DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70171 Project # 1005283
Project Name: JOURNAL CENTER
Agent: PRECISION SURVEYS INC. Phone No.:856-5700

Your request was approved on 5-7-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☑ PLANNING (Last to sign):

☑ **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.** OK
- ☐ **Copy of recorded plat for Planning.**

Created On:

5283

DXF Electronic Approval Form

DRB Project Case #: 1005283

Subdivision Name: JOURNAL CENTER TRACT 2A2A2B1A

Surveyor: LARRY W MEDRANO

Contact Person: ANACARMEN GUAMBANA

Contact Information: 856-5700

DXF Received: 6/27/2008 Hard Copy Received: 6/27/2008

Coordinate System: NMSP Grid (NAD 83)

Approved

06·27·2008
Date

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

AGIS Use Only

Copied fc **5283** to agiscov on **6/27/2008** Contact person notified on **6/27/2008**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 7, 2008

Project# 1005283
08DRB-70170 VACATION OF PUBLIC EASEMENT

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B-1,, **JOURNAL CENTER** zoned IP, located on JEFFERSON ST NE BETWEEN HEADLINE BLVD NE AND JOURNAL CENTER BLVD NE containing approximately 6.4868 acre(s). (D-17)

At the May 7, 2008 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.

(A)(1) The public utility easement and the public utility easment vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public utility easements.

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

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office

2. 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.

08DRB-70171 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

The Preliminary/Final Plat was approved with final sign off delegated to Planning to record and for 15 day appeal period.

If you wish to appeal this decision, you must do so by May 22, 2008 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, AICP, DRB Chair

Cc: Precision Surveys, Inc. – 8500-A Jefferson NE – Albuquerque, NM 87113
Cc: Journal Center – 7777 Jefferson NE – Albuquerque, NM 87109
Marilyn Maldonado
Scott Howell
File

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 7, 2008 9:00 AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

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

****

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

1.	**Project# 1007137** 08DRB-70097 VACATION OF PUBLIC RIGHT-OF-WAY	ISMELDA F. FLORES request(s) the above/ referenced action(s) for all or a portion of the alley at the rear of Lot(s) 1, Block B, **CACY SUBDIVISION** zoned R-2, located on the east side of CORONA DR NW BETWEEN PHEASANT AVE NW AND FLAMINGO AVE NW. (G-11) *[Deferred from 3/26/08]***DEFERRED TO 7/16/08 AT THE BOARD'S REQUEST.**
2.	**Project# 1005283** 08DRB-70170 VACATION OF PUBLIC EASEMENT 08DRB-70171 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	PRECISION SURVEYS INC agent(s) for JOURNAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B-1,, **JOURNAL CENTER** zoned IP, located on JEFFERSON ST NE BETWEEN HEADLINE BLVD NE AND JOURNAL CENTER BLVD NE containing approximately 6.4868 acre(s). (D-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND FOR 15 DAY APPEAL PERIOD.**

3. **Project# 1004820**
08DRB-70157 VACATION OF PUBLIC EASEMENT
08DRB-70158 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for ACI MANAGMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-2, **ADOBE WELLS SUBDIVISION,** zoned C-2, located on the west side of EAGLE RANCH RD NW BETWEEN IRVING BLVD NW AND COORS BLVD BYPASS NW containing approximately 3.45 acre(s). (B-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, NM UTILITIES SIGNATURE , 15 DAY APPEAL PERIOD AND TO RECORD.**

4. **Project# 1000961**
08DRB-70172 MAJOR - - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

BOHANNAN HUSTON INC agent(s) for NEW MEXICO MUTUAL CASUALTY CO request(s) the above action(s) for all or a portion of Lot(s) C-2-B, **NORTH GATEWAY,** zoned IP, located on the north side of BALLOON FIESTA PARKWAY NE BETWEEN SAN MATEO BLVD NE AND I-25 containing approximately 5 acre(s). (B-18) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

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

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION,** zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08,3/5/08, 3/12/08, 3/19/08, 3/26/08 & 4/2/08 & 4/16/08].* **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**

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

6. **Project# 1001275**
08DRB-70198 EPC APPROVED SDP FOR BUILD PERMIT

TIERRA WEST LLC agent(s) for MAYS & COMPANY request(s) the above action(s) for all or a portion of Lot(s) 5, **LOWES SUBDIVISION** zoned SU-1 FOR C-2 USES, IP & R-3 PERMISSIVE USES, located on COORS BLVD NW BETWEEN OLD AIRPORT RD NW AND ALAMEDA BLVD NW containing approximately .8628 acre(s). (B-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/7/08, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR HANDICAP RAMP DETAILS, CROSS LOT ACCESS EASEMENT AND COMPLIANCE OF APPROVALS BY EPC.**

7. **Project# 1006760**
08DRB-70180 AMENDED SDP FOR BP

YOLANDA MONTOYA agent(s) for MICHAEL RAJOLA request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 27, Tract(s) 1, **NAA Unit(s) B,** zoned SU-2/IP, located on OAKLAND NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 0.89 acre(s). (C-18) *[Deferred from 4/23/08]***DEFERRED TO 5/28/08 AT THE AGENT'S REQUEST.**

8. **Project# 1003125**
08DRB-70183 MINOR - SDP FOR BUILDING PERMIT

MOLZEN-CORBIN & ASSOCIATES agent(s) for TRI MOTOR LLC request(s) the above action(s) for all or a portion of Tract(s) S-1, **AEROSPACE TECHNOLOGY PARK IN DOUBLE EAGLE II AIRPORT** zoned SU-1 FOR AIRPORT & REL FAC, located on AEROSPACE PARKWAYNW BETWEEN SHOOTING RANGE PARK RD NW AND AREOSPACE PARKWAY NW containing approximately 2 acre(s). (G-6) *[Deferred from 4/30/08]* **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**

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

9. **Project# 1003167**
08DRB-70199 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS FACILITIES DESIGN & CONST request(s) the above action(s) for all or a portion of Tract(s) A & B, **SOUTHWEST MESA "E" SCHOOL LANDS OF APS** zoned R-D/R-1, located on 90THE ST SW BETWEEN EUCARIZ AVE SW AND TOWER/UNSER SW containing approximately 24.7481 acre(s). (L-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/7/08, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS DEFERRED FOR THE SIA.**

10. **Project# 1001115**
08DRB-70121 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHAVEZ PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LANDS OF PARKING COMPANY OF AMERICA,** zoned C-3, located on YALE BLVD SE BETWEEN RANDOLPH SE AND UNIVERSITY SE containing approximately 15.8726 acre(s). (M-15) *[Deferred from 3/19/08]* **THE PRELIMINARY PLAT WAS APPROVED.**

11. **Project# 1002928**
08DRB-70204 EXT OF SIA FOR TEMP DEFR SDWK CONST

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **TAOS AT THE TRAILS** zoned SU-2, RD, located on RAINBOW BLVD NW BETWEEN PASEO DEL NORTE NW AND UNIVERSE BLVD NW containing approximately 20 acre(s). (C-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

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

12. Project# 1007263
08DRB-70205 SKETCH PLAT REVIEW AND COMMENT

BOHANNAN HUSTON INC agent(s) for CHANI COMPANY - NASER ALIKHANI request(s) the above action(s) for all or a portion of Lot(s) A-1, **FOUR HILLS VILLAGE** zoned R-1, located on HIDEAWAY LAND AND WARM SANDS DRIVE BETWEEN OPEN SPACE AND HIDEAWAY LANE containing approximately 7.2734 acre(s). (M-23)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Other Matters: None.

ADJOURNED: 10:05

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70171 Project # 1005283
Project Name: JOURNAL CENTER
Agent: PRECISION SURVEYS INC. Phone No.:856-5700

Your request was approved on 5-7-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

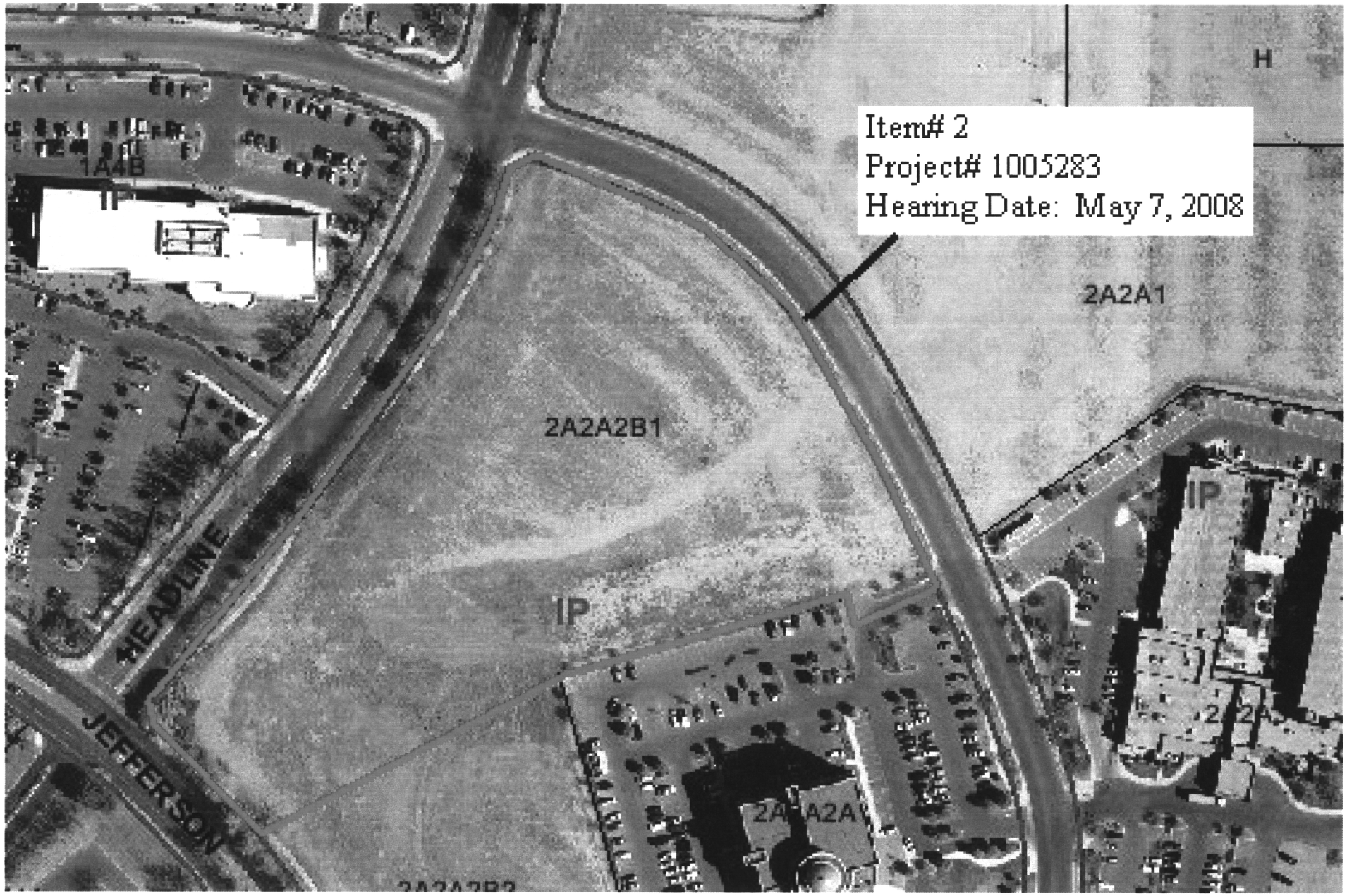
- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☑ PLANNING (Last to sign):

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

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
-Tax printout from the County Assessor.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☑ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

Created On:


Item# 2
Project# 1005283
Hearing Date: May 7, 2008
H
1A4B
2A2A1
2A2A2B1
IP
IP
HEADLINE
JEFFERSON

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 7, 2008

Project# 1005283
08DRB-70170 VACATION OF PUBLIC EASEMENT
08DRB-70171 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B-1, **JOURNAL CENTER,** zoned IP, located on the east side of JEFFERSON ST NE BETWEEN HEADLINE BLVD NE AND JOURNAL CENTER BLVD NE containing approximately 6.4868 acre(s). (D-17)

AMAFCA
Journal Center Phase II Tract, Jefferson/Headline, (D-17)
No comment.

COG
MPO Project ID # 592.2 Jefferson St Bike Lanes is included in the 2030 MTP as City of Albuquerque project to create bike lanes from Singer Bd to Paseo del Norte. There is no programming information associated with this project in the 2008-2013. However, coordination with DMD is recommended to insure development consistent with this project.

For information purposes, Jefferson St has a functional classification of urban minor arterial.

TRANSIT
No Comment

ZONING ENFORCEMENT
No Comment

NEIGHBORHOOD COORDINATION
Letters sent to: Alameda North Valley Assoc. (R)

APS
Journal Center, Tracts 2A-2A-2B-1, is located on the east side of Jefferson St NE between Headline Blvd NE and Journal Center Blvd NE. The owner of the above property requests a Vacation of Public Easement and approval of a minor Preliminary/Final Plat for a property zo IP. This will have no adverse impacts to the APS district.

POLICE DEPARTMENT
No Crime Prevention or CPTED comments concerning the proposed Vacation request or the subsequent Re-submittal of Final Plat Approval at this time.

FIRE DEPARTMENT
No Comment

PNM ELECTRIC & GAS
VACATION OF PUBLIC EASEMENT: **NO COMMENT**
MINOR PRELIMINARY PLAT APPROVAL**: Approved**

COMCAST
No Comment

QWEST No Comment
ENVIRONMENTAL HEALTH No Comment
M.R.G.C.D No adverse comments.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER The Hydrology section has no objection to the vacation request. No adverse comments on plat.
TRANSPORTATION DEVELOPMENT No adverse comments.
PARKS AND RECREATION Defer to Hydrology regarding the vaction. No objection to the platting action.
ABCWUA Defer to Hydrology
PLANNING DEPARTMENT Refer to comments from Hydrology Division regarding proposed vacation; if approved, Planning will have to record the plat to complete the vacation action, after a 15 day appeal period.

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

Cc: Precision Surveys Inc. – 8500-A Jefferson NE – Albuquerque, NM 87113
Cc: Journal Center – 7777 Jefferson NE – Albuquerque, NM 87109

5283

DXF Electronic Approval Form

DRB Project Case #: 1005283

Subdivision Name: JOURNAL CENTER TRACT 2A2A2B1A

Surveyor: LARRY W MEDRANO

Contact Person: LISA PARRISH

Contact Information: 856-5700

DXF Received: 4/11/2008 Hard Copy Received: 4/11/2008

Coordinate System: NMSP Grid (NAD 27)

Approved 04.11.2008 Date

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

AGIS Use Only

Copied fc **5283** to agiscov on **4/11/2008** Contact person notified on **4/11/2008**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: May 7, 2008
Zone Atlas Page: D-17
Notification Radius: 100 Ft.

Project# 1005283
App#08DRB-70170

Cross Reference and Location: JEFFERSON ST NE BETWEEN HEADLINE BLVD NE AND JOURNAL CENTER BLVD NE

Applicant: JOURNAL CENTER
7777 JEFFERSON NE
ALBUQUERQUE, NM 87109

Agent: PRECISION SURVEYS INC
8500-A JEFFERSON NE
ALBUQUERQUE, NM 87113

Special Instructions:

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

Date Mailed: APRIL 19, 2008
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- X Minor Subdivision action
- X Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan (Phase I, II, III)
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Precision Surveys, Inc. PHONE: 856-5700
ADDRESS: 8500-A Jefferson NE FAX: 856-7900
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: precsurv@precsurv.com

APPLICANT: Journal Center PHONE: 823-7000
ADDRESS: 7777 Jefferson NE FAX: 823-7702
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ___
Proprietary interest in site: Owner List all owners: ___

DESCRIPTION OF REQUEST: To Vacate an Existing Public Drainage Easement

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

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

Lot or Tract No. 2A-2A-2B-1 / TRK A 2A-2A-2B-1-A Block: ___ Unit: ___
Subdiv/Addn/TBKA: Journal Center
Existing Zoning: IP Proposed zoning: IP MRGCD Map No ___
Zone Atlas page(s): D-17 UPC Code: 101706345941910201

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004909

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 6.4868
LOCATION OF PROPERTY BY STREETS: On or Near: Jefferson Street NE
Between: Headline Blvd. NE and Journal Center Blvd. NE

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

SIGNATURE [signature] DATE 3-24-08
(Print) Lisa Parish Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB - - 70170	VPE	✓	$ 45.00
08DRB - - 70171	PSF		$ 215.00
	CMF		$ 20.00
	Adv		$ 75.00
			$
			Total $

Hearing date May 7, 2008

[signature] 4/11/08
Planner signature / date

Project # 1005283

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
N/ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
N/ 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/ 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
N/ 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.

Lisa Parish
Applicant name (print)

Lisa Parish
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB - - 70171
- -
- -

Andrew Garcia 4/11/08
Planner signature / date

Project # 1005283

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10170635284181 0702	BARGERWAL LIMITED PARTNERSHIP ATTN: L ISA GRELLA	1000 MARKET ST BLDG 1	PORTSMOUTH	NH	03801	C	A1A	TR 2A-2A-3 PLAT OF TRS 2A-2A-1, 2A-2A-2 & 2A-2A-3 JOURNAL CE NTER CONT 6.1500 AC M/L OR 267,894 SQ FT M/L
2	10170635273451 0520	LOVELACE INC % PROPERTY VALUATION SERVICES	PO BOX 25234	OVERLAND PARK	KS	66225	C	A1A	TR 2A-D (REPL OF TRS 2A-1 & 2A-2BB) JOURNAL CENTER CONT 6.15 36 AC M/L
3	10170634164421 0303	ASHCRAFT REAL ESTATE & DEVELOPMENT CORP	8200 MOUNTAIN RD NE SUITE 102	ALBUQUERQUE	NM	87110	C	A1A	TR 1A-5 PLAT OF TRS 1A-2, 1A-3, 1A-4 & 1A-5 JOURNAL CENTER C ONT 3.5923 AC M/L OR 156,481 SQ FT M/L
4	10170635003941 0202	MOUNTAIN STATES MUTUAL CASUALTY CO	5051 JOURNAL CENTER BLVD NE	ALBUQUERQUE	NM	87109	C	A1A	TRACT 2A-2A-2A REPLAT OF TRACTS 2A-2A-2A AND 2A-2A-2B JOURNAL CENTER CONT 3.988 AC OR 173,713 SF
5	10170633804051 0115	XILINX INC	2100 LOGIC DR	SAN JOSE	CA	95124	C	A1A	TRACT 5-B-1-A-2 SUBD PLAT OF TRS 5B1A1 & 5B1A2 J OURNAL CENTE R CONT 6.1125 AC M/L OR 266,261 SQ FT M/L
6	10170634243401 0111	JOURNAL PUBLISHING CO ETAL	PO DRAWER J	ALBUQUERQUE	NM	87103	C	A1A	TRACT 5C-1A REPLAT OF TRACT 5C-1 JOURNAL CENTER NOW COMP TRS 5C-1A & 5C-1B CONT 18.1842 AC
7	10170635044851 0701	JOURNAL CENTER CORPORATION	PO DRAWER J	ALBUQUERQUE	NM	87103	V	A1A	TR 2A-2A-1 PLAT OF TRS 2A-2A-1, 2A-2A-2 & 2A-2A-3 JOURNAL CE NTER CONT 10.8178 AC M/L
8	10170634254631 0304	WILBRO LLC C/O MURRAY L BROTT THE BROTT COMPANY	5 ALTAZANO DR	SANTA FE	NM	87505	C	A1A	TR 1A-4B REPLAT OF TRACTS 1A-4-A AND 1A-4-B JOURNAL CENTER CONT 3.290 AC OR 143,321 SF
9	10170634594191 0201	JOURNAL CENTER CORPORATION	PO DRAWER J	ALBUQUERQUE	NM	87103	V	A1A	TRACT 2A-2A-2B REPLAT OF TRACTS 2A-2A-2A AND 2A-2A-2B JOURNAL CENTER CONT 8.987 AC OR 391,463 SF
10	10170634813411 0521	MARSHALL VENTURES LLC	PO BOX 1477	SANTA FE	NM	875041 477	C	A1A	TRACT 2A-2BA (REPL MAP FOR TRS 2A-2BA & 2A-2B2 JOURNAL CENTE R CONT 3.9448 A C M/L
11	10170634245201 0602	NEW MEXICO CANCER CENTER LLC	4901 LANG AVE NE	ALBUQUERQUE	NM	87109	C	A1A	TR 1-A-2-B-1 PLAT OF TRACT 1A-2-B-1 JOURNAL CENTER CONT 6.0000 AC

OR CURRENT RESIDENT
101706341644210303
ASHCRAFT REAL ESTATE &
DEVELOPMENT CORP
8200 MOUNTAIN RD NE SUITE 102
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101706342434010111
JOURNAL PUBLISHING CO ETAL
PO DRAWER J
ALBUQUERQUE, NM 87103

OR CURRENT RESIDENT
101706350039410202
MOUNTAIN STATES MUTUAL
CASUALTY CO
5051 JOURNAL CENTER BLVD NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101706338040510115
XILINX INC
2100 LOGIC DR
SAN JOSE, CA 95124

Project# 1005283
DAVID LINDNER
Alameda North Valley Ass.
10407 4TH ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101706352841810702
BARGERWAL LIMITED PARTNERSHIP
ATTN: LISA GRELLA
1000 MARKET ST BLDG 1
PORTSMOUTH, NH 03801

OR CURRENT RESIDENT
101706352734510520
LOVELACE INC % PROPERTY
VALUATION SERVICES
PO BOX 25234
OVERLAND PARK, KS 66225

OR CURRENT RESIDENT
101706342452010602
NEW MEXICO CANCER CENTER LLC
4901 LANG AVE NE
ALBUQUERQUE, NM 87109

Project# 1005283
PRECISION SURVEYS INC
8500-A JEFFERSON NE
ALBUQUERQUE, NM 87113

Project# 1005283
STEVE WENTWORTH
Alameda North Valley Ass.
8919 BOE LN NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101706350448510701
JOURNAL CENTER CORPORATION
PO DRAWER J
ALBUQUERQUE, NM 87103

OR CURRENT RESIDENT
101706348134110521
MARSHALL VENTURES LLC
PO BOX 1477
SANTA FE, NM 87504 1477

OR CURRENT RESIDENT
101706342546310304
WILBRO LLC C/O MURRAY L BROTT
THE BROTT COMPANY
5 ALTAZANO DR
SANTA FE, NM 87505

Project# 1005283
JOURNAL CENTER
7777 JEFFERSON NE
ALBUQUERQUE, NM 87109

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.

City of Albuquerque

Date: April 10, 2008

TO CONTACT NAME: Lisa Parish
COMPANY/AGENCY: Precision Surveys, Inc.
ADDRESS/ZIP: 8500-A Jefferson NE
PHONE/FAX #: 856-5700 856-7900

Thank you for your inquiry of April 10, 2008 (date) requesting the names of ALL Affected **Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Tract 2A-1A-2B Journal Center Located on Jefferson St. NE between Headline Blvd NE and Journal Center Blvd NE zone map page(s) D-17.

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

Alameda North Valley Assn.
Neighborhood or Homeowner Association
Contacts: David Lindner
10407 4th St. NW 87114
888-4465 (h)
Steve Wentworth
8919 Boe Ln. NE 87113-2328
897-3052 (h)

Neighborhood or Homeowner Association
Contacts:

See reverse side for additional Neighborhood and/or Homeowner Associations YES { } NO {X}

Information:

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 Ramona
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: *Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.*

Planningnacontactformltr (12/03/07)

DEVELOPER INQUIRY SHEET
(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913** – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at **(505) 924-3914. Your Developer Inquiry is for the following:**

Cell Tower & Type: [ ] **Free-Standing Tower** -OR- [ ] **Concealed Tower**

Private Development [X] *(i.e., EPC, DRB, LUCC, Liquor Submittal)*

City Project [ ]

CONTACT NAME: Lisa Parish

COMPANY NAME: Precision Surveys, Inc.

ADDRESS/ZIP: 8500-A Jefferson NE

PHONE: 856-5700 FAX: 856-7900

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

Tract 2A-2A-2B, Journal Center

LEGAL DESCRIPTION

LOCATED ON Jefferson Street NE

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Headline Blvd. NE AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

Journal Center Blvd. NE

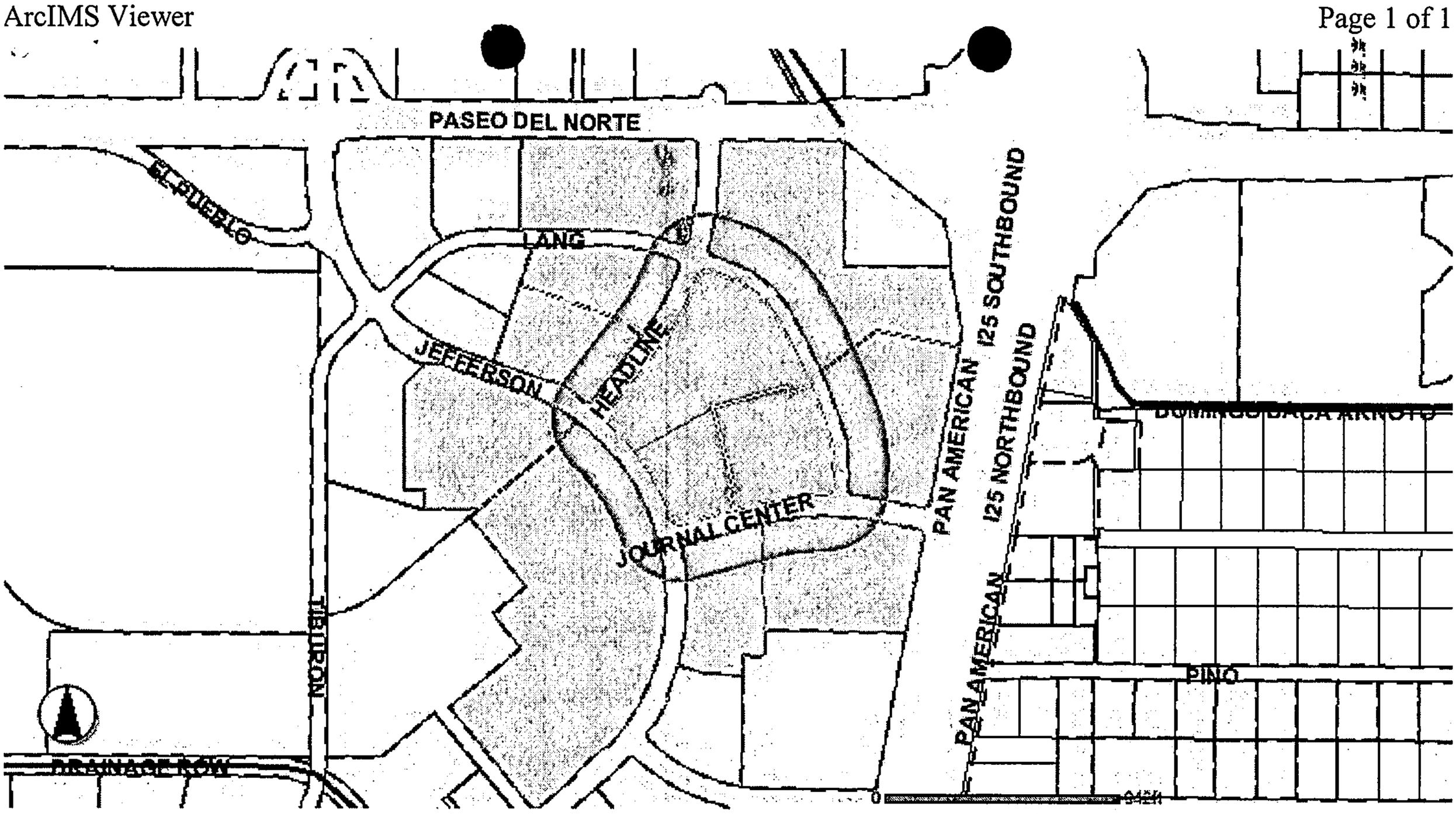
STREET NAME OR OTHER IDENTIFYING LANDMARK

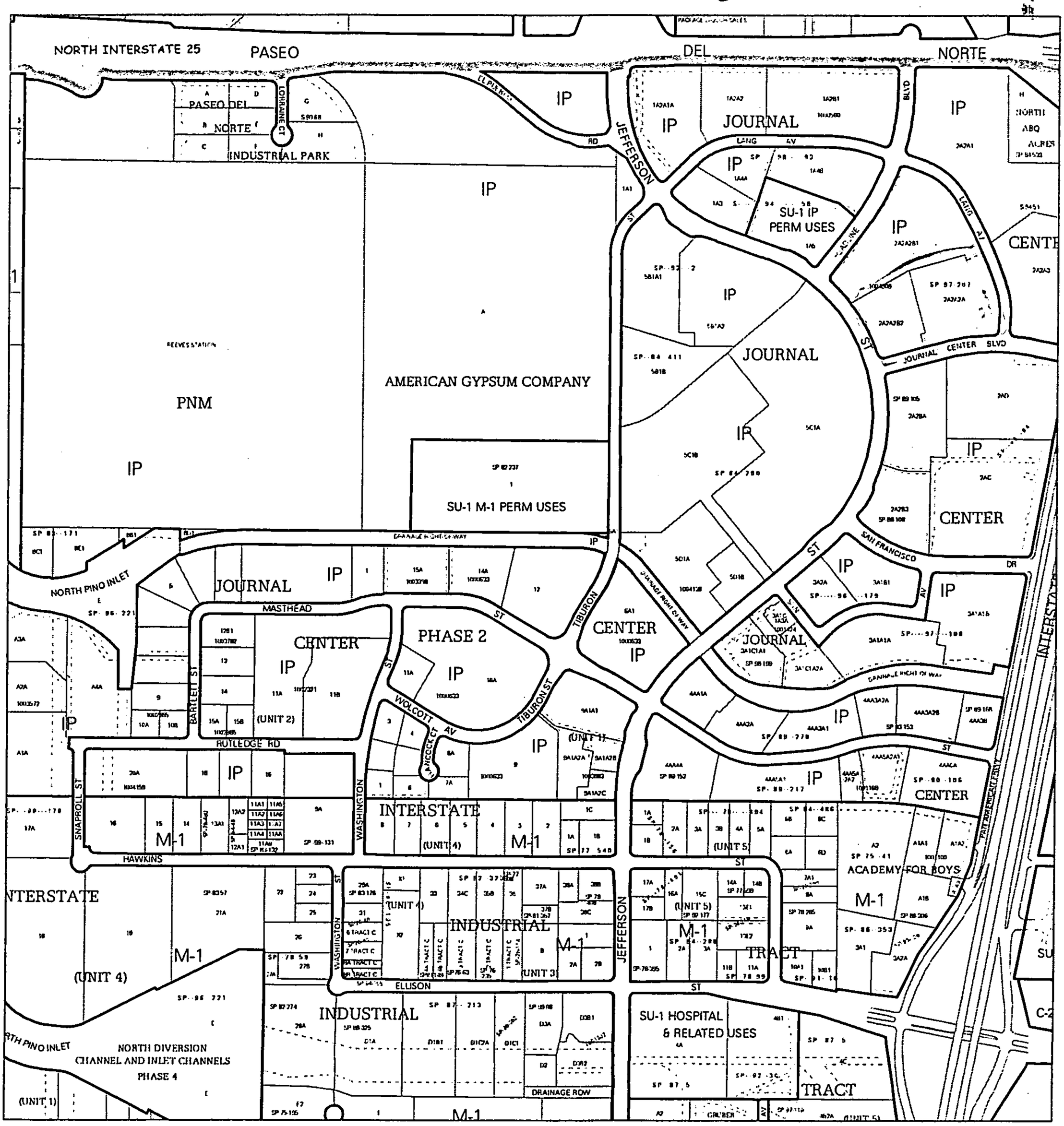
THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (D-17).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)

developinquirysheet (12/03/07)

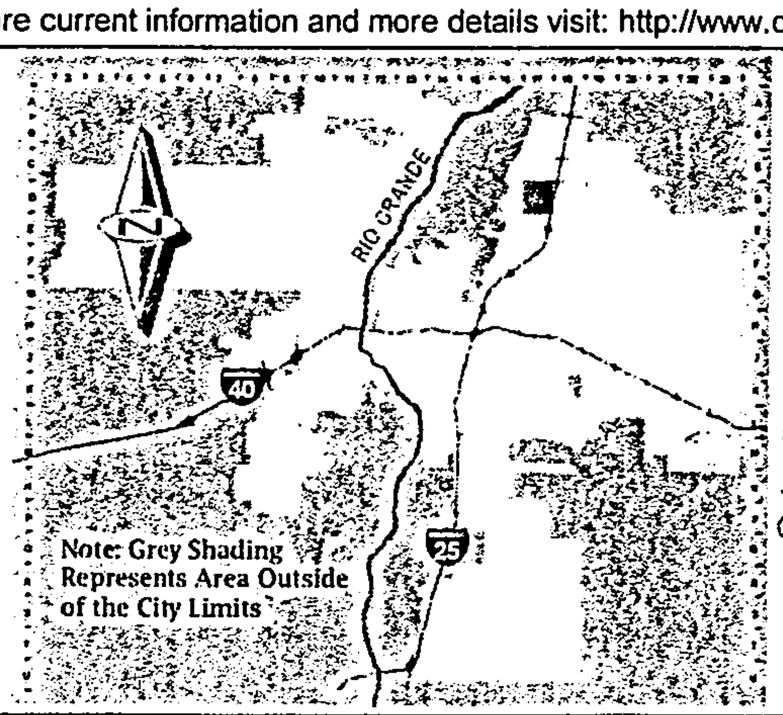

PASEO DEL NORTE
EL PUEBLO
LANG
JEFFERSON
HEADLINE
JOURNAL CENTER
PAN AMERICAN
I25 SOUTHBOUND
I25 NORTHBOUND
PAN AMERICAN
PINO
NORTHON
DRAINAGE ROW



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

Albuquerque Geographic Information System

Map amended through: 1/4/2008



Zone Atlas Page:

D-17-Z

Selected Symbols

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

0 750 1,500 Feet

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

March 24, 2008

Mr. Jack Cloud
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

RE: **Project #100S283**
REQUEST FOR PRELIMINARY/FINAL, TRACT 2A-2A-2B, JOURNAL CENTER, LOCATED ON JEFFERSON STREET N.E. BETWEEN HEADLINE BLVD. N.E. AND JOURNAL CENTER BLVD. N.E., ZONE ATLAS D- 17.

Dear Mr. Cloud,

On behalf of our client, Journal Center Corporation, we are submitting an application for Preliminary/Final. This re-plat will reflect the recent vacation of a public drainage easement.

Enclosed are the required submittals.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Lisa Parish
Precision Surveys

#14

DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **07DRB-00076 (P&F)** Project # ~~1004909~~ 1005283

Project Name: **JOURNAL CENTER TRACTS 2A2A2B1A**

Agent: Precision Surveys Phone No.: 856-5700

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 01/31/07 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): AGIS dxf OK
- ☐ **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.**~~ OK
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1005283

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

January 31, 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: 11:50 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 # 1003798**
07DRB-00005 Major-Preliminary Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, EMIL MANN ADDITION (to be known as **TRUMBULL VILLAGE SUBDIVISION**) zoned R-T residential zone, located on SOUTHERN AVE SE, between DALLAS ST SE and PENNSYLVANIA ST SE containing approximately 1 acre(s). [REF: 06DRB01126] (L-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/18/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: AN APPROVED PERIMETER WALL DESIGN PRIOR TO FINAL PLAT APPROVAL. RADII DEDICATION AT SOUTHERN & PENNSYLVANIA AND SOUTHERN & DALLAS.**

SIDEWALK EASEMENTS ALONG PENNSYLVANIA ARE REQUIRED.

2. **Project # 1004526**
07DRB-00013 Major-Preliminary Plat Approval
07DRB-00014 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 401, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **SAGE PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between 75TH ST SW and COORS RD SW containing approximately 10 acre(s). [REF: 05DRB-01129] *[Deferred from 1/31/07]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

3. **Project # 1000614**
06DRB-01670 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for LA CUEVA OESTE HOMEOWNER'S ASSOCIATION request(s) the above action(s) for **LA CUEVA OESTE UNIT 4,** zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 05DRB00982] *[Deferred from 1/3/07 & 1/31/07]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/21/07.**

4. **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 118TH 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]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 2/7/07.**

5. **Project # 1005182**
06DRB-01784 Major-Preliminary Plat Approval

WILSON AND CO. agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract(s) C, correction plat of the bulk land plat of La Cuentista Subdivision (to be known as **LA CUENTISTA SUBDIVISION, UNIT 2**) zoned SU-2/SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB01428] *[Deferred from 1/17/07 & 1/24/07]* (C-10/C-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/19/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: ALL PUBLIC STORM DRAIN EASEMENTS SHALL BE 20-FEET WIDE MAXIMUM. THE PRESIDENT OF THE HOME OWNER'S ASSOCIATION MUST SIGN THE FINAL PLAT. AN APPROVED WALL DESIGN IS REQUIRED. ALL TRACTS SHALL BE DESIGNATED PRIVATE OPEN SPACE FOR RECREATIONAL PURPOSES. BREAKS IN THE WALLS EVERY 500 TO 600 FEET FOR PEDESTRIAN ACCESS IS REQUIRED.**

07DRB-00049 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LA CUENTISTA II LLC MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION UNIT 2,** zoned SU-2 SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB01426, 06DRB01784] (C-1011) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

6. **Project # 1005126**
07DRB-00065 Minor-SiteDev Plan BldPermit/EPC

PCM agent(s) for MR DON GIBSON, PASTOR request(s) the above action(s) for all or a portion of Lot(s) 313, TOWN OF ATRISCO GRANT, UNIT 8 (to be known as **CENTRAL SEVENTH DAY ADVENTIST CHURCH**) zoned SU-1 FOR CHURCH AND PRIVATE SCHOOL, located on ESTANCIA DR NW, between MIAMI NW and JUNIPER NW containing

approximately 5 acre(s). [REF: 06EPC01299] **[Maggie Gould, EPC Case Planner]** *[Deferred from 1/31/07]* (H-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. Project # 1004874
07DRB-00070 Minor-SiteDev Plan BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for ANDERSON PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 17-A, Block(s) 2, **MONKBRIDGE ADDITION,** zoned SU-1 FOR SALES OF BUILDING MATERIAL AND OUTSIDE STORAGE, located on CANDELARIA BLVD NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: 06EPC00623, 06EPC00702, 06DRB01571] **[Maggie Gould, EPC Case Planner]** *[Deferred from 1/31/07]* (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

8. Project # 1004354
07DRB-00033 Minor-SiteDev Plan Subd/EPC
07DRB-00034 Minor-SiteDev Plan BldPermit/EPC
07DRB-00032 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA)** zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). **[Carmen Marrone for Petra Morris, EPC Case Planner].** *[Deferred from 1/24/07 & 1/31/07]* (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

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

9. Project # 1004913
07DRB-00072 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for REGENTS OF UNM REAL ESTATE request(s) the above action(s) for PARCELS 1, 2, A & B, **UNPLATTED LANDS**

OF UNM, zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and LOMAS BLVD NE containing approximately 20 acre(s). [REF: 06DRB00730, 06DRB00731] (J-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: THE OFFSITE EASEMENTS ARE EXECUTED AND WILL BE RECORDED WITH OR BEFORE THE FINAL PLAT. PRIOR TO FINAL PLAT APPROVAL A SIDEWALK DEFERRAL EXHIBIT AND APPLICATION ARE REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. Project # 1000365
07DRB-00073 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 2-4 and 19-21, Block(s) 1, UNITY ADDITION (to be known as **UNITY TOWNHOMES**) zoned SU-1/C-1, located on RHODE ISLAND ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-95-296, ZA-97-2, ZA-97-4] *[Deferred from 1/31/07]* (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

11. Project # 1004679
07DRB-00071 Minor-Prelim&Final Plat Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] *[Deferred from 1/31/07]* (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

12. **Project # 1003928**
07DRB-00068 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D, **TOHATCHI ADDITION** & LOT 12, BLOCK C, **J M MOORE REALTY COMPANY'S 3RD ADDITION**, zoned R-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 06DRB01203] *[Deferred from 1/31/07]* (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

13. **Project # 1004878**
07DRB-00041 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 8-13, Block(s) A, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 FOR MR, located on BETHEL DR SE, between TOPEKA ST SE and the railroad tracks, containing approximately 1 acre(s). [REF: 06DRB-00638] *[Deferred from 1/24/07 & 1/31/07]* (M-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

14. **Project # 1005283**
07DRB-00076 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for Tract(s) 2A-2A-2B-1 (to be known as **TRACTS 2A-2A-2B-1-A, JOURNAL CENTER**) zoned IP, located on JEFFERSON ST NE, between HEADLINE BLVD NE and JOURNAL CENTER BLVD NE containing approximately 6 acre(s). [Listed under Project #1004909 in error] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

15. Project # 1005221
07DRB-00075 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC. agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for Tract(s) 5-B-1-A-1, 5-B-1-A-2 & 5-B-1-B-1 (to be known as **TRACTS 5-B-1-A-1-A, 5-B-1-A-2-A & 5-B-1-B-1, JOURNAL CENTER**) zoned IP, located on JEFFERSON ST NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 14 acre(s). [REF: 06DRB01520] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

16. Project # 1005226
06DRB-01543 Minor-Prelim&Final Plat Approval

ROSS HOWARD COMPANY agent(s) for ESTELLE BEATY-VAHN request(s) the above action(s) for all or a portion of Lot(s) 1-3 and vacated Garcia Street, Block(s) 42, **SKYLINE HEIGHTS SUBDIVISION,** zoned C-3 & M-1, located on ACOMA ST SE, between ALTEZ ST SE and CONCHAS ST SE containing approximately 1 acre(s). *[Indef deferred on a no show on 11/1/06 & 11/15/06 & 1/31/07]* (L-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

17. Project # 1005160
07DRB-00069 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD. agent(s) for MARK GONZALES request(s) the above action(s) for all or a portion of Lot(s) 2A & 4A, Tract(s) 246, **UNIT 2, JESUS ROMERO ADDITION,** zoned C-1 neighborhood commercial zone, located on RIO GRANDE BLVD NW, between HOLLYWOOD AVE NW and SOTO AVE NW containing approximately 1 acre(s). [REF: 06DRB-01372, 06DRB-01373] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Project # 1004907
07DRB-00078 Minor-Sketch Plat or Plan

RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 20 & 21, **CORONADO PLACE ADDITION,** zoned SU-2/RC, located on FORRESTER ST NW, between MOUNTAIN RD NW and LOMAS BLVD NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Project # 1005344
07DRB-00074 Minor-Sketch Plat or Plan

CHANNING KELLY agent(s) for JESSE ROACH request(s) the above action(s) for all or a portion of Tract(s) 14, Block(s) 2, **FRANKLIN ADDITION,** zoned RA-2 residential and agricultural zone, located on VAN CLEAVE NW, between SAN ISIDRO NW and GRANDE NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for January 24, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 24, 2007 WERE APPROVED.**

ADJOURNED: 11: 50 A.M.

#14

5283

DXF Electronic Approval Form

DRB Project Case #: 1005283

Subdivision Name: JOURNAL CENTER TRACT 2A2A2B1A

Surveyor: LARRY W MEDRANO

Contact Person: LISA PARRISH

Contact Information: 856-5700

DXF Received: 1/31/2007 Hard Copy Received: 1/31/2007

Coordinate System: NMSP Grid (NAD 27)

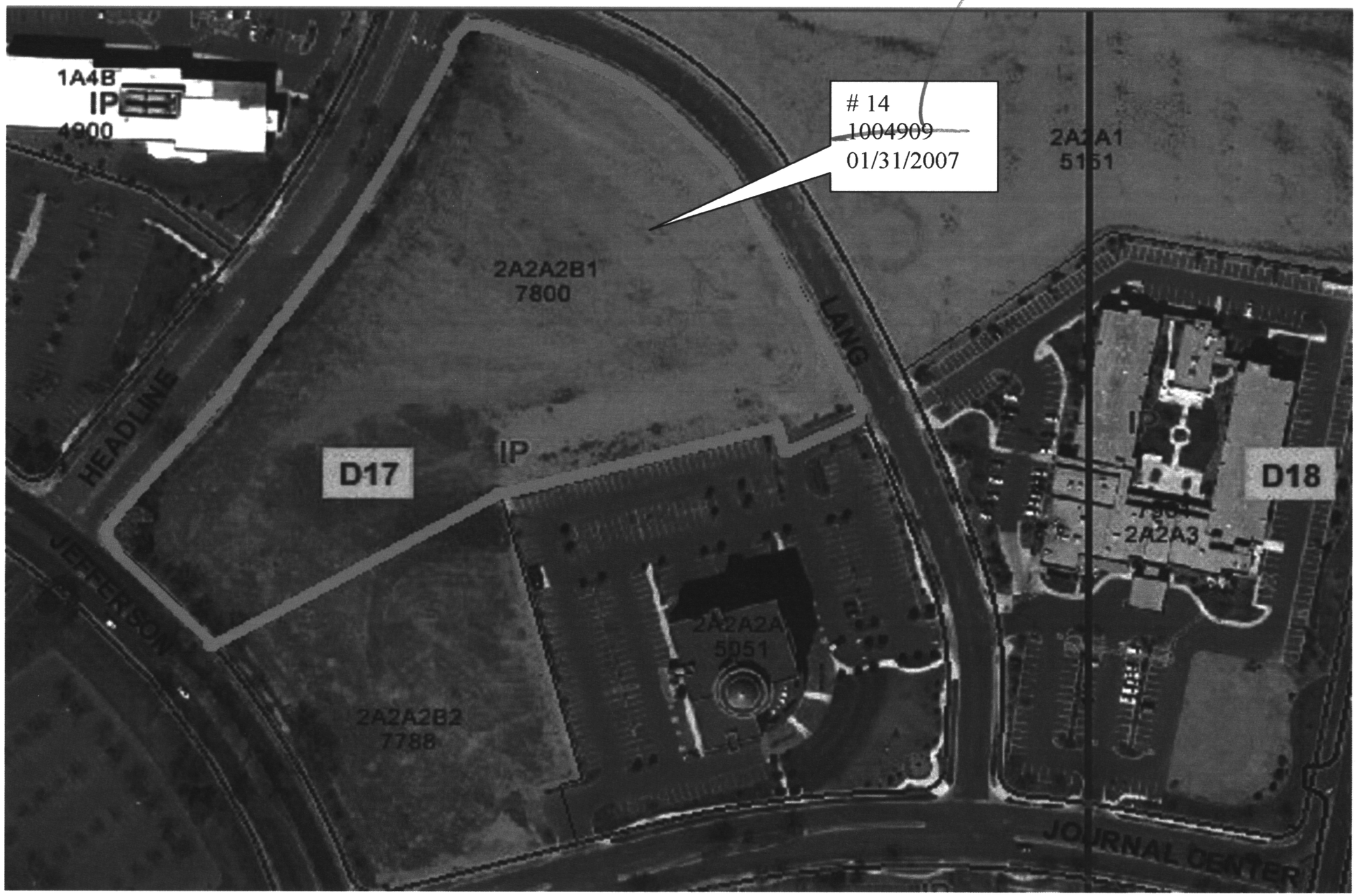
Approved 01·31·2007 Date

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

AGIS Use Only

Copied fc **5283** to agiscov on **1/31/2007** Contact person notified on **1/31/2007**

1005283


14
1004909
01/31/2007
1A4B
IP
4900
2A2A1
5151
2A2A2B1
7800
LANG
HEADLINE
JEFFERSON
D17
IP
D18
2A2A3
2A2A2A
5051
2A2A2B2
7788
JOURNAL CENTER

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 100~~4985~~ 5283 **AGENDA ITEM NO: 14**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to ~~Vacation~~ plat request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JANUARY 31, 2007

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

04/11/2008 Issued By: PLNABG

Permit Number: **2008 070 171** **Category Code 910**

Application Number: 08DRB-70171, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: JEFFERSON ST NE BETWEEN HEADLINE BLVD NE AND JOURNAL CENTER BLVD NE

Project Number: 1005283

Applicant
Journal Center
Joann
7777 Jefferson Ne
Albuquerque NM 87109
823-7000

Agent / Contact
Precision Surveys Inc
Larry Medrano
4900 Alameda Blvd Ne Suite A
Albuquerque NM 87113

larry@presurv.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$215.00
	TOTAL:	**$235.00**

City Of Albuquerque
Treasury Division

4/11/2008 8:47AM LOC: ANNX
WS# 007 TRANS# 0004
RECEIPT# 00096978-00096979
PERMIT# 2008070171 TRSMSP
Trans Amt $375.00
Conflict Manag. Fee $20.00
DRB Actions $215.00
CK $375.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

04/11/2008 Issued By: PLNABG

Permit Number: **2008 070 170** **Category Code 910**

Application Number: 08DRB-70170, Vacation Of Public Easement

Address:

Location Description: JEFFERSON ST NE BETWEEN HEADLINE BLVD NE AND JOURNAL CENTER BLVD NE

Project Number: 1005283

Applicant
Journal Center
Joann
7777 Jefferson Ne
Albuquerque NM 87109
823-7000

Agent / Contact
Precision Surveys Inc
Larry Medrano
4900 Alameda Blvd Ne Suite A
Albuquerque NM 87113

larry@presurv.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$45.00
	TOTAL:	**$140.00**

City Of Albuquerque
Treasury Division

4/11/2008 8:47AM LOC: ANNX
WS# 007 TRANS# 0004
RECEIPT# 00096978-00096978
PERMIT# 2008070170 TRSMSP
Trans Amt $375.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $45.00
Thank You

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005283 **AGENDA ITEM NO: 2**

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
No adverse comments on plat.

RESOLUTION:

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

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

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

FOR:

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

DATE: May 7, 2008

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S Z

___ Major Subdivision action
X Minor Subdivision action
X Vacation V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

___ for Subdivision
___ for Building Permit
___ Administrative Amendment (AA)
___ IP Master Development Plan D
___ Cert. of Appropriateness (LUCC) L A

STORM DRAINAGE (Form D)

___ Storm Drainage Cost Allocation Plan

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)

APPEAL / PROTEST of...

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Precision Surveys, Inc. PHONE: 856-5700
ADDRESS: 8500-A Jefferson NE FAX: 856-7900
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

APPLICANT: Journal Center PHONE: 823-7000
ADDRESS: 7777 Jefferson NE FAX: 823-7702
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: Owner **List all owners:**

DESCRIPTION OF REQUEST: To Vacate an Existing Public Drainage Easement

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

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

Lot or Tract No. 2A-2A-2B-1 / TBKA 2A-2A-2B-1-A Block: Unit:
Subdiv/Addn/TBKA: Journal Center
Existing Zoning: IP Proposed zoning: IP MRGCD Map No
Zone Atlas page(s): D-17 UPC Code: 101706345941910201

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004909

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 1 Total area of site (acres): 6.4868
LOCATION OF PROPERTY BY STREETS: On or Near: Jefferson Street NE
Between: Headline Blvd. NE and Journal Center Blvd. NE

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

SIGNATURE Lisa Parish DATE 3-24-08
(Print) Lisa Parish Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB - - 70170	VPE	✓	$ 45.00
08DRB - - 70171	PSF		$ 215.00
	CMF		$ 20.00
	Adv		$ 75.00
			$
			Total $

Hearing date May 7, 2008

4/11/08
Planner signature / date

Project # 1005283

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
N/ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
N/ 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/ 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
N/ 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.

Lisa Parish
Applicant name (print)

Lisa Parish
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB - - 70171
- -
- -

Andrew Garcia 4/11/08
Planner signature / date

Project # 1005283

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

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.

Lisa Parish
Applicant name (print)

Lisa Parish
Applicant signature / date

Form revised 4/07

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

Application case numbers
08DRB - - 70170
- -
- -

Andrew Sanchez 4/11/08
Planner signature / date

Project # 1005283

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 April 22, 2008 To MAY 7, 2008

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.

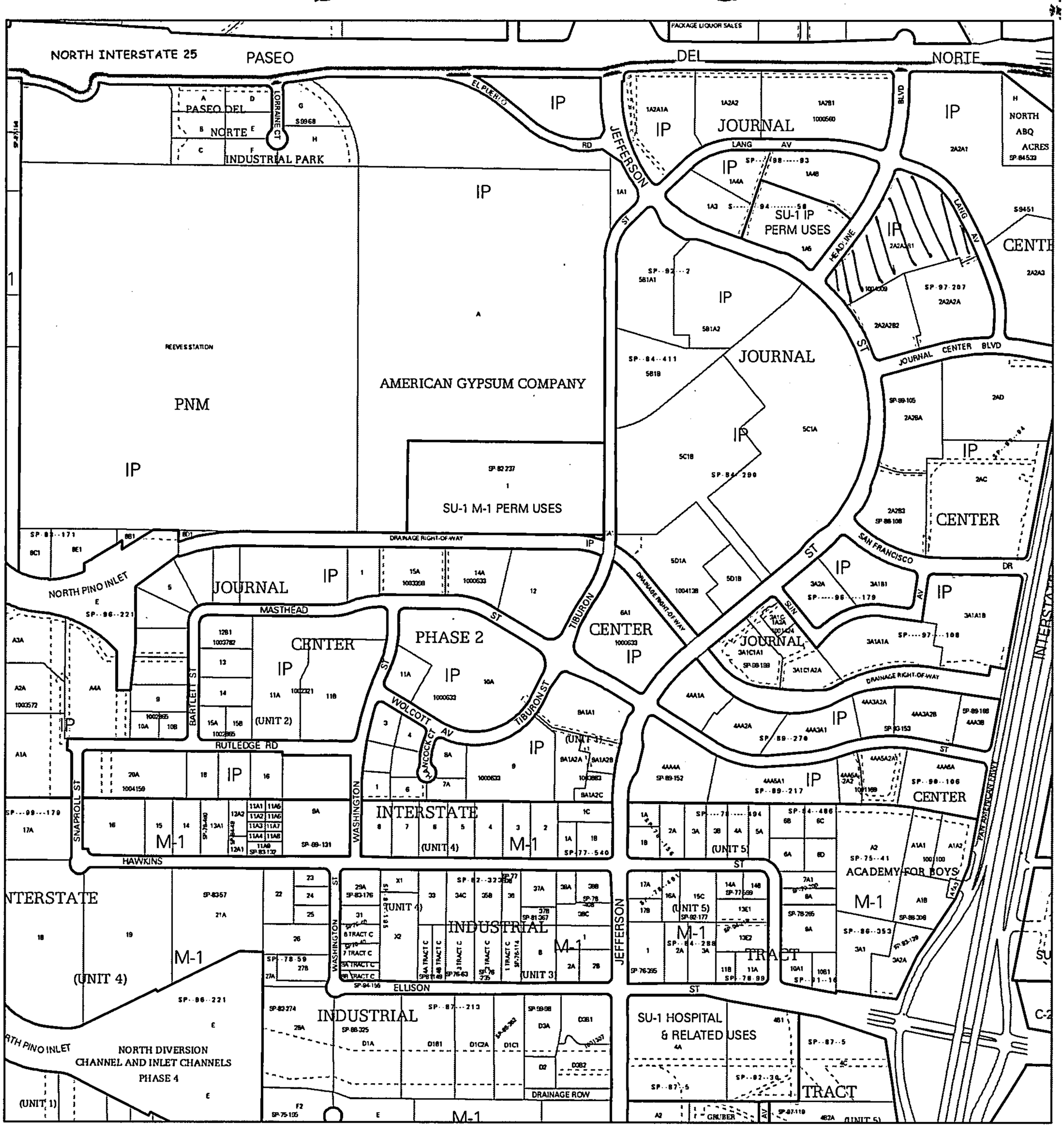
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Lisa Paris — 4-11-08
(Applicant or Agent) (Date)

I issued 3 signs for this application, 4/11/08 (Date) _____ (Staff Member)

DRB PROJECT NUMBER: 1005283

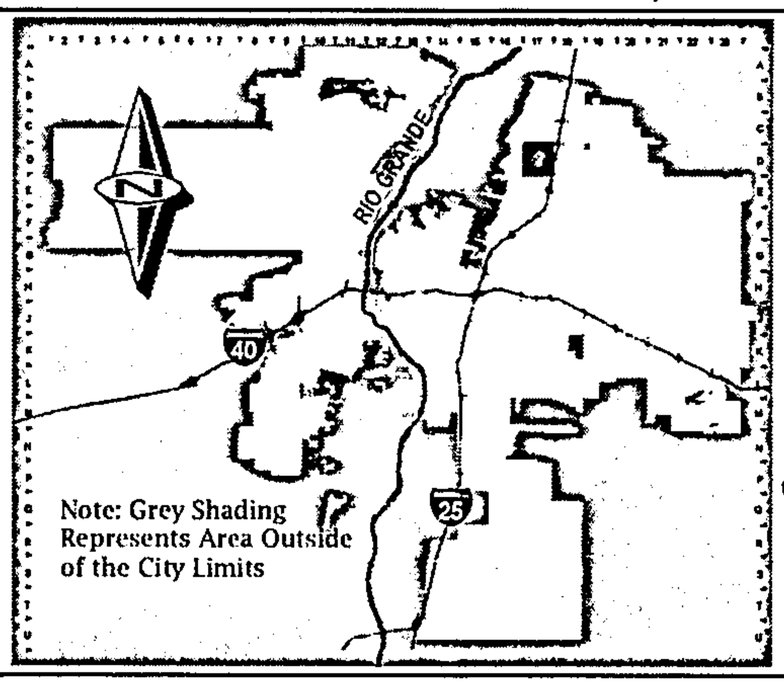
Rev. 1/11/05



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

Albuquerque Geographic Information System

Map amended through: 1/4/2008



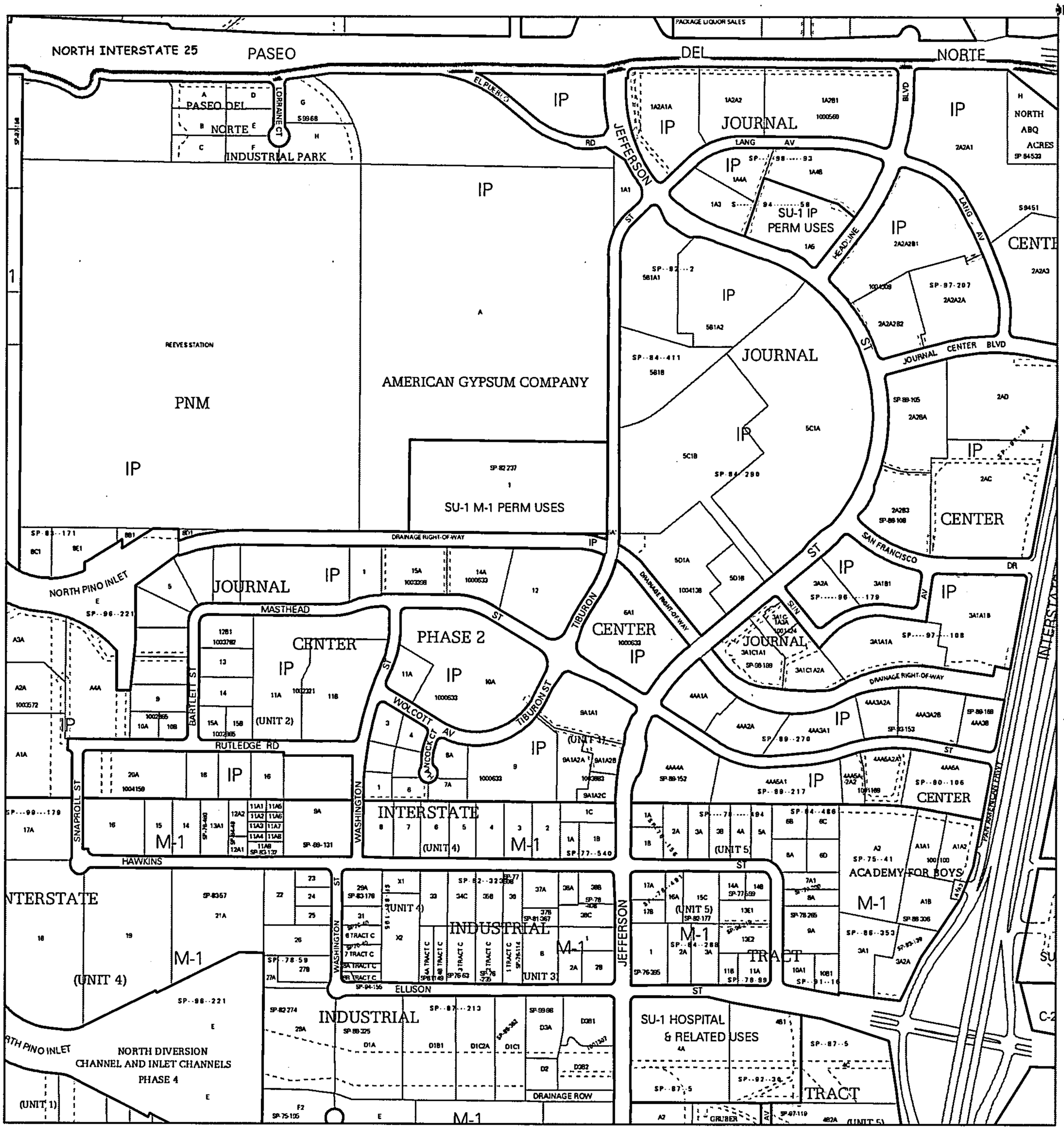
Zone Atlas Page:

D-17-Z

Selected Symbols

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

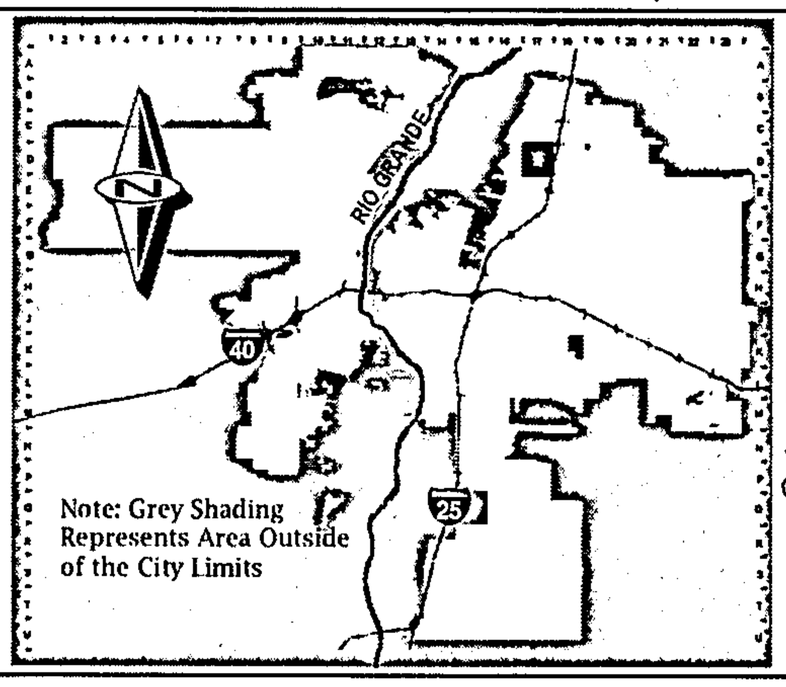
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 1/4/2008



Zone Atlas Page:

D-17-Z

Selected Symbols

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

0 750 1,500 Feet

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

March 24, 2008

Mr. Jack Cloud
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

RE: **Project #100S283**
REQUEST FOR PRELIMINARY/FINAL, TRACT 2A-2A-2B, JOURNAL CENTER, LOCATED ON JEFFERSON STREET N.E. BETWEEN HEADLINE BLVD. N.E. AND JOURNAL CENTER BLVD. N.E., ZONE ATLAS D- 17.

Dear Mr. Cloud,

On behalf of our client, Journal Center Corporation, we are submitting an application for Preliminary/Final. This re-plat will reflect the recent vacation of a public drainage easement.

Enclosed are the required submittals.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Lisa Parish
Precision Surveys

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

April 10, 2008

Mr. Jack Cloud
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

RE: **Project #1005283**
REQUEST FOR VACATION OF PUBLIC DRAINAGE EASEMENT, TRACT 2A-2A-2B, JOURNAL CENTER, LOCATED ON JEFFERSON STREET N.E. BETWEEN HEADLINE BLVD. N.E. AND JOURNAL CENTER BLVD. N.E., ZONE ATLAS D- 17.

Dear Mr. Cloud,

On behalf of our client, Journal Center Corporation, we are submitting an application for vacation of public drainage easement. This vacation of a public drainage easement has already been approved once last year, for reasons out of our control we were unable to record before one year deadline passed. This re-submittal is to clean up this easement that is no longer needed due to the infrastructure in place.

Enclosed are the required submittals.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Lisa Parish
Precision Surveys

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor **Richard Dineen, Director**

Interoffice Memorandum

April 1, 2008

Subject: **Albuquerque Archaeological Ordinance—Compliance Documentation**

Project Number(s): **1005283**
Case Number(s):
Agent: **Precision Surveys, Inc**
Applicant:
Legal Description: **Tract 2A-2A-2B-1, Journal Center**
Acreage: **6.49 acres**
Zone Atlas Page: **D-17**

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
Letter request from Agent dated March 21, 2008, plus plat and AGIS aerials

RECOMMENDATION(S):

- ***PROVISIONAL*** ***CERTIFICATE OF NO EFFECT IS ISSUED to allow for plat resubmittal to vacate Public Drainage Easement only.***
- ***ARCHAEOLOGICAL SURVEY REQUIRED*** ***prior to site development plan or other major platting action.***

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

DEVELOPER INQUIRY SHEET
(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913** – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at **(505) 924-3914. Your Developer Inquiry is for the following:**

Cell Tower & Type: [ ] **Free-Standing Tower** **-OR-** [ ] **Concealed Tower**

Private Development [X] *(i.e., EPC, DRB, LUCC, Liquor Submittal)*

City Project [ ]

CONTACT NAME: Lisa Parish

COMPANY NAME: Precision Surveys, Inc.

ADDRESS/ZIP: 8500-A Jefferson NE

PHONE: 856-5700 FAX: 856-7900

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

Tract 2A-2A-2B, Journal Center

LEGAL DESCRIPTION

LOCATED ON Jefferson Street NE

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Headline Blvd. NE AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

Journal Center Blvd. NE

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (D-17).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)

developinquirysheet (12/03/07)

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.

City of Albuquerque

Date: April 10, 2008

TO CONTACT NAME: Lisa Parish
COMPANY/AGENCY: Precision Surveys, Inc.
ADDRESS/ZIP: 8500-A Jefferson NE
PHONE/FAX #: 856-5700 856-7900

Thank you for your inquiry of April 10, 2008 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Tract 2A-1A-2B Journal Center Located on Jefferson St. NE between Headline Blvd NE and Journal Center Blvd NE zone map page(s) D-17.

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

Alameda North Valley Assn.
Neighborhood or Homeowner Association
Contacts: David Lindner
10407 4th St. NW 87114
888-4465 (h)
Steve Wentworth
8919 Boe Ln. NE 87113-2328
897-3052 (h)

Neighborhood or Homeowner Association
Contacts:

See reverse side for additional Neighborhood and/or Homeowner Associations YES { } NO {X}

Information:

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 Ramona
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: *Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.*

Planningnacontactformltr (12/03/07)

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION,** the name of the existing zone category and primary uses and the name of the proposed category and primary uses *(i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone")*.
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or 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.")*.
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent *(if any)*. In particular the name of an individual contact person will be helpful so that neighborhood and/or homeowner associations may contact someone with questions or comments.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

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.

[X] ONC's "Official" Letter to the applicant *(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.

[X] Copies of Letters to Neighborhood and/or Homeowner Associations *(if there are associations)*. A copy must be submitted with application packet.

[X] Copies of the certified receipts to Neighborhood and/or Homeowner 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: 4·10·08 Time Entered: 10:17 AM ONC Rep. Initials: DC

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

April 10, 2008

Mr. David Lindner
Alameda North Valley Association
10407 4TH. Street N. W.
Albuquerque, New Mexico 87114

RE: **Project #10044909**
REQUEST FOR VACATION OF PUBLIC DRAINAGE EASEMENT, TRACT 2A-2A-2B, JOURNAL CENTER, LOCATED ON JEFFERSON STREET N.E. BETWEEN HEADLINE BLVD. N.E. AND JOURNAL CENTER BLVD. N.E., ZONE ATLAS D- 17.

Dear Mr. Lindner,

On behalf of our client, Journal Center Corporation, we are submitting an application for vacation of public drainage easement. This vacation of a public drainage easement has already been approved once last year, for reasons out of our control we were unable to record before one year deadline passed. This re-submittal is to clean up this easement that is no longer needed due to the infrastructure in place.

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If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Lisa Parish
Precision Surveys

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April 10, 2008

Mr. Steve Wentworth
Alameda North Valley Association
8919 Boe Lane N. E.
Albuquerque, New Mexico 87113-2328

RE: **Project #10044909**
REQUEST FOR VACATION OF PUBLIC DRAINAGE EASEMENT, TRACT 2A-2A-2B, JOURNAL CENTER, LOCATED ON JEFFERSON STREET N.E. BETWEEN HEADLINE BLVD. N.E. AND JOURNAL CENTER BLVD. N.E., ZONE ATLAS D- 17.

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Enclosed are the required submittals.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Lisa Parish
Precision Surveys

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:

David Lindner
Alameda North Valley Assc
10407 4th Street N.W.
Albuquerque New Mexico
87114

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

2. Article Number
(*Transfer from service label*) 7006 0100 0005 1918 8154

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™

7006 0100 0005 1918 8154

7006 0100 0005 1918 8154

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To David Lindner
Street, Apt. No.; or PO Box No. 10407 4th Street NW
City, State, ZIP+4 Albuquerque New Mexico 87114

PS Form 3800, June 2002 See Reverse for Instructions

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:

Steve Wentworth
8919 Boe Lane NE.
Albuquerque New Mexico
87113-
2328

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

2. Article Number
(Transfer from service label) 7006 0100 0005 1918 8161

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™

7006 0100 0005 1918 8161
7006 0100 0005 1918 8161

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To Steve Wentworth
Street, Apt. No.; or PO Box No. 8919 Boe Lane NE
City, State, ZIP+4 Albuquerque New Mexico 87113-2328

PS Form 3800, June 2002 See Reverse for Instructions

7006 0100 0005 1918 8154

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

ALBUQUERQUE NM 87114 **OFFICIAL USE**

Postage	$ $0.41
Certified Fee	$2.65
Return Receipt Fee (Endorsement Required)	$2.15
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.21

0101 ALBUQUERQUE NM 87101 APR 11 2008 Postmark Here USPS

04/11/2008

Sent To David Lindsey
Street, Apt. No.; or PO Box No. 10407 4th Street NW
City, State, ZIP+4 Albuquerque New Mexico 87114

PS Form 3800, June 2002 See Reverse for Instructions

7006 0100 0005 1918 8161

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

ALBUQUERQUE NM 87113 **OFFICIAL USE**

Postage	$ $0.41
Certified Fee	$2.65
Return Receipt Fee (Endorsement Required)	$2.15
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.21

0101 ALBUQUERQUE NM 87101 16 APR 11 2008 Postmark Here USPS

04/11/2008

Sent To Steve Wentworth
Street, Apt. No.; or PO Box No. 8919 Boe Lane NE
City, State, ZIP+4 Albuquerque New Mexico 87113-2328

PS Form 3800, June 2002 See Reverse for Instructions

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

___ Major Subdivision action
X Minor Subdivision action
___ Vacation V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

___ Annexation
___ County Submittal
___ EPC Submittal
___ Zone Map Amendment (Establish or Change Zoning)
___ Sector Plan (Phase I, II, III)
___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... A

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Journal Center Corporation PHONE: 823-7000
ADDRESS: 7777 Jefferson NE FAX:
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL:
Proprietary interest in site: Owner List all owners:
AGENT (if any): Precision Surveys Inc. PHONE: 856-5700
ADDRESS: 8500-A Jefferson NE FAX: 856-7900
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: Replat lot to show vacated public easement.

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

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

Lot or Tract No. 2A-2A-2B-1 TBKA 2A-2A-2B-1-A Block: Unit:
Subdiv. / Addn. Journal Center
Current Zoning: IP Proposed zoning: IP
Zone Atlas page(s): D-17 No. of **existing** lots: 1 No. of **proposed** lots: 1
Total area of site (acres): 6.4868 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 101706345941910201 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: Jefferson Street NE
Between: Headline Blvd. NE and Journal Center Blvd. NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004909

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

SIGNATURE Lisa Parish DATE 1-23-07
(Print) Lisa Parish ___ Applicant X Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

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

Application case numbers	Action	S.F.	Fees
07DRB - - 00076	P&F	S(3)	$ 215.00
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
- -			$
		Total	$ 235.00

Hearing date January 31, 2007

Andrew Sanchez 1/23/07
Planner signature / date

Project # ~~1004909~~ 1005283

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

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

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

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

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

Lisa Parish
Applicant name (print)

Lisa Parish 1-23-07
Applicant signature / date

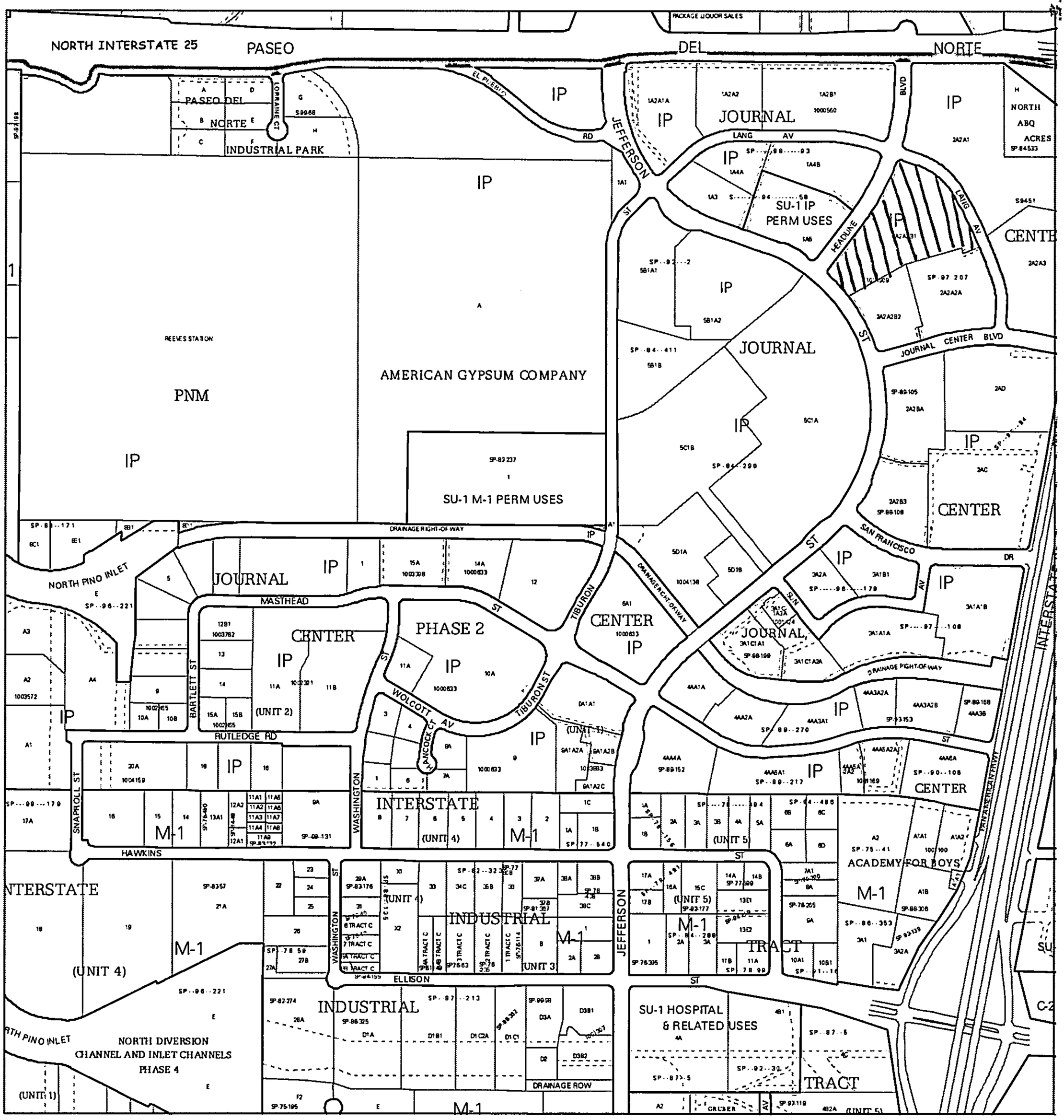
Form revised 3/03, 8/03 and 11/03

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

Application case numbers
07DRB - - 00076
- -
- -

Andrew Garcia 1/23/07
Planner signature / date

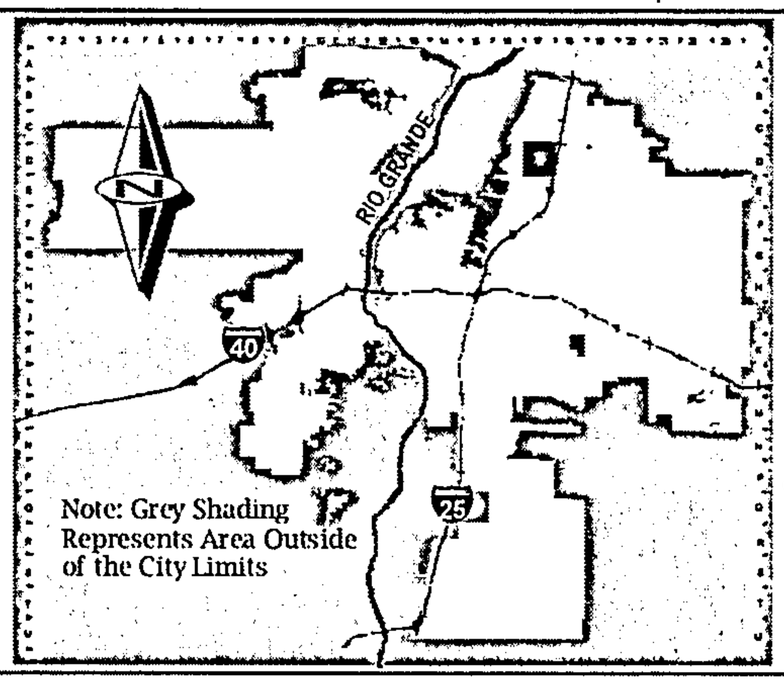
Project # ~~1004909~~
1005283



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

Albuquerque Geographic Information System

Map amended through: 1/9/2007



Zone Atlas Page:

D-17-Z

Selected Symbols

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

0 750 1,500 Feet

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

January 23, 2007

Ms. Sheran Matson, AICP
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

1005283

RE: **Project #10044909**
REQUEST FOR PRELIMINARY/FINAL, TRACT 2A-2A-2B, JOURNAL CENTER, LOCATED ON JEFFERSON STREET N.E. BETWEEN HEADLINE BLVD. N.E. AND JOURNAL CENTER BLVD. N.E., ZONE ATLAS D- 17.

Dear Ms Matson,

On behalf of our client, Journal Center Corporation, we are submitting an application for Preliminary/Final. This re-plat will reflect the recent vacation of a public drainage easement.

Enclosed are the required submittals.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Lisa Parish
Precision Surveys

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

PAID RECEIPT

APPLICANT NAME Journal Center Corporation

AGENT Precision Surveys Inc.

ADDRESS 8500-A Jefferson NE.

PROJECT & APP # 1004909 / 07DRB-00076 1005287

PROJECT NAME Journal Center (lot 1 to 1)

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 215.00 **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 235.00 **TOTAL AMOUNT DUE**

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

1/23/2007
RECEIPT# 00074880
Account 441032
Activity 342400
Trans Amt $235.00
J24 Misc
CK $235.00
CHANGE $0.00

1116

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST. NE
ALBUQUERQUE, NM 87113

95-8965/1070
279

DATE 1-23-07

PAY TO THE ORDER OF City of Albuquerque $ 235.00

Two Hundred Thirty five dollars 00/100 DOLLARS

Security features are included. Details on back.

City of Albuquerque
Treasury Division
1/23/2007 11:46AM LOC: ANNX
RECEIPT# 00074880 WS# 007 TRANS# 0028
Account 441032 Fund 0110
Activity 342400 TRSARG
Trans Amt $235.00
J24 Misc $20.00

IronStone Bank
Albuquerque, NM 87109
www.ironstonebank.com

FOR Submittal fee 05-2396

Thank You

⑈001116⑈ ⑆107089652⑆00074600 938 7⑈

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 3, 2007

6. Project # 1005283
06DRB-01716 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B-1, **JOURNAL CENTER,** zoned IP industrial park zone, located on JEFFERSON ST NE, between HEADLINE BLVD NE and JOURNAL CENTER BLVD NE containing approximately 7 acre(s). (D-17)

At the January 3, 2007, Development Review Board meeting, The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by January 18, 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).

OFFICIAL NOTICE OF DECISION

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: Journal Center Corporation, 7777 Jefferson NE, 87109
Precision Surveys Inc., 8500-A Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005283 AGENDA#: 6 DATE: 1·3·07

1. Name: Lisa Parish Address: 8500-A Jefferson NE Zip: 87113

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: _____

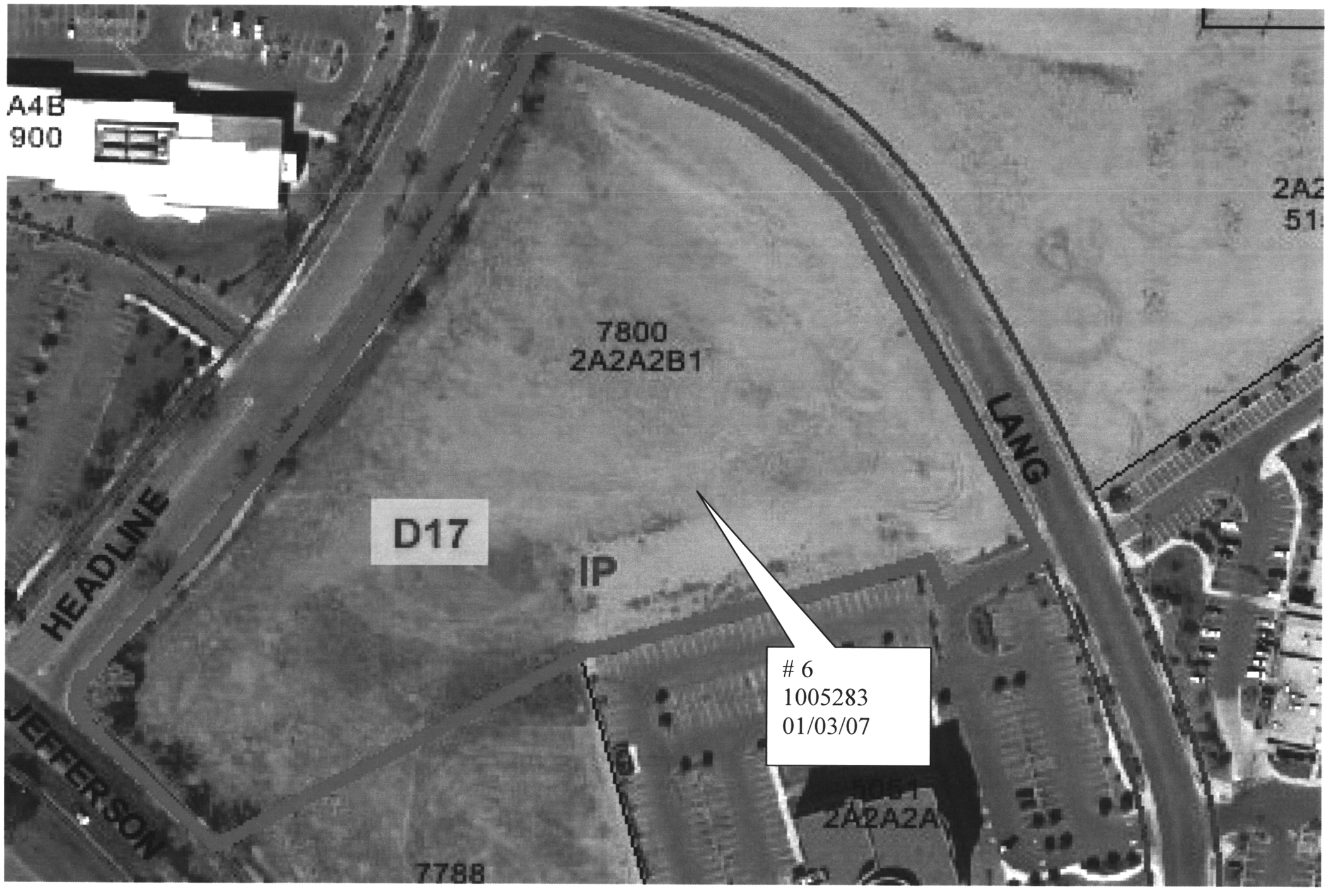
10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____


A4B
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1005283
01/03/07

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005283 **AGENDA ITEM NO: 6**

SUBJECT:

Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JANUARY 3, 2007

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 3, 2007

Project # 1005283
06DRB-01716 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B-1, **JOURNAL CENTER,** zoned IP industrial park zone, located on JEFFERSON ST NE, between HEADLINE BLVD NE and JOURNAL CENTER BLVD NE containing approximately 7 acre(s). (D-17)

AMAFCA — No adverse comments.

COG

Jefferson St is designated a minor arterial on the Long Range Roadway System Map with an established right-of-way of 86 feet. In addition, Jefferson is designated as having proposed or street bicycle lanes on the Long Range Bikeway System Map. Coordination with DMD is recommended to insure project conformity with these adopted policies of the Metropolitan Transportation Board.

Transit — No objection to the request.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — Letters sent to Alameda North Valley Assoc. (R).

APS — The request to vacate a public drainage easement for Tract 2A-2A-2B-1, **Journal Center**, will have no adverse impacts to the APS district.

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

Fire Department — No comments received.

PNM Electric & Gas — Approved.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health — No comments received.

M.R.G.C.D. No comments received.

Open Space Division Open Space has no adverse comments.

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

Transportation Development

Defer to Hydrology regarding the vacation request. Upon replat, sidewalk easements may be required.

Parks & Recreation No objection.

Utilities Development Defer to Hydrology.

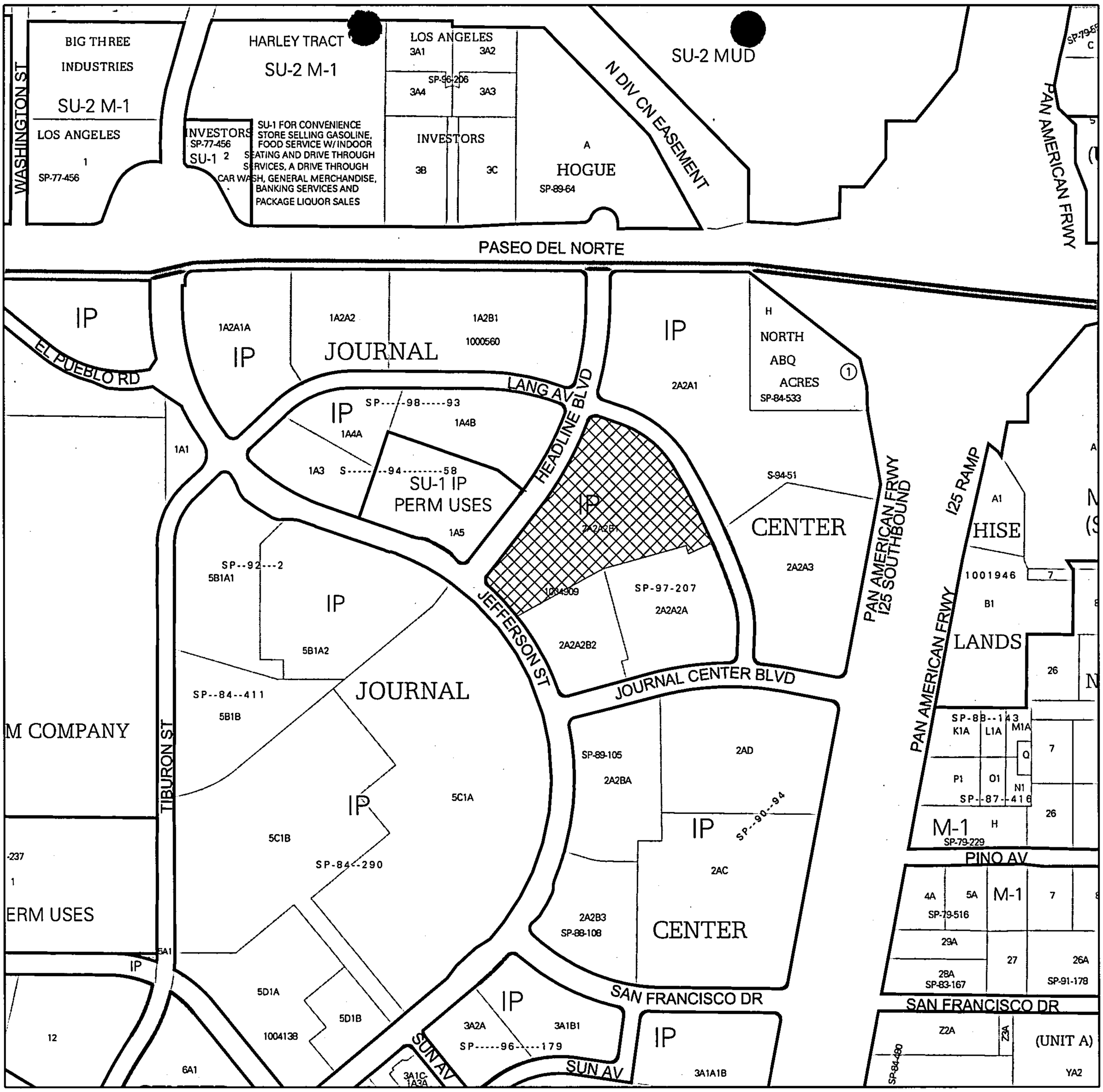
Planning Department

No objection. Applicant has one year to file the plat completing the vacation.

Impact Fee Administrator

No comments on the proposed vacation of the public drainage easement.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
Cc:Journal Center Corp., 7777 Jefferson NE, 87109
Precision Surveys Inc., 8500-A Jefferson NE, 87113



ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1005283
Hearing Date:
1/3/2007
Zone Map Page:
D-17
Additional Case Numbers:
06DRB-01716

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1005283
06DRB-01716 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B-1, **JOURNAL CENTER,** zoned IP industrial park zone, located on JEFFERSON ST NE, between HEADLINE BLVD NE and JOURNAL CENTER BLVD NE containing approximately 7 acre(s). (D-17)

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, DECEMBER 18, 2006.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, January 3, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000572 06DRB-01714 Major – Bulk Land Variance Approval 06DRB-01715 Minor-Prelim&Final Plat Approval	ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for Lot(s) 1B, 2, 3, 5A, 6, 7 & 8, THE LENKURT PROPERTIES (to be known as **TRACTS A & B, THE PRESIDIO),** zoned SU-1 FOR PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 43 acre(s). [REF: 06DRB-01193, 06DRB-01038, 06DRB-01040, 06DRB-01041, 06DRB-01535, 06DRB-01538] (K-21)
Project # 1000614 06DRB-01670 Major-Vacation of Pub Right-of-Way	TIERRA WEST LLC agent(s) for LA CUEVA OESTE HOMEOWNER'S ASSOCIATION request(s) the above action(s) for **LA CUEVA OESTE UNIT 4,** zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 05DRB-00982] (C-18)
Project # 1003469 06DRB-01668 Major-Vacation of Public Easements	TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY A. & LORRI M. ZUMWALT request(s) the above action(s) for all or a portion of Lot(s) 7-A1 P1, **OAKLAND HEIGHTS,** zoned RD (3DU/AC) located on OAK RIDGE COURT NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 04DRB-00891, 06DRB-00882] (C-20)
Project # 1005271 06DRB-01683 Major-Vacation of Public Easements	WALDO GRIEGO request(s) the above action(s) for all or a portion of Lot(s) 31, **WEAKS ADDITION,** zoned R-1, located on 47TH ST NW, between CENTRAL AVE NW and GLENDALE AVE NW. (K-12)
Project # 1005273 06DRB-01692 Major-Vacation of Pub Right-of-Way	SURVEYS SOUTHWEST LTD agent(s) for MELLOY BROS ENTERPRISES INC request(s) the above action(s) for all or a portion of Block(s) 2, **PARIS ADDITION** & Block(s) 4, **ROMERO ADDITION,** zoned C-2, located on KINLEY AVE NW, between 5TH ST NW and 4TH ST NW containing approximately 1 acre(s). (J-14)

SEE PAGE 2 . . .

CITY OF ALBUQUERQUE

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

December 15, 2006

TO: Steve Wentworth and Leroy Gurule, Alameda North Valley Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Approximately seven (7) acre(s) -** ***Major Vacation of Public Easements for a public drainage easement.***

Proposed by: **Precision Surveys, Inc. at 505823-7000**
Agent for: **Journal Center Corporation**

For property located: **On or near Jefferson Street NE between Headline Boulevard NE and Journal Center Boulevard NE.**

The case number(s) assigned is: **06DRB-01716, Project # 1005283.**

City Planning accepted application for this request on **December 6 , 2006.**

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.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, January 3, 2007** in the **Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW.**

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

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

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

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: January 3, 2007
Zone Atlas Page: D-17
Notification Radius: 100 Ft.

Project# 1005283
App#06DRB-01716

Cross Reference and Location: JEFFERSON ST NE BETWEEN HEADLINE BLVD NE AND JOURNAL CENTER BLVD NE

Applicant: JOURNAL CENTER COPRORATION
7777 JEFFERSON NE
ALBUQUERQUE, NM 87109

Agent: LISA PARISH
PRECISION SURVEYS INC
8500-A JEFFERSON NE
ALBUQUERQUE, NM 87113

Special Instructions:

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

Date Mailed: DECEMBER 15, 2006
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
____ Major Subdivision action	
____ Minor Subdivision action	
X Vacation	**V**
____ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
____ ...for Subdivision Purposes	
____ ...for Building Permit	
____ IP Master Development Plan	
____ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING & PLANNING	**Z**
____ Annexation	
____ County Submittal	
____ EPC Submittal	
____ Zone Map Amendment (Establish or Change Zoning)	
____ Sector Plan (Phase I, II, III)	
____ Amendment to Sector, Area, Facility or Comprehensive Plan	
____ Text Amendment (Zoning Code/Sub Regs)	
APPEAL / PROTEST of...	**A**
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: Journal Center Corporation PHONE: 823-7000
ADDRESS: 7777 Jefferson N.E. FAX: 823-7702
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: N/A
Proprietary interest in site: Owner List all owners:
AGENT (if any): Precision Surveys Inc. PHONE: 856-5700
ADDRESS: 8500-A Jefferson NE FAX: 856-7900
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: Vacation of Public Easement

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

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

Lot or Tract No. Tract 2A-2A-2B-1 Block: N/A Unit: N/A
Subdiv. / Addn. Journal Center
Current Zoning: IP Proposed zoning: IP
Zone Atlas page(s): D 17 No. of existing lots: 1 No. of proposed lots: 1
Total area of site (acres): 6.4868 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 101206345941910201 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: Jefferson Street N.E.
Between: Headline Blvd. NE and Journal Center Blvd. NE.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004909/ 06DRB0717

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

SIGNATURE [signature] DATE 12-7-06
(Print) Lisa Parish ___ Applicant X Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

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

Application case numbers	Action	S.F.	Fees
06DRB-____-01716	VPE	V	$ 45.00
____-____-____	ADV		$ 75.00
____-____-____	CMF		$ 20.00
____-____-____			$
____-____-____			$
			Total $ 140.00

Hearing date 01/03/07

Sandy Handley 12/08/06
Planner signature / date

Project # 1005283

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**

X 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.)
X Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
X Sign Posting Agreement
X Fee (see schedule)
X Any original and/or related file numbers are listed on the cover application

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

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

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (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.**

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

Lisa Parish 12-7-06
Applicant name (print)

Lisa Parish 12-7-06
Applicant signature / date

Form revised 4/03 and October 2003

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

Application case numbers
06DRB-_____-01716
_____-_____-_____
_____-_____-_____

Sandy Handley 12/08/06
Planner signature / date

Project # 1005283

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	LEGAL	ACRES
1	101706350 039410202	MOUNTAIN STATES MUTUAL	5051 JOURNAL C ENTER BLV NE	ALBUQU ERQUE	NM	87109	COM M	A1A	TRACT 2A-2A- 2A REPLAT OF T RACT S 2A-2A- 2A AND AL CENT ER CONT 3.988	4.0130 7607
2	101706352 734510520	LOVELACE INC	PO BOX 25234	OVERLA ND PARK	KS	66225	COM M	A1A	TR 2A- D (REPL OF TRS 2A-1 & 2A - 2BB) JOURNAL 5 36 AC M/L	6.1460 4211
3	101706350 448510701	JOURNAL CENTER CORPORATION	PO DRAWER J	ALBUQU ERQUE	NM	87103	VAC	A1A	TR 2A-2A- 1 PLAT OF TRS 2 A-2A-1 , 2A-2A- 2 & 2A E NTER C ONT 10.8178	10.807 66823
4	101706348 134110521	MOUNTAIN STATES MUTUAL	5051 JOURNAL C ENTER BLV NE	ALBUQU ERQUE	NM	87109 5903	COM M	A1A	TRACT 2A- 2BA (REPL MAP FOR TRS 2A- 2BA & 2A- 2 E R CONT 3.944 8 AC M	3.9190 8021
5	101706342 546310304	WILBRO LLC C/O M URRAY L BROTT	5 ALTAZANO DR	SANTA F E	NM	87505	COM M	A1A	TR 1A- 4B REPLAT OF T RACTS 1A-4 - A AND 1A-4- B CONT 3.290 AC OR 143	3.2814 6246
6	101706345 941910201	JOURNAL CENTER CORPORATION	PO DRAWER J	ALBUQU ERQUE	NM	87103	VAC	A1A	TRACT 2A-2A- 2B REPLAT OF T RACT S 2A-2A- 2A AND AL CENT ER CONT 8.987	8.9500 9352
7	101706341 644210303	ASHCRAFT REAL E STATE &	7850 JEFFERSO N NE 130	ALBUQU ERQUE	NM	87109 4350	COM M	A1A	TR 1A- 5 PLAT OF TRS 1 A-2, 1A-3 , 1A- 4 & 1A- 5 C ONT 3.5923 A C M/L	3.5897 7073
8	101706342 434010111	JOURNAL PUBLISHI NG CO ETAL	PO DRAWER J	ALBUQU ERQUE	NM	87103	COM M	A1A	TRACT 5C- 1A REPLAT OF T RACT 5C - 1 JOURNAL CEN S 5C-1A & 5C- 1B CON	18.155 83661
9	101706352 841810702	BARGERWAL LIMIT ED PARTNERSHIP	1000 MARKET ST 1	PORTSM OUTH	NH	03801	COM M	A1A	TR 2A-2A- 3 PLAT OF TRS 2 A-2A-1 , 2A-2A- 2 & 2A E NTER C ONT 6.1500 A	6.1477 1501

Or Current Resident
ASHCRAFT REAL ESTATE &
7850 JEFFERSON NE 130
ALBUQUERQUE, NM 87109 4350

Or Current Resident
BARGERWAL LIMITED
PARTNERSHIP
1000 MARKET ST 1
PORTSMOUTH, NH 03801

Or Current Resident
JOURNAL CENTER CORPORATION
PO DRAWER J
ALBUQUERQUE, NM 87103

Or Current Resident
JOURNAL PUBLISHING CO ETAL
PO DRAWER J
ALBUQUERQUE, NM 87103

Or Current Resident
LOVELACE INC
PO BOX 25234
OVERLAND PARK, KS 66225

Or Current Resident
MOUNTAIN STATES MUTUAL
5051 JOURNAL CENTER BLV NE
ALBUQUERQUE, NM 87109

Or Current Resident
WILBRO LLC C/O MURRAY L BROTT
5 ALTAZANO DR
SANTA FE, NM 87505

Project# 1005283
JOURNAL CENTER COPORATION
7777 JEFFERSON NE
ALBUQUERUQUE, NM 87109

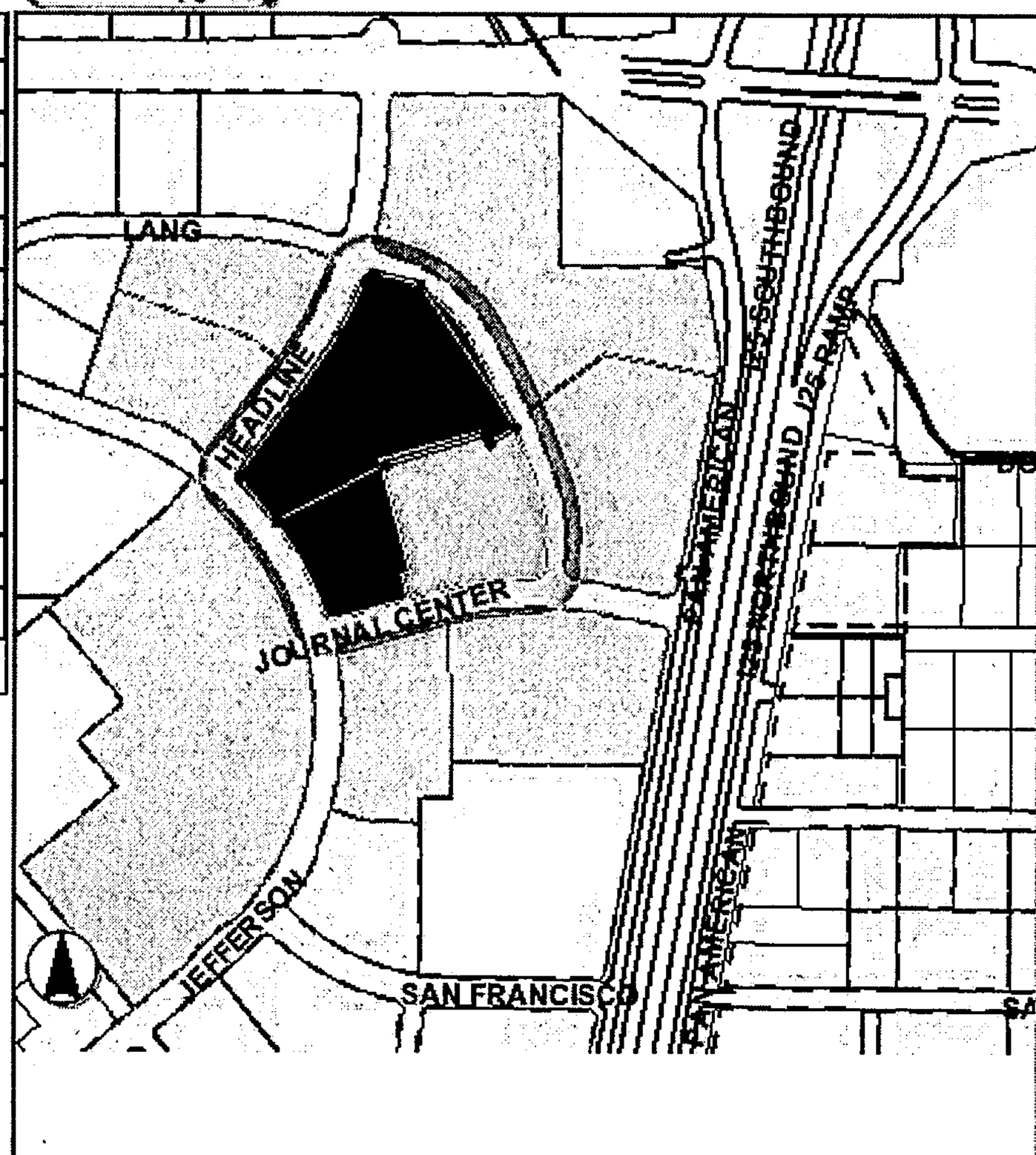
Project# 1005283
LISA PARISH
Precision Surveys Inc
8500-A JEFFERSON NE
ALBUQUERQUE, NM 87113

Project# 1005283
STEVE WENTWORTH
Alameda North Valley Assoc.
8919 BOE LN NE
ALBUQUERQUE, NM 87113

Project# 1005283
LEROY GURULE
Alameda North Valley Assoc.
713 ALAMEDA BLVD NW
ALAMEDA, NM 87114

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
  - MUNICIPAL LIMITS
  - ZONE GRID
  - NEIGHBORHOODS
  - METRO DEV AREAS
  - DASZ
  - POLICE BEATS
  - COUNCIL
  - PARKS
  - PETROGLYPH MNT
  - BOSQUE SECTORS
  - OPENSPACE
  - COMP PLAN
  - AREA PLANS
  - SECTOR PLANS
  - SENATE DISTRICT
  - REP. DISTRICTS
  - PLANNING AREAS
  - HISTORIC ZONES
  - CORRIDORS
  - ZIPCODES
  - POVERTY POCKET
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

Refresh Map

☑ Auto Refresh

Help:
Closed group, click to open

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADD
1	101706350039410202	MOUNTAIN STATES MUTUAL	5051 JOURNAL CEN

Pan SEARCH REFRESH HELP INDEX PAGE CONTACT

ALBUQUERQUE
Making History

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: December 7, 06

TO CONTACT NAME: Lisa Parish
COMPANY/AGENCY: Precision Surveys Inc.
ADDRESS/ZIP: 8500-A Jefferson N.E. - 87113
PHONE/FAX #: 856-5700 (Fax - 856-7900)

Thank you for your inquiry of 12-7-06 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract 2-A-2A 2B-1 Journal Center located on Jefferson St. NE Between Headline Blvd NE and Journal Center Blvd. NE.
zone map page(s) D-17.

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

Alameda North Valley Assn.
Neighborhood Association
Contacts: Steve Wentworth
8919 Boe Ln. NE/87113-2328
897-3052(h)
Leroy Gurule
713 Alameda Blvd. NW/Alameda
87114-890-1845(h)

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 L Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(10/14/04)

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:

Leroy Gurule
Alameda North Valley Assn.
713 Alameda Blvd. N.W.
Alameda, New Mexico 87114

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

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(Transfer from service label) 7006 0810 0000 7519 0059

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Street, Apt. No.; or PO Box No. 713 Alameda Blvd. NW
City, State, ZIP+4 Alameda New Mexico 87114

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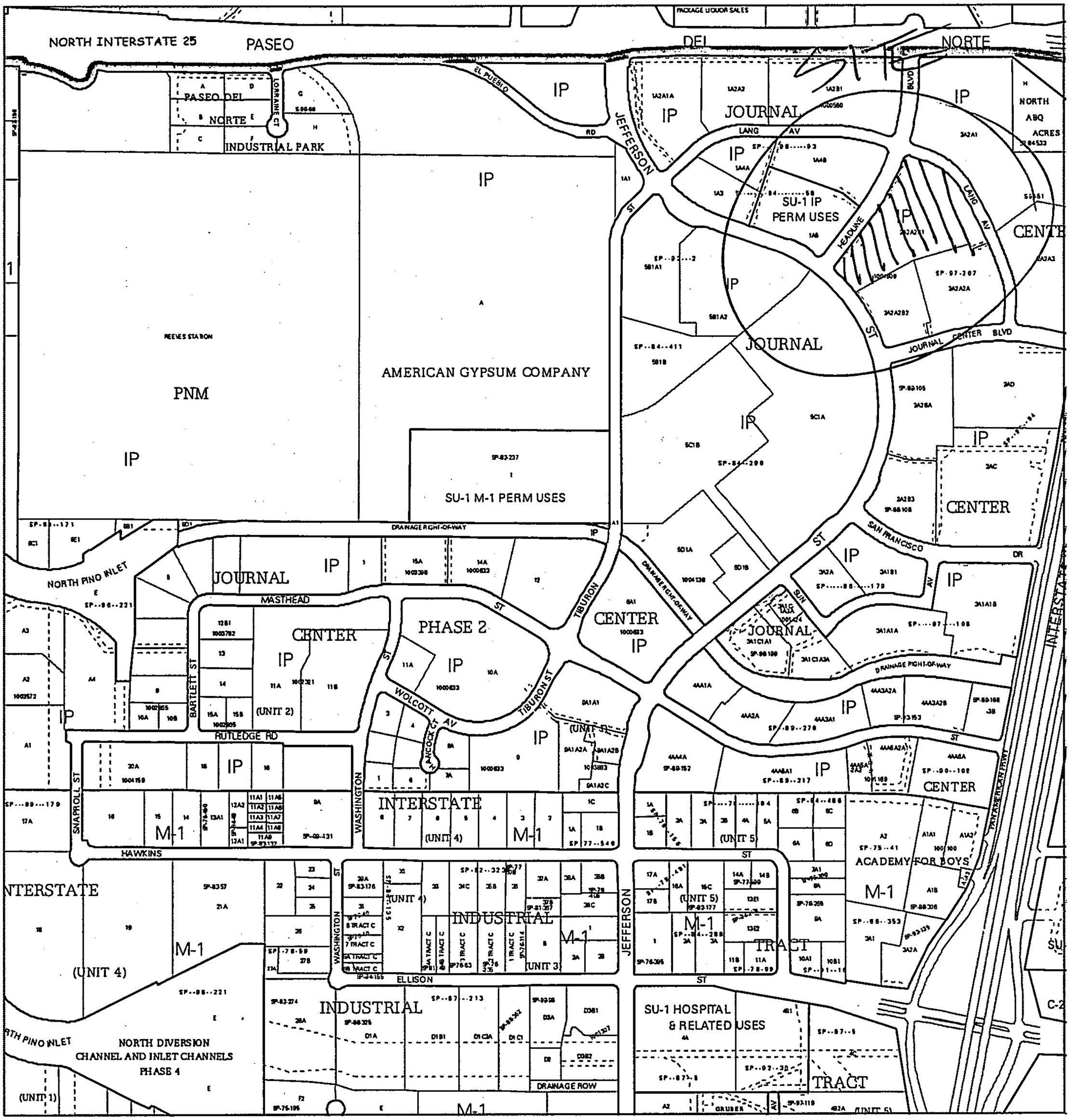
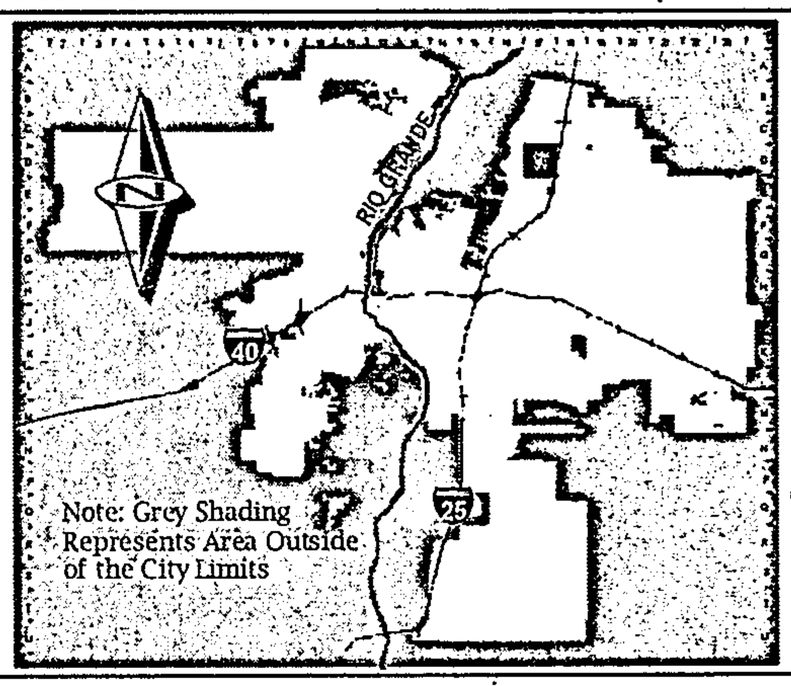


For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 10/25/2006



Zone Atlas Page:

D-17-Z

Selected Symbols

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

0 750 1,500 Feet

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.60

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City, State, ZIP+4 Alameda New Mexico 87114

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Certified Fee	$2.40
Return Receipt Fee (Endorsement Required)	$1.85
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.36

0101 11 Postmark Here 12/08/2006

Sent To Steve Wentworth
Street, Apt. No.; or PO Box No. 8919 Boe Ln, NE
City, State, ZIP+4 Albuquerque New Mexico 87113

PS Form 3800, June 2002 See Reverse for Instructions

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
____ Major Subdivision action		____ Annexation	
____ Minor Subdivision action		____ County Submittal	
X Vacation	V	____ EPC Submittal	
____ Variance (Non-Zoning)		____ Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	**P**	____ Sector Plan (Phase I, II, III)	
____ ...for Subdivision Purposes		____ Amendment to Sector, Area, Facility or Comprehensive Plan	
____ ...for Building Permit		____ Text Amendment (Zoning Code/Sub Regs)	
____ IP Master Development Plan			
____ Cert. of Appropriateness (LUCC)	L	**APPEAL / PROTEST of...**	**A**
		____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: Journal Center Corporation PHONE: 823-7000
ADDRESS: 7777 Jefferson N.E. FAX: 823-7702
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: N/A
Proprietary interest in site: Owner List all owners:
AGENT (if any): Precision Surveys Inc. PHONE: 856-5700
ADDRESS: 8500-A Jefferson NE FAX: 856-7900
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: Vacation of Public Easement

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

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

Lot or Tract No. Tract 2A-2A-2B-1 Block: N/A Unit: N/A
Subdiv. / Addn. Journal Center
Current Zoning: IP Proposed zoning: IP
Zone Atlas page(s): D 17 No. of existing lots: 1 No. of proposed lots: 1
Total area of site (acres): 6.4868 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 101206345941910201 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: Jefferson Street N.E.
Between: Headline Blvd. NE and Journal Center Blvd. NE.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004909/ 06DRB0717

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

SIGNATURE [signature] DATE 12-7-06
(Print) Lisa Parish ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

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

Application case numbers	Action	S.F.	Fees
06DRB-____-01716	VPE	V	$ 45.00
____-____-____	ADV		$ 75.00
____-____-____	CMF		$ 20.00
____-____-____			$
____-____-____			$
			Total $ 140.00

Hearing date 01/03/07

Sandy Handley 12/08/06
Planner signature / date

Project # 1005283

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**

X 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.)
X Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
X Sign Posting Agreement
X Fee (see schedule)
X Any original and/or related file numbers are listed on the cover application

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

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

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (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.

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

Lisa Parish 12-7-06
Applicant name (print)

Lisa Parish 12-7-06
Applicant signature / date

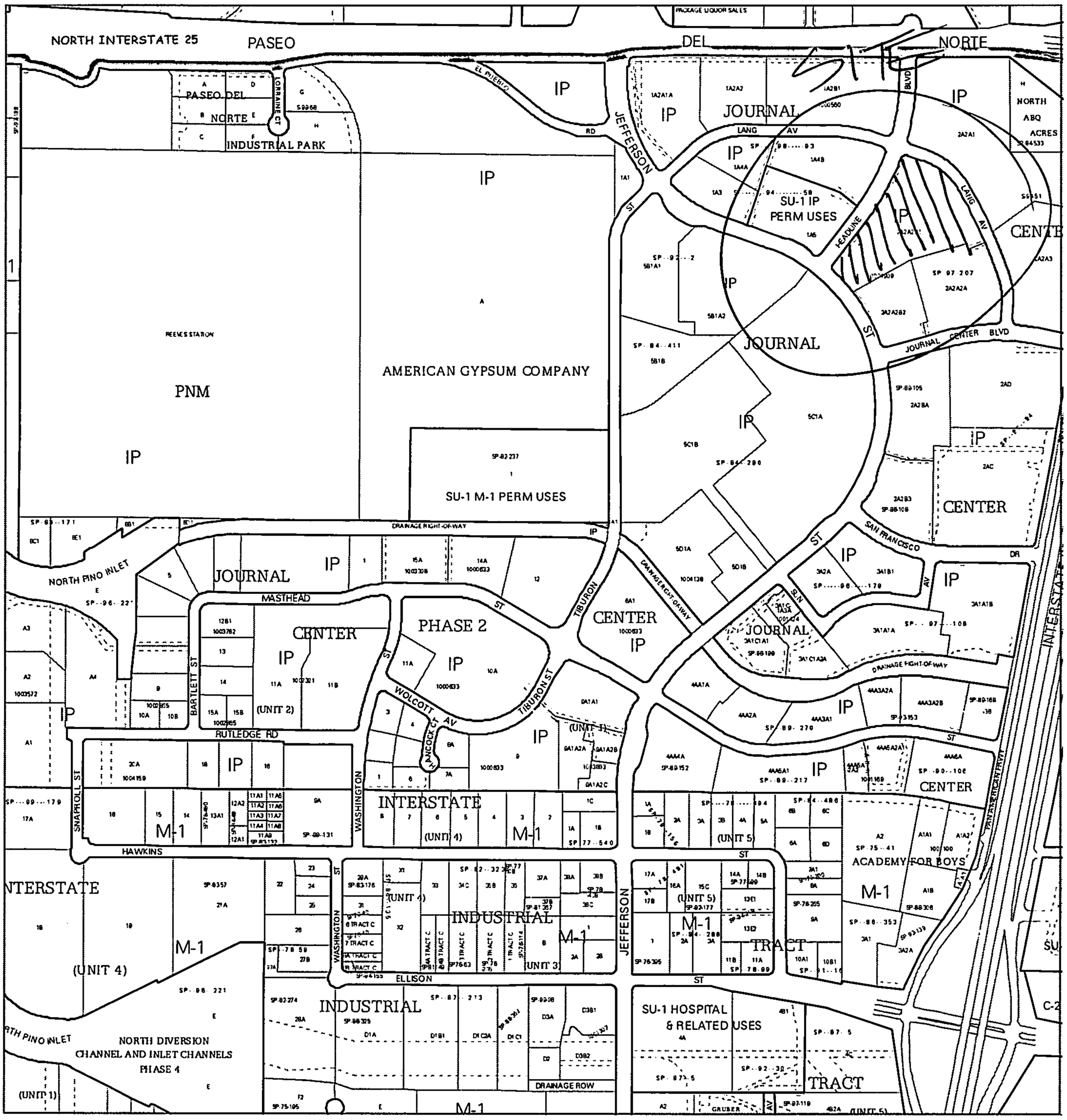
Form revised 4/03 and October 2003

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

Application case numbers
06DRB-_____-01716
_____-_____-_____
_____-_____-_____

Sandy Handley 12/08/06
Planner signature / date

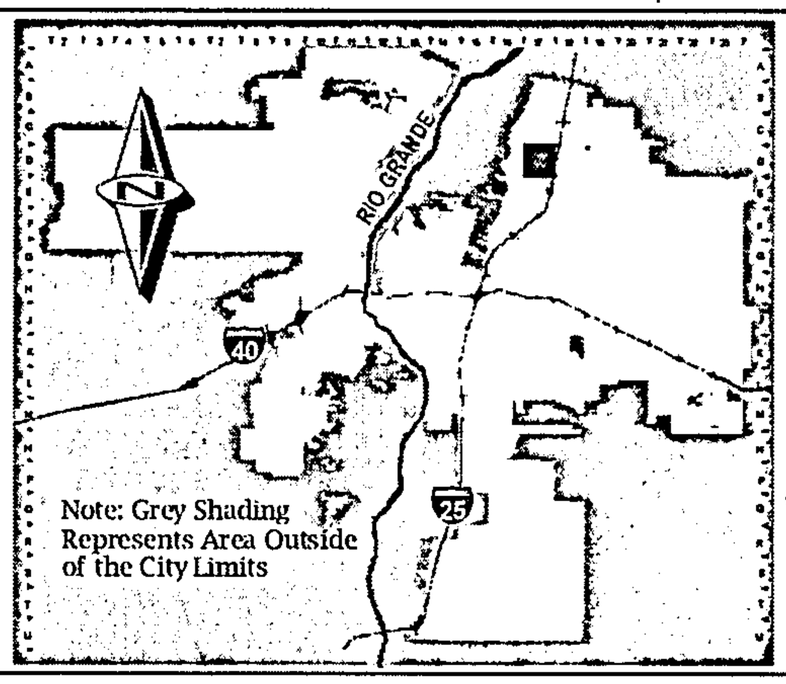
Project # 1005283



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

Albuquerque Geographic Information System

Map amended through: 10/25/2006



Zone Atlas Page:

D-17-Z

Selected Symbols

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- Design Overlay Zones
- City Historic Zones
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- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

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City, State, ZIP+4 Alameda New Mexico 87114

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Return Receipt Fee (Endorsement Required)	$1.85
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.36

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Sent To Steve Wentworth
Street, Apt. No.; or PO Box No. 8919 Boe Ln. NE
City, State, ZIP+4 Albuquerque New Mexico 87113

PS Form 3800, June 2002 See Reverse for Instructions

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

December 8, 2006

Ms. Sheran Matson, AICP
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

RE: REQUEST TO VACATE AN EXISTING PUBLIC DRAINAGE EASEMENT ON LOT 2A-2A-2B-1 OF THE JOURNAL CENTER, LOCATED ON JEFFERSON STREET NE, ZONE MAP D-17

Dear Mr. Wentworth,

On behalf of our client, Journal Center Corporation, we are submitting an application for the vacation of an existing Public Drainage Easement.

Enclosed are copies of Zone Map D-17, a portion of Plat 06C, page 227 with site cross hatched and hi-lighted and a copy of Plat 94C, page 420 showing creation of the Easement.

We are vacating this Public Drainage Easement because the Storm Drain Facilities for this Easement have be constructed.

Please call 856-5700 if you have any questions or need additional information. If I am not available you may direct your questions to Larry W. Medrano.

Sincerely,

Lisa Parish

Enclosures

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, **Fax – 924-3913** – will need the following information **BEFORE** neighborhood association information will be released to the applicant / developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at 924-3914. **Your request is for the following: Cell Tower [ ] Private Development [X] City Project [ ] -OR- Other [ ]** _____

(specify)

CONTACT NAME: Lisa Parish

COMPANY NAME: Precision Surveys Inc.

ADDRESS: 8500-A Jefferson N.E.

ZIP CODE: 87113

PHONE: (505) 856-5700 CELL: ( )

FAX: (505) 856-2900

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS Tract 2A-2A-2B-1, Journal Center

(LEGAL DESCRIPTION)

LOCATED ON Jefferson Street NE

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

BETWEEN Headline Blvd. NE AND

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

Journal Center Blvd. NE.

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE(S) (D-17).

PLEASE HATCH OUT ZONE MAP WHERE PROPERTY IS LOCATED

(ZONE MAP **MUST** BE PROVIDED WITH REQUEST)

ALBUQUERQUE
Making History

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: December 7, 06

TO CONTACT NAME: Lisa Parish
COMPANY/AGENCY: Precision Surveys Inc.
ADDRESS/ZIP: 8500-A Jefferson N.E. - 87113
PHONE/FAX #: 856-5700 (Fax - 856-7900)

Thank you for your inquiry of 12-7-06 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract 2-A-2A 2B 1 Journal Center located on Jefferson St. NE Between Headline Blvd NE and Journal Center Blvd. NE.
zone map page(s) D-17.

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

Alameda North Valley Assn.
Neighborhood Association
Contacts: Steve Wentworth
8919 Boe Ln. NE/87113-2328
897-3052 (h)
Leroy Gurule
713 Alameda Blvd. NW/ Alameda
87114-890-1845 (h)

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 L Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(10/14/04)

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1. Article Addressed to:

Leroy Gurule
Alameda North Valley Assn.
713 Alameda Blvd. N.W.
Alameda, New Mexico 87114

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

2. Article Number
(Transfer from service label) 7006 0810 0000 7519 0059

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

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City, State, ZIP+4 Alameda New Mexico 87114

PS Form 3800, June 2002 See Reverse for Instructions

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- 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:

Alameda North Valley Assn.
Steve Wentworth
8919 Boe Ln. N.E.,
Albuquerque, New Mexico
87113-2328

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

2. Article Number
(Transfer from service label) 7006 0810 0000 7519 0042

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™

7006 0810 0000 7519 0042

7006 0810 0000 7519 0042

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To Steve Wentworth
Street, Apt. No.; or PO Box No. 8919 Boe Ln. NE
City, State, ZIP+4 Albuquerque, New Mexico 87113

PS Form 3800, June 2002 See Reverse for Instructions

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

December 8, 2006

Mr. Leroy Gurule
Alameda North Valley Assoc.
713 Alameda Blvd. N. W.
Alameda, NM 87114

RE: REQUEST TO VACATE AN EXISTING PUBLIC DRAINAGE EASEMENT ON LOT 2A-2A-2B-1 OF THE JOURNAL CENTER, LOCATED ON JEFFERSON STREET NE, ZONE MAP D-17

Dear Mr. Wentworth,

On behalf of our client, Journal Center Corporation, we are submitting an application for the vacation of an existing Public Drainage Easement.

Enclosed are copies of Zone Map D-17, a portion of Plat 06C, page 227 with site cross hatched and hi-lighted and a copy of Plat 94C, page 420 showing creation of the Easement.

We are vacating this Public Drainage Easement because the Storm Drain Facilities for this Easement have be constructed.

Please call 856-5700 if you have any questions or need additional information. If I am not available you may direct your questions to Larry W. Medrano.

Sincerely,

Lisa Parish

Enclosures

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

December 8, 2006

Mr. Steve Wentworth
Alameda North Valley Assoc.
8919 Boe Lane N. E.
Albuquerque, NM 87113-2328

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Sincerely,

Lisa Parish

Enclosures

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

PAID RECEIPT

12/8/2006 11:59AM LOC: ANNX
RECEIPT# 00070581 WS# 006 TRANS# 0012
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $140.00
J24 Misc $:5.00
Thank You
City Of Albuquerque
Treasury Division

APPLICANT NAME JOURNAL CENTER CORP,

AGENT PRECISION SURVEYS INC

ADDRESS 8500-A JEFFERSON NE

PROJECT & APP # 1005283 / 06DRB 01716

PROJECT NAME

$ 20.00 441032/3424000 Conflict Management Fee

$ 45.00 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

$ 140.00 TOTAL AMOUNT DUE

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

12/8/2006
RECEIPT#
Account
Activity
Trans Amt
J24 Misc
CK
CHANGE

1093

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST. NE
ALBUQUERQUE, NM 87113

95-8965/1070
279

DATE 12-8-06

PAY TO THE ORDER OF City of Albuquerque $ 140.00

One Hundred Fourty dollars 0/100 DOLLARS

Security features are included. Details on back.

IronStone Bank
Albuquerque, NM 87109
www.ironstonebank.com

FOR 05-DB96 Submittal

⑈001093⑈ ⑆107089652⑆0094600 1938 7⑈

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 DECEMBER 19, 2006 to JANUARY 3, 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.

Lisa Pais — 12-8-06
(Applicant or Agent) (Date)

I issued 3 signs for this application, 12/08/06 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1005283

Rev. 1/11/05

RECORDING STAMP
2006190365
Page: 2 of 2
07/21/2006 08:33A
Bk-2006C Pg-027
R 12.00

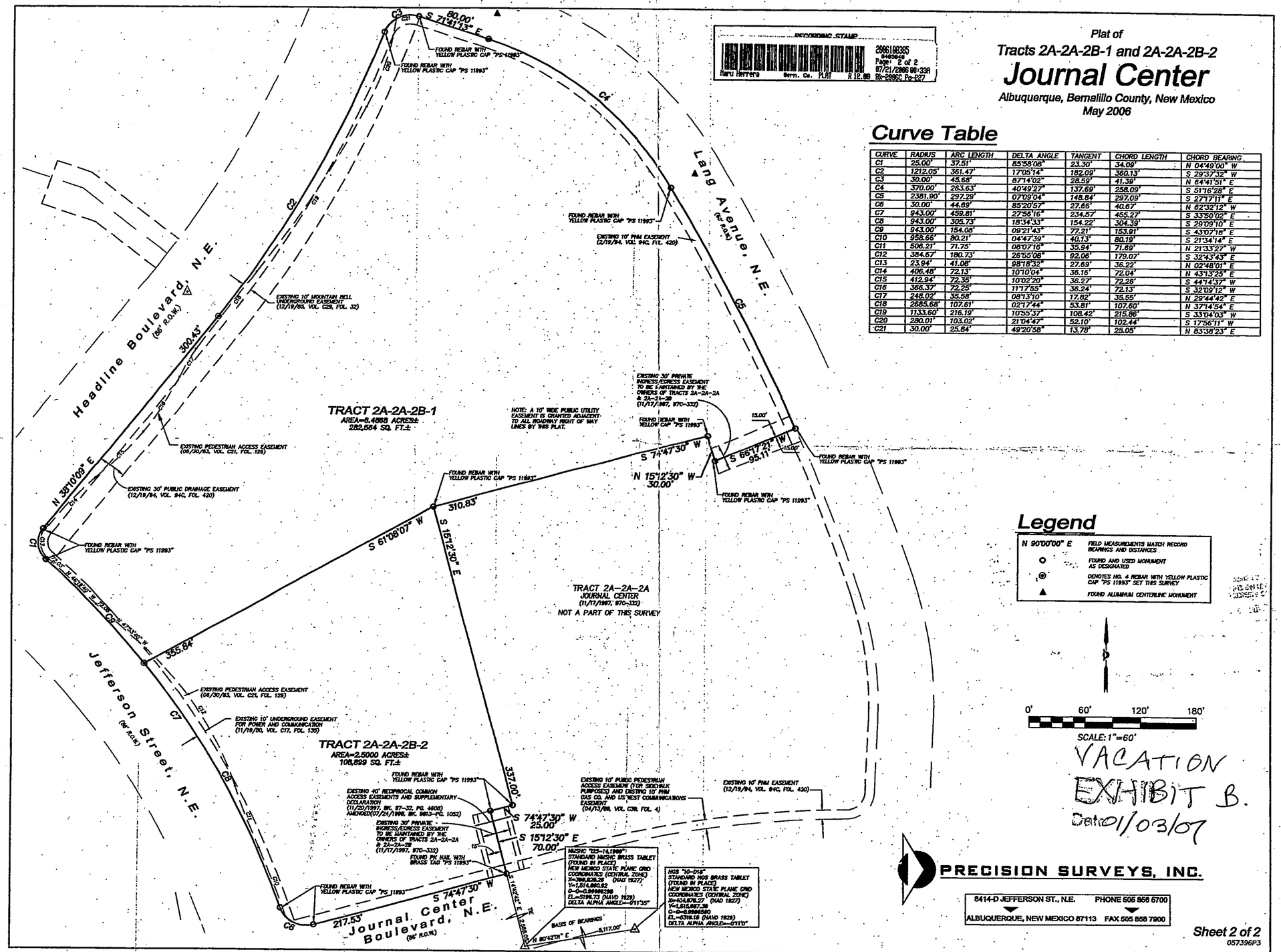
Plat of

Tracts 2A-2A-2B-1 and 2A-2A-2B-2

Journal Center

Albuquerque, Bernalillo County, New Mexico

May 2006



Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	25.00'	37.51'	85°58'06"	23.30'	34.09'	N 04°49'00" W
C2	1212.05'	361.47'	17°05'14"	182.09'	360.13'	S 29°37'32" W
C3	30.00'	45.68'	87°14'02"	28.59'	41.39'	N 64°41'51" E
C4	370.00'	263.63'	40°49'27"	137.69'	258.09'	S 51°16'28" E
C5	2381.90'	297.29'	07°09'04"	148.84'	297.09'	S 27°17'11" E
C6	30.00'	44.69'	85°20'57"	27.66'	40.67'	N 62°32'12" W
C7	943.00'	459.81'	27°56'16"	234.57'	455.27'	S 33°50'02" E
C8	943.00'	305.73'	18°34'33"	154.22'	304.39'	S 29°09'10" E
C9	943.00'	154.08'	09°21'43"	77.21'	153.91'	S 43°07'18" E
C10	958.66'	80.21'	04°47'39"	40.13'	80.19'	S 21°34'14" E
C11	506.21'	71.75'	08°07'16"	35.94'	71.69'	N 21°33'27" W
C12	384.67'	180.73'	26°55'06"	92.06'	179.07'	S 32°43'43" E
C13	23.94'	41.08'	98°18'32"	27.69'	36.22'	N 02°48'01" E
C14	406.48'	72.13'	10°10'04"	36.16'	72.04'	N 43°13'25" E
C15	412.94'	72.35'	10°02'20"	36.27'	72.28'	S 44°14'37" W
C16	366.37'	72.25'	11°17'55"	36.24'	72.13'	S 32°09'12" W
C17	248.02'	35.58'	08°13'10"	17.82'	35.55'	N 29°44'42" E
C18	2685.68'	107.61'	02°17'44"	53.81'	107.60'	N 37°14'54" E
C19	1133.60'	216.19'	10°55'37"	108.42'	215.86'	S 33°04'03" W
C20	280.01'	103.02'	21°04'47"	52.10'	102.44'	S 17°56'11" W
C21	30.00'	25.84'	49°20'58"	13.78'	25.05'	N 83°38'23" E

Legend

N 90°00'00" E	FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◎	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
▲	FOUND ALUMINUM CENTERLINE MONUMENT

0' 60' 120' 180'

SCALE: 1"=60'

VACATION EXHIBIT B.
Date 01/03/07

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Sheet 2 of 2

057396P3

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