



Complete 8/24/07  
Ag

# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: **07DRB-00086 (P&F)**  
Project Name: **AEROSPACE TECH PARK ETC**  
Agent: Consensus Planning Inc.

Project # **1005346**  
Phone No: 764-9801

Project Number 1005346

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 08/07/07 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: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

*Sam*

- PLANNING (Last to sign): 15 day appeal
- variation of plat w/ 10' public access + utility
- release of subdivision plat conditions
- Notice of Subdivision Plat Conditions

*X*

**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.**

*OK*



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 07DRB-00086 (P&F)  
Project Name: AEROSPACE TECH PARK ETC  
Agent: Consensus Planning Inc.

Project # 1005346  
Phone No: 764-9801

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 03/07/07 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): 15 day appeal  
 Variation of rest of 106 public access + utility  
 Agreement  
 Notice of Subdivision Plat Conditions



**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.**

*OK*

Project Number

1005346



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 7, 2007

### 5. **Project # 1005346**

07DRB-00084 Major-Bulk Land Variance  
07DRB-00085 Major-Vacation of Public Easements  
07DRB-00086 Minor-Prelim & Final Plat Approval

CONSENSUS PLANNING INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK** and Tract(s) D & S, **DOUBLE EAGLE AIRPORT AND ADJACENT LANDS**, zoned SU-1 FOR AIRPORT & RELATED FACILITIES, located on PASEO DEL VOLCAN NW, between 1-40 and the CITY OF RIO RANCHO containing approximately 50 acre(s). [REF: 04DRB01505, 04DRB01506] [*Deferred from 2/21/07 & 2/28/07*] (F-6)

At the March 7, 2007, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

#### BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

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.





## OFFICIAL NOTICE OF DECISION

### PAGE 2

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

#### CONDITIONS:

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

The preliminary plat was approved with final sign-off delegated to Planning a for 5-day appeal period, vacation of the remainder of the 106-foot public access and utility easement and replat, to record the plat and for the separate Notice of Subdivision Plat Conditions.

If you wish to appeal this decision, you must do so by March 22, 2007, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: Albuquerque 50 LLC, 407 Rio Grande NW, Suite 3, 87104  
Consensus Planning, Douglas Shaw, 302 8<sup>th</sup> St NW, 87102  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 7, 2007

**3. Project # 1005346**  
07DRB-00134 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK**, zoned SU-1 AIRPORT, located WEST OF PASEO DEL VULCAN NW, between I-40 and CITY OF RIO RANCHO containing approximately 50 acre(s). (F-6)

At the March 7, 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 March 22, 2007, in the manner described below. Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

  
Sheran Matson, AICP, DRB Chair

Cc: Albuquerque 50 LLC, 407 Rio Grande NW, Suite 3, 87104  
Surv-Tek Inc., 9384 Valley View Dr NW, 87114  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005346 AGENDA#: 5 DATE: 3.7.07

1. Name: Russ Hugg Address: 9384 Valley View Zip: 87114  
SURU-TEK

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: \_\_\_\_\_



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1005346**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Bulk Land Variance  
Final Plat  
Preliminary Plat  
Vacation of Public Easements

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

No objection to Vacation request.  
An approved infrastructure list, signed by Aviation, is required for Preliminary Plat approval.

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

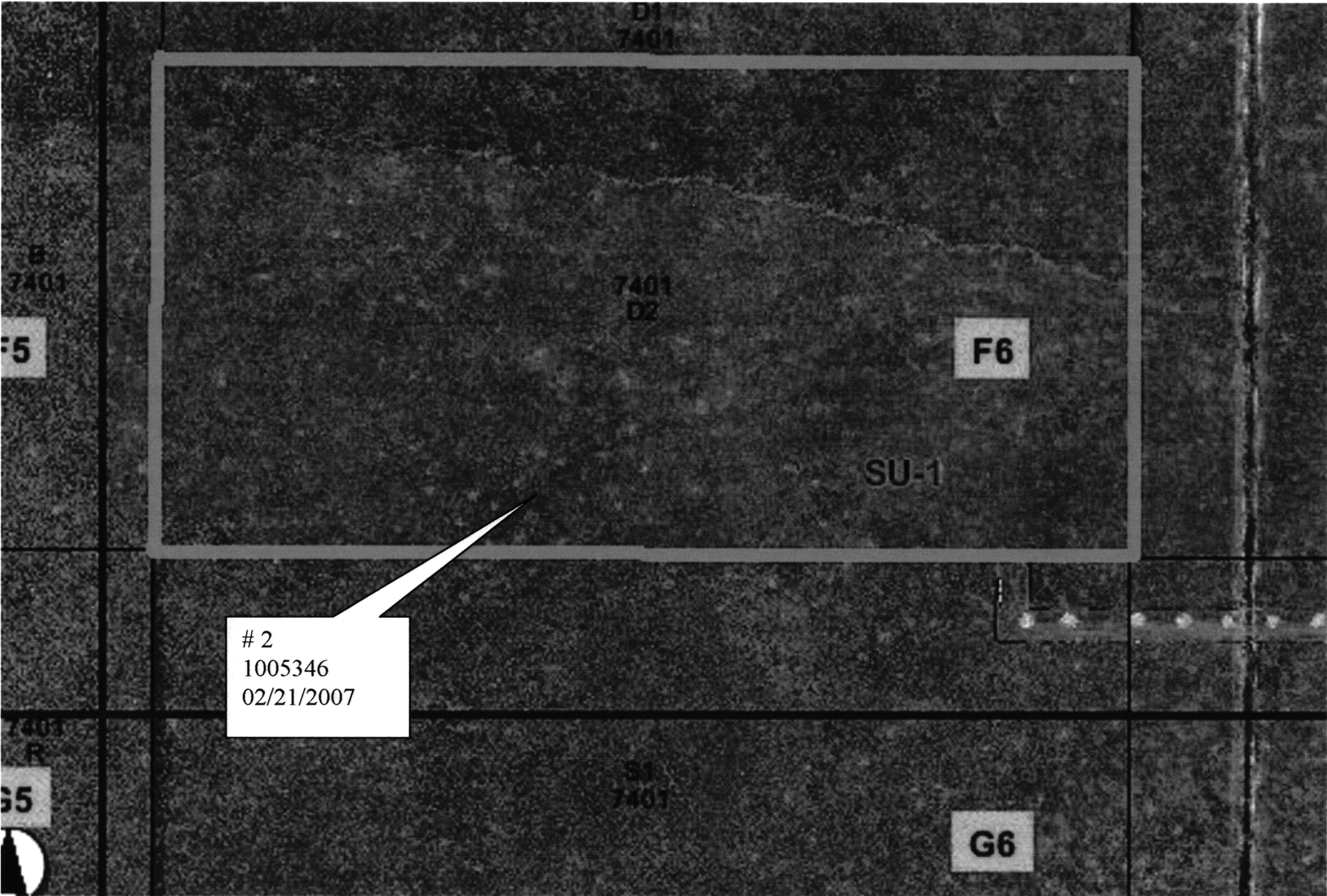
APPROVED <sup>✓</sup>X; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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

**DATE:** MARCH 7, 2007





D1  
7401

B  
7401

F5

7401  
D2

F6

SU-1

# 2  
1005346  
02/21/2007

7401  
R

G5

7401

G6





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

February 28, 2007

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 9:50 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 # 1003790**

07DRB-00118 Major-One Year SIA

BOHANNAN HUSTON INC agent(s) for HEALTHCARE SERVICE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25 between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 05DRB-00165] (B-18) **A 1-YEAR EXTENSION OF THE SIA WAS APPROVED.**



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

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

3. **Project # 1005346**  
07DRB-00084 Major-Bulk Land Variance  
07DRB-00085 Major-Vacation of Public  
Easements  
07DRB-00086 Minor-Prelim & Final Plat  
Approval

CONSENSUS PLANNING INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK** and Tract(s) D & S, **DOUBLE EAGLE AIRPORT AND ADJACENT LANDS**, zoned SU-1 FOR AIRPORT & RELATED FACILITIES, located on PASEO DEL VOLCAN NW, between 1-40 and the CITY OF RIO RANCHO containing approximately 50 acre(s). [REF: 04DRB01505, 04DRB01506] [Deferred from 2/21/07 & 3/7/07] (F-6) **DEFERRED AT THE AGENT'S REQUEST TO 3/07/07.**

4. **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] [Deferred from 1/3/07 & 2/21/07] (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITIONS: HOMEOWNER'S ASSOCIATION SHALL PURCHASE THE VACATED RIGHT-OF-WAY, AN INFRASTRUCTURE LIST IS REQUIRED UPON REPLAT, A PEDESTRIAN ACCESS IS REQUIRED, MUST CREATE A 25-FOOT WATER AND SEWER EASEMENT FOR EXISTING LINES.**



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

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

5. **Project # 1001523**  
07DRB-00208 Minor-Amnd SiteDev Plan  
Subd  
07DRB-00207 Minor-Prelim&Final Plat  
Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 2/28/07*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/14/07.**

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

6. **Project # 1004801**  
06DRB-01747 Minor- Final Plat Approval
- TIERRA WEST LLC agent(s) for FRATERNAL ORDER OF POLICE, ALBUQUERQUE LODGE 1 request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **FRATERNAL ORDER OF POLICE ADDITION**, zoned IP, located on JEFFERSON ST NE, between the BEAR ARROYO and **OSUNA NE** containing approximately 10 acre(s). [REF: 06EPC-01443, 06EPC-01441] [*Final Plat was indeferred for the SIA 1/3/07*] (E-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENT LANGUAGE AND PLANNING TO RECORD.**
7. **Project # 1004228**  
07DRB-00199 Minor-Amnd Prelim Plat  
Approval
- THE DESIGN GROUP agent(s) for HEADSTART ENTERPRISES, JAMES GUTHRIE request(s) the above action(s) for Lot(s) 11-17 and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, **SUNRISE HEIGHTS SUBDIVISION**, zoned M-1, located on MONTANO RD NE, between EDITH BLVD NE and PAN AMERICAN FREEWAY NE (I-25) containing approximately 5 acre(s). [REF: 05DRB-00888, 05DRB-01394, 05DRB-01765, 06DRB-00937, 06DRB-01618] (F-15) **THE AMENDED PRELIMINARY PLAT**



WAS APPROVED WITH THE FOLLOWING CONDITION:  
TWO WATER LINE EASEMENTS NEED TO BE  
GRANTED TO THE CITY OF ALBUQUERQUE. THIS  
AMENDMENT DOES NOT EXTEND THE EXPIRATION  
DATE OF THE ALREADY APPROVED PRELIMINARY  
PLAT.

8. **Project # 1005137**  
07DRB-00205 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for FRANK  
VENAGLIA request(s) the above action(s) for all or a  
portion of Lot(s) 13-24 with vacated portion of Park Ave  
SW, Block(s) 21, **NEW MEXICO TOWN COMPANY'S  
ORIGINAL TOWNSITE**, zoned SU-3 SPECIAL CENTER  
ZONE, located on GOLD ST SW, between 7<sup>TH</sup> ST SW and  
8<sup>TH</sup> ST SW containing approximately 1 acre(s). [REF:  
06DRB-01534] [*Indef deferred from 2/28/07*] (K-14)  
**INDEFINITELY DEFERRED AT THE AGENT'S  
REQUEST.**

9. **Project # 1005390**  
07DRB-00206 Minor-Prelim&Final Plat  
Approval

BORDENAVE DESIGNS agent(s) for TIMOTHY OTT  
request(s) the above action(s) for all or a portion of Lot(s)  
9, 10 & 12, **NZ OFFICE COMMERCIAL CENTER**, zoned  
IP industrial park zone, located on RANDOLPH RD SE,  
between YALE BLVD SE and UNIVERSITY BLVD SE  
containing approximately 4 acre(s). [*Deferred from 2/28/07*]  
(M-15) **DEFERRED AT THE AGENT'S REQUEST TO  
3/07/07.**

10. **Project # 1003010**  
06DRB-01290 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for THE ALBUQUERQUE LITTLE THEATRE INC request(s) the above action(s) for all or a portion of Tract(s) B (to be known as **TRACTS B-1 & B-2, LANDS OF ALBUQUERQUE LITTLE THEATRE**, zoned SU-1 & SU-2 for Albuquerque Little Theatre, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 3 acre(s). [REF: 04DRB-01687] *[Deferred from 9/13/06 & indef deferred on 9/27/06]* (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A WATER AND SEWER EASEMENT IS REQUIRED ON THE NORTH EDGE OF TRACT B-1, ON THE PROPOSED 28-FOOT PRIVATE ACCESS EASEMENT AND ADD LANGUAGE FOR A PUBLIC WATER AND SEWER EASEMENT AND TRANSPORTATION DEVELOPMENT FOR REQUIRED PARKING AND SIDEWALK DEDICATION OR EASEMENT.**

11. **Project # 1004254**  
06DRB-01569 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for CHARLES JAEGER request(s) the above action(s) for all or a portion of Lot(s) A-1, **ALVARADO GARDENS, UNIT 3**, zoned R-2 residential zone, located on VERANDA RD NW, between RIO GRANDE BLVD NW and GLENWOOD DR NW containing approximately 1 acre(s). [REF: 05DRB-00964]. *[Indef deferred 11/8/06] [Deferred from 2/21/07]* (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/28/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/15/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION: AN APPLICATION NEEDS TO BE MADE FOR THE VACATION SHOWN ON THE PRELIMINARY PLAT PRIOR TO APPROVAL OF THE FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

**THERE ARE NO SKETCH PLATS THIS WEEK . . .**



12. Approval of the Development Review Board Minutes for February 21, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 2/21/07 WERE APPROVED BY THE BOARD.**

ADJOURNED: 9:50 A.M.

*Addressed  
@ AR 3/7/07*

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005346 AGENDA#: 3 DATE: 2/28/07

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1005346**

**AGENDA ITEM NO: 3**

**SUBJECT:**

Bulk Land Variance  
Final Plat  
Preliminary Plat  
Vacation of Public Easements

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No objection to Vacation request.  
There are substantial infrastructure requirements for this site that should be the Developer's responsibility.  
Therefore, a Bulk Land Variance may not be appropriate. Please provide justification for this request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

**3-7-07**

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

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

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

**DATE:** FEBRUARY 28, 2007



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

February 21, 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

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

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

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

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

Adjourned: 12:10 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1005310**  
07DRB-00083 Major-SiteDev Plan  
BldPermit

GREGORY T HICKS & ASSOCIATES agent(s) for STEVE GRIEGO request(s) the above action(s) for all or a portion of Tract(s) 9-C, **RENAISSANCE CENTER**, zoned SU-1 FOR IP, located on CHAPPELL DR NE, between MISSION DR NE and RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 06AA01769, DRB-96-495, V-96-110] (F-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PLAT SHOWING CROSS ACCESS EASEMENT LANGUAGE AND PLANNING FOR 15-DAY APPEAL PERIOD AND 3 COPIES.**



2. ~~Project # 1005346~~  
07DRB-00084 Major-Bulk Land Variance  
07DRB-00085 Major-Vacation of Public  
Easements  
07DRB-00086 Minor-Prelim & Final Plat  
Approval

CONSENSUS PLANNING INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK** and Tract(s) D & S, **DOUBLE EAGLE AIRPORT AND ADJACENT LANDS**, zoned SU-1 FOR AIRPORT & RELATED FACILITIES, located on PASEO DEL VOLCAN NW, between 1-40 and the CITY OF RIO RANCHO containing approximately 50 acre(s). [REF: 04DRB01505, 04DRB01506] [Deferred from 2/21/07] (F-6) **DEFERRED AT THE AGENT'S REQUEST TO 2/28/07.**

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

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07 & 2/7/07 & 2/21/07] (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 3/7/07.**

4. **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 5<sup>TH</sup> ST NW and 4<sup>TH</sup> ST NW containing approximately 1 acre(s). [Deferred from 1/3/07] (J-14) **WITHDRAWN AT THE AGENT'S REQUEST.**

5. **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] [Deferred from 1/3/07 & 2/21/07] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/28/07.**

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

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

6. **Project # 1001278**  
07DRB-00150 Minor-SiteDev Plan  
Subd/EPC  
07DRB-00151 Minor-Vacation of Private  
Easements  
07DRB-00152 Minor-Prelim&Final Plat  
Approval

CONSENSUS PLANNING INC AND SURV-TEK INC., agent(s) for PAT AND LILLIE MILLIGAN request(s) the above action(s) for all or a portion OF Tract 94, Town of Atrisco Grant, Unit 6, Lots A, B and a portion of C & D, Gonzales Family Lands, Tract H, Coors Plaza (to be known as **COORS TOWN CENTER**) zoned SU-1 FOR C-2 PERMISSIVE USES, located on COORS BLVD SW, between CENTRAL AVE SW and BRIDGE BLVD SW containing approximately 18 acre(s).[REF: 01EPC00747, 00748, 00749, 00750] [Russell Brito, EPC Case Planner] (K-10) **APPLICATION #07DRB-00152 WAS WITHDRAWN AT THE AGENT'S REQUEST. THE SITE PLAN FOR SUBDIVISION AND THE VACATION OF PRIVATE EASEMENTS WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1005237**  
07DRB-00176 Minor-SiteDev Plan  
Subd/EPC  
07DRB-00177 Minor-SiteDev Plan Bldg  
Permit/EPC  
07DRB-00178 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for MARK 3S INC request(s) the above action(s) for all or a portion of east half of Lot(s) 9 and Lot(s) 10, Block(s) 20, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **TRACTS A & B, MARK 3S HOLLY DEVELOPMENT**) zoned SU-2 MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 2 acre(s).



REF:06DRB01758, 01759, 01760] [Carmen Marrone/Petra Morris, EPC Case Planner] (C-20) THE SITE PLAN FOR SUDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/21/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RECORDING OF SANITARY SEWER MAINTENANCE AGREEMENT AND CITY ENGINEER FOR THE SIA AND 3 COPIES. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.

8. **Project # 1003794**  
07DRB-00181 Minor-SiteDev Plan  
Subd/EPC  
07DRB-00182 Minor-SiteDev Plan Bldg  
Permit/EPC  
07DRB-00183 Minor-Prelim&Final Plat  
Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER**) zoned SU-2 PCA, located on 98<sup>th</sup> ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] [Maggie Gould, EPC Case Planner] [Deferred from 2/21/07] (K-9) DEFERRED AT THE AGENT'S REQUEST TO 3/7/07.

9. **Project # 1005189**  
07DRB-00089 Minor-SiteDev Plan  
BldPermit/EPC

GARRETT SMITH LTD. agent(s) for LITTLE BROTHERS OF THE GOOD SHEPHERD request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 45, **PEREA ADDITION**, zoned SU-2/SU-1 for found. house & rel. act., located on MOUNTAIN RD NW, between 14<sup>TH</sup> ST NW and BROTHER MATHIAS PLACE NW containing approximately 1 acre(s). [REF: Z-89-100] [Maggie Gould, EPC Case Planner] [Deferred from 2/7/07, 2/14/07 & Indef deferred on a no show 2/21/07 ] (J-13) INDEFINITELY DEFERRED ON A NO SHOW.

10. **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) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/21/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES AND TO UTILITIES DEVELOPMENT FOR SEWER TAPPING PERMIT AND OPENING OF NEW ACCOUNTS.**

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

11. **Project # 1002315**  
07DRB-00168 Minor-Ext of SIA for Temp  
Defer SDWK

BOHANNAN HOUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 13B, **WILDERNESS VILLAGE AT HIGH DESERT**, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT PLACE NE containing approximately 73 acre(s). [REF:03DRB01651] (F-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEALKS WAS APPROVED.**

12. **Project # 1003762**  
07DRB-00180 Minor-Subd Design (DPM)  
Variance

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) PR, **CHELWOOD HILLS SUBDIVISION**, zoned R-LT residential zone, located on EASTDALE DR NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). (J-22) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**



13. **Project # 1003684**  
07DRB-00136 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot 11, Block 9, Lots 10-17, Block 10, Lots 11-15, Block 11, Lots 17 & 18, Block 12, Lots 23-29, Block 13 and Lot 1, Block 14 and Tracts H, I, J and K, Paradise Heights, Unit 5 (to be known as **ANASAZI RIDGE, UNIT 2**) zoned R-1 and SU-1 / C-1, located on WESTSIDE BLVD NW, between UNIVERSE NW and KAYENTA NW containing approximately 11 acre(s). [REF: 06DBR00327, 06DRB00326] (A-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. **Project # 1005380**  
07DRB-00174 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for EAST ROAD CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-A, **BROADWAY INDUSTRIAL CENTER**, zoned SU-2 HM, located on BROADWAY BLVD SE, between SAN JOSE SE and BETHEL SE containing approximately 2 acre(s). [REF: DRB-99-08, S-99-06, V-99-06, DRB-99-300, V-99-98, DRB-97-271, DRB-99-100] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1002984**  
07DRB-00161 Minor-Prelim&Final Plat Approval

ROBERT POWERS request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 2, **VOLCANO CLIFFS, UNIT 2**, zoned R-1, located on KIMBERLITE DR NW, between CLIFF RD NW and POPO NW containing approximately 1 acre(s). [REF: 06DRB-01386] (E-10) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR REASSESSMENT OF SAD AND PLANNING FOR REAL PROPERTY SIGNATURE AND TO RECORD.**

16. **Project # 1005261**  
07DRB-00175 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for CITY OF ALBUQUERQUE C/O STUDIO SOUTHWEST request(s) the above action(s) for Lot(s) 1 & 2, Block(s) 2, Bratina Addition No. 2, Lot(s) 1-10, 19, 20 & 21 Franchini Addition and Lot(s) 1, Townes Addition (to be known as **TRACT 1, LANDS OF WESST CORPORATION**) zoned M-1 light manufacturing zone, located on BROADWAY BLVD and JOHN ST NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 2 acre(s). [REF: 06DRB01651, 06DRB01652] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1002372**  
07DRB-00179 Major-Final Plat Approval

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, Airport Unit, Town of Atrisco Grant (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLENRIO RD NW, between 68<sup>TH</sup> ST NW and 72<sup>ND</sup> ST NW containing approximately 9 acre(s). (J-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

18. **Project # 1000462**  
07DRB-00167 Minor-Prelim&Final Plat  
Approval

JACK'S HIGH COUNTRY agent(s) for ARTHUR MORALES request(s) the above action(s) for all or a portion of Tract(s) A, **SPIRITUAL RENEWAL CENTER**, zoned SU-1 special use zone, located on COORS BLVD NW, between LA ORILLA RD NW and EAGLE RANCH RD NW containing approximately 5 acre(s). [REF: 00DRB00585, 00DRB00523] (D-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**



19. **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 & 2/7/07 & 2/14/07*] (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/21/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/19/07 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: A SEPARATE PUE EASEMENT SHALL BE SHOWN ON THE FINAL PLAT. SHOW THE WATER METER EASEMENTS ON THE FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
20. **Project # 1004254**  
06DRB-01569 Minor-Prelim&Final Plat  
Approval
- WAYJOHN SURVEYING INC agent(s) for CHARLES JAEGER request(s) the above action(s) for all or a portion of Lot(s) A-1, **ALVARADO GARDENS, UNIT 3**, zoned R-2 residential zone, located on VERANDA RD NW, between RIO GRANDE BLVD NW and GLENWOOD DR NW containing approximately 1 acre(s). [REF: 05DRB-00964] [*Indef deferred 11/8/06*] [*Deferred from 2/21/07*] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/28/07.**
21. **Project # 1004901**  
06DRB-00689 Minor- Final Plat Approval
- WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, HUNING CASTLE ADDITION (to be known as **HUNING CASTLE TOWNHOMES**) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). [*Was Indefinitely deferred 5/24/06 for grading and drainage plan and infrastructure list*] [*Deferred from 9/20/06 & 9/27/06 Indef deferred for SIA on 10/4/06*] (K-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

22. **Project # 1005254**  
06DRB-01627 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for GILBERT SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) 85, **LOS ALAMOS ADDITION**, zoned SU-1 FOR APT & OFFICE, located on 4<sup>TH</sup> ST NW, between PLACITAS RD NW and SANDIA RD NW containing approximately 1 acre(s). *[Indef deferred from 11/22/06]* (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR COMPLETION OF TAPPING PERMITS AND TRANSPORTATION DEVELOPMENT FOR PLACEMENT OF 4-FOOT SIDEWALKS ALONG PLACITAS.**

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

23. **Project # 1003857**  
07DRB-00166 Minor-Sketch Plat or Plan

PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or a portion of Block(s) E, Tract(s) A & B, **BARELAS COFFEE HOUSE**, zoned SU-2-NCR & SU-2/RT, located on SIMPIER LN SW, between 8<sup>TH</sup> ST SW and 4<sup>TH</sup> ST SW containing approximately 2 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1005389**  
07DRB-00171 Minor-Sketch Plat or Plan

SCOTT SADLER request(s) the above action(s) for all or a portion of Tract(s) 7, Block(s) 0000, **LAS LOMITAS BUSINESS PARK**, zoned SU-1 for IP special use zone, located on CUESTA ABAJO CT NW, between EDITH BLVD NW and JEFFERSON BLVD NW containing approximately 2 acre(s). *[Was listed under Project #1002134 in error] [Indef deferred on a no show 2/21/07]* (D-16) **INDEFINITELY DEFERRED ON A NO SHOW.**



25. **Project # 1004617**  
07DRB-00149 Minor-Sketch Plat or Plan

TONY GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 100, Block(s) A, **LA VICTORIA**, zoned C-2, located on BLUEWATER NW, between YUCCA NW and 56<sup>TH</sup> ST NW containing approximately 2 acre(s). [REF: 06DRB-00721] (J-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1005349**  
07DRB-00097 Minor-Sketch Plat or Plan

ROLANDO PEREZ request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, Block(s) 8, **LOMA VERDE**, zoned R-2, located on SAN PABLO ST NE, between DOMINGO NE and CHICO NE containing approximately 1 acre(s). [*Deferred from 2/14/07*](K-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for February 14, 2007. **THE DRB MINUTES FOR FEBRUARY 14, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:10 P.M.

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005346 AGENDA#: 2 DATE: 2/21/07

1. Name: Jackie Fishman Address: Consensus Co Zip: \_\_\_\_\_
2. Name: [Signature] Address: " Zip: "
3. Name: Russ Hugg Address: Just Tel. Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 21, 2007

**Project # 1005346**

07DRB-00084 Major-Bulk Land Variance  
07DRB-00085 Major-Vacation of Public Easements  
07DRB-00086 Major-Preliminary Plat Approval

CONSENSUS PLANNING INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK** and Tract(s) D & S, **DOUBLE EAGLE AIRPORT AND ADJACENT LANDS**, zoned SU-1 FOR AIRPORT & RELATED FACILITIES, located on PASEO DEL VOLCAN NW, between 1-40 and the CITY OF RIO RANCHO containing approximately 50 acre(s). [REF: 04DRB01505, 04DRB01506] (F-6)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	No Association(s).
APS	The request to parcel 50 acres into 15 lots, vacate an existing public easement, and create a bulk land plat/variance for Tract D-2, <b>Aerospace Technology Park</b> , and Tracts D & S, <b>Double Eagle Airport and Adjacent Lands</b> , will have no adverse impacts to the APS district.
Police Department	
	No action required at present- restricted area and use. No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
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

Defer vacation request to the Transportation. There is substantial infrastructure requirements for this development that ought to be the developer's responsibility. A Bulk Land Variance may not be appropriate. Need more justification.

#### Transportation Development

The 106' access easement needs to remain continuous. No TIS has been performed which supports a cross-section. If the City is going to maintain the easements, then infrastructure should be required along with dedication. The DPM requires local industrial streets to be 61' wide. The cul-de-sacs require a 55' radius.

#### Parks & Recreation

No objection to either platting action. Defer to Hydrology and Transportation regarding the vacation requests.

#### Utilities Development

A Bulk Land Variance is NOT appropriate unless it can be shown that at master developer will construct the required infrastructure. To expect a single lot to construct required off site infrastructure is not acceptable.

No objection to Vacation request, although the provided exhibit does not include all the vacation shown on the plat.

Easements A and B should NOT include a Public Utility Easement.  
Why is easement F required?

## Planning Department

Because the property is zoned SU1 and the DRB will review the future site plans for building permit associated with the lots on this bulk plat, Planning has no objection to the approval of the plat or the bulk land variance.

Remember that a separate sheet entitled "Notice of Subdivision Plat Conditions" must be signed & recorded with this plat. Planning will take delegation of this plat for that signed notice & to record the plat. The sheet is available at the Front Counter.

Planning also has no objection to the vacation requests.

However, the bulk land plat that created this tract was recorded with a vacation of a public utility easement for which DRB received no application. This public utility easement runs along the west side of the property contained in Tract D-2, the object of the bulk land variance and platting application contained in the action currently before DRB.

If this plat is approved, Planning will take delegation until the vacation of the public utility easement in the original bulk plat is approved along with a revised bulk plat.

Impact Fee Administrator

No comment at this time of bulk land platting.

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

Cc: Albuquerque 50 LLC, 407 Rio Grande NW, Suite 3, 87104

Consensus Planning, Douglas Shaw, 302 8<sup>th</sup> St NW, 87102



AIRPORT & REL FAC

1003125

PLAT OF DOUBLE EAGLE II  
AND ADJACENT LANDS

1001656

B

SU-1 AIRPORT & RE

D2

R

BULK LAND PLAT OF DOUBLE EAGLE II  
AIRPORT AND ADJACENT LANDS

SU-1 AIRPORT & REL FAC

1001656

BULK LAND PLAT FOR  
AEROSPACE TECH

SU-1 AIRPORT & REL FAC

S1

# ZONING MAP

Note: Grey shading  
indicates County.



1 inch equals 500 feet

Project Number:

1005346

Hearing Date:

2/21/2007

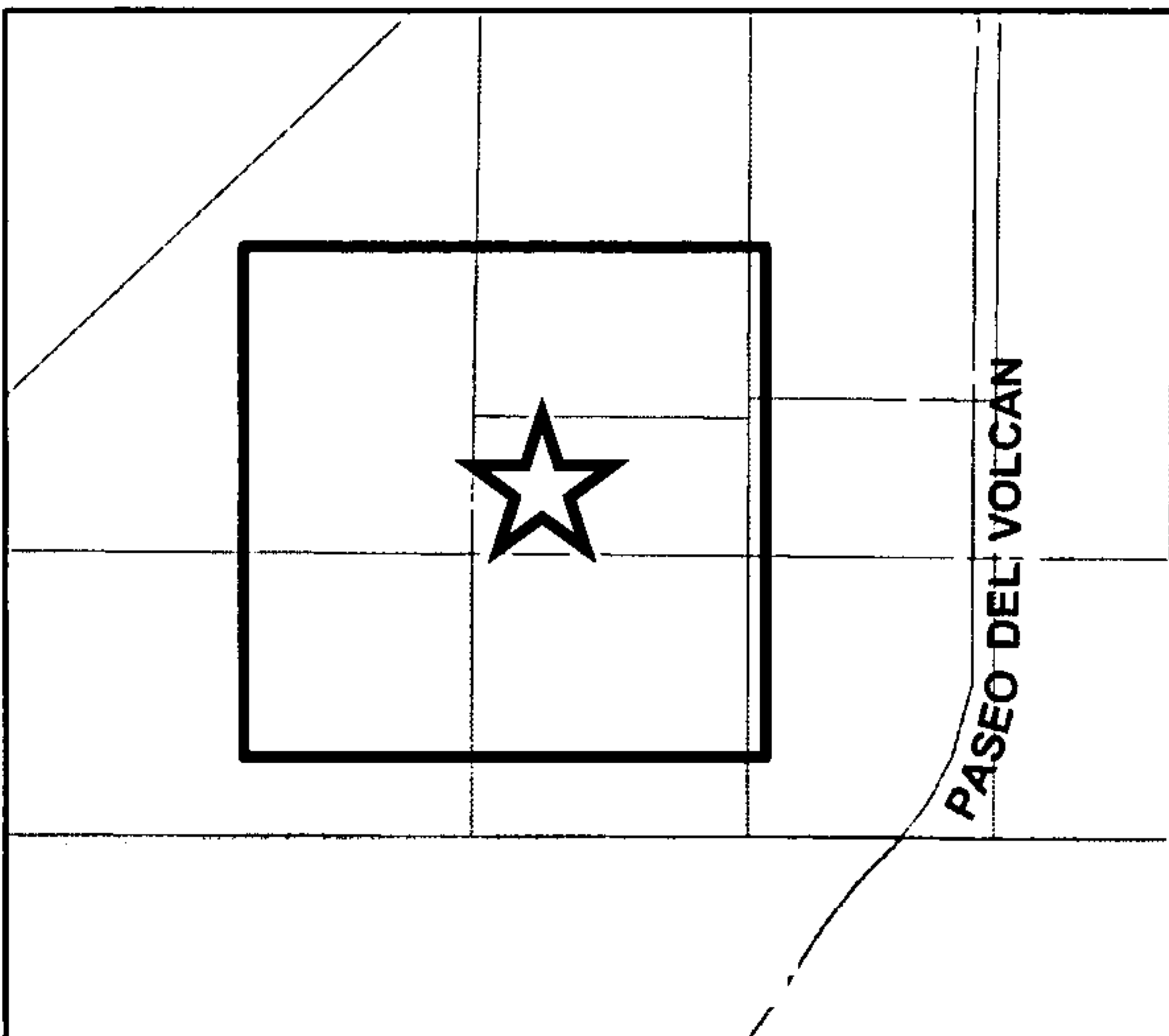
Zone Map Page:

F-6

Additional Case Numbers:

07DRB-00084 07DRB-00085

07DRB-00086





**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, February 21, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1005310**

07DRB-00083 Major-SiteDev Plan  
BldPermit

GREGORY T HICKS & ASSOCIATES agent(s) for STEVE GRIEGO request(s) the above action(s) for all or a portion of Tract(s) 9-C, **RENAISSANCE CENTER**, zoned SU-1 FOR IP, located on CHAPPELL DR NE, between MISSION DR NE and RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 06AA01769, DRB-96-495, V-96-110] (F-16)

~~Project # 1005346~~

07DRB-00084 Major-Bulk Land Variance  
07DRB-00085 Major-Vacation of Public Easements  
07DRB-00086 Major-Preliminary Plat Approval

*Manuel  
Fernal*

CONSENSUS PLANNING INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK** and Tract(s) D & S, **DOUBLE EAGLE AIRPORT AND ADJACENT LANDS**, zoned SU-1 FOR AIRPORT & RELATED FACILITIES, located on PASEO DEL VOLCAN NW, between 1-40 and the CITY OF RIO RANCHO containing approximately 50 acre(s). [REF: 04DRB01505, 04DRB01506] (F-6)

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, FEBRUARY 5, 2007.**

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

**Meeting Date:** February 21, 2007  
**Zone Atlas Page:** F-06  
**Notification Radius:** 100 Ft.

**Project#** 1005346  
**App#**07DRB-00084  
07DRB-00085  
07DRB-00086

**Cross Reference and Location:** WEST OF PASEO DEL VOLCAN NW BETWEEN  
I-40 AND CITY OF RIO RANCHO

**Applicant:** ALBUQUERQUE 50, LLC  
407 RIO GRANDE NW, STE 3  
ALBUQUERQUE, NM 87104

**Agent:** DOUGLAS SHAW  
CONSENSUS PLANNING, INC.  
302 8<sup>TH</sup> ST. NW  
ALBUQUERQUE, NM 87102

**Special Instructions:**

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

**Date Mailed:** FEBRUARY 2, 2007  
**Signature:** ERIN TREMLIN



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

### S Z ZONING & PLANNING

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

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

### APPLICANT INFORMATION:

NAME: Albuquerque 50, LLC PHONE: 505-480-1602  
 ADDRESS: 407 Rio Grande NW, Suite 3, Albuquerque, NM 87104 FAX: 505-243-4440  
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: cp@consensusplanning.com  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_  
 AGENT (if any): Consensus Planning, Inc. PHONE: 505-764-9801  
 ADDRESS: 302 8th Street NW FAX: 505-842-5495  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Major subdivision of 50 acre parcel creating 15 lots, vacation of existing 106 foot easement, and a bulk land plat variance.

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

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

Lot or Tract No. Tract D-2 Bulk Land Plat Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Aerospace Technology Park Tr D & S for Double Eagle Airport/Adjacent Lands  
 Current Zoning: SU-1 Airport & Related Facilities Proposed zoning: same  
 Zone Atlas page(s): F-06. No. of existing lots: 1 No. of proposed lots: 15  
 Total area of site (acres): 50 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no  
 UPC No. 100606109605530102 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: West of Paseo del Volcan NW  
 Between: I-40 and City of Rio Rancho

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_  
 City Project # - 1003125, 04DRB-01505 Major Bulk Land Variance, 04DRB-01506 Final Plat Approval

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

SIGNATURE Jacqueline Fishman DATE 01/26/07  
 (Print) for Jacqueline Fishman \_\_\_\_\_ Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

- 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
<u>07DRB-00084</u>	<u>BLV</u>	<u>✓</u>	<u>\$ 145.00</u>
<u>07DRB-00085</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 45.00</u>
<u>07DRB-00086</u>	<u>PP</u>	<u>5(2)</u>	<u>\$ 790.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>GME</u>	_____	<u>\$ 20.00</u>
Total			<u>\$ 1075.00</u>

Hearing date 02/21/07

Sandy Handberg 01/26/07

Project # 1005346

**FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING**

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Proposed Infrastructure List - *requesting waiver*
  - Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
  - Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
  - 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
  - Property owner's and City Surveyor's signature on the proposed plat
  - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Signed Pre-Annexation Agreement if Annexation required.
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.  
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant 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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
  - 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
  - Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (Temporary sidewalk deferral uses FORM-V)**

- 1 copy of each of the following items
- 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
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the 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.

Karen Marcotte  
Applicant name (print)

Karen Marcotte  
Applicant signature / date



Form revised 11/04, 6/05 and NOV 06

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

Application case numbers  
07DRS - \_\_\_\_\_ - 100886  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Sandy Handley 01/26/07  
 Planner signature / date

Project # 1005346



Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL	ACRES
1	10060 60277 44410 145	CITY OF ALBUQUE RQUE	PO BOX 12 93	ALBUQU ERQ UE	NM	87 10 31 29 3	V	A1 A	TR S- 2 BULK LAND PLAT FOR AEROSPACE TECHNO LOGY PARK TRACTS D & S OF DOUBLE EAGL E II AIRPORT AND ADJACENT LANDS CONT 90 .3889 AC	90.3 889 757 7
2	10060 60080 44620 144	CITY OF ALBUQUE RQUE	PO BOX 12 93	ALBUQU ERQ UE	NM	87 10 31 29 3	V	A1 A	TR S- 1 BULK LAND PLAT FOR AEROSPACE TECHNO LOGY PARK TRACTS D & S OF DOUBLE EAGL E II AIRPORT AND ADJACENT LANDS CONT 10 1.9724 AC	101. 972 179 38
3	10060 61096 05530 102	RANCH JOINT VEN TURE LLP	18818 TEL LER AVEN UE SUITE 200	IRVI NE	CA	92 61 2	V	A1 A	TR D- 2 BULK LAND PLAT FOR AEROSPACE TECHNO LOGY PARK TRACTS D & S OF DOUBLE EAGL E II AIRPORT AND ADJACENT LANDS CONT 50 .0000 AC	49.9 988 478 3
4	10060 61099 26730 101	ECLIPSE AVIATIO N CORP	2503 CLA RK CARR L P SE	ALBUQU ERQ UE	NM	87 10 6	V	A1 A	TR D- 1 BULK LAND PLAT FOR AEROSPACE TECHNO LOGY PARK TRACTS D & S OF DOUBLE EAGL E II AIRPORT AND ADJACENT LANDS CONT 15 0.000 AC	150. 000 241 12
5	10060 61260 08540 101	STATE OF NEW M EXICO COMMISSI ONER OF PUBLIC LANDS	PO BOX 11 48	SAN TA F E	NM	87 50 41 14 8	V	A1 A	TR E BULK LAND PLAT OF DOUBLE EAGLE II A IRPORT AND ADJACENT LANDS CONT 51.046 8 AC	52.1 579 473 9
6	10050 61495 21540 125	STATE OF NEW M EXICO COMMISSI ONER OF PUBLIC LANDS	PO BOX 11 48	SAN TA F E	NM	87 50 41 14 8	V	A1 A	TR B BULK LAND PLAT OF DOUBLE EAGLE II A IRPORT AND ADJACENT LANDS CONT 251.04 68 AC	237. 775 730 38
7	10060 61495 26510 164	STATE OF NEW M EXICO COMMISSI ONER OF PUBLIC LANDS	PO BOX 11 48	SAN TA F E	NM	87 50 41 14 8	V	A1 A	TR J BULK LAND PLAT OF DOUBLE EAGLE II AI RPORT AND ADJACENT LANDS CONT 160.030 3 AC	184. 477 316 97
8	10050 60275 42510 144	CITY OF ALBUQUE RQUE	PO BOX 12 93	ALBUQU ERQ UE	NM	87 10 31 29 3	V	A1 A	TR R BULK LAND PLAT OF DOUBLE EAGLE II A IRPORT AND ADJACENT LANDS CONT 259.04 48 AC	254. 329 231 44
9	10060 61110 49520 101	CITY OF ALBUQUE RQUE	PO BOX 12 93	ALBUQU ERQ UE	NM	87 10 31 29 3	V	A1 A	TR F BULK LAND PLAT OF DOUBLE EAGLE II AI RPORT AND ADJACENT LANDS CONT 51.6910 AC	52.9 442 562 7
10	10060 61295 29510 163	STATE OF NEW M EXICO COMMISSI ONER OF PUBLIC LANDS	PO BOX 11 48	SAN TA F E	NM	87 50 41 14 8	V	A1 A	TR C BULK LAND PLAT OF DOUBLE EAGLE II A IRPORT AND ADJACENT LANDS CONT 177.46 51 AC	175. 985 343 57
11	10060 60460 42210 144	CITY OF ALBUQUE RQUE	PO BOX 12 93	ALBUQU ERQ UE	NM	87 10 31 29 3	V	A1 A	LOTS 1 & 8 SEC 1 T10N R1E CONT 63.82 AC	67.7 003 145 6



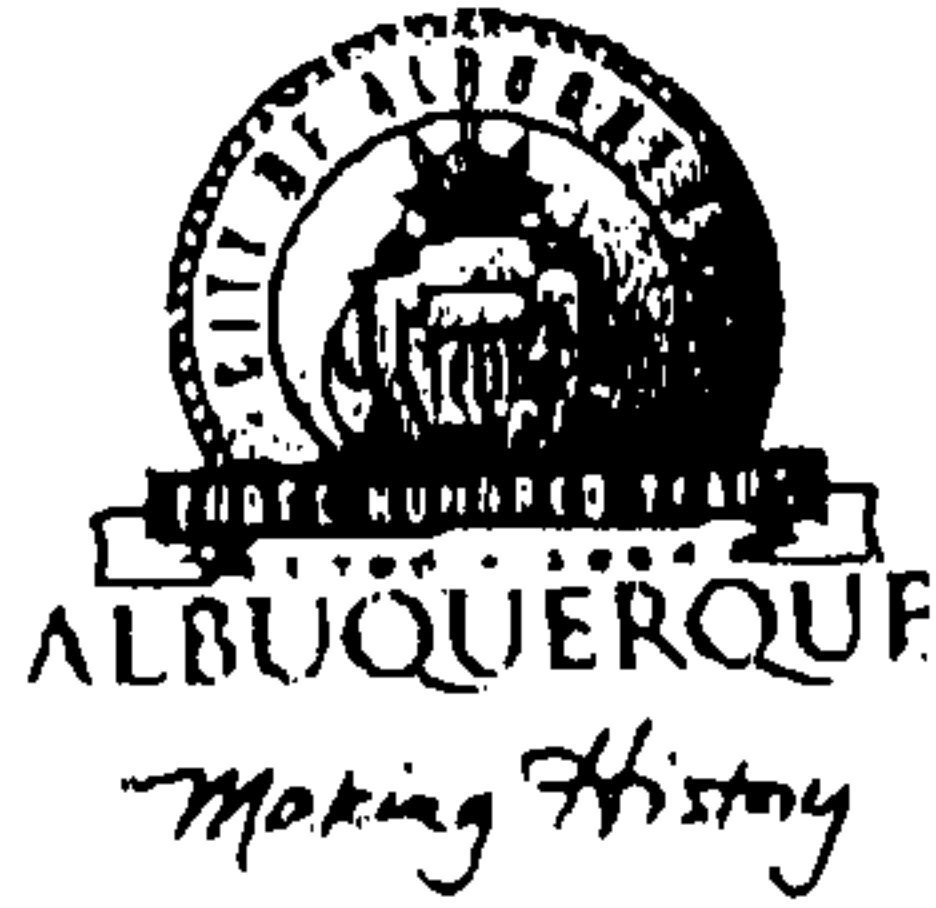
Or Current Resident  
RANCH JOINT VENTURE LLP  
18818 TELLER AVENUE SUITE 200  
IRVINE, CA 92612

Or Current Resident  
STATE OF NEW MEXICO  
COMMISSIONER OF PUBLIC LANDS  
PO BOX 1148  
SANTA FE, NM 87594 1148

Or Current Resident  
RANCH JOINT VENTURE LLP  
18818 TELLER AVENUE SUITE 200  
IRVINE, CA 92612

ALBUQUERQUE 50, LLC  
407 RIO GRANDE NE, STE 3  
ALBUQUERQUE, NM 87104

DOUGLAS SHAW  
Consensus Planning  
302 8<sup>th</sup> ST NW  
ALBUQUERQUE, NM 87102



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: January 26, 07

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

This letter will serve to notify you that on 1-26-07  
(date)

TO CONTACT NAME: Douglas Shaw  
COMPANY/AGENCY: Consensus Planning  
ADDRESS/ZIP: \_\_\_\_\_  
PHONE/FAX #: 764-9801 - [Fax-842-5495]

Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract D-2 Aerospace Technology Park  
Sec 36, TIN, R1E, NMPM  
zone map page(s) F-06.

Our records indicate that as of 1-26-07, there were no Recognized  
(date)

Neighborhood Associations in this area.

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 G. Carrasco  
OFFICE OF NEIGHBORHOOD COORDINATION



January 26, 2007

Landscape Architecture  
Urban Design  
Planning Services

Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com


Dear Madame Chair:

The purpose of this letter is to explain our request for approval of major subdivision of a 50 acre parcel creating 15 lots, a vacation of an existing 106 foot public easement, and a Bulk Land Plat/Variance for the lands of the Aerospace Technology Park (ATP). The parcel is zoned SU-1 for Airport Related use. The site is located on the City's west side, adjacent to the Double Eagle II Airport. The Site Plan for Subdivision for the Aerospace Technology Park was approved in January 15, 2004 (03EPC-02054). The Project number for this project is 1003125. Consensus Planning is submitting this request on behalf of the managing partners in Albuquerque 50, LLC.

The Bulk Land Variance requested in this action is to waive the infrastructure list and subdivision improvements agreement. The parcel is zoned SU-1, therefore, all tracts will have to go through the approval process when specific development is proposed for the individual tracts. The vacation of easement is for an existing public cross access easement located only on Tract D-2.

We appreciate the Board's review of this submittal and the assistance that has been extended to this project by the Staff. Please do not hesitate to contact me at 764-9801 with any questions or if you need additional information.

Sincerely,

*for*   
Jacqueline Fishman, AICP  
Associate


PRINCIPALS

Karen R. Marcotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA

ASSOCIATES

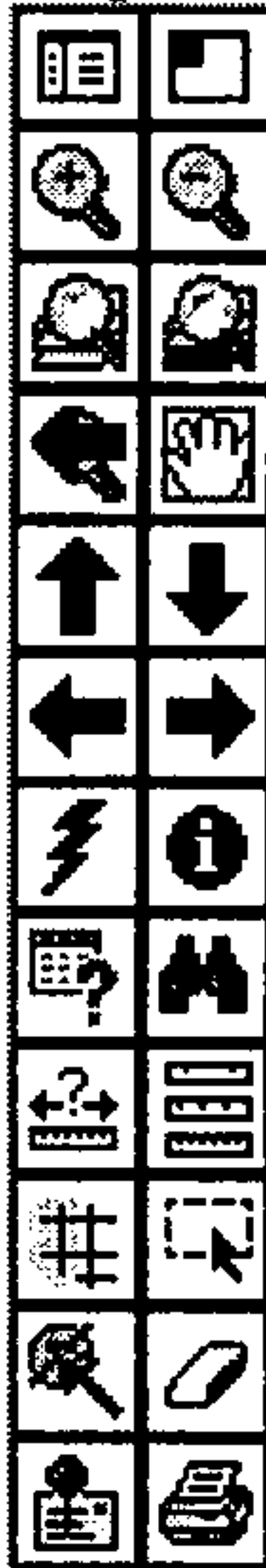
Jacqueline Fishman, AICP

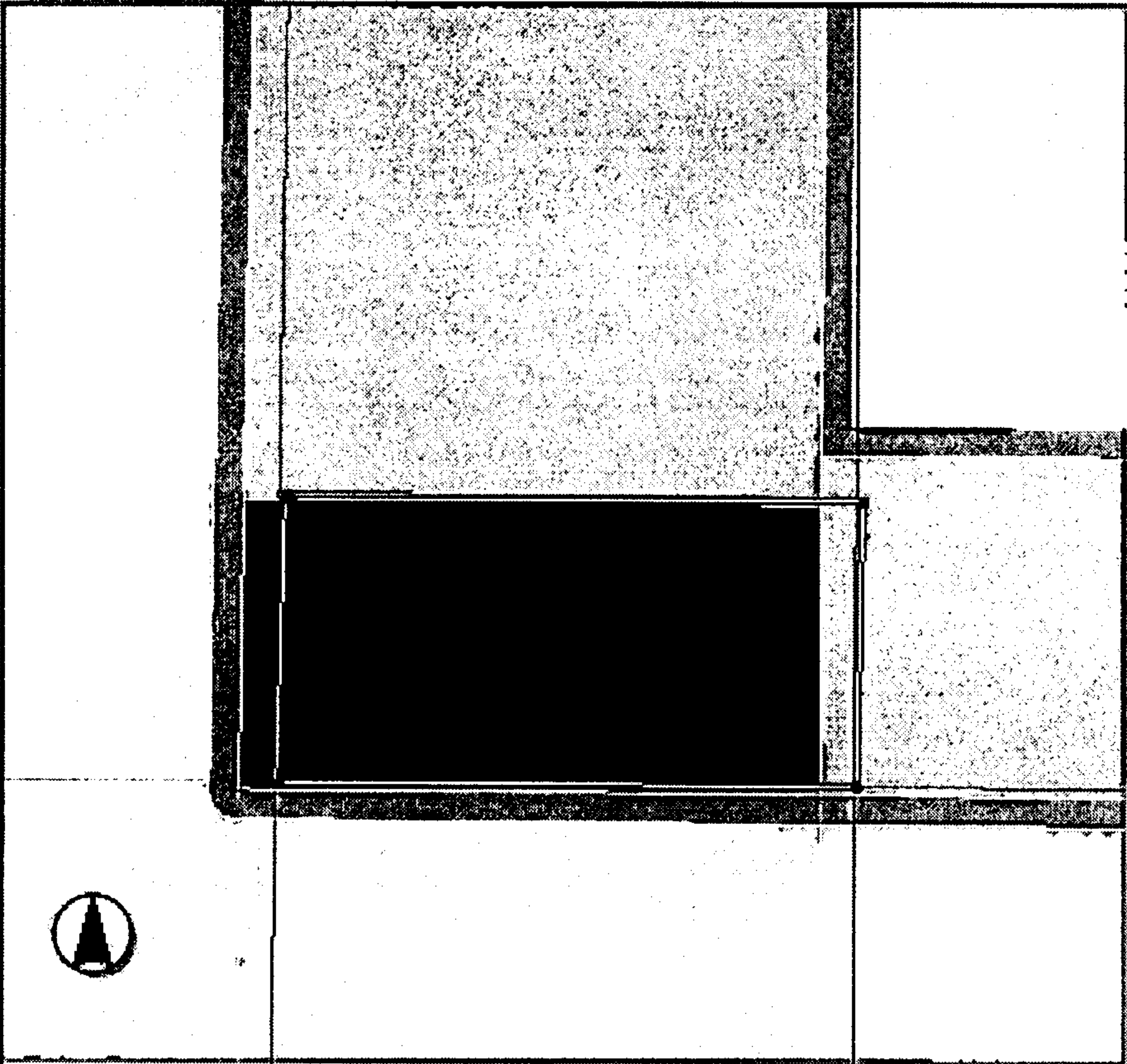




**CITY OF ALBUQUERQUE**  
www.cabq.gov

# ALBUQUERQUE GIS DATA WEBSITE









**LAYERS**

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

**Refresh Map**

Auto Refresh

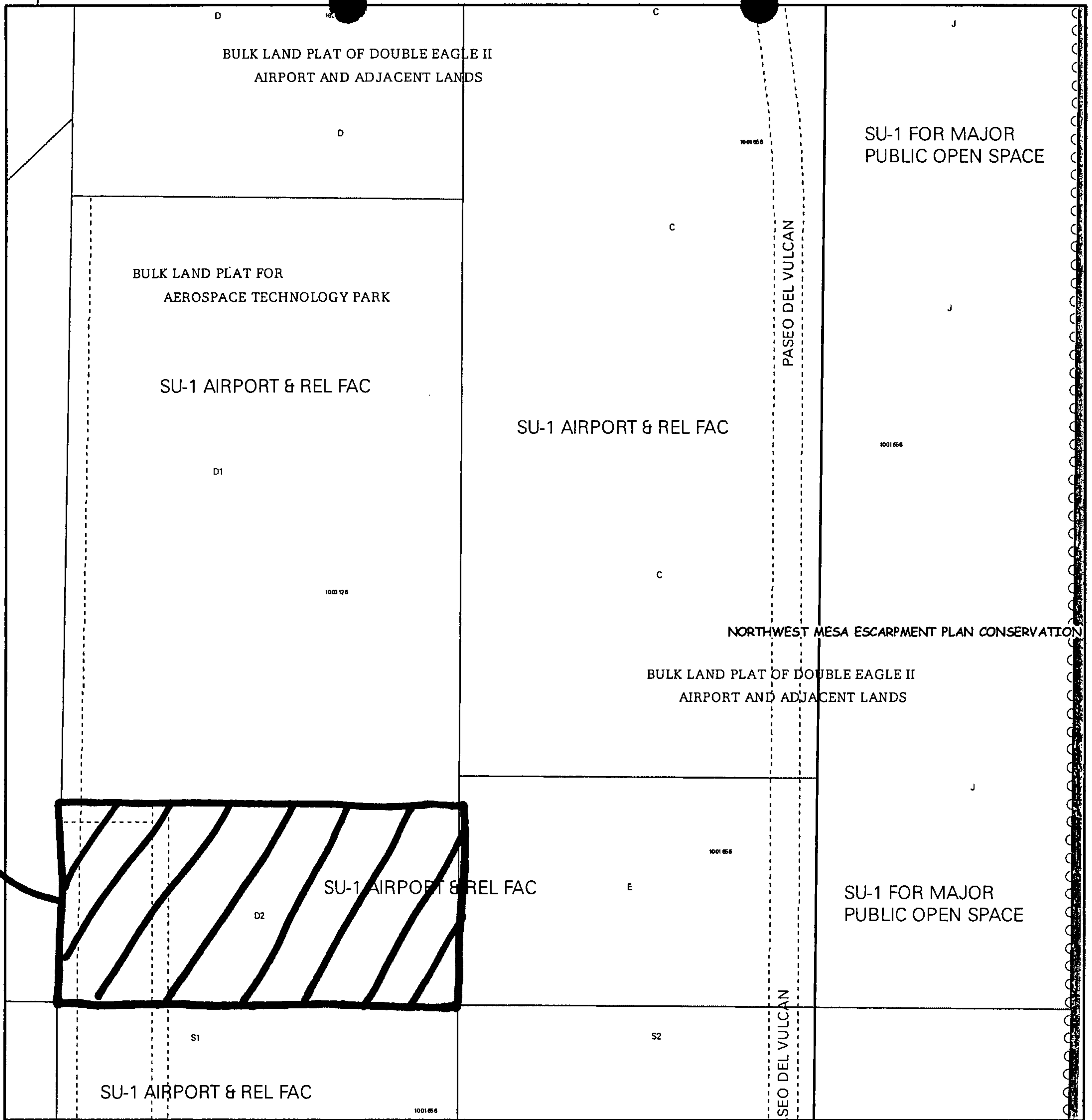
Help:

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

OWNERSHIP		
Rec	UPC CODE	OWNER
1	100606027744410145	CITY OF ALBUQUERQUE
2	100606008044620144	CITY OF ALBUQUERQUE

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

[CONTACT](#)



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

Map amended through: 10/25/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**F-06-Z**

Selected Symbols

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

0 750 1,500 Feet



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

**(PUBLIC HEARING CASE)**

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

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

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

**SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM)**

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

**VACATION OF PRIVATE EASEMENT**

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

**VACATION OF RECORDED PLAT**

- \_\_\_ **6 copies** of the recorded plat to be vacated.
  - \_\_\_ **6 copies** of documents justifying the vacation.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter describing, explaining, and justifying the vacation
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

\_\_\_\_\_  
Karen Marcotte  
Applicant name (print)  
\_\_\_\_\_  
Karen Marcotte  
Applicant signature / date



Form revised 4/03, 10/03 and APRIL 2006

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

Application case numbers  
07DRB - \_\_\_\_\_ - 00084  
07DRB - \_\_\_\_\_ - 00085

\_\_\_\_\_  
Sandy Hendon 01/26/07  
Planner signature / date  
Project # 1005346



Current DRC Project No. \_\_\_\_\_

*For Info. Only*  
*Liability responsible*

Date Submitted: \_\_\_\_\_  
 Date Site Plan Approved: \_\_\_\_\_ N/A  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No. 100-5346

Figure 12

INFRASTRUCTURE LIST

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

**Aerospace Technology Park**  
**TRACTS D-2, S-1**

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

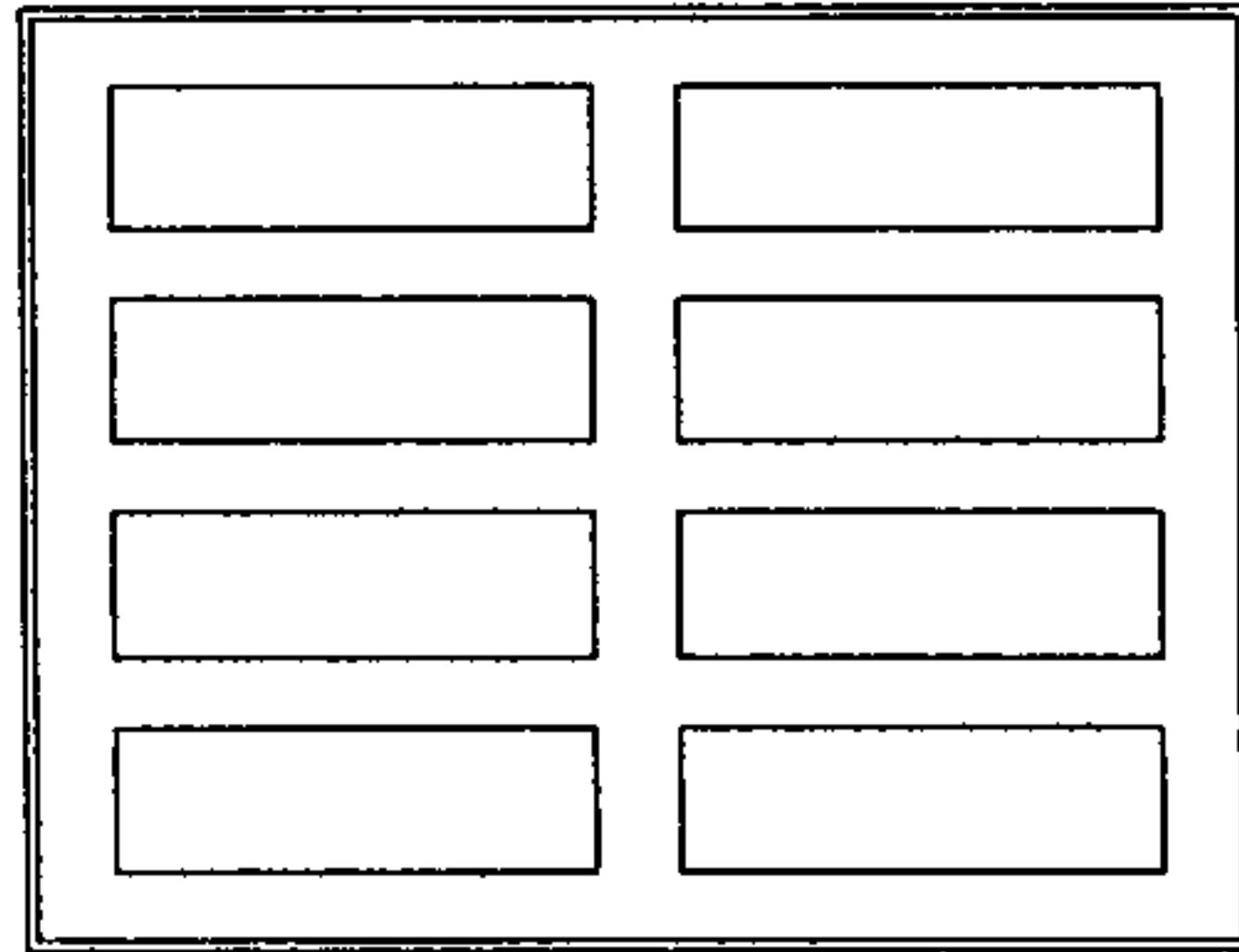
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PUBLIC ROADWAY IMPROVEMENTS - ON-SITE</b>									
		52' F-F	ARTERIAL PAVING W/PCC CURB & GUTTER & PCC 8' MEANDERING TRAIL ON BOTH SIDES *	AEROSPACE PARKWAY	SHOOTING RANGE ROAD	150 LF NORTH OF SHOOTING RANGE ROAD INTERSECTION	/	/	/
		52' F-F TO 42' F-F TRANSITION	ARTERIAL PAVING W/PCC CURB & GUTTER & PCC 8' MEANDERING TRAIL ON BOTH SIDES *	AEROSPACE PARKWAY	150 LF NORTH OF SHOOTING RANGE ROAD INTERSECTION	250 LF NORTH OF SHOOTING RANGE ROAD INTERSECTION	/	/	/
		42' F-F	ARTERIAL PAVING W/PCC CURB & GUTTER & PCC 8' MEANDERING TRAIL ON BOTH SIDES *	AEROSPACE PARKWAY	250 LF NORTH OF SHOOTING RANGE ROAD INTERSECTION	NORTH PROPERTY BOUNDARY	/	/	/

NOTE: \* East section of Aerospace Parkway is to be constructed first. Construction on West section to be Deferred; Complete buildout upon traffic demand and development.  
 NOTE: † Deferred Construction: Intersection of Shooting Range Road and Paseo del Volcan.

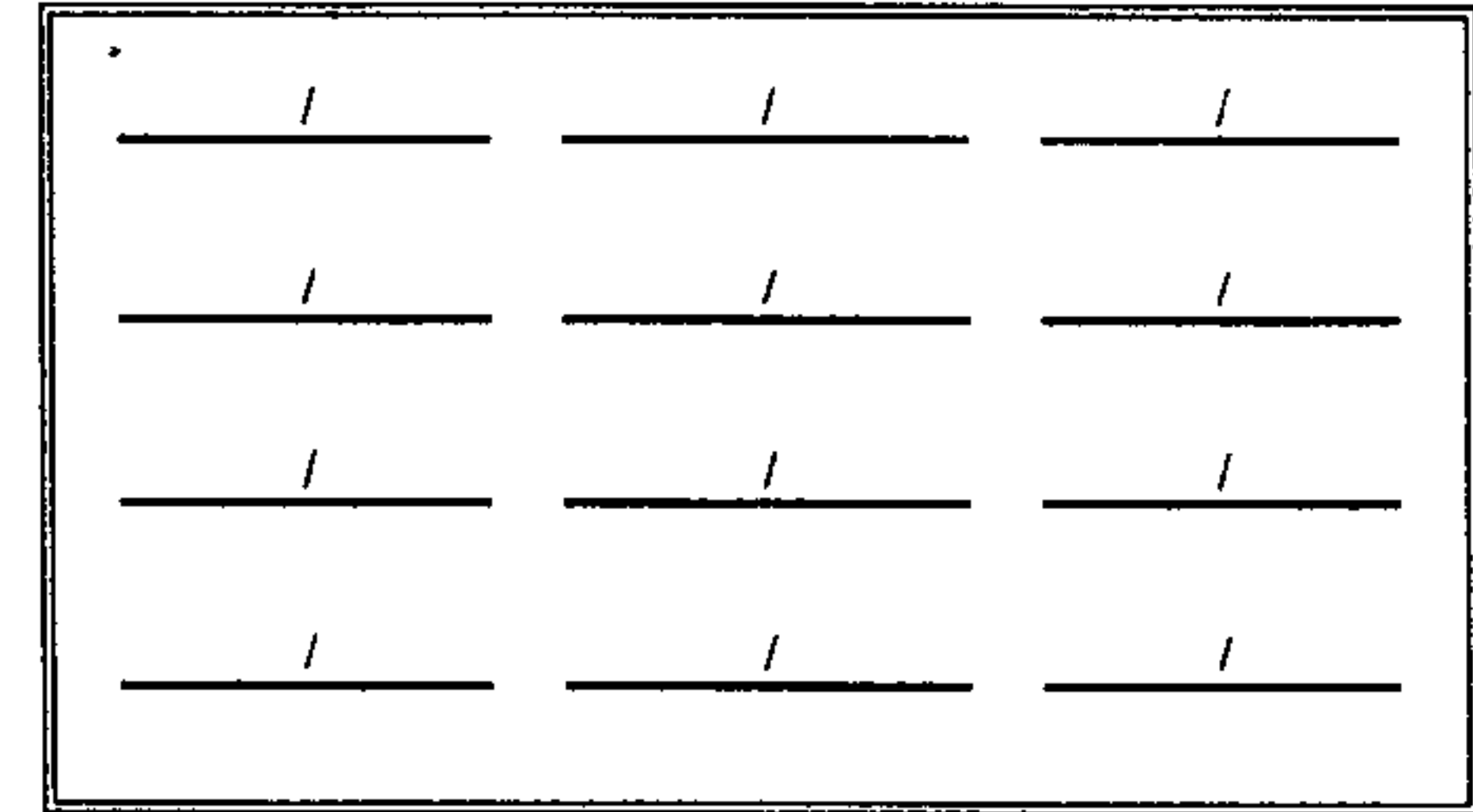
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PUBLIC WATERLINE IMPROVEMENTS - ON-SITE</b>									
		12"	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	AEROSPACE PARKWAY	SHOOTING RANGE ROAD	CUL-DE-SAC 2	/	/	/
		12"	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CUL-DE-SAC 2	AEROSPACE PARKWAY	EASTERN UTILITY EASEMENT TERMINUS	/	/	/
		12"	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EASTERN UTILITY EASEMENT	CUL-DE-SAC 2	NORTH PROPERTY BOUNDARY	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PUBLIC SANITARY SEWER IMPROVEMENTS - ON-SITE</b>									
		8"	SANITARY SEWER W/ NEC. MH'S & SERVICES	AEROSPACE PARKWAY	SHOOTING RANGE ROAD	CUL-DE-SAC 2	/	/	/
		8"	SANITARY SEWER W/ NEC. MH'S & SERVICES	CUL-DE-SAC 2	AEROSPACE PARKWAY	EASTERN UTILITY EASEMENT TERMINUS	/	/	/
		8"	SANITARY SEWER W/ NEC. MH'S & SERVICES	EASTERN UTILITY EASEMENT	CUL-DE-SAC 2	NORTH PROPERTY BOUNDARY	/	/	/

**PUBLIC STORM DRAIN IMPROVMENTS - ON-SITE**



18"-54"	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL	CUL-DE-SAC 1	AEROSPACE PARKWAY	EAST PROPERTY BOUNDARY (POND MH2)
18"-54"	RCP W/ NEC. MH'S, LATERALS & INLETS & HEADWALL	CUL-DE-SAC 2	AEROSPACE PARKWAY	EAST PROPERTY BOUNDARY (POND MH2)
25' TW-4'BW	EARTHEN CHANNEL (3:1) H:V SIDE SLOPE W/NEC. EROSION CONTROL	CHANNEL 1	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUNDARY (POND MH2)
36"	RCP W/NEC. END SECTIONS, HEADWALL & EROSION CONTROL	CHANNEL 1	WEST HALF OF AEROSPACE PARKWAY	EAST HALF OF AEROSPACE PARKWAY



The improvements identified above normally are the responsibility of the developer of Tract D-2, the city shall persue these requirements with the development of Tracts D-2, S-1.

The Aviation Dept. of the City of Albuquerque shall be obligated to complete the above listed items. By signing below, I N. David Norman the Director of the Aviation Dept. for the City understand that my Dept. is financially responsible for the above listed items. This agreement will constitute as a Subdivision Improvement Agreement (SIA). Acquiring funding for these items is my responsibility. These items listed above will be completed 6 months after written notification from the City Engineer. The estimated cost of these improvements are: \$ 3,732,900.00

N. David Norman Director of the City of Albuquerque Aviation Dept. 3/6/2007 DATE

AGENT/OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

John M Presine

PREPARED BY: PRINT NAME DRB CHAIR DATE PARKS & GENERAL SERVICES DATE

MOLZEL-CORBIN

FIRM: TRANSPORTATION DEVELOPMENT DATE AMAFCA DATE

HM Re SIGNATURE UTILITY DEVELOPMENT DATE

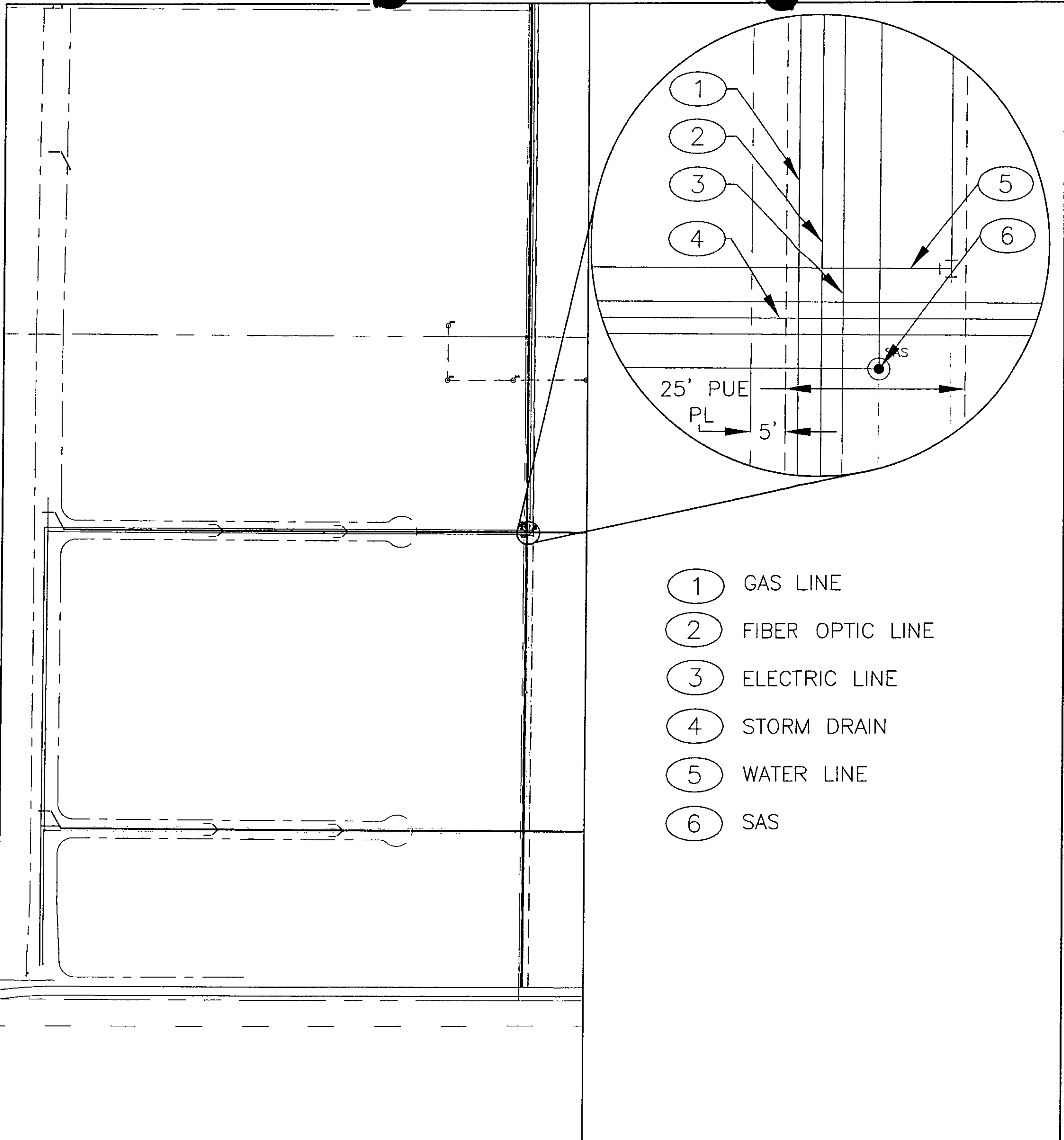
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION CITY ENGINEER DATE

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DESIGN REVIEW COMMITTEE REVISIONS

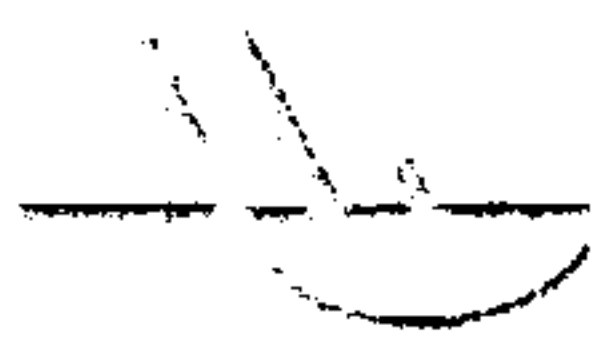
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER





- ① GAS LINE
- ② FIBER OPTIC LINE
- ③ ELECTRIC LINE
- ④ STORM DRAIN
- ⑤ WATER LINE
- ⑥ SAS

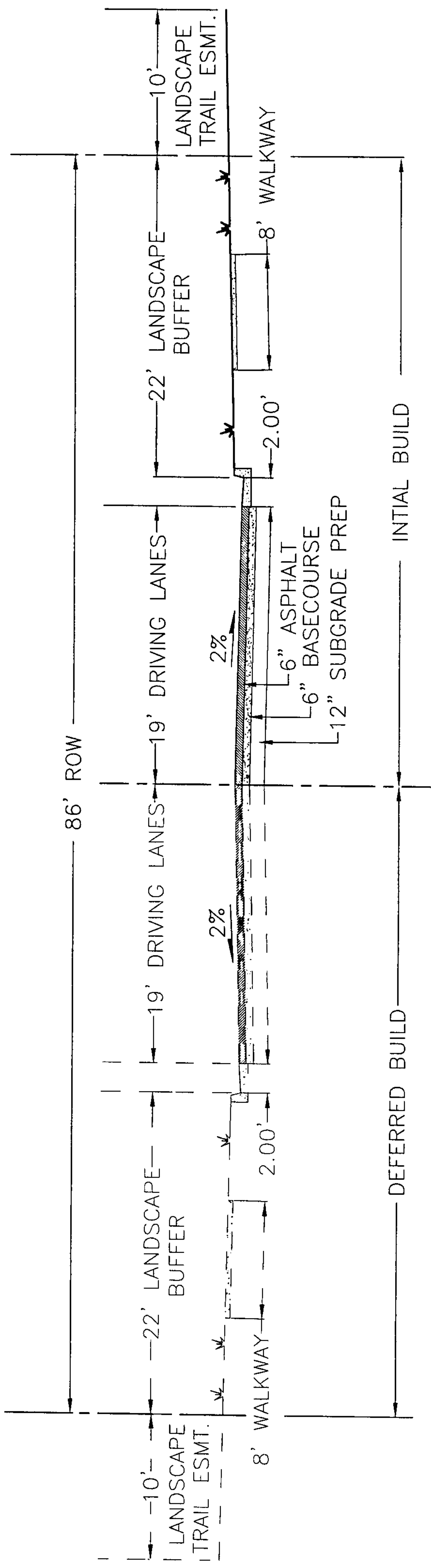
2701 MILES RD SE  
 ALBUQUERQUE, NM 87106  
 TEL: 505.242-5700 FAX:  
 505.242-0673



**MOLZEN-CORBIN** & Associates  
 ENGINEERS/ARCHITECTS/PLANNERS

AEROSPACE TECHNOLOGY PARK

**PROPOSED UTILITY EASEMENT AND LAYOUT**



LOOKING NORTH ALONG AEROSPACE PARKWAY

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 1360  
CONNECTION TEL 9p8425495  
SUBADDRESS  
CONNECTION ID  
ST. TIME 02/01 13:57  
USAGE T 01'06  
PGS. 3  
RESULT OK



**DEVELOPMENT REVIEW BOARD  
FAX FORM**

TO: Jackie Fishman

FAX NUMBER: 842 5495 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 02/01/07

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1005346 APPLICATION NO: \_\_\_\_\_

\*\*\*\*\*

Aerospace Tech Park  
Tract D-2

Planning's comments  
only.





**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, February 21, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1005310**  
07DRB-00083 Major-SiteDev Plan  
BldPermit

~~GREGORY T HICKS & ASSOCIATES agent(s) for STEVE GRIEGO request(s) the above action(s) for all or a portion of Tract(s) 9-C, **RENAISSANCE CENTER**, zoned SU-1 FOR IP, located on CHAPPELL DR NE, between MISSION DR NE and RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 06AA01769, DRB-96-495, V-96-110] (F-16)~~

~~Agent was called & asked to revise his site plan following the SPBP Checklist. 1/02/07.~~

**Project # 1005346**  
07DRB-00084 Major-Bulk Land Variance  
07DRB-00085 Major-Vacation of Public Easements  
07DRB-00086 Major-Preliminary Plat Approval

CONSENSUS PLANNING INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK** and Tract(s) D & S, **DOUBLE EAGLE AIRPORT AND ADJACENT LANDS**, zoned SU-1 FOR AIRPORT & RELATED FACILITIES, located on PASEO DEL VOLCAN NW, between 1-40 and the CITY OF RIO RANCHO containing approximately 50 acre(s). [REF: 04DRB01505, 04DRB01506] (F-6)

Because the property is zoned SU1 and the DRB will review the future site plans for building permit associated with the lots on this bulk plat, Planning has no objection to the approval of the plat or the bulk land variance.

Remember that a separate sheet entitled "Notice of Subdivision Plat Conditions" must be signed & recorded with this plat. Planning will take delegation of this plat for that signed notice & to record the plat. The sheet is available at the Front Counter.

Planning also has no objection to the vacation requests.

However, the bulk land plat that created this tract was recorded with a vacation of a public utility easement for

which DRB received no application. This public utility easement runs along the west side of the property contained in Tract D-2, the object of the bulk land variance and platting application contained in the action currently before DRB.

*Will also take  
delegation on  
this plat for  
Tract D-2*

If this plat is approved, Planning will take delegation until the vacation of the public utility easement in the original bulk plat is approved along with a revised bulk plat.

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, FEBRUARY 5, 2007.**

**Jackie Fishman**

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**From:** Hinde, James D. [JHinde@cabq.gov]  
**Sent:** Wednesday, February 21, 2007 7:38 AM  
**To:** Mike Provine  
**Cc:** Jackie Fishman  
**Subject:** RE: Replat of Tract D-2 ATP Lands of DEII Airport

Mike and Jackie

I am in agreement with the info outlined below.

Jim Hinde  
 Acting Director  
 City of Albuquerque  
 Aviation Department  
 505-244-7805

*City will build all infrastructure.  
 Leaves only internal streets.*

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**From:** Mike Provine [mailto:mprovine@molzencorbin.com]  
**Sent:** Tuesday, February 20, 2007 12:04 PM  
**To:** Hinde, James D.  
**Cc:** Jackie Fishman  
**Subject:** Replat of Tract D-2 ATP Lands of DEII Airport

Mr. Hinde,

As we discussed, DRB comments were returned on the replat submittal for Tract D-2 at the Aerospace Technology Park (attached). Consensus Planning has requested from me a description of the utilities and roadway development under design in our ATP Infrastructure Development Project. I have included the following for your review and if satisfactory for their discussion with DRB concerning several of the comments regarding utility and roadway improvements on Wednesday, February 20, 2007:

1. City of Albuquerque is responsible for providing public infrastructure to the Eclipse Aviation property at the ATP (Tract D-1) by agreement.
2. A private party owns Tract D-2 located north of Tract S (Aviation Dept property) and south of Tract D-1.
3. The ATP Infrastructure Development Project includes extension of water and sanitary sewer to Aerospace Technology Park from current termini at DEII Airport (connect to termini constructed under the DEII Airport Water Supply and Transmission Line/Wastewater Collection and Forcemain project (City Project 656103). The extensions will be sized to accommodate the Aerospace Technology Park (Tracts S, D-1 and D-2) as outlined in the engineering reports prepared for project 656103. The planned flows were developed assuming development of the ATP as a commercial/industrial park.
4. Distribute the water and sanitary sewer utilities in No. 1 above throughout the COA/Aviation owned property (Tract S) of the ATP.
5. Extend the water and sanitary sewer to the boundaries of Tract D-2 and Tract D-1 for extension by those

2/21/2007



property owners.

6. Construct storm drainage improvements consistent with the Double Eagle II Airport Drainage Management Plan. Storm drainage improvements will be designed and constructed in the ATP Infrastructure Development Project to collect and accommodate flows generated from developed conditions from Tract S (Aviation Department). Downstream capacity will be designed and constructed to accommodate developed flows from Tract D-1 and D-2.
7. Design and construct Aerospace Parkway from Shooting Range Park Road to the southern boundary of Tract D-1 (Eclipse Aviation) consistent with the Traffic Impact Study submitted to the City in October 2004. Aerospace Parkway will extend through Tract S and D-2.
8. We have been in discussion with PNM for natural gas and electrical power extensions to serve the ATP as well as the Eclipse Aviation property. PNM is currently in design on these improvements.
7. We recently discussed extension of telephone line (copper) to the Eclipse Aviation property with Qwest. They are looking at the ATP development as a whole according to our discussions.

If this description of our project is in agreement with your understanding, please forward with your concurrence to Ms. Jackie Fishman at Consensus Planning ([fishman@consensusplanning.com](mailto:fishman@consensusplanning.com))

If you have comments, please reply to this email.

Thank you.

1

**Senova, Claire A.**

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**From:** Jackie Fishman [fishman@consensusplanning.com]  
**Sent:** Tuesday, February 27, 2007 2:22 PM  
**To:** Senova, Claire A.  
**Cc:** Matson, Sheran A.  
**Subject:** Project 1005346

#3

Claire -

We would like to request another 1 week deferral to March 7th on this case. Mike Provine is still working on the infrastructure list Brad, Wilfred, and Roger requested last week. I've already talked to Sheran about it and she suggested just sending you an email.

Thanks.

Jackie Fishman, AICP  
Associate  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
505.764.9801 (ph)  
505.842.5495 (fax)

**5346**

### DXF Electronic Approval Form

DRB Project Case #: 1005346

Subdivision Name: AEROSPACE TECHNOLOGY PARK UNIT 1 LOTS 1-15

Surveyor: RUSS P HUGG

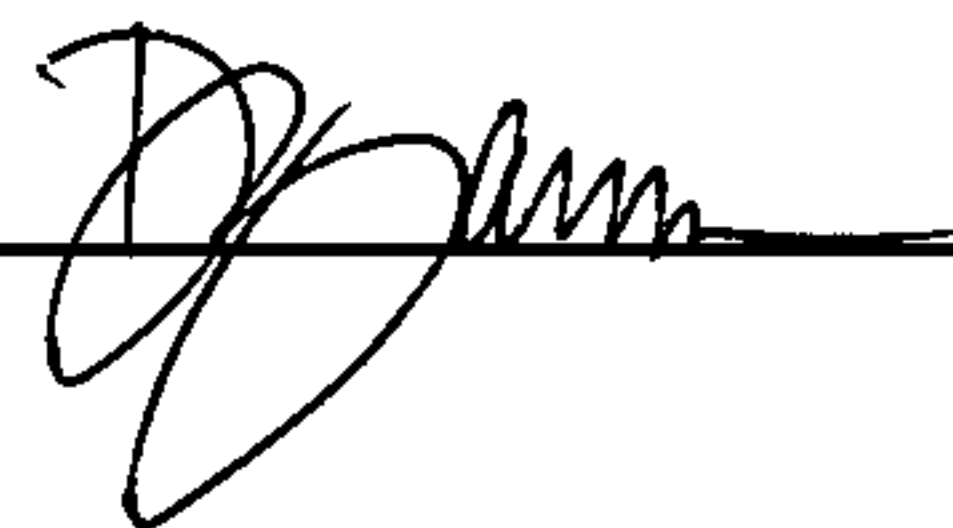
Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 2/8/2007

Hard Copy Received: 2/8/2007

Coordinate System: NMSP Grid (NAD 27)

  
Approved

02-08-2007  
Date

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

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**AGIS Use Only**  
Copied fc **5346** to agiscov on **2/8/2007** Contact person notified on **2/8/2007**



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

<p><b>SUBDIVISION</b></p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input checked="" type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> for Subdivision Purposes</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p><b>STORM DRAINAGE</b></p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>Supplemental form</p> <p><b>S Z ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local &amp; Collector)</p> <p><b>L A APPEAL / PROTEST of...</b></p> <p><b>D</b> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Albuquerque 50, LLC PHONE: 505-480-1602

ADDRESS: 407 Rio Grande NW, Suite 3, Albuquerque, NM 87104 FAX: 505-243-4440

CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: cp@consensusplanning.com

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

AGENT (if any): Consensus Planning, Inc. PHONE: 505-764-9801

ADDRESS: 302 8th Street NW FAX: 505-842-5495

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

**DESCRIPTION OF REQUEST:** Major subdivision of 50 acre parcel creating 15 lots, vacation of existing 106 foot easement, and a bulk land plat variance.

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

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

Lot or Tract No. Tract D-2 Bulk Land Plat Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Adn. Aerospace Technology Park Tr D & S for Double Eagle Airport/Adjacent Lands

Current Zoning: SU-1 Airport & Related Facilities Proposed zoning: same

Zone Atlas page(s): ~~25~~ F-6 No. of existing lots: 1 No. of proposed lots: 15

Total area of site (acres): 50 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a

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

UPC No. 100606109605530102 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: West of Paseo del Volcan NW

Between: I-40 and City of Rio Rancho

**CASE HISTORY:**

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

City Project # - 1003125, 04DRB-01505 Major Bulk Land Variance, 04DRB-01506 Final Plat Approval

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

SIGNATURE Jacqueline Fishman DATE 01/26/07

(Print) Jacqueline Fishman \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>07DRB-00084</u></p> <p><u>07DRB-00085</u></p> <p><u>07DRB-00086</u></p> <p>_____</p> <p>_____</p>	<p>Action</p> <p><u>BLV</u></p> <p><u>VPE</u></p> <p><u>RP</u></p> <p><u>ADV</u></p> <p><u>CMF</u></p>	<p>S.F.</p> <p><u>V</u></p> <p><u>V</u></p> <p><u>S(2)</u></p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>145.00</u></p> <p>\$ <u>45.00</u></p> <p>\$ <u>790.00</u></p> <p>\$ <u>75.00</u></p> <p>\$ <u>20.00</u></p> <p>Total</p> <p>\$ <u>1075.00</u></p>
--	---	--	--	--

Hearing date 02/21/07

Sandy Handlog 01/26/07

Project # 1005346



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

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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- \_\_\_ Preliminary Plat reduced to 8.5" x 11"
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Copy of previous D.R.B. approved infrastructure list
  - \_\_\_ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.

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

- MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**
- \_\_\_ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - N/A* Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
  - \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing
  - 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.

JACQUELINE FISHMAN  
Applicant name (print)

[Signature] 2/1/07  
Applicant signature / date



Form revised 8/04, 1/05, 10/05 & NOV 06

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
02DRB 00086

[Signature] *Cheryl Holton*  
Planner signature / date

**Project #** 1005346



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

**(PUBLIC HEARING CASE)**

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

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

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

**SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM)**

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

**VACATION OF PRIVATE EASEMENT**

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

**VACATION OF RECORDED PLAT**

- 6 copies** of the recorded plat to be vacated.
  - 6 copies** of documents justifying the vacation.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter describing, explaining, and justifying the vacation
  - Any original and/or related file numbers are listed on the cover application
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

\_\_\_\_\_  
Karen Marcotte  
Applicant name (print)  
\_\_\_\_\_  
Karen Marcotte  
Applicant signature / date



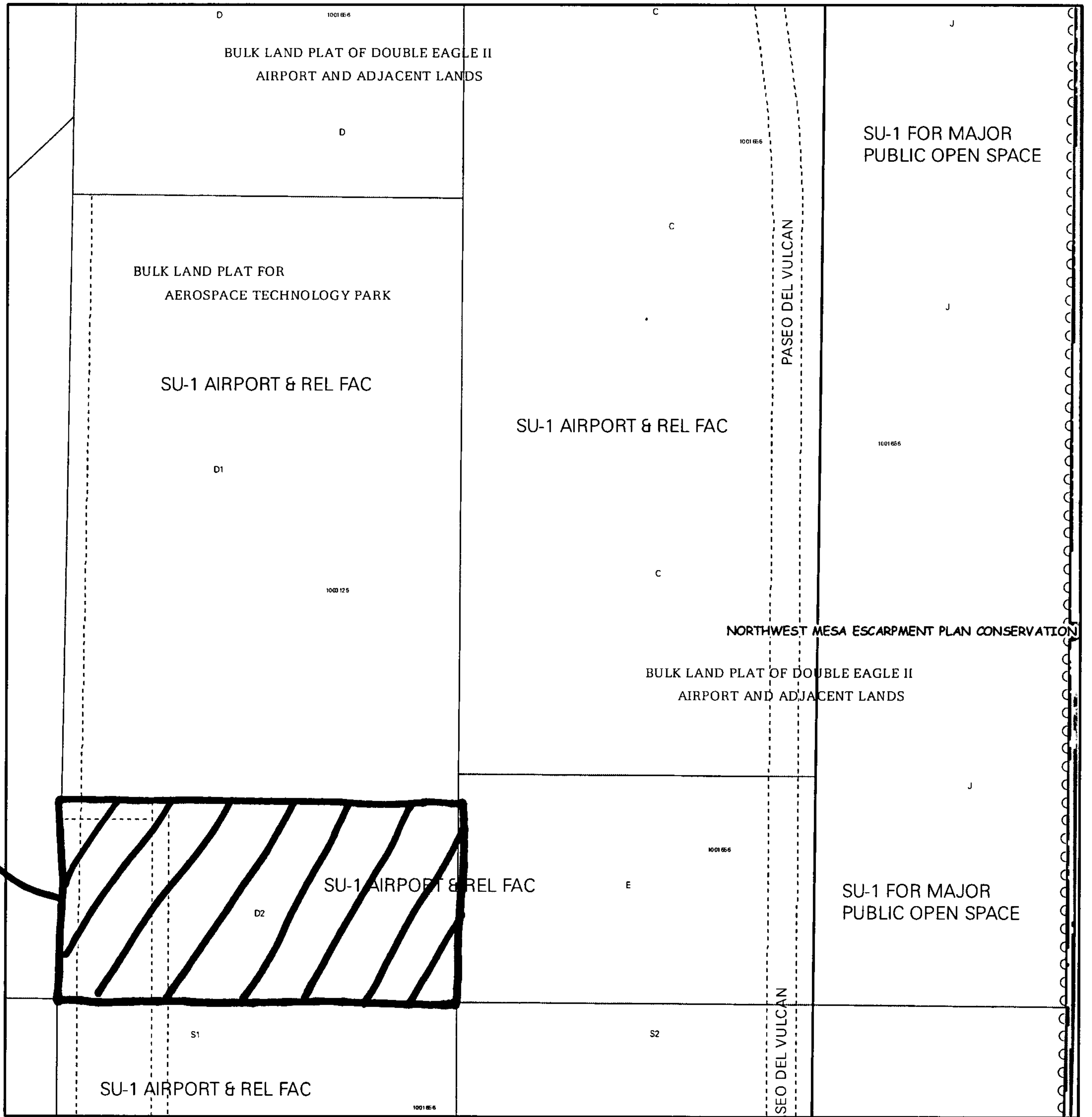
Form revised 4/03, 10/03 and **APRIL 2006**

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

Application case numbers  
07DRB - \_\_\_\_\_ - 00084  
07DRB - \_\_\_\_\_ - 00085

\_\_\_\_\_  
Sandy Hendley 01/26/07  
Planner signature / date  
Project # 1005346





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

**AGIS**  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

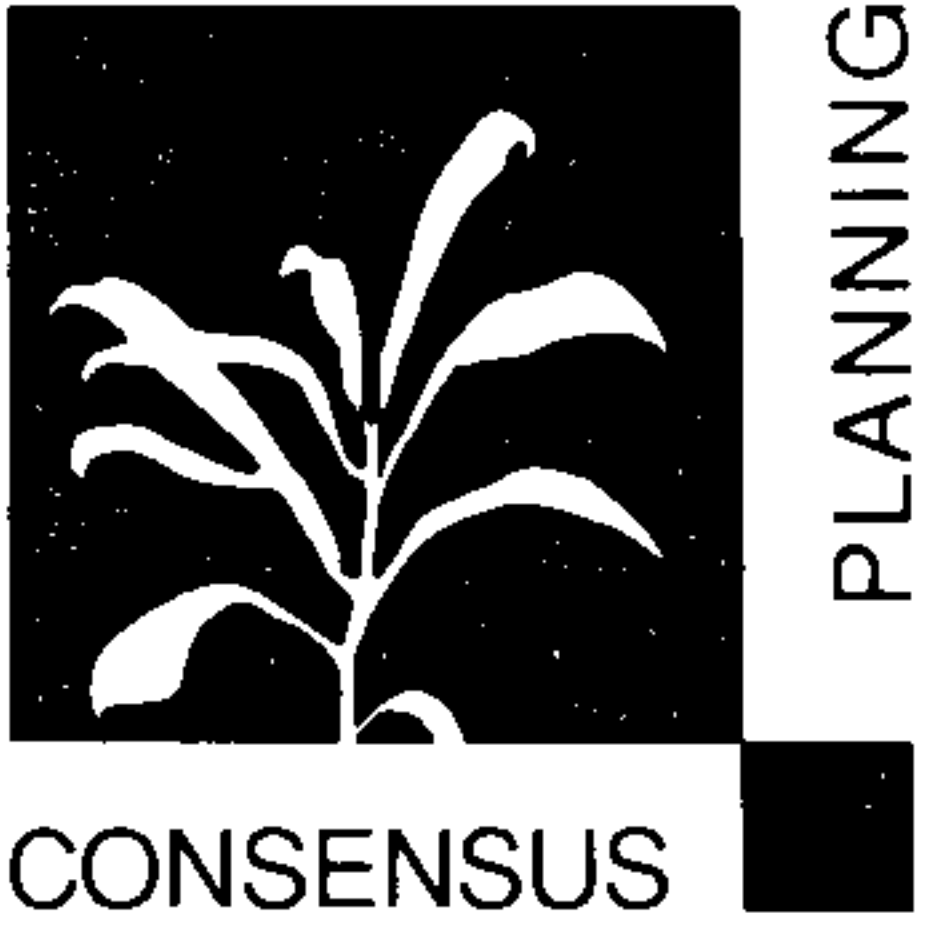
**F-06-Z**

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

Map amended through: 10/25/2006



January 26, 2007

Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

Landscape Architecture  
Urban Design  
Planning Services

Dear Madame Chair:

302 Eighth St. NW  
Albuquerque, NM 87102

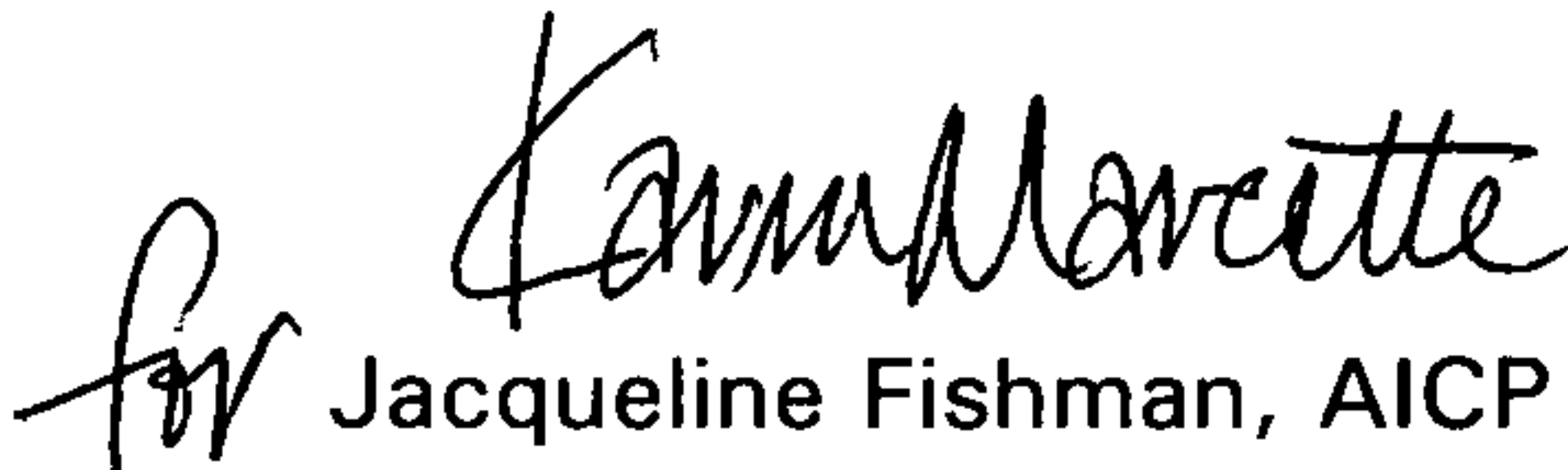
(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

The purpose of this letter is to explain our request for approval of major subdivision of a 50 acre parcel creating 15 lots, a vacation of an existing 106 foot public easement, and a Bulk Land Plat/Variance for the lands of the Aerospace Technology Park (ATP). The parcel is zoned SU-1 for Airport Related use. The site is located on the City's west side, adjacent to the Double Eagle II Airport. The Site Plan for Subdivision for the Aerospace Technology Park was approved in January 15, 2004 (03EPC-02054). The Project number for this project is 1003125. Consensus Planning is submitting this request on behalf of the managing partners in Albuquerque 50, LLC.

The Bulk Land Variance requested in this action is to waive the infrastructure list and subdivision improvements agreement. The parcel is zoned SU-1, therefore, all tracts will have to go through the approval process when specific development is proposed for the individual tracts. The vacation of easement is for an existing public cross access easement located only on Tract D-2.

We appreciate the Board's review of this submittal and the assistance that has been extended to this project by the Staff. Please do not hesitate to contact me at 764-9801 with any questions or if you need additional information.

Sincerely,

  
for Jacqueline Fishman, AICP

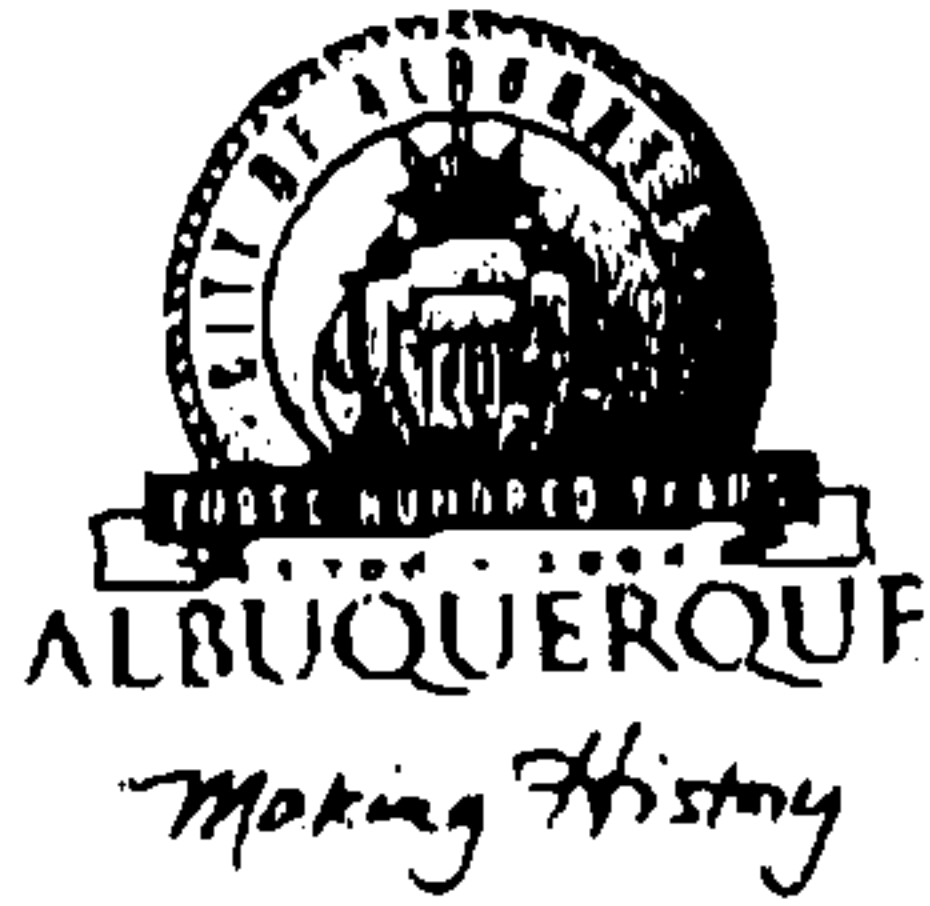
Associate

PRINCIPALS

Karen R. Marcotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



# 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: January 26, 07

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

This letter will serve to notify you that on 1-26-07  
(date)

TO CONTACT NAME: Douglas Shaw  
COMPANY/AGENCY: CONSENSUS Planning  
ADDRESS/ZIP: \_\_\_\_\_  
PHONE/FAX #: 764-9801 - [Fax-842-5495]

Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract D-2 Aerospace Technology Park  
Sec 36, TIN, R1E, NMPM  
zone map page(s) E-06.

Our records indicate that as of 1-26-07, there were no **Recognized**  
(date)

**Neighborhood Associations** in this area.

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 G. Carrero  
OFFICE OF NEIGHBORHOOD COORDINATION



# NOTICE TO APPLICANTS

**Suggested Information for Neighborhood Notification Letters...** Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, LUCC, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

**We recommend that the Notification Letter include the following information:**

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

## Information from the Office of Neighborhood Coordination (ONC)

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- [ ] ONC's "Official" Letter to the applicant and "Attachment A" (if there are associations). A copy must be submitted with application packet -OR-
- [ ] The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- [ ] Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.
- [ ] Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

\*\*\*\*\*

(Below this line for ONC use only)

Date of Inquiry: 1-26-07 Time Entered: 8:33pm ONC Rep. Initials: DC

January 25, 2007

Chairwoman Sheran Matson  
City of Albuquerque Development Review Board  
600 2<sup>nd</sup> St, NW  
Albuquerque, NM 87102

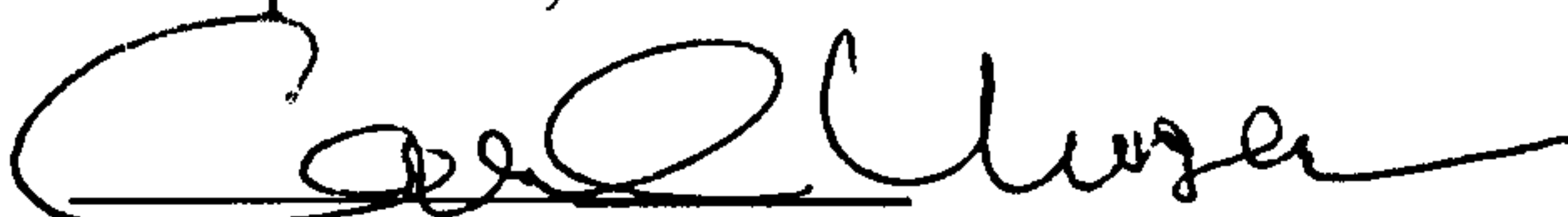
Dear Madame Chair:

We, the undersigned, as managing partners in Albuquerque 50, LLC, give permission to Consensus Planning, Inc. to work as our agent on the bulk plat submittal.

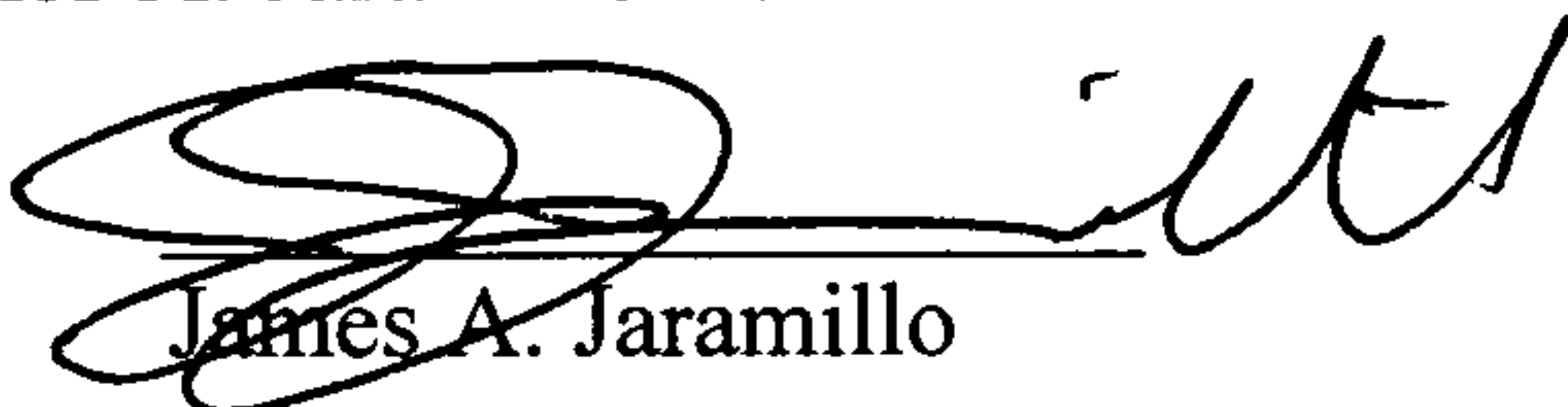
Thank you very much for your consideration.

Sincerely,

Durango Boseck Limited Partnership,  
a Nevada limited partnership  
By: Cicone, Inc.,  
a Nevada corporation, its General Partner

By:   
Carl Unger, its President

James A. Jaramillo Revocable Trust

By:   
James A. Jaramillo

### Current Ownership Data

**OWNERSHIP DATA**

(Updated October 2006 as it is reflected on the 2006 Tax Bills --- New address changes will be updated April 1st for 2007)

1 006 061 096 055 30102

RANCH JOINT VENTURE LLP

18818 TELLER AVENUE 200

IRVINE CA 92612

**LOCATION ADDRESS**

87120

**LEGAL DESCRIPTION**

TR D-2 BULK LAND PLAT FOR AEROSPACE TECHNOLOGY PARK

TRACTS D & S OF DOUBLE EAGLE II AIRPORT AND ADJACENT

LANDS CONT 50.0000 AC

---

[New Site Search](#) | [New Parcel Search](#) | [Search Results](#) | [Portfolio](#) | [Bernalillo Main Page](#)



# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: City of Albuquerque Date of request: 12/27/01 Zone atlas page(s): C4-C6 D4-D6  
E4-E6 F4-F6

CURRENT: Aviation Department  
SU-1 Airport Legal Description -  
Zoning SU-1 for Major Public Open Space Lot or Tract # see attached Block # \_\_\_\_\_

Parcel Size (acres / sq.ft.) 1,843.3 acres Subdivision Name Double Eagle II Airport

### REQUESTED CITY ACTION(S):

Annexation	[ X ]	Sector Plan	[ ]	Site Development Plan:	Building Permit	[ ]
Comp. Plan		Zone Change	[ x ]	a) Subdivision	Access Permit	[ ]
Amendment	[ ]	Conditional Use	[ ]	b) Build'g Purposes	Other	[ ]
				c) Amendment		[ ]

### PROPOSED DEVELOPMENT:

No construction / development [ x ]  
New Construction [ ]  
Expansion of existing development [ ]

### GENERAL DESCRIPTION OF ACTION:

# of units - \_\_\_\_\_  
Building Size - \_\_\_\_\_ (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative MMP Date 12/27/01  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ X ] NO [ ] BORDERLINE [ ]

PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [ X ] NO [ ] Mitigating reasons for not requiring TIS: Previously studied: [ ]

Notes: TRAFFIC IMPACT STUDY TO BE DEFERRED TO SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES.

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Tony Sald 12-27-01  
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [ X ] BORDERLINE [ ]

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [ ] NO [ X ] Mitigating reasons for not requiring AQIA: Previously studied: [ ]

Notes: ACCORDING TO ZONE CODE -

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

N/A 12-27-01  
ENVIRONMENTAL HEALTH DATE

Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS  
- SUBMITTED \_\_\_/\_\_\_/\_\_\_  
- FINALIZED \_\_\_/\_\_\_/\_\_\_  
TRAFFIC ENGINEER DATE

AQIA  
- SUBMITTED \_\_\_/\_\_\_/\_\_\_  
- FINALIZED \_\_\_/\_\_\_/\_\_\_  
ENVIRONMENTAL HEALTH DATE



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Copy Sent To  
Main File

RECEIVED

MAR 9 2004

February 27, 2004

MOLZEN-CORBIN & ASSOCIATES

Kent Frier, PE  
Molzen-Corbin & Associates  
2701 Miles Rd SE  
Albuquerque, NM 87106

Re: **Double Eagle II Airport Drainage Master Plan**  
**Engineer's Stamp dated 12-31-03, (E6/D1)**

Dear Mr. Frier,

Based upon the information provided in your submittal dated 12-31-03, the above referenced masterplan is approved in concept. Please provide a copy to AMAFCA for their review and approval, since this facility will be draining to their facilities. A project specific drainage plan adhering to this masterplan will be required for any future Work Order or Building Permit.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE  
Principal Engineer, Planning Dept.  
Development and Building Services

C: Loren Meinz, AMAFCA  
file



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

PAID RECEIPT

APPLICANT NAME James Jaramillo  
AGENT Consensus Planning Inc.  
ADDRESS 302 8th St NW  
PROJECT & APP # \_\_\_\_\_  
PROJECT NAME Tract D-2 Bulk Land Plat

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ 480.00 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

\$ 1,075.00 TOTAL AMOUNT DUE

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

JAMES A. JARAMILLO 10-04 95-625/1070 1178  
407 RIO GRANDE BLVD. NW 94006767  
ALBUQUERQUE, NM 87104  
DATE 1/25/07

PAY TO City of ABQ Development Review Board 1,055.00  
THE ORDER OF One Thousand & fifty five dollars 00  
THE Bank of Belen  
6000 Montgomery Blvd., N.E. • 505-338-4884  
Albuquerque, New Mexico 87109  
MEMO ABQ 50 LLC submittal  
ACCOUNT 441032 Fund 0110  
Activity 3424000  
Trans Amt

LOC: ANNX  
TRANS# 0036  
TRSMSP  
\$20.00

Thank You



# 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.

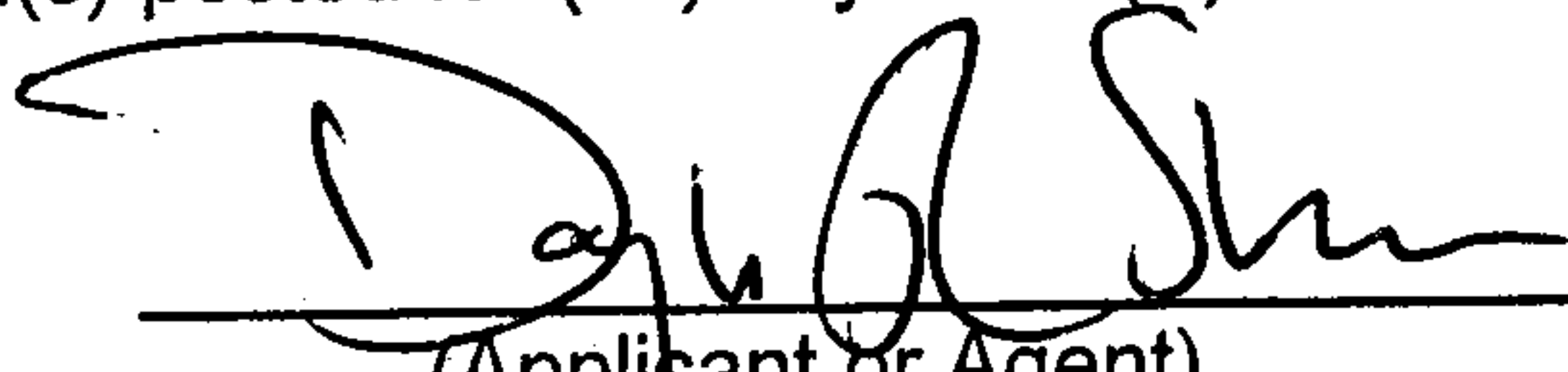
#### 4. TIME

Signs must be posted from FEBRUARY 6, 2007 to FEBRUARY 21, 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.

  
(Applicant or Agent)

1/26/07  
(Date)

I issued 2 signs for this application, 01/26/07 Sandy Handley  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1005346

ORIGINAL

## "NOTICE OF SUBDIVISION PLAT CONDITIONS"

### Bulk Land Plat of Aerospace Technology Park Unit 1

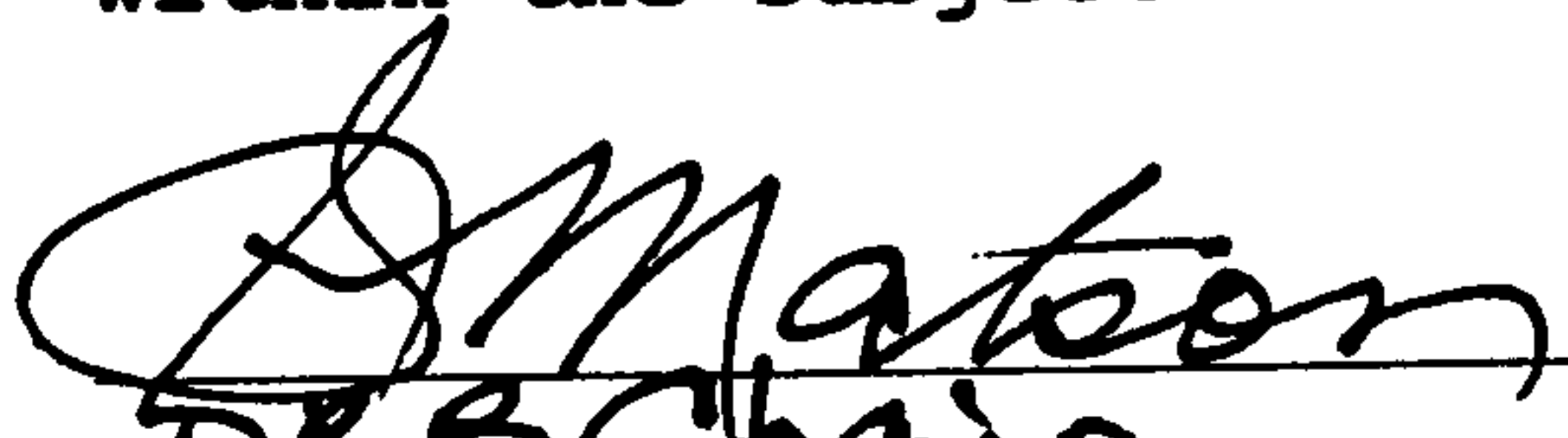
The Plat of Lots 1 thru 15, Bulk Land Plat of Aerospace Technology Park Unit 1, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 14-14-6-1 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with the current resolutions, ordinances and policies in effect at the time for any specific proposal.

Than City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

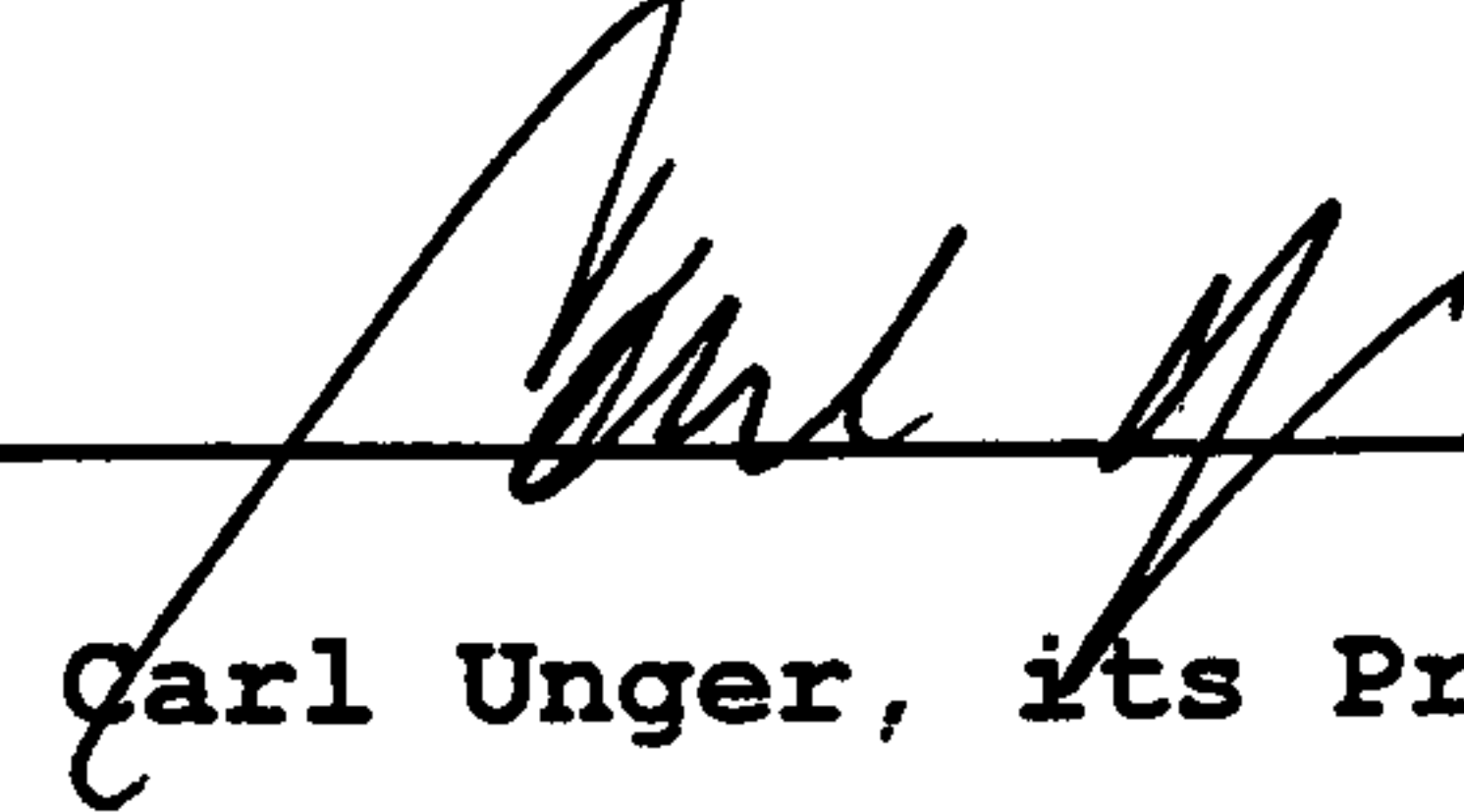
At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or a portion of the area within the subject subdivision.

  
\_\_\_\_\_  
DRB Chair


Chairperson  
Development Review Board

OWNER(S)

Durango Boseck Limited Partnership,  
a Nevada limited partnership  
By: Cicone, Inc.  
a Nevada corporation, its General Partner

By:   
Carl Unger, its President

James A. Jaramillo Revocable Trust

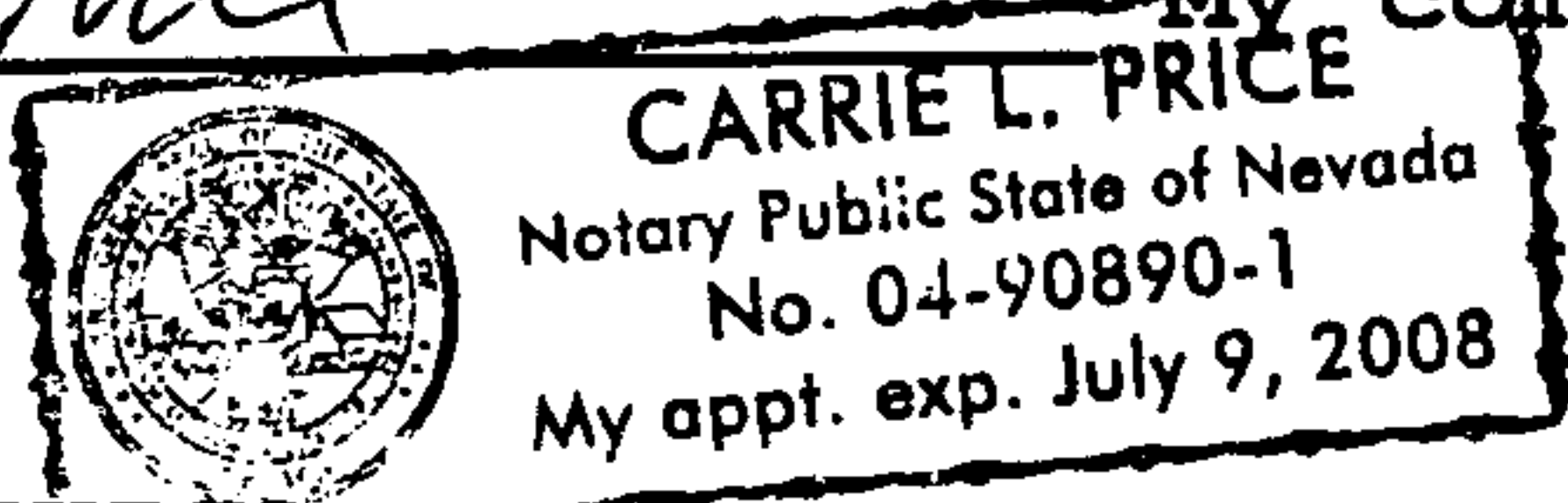
By:   
James A. Jaramillo

STATE OF NEVADA  
COUNTY OF CLARK SS

The foregoing instrument was acknowledged before me this 13<sup>th</sup>  
day of March, 2007, by, Carl Unger.

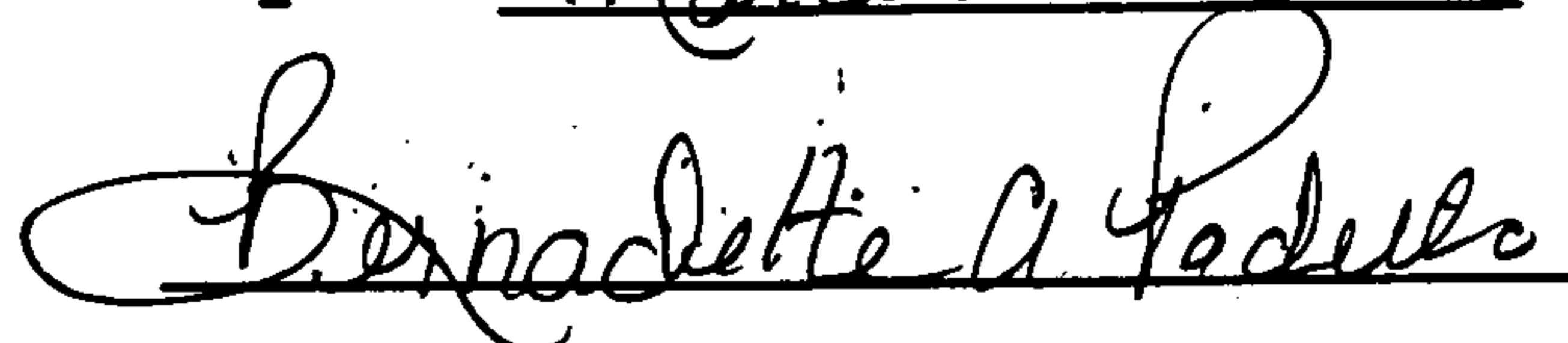
 My commission expires July 9, 2008

Notary Public

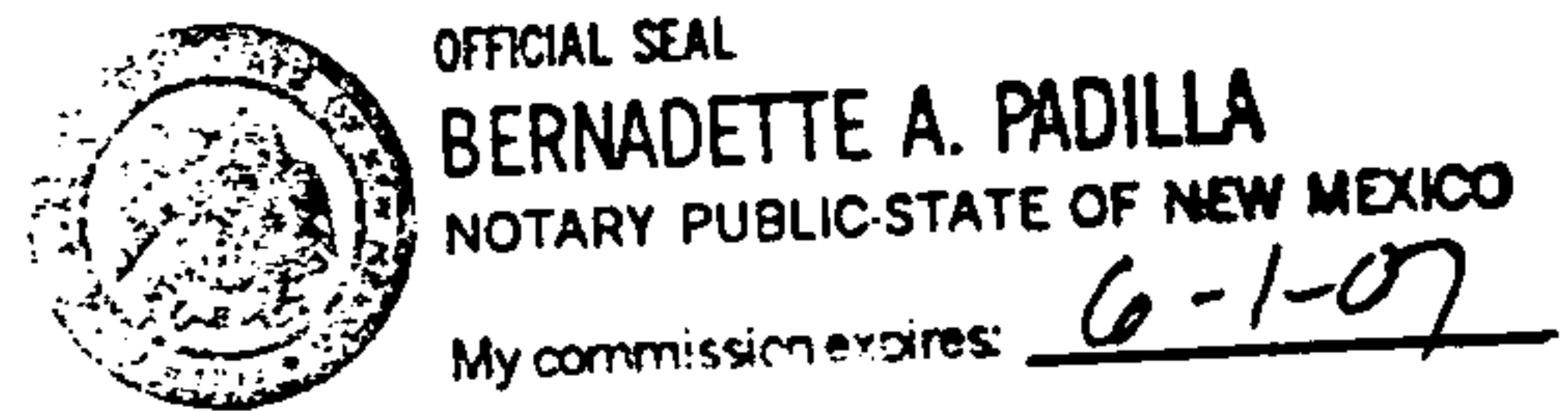


STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 20<sup>th</sup>  
day of March, 2007, by, James A. Jaramillo.

 My commission expires 6-1-2007

Notary Public





DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005346 AGENDA#: 3 DATE: 3/7/07

1. Name: RUSS HUGG Address: 9384 Zip: 87114  
SURV TEK VALLEY VIEW
2. Name: RUDY ARCUKETA Address: 2701 MILES RD Zip: 87106  
MOLZEN-CORBIN &  
ASSOCI
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: \_\_\_\_\_



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1005346**

**AGENDA ITEM NO: 3** *ES*

**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:**

*Vac*  
APPROVED ; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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

**DATE:** MARCH 7, 2007



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 7, 2007

**Project # 1005346**  
07DRB-00134 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK**, zoned SU-1 AIRPORT, located WEST OF PASEO DEL VULCAN NW, between I-40 and CITY OF RIO RANCHO containing approximately 50 acre(s). (F-6)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	No Association(s).
APS	The requested vacation of public easements for Tract D-2, <b>Aerospace Technology Park</b> (Paseo del Vulcan and I-40), zoned SU-1 Airport, will have no adverse impacts to the APS district.
Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
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

A meeting with Aviation to discuss ultimate rights-of-way, access and their relation to the master plan is needed.

Parks & Recreation

No objections.

Utilities Development

No objection to Vacation request.

Planning Department

This vacation request still does not solve the problem of the lack of vacation request for the bulk plat.

Impact Fee Administrator

No comments on the proposed vacation of public easement(s).

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

Cc: Albuquerque 50 LLC, 407 Rio Grande NW, Suite 3, 87104

Surv-Tek Inc., 9384 Valley View Dr NW, 87114

AIRPORT & REL FAC

1003125

PART OF DOUBLE EAGLE II  
AND ADJACENT LANDS

SU-1 AIRPORT & RE

1001656

B

D2

R

S1

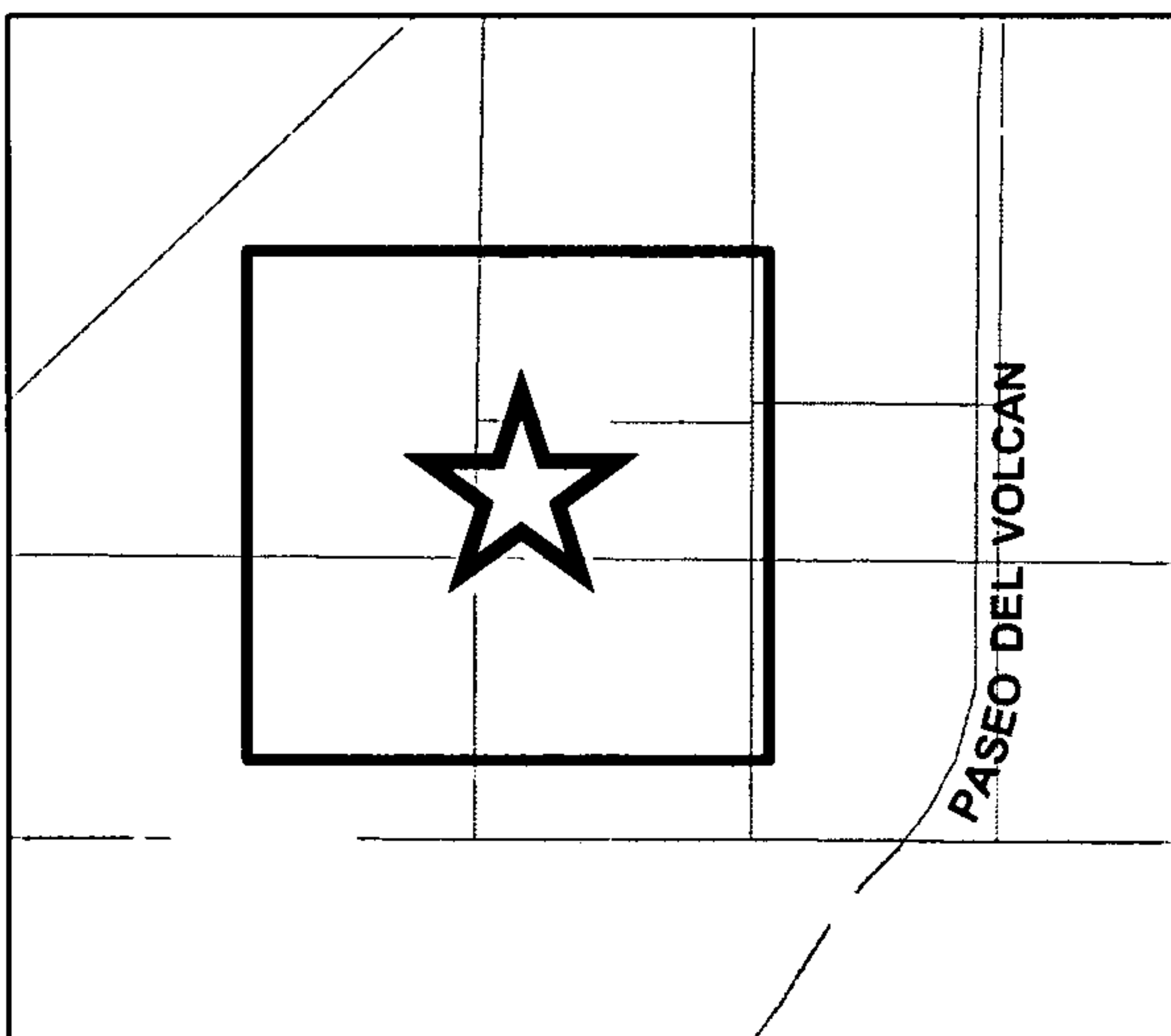
BULK LAND PLAT OF DOUBLE EAGLE II  
AIRPORT AND ADJACENT LANDS

SU-1 AIRPORT & REL FAC

1001656

BULK LAND PLAT FOR  
AEROSPACE TECH

SU-1 AIRPORT & REL FAC



# ZONING MAP

Note: Grey shading  
indicates County.



1 inch equals 500 feet

Project Number:

1005346

Hearing Date:

3/7/2007

Zone Map Page:

F-6

Additional Case Numbers:

07DRB-00134



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, March 7, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1003713**

07DRB-00143 Major-Two Year SIA

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, **BELL TRADING POST LOFTS**, zoned SU-2 SU-1 FOR RES W/C-1, located on CENTRAL AVE SW, between LAGUNA RD SW and 15<sup>TH</sup> SW containing approximately 1 acre(s). [REF: Z-85-9, 05DRB-00149, 05DRB-00147] (J-13)

**Project # 1004246**

07DRB-00144 Major-SiteDev Plan  
BldPermit

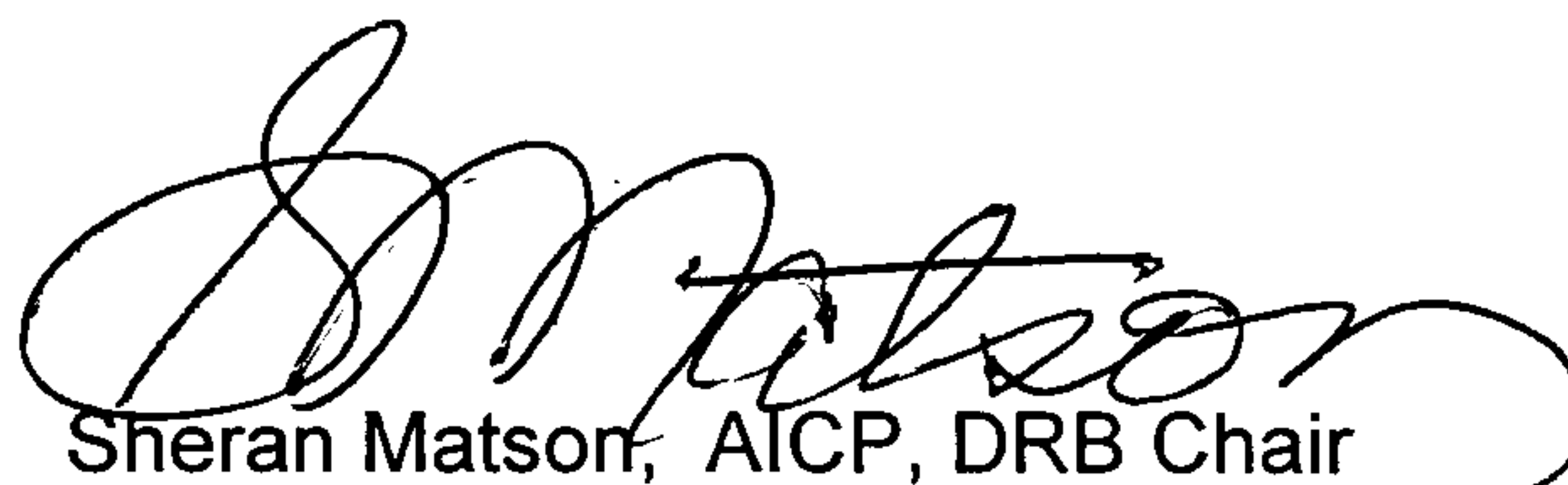
TIERRA WEST LLC agent(s) for KOZANI LLC request(s) the above action(s) for Lot(s) 7-10 and 23-26, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **HOLLY PLAZA**) zoned SU-2 FOR IP, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s). (C-18)

**Project # 1005346**

07DRB-00134 Major-Vacation of Public  
Easements

SURV-TEK INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK**, zoned SU-1 AIRPORT, located WEST OF PASEO DEL VULCAN NW, between I-40 and CITY OF RIO RANCHO containing approximately 50 acre(s). (F-6)

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, FEBRUARY 19, 2007.**



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

**Meeting Date:** March 7, 2007  
**Zone Atlas Page:** F-6  
**Notification Radius:** 100 Ft.

**Project# 1005357**  
**App#07DRB-00134**

**Cross Reference and Location: WEST OF PASEO DEL VOLCAN BETWEEN I-40  
AND CITY OF RIO RANCHO**

**Applicant:** ALBUQUERQUE 50, LLC  
407 RIO GRANDE NW STE 3  
ALBUQUERQUE, NM 87104

**Agent:** RUSS HUGG  
SURV-TEK, INC. *VALLEY*  
9384 ~~VAKKET~~-VIEW DR NW  
ALBUQUERQUE, NM 87114

**Special Instructions:**

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

**Date Mailed:** FEBRUARY 16, 2007  
**Signature:** ERIN TREMLIN



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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: ALBUQUERQUE 50, LLC PHONE: 505-480-1602  
 ADDRESS: 407 RIO GRANDE NW SUITE 3 FAX: \_\_\_\_\_  
 CITY: ALBUQ STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_  
 Proprietary Interest in Site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): Surv-Tek, Inc PHONE: 897-3366  
 ADDRESS: 9384 Valley View Drive NW FAX: 897-3377  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: Hugg@survtek.com

DESCRIPTION OF REQUEST: VACATION OF 106' PUBLIC ACCESS AND UTILITY EASEMENT

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

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

Lot or Tract No. TRACT D-2 Block: --- Unit: ---  
 Subdv. / Addn. AEROSPACE TECHNOLOGY PARK  
 Current Zoning: SU-1 AIRPORT Proposed zoning: SAME  
 Zone Atlas pages(s) F-6 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 50 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city Limits?  Yes.  No, (but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A  
 UPC No. 100606109605530102 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: WEST OF PASEO DEL VOLCAN  
 Between: I-40 and CITY OF RIO RANCHO

**CASE HISTORY:**

List any current or prior case numbers that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 1005346

Check-off if project was previously reviewed by Sketch Plat/Plan  , or Pre-Application Review Team  Date of review: \_\_\_\_\_

SIGNATURE [Signature] DATE 2.5.07  
 (Print) Russ Hugg Applicant  Agent

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>07DRB - 00134</u>	<u>VPE</u>	<u>V</u>	<u>\$45.00</u>
<input type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$20.00</u>
<input type="checkbox"/> All case #s are assigned		<u>ADV</u>		<u>\$75.00</u>
<input type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input type="checkbox"/> Case history #s are listed				<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$</u>
	Hearing date <u>03-07-07</u>			Total <u>\$140.00</u>

[Signature] 02/6/07 Planner signature / date **Project # 1005346**

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

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

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

- \_\_\_ Scale drawing showing the proposed variance or waiver (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.

Russ Huce  
Applicant name (print)  
RH  
Applicant signature / date  
2.5.07



Form revised 4/03 and October 2003

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

Application case numbers  
070RB-\_\_\_\_\_-00134

Joseph M. K... 2-6-07  
Planner signature / date  
Project # 1005346



REC	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10060 60277 44410 145	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	871031293	V	A1A	TR S-2 BULK LAND PLAT FOR AEROSPACE TECHNOLOGY PARK TRACTS D & S OF DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS CONT 90.3889 AC
2	10060 60080 44620 144	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	871031293	V	A1A	TR S-1 BULK LAND PLAT FOR AEROSPACE TECHNOLOGY PARK TRACTS D & S OF DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS CONT 101.9724 AC
3	10060 61096 05530 102	RANCH JOINT VENTURE LLP	18818 TELLER AVENUE SUITE 200	IRVINE	CA	92612	V	A1A	TR D-2 BULK LAND PLAT FOR AEROSPACE TECHNOLOGY PARK TRACTS D & S OF DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS CONT 50.0000 AC
4	10060 61099 26730 101	ECLIPSE AVIATION CORP	2503 CLARK CARR LANE	ALBUQUERQUE	NM	87106	V	A1A	TR D-1 BULK LAND PLAT FOR AEROSPACE TECHNOLOGY PARK TRACTS D & S OF DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS CONT 150.000 AC
5	10060 61260 08540 101	STATE OF NEW MEXICO COMMISSIONER OF PUBLIC LANDS	PO BOX 1148	SANTA FE	NM	875041148	V	A1A	TR E BULK LAND PLAT OF DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS CONT 51.0468 AC
6	10050 61495 21540 125	STATE OF NEW MEXICO COMMISSIONER OF PUBLIC LANDS	PO BOX 1148	SANTA FE	NM	875041148	V	A1A	TR B BULK LAND PLAT OF DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS CONT 251.0468 AC
7	10060 61495 26510 164	STATE OF NEW MEXICO COMMISSIONER OF PUBLIC LANDS	PO BOX 1148	SANTA FE	NM	875041148	V	A1A	TR J BULK LAND PLAT OF DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS CONT 160.0303 AC
8	10050 60275 42510 144	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	871031293	V	A1A	TR R BULK LAND PLAT OF DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS CONT 259.0448 AC
9	10060 61110 49520 101	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	871031293	V	A1A	TR F BULK LAND PLAT OF DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS CONT 51.6910 AC
10	10060 61295 29510 163	STATE OF NEW MEXICO COMMISSIONER OF PUBLIC LANDS	PO BOX 1148	SANTA FE	NM	875041148	V	A1A	TR C BULK LAND PLAT OF DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS CONT 177.4651 AC
11	10060 60460 42210 144	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	871031293	V	A1A	LOTS 1 & 8 SEC 1 T10N R1E CONT 63.82 AC

Or Current Resident  
ECLIPSE AVIATION CORP  
2503 CLARK CARR LP SE  
ALBUQUERQUE, NM 87106

Project# 1005346  
ALBUQUERQUE 50 LLC  
407 RIO GRANDE NW STE 3  
ALBUQUERQUE, NM 87104

Or Current Resident  
RANCH JOINT VENTURE LLP  
18818 TELLER AVENUE SUITE 200  
IRVINE, CA 92612

Project# 1005346  
RUSS HUGG  
Surv-Tek, Inc.  
9384 VALLEY DR. NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
STATE OF NEW MEXICO  
COMMISSIONER OF PUBLIC LANDS  
PO BOX 1148  
SANTA FE, NM 87504 1148



# City of Albuquerque

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

Date: February 2, 07

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

This letter will serve to notify you that on 2-2-07  
(date)


TO CONTACT NAME: Russ Hugg  
COMPANY/AGENCY: Suru Tek, Inc.  
ADDRESS/ZIP: 9384 Valley View Dr. NW - 87114  
PHONE/FAX #: 897-3366 - (Fax - 897-3377)

Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract D-2. AEROSPACE  
Technology Park.  
zone map page(s) F-6.

Our records indicate that as of 2-2-07, there were **no Recognized**  
(date)  
**Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

  
\_\_\_\_\_  
OFFICE OF NEIGHBORHOOD COORDINATION




which DRB received no application. This public utility easement runs along the west side of the property contained in Tract D-2, the object of the bulk land variance and platting application contained in the action currently before DRB.

If this plat is approved, Planning will take delegation until the vacation of the public utility easement in the original bulk plat is approved along with a revised bulk plat.

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.

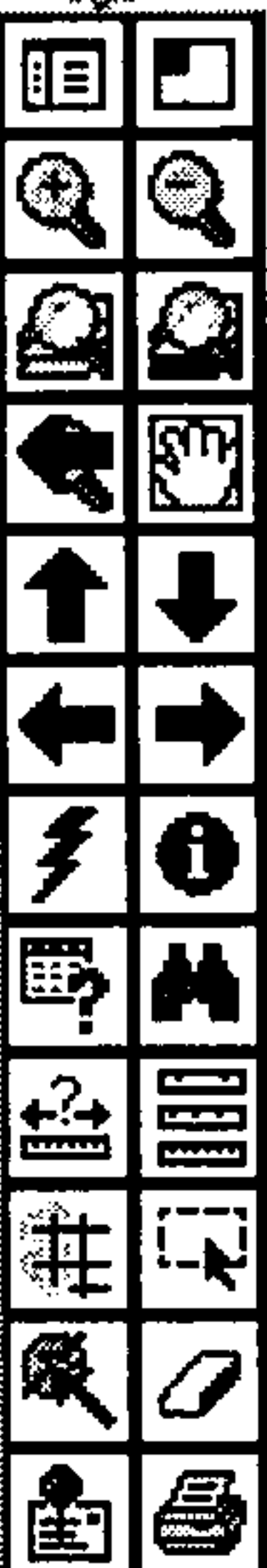
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 5, 2007.**



**CITY OF ALBUQUERQUE**  
www.cabq.gov

# ALBUQUERQUE GIS DATA WEBSITE



N

**LAYERS**

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

Refresh Map

Auto Refresh

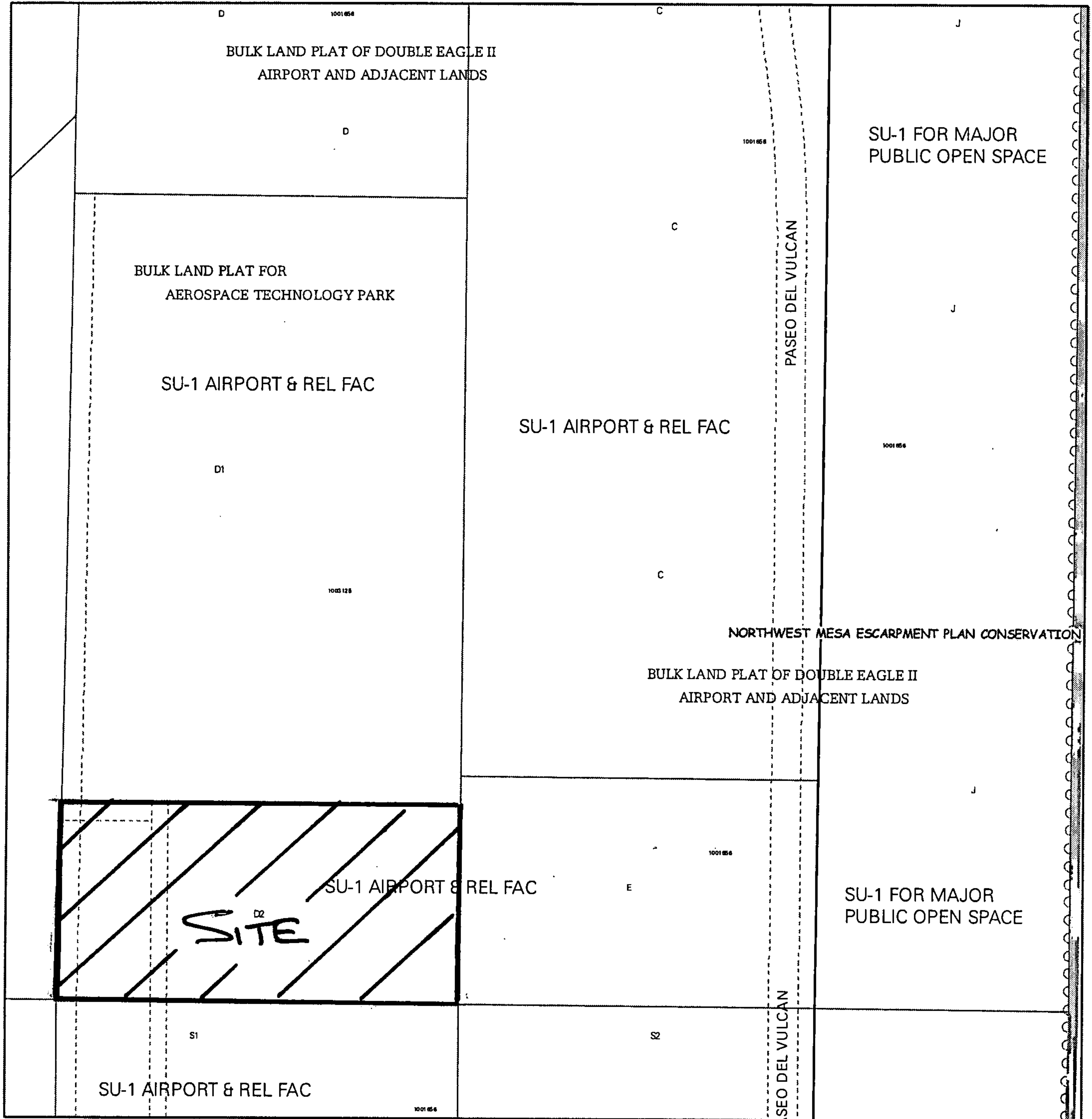
Help:

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

OWNERSHIP		
Rec	UPC CODE	OWNER
1	100606027744410145	CITY OF ALBUQUERQUE
2	100606008044620144	CITY OF ALBUQUERQUE

Pan
SEARCH
REFRESH
HELP
INDEX PAGE

[CONTACT](#)



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

**AGIS**  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**F-06-Z**

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 1/9/2007





<p><b>SUBDIVISION</b></p> <p>_____ Major Subdivision action          _____ Minor Subdivision action  <input checked="" type="checkbox"/> Vacation          _____ Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p>_____ ... for Subdivision Purposes          _____ ... for Building Permit          _____ IP Master Development Plan          _____ Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form <b>S</b></p> <p><b>V</b></p> <p><b>P</b></p> <p><b>L</b></p>	<p><b>ZONING AND PLANNING</b></p> <p>_____ 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)</p> <p><b>APPEAL / PROTEST OF ...</b></p> <p>_____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p>Supplemental form <b>Z</b></p> <p><b>A</b></p>
--	---	--	---

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: ALBUQUERQUE 50, LLC PHONE: 505-480-1602  
 ADDRESS: 407 RIO GRANDE NW SUITE 3 FAX: \_\_\_\_\_  
 CITY: ALBUQ STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_  
 Proprietary Interest in Site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): Surv-Tek, Inc PHONE: 897-3366  
 ADDRESS: 9384 Valley View Drive NW FAX: 897-3377  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: Hugg@survtek.com

DESCRIPTION OF REQUEST: VACATION OF 106' PUBLIC ACCESS AND UTILITY EASEMENT

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

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

Lot or Tract No. TRACT D-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdv. / Addn. AEROSPACE TECHNOLOGY PARK  
 Current Zoning: SU-1 AIRPORT Proposed zoning: SAME  
 Zone Atlas pages(s) F-6 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 50 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city Limits?  Yes.  No, (but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A  
 UPC No. 100606109605530102 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: WEST OF PASEO DEL VOLCAN  
 Between: I-40 and CITY OF RIO RANCHO

**CASE HISTORY:**

List any current or prior case numbers that may be relevant to your application (Proj., App., DRB-, AX\_Z\_V\_S\_, etc.):

1005346

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-Application Review Team  Date of review: \_\_\_\_\_

SIGNATURE [Signature] DATE 2.5.07  
 (Print) Russ Hugg Applicant  Agent

**FOR OFFICIAL USE ONLY**  
3/04

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>07DRB - 00134</u>	<u>VPE</u>	<u>✓</u>	<u>\$45.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>03-07-07</u>	_____	_____	<u>\$140.00</u>

[Signature] 02/6/07  
 Planner signature / date

Project # 1005346

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

**(PUBLIC HEARING CASE)**

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

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

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

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

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

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

- \_\_\_ Scale drawing showing the proposed variance or waiver (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.

Russ Huce  
Applicant name (print)  
[Signature]  
Applicant signature / date  
2.5.07



Form revised 4/03, and October 2003

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

Application case numbers  
070RB - - 00134  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

Joseph McKenna 2-6-07  
Planner signature / date  
**Project #** 1005346



# **SURV TEK, INC.**

## **Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

February 5, 2007

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

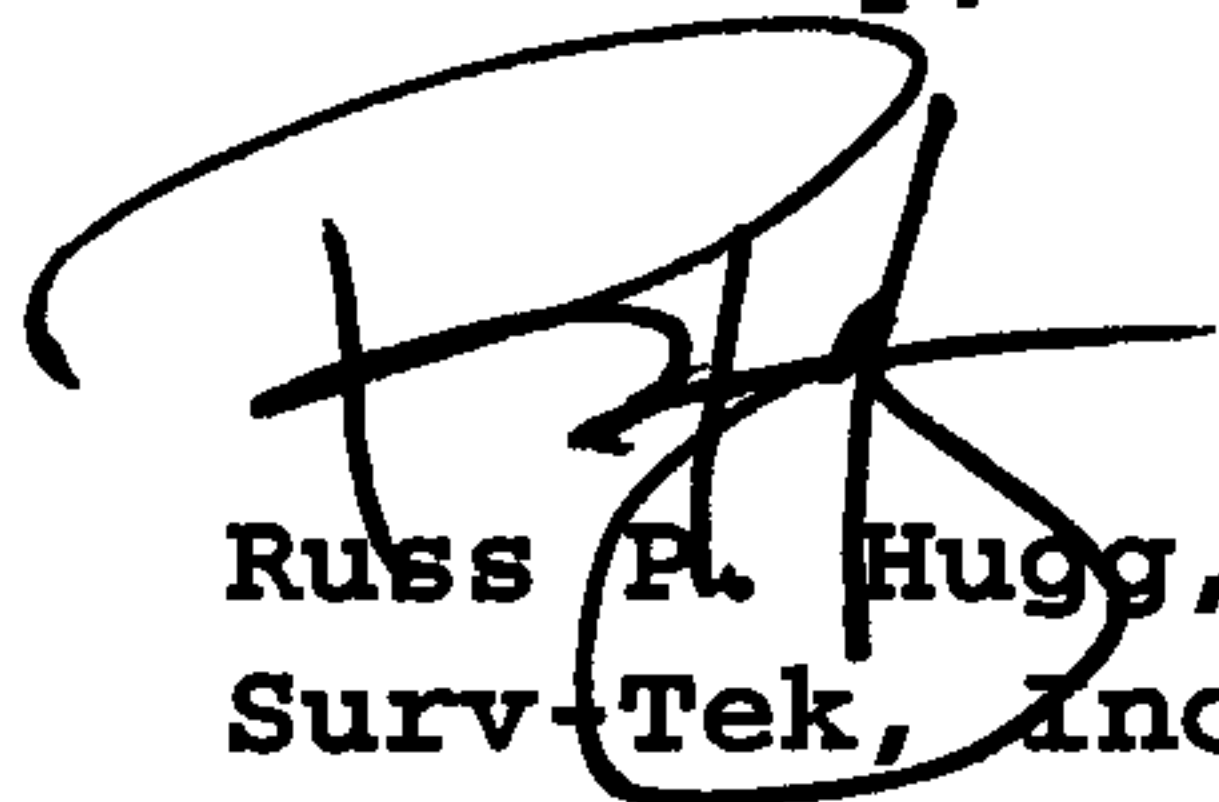
RE: Tract D-2, Aerospace Technology Park (To be known as Lots 1 thru 15, Bulk Land Plat of Aerospace Technology Park Unit 1), Bernalillo County, New Mexico. City Zone Atlas Page F-6-Z. Project Number 1005346

Dear Ms. Matson:

The owners of the above captioned property, Durango Boseck Limited Partnership, are hereby filing application with the City of Albuquerque Development Review Board for Vacation of an existing 106' Public Access Easement as shown on the attached vacation exhibit. This additional request for vacation is in response to DRB request to correctly vacate said easement which was not vacated by the proper vacation application on the previous bulk plat. (Copy of DRB comments attached).

If you should have any questions regarding this request, please contact me at your convenience.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.





**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, February 21, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1005310**  
07DRB-00083 Major-SiteDev Plan  
BldPermit

~~GREGORY T. HICKS & ASSOCIATES agent(s) for STEVE GRIEGO request(s) the above action(s) for all or a portion of Tract(s) 9-C, RENAISSANCE CENTER, zoned SU-1 FOR IP, located on CHAPPELL DR NE, between MISSION DR NE and RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 06AA01769, DRB-96-495, V-96-110] (F-16)~~

~~Agent was called & asked to revise his site plan following the SPBP Checklist. 1/02/07.~~

**Project # 1005346**  
07DRB-00084 Major-Bulk Land Variance  
07DRB-00085 Major-Vacation of Public Easements  
07DRB-00086 Major-Preliminary Plat Approval

CONSENSUS PLANNING INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, AEROSPACE TECHNOLOGY PARK and Tract(s) D & S, DOUBLE EAGLE AIRPORT AND ADJACENT LANDS, zoned SU-1 FOR AIRPORT & RELATED FACILITIES, located on PASEO DEL VOLCAN NW, between 1-40 and the CITY OF RIO RANCHO containing approximately 50 acre(s). [REF: 04DRB01505, 04DRB01506] (F-6)

Because the property is zoned SU1 and the DRB will review the future site plans for building permit associated with the lots on this bulk plat, Planning has no objection to the approval of the plat or the bulk land variance.

Remember that a separate sheet entitled "Notice of Subdivision Plat Conditions" must be signed & recorded with this plat. Planning will take delegation of this plat for that signed notice & to record the plat. The sheet is available at the Front Counter.

Planning also has no objection to the vacation requests.

However, the bulk land plat that created this tract was recorded with a vacation of a public utility easement for

(which DRB received no application. This public utility easement runs along the west side of the property contained in Tract D-2, the object of the bulk land variance and platting application contained in the action currently before DRB.

If this plat is approved, Planning will take delegation until the vacation of the public utility easement in the original bulk plat is approved along with a revised bulk plat.

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, FEBRUARY 5, 2007.**



# City of Albuquerque

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

Date: February 2, 07

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

This letter will serve to notify you that on 2-2-07  
(date)

TO CONTACT NAME: Russ Hugg  
COMPANY/AGENCY: Suru Tek, Inc.  
ADDRESS/ZIP: 9384 Valley View Dr. NW - 87114  
PHONE/FAX #: 897-3366 - (Fax - 897-3377)

Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract D-2 AEROSPACE  
Technology Park.  
zone map page(s) F-6.

Our records indicate that as of 2-2-07, there were **no Recognized**  
(date)

**Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephan D...  
OFFICE OF NEIGHBORHOOD COORDINATION





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

**PAID RECEIPT**

APPLICANT NAME

ALBUQUERQUE 50 LLC

AGENT

SURV-TEK Inc

ADDRESS

9384 Valley View Dr NW

PROJECT & APP #

1005346

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.**

\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division

2/6/2007 9:43AM LCC: ANNX  
 RECEIPT# 00070825 WSH 008 TRANSH 0007  
 Account 441032 Fund 0110 TRSLJS  
 Activity 3424000  
 Trans Amt \$140.00  
 J24 Misc

Thank You

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK IN PAPER. SEE BACK SIDE FOR OTHER SECURITY FEATURES

**SURV-TEK, Inc.**

Consulting Surveyors  
 9384 Valley View Drive, Albuquerque, New Mexico 87114  
 Phone: 505-897-3366 Fax: 505-897-3377

BANK OF AMERICA  
 ACH R/T 107000327

95-32  
 1070

053770

2.6.07

PAY TO THE ORDER OF

**CITY OF ALBUQUERQUE**

City of Albuquerque  
 Treasury Division

\*\*\*DUPLICATE\*\*\* \$140.00

DOLLARS

**ONE HUNDRED FORTY & NO/100**

2/6/07 9:43AM LCC: ANNX  
 RECEIPT# 00070825 WSH 008 TRANSH 0007  
 Account 441018 Fund 0110  
 Activity 4971000 TRSLJS

Trans Amt \$140.00  
 J24 Misc \$75.00  
 AUTHORIZED SIGNATURE

\$140.00  
 \$0.00

⑈053770⑈ ⑈107000327⑈ 004275593649⑈

MEMO

MP



# 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.

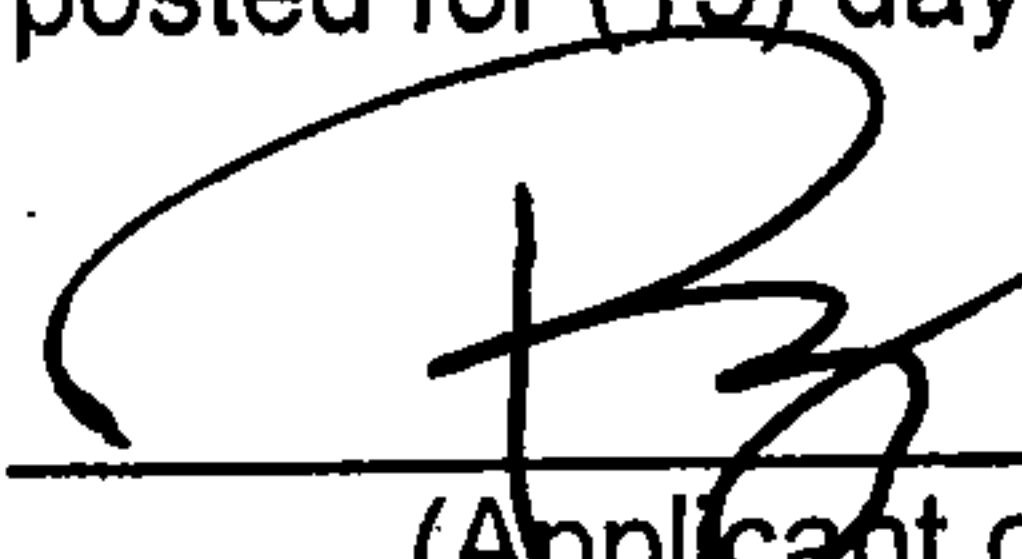
#### 4. TIME

Signs must be posted from Feb 29, 2007 To March 7, 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.



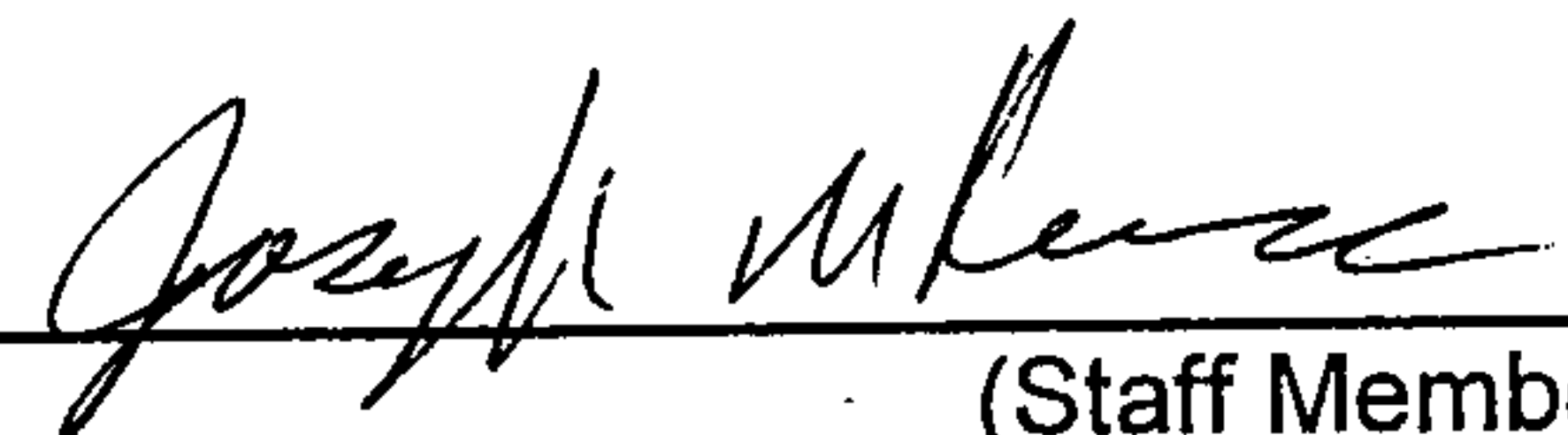
(Applicant or Agent)

2-6-07

(Date)

I issued 1 signs for this application,

2-6-07  
(Date)



(Staff Member)

DRB PROJECT NUMBER: 1005346



VACATION EXHIBIT  
TRACT D-2  
AEROSPACE TECHNOLOGY PARK  
WITHIN

SECTION 36, TOWNSHIP 11 NORTH, RANGE 1 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2007

**LEGAL DESCRIPTION**

Tract lettered "D-2" of the Bulk Land Plat for AEROSPACE TECHNOLOGY PARK as the same is shown and designated on the plat, therein filed in the office of the County Clerk of Bernalillo County, New Mexico on December 21, 2004 in Map Book 2004C, folio 396.

TRACT D-1  
AEROSPACE TECHNOLOGY PARK  
TRACTS D AND S OF DOUBLE EAGLE II AIRPORT  
AND ADJACENT LANDS  
Filed 12-21-04, Vol. 2004C, Folio 386

TRACT "C"  
DOUBLE EAGLE II AIRPORT  
AND ADJACENT LANDS  
Filed 7-10-2002, Vol. 2002C, Folio 228

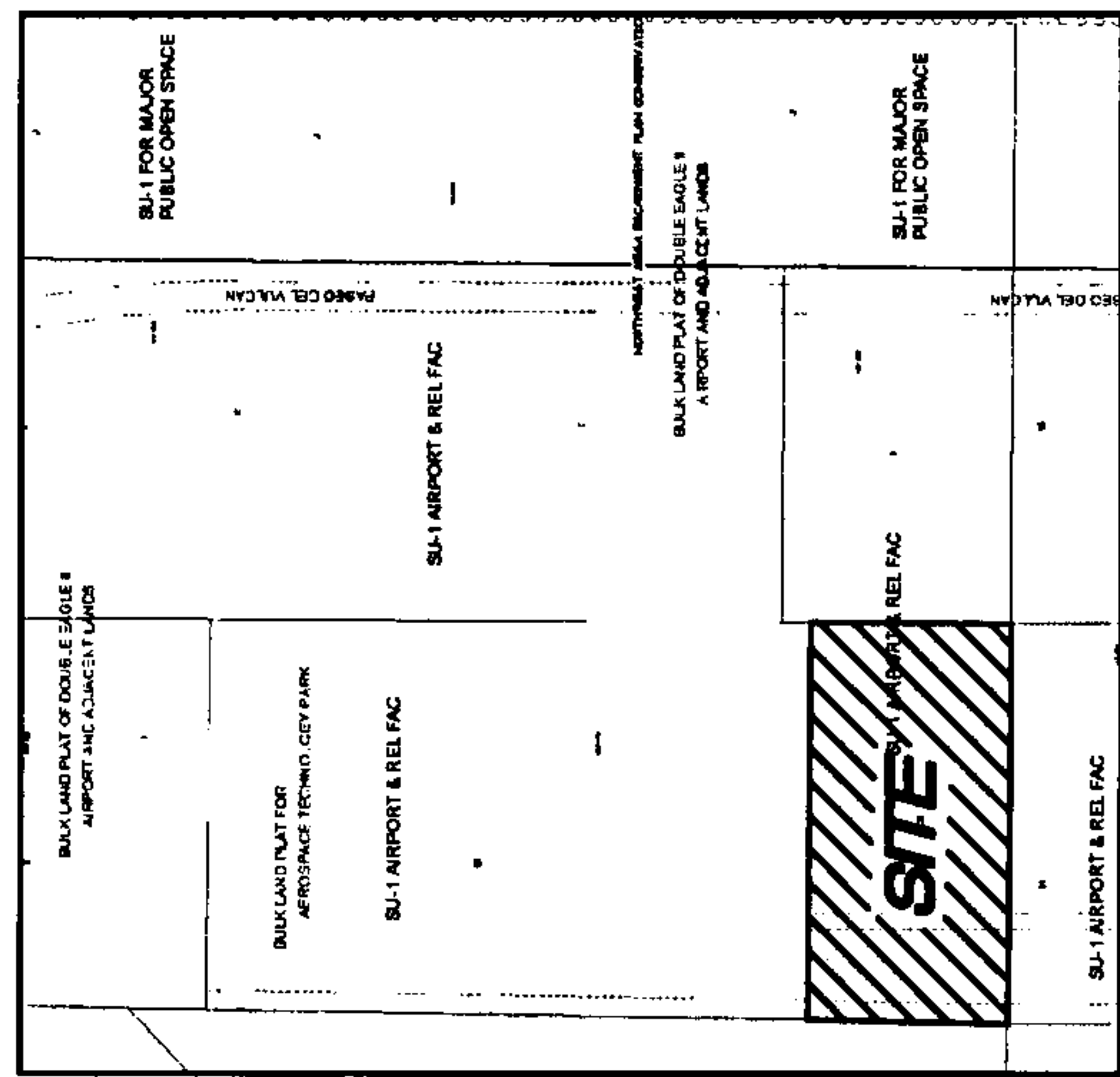
**TRACT D-2**  
49.9966 ACRES  
(2,177,852 SQ. FT.)  
(VACANT LAND—NO BUILDINGS)

TRACT "E"  
DOUBLE EAGLE II AIRPORT  
AND ADJACENT LANDS  
Filed 7-10-2002, Vol. 2002C, Folio 228

TRACT "R"  
DOUBLE EAGLE II AIRPORT  
AND ADJACENT LANDS  
Filed 7-10-2002, Vol. 2002C, Folio 228

AEROSPACE TECHNOLOGY PARK  
TRACTS D AND S OF DOUBLE EAGLE II AIRPORT  
AND ADJACENT LANDS  
Filed 12-21-04, Vol. 2004C, Folio 386

**EXHIBIT B**  
Date 3/07/05



**VICINITY MAP**

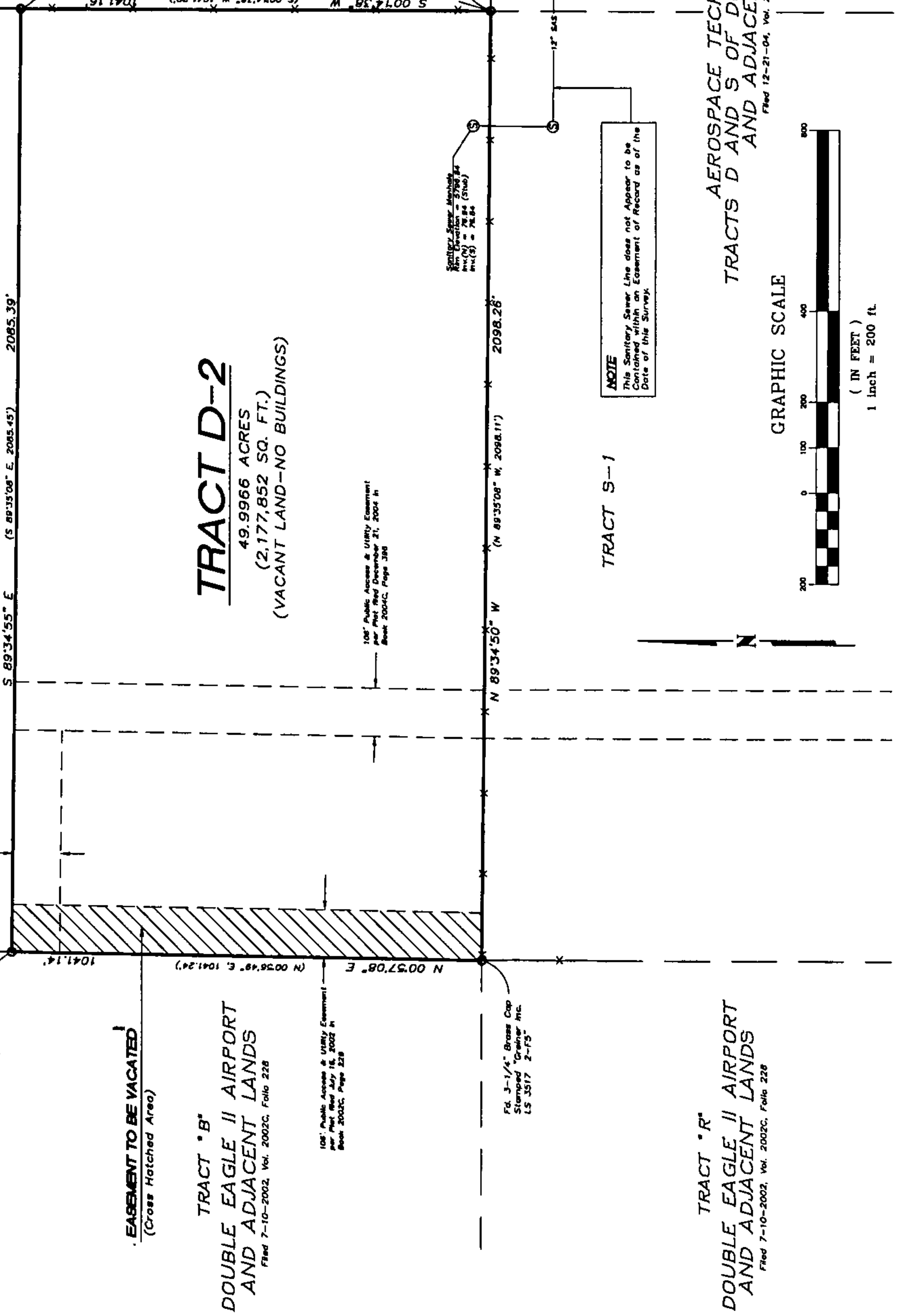
N. T.S.  
Ft. 5/8" Radius  
& Cap "LS 7924"

100' Public Access & Utility Easement  
per Plat Filed December 21, 2004 in  
Book 2004C, Page 386

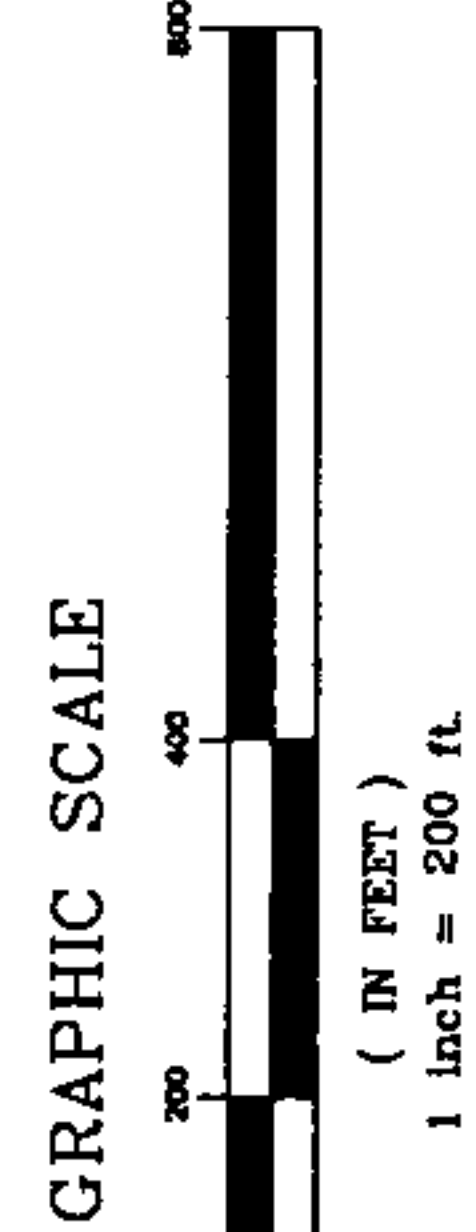
100' Public Access & Utility Easement  
per Plat Filed December 21, 2004 in  
Book 2004C, Page 386

100' Public Access & Utility Easement  
per Plat Filed December 21, 2004 in  
Book 2004C, Page 386

100' Public Access & Utility Easement  
per Plat Filed December 21, 2004 in  
Book 2004C, Page 386



**NOTE**  
This Surveying Service Line does not appear to be the same as the monument of record as of the date of this survey.



**SURVOTEK, INC.**

Consulting Surveyors  
604 Valley View Drive, N.E. Albuquerque, New Mexico 87114  
Phone: 505-997-3566  
Fax: 505-997-3577