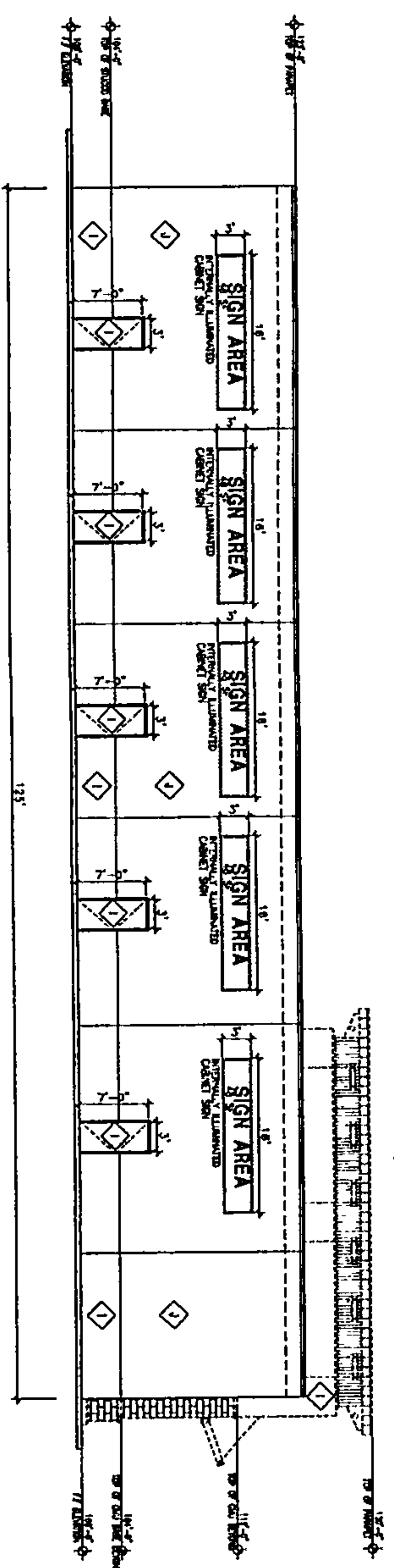
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Scale: 1/8" = 1'-0"



2 EASTERN ELEVATION  
Scale: 1/8" = 1'-0"



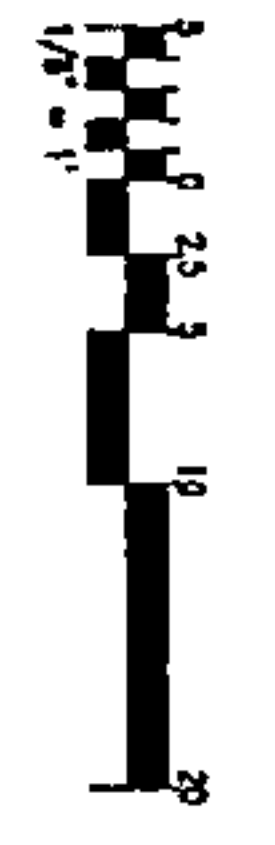
3 WESTERN ELEVATION  
Scale: 1/8" = 1'-0"



4 NORTHERN ELEVATION  
Scale: 1/8" = 1'-0"

**Keyed Color / Material Schedule**

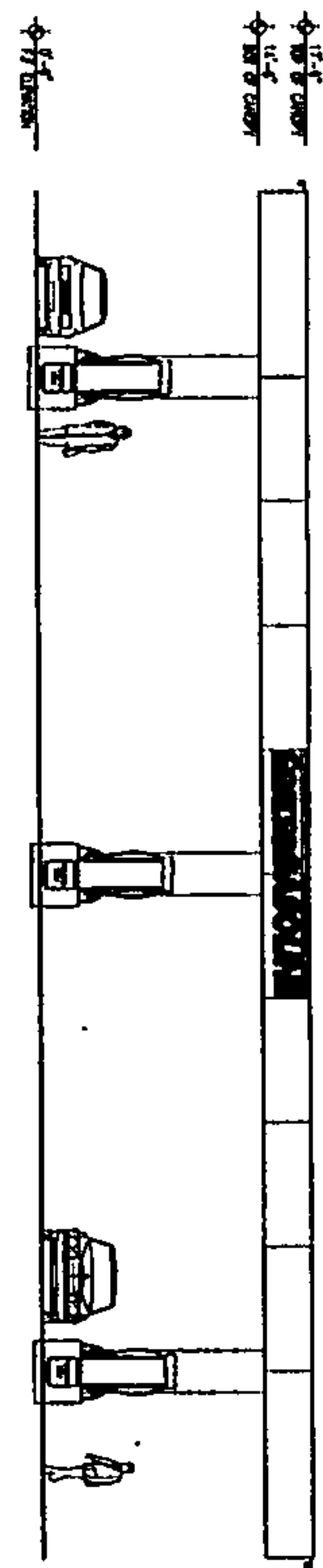
1	CONCRETE	CONCRETE
2	WOOD PANELING	WOOD PANELING
3	WOOD PANELING	WOOD PANELING
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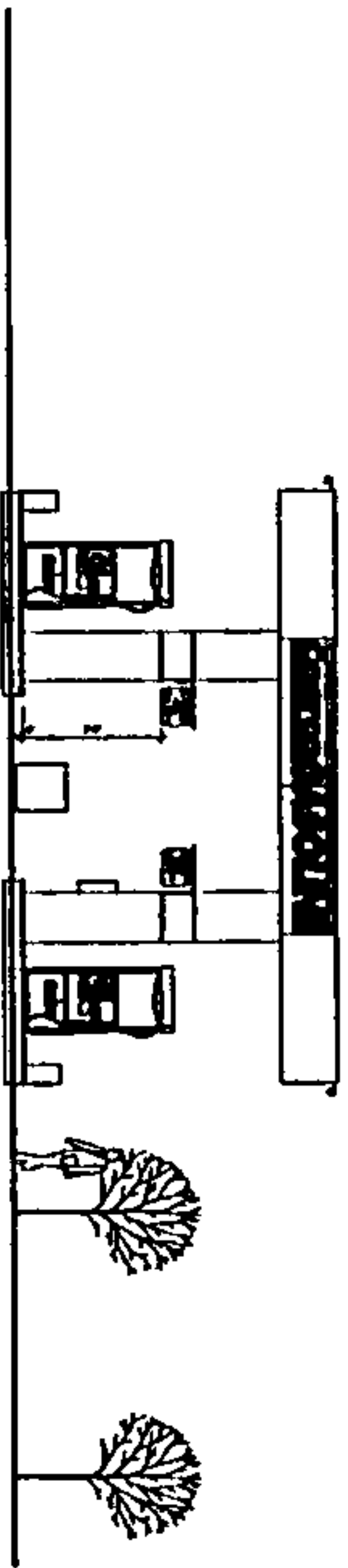
PROJECT TITLE	SHOPS-2(COSTCO DEVELOPMENT)		
DATE	10/10/04		
SCALE	1/8" = 1'-0"		
PROJECT MANAGER	JOB NO.	DRAWN BY:	
STEPHEN DUNBAR AA		SD	
SHEET TITLE			
CONCEPT ELEVATIONS			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC  
 2325 SAN PEDRO N.E. SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-9877

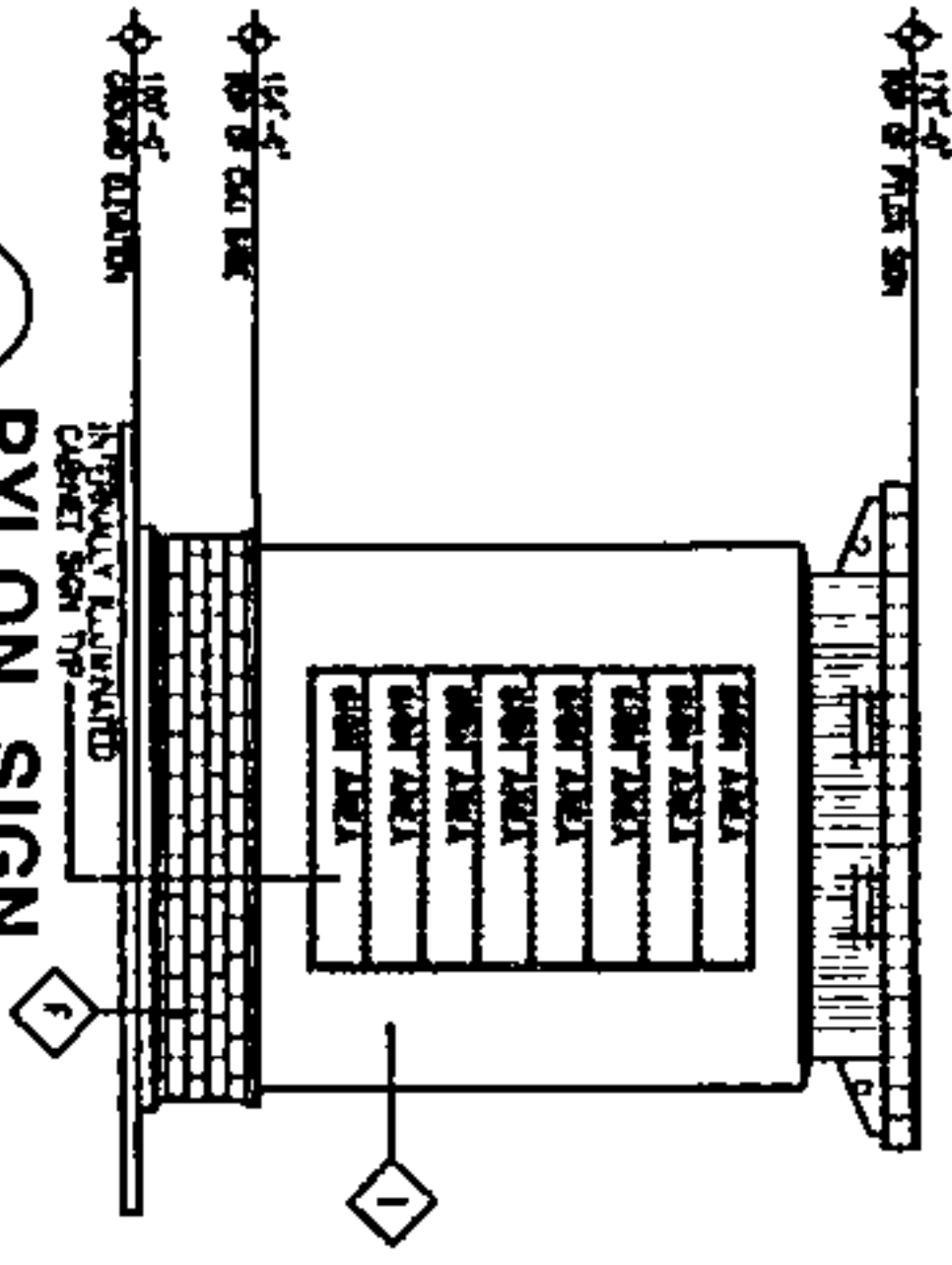
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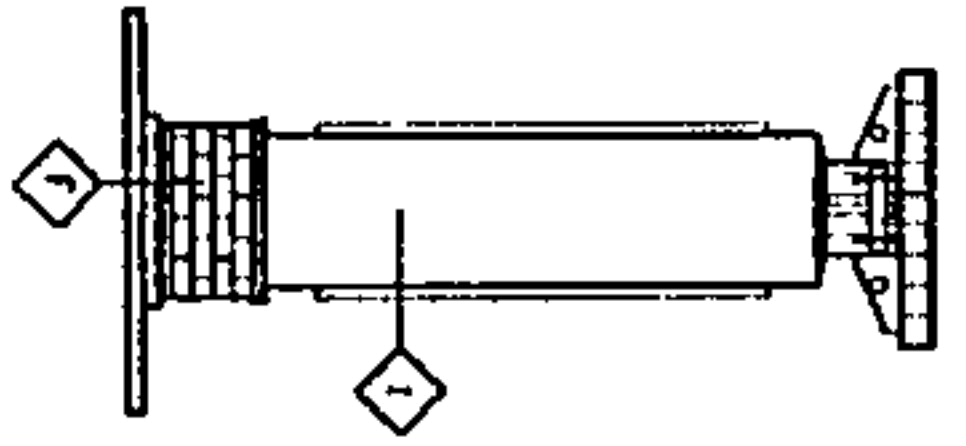
1 NORTH AND SOUTH ELEVATION  
Scale: 1/8"=1'-0"



2 EAST AND WEST ELEVATION  
Scale: 1/8"=1'-0"



3 PYLON SIGN  
Scale: 1/8"=1'-0"



4 MONUMENT SIGN  
Scale: 1/8"=1'-0"

Keyed Color / Material Schedule	
1	WALL FINISH COLOR
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100	WALL FINISH MATERIAL

DATE 10/10/04	PROJECT TITLE GAS CANOPY- SIGNAGE (COSTCO DEVELOPMENT)
SCALE 1/8"=1'-0"	N W C OF COORS BYPASS-EAGLE RANCH RD. ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER STEPHEN DUNBAR AM	JOB NO.
DRAWN BY SD	
SHEET TITLE CONCEPT ELEVATIONS	

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC 2325 SAN PEDRO N.E. SUITE 2-B ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 884-9110 FAX (505) 837-9877
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REV	DATE	BY	REVISION
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PROJECT MANAGER STEPHEN DUNBAR AM	JOB NO.	DRAWN BY SD	DATE 10/10/04	SCALE 1/8"=1'-0"	SHEET TITLE CONCEPT ELEVATIONS
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**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 18, 2007

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 10:35 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

**1. Project # 1003973**

07DRB-00365 Major-Preliminary Plat  
Approval

07DRB-00366 Minor-Sidewalk Waiver

07DRB-00367 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or any portion of Tract(s) 5 & 7, THE TRAILS UNIT 2 (to be known as **TAOS AT THE TRAILS, UNIT 2**) zoned SU2-SRSL and SU2-UR, located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 34 acre(s). [Deferred from 4/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

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

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

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

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

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

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

3. **Project # 1005133**  
07DRB-00260 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH**, zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s). [Deferred from 3/28/07, 04/11/07 & 4/18/07] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

07DRB-00352 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for COORS EAGLE RANCH LLC request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, **SEVEN BAR RANCH**, zoned SU-1 FOR AP, located on COORS BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 17 acre(s). [Deferred from 3/28/07, 04/11/07 & 4/18/07] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

07DRB-00486 Minor-SiteDev Plan  
Subd/EPC  
07DRB-00487 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for AEM & ASSOCIATES request(s) the above action(s) for all or any portion of Tract(s) N1 & B2, **SEVEN BAR RANCH**, zoned SU-1 for C-2 permissive uses, located on COORS BYPASS NW between EAGLE RANCH RD NW and SEVEN BAR LOOP RD NW containing approximately 17 acre(s). [Carmen Marrone for Makita Hill, EPC Case Planner] [Deferred from 4/18/07] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

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

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

5. **Project # 1004387**  
07DRB-00334 Major-Vacation of Pub  
Right-of-Way  
07DRB-00335 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JUDITH C SCHAAB request(s) the above action(s) for all or any portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION**, together with a portion of LAS LOMAS RD NE, zoned O-1 located on LAS LOMAS RD NE between ENCINO PL NE and CEDAR CT NE containing approximately 1 acre(s). [REF: 06DRB00644, 05DRB01332] [Deferred from 04/11/07, Indef defer

4/18/07] (J-15) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/18/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/13/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.

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

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

6. **Project # 1000892**  
07DRB-00468 Minor-SiteDev Plan  
BldPermit/EPC

LEE GAMELSKY ARCHITECTS PC agent(s) for CHARLES BENZAQUEN request(s) the above action(s) for the portion of the south 100-feet of Lot(s) 47 & 48, Block(s) 10, **PEREA ADDITION**, zoned SU-2/TH located on TIJERAS NW between 12<sup>th</sup> ST NW and 13<sup>th</sup> ST NW containing approximately 1 acre(s). [Carol Toffaleti, EPC Case Planner] (J-13) **THE SITE PLAN FOR FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STANDARD DRAWINGS FOR SIDEWALKS IN PUBLIC RIGHT-OF-WAY AND LANDSCAPE MAINTENANCE AGREEMENT AND PLANNING FOR CAROL TOFFALETI'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

7. **Project # 1005049**  
07DRB-00488 Minor-SiteDev Plan  
BldPermit/EPC

BRISCOE ARCHITECTS PC agent(s) for VINTAGE CAPITAL GROUP request(s) the above action(s) for all or any portion of Tract(s) M, R, S-1 and S-2, **FAR NORTH SHOPPING CENTER**, zoned C-2 and C-3 (SC), located on SAN MATEO BLVD NE between ACADEMY NE and HARPER NE containing approximately 18 acre(s). [Maggie Gould, EPC Case Planner] [Deferred from 4/18/07] (E-18) **DEFERRED AT THE AGENT'S REQUEST TO 5/02/07.**



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

8. **Project # 1001409**  
07DRB-00432 Minor-Extension of Preliminary Plat
- ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or any portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS UNIT 1**, zoned R-1 located on LOMAS BLVD NE between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 1 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02033, 04DRB01425, 05DRB00531, 06DRB00446] (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**
9. **Project # 1002478**  
07DRB-00485 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for MIKE JACOBS request(s) the above action(s) for all or any portion of Lot(s) 6 & 7, **BLUE SKY BUSINESS PARK**, zoned M-2, located on JACS LANE NE between the AMAFCA NORTH DIVERSION CHANNEL NE and NORTH I-25 NE containing approximately 5 acre(s).(D-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD THE PLAT.**
10. **Project # 1004994**  
07DRB-00382 Minor-Prelim&Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ-PICKARD LLC request(s) the above action(s) for all or any portion of Anasazi Ridge, Unit 1, Tract E and Tract A, Seville Subdivision, Unit 7A (to be known as **ANASAZI RIDGE, UNIT 1A**) zoned R-1 located on MCMAHON BLVD NW between ANASAZI RIDGE AVE NW and BASKET WEAVER PL NW containing approximately 1 acre(s). [Indef deferred from 4-4-07] (A-10) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

11. **Project # 1005255**  
07DRB-00420 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for JAMES A & JAMES C PETERSON request(s) the above action(s) for all or any portion of Lot(s) A-1, Block(s) 15 and Lot(s) B-1 & C-1, Block(s) 10, **VISTA LARGA**, zoned R-1 located on HANNETT AVE NE between STANFORD DR NE and HARVARD DR NE containing approximately 1 acre(s). *[Deferred from 4/11/07 & 4/18/07]* (J-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1005498**  
07DRB-00462 Minor-Sketch Plat or Plan

CLAUDIO VIGIL ARCHITECTS agent(s) for L & M ASSET MANAGEMENT request(s) the above action(s) for all or any portion of Lot(s) 10-13, Block(s) 3, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP located on PASADENA NE between 1-25 NE and SAN MATEO NE containing approximately 3 acre(s). (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1005513**  
07DRB-00490 Minor-Sketch Plat or Plan

JACK'S HIGH COUNTRY INC. agent(s) for FRANK L. & EVELYN S. BARELA request(s) the above action(s) for all or any portion of Lot(s) 2, **LAND OF ALBERT L MATTHEW**, zoned R-1, located on 12<sup>th</sup> ST NW between DON FRANCISCO NW and DON FRANCISCO PL NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1005514**  
07DRB-00489 Minor-Sketch Plat or Plan

JACK'S HIGH COUNTRY INC agent(s) for ARELLANO CORDERO request(s) the above action(s) for all or any portion of Lot(s) 11 & 12, Block(s) 7, **HUNING CASTLE ADDITION**, zoned R-1, located on LOS ALAMOS AVE SW between LAGUNA BLVD SW and 16<sup>th</sup> ST SW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for April 11, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 11, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:35 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005133 AGENDA#: 3 DATE: 4/18/07

1. Name: Stephen Dinkoff Address: 2325 SAN PEDRO Zip: 87110

2. Name: Bruce Stebbins Address: BHI 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: \_\_\_\_\_

**DEVELOPMENT REVIEW BOARD**  
**TRANSPORTATION DEVELOPMENT**  
**Standard Comment Sheet**

DRB- 1005133                      Item No. 3                      Zone Atlas B-13

DATE ON AGENDA    4-18-07

INFRASTRUCTURE REQUIRED (X) YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

- ( ) SKETCH PLAT (X) PRELIMINARY PLAT (X) FINAL PLAT  
( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION  
(X) SITE PLAN FOR BUILDING PERMIT

---

<u>No.</u>	<u>Comment</u>
1)	Where do tracts N-1-B-2-A and N-1-B-2-B have access from? There should be cross access among all tracts.
2)	What is the purpose of the turn bay on the north side of the fuel facility? (This should not exist at this location)
3)	Does the plat reflect easements for the sidewalks along Coors and Eagle Ranch?
4)	Small car spaces need to be designated on the pavement. (modify note 18)
5)	Where are the signs as required in condition 7.e.? (Share the road)
6)	

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

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005133**

**AGENDA ITEM NO: 3**

**SUBJECT:**

Final Plat  
Preliminary Plat  
Site Plan for Building Permit  
Site Plan for Subdivision  
Vacation of Public Easements

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

AMAFCA Board must agree to the release of their easement prior to the City acting on it. Has vacation of easement to Pitre been approved in writing?

No objection to Vacation request.

AMAFCA approval is required prior to City Engineer sign off.

An approved grading and drainage plan dated 3-21-07 is on file for Preliminary Plat approval.

New Mexico 87103

No adverse comments regarding site plan for building permit and subdivision request.

www.cabq.gov

**RESOLUTION:**

4-25-07

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** APRIL 18, 2007

(B-13/D003)



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 11, 2007

9:00 A.M.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 12:50 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 # 1005185**

07DRB-00262 Major-Preliminary Plat  
Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] [Deferred from 3/28/07 & 4/11/07] (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

07DRB-00353 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] [**Carmen Marrone for Petra Morris, EPC Case Planner**] [*Deferred from 3/28/07 & 4/11/07*] (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

2. **Project # 1002743**  
07DRB-00336 Major-Preliminary Plat  
Approval

DAC ENTERPRISES INC agent(s) for HARVEST LAND LLC request(s) the above action(s) for all or any portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD located on COORS NW between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). (F-11) **WITH THE RE-SIGNING OF THE INFRASTRUCTURE LIST DATED 02/08/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/19/79 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: THE HOME OWNERS ASSOCIATION PRESIDENT MUST SIGN THE FINAL PLAT.**

3. **Project # 1004387**  
07DRB-00334 Major-Vacation of Pub  
Right-of-Way  
07DRB-00335 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JUDITH C SCHAAB request(s) the above action(s) for all or any portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION**, together with a portion of LAS LOMAS RD NE, zoned O-1 located on LAS LOMAS RD NE between ENCINO PL NE and CEDAR CT NE containing approximately 1 acre(s). [REF: 06DRB00644, 05DRB01332] [*Deferred from 04/11/07*] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**



4. **Project # ~~1005133~~**  
07DRB-00260 Major-Vacation of Public  
Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH**, zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s). *[Deferred from 3/28/07 & 04/11/07]*(B-13) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

07DRB-00352 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for COORS EAGLE RANCH LLC request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, **SEVEN BAR RANCH**, zoned SU-1 FOR AP, located on COORS BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 17 acre(s). *[Deferred from 3/28/07 & 04/11/07]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

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5. **Project # 1004075**  
06DRB-01537 Major-Vacation of Pub  
Right-of-Way  
06DRB-01539 Minor-Vacation of Private  
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06, 12/13/06, 1/3/07, 1/17/07, 2/7/07, 2/28/07, 3/21/07 & 04/11/07]*. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 05/02/07.**

6. **Project # 1002739**  
06DRB-01621 Major-Vacation of Public Easements  
06DRB-01622 Major-Vacation of Pub Right-of-Way  
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07, 2/7/07, 2/21/07, 3/07/07 & 03/21/07 & 4/4/07] (P-8) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT "B" IN THE PLANNING FILE. THE FINAL PLAT WAS APPROVED WITH THE FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR AN AMENDMENT TO THE INFRASTRUCTURE LIST AND TO FINALIZE OFF SITE EASEMENTS AND PLANNING FOR REAL PROPERTY SIGNATURE, 15-DAY APPEAL PERIOD AND TO RECORD.**

**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 # 1005473**  
07DRB-00411 Minor-SiteDev Plan  
BldPermit

JEFF FOSS agent(s) for RAY CRAVEY request(s) the above action(s) for all or any portion of Lot(s) 40, **ALAMEDA BUSINESS PARK**, zoned SU-1 IP located south of ALAMEDA NW between WASHINGTON NW and 4<sup>TH</sup> ST NW containing approximately 1 acre(s). (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES AND ADDITION TO SIGNATURE BLOCK.**

8. **Project # 1002330**  
06DRB-01642 Minor-SiteDev Plan  
BldPermit/EPC

JIM MEDLEY ARCHITECT AIA agent(s) for ULTIMATE CAR WASH request(s) the above action(s) for all or a portion of Tract(s) G-2-A-2, **MONTGOMERY COMPLEX**, zoned SU-1 FOR C-1, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 1 acre(s). [REF: 06EPC-00954] [**Maggie Gould, EPC Case Planner**] [*Indef deferred from 11/29/06*] (F-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ACCEPTANCE OF THE WATER LINE THAT WAS CONSTRUCTED WITHOUT A WORK ORDER AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATION DEVELOPMENT FOR 30-FOOT CROSS ACCESS EASEMENT AND SIDEWALK EASEMENT ON MONTGOMERY.**

9. **Project # 1002819**  
07DRB-00354 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for DIAMOND MESA LLC request(s) the above action(s) for all or any portion of Lot(s) E-6-A-1, Albuquerque South (to be known as **DIAMOND MESA**) zoned SU-1 FOR R-2 & RT USES located on GIBSON BLVD SW between 98<sup>th</sup> ST SW and AMOLE ARROYO DRAINAGE ROW containing approximately 27 acre(s). [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/28/07*] (N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 04/11/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES.**

10. **Project # 1005508**  
07DRB-00341 Minor-SiteDev Plan  
BldPermit

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1-IP for Lt Indust Uses located on UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 3/28,4/4/ & 04/11/07*] [*Heard under Proj #1001523 in error*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

07DRB-00207 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 2/28/07*] [*Indef deferred from 3/14/07*] [*Deferred from 3/28/07, 4/4/07 & 04/11/07*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

11. **Project # 1005360**  
07DRB-00372 Minor-SiteDev Plan  
BldPermit

KENT TRAUERNICHT agent(s) for STEVE SCHAUK request(s) the above action(s) for all or any portion of Lot(s) 45, **ALAMEDA BUSINESS PARK**, zoned SU-2 FOR IP-EP located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and ALAMEDA PARK DR NE containing approximately 1 acre(s). [REF: 07ZHE-00120] [*Deferred from 4/4/07*] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CITY STANDARD DRAWING NOTES FOR SIDEWALKS AND DRIVE PAD MODIFICATIONS AND PLANNING FOR SOLID WASTE MANAGEMENT SIGNATURE, WALL DESIGN AND 3 COPIES.**

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

12. **Project # 1005365**  
07DRB-00403 Minor-Prelim&Final Plat  
Approval

ALPHA PROFESSIONAL SURVEYING INC agent(s) for FRANK & MARY PADILLA request(s) the above action(s) for all or any portion of Lot(s) A, B & C, Tract(s) 300-A-2-B-1, M.R.G.C.D. Map 38, **LANDS OF LOPEZ & PADILLA**, zoned RA-2, located on CARSON RD NW between RIO GRANDE NW and MONTOYA NW containing approximately 1 acre(s). [REF: 07DRB00140] (J-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project # 1001133**  
07DRB-00404 Minor-Ext of SIA for Temp  
Defer SDWK

THE TRIAD GROUP request(s) the above action(s) for all or any portion of Lot(s) 9, 23, 29 & 38, **PARADISE TERRACE**, zoned R-1, located on GOLF COURSE RD NW between MCMAHON NW and DRIFTWOOD NW containing approximately 10 acre(s). [REF: 01DRB00373, 03DRB00572, 05DRB00337] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

14. **Project # 1005233**  
07DRB-00418 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CARDINAL HEALTHCARE PTS LLC request(s) the above action(s) for all or any portion of Tract(s) A & B, Block(s) 5, **SUNDT'S INDUSTRIAL CENTER**, zoned M-2 located on ALEXANDER BLVD NE between MONTBEL LP NE and JOAN HILL PL NE containing approximately 17 acre(s). [REF: 06DRB01568] (F-15 & F-16) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

15. **Project # 1005478**  
07DRB-00421 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for JSJ NOB HILL LLC & BKM LLC request(s) the above action(s) for all or any portion of Lot(s) 1, 2, 18 & 19, Block(s) 15, **MESA GRANDE**, zoned SU-2 O-R located on WASHINGTON ST SE between MESA GRANDE PL SE and ZUNI RD SE containing approximately 1 acre(s). (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

16. **Project # 1005255**  
07DRB-00420 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for JAMES A & JAMES C PETERSON request(s) the above action(s) for all or any portion of Lot(s) A-1, Block(s) 15 and Lot(s) B-1 & C-1, Block(s) 10, **VISTA LARGA**, zoned R-1 located on HANNETT AVE NE between STANFORD DR NE and HARVARD DR NE containing approximately 1 acre(s). *[Deferred from 04/11/07]* (J-16) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

17. **Project # 1005398**  
07DRB-00422 Minor-Prelim&Final Plat  
Approval

DANIEL DUNN request(s) the above action(s) for all or any portion of Lot(s) 1, 2 & 3, **GARCIA ADDITION**, zoned SR-1 located on 11<sup>TH</sup> ST NW between MOUNTAIN DR NW and SAWMILL DR NW containing approximately 1 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

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

18. **Project # 1005470**  
07DRB-00406 Minor-Sketch Plat or Plan

DESCANSO INC request(s) the above action(s) for **UNPLATTED PORTION OF THE LANDS OF THE B.N.S.F. RAILROAD**, zoned M-2, located on 2<sup>ND</sup> ST SW between AVENIDA CESAR CHAVEZ SW and WOODWARD RD SW. (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**

19. **Project # 1003359**  
07DRB-00408 Minor-Sketch Plat or Plan

FAIZD KESSAM request(s) the above action(s) for all or any portion of Block(s) 26, Tract(s) A, Lot(s) 8-10 & 23-25, **NORTH ALBUQUERQUE ACRES UNIT B**, zoned SU-2 FOR IP located on EAGLE ROCK AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s).[REF: 04EPC00482] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**

20. **Project # 1005474**  
07DRB-00413 Minor-Sketch Plat or Plan

CATHERINE HELLER request(s) the above action(s) for all or any portion of Lot(s) 7 & 8, Block(s) 3, **ROSEMONT PARK ADDITION**, zoned S-R (R-1) located on 11<sup>TH</sup> ST NW between 10<sup>TH</sup> ST NW and 12<sup>TH</sup> ST NW. (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**

21. **Project # 1005477**  
07DRB-00419 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for TWIN MOUNTAIN CONSTRUCTION II COMPANY request(s) the above action(s) for Tract(s) 1, LANDS OF M-T INVEST. CO and Tract(s) A-1, SPRINGER-SPEECHLY PLAT (to be known as **LANDS OF TWIN MOUNTAIN**) zoned SU-2 C-3 and SU-2 M-1 located on MENAUL BLVD NE between EDITH BLVD NE and I-25 containing approximately 16 acre(s). (H-15) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for April 4, 2007. **THE DRB MINUTES FOR APRIL 4, 2007 WERE APPROVED BY THE BOARD.**

23. OTHER MATTERS:

Project # 1003554  
07DRB-00482 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for VISTA ORIENTE LLC,  
request(s) the above action(s) for Lot(s) 5 & 6, **CENTRAL  
PARK PLACE**, zoned C-2, located on CENTRAL AVE SE  
between CONCHAS ST SE and EUBANK BLVD SE  
containing approximately 2 acre(s). (L-20) **THE  
PRELIMINARY AND FINAL PLAT WAS APPROVED  
WITH FINAL SIGN OFF DELEGATED TO PLANNING TO  
RECORD THE PLAT.**

ADJOURNED: 12:50 P.M.



*Refer to 4/11/07*

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005133 AGENDA#: 4 DATE: 4-11-07

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
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14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1005133**

**AGENDA ITEM NO: 4**

**SUBJECT:**

Final Plat  
Preliminary Plat  
Vacation of Public Easements

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

AMAFCA Board must agree to the release of their easement prior to the City acting on it. Has vacation of easement to Pitre been approved in writing?

No objection to Vacation request.

Albuquerque

AMAFCA approval is required prior to City Engineer sign off.

An approved grading and drainage plan dated 3-21-07 is on file for Preliminary Plat approval.

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

*A-18-07*

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** APRIL 11, 2007

(B-13/D003)



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

March 28, 2007

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 11:30 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1003123**  
07DRB-00254 Major-Two Year SIA

KPM LLC request(s) the above action(s) for all or any portion of Tract(s) 1 & 2, **LANDS OF DEVEREUX & WATSON** and Tract(s) 77-6-1, **M.R.G.C.D. MAP #37**, zoned S-M1 located on 5<sup>TH</sup> ST NW between ASPEN AVE NW and HAINES AVE NW containing approximately 1 acre(s). (H-14) **A TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1003717**  
07DRB-00236 Major-Vacation of Public  
Right-of-Way

GREG RILEY agent(s) for ERIC C. JOHNSON request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2/NCR located on CESAR CHAVEZ SE between BROADWAY SE and ARNO SE containing approximately 1 acre(s). [REF: 04DRB-01565] *[Was Indef deferred 3/28/07]* (L-14) **INDEFINITELY DEFERRED ON A NO SHOW.**

3. **Project # 1001278**  
07DRB-00242 Major-Bulk Land Variance  
07DRB-00243 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for PAT & LILLIE MILLIGAN request(s) the above action(s) for Tract 94, Town of Atrisco Grant, Unit 6, Lots A, B and a portion of C & D, Gonzales Family Lands, Tract H, Coors Plaza (to be known as **COORS TOWNE CENTER**) zoned SU-1 FOR C-2 PERMISSIVE USES, located on COORS BLVD SW, between CENTRAL AVE SW and BRIDGE BLVD SW containing approximately 17 acre(s). [REF: 01EPC00747, 00748, 00749, 00750, 07DRB00150, 07DRB00151] (K-10) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, NOTICE OF SUBDIVISION PLAT CONDITIONS, AGIS DXF FILE AND TO RECORD.**

07DRB-00150 Minor-SiteDev Plan  
Subd/EPC  
07DRB-00151 Minor-Vacation of Private  
Easements

CONSENSUS PLANNING INC AND SURV-TEK INC., agent(s) for PAT AND LILLIE MILLIGAN request(s) the above action(s) for all or a portion OF Tract 94, Town of Atrisco Grant, Unit 6, Lots A, B and a portion of C & D, Gonzales Family Lands, Tract H, Coors Plaza (to be known as **COORS TOWN CENTER**) zoned SU-1 FOR C-2 PERMISSIVE USES, located on COORS BLVD SW, between CENTRAL AVE SW and BRIDGE BLVD SW containing approximately 18 acre(s). [REF: 01EPC00747, 00748, 00749, 00750] *[Indef deferred from 2/21/07]* [Russell Brito, EPC Case Planner] (K-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002984**  
07DRB-00238 Major-Vacation of Pub  
Right-of-Way

SANDRA LEVINSON & HAROLD GILL request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 7, **VOLCANO CLIFFS, UNIT 2**, zoned R-1 located on KIBO DR NW between RIMROCK DR NW and SHIPROCK CT NW containing approximately 1 acre(s). *[Deferred from 3/28/07]* (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/4/07.**

5. **Project # 1003445**  
07DRB-00261 Major-Vacation of Public  
Easements

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, **FIRST BAPTIST CHURCH**, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 22 acre(s). [REF: 04DRB00750] (C-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION: THE APPROPRIATE ALTERNATE PUBLIC DRAINAGE EASEMENTS/RIGHT-OF-WAY ARE PROVIDED.**

6. ~~Project # 1005133~~  
07DRB-00260 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH**, zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s). [Deferred from 3/28/07] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

07DRB-00352 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for COORS EAGLE RANCH LLC request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, **SEVEN BAR RANCH**, zoned SU-1 FOR AP, located on COORS BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 17 acre(s). [Deferred from 3/28/07] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

7. **Project # 1005185**  
07DRB-00262 Major-Preliminary Plat Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] [Deferred from 3/28/07] (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

07DRB-00353 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] [**Carmen Marrone for Petra Morris, EPC Case Planner**] [Deferred from 3/28/07] (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

8. **Project # 1004464**  
05DRB-01540 Major-Vacation of Pub  
Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. [Deferred from 10/26/05, 1/18/06, 3/29/06 and Withdrawn 3/28/07] (K-17) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

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

9. **Project # 1001523**  
07DRB-00341 Minor-SiteDev Plan  
BldPermit

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1-IP FOR LIGHT INDUSTRIAL USES located on UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [Deferred from 3/28/07] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/4/07.**

- 07DRB-00207 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [Deferred from 2/28/07] [Indef deferred from 3/14/07] [Deferred from 3/28/07] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/4/07.**

10. **Project # 1002819**  
07DRB-00354 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for DIAMOND MESA LLC request(s) the above action(s) for all or any portion of Lot(s) E-6-A-1, Albuquerque South (to be known as **DIAMOND MESA**) zoned SU-1 FOR R-2 & RT USES located on GIBSON BLVD SW between 98<sup>th</sup> ST SW and AMOLE ARROYO DRAINAGE ROW containing approximately 27 acre(s). [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/28/07*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

11. **Project # 1004976**  
06DRB-01548 Minor-SiteDev Plan  
Subd/EPC  
06DRB-01549 Minor-SiteDev Plan  
BldPermit/EPC

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM**, zoned C-2 (SC), located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 11/1/06 & Indef deferred 11/8/06 & Indef deferred 12/13/06*] [*Deferred from 3/21/07*] (A-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE PLAN.**

07DRB-00303 Minor-Prelim&Final Plat  
Approval  
07DRB-00304 Minor-Vacation of Private  
Easements

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM**, zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] [*Deferred from 3/21/07*] (A-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/28/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/12/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**



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

12. **Project # 1005449**  
07DRB-00348 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for BGK REALTY INC request(s) the above action(s) for all or any portion of Tract(s) AK-1, **ACADEMY KNOLLS**, zoned O-1 located on EUBANK BLVD NE between ACADEMY KNOLLS NE and MALAGUENA LN NE, containing approximately 3 acre(s). (F-21) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SIGNATURE OF ABCWUA DIRECTOR ON THE PLAT AS OWNER, A 25-FOOT WATER AND SEWER EASEMENT AND ADD A 7-FOOT PRIVATE ACCESS EASEMENT.**
13. **Project # 1004183**  
07DRB-00350 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LLC agent(s) for LAURIE HICKS request(s) the above action(s) for all or any portion of Block(s) 7, **PERFECTO, MARIANO & JESUS ARMIJO ADDITION**, zoned SU-2/HDA located on 8<sup>TH</sup> ST NW between MARQUETTE AVE NW and ROMA AVE NW containing approximately 1 acre(s). [REF: 05DRB-00809] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
14. **Project # 1005451**  
07DRB-00349 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for all or any portion of Lot(s) 8, 9, 10 & 11, Block(s) 2, **GUTIERREZ ADDITION**, zoned SU-2 FOR R-1, located on BELL AVE SW between 8<sup>TH</sup> ST SW and SMITH AVE SW containing approximately 1 acre(s). (L-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1005363**  
07DRB-00346 Minor-Prelim&Final Plat  
Approval

TERRAMETRICS OF NEW MEXICO . agent(s) for GIL CORDOVA request(s) the above action(s) for all or any portion of the north half of Lot(s) 33, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 located on RIO GRANDE BLVD NW between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). *[Deferred from 3/28/07]* (G-12 & G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/4/07.**

16. **Project # 1004240**  
07DRB-00357 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or any portion of Lot(s) 15-P2 & 16-P2, **VILLAS LAS MANANITAS SUBDIVISION**, zoned R-1 located on WILDER LANE NW between MEADOW VIEW DR NW and RIO GRANDE BLVD NW containing approximately 3 acre(s). (H-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

17. **Project # 1005450**  
07DRB-00355 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN PA agent(s) for GABALDON PROPERTY LLC request(s) the above action(s) for all or any portion of Tract(s) 331-B, 336, AND 337 (to be known as **GABALDON PROPERTY SUBDIVISION**) zoned R-1 and RA-2 located on GABALDON RD NW and SPUR CT NW and containing approximately 3 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1005452**  
07DRB-00356 Minor-Sketch Plat or Plan

CONSENSUS PLANNING INC agent(s) for GUSS RABADI request(s) the above action(s) for all or any portion of Tract(s) 1, **VOLCANO CLIFFS, UNIT 17**, zoned SU-2 VC, located on UNIVERSE BLVD NW between ROSA PARKS RD NW and CIERVO NW containing approximately 30 acre(s). (D-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1001941**  
07DRB-00345 Minor-Sketch Plat or Plan

ADAM G. RODRIGUEZ & ANA G. RODRIGUEZ request(s) the above action(s) for all or any portion of Lot(s) 34, **ALVARADO GARDENS, UNIT 1**, zoned RA-2 located on RIO GRANDE BLVD NW between MATTHEW NW and CONTRERAS NW containing approximately 2 acre(s). (G-12 & G-13) **WITHDRAWN AT THE AGENT'S REQUEST.**

20. **Project # 1005447**  
07DRB-00342 Minor-Sketch Plat or Plan

VAN & PATRICIA ROCCO request(s) the above action(s) for all or any portion of Tract(s) 134E, **MRGCD MAP #31**, zoned RA-2 located on RIO GRANDE BLVD NW between SAN LORENZO AVE NW and GRIEGOS RD NW containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

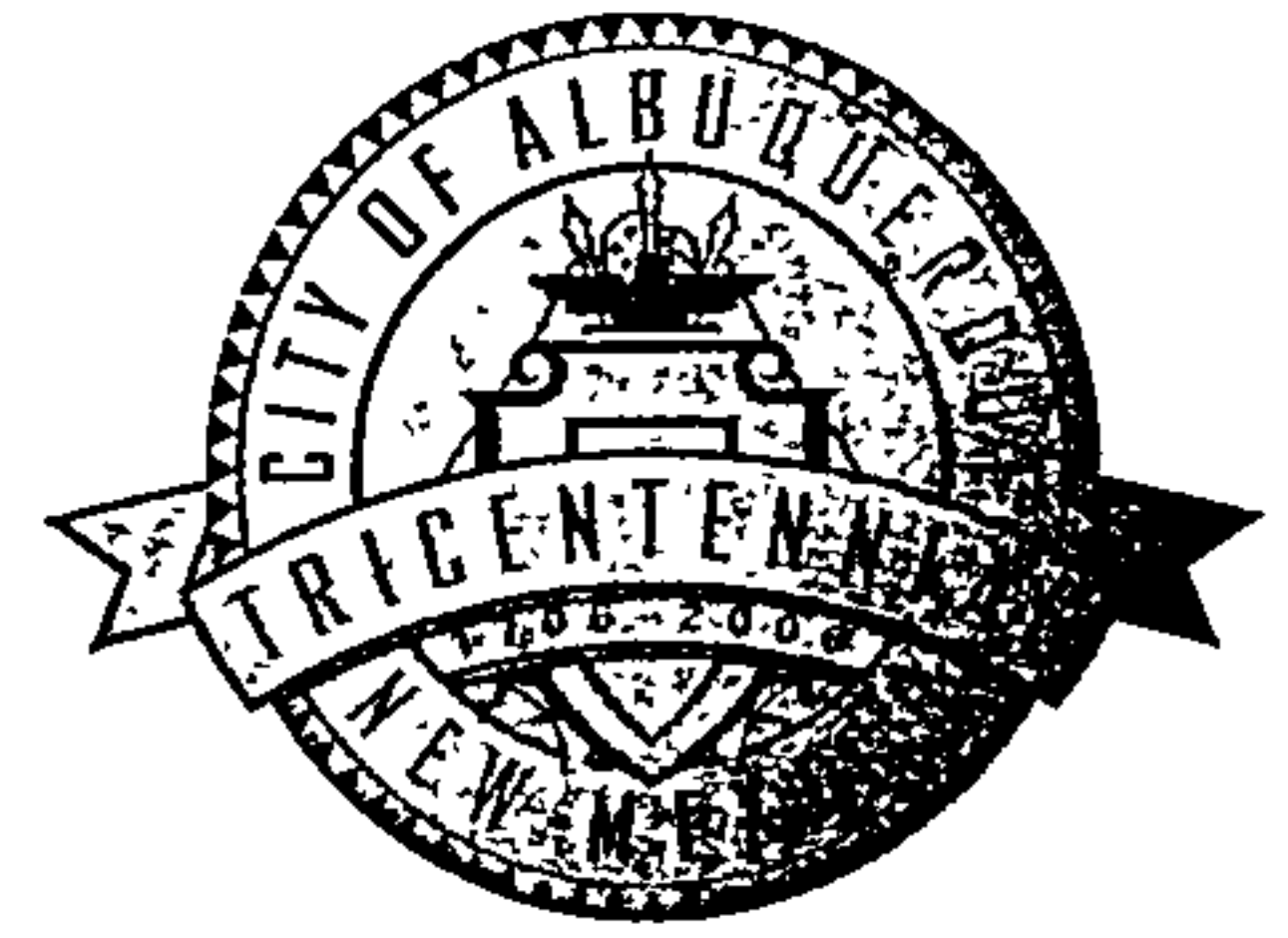
21. **Project # 1005448**  
07DRB-00347 Minor-Sketch Plat or Plan

PLAZA SURVEYS LLC agent(s) for RICHARD ARAGON request(s) the above action(s) for Tract(s) 289-C, **MRGCD MAP #27**, zoned SU-2 TH, located on 8<sup>th</sup> ST NW between LOMAS BLVD NW and SLATE ST NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for March 21, 2007. **THE DRB MINUTES FOR MARCH 21, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005133**

**AGENDA ITEM NO: 6**

*deferred  
4/11/07*

**SUBJECT:**

Final Plat  
Preliminary Plat  
Vacation of Public Easements

*3/29/07 gax  
Stephane 798-7988*

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

AMAFCA Board must agree to the release of their easement prior to the City acting on it. Has vacation of easement to Pitre been approved in writing?

No objection to Vacation request.

Albuquerque

AMAFCA approval is required prior to City Engineer sign off.

An approved drainage report must be on file prior to Preliminary Plat approval.

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:** MARCH 28, 2007

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
March 22, 2007  
DRB Comments**

**ITEM # 6**

**PROJECT # 1005133**

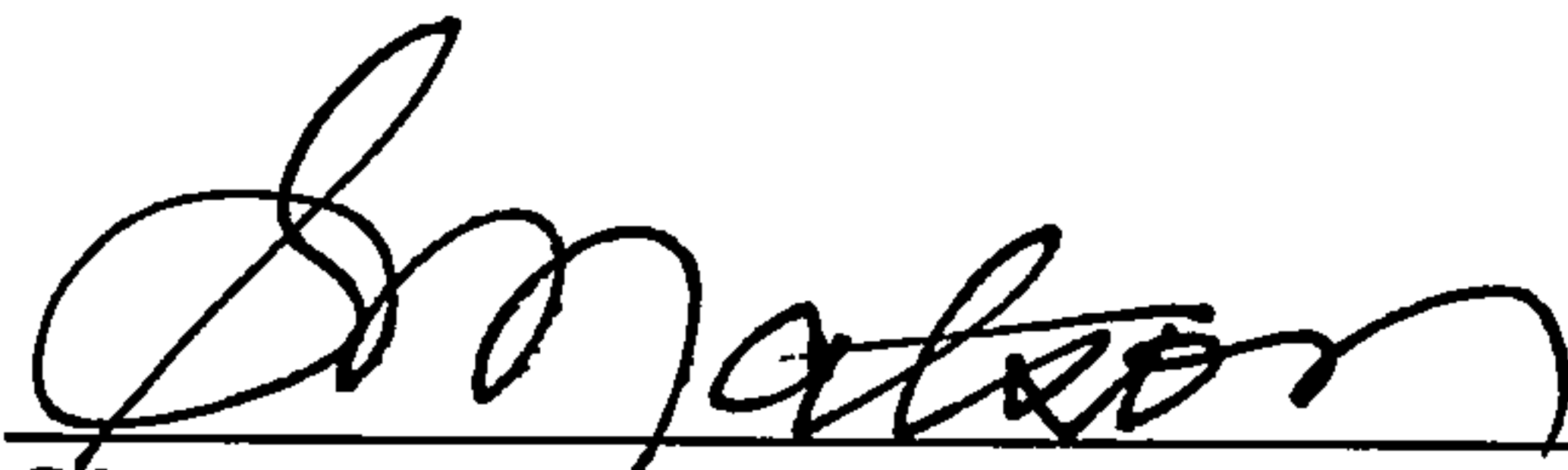
**APPLICATION # 07-00352**

**RE: Tracts N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, Seven Bar  
Ranch/vacation & minor plat**

This site is zoned SU1 for Auto Zone and requires EPC approvals of a site plan for subdivision and site plan for building permit. The case tracking data base indicates the site plans were submitted last September for EPC approval.

However, they have not come to DRB for final sign off. Until this occurs, the vacation & platting actions cannot be approved. There is no way for DRB to tell if the replat is in accordance with EPC's direction & approval.

Agent was notified on 3/22/07.



---

Sheran Matson, AICP

DRB Chair

924-3880 fax: 924-3864 smatson@cabq.gov

*Refer to  
4/11/07*

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005133 AGENDA#: 6 DATE: 03/28/07

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
March 22, 2007  
DRB Comments**

**ITEM # 6**

**PROJECT # 1005133**

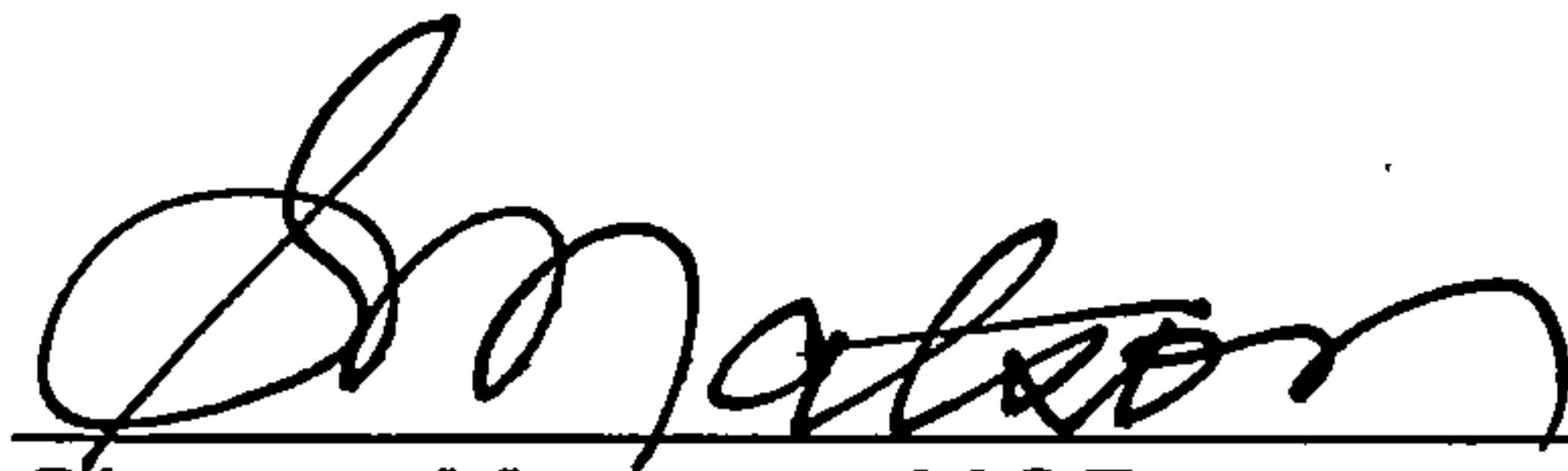
**APPLICATION # 07-00352**

**RE: Tracts N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, Seven Bar  
Ranch/vacation & minor plat**

This site is zoned SU1 for Auto Zone and requires EPC approvals of a site plan for subdivision and site plan for building permit. The case tracking data base indicates the site plans were submitted last September for EPC approval.

However, they have not come to DRB for final sign off. Until this occurs, the vacation & platting actions cannot be approved. There is no way for DRB to tell if the replat is in accordance with EPC's direction & approval.

Agent was notified on 3/22/07.



---

Sheran Matson, AICP

DRB Chair

924-3880 fax: 924-3864 smatson@cabq.gov





QWEST

No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

Open Space has no adverse comments.

City Engineer

AMAFCA Board must agree to the release of their easement prior to the City acting on it. Has vacation of easement to Pitre been approved in writing?

Transportation Development

No objection to the requests.

Parks & Recreation

Defer to the affected agencies.

Utilities Development

No objection to Vacation request, but need NMUI approval.

Planning Department

No objection to the vacations. If approved, applicant has one year to record the plat completing the vacation.

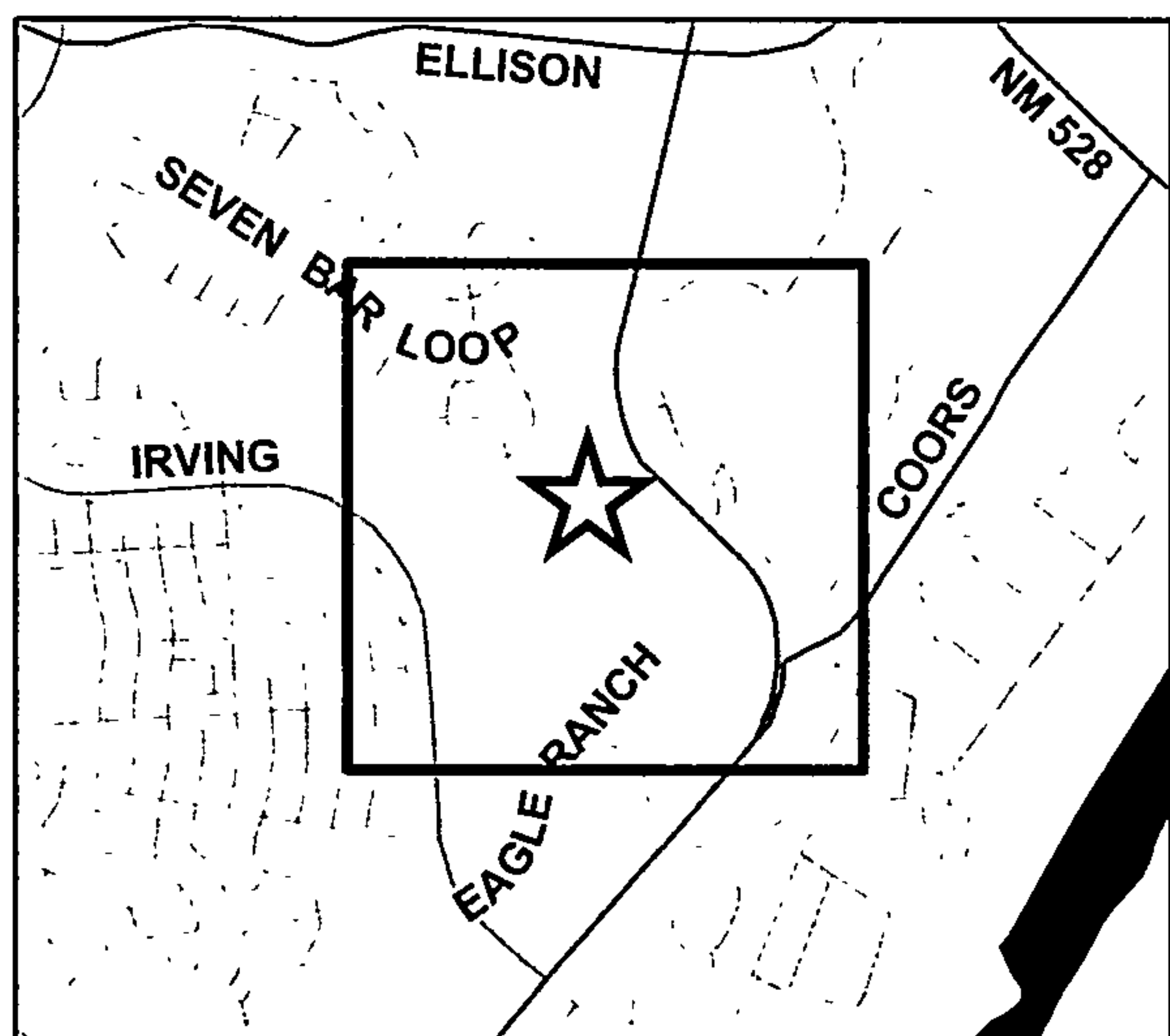
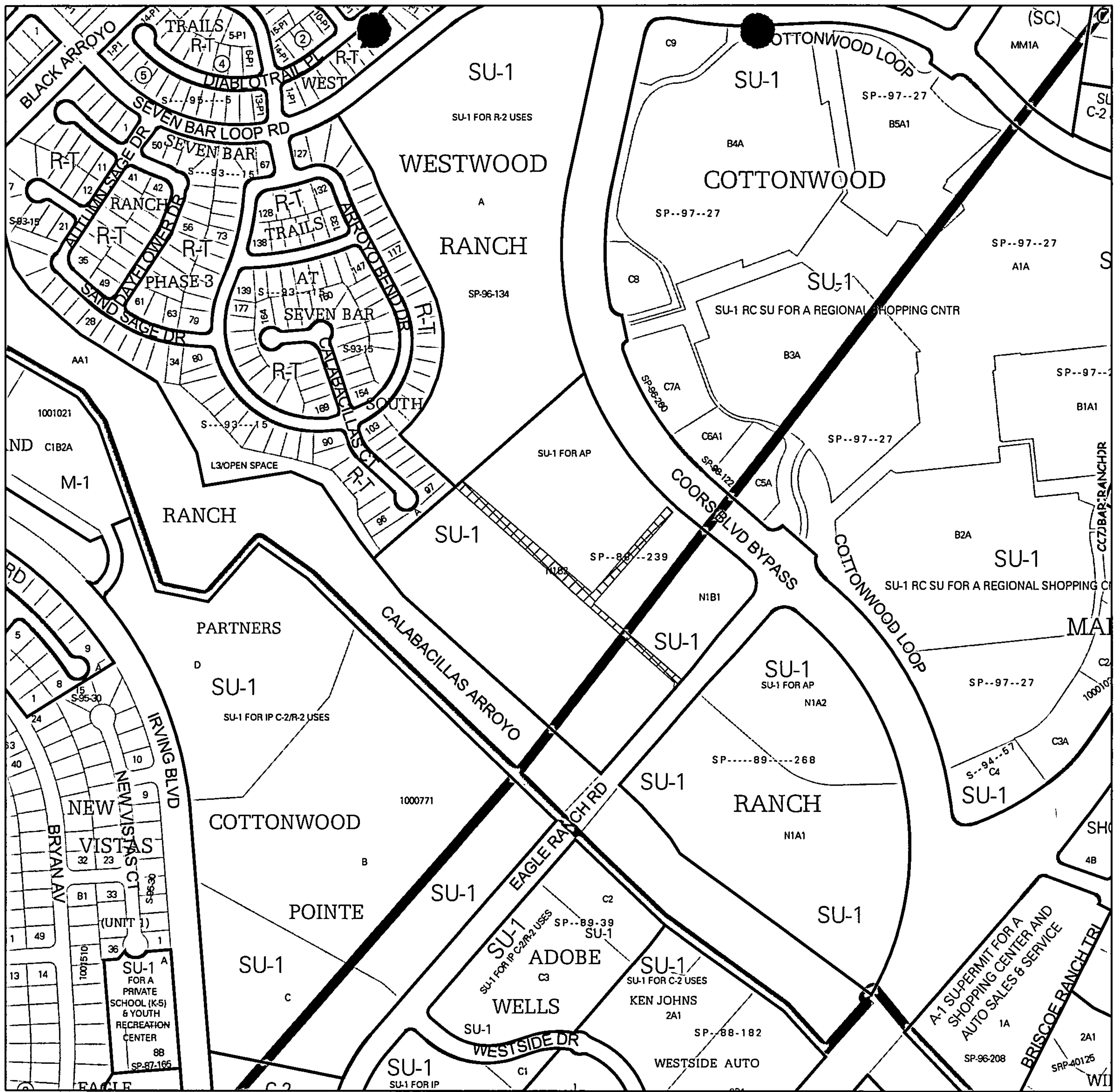
Impact Fee Administrator

No comments on the proposed vacation of public and private easements.

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

Cc: VT Inc A Missouri Corporation, 8500 Shawnee Mission Parkway Ste 200, Shawnee Mission, KS 66202

Bohannan Huston, Stephanie Walton, 7500 Jefferson NE, 87109



# ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:  
1005133

Hearing Date:  
3/28/2007

Zone Map Page:  
B-13

Additional Case Numbers:  
07DRB-00260



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

**PAGE 2**

**Project # 1005133**  
07DRB-00260 Major-Vacation of Public  
Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH**, zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s). (B-13)

**Project # 1005185**  
07DRB-00262 Major-Preliminary Plat Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] (F-22)

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, MARCH 12, 2007.**



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, March 28, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1003123**  
07DRB-00254 Major-Two Year SIA

KPM LLC request(s) the above action(s) for all or any portion of Tract(s) 1 & 2, **LANDS OF DEVEREUX & WATSON** and Tract(s) 77-6-1, **M.R.G.C.D. MAP #37**, zoned S-M1 located on 5<sup>TH</sup> ST NW between ASPEN AVE NW and HAINES AVE NW containing approximately 1 acre(s). (H-14)

**Project # 1003717**  
07DRB-00236 Major-Vacation of Public Easements

GREG RILEY agent(s) for ERIC C. JOHNSON request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2/NCR located on CESAR CHAVEZ SE between BROADWAY SE and ARNO SE containing approximately 1 acre(s). [REF: 04DRB-01565] (L-14)

**Project # 1001278**  
07DRB-00242 Major-Bulk Land Variance  
07DRB-00243 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for PAT & LILLIE MILLIGAN request(s) the above action(s) for Tract 94, Town of Atrisco Grant, Unit 6, Lots A, B and a portion of C & D, Gonzales Family Lands, Tract H, Coors Plaza (to be known as **COORS TOWNE CENTER**) zoned SU-1 FOR C-2 PERMISSIVE USES, located on COORS BLVD SW, between CENTRAL AVE SW and BRIDGE BLVD SW containing approximately 17 acre(s). [REF: 01EPC00747, 00748, 00749, 00750, 07DRB00150, 07DRB00151] (K-10)

**Project # 1002984**  
07DRB-00238 Major-Vacation of Pub Right-of-Way

SANDRA LEVINSON & HAROLD GILL request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 7, **VOLCANO CLIFFS, UNIT 2**, zoned R-1 located on KIBO DR NW between RIMROCK DR NW and SHIPROCK CT NW containing approximately 1 acre(s). (E-10)

**Project # 1003445**  
07DRB-00261 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, **FIRST BAPTIST CHURCH**, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 22 acre(s). [REF: 04DRB00750] (C-12)

**SEE PAGE 2 . . .**

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

**Meeting Date:** March 28, 2007  
**Zone Atlas Page:** B-13  
**Notification Radius:** 100 Ft.

**Project# 1005133  
App#07DRB-00260**

**Cross Reference and Location: COORS BLVD BYPASS NW BETWEEN EAGLE  
RANCH RD NW AND COORS BLVD NW**

**Applicant:** VT INC. A MISSOURI CORPORATION  
8500 SHAWNEE MISSION PARKWAY STE 200  
SHAWNEE MISSION, KS 66202

**Agent:** STEPHANIE WALTON  
BOHANNAN HUSTON, INC  
7500 JEFFERSON NE  
ALBUQUERQUE, NM 87109

**Special Instructions:**

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

**Date Mailed:** MARCH 9, 2007  
**Signature:** ERIN TREMLIN



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

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

**APPLICANT INFORMATION:**

NAME: VT INC. A MISSOURI CORPORATION PHONE: \_\_\_\_\_  
 ADDRESS: 8500 SHAWNEE MISSION PARKWAY SUITE 200 FAX: \_\_\_\_\_  
 CITY: SHAWNEE MISSION STATE KS ZIP 66202 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000  
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

**DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENTS**

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 N-1-B-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. SEVEN BAR RANCH  
 Current Zoning: SU-1 FOR AP Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): B13 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 17.741 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO  
 UPC No. 101306539124410110 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD. BYPASS NW  
 Between: EAGLE RANCH ROAD NW and COORS BLVD. NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): DRB-88-372/442 SP-55-239

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

SIGNATURE Glenn Broughton DATE 3/1/2007  
 (Print) GLENN BROUGHTON  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>OTDRB-00260</u>	<u>VPE</u>	<u>Y</u>	\$ <u>225.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADV</u>		\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CHE</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input 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				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>03/28/07</u>			Total \$ <u>320.00</u>

Sandy Handley 03/02/07  
 Planner signature / date

Project # 1005133

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 DPM)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
  - Zone Atlas map with the entire property(ies) 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
  - 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.

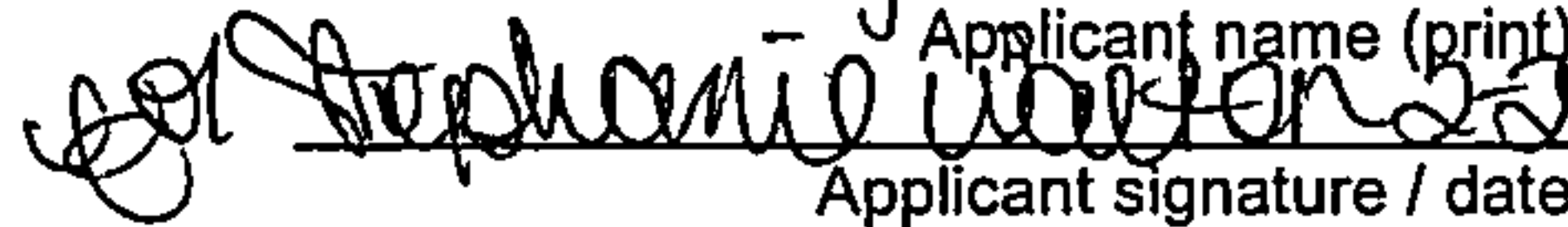
VACATION OF PRIVATE EASEMENT

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

VACATION OF RECORDED PLAT

- 6 copies of the recorded plat to be vacated.
  - 6 copies of documents justifying the vacation.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter describing, explaining, and justifying the vacation
  - Any original and/or related file numbers are listed on the cover application
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- 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.

Glenn Braughton  
Applicant name (print)  
  
 Applicant signature / date



Form revised 4/03, 10/03 and APRIL 2006

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

Application case numbers

07DRB - 00260

Sandy Handley 03/02/07  
 Planner signature / date

Project # 1005133



R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	O W N E R S T A T E	OW N E R Z I P C O D E	PR O P E R T Y C L A S S	TA X D I S T R I C T	LEGAL
1	101306 536938 310126	C W R RESIDENTI AL LTD	10001 CO ORS BY PA SS	ALBU QUER QUE	N M	871 14	R	A1 A	TR A, PLAT OF TR A WESTWOOD RANCH CON T. 21.6412 (AC. +/-).
2	101306 535127 410170	SANCHEZ VANES S A M	10004 CAL ABACILLAS CT NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 98 PLAT OF TRACT L-2- A & LOTS 78 THRU 116 & 148 THRU 177 PHASE II THE TRAILS AT SEVEN-BAR SOUTH SEVEN- BAR RANCH CONT 0.1168 AC M/L OR 5,088 SQ FT M/L
3	101306 533626 310166	BITAKIS HENRYK A A	10005 CAL ABACILLAS CT NW	ALBU QUER QUE	N M	871 14 5 825	R	A1 A	LT 95 PLAT OF TRACT L-2- A & LOTS 78 THRU 116 & 148 THRU 177 PHASE II THE TRAILS AT SEVEN-BAR SOUTH SEVEN- BAR RANCH CONT 0.1908 AC M/L OR 8,311 SQ FT M/L
4	101306 547715 240215	V T INC C/O KEN E ANDREWS & CO	PO BOX 87 0849	MESQ UITE	TX	751 87	C	A1 A	TRACT N1A1 PLAT OF TRS N1A1 & N1A2 SEVE N BAR RANCH REPL OF T R N1A SEVEN BAR R ANCH CONT 12.6067 AC M/L
5	101306 528727 910125	CITY OF ALBUQU ERQUE REAL EST ATE OFFICE	PO BOX 12 93	ALBU QUER QUE	N M	871 03 1 293	V	A1 A	TR L-3 PLAT OF TRACTS L-1, L-2 & L- 3 & LOTS 67 THRU 77 & 117 THRU 147 THE TR AILS AT SEVEN-BAR SOUTH SEVEN- BAR RANCH CONT 1.9698 AC M/L OR 85,804 S Q FT M/L
6	101306 534926 010168	CITY OF ALBUQU ERQUE REAL EST ATE OFFICE	PO BOX 12 93	ALBU QUER QUE	N M	871 03 1 293	V	A1 A	TR A PLAT OF TRACT L-2- A & LOTS 78 THRU 116 & 148 THRU 177 P HAS E II THE TRAILS AT SEVEN- BAR SOUTH SEVEN- BAR RANCH CONT 0 .3524 AC M/L OR 15,351 S Q FT M/L
7	101306 533825 810167	KUMETAT HARRIE T A	35 MARIA LINA CT	HILLS BORO	CA	940 10	R	A1 A	LT 96 PLAT OF TRACT L-2- A & LOTS 78 THRU 116 & 148 THRU 177 PHASE II THE TRAILS AT SEVEN-BAR SOUTH SEVEN- BAR RANCH CONT 0.1919 AC M/L OR 8,359 SQ FT M/L
8	101306 535527 110169	BREDEN H RICHA RD	10000 CAL ABACILLAS CT NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 97 PLAT OF TRACT L-2- A & LOTS 78 THRU 116 & 148 THRU 177 PHASE II THE TRAILS AT SEVEN-BAR SOUTH SEVEN- BAR RANCH CONT 0.1506 AC M/L OR 6,560 SQ FT M/L
9	101306 544223 610111	PITRE HOLDINGS LLC	9737 EAG LE RANCH RD NW	ALBU QUER QUE	N M	871 14	C	A1 A	TR N-1B-1 (A REPL OF TR N- 1B SEVEN BAR RANCH) SEVEN- BAR RANC H CONT 4.2814 AC +-
10	101306 539124 410110	V T INC C/O KEN E ANDREWS & CO	PO BOX 87 0849	MESQ UITE	TX	751 87	V	A1 A	TR N-1B-2 (A REPL OF TR N-1B SEVEN- BAR RANCH) SEVEN- BAR RANC H CONT 17.0087 AC +-
11	101306 548819 740220	V T INC C/O KEN E ANDREWS & CO	PO BOX 87 0849	MESQ UITE	TX	751 87	C	A1 A	TRACT N1A2 PLAT OF TRS N1A1 & N1A2 SEVE N BAR RANCH REPL OF T R N1A SEVEN BAR R ANCH CONT 6.0854 AC M/L

Or Current Resident  
BITAKIS HENRYKA A  
10005 CALABACILLAS CT NW  
ALBUQUERQUE, NM 87114 5825

Or Current Resident  
KUMETAT HARRIET A  
35 MARIALINA CT  
HILLSBORO, CA 94010

Or Current Resident  
V T INC C/O KEN E ANDREWS & CO.  
PO BOX 870849  
MESQUITE, TX 75187

Project# 1005133  
LARRY WEAVER  
Paradise Hills Civic Assoc.  
6001 UNITAS CT NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
BREDEN H RICHARD  
10000 CALABACILLAS CT NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
PITRE HOLDINGS LLC  
9737 EAGLE RANCH RD NW  
ALBUQUERQUE, NM 87114

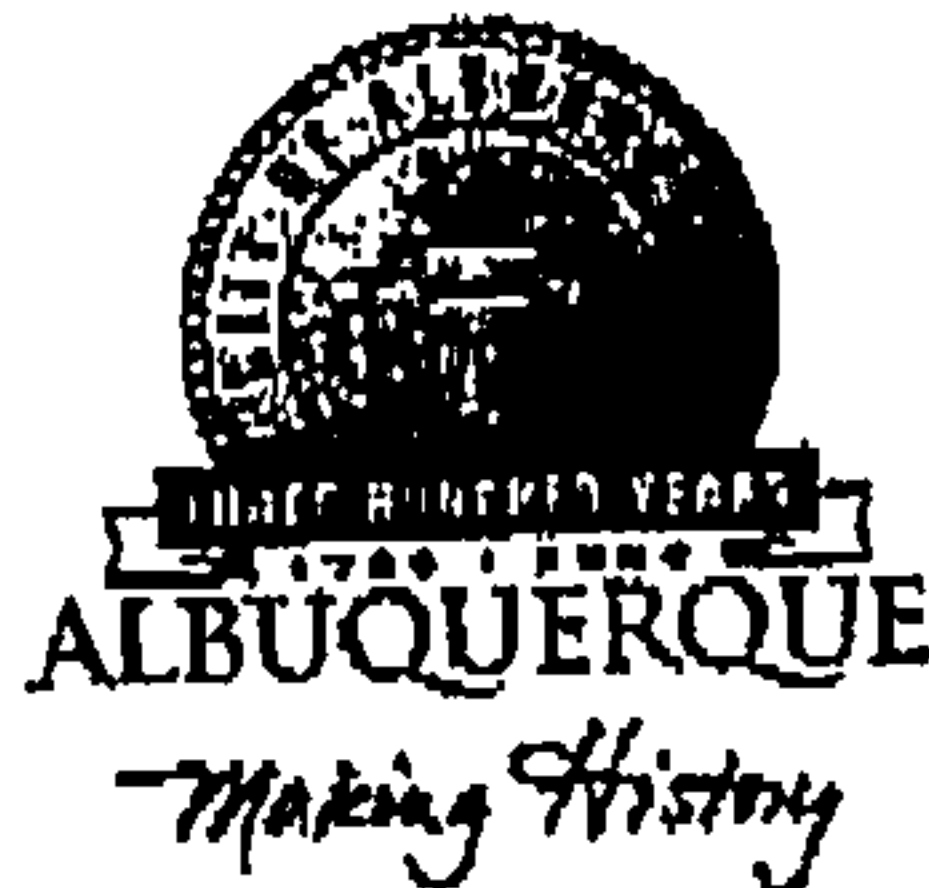
Project# 1005133  
VT INC. A MISSOURI CORP.  
8500 SHWNEE MISSION PKWY STE 200  
SHAWNEE MISSION, KS 66202

Project# 1005133  
TOM ANDERSON  
Paradise Hills Civic Assoc.  
10013 PLUNKELL DR NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
C W R RESIDENTIAL LTD  
10001 COORS BY PASS  
ALBUQUERQUE, NM 87114

Or Current Resident  
SANCHEZ VANESSA M  
10004 CALABACILLAS CT NW  
ALBUQUERQUE, NM 87114

Project# 1005133  
STEPHANIE WALTON  
Bohannon Huston Inc.  
7500 JEFFERSON NE  
ALBUQUERQUE, NM 87109



# City of Albuquerque

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

Date: February 27, 07

TO CONTACT NAME: Stephanie Walton  
 COMPANY/AGENCY: Bohannon & Huston  
 ADDRESS/ZIP: 7500 Jefferson St NE - 81109  
 PHONE/FAX #: 823-1000 - (FAX - 798-7988)

Thank you for your inquiry of 2-27-07 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Track N-1-B-2 Seven Bar Ranch

zone map page(s) B-13

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

Paradise Hills Civic Assoc.  
 Neighborhood Association  
 Contacts: Larry Weaver  
6001 Whites Ct NW 81114  
898-8640 (h) 846-1511 (w)  
Tom Anderson  
10013 Plunkett Dr NW 81114  
897-2593 (h) 304-0106 (c)

Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**See reverse side for additional Neighborhood Association Information: YES { } NO {X}**

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,  
Dalena J. Armona  
 OFFICE OF NEIGHBORHOOD COORDINATION

.....  
 Attention: Both contacts per neighborhood association need to be notified.  
 .....

# NOTICE TO APPLICANTS

**Suggested Information for Neighborhood Notification Letters.** Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, LUC, etc. are required under Council Bill 0-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

**We recommend that the Notification Letter include the following information:**

- > The street address of the subject property.
- > The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
- > A physical description of the location, referenced to streets and existing land uses.
- > A complete description of the actions requested of the EPC:

- > If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
- > If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN**, approval or amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.?).

- > If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.

- > The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination (ONC)

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- [ ] ONC's "Official" Letter to the applicant and "Attachment A" (if there are associations). A copy must be submitted with application packet -OR-

- [ ] The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.


- [ ] Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

- [ ] Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

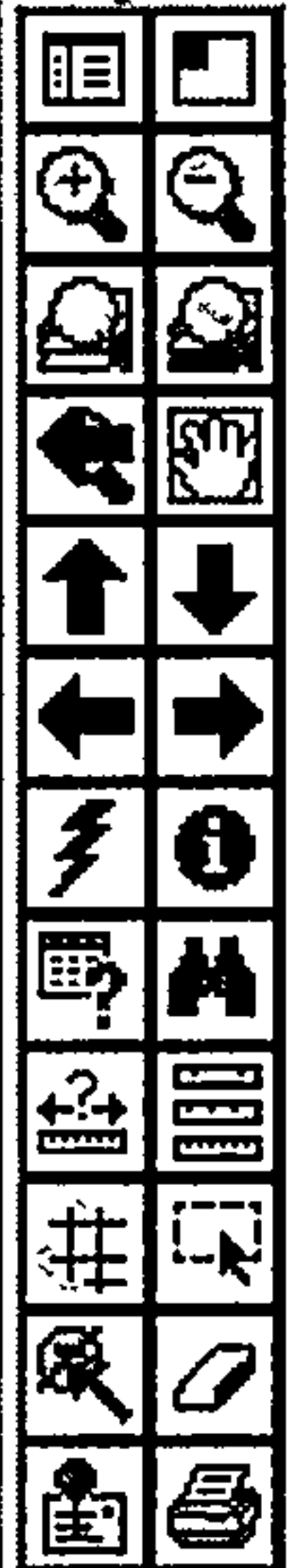
\*\*\*\*\*  
 (Below this line for ONC use only)

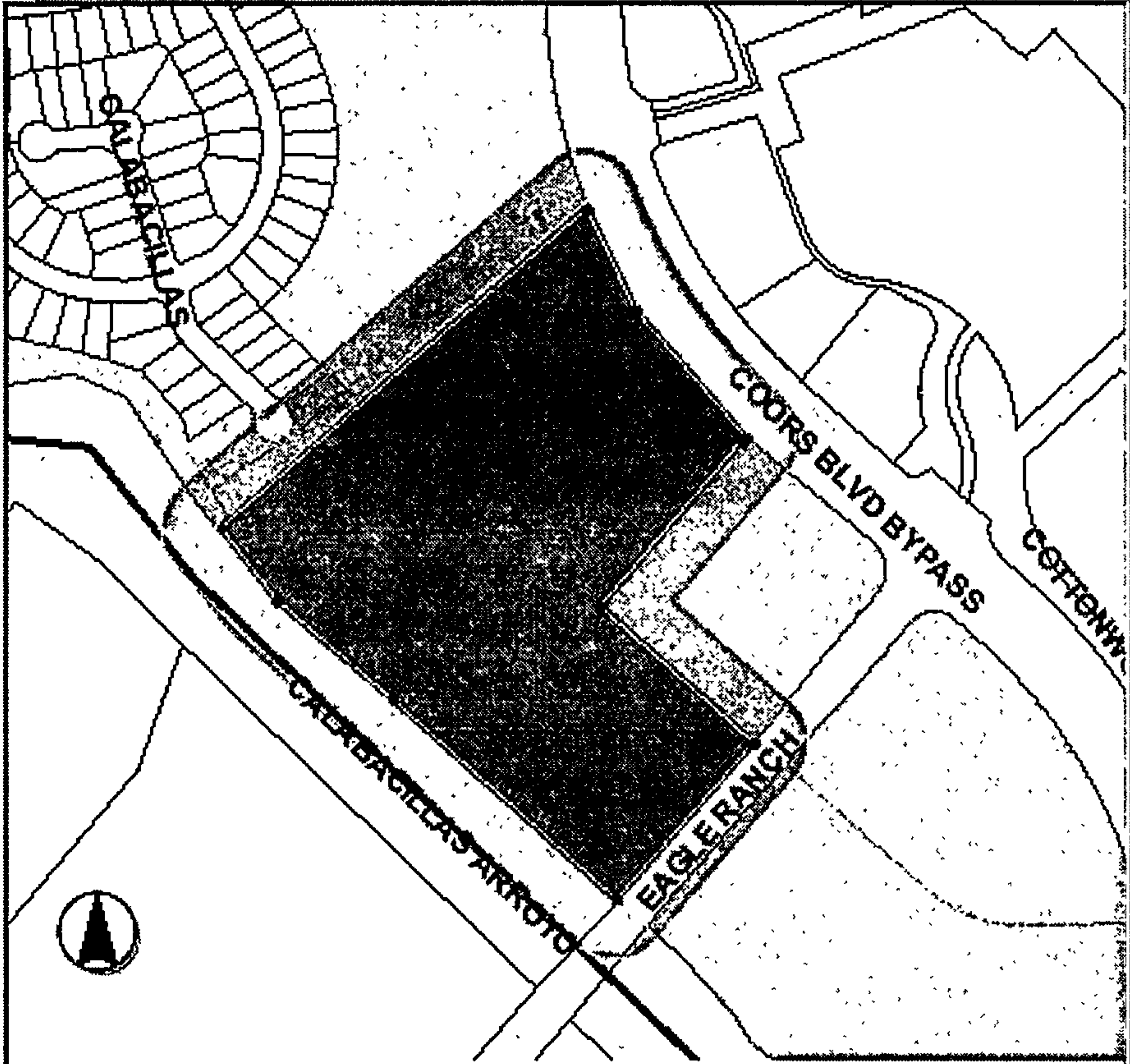
Date of inquiry: 2-27-02 Time Entered: 9:10 AM ONC Rep. Initials: [Signature]



**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
- 2006 AIR PHOTO
- 2004 AIR PHOTO
- 2002 AIR PHOTO
- 1999 AIR PHOTO

**Refresh Map**

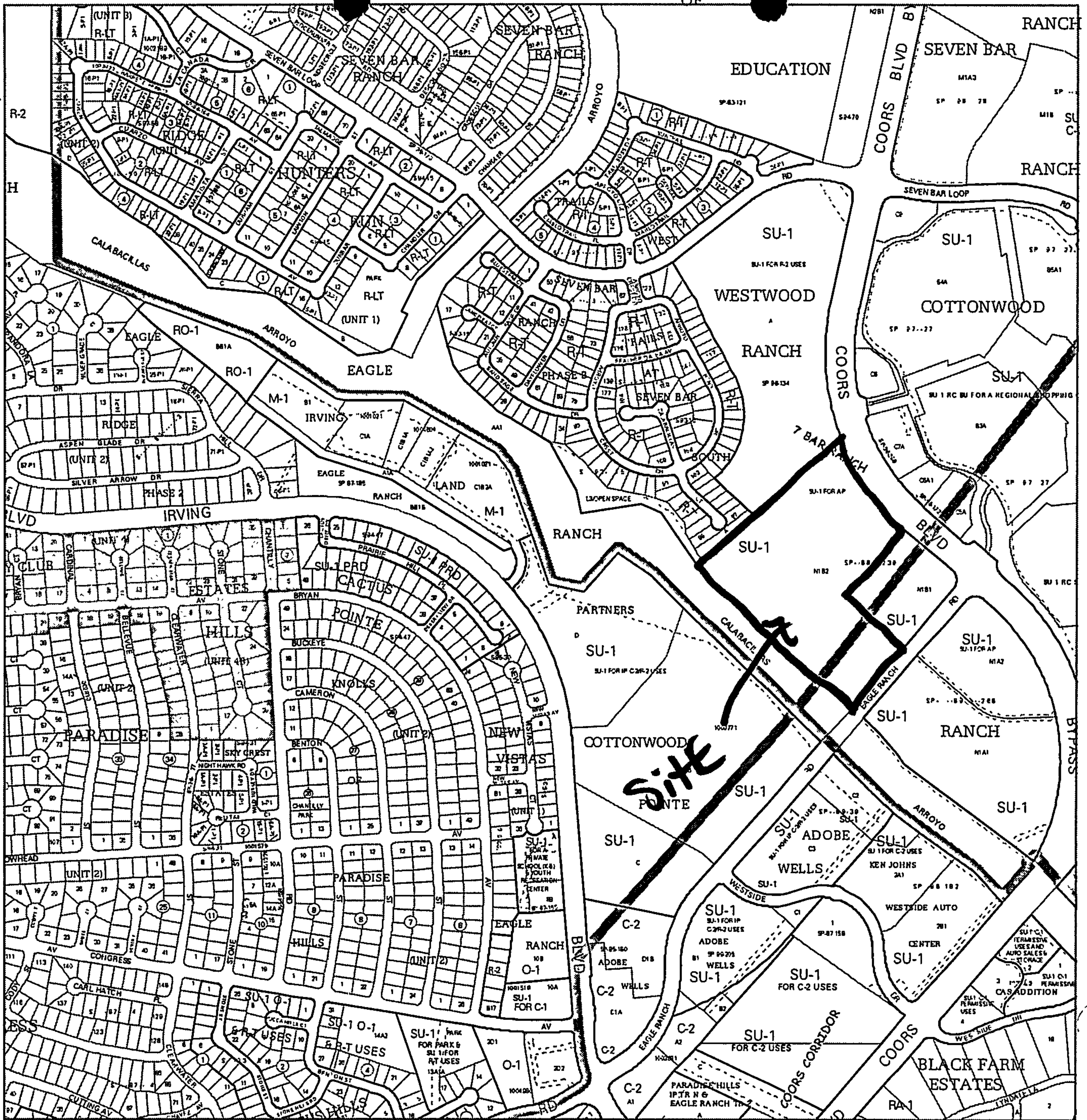
Auto Refresh

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	OW
1	101306536938310126	C W R RESIDENTIAL LTD	10001 CC
2	101306535127410170	SANCHEZ VANESSA M	10004 CA

Pan
SEARCH CONTACT
REFRESH
HELP
INDEX PAGE



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

Albuquerque Geographic Information System

Map amended through: 2/18/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**B-13-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

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

**PAID RECEIPT**

APPLICANT NAME VT INC A MISSOURI CORP  
 AGENT BOHANNAN HUSTON INC  
 ADDRESS 7500 JEFFERSON NE  
 PROJECT & APP # 1005133/07 PRB 00260  
 PROJECT NAME COSCO

City of Albuquerque  
Treasury Division

3/2/2007 9:45AM LOC: ANNX  
 RECEIPT# 00072022 WSH 008 TRANSH 0002  
 Account 441018 Fund 0110  
 Activity 4971000 TRSLJS  
 Trans Amt \$320.00  
 J24 Misc \$75.00  
 CK \$320.00  
 CHANGE \$0.00

Thank You

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 225.00 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  
 \$ 320.00 TOTAL AMOUNT DUE

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

3/2/2007  
 RECEIPT# 00072022  
 Account 441018  
 Activity 4971000  
 Trans Amt \$320.00  
 J24 Misc \$225.00

**Bohannan & Huston INC**  
 7500 JEFFERSON STREET NE  
 ALBUQUERQUE, NM 87109-4335  
 505.823.1000


BANK OF AMERICA  
 ALBUQUERQUE, NEW MEXICO  
 141323 141323  
 95-32 / 1070  
 City of Albuquerque  
 Treasury Division  
 2/27/2007

NO. 3/2/2007 9:45AM LOC: ANNX  
 RECEIPT# 00072020 WSH 008 TRANSH 0002  
 Account 441032 Fund 0110  
 Activity 4971000  
 Trans Amt \$320.00  
 J24 Misc \$75.00

\*\*\*\*\*320  
 DOLLARS &  
 BOHANNAN-HUSTON INC.  
 \$20.00

Thank You

TO THE ORDER OF City of Albuquerque  
 600 2nd Street NW  
 Albuquerque, NM 87102 US

AUTHORIZED SIGNATURE  
  
 AUTHORIZED SIGNATURE



## **NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD**

March 22, 2007

**TO:** Larry Weaver and Tom Anderson, Paradise Hills Civic Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: *Major Vacation of Public Easements for Seven Bar Ranch for drainage, sanitary sewer, encroachment agreement (PNM gas).*

*Proposed by:* Bohannan Huston, Inc. at 505-823-1000

*Agent for:* VT Inc., a Missouri Corporation

*For property located:* On or near Coors Bypass Boulevard NW between Eagle Ranch Road NW and Coors Boulevard NW.

P.O. Box 1293

*The case number(s) assigned is:* 07DRB-00260, Project # 1005133.

City Planning accepted application for this request on **March 2, 2007.**

Albuquerque

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, March 28, 2007** in the **Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW.**

www.cabq.gov

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

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

Sincerely,

*Stephani J. Winklepleck*

*Stephani I. Winklepleck*

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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



Current DRC  
Project No. \_\_\_\_\_

Date Submitted: March 20, 2007  
 Date Site Plan for Bldg Permit App: \_\_\_\_\_  
 Date Site Plan for Sub. Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No. 1005133

**ORIGINAL**

Figure 12  
**INFRASTRUCTURE LIST**

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

**COSTCO WHOLESALE AT EAGLE RANCH & COORS BY-PASS  
TRACTS N-1-B-2-A, N-1-B-2-B, AND N-1-B-2-C, SEVEN-BAR RANCH**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PUBLIC ROADWAY IMPROVEMENTS</b>									
		12' WIDE x 100' LONG	RIGHT TURN LANE TAPER	EAGLE RANCH RD.	720' SOUTH OF COORS BYPASS	SOUTHERN MOST DRIVE	/	/	/
		12.5' WIDE x 150' LONG	LENGTHEN EXISTING DECELERATION LANE	COORS BYPASS	850' NORTH OF EAGLE RANCH	SITE DRIVEWAY	/	/	/
		22.8' WIDE	RE-STRIPE EXISTING ROAD FOR ADDITIONAL LEFT TURN LANE (2 TOTAL x 11.4' WIDE EACH) AT SOUTH BOUND COORS BYPASS, INTERSECTION AT EAGLE RANCH ROAD				/	/	/
		24' WIDE x 425' LONG	LENGTHEN EXISTING 12' WIDE DUAL LEFT TURN LANES AT NORTH BOUND COORS BYPASS, INTERSECTION AT EAGLE RANCH ROAD				/	/	/
		11.5' WIDE x 425' LONG	LENGTHEN EXISTING LEFT TURN LANE AT SOUTH BOUND COORS BYPASS, INTERSECTION AT COORS BLVD.				/	/	/
			ADDITION OF LEFT TURN LANE, LENGTHEN & RE-STRIPE EXISTING TURN LANES FOR A TOTAL OF (3) 11' WIDE x 430' LONG LEFT TURN LANES AT SOUTH BOUND COORS BLVD, INTERSECTION AT COOR BYPASS ALSO LENGTHEN RIGHT TURN LANE (VIA RE-STRIPING) TO MATCH THE LENGTH OF THE NEW LEFT TURN LANES				/	/	/
		21' WIDE x 550' LONG	LENGTHEN EXISTING 10.5' WIDE DUAL LEFT TURN LANES AT NORTH BOUND COORS BLVD., INTERSECTION IRVING BLVD.				/	/	/
			10' WIDE PEDESTRIAN TRAIL	ALONG SOUTH SIDE OF SITE	EAGLE RANCH RD.	SOUTHWEST CORNER OF SITE	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

11/15/20

Post



AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

BRUCE STIDWORTHY 3/20/2007  
PREPARED BY: PRINT NAME DATE

DRB CHAIR DATE

PARKS & GENERAL SERVICES DATE

BOHANNAN HUSTON INC.

FIRM:  
*Ram Godefly*  
SIGNATURE

TRANSPORTATION DEVELOPMENT DATE

AMAFCA DATE

UTILITY DEVELOPMENT DATE

CITY ENGINEER DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE



DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> 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>COORS EAGLE RANCH LLC.</u>	PHONE: <u>855-7650</u>
ADDRESS: <u>4700 MONTGOMERY NE 2<sup>ND</sup> FLOOR</u>	FAX: <u>837-0634</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER</u>	
AGENT (if any): <u>BOHANNAN HUSTON INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____

**DESCRIPTION OF REQUEST:** PRELIMINARY/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. TRACTS N-1-B-2-A, N-1-B-2-B, N-1-B-2-C Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. SEVEN BAR RANCH

Current Zoning: SU-1 FOR AP Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): B13 No. of existing lots: 1 No. of proposed lots: 3

Total area of site (acres): 17.0208 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

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

UPC No. 101306539124410110 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD. BYPASS NW  
Between: EAGLE RANCH ROAD NW and COORS BLVD. NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): DRB1005133/ 07DRB-00260

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

SIGNATURE Glenn Broughton DATE 3/20/2007  
(Print) GLENN BROUGHTON  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 10/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07 DRB - - - - - 00352</u>	<u>P&amp;F</u>	<u>53</u>	\$ <u>355.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<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	Hearing date <u>3-28-07</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>375.00</u>

Joseph M. Rivera 3-20-07  
Planner signature / date

Project # 1005133

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

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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
  - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.

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

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
  - 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.

Glenn Broughton

Applicant name (print)

Joseph M. Lee 3-20-07

Applicant signature / date



Form revised 8/04, 1/05, 10/05 & NOV 06

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

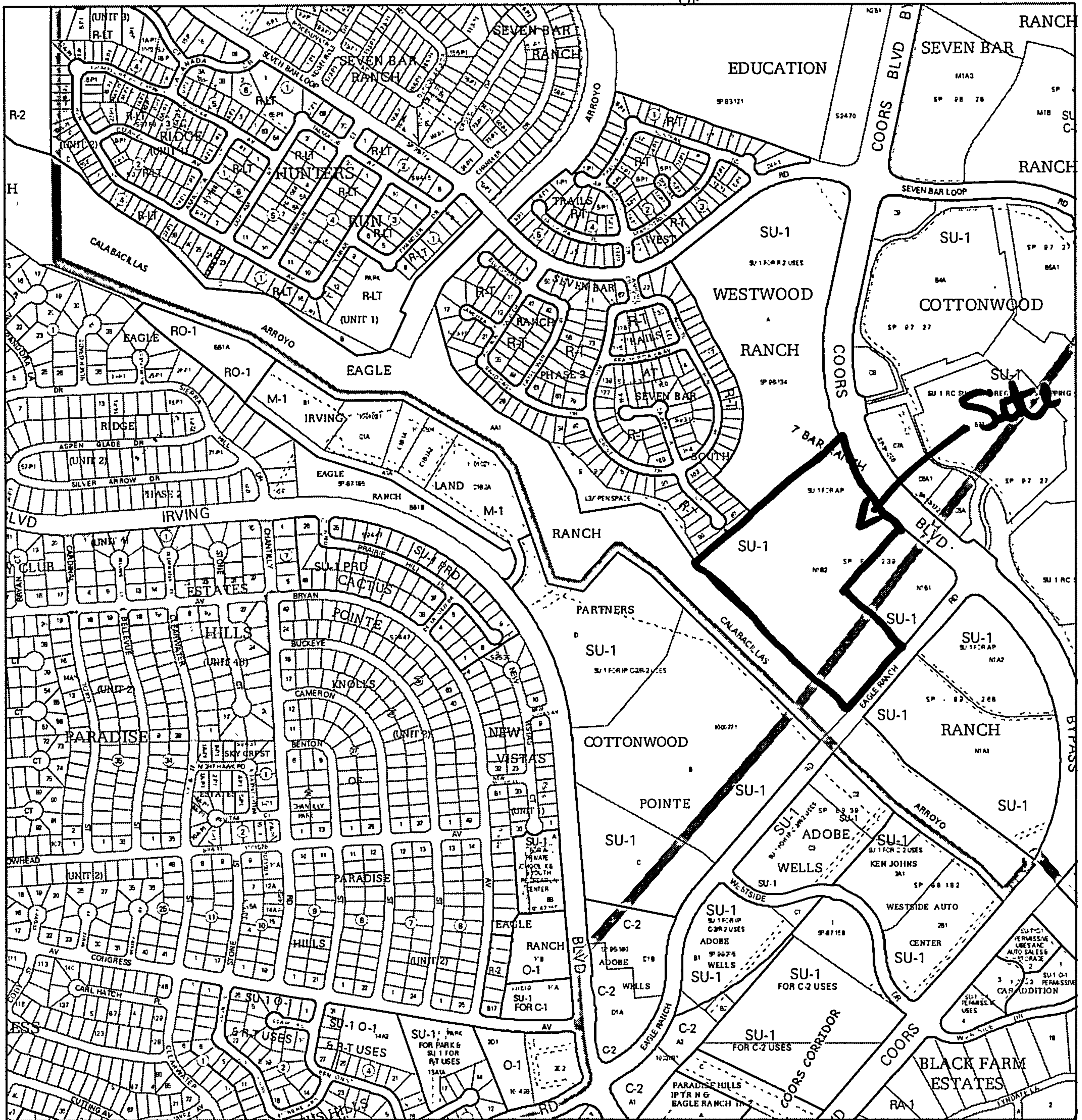
Application case numbers

02DRB-00352

Joseph M. Lee 3-20-07

Planner signature / date

**Project # 1005133**



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

Map amended through: 2/18/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**B-13-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

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

March 20, 2007

Ms. Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Re: Preliminary/Final plat approval DRB#1005133  
Tract N-1-B-2-A, N-1-B-2-B, & N-1-B-2-C Seven Bar Ranch

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications,
- Letter justifying and describing the request
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$ 375.00
- 6 copies of the final plat for review
- Zone atlas page with site highlighted

The purpose of the plat is to replat the existing one tract into three new tracts, to grant easements, and to vacate easements previously submitted that will be heard with this plat and to dedicate additional right of way for Eagle Ranch Road.

Please place this item on the DRB Agenda to be heard on March 28, 2007. If you have any questions or require further information, please contact me.

Sincerely,



Glenn S. Broughton, P.E.  
Project Manager  
Community Development and Planning Group

GSB/sw  
Enclosures

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

**PAID RECEIPT**

APPLICANT NAME Coors Eagle Ranch, LLC  
 AGENT Bonannon Huston, LLC  
 ADDRESS 7500 JEFFERSON NE  
 PROJECT & APP # 1005133 / 07 DRB - 00352  
 PROJECT NAME Seven Bar Ranch

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 355.00 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

\$ 375.00 TOTAL AMOUNT DUE

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

3/20/2007 10:25AM LOC: ANNX  
 RECEIPT# 000/8217 WS# 007 TRANS# 0013  
 Account 441032 Fund 0110  
 Activity 3424000 TRSMSP  
 Trans Amt \$375.00  
 J24 Misc \$29.00

**\*\*\*DUPLICATE\*\*\***  
 City Of Albuquerque  
 Treasury Division  
 6/21/04

Thank You

**\*\*\*DUPLICATE\*\*\***  
 City Of Albuquerque  
 Treasury Division

3/20/2007 10:26AM LOC: ANNX  
 RECEIPT# 00078218 WS# 007 TRANS# 0013  
 Account 441006 Fund 0110  
 Activity 4983000 TRSMSP  
 Trans Amt \$375.00  
 J24 Misc \$355.00  
 VI \$375.00  
 CHANGE \$0.00

Thank You



#3

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

PAID RECEIPT

APPLICANT NAME VT, INC  
AGENT BOHANNAN HUSTON  
ADDRESS 7500 JOFFERSONNE  
PROJECT & APP # COSTCO DRB# 1005133  
PROJECT NAME SEVEN BAR LUNCH

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ 110.00 441006/4983000 DRB Actions Deferral

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

\$ \_\_\_\_\_ 441018/4971000 Public Notification

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

\$ 110.00 TOTAL AMOUNT DUE

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

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

4/16/2007 10:26AM LOC: ANNX  
RECEIPT# 00074121 WS# 008 TRANS# 0020  
Account 441006 Fund 0110  
Activity 4983000 TRSLJS  
Trans Amt \$110.00  
J24 Misc \$110.00  
VI \$110.00  
CHANGE \$0.00

Thank You

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

www.bhinc.com

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

#4

SENT VIA FAX

April 9, 2007

Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

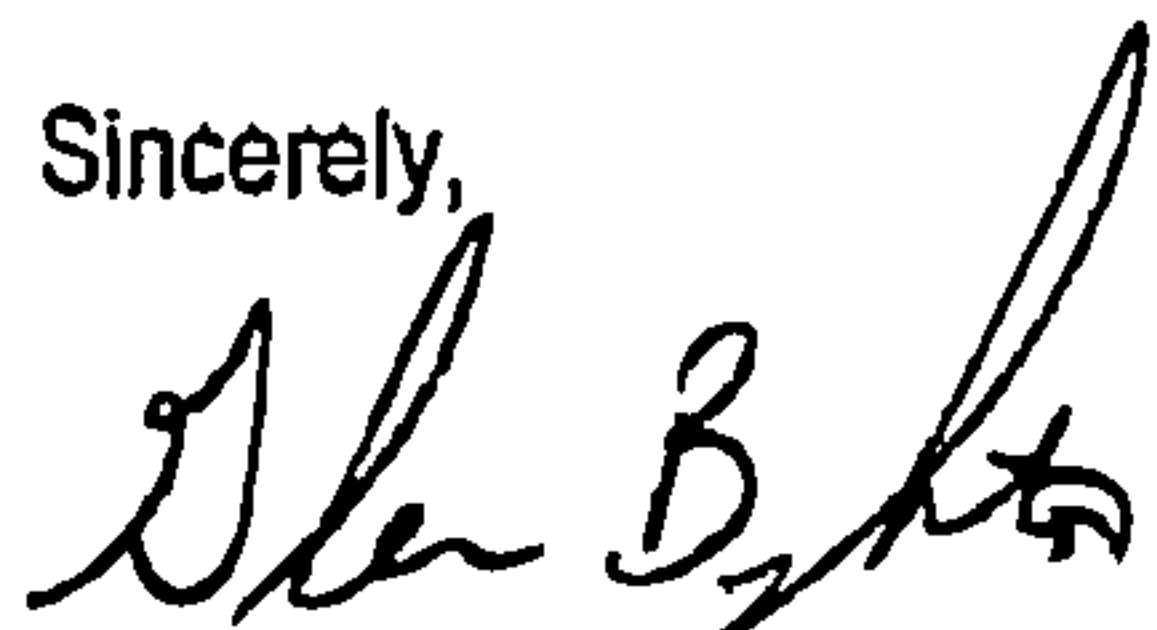
Re: Request for a 1 week deferral  
Preliminary/ Final plat for Tract N-1-B-2-A, N-1-B-2-B, and N-1-B-2-C Seven Bar Ranch DRB#  
1005133 07DRB-00352

Dear Sheran:

We are requesting a 1 week deferral of the following item associated with Project number DRB 1005133 (Item 4) on the April 11, 2007 agenda: Preliminary & Final plat approval. Please place us on the agenda for April 18, 2007.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,



Glenn Broughton, P.E.  
Project Manager  
Community Development and Planning Group

SW  
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

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

PAID RECEIPT

APPLICANT NAME BOHANNAN HEISTON  
AGENT \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1005133 / 07DRB 00260 , 00352  
PROJECT NAME SEVEN BAR

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
\$ 110.00 441006/4983000 DRB Actions DEFERRAL FEE FR 03/28/07  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 110.00 TOTAL AMOUNT DUE

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

City Of Albuquerque  
Treasury Division

4/3/2007 9:41AM LDC: ANIX  
RECEIPT# 00073465 WSH 003 TRANS# 0006  
Account 441006 Fund 0110  
Activity 4983000 TRS\_LJS  
Trans Amt \$110.00  
J24 Misc \$110.00  
VI \$110.00  
CHANGE \$0.00

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

www.bhinc.com

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

#6

SENT VIA FAX

March 26, 2007

Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

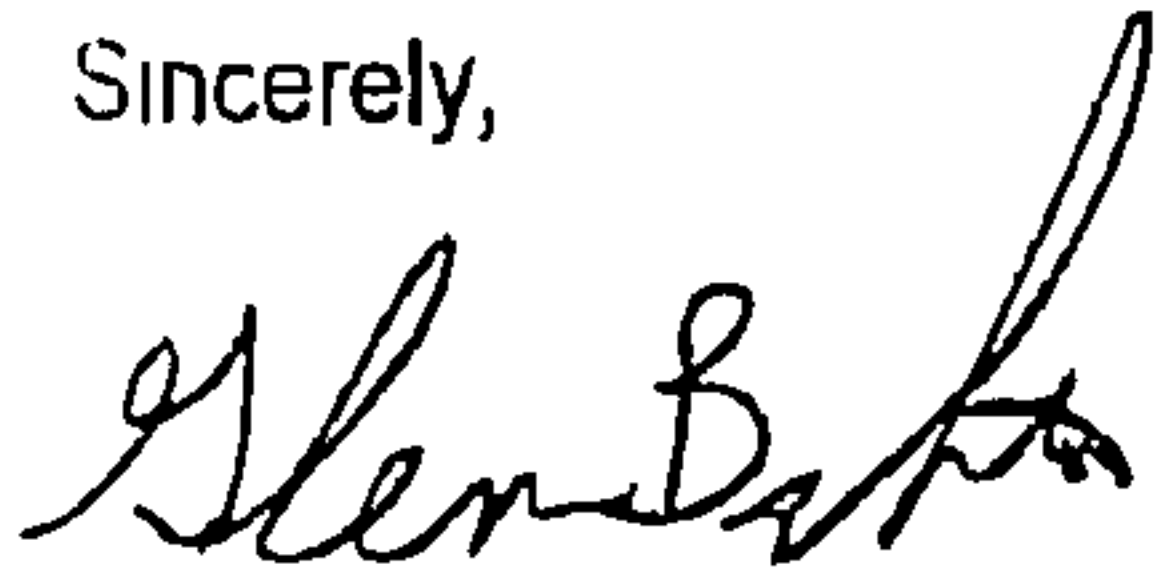
Re: Request for a 2 week deferral  
Preliminary/ Final plat for Tract N-1-B-2-A, N-1-B-2-B, and N-1-B-2-C Seven Bar Ranch DRB#  
1005133 07DRB-00352

Dear Sheran:

We are requesting a 2 week deferral of the following item associated with Project number DRB 1005133 (Item 6) on the March 28, 2007 agenda: Preliminary & Final plat approval. Please place us on the agenda for April 11, 2007.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,



Glenn Broughton, P.E.  
Project Manager  
Community Development and Planning Group

SW  
Enclosure

**ENGINEERING**   
**SPATIAL DATA** 

**ADVANCED TECHNOLOGIES** 

#8

**Senova, Claire A.**

---

**From:** Stephanie Walton [swalton@bhinc.com]  
**Sent:** Tuesday, March 27, 2007 5:30 PM  
**To:** Senova, Claire A.  
**Cc:** Matson, Sheran A.  
**Subject:** Deferral of vacation action  
**Importance:** High

Hi Claire,

Sheran said that I could email you to tell you to defer the rest of the Seven Bar Ranch project number 1005133.

Please defer all vacation actions and plat until April 11. Please let me know you received this.

Thanks,

Stephanie Walton

Governmental Specialist

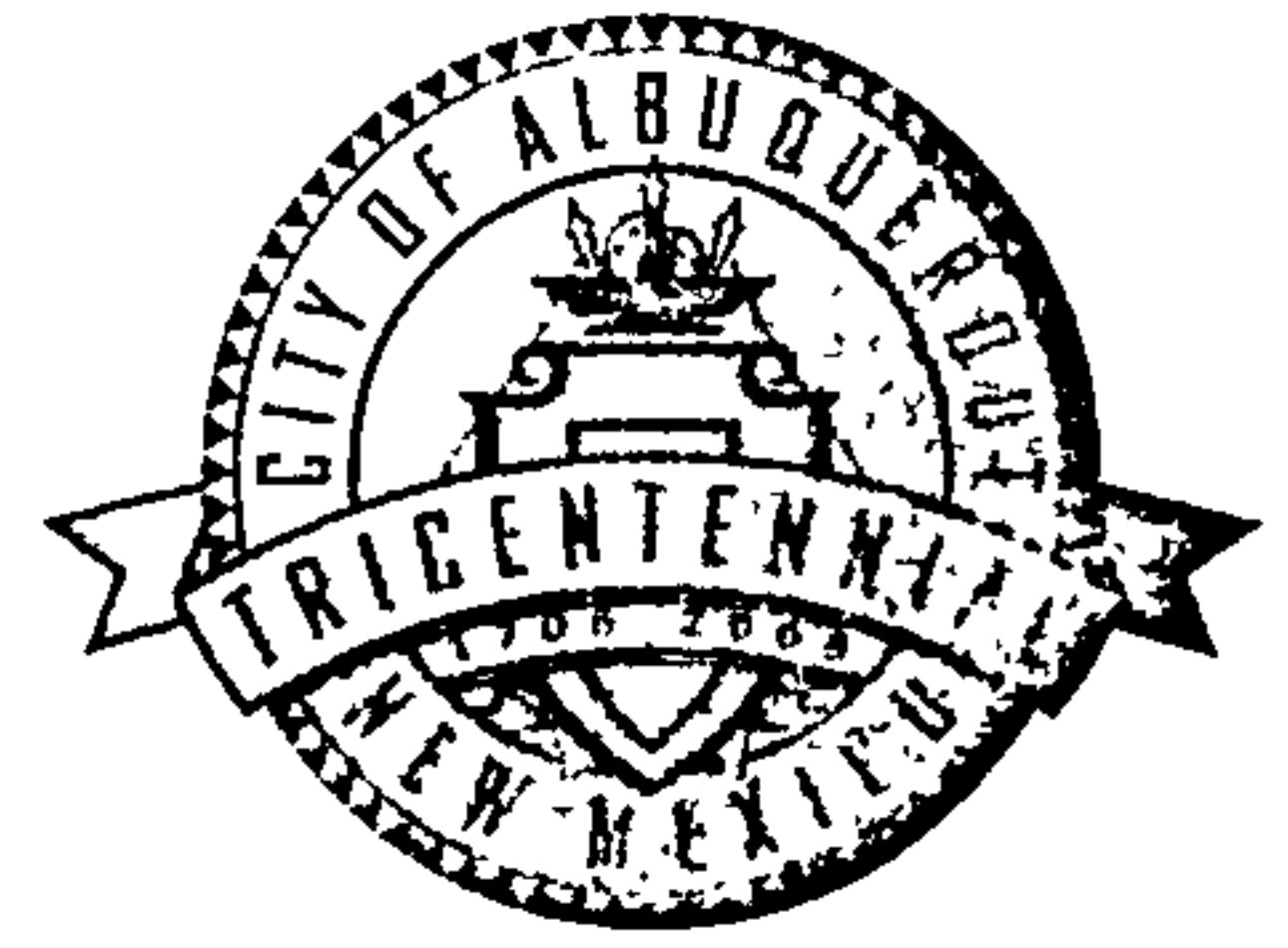
Bohannon Huston, Inc.

505-798-7965

505-798-7988 (fax)

505-280-9757 (cell)

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005133**

**AGENDA ITEM NO: 6**

**SUBJECT:**

Final Plat  
Preliminary Plat  
Vacation of Public Easements

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

AMAFCA Board must agree to the release of their easement prior to the City acting on it. Has vacation of easement to Pitre been approved in writing?

No objection to Vacation request.

Albuquerque

AMAFCA approval is required prior to City Engineer sign off.

An approved drainage report must be on file prior to Preliminary Plat approval.

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

4-11-07

APPROVED \_\_; DENIED \_\_; DEFERRED X; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** MARCH 28, 2007



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

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

**APPLICANT INFORMATION:**

NAME: VT INC. A MISSOURI CORPORATION PHONE: \_\_\_\_\_  
 ADDRESS: 8500 SHAWNEE MISSION PARKWAY SUITE 200 FAX: \_\_\_\_\_  
 CITY: SHAWNEE MISSION STATE KS ZIP 66202 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000  
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

**DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENTS**

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 N-1-B-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. SEVEN BAR RANCH

Current Zoning: SU-1 FOR AP Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): B13 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 17.741 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

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

UPC No. 101306539124410110 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD. BYPASS NW  
 Between: EAGLE RANCH ROAD NW and COORS BLVD. NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): DRB-88-372/442 SP-55-239

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

SIGNATURE Glenn Broughton DATE 3/1/2007  
 (Print) GLENN BROUGHTON  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>OTDRB-00260</u>	<u>VPE</u>	<u>Y</u>	\$ <u>225.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<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	Hearing date <u>03/28/07</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	<u>Sandy Handley 03/02/07</u>	_____	_____	\$ <u>320.00</u>
	Planner signature / date	Project # <u>1005133</u>		

068100 \$320.00

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 DPM)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

VACATION OF RECORDED PLAT

- 6 copies of the recorded plat to be vacated.
  - 6 copies of documents justifying the vacation.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter describing, explaining, and justifying the vacation
  - Any original and/or related file numbers are listed on the cover application
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- 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.

Glenn Braughton  
 Applicant name (print)  
 Stephanie Walker 2/29/07  
 Applicant signature / date



Form revised 4/03, 10/03 and APRIL 2006

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

Application case numbers  
 07DRB - 00260  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Handley 03/02/07  
 Planner signature / date  
 Project # 1005133



February 27, 2007

Ms. Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103Re: Vacation of public easements (5)  
Tract N-1-B-2 Seven- Bar Ranch

Dear Sheran:

As a part of the proposed Costco development on Tract N-1-B-2 it will be necessary to vacate a total of 5 public and private easements. The type of easement and reason for requesting the vacation action is listed below.

- Existing Temporary Private Drainage Easement granted for the benefit of Tract N-1-B-1 (Pitre Buick). The recorded document allows for vacation of the easement upon development of Tract N-1B-2.
- Existing 20' New Mexico Utilities Sanitary Sewer Line. With the development of Tract N-1B-2 the existing sanitary sewer line will be relocated. A new easement will be granted along the new sanitary sewer alignment.
- Existing Encroachment Agreement (PNM Gas). With the development of Tract N-1B-2 the existing gas line will be relocated. A new easement will be granted along the gas line alignment.
- Existing Drainage Easement Agreement. This agreement grants AMAFCA access for maintenance of the Calabacillas Arroyo. With this project the developer is constructing channel stabilization improvements. With these improvements this access agreement is no longer required.
- Existing 40' Wide Private Access and Public Utility Easement. The actual location of this easement is to be determined by subsequent platting action. Tract N-1B-2 is planned to be subdivided into Tracts N-1B-2A, N-1B-2B AND N-1B-2C. This plat will grant the required access easement(s) to these parcels.

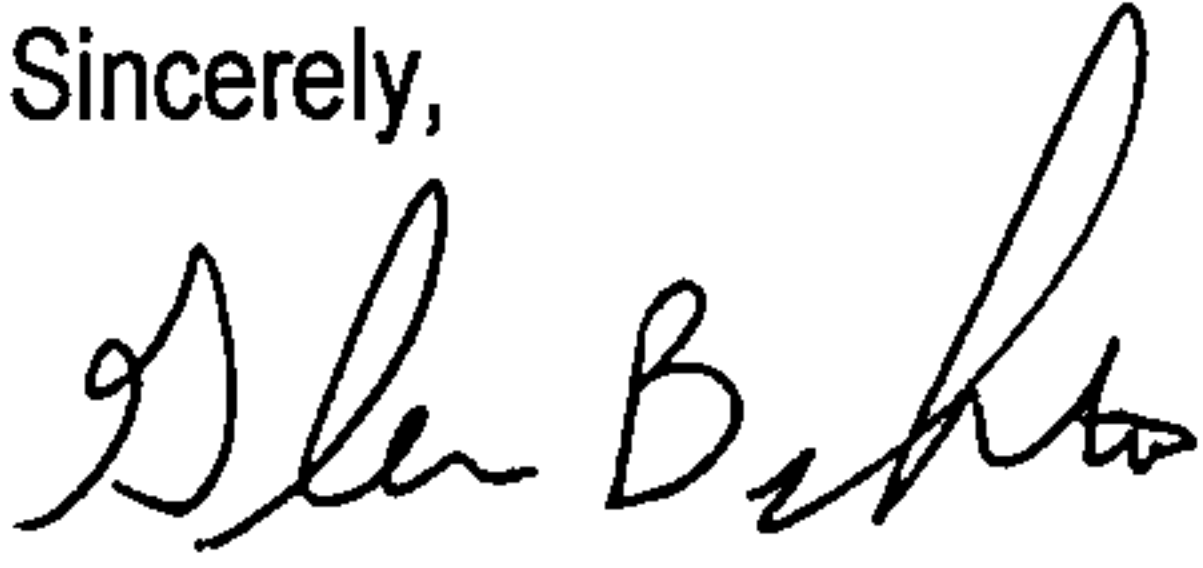
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications,
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A"),
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$320.00.

Ms. Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
March 1, 2007  
Page 2

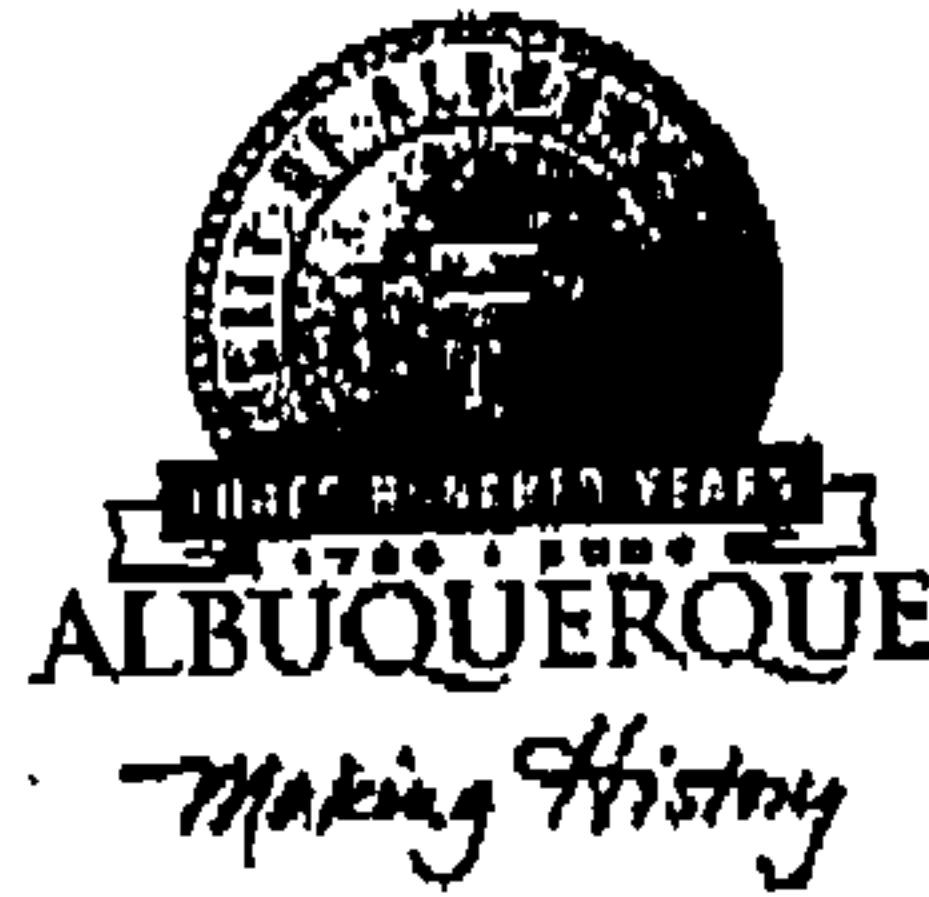
Please place this item on the DRB Agenda to be heard on March 28, 2007. If you have any questions or require further information, please contact me.

Sincerely,



Glenn S. Broughton, P.E.  
Project Manager  
Community Development and Planning Group

GSB/cc  
Enclosure



# City of Albuquerque

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

Date: February 27, 07

TO CONTACT NAME: Stephanie Walton  
 COMPANY/AGENCY: Bohannon & Huston  
 ADDRESS/ZIP: 1500 Jefferson St NE - 87109  
 PHONE/FAX #: 823-1000 (FAX - 798-7988)

Thank you for your inquiry of 2-27-07 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Track N-1 - B-2 Seven Bar Ranch

zone map page(s) B-13

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

Paradise Hills Civic Assoc.

Neighborhood Association

Contacts: Larry Weaver  
1601 Whites Ct NW 87114  
898-8640 (h) 846-1511 (w)  
Tom Anderson  
16013 Plunkett Dr NW 87114  
897-2593 (h) 304-0106 (c)

Neighborhood Association

Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**See reverse side for additional Neighborhood Association Information: YES { } NO {X}**

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina J. Armona  
 OFFICE OF NEIGHBORHOOD COORDINATION

.....  
 Attention: Both contacts per neighborhood association need to be notified.  
 .....

# NOTICE TO APPLICANTS

**Suggested Information for Neighborhood Notification Letters...** Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, LUCC, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

**We recommend that the Notification Letter include the following information:**

- The street address of the subject property.
- The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
- A physical description of the location, referenced to streets and existing land uses.
- A complete description of the actions requested of the EPC:
- If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
- If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
- If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
- The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination (ONC)

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- [ ] ONC's "Official" Letter to the applicant and "Attachment A" (if there are associations). A copy must be submitted with application packet **-OR-**
- [ ] The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- [ ] Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.
- [ ] Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

\*\*\*\*\*  
(Below this line for ONC use only)

Date of Inquiry: 2-27-07 Time Entered: 9:10 am ONC Rep. Initials: OR

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

www.bhinc.com

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 1, 2007

Mr. Larry Weaver  
6001 Unitas Ct. NW  
Albuquerque, New Mexico 87114

RE: Tract N-1-B-2 Seven Bar Ranch  
Vacation of Public Easements

Dear Mr. Weaver:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Paradise Hills Association.

This letter is to advise you that Bohannon Huston, Inc., agent for VT Inc. is seeking approval of Vacation of Public Easements from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Glenn Broughton, P.E.  
Project Manager  
Community Development and Planning Group

SW  
Enclosure

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

www.bhinc.com

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

February 28, 2007

Mr. Tom Anderson  
10013 Plunkett Dr. NW  
Albuquerque, New Mexico 87114

RE: Tract N-1-B-2 Seven Bar Ranch  
Vacation of Public Easements

Dear Mr. Anderson:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Paradise Hills Association.

This letter is to advise you that Bohannon Huston, Inc., agent for VT Inc. is seeking approval of Vacation of Public Easements from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

*for Stephanie Walton*  
Glenn Broughton, P.E.  
Project Manager  
Community Development and Planning Group

SW  
Enclosure

ANNAM HUSTON, INC  
9 JEFFERSON NE  
ALBUQUERQUE, NM 87109



91 7108 2133 3933 5100 0151



UNITED STATES POSTAGE  
02 1P  
\$ 04.88<sup>00</sup>  
0002368945 MAR 01 2007  
MAILED FROM ZIP CODE 87109

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Tom Anderson  
10013 Plunkett Dr. NW  
Albuquerque, NM 87114

2. Article Number

(Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

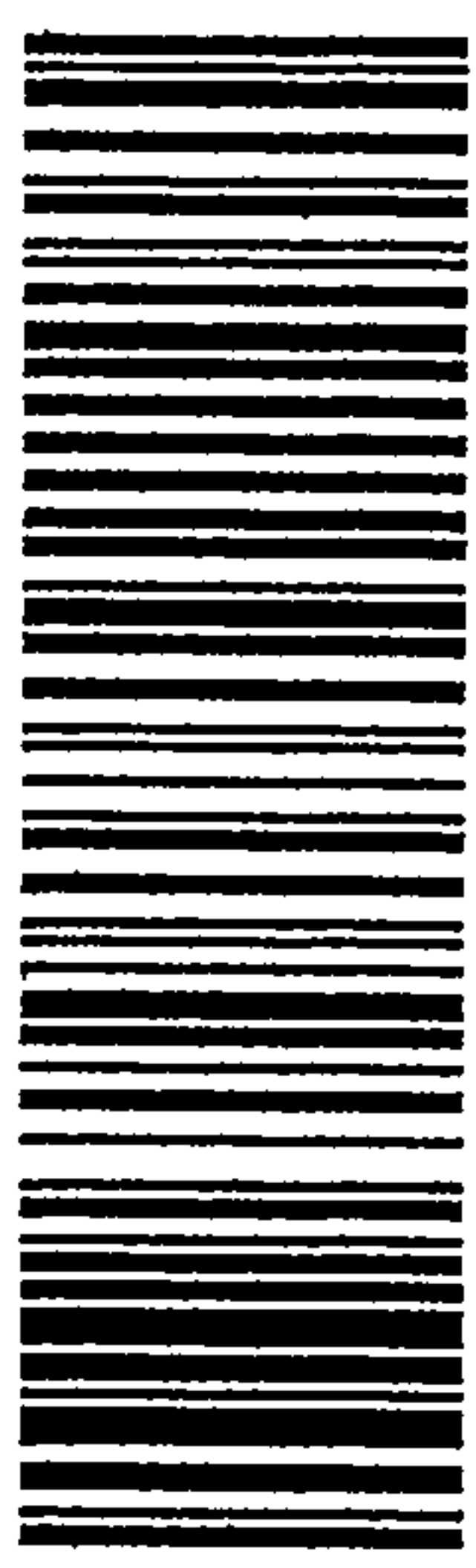
91 7108 2133 3933 5100 0151

PS Form 3811, February 2004

Domestic Return Receipt

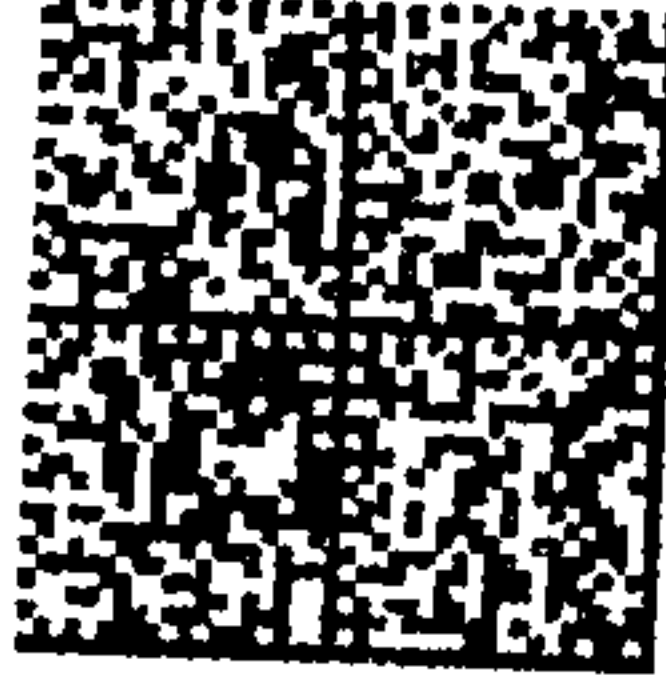
102595-02-M-1540

ANNAN-HUSTON, INC.  
100 JEFFERSON, NE  
ALBUQUERQUE, NM 87109



91 7108 2133 3933 5100 0229

UNITED STATES POSTAGE  
02 1P  
\$04.88  
0002368945 MAP 01 2007  
MAILED FROM ZIP CODES 7109



**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

LARRY WEAVER  
6001 UNIHOS CT. NW  
ALBUQUERQUE, NM 87114

**COMPLETE THIS SECTION ON DELIVERY**

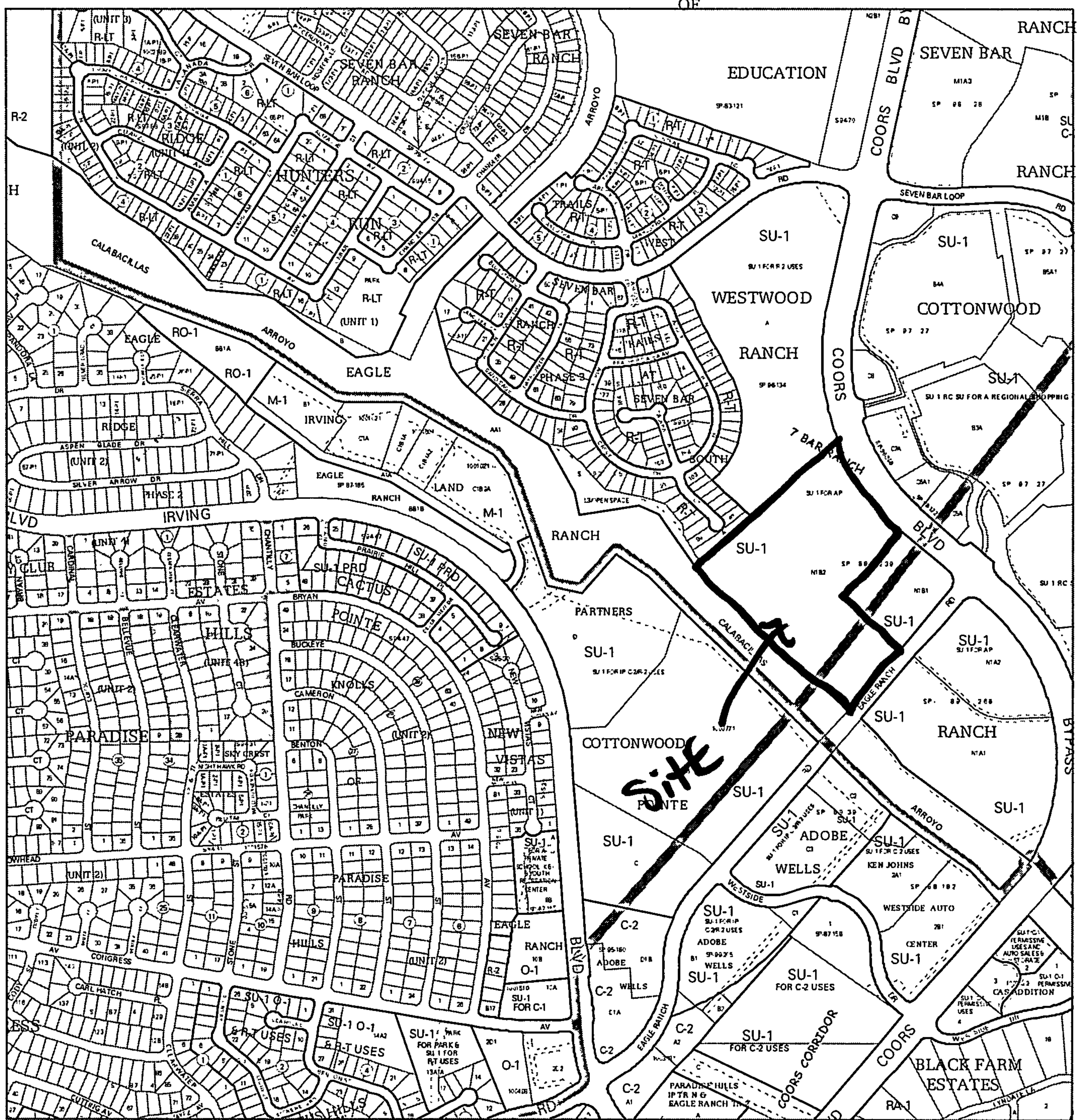
A. Signature <b>X</b>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

3. Service Type	<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
	<input type="checkbox"/> Registered	<input checked="" type="checkbox"/> Return Receipt for Merchandise
	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.
4. Restricted Delivery? (Extra Fee)	<input type="checkbox"/> Yes	

2. Article Number  
(Transfer from service label)  
91 7108 2133 3933 5100 0229

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 2/18/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**B-13-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

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

**PAID RECEIPT**

APPLICANT NAME VT INC A MISSOURI CORP  
 AGENT BO HANNAN HUSTON INC  
 ADDRESS 7500 JEFFERSON NE  
 PROJECT & APP # 1005133/07 PRB 00260  
 PROJECT NAME COSCO

City Of Albuquerque  
Treasury Division

3/2/2007 9:45AM LOC: ANNX  
 RECEIPT# 00072022 WSH 008 TRANSH 0002  
 Account 441018 Fund 0110  
 Activity 4971000 TRSLJS  
 Trans Amt \$320.00  
 J24 Misc \$75.00  
 CK \$320.00  
 CHANGE \$0.00

Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 225.00 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
- \$ 320.00 TOTAL AMOUNT DUE

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

3/2/2007  
 RECEIPT# 0007  
 Account 4410  
 Activity 4983  
 Trans Amt  
 J24 Misc  
 LOC: ANNX  
 TRANSH 0002  
 TRSLJS  
 \$320.00  
 \$225.00

**Bohannan & Huston INC.**  
 COURT YARD I, 7500 JEFFERSON STREET NE  
 ALBUQUERQUE, NM 87109-4335  
 505.823.1000

BANK OF AMERICA  
 ALBUQUERQUE, NEW MEXICO  
 95-32 / 1070  
 141323 141323

3/2/2007 9:45AM LOC: ANNX  
 RECEIPT# 00072020 WSH 008 TRANSH 0002  
 Account 441032 Fund 0110  
 Activity 4971000 TRSLJS  
 Trans Amt \$320.00  
 J24 Misc \$20.00  
**BOHANNAN-HUSTON INC.**

Thank You

TO THE ORDER OF City of Albuquerque  
 600 2nd Street NW  
 Albuquerque, NM 87102 US

AUTHORIZED SIGNATURE  
 AUTHORIZED SIGNATURE

# 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 MARCH 13, 2007 To MARCH 28, 2007

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.

Stephanie Walton  
(Applicant or Agent)

3-2-2007  
(Date)

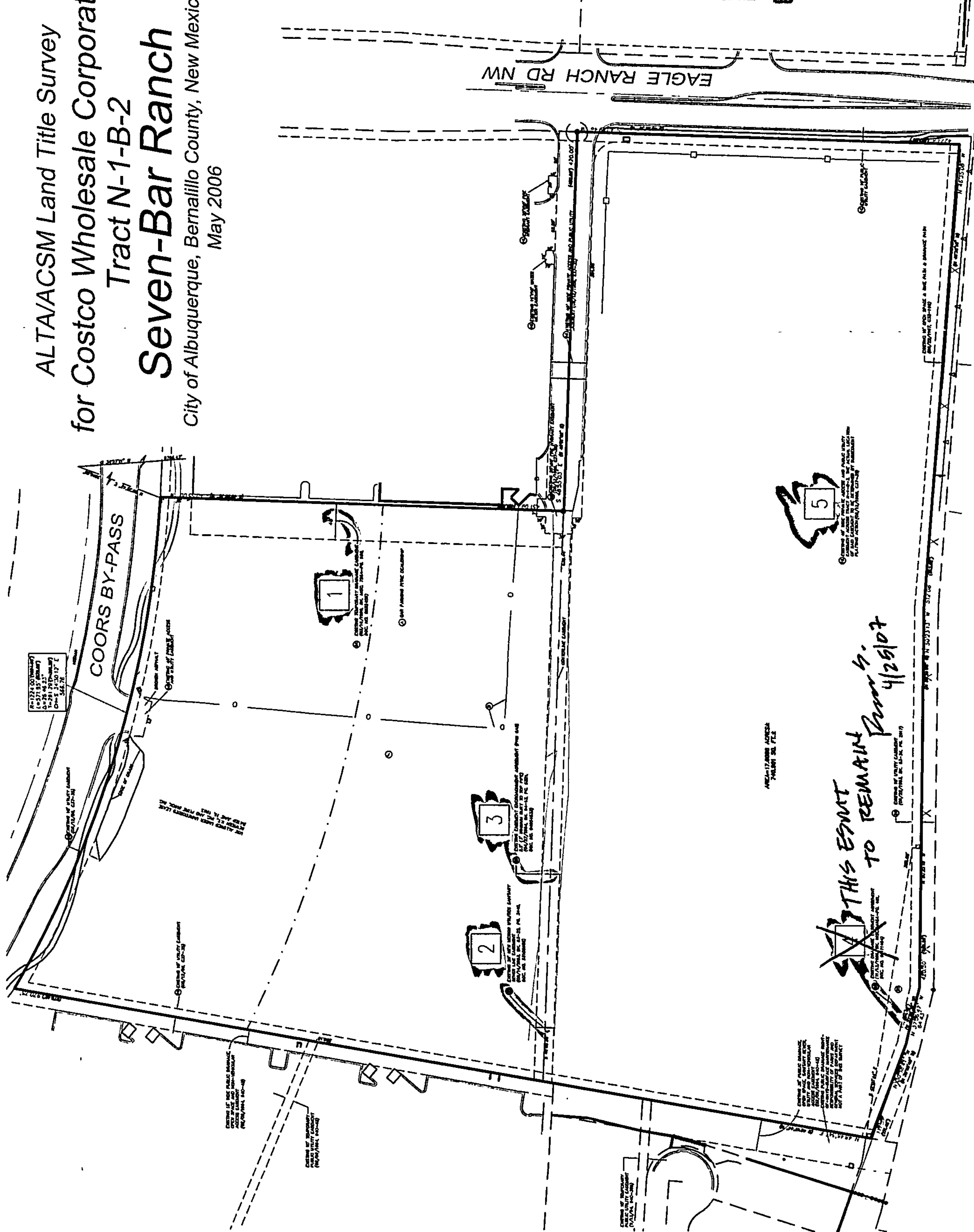
I issued 3 signs for this application,

03/02/07  
(Date)

Sandy Handley  
(Staff Member)

DRB PROJECT NUMBER: 1005133

ALTA/ACSM Land Title Survey  
 for Costco Wholesale Corporation  
 Tract N-1-B-2  
**Seven-Bar Ranch**  
 City of Albuquerque, Bernalillo County, New Mexico  
 May 2006



KEYED NOTES

1. EXISTING TEMPORARY DRAINAGE EASEMENT (03/16/1989, BK. MISC. 725A-PG. 950, DOC. NO. 8922459) TO BE VACATED.
2. EXISTING 20' NEW MEXICO UTILITIES SANITARY SEWER LINE EASEMENT (09/14/1993, BK. 93-25, PG. 3440, DOC. NO. 93100988) TO BE VACATED.
3. EXISTING EASEMENT ENCROACHMENT AGREEMENT (PNM GAS) (04/27/1994, BK. 94-13, PG. 5321, DOC. NO. 94054533) TO BE VACATED.
4. EXISTING DRAINAGE EASEMENT AGREEMENT (11/13/1986, BK. MISC. 418A-PG. 461, DOC. NO. 86111484) TO BE VACATED.
5. EXISTING 40' WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT ACROSS TRACT N-1-B-2, (08/12/1988, C37-35) TO BE VACATED.

# VACATION ACTION EXHIBIT

VACATION  
EXHIBIT  
Date 03/28/07



Scale: 1" = 150'

~~THIS EASEMENT TO REMAIN~~  
 4/25/07



Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

27

93100988

3440

EASEMENT

This grant of Easement, between V.T. Inc, a Missouri corporation ("Grantor"), whose address is P.O. Box 795, Shawnee Mission, KS 66201, and NEW MEXICO UTILITIES, INC., a New Mexico Corporation, ("NMUI"), whose address is 4700 Irving Blvd., N.W., Suite 201, Albuquerque, New Mexico 87114, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Grantor signs this Easement.

1. Recital. Grantor is the owner of certain real property located at Tract N-15-2, Seven Bar Ranch in Bernalillo County, New Mexico (the "Property").

2. Grant of Easement. The Grantor grants to NMUI a permanent easement ("Easement") in, over, upon and across the Property for an 8" Sanitary Sewer Line. The Easement is more particularly described in the attached Exhibit "A".

The grant of Easement includes the right of NMUI to enter upon the Easement at any time for inspection, installation, maintenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if NMUI determines they interfere with the appropriate use of the Easement. This grant includes the right of access to the Easement across the Grantor's adjoining property.

Grantor agrees for itself and its successors in interest that it has been paid in valuable consideration and that the grant of this Easement is not a gift or donation.

3. Warranty. Grantor covenants and warrants that it is the owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof, that the Property is free from all encumbrances except of record and taxes due and owing the Treasurer of Bernalillo County, and that the Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

4. Binding on Grantor's Property. The grant and other provisions of the Easement constitute running with the land for the benefit of NMUI and its successors and assigns until terminated.

5. Form Not Changed. Grantor agrees that changes to this form are not binding upon NMUI unless initialed by the Grantor and approved and signed by an officer of NMUI in writing on this form.

NEW MEXICO UTILITIES, INC.

GRANTOR:  
V.T., Inc., a Missouri corporation

Approved: [Signature]  
By: [Signature]  
Title: President  
Date: 9/2/93

[Signature]  
Title: Cecil Van Tuyl, President  
Date: 8/26/93

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

This instrument was acknowledged before me on September 2 19 93  
by ~~James L. Williams~~, resident of NEW MEXICO UTILITIES, INC., a New Mexico Corporation.  
Robert L. Swartwout, President

[Signature]  
Notary Public

My Commission expires:  
12/22/96



OFFICIAL SEAL  
JEAN G. STEVENS  
NOTARY PUBLIC - STATE OF NEW MEXICO  
Notary Bond filed with Secretary of State.  
My Commission Expires \_\_\_\_\_

STATE OF Kansas )  
                                  ) SS.  
COUNTY OF Johnson )

This instrument was acknowledged before me on August 26,  
19 93, by Cecil Van Tuyl, President of V.T., Inc., a Missouri corporation

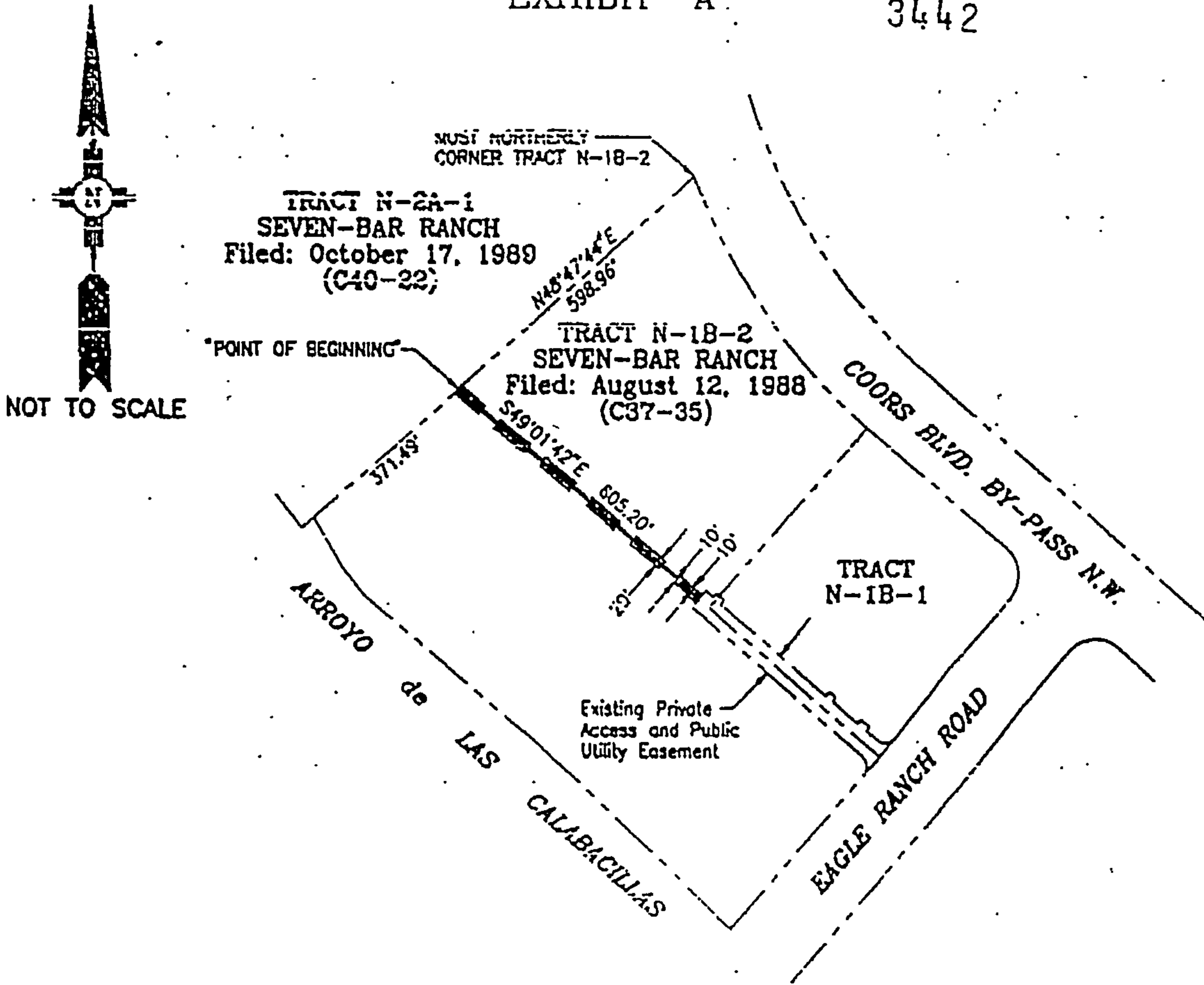
CAROLYN REITER.  
Notary Public - State of Kansas.  
My Appt. Expires 1-31-97

[Signature]  
Notary Public

My Commission expires:  
January 31, 1997

EXHIBIT "A"

3442



DESCRIPTION

A 20 foot wide strip of land situate within the Town of Alameda Grant, in projected Section 7, T11N, R3E, N.M.P.M., Bernalillo County, New Mexico. Said strip of land being a portion of TRACT N-1B-2, as the same is shown and designated on the plot of TRACTS N-1B-1 AND N-1B-2, SEVEN-BAR RANCH, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 12, 1988 in Volume C37, folio 35. Said 20 foot wide strip of land being measured 10 feet from, parallel to, and on each side of the following described centerline which is more particularly described by New Mexico State Plane Grid bearings (Central Zone) and ground distances as follows:

BEGINNING at a point on the northwesterly boundary line of said TRACT N-1B-2, whence the most northerly corner of said TRACT N-1B-2, a point on the westerly right-of-way line of Coors Boulevard By-Pass N.W., bears N48°47'44"E a distance of 598.96 feet; and from said point of beginning ~~along said centerline~~ S49°01'42"E a distance of 805.20 feet to a point on the northwesterly boundary line of a Private Access and Public Utility Easement and the end of this centerline.

Said 20 foot wide strip of land contains 0.2779 of an acre, more or less.

SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenhogen, a registered New Mexico Surveyor, certify that this plat was prepared by me or under my supervision and is true and accurate to the best of my knowledge and belief.

*Thomas G. Klingenhogen*  
 Thomas G. Klingenhogen  
 New Mexico Surveyor 5978

Date: B-10-93

BOHANNAN-HUSTON INC.  
 Courtyard I  
 7500 Jefferson St. NE  
 Albuquerque, NM 87109

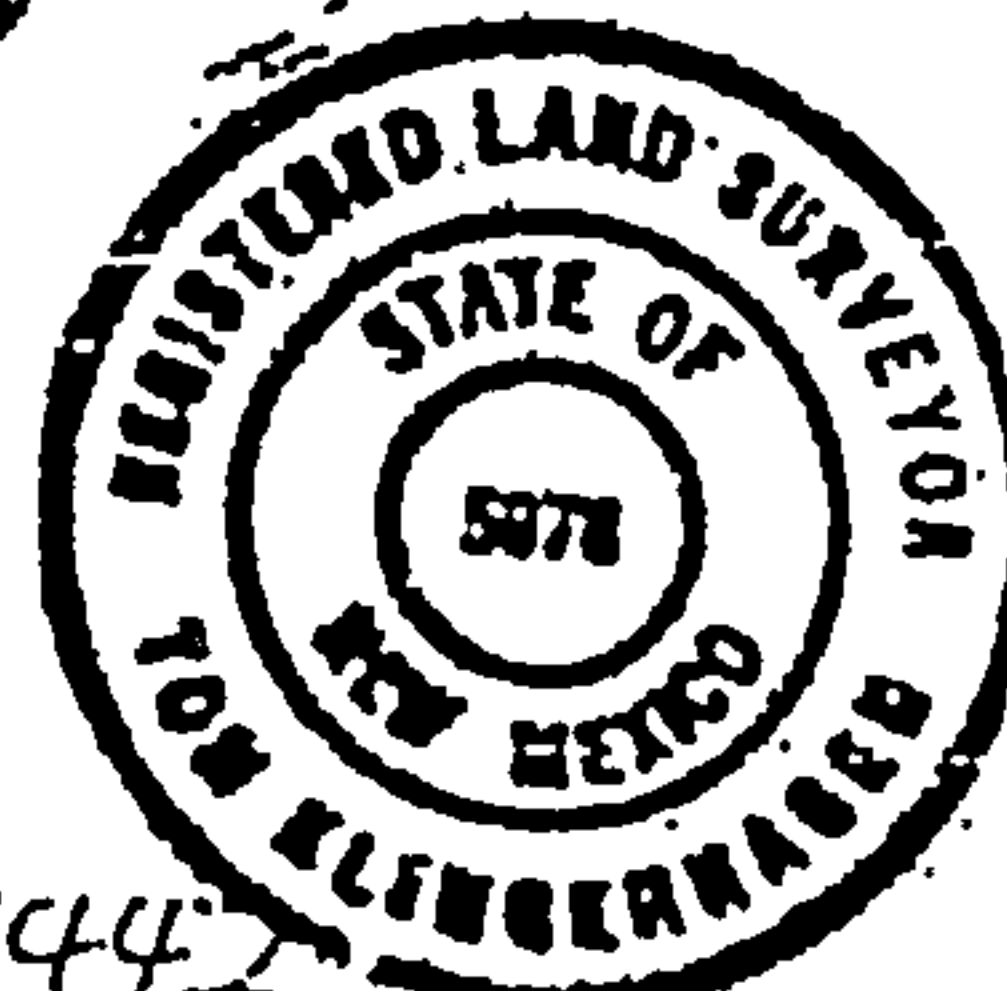
Job No. 92292.80

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO

93 SEP 14 11:10:00

B-25 3440-3442

*Bohannon*



5321

94054533

**NEW MEXICO UTILITIES, INC.  
EASEMENT ENCROACHMENT AGREEMENT**

This Easement Encroachment Agreement made this 4<sup>th</sup> day of April, 1994, by and between Gas Company of New Mexico, (hereinafter called "First Party"), their heirs, successors and assigns, and New Mexico Utilities, Inc., a New Mexico Corporation, (hereinafter called "NMUI") ("Parties").

WITNESSETH:

WHEREAS, NMUI is the Grantee of a certain easement defined in Exhibit "A"; and

WHEREAS, First Party desires to encroach upon the Easement as more particularly specified hereinafter; and WHEREAS, NMUI has agreed to said encroachment; NOW, THEREFORE, for and in consideration of the sum of One and No/100 (\$1.00, in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, NMUI does hereby grant First Party the right to encroach upon the Sanitary Sewer Easement only to the extent specified below:

To place and maintain a gas line owned by the First Party wholly within the Easement described in Exhibit "A," and situated 2.50 feet from, and parallel to, the northeast boundary of the Easement described in Exhibit "A" from the property line of Tract N-1B-2 to the existing private access and public utility easement. The top of the gas line must maintain a minimum depth of 3 (three) feet below existing grade at the time of installation.

By granting the aforesaid right to encroach, NMUI does not waive or relinquish any rights or benefits that it may have under or by reason of the Easement, including, but not limited to, the right to build, rebuild, construct, reconstruct, locate, relocate, change, modify, renew, operate, and maintain its sanitary sewer, and other equipment, fixtures and structures that are now located, or may in the future be located, through, on, within, or under the Easement. First Party, at its sole cost and expense, agrees to remove or relocate its encroachment upon the written request of NMUI within 90 days of such written request. First Party appoints NMUI its agent to accomplish said removal or relocation at First Party's expense if First Party fails to remove or relocate such encroachment within such time period.

In consideration of NMUI granting First Party the right to encroach upon the Easement, First Party hereby agrees to indemnify and hold harmless NMUI, its agents, officers and employees, from any and all claims whatsoever for personal injuries or damages to property when such injuries or damages directly or indirectly arise out of the existence, construction, maintenance, repair, condition, use or presence of the encroachment upon the Easement, regardless of the cause of said injuries or damages; provided, however, that notwithstanding anything to the contrary in this paragraph, First Party shall not be required to indemnify NMUI for liability, claims, damages, losses, or expenses, arising out of the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by NMUI, or the agents or employees of NMUI.



In consideration of NMUI permitting First Party to encroach upon the Easement, First Party agrees that NMUI shall not be responsible for any damage caused to facility, equipment, structures, or other property of First Party if damaged by reason of NMUI's use of the Easement.

First Party shall comply with all applicable laws, ordinances, rules and regulations enacted or promulgated by any federal, state or local governmental body having jurisdiction over First Party's encroachment.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, personal representatives, successors and assigns of the Parties hereto; provided, however, that no such heir, executor, administrator, personal representative, successor or assign of the First Party shall have the right to use, alter or modify the encroachment in a manner which will increase the burden of the encroachment on the Easement.

IN WITNESS HEREOF, the Parties have executed this Agreement on the day and year first above written.

(First Party):

By: Gas Company N. Mex.

Name: Tim Cynova

Title: Mgr. Engr. NCS

New Mexico Utilities, Inc.

By: [Signature]

Name: Robert L. Stewart

Title: President

NMUI USE ONLY

STATE OF NEW MEXICO

COUNTY OF Bernalillo SS

This instrument was acknowledged before me on April 4 1994 by Robert L. Stewart, President of the New Mexico Utilities, Inc., a New Mexico Corporation, on behalf of said corporation.



OFFICIAL SEAL  
JEAN G. STEVENS  
NOTARY PUBLIC STATE OF NEW MEXICO  
Notary Bond Filed with Secretary of State  
My Commission Expires \_\_\_\_\_

[Signature]  
NOTARY PUBLIC

My Commission Expires: 12-22-96

STATE OF NEW MEXICO

COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on APRIL 6 1994 by TIM CYNOVA, MGR. ENGR. NCS OF Gas Company of New Mexico

[Signature]  
NOTARY PUBLIC

My Commission Expires: APRIL 22, 1995

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

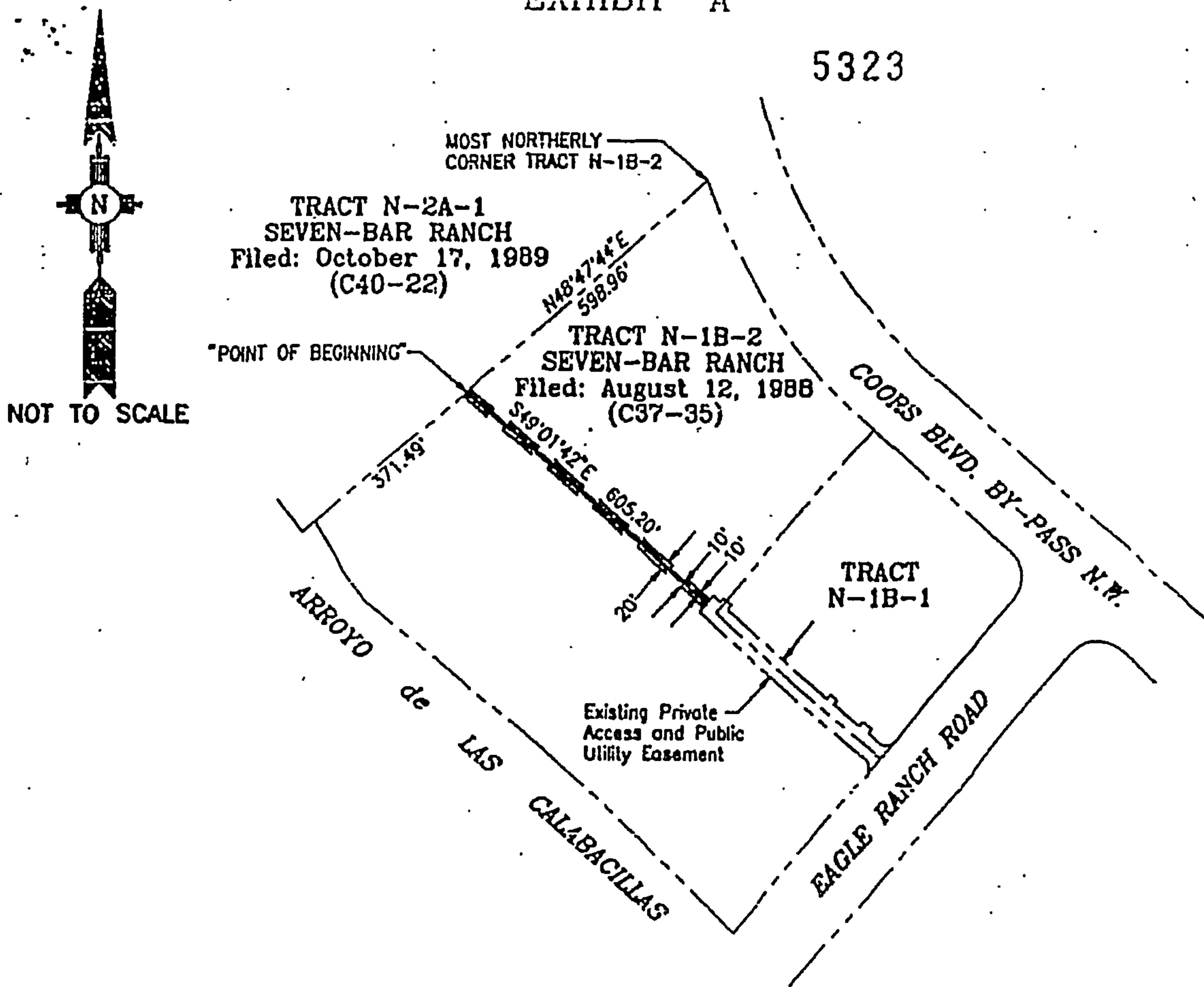
1994 APR 27 AM 10:48

10040220248

9413 PG 5321  
JUDY D. WOOD/PA  
CO. CLERK & REC'D  
5323

EXHIBIT "A"

5323



NOT TO SCALE

DESCRIPTION

A 20 foot wide strip of land situate within the Town of Alameda Grant, in projected Section 7, T11N, R5E, N.M.P.M., Bernalillo County, New Mexico. Said strip of land being a portion of TRACT N-1B-2, as the same is shown and designated on the plot of TRACTS N-1B-1 AND N-1B-2, SEVEN-BAR RANCH, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 12, 1988 in Volume C37, folio 35. Said 20 foot wide strip of land being measured 10 feet from, parallel to, and on each side of the following described centerline which is more particularly described by New Mexico State Plane Grid bearings (Central Zone) and ground distances as follows:

BEGINNING at a point on the northwesterly boundary line of said TRACT N-1B-2, whence the most northerly corner of said TRACT N-1B-2, a point on the westerly right-of-way line of Coors Boulevard By-Pass N.W., bears N48°47'44"E a distance of 598.96 feet; and from said point of beginning running along said centerline, S49°01'42"E a distance of 605.20 feet to a point on the northwesterly boundary line of a Private Access and Public Utility Easement and the end of this centerline.

Said 20 foot wide strip of land contains 0.2779 of an acre, more or less.

SURVEYOR'S CERTIFICATION

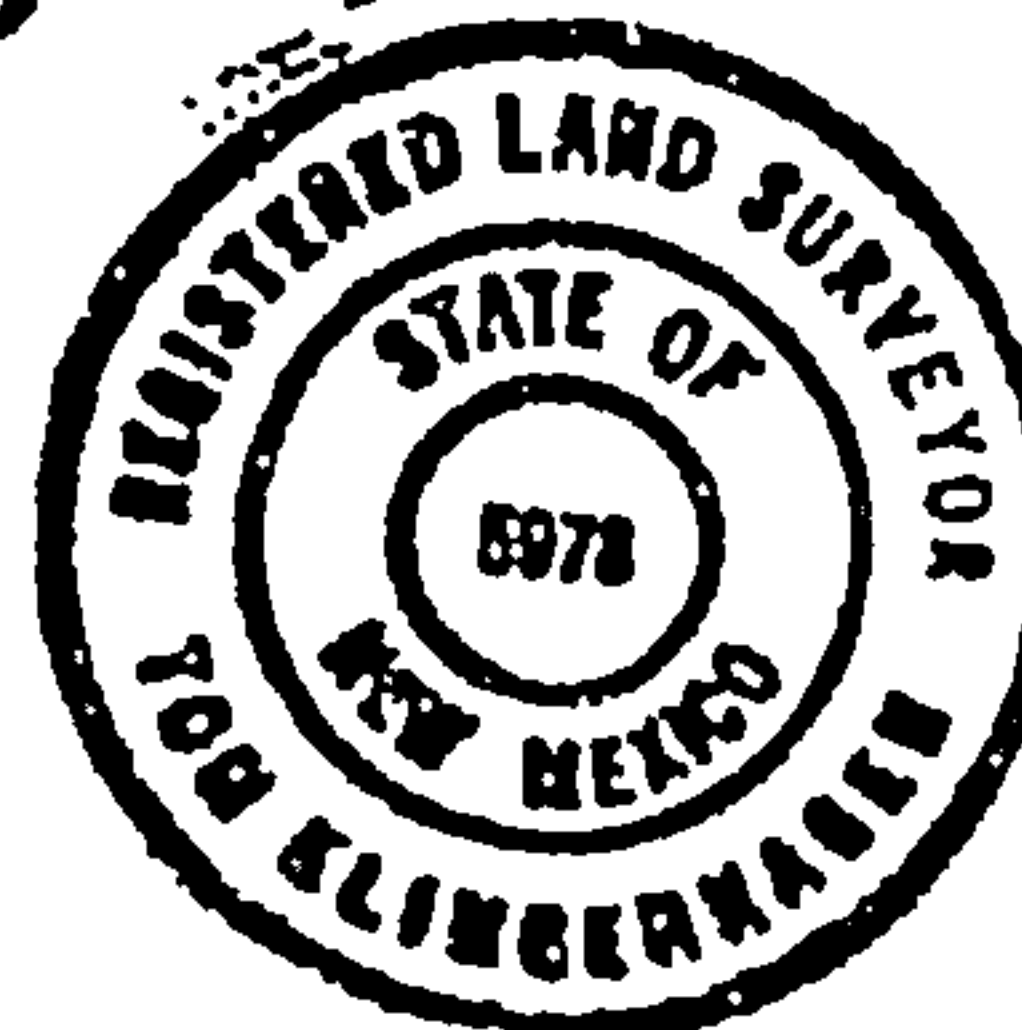
I, Thomas G. Klingenhagen, a registered New Mexico Surveyor, certify that this plot was prepared by me or under my supervision and is true and accurate to the best of my knowledge and belief.

*Thomas G. Klingenhagen*  
 Thomas G. Klingenhagen  
 New Mexico Surveyor 5978

Date: 8-10-93

BOHANNAN-HUSTON INC.  
 Courtyard I  
 7500 Jefferson St. NE  
 Albuquerque, NM 87109

Job No. 92292.80



18

26111484

C. 461  
461

DRAINAGE EASEMENT AGREEMENT

THIS DRAINAGE EASEMENT AGREEMENT is made and executed this 6<sup>th</sup> day of October, 1986, by and between the SEVEN BAR LAND AND CATTLE COMPANY, a New Mexico Limited Partnership, its successors and assigns, (hereinafter referred to as the "Grantor"), and the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, a political subdivision of the State of New Mexico, its successors and assigns, (hereinafter referred to as the "Grantee").

WITNESSETH:

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor and Grantee agree and covenant as follows:

1. The Grantor owns a fee interest in certain lands located within and in the vicinity of that stretch of the Calabacillas Arroyo from Coors Road westward to the boundary of the Seven Bar Ranch Sector Development Plan Area in Bernalillo County, New Mexico, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (hereinafter called the "Easement Lands").

2. The Grantee currently holds certain easement rights over, under and through a portion of this property granted by a Drainage Easement from A. J. Black and Mary Jane Black, his wife, and Seven-Bar Flying Service, Inc., as Grantors, to the Corrales Watershed District, as Grantee, dated August 18, 1971 and filed for record with the County Clerk of Bernalillo County, New Mexico at Misc. 225, Folio 924-927 on August 19, 1971, as quitclaimed to Grantee by Quitclaim Deed from the Corrales Watershed District to Grantee, dated January 11, 1977. The Grantee does hereby release and fully relinquish any and all rights the Grantee, its heirs, assigns and successors-in-interest have or hold in Tract "E" of the above-referenced easement.

3. The Grantor does hereby grant, bargain, convey, sell and deliver to the Grantee a non-exclusive easement over and across the Easement Lands for the purpose of conveying storm water and to construct, reconstruct, operate and maintain channel improvements, bridges, roads, bank protection, inlet structures, embankments, energy dissipators and other storm and drainage improvements for the drainage of any and all storm and drainage flows and the rights of ingress and egress in and across the Easement Lands.

4. The rights and easements for the uses and purposes aforesaid are granted unto the Grantee, its successors and assigns, forever, except that any portion of the Easement Lands shall revert to the Grantor, its successors or assigns, as and to the extent the AMAFCA Board of Directors declares said portion unnecessary for flood control, maintenance, drainage or erosion. Any reversion shall be evidenced by quitclaim deed, filed for public record with the Bernalillo County Clerk within thirty (30) days after the reversion.

5. Grantee agrees to reserve to the Grantor, its heirs, successors or assigns, the right to drain all developed flows of storm water, without ponding, through and into the Calabacillas from any lands of the Grantor's within the Seven Bar Sector Development Plan Area and the right to drain at least natural and historic flows from other lands of the Grantor or Albert or Mary Jane Black within the drainage basin of the Callabacillas Arroyo through and into the Calabacillas Arroyo. Grantee will not require Grantor to maintain the Calabacillas Arroyo, or to construct, operate or maintain any improvements to the Calabacillas Arroyo, except for inlets to accommodate local drainage.

*off*  
*HAB*

6. Grantor hereby reserves to itself, its successors and assigns, the right to use portions of the Easement Lands for any purpose which will not interfere with the rights and easements hereby granted. Those uses may include, but are not limited to, open space, landscaping, parks, recreation, athletics, utilities, utility facilities, temporary access roads, or permanent public roads, and public bridges. Grantor must obtain Grantee's prior written approval for any such use, for any excavation, filling or grading and for any construction or improvements within the Easement Lands, which approval shall not be unreasonably withheld. However, if the Grantor, its successors or assigns, constructs any improvements within the Easement Lands, those uses and improvements are constructed at Grantor's, its successors and assigns' risk. If said use or improvements are lost or damaged by an act of God or by any acts of the Grantee necessary to maintain the Calabacillas Arroyo or any storm or drainage improvements therein, Grantor, its successors and assigns shall not be entitled to compensation from the Grantee for any such loss or damage.

7. The Grantor, or any single assignee from Grantor, shall have the right to remove dirt and/or gravel from the bottom of the Calabacillas Arroyo, within the limits of the land described in Exhibit "A", so long as that removal does not impair the hydraulics or stability of said arroyo as determined by grantee or otherwise interfere with the rights of the Grantee hereby granted. Prior to any such removal, Grantor shall consult with and obtain written approval from Grantee concerning the location and scope of said removal, which approval shall not be unreasonably withheld. Grantee, its agents or contractors, may remove dirt and/or gravel from the Calabacillas 1) in the event of an emergency, or 2) if the Grantee has given Grantor thirty (30) days written notice of Grantee's intention to remove dirt and/or gravel from the arroyo and Grantor has not exercised its right of first refusal. Grantee its agents or contractors shall have the right to add dirt and sediment to the banks or bottom of the Calabacillas Arroyo and to grade and to move dirt and/or gravel from one location to another within the Calabacillas Arroyo and its banks.

IN WITNESS WHEREOF, the parties set their hands and seals on the date first written above.

GRANTOR:

SEVEN BAR LAND AND CATTLE COMPANY,  
a New Mexico Limited Partnership,

APPROVED BY:

BY: *John Black*

*Albert J. Black*  
Albert J. Black

BY: *Mary Jane Black*

*Mary Jane Black*  
Mary Jane Black

BY: *William R. Black*





LEGAL DESCRIPTION PARCEL BC-1-5

That certain parcel of land situate within the Town of Alameda Grant in projected Section 7, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising the Arroyo De Las Calabacillas, as the same is shown and designated on the plat entitled "SUMMARY PLAT, SEVEN-BAR RANCH (FOR ANNEXATION)", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 8, 1981, in Volume C18, folio 96, more particularly described as follows:

BEGINNING at the Northeast corner of the parcel herein described, a point on the Northwesterly right of way line of North Coors Road (New Mexico State Highway No. 448), whence (1) the Northwest corner of projected Section 6, Township 11 North, Range 3 East (an existing 1-1/2" iron pipe in place) bears N 28° 07' 51" W, 10914.80 feet distant, and (2) New Mexico State Highway Commission Monument "NM-448-N12" bears N 35° 11' 23" E, 4580.31 feet distant; Thence,

S 40° 58' 18" W, 262.00 feet along said Northwesterly right of way line of North Coors Road to the Southeast corner of said Arroyo De Las Calabacillas and the Southeast corner of the parcel herein described; Thence Northwesterly along the Southwesterly line of said Arroyo De Las Calabacillas on the following fifteen (15) courses,

N 42° 50' 54" W, 226.15 feet to a point; Thence,

N 54° 11' 54" W, 521.15 feet to a point; Thence,

N 46° 15' 54" W, 480.85 feet to a point; Thence,

N 45° 51' 53" W, 1143.02 feet to a point; Thence,

N 45° 14' 24" W, 153.58 feet to a point; Thence,

N 55° 14' 24" W, 211.07 feet to a point; Thence,

S 41° 35' 36" W, 272.94 feet to a point; Thence,

N 78° 35' 24" W, 189.65 feet to a point; Thence,

N 19° 16' 54" W, 624.82 feet to a point; Thence,

N 36° 29' 54" W, 122.50 feet to a point; Thence,

N 50° 17' 54" W, 555.45 feet to a point; Thence,

N 89° 56' 24" W, 338.45 feet to a point; Thence,

N 56° 56' 24" W, 568.10 feet to a point; Thence,

N 69° 27' 24" W, 583.40 feet to a point; Thence,

N 69° 09' 24" W, 524.65 feet to the Southwest corner of said Arroyo De Las Callahacillas, a point on the Westerly line of said projected Section 7, and the Southwest corner of the parcel herein described; Thence,

N 00° 17' 07" E, 582.85 feet along the Westerly line of said Arroyo De Las Calabacillas and the Westerly line of said projected Section 7 to the Northwest corner of said Arroyo De Las Calabacillas and the Northwest corner of the parcel herein described, said corner also being the Southwest corner of Tract A, Seven-Bar Ranch, as the same is shown and designated on the plat entitled "SUMMARY PLAT, SEVEN-BAR RANCH (FOR ANNEXATION)", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 8, 1981, in Volume C18, folio 96; Thence Southeasterly along the Northerly line of said Arroyo De Las Calabacillas and the Southwesterly line of said Tract A on the following twelve (12) courses,

S 56° 59' 31" E, 179.28 feet to a point; Thence,  
 S 36° 57' 47" E, 80.33 feet to a point; Thence,  
 S 50° 42' 53" E, 187.86 feet to a point; Thence,  
 S 58° 44' 00" E, 210.78 feet to a point; Thence,  
 S 44° 07' 43" E, 236.75 feet to a point; Thence,  
 S 43° 03' 41" E, 180.64 feet to a point; Thence,  
 S 84° 08' 50" E, 309.62 feet to a point; Thence,  
 S 66° 13' 49" E, 59.61 feet to a point; Thence,  
 S 50° 41' 03" E, 174.69 feet to a point; Thence,  
 S 56° 27' 12" E, 349.42 feet to a point; Thence,  
 N 83° 30' 29" E, 133.98 feet to a point; Thence,  
 N 63° 48' 10" E, 48.20 feet to the Southeast corner of said Tract A and the Southwest corner of the A.M.A.F.C.A. Flood Diversion No. 2 Drainage Easement; Thence,  
 S 64° 43' 00" E, 120.00 feet along the Southerly line of said A.M.A.F.C.A. Flood Diversion No. 2 Drainage Easement to the Southeast corner of said Easement; Thence,  
 N 25° 17' 00" E, 308.42 feet along the Southeasterly line of said A.M.A.F.C.A. Flood Diversion No. 2 Drainage Easement to a point; Thence Southeasterly along the Northeasterly line of said Arroyo De Las Calabacillas on the following fifteen (15) courses,  
 S 14° 55' 00" E, 329.85 feet to a point; Thence,  
 S 36° 30' 21" E, 93.83 feet to a point; Thence,



S 48° 33' 33" E, 243.38 feet to a point; Thence,  
S 58° 44' 32" E, 316.52 feet to a point; Thence,  
S 29° 43' 13" E, 288.71 feet to a point; Thence,  
S 11° 18' 02" E, 119.98 feet to a point; Thence,  
N 80° 53' 12" E, 317.39 feet to a point; Thence,  
S 66° 58' 47" E, 118.79 feet to a point; Thence,  
S 34° 18' 02" E, 242.02 feet to a point; Thence,  
S 37° 56' 38" E, 254.76 feet to a point; Thence,  
S 50° 24' 08" E, 421.50 feet to a point; Thence,  
S 40° 36' 18" E, 707.92 feet to a point; Thence,  
S 41° 48' 37" E, 150.72 feet to a point; Thence,  
S 32° 13' 38" E, 64.92 feet to a point; Thence,  
S 53° 44' 10" E, 876.19 feet to the Northeast corner and point of  
beginning of the parcel herein described.

Said parcel contains 39.4989 acres, more or less.

LEGAL DESCRIPTION PARCEL BC-1-R

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 7, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising a Southerly portion of Tracts N-1 and N-2, Seven-Bar Ranch, as the same are shown and designated on the plat entitled TRACTS N-1, N-2 AND H-1, SEVEN-BAR RANCH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on 13 November, 1986, in Volume C 32, folio 16, more particularly described as follows:

BEGINNING at the Southeast corner of the parcel herein described, said corner being the Southeast corner of said Tract N-1, a point on the Westerly right of way line of Coors Boulevard By-Pass N. W. and a point on the Northerly line of the Arroyo De Las Calabacillas, as the same is shown and designated on the plat entitled "SUMMARY PLAT, SEVEN-BAR RANCH (FOR ANNEXATION)", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 8, 1981, in Volume C18, folio 96, whence (1) the Northwest corner of projected Section 6, Township 11 North, Range 3 East (an existing 1-1/2" iron pipe in place) bears N 28° 04' 54" W, 10895.30 feet distant, and (2) New Mexico State Highway Commission Monument "NM-448-N12" bears N 35° 27' 37" E, 4579.95 feet distant; Thence Northwesterly along the Southerly line of said Tracts N-1 and N-2 and the Northerly line of said Arroyo De Las Calabacillas on the following twelve (12) courses,

N 53° 44' 10" W, 854.56 feet to a point; Thence,  
 N 32° 13' 38" W, 64.92 feet to a point; Thence,  
 N 41° 48' 37" W, 150.72 feet to a point; Thence,  
 N 46° 36' 18" W, 707.92 feet to a point; Thence,  
 N 50° 24' 08" W, 421.50 feet to a point; Thence,  
 N 37° 56' 38" W, 254.76 feet to a point; Thence,  
 N 34° 18' 02" W, 242.02 feet to a point; Thence,  
 N 66° 58' 47" W, 118.79 feet to a point; Thence,  
 S 80° 53' 12" W, 317.39 feet to a point; Thence,  
 N 11° 18' 02" W, 119.98 feet to a point; Thence,  
 N 29° 43' 13" W, 288.71 feet to a point; Thence,  
 N 58° 44' 32" W, 225.74 feet to the most Westerly corner of the parcel herein described; Thence leaving said Southerly line of Tracts N-1 and N-2 and the Northerly line of said Arroyo De Las Calabacillas,  
 S 59° 50' 25" E, 130.64 feet to a point; Thence,

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S 41° 48' 35" E, 183.20 feet to a point; Thence,  
S 77° 59' 15" E, 185.00 feet to a point; Thence,  
S 59° 59' 25" E, 195.64 feet to a point; Thence,  
S 31° 37' 25" E, 250.00 feet to a point; Thence,  
S 41° 59' 34" E, 351.88 feet to a point; Thence,  
S 48° 00' 26" W, 9.38 feet to a point; Thence,  
S 50° 24' 09" E, 267.11 feet to a point; Thence,  
S 46° 36' 18" E, 709.12 feet to a point; Thence,  
S 41° 48' 37" E, 152.73 feet to a point; Thence,  
S 32° 13' 38" E, 63.23 feet to a point; Thence,  
S 53° 44' 10" E, 849.71 feet to the Northeast corner of the parcel  
herein described, a point on curve on the Easterly  
line of said Tract N-1 and said Westerly right of  
way line of Coors Boulevard By-Pass N. W.; Thence,  
Southwesterly , 16.10 feet along said Easterly line of Tract N-1 and  
said Westerly right of way line of Coors Boulevard  
By-Pass N. W. on the arc of a curve to the right  
(said curve having a radius of 1068.00 feet and a  
chord which bears S 29° 50' 36" W, 16.10 feet) to the  
Southeast corner and point of beginning of the parcel  
herein described.

Said parcel contains 2.8167 acres, more or less.

LEGAL DESCRIPTION PARCEL DC-1-2

That certain parcel of land situate within the Town of Alameda Grant in projected Section 7, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising a southerly portion of Tract A, Seven-Bar Ranch, as the same is shown and designated on the plat entitled "SUMMARY PLAT, SEVEN-BAR RANCH, (FOR ANNEXATION)", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 8, 1981, in Volume C18, folio 96, more particularly described as follows:

BEGINNING at a point on the Southwesterly line of said Tract A, said point also being a point on the Northeasterly line of the Arroyo De Las Calabacillas, as the same is shown and designated on said Summary Plat, Seven-Bar Ranch (For Annexation), whence (1) the Northwest corner of projected Section 6, Township 11 North, Range 3 East (an existing 1-1/2" iron pipe in place) bears N 12° 43' 32" W, 7139.46 feet distant, (2) New Mexico State Highway Commission Monument "NM-448-N12" bears N 80° 07' 20" E, 6306.55 feet distant, and (3) the Southwest corner of said Tract A bears N 56° 46' 15" W, 1915.31 feet distant; Thence,

N 56° 27' 12" W, 349.42 feet along said Southwesterly line of Tract A and said Northeasterly line of the Arroyo De Las Calabacillas to a point; Thence,

N 50° 41' 03" W, 174.69 feet along said Southwesterly line of Tract A and said Northeasterly line of the Arroyo De Las Calabacillas to the most Westerly corner of the parcel herein described; Thence,

S 62° 22' 18" E, 624.03 feet to the most Easterly corner of the parcel herein described, a point on said Southwesterly line of Tract A and said Northeasterly line of the Arroyo De Las Calabacillas; Thence,

S 63° 30' 29" W, 127.32 feet along said Southwesterly line of Tract A and said Northeasterly line of the Arroyo De Las Calabacillas to the point of beginning of the parcel herein described.

Said parcel contains 0.5820 acre, more or less.

LEGAL DESCRIPTION PARCEL BC-1-10

That certain parcel of land situate within the Town of Alameda Grant in projected Section 7, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising a southerly portion of Tract A, Seven-Bar Ranch, as the same is shown and designated on the plat entitled "SUMMARY PLAT, SEVEN-BAR RANCH (FOR ANNEXATION)", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 8, 1981, in Volume C18, folio 96, more particularly described as follows:

BEGINNING at a point on the southeasterly line of said Tract A and a point on the northeasterly line of the Arroyo De Las Calabacillas, as the same is shown and designated on said Summary Plat, Seven-Bar Ranch (For Annexation), whence (1) the Northwest corner of projected Section 6, Township 11 North, Range 3 East (an existing 1-1/2" iron pipe in place) bears N 06° 45' 31" W, 6652.86 feet distant, (2) the New Mexico State Highway Commission Monument "NM-448-M12" bears N 84° 05' 38" E, 7040.16 feet distant, and (3) the Southwest corner of said Tract A bears N 49° 34' 16" W, 1067.24 feet distant; Thence northwesterly along said southwesterly line of Tract A and said northeasterly line of the Arroyo De Las Calabacillas on the following two (2) courses,

- N 43° 03' 41" W, 180.64 feet to a point; Thence,
- N 44° 07' 43" W, 208.56 feet to the most westerly corner of the parcel herein described; Thence,
- S 62° 11' 49" E, 150.00 feet to a point; Thence,
- S 41° 11' 51" E, 214.23 feet to a point; Thence,
- S 83° 11' 46" E, 214.23 feet to a point; Thence,
- S 61° 32' 20" E, 165.41 feet to the most easterly corner of the parcel herein described, a point on said southeasterly line of Tract A and said northeasterly line of the Arroyo De Las Calabacillas; Thence northwesterly along said southwesterly line of Tract A and said northeasterly line of the Arroyo De Las Calabacillas on the following two (2) courses,
- N 68° 13' 49" W, 59.61 feet to a point; Thence,
- N 84° 08' 50" W, 309.62 feet to the point of beginning of the parcel herein described.

Said parcel contains 0.6028 acre, more or less.

LEGAL DESCRIPTION PARCEL BC-1-11

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That certain parcel of land situate within the Town of Alameda Grant in projected Section 7; Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising the Southwesterly portion of Tract A, Seven-Bar Ranch, as the same is shown and designated on the plat entitled "SUMMARY PLAT, SEVEN-BAR RANCH (FOR ANNEXATION)", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 8, 1981, in Volume C18, folio 96, more particularly described as follows:

BEGINNING at the Southwest corner of said Tract A and the Southwest corner of the parcel herein described, said corner being the intersection of the Westerly line of said projected Section 7 with the Northeasterly line of the Arroyo De Las Calabacillas as the same is shown and designated on said Summary Plat, Seven-Bar Ranch (For Annexation), whence (1) the Northwest corner of projected Section 6, Township 11 North, Range 3 East (an existing 1-1/2" iron pipe in place) bears N 00° 17' 07" E, 5914.60 feet distant, and (2) New Mexico State Highway Commission Monument "NM-448-N12" bears N 89° 45' 48" E, 7815.25 feet distant; Thence,

N 00° 17' 07" E, 101.29 feet long said Westerly line of projected Section 7 and the Westerly line of said Tract A to the Northwest corner of the parcel herein described; Thence,

S 65° 32' 59" E, 86.00 feet to a point; Thence,

S 31° 09' 44" E, 299.50 feet to the Southeast corner of the parcel herein described, a point on said Southwesterly line of Tract A and said Northeasterly line of the Arroyo De Las Calabacillas, Thence Northwesterly along said Southwesterly line of Tract A and said Northeasterly line of the Arroyo De Las Calabacillas on the following three (3) courses,

N 50° 42' 53" W, 45.39 feet to a point; Thence,

N 36° 57' 47" W, 80.33 feet to a point; Thence,

N 56° 59' 31" W, 179.28 feet to the Southwest corner and point of beginning of the parcel herein described.

Said parcel contains 0.3830 acre, more or less.

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THIS TEMPORARY DRAINAGE EASEMENT (the "Easement") is made as of this 29TH day of November, 1988, by and between V.T., INC., a Kansas corporation, ("Owner") whose address is 8500 Shawnee Mission Parkway, Suite 200, Merriam, Kansas 66202 and PITTS PROPERTIES, LTD., an Arizona limited partnership ("Grantee").

RECITALS

A. Owner is the owner of certain real property located on the Coors By-Pass in the city of Albuquerque, County of Bernalillo, state of New Mexico and which property is more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

B. Grantee is the owner of certain real property located at approximately Southeast corner of the intersection of Eagle Ranch Road and Coors By-Pass in the city of Albuquerque, County of Bernalillo, state of New Mexico and which property is more particularly described on Exhibit B attached hereto and incorporated herein by reference (the "Grantee Property").

C. Grantee desires to develop and to construct certain improvements upon the Grantee Property. In order to assist Grantee in the development of the Grantee Property, Grantee has requested Owner to grant this Temporary Drainage Easement in order to provide for the drainage and removal of surface water from the Property and to prevent surface water from entering upon the Grantee Property. This Temporary Drainage Easement shall continue until such time as the Property has been fully developed and appropriate facilities for drainage and removal of surface water from the Property have been made thereon. Owner is willing to grant such a Temporary Drainage Easement upon the terms and conditions set out herein.

NOW, THEREFORE, in consideration of the premises aforesaid, the mutual agreements contained herein, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties hereto agree as follows:

1. GRANT OF EASEMENT.

Owner hereby grants, conveys, bargains, sells, and assigns, unto Grantee its successors and assigns, for the use and benefit of the Grantee Property, the right and easement to go upon that portion of the property more particularly described on Exhibit C attached hereto, and incorporated herein, by reference ("Easement Premises") subject to the further terms, conditions and limitations of this grant and for the purposes set out herein.

2. TERM.

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This grant of Temporary Drainage Easement shall expire upon the conclusion of the development of the Property by Owner or Owner's successors or assigns.

3. PURPOSE.

This grant of easement to Grantee across the Easement Premises is for the purpose of allowing Grantee to construct upon the Easement Premises a drainage swale (the "Swale") which Swale shall be subject to the following restrictions:

- a. The Swale at any point along its entire distance shall be no wider than 40 feet.
- b. The Swale shall not be deeper than two and one-half feet at any single point along its entire distance.
- c. The Swale shall extend from the landscaped area at the northerly end of the Property to the center line of the access road located at the southerly end of the Property.

4. CONSTRUCTION OF SWALE.

The full cost, responsibility and obligation for construction of the Swale shall be born by Grantee and Owner shall not be liable in any respect or fashion for such construction. Grantee shall perform and diligently prosecute to completion the work necessary to construct the Swale and shall perform such work in a good and workmanlike manner and keep the Property as free from dust, noise, loose dirt, debris and other effects of such construction as possible. In performing such construction, Grantee shall use appropriate and customary methods of construction in order to control the aforementioned conditions. Grantee shall take all safety measures reasonably required to protect Owner and Owner's employees, agents and invitees, free from injury or damage caused by the construction of the Swale.

5. MAINTENANCE OF THE SWALE.

Grantee shall, at Grantee's sole cost and expense, from and after the completion of the Swale, maintain the Swale in a good and sightly condition and repair, such maintenance to include, without limitation the regular removal of debris, filth or trash which may accumulate thereon, as well as maintenance of unsightly weeds or other underbrush. Grantee shall also maintain the Swale so that it performs its intended function and does not misdirect surface water in such fashion that it runs off across any other portion of the Property.

6. CANCELLATION OF TEMPORARY DRAINAGE EASEMENT.

Owner and Grantee agree to execute such documents, instruments, writings or releases as may be necessary to effect a cancellation of this Easement at the expiration of its term according to the terms and conditions hereof.



7. INDEMNIFICATION.

As a portion of the consideration for this grant, Grantee does hereby agree to hold Owner harmless from any and all liability or cost or expense associated therewith, which arises from the construction, maintenance or use of the Swale by Grantee.

8. BINDING ON PROPERTY.

The covenants and obligations of Owner set forth herein, shall be binding on Owner, its successors and assigns and on the Property and shall constitute covenants and obligations running with the land until the termination thereof according to the terms of this agreement.

9. ENTIRE AGREEMENT.

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

10. CONSTRUCTION AND SEVERABILITY.

If any part of this Easement is held to be invalid or unenforceable, the remainder of the Easement will continue in full force and effect and remain valid and enforceable without reference to that portion which has been held invalid.

11. NOTICE.

For purposes of giving formal written notice hereunder, the following addresses shall be effective:

- Grantee: PITRE PROPERTIES, LTD.  
6640 E. McDowell  
Scottsdale, Arizona 85257  
Attention: Burt Pitre
- Owner: V.T., INC.  
8500 Shawnee Mission Parkway, Suite 200  
Merriam, Kansas 66202  
Attention: Nona P. Martin  
Copy: Bradford L. Pittenger

IN WITNESS WHEREOF, the parties hereto have executed the foregoing Temporary Drainage Easement as of the day and year first above written.

"OWNER"

V.T., INC., a Kansas corporation  
By: *Cecil Van Tuyl*  
Cecil Van Tuyl, President

"GRANTEE"

PITRE PROPERTIES LTD., an Arizona  
limited partnership  
Name: *Burt Pitre*  
General Partner

STATE OF KANSAS )  
 ) ss:  
COUNTY OF JOHNSON )

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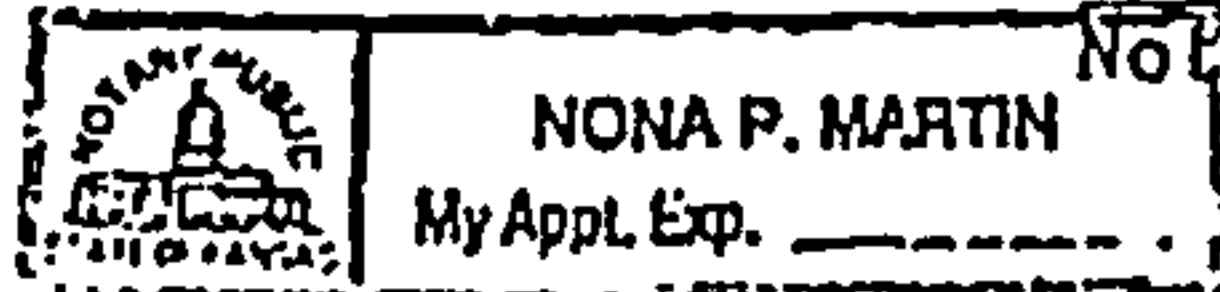
The foregoing instrument was acknowledged before me this 31st day of October, 1988, by Cecil Van Tuyl, President of V.T., Inc., a Kansas corporation, on behalf of the corporation.

*Nona P. Martin*

Notary Public

My Commission Expires:

5-89



(Notarial Seal)

STATE OF ARIZONA )  
 ) ss:  
COUNTY OF BERNALILLO )

On this 29<sup>TH</sup> day of November, 1988, before me, a Notary Public, personally appeared Best Pitre to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed, and the said Best Pitre further declared that he is a General Partner of Pitre Properties, Ltd., an Arizona limited partnership, and the execution thereof was authorized on behalf of the partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*Daniel J. Impley*

Notary Public

My Commission Expires:



(Notarial Seal)

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EXHIBITS A AND B

ARE THE PLAT OF

TRACTS N-1B-1 AND N-1B-2  
(A REPLAT OF TRACT N-1B, SEVEN-BAR RANCH)  
SEVEN-BAR RANCH  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 1988

FILED ON AUGUST 12, 1988  
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
VOLUME C37, PAGE 35

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

09 MAR 16 PM 3:39

*MEZA SA* PG. *946-951*  
GLADYS M. DAVIS  
-50-CLERK & RECORDER  
*[Signature]*

EXHIBIT C

THE REPRODUCTION OF THIS DOCUMENT  
CANNOT BE CONSIDERED TRUE TO  
CONDITION OF THE ORIGINAL

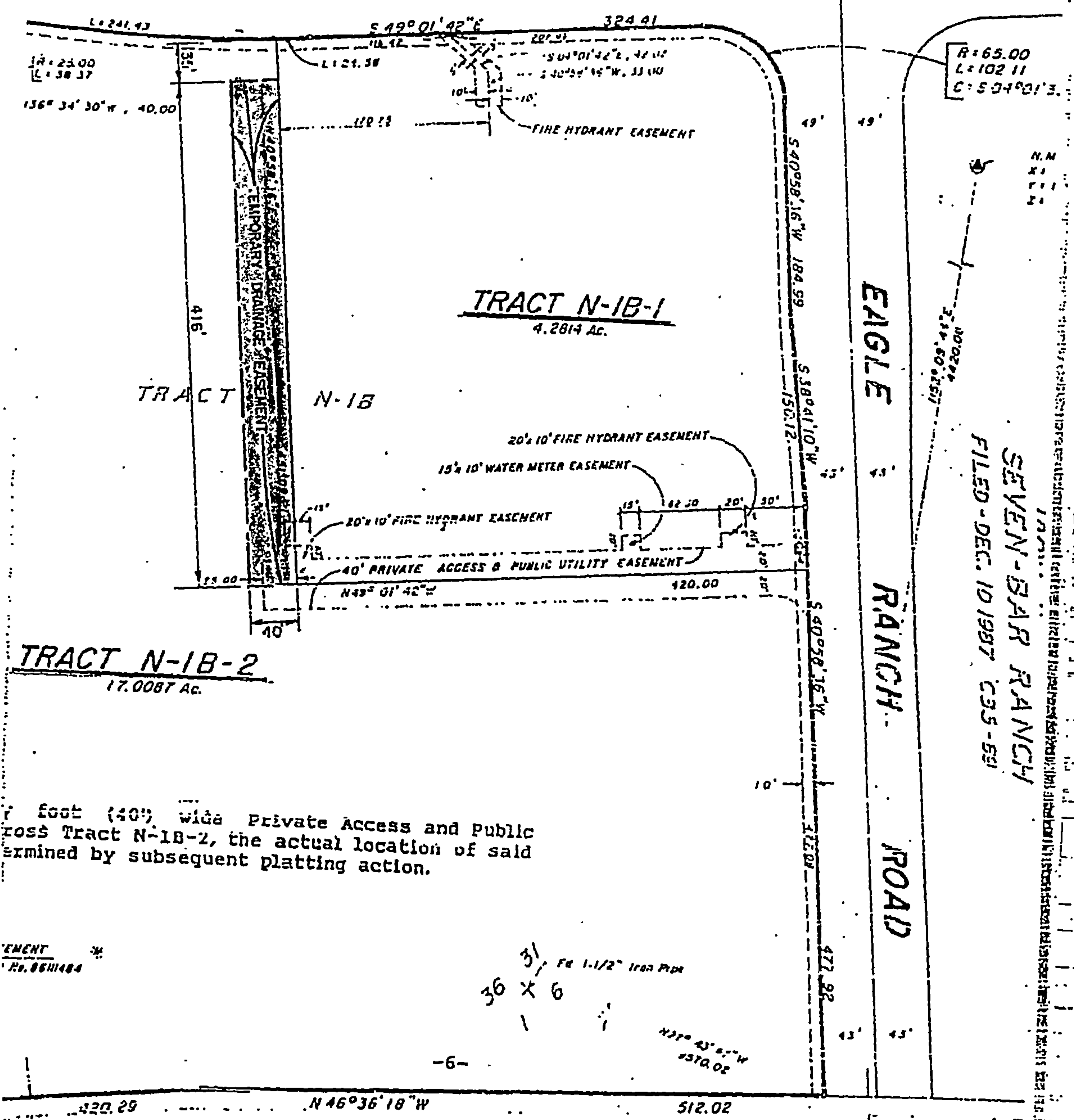
TRACT H-1  
SEVEN-BAR RANCH  
FILED NOV. 13 1986 C32-16

1" = 100'

951

BOULEVARD

BY-PASS

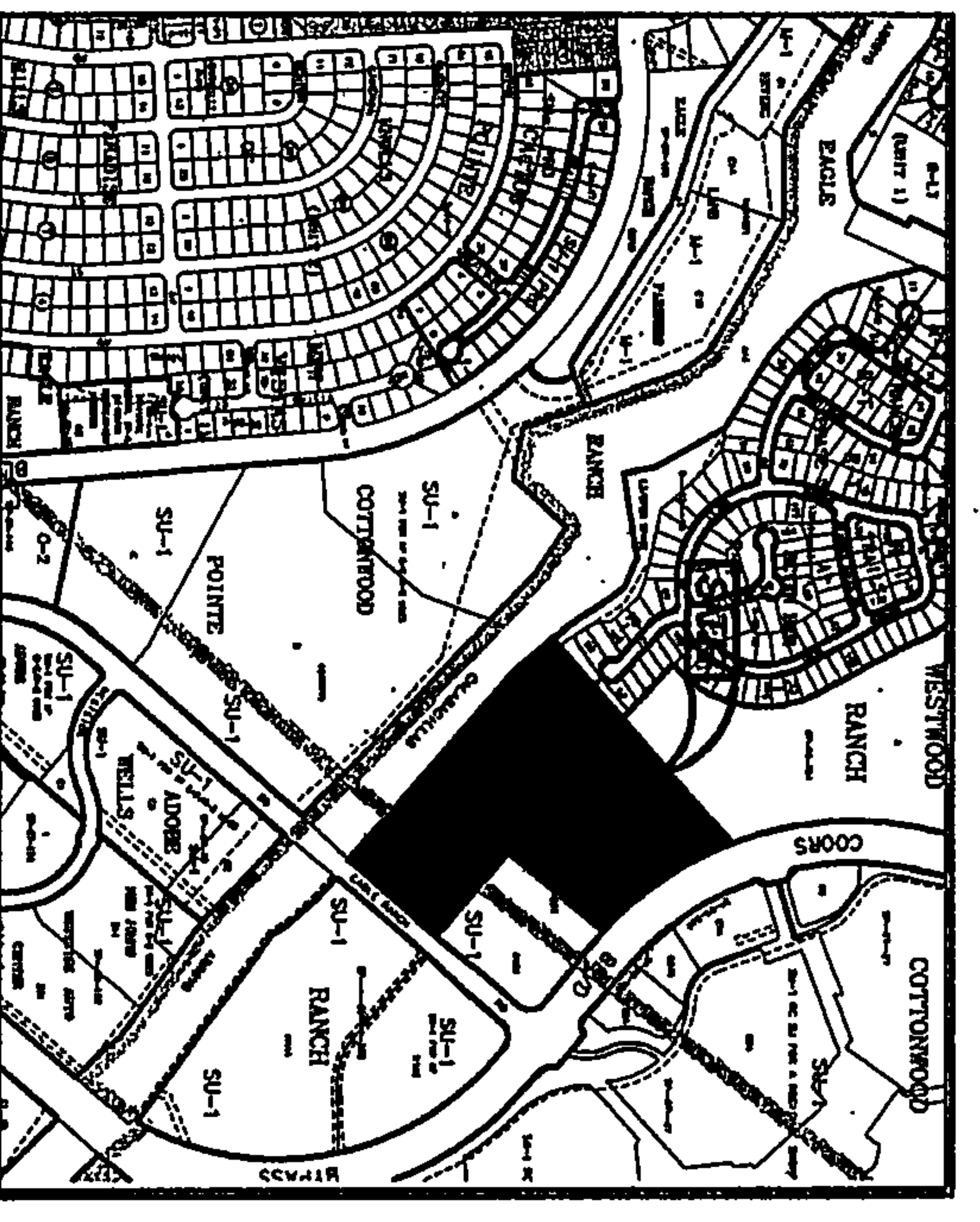


foot (40') wide Private Access and Public  
ross Tract N-1B-2, the actual location of said  
examined by subsequent platting action.

EMENT  
No. 8611484

31  
36 x 6  
1

320.29 N 46° 36' 18" W 512.02



Location Map  
Zone Atlas Map No. B-13-Z

**Subdivision Data:**

GROSS SUBDIVISION AVERAGE: 17,0208 ACRES  
 ZONE ATLAS INDEX NO. B-13-Z  
 NO. OF TRACTS CREATED: 5  
 NO. OF LOTS CREATED: 0  
 NO. OF LOTS CREATED: 0  
 DATE OF SURVEY: MARCH 2007

**Disclosure Statement:**

THE PURPOSE OF THIS PLAT IS TO REPEAT THE EXISTING ONE TRACT AND THREE NEW TRACTS, TO GRANT EASEMENTS TO VACATE EASEMENTS (07DRB-00280- W&S) AND TO DEMONSTRATE ADDITIONAL RIGHT OF WAY FOR EAGLE RANCH ROAD.

**Notes:**

1. UNCL. DATA - ZONING SL-1; SEVEN BAR RANCH SECTOR DEVELOPMENT PLAN & COONS CORROBOR SECTOR DEVELOPMENT PLAN
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GRID DISTANCES-US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN PROJECTED SECTION 10, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. SP NO. 2007120102.

**Easements**

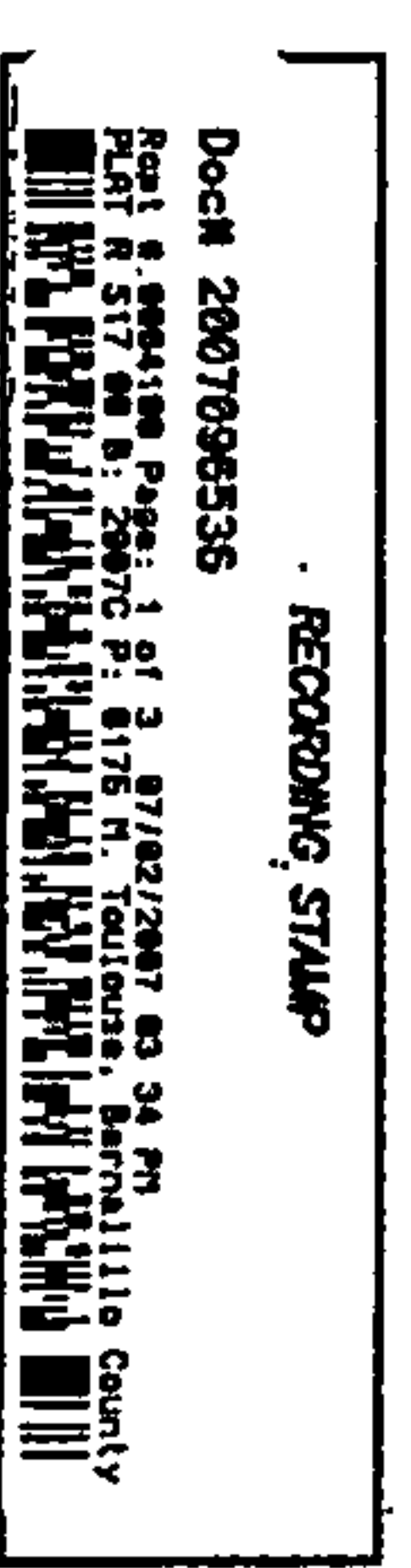
THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.  
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:  
 1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND TRANSMISSION LINES, COMMUNICATION LINES, TELEVISIONS, PILES AND OTHER EQUIPMENT, Poles, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.  
 2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.  
 3. ONEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BARRIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDIESTALS AND CLOSURES.  
 4. COINTEGRATED CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REARANGE, RENEW, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL TRANSMISSION LINES, AND OVER SAID EASEMENTS TO TRAVEL AND RELAY NESS, SPACES OR BUSES SUPPORTED BY TOWERS, Poles, OR STRUCTURES, AND TO CONDUCT AND MAINTAIN SUCH LINES, SPACES OR BUSES OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL, BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRICAL TRANSMISSIONS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSMISSION TOWER AND FIVE FEET (5') ON EACH SIDE.  
 IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

**Legal Description**

A TRACT OF LAND LYING WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 10, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING TRACTS N-1-B-2-A, N-1-B-2-B AND N-1-B-2-C, SHOWN AND DESIGNATED ON THE PLAT HEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 12, 1988, IN MAP BOOK C57, FOLD 55, CONTAINING 17,0208 ACRES MORE OR LESS, NOW COMPRISING OF TRACTS N-1-B-2-A, N-1-B-2-B AND N-1-B-2-C, SEVEN BAR RANCH.



**N/M U, INC. NOTES**

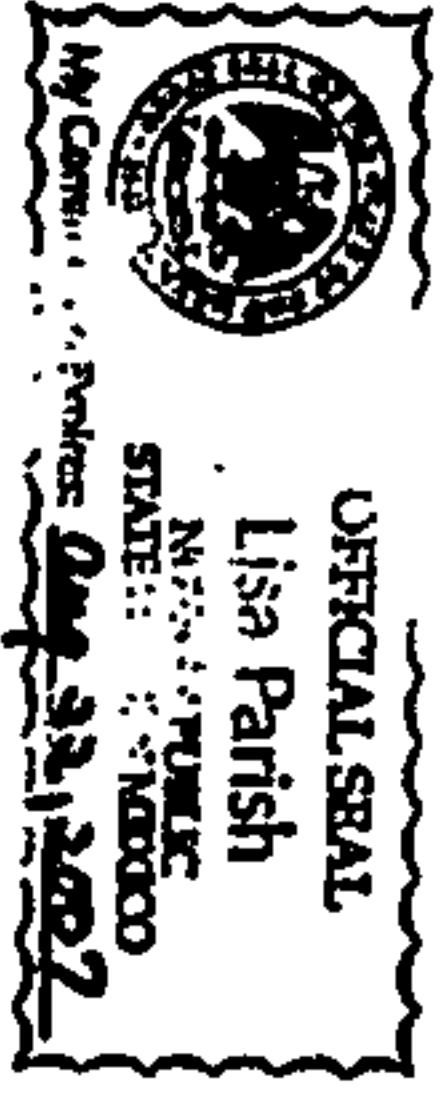
NOTE: THESE PROPERTIES LIE WITHIN THE NEW MEXICO UTILITIES, WATER AND SANITARY SEWER (N/MU) FRANCHISE AREA. WATER AND SANITARY SEWER FACILITIES ARE BASED UPON THE N/MU, INC. FACILITIES MAP OF THE CITY OF ALBUQUERQUE.  
 EASEMENTS AS SHOWN ON THIS PLAT ARE GRANTED TO NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND WATER AND SANITARY SEWER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE WATER AND SANITARY SEWER SERVICE.

**Free Consent and Dedication**

THE REPEAT SHOWN HEREON IS, WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR, EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION LINES, AND OTHER FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE, UNDERGROUND UTILITIES, WATER AND SANITARY SEWER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE WATER AND SANITARY SEWER SERVICE, AND THE RIGHT TO THEM INTERFERING TREES AND SHRUBS, SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNERS WARRANT THAT THEY HOLD ALONG WITH COMPLETE AND UNDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.  
 SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.  
 SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEMONSTRATE ADDITIONAL RIGHT OF WAY FOR EAGLE RANCH ROAD, UNKNOWN HEREON TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE WITH NECESSARY CONVEYANTS.

JOHN SEBERG, MANAGING MEMBER, SEVEN BAR RANCH, LLC  
 3/19/07  
 DATE

**Acknowledgment**



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF March, 2007 BY JOHN SEBERG, MANAGING MEMBER, SEVEN BAR RANCH, LLC.  
 BY Lisa Parish, Notary Public, My Commission Expires Aug 22, 2007

Plat of  
 Tracts N-1-B-2-A, N-1-B-2-B and N-1-B-2-C  
**Seven-Bar Ranch**  
 Albuquerque, Bernalillo County, New Mexico  
 March 2007

Project No. 1005133

Application No. 07DRB-00352

**Utility Approvals**

PNM ELECTRIC SERVICES	Paul V. Wade	4-23-07
PNM GAS SERVICES	Paul V. Wade	4-23-07
ONEST TELECOMMUNICATIONS	David D. L.	4/24/07
COINTEGRATED CABLE	Thomas Polson	4-19-07
NEW MEXICO UTILITIES, INC.	Paul V. Wade	3-22-07

**City Approvals**

CITY SURVEYOR: [Signature] 3-20-07

REAL PROPERTY DIVISION: [Signature] DATE

ENVIRONMENTAL HEALTH DEPARTMENT: [Signature] DATE

TRANSPORTATION DEPARTMENT: [Signature] DATE

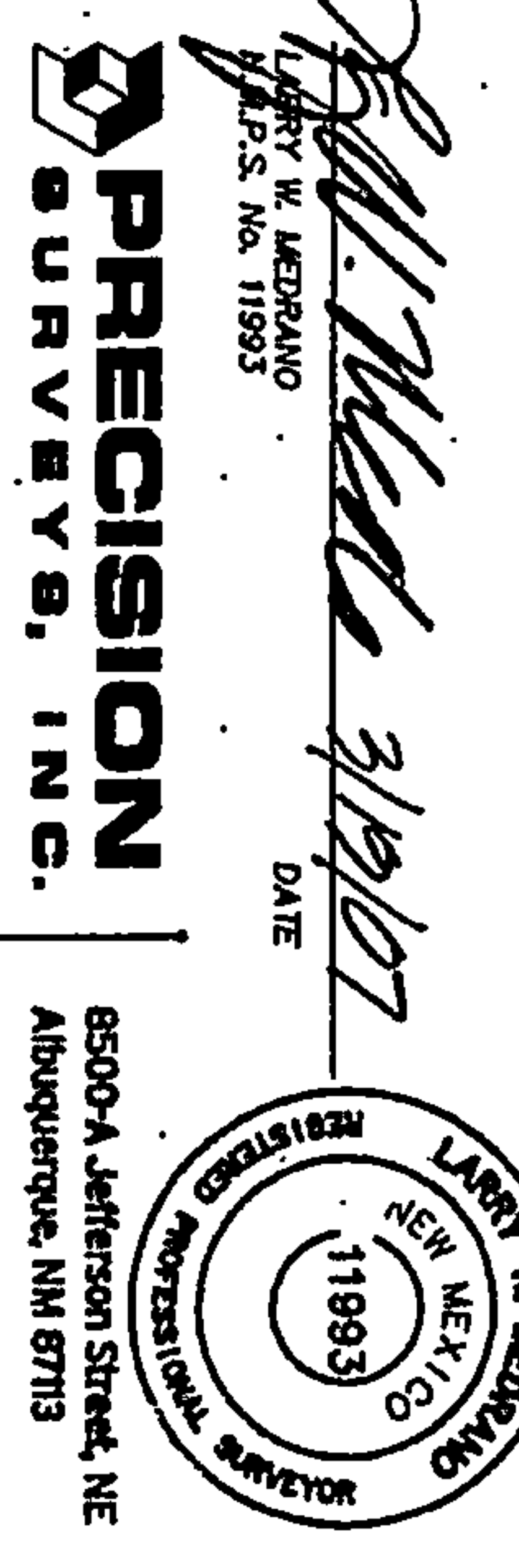
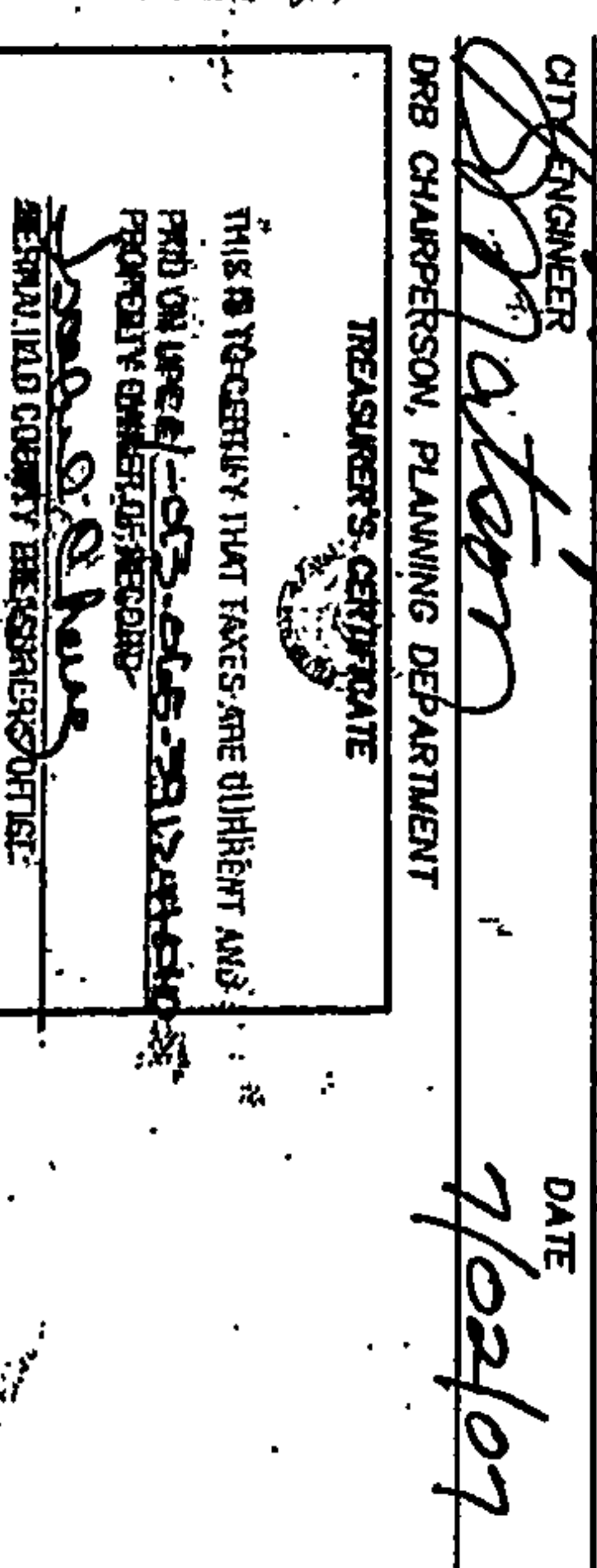
WATER UTILITY DEPARTMENT: [Signature] DATE

PARKS AND RECREATION DEPARTMENT: [Signature] DATE

AMARCA: [Signature] DATE

CITY ENGINEER: [Signature] DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT: [Signature] DATE



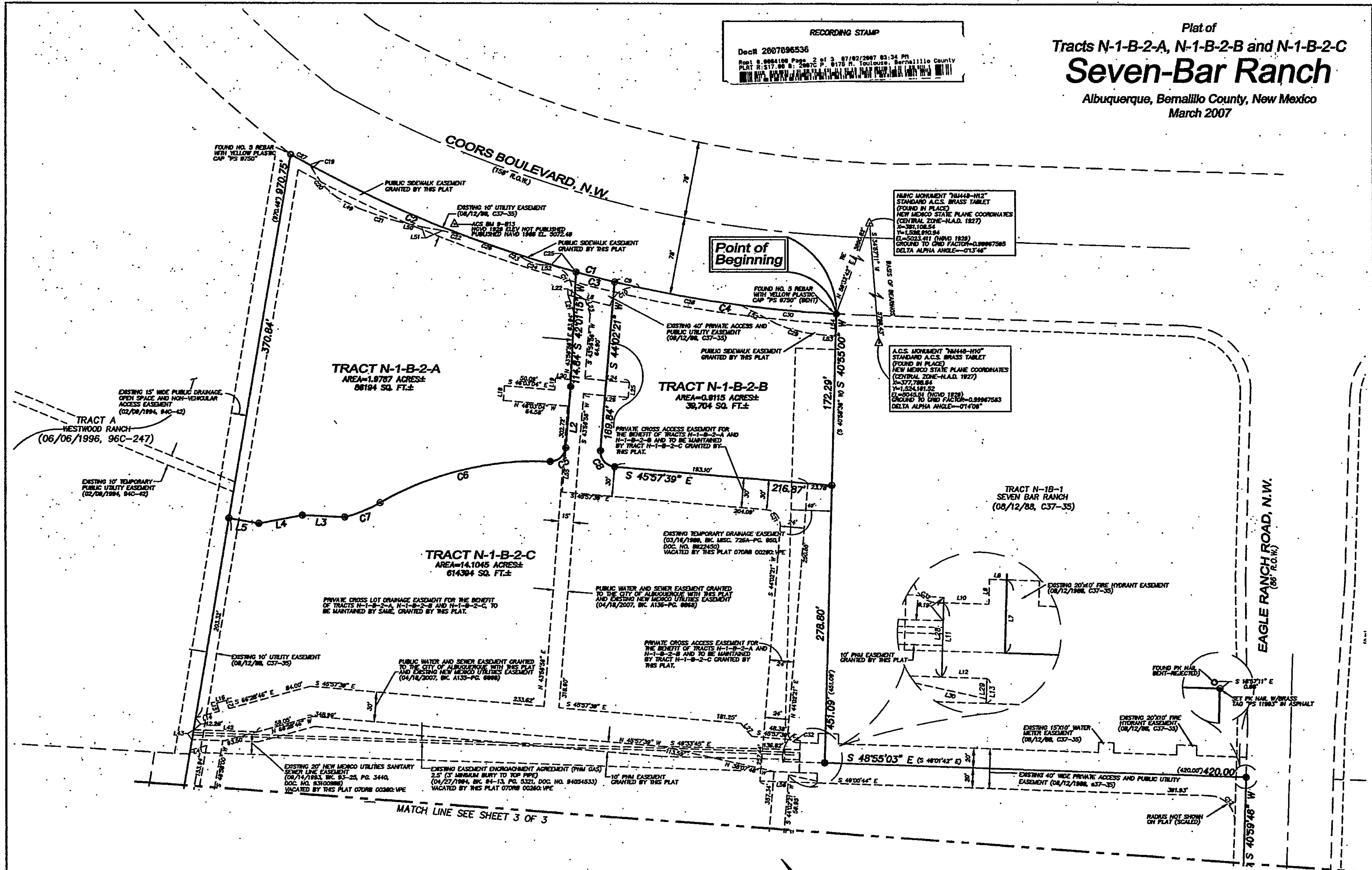
PROJECT # 1005133  
 13-70690 (VRE)  
 13-70691 (P:F)  
 10-23-13

# 1005133  
10-23-13

Pg. 2

RECORDING STAMP  
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 Rec'd 8:09:10 PM Page 2 of 3 07/02/2007 03:34 PM  
 Plat # 0004100 Page 2 of 3 07/02/2007 03:34 PM  
 Plat # 017:00 B: 200702 of 0170 N. Louisa, Bernalillo County

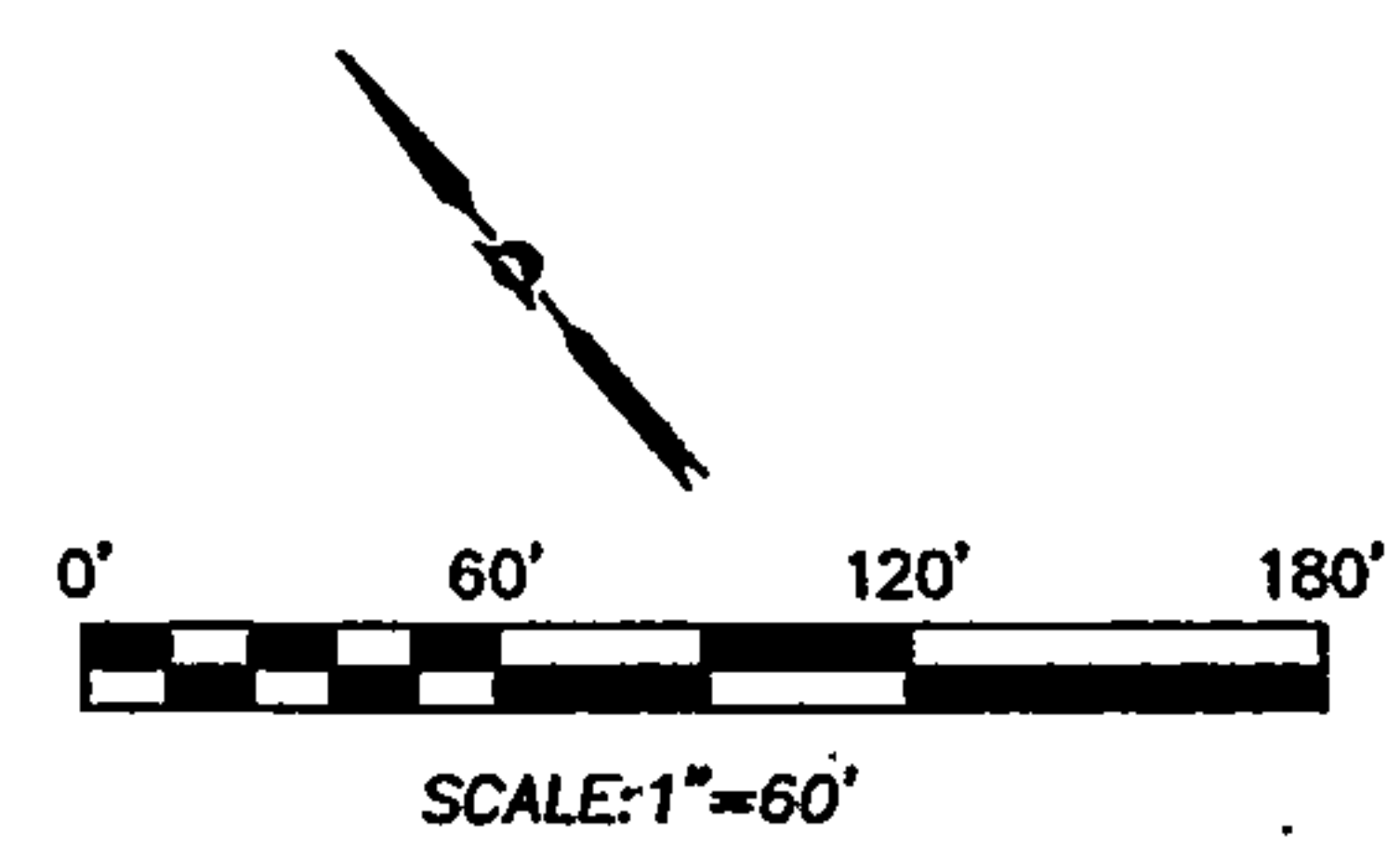
Plat of  
**Tracts N-1-B-2-A, N-1-B-2-B and N-1-B-2-C**  
**Seven-Bar Ranch**  
 Albuquerque, Bernalillo County, New Mexico  
 March 2007



**Legend**

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP PG 11883 SET THIS SURVEY

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES



**PRECISION SURVEYS, INC.**

8500-A Jefferson Street, NE  
 Albuquerque, NM 87113

866.442.8011 TOLL FREE  
 505.856.5700 PHONE  
 505.856.7900 FAX

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10-23-13

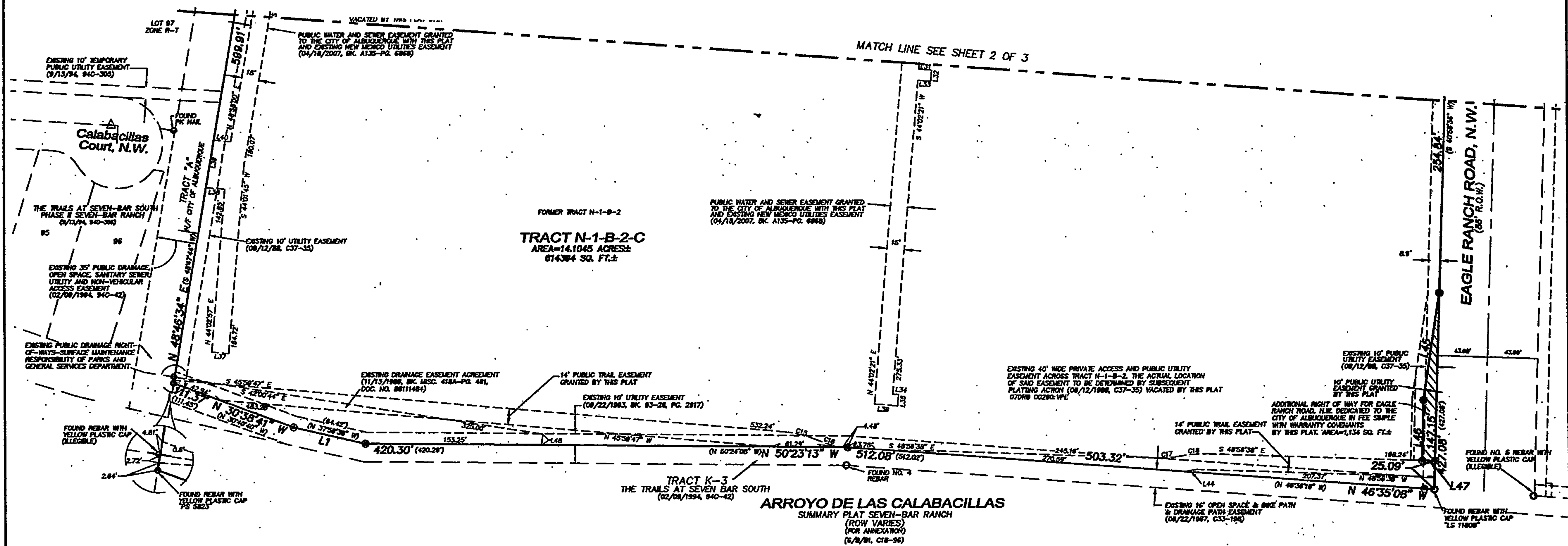
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**Legend**

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARALLELS
- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "TS 11883" SET THIS SURVEY

RECORDING STAMP  
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Ret # 0004199 Page: 3 of 3 07/02/2007 03:34 PM  
PLAT # 0117-00 01 2007C P. 0175 01 Toluosa, Bernalillo County

Plat of  
**Tracts N-1-B-2-A, N-1-B-2-B and N-1-B-2-C**  
**Seven-Bar Ranch**  
Albuquerque, Bernalillo County, New Mexico  
March 2007

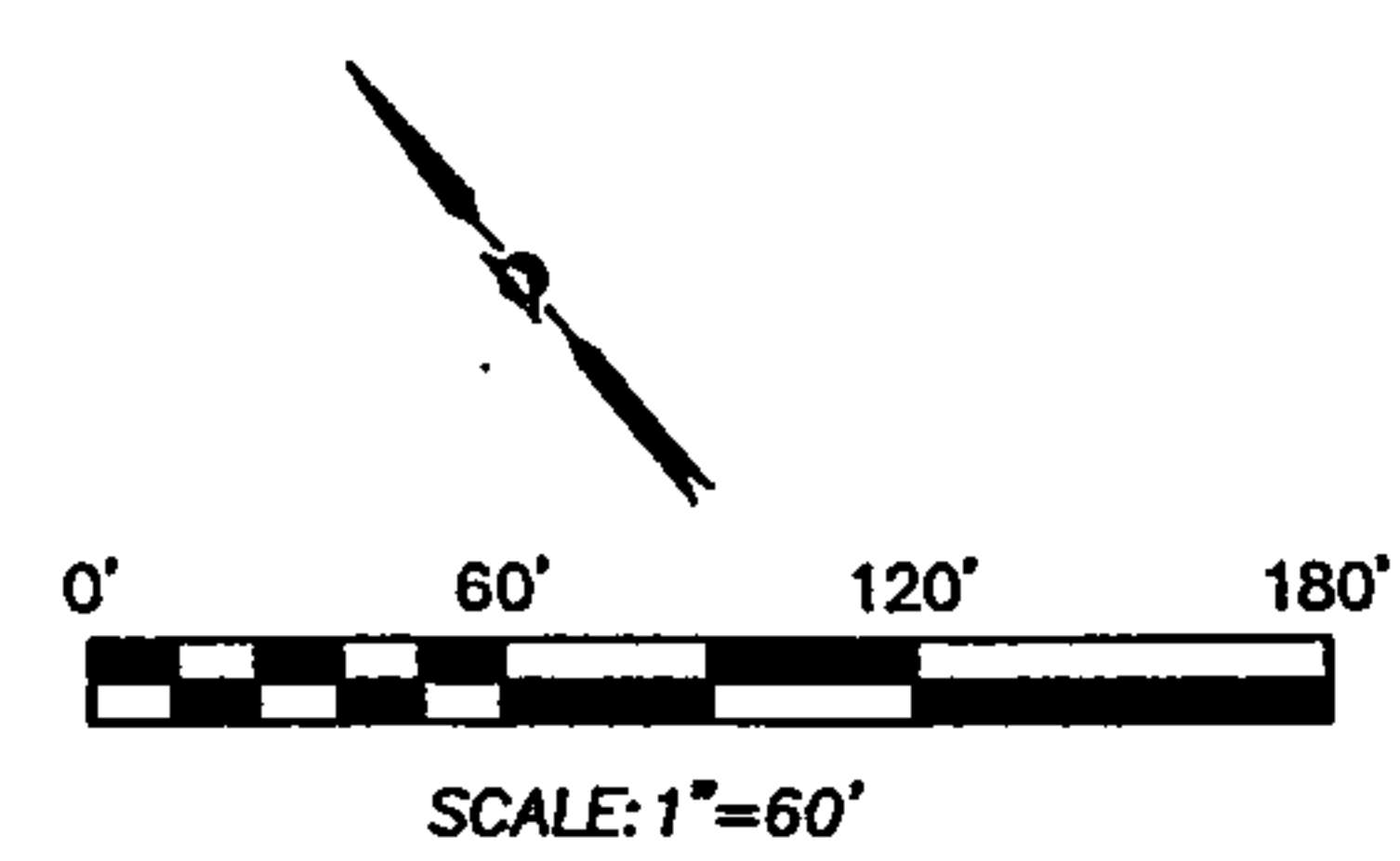


**Curve Table**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	1224.00'	571.95'	26°46'23"	291.29'	566.76'	S 34°30'12" E
C2	1224.00'	309.19'	14°28'24"	155.42'	308.37'	N 28°21'13" W
C3	1224.00'	39.59'	01°51'12"	19.80'	39.59'	N 36°31'01" W
C4	1224.00'	223.16'	10°28'47"	111.89'	222.85'	N 42°40'00" W
C5	15.00'	22.91'	87°30'23"	14.36'	20.75'	S 87°47'33" W
C6	312.00'	177.04'	32°30'42"	90.97'	174.67'	S 64°42'37" E
C7	138.00'	38.38'	15°56'06"	19.32'	38.26'	N 72°53'54" W
C8	15.00'	23.56'	90°00'00"	15.00'	21.21'	N 00°57'39" W
C9	1224.00'	25.57'	01°11'40"	12.78'	25.57'	N 38°02'31" W
C10	25.00'	38.37'	87°55'48"	24.11'	34.71'	S 82°36'47" E
C11	25.00'	38.37'	87°56'15"	24.12'	34.71'	S 09°27'33" W
C12	25.00'	39.27'	90°00'16"	25.00'	35.36'	S 04°00'35" E
C13	143.37'	11.40'	04°33'22"	5.70'	11.40'	S 54°50'54" W
C14	156.62'	44.20'	16°10'14"	22.25'	44.06'	N 49°02'28" E
C15	102.00'	31.79'	17°51'23"	16.02'	31.66'	S 37°04'06" E
C16	98.00'	22.54'	15°10'45"	11.32'	22.49'	N 34°43'47" W
C17	98.50'	22.07'	12°50'19"	11.08'	22.03'	N 55°21'47" W
C18	101.50'	22.74'	12°50'19"	11.42'	22.70'	S 55°21'47" E
C19	81.55'	4.63'	03°15'19"	2.32'	4.63'	S 06°03'20" W
C20	80.56'	38.76'	27°33'27"	19.76'	38.37'	N 01°14'31" W
C21	330.42'	43.09'	07°28'18"	21.57'	43.06'	N 32°15'34" W
C22	303.90'	27.20'	05°07'41"	13.61'	27.19'	S 36°54'20" E
C23	178.82'	17.57'	05°37'45"	8.79'	17.56'	S 24°13'48" E
C24	36.39'	18.93'	29°48'05"	9.68'	18.71'	N 34°26'11" W
C25	1224.00'	25.70'	01°12'10"	12.85'	25.70'	N 34°59'20" W
C26	1224.00'	43.52'	02°02'13"	21.76'	43.51'	N 37°19'44" W
C27	1224.00'	21.76'	01°01'07"	10.88'	21.76'	N 21°37'35" W
C28	1224.00'	102.11'	04°46'47"	51.08'	102.08'	N 41°01'49" W
C29	143.97'	45.42'	18°04'37"	22.90'	45.23'	N 37°21'32" W
C30	1224.00'	95.48'	04°28'11"	47.77'	95.46'	N 45°39'18" W
C31	15.00'	23.56'	90°00'00"	15.00'	21.21'	S 00°57'39" E
C32	10.34'	18.73'	103°49'41"	13.19'	16.27'	N 08°40'26" W

**Line Table**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 37°56'47" W	64.43'	L33	N 45°57'39" W	11.13'
L2	S 44°01'50" W	61.88'	L34	S 45°57'39" E	4.92'
L3	N 48°24'30" W	42.48'	L35	S 44°02'21" W	10.00'
L4	N 61°29'06" W	44.08'	L36	N 45°57'39" W	19.92'
L5	N 41°11'18" W	29.97'	L37	N 45°57'39" W	15.00'
L6	N 36°34'50" W	40.00'	L38	N 45°57'39" W	16.73'
L7	N 40°55'00" E	29.33'	L39	N 48°46'34" E	42.22'
L8	N 49°00'44" W	7.00'	L40	S 45°57'39" E	14.88'
L9	N 40°55'00" E	10.00'	L41	N 66°28'46" W	16.96'
L10	N 49°00'44" W	18.00'	L42	S 49°01'42" E	63.01'
L11	N 40°55'00" E	30.00'	L43	S 48°46'34" W	10.09'
L12	N 49°00'44" W	18.00'	L44	N 60°50'15" W	10.36'
L13	N 40°55'00" E	10.00'	L45	S 47°52'39" W	94.49'
L14	S 65°28'46" E	24.34'	L46	S 40°57'26" W	53.33'
L15	N 21°32'21" E	8.55'	L47	S 48°56'38" E	11.28'
L16	S 68°27'39" E	10.00'	L48	S 47°58'16" W	9.56'
L17	S 21°32'21" W	8.89'	L49	N 24°45'59" W	23.35'
L18	N 43°56'56" E	15.00'	L50	N 38°16'40" W	23.21'
L19	N 44°02'21" E	11.96'	L51	N 39°44'30" W	20.78'
L20	S 45°57'39" W	14.47'	L52	S 22°51'16" E	40.48'
L21	N 21°26'56" E	21.90'	L53	S 45°21'08" E	14.81'
L22	S 36°34'30" E	17.68'	L54	N 40°55'00" E	22.33'
L23	S 21°26'56" W	15.52'	L55	S 44°01'50" W	24.33'
L24	S 45°57'39" E	44.44'	L56	S 49°00'44" E	57.18'
L25	S 44°02'21" W	15.00'			
L26	N 45°57'39" W	44.41'			
L27	S 00°57'39" E	17.29'			
L28	S 40°55'00" W	32.09'			
L29	S 40°55'00" W	8.18'			
L30	N 38°07'48" W	28.96'			
L31	S 45°57'39" E	11.13'			
L32	S 44°02'21" W	10.00'			



**PRECISION SURVEYS, INC.**

8500-A Jefferson Street, NE  
Albuquerque, NM 87113

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

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**LINE TABLE**

LINE	LENGTH	BEARING
L1	4.56	S29°10'42"E
L2	31.93	S62°49'14"W
L3	57.29	N40°34'32"W
L4	43.29	N27°10'46"W
L5	45.79	N27°10'46"W
L6	4.29	N41°33'26"W
L7	6.00	S48°46'34"W
L8	15.00	N41°33'26"W
L9	26.00	N48°46'34"E
L10	21.75	N48°46'34"E
L11	89.20	S27°10'46"E
L12	68.32	S40°34'32"E
L13	7.06	N48°47'25"E
L14	71.37	S33°32'28"E
L15	2.60	S58°13'23"W
L16	20.00	S31°46'37"E
L17	10.08	N58°13'23"E
L18	10.00	N58°13'23"E
L19	25.54	S38°24'41"E
L20	7.10	N48°47'25"E

**EXISTING EASEMENTS LEGEND**

(A) Existing City of Albuquerque Public Water and Sewer Easement per Plat Read 7-2-2007 in Vol. 2007C. Easement per Plat Read 7-2-2007 in Book A175, Page 6860. Plat 175 and the Utility Easement per Document Read 4-18-2007, in Book A175, Page 6860.

(B) Existing 10 Utility Easement per Plat Read B-12-1988 in Vol. C37 Folio 35.

(C) Existing Private Access and Public Utility Easement per Plat Read B-12-1988, in Vol. C37 Folio 35.

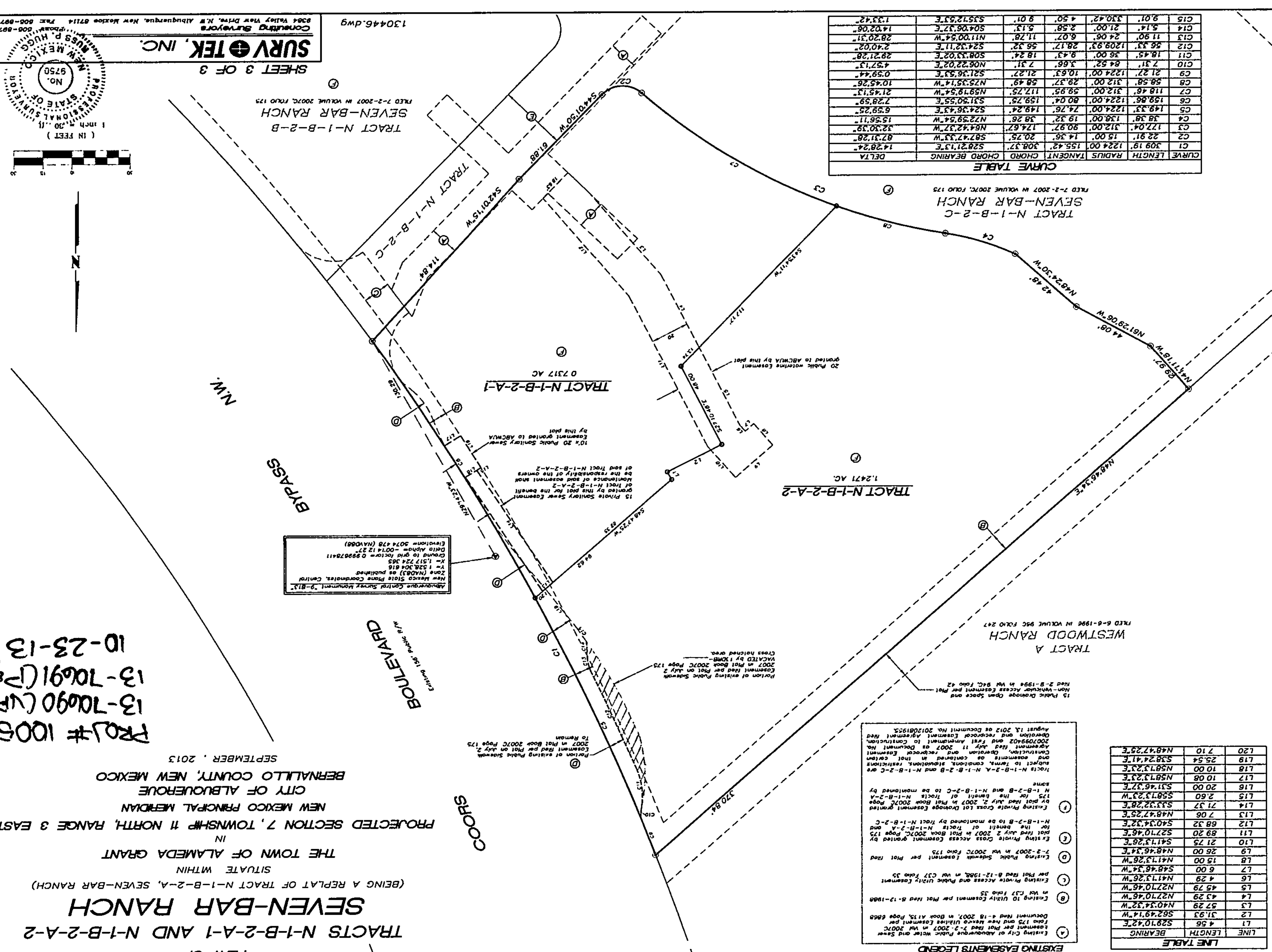
(D) Existing Public Sewerage Easement per Plat Read 7-2-2007 in Vol. 2007C Folio 175.

(E) Existing Private Cross Access Easement granted by Plat Read July 2, 2007 in Plat Book 2007C, Page 175 and the Benefit of Tracts N-1-B-2-A and N-1-B-2-B to be maintained by Tract N-1-B-2-C.

(F) Existing Private Cross Lot Drainage Easement granted by Plat Read July 2, 2007 in Plat Book 2007C, Page 175 for the Benefit of Tracts N-1-B-2-A and N-1-B-2-B and N-1-B-2-C to be maintained by some tracts N-1-B-2-A, N-1-B-2-B and N-1-B-2-C and N-1-B-2-C are subject to terms, conditions, stipulations, restrictions and easements as contained in that certain Construction Division and record Easement Agreement Read July 11, 2007 in Document No. 2007099402 and First Amendment Agreement Read August 13, 2012 in Document No. 2012081935.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	309.19	1224.00	155.42	308.37	S28°21'3"E	142°28'24"
C2	22.91	15.00	14.36	20.75	S87°47'33"W	87°31'28"
C3	172.04	312.00	80.92	174.67	N64°42'37"W	32°30'39"
C4	38.38	138.00	19.32	38.26	N22°59'54"W	15°56'11"
C5	149.33	1224.00	74.76	149.24	S24°36'43"E	6°58'25"
C6	159.86	1224.00	80.04	159.75	S31°30'55"E	7°28'59"
C7	118.46	312.00	59.95	117.75	N59°19'54"W	21°45'13"
C8	58.58	312.00	29.37	58.49	N25°35'14"W	10°45'26"
C9	21.27	10.63	21.27	S21°36'53"E	4°57'44"	
C10	7.31	84.52	3.66	7.31	N06°22'02"E	0°57'13"
C11	18.45	36.00	9.43	18.24	S08°33'02"E	28°21'28"
C12	56.33	1209.93	28.17	56.32	S24°32'11"E	2°40'02"
C13	11.90	24.06	6.07	11.78	N11°00'54"W	28°20'31"
C14	5.14	21.00	2.58	5.13	S04°06'37"E	14°02'08"
C15	9.01	330.42	4.50	9.01	S35°12'53"E	1°33'42"

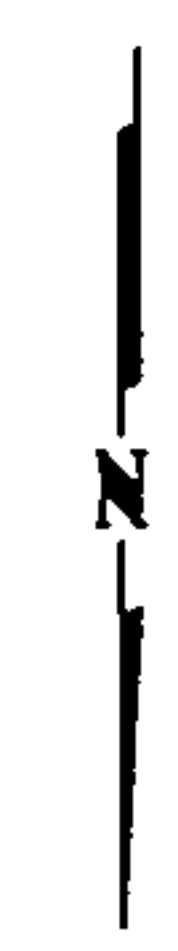
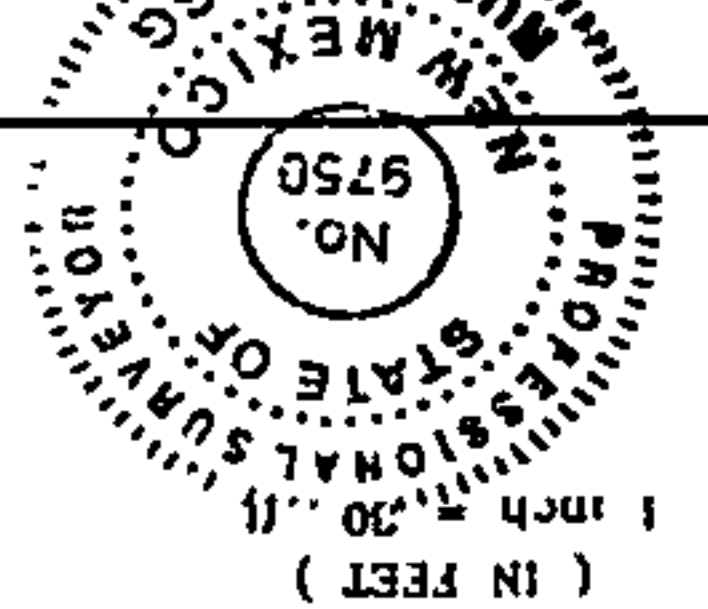


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PROJ# 1005132  
 13-70690 (VPE)  
 13-70691 (VPE)  
 10-23-13

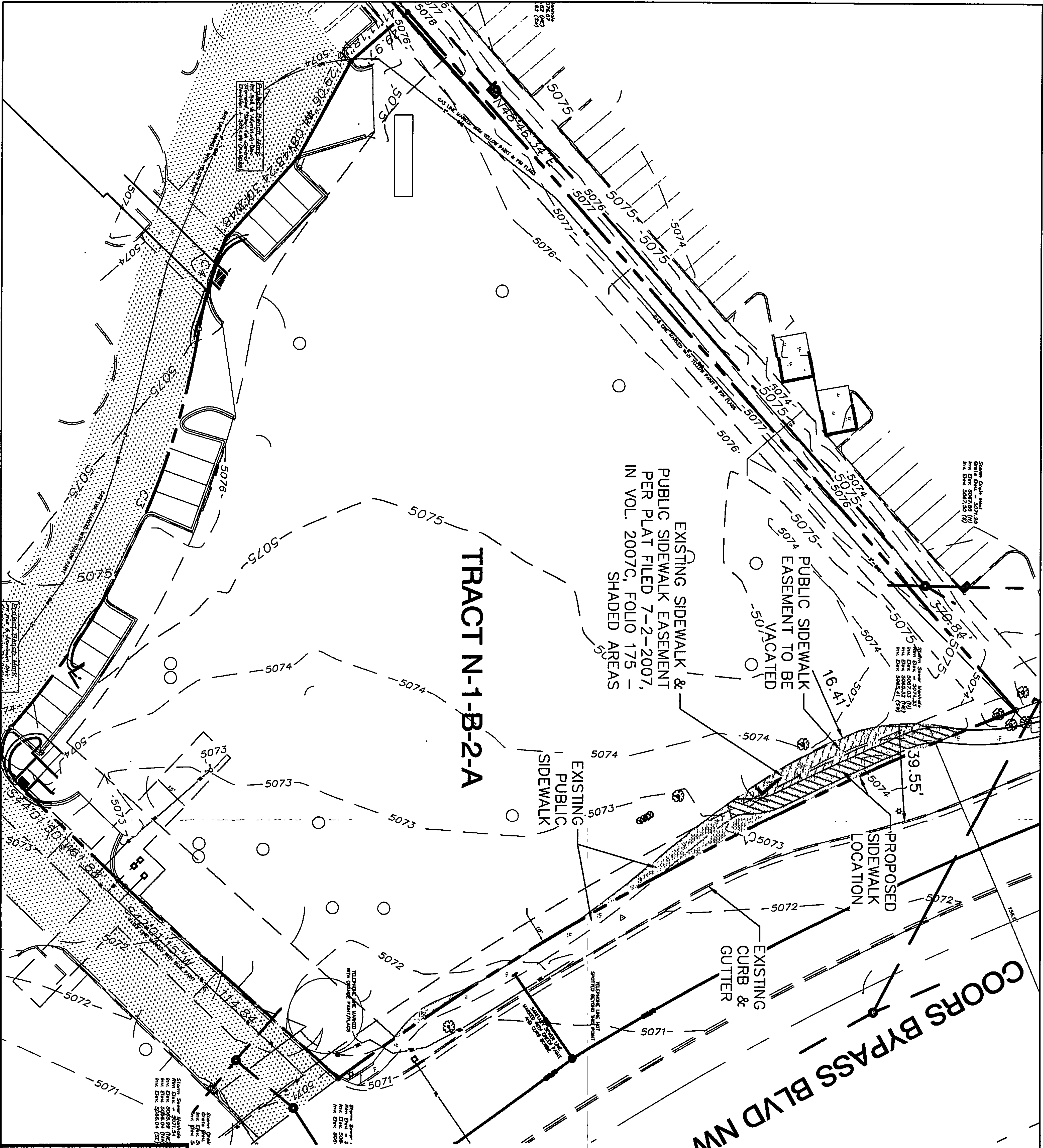
PLAT OF  
**TRACTS N-1-B-2-A-1 AND N-1-B-2-A-2**  
**SEVEN-BAR RANCH**  
 (BEING A REPLAT OF TRACT N-1-B-2-A, SEVEN-BAR RANCH)  
 SITUATE WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
 PROJECTED SECTION 7, TOWNSHIP 11 NORTH, RANGE 3 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2013

**SURV TEK, INC.**  
 SHEET 3 OF 3  
 CONSULTING SURVEYORS  
 5384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 PHONE 505-887-5388  
 FAX 505-887-5377



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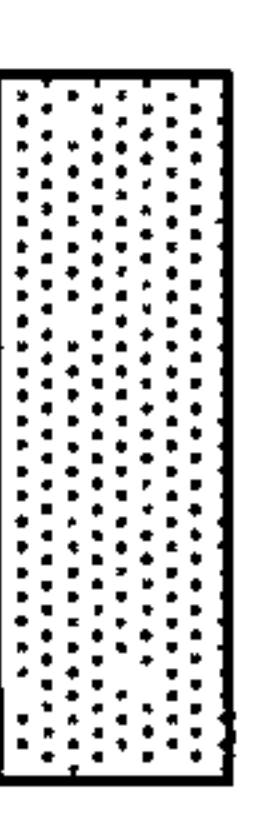

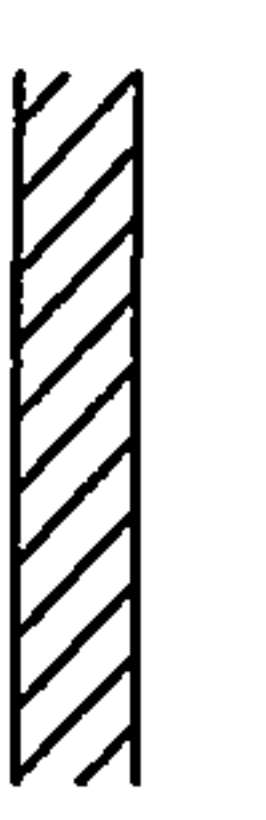



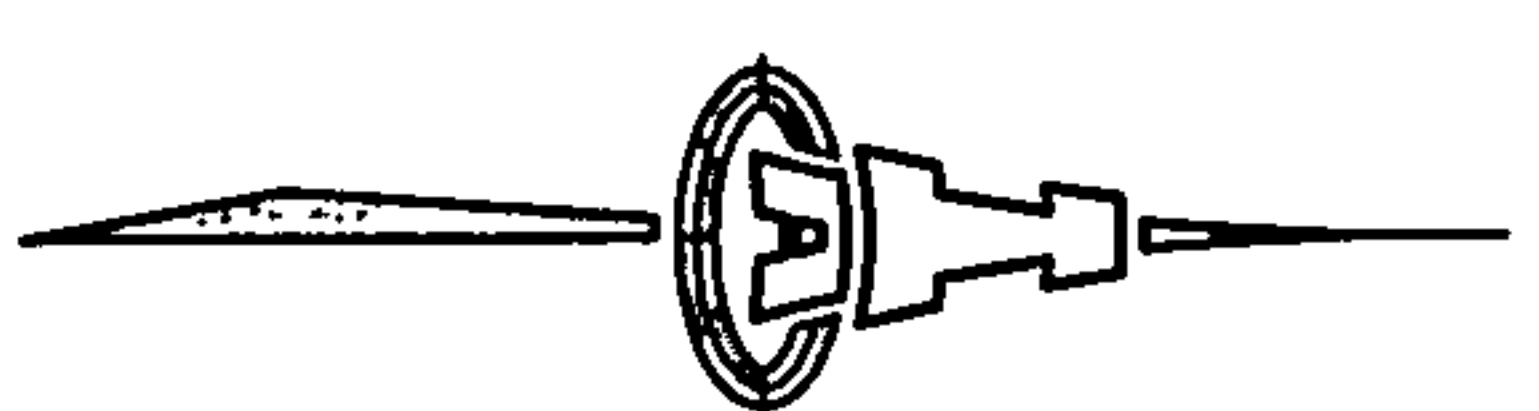
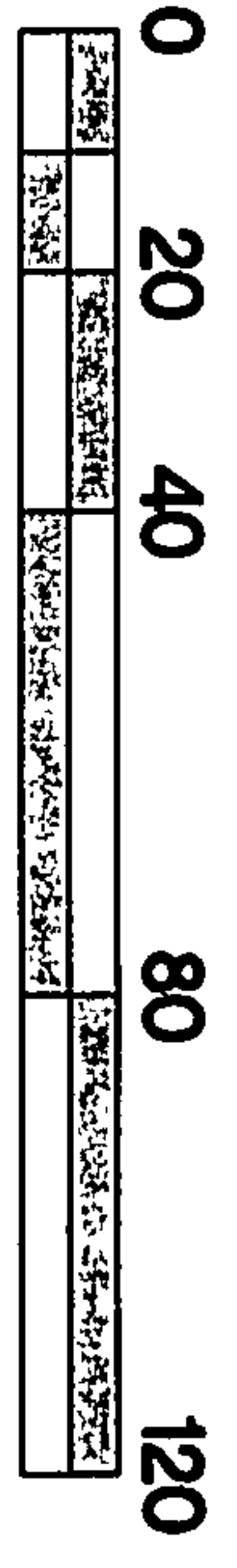


TRACT N-1-B-2-A

COORS BYPASS BLVD NW

**LEGEND**

-  EXISTING SIDEWALK EASEMENT
-  PUBLIC SIDEWALK EASEMENT TO BE VACATED
-  REALIGNED SIDEWALK
-  EXISTING SIDEWALK



**EXISTING CONDITION EXHIBIT  
SIDEWALK EASEMENT VACATION**

**ISAACSON & ARFMAN, P.A.**

*Consulting Engineering Associates*

128 Monroe Street N.E.

Albuquerque, New Mexico 87108

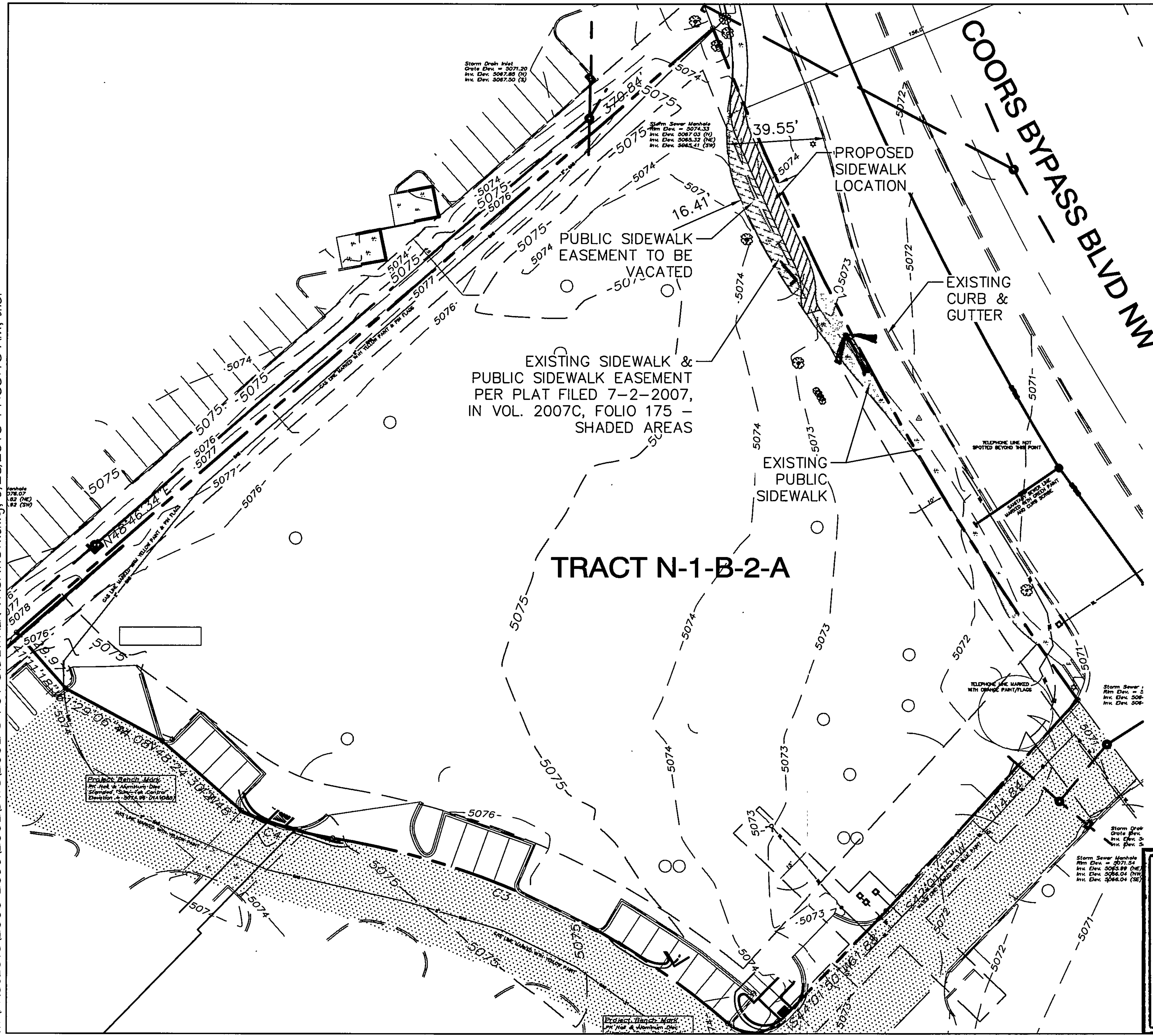
Ph. 505-268-8828 [www.isaactil.com](http://www.isaactil.com)

2002 C-701-SIDEWALK VACATION.dwg Sep 26, 2013

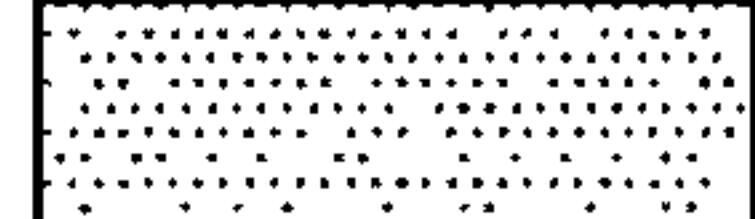






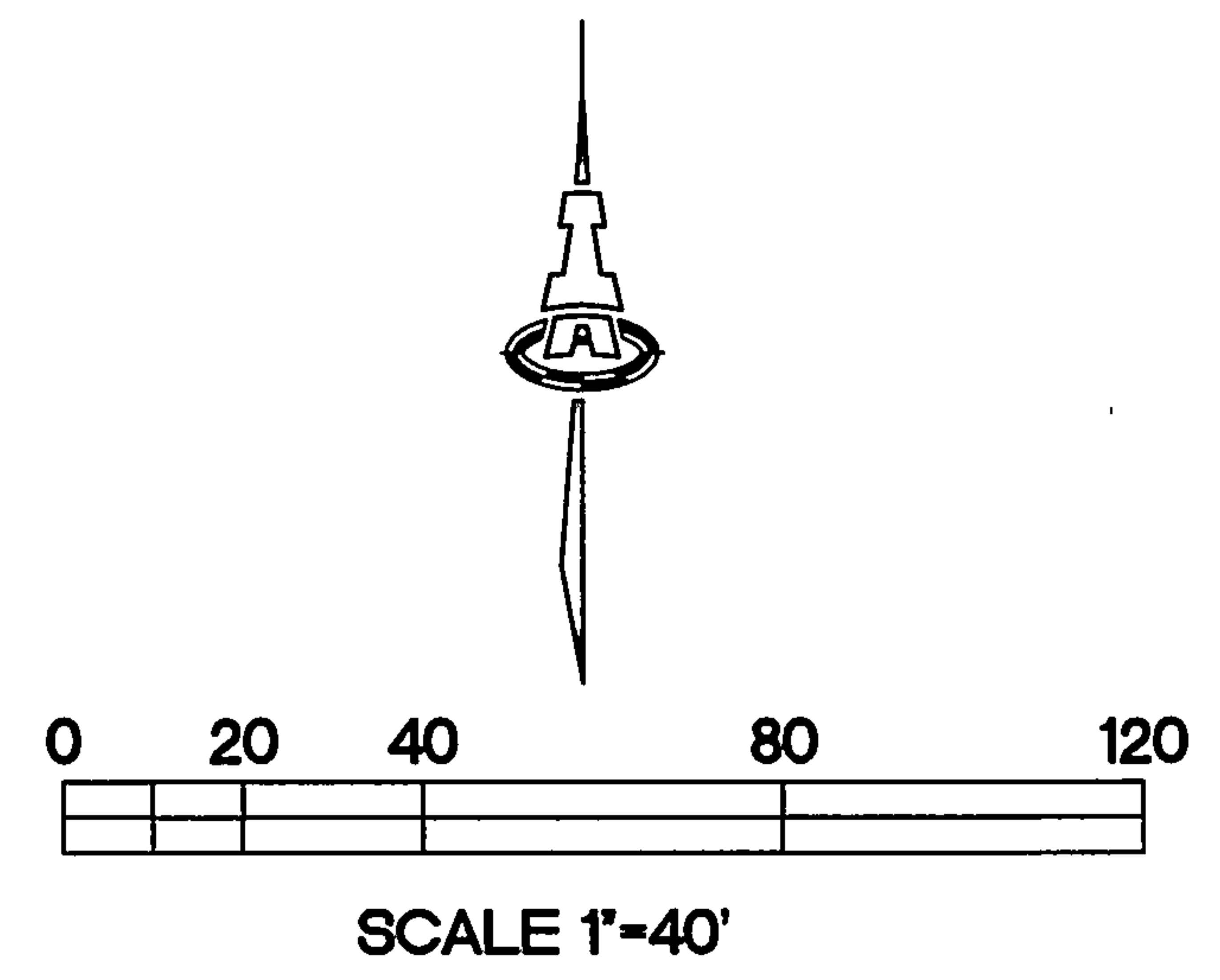
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13-70690 (APE)  
13-70691 (P&F)  
10-23-13

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### LEGEND

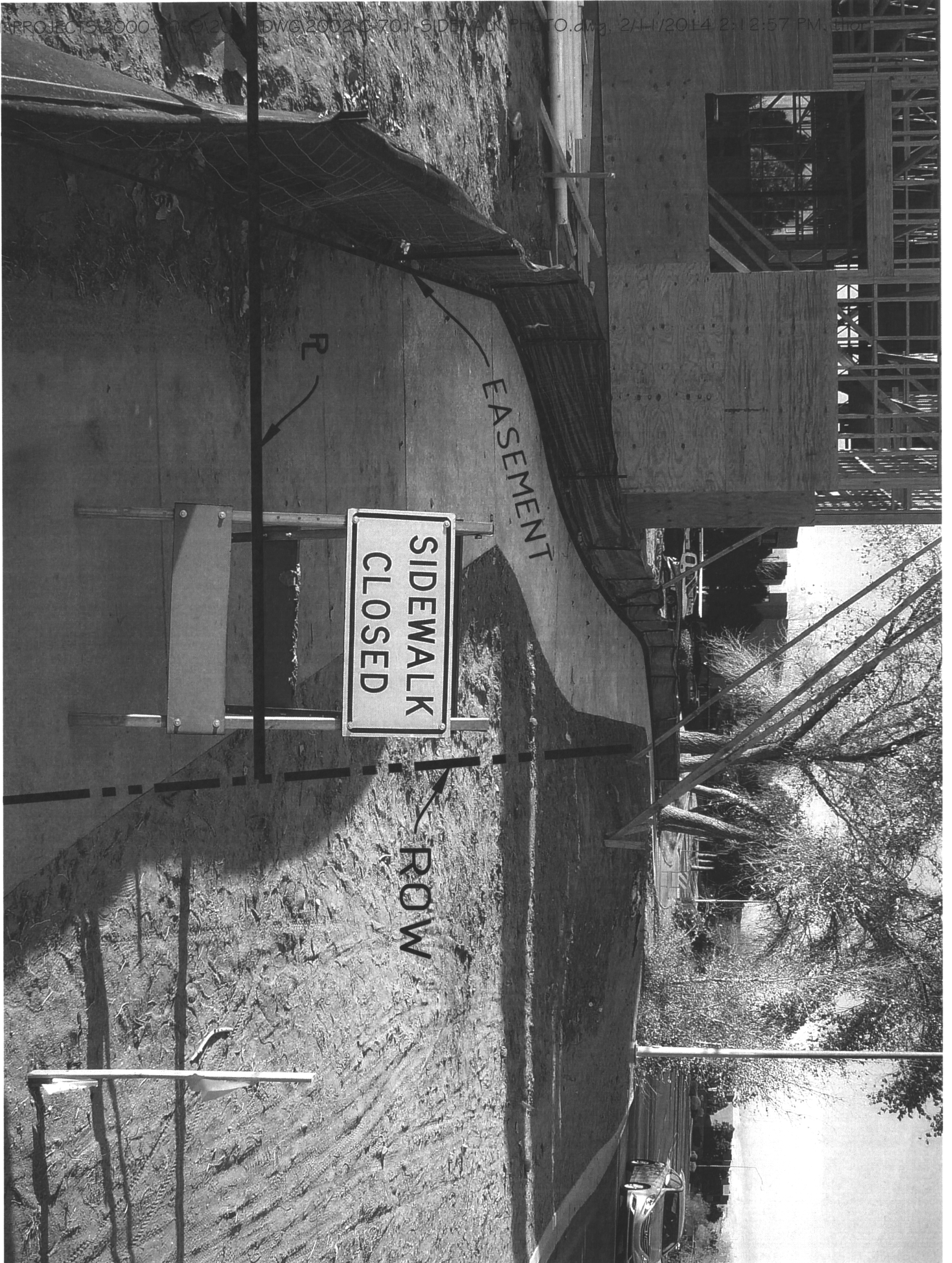
-  EXISTING SIDEWALK EASEMENT
-  PUBLIC SIDEWALK EASEMENT TO BE VACATED
-  REALIGNED SIDEWALK
-  EXISTING SIDEWALK
-  VERIFICATION PHOTO ORIENTATION (02-11-14)



## EXISTING CONDITION EXHIBIT SIDEWALK EASEMENT VACATION



**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Ph. 505-268-8828 [www.iacivil.com](http://www.iacivil.com)  
 2002 C-701-SIDEWALK VACATION.dwg      Sep 26, 2013



CPN: 729083

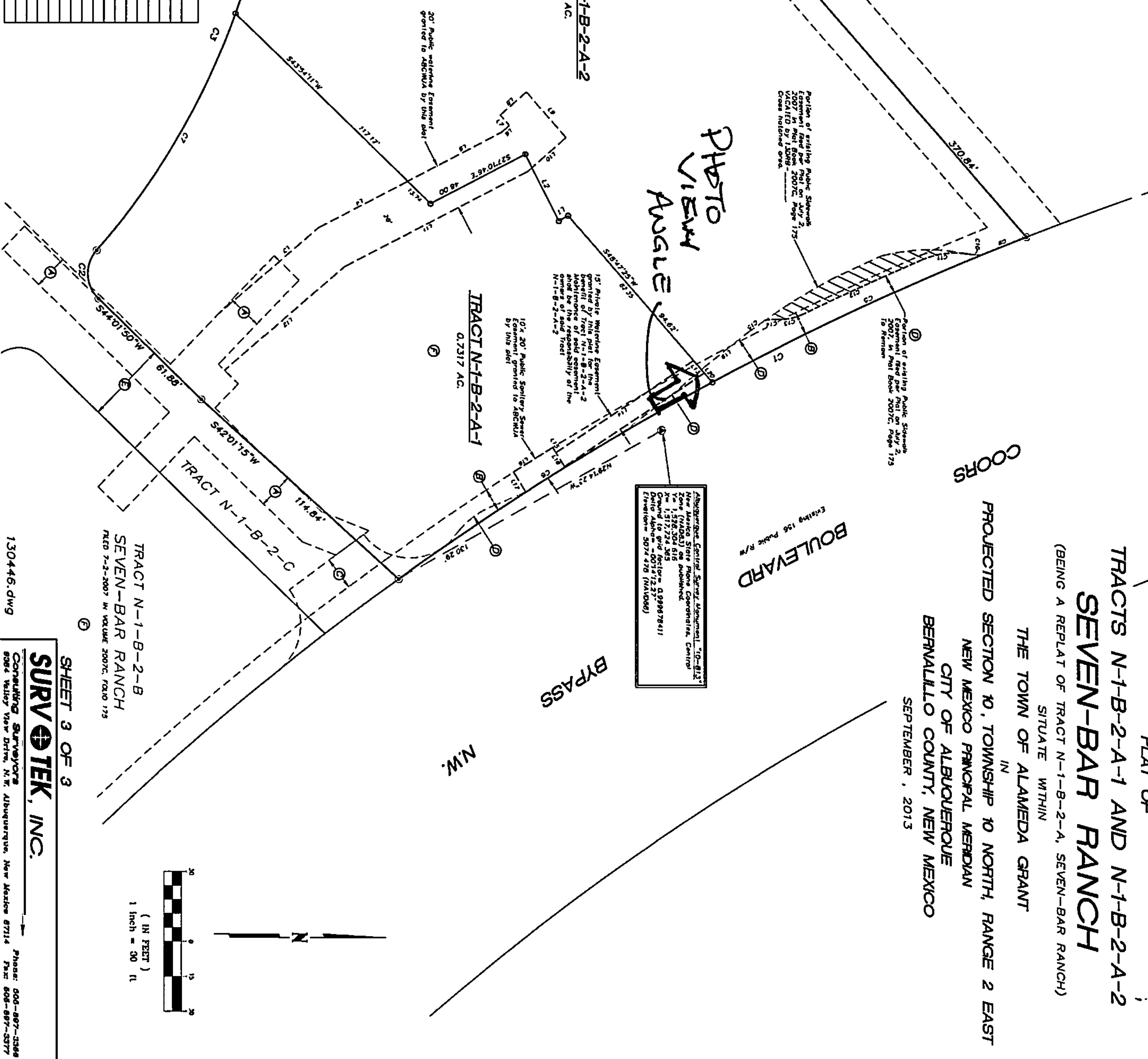
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L2	31.93	S8249.14 W
L3	57.29	N4034.43 W
L4	43.29	N2710.45 W
L5	45.29	N2710.46 W
L6	4.29	N4113.20 W
L7	6.00	S4846.34 W
L8	15.00	N4173.28 W
L9	26.00	N4846.34 E
L10	21.75	S4113.28 E
L11	89.20	S2710.46 E
L12	68.32	S4034.32 E
L13	7.06	N4847.23 E
L14	21.37	S3332.28 E
L15	2.60	S5813.23 W
L16	20.00	S3146.37 E
L17	10.00	N5813.23 E
L18	10.00	N5813.23 E
L19	25.54	S3824.41 E
L20	7.10	N4847.23 E

- EXISTING EASEMENTS LEGEND**
- ① Existing City of Albuquerque Public Water and Sewer Easement per Plat Book 2007C, Page 175, Document No. 2-18-2007, in Book A133, Page 6868
  - ② Existing 10' Utility Easement per Plat Book 8-12-1988 in Vol. C37, Page 35
  - ③ Existing Private Access and Public Utility Easement per Plat Book 8-12-1988, in Vol. C37, Page 35
  - ④ Existing Public Stormwater Easement per Plat Book 7-2-2007, in Vol. 2007C, Page 175
  - ⑤ Existing Private Cross Access Easement, granted by Plat Book 7-2-2007, in Plat Book 2007C, Page 175 for the benefit of Tracts N-1-B-2-A and N-1-B-2-B to be monitored by Tract N-1-B-2-C
  - ⑥ Existing Private Cross Lot Debris Easement, granted by Plat Book 7-2-2007, in Plat Book 2007C, Page 175 for the benefit of Tracts N-1-B-2-A and N-1-B-2-B to be monitored by Tract N-1-B-2-C to be monitored by same
  - ⑦ Tracts N-1-B-2-A, N-1-B-2-B and N-1-B-2-C are subject to the same public utility easements and encumbrances as contained in that portion of the plat for the same section, 2007099402 and First Amendment to Construction, Operation and Record Easement Agreement, dated August 13, 2012 or Document No. 2012081955.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	308.19'	1224.00'	155.42'	308.37'	S4821.13 E	142.8724°
C2	42.91'	13.00'	14.38'	20.75'	S8747.33 W	87.3128°
C3	172.04'	112.00'	90.97'	174.67'	N6342.32 W	32.3039°
C4	38.38'	138.00'	19.32'	38.26'	N7258.54 W	18.5811°
C5	149.33'	1224.00'	74.76'	149.24'	S2438.43 E	6.5928°
C6	159.66'	1224.00'	80.04'	159.25'	S3150.55 E	7.2858°
C7	118.46'	312.00'	59.95'	112.75'	N5919.54 W	21.4513°
C8	58.58'	312.00'	29.37'	58.49'	N2535.14 W	10.4528°
C9	21.27'	1224.00'	10.63'	21.27'	S2136.53 E	4.5713°
C10	7.31'	84.52'	3.66'	7.31'	N0623.02 E	2.92128°
C11	18.45'	38.00'	8.43'	18.42'	S0833.02 E	2.92128°
C12	58.33'	1209.83'	28.17'	58.32'	S2432.11 E	2.4012°
C13	11.90'	24.08'	6.07'	11.78'	N1130.54 W	28.2031°
C14	4.14'	21.00'	2.38'	4.13'	S0408.37 E	14.0206°
C15	9.01'	330.42'	4.50'	9.01'	S2512.53 E	1.3372°

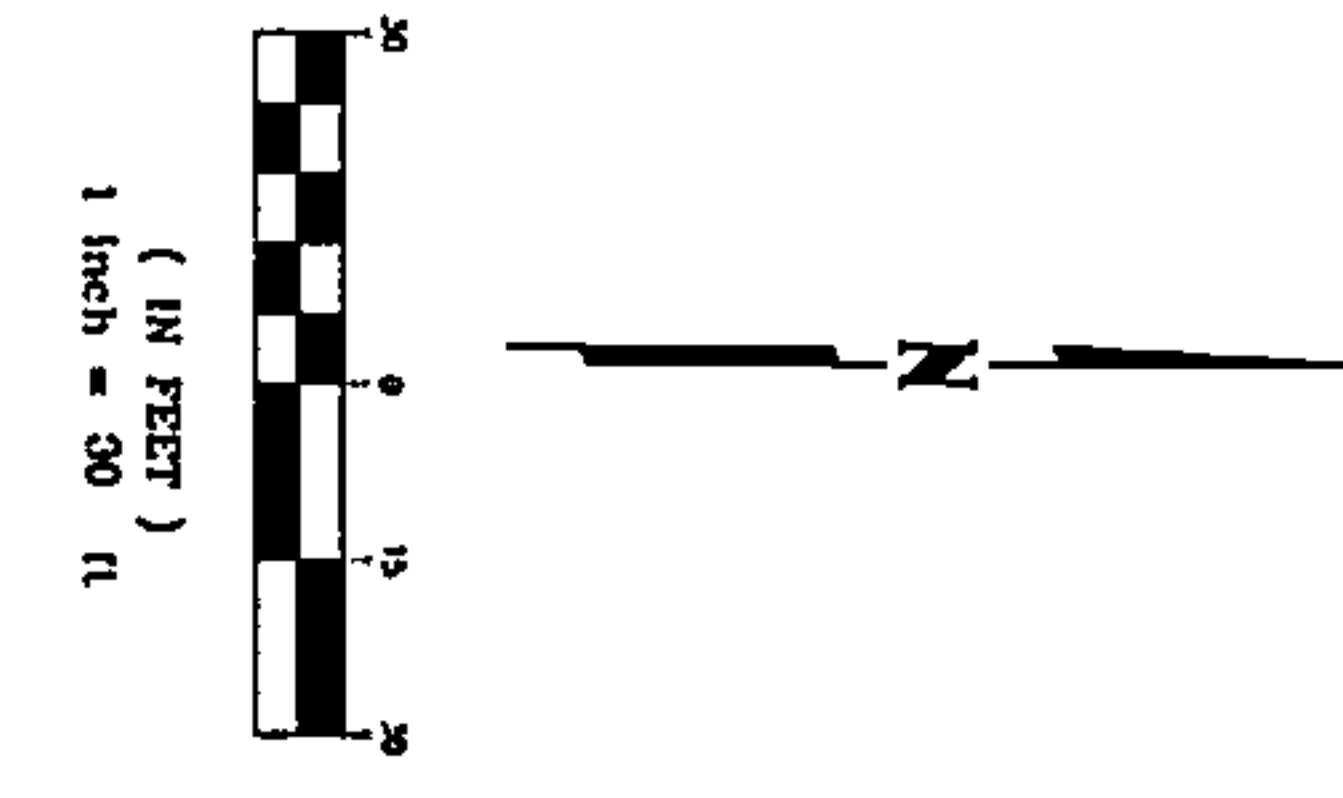
TRACT N-1-B-2-C  
SEVEN-BAR RANCH  
PLAT 7-2-2007, IN VOLUME 2007C, PLAT 175



Albuquerque Central Survey Amendment, "10-812" New Mexico State Plane Coordinates, Central Zone (NAD83) as published.  
 X = 1325394.616  
 Y = 152232.242  
 Central to grid declin = 0.998678411  
 Delta Alpha = -0071412.37  
 Elevation = 5072.418 (NAVD83)

PLAT OF  
**TRACTS N-1-B-2-A-1 AND N-1-B-2-A-2  
 SEVEN-BAR RANCH**  
 (BEING A REPLAT OF TRACT N-1-B-2-A, SEVEN-BAR RANCH)  
 SITUATE WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2013

SHEET 3 OF 3  
**SURV-TEK, INC.**  
 Consulting Surveyors  
 884 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3366  
 Fax: 505-897-3377



DRB CASE ACTION LOG - BLUE SHEET

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

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

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

Project #: 1005133

Application #: 13DRB-707691

Project Name: SEVEN BAR RANCH

Agent: ISAACSON & ARFMAN PA

Phone #:

\*\*Your request was approved on 2-12-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION: \_\_\_\_\_

ABCWUA: \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

PLANNING (Last to sign): dyf

**PLATS:**

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

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

AGIS DXF File approval required.

Copy of recorded plat for Planning.

**ALL SITE PLANS:**

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

