

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 #: 1005141 Application #: 14DRB-70074
 Project Name: Panorama Heights
 Agent: Cartesian Surveys Phone #:

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

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): - address correct; add E'ment
- utility signatures, etc

PLATS:

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

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

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 2, 2014
DRB Comments**

ITEM # 5

PROJECT # 1002202


APPLICATION # 14-70073/ 10074

RE: Tract L-1-B-1, Panorama Heights

Refer to comments from Transportation Development regarding proposed vacation.

Significant site alterations, additional easements, or a revised lot layout are needed for the parking lot to conform to proposed lot line; parking lot aisles and landscaping need to be on-site or within an easement.

Easement Note 11 is not valid, as Tract M-1 is not a part of this plat.



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

Completed
12-16-13
VS

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.

Project #: 1005141 Application #: 12DRB-70328
 Project Name: Panorama Heights
 Agent: Cartisian Surveys Inc Phone #:

Your request was approved on 1-30-13 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): dxp arch see email from Bryan Wolfe

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.

10/13

JONE 9-23-14

DRB CASE ACTION LOG - BLUE SHEET

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

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

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

Project #: 1005141 Application #: 14DRB-70074
 Project Name: Panorama Heights
 Agent: Cartesian Surveys Phone #:

Your request was approved on 4-22-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

- TRANSPORTATION:
- ABCWUA:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:

PLANNING (Last to sign): - address com notes, add E'ment
- city signatures, .dwp

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.

TEMPORARY CROSS-ACCESS AND PARKING EASEMENT

This **TEMPORARY CROSS-ACCESS AND PARKING EASEMENT** (this "Easement Agreement") is made and established this _____ day of _____, 2014, by **Calvary Chapel East ("Calvary")**.

WHEREAS, Calvary is the owner of that certain real property described as follows:

Tract L-1-B-1-B as shown and designated on the plat of the plat entitled "Tracts L-1-B-1-A and L-1-B-1-A, Block 11, Panorama Heights" as the same is shown and designed on the plat thereof filed in the office of the county clerk on the 23rd day, of September, 2014, in Book 2014C, Page 107 ("Lot B");

WHEREAS, Calvary is also the owner of that certain real property described as follows:

Tract L-1-B-1-A as shown and designated on the plat of the plat entitled "Tracts L-1-B-1-A and L-1-B-1-A, Block 11, Panorama Heights" as the same is shown and designed on the plat thereof filed in the office of the county clerk on the 23rd day, of September, 2014, in Book 2014C, Page 107 ("Lot A"); and

WHEREAS, Calvary desires to establish a temporary cross-access and parking easement across Lot A and more particularly defined on the attached exhibit A, for parking and access to and from the Lot B on the terms and conditions set forth herein below.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. For good and valuable consideration, the receipt of which is hereby acknowledged, Calvary does hereby establish a non-exclusive, temporary, parking and cross-access easement (the "Easement") over and across Lot A. The Easement shall automatically terminate on the date that the then owner of Lot A completes the modification of those parking improvements as shown on page two of the attached Exhibit A. The then owner of Lot A may record a notice of termination on such date.

2. The Easement shall be maintained by the owner of Lot B and any costs and expenses relating to or arising from the use or maintenance of the Easement shall be paid by the owner of Lot B.

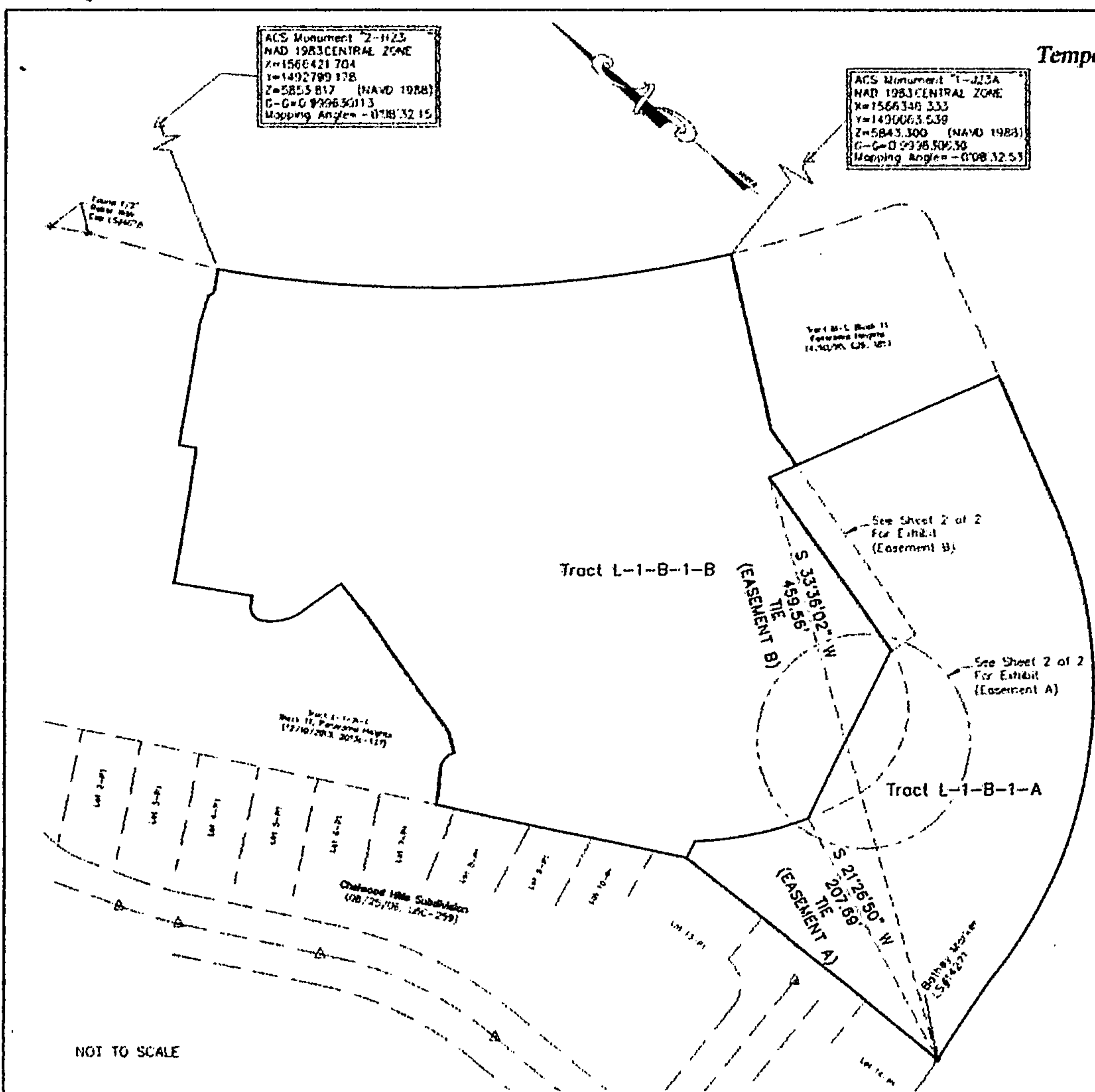
3. The Easement shall run with and be appurtenant to Lot A and Lot B.

Doc# 2014075506

09/23/2014 09:16 AM Page: 1 of 6
EASE R:\$25.00 M. Toulouse Oliver, Bernalillo County



**Exhibit for
Temporary Access, Parking and Drainage Easements
Within Lot "L-1-B-1-A",
Block 11, Panorama Heights
City of Albuquerque
Bernalillo County, New Mexico
September 2014**



- Notes**
1. FIELD SURVEY PERFORMED IN MARCH 2012 AND SUPPLEMENTAL DATA GATHERED IN SEPTEMBER 2012 AND JANUARY 2014.
 2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

THIS PAGE IS TO BE USED AS A VICINITY MAP TO ILLUSTRATE THE LOCATION OF THE EASEMENTS. SEE SHEET 2 FOR A SCALED AND DIMENSIONED DRAWING.

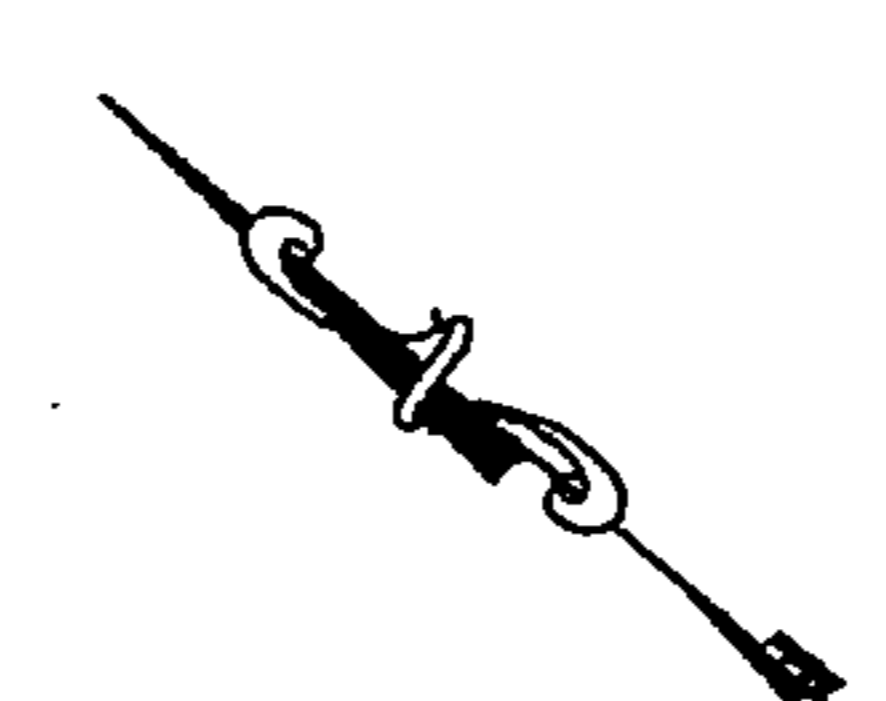
CARTESIAN SURVEYS INC.
 P.O. BOX 14414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0214

**Exhibit for
Temporary Access, Parking and Drainage Easements
Within Lot "L-1-B-1-A",
Block 11, Panorama Heights**

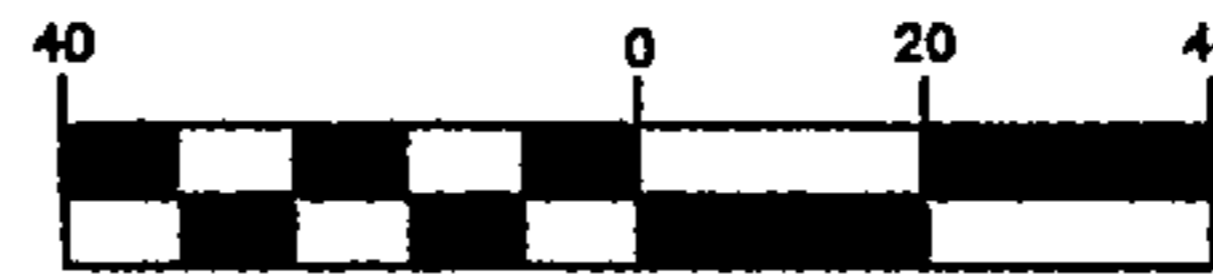
City of Albuquerque
Bernalillo County, New Mexico
September 2014

Legend

 EASEMENT AS DESCRIBED HEREIN



GRAPHIC SCALE

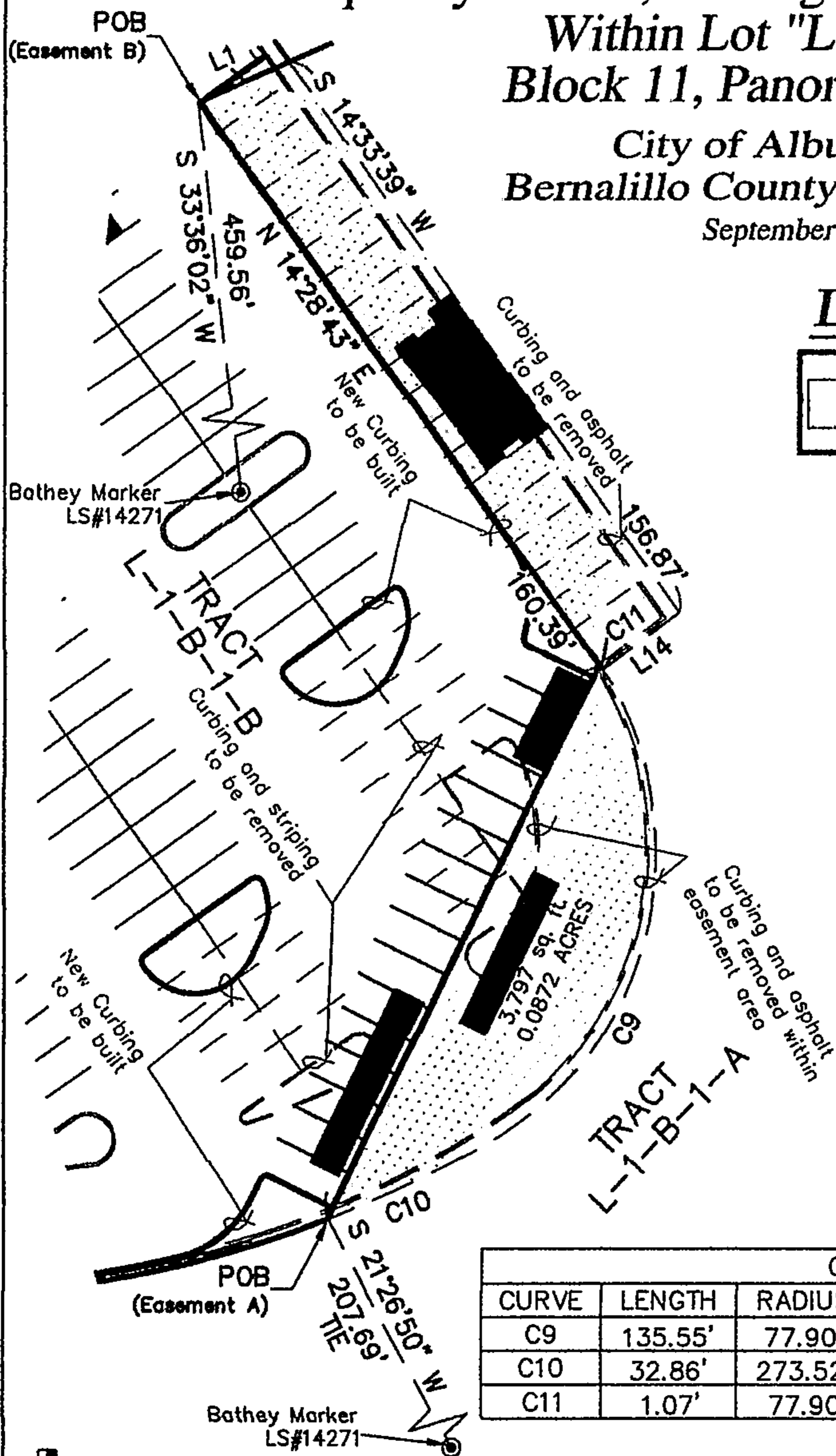


(IN FEET)

1 inch = 40 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.91'	S 63°52'28" E
L14	22.25'	N 75°27'42" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C9	135.55'	77.90'	99°41'52"	119.09'	S 65°57'05" W
C10	32.86'	273.52'	6°52'57"	32.84'	N 64°03'33" W
C11	1.07'	77.90'	00°47'23"	1.07'	N 16°29'50" E



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 2 of 4
120597

Exhibit for
Temporary Access, Parking and Drainage Easements
Within Lot "L-1-B-1-A",
Block 11, Panorama Heights
City of Albuquerque
Bernalillo County, New Mexico
September 2014

Legal Description - Easement A

AN EASEMENT WITHIN TRACT L-1-B-1-A, BLOCK 11 OF PANORAMA HEIGHTS, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "TRACTS L-1-B-1-B AND L-1-B-1-A, BLOCK 11, PANORAMA HEIGHTS" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON _____, IN BOOK _____, PAGE _____, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT, WHENCE A TIE TO THE MOST SOUTHERLY CORNER OF TRACT L-1-B-1-A, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", BEARS S 21°26'50" W, A DISTANCE OF 207.69 FEET;

THENCE, FROM SAID POINT OF BEGINNING, N 76°07'16" E, A DISTANCE OF 142.44 FEET, TO THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, 135.55 FEET ALONG A CURVE TO THE RIGHT (NON TANGENT TO THE PREVIOUS COURSE), HAVING A RADIUS OF 77.90 FEET, A DELTA OF 99°41'52" AND A CHORD BEARING S 65°57'05" W, A DISTANCE OF 119.09 FEET TO A POINT OF CURVATURE;

THENCE, 32.86 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 273.52 FEET, A DELTA OF 06°52'57", AND A CHORD BEARING OF N 64°03'33" W, A DISTANCE OF 32.84 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.0872 ACRES (3,797 SQ. FT.) MORE OR LESS.

Notes

1. FIELD SURVEY PERFORMED IN MARCH 2012 AND SUPPLEMENTAL DATA GATHERED IN SEPTEMBER 2012 AND JANUARY 2014.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

Surveyor's Certificate

I, WILL PLOTNER JR., A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE EXHIBIT SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILL PLOTNER JR.
N.M.R.P.S. NO. 14271

DATE



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 3 of 4
120597

Exhibit for
Temporary Access, Parking and Drainage Easements
Within Lot "L-1-B-1-A",
Block 11, Panorama Heights

City of Albuquerque
Bernalillo County, New Mexico

September 2014

Legal Description - Easement B

AN EASEMENT WITHIN TRACT L-1-B-1-A, BLOCK 11 OF PANORAMA HEIGHTS, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "TRACTS L-1-B-1-B AND L-1-B-1-A, BLOCK 11, PANORAMA HEIGHTS" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON _____, IN BOOK _____, PAGE _____, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, WHENCE A TIE TO THE MOST SOUTHERLY CORNER OF TRACT L-1-B-1-A, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", BEARS S 33°36'02" W, A DISTANCE OF 459.56 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 63°52'28" E, A DISTANCE OF 22.91 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, TRAVERSING TRACT L-1-B-1-A, S 14°33'39" W, A DISTANCE OF 156.87 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, N 75°27'42" W, A DISTANCE OF 22.25 FEET, TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, 1.07 FEET ALONG A CURVE TO THE LEFT, NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 77.90 FEET, A DELTA OF 00°47'23", AND A CHORD BEARING OF N 16°29'50" E, A DISTANCE OF 1.07 FEET, TO A POINT OF TANGENCY;

THENCE, N 14°28'43" E, A DISTANCE OF 160.39 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.0816 ACRES (3,553 SQ. FT.) MORE OR LESS.



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 4 of 4
120597

IN WITNESS WHEREOF, the parties set their hands on the date first above written.

Calvary Chapel East

By: *Gary Cowan*
Name: GARY COWAN
Its: _____

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me this 22ND day of SEPTEMBER, 2014, by GARY L. COWAN.

My Commission Expires:

Rebecca
NOTARY PUBLIC



OFFICIAL SEAL
REQUAIE PRICE

NOTARY PUBLIC-State of New Mexico

My Commission Expires 02/05/2018



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

APPLICATION INFORMATION:

Professional/Agent (if any): Cartesian Surveys, Inc. PHONE: 896-3050
 ADDRESS: P.O. Box 44414 FAX: 891-0244
 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: cartesiandenise@gmail.com

APPLICANT: Gary Cowen PHONE: _____
 ADDRESS: 12820 Indian School Rd NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: garylcowan@gmail.com
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Subdivide existing lot into 2 separate tracts, vacate private easement and grant easements.

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. L-1-B-1 Block: 11 Unit: _____
 Subdiv/Addn/TBKA: Panorama Heights
 Existing Zoning: O-1 Proposed zoning: O-1 MRGCD Map No _____
 Zone Atlas page(s): J-227 UPC Code: L-1-B: 102205839930210168
L-1-C: 102205840927010169

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
1005141 ; 12-DRB-70342

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): 5.8328
 LOCATION OF PROPERTY BY STREETS: On or Near: Indian School Road
 Between: Constitution Avenue and Eastridge Drive

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

SIGNATURE [Signature] DATE 3/12/14
 (Print Name) Denise King 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>14DRB-70023</u>	<u>VPRE</u>	_____	<u>\$ 45.00</u>
<u>14DRB-70014</u>	<u>RF</u>	_____	<u>\$ 285.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	<u>\$ _____</u>
_____	_____	_____	<u>\$ _____</u>
Total			<u>\$ 350.00</u>

Hearing date April 2, 2014

[Signature] 3-14-14
 Staff signature & Date

Project # 1005141

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 2, 2014
DRB Comments**

ITEM # 5

PROJECT # 1002202

APPLICATION # 14-70073/ 10074

RE: Tract L-1-B-1, Panorama Heights

Refer to comments from Transportation Development regarding proposed vacation.

Significant site alterations or additional easements are needed for the parking lot to conform to proposed lot line; parking lot aisles and landscaping need to be on-site or within an easement.

Easement Note 11 is not valid, as Tract M-1 is not a part of this plat.

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

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

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

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

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

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
 - ✓ 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

same

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.

Denise King
 Applicant name (print)
[Signature] 3/14/14
 Applicant signature / date



Form revised 4/07

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

Application case numbers
14DRB 70023

[Signature] 3-14-14
 Planner signature / date
 Project # 1003141

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.

- 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
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- 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
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

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

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

Amended preliminary plat approval expires after one year

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

Charlie Calderon
Applicant name (print)
Charlie Calderon 8-14-14
Applicant signature / date



Form revised October 2007

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

Application case numbers
14DRB - 20074

Y.M.J. 8-14-14
Planner signature / date
Project # 1005141



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

APPLICATION INFORMATION:

Professional/Agent (if any): Cartesian Surveys, Inc. PHONE: 896-3050
 ADDRESS: P.O. Box 44414 FAX: 891-0244
 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: cartesiandenise@gmail.com

APPLICANT: Gary Cowen PHONE: _____
 ADDRESS: 12820 Indian School Rd NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: garylcowan@gmail.com
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Subdivide existing lot into 2 separate tracts, vacate private easement and grant easements.

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. L-1-B-1 Block: 11 Unit: _____
 Subdiv/Addn/TBKA: Panorama Heights
 Existing Zoning: O-1 Proposed zoning: O-1 MRGCD Map No _____
 Zone Atlas page(s): J-22-Z UPC Code: L-1-B: 102205839930210168
L-1-C: 102205840927010169

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): _____
1005141 ; 12-DRB-70342

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): 5.8328
 LOCATION OF PROPERTY BY STREETS: On or Near: Indian School Road
 Between: Constitution Avenue and Eastridge Drive

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

SIGNATURE [Signature] DATE 3/12/14
 (Print Name) Denise King 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>14DRB-70073</u>	<u>VPRE</u>	_____	<u>\$ 45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>14DRB-70074</u>	<u>RF</u>	_____	<u>\$ 285.00</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 type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 350.00</u>

Hearing date April 2, 2014

[Signature] 3-14-14
 Staff signature & Date

Project # 1005141

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies.
 (Not required for City owned public right-of-way.)
 ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ 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
 same ← ___ 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.

Denise King
 Applicant name (print)
[Signature] 3/14/14
 Applicant signature / date



Form revised 4/07

- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
14DRB 70023

Vign 3-14-14
 Planner signature / date
 Project # 1003141

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.

- 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
- N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- N/A 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
- N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

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

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

Charlie Calderon
 (Applicant name (print))
Charlie Calderon 8-14-14
 Applicant signature / date

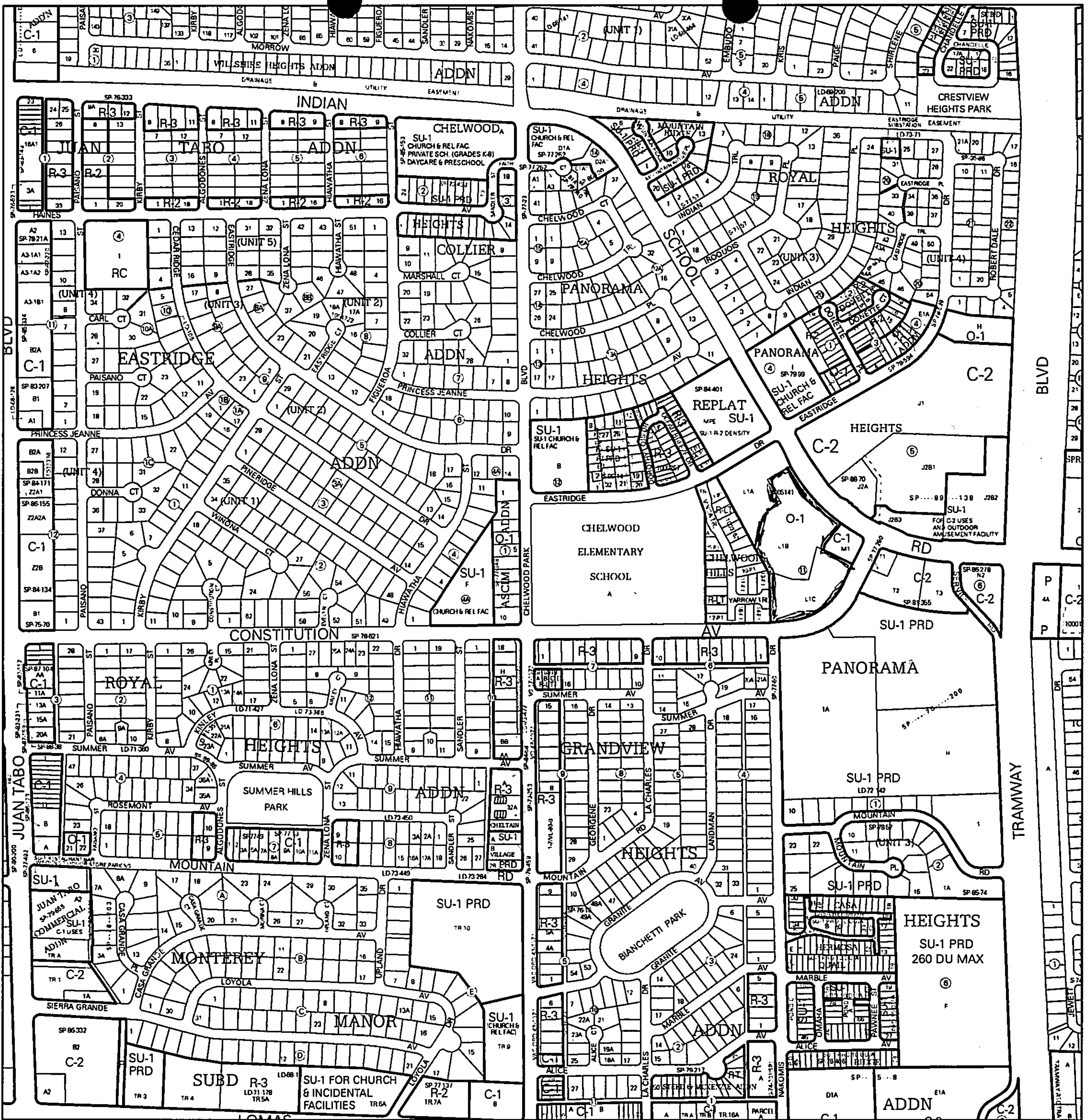


Form revised October 2007

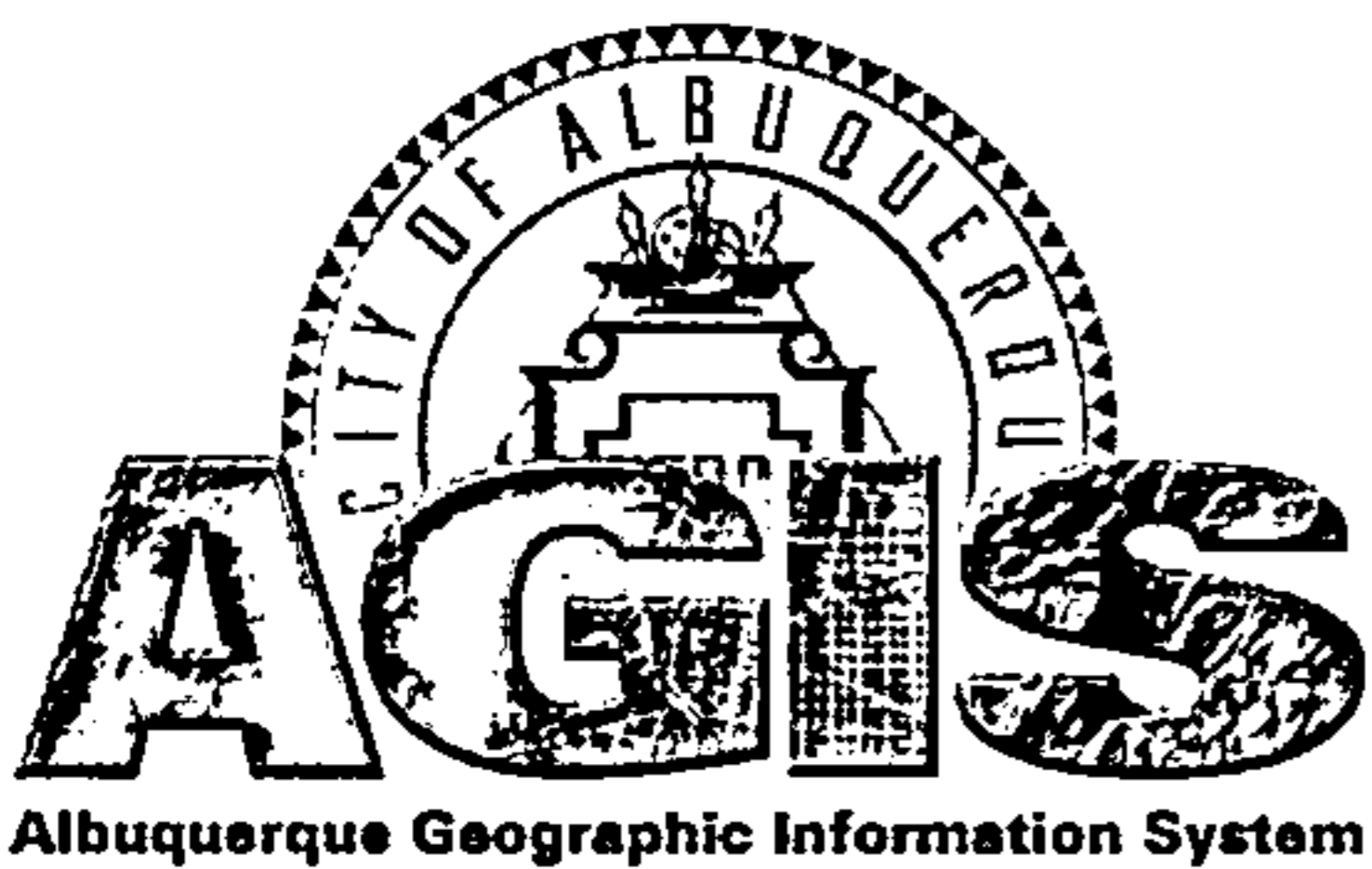
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
14DRB-20074

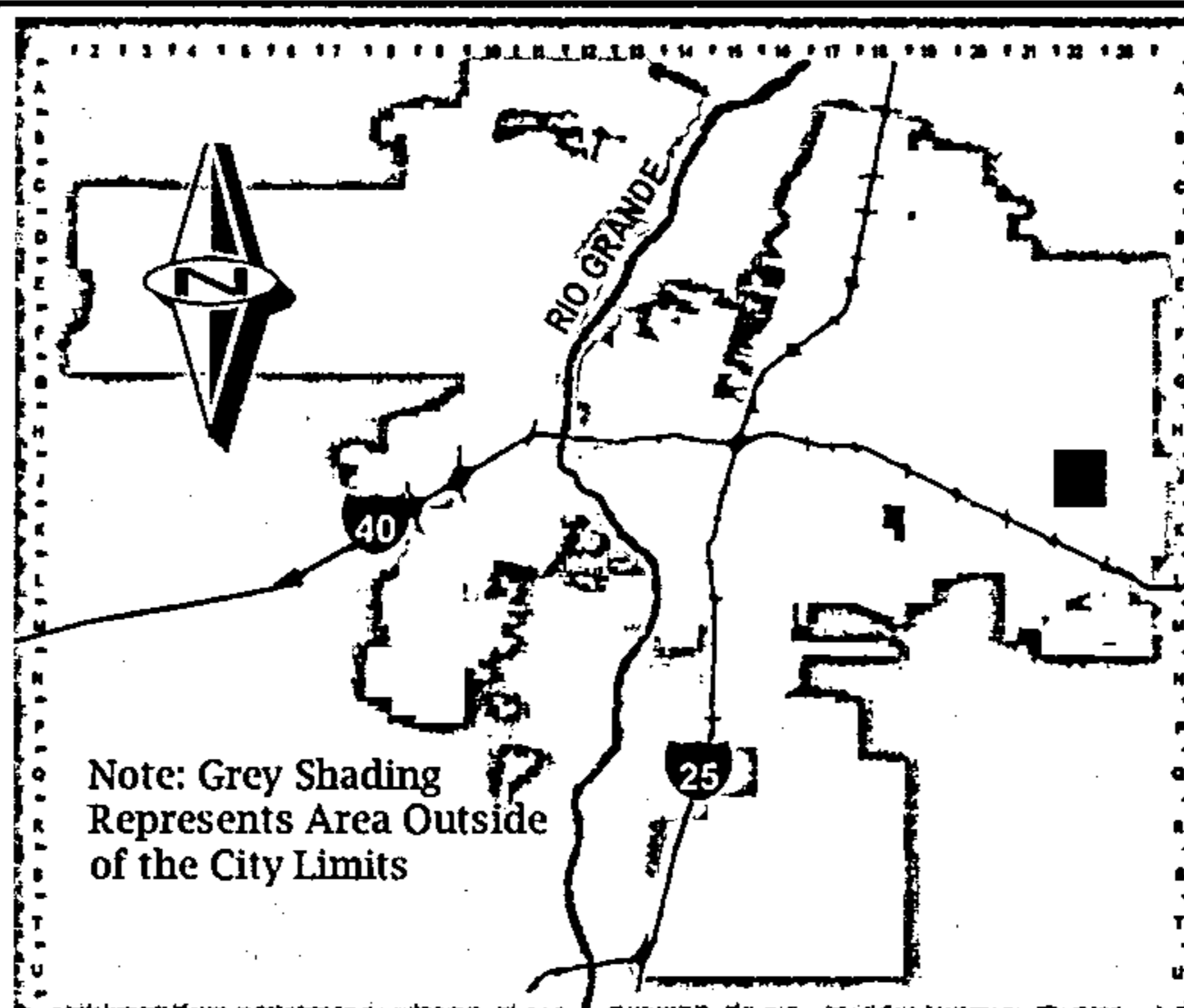
V. [Signature] 8-14-14
 Planner signature / date
 Project # 1005141



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



Map amended through: 1/24/2011



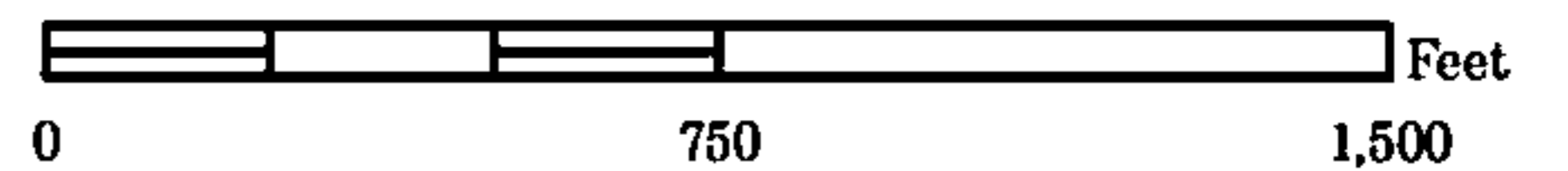
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

J-22-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



Cartesian Surveys Inc.

PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

March 14, 2014

Development Review Board
City of Albuquerque

**Re: Explanation of Vacation of Private Access Easement between Tracts L-1-B-1 and M-1,
Block 11, Panorama Heights**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests approval of a vacation of a private access easement located within Tracts L-1-B-1 and M-1, Block 11, Panorama Heights. The reason for this vacation is to relocate the easement to the adjoining Tract M-1. All of the beneficiaries and parties are involved in this replat.

If you have any questions, please feel free to call.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271

**Site Sketch for
Tracts "L-1-B-1-B" and "L-1-B-1-A"
Block 11, Panorama Heights
Being Comprised of Tracts "L-1-B-1"
Panorama Heights
City of Albuquerque
Bernalillo County, New Mexico
March 2014**

Legend

MEASURED BEARINGS AND DISTANCES (N 00°00'00" E)	RECORD BEARINGS AND DISTANCES (7/27/07, 2007C-201)	FOUND REBAR #1/CAP LS10484 UNLESS OTHERWISE NOTED	SET BATHY MARKER "S 14271"	FOUND CENTERLINE MONUMENT UNLESS OTHERWISE NOTED	COVERED AREA	UTILITY POLE	OVERHEAD UTILITY LINES	ANCHOR	BOLLARD	SIGNAL BOX	TRAFFIC MAST	FIRE LINE CONNECTION	CHAIN LINK FENCE	WOOD FENCE	METAL FENCE	BOLLARD	FIRE HYDRANT	LIGHT POST	WIRELESS/EXPRESS	UTILITY PEDESTAL	CHAIN LINK FENCE	ROOF DRAIN	WATER VALVE	WATER METER	IRRIGATION BOX	SIGN	CONCRETE AREA	BLOCK WALL	ELECTRIC METER	TRANSFORMER	GAS VALVE	GAS METER	ROOF DRAIN
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Easement Notes

- 1 EXISTING 10' UNDERGROUND EASEMENT (04/01/87, BK MISC. 469-A, PG. 875, DOC. NO. 87-32969)
- 2 EXISTING 10' P U E. (07/27/07, 2007C-201, DOC. NO. 2007108801)
- 3 EXISTING 15' PNM GAS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801)
- 4 EXISTING 10' P U E. (09/17/83, C26-185 & D3-78)
- 5 EXISTING 10' X 30' ANCHOR EASEMENT (04/08/85, BK 217A, PG. 679)
- 6 EXISTING 30' PRIVATE ACCESS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801) VACATED WITH THE FILING OF THIS PLAT. SHOWN HEREON AS []
- 7 EXISTING PRIVATE CROSS LOT DRAINAGE, ROADWAY AND PARKING EASEMENT, EXCLUSIVE OF EXISTING BUILDING AREAS FOR THE BENEFIT OF TRACTS L-1-A-1 AND L-1-B-1 AND IS TO BE MAINTAINED BY EACH OWNER OF THEIR RESPECTIVE TRACT (12/10/2013, 2013C-137)
- 8 EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT, EXCLUSIVE OF EXISTING BUILDING AREAS, FOR THE BENEFIT OF TRACTS, L-1-A-1, L-1-B-1, AND M-1 AND IS TO BE MAINTAINED BY EACH OWNER OF THEIR RESPECTIVE TRACT (12/10/13, 2013C-137)
- 9 EXISTING 10' UTILITY EASEMENT FOR ONEST CORPORATION D/B/A CENTURYLINK (12/10/2013, 2013C-137)
- 10 EXISTING PRIVATE ACCESS AND PEDESTRIAN EASEMENT BENEFITING TRACTS L-1-A-1 AND L-1-B-1-B AND TO BE MAINTAINED BY THE OWNERS OF TRACTS L-1-A-1 AND L-1-B-1, MEASURING 6.5 FEET HIGH MEASURED FROM THE TOP OF SIDEWALK THE 3.50' WIDE EASEMENT IS OFFSET 0.75 TO THE NORTHWEST AND 2.75' TO THE SOUTHEAST OF THE PROPERTY LINE. THIS EASEMENT IS (12/10/2013, 2013C-137)
- 11 30' PRIVATE ACCESS EASEMENT BENEFITING TRACT L-1-B-1-A, L-1-B-1-B AND M-1 TO BE GRANTED WITH THE FILING OF THIS PLAT TO BE MAINTAINED BY THE SAME DETAILS OF THE MAINTENANCE RESPONSIBILITIES MAY BE OUTLINED IN A SEPARATE AGREEMENT BETWEEN THE OWNERS.

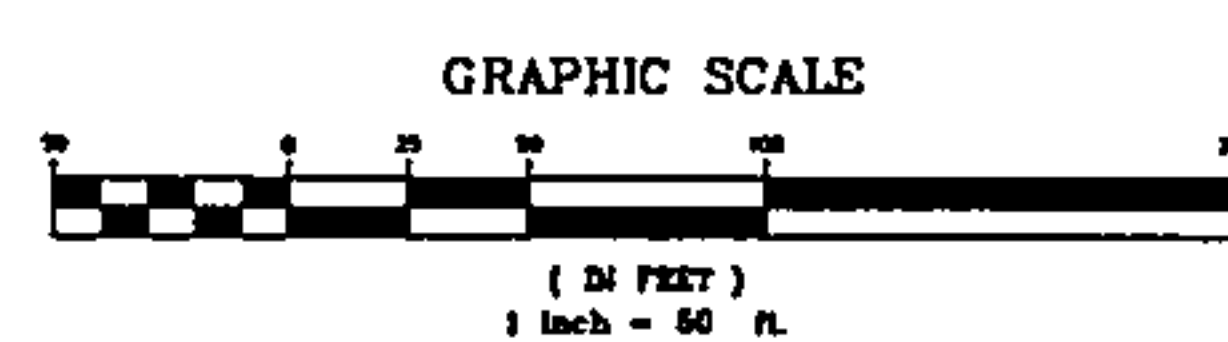
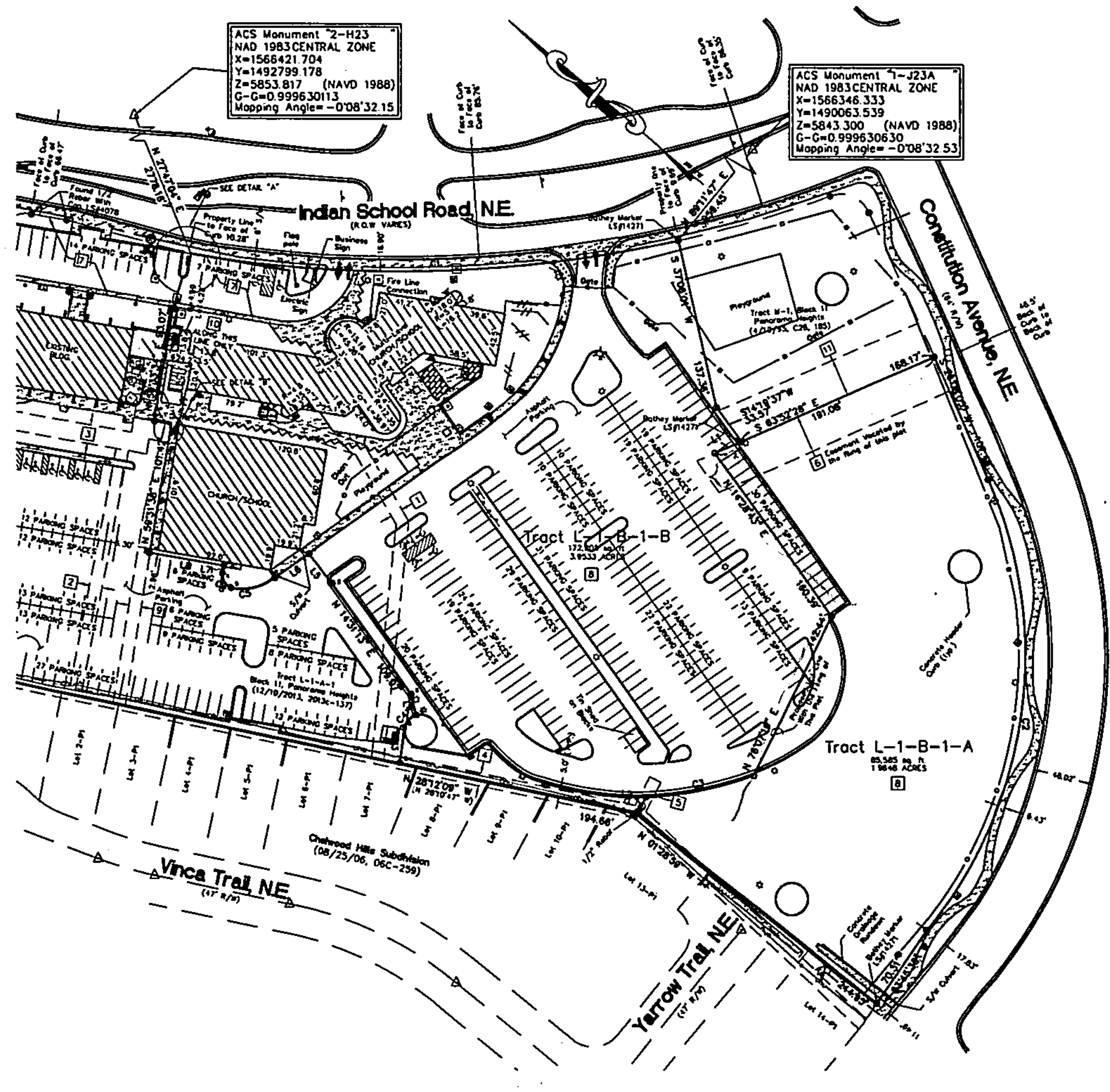
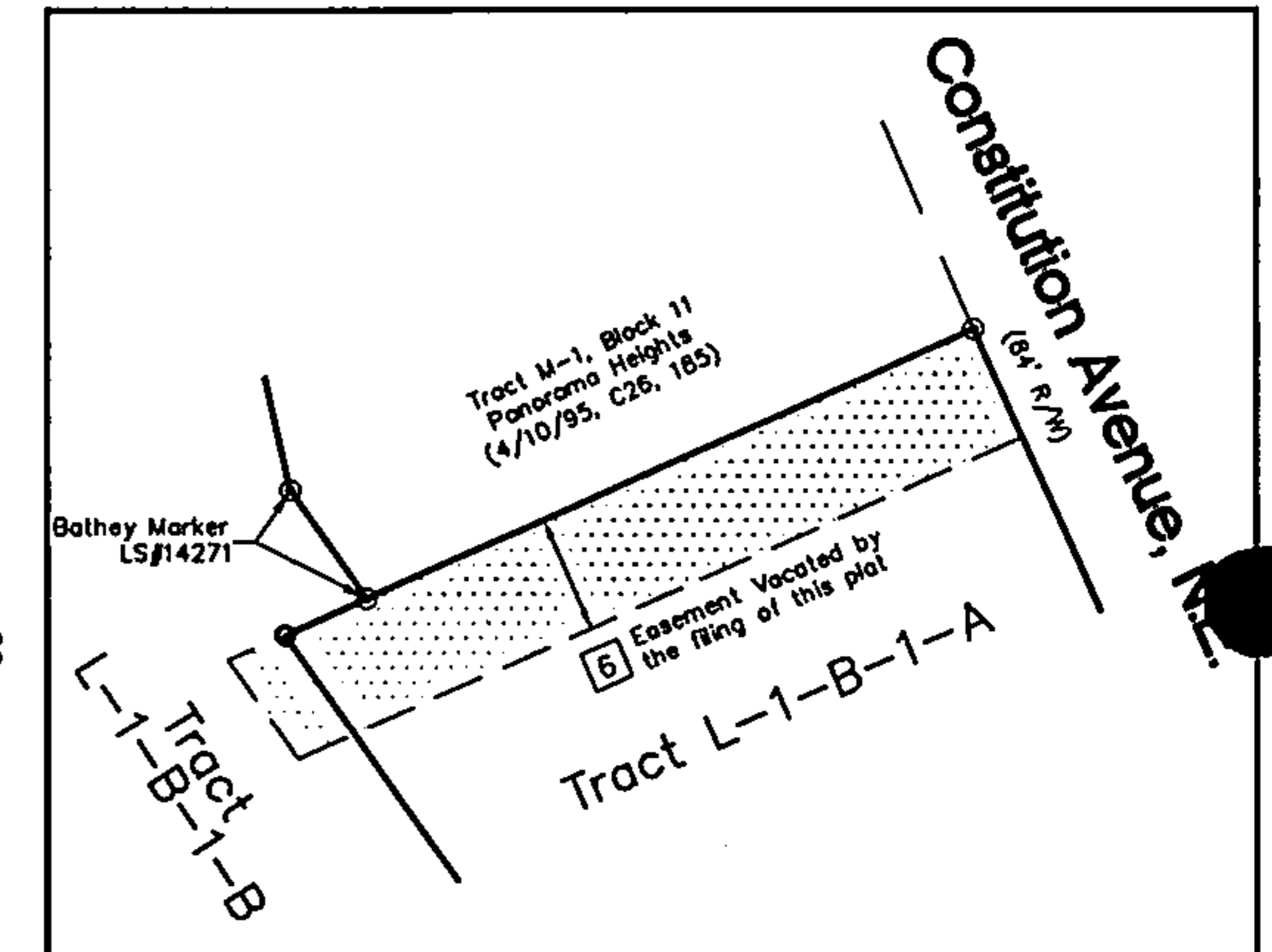


Exhibit for
Tracts "L-1-B-1-B" and "L-1-B-1-A"
Block 11, Panorama Heights
 Being Comprised of Tracts "L-1-B-1"
 Panorama Heights
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2014

Legend

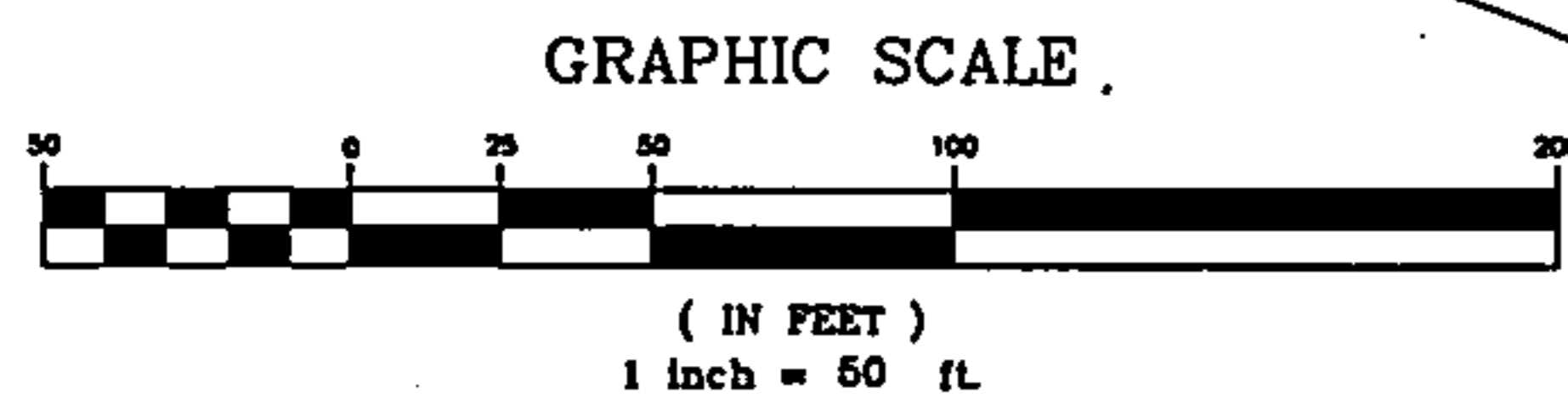
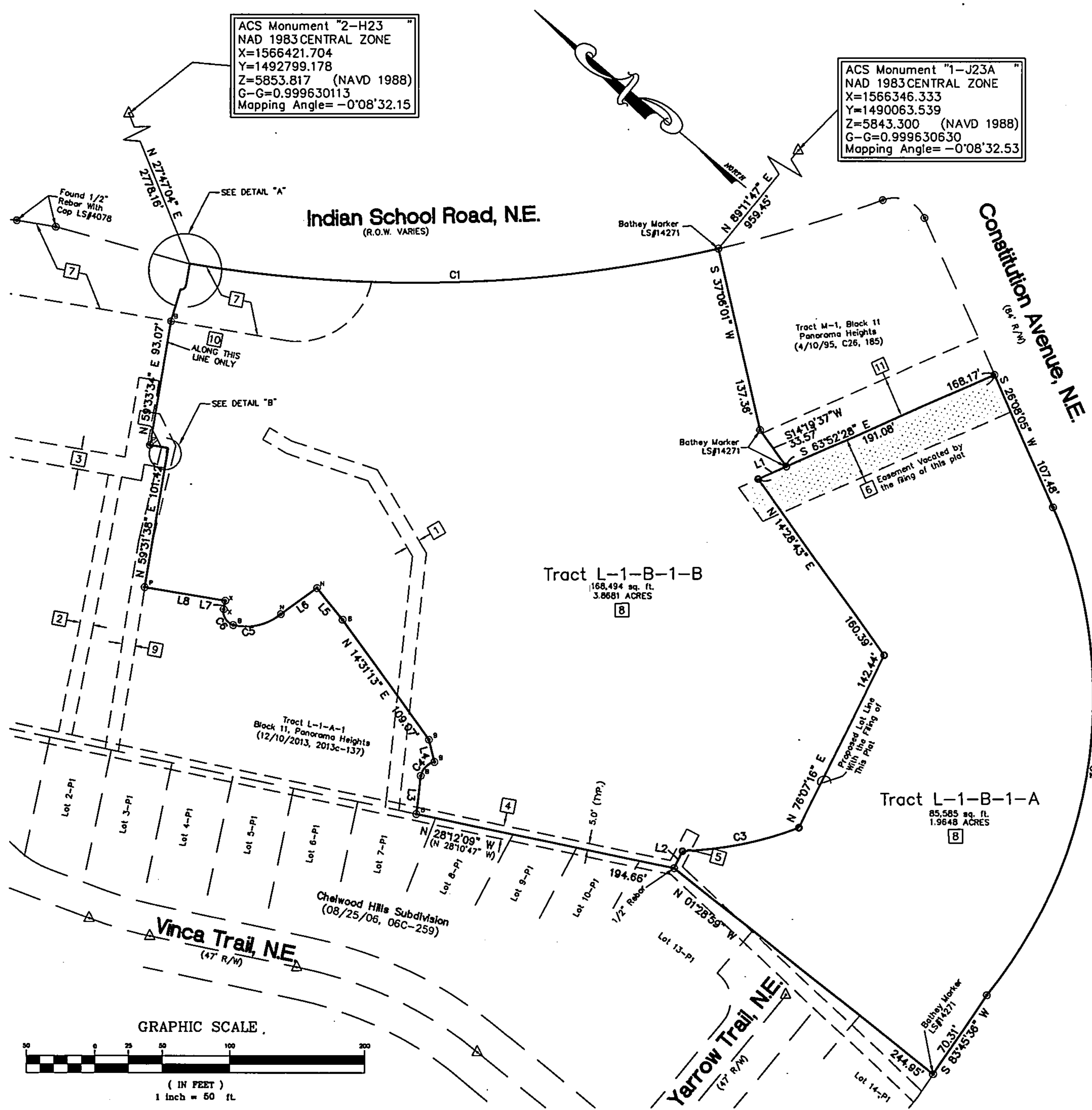
N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (7/27/07, 2007C-201)
⊙	FOUND 1/2" REBAR W/CAP LS#14078 UNLESS OTHERWISE NOTED
⊙	SET BATHEY MARKER "LS 14271"
⊙	BATHEY MARKER "LS 14271"
⊙	NAIL WITH TAG "LS 14271"
⊙	PK NAIL WITH TAG "LS 14271"
⊙	CHISELED X
△	FOUND CENTERLINE MONUMENT UNLESS OTHERWISE NOTED

Detail of Easement to be Vacated

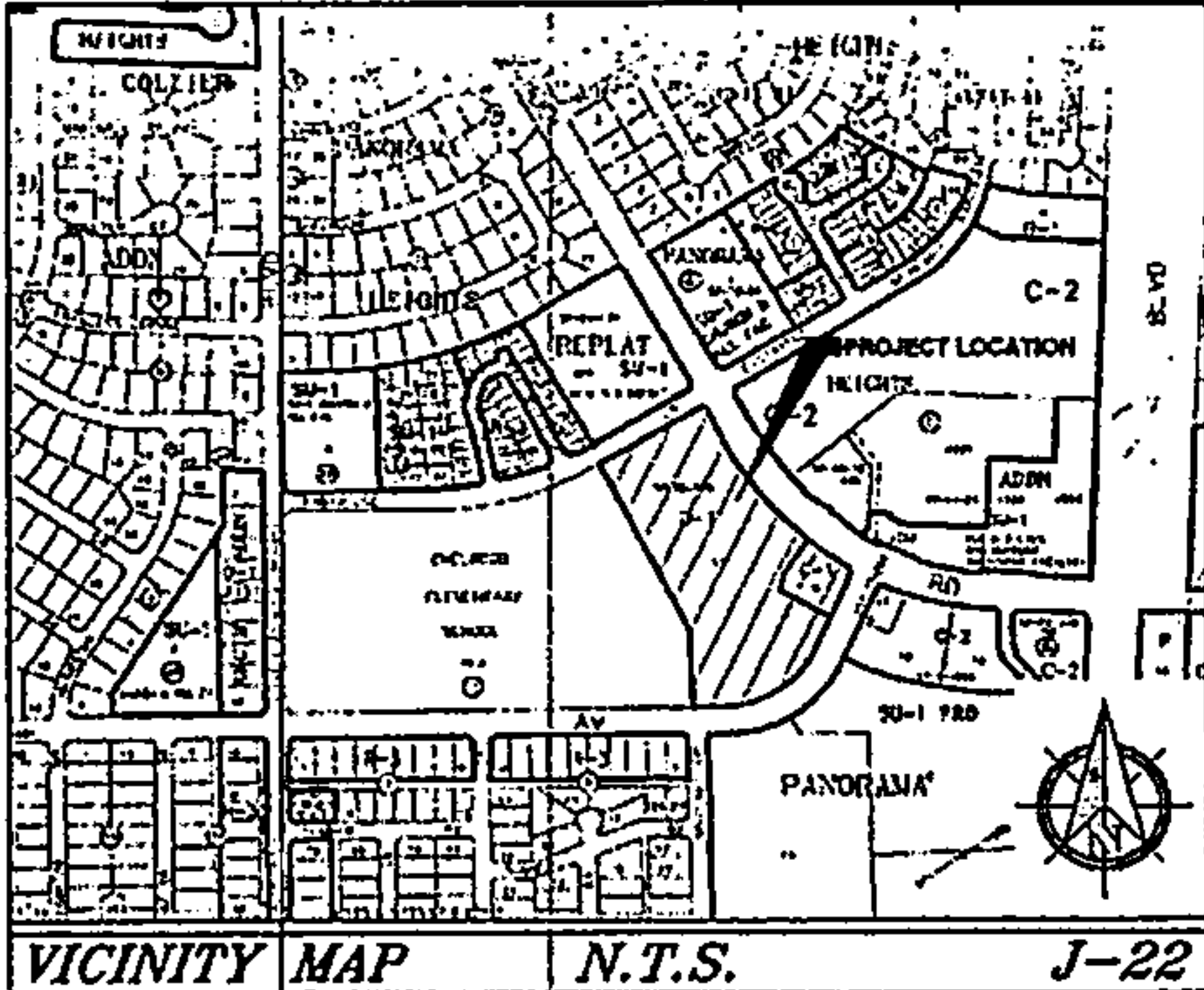


ACS Monument "2-H23"
 NAD 1983 CENTRAL ZONE
 X=1566421.704
 Y=1492799.178
 Z=5853.817 (NAVD 1988)
 G-G=0.999630113
 Mapping Angle=-0°08'32.15

ACS Monument "1-J23A"
 NAD 1983 CENTRAL ZONE
 X=1566346.333
 Y=1490063.539
 Z=5843.300 (NAVD 1988)
 G-G=0.999630630
 Mapping Angle=-0°08'32.53



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 898-3050 Fax (505) 891-0244



VICINITY MAP N.T.S. J-22

DOC# 298718881
 07/27/2007 08:28 AM C26, P. 185
 PLAT # 312 05 01 2007C.P. 0201 N. Touro, Bernalillo County
 1111

REPLAT OF
TRACTS L-1-A, L-1-B, L-1-C
PANORAMA HEIGHTS

FORMERLY TRACT L-1, BLOCK 11
 PANORAMA HEIGHTS
 WITHIN SEC. 15, T. 10 N., R. 4 E.
 ALBUQUERQUE, NEW MEXICO
 JANUARY 2007

Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON UPC # L-1: 1022-058-399-319-101-14

PROPERTY OWNER(S) OF RECORD: Louise ABQ 2005 LLC
Janice Taylor 7/27/07
 COUNTY TREASURER DATE

Legal Description

TRACT L-1, PANORAMA HEIGHTS, SEC 15, T 10 N., R. 4 E., N.M.P.M. AS THE SAME AS IS FILED IN BOOK C26, PAGE 185, DATED APRIL 10, 1985 IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A FOUND REBAR WITH CAP STAMPED "LS 4078" WHENCE AN ACS BRASS CAP STAMPED "1-J23A" BEARS N 75°40'33" E, A DISTANCE OF 928.37 FEET; THENCE,
 S 26°07'43" W, A DISTANCE OF 107.41 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,
 ALONG THE ARC OF A CURVE HAVING A RADIUS OF 347.65 FEET, A DISTANCE OF 384.33 FEET, A DELTA OF 83°18'30", CHORD BEARING S 57°46'58" W, A DISTANCE OF 364.88 FEET TO A POINT OF NON TANGENCY BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,
 S 83°45'33" W, A DISTANCE OF 70.31 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT L-1, BEING A FOUND REBAR WITH CAP STAMPED "LS 11184"; THENCE,
 N 01°27'37" W, A DISTANCE OF 244.96 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 11184"; THENCE,
 N 28°10'47" W, A DISTANCE OF 687.84 FEET TO A POINT BEING THE NORTHWEST CORNER OF TRACT L-1, BEING A FOUND REBAR WITH CAP STAMPED "LS 11184"; THENCE,
 ALONG THE ARC OF A CURVE HAVING A RADIUS OF 1153.45 FEET, A DISTANCE OF 44.37 FEET, A DELTA OF 02°12'15", A CHORD BEARING N 60°43'05" E, A DISTANCE OF 44.37 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 4087"; THENCE,
 N 59°36'58" E, A DISTANCE OF 299.10 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT L-1, BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,
 S 30°23'02" E, A DISTANCE OF 29.09 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,
 S 24°40'22" E, A DISTANCE OF 100.50 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,
 ALONG THE ARC OF A CURVE HAVING A RADIUS OF 1007.94 FEET, A DISTANCE OF 398.08 FEET, A DELTA OF 22°30'34", A CHORD BEARING S 48°01'53" E, A DISTANCE OF 521.81 FEET BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,
 S 37°06'21" W, A DISTANCE OF 137.43 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,
 S 14°18'57" W, A DISTANCE OF 33.69 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,
 S 83°52'17" E, A DISTANCE OF 168.13 FEET TO A POINT BEING THE ORIGINAL POINT AND PLACE OF BEGINNING, CONTAINING 335,866.646 SQUARE FEET, 7.7101 ACRES MORE OR LESS.

Approvals

PROJECT NUMBER: 1005141

Application Number: 0702B-70037

PLAT APPROVAL

*** Utility Approvals:

<u>Leah D. Murt</u> PNM Electric Services	<u>2-22-07</u> Date
<u>Leah D. Murt</u> PNM Gas Services	<u>2-22-07</u> Date
<u>Yoni Crabtree</u> QWEST Telecommunications	<u>2-22-07</u> Date
<u>Janice Taylor</u> Comcast	<u>2-22-07</u> Date

CITY APPROVALS:

<u>[Signature]</u> City Surveyor	<u>2-12-07</u> Date
N/A Real Property Division (conditional)	Date
N/A Environmental Health Department (conditional)	Date
<u>[Signature]</u> Traffic Engineering Transportation Division	<u>7-24-07</u> Date
<u>[Signature]</u> Water Utilities Department	<u>7-11-07</u> Date
<u>Christina Dandora</u> Parks and Recreation Department	<u>7/11/07</u> Date
<u>Bradley D. Bigham</u> AMAFCA	<u>7/11/07</u> Date
<u>Bradley D. Bigham</u> City Engineer	<u>7/11/07</u> Date
<u>[Signature]</u> DRB Chairperson, Planning Department	<u>7/24/07</u> Date

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT L-1 INTO 3 LOTS, GRANT A PRIVATE ACCESS EASEMENT WITHIN TRACT L-1 AND GRANT A PUBLIC DRAINAGE EASEMENT AS SHOWN HEREON.

Free Consent and Dedication

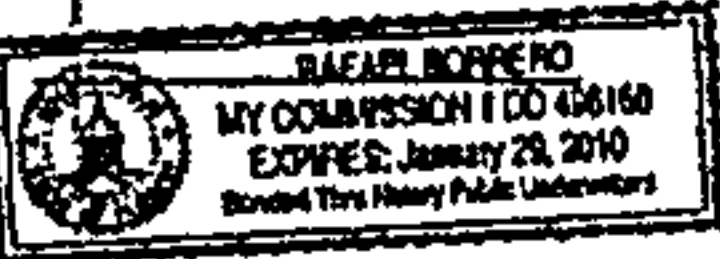
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). SAID OWNER WARRANTS THAT HE HOLDS COMPLETE & INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

[Signature]
 TRACT L-1
 HARVEY WOLINETZ, MANAGING PARTNER
 LOUISE ABQ 2005 LLC

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO }
 ON THIS 26 DAY OF January, 2007, THE FORGOING INSTRUMENT
 WAS ACKNOWLEDGED BEFORE ME BY HARVEY WOLINETZ

Rachel Boreas 1/26/07
 NOTARY PUBLIC DATE

MY COMMISSION EXPIRES



General Notes

- THE BEARING BASE FOR THIS PLAT ARE FROM MONUMENTS 2-H23 AND 1-J23A. ALL DISTANCES ON PLAT ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927).
- RECORDED PLAT FILED ON APRIL 10, 1985 IN BOOK C26, PG 185 FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO.
- GROSS ACREAGE: 7.7650 AC
- NUMBER OF EXISTING TRACTS: 1
- NUMBER OF TRACTS CREATED: 3
- PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE
 - PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
 - COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
- OWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
- TALOS LOG NUMBER: 2007012141
- CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE.
- ZONE CLASSIFICATION: CITY O-1
- IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.
- ALL PUBLIC/PRIVATE EASEMENTS ARE FOR THE BENEFIT OF ALL LOTS AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER.



Surveyor's Certification

I, DAVID R. VIGL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 8911, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; THAT IT COMPLIES WITH THE SURVEY REQUIREMENTS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

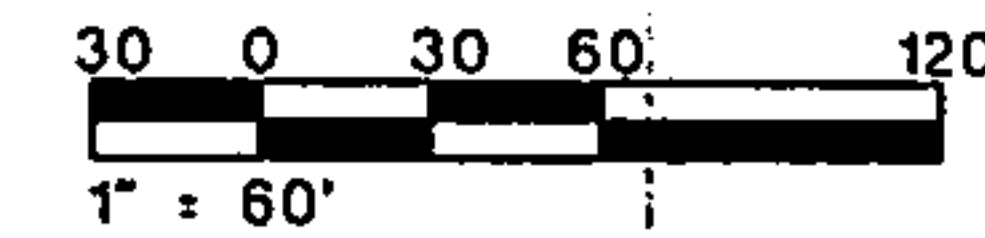
David R. Vigil 01/24/07
 DAVID R. VIGL, N.M.P.S. 8911 DATE

NORTH STAR SURVEYING
 1240 Sunset Rd. S.W., Albuquerque, N.M. 87106
 Office: 505.877.6400 Fax: 505.462.0881
 Mobile: 505.980.0466
 SHEET 1 OF 2

REPLAT OF
TRACTS L-1-A, L-1-B, L-1-C
PANORAMA HEIGHTS

FORMERLY TRACT L-1, BLOCK 11
 PANORAMA HEIGHTS
 WITHIN SEC. 15, T. 10 N., R. 4 E.
 ALBUQUERQUE, NEW MEXICO
 JANUARY 2007

DOCN 2007108881
 07/27/2007 09:30 AM Page: 2 of 2
 PLAT N 212 00 07 2007 P: 2 of 2
 BERNALILLO COUNTY

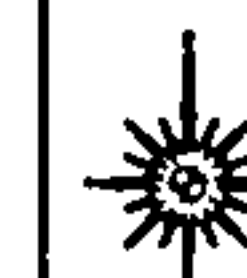


CURVE	CURVE			CHORD	
	RADIUS	DISTANCE	DELTA	LENGTH	BEARING
C1	347.65	384.13	63°18'30"	354.88	S 57°46'58" W
	347.65	384.13	63°40'30"	364.88	S 57°46'58" W
C2	1153.45	44.37	02°12'15"	44.37	N 60°43'05" E
	1153.45	44.37	02°12'15"	44.37	N 60°43'05" E
C3	25.00	39.27	90°00'00"	35.35	S 75°23'02" E
	25.00	39.27	90°00'00"	35.35	S 75°23'02" E
C4	1007.94	396.08	22°30'54"	393.53	S 41°38'12" E
	1007.94	396.08	22°30'54"	393.53	S 41°38'12" E

LINE	LINE DATA TABLE	
	LENGTH	BEARING
L1	115.78	S 30°00'00" E
L2	33.59	S 14°18'57" W
L3	29.09	S 30°23'02" E
	29.09	S 30°23'50" E
L4	100.50	S 24°40'22" E
	100.50	S 24°47'10" E
L6	107.41	S 26°07'43" W
L6	170.31	S 83°45'33" W
L7	38.61	S 03°52'17" E
L8	85.40	N 89°12'34" W
L9	1104.43	N 71°04'25" W
L10	21.55	S 60°00'00" W
L11	184.97	S 69°39'09" W
L12	214.46	S 14°26'00" W
L13	62.00	S 60°00'00" W
L14	15.00	S 30°00'00" E
L15	15.12	S 59°58'13" W
L16	15.78	S 30°00'00" E
L17	12.00	S 60°00'00" W
L18	71.51	N 19°44'13" E
L19	68.67	N 21°23'47" W
L20	119.47	N 09°27'47" W
L21	10.00	S 80°32'13" W
L22	10.62	S 09°27'47" E
L23	163.96	S 21°23'47" E
L24	84.48	S 19°44'13" W

Legend

- FOUND REBAR WITH CAP STAMPED "LS 4078"
- FOUND REBAR WITH CAP STAMPED "LS 11184"
- SET REBAR WITH CAP STAMPED "LS 8911"
- △ ACS BRASS CAP BENCHMARK
- PROPERTY BOUNDARY
- - - EASEMENT



NORTH STAR SURVEYING
 1240 Sunset Rd. S.W., Albuquerque, N.M. 87105
 Office: 505.877.5400 Fax: 505.452.0051
 Mobile: 505.950.9466

"ACS 2-H23"
 X=426,176.01
 Y=1,492,736.68
 G-G=0.99966715
 Δcc = 00°08'31"
 NAD 1927
 CENTRAL ZONE
 ELEV=5853.82
 (NAVD88)

TRACT L-1-B
 147,892.878 SF
 3.395 AC
 FORMERLY TRACT L-1
 BLOCK 11
 PANORAMA HEIGHTS
 FILED: 4/10/1985
 (BOOK C26, PAGE 185)

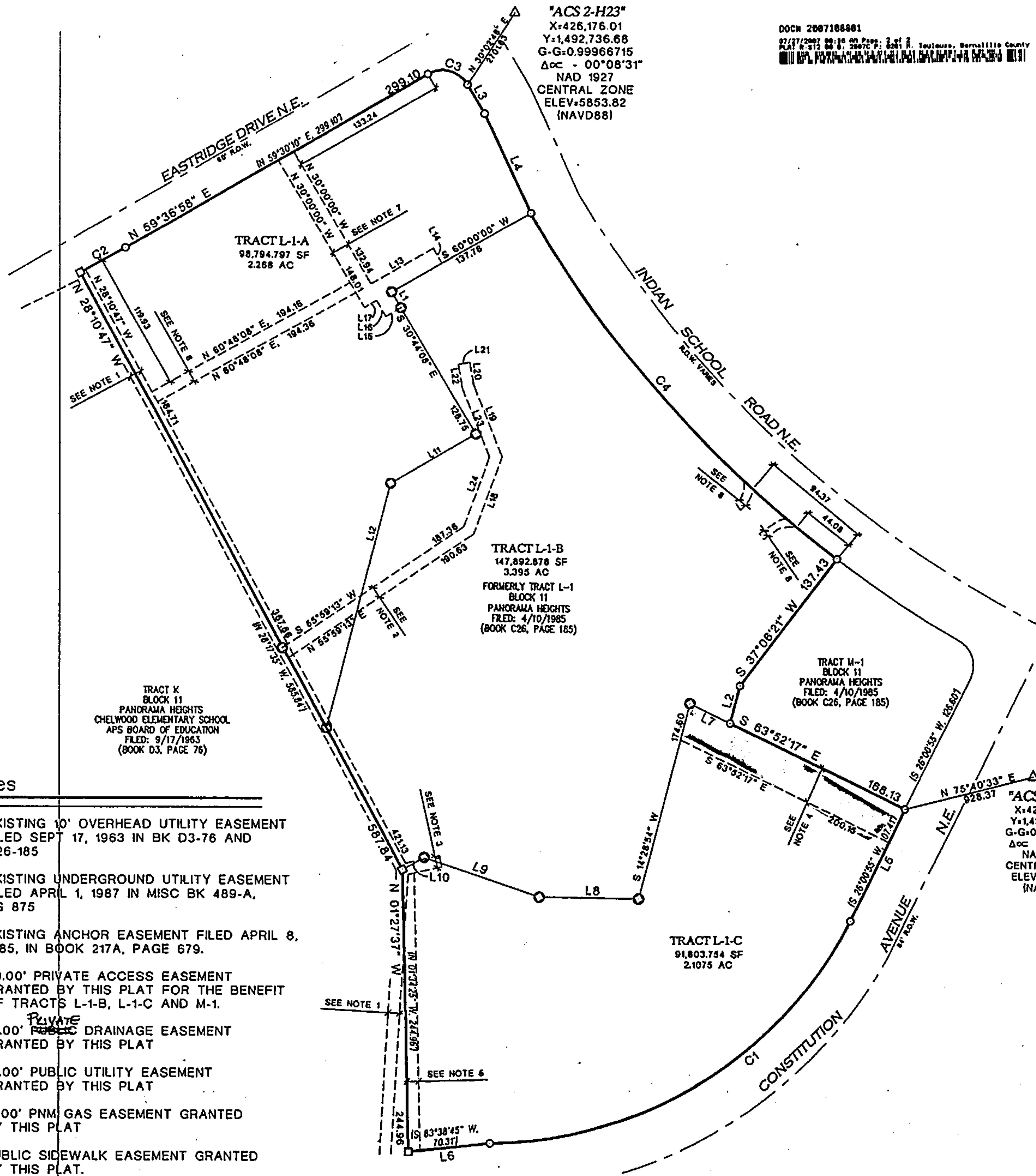
TRACT M-1
 BLOCK 11
 PANORAMA HEIGHTS
 FILED: 4/10/1985
 (BOOK C26, PAGE 185)

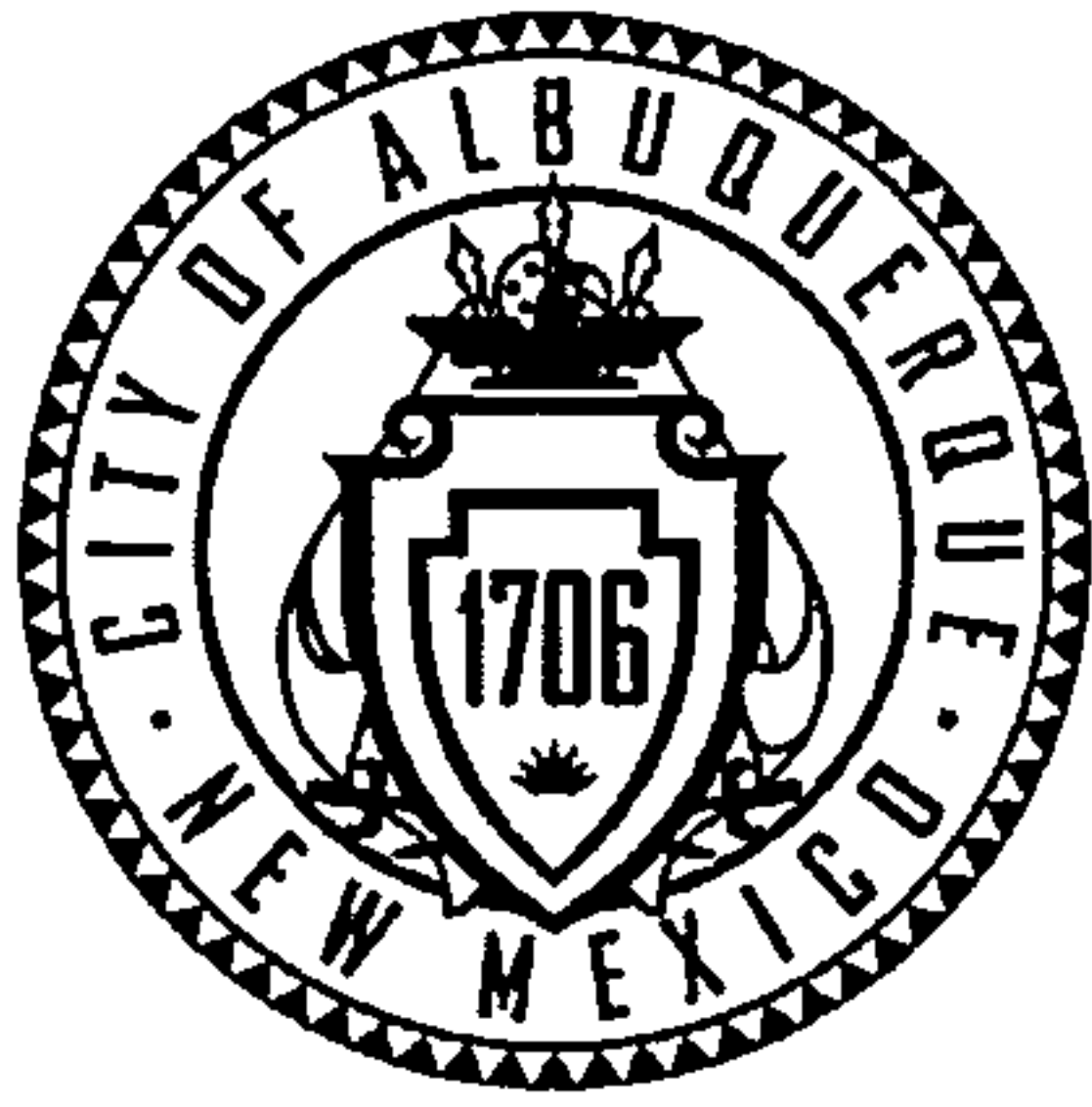
TRACT L-1-C
 91,803.754 SF
 2.1075 AC

TRACT K
 BLOCK 11
 PANORAMA HEIGHTS
 CHELWOOD ELEMENTARY SCHOOL
 APS BOARD OF EDUCATION
 FILED: 9/17/1963
 (BOOK D3, PAGE 76)

Notes

1. EXISTING 10' OVERHEAD UTILITY EASEMENT FILED SEPT 17, 1963 IN BK D3-76 AND C26-185
2. EXISTING UNDERGROUND UTILITY EASEMENT FILED APRIL 1, 1987 IN MISC BK 489-A, PG 875
3. EXISTING ANCHOR EASEMENT FILED APRIL 8, 1985, IN BOOK 217A, PAGE 679.
4. 30.00' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT OF TRACTS L-1-B, L-1-C AND M-1.
5. 10.00' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT
6. 10.00' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
7. 15.00' PNM GAS EASEMENT GRANTED BY THIS PLAT
8. PUBLIC SIDEWALK EASEMENT GRANTED BY THIS PLAT.





City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
March 7, 2014

Robert J. Perry, CAO

**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance
Documentation**

Project Number(s): N/A
Case Number(s): N/A
Agent: Cartesian Surveys Inc
Applicant: Calvary Chapel East
Legal Description: L-1-B-1, Panorama Heights
Zoning: O-1
Acreage: 5.8328 ACRES
Zone Atlas Page: J-22

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

**TREATMENT PLAN REVIEW:
DISCOVERY:**

**SUPPORTING DOCUMENTATION:
SITE VISIT:** N/A

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—
extensive previous land disturbance) .***

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist