



COMPLETED 07/12/10 SH
DRB CASE ACTION LOG
(Preliminary/Final)

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

DRB Application No.: 10DRB-70180 Project # 1005354
 Project Name: Duke City Lumber Company Addition
 Agent: Bohannan Huston Inc. Phone No.: _____

Your request was approved on 6-30-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- TRANSPORTATION:** _____
- ABCWUA:** - Revise E'ment
- CITY ENGINEER / AMAFCA:** _____
- PARKS / CIP:** _____
- PLANNING (Last to sign):** - revised .dxf approval & record

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

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

6. **Project# 1007140**
10DRB-70173 EXT OF MAJOR
PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of **JUAN TABO HILLS Unit(s) 3B**, zoned RD, located on JUAN TABO BLVD BETWEEN VIA POSADA AND GULFSTREAM DR containing approximately 41.02442 acre(s). (M-22) **AT THE JUNE 30, 2010 DEVELOPMENT REVIEW BOARD MEETING, A ONE YEAR EXTENSION FOR THE PRELIMINARY PLAT WAS APPROVED ALONG WITH THE ASSOCIATED SIDEWALK WAIVER 08DRB-70300 AND TEMP DEFT SWDK CONST 08DRB-70301, AND SUBJECT TO THE COMPLETION OR RE-APPROVAL OF VACATION OF PUBLIC EASEMENT 08DRB-70297 AS WELL AS ANY REQUIRED VACATIONS FOR ASSOCIATED PROJECTS 1007139 AND 1004073; CONDITIONS OF FINAL PLAT AND SDP FOR SUBDIVISION 08DRB-70302 REMAIN APPLICABLE.**

7. **Project# 1003612**
10DRB-70172 EXT OF MAJOR
PRELIMINARY PLAT

GARCIA/KRAEMER & ASSOC. agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 31-33, **TOWN ATRISCO GRANT**, zoned SU-2 RLT, located on ENDEE RD NW BETWEEN 98TH ST NW AND 94TH ST NW containing approximately 6.4 acre(s). (J-9) **AT THE JUNE 30, 2010 DEVELOPMENT REVIEW BOARD MEETING, A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED, SUBJECT TO THE COMPLETION OR RE-APPROVAL OF VACATION OF PUBLIC RIGHT-OF-WAY 10DRB-70093; CONDITIONS OF FINAL PLAT REMAIN APPLICABLE.**

8. **Project# 1005354**
10DRB-70180 MINOR - FINAL PLAT
APPROVAL

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER COMPANY ADDITION** zoned S-M1, S-1, located on BELLAMAH AVE NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 7.4628 acre(s). (J-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR EASEMENT REVISION AND TO PLANNING FOR REVISED AGIS APPROVAL AND TO RECORD.**

9. **Project# 1007885**
10DRB-70176 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

NATIONAL PARK SERVICE request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA SHADOWS**, zoned RD, located on UNSER BLVD NW ACROSS FROM WESTERN TRAIL NW containing approximately 2.556 acre(s). **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO DEMONSTRATE ACCES TO PUBLIC RIGHT-OF-WAY FOR LAND LOCKED PARCELS. AND TO PLANNING TO SHOW ADJOINER AND TO RECORD.**

5354

DXF Electronic Approval Form

DRB Project Case #: 1005354

Subdivision Name: SAWMILL VILLAGE

Surveyor: RUSS P HUGG

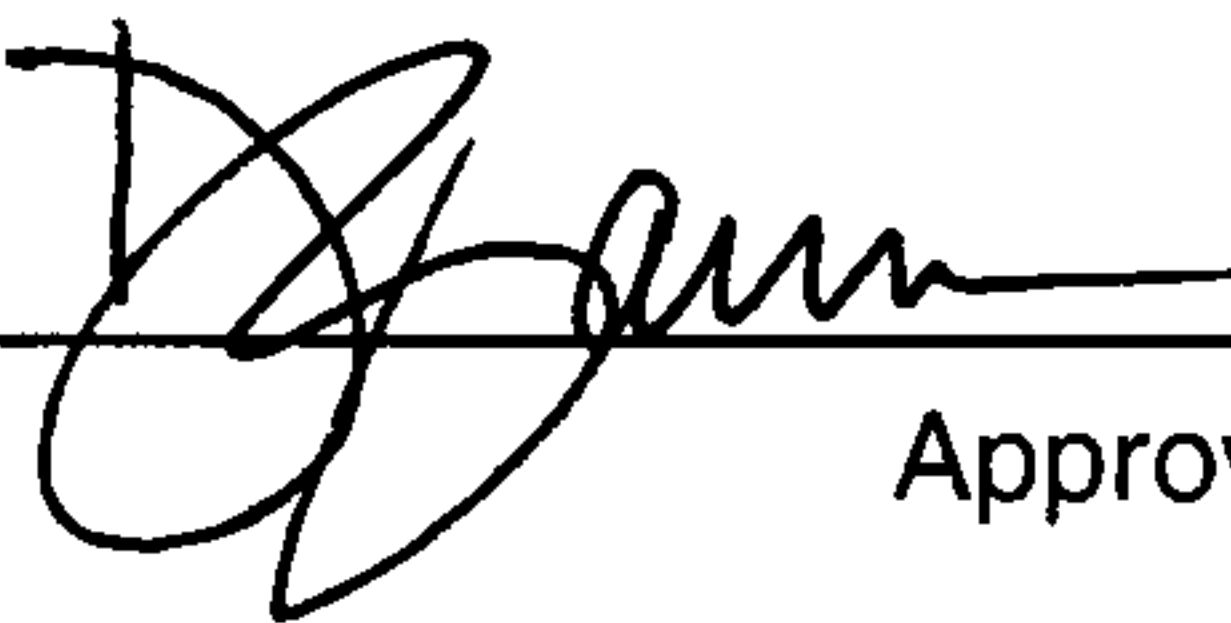
Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 7/9/2010

Hard Copy Received: 7/9/2010

Coordinate System: NMSP Grid (NAD 27)


Approved

7-12-2010
Date

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

AGIS Use Only
Copied fc 5354 to agiscov on 7/12/2010 Contact person notified on 7/12/2010



DRB CASE ACTION LOG (Preliminary/Final)

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

DRB Application No.: 10DRB-70180

Project # 1005354

Project Name: *Duke City Lumber Company Addition*

Agent: *Bohannon Huston Inc.*

Phone No.:

Your request was approved on 6-30-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION:

ABCWUA: *- Revise E'ment*

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): *- revised .dxp approval & record*

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.**

HEARINGS DATE (6-30-10 (7:15F))



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 17, 2010

Project# 1005354

10DRB-70051 VACATION OF PUBLIC EASEMENTS
10DRB-70058 VACATION OF PRIVATE EASEMENT
10DRB-70072 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the referenced/ above action(s) for ten Public Easements and one Private Easement on Lot B-2-A, **DUKE CITY LUMBER COMPANY ADDITION** zoned S-I, located in the northeast quadrant of the intersection of BELLAMAH AVE NW and 18TH ST NW containing approximately 7.508 acre(s). (J-13)[*Deferred from 3-10-10*]

At the March 17, 2010 Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance. With the signing of the infrastructure list dated 3/17/10, the preliminary plat was approved. The final plat was indefinitely deferred for the SIA. The site plan must be signed-off as a condition of final plat.

Findings

(A)(1) The easement vacation requests were filed by the owners of a majority of the footage of land abutting the proposed vacation.

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

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

CONDITIONS:

1. 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 April 1, 2010 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

OFFICIAL NOTICE OF DECISION

Page 2

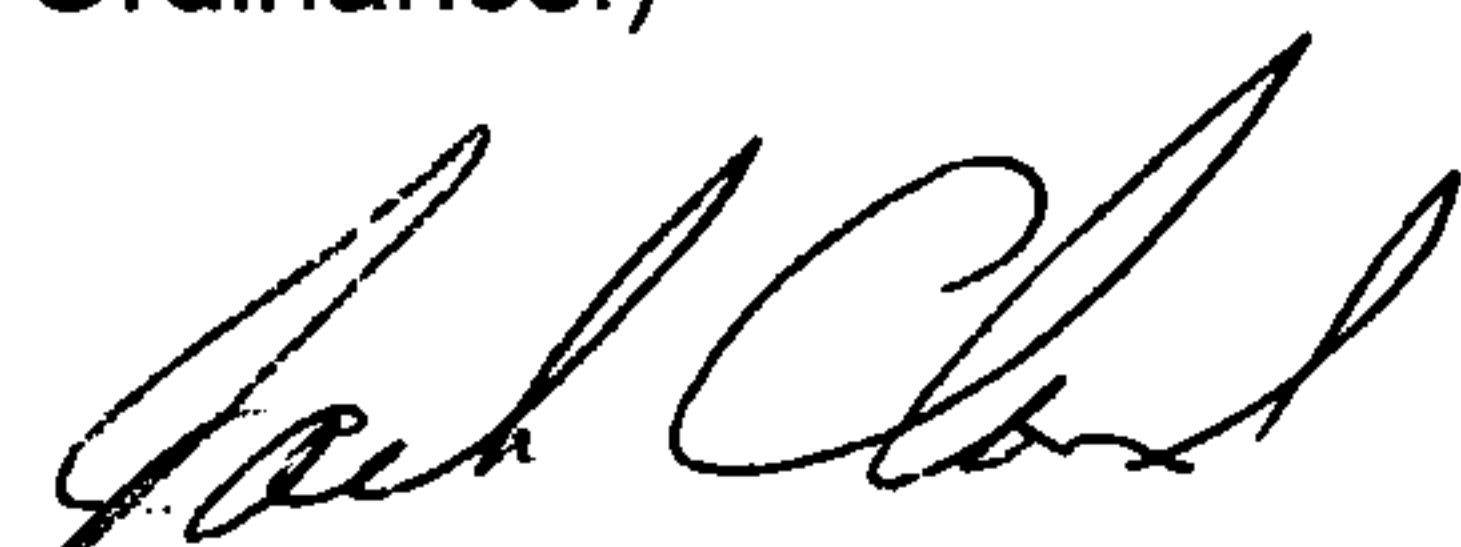
Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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

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

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

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



Jack Cloud, AICP, DRB Chair

Cc: Sawmill Community Land Trust – P.O. Box 25181 – Albuquerque, NM 87125

Cc: Bohannon Huston Inc. – 7500 Jefferson NE – Albuquerque, NM 87109

Scott Howell

Marilyn Maldonado

File

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1005354 AGENDA# 1 DATE: 3/17/10

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: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____



**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 10, 2010, beginning at 9:00 a.m.** for the purpose of considering the following:

Project# 1002473

10DRB-70047 MAJOR – 6 MONTH
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

BOHANNAN HUSTON INC agent(s) for D.R. HORTON request(s) the referenced/ above action(s) for all or a portion of **DESERT VISTA SUBDIVISION**, zoned RD, located on the west side of VENTURA AVE NE between SIGNAL AVE NE and CORONA AVE NE containing approximately 15.9392 acre(s). (C-20)

Project# 1002944

10DRB-70050 MAJOR – 1 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

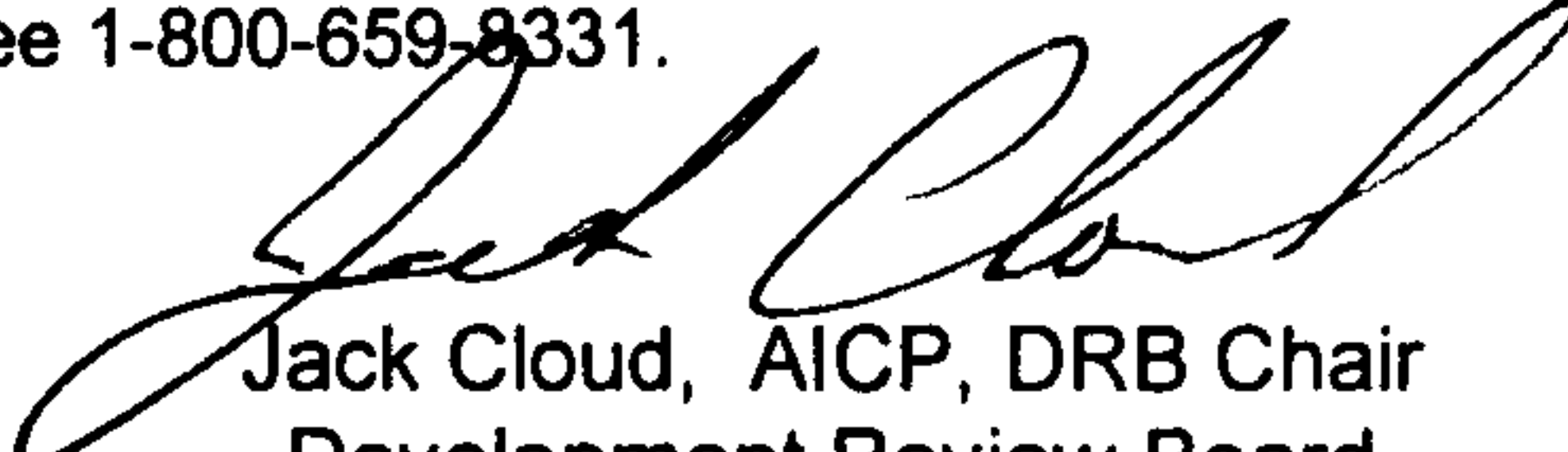
MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, **LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC**, zoned SU-1/ MIXED USES, located on the west side of UNSER BLVD NW between MCMAHON BLVD NW and NIGHT WHISPER RD NW containing approximately 1.8859 acre(s). (A-11)

Project# 1005354

10DRB-70051 VACATION OF PUBLIC
EASEMENTS

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the referenced/ above action(s) for ten Public Easements and one Private Easement on Lot B-2-A, **DUKE CITY LUMBER COMPANY ADDITION** zoned S-I, located in the northeast quadrant of the intersection of BELLAMAH AVE NW and 18TH ST NW containing approximately 7.508 acre(s). (J-13)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 22, 2010.

HEARINGS DATE 3-10-10 (VPE)(P1F)
(A1P1)(E1N) 01-01-S E1A1 D



LOA

DRB CASE ACTION LOG ~~(P&F)~~ 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-70071 (P&F)**

Project # **1005354**

Project Name: **SAWMILL VILLAGE**

Agent: **Bohannan Huston**

Phone No: **823-1000**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on _____ 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): Purpose of Plat Record
- Zoning on Plat changed
- _____
- _____

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

Project Number 1005354



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 25, 2008

Project# 1005354
08DRB-70271 EXT OF MAJOR PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** zoned S-M1& S-1, located on BELLAMAH AVE NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 7.46 acre(s). (J-13)

At the June 25, 2008 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Jack Cloud, AICP, DRB Chair

Cc: Bohannan Huston Inc. – 7500 Jefferson NE – Albuquerque, NM 87109
Cc: Sawmill Community Land Trust – P.O. Box 25181 – Albuquerque, NM 87125

7. **Project# 1007017**
08DRB-70255 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70256 EPC APPROVED SDP
FOR SUBDIVISION
08DRB-70258 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

NMHCR LLC agent(s) for KASSAM HOSPITALITY request(s) the above action(s) for all or a portion of Lot(s) 2-A-1, 2-A-2, 2-A-3, **SUNPORT PARK** zoned IP, located on WOODWARD RD SE BETWEEN UNIVERSITY AND TRANSPORT SE containing approximately 4.45 acre(s). (M-15) [Deferred from 6/11/08] **DEFERRED TO 7/9/08 AT THE AGENT'S REQUEST.**

8. **Project# 1007015**
08DRB-70275 AMENDED SDP FOR BP

DORMANBREEN ARCHITECTS agent(s) for CHURCH OF ST JOSEPH ON THE RIO GRANDE request(s) the above action(s) for all or a portion of Lot(s) X-1-A1, **ABQ URBAN CENTER** zoned SU-3, located on ST JOSEPH'S DR NW BETWEEN ATRISCO DR NW AND COORS BLVD NW containing approximately 10 acre(s). (G-11) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR FIRE MARSHALL'S APPROVAL AND FOR PLANNER'S APPROVAL AND TO TRANSPORTATION FOR WRITTEN COMMENTS.**

9. **Project# 1006760**
08DRB-70180 SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

YOLANDA MONTOYA agent(s) for MICHAEL RAJOLA request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 27, Tract(s) 1, **NAA Unit(s) B**, zoned SU-2/IP, located on OAKLAND NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 0.89 acre(s). (C-18) [Deferred from 4/23/08, 5/7/08, 5/28/08 & 6/11/08] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/25/08, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PRIVATE SAS SERVICE EASEMENT ON LOT 5 AND TO TRANSPORTATION FOR COMMENTS.**

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

10. ~~Project# 1005354~~
08DRB-70271 EXT OF MAJOR
PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** zoned S-M1& S-1, located on BELLAMAH AVE NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 7.46 acre(s). (J-13) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

4. **Project# 1003794**
08DRB-70238 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

GEORGE RAINHART & ASSOC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for Lots 3 and 4, **VOLCANO POINT SHOPPING CENTER**, zoned SU-2 / PCA, located on the northwest corner of 98TH ST NW AND CENTRAL AVE NW containing approximately 1.9833 acre(s). (K-9)] **DEFERRED TO 7/9/08 AT THE AGENT'S REQUEST.**

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

5. **Project# 1004675**
08DRB-70257 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70259 EPC APPROVED SDP
FOR SUBDIVISION

GEORGE RAINHART ARCHITECTS agent(s) for MCNANEY BUILDING INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) K, **VISTA DE LA LUZ**, zoned SU-1 PRD, located on COORS BLVD NW BETWEEN WESTERN TRAILS NW AND LEARNING RD NW containing approximately 2.78 acre(s). **THE SITE DEVELOPMENT PLANS FOR SUBDIVISION AND BUILDING PERMIT WERE APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT SHOWING LOCATION OF SIDEWALK AND DISTANCE OF FACE-OF-CURB TO PROPERTY LINE. 3 COPIES OF BOTH SITE PLANS MUST BE PROVIDED TO PLANNING.**

08DRB-70269 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for MONTEREY LANDGROUP LLC request(s) the above action(s) for all or a portion of Tract(s) K, **VISTA DEL LA LUZ**, zoned SU-1, located on COORS NW BETWEEN SIVILLA NW AND WESTERN NW containing approximately 2.7555 acre(s). (F-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMPLETED SITE PLAN FOR SUBDIVISION.**

6. **Project# 1000650**
08DRB-70237 EPC APPROVED SDP
FOR BUILD PERMIT

GEORGE RAINHART & ASSSOC. agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 2A, **LAMONICA & WENK**, zoned SU-1 / C-1, located on COORS BLVD AND RIO BRAVO containing approximately 1.55 acre(s). (P-10) [*Deferred from 5/28/08, 6/4/08 & 6/11/08*] **DEFERRED TO 7/9/08 AT THE AGENT'S REQUEST.**



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005354

AGENDA ITEM NO: 10

SUBJECT:

Preliminary Plat Ext

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the extension request.

New Mexico 87103

RESOLUTION:

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

www.cabq.gov


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

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

FOR:

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

DATE: June 25, 2008

10A


DRB CASE ACTION LOG (SITE PLAN SUBD)

REVISED 9/28/05

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

DRB Application No.: 07DRB-70078 (SPS)
Project Name: DUKE CITY LUMBER,
ARBOLERA DE VIDA
Agent: Dekker Perich Sabatini

Project # 1005354
Phone No.: 761-9700

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/11/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: S.F.A.

PARKS / CIP: _____

PLANNING (Last to sign): S.F.A. Initials OK as 7-11-07
S.F.A.

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

Project Number 1005354



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 11, 2007

9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order 9:00 A.M. Adjourned: 12:10 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# 1002529**
07DRB-70049 MAJOR - 2YR SUBD
IMP AGMT (2YR SIA) BORDENAVE DESIGNS agent(s) for CAS, LLC /
ROBRO, INC request(s) the above action(s) for all or
a portion of Lot(s) 1-4, **CAS ADDITION**, zoned SU-
1 FOR C-1 & SU-1 FOR O-1, located on COORS
BLVD NW BETWEEN WESTSIDE DR NW AND
CALABACILLAS ARROYO containing approximately
6 acre(s). [REF: 04EPC-01840] (B-13 / B-14). **TWO-
YEAR SIA EXTENSION WAS WITHDRAWN AT
THE AGENT'S REQUEST.**

2. **Project# 1006539**
07DRB-70047 BULK LAND
VARIANCE
07DRB-70043 VACATION OF PUBLIC
EASEMENT
07DRB-70045 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70048 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
07DRB-70046 VACATION OF
PRIVATE EASE.

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4-A-1 & 4-B, **MESA DEL SOL (to be known as INNOVATION PARK)** zoned SU-2 PLANNED COMMUNITY, located on I-25 and UNIVERSITY BLVD SE containing approximately 2,270.5622 acre(s). (Q-16, R-15-17, S-14, S-16-17, T-16) **BULK LAND VARIANCE WAS APPROVED. THE VACATION OF PUBLIC EASEMENT, VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF THE PRIVATE EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/11/07 AND THE APPROVAL OF THE GRADING PLAN ENGINEERING STAMP DATED 6-8-07, THE PRELIMINARY WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF WAS DELEGATED TO PLANNING FOR A 15 DAY APPEAL PERIOD, FOR AGIS DXF FILE AND TO RECORD.**

3. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Major-Vacation of
Public Easement

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 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 & 07/11/07*] (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16. **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

4. **Project# 1000976**
07DRB-70042 MAJOR -
PRELIMINARY PLAT APPROVAL
07DRB-70044 MINOR - TEMP DEFR
SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.**, zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).*[Deferred from 07/11/07]* (M-10 & N-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

07DRB-70107 MINOR - SDP FOR
SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION** zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07]* (M-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

5. **Project# 1005334**
07DRB-70062 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70063 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for THOMAS SCHROEDER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 13, **MESA GRANDE ADDITION**, zoned O-R, located on MESA GRANDE PL SE between GRACELAND ST SE and VALVERDE SE containing approximately .1062 acre(s). (K-17) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR FINAL SIGN OFF, A 15 DAY APPEAL PERIOD, AND REAL PROPERTY'S SIGNATURE AND TO RECORD THE PLAT.**

6. **Project# 1006549**
07DRB-70061 VACATION OF PUBLIC
EASEMENT

SURVEYS SOUTHWEST LTD agent(s) for
BENCOR, BRUCE WALKOWSKI, request(s) the
above action(s) for all or a portion of Tract(s) Z,
MILLS & BOREN SUBDIVISION, located on
MENAUL BLVD NE between CARLISLE BLVD NE
and SOLANO DR NE. (H-17) **THE VACATION OF
PUBLIC EASEMENT WAS APPROVED AS
SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1002371**
07DRB-00577 Major-Vacation of
Public Easements
07DRB-00576 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN
WEST CHURCH request(s) the above action(s) for all
or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN
HILLS (to be known as **HOFFMANTOWN WEST
CHURCH**) zoned SU-1 for R-2 with church related
uses, located on LA ORILLA RD NW between
COORS BLVD NW and the CORRALES DRAIN
containing approximately 17 acre(s). [REF:
02DRB01824, 03DRB02150, 05DRB00560,
03DRB02085, 03DRB02086, 03EPC01285,
07DRB00286] [*Deferred from 5/30/07 & 6/6/07*] (D-
12) **THE VACATION OF PUBLIC EASEMENT WAS
APPROVED AS SHOWN ON EXHIBIT B IN THE
PLANNING FILE. THE PRELIMINARY AND FINAL
PLAT WAS APPROVED WITH FINAL SIGN OFF
DELEGATED TO THE CITY ENGINEER FOR
AMAFCA'S SIGNATURE AND TO PLANNING FOR
A 15 DAY APPEAL PERIOD AND TO RECORD
THE PLAT.**

**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.**

8. **Project# 1004246**
07DRB-70090 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for PETE AND PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract (s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on HOLLY AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 5.3279 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
- 07DRB-70093 MINOR - SDP FOR
SUBDIVISION
- TIERRA WEST LLC agent(s) for KOZANI, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR IP USES, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 5.42 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
9. **Project# 1004871**
07DRB-70105 MINOR - SDP FOR
BUILDING PERMIT
- THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, **CAVAN SUNPORT CENTRE**, zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE containing approximately 2.9 acre(s). *[Deferred from 07/11/07]* (L-15/16) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

10. **Project# 1002329**
07DRB-70099 MINOR - SDP FOR
BUILDING PERMIT

RD HABIGER & ASSOCIATES INC. agent(s) for ST
STEPHEN'S UNITED METHODIST CHURCH
request(s) the above action(s) for all or a portion of
Tract(s) SS-1, **ST. STEPHENS UNITED
METHODIST CHURCH**, zoned SU-1 FOR CHURCH
AND RELATED USES, located on JUAN TABO NE
BETWEEN MONTGOMERY NE AND MANITOBA
NE containing approximately 4.5 acre(s). (F-21) **THE
SITE PLAN FOR BUILDING PERMIT WAS
APPROVED WITH FINAL SIGN OFF DELEGATED
TO PLANNING FOR 3 COPIES.**

~~10. Project#-1005354~~

A. 07DRB-70078 EPC APPROVED SDP
FOR SUBDIVISION

DEKKER/PERICH/SABATINI agent(s) for SAWMILL
VILLAGE LLC request(s) the above action(s) for all or
a portion of Lot(s) B-2-A, **DUKE CITY LUMBER
ADDITION** and Tract(s) 2D, **ARBOLERA DE VIDA**,
zoned S-2/S-1 FOR PRD & MICROBREWERY,
located on BELLAMAH NW BETWEEN ASPEN NW
AND 19TH ST NW containing approximately 9.97
acre(s). [*Deferred from 06/27/07*] [**Carol Toffaleti,
EPC Case Planner**] (J-13) **THE SITE PLAN FOR
BUILDING PERMIT WAS APPROVED WITH FINAL
SIGN OFF DELEGATED TO PLANNING FOR
CAROL TOFFALETI, EPC CASE PLANNER'S
INITIALS AND 3 COPIES.**

07DRB-70071 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

BOHANNAN HUSTON INC agent(s) for SAWMILL
COMMUNITY LAND TRUST request(s) the above
action(s) for all or a portion of Lot(s) B-2-A, **DUKE
CITY LUMBER ADDITION** (to be known as
SAWMILL VILLAGE) zoned SU-2/S-1 FOR PRD &
MICROBREWERY, located on BELLAMAH AVE NW
BETWEEN ASPEN NW AND 19TH ST NW containing
approximately 7.4628 acre(s). [REF: 07DRB-00499,
00500] [*Indef deferred from 06/27/07*] (J-13) **THE
PRELIMINARY PLAT WAS APPROVED. THE
FINAL PLAT WAS INDEFINITELY DEFERRED FOR
THE SIA.**

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

11. **Project #1003828**
07DRB-00717 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12TH ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). [Defer from 06/20/07 & 7/11/07] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**

07DRB-70094 SIDEWALK VARIANCE
07DRB-70095 SIDEWALK WAIVER

WILLIAM CANIGLIA agent(s) for CANDELARIA VILLAGE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **CANDELARIA VILLAGE**, zoned R-1, located on 12TH ST NW BETWEEN VALLE LANE NW (G-13) **THE SIDEWALK WAIVER AND THE SIDEWALK VARIANCE WERE APPROVED AS SHOWN IN THE EXHIBIT C IN THE PLANNING FILE.**

12. **Project# 1005251**
07DRB-70091 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHARLES OAKS request(s) the above action(s) for all or a portion of Lot(s) 7-12, A, Block(s) 19 & 20, **PARIS ADDITION**, zoned M-2, located on 1ST ST NW BETWEEN MOUNTAIN RD NW AND SUMMER RD NW containing approximately 1.6046 acre(s). [REF: 06DRB-01616] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT FOR LOTS 12-A AND A-1 AND TO PLANNING FOR DRB APPLICATION NUMBER ON THE VACATION NOTE AND FOR AGIS DXF FILE AND TO RECORD.**

13. **Project# 1005219**
07DRB-70086 VACATION OF
PRIVATE EASEMENT
07DRB-70087 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID HILLSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-1-B, **WAGGOMAN - DENISON ADDITION**, zoned C-2, located on CENTRAL AVE SE BETWEEN WYOMING BLVD SE AND ZUNI RD SE containing approximately 1.687 acre(s). (K-20) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AFTER THE PAPER EASEMENT IS RECORDED.**

14. **Project# 1002017**
07DRB-70092 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

PRECISION SURVEYS INC agent(s) for DAVID & PAMELA MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A, **M-T INVESTMENT NORTH**, zoned SU-2/M-1, IP, IP-EP, located on EDITH BLVD NE BETWEEN ALAMEDA BLVD NE AND ALAMEDA RD NE containing approximately 9.4116 acre(s). *[Defer from 7/11/07]* (C-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project# 1003359**
07DRB-70089 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

RIO GRANDE SURVEYING CO agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8,9,10,23,24 & 25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6 acre(s). *[Defer from 7/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project# 1005197**
07DRB-70096 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for T W INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, **LANDS OF RAYCO**, zoned SU-2 HC & SU-2 MR, located on BROADWAY SE BETWEEN SAN JOSE SE AND MECHEM SE containing approximately 7.5471 acre(s). [REF: 06ZHE 01466] *[Defer from 7/11/07]* (M-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

17. **Project# 1006596**
07DRB-70106 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for MARY FRANCES PADILLA request(s) the above action(s) for all or a portion of Tract(s) M-6, **LANDS OF TEODORA PADILLA**, zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN TEODORO LANE NW AND CANDELARIA RD NW containing approximately 0.5548 acre(s). *[Defer from 7/11/07]* (F-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project# 1003105**
07DRB-70104 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for FRED & JAMIE MOSSMAN request(s) the above action(s) for all or a portion of Tract(s) A-2-A & B-1, **THE PLAZA AT PASEO DEL NORTE**, zoned C-2, located on EAGLE RANCH RD NW BETWEEN PARADISE BLVD NW AND IRVING NW containing approximately 13.8983 acre(s). (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT FOR ADA RAMPS AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

19. **Project# 1000195**
07DRB-70103 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ASSOC. BUILDERS CONTRACTORS NM CHAPTER request(s) the above action(s) for all or a portion of Tract(s) M-1, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on CLAREMONT AVE NE AND BROADWAY BLVD NE containing approximately 2.2412 acre(s). (H-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED AS A ADMINISTRATIVE AMENDMENT DIVIDING PROPERTY INTO 2 LOTS.**

20. **Project# 1004361**
07DRB-70097 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

CHESH ENT INC agent(s) request(s) the above action(s) for all or a portion of Lot(s) 1-A-P-1 & 13-A-P-1, **TULANE TOWNHOMES**, zoned R-3, located on TULANE NE BETWEEN COMANCHE NE AND CARLISLE NE containing approximately 0.1464 acre(s). (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**

21. **Project# 1004715**
07DRB-70098 EXT OF MAJOR
PRELIMINARY PLAT

MARK GOOWWIN & ASSOCIATES agent(s) for JTH. LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, **JUAN TABO HILLS, UNIT 2**, zoned RD, located on JUAN TABO BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS containing approximately 82.9917 acre(s). (M-21/22) **THE ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT STILL APPLIES.**

22. **Project# 1005586**
07DRB-70108 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

CARTESIAN SURVEYING INC. agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 18, 23-27 & PORTIONS 6-17, Tract(s) A, Block(s) 21, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned SU-2/O-1, located on PASEO DEL NORTE NE BETWEEN WYOMING BLVD NE AND BARSTOW AVE NE containing approximately 7.7621 acre(s). [Defer from 7/11/07] (D-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

23. **Project # 1004976**
07DRB-00303 Minor- Final Plat
Approval

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM**, zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] *[Deferred from 3/21/07 & Indef def 03/28/07]* (A-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

24. **Project # 1003794**
07DRB-00183 Minor- 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 98th 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 & 3/07/ 07 & Indef def from 03/14/07]* (K-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR RECORDING OF DECLARATION OF EASEMENTS AND TO PLANNING TO RECORD THE PLAT.**

25. **Project# 1005141**
07DRB-70037 MINOR - FINAL PLAT
APPROVAL

ABQ ENGINEERING agent(s) for LOUISE ABQ 2005, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) L-1, **PANORAMA HEIGHTS**, zoned O-1, located on INDIAN SCHOOL RD NE BETWEEN EASTRIDGE DR NE AND CONSTITUTION AVE NE containing approximately 7.71 acre(s). *[Indef def 06/13/07]* (J-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR POSSIBLE VOIDING OF THE INFRASTRUCTURE LIST & STRIPING AND TO PLANNING TO RECORD THE PLAT.**

26. **Project# 1004919**
07DRB-70073 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07 & 07/11/07]* [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

27. **Project # 1005363**
07DRB-00346 Minor- Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for GIL CORDOVA request(s) the above action(s) for all or any portion of the north half of Lot(s) 33, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 located on RIO GRANDE BLVD NW between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). *[Deferred from 3/28/07 & Indef def from 04/04/07]* (G-12 /13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL AND TO RECORD THE PLAT.**

28. **Project # 1004932**
06DRB-01654 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC. agent(s) for ALAN M. & LINDA MALOTT request(s) the above action(s) for all or a portion of Block(s) B (to be known as **LOT B-1, MONTE VISTA ADDITION**), zoned O-R, located on CAMPUS BLVD NE and TULANE AVE NE and containing approximately 1 acre(s). *[Indef deferred from 11/29/06]* (K-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE PLAT TO SHOW 11- FEET OF VACATED RIGHT-OF-WAY AND TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**

29. **Project # 1004354**
07DRB-00032 Minor- Final Plat
Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA**) zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). [**Carmen Marrone for Petra Morris, EPC Case Planner**]. [*Deferred from 1/24/07 & 1/31/07 & Indef def from 02/07/07*] (K-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

30. **Project# 1001317**
07DRB-70088 SKETCH PLAT
REVIEW AND COMMENT

PLAZA SURVEYING LLC agent(s) for CHRIS AND ELMA LANDGRAF request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **RINCON DEL RIO**, zoned RA-2, located on TRELIS NW BETWEEN CAMPBELL RD NW AND ORO VISTA NW containing approximately 1.2342 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Approval of the Development Review Board Minutes for June 27, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 27, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:10 P.M.



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005354

AGENDA ITEM NO: 10A

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for Subdivision

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No adverse comments regarding site plan for subdivision.
An approved grading and drainage plan dated 6-15-07 is on file for Preliminary Plat approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

Albuquerque

and site plan

New Mexico 87103

www.cabq.gov

RESOLUTION:

FP incl F

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

505-924-3986

DATE: JULY 11, 2007

(H-13/D025A)



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 27, 2007

9:00 AM

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Planning Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:00 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project# 1002134**
07DRB-70029 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U1, U2, U3, U4 & U6, **VISTA DEL NORTE**, zoned SU-1 FOR IP USES, located on LAS LOMITAS DR NE BETWEEN EL PUEBLO NE AND VISTA DEL NORTE DR NE containing approximately 33.4552 acre(s). (D-16) **TWO-YEAR SIA WAS APPROVED.**

2. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70034 VACATION OF PUBLIC
EASEMENT
07DRB-70032 MINOR - TEMP DEFR
SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70085 MINOR-PRELIM&FINAL
PLAT APPROVAL

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, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). [Deferred from 06/27/07] (R-15, R-16, S-15 & S-16) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

3. **Project # 1002371**
07DRB-00577 Major-Vacation of Public
Easements
07DRB-00576 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] [Deferred from 5/30/07 & 06/06/07, 6/13/07 & 06/27/07] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 07/11/07.**

4. **Project # 1002962**
07DRB-00613 Major-SiteDev Plan Subd
07DRB-00615 Major-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS**) zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] [Deferred from 06/06/07 & 06/20/07] (C-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 06/07/07, THE SITE PLAN FOR BUILDING PERMIT WAS WAS APPROVED WITH WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES, A 15 DAY APPEAL PERIOD AND THE PLAT .**

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# 1005354
07DRB-70078 EPC APPROVED SDP
FOR SUBDIVISION

DEKKER/PERICH/SABATINI agent(s) for SAWMILL VILLAGE LLC request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** and Tract(s) 2D, **ARBOLERA DE VIDA**, zoned S-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 9.97 acre(s). [Deferred from 06/27/07] [Carol Toffaleti, EPC Case Planner] (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

07DRB-70071 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** (to be known as **SAWMILL VILLAGE**) zoned SU-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH AVE NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 7.4628 acre(s). [REF: 07DRB-00499, 00500] [Indef deferred from 06/27/07] (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. Project# 1006573
07DRB-70081 MINOR - SDP FOR
BUILDING PERMIT
07DRB-70080 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

LARRY READ AND ASSOCIATES agent(s) for DESERT HILLS JEHOVAH'S WITNESSES request(s) the above action(s) for all or a portion of Lot(s) 12 & 21, Block(s) 29, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES**, zoned SU-2 IP, located on ALAMEDA AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 1.78 acre(s). [Indef deferred from 06/27/07] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. Project# 1004000
07DRB-70027 MINOR - SDP FOR
BUILDING PERMIT

NCA ARCHITECTS PA agent(s) for NORTH VALLEY SEVENTH DAY ADVENTIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, **EAGLE RANCH SUBDIVISION, WEST UNIT 2**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on PARADISE BLVD NW BETWEEN EAGLE RANCH NW AND COORS NW containing approximately 3.48 acre(s). [Indef deferred on 6/13/07] (C-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES.**

8. **Project# 1005482**
07DRB-70059 EPC APPROVED SDP
FOR BUILD PERMIT

DESIGN PLUS LLC agent(s) for STONEBRIDGE INVESTMENT GROUP request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **MIRA MESA ESTATES**, zoned C-2 SC, located on HANOVER RD NW BETWEEN 64th ST NW AND 68th ST NW containing approximately 5 acre(s). **[Anna Di Mambro, EPC Case Planner]** [Deferred from 6/20/07] (J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

9. **Project# 1003364**
07DRB-70003 EPC APPROVED SDP
FOR BUILD PERMIT

TFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). **[Anna DiMambro, EPC Case Planner]** [*Indef deferred from 5/30/07*] [*Defer from 06/20/07*] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR THE PLAT AND 3 COPIES.**

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

10. **Project# 1003713**
07DRB-70064 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, BELL TRADING POSTS LOFTS, (to be known as **TRACT A-1, BELL TRADING POSTS LOFTS**) zoned SU-2, S-1 for RES 24 UNITS MAX WITH C-1, located on LAGUNA RD NW between CENTRAL AVE NW and 15TH ST NW containing approximately 1.03 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

11. **Project# 1004986**
07DRB-70060 SIDEWALK WAIVER

STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 2, **FOUR HILLS VILLAGE INSTALLMENT 11-A**, zoned R-1, located on STAGECOACH RD SE between PEDREGOSO SE and LA CABRA DR SE containing approximately .9439 acre(s). (M-23) **A SIDEWALK VARIANCE FOR WAIVER OF THE SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project# 1003779**
07DRB-70072 MAJOR - FINAL PLAT
APPROVAL

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, **UNIT 3, KUMAIL SUBDIVISION**, zoned RD, located on OAKLAND AVE between BLVD NE and LOUISIANA BLVD NE containing approximately 2.0 acre(s) (C-19) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A 30-FOOT RADIUS ON LOT 7-P1, STREET CROSS SECTION, A WATERLINE EASEMENT ON LOT 7-P1 AND TO PLANNING TO SIGN AND RECORD THE PLAT ON OR AFTER 06/29/07.**

13. **Project# 1000149**
07DRB-70067 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BT PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **UNIT 2, DAVIDSON ADDITION**, together with Tract 83-B, Map 33, zoned RC, located on CANDELARIA RD NW between 4TH ST NW and 2ND ST NW containing approximately .4894 acre(s) (G-14) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR FACE OF CURB TO PROPERTY LINE AND SIDEWALK WIDTH AND TO PLANNING FOR A RECORDED COPY OF THE PLAT.**

14. **Project# 1001235**
07DRB-70076 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for TURNER BRANCH request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 6, Tract(s) 11, Map 35, EDWARD KROGH ADDITION (to be known as **LANDS OF BRANCH**) zoned R-1, located on RIO GRANDE BLVD NW between KROGH CT NW and EL NIDO CT NW containing approximately 1.0769 acre(s). (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 05/24/07, THE PRELIMINARY PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR A COPY OF THE RECORDED PLAT. THE FINAL PLAT WAS DEFERRED FOR THE SIA.**

15. **Project# 1006564**
07DRB-70074 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ORLOE HANSON request(s) the above action(s) for all or a portion of Tract(s) 1-B & 1-C, **HERRERA SUBDIVISION**, zoned O-1 & R-1, located on SAN ANDRES AVE NW between 4TH ST NW and DELAMAR AVE NW containing approximately .3552 acre(s). (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION OF SIDEWALKS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

16. **Project# 1003674**
07DRB-70075 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A, RICH COURT SUBDIVISION (to be known as **Lot(s) 7, 8, & 9 and Tract(s) A-1, RICH COURT SUBDIVISION**) zoned R-D 3DU/A, located on ALAMEDA AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 1.0376 acre(s). [Deferred from 06/27/07] (C-20) **DEFERRED AT THE BOARD'S REQUEST TO 09/05/07.**

17. **Project# 1006566**
07DRB-70077 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TERRAMETRICS OF NEW MEXICO agent(s) for ZIA TRUST INC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 106 A, **BRENTWOOD HILLS**, zoned C-1, located on CANDELARIA RD NE between JUAN TABO NE and CHELWOOD PARK NE containing approximately .3369 acre(s). (H-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

18. **Project# 1006561**
07DRB-70070 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for ANASAZI DOWNTOWN LLC request(s) the above action(s) for all or a portion of Lot(s) 10, 11 & 12, Block(s) 19, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3, located on CENTRAL AVE SW between 5TH ST SW and 6TH ST SW containing approximately .2445 acre(s). (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

19. **Project# 1004919**
07DRB-70073 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). [Deferred from 06/27/07] [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/11/07.**

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

20. **Project# 1006553**
07DRB-70066 SKETCH PLAT REVIEW
AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for CAROL LOVATO request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) 7, **GARDNER ADDITION**, zoned R-1, located on JUPITER RD NW BETWEEN GRIEGOS RD NW AND CANDELARIA RD NW containing approximately .153 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project# 1006551**
07DRB-70065 SKETCH PLAT REVIEW
AND COMMENT

MARK A LUCERO & MARY JO LUCERO request(s) the above action(s) for all or a portion of Tract(s) 1, **LAND OF MANUEL G. JARAMILLO** zoned RA-2, located on LOS LUCEROS RD NW BETWEEN ZICKERT RD NW AND DURANES NW containing approximately .57 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project# 1006571**
07DRB-70079 SKETCH PLAT REVIEW
AND COMMENT

JAY CRAMER agent(s) for KATHLEEN JIO request(s) the above action(s) for all or a portion of Tract(s) 309-B-2, zoned RA-2, located on MOUNTAIN RD NW BETWEEN MONTOYA NW AND LULAC AVE NW containing approximately .552 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for June 20, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 20, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:00 A.M.



**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005354

AGENDA ITEM NO: 5

SUBJECT:

Site Plan for Subd
Final Plat
Preliminary Plat

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat/Site Plan approval.
An approved infrastructure list is required for Preliminary Plat approval.
No adverse comments on Site Plan.

New Mexico 87103

www.cabq.gov

RESOLUTION:

7-11-07

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

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

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

FOR:

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

DATE: June 27, 2007

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1005354 Item No. 5 Zone Atlas J-13

DATE ON AGENDA 6-27-07

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No. Comment

- 1) Is a site plan for building permit required?
- 2) Plat: What is easement note F?
- 3) For Final Plat, the Cross Access documents will need to be filed.
- 4) Plat: Where is the cross access for lot 2-D?
- 5) The maintenance of easement E needs to be the property owner and stated on the plat.
- 6) Plat: Isn't there supposed to be an access thru lot 1 going north?
- 7) Notes 3 and 13 need to refer to the city standard drawing numbers. (What is the colored concrete drive?)
- 8) What is the width of the public sidewalk. City standard drawing number?
- 9) Why are there parking stalls striped on Bellamah and 18th?
- 10) Add note to paint small car spaces on pavement.
- 11) The angled parking needs to be dimensioned per the DPM.

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

#5

5354

DXF Electronic Approval Form

DRB Project Case #: 1005354

Subdivision Name: SAWMILL VILLAGE

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 6/20/2007

Hard Copy Received: 6/20/2007

Coordinate System: NMSP Grid (NAD 27)


Approved

6-21-2007
Date

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

AGIS Use Only
Copied fc 5354 . to agiscov on 6/21/2007 Contact person notified on 6/21/2007



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 6, 2007

5. Project # 1005354
07DRB-00614 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or any portion of Lot(s) B-2-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned SU2-S-1, located on BELLAMAH AVE NW between 18th ST NW and 19th ST NW containing approximately 8 acre(s). [REF: 07DRB-00499, 07DRB-00500] (J-13)

At the June 6, 2007, Development Review Board meeting, the vacation was approved as shown of Exhibit B in the Planning File, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

The following is a condition of final plat approval:

The existing waterline must be relocated and abandoned as required by the Water Utility Department.

If you wish to appeal this decision, you must do so by June 21, 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.



OFFICIAL NOTICE OF DECISION

PAGE 2

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.

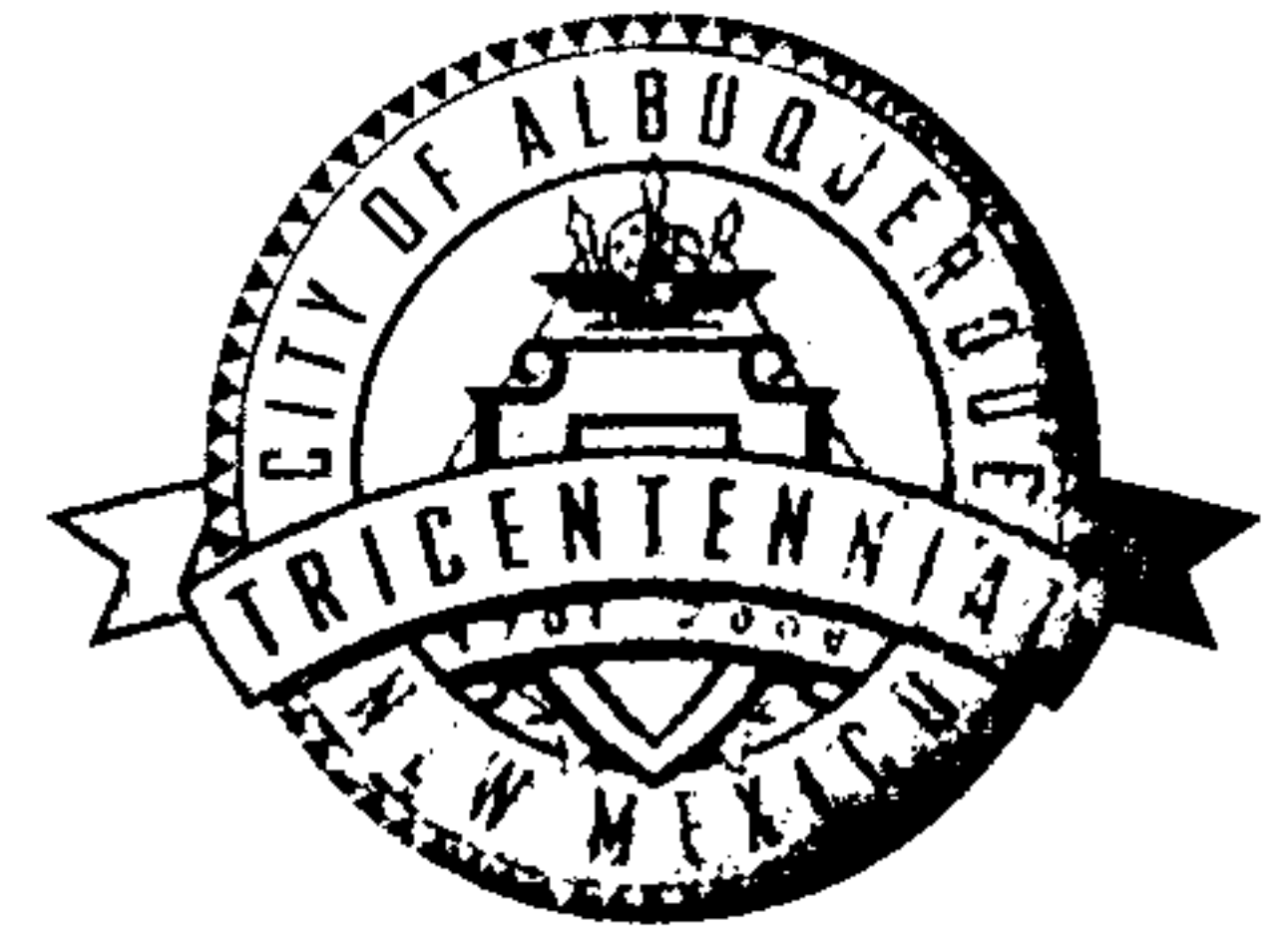
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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: Sawmill Community Land Trust, PO Box 25181, 87125
Stephanie Walton, Bohannon Huston, 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005354

AGENDA ITEM NO: 5

SUBJECT:

Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ; 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: JUNE 6, 2007

0

MIDDLE RIO GRANDE CONSERVANCY
POST OFFICE BOX 581 ~ 1931 SECOND STREET SW
ALBUQUERQUE, NEW MEXICO
505.247.0234 ~ FAX 505.243.7308
PLAT REVIEW COMMENTS



Hearing Date: 6/6/2007

Page 3 of 3

5. Project 5 - 1005354 07DRB-00614

Reviewed 5/18/2007 By: MM

Agenda DRB Plat Type VACATION OF PUBLIC

Rights-of-Way Centerline, Bearings and Distances Referenced

County Ad Valorem Paid

MRGCD Signature Block provided

MRGCD Water Service Charge Paid

MRGCD Approval Note Shown

MRGCD Signed off for Final Approval on:

Mapping Comments:

1. BERNALILLO COUNTY AD VALOREM TAXES CURRENT.
2. MRGCD SIGNATURE LINE & APPROVAL NOTE REQUIRED. (Coordinate with the Mapping Dept.)

Engineering Comments:

6. Project 6 - 1005564 07DRB-00619

Reviewed 5/18/2007 By: MM

Agenda DRB Plat Type Preliminary Plat

Rights-of-Way Centerline, Bearings and Distances Referenced

County Ad Valorem Paid

MRGCD Signature Block provided

MRGCD Water Service Charge Paid

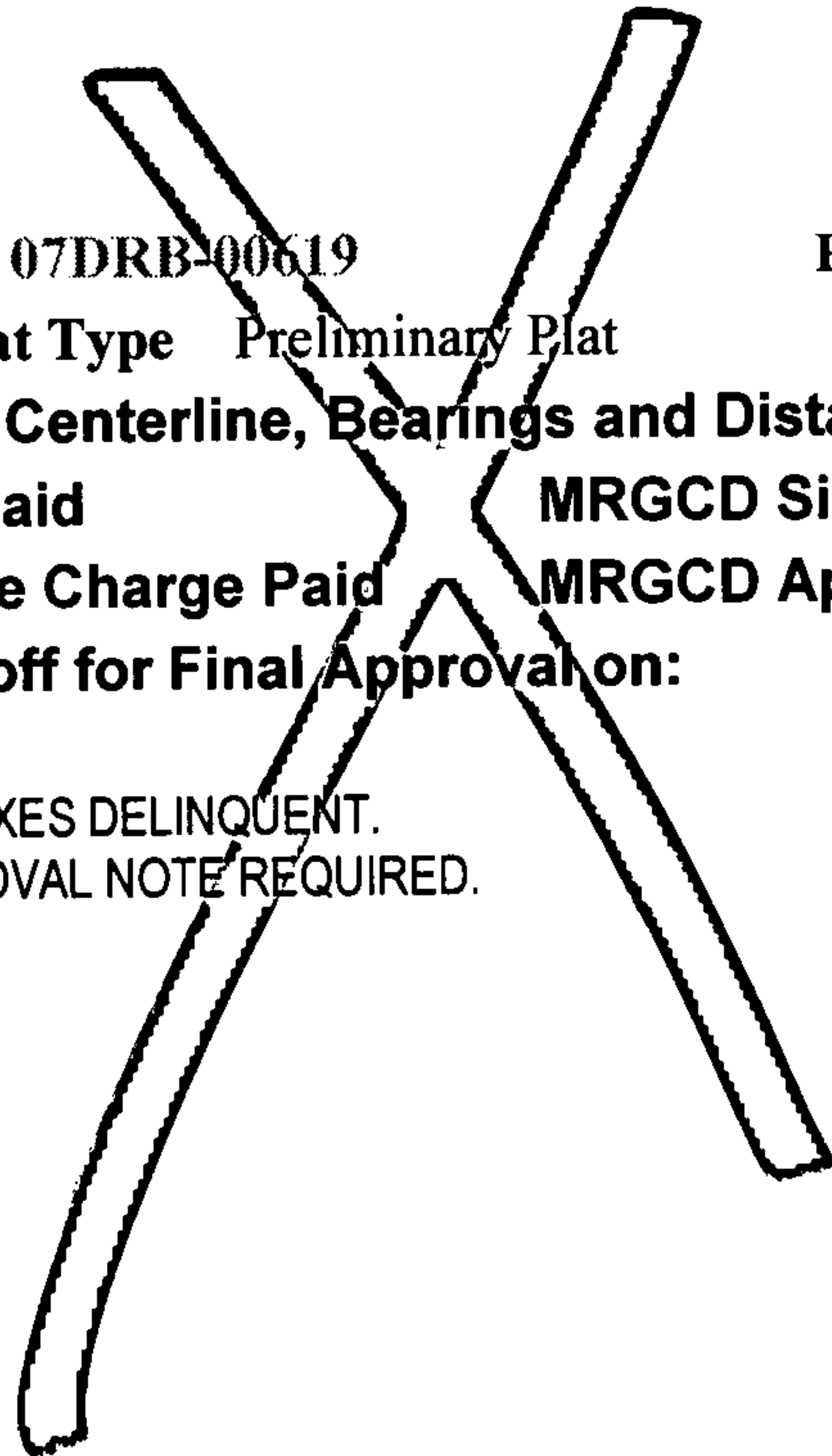
MRGCD Approval Note Shown

MRGCD Signed off for Final Approval on:

Mapping Comments:

1. BERNALILLO CO. AD VALOREM TAXES DELINQUENT.
2. MRGCD SIGNATURE LINE & APPROVAL NOTE REQUIRED.

Engineering Comments:



DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1005354 AGENDA# 5 DATE: 06/06/07

1. Name: Stephanie WATSON Address: 7500 JEFFERSON Zip: 87109
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: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 6, 2007

Project # 1005354
07DRB-00614 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or any portion of Lot(s) B-2-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned SU2-S-I, located on BELLAMAH AVE NW between 18th ST NW and 19th ST NW containing approximately 8 acre(s). [REF: 07DRB-00499, 07DRB-00500] (J-13)

AMAFCA		No adverse comments.
COG		No adverse comments.
Transit		No comments received.
Zoning Enforcement	WGGg	No adverse comments.
Neighborhood Coordination		Letter(s) sent Sawmill Area NA. (R)
APS		No adverse impacts on 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		No adverse comments.
City Engineer		

The Hydrology section has no objection to the vacation request.

Transportation Development

Defer to the affected utilities.

Parks & Recreation

Defer to Utilities.

Utilities Development

No objection to Vacation request. Prior to Final Plat approval existing water line must be relocated and abandoned as required by the Water Utility Department.

Planning Department

No objection to the requested vacations.

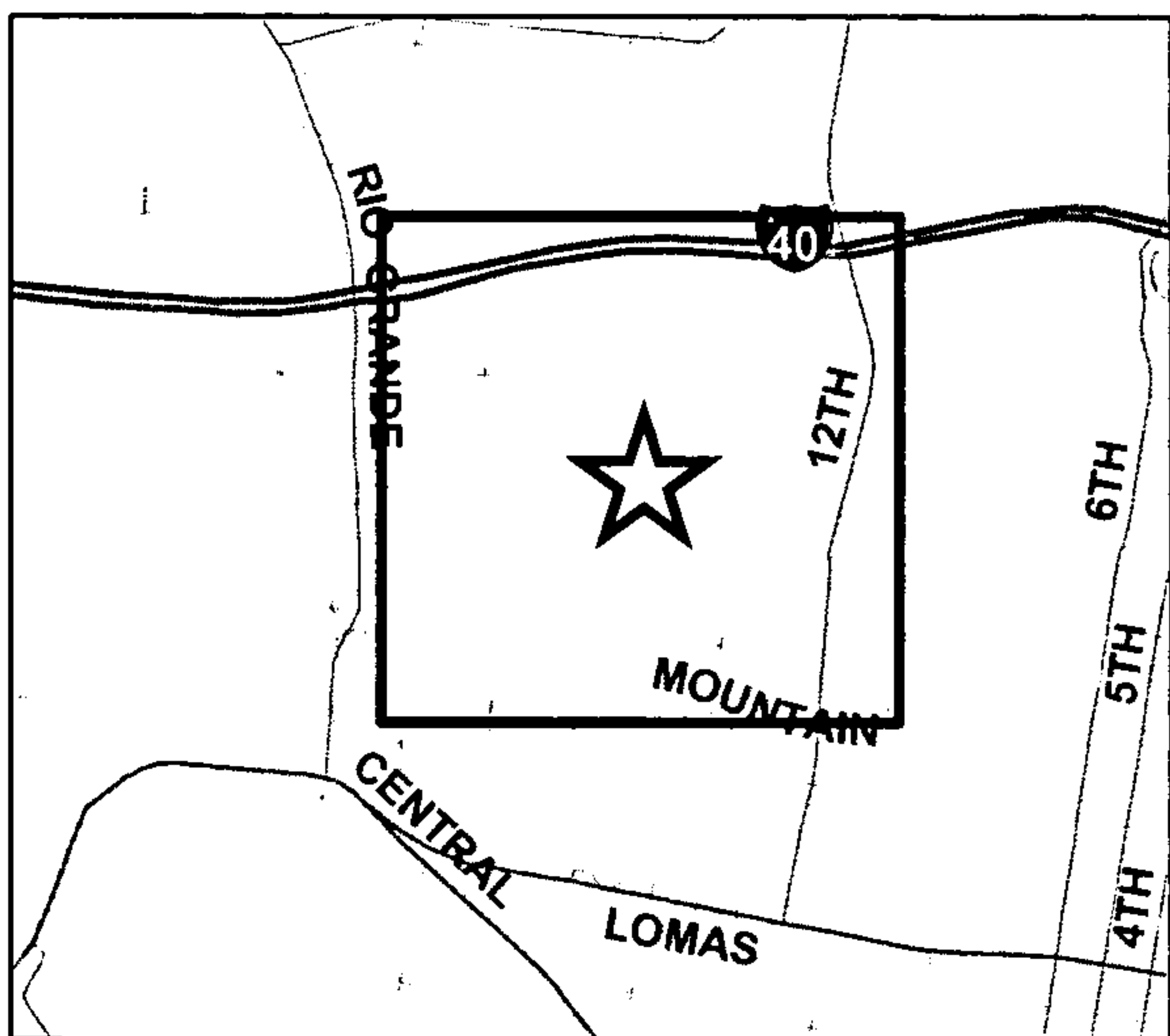
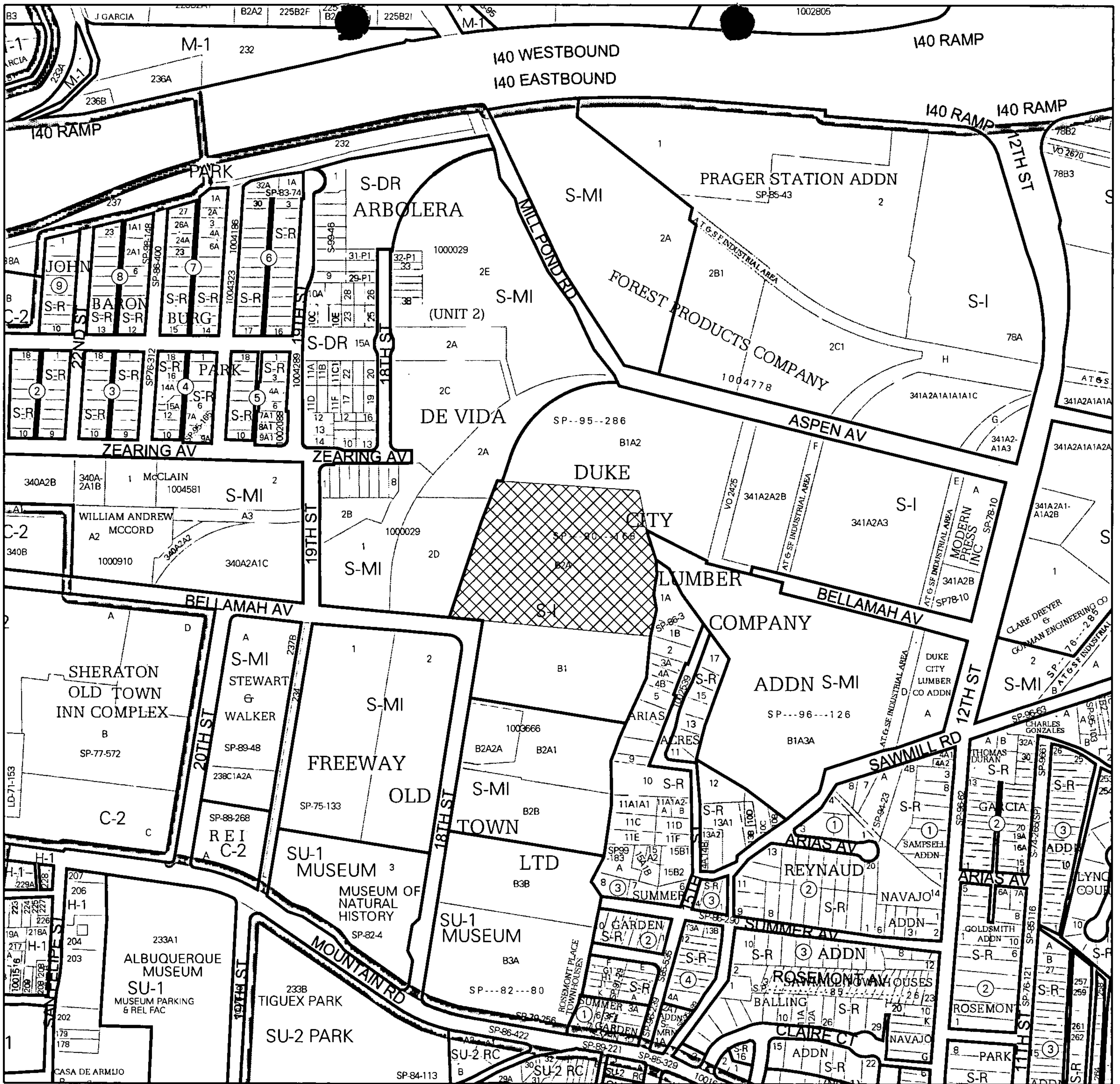
Impact Fee Administrator

No adverse comments.

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

Cc: Sawmill Community Land Trust, PO Box 25181, 87125

Stephanie Walton, Bohannon Huston, 7500 Jefferson NE, 87109



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet
Project Number:
 1005354
Hearing Date:
 6/6/2007
Zone Map Page:
 J-13 / H-13
Additional Case Numbers:
 07DRB-00614

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

Meeting Date: June 6, 2007
Z one Atlas Page: J-13
Notification Radius: 100 Ft.

**Project# 1005354
App#07DRB-00614**

Cross Reference and Location: BELLAMAH AVE NW BETWEEN 18TH ST NW
AND 19TH ST NW

Applicant: SAWMILL COMMUNITY LAND TRUST
PO BOX 25181
ALBUQUERQUE, NM 87125

Agent: STEPHANIE WALTON
BOHANNAN HUSTON INC
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: MAY 18, 2007
Signature: ERIN TREMLIN



**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, June 6, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001140

07DRB-00606 Major-Two Year SIA

SCOTT COLE request(s) the above action(s) for all or any portion of Lot(s) 21, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 for IP, located on EAGLE ROCK NE between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 01DRB00391, 03DRB00557, 05DRB00717] (C-18)

Project # 1005546

07DRB-00589 Major-Vacation of Pub Right-of-Way

SURV TEK INC agent(s) for BLACK FARMS LLC request(s) the above action(s) for **BLACK FARMS ESTATE, UNIT 2**, zoned RA-1 located on IRVING BLVD NW between VALLEY VIEW DR NW and RIVERFRONTE DR NW. (C-13)

Project # 1002962

07DRB-00613 Major-SiteDev Plan Subd
07DRB-00615 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, **THE TRAILS, UNIT 2**, (to be known as **CANTATA AT THE TRAILS**) zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] (C-9)

Project # 1003094

07DRB-00616 Major-Preliminary Plat Approval
07DRB-00617 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for ALVARADO-SG LLC C/O ROMERO ROSE LLC request(s) the above action(s) for all or any portion of Lot(s) 1-24, Block(s) 30, NEW MEXICO TOWN COMPANYS ORIGINAL TOWNSITE (to be known as **SILVER TOWNHOMES**) zoned SU-3 housing focus, located on SILVER AVE SW between 2nd ST SW and 3rd ST SW containing approximately 2 acre(s). [REF: 03DRB01886, 03DRB01997, 06DRB01787] (K-14)

~~**Project # -1005354**~~

07DRB-00614 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or any portion of Lot(s) B-2-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned SU2-S-I, located on BELLAMAH AVE NW between 18th ST NW and 19th ST NW containing approximately 8 acre(s). [REF: 07DRB-00499, 07DRB-00500] (J-13)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1005564
07DRB-00619 Major-Preliminary Plat
Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, **RIO PERLES ADDITION**, zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). (H-12)

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, MAY 21, 2007.



F Y I

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

May 22, 2007

TO: L.F. Schultz and Lezle Williams, Sawmill Area Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: *Approximately eight (8) acre(s) for a Major Vacation of Public Easements to relocate the waterline within the project site and abandon the existing waterline for the proposed Sawmill Village.*

Proposed by: Bohannan Huston, Inc. at 505-823-1000

Agent for: Sawmill Community Land Trust

For property located: On or near Bellamah Avenue NW between 18th Street NW and 19th Street NW.

P.O. Box 1293

The case number(s) assigned is: 07DRB-00614, Project #1005354.

Albuquerque

City Planning accepted application for this request on **May 11, 2007.**

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, June 6, 2007** in the **Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW.**

www.cabq.gov

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

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

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

02/23/2012 Issued By: E08375 137441

Category Code **910**
2012 070 060

Application Number: 12DRB-70060, Vacation Of Public Right-Of-Way

Address:

Location Description: BELLAMAH AVE NW BETWEEN ASPEN NW AND 19TH ST NW

Project Number: 1005354

Applicant

SAWMILL COMMUNITY LAND TRUST

PO BOX 25181
ALBUQUERQUE NM 87125
764-0359

Agent / Contact

BOHANNAN HUSTON INC
KEVIN PATTON
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
505-515-5898
KPATTON@BHINC.COM

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$345.00
TOTAL:		\$440.00

City Of Albuquerque
Treasury Division

2/23/2012 4:53PM LOC: ANNX
WS# 007 TRANS# 0060
RECEIPT# 00154482-00154482
PERMIT# 2012070060 TRSSVG
Trans Amt \$440.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$345.00
CK \$440.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

05/14/2013 Issued By: E08375 190527

Category Code **910**
2013 070 549

Application Number: 13DRB-70549, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: BELLAMAH BETWEEN 18TH ST AND 19TH ST

Project Number: 1005354

Applicant
SAWMILL COMMUNITY LAND TRUST

990 18TH ST NW
ALBUQUERQUE NM 87104

Agent / Contact
SURV-TEK INC
RUSS HUGG
9384 VALLEY VIEW DR NW
ALBUQUERQUE NM 87114

RUSSHUGG@SURVTEK.COM

Application Fees	
APN Fee	
Conflict Mgmt Fee	\$20.00
DRB Actions	\$355.00
TOTAL:	\$375.00

City of Albuquerque Treasury
Date: 5/14/2013 Office: ANNEX
Stat ID: W5000008 Cashier: TRSSIV
Batch: 1943 Trans #: 28
Permit: 2013070549
Receipt Num 00127286
Payment Total: \$375.00
0901 Conflict Mgmt. Fee \$20.00
0903 DRB Actions \$355.00
Check Tendered : \$375.00

CITY OF ALBUQUERQUE



Project # 1005354 12DRB-70060 Arbolera De Vida Unit 2B

March 28, 2012

Parks and Recreation Department has no objections to the vacations requested. It is understood and agreed that the Sawmill Community Land Trust will grant the City of Albuquerque a minimum 15' easement for trail purposes from the Mill Pond Road cul de sac along the western edge of the COA drainage pond in a northerly direction to the point at which a trail alignment may be directed onto COA Mill Pond ROW north of the drainage pond.

This easement shall be subject to COA approval and confirmation of Mill Pond ROW availability for trail use.

The purpose of the easement shall be to provide a link from the Sawmill community to the I-40 trail.

Carol S. Dumont

Senior Planner
Strategic Planning & Design
Parks & Recreation Department
(505)768-5387

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Sawmill Village

PROPOSED NAME OF PLAT AND SITE DEVELOPMENT PLAN

Tract 2-D, Arbolera De Vida, and Lot B-2-A, Duke City Lumber Company Addition

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: March 10, 2010
 Date Site Plan Approved: ~~3/17/10~~ 7/11/07
 Date Preliminary Plat Approved: 3/17/10
 Date Preliminary Plat Expires: 3/17/11
 DRB Project No.: 1005354
 DRB Application No.: _____

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		8"	Sanitary Sewer, including man holes and services as required (approx 378')	18th St extended	Bellamah	378' north of Bellamah	/	/	/
		8"	Sanitary Sewer, including man holes and services as required (approx 663')	East-west utility easment along south side of site	Intersection of Bellamah & 18th St.	East side of the development	/	/	/
		6"	Water line, including valves, services, & fire hydrants as required (approx 268')	18th St extended	Bellamah	268' north of Bellamah	/	/	/
		8"	Water line, including valves, services, & fire hydrants as required (approx 582')	East-west utility easment along south side of site	Approx 140' west of intersection of Bellamah and 18th St.	Existing water line at east side of development	/	/	/
			Modifications to the existing Drainage Pond located NW of Lot 1 (on Tract 2-A, Arbolera De Vida) in accordance with the approved drainage plan (city hydrology file H13/D25A). Drainage Covenant & Agreement Required.						
		12" to 30"	Storm Drain System on Lot 1 in accordance with the approved drainage plan (city hydrology file H13/D25A). Drainage Covenant and Agreement Required.						
			Abandment of waterline within Easement from Southwest corner to east side of site						
			18" valley gutter on ten (10) proposed towntohomes on south side of of lots						
							/	/	/

1 Engr. cert. of grading plan req'd for release
of SIA and F.G.
2
3

NOTES

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Bruce Stidworthy
NAME (print)
BHI
FIRM
Bruce Stidworthy
SIGNATURE - date

[Signature] 3/17/10
DRB CHAIR - date
[Signature] 03/17/10
TRANSPORTATION DEVELOPMENT - date
[Signature] 03/17/10
UTILITY DEVELOPMENT - date
Bradley L. Bingham 3/17/10
CITY ENGINEER - date

Christina Sandoval 3/17/10
PARKS & RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

Date Submitted: June 19, 2007
Date Site Plan Approved: 7/11/07
Date Preliminary Plat Approved: 7/11/07
Date Preliminary Plat Expires: 7/11/08
DRB Project No.: 1005354
DRB Application No.: 07-20078
07-10071

Sawmill Village

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2-D, Arbolera De Vida, and Lot B-2-A, Duke City Lumber Company Addition

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Size	Type of Improvement	Location	From	To
8"	Sanitary Sewer, including man holes and services as required (approx 378')	18th St extended	Bellamah	378' north of Bellamah
8"	Sanitary Sewer, including man holes and services as required (approx 663')	East-west utility easment along south side of site	Intersection of Bellamah & 18th St.	East side of the development
6"	Water line, including valves, services, & fire hydrants as required (approx 268')	18th St extended	Bellamah	268' north of Bellamah
8"	Water line, including valves, services, & fire hydrants as required (approx 582')	East-west utility easment along south side of site	Approx 140' west of intersection of Bellamah and 18th St.	Existing water line at east side of development
	Modifications to the existing Drainage Pond located NW of Lot 1 (on Tract 2-A, Arbolera De Vida) in accordance with the approved drainage plan (city hydrology file H13/D25A). Drainage Covenant & Agreement Required.			
12" to 30"	Storm Drain System on Lot 1 in accordance with the approved drainage plan (city hydrology file H13/D25A). Drainage Covenant and Agreement Required.			
	<u>Abandonment of waterline w/in Esmt from SWC to East side of site</u>			

NO ID BY DRB 3/17/10
Supercoded

Construction Certification		
Private Inspector	P.E.	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

NOTES

- 1 Engineer's Certification of grading plan required for release of SIA.
- 2 _____
- 3 _____

AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Bruce Stidworthy
NAME (print)

[Signature] 7/11/07
DRB CHAIR - date

[Signature] 7/11/07
PARKS & RECREATION - date

BHI
FIRM

[Signature] 7-11-07
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 7/11/07
SIGNATURE - date

[Signature] 7/11/07
UTILITY DEVELOPMENT - date

- date

[Signature] 7/11/07
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: October 12 2011

Project# 1005354

Zone Atlas Page: H & J-13

App# 11DRB-70265

Notification Radius: 164'

Cross Reference and Location: Bellamah Between

19th St and Sawmill Village

Applicant: Keshet Dance Company

214 Coal Ave SW

Alb NM 87102

Agent: Dekker/Perich/Sabatini

7601 Jefferson NE Suite 100

Alb NM 87109


Special Instructions:

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

Date Mailed: 9-23-11

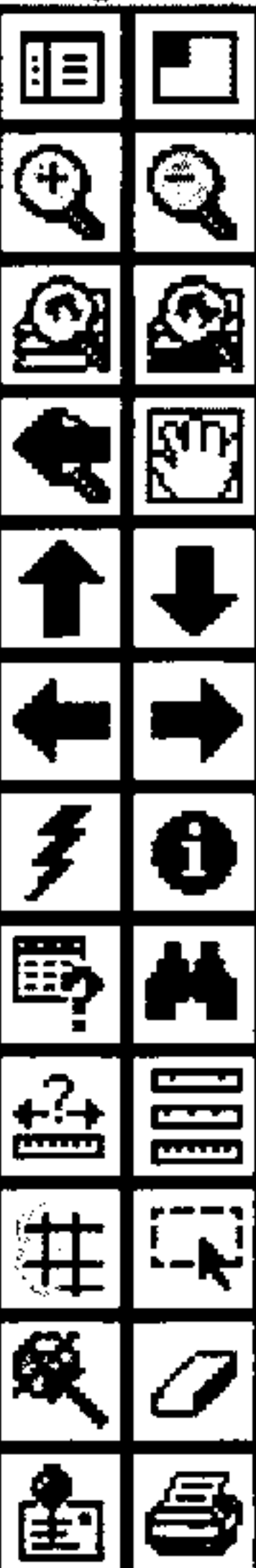
Signature:

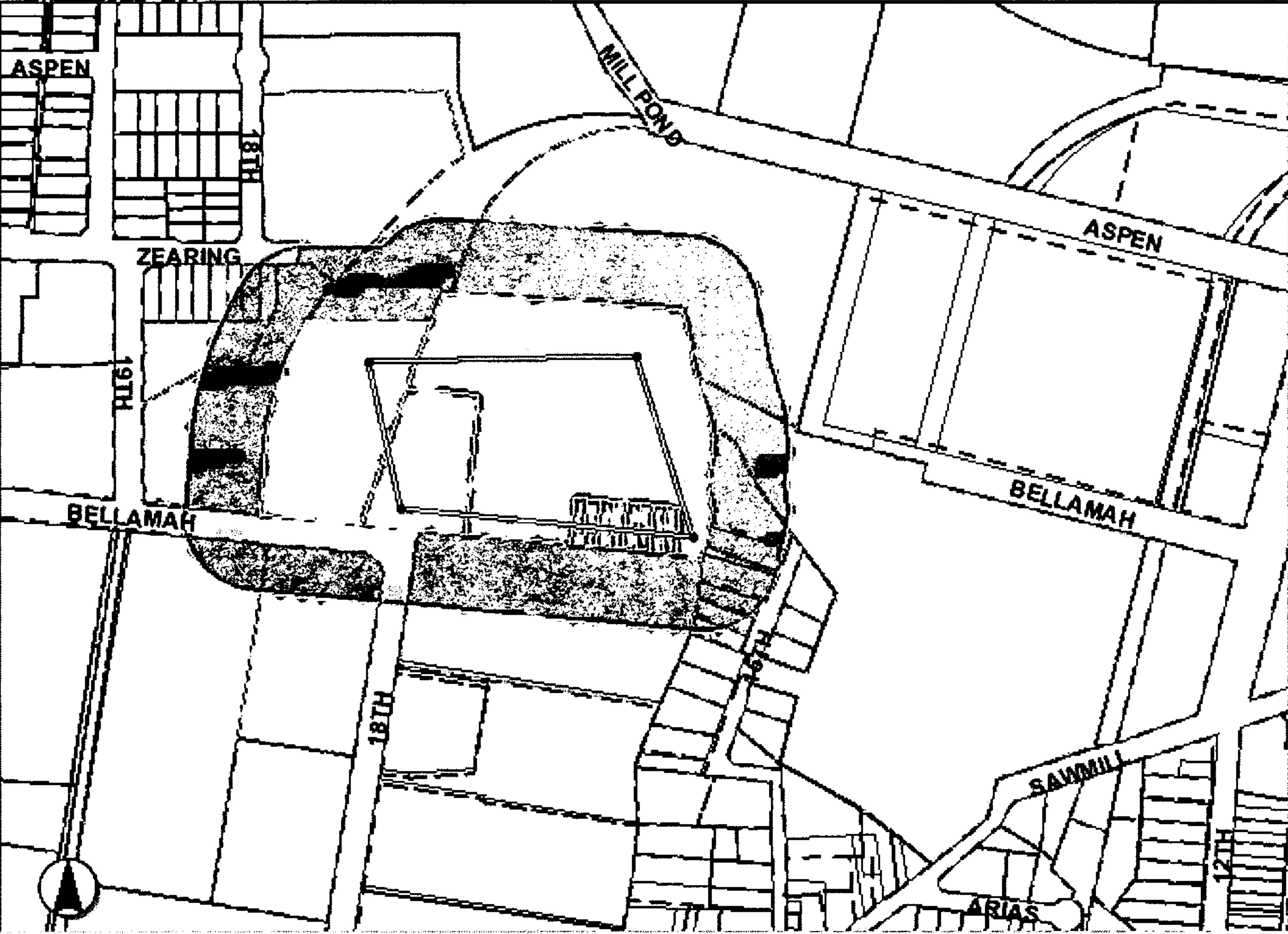




CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2010 AIR PHOTO
 - 2008 AIR PHOTO
 - 2006 AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER C
1	101305837347512085	AGUSTIN ELENA M	1409 15TH ST NW	ALBUQUER
2	101305834649012721	SAWMILL COMMUNITY LAND TRUST	PO BOX 25181	ALBUQUER
3	101305834649012721	SAWMILL COMMUNITY LAND TRUST	PO BOX 25181	ALBUQUER

Pan
SEARCH
REFRESH
HELP
MAIN PAGE
CONTACT GIS TEAM

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	1.01306E+17	AGUSTIN ELENA M	1409 15TH ST NW	ALBUQUERQUE	NM	87104	R	A1AM	LT 4-B PLAT OF LOTS 3-A, 4-A & 4-B ARIAS ACRES A REPLAT OF LOTS 3 & 4 ARIAS ACRES CONT .0993 AC	0.10212557
2	1.01306E+17	SAWMILL COMMUNITY LAND TRUST	PO BOX 25181	ALBUQUERQUE	NM	87125	V	A1AM	LT 4 CORR PLAT OF SAWMILL VILLAGE (BEING A REPL OF LT B-2-ADUKE CITY LUMBER COMPANY ADDN) CONT .0624 AC	0.06235996
3	1.01306E+17	VALENCIA ALEJANDRA	1421 15TH ST NW	ALBUQUERQUE	NM	87104	R	A1AM	LT 3-A PLAT OF LOTS 3-A, 4-A & 4-B ARIAS ACRES A REPLAT OF LOTS 3 & 4 ARIAS ACRES CONT .1170 AC	0.11696366
4	1.01306E+17	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE	NM	87103	V	A1AM	TR 2-B SECOND CORRECTION PLAT ARBOLERA DE VIDA UNIT 2 (BEING A REPLAT OF TRACTS 2 & 15 ARBOLERA DE VIDA) CONT .6069 AC	0.61692962
5	1.01306E+17	SAWMILL COMMUNITY LAND TRUST	PO BOX 25181	ALBUQUERQUE	NM	87125	V	A1AM	LT 1 CORR PLAT OF SAWMILL VILLAGE (BEING A REPL OF LT B-2-ADUKE CITY LUMBER COMPANY ADDN) CONT 5.7010 AC	5.70116154
6	1.01306E+17	MONIE ANDREW MAURICE & THERESA LORRAINE MCINNES	1500 15TH ST NW	ALBUQUERQUE	NM	87104	R	A1AM	LOT 1-A ARIAS ACRES BEING A REPL OF LT 1 CONT 21,860 SF M/L	0.49675704
7	1.01306E+17	MONIE ANDREW & THERESA L MCINNES	1500 15TH ST NW	ALBUQUERQUE	NM	87104	R	A1AM	LOT 1-B ARIAS ACRES BEING A REPL OF LT 1 CONT 9,874 SF M/L	0.211578
8	1.01306E+17	SAWMILL COMMUNITY LAND TRUST	904 19TH ST NW	ALBUQUERQUE	NM	87104	V	A1AM	LT 2-A PLAT OF FREEWAY-OLD TOWN LIMITED (A REPL OF LT 2 FREEWAY-OLD TOWN LIMITED) CONT 2.4122 AC	2.40937023
9	1.01306E+17	SAWMILL COMMUNITY LAND TRUST (SCLT)	PO BOX 25181	ALBUQUERQUE	NM	87125	R	A1AM	TR 1 TRACTS 1 AND 2 ARBOLERA DE VIDA (BEING A REPLAT OF LOTD-1A, ARBOLERA DE VIDA; LOTS C AND B-1-A-1, DUKE CITY LUMBER COMPANY ADDITION AND UNPLATTED PARCELS J AND K, FORMERLY	2.14917685
10	1.01306E+17	SAWMILL COMMUNITY LAND TRUST	PO BOX 25181	ALBUQUERQUE	NM	87125	V	A1AM	LT 2 CORRECTION PLAT OF SAWMILL VILLAGE (BEING A REPL OF LTB-2-A DUKE CITY LUMBER COMPANY ADDN) CONT 1.2630 AC	1.26291774
11	1.01306E+17	TORRES RICK & ANGEL SULLIVAN	1415 15TH ST NW	ALBUQUERQUE	NM	87104	R	A1AM	LT 4-A PLAT OF LOTS 3-A, 4-A & 4-B ARIAS ACRES A REPLAT OF LOTS 3 & 4 ARIAS ACRES CONT .1066 AC	0.10661975
12	1.01306E+17	SAWMILL COMMUNITY LAND TRUST	PO BOX 25181	ALBUQUERQUE	NM	87125	V	A1AM	LT 6 CORR PLAT OF SAWMILL VILLAGE (BEING A REPL OF LT B-2-ADUKE CITY LUMBER COMPANY ADDN) CONT .0624 AC	0.06238935
13	1.01306E+17	EXPLORA EDUCATIONAL DEV LLC	1701 MOUNTAIN RD NW	ALBUQUERQUE	NM	87104	C	A1AM	LT 1 PLAT OF FREEWAY-OLD TOWN LIMITED CONT 5.2360 AC	5.19672402
14	1.01306E+17	SAWMILL COMMUNITY LAND TRUST	PO BOX 25181	ALBUQUERQUE	NM	87125	V	A1AM	LT 8 CORR PLAT OF SAWMILL VILLAGE (BEING A REPL OF LT B-2-ADUKE CITY LUMBER COMPANY ADDN) CONT .0624 AC	0.06241922
15	101305934201434007L1	SAWMILL COMMUNITY LAND TRUST	PO BOX 25181	ALBUQUERQUE	NM	87125	R	A1AM	(LAND ONLY) LT 7 SECOND CORRECTION PLAT ARBOLERA DE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA) CONT .0995 AC	0.09942371
16	1.01306E+17	SAWMILL COMMUNITY LAND TRUST	PO BOX 25181	ALBUQUERQUE	NM	87125	V	A1AM	LT 7 CORR PLAT OF SAWMILL VILLAGE (BEING A REPL OF LT B-2-ADUKE CITY LUMBER COMPANY ADDN) CONT .0624 AC	0.06240571
17	101305933801434006L1	SAWMILL COMMUNITY LAND TRUST	PO BOX 25181	ALBUQUERQUE	NM	87125	R	A1AM	(LAND ONLY) LT 6 SECOND CORRECTION PLAT ARBOLERA DE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA) CONT .0995 AC	0.09927527
18	101305934601434008L1	SAWMILL COMMUNITY LAND TRUST	PO BOX 25181	ALBUQUERQUE	NM	87125	R	A1AM	(LAND ONLY) LT 8 SECOND CORRECTION PLAT ARBOLERA DE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA) CONT .0962 AC	0.09579351
19	1.01306E+17	SAWMILL COMMUNITY LAND TRUST	PO BOX 25181	ALBUQUERQUE	NM	87125	C	A1AM	TR 2-A-1 PLAT OF ARBOLERA DE VIDA UNIT 2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDA UNIT 2) CONT 3.2374 AC	3.2259856
20	1.01306E+17	SAWMILL COMMUNITY LAND TRUST	PO BOX 25181	ALBUQUERQUE	NM	87125	V	A1AM	LT 3 CORR PLAT OF SAWMILL VILLAGE (BEING A REPL OF LT B-2-ADUKE CITY LUMBER COMPANY ADDN) CONT .0622 AC	0.06216728
21	1.01306E+17	RIO GRANDE PROPERTIES LLC C/O KBC CONSTRUCTION	7400 HANCOCK CT NE SUITE B	ALBUQUERQUE	NM	87109	V	A1AM	TR B-1-A-2 OF LOTS B-1-A-1, B-1-A-2 & B-1-A-3 (BEING A REPLAT OF LT B-1-A) DUKE CITY LUMBER CO ADDN CONT 6.9292 AC M/L OR 301,836 SF M/L	6.93101007
22	1.01306E+17	SAWMILL COMMUNITY LAND TRUST	PO BOX 25181	ALBUQUERQUE	NM	87125	V	A1AM	LT 5 CORR PLAT OF SAWMILL VILLAGE (BEING A REPL OF LT B-2-ADUKE CITY LUMBER COMPANY ADDN) CONT .0624 AC	0.06237539
23	1.01306E+17	LUMBER PRODUCTS	19855 124TH AVE SW	TUALATIN	OR	97062	C	A1AM	TRACT B-1 A REPLAT OF TRACT 'B' DIVISION OF LANDS OF FREEWAY - OLDTOWN L	4.23851282
24	1.01306E+17	P P INVESTMENTS LTD CO C/O STEVE TADAY	PO BOX 2064	CORRALES	NM	87048	C	A1AM	LT B-1-A-3-A (BEING A REPL OF LT B1A3) DUKE CITY LUMBER CO ADDN CONT 11.0556 AC M/L	11.03250511
25	1.01306E+17	SAWMILL COMMUNITY LAND TRUST	PO BOX 25181	ALBUQUERQUE	NM	87125	R	A1AM	TR 2-C SECOND CORRECTION PLAT ARBOLERA DE VIDA UNIT 2 (BEING A REPLAT OF TRACTS 2 & 15 ARBOLERA DE VIDA) CONT 2.8164 AC	2.80248247
26	1.01306E+17	CARROLL JESSIE	1423 15TH ST NW	ALBUQUERQUE	NM	87104	R	A1AM	* 002 ARIAS ACRES ADDN	0.24872162
27	1.01306E+17	SAWMILL COMMUNITY LAND TRUST	PO BOX 25181	ALBUQUERQUE	NM	87125	V	A1AM	LT 9 CORR PLAT OF SAWMILL VILLAGE (BEING A REPL OF LT B-2-ADUKE CITY LUMBER COMPANY ADDN) CONT .0624 AC	0.06243511
28	1.01306E+17	SAWMILL COMMUNITY LAND TRUST	PO BOX 25181	ALBUQUERQUE	NM	87125	V	A1AM	LT 10 CORR PLAT OF SAWMILL VILLAGE (BEING A REPL OF LT B-2-ADUKE CITY LUMBER COMPANY ADDN) CONT .0623 AC	0.06227181
29	101305933401434005L1	SAWMILL COMMUNITY LAND TRUST	PO BOX 25181	ALBUQUERQUE	NM	87125	R	A1AM	(LAND ONLY) LT 5 SECOND CORRECTION PLAT ARBOLERA DE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA) CONT .0995 AC	0.09926186
30	1.01306E+17	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE	NM	87103	V	A1AM	TR 2-D-1 PLAT OF ARBOLERA DE VIDA UNIT 2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDA UNIT 2) CONT 2.5132 AC	2.4751443

AGUSTIN ELENA M
1409 15TH ST NW
ALBUQUERQUE, NM 87104

TORRES RICK & ANGEL SULLIVAN
1415 15TH ST NW
ALBUQUERQUE, NM 87104

VALENCIA ALEJANDRA
1421 15TH ST NW
ALBUQUERQUE, NM 87104

CARROLL JESSIE
1423 15TH ST NW
ALBUQUERQUE, NM 87104

MONIE ANDREW MAURICE & THERESA
LORRAINE MCINNES
1500 15TH ST NW
ALBUQUERQUE, NM 87104

EXPLORA EDUCATIONAL DEV LLC
1701 MOUNTAIN RD NW
ALBUQUERQUE, NM 87104

LUMBER PRODUCTS
19855 124TH AVE SW
TUALATIN, OR 97062

RIO GRANDE PROPERTIES LLC C/O KBC
CONSTRUCTION
7400 HANCOCK CT NE SUITE B
ALBUQUERQUE, NM 87109

SAWMILL COMMUNITY LAND TRUST
904 19TH ST NW
ALBUQUERQUE, NM 87104

P P INVESTMENTS LTD CO C/O STEVE TADAY
PO BOX 2064
CORRALES, NM 87048

SAWMILL COMMUNITY LAND TRUST
PO BOX 25181
ALBUQUERQUE, NM 87125

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

07/02/2010 Issued By: PLNSDH 81015

Permit Number: 2010 070 186 **Category Code 910**

Application Number: 10DRB-70186, Vacation Of Public Easement

Address:

Location Description: BELLAMAH AVE NW BETWEEN ASPEN NW AND 19THST NW

Project Number: 1005354

Applicant
SAWMILL COMMUNITY LAND TRUST

PO BOX 25181
ALBUQUERQUE NM 87125
764-0359

Agent / Contact
Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$345.00
TOTAL:		\$440.00

City Of Albuquerque
Treasury Division

7/2/2010 10:06AM LDC: ANNX
WS# 006 TRANS# 0011
RECEIPT# 00122425-00122425
PERMIT# 2010070186 TRSLJS
Trans Amt \$440.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$345.00
CK \$440.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

06/22/2010 Issued By: PLNSDH 79994

Permit Number: 2010 070 180 **Category Code 910**

Application Number: 10DRB-70180, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: BELLAMAH AVE NW BETWEEN ASPEN NW AND 19TH ST NW

Project Number: 1005354

Applicant
SAWMILL COMMUNITY LAND TRUST

PO BOX 25181
ALBUQUERQUE NM 87125
764-0359

Agent / Contact
Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$845.00
TOTAL:		\$865.00

City Of Albuquerque
Treasury Division

6/22/2010 12:17PM LOC: ANNX
WS# 007 TRANS# 0033
RECEIPT# 00132734-00132734
PERMIT# 2010070180 TRSASR
Trans Amt \$865.00
Conflict Manag. Fee \$20.00
DRB Actions \$845.00
VI \$865.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

03/02/2010 Issued By: PLNSDH 69500

Permit Number: 2010 070 072 **Category Code 910**

Application Number: 10DRB-70072, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: BELLAMAH AVE NW BETWEEN ASPEN NW AND 19TH ST NW

Project Number: 1005354

Applicant
Sawmill Community Land Trust

 Po Box 25181
 Albuquerque NM 87125
 784-0359

Agent / Contact
Bohannon Huston Inc
 Bruce Stidworthy
 7500 Jefferson Ne
 Albuquerque NM 87109

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$845.00
	TOTAL:	\$865.00

City Of Albuquerque
 Treasury Division

3/2/2010 11:45AM LOC: ANNX
 WSH 006 TRANSH 0016
 RECEIPT# 00116617-00116617
 PERMIT# 2010070072 TRSLJS
 Trans Amt \$865.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$845.00
 CK \$865.00
 CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/12/2010 Issued By: E08375 68006

Permit Number: 2010 070 051

Category Code 910

Application Number: 10DRB-70051, Vacation Of Public Easement

Address:

Location Description: BELLAMAH AVE NW BETWEEN 18TH NW ST AND 18TH ST NW

Project Number: 1005354

Applicant

Sawmill Community Land Trust

Po Box 25181
Albuquerque NM 87125
764-0359

Agent / Contact

Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$495.00
TOTAL:		\$590.00

City Of Albuquerque
Treasury Division

2/12/2010 11:15AM LDC: ANNX
WSH 006 TRANSH 0010
RECEIPT# 00115912-00115912
PERMIT# 2010070051 TRSCXG
Trans Act \$590.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$495.00
CK \$590.00
CHANGE \$0.00

Thank You



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 17, 2010

Project# 1005354

10DRB-70051 VACATION OF PUBLIC EASEMENTS
10DRB-70058 VACATION OF PRIVATE EASEMENT
10DRB-70072 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the referenced/ above action(s) for ten Public Easements and one Private Easement on Lot B-2-A, **DUKE CITY LUMBER COMPANY ADDITION** zoned S-I, located in the northeast quadrant of the intersection of BELLAMAH AVE NW and 18TH ST NW containing approximately 7.508 acre(s). (J-13)[*Deferred from 3-10-10*]

At the March 17, 2010 Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance. With the signing of the infrastructure list dated 3/17/10, the preliminary plat was approved. The final plat was indefinitely deferred for the SIA. The site plan must be signed-off as a condition of final plat.

Findings

- (A)(1) The easement vacation requests were filed by the owners of a majority of the footage of land abutting the proposed vacation.
- (B)(1) The public welfare is in no way served by retaining the easements.
- (B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. 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 April 1, 2010 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

OFFICIAL NOTICE OF DECISION

Page 2

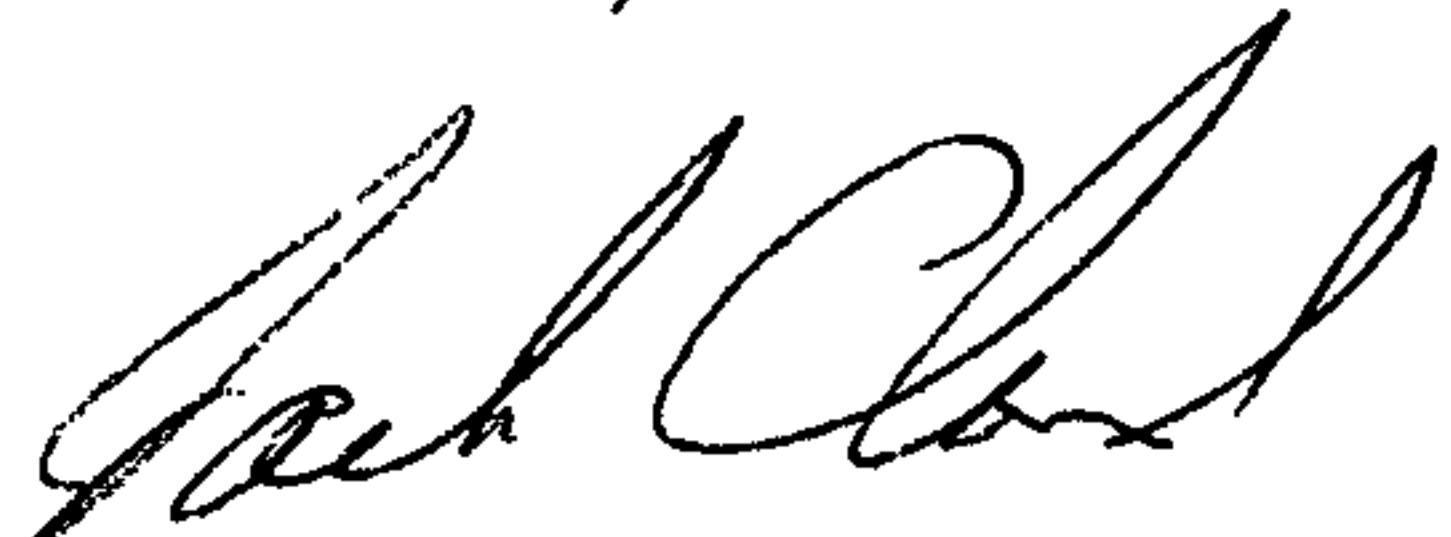
Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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

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

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

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



Jack Cloud, AICP, DRB Chair

Cc: Sawmill Community Land Trust – P.O. Box 25181 – Albuquerque, NM 87125

Cc: Bohannon Huston Inc. – 7500 Jefferson NE – Albuquerque, NM 87109

Scott Howell

Marilyn Maldonado

File

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z

V

P

D

L A

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc. PHONE: (505) 823-1000
 ADDRESS: 7500 Jefferson NE FAX (505) 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 APPLICANT: Sawmill Community Land Trust PHONE: (505) 764-0359
 ADDRESS: PO Box 25181 FAX: (505) 473-2097
 CITY: Albuquerque STATE NM ZIP 87125 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Final Plat Approval

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

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

Lot or Tract No. LOT B-2-A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Duke City Lumber Company Addition
 Existing Zoning: S-M1, S-1 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): J-13 UPC Code: 101305834151512010

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
1005354, 07DRB-00499, 617585

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 10 Total area of site (acres): 7.4628
 LOCATION PROPERTY BY STREETS: On or Near: Bellamah Ave NW
 Between: Aspen NW and 19th Street NW

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

SIGNATURE Yolanda Moyer DATE 6/21/2010
 (Print) Yolanda Moyer, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

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

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

Application case numbers

<u>10DRB</u>	<u>-</u>	<u>-70180</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Action

PBF
CMF

S.F.

Fees

_____	\$ <u>845.00</u>
_____	\$ <u>20.00</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____

June 30, 2010

Total 865.00

Yolanda Moyer 6-22-10

1005354

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Bruce Stidworthy
Applicant name (print)
Rene Spalding 6/22/10
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
10DRB - 70180

Rene Spalding 6-22-10
Planner signature / date
Project # 1005354

SITE



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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

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

0 750 1,500
Feet

June 22, 2010

Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Final Plat Approval
Arbolera De Vida Unit 2B DRB# 1005354

Dear Jack:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Application
- One Copy of Forms S(3)
- Six (6) copies of the Final Plat
- The appropriate fee associated with this submittal
- *Signed & recorded Final Pre-Development Facilities Fee Agreement*
- Letter of No Effect
- *Design elevations and cross sections of perimeter walls – no perimeter wall N/A*
- Zone Atlas Map showing the location of the property

We are requesting the approval of the final plat. The purpose of the final plat is to create 10 new single-family housing and 2 tracts that will be multifamily and mixed use construction

This development is located south of I-25 and east of Rio Grande Boulevard off of Bellamah Ave. This plat is also granting new public and private easements.

Please place this item on the DRB Agenda to be heard on June 30, 2010. If you have any questions or require additional information, please contact me.

Sincerely,



Bruce Stidworthy, P.E.
Senior Vice President
Community Development and Planning Group

yp
Enclosure

cc:

Kevin Patton, BHI (w/o encl)
Chad Rennaker, Pacificap (w/encl)
Russ Hugg, Surv-tek (w/encl)

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

Current DRC
Project Number _____

ORIGINAL

FIGURE 12

Date Submitted: March 10, 2010

Date Site Plan Approved: ~~3/17/10~~ 7/11/07

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

Date Preliminary Plat Approved: 3/17/10

Date Preliminary Plat Expires: 3/17/11

DRB Project No. 1005354

DRB Application No. _____

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

Sawmill Village

PROPOSED NAME OF PLAT AND SITE DEVELOPMENT PLAN

Tract 2-D, Arbolera De Vida, and Lot B-2-A, Duke City Lumber Company Addition

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Crst Engineer	
		8"	Sanitary Sewer, including man holes and services as required (approx 378')	18th St extended	Bellamah	378' north of Bellamah	/	/	/	
		8"	Sanitary Sewer, including man holes and services as required (approx 663')	East-west utility easment along south side of site	Intersection of Bellamah & 16th St.	East side of the development	/	/	/	
		6"	Water line, including valves, services, & fire hydrants as required (approx 268')	18th St extended	Bellamah	268' north of Bellamah	/	/	/	
		8"	Water line, including valves, services, & fire hydrants as required (approx 582')	East-west utility easment along south side of site	Approx 140' west of intersection of Bellamah and 18th St.	Existing water line at east side of development	/	/	/	
			Modifications to the existing Drainage Pond located NW of Lot 1 (on Tract 2-A, Arbolera De Vida) in accordance with the approved drainage plan (city hydrology file H13/D25A). Drainage Covenant & Agreement Required.					/	/	/
		12" to 30"	Storm Drain System on Lot 1 in accordance with the approved drainage plan (city hydrology file H13/D25A). Drainage Covenant and Agreement Required.					/	/	/
			Abandment of waterline within Easement from Southwest corner to east side of site					/	/	/
			18" valley gutter on ten (10) proposed townhomes on south side of of lots					/	/	/
							/	/	/	

1 Engr. cert. of grading plan req'd for release
 of SIA and F.G. NOTES

2

3

AGENT / OWNER

Bruce Stidworthy
 NAME (print)

BAT
 FIRM

Bruce Stidworthy
 SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 3/17/10
 DRB CHAIR - date

[Signature] 03/17/10
 TRANSPORTATION DEVELOPMENT - date

Allen Peter 03/17/10
 UTILITY DEVELOPMENT - date

Bradley L. Bingham 3/17/10
 CITY ENGINEER - date

Christina Sandoval 3/17/10
 PARKS & RECREATION - date

 AMAFCA - date

 - date

 - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



Pre-Development Facilities Fee (PDFF)
Cover Sheet

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS Capital Master Plan office. The office is located in Suite 9, 2nd Floor of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://apsfacilities.org/capital/map.php>

Project # (if already assigned by DRB) N/A

Please check one:

- Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)
- Final PDFF
(Final PDFF are required for final plat submittals and must be recorded prior to DRB hearing)
- Waiver/Deferral
(Must provide reason for Waiver/deferral)

Project Information

Subdivision Name The Artisan at Sawmill Village
 Legal Description See Attached
 Location of Project (address or major cross streets) 1751 Bellamah NW
 Proposed Number of Units Single-Family Multi-Family 62 Total Units

Waiver Information

Property Owner: Sawmill Community Land Trust Legal Description: See Attached Zoning: SU-2/SU-1
 Reason for Waiver/Deferral: Affordable Rental Housing

Contact Information

Name: Cecilia Chavez, Executive Director
 Company: Sawmill Community Land Trust
 Phone: 505-764-0359
 E-Mail: CChavez2@SawmillCLT.org

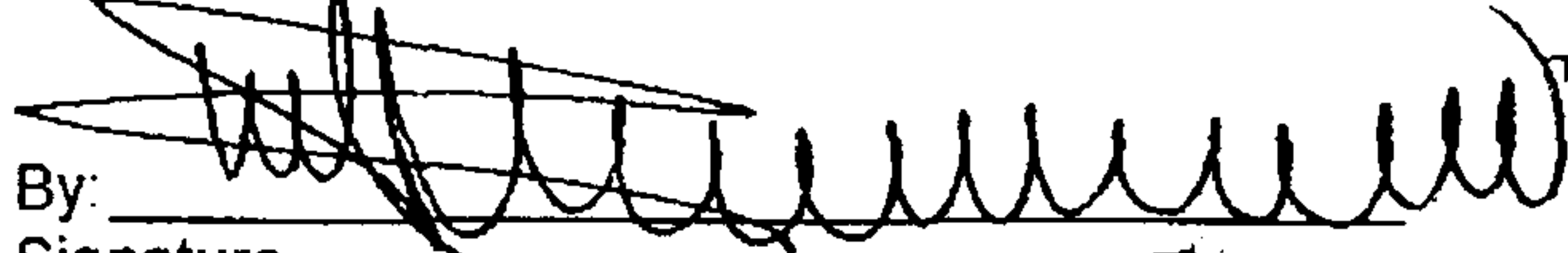
Please include with your submittal:

- Zone Atlas map with the entire property (ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of new legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lot B-2-A, Duke City Lumber Company Addition which is zoned as S-1, on June 15, 2010 submitted by , owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) of the above property will utilize the development for affordable housing, and will not be assessed a Facility Fee. However, if the AMI exceeds 150%, a Facility Fee will be assessed.

ALBUQUERQUE PUBLIC SCHOOLS

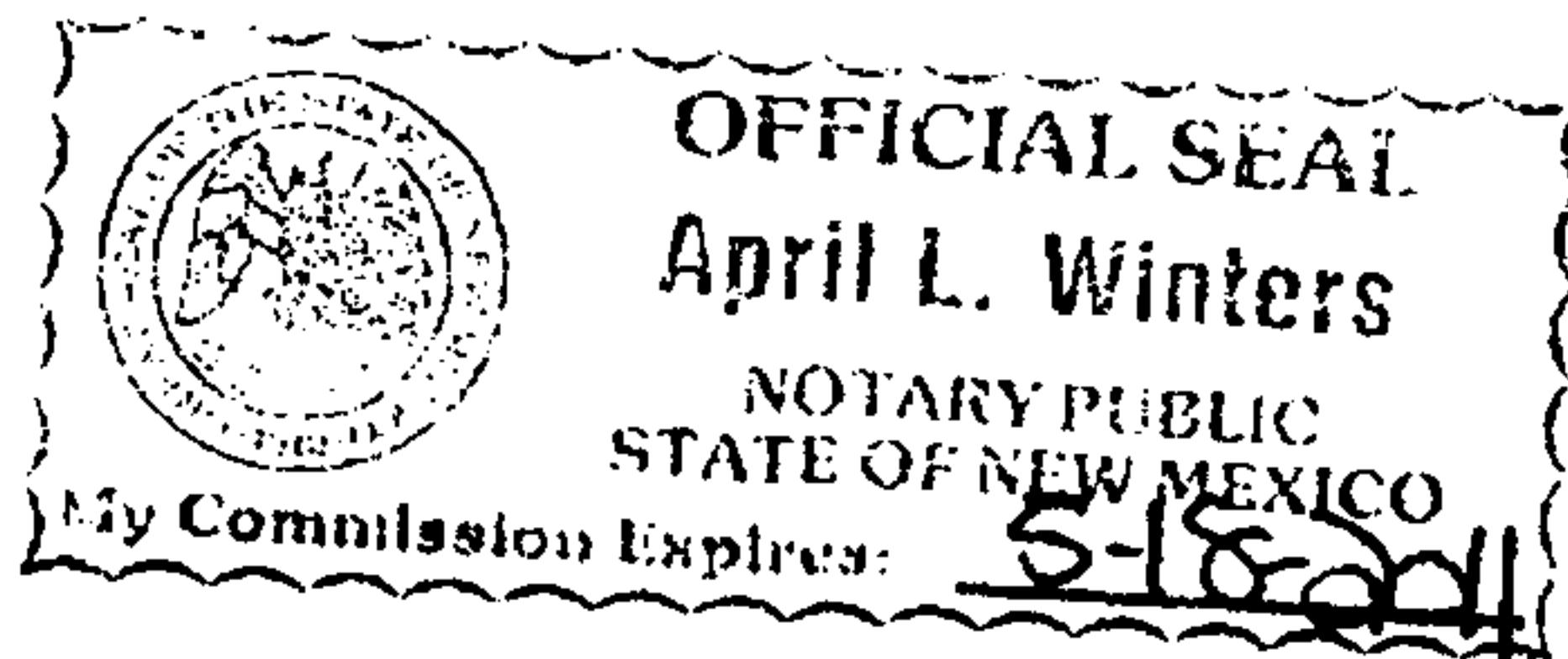
By: 
Signature Kizito Wijenje, Director, Capital Markets Plan

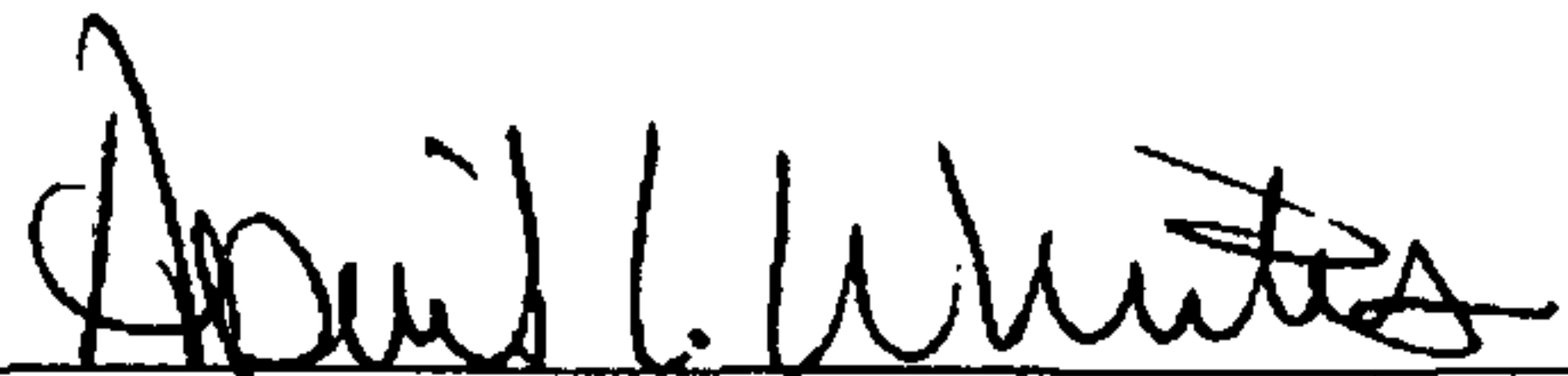
Name (printed or typed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 16, 2010, by Kizito Wijenje as Director of CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)



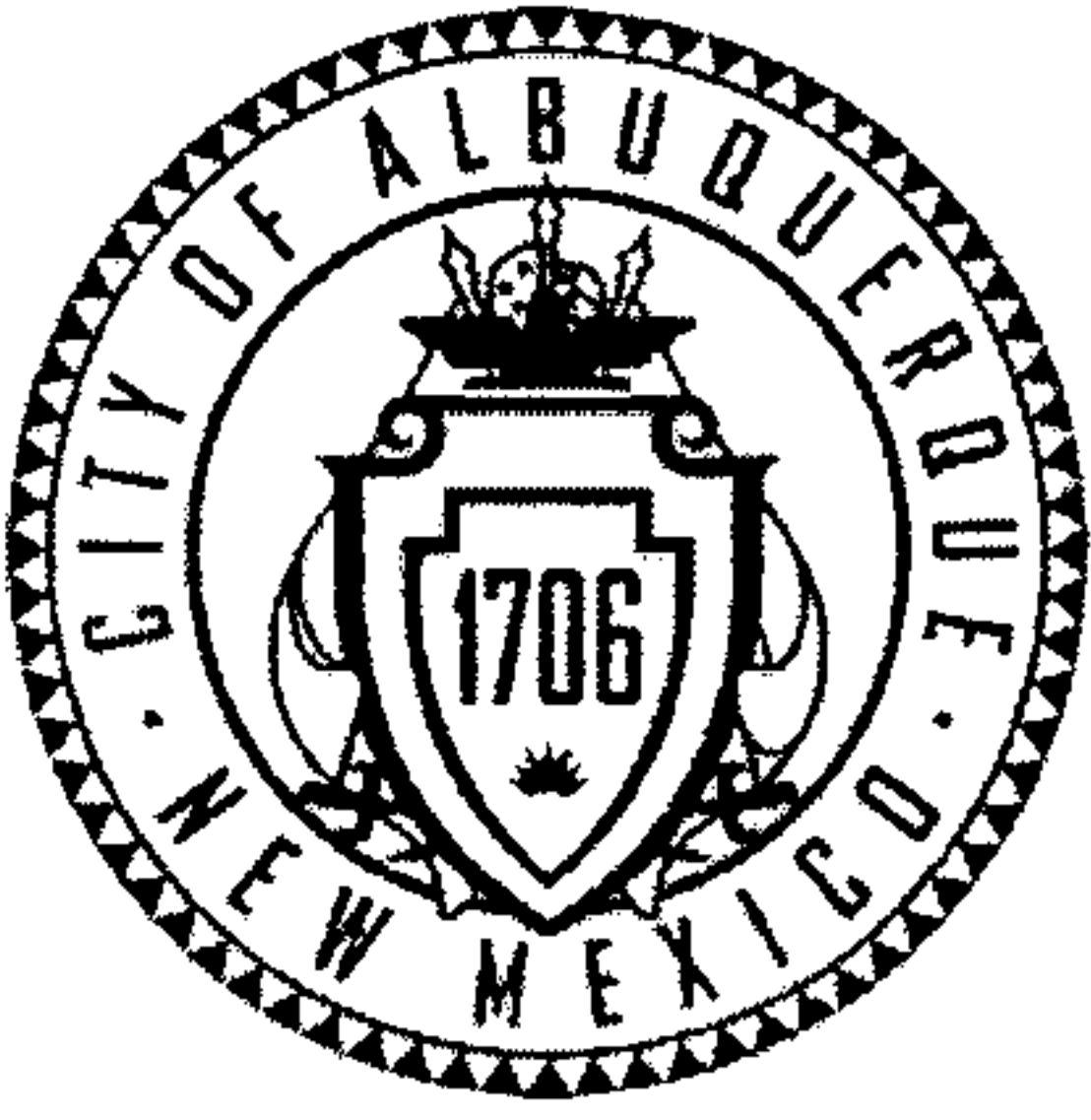


Notary Public

My commission expires: May 18, 2011

LEGAL DESCRIPTION – Parcel 1

Portion of Lot B-2-A, of the Plat of Lots B-1-A and B-2-A of DUKE CITY LUMBER COMPANY ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 17, 1990 in Volume 90C, Folio 222.



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Deborah Stover, Director

Richard J. Berry, Mayor
CAO
March 1, 2010

David S. Campbell,

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): DRB #1005354
Case Number(s): DRB-1005354- 07DRB-00499, 00500
Agent: BOHANNAN HUSTON INC.
Applicant: SAWMILL COMMUNITY LAND TRUST
Legal Description: Replat of Lot B-2-A, Duke City Lumber Addition
Zoning: S-M1, S-1
Acreage: 7.46 acres
Zone Atlas Page: J-13

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION: 2008 AGIS aerial photograph.

NOTE: Additional information to be provided by agent as to history of any buildings and demolitions that may have occurred on subject property.

SITE VISIT: n/a

RECOMMENDATION(S):

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

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING & 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

APPEAL / PROTEST of...

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

Z

A

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

APPLICANT INFORMATION:

NAME: SAWMILL COMMUNITY LAND TRUST

ADDRESS: PO BOX 25181

CITY: ALBUQUERQUE

STATE NM

ZIP 87125

PHONE: 764-0359

FAX: 473-2097

E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON INC.

ADDRESS: 7500 JEFFERSON NE

CITY: ALBUQUERQUE

STATE NM

ZIP 87109

PHONE: 823-1000

FAX: 798-7988

E-MAIL: _____

DESCRIPTION OF REQUEST: PRELIMINARY/FINAL PLAT APPROVAL

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

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

Lot or Tract No. A REPLAT OF LOT B-2-A, DUKE CITY LUMBER ADDTN.

Block: _____

Unit: _____

Subdiv. / Addn. SAWMILL VILLAGE (TBKA)

Current Zoning: S-M1, S-1

Proposed zoning: _____

Zone Atlas page(s): J13

No. of **existing** lots: 1

No. of **proposed** lots: 10

Total area of site (acres): 7.4628

Density if applicable: dwellings per gross acre: _____

dwellings per net acre: _____

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

Within 1000FT of a landfill? NO

UPC No. 101305834151512010

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: BELLAMAH AVE NW

Between: ASPEN

and 19TH STREET NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB-1005354- 07DRB-00499, 00500

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

SIGNATURE

BES

DATE 3/1/2010

FOR (Print) BRUCE STIDWORTHY

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

INTERNAL ROUTING

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

Application case numbers

10 DRB - 70072

Action

P&E
CMF

S.F.

5(3)

Fees

\$ 845.00

\$ 20.00

\$

\$

\$

Total

\$ 865.00

Hearing date 03/10/10

Sandy Handley
Planner signature / date

Project # 1005354

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

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

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

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

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

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

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

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

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

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

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

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

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

BRIAN PATTERSON
 Applicant name (print)
[Signature] 3/2/10
 Applicant signature / date



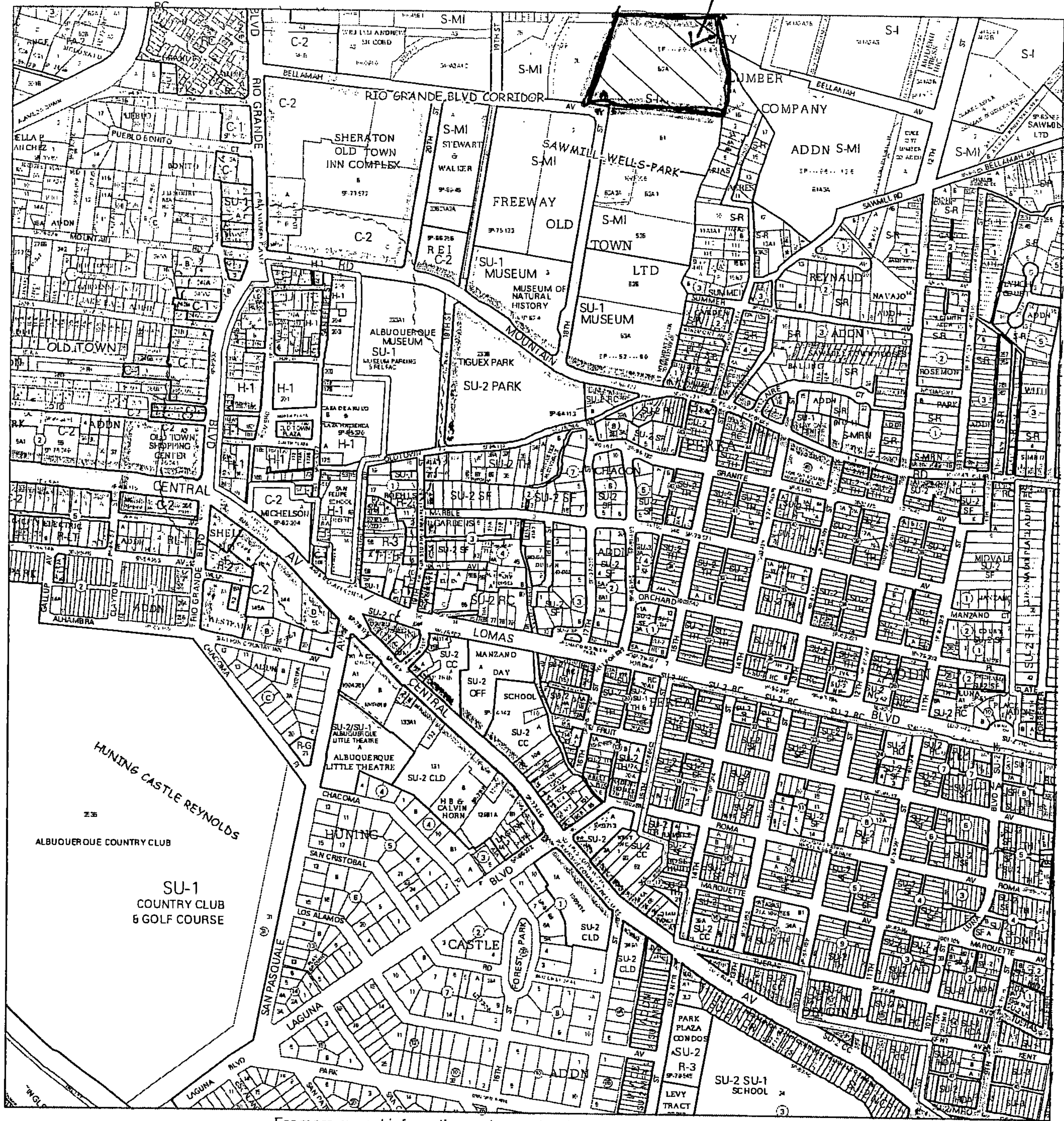
Form revised October 2007

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

Application case numbers
 10DRB - 70072

Sandy Handley 03/02/10
 Planner signature / date
 Project # 1005354

Site



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

Map amended through: 3/22/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

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

0 750 1500 Feet

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

March 2, 2010

Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Preliminary/Final Plat Approval
A replat of Lot B-2-A, Duke City Lumber Addition- TBKA- Sawmill Village
DRB# 1005354

Dear Jack:

The Preliminary/Final Plat was originally submitted on June 18, 2007 and approved and has since expired. Enclosed for review and re-approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property
- APS Agreement
- Original Submittal dated June 18, 2007
- Certificate of No Effect or Approval
- Fee in the amount of \$865.00

This plat was a requirement of the EPC site plan approval. The plat creates 10 lots in accordance with the Site Plan for Subdivision. In addition, the plat grants and vacates several easements.

Please place this item on the DRB Agenda to be heard on March 10, 2010 with the vacation action that was submitted on February 12, 2010. If you have any questions or require additional information, please contact me.

Sincerely,



for

Bruce J. Stidworthy, P.E.
Vice President
Community Development and Planning Group

BJS/cc
Enclosures

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Deborah Stover, Director

Richard J. Berry, Mayor
CAO

David S. Campbell,

March 1, 2010

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): DRB #1005354

Case Number(s): DRB-1005354- 07DRB-00499, 00500

Agent: BOHANNAN HUSTON INC.

Applicant: SAWMILL COMMUNITY LAND TRUST

Legal Description: Replat of Lot B-2-A, Duke City Lumber Addition

Zoning: S-M1, S-1

Acreage: 7.46 acres

Zone Atlas Page: J-13

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION: 2008 AGIS aerial photograph.

NOTE: Additional information to be provided by agent as to history of any buildings and demolitions that may have occurred on subject property.

SITE VISIT: n/a

RECOMMENDATION(S):

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

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



N.T.S.



Brian Patterson

From: Yolanda Padilla Moyer
Sent: Tuesday, March 02, 2010 9:05 AM
To: Brian Patterson
Subject: FW: Arch form
Attachments: ArchSign-OffSawmillVillage.doc

From: Schmader, Matthew F. [mailto:MSchmader@cabq.gov]
Sent: Tuesday, March 02, 2010 8:58 AM
To: Yolanda Padilla Moyer; Kevin Patton
Subject: RE: Arch form

Yolanda and Kevin,
Here is the final Cert.
Please remember to provide historical background as to buildings and dates of construction / demolition as possible.
Thanks and good luck,
Matt S.

From: Yolanda Padilla Moyer [mailto:ypadilla@bhinc.com]
Sent: Monday, March 01, 2010 5:05 PM
To: Schmader, Matthew F.; Kevin Patton
Subject: RE: Arch form

Hi Matt,

Here you go.

Yolanda

From: Schmader, Matthew F. [mailto:MSchmader@cabq.gov]
Sent: Monday, March 01, 2010 5:01 PM
To: Kevin Patton
Cc: Yolanda Padilla Moyer
Subject: RE: Arch form

Thank you Kevin,
Could you possibly send it as a Word doc so I can paste into my electronic version of the file?
Also, does anybody have any history on what was there, when it was built, and when it was demolished?
Best,
Matt

From: Kevin Patton [mailto:Kpatton@bhinc.com]
Sent: Monday, March 01, 2010 4:29 PM
To: Schmader, Matthew F.
Cc: Yolanda Padilla Moyer
Subject: FW: Arch form

Matt,

Enclosed are the completed form and a site image to assist. We would like to submit our preliminary / final plat tomorrow if at all possible. Please review and let us know if you have any questions.

Thanks again.

Kevin G. Patton PE

From: Yolanda Padilla Moyer
Sent: Monday, March 01, 2010 4:26 PM
To: Kevin Patton
Subject: FW: Arch form

From: Brian Patterson
Sent: Monday, March 01, 2010 4:20 PM
To: Kevin Patton
Cc: Yolanda Padilla Moyer
Subject: RE: Arch form

Here is the information needed.

From: Kevin Patton
Sent: Monday, March 01, 2010 3:58 PM
To: Brian Patterson
Cc: Yolanda Padilla Moyer
Subject: FW: Arch form

We need to get this back to him asap.

Kevin G. Patton PE

From: Schmader, Matthew F. [mailto:MSchmader@cabq.gov]
Sent: Monday, March 01, 2010 3:57 PM
To: Kevin Patton
Subject: Arch form

<<ArchSign-OffForm.doc>>

Please fill out as much as possible, thanks !

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Sawmill Community Land Trust ("Developer") effective as of this 19 day of June, ~~2007~~ and pertains to the subdivision commonly known as Sawmill Village, and more particularly described as a replat of Lot B-2-A, Duke City Lumber Company

_____ (the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily- ___ units" with the number of units filled in.]

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.



- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

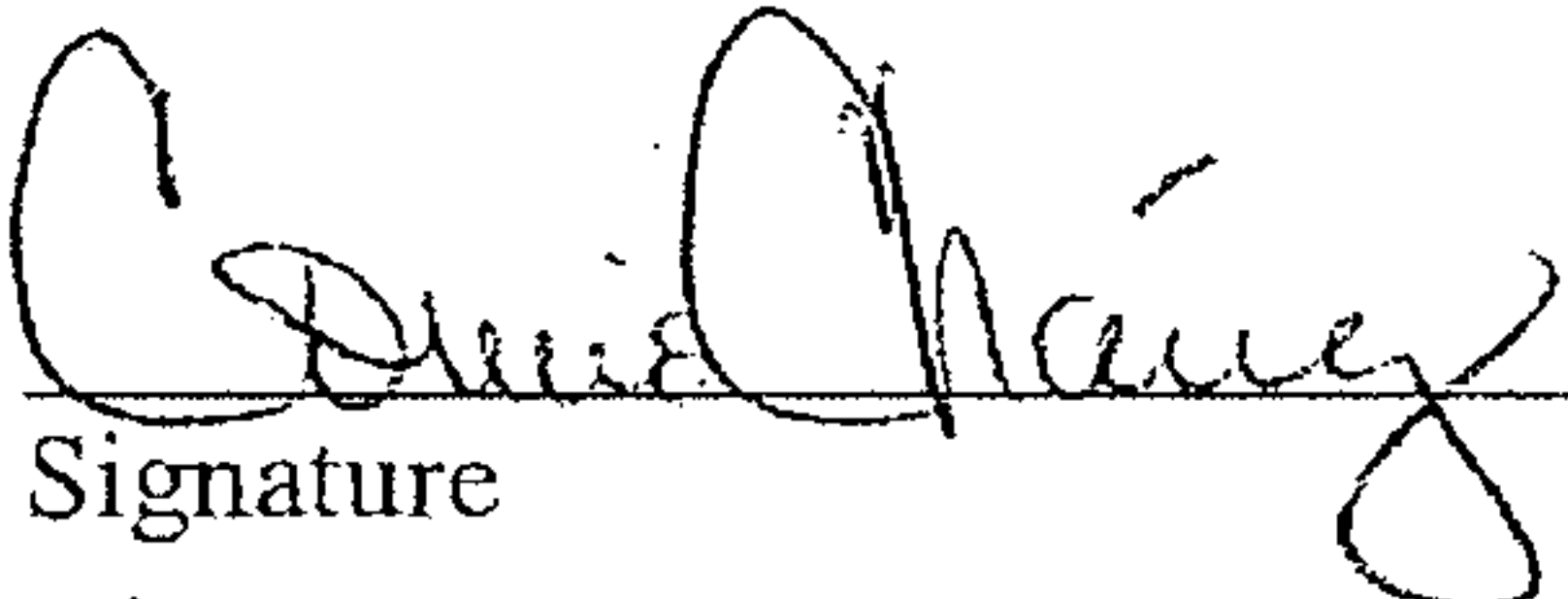
The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.



 Signature

Connie Chavez, Executive Director

 Name (typed or printed) and title

Sawmill Community Land Trust

 Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 15, 2007, by Cemre Chavez as Executive Director of Summit Community Land Trust, a corporation.



[Signature]
Notary Public
My commission expires: 9/30/2009

ALBUQUERQUE PUBLIC SCHOOLS

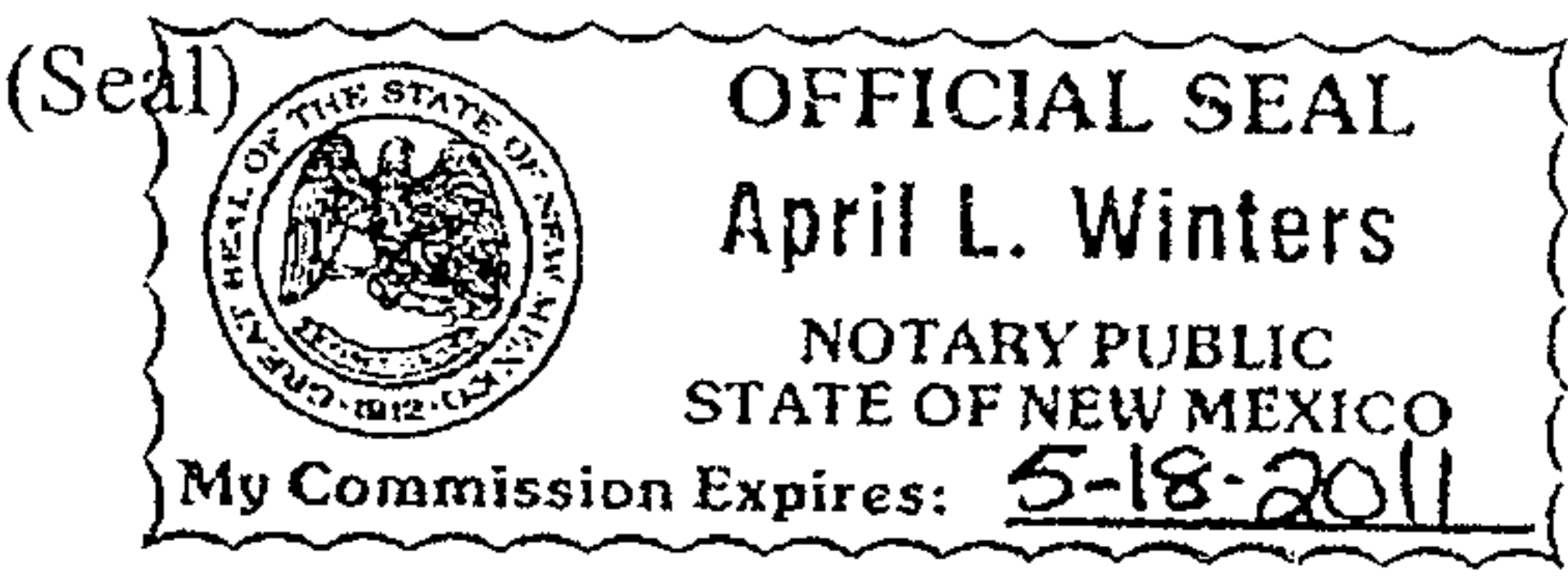
By: [Signature]
Signature

Kizito Wijenje, Director, Capital Master Plan

Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 18, 2007 by Kizito Wijenje as Director of CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.



April L. Winters
Notary Public
My commission expires: May 18, 2011



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING & 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

APPEAL / PROTEST of...

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

Z

A

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

APPLICANT INFORMATION:

NAME: SAWMILL COMMUNITY LAND TRUST

ADDRESS: PO BOX 25181

CITY: ALBUQUERQUE

STATE NM

ZIP 87125

PHONE: 764-0359

FAX: 473-2097

E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON INC.

ADDRESS: 7500 JEFFERSON NE

STATE NM

ZIP 87109

PHONE: 823-1000

FAX: 798-7988

E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC AND PRIVATE EASEMENTS

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

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

Lot or Tract No. LOT B-2-A

Block: _____

Unit: _____

Subdiv. / Addn. DUKE CITY LUMBER COMPANY ADDITION

Current Zoning: S-1

Proposed zoning: _____

Zone Atlas page(s): J13

No. of existing lots: 1

No. of proposed lots: 1

Total area of site (acres): 7.508

Density if applicable: dwellings per gross acre: _____

dwellings per net acre: _____

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

Within 1000FT of a landfill? NO

UPC No. 101305834151512010

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: BELLAMAH AVE NW

Between: 18TH STREET NW

and 19TH STREET NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB #1005354

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

SIGNATURE

DATE 2/12/2010

(Print) BRIAN PATTERSON

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

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

Application case numbers

10DRB - 70051

Action

VPE

S.F.

(10)

Fees

\$ 495.00

-45.00

ADV

\$ 75.00

LME

\$ 20.00

10DRB - 70058

VPRE

(1)

\$ 45.00

\$

Hearing date March 10, 2010

Total

\$ 590.00

2-12-10

Planner signature / date

Project #

1005354

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

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

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



VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

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

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

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

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

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

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

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

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

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

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

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

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

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

BRIAN PATTERSON
 Applicant name (print)

 Applicant signature / date
 2/12/10



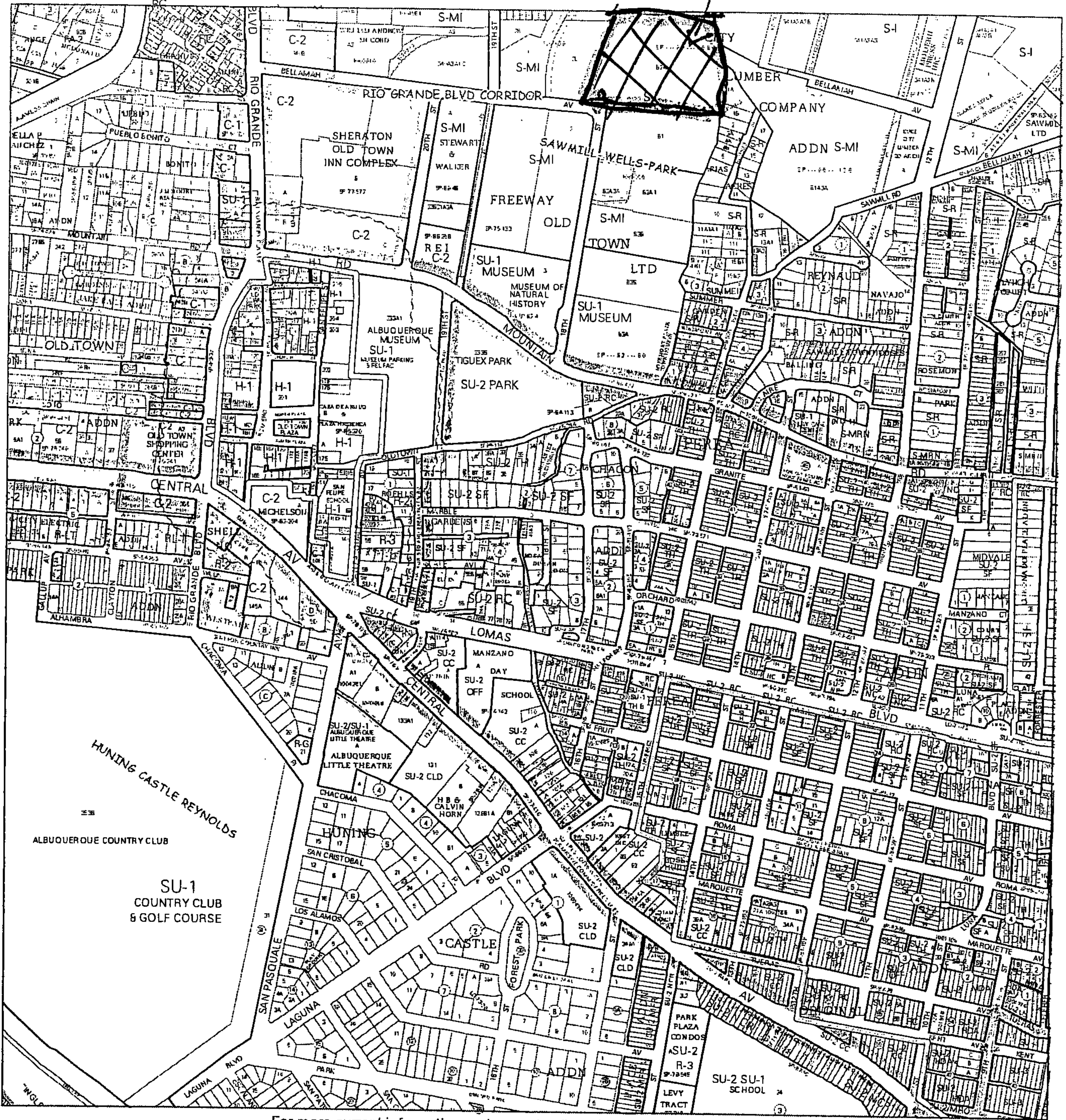
Form revised 4/07

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

Application case numbers
 10DRB - 20051
 10DRB - 70058

Planner signature / date
 2-12-10
 Project # 1005354

Site



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

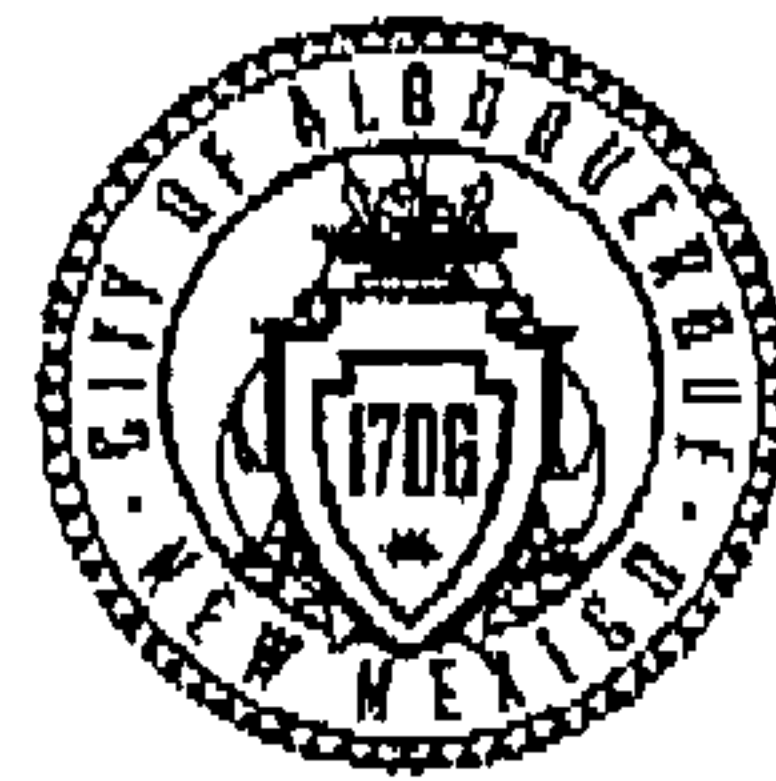
Map amended through: 3/22/2007

Zone Atlas Page:
J-13-Z

Selected Symbols

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

0 750 1,500 Feet



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

February 11, 2010

Brian Patterson
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000/Fax: 505-798-7988

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

Dear Brian

Thank you for your inquiry of February 11, 2010 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - LOT B-2-A, DUKE CITY LUMBER COMPANY ADDITION, LOCATED ON BELLAMAH AVENUE NW BETWEEN ASPEN NW AND 19th STREET NW** zone map **J-13**.

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

- SAWMILL AREA N.A. (SMA) "R"**
Lawrence Schultz
1324 Sawmill Rd. NW/87104 243-9160 (h)
- Judy Gallegos
1036 18th St. NW/87104 843-6868 (h)
- SAWMILL COMMUNITY LAND TRUST (SCL)**
Connie Chavez
904 19th St. NW/87104 764-0359 (o)
- Vicente M. Quevedo
904 19th St. NW/87104 764-0359 (o)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

February 11, 2010

Mr. Lawrence Schultz
1324 Sawmill Road NW
Albuquerque, New Mexico 87104

RE: Vacation of Public Easement
Lot B-2-A Duke City Lumber Company Addition

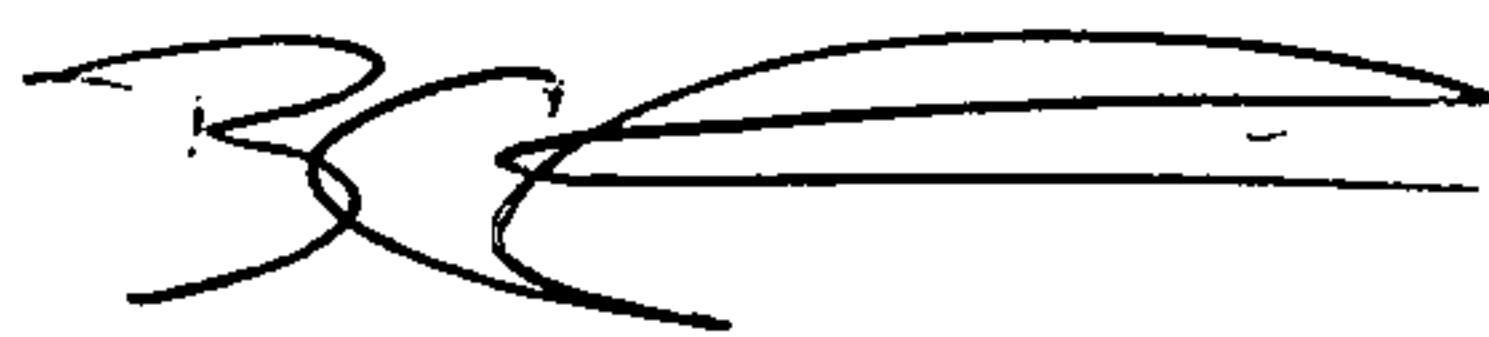
Dear Mr. Schultz:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Sawmill Area Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Sawmill Community Land and Trust, is seeking approval of Vacation of Public Easement for Lot B-2-A Duke City Lumber Company Addition from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and also a copy of the vacation action exhibit that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Brian C. Patterson E.I.
Engineer Intern
Community Development and Planning Group

BCP/cc
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

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CERTIFIED MAIL
RETURN RECEIPT REQUESTED

February 11, 2010

Ms. Judy Gallegos
1036 18th St NW
Albuquerque, New Mexico 87104

RE: Vacation of Public Easement
Lot B-2-A Duke City Lumber Company Addition

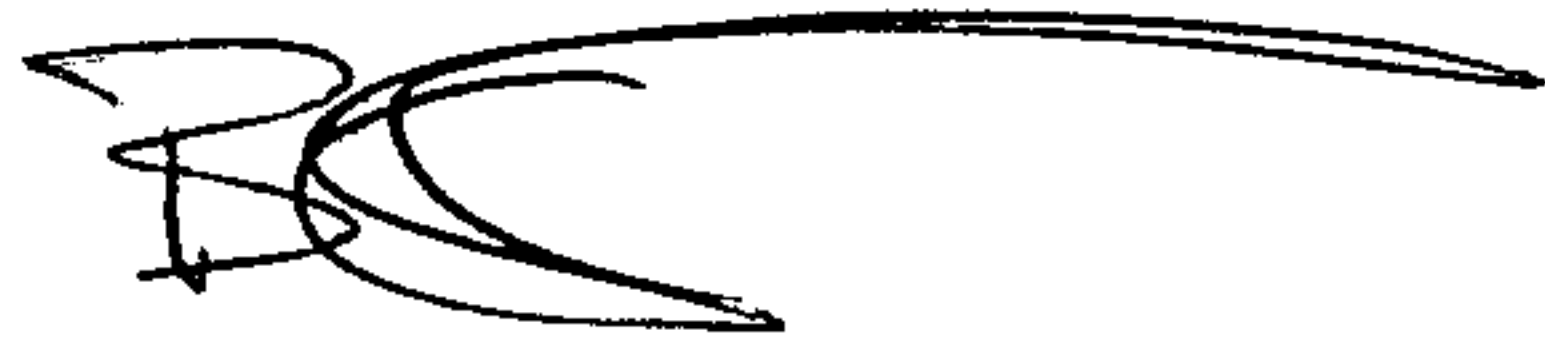
Dear Ms. Gallegos:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Sawmill Area Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Sawmill Community Land and Trust, is seeking approval of Vacation of Public Easement for Lot B-2-A Duke City Lumber Company Addition from the City of Albuquerque's Development Review Board (DRB).

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Sincerely,



Brian C. Patterson E.I.
Engineer Intern
Community Development and Planning Group

BCP/cc
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

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CERTIFIED MAIL
RETURN RECEIPT REQUESTED

February 11, 2010

Ms. Connie Chavez
904 19th St NW
Albuquerque, New Mexico 87104

RE: Vacation of Public Easement
Lot B-2-A Duke City Lumber Company Addition .

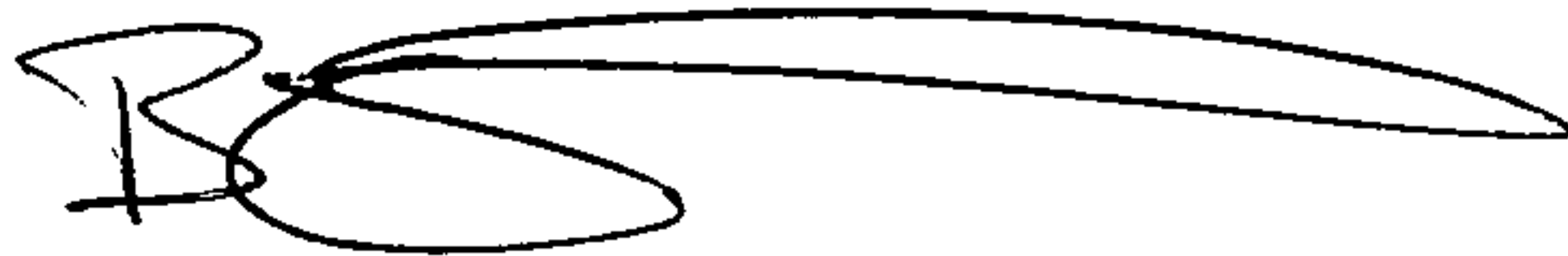
Dear Ms. Chavez:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Sawmill Community Land Trust.

This letter is to advise you that Bohannan Huston, Inc., agent for Sawmill Community Land and Trust, is seeking approval of Vacation of Public Easement for Lot B-2-A Duke City Lumber Company Addition from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and also a copy of the vacation action exhibit that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Brian C. Patterson E.I.
Engineer Intern
Community Development and Planning Group

BCP/cc
Enclosure

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87109-4335

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

February 11, 2010

Mr. Vicente M. Quevedo
904 19th St NW
Albuquerque, New Mexico 87104

RE: Vacation of Public Easement
Lot B-2-A Duke City Lumber Company Addition

Dear Mr. Quevedo:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Sawmill Community Land Trust.

This letter is to advise you that Bohannon Huston, Inc., agent for Sawmill Community Land and Trust, is seeking approval of Vacation of Public Easement for Lot B-2-A Duke City Lumber Company Addition from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and also a copy of the vacation action exhibit that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Brian C. Patterson E.I.
Engineer Intern
Community Development and Planning Group

BCP/cc
Enclosure

ENGINEERING ▲

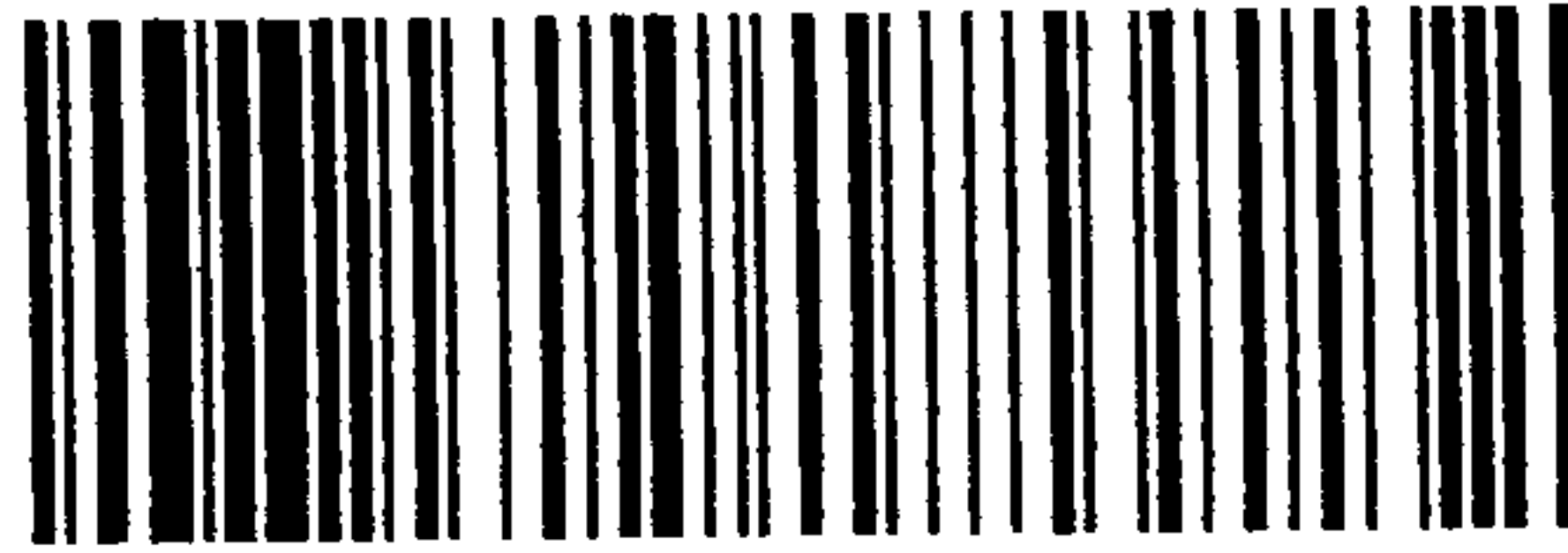
SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

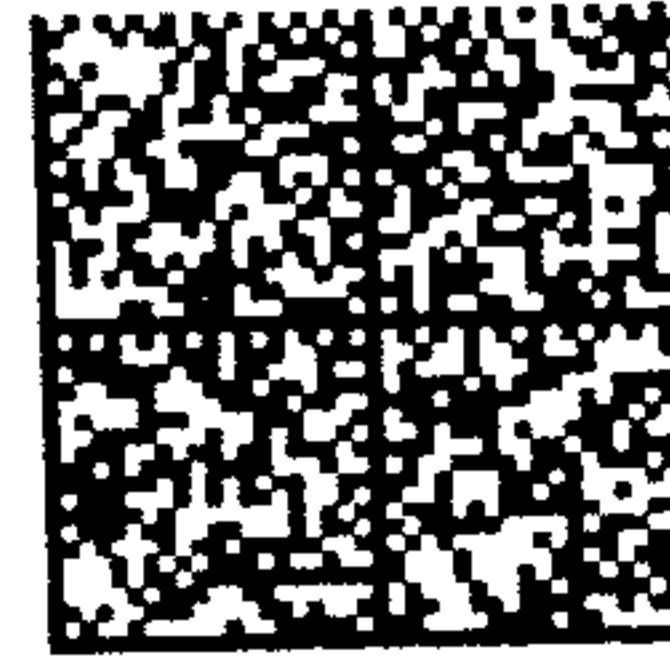
Bohannon  **Huston**


Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

CERTIFIED MAIL



91 7108 2133 3935 6708



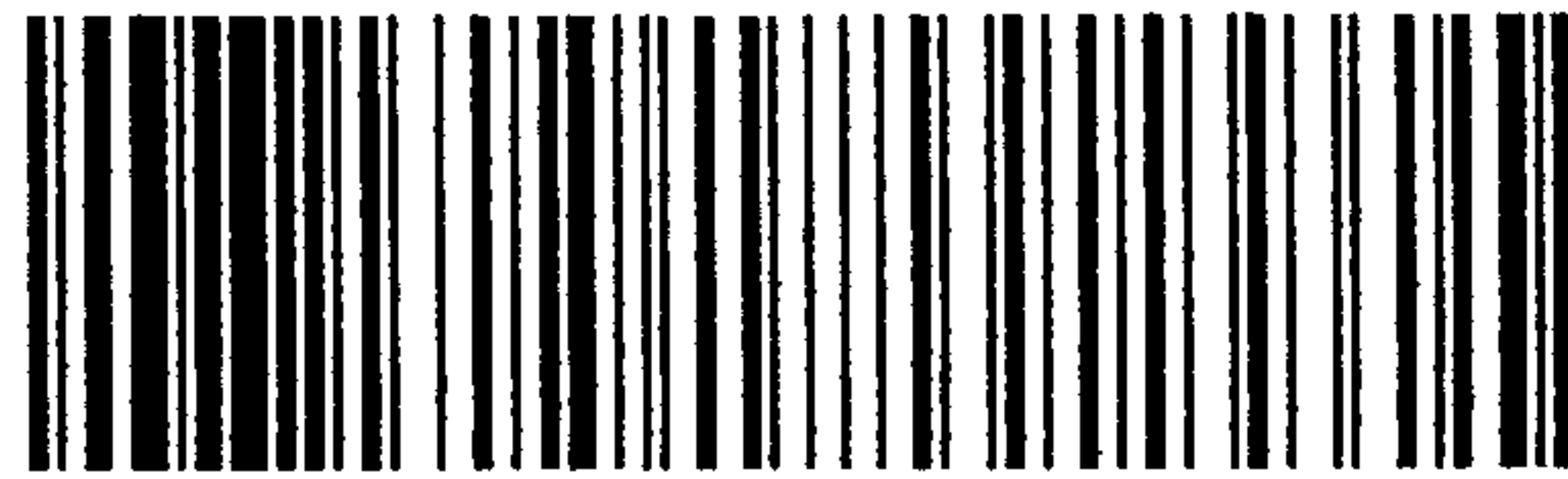
UNITED STATES POSTAGE

PITNEY BOWES
02 1P \$ 005.71⁰
0003100114 FEB 12 2010
MAILED FROM ZIP CODE 87109

Mr. Vicente M. Quevedo
904 19th St NW
Albuquerque, New Mexico 87104

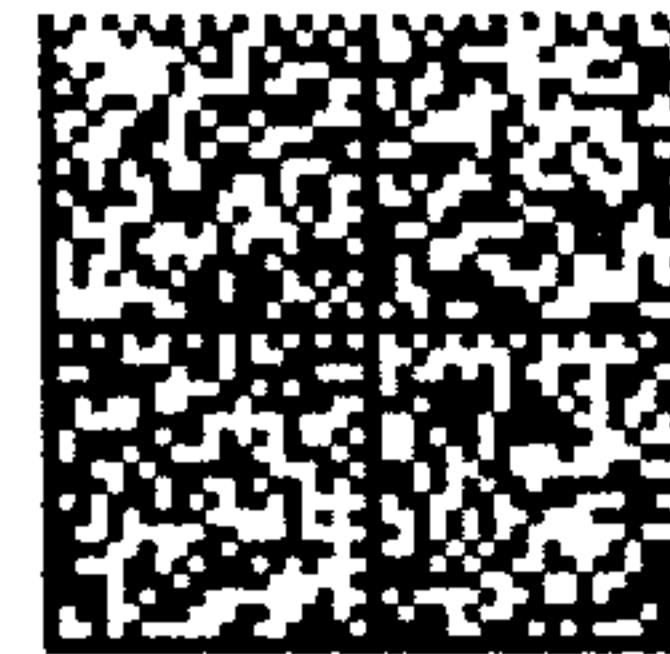
CERTIFIED MAIL


Bohannon  **Huston**

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



91 7108 2133 3935 6708 6161



UNITED STATES POSTAGE

PITNEY BOWES
02 1P \$ 005.71⁰
0003100114 FEB 12 2010
MAILED FROM ZIP CODE 87109

Mr. Lawrence Schultz
1324 Sawmill Road NW
Albuquerque, New Mexico 87104

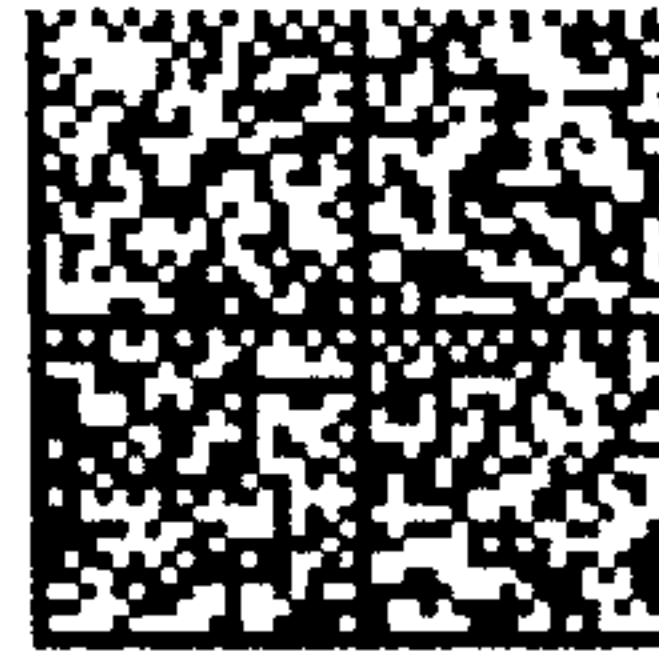
Bohannon  **Huston**


Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

CERTIFIED MAIL



91 7108 2133 3935 6708 6154



UNITED STATES POSTAGE
 **PITNEY BOWES**
02 1P **\$ 005.71⁰**
0003100114 FEB 12 2010
MAILED FROM ZIP CODE 87109

Ms. Judy Gallegos
1036 18th St NW
Albuquerque, New Mexico 87104

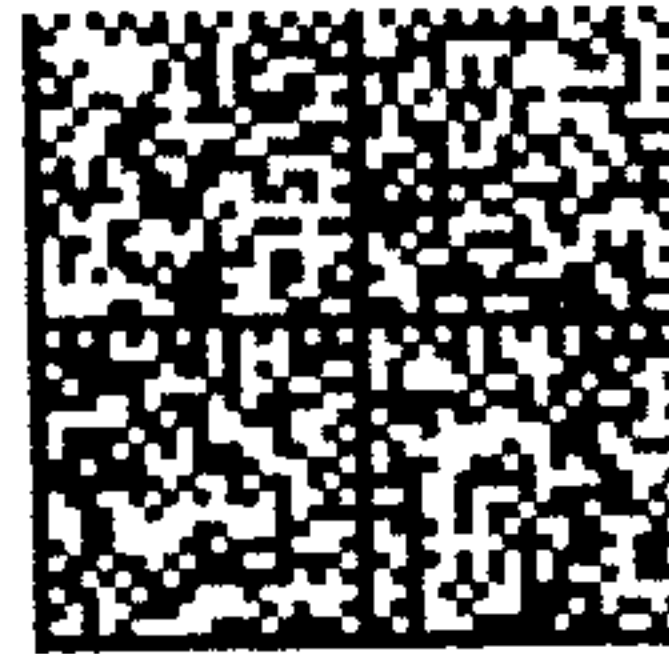
Bohannon  **Huston**


Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

CERTIFIED MAIL



91 7108 2133 3935 6708 611



UNITED STATES POSTAGE
 **PITNEY BOWES**
02 1P **\$ 005.71⁰**
0003100114 FEB 12 2010
MAILED FROM ZIP CODE 87109

Ms. Connie Chavez
904 19th St NW
Albuquerque, New Mexico 87104

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Lawrence Schultz
1324 Sawmill Road NW
Albuquerque, New Mexico 87104

2. Article Number
(Transfer from service label)

91 7108 2133 3935 6708 6161

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature X		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No		

3. Service Type	
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input checked="" type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee) Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

Ms. Judy Gallegos
1036 18th St NW
Albuquerque, New Mexico 87104

2. Article Number
(Transfer from service label)

91 7108 2133 3935 6708 6154

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature X		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No		

3. Service Type	
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input checked="" type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee) Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Connie Chavez
904 19th St NW
Albuquerque, New Mexico 87104

2. Article Number
(Transfer from service label)

91 7108 2133 3935 6708 6147

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature X		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No		

3. Service Type	
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input checked="" type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee) Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Vicente M. Quevedo
904 19th St NW
Albuquerque, New Mexico 87104

2. Article Number
(Transfer from service label)

91 7108 2133 3935 6708 6130

COMPLETE THIS SECTION ON DELIVERY

A. Signature X		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No		

3. Service Type	
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input checked="" type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

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 23, 2010 To March 10, 2010

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.

Thomas J. Lamm BHI 2/12/10
(Applicant or Agent) (Date)

I issued 1 signs for this application, 2/12/10 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1005354

February 12, 2010

Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103Re: Vacation of Public Easements and a Private Easement DRB #1005354
Lot B-2-A Duke City Lumber Company Addition tbka/ Sawmill Village

Dear Jack:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A" and "B")
- Twenty-four (24) copies of the documents which created the easements with the easement recording information shown
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$590.00

We had originally submitted two (2) separate vacation actions that were approved in 2007 but they have since expired (past there one (1) year time limit). We are re-submitting 10 vacations of public easements and 1 vacation of a private easement. The easements and the reasons for their vacations are listed below:

1. 24' Easement for Ingress and Egress recorded 10/14/1987, Bk MS 546-A, pg 600. This is a private easement benefiting both the property being replated with this project as well as the property to the south. The easement is not being used, and both benefiting properties have agreed to vacate the easement.
2. 5' PNM Easement recorded 3/18/1950, Bk D135, pg 547. This easement is for an existing overhead powerline. We have requested approval from PNM to put the line underground. The final alignment is not fully defined yet, but will be prior to submittal of the plat. The final alignment is likely to vary from the existing alignment.
3. 10' PNM Gas Services Easement recorded 6/22/1997, Bk 97-19, pg 6500 - 6501. This easement is for an existing dead end gas line that used to serve the ponderosa products facility. The line will be abandoned with this project.
- 4A. 18' x 30' PNM Easement recorded 3/22/1995, bk 95-7, pg 3510. This easement was for facilities that served ponderosa products. The facilities are no longer needed and will be removed.

Jack Cloud, Chair
City of Albuquerque
February 12, 2010
Page 2

- 4B. 10' PNM Easement recorded 3/22/1995, bk 95-7, pg 3510. This easement was for facilities that served ponderosa products. The facilities are no longer needed and will be removed.
- 5A. 20' x 20' Substation Easement recorded 6/2/1969, Bk MS 139, pg 478. This easement was for facilities that served ponderosa products. The facilities are no longer needed and will be removed.
- 5B. 10' Powerline Easement recorded 6/2/1969, Bk MS 139, pg 478;
6. 10' Qwest easement recorded 8/6/2003, bk A61, pg 8589
7. 7' Utility Easement- April 4, 1978 book D8, 102
8. 20' City of Albuquerque Water and Sewer easement recorded on 9/24/1969, in Book Misc. 151 page 32-34. This easement contains an existing waterline. With our project, we propose to relocate the waterline within the project site and abandon the existing waterline. We have confirmed that the waterline does not serve the property to the south of this site. There will be a new easement created to replace the existing easement with the plat.
9. Southern Union Gas Company easement recorded on 2/7/1970, in Book MS. 163 page 779. This easement contains an existing abandoned PNM gas line that is no longer needed.

Please put us on the agenda for March 10, 2010. Should you have any questions regarding this request, please contact me.

Sincerely,



Bruce J. Stidworthy, P.E.
Vice President
Community Development and Planning Group

BJS/cc
Enclosures

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud
COA-DRB
600 2nd St NW
Albuquerque, NM 87102

Requested by: Brian Patterson

Date: February 12, 2010

Time Due: This A.M.
 This P.M.
 Rush _____
 By Tomorrow

Phone: 924-3880

DELIVERY VIA

Courier Federal Express
 Mail UPS
 Other _____

PICK UP

Item: _____

Job No.: 070249

Job Name: Sawmill Village

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Vacation Action Letter
2	24	Exhibits of vacated easements and original documentation of easments
3	1	Letter from the Office of Neighborhood Coordination
4	1	Zone Atlas Page
5	1	Development Plan Review Application
6	1	Fee

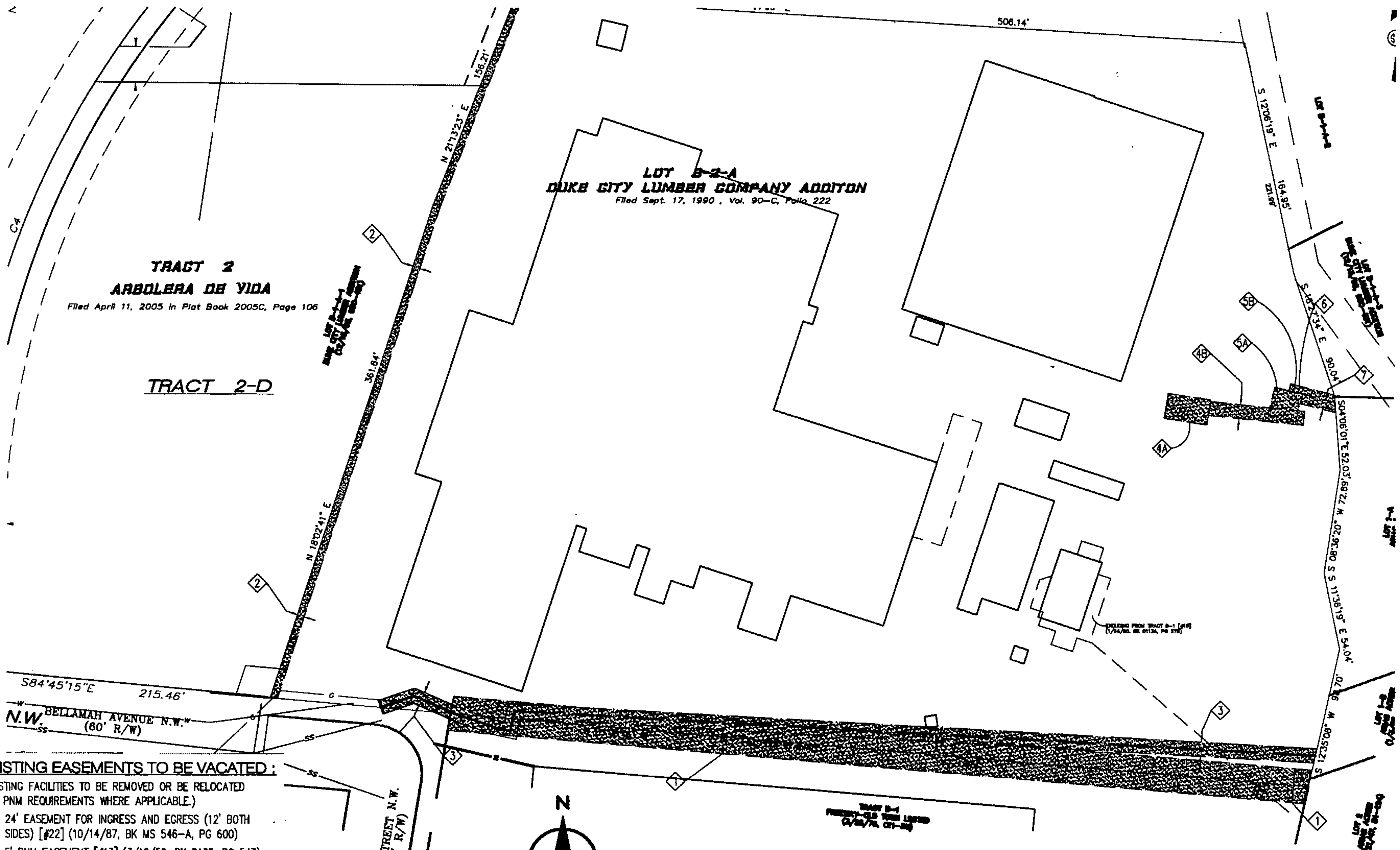
COMMENTS / INSTRUCTIONS

REC'D BY: _____ DATE: _____ TIME: _____

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

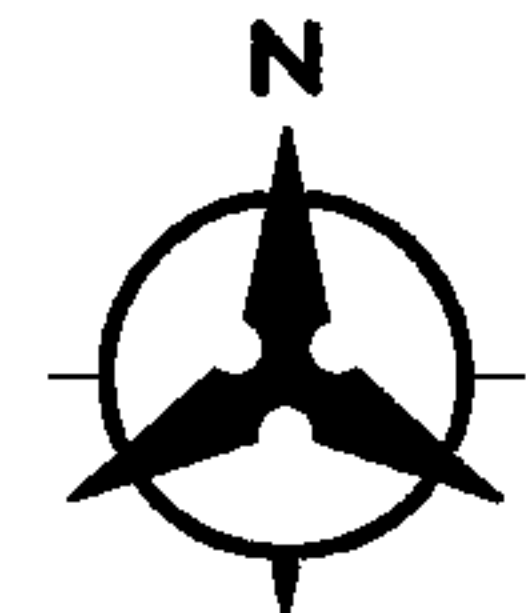


LOT B-2-A
DUKE CITY LUMBER COMPANY ADDITION
 Filed Sept. 17, 1990, Vol. 90-C, Page 222

TRACT 2
ARBOLERA DE VIDA
 Filed April 11, 2005 in Plat Book 2005C, Page 106

TRACT 2-D

- EXISTING EASEMENTS TO BE VACATED:**
 (EXISTING FACILITIES TO BE REMOVED OR BE RELOCATED PER PNM REQUIREMENTS WHERE APPLICABLE.)
- ① 24' EASEMENT FOR INGRESS AND EGRESS (12' BOTH SIDES) [#22] (10/14/87, BK MS 546-A, PG 600)
 - ② 5' PNM EASEMENT [#13] (3/18/50, BK D135, PG 547)
 - ③ 10' PNM GAS SERVICES R-O-W & EASEMENT FILED 6-22-1997 [#24] (BK. 97-19, PG. 6500)
 - ④ 18' X 30' PNM EASEMENT [#23] (3/22/95, BK 95-7, PG 3510)
 - ④B 10' PNM EASEMENT [#23] (3/22/95, BK 95-7, PG 3510)
 - ⑤A 20' X 20' SUBSTATION EASEMENT [#15] (6/2/69, BK MS 139, PG 478)
 - ⑤B 10' POWERLINE EASEMENT [#15] (6/2/69, BK MS 139, PG 478)
 - ⑥ 10' QWEST EASEMENT [#28] 8/6/2003 (BK A61, PG 8589)
 - ⑦ 7' UTILITY EASEMENT (08, 102; 90C, 222) [#17]

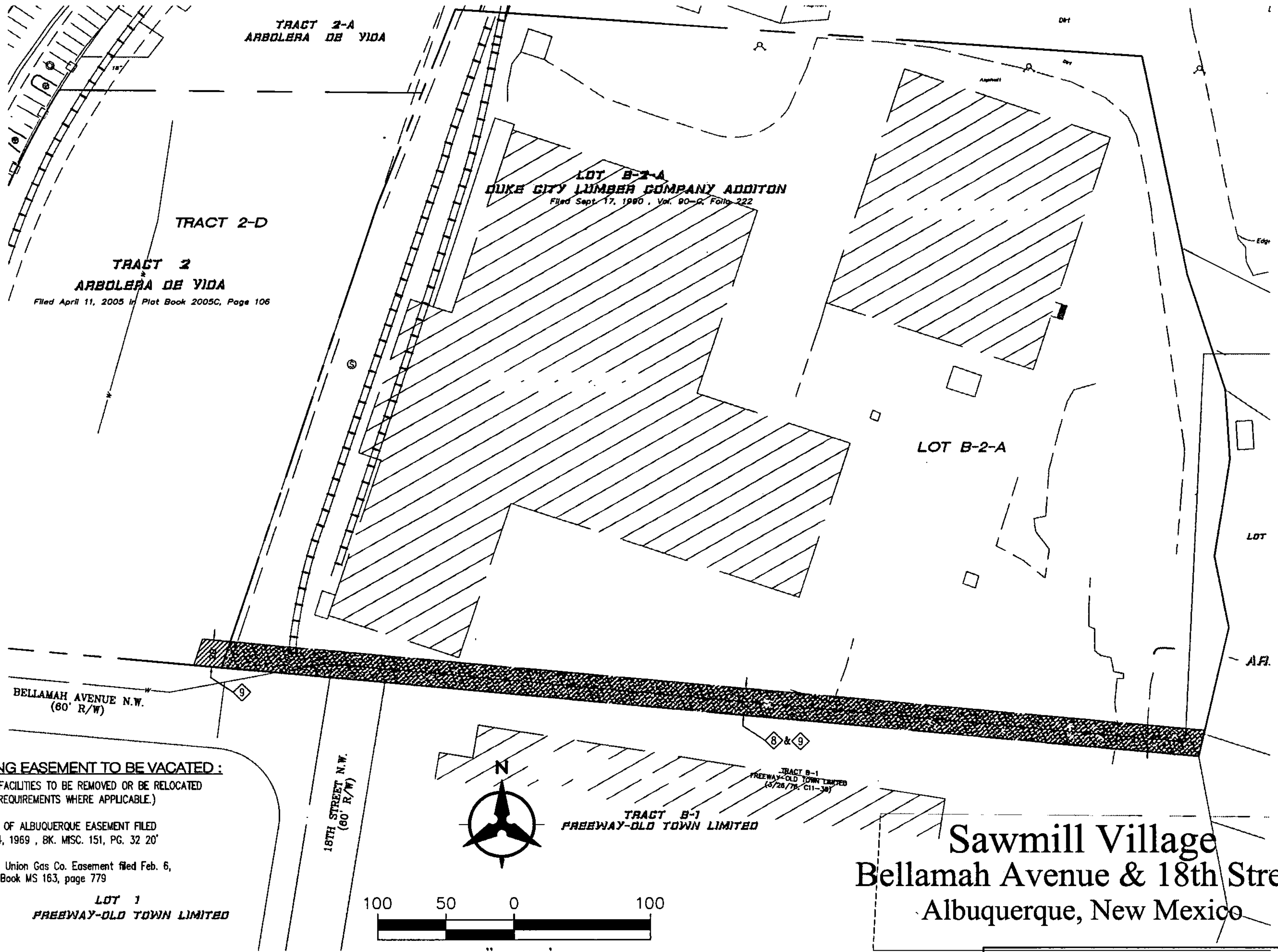


1" = 100'

Sawmill Village
Bellamah Avenue & 18th Street
Albuquerque, New Mexico

Bohannon & Huston
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

EASEMENT VACATION EXHIBIT "A"



EXISTING EASEMENT TO BE VACATED :
 (EXISTING FACILITIES TO BE REMOVED OR BE RELOCATED
 PER PNM REQUIREMENTS WHERE APPLICABLE.)

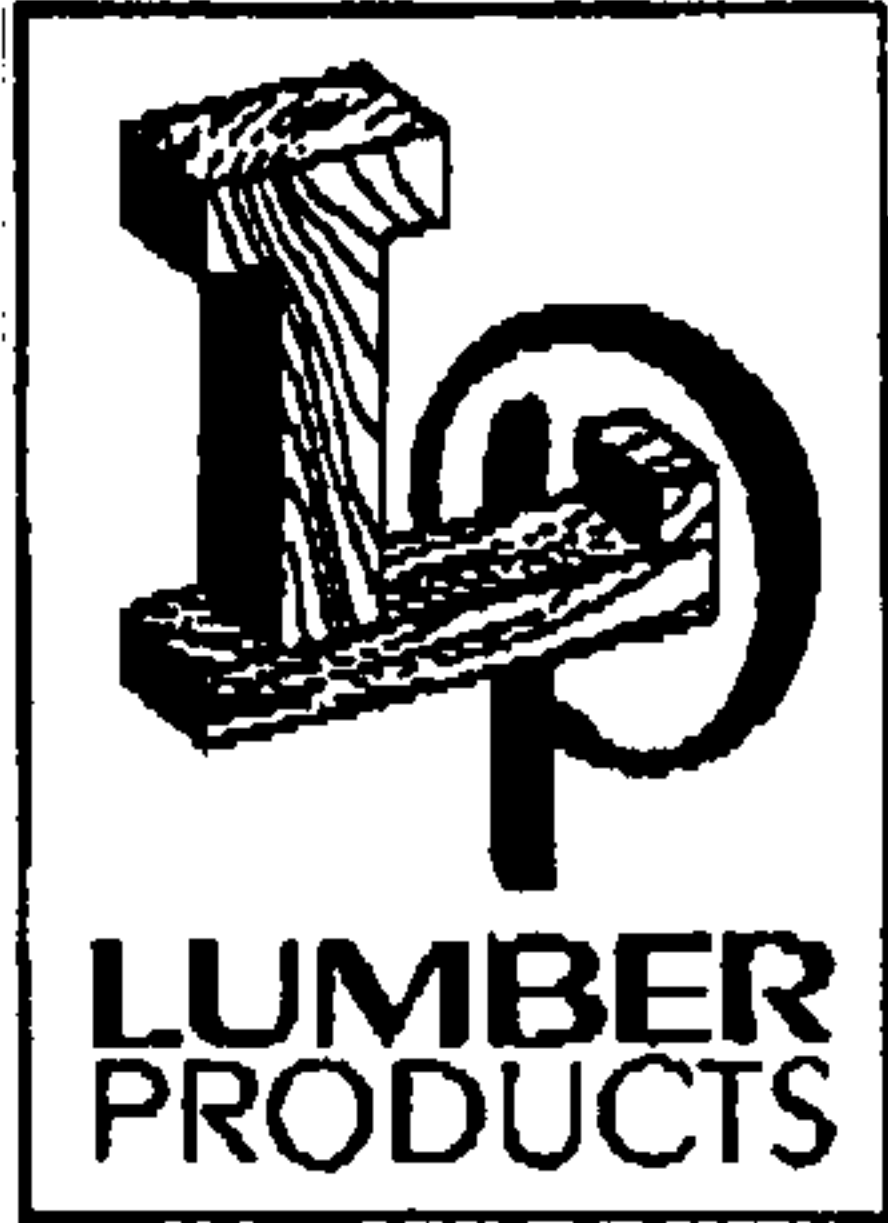
- Ⓢ 20' CITY OF ALBUQUERQUE EASEMENT FILED
 SEPT. 24, 1969 , BK. MISC. 151, PG. 32 20'
- Ⓣ Southern Union Gas Co. Easement filed Feb. 6,
 1970 in Book MS 163, page 779

**LOT 1
 FREEWAY-OLD TOWN LIMITED**

EASEMENT VACATION EXHIBIT "B"

Bohannon & Huston
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

①



1050 18th Street NW
Albuquerque, NM 87104
505/924-2270
866/437-9663
FAX: 505/924-2275

April 13, 2007

Sheran Matson
City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Dear Ms. Matson

This letter is regarding that certain Common Easement Agreement dated September 30, 1987 and recorded October 14, 1987, Book Misc 546-A, Page 600, attached hereto as Exhibit A (the "Agreement").

We are the owners of the land located at 1050 18th Street NW, Albuquerque, New Mexico as more fully described in Exhibit A of the Agreement. We are the successor in interest of 3-B Investments, a New Mexico partnership, an original beneficiary of the Agreement.

With this letter, we agree to release our interest in the Agreement and request the easement be vacated.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Stanlee Kitts', is written over a horizontal line.

Stanlee Kitts
Branch Manager

Exhibit A

87107180

OC 600

COMMON EASEMENT AGREEMENT

This Common Easement Agreement ("Agreement") is entered into this 30 day of September, 1987, by and between 3-B Investments, a New Mexico partnership ("3-B"), whose address is 1200 Alameda Blvd., Alameda, New Mexico 87114, and Ponderosa Products, Inc., a New Mexico corporation ("Ponderosa"), whose address is 1701 Bellamah, N.W., P.O. Box 25506, Albuquerque, New Mexico 87125.

WITNESSETH

WHEREAS, 3-B is the owner in fee simple of certain real property located in Albuquerque, New Mexico, more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "3-B Property");

WHEREAS, Ponderosa is the owner in fee simple of certain real property located in Albuquerque, New Mexico, which is more particularly described in Exhibit B attached hereto and incorporated herein by reference (the "Ponderosa Property"), which property shares a common boundary ("the Common Boundary") with the 3-B Property;

WHEREAS, Ponderosa currently leases the 3-B Property from 3-B;

WHEREAS, Ponderosa and 3-B have negotiated concerning the construction by 3-B of certain improvements on the 3-B Property and have executed a new lease with respect to the 3-B Property;

WHEREAS, in connection with the construction of the improvements the City of Albuquerque requires that Ponderosa obtain an access to the Ponderosa Property, which may be accomplished by an agreement to create a common driveway;

WHEREAS, 3-B and Ponderosa wish to provide for mutual easements (individually the "Easement" and collectively the "Easements"), which Easements shall run the length of the Common Boundary, in order to satisfy the requirements of the City of Albuquerque;

WHEREAS, as an improvement on the Ponderosa Property encroaches upon the Easements, thereby rendering use of the Easements impossible, 3-B and Ponderosa will execute a certain license agreement (the "License Agreement") for the purpose of providing Ponderosa with an alternate means of access to the Ponderosa Property; and

WHEREAS, 3-B and Ponderosa agree that the Easements shall not be utilized by either party unless and until the License Agreement terminates, pursuant to its terms.

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants, agreements and easements contained in this Agreement and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Mutual Easements. 3-B hereby grants to Ponderosa an easement of ingress and egress over a twelve (12) foot wide

strip of land running the entire length of, and appurtenant to, the Common Boundary; and FONDAROSA hereby grants to J-B an easement of ingress and egress over a twelve (12) foot wide strip of land running the entire length of, and appurtenant to, the Common Boundary.

2. Commencement of the Easements. The Easements, and the provisions hereof, shall take effect only upon the termination of the License Agreement.

3. Obstructions. The parties hereto shall not obstruct, impede, or interfere with the other party's reasonable use of its Easement for the purpose of ingress and egress to and from its property.

4. Maintenance. The parties hereto shall maintain the Easements in a usable, neat and uniform manner, so that the overall appearance of the Easements is that of one driveway. Each party hereto shall be responsible for that amount of the costs of improving, repairing and maintaining the Easements in good condition as corresponds to such party's degree of use of the Easements relative to the other party; except that any damage due to the negligence of any third person who uses or has used the Easements pursuant to the authority of either party hereto, shall be the liability of the party granting such authority.

5. Binding Effect. This Agreement shall be binding upon the parties hereto, their respective heirs, executors, administrators and assigns.

CG 803

6. Easements shall run with the Land. The parties hereto agree that the Easements constitute covenants that shall run with the land.

7. Superiority. The Easements are superior and paramount to the rights of either of the parties hereto in the respective servient estates so created.

8. Entire Agreement and Modification. This Agreement constitutes the entire Agreement of the parties with respect to the subject matter hereof, and this Agreement may be amended only by written consent of both parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

3-B INVESTMENTS, a New Mexico
general partnership

By Arthur G. Blueher
Arthur G. Blueher
General Partner

PONDEROSA PRODUCTS, INC., a New
Mexico corporation

By Mary E. Fiedler
Mary E. Fiedler
Attorney-in-Fact

ATTEST:

Secretary

EASEMENT

THIS INDENTURE, made this _____ day of _____, 1950, by and between

Frank E. Mann and Martha Mann French <sup>sister, admin-
istrators</sup>

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

WITNESSETH:

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

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

A strip of land five (5) feet in width adjoining and running parallel to the west and North property line of Tract No. 236, Maps Nos. 35 and 38 of the Official Bernalillo County Taxation Maps in Sec. 7 and 18 T.10N., R.3E., N.M.P.M., Bernalillo County, New Mexico, of which the west and North line of the five (5) foot easement being more particularly described as follows: Beginning at a point S.25°56'E., 30.07 feet distant from corner No. 32 of land now or formerly owned by the Santa Fe Land and Improvement Company and running thence S.25°10'W., 624.69 feet to corner No. 11, thence S.21°44'W., 182.28 feet to corner No. 12, thence S.18°26'W., 423.17 feet to corner No. 13; thence N.84°41'W., 480.01 feet to corner No. 2 of Tract No. 3 of land owned by Santa Fe Land and Improvement Company, the west terminus point of this easement. Also easements for the necessary anchors at Corner No. 13, as shown on Public Service Company Drawing No. A-1341-E.

Said power line to cross said lands at the points and in the manner hereinafter set forth, to-wit:

Said pole line to be built along the common property line between the John Mann, Sr. estate and Tract No. 2 of the Industrial Area Property, except where irrigation ditches will interfere with pole line construction.

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

Frank E. Mann Frank E. Mann
Martha Mann French Martha Mann French

STATE OF NEW MEXICO }
COUNTY OF Bernalillo }

On this 18th day of March, 1950, before me, a Notary Public

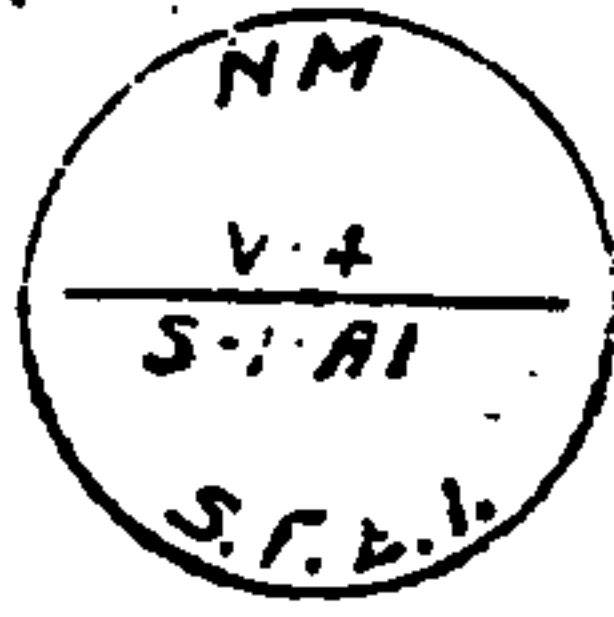
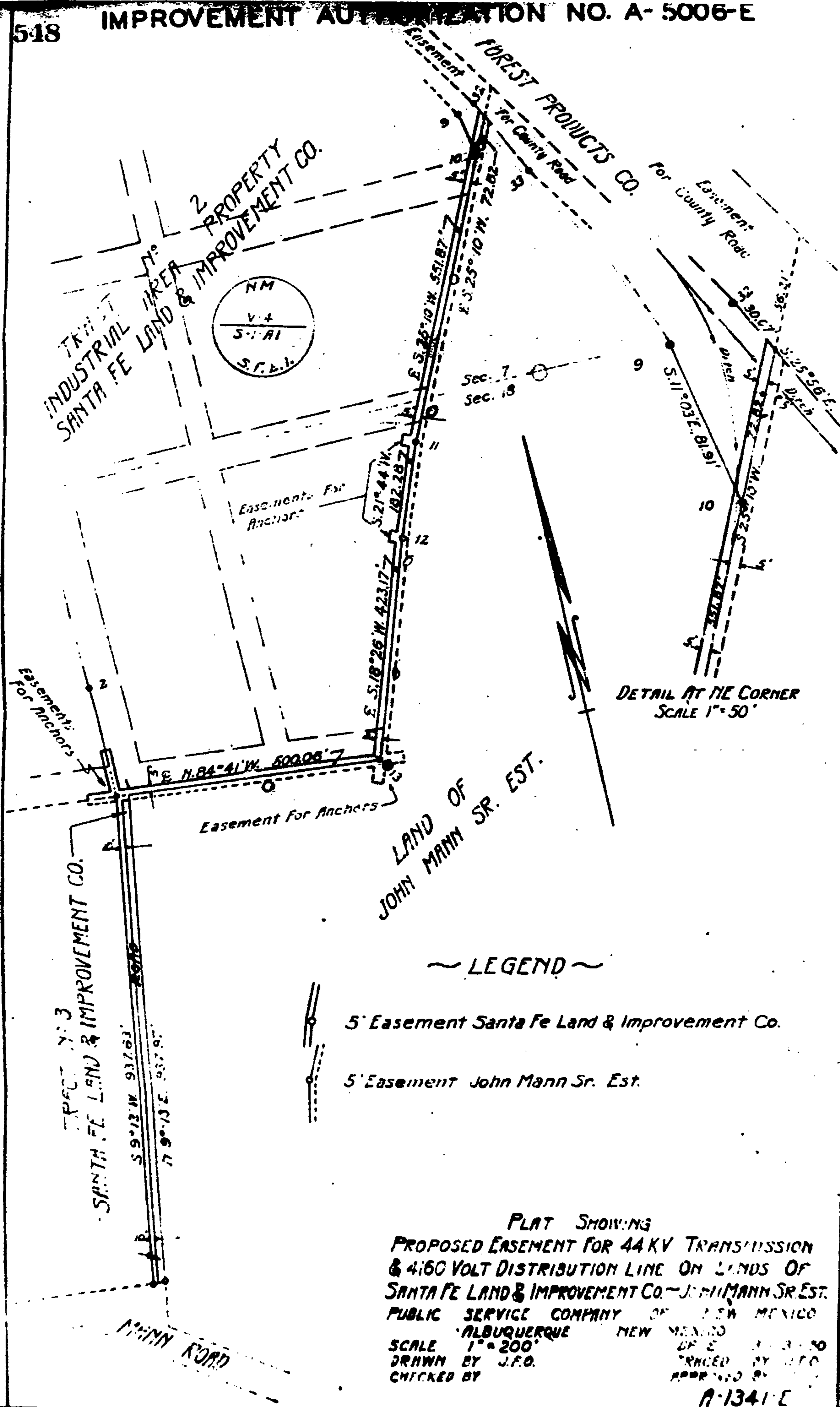
within and for said County and State, personally appeared Frank E. Mann

and Martha Mann French ^{sister}, his ~~husband~~, to me known to be the persons described in and who executed the foregoing instrument and acknowledged the same as their free act and deed.

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

Robert E. Foley
Notary Public

My commission expires.....



DETAIL AT NE CORNER
SCALE 1" = 50'

~ LEGEND ~

 5' Easement Santa Fe Land & Improvement Co.

 5' Easement John Mann Sr. Est.

PLAT SHOWING
PROPOSED EASEMENT FOR 44 KV TRANSMISSION
& 4160 VOLT DISTRIBUTION LINE ON LANDS OF
SANTA FE LAND & IMPROVEMENT CO. - JOHN MANN SR. EST.
PUBLIC SERVICE COMPANY OF NEW MEXICO
ALBUQUERQUE NEW MEXICO
SCALE 1" = 200'
DRAWN BY J.F.O.
CHECKED BY

APPROVED BY
DATE

A-1341-E

88397

Admitted

NEW MEXICO
County of Bernalillo, SS

This instrument was filed for record

At 11:18 MAR 18 1950

At 11:18 o'clock a.m. Recorded in Vol. 135

of records of said County Folio 5547

W. J. ...
Clerk & Recorder

Deputy

3 18-50

97074071

PNM GAS SERVICES
RIGHT OF WAY AND EASEMENT

6500

R1777

3

THIS INSTRUMENT made this _____ day of _____, 19 97 by and between

Ponderosa Products, Inc., a New Mexico corporation

Grantor: PNM GAS SERVICES, an unincorporated division of Public Service Company of New Mexico, a New Mexico corporation, (Grantor), and its successors and assigns
WITNESSES:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantee, a right of way and easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, move, operate, and maintain one or more gas pipelines for the transmission and distribution of natural gas, with appurtenances thereto, and facilities for common, utility purposes, or either of, any or all such purposes, including lines, cables, conduits, and other fixtures and structures necessary to maintain such facilities and appurtenances therein (all of which are herein collectively referred to as "facilities"), on, over, beneath, through, and across the right of way and easement, hereinafter described, together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantee for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove any trees, shrubs or bushes and remove any structures which interfere with the purpose set forth herein. The right of way and easement granted herein is within land, known as Bernalillo County, New Mexico and is more particularly described as follows to wit:

PNM Project Number R1777

An easement within Lot B-2-A of Plat of DUKE CITY LUMBER COMPANY ADDITION situate in Section 18, T. 10 N., R. 3 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County in Plat Book 90C, Page 222, on September 17, 1990 and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side of the following described centerline:

Beginning at a point on the south boundary line of said Lot B-2-A, whence the southwest corner of said Lot B-2-A bears N.85°08'16"W., 76.62 feet distant; running thence as an easement N.71°02'32"E., 24.67 feet; thence S.66°36'51"E., 32.70 feet to the south boundary line of said Lot B-2-A; running thence as a traverse along the south boundary line of said Lot B-2-A S.85°08'16"E., 91.64 feet; running thence as an easement N.10°20'23"E., 5.57 feet; thence S.86°51'04"E., 552.38 feet to the east boundary line of said Lot B-2-A.

SEE EXHIBIT "A" (Drawing of Easement Description)

Grantor hereby covenants that Grantee is the true and lawful owner of the land described herein. Grantee shall have the right to use the above described right of way and easement for purposes not inconsistent with the rights hereby granted, provided that Grantee shall not erect nor construct any building, pool, or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which interferes with Grantee's exercise of the rights granted herein.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, assigns, successors and assigns of the parties herein. Grantee shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant license or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the right granted to them by Grantee.

WITNESS my hand and seal this 2nd day of July, 19 97

John G. Fleming SECRETARY/TREASURER

(SEAL)

(SEAL)

(SEAL)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF _____

This instrument was acknowledged before me on _____ 19 _____

My commission expires: _____
(Seal)

Notary Public
ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF Bernalillo

This instrument was acknowledged before me on 7/3, 19 97

John G. Fleming Sec. / Treasurer
(Name of Officer) (Title of Officer)

of Ponderosa Products, Inc.
(Corporation Acknowledged)

a New Mexico corporation, on behalf of said corporation.
(State of Incorporation)

My Commission expires: 7/27/97
(Seal)

Notary Public

FOR RECORDER'S USE ONLY
97 JUL 22 1997
97-176500-6500

PAGE NUMBER

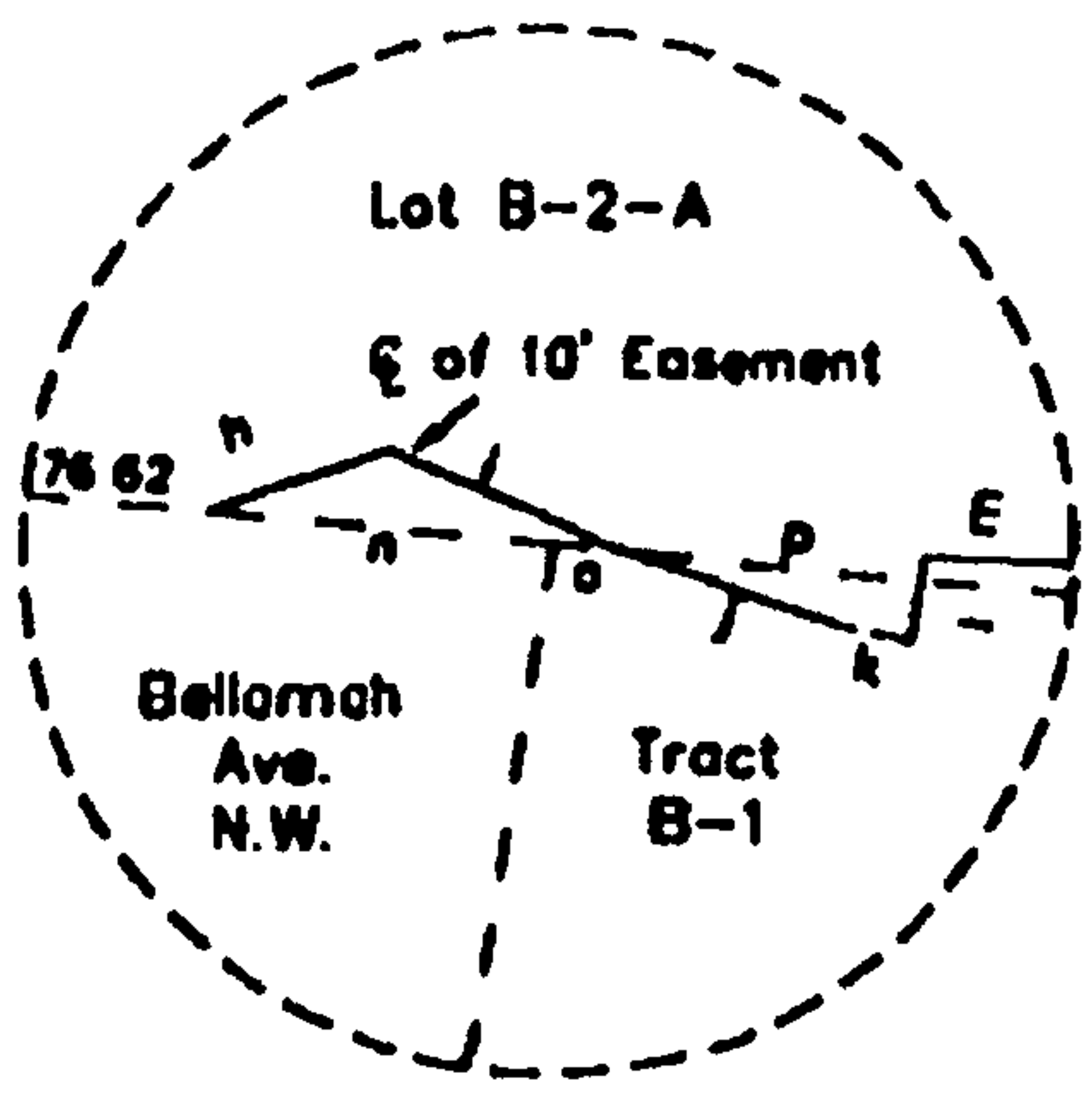
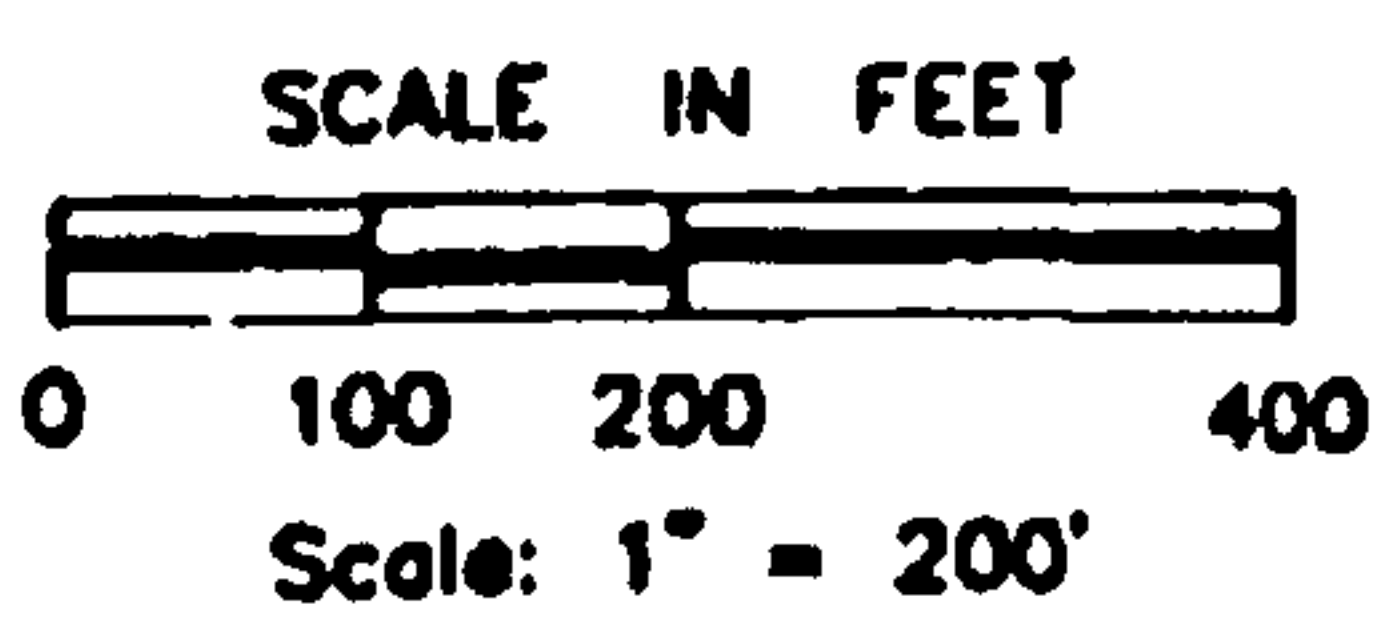
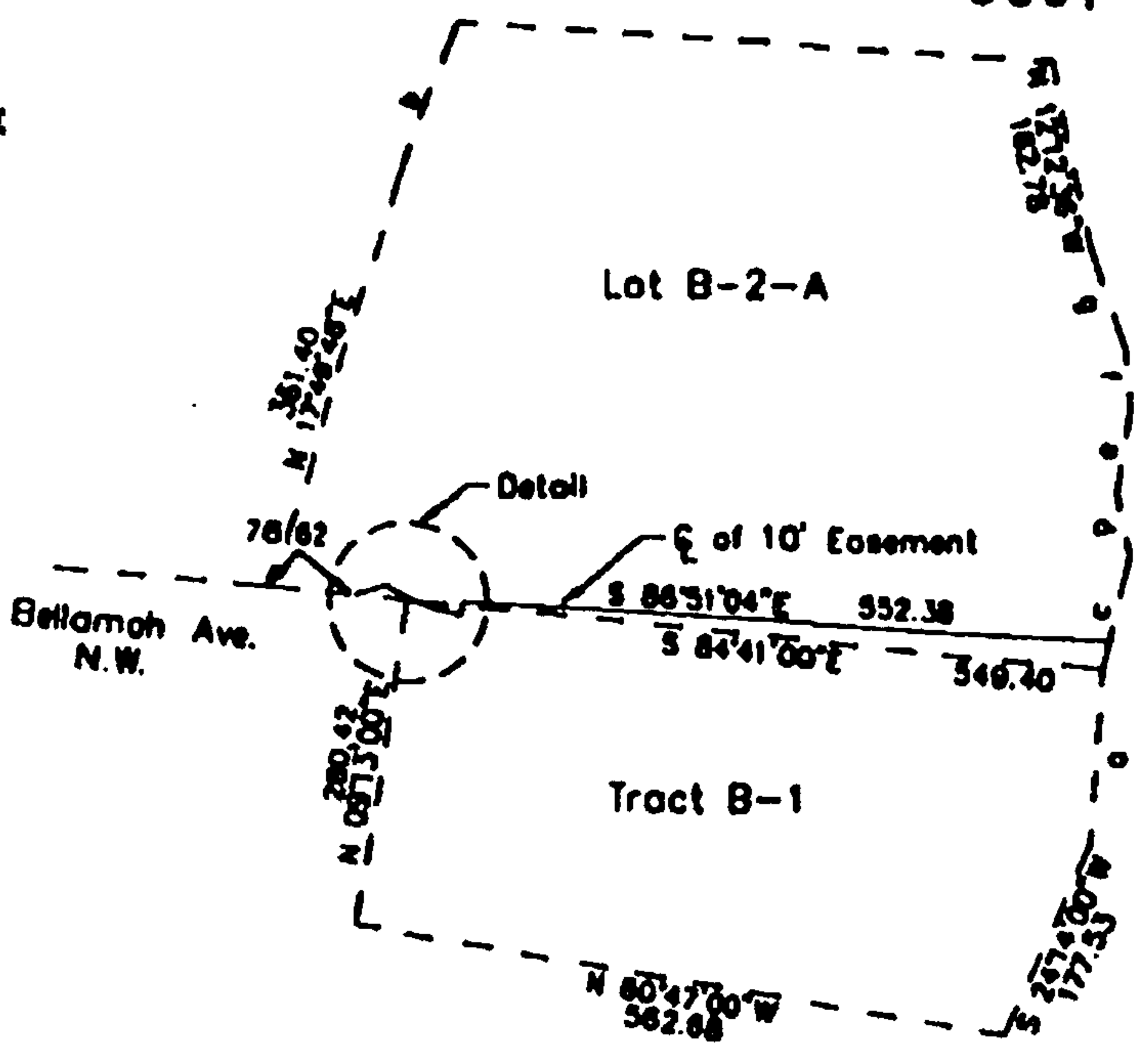
462-6665

REFERENCE NUMBER

6501

LINE TABLE

LABEL	BEARING	DISTANCE
a	S 03°59'00"W	150.14
b	N 20°44'23"E	147.08
c	N 12°33'00"E	98.90
d	N 12°04'00"W	54.00
e	N 08°29'05"E	73.00
f	N 04°18'00"W	52.00
g	N 18°05'49"W	90.04
h	N 71°02'32"E	24.87
i	S 68°38'51"E	32.70
j	S 71°14'57"E	29.31
k	S 78°17'34"E	9.11
l	N 10°20'23"E	5.38
m	N 10°20'23"E	5.57
n	N 84°41'00"W	44.85
o	S 84°41'00"E	8.92
p	S 85°08'16"E	38.28



SURVEYOR'S CERTIFICATION

I, Leonard G. Martinez, New Mexico Professional Land Surveyor No. 9801, certify that this map was prepared from field notes of actual surveys made by me or under my supervision; and that it is true and correct to the best of my knowledge and belief.

Leonard G. Martinez

Leonard G. Martinez, N.M.L.S. No. 9801

EXHIBIT A

PROPOSED ELECTRIC LINE XING
 Lot B-2-A, Duke City Lumber Co. Addition
 Tract B-1, Old Town Limited
 WITHIN SEC. 18, T.10 N., R.3 E., N.M.P.M.
 BERNALILLO COUNTY, NEW MEXICO
 PUBLIC SERVICE CO. OF NEW MEXICO
 ALBUQUERQUE, NEW MEXICO

OWN BY: L.G.M. DATE: 03-11-97
 OKD BY: *[Signature]* SCALE SHOWN

Req. No. R1777 462-1665

95028543 UNDERGROUND EASEMENT 3510

4A 248

THIS INDENTURE made this 6th day of March, 19 95 by and between

Ponderosa Products Inc. by Ken Black, Plant Manager

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation and U S WEST COMMUNICATIONS, INC., a Colorado Corporation authorized to do business in New Mexico (Grantees), their successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantees, their successors and assigns, an easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain overhead and/or underground facilities for the transmission and distribution of electric power and energy and facilities for communication purposes, or either of, any or all such purposes, including lines, poles, guy wires, conduits, and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath and across the easement hereinafter described, together with free access to, from, and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the easement to extend services to customers of Grantees, and to trim and remove any trees, shrubs or bushes which interfere with the purpose set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM Project No. A4347

An easement within Lot B-2-A of Plat of DUKE CITY LUMBER COMPANY ADDITION situate in Sections 7 & 18, T.10 N., R. 3 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County in Plat Book 90C, Page 222 on September 19, 1980 and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side of the following described centerline: Beginning at a point within said Lot B-2-A, whence the northeast corner of said Lot B-2-A bears N.09°03'52"W., 265.45 feet distant; running thence as an easement N.84°11'16"W., 65.97 feet to a junction point; thence as a metes and bounds described easement S.08°42'22"W., 11.75 feet; thence N.81°17'38"W., 30.00 feet; thence N.08°42'22"E., 18.00 feet; thence S.81°17'38"E., 30.00 feet; thence S.08°42'22"W., 6.25 feet to said junction point.

SEE EXHIBIT "A" (Drawing of Easement Description)

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool, or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates clearance provisions of the National Electric Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, mortgagees, lessees, tenants, successors and assigns of the parties hereto, Grantees shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantees, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantees.

WITNESS my hand and seal this 6th day of March, 19 95

By: Ken Black (SEAL) Ken Black, Plant Manager Ponderosa Products (SEAL)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO COUNTY OF New Mexico

This instrument was acknowledged before me on March 6th, 19 95

By Ponderosa Products Inc., by Ken Black, Plant Manager My commission expires: 3-1-97 Notary Public

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo

This instrument was acknowledged before me on March 6th, 19 95

By Ken Black Plant Manager (Name of Officer) (Title of Officer)

of Ponderosa Products (Corporation Acknowledgement)

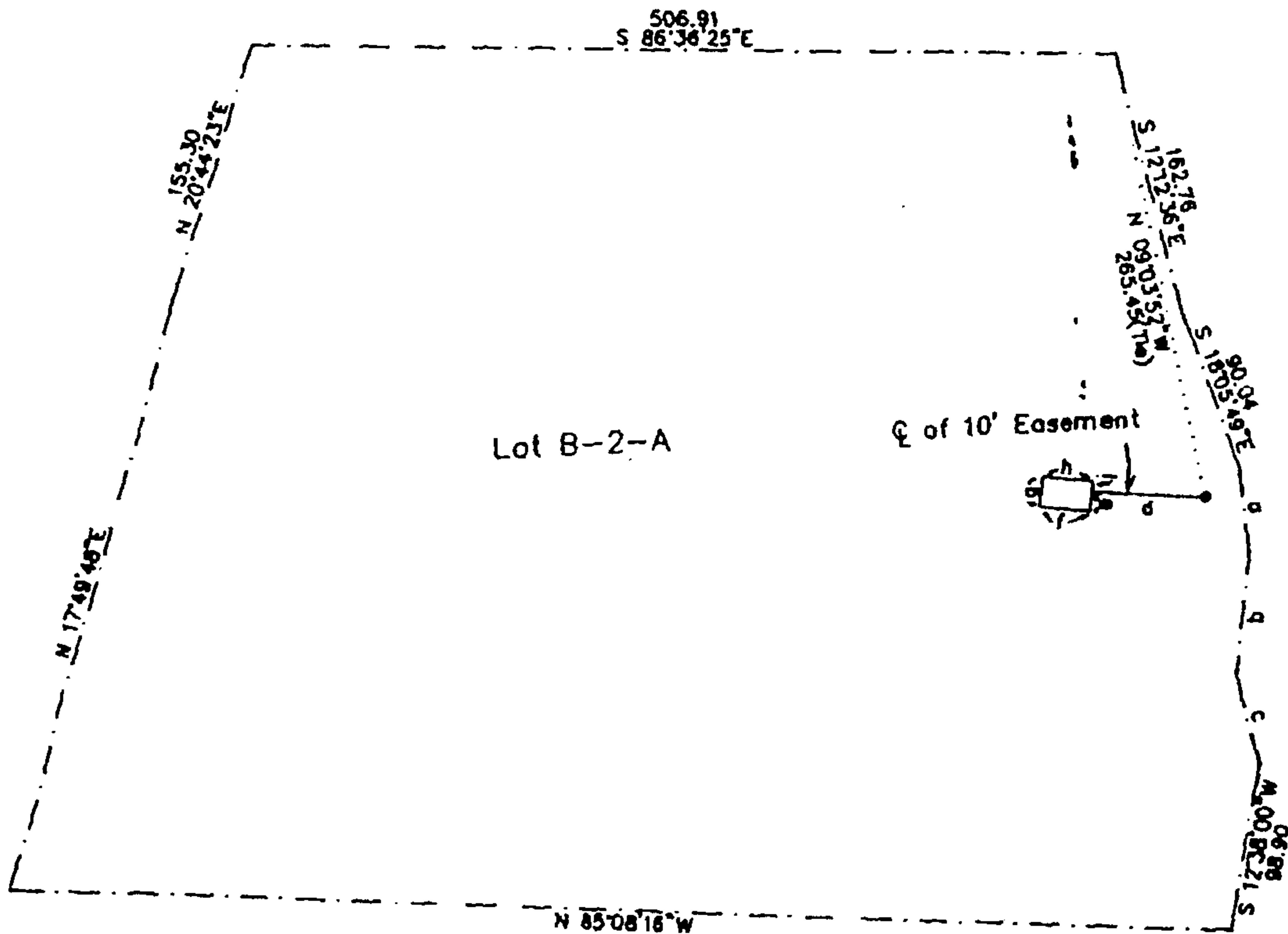
a New Mexico corporation, on behalf of said corporation. (State of Incorporation)

My Commission expires: 3-1-97 Notary Public

FOR RECORDED USE ONLY STATE OF NEW MEXICO COUNTY OF BERNALILLO FILED 95 MAR 22 AM 11:26 95-28543-3510-3511

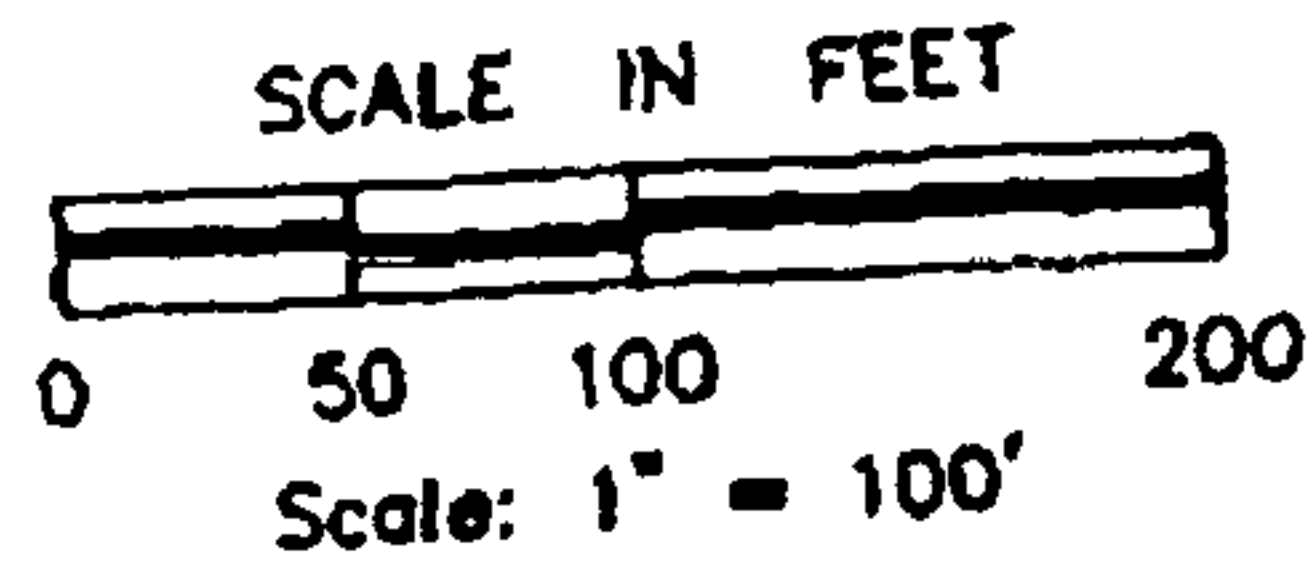
PNM REFERENCE NUMBER

3841



LINE TABLE

LABEL	BEARING	DISTANCE
a	S 04°18'00"E	52.00
b	S 08°29'00"W	73.00
c	S 12°04'00"E	54.00
d	N 84°11'16"W	65.97
e	S 08°42'22"W	11.75
f	N 81°17'38"W	30.00
g	N 08°42'22"E	18.00
h	S 81°17'38"E	30.00
i	S 08°42'23"W	6.25



SURVEYOR'S CERTIFICATION

I, Leonard G. Martinez, New Mexico Professional Land Surveyor No. 9801, certify that this map was prepared from field notes of actual surveys made by me or under my supervision; and that it is true and correct to the best of my knowledge and belief.

Leonard G. Martinez

Leonard G. Martinez, N.M.L.S. No. 9801

EXHIBIT "A"

PROPOSED ELECTRIC LINE XING
 Lot B-2-A
 Duke City Lumber Company Addition
 WITHIN SEC. 7 & 18, T.10 N., R.3 E., N.M.P.M.
 BERNALILLO COUNTY, NEW MEXICO
 PUBLIC SERVICE CO. OF NEW MEXICO
 ALBUQUERQUE, NEW MEXICO

DWN BY: L.G.M.
 OKD BY: *RIC*

DATE: 02-07-95
 SCALE SHOWN

Req. No. A4347

Albuquerque, New Mexico 87108

THIS INDENTURE made this 27th day of May, 1969, by and between

DUKE CITY LUMBER COMPANY, INC., a New Mexico Corporation
First Parties, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado corporation, authorized to do business in New Mexico, Second Parties, their successors and assigns.

WITNESSETH:

That the said First Parties, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, do hereby give, bargain, sell, grant and convey unto said Second Parties, an easement to build, construct, operate and maintain an electric power transmission and communications line on, over, beneath and across the lands hereinafter described, and to erect all necessary poles, guy wires and other equipment, fixtures and structures necessary to maintain the said power and communications line on, over, beneath and across said lands at or near the points hereinafter designated as the course of said power and communications line on, over, beneath and across said lands; together with free ingress and egress in, from, and over said easement with rights and privileges of going upon, over and across said lands for the purpose of maintaining said line, and trimming any trees which interfere with the operation of said line; said lands being situate in the County of Bernalillo, State of New Mexico, and more particularly described as follows, to-wit:

Easements within the Northerly portion of Tract 236 of M.R.G.C.D. Map No. 38 as shown on the Plat of Portions of the Lands of ESTATE OF JOHN MANN in the City of Albuquerque, New Mexico by C. B. Beyer Engineering dated December 4, 1968 revised December 12, 1968 and land vacated by City Ordinance 2425, all within NE 1/4 Sec. 18, T.10N., R.3E., N.M.P.M. and being more particularly described as follows:

A substation easement twenty (20) by twenty (20) feet being described by metes and bounds as follows; beginning for a tie at an angle point in the Easterly boundary of the above described portion of Tract 236 whence the Southeast corner of said portion of Tract 236 bears S. 03° 59' W., 301.96 feet running thence S. 35° 05' W., 30.96 feet to the Point of Beginning running thence S. 75° 43' E., 10.0 feet to the Northeast corner; thence S. 14° 17' W., 20.0 feet to the Southeast corner; thence N. 75° 43' W., 20.0 feet to the Southwest corner; thence N. 14° 17' E., 20.0 feet to the Northeast corner; thence S. 75° 43' E., 10.0 feet to the Point of Beginning.

A powerline easement ten (10) feet in width being five (5) feet on each side of the following described centerline; beginning at a point in Tract 236 of M.R.G.C.D. Map No. 38, said point being the above described Point of Beginning, running thence S. 75° 43' E., 84.6 feet to a Public Service Co. of New Mexico power pole in place.

First parties shall have the right to use the above described real estate for purposes not inconsistent with the rights hereby granted provided that First Parties shall not erect or construct any building, pool, or other structure thereon, nor drill or operate any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, executors administrators, successors and assigns of the parties hereto.

WITNESS OUR hand and seal this 27th day of May, 1969.

Joseph Grevey (SEAL) _____ (SEAL)
Jack Grevey (SEAL) _____ (SEAL)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF _____

The foregoing instrument was acknowledged before me this 27th day of May, 1969.

My commission expires: _____

Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 27th day of May, 1969

by Joseph Grevey, President and Jack Grevey (Name of Officer)

Secretary of Duke City Lumber Company, Inc. (Title of Officer) (Corporation Acknowledging) a corporation on behalf of said corporation.

My commission expires: 12-11-69. *Paul J. Grevey* (Seal) Notary Public

FOR RECORDER'S USE ONLY
State of New Mexico
County of Bernalillo
This instrument was filed for record on
JUN 2 1969
At 10 o'clock A.M. Recorded in Vol. 137
of records of said County folio 478
Ray J. Grevey Clerk & Recorder
Deputy Clerk

THIS DOCUMENT MAY BE ILLEGIBLE
THIS DOCUMENT MAY BE ILLEGIBLE

7

RECORDING INFORMATION ABOVE

R/W # NM073103GH02

EASEMENT

The undersigned Grantor(s) for and in consideration of One Dollar (\$ 1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto Qwest Corporation, a Colorado Corporation, hereafter referred to as "Grantee", whose address is 1801 California St., Suite 5100, Denver, CO 80202, its successors, assigns, lessees, licensees, and agents a perpetual easement to construct, reconstruct, modify, change, add to, operate, maintain, and remove such telecommunications facilities, electrical facilities and gas facilities, and appurtenances, from time to time, as Grantee may require upon, over, under and across the following described land situated in the County of Bernalillo, State of New Mexico, which the Grantor owns or in which the Grantor has any interest, to wit: an easement ten (10) feet in width located within the southeasterly portion of Lot B-2-A, Duke City Lumber Company Addition as shown on Plat of Lots B-1-A and B-2-A Duke City Lumber Company Addition, filed in the Bernalillo County Clerks Office on September 17, 1990 in Volume 90C, Folio 222. Said easement is for an existing buried cable that enters said Lot B-2-A at a point on the easterly property line and follows in a southerly direction to the south property line, being located approximately fifteen (15) feet west of the east property line.

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Grantor further conveys to Grantee the following incidental rights

(1) A temporary right-of-way to be used during all periods of construction, reconstruction, reinforcement, repair and removal upon a strip of land five feet wide on the easterly side of said easement.

(2) The right of ingress and egress over and across the lands of Grantor to and from the above-described property and the right to clear and keep cleared all trees and other obstructions as may be necessary for the Grantee's use and enjoyment of the easement area.

Grantee shall indemnify Grantor for all damages caused to Grantor as a result of Grantee's negligent exercise of the rights and privileges herein granted. Grantee shall have no responsibility for pre-existing environmental contamination or liabilities.

Grantor reserves the right to occupy, use and cultivate said easement for all purposes not inconsistent with the rights herein granted.

Grantor covenants that he/she/they is/are the fee simple owner of said land or in which the Grantor has any interest and will warrant and defend title to the land against all claims.

Grantor hereby covenants that no excavation, building, structure or obstruction will be constructed, erected, built or permitted on said easement area and no change will be made by grading or otherwise to the surface or subsurface of the easement area or to the ground immediately adjacent to the easement area.

The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

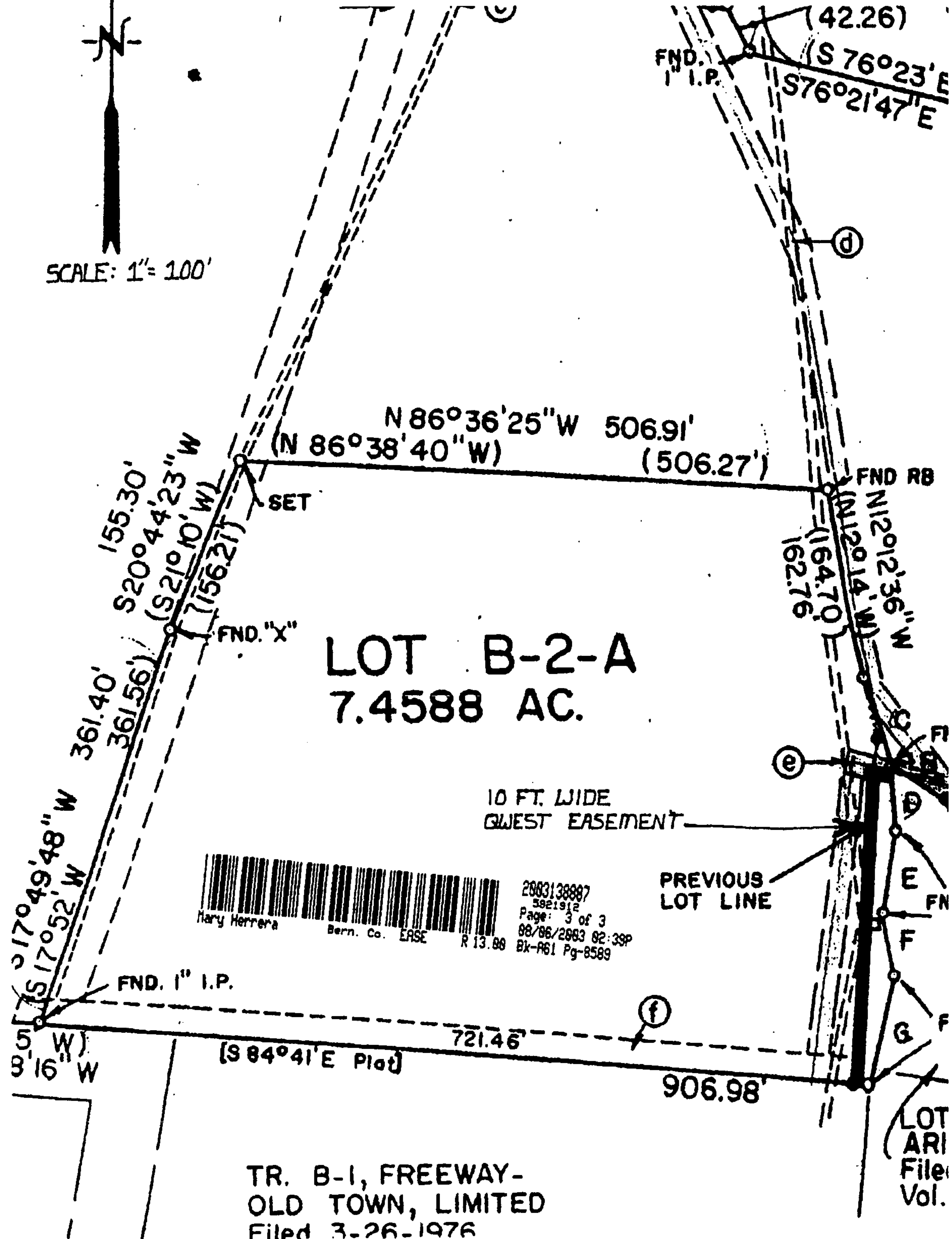
Page 1 of 2
Initial

Mary Herrera Bern. Co. EASE R 13.00 2003130007 5821912 Page: 1 of 3 08/06/2003 02:39P Bk-A61 Pg-8589

EXHIBIT A



SCALE: 1" = 100'



4400
12-1-1969

Duke City Lumber Co.

19

65053 ✓

RIGHT OF WAY AND EASEMENT

(For Use in Developed City and Suburban Areas)

779

STATE OF New Mexico
COUNTY OF Bernalillo

KNOW ALL MEN BY THESE PRESENTS THAT:

twenty (20)

The undersigned, hereinafter referred to as Grantor (whether one or more persons, firms, or corporations), for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations to Grantor in hand paid by Southern Union Gas Company, a corporation, hereinafter referred to as Grantee, receipt of which is hereby acknowledged, does hereby grant, sell, and convey unto Grantee, its successors and assigns, a right of way and easement, twenty feet in width, to construct, maintain, operate, repair, replace, and/or remove a gas pipe line with appurtenances thereto (all of which are hereinafter collectively referred to as "facilities"), on, across, over, through, and under the hereinafter described land, the center line of said right of way and easement shall be the pipe line laid by Grantee hereunder. Grantor does further hereby grant unto Grantee, its successors and assigns, the rights of ingress to and egress from the said right of way and easement, including the right to use existing roads and so much of the surface of the land as may be necessary for the purpose of constructing, inspecting, maintaining, operating, repairing, replacing and/or removing the facilities, either in part or in whole, at the will of Grantee.

To have and to hold the above described right of way, easement, and other rights, together with all other rights necessary to construct, maintain, operate, repair, replace, and/or remove the facilities situated on, across, over, through, and under the lands embraced by the right of way and easement hereby granted unto Grantee, its successors and assigns.

Grantor is to fully use and enjoy the hereinafter described land, subject only to the right of way, easement, and other rights hereinabove granted and the terms and conditions hereof. Grantee hereby agrees to bury all pipes to a sufficient depth so as not to interfere with cultivation of the soil. Grantor agrees that no building or other structure shall be constructed upon or over any of said facilities or so close thereto as to prevent proper maintenance, repair, and/or removal thereof without Grantee's written consent.

In addition to the sum paid by Grantee for the right of way and easement and other rights herein granted, Grantee shall pay all actual damages to fences and/or any other improvements located on the hereinafter described land which are caused by the exercise of the rights hereinabove granted. If any dispute arises relative to the amount of damages suffered which are caused by the exercise of the rights hereinabove granted, said damages, if not mutually agreed upon, shall be ascertained and determined by three disinterested persons, one to be appointed by the Grantor, one by the Grantee, and the third by the two persons so appointed, and the decision of a majority of the arbitrators thus chosen shall be final and conclusive on both parties.

It is hereby understood that the party or parties securing this grant in behalf of Grantee are without authority to make any covenant or agreement not herein expressed.

Grantor represents and warrants that he is the owner in fee simple of the land hereinafter described, subject only to any valid and outstanding mortgages, if any, now of record in said County.

DESCRIPTION OF PROPERTY

The herein granted easement includes the South twenty feet (20') of Tract 236-A and the South twenty feet (20') of the East twenty feet (20') of Tract 339-A of the Middle Rio Grande Conservancy District map no. 35 in Section 18, Township 10 North, Range 3 East of the New Mexico Principle Meridian in Bernalillo County, New Mexico.

Grantor further reserves rights in and over said above described easement to grant, convey and sell additional easements in said above described easement property for roads, highways and streets, and for city and public utilities, such as, but not limited to the use, installation, maintenance and removal of water, electricity, sewer, gas, telephone and associated equipment, to the extent that such additional easements do not interfere with Grantee's use of the described easement property.

In witness whereof, this instrument is executed this 14th day of August, 1969, so as to be binding upon the parties hereto, their heirs, administrators, executors, successors, and/or assigns:

ATTEST: [Signature]
Vice President

[Signature]
DUKE CITY LUMBER COMPANY, INC.
(Type or print name of Grantor on this line)

[Signature]
Southern Union Gas Company
(Type or print name of Grantor on this line)

65053 R/W NO. 462-403

Acknowledgment Form to be used in Arkansas, Colorado, and New Mexico and for death records in Texas

STATE OF _____
COUNTY OF _____

780

On this _____ day of _____, 19____, before me personally appeared _____
to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that _____ executed
the same as _____ free act and deed.

In witness whereof, I have set my hand and seal of office on this _____ day of _____, 19____.

My Commission Expires: _____ Notary Public in and for _____
County, _____

Acknowledgment Form to be used by husband and wife in Texas

STATE OF TEXAS
COUNTY OF _____

Before me _____ a Notary Public in and for the County and State aforesaid, on
this day personally appeared _____ and _____
his wife, both well known to me to be the persons whose names are subscribed to the foregoing instrument, and the said _____
acknowledged to me that he executed the same for the purposes and consideration
therein expressed, and the said _____ wife of said _____
acknowledged such instrument to be her act and deed and
declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to
retract it.

Given under my hand and seal of office this the _____ day of _____, A. D. 19____.

My Commission Expires: _____ Notary Public in and for _____
County, Texas

Acknowledgment Form to be used by corporate officer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

Before me, Ruth F. Tucker a Notary Public in and for the county and state aforesaid, on this
day personally appeared I. L. Liberman Executive Vice
the President of Duke City Lumber
Company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to
me that the same was the act of said Duke City Lumber Company, a corporation,
and that he executed the same as the act and deed of such corporation for the purposes and consideration therein expressed in the
capacity therein stated.

Given under my hand and seal of office this the 12th day of AUGUST, A. D. 1969.

My Commission Expires: December 11, 1969 Notary Public in and for
Bernalillo County, New Mexico

Line	County	Grantor(s)	Grantee	State of New Mexico County of Bernalillo This instrument was filed for record on <u>20 FEB 6 1970</u> <u>AL & COOK</u> of records of said County Folio <u>229-780</u> <u>Notary Public & Recorder</u> <u>Deputy Clerk</u>	Engineer	Attorney
No.	FROM		SOUTHERN UNION GAS COMPANY			
			TO			

Handwritten notes:
12th day of August 1969
Ruth F. Tucker
Notary Public in and for Bernalillo County, New Mexico

granted unto Grantee its successors and assigns.

Grantor is to fully use and enjoy the hereinafter described land, subject only to the right of way, easement, and other rights hereinabove granted and the terms and conditions hereof. Grantee hereby agrees to bury all pipes to a sufficient depth so as not to interfere with cultivation of the soil. Grantor agrees that no building or other structure shall be constructed upon or over any of said facilities or so close thereto as to prevent proper maintenance, repair, and/or removal thereof without Grantee's written consent.

In addition to the sum paid by Grantee for the right of way and easement and other rights herein granted, Grantee shall pay all actual damages to fences and/or any other improvements located on the hereinafter described land which are caused by the exercise of the rights hereinabove granted, said damages, if not mutually agreed upon, shall be ascertained and determined by three disinterested persons, one to be appointed by the Grantor, one by the Grantee, and the third by the two persons so appointed, and the decision of a majority of the arbitrators thus chosen shall be final and conclusive on both parties.

It is hereby understood that the party or parties securing this grant in behalf of Grantee are without authority to make any covenant or agreement not herein expressed.

Grantor represents and warrants that he is the owner in fee simple of the land hereinafter described, subject only to any valid and outstanding mortgages, if any, now of record in said County.

DESCRIPTION OF PROPERTY

The herein granted easement includes the South twenty feet (20') of Tract 236-A and the South twenty feet (20') of the East twenty feet (20') of Tract 339-A of the Middle Rio Grande Conservancy District Map No. 35 in Section 18, Township 10 North, Range 3 East of the New Mexico Principle Meridian in Bernalillo County, New Mexico.

APPROVED AS TO DESCRIPTION
DATE 7-2-1961
[Signature]

4 ddk

Grantor further reserves rights in and over said above described easement to grant, convey and sell additional easements in said above described easement property for roads, highways and streets, and for city and public utilities, such as, but not limited to the use, installation, maintenance and removal of water, electricity, sewer, gas, telephone and associated equipment, to the extent that such additional easements do not interfere with Grantee's use of the described easement property.

IN WITNESS WHEREOF, this instrument is executed this 22nd day of August 1969, so as to be binding upon the parties hereto, their heirs, administrators, executors, successors, and/or assigns.

DUKE CITY LUMBER COMPANY, INC.

By T. S. Cavanaugh
V. Pres.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me this 22nd day of August, 1969, by T. S. Cavanaugh, Vice President, of Duke City Lumber Company, Inc. on behalf of said corporation.

Ruth F. Tucker
Ruth F. Tucker, Notary Public

My Commission Expires:
December 11, 1969



State of New Mexico | SS
County of Bernalillo |
This instrument was filed for record on
10:16 SEP 24 1969
At 10:16 o'clock A.M. Recorded in Vol. 151
of records of said County Folio 32-34
James J. [Signature] Clerk & Recorder
Deputy Clerk

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

Meeting Date: Wednesday, March 10, 2010
Zone Atlas Page: (J-13)
Notification Radius: 100 Ft.

Project# 1005354
App# 10DRB-70051

Cross Reference and Location: located on BELLAMAH AVE NW BETWEEN 18TH
NW ST AND 19TH ST NW

Applicant: SAWMILL COMMUNITY LAND TRUST
PO BOX 25181
ALBUQUERQUE NM 87125

Agent: KEVIN PATTON
BOHANNAN HUSTON INC.
7500 JEFFERSON NE
ALBUQUERQUE NM 87109

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

Date Mailed: February 5, 2010
SIGNATURE: *ERIN TREMLIN - Anita Tavasci*

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL	ACRES
1	1013058 3774851 2059	MONIE ANDREW & THE RERSA L MCINNES	1500 15TH ST NW	ALBU QUER QUE	NM	871 04	R	A1A M	LOT 1- B ARIAS ACRES BEING A REPL OF LT 1 CONT 9,874 SF M/L	0.21 6022 87
2	1013058 4264681 2070	P P INVESTMENTS LTD CO C/O STEVE TADAY	PO BOX 20 64	CORR ALES	NM	870 48	C	A1A M	LT B-1-A-3- A (BEING A REPL OF LT B1A3) DU KE CITY LUMBER CO ADDN CONT 11.0556 AC M/L	11.0 6149 529
3	1013058 3364761 2066	LUMBER PRODUCTS	19855 124T H AVE SW	TUAL ATIN	OR	970 62	C	A1A M	TRACT B- 1 A REPLAT OF TRACT 'B' DIVISIO N OF LANDS OF FREEWAY - OLDTOWN L	4.18 6758 39
4	1013059 3360474 0212	SAWMILL COMMUNITY LAND TRUST	PO BOX 25 181	ALBU QUER QUE	NM	871 25	V	A1A M	TR 2-A- 1 PLAT OF ARBOLERA DE VIDA U NIT 2B (BEING A REPLAT OFTRS 2 -A, 2-D & 2- E ARBOLERA DE VIDA UNIT 2) CO NT 3.2374 AC	3.22 5975 79
5	1013058 4475341 2407	CCBG INC	PO BOX 69 92	ALBU QUER QUE	NM	871 97	C	A1A M	TRS 341A2A3 & 341A2A2A & 341A2 A2B & PARCEL F OF TR 341A2 (A.T & S.F.ROW) M	8.66 8055 32
6	1013059 3060034 0211	CITY OF ALBUQUERQU E	PO BOX 12 93	ALBU QUER QUE	NM	871 03	V	A1A M	TR 2-D- 1 PLAT OF ARBOLERA DE VIDA U NIT 2B (BEING A REPLAT OFTRS 2 -A, 2-D & 2- E ARBOLERA DE VIDA UNIT 2) CO NT 2.5132 AC	2.47 5187 79
7	1013059 3640254 0210	RIO GRANDE PROPER TIES LLC C/O KBC CON STRUCTION	8324 WASH INGTON ST NE	ALBU QUER QUE	NM	871 13	V	A1A M	TR B-1-A-2 OF LTS B-1-A-1, B-1-A- 2 & B-1-A- 3 (BEING A REPLOF LT B-1- A) DUKE CITY LUMBER CO ADDN CONT 6.9292 AC M/L OR301,836 S F M/L	6.93 0515 49
8	1013058 3754801 2099	VALENCIA ALEJANDRA	1421 15TH ST NW	ALBU QUER QUE	NM	871 04	R	A1A M	LT 3-A PLAT OF LOTS 3-A, 4-A & 4- B ARIAS ACRES A REPLATOF LOT S 3 & 4 ARIAS ACRES CONT .1170 AC	0.11 6963 66
9	1013058 2714482 2503	ABP NM LLC C/O ABP DISTRIBUTION HOLDIN GS INC	4300 WILD WOOD PK WY	ATLA NTA	GA	303 39	C	A1A M	LTS 1 & 2 REPLAT OF TRACT A DI VISION OF THE LANDS OFFREEW AY- OLD TOWN LIMITED CONT 9.6720 AC	9.54 4239 56
10	1013058 3784941 2058	MONIE ANDREW MAUR ICE	1500 15TH ST NW	ALBU QUER QUE	NM	871 04	R	A1A M	LOT 1- A ARIAS ACRES BEING A REPL OF LT 1 CONT 21,860 SF M/L	0.50 4059 8
11	1013058 3744761 2084	TORRES RICK & ANGE L SULLIVAN	1415 15TH ST NW	ALBU QUER QUE	NM	871 04	R	A1A M	LT 4-A PLAT OF LOTS 3-A, 4-A & 4- B ARIAS ACRES A REPLATOF LOT S 3 & 4 ARIAS ACRES CONT .1066 AC	0.10 6619 75
12	1013058 3714681 2086	REAL ESTATE ALTERN ATIVES LLC	2221 RIO G RANDE BL VD NW	ALBU QUER QUE	NM	871 04	R	A1A M	* 005 ARIAS ACRES ADDN	0.19 2863 97
13	1013058 3415151 2010	SAWMILL COMMUNITY LAND TRUST	PO BOX 25 181	ALBU QUER QUE	NM	871 25	V	A1A M	LOT B-2- A PLAT OF LTS B1A & B2A DUKE C ITY LUMBER COMPANY ADD CON T 7.4588 AC M/L	7.50 9287 17
14	1013058 3774861 2083	CARROLL JESSIE	1423 15TH ST NW	ALBU QUER QUE	NM	871 04	R	A1A M	* 002 ARIAS ACRES ADDN	0.25 1316 93
15	1013058 3734751 2085	GREATER ALBUQUER QUE HABITAT FOR HU MANITY	204 SAN M ATEO BLVD SE E	ALBU QUER QUE	NM	871 08	R	A1A M	LT 4-B PLAT OF LOTS 3-A, 4-A & 4- B ARIAS ACRES A REPLATOF LOT S 3 & 4 ARIAS ACRES CONT .0993 AC	0.10 2125 57

OR CURRENT RESIDENT
101305827144822503
ABP NM LLC C/O ABP DISTRIBUTION
HOLDINGS INC
4300 WILDWOOD PKWY
ATLANTA, GA 30339

OR CURRENT RESIDENT
101305837347512085
GREATER ALBUQUERQUE HABITAT
FOR HUMANITY
204 SAN MATEO BLVD SE E
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101305842646812070
P P INVESTMENTS LTD CO C/O STEVE
TADAY
PO BOX 2064
CORRALES, NM 87048

OR CURRENT RESIDENT
101305933604740212
SAWMILL COMMUNITY LAND TRUST
PO BOX 25181
ALBUQUERQUE, NM 87125

BOHANNAN HUSTON INC.
7500 JEFERSON NE
ALBUQUERQUE, NM 87109
PROJECT# 1005354

OR CURRENT RESIDENT
101305837748612083
CARROLL JESSIE
1423 15TH ST NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305833647612066
LUMBER PRODUCTS
19855 124TH AVE SW
TUALATIN, OR 97062

OR CURRENT RESIDENT
101305837146812086
REAL ESTATE ALTERNATIVES LLC
2221 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104

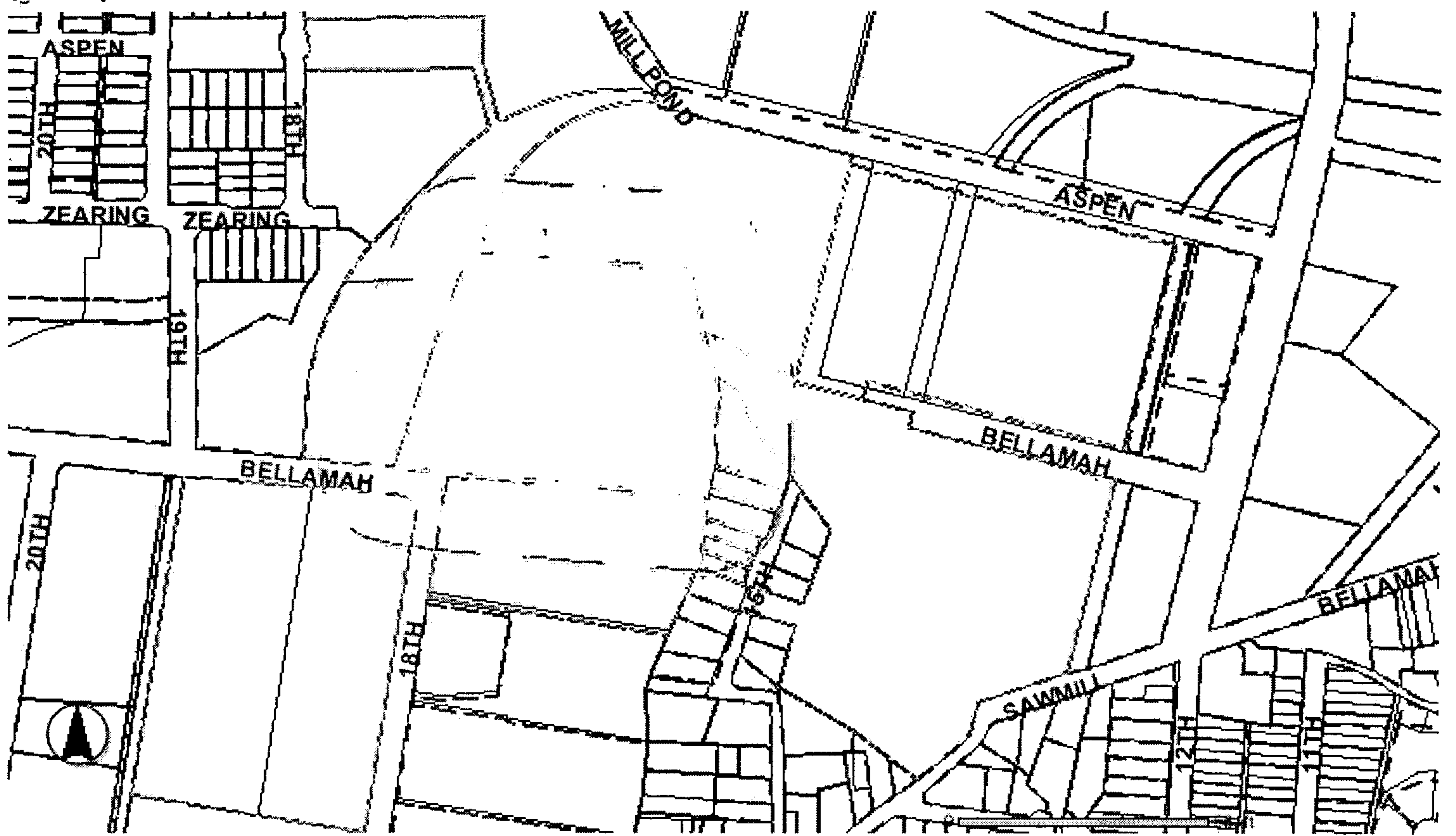
OR CURRENT RESIDENT
101305837447612084
TORRES RICK & ANGEL SULLIVAN
1415 15TH ST NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305844753412407
CCBG INC
PO BOX 6992
ALBUQUERQUE, NM 87197

OR CURRENT RESIDENT
101305837748512059
MONIE ANDREW & THERERSA L
MCINNES
1500 15TH ST NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305936402540210
RIO GRANDE PROPERTIES LLC C/O
KBC CONTRUCTION
8324 WASHINGTON ST NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101305837548012099
VALENCIA ALEJANDRA
1421 15TH ST NW
ALBUQUERQUE, NM 87104



City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

06/16/2008 Issued By: PLNSDH

Permit Number: 2008 070 271

Category Code 910

Application Number: 08DRB-70271, Ext Of Major Preliminary Plat

Address:

Location Description: BELLAMAH AVE NW BETWEEN ASPEN NW AND 18TH ST NW

Project Number: 1005354

Applicant

Sawmill Community Land Trust

Po Box 25181
Albuquerque NM 87125
764-0359

Agent / Contact

Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$70.00

City Of Albuquerque
Treasury Division

6/16/2008 2:11PM LOC: ANNX
WSH 000 TRANSN 0020
RECEIPT# 00072617-00072617
PERMITH 2008070271 ISSUE
Trans Amt 170.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
VI \$70.00
CHANGE 10.00

Thank You

ACCESS EASEMENT GRANT

THIS ACCESS EASEMENT GRANT ("**Grant**") is made as of the 27 day of September, 2007, by SAWMILL COMMUNITY LAND TRUST, a New Mexico non-profit corporation (the "**Trust**") and SAWMILL, LLC, a New Mexico limited liability company ("**Sawmill**") for the benefit of RIO GRANDE PROPERTIES, LLC, a New Mexico limited liability company ("**RGP**") The Trust and Sawmill are sometimes collectively referred to herein as "Grantors". RGP, the Trust, and Sawmill are sometimes jointly referred to herein as the "**Owners**" or individually as an "**Owner**".

RECITALS:

A. RGP is the owner of the following described property (the "**RGP Property**"):

Lot B-1-A-2 Duke City Lumber Company Addition, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of Tracts B-1-A-1, B-1-A-2 and B-1-A-3 Duke City Lumber Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 15, 1995, in Volume 95C, Folio 451.

B. Sawmill is the long term ground lessee and the Trust is the fee owner of the following described property (the "**Sawmill Property**"):

Lot 1 Sawmill Village Addition, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of Sawmill Village, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September _____, 2007, in Map Book 2007C, Folio _____.

The RGP Property and the Sawmill Property are sometimes referred to herein as the "**Properties**".

C. The RGP Property and the Sawmill Property abut one another.

D. The City of Albuquerque (the "**City**") has approved a Site Development Plan for Subdivision for the Sawmill Property in City Case No. 07DRB-70078, Project No. 1005354 (the "**Site Plan**").

E. The Site Plan approval was conditioned upon Grantors entering into this Grant to provide vehicular and pedestrian connectivity between the Sawmill Property and the RGP Property by way of the twenty-four foot (24') wide drive aisle (the "**Easement Property**") running between the RGP Property and the twenty-six foot (26') Public Access

Easement shown and described on the Plat of Sawmill Village filed in the Bernalillo County, New Mexico real estate records on September ____, 2007, which Easement Property is shown on Exhibit "A" and marked as the "**Easement Property**".

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the Owners agree as follows:

1. Grant of Easement Over the Easement Property. The Grantors grant an easement for vehicular and pedestrian access to and from the RGP Property over and across the Easement Property (the "**Easement**"). The Grantors agree that at all times there shall be an unobstructed corridor for vehicular traffic over the Easement Property. The Easement Property may vary from its location shown on Exhibit "A" by up to ten feet (10') in either direction and its exact location shall be the location of the improved driveway.

2. Term. The term of the Easement shall commence upon the commencement of construction of permanent improvements upon the RGP Property and shall continue until terminated by the City or unless sooner terminated pursuant to the terms of this Grant.

3. Exclusivity. The Easement shall be non-exclusive and the owner of the Sawmill Property shall maintain the right to use the Easement for its purposes. Prior to the commencement of the term of the Easement, Sawmill shall have the exclusive right to use of the Easement Property, including the right to fence and landscape the Easement Property.

4. Obstructions to Easement Property. No fence, wall, barricade, or other obstruction of any kind shall be placed or permitted on the Easement Property which would obstruct the flow of traffic over the Easement Property, except as may be necessary in connection with any repair or reconstruction of the improvements on or adjacent to the

Easement Property, and as permitted pursuant to Section 4 hereof.

5. Third Party Beneficiary. The City is intended to be a beneficiary of this Grant, and therefore this Grant may not be terminated without the joinder of the City, except that the City's approval of a revised Site Plan, which provides alternative access to the RGP Property acceptable to the City shall terminate the City's right hereunder.

6. Use of RGP Property. The use of the Easement is limited to providing access to development of the RGP Property for residential uses and/or uses permitted by the City's C-1 (Neighborhood Commercial) and/or O-1 (Office) zoning categories as they exist from time to time (the "**Permitted Uses**"). In the event that the RGP Property is put to any use which is not a Permitted Use, and which use is not terminated within ninety (90) days of written notice to the RGP Owner, as shown by the records of the Bernalillo County Assessor's office, or if the RGP Property is developed with a Permitted Use and any access is provided to the RGP Property from Aspen Street, this Easement shall terminate and the Owner of the Sawmill Property shall have the right to close off the Easement at its entry onto the RGP Property.

7. Maintenance. So long as the Easement is used solely by the Owner of the Sawmill Property the improvements to the Easement shall be maintained by the Sawmill Property Owner. At such time as the Easement commences to be used by the Owner of the RGP Property, the Sawmill Property Owner and the RGP Property Owner shall share equally the cost of maintaining the Easement improvements.

8. General Provisions.

(a) Insurance. The Owners shall maintain adequate liability insurance to cover liabilities resulting from the use of the Easement by the Owners, their agents,

employees, tenants, guests and invitees. The Owners agree to provide proof of such coverage to one another.

(b) Inurement. This Grant and the Easements, covenants, restrictions, benefits and obligations created hereby shall inure to the benefit of and be binding upon the Owners, and their successors and assigns, shall run with the Properties, and be appurtenant thereto; provided, however, that if the Owners convey any portion or all of its interest in any of the Properties the Owners shall thereupon be released and discharged from any and all further obligations under this Grant as it had in connection with the portion of the property conveyed by it, and provided further, that no such sale shall release such Owner from any liabilities, actual or contingent, existing as of the time of such conveyance; the beneficial interest in the Easement is appurtenant to, and benefits, only the RGP Property and other properties which are used for the Permitted Uses, but does not extend to any properties used for other than the Permitted Uses.

(c) Injunctive Relief and Damages. In the event of any violation or threatened violation of any provision in this Grant by any Owner, lessee, or occupant of any portion of the Properties, the Owners shall have the right, in addition to the other remedies herein provided, to enjoin such violation or threatened violation and/or to sue for damages resulting therefrom. The prevailing Owner shall be entitled to reasonable attorneys' fees and costs in any such action.

(d) Right to Cure. Should any Owner fail to timely perform any of its obligations hereunder and thereafter fail to perform or fail to diligently pursue the performance of such obligations within fifteen (15) days of its receipt of the another Owner's written demand therefor, the Owner giving such notice shall, in addition to any

other remedy provided at law or in this Grant, have the right (but not the obligation) to perform such obligation on behalf of the defaulting Owner and the defaulting Owner shall reimburse the curing Owner for the cost of performing such work within thirty (30) days after the receipt of billing therefor and proof of payment thereof. In the event the defaulting Owner does not reimburse the curing Owner, the curing Owner shall have (a) the right to exercise any and all rights which such curing Owner might have at law to collect the same, and (b) have a lien on the property owned by the defaulting Owner for the amount not reimbursed by the defaulting Owner, which amount shall bear interest at twelve percent (12%) per annum, from the date of billing until paid. Such lien may be filed for record by the curing Owner as a claim against the defaulting Owner, in the form required by law, in the office of the County Clerk of Bernalillo County, State of New Mexico, signed and certified, which lien shall contain at least the following information:

- (i) The name of the lien claimant, if any;
- (ii) The name of the defaulting Owner, a description of the work performed on behalf of such Owner and a statement itemizing the cost thereof; and
- (iii) A description of the property being liened. The lien so claimed shall attach from the date of recordation in the amount claimed by the Owner curing the default and it may be enforced and foreclosed in any manner allowed by law, including but not limited to suits to foreclose a mortgage or mechanic's lien under the applicable law or laws of the State of New Mexico.

Such a lien, when so established against the real property described in such lien, shall be prior and superior to any right, title, interest, lien or claim which may be or is acquired or becomes attached to such real property after the time of recording the claim of lien.

EXECUTED the day and year first set out above.

SAWMILL, LLC, a New Mexico limited liability company

By: [Signature]
Its: Member

SAWMILL COMMUNITY LAND TRUST, a New Mexico non-profit corporation

By: [Signature]
Its: Executive Director

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

This instrument was acknowledged before me on the 27th day of September, 2007, by ~~Connie M. Chavez~~ ~~Executive Director~~ of Sawmill, LLC, a New Mexico limited liability company. Chad Kanaker Member

[Signature]
Notary Public

My Commission Expires:
9/30/09

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

This instrument was acknowledged before me on the 27th day of September, 2007, by Connie Chavez, Executive Director of Sawmill Community Land Trust, a New Mexico non-profit corporation.

[Signature]
Notary Public

My Commission Expires:
9/30/09

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z

V

P

D

L A

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc. PHONE: (505) 823-1000
 ADDRESS: 7500 Jefferson NE FAX (505) 898-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 APPLICANT: Sawmill Community Land Trust PHONE: 764-0359
 ADDRESS: PO Box 25181 FAX: 473-2097
 CITY: Albuquerque STATE NM ZIP 87125 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Preliminary Plat Extension

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. LOT B-2-A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Duke City Lumber Company Addition
 Existing Zoning: S-M1, S-1 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): J-13 UPC Code: 101305834151512010

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
1005354, 07DRB-00499, 617585

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 10 Total area of site (acres): 7.46

LOCATION PROPERTY BY STREETS: On or Near: Bellamah Ave., NW

Between: Aspen, NW and 19th Street, NW

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

SIGNATURE Bruce Stidworthy DATE 6/17/2008
 (Print) Bruce Stidworthy, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

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

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>08DRB - 70271</u>	<u>EPP</u>	<u>5(3)</u>	<u>\$ 50.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 70.00</u>

Hearing date 06/25/08

Sandy Handley 06/16/08
 Planner signature / date

Project # 1005354

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

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

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

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

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

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

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

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

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

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

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

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

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

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

 Applicant name (print) *Ron Handley*
 Applicant signature / date *6/17/08*



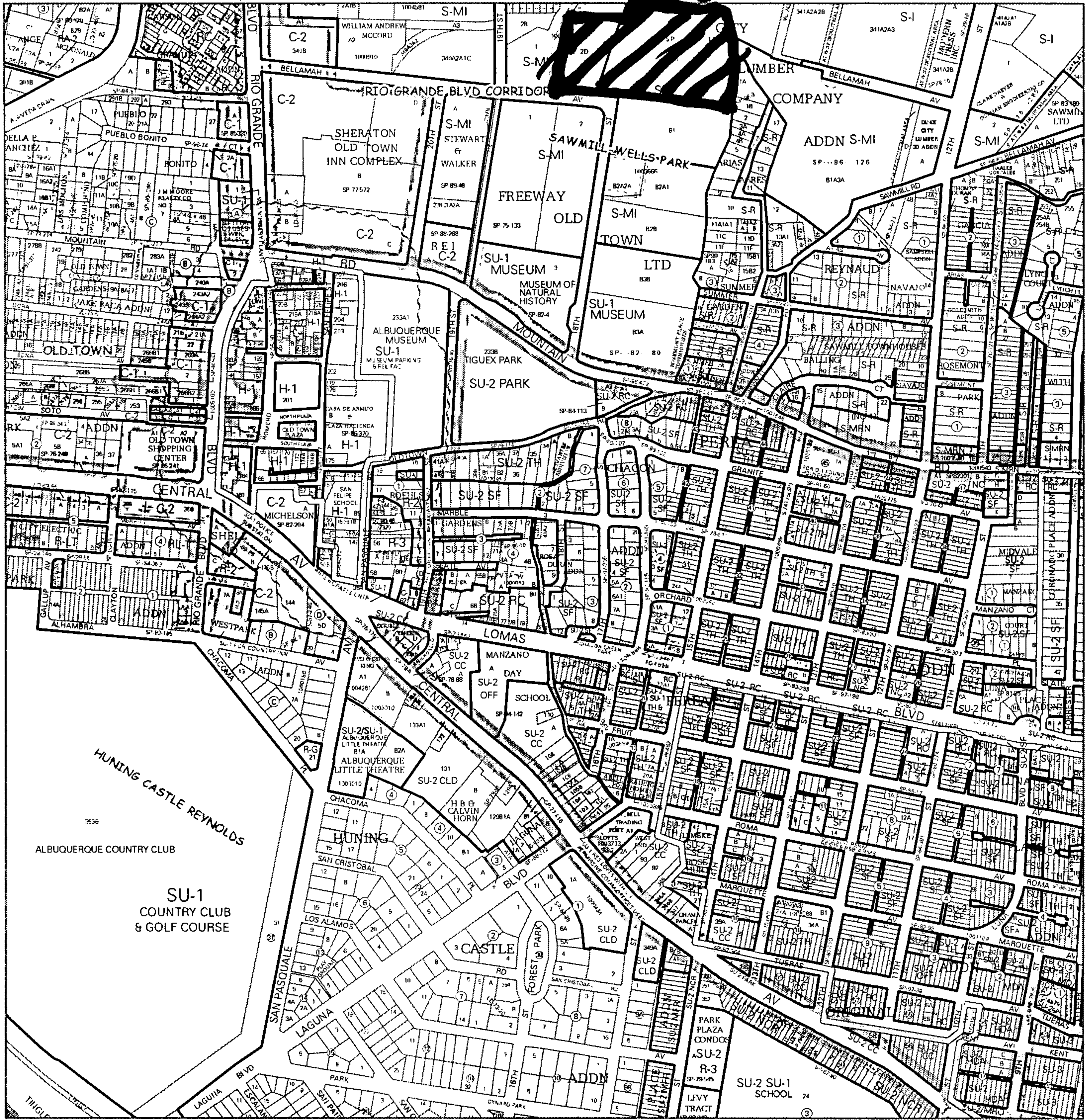
Form revised October 2007

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

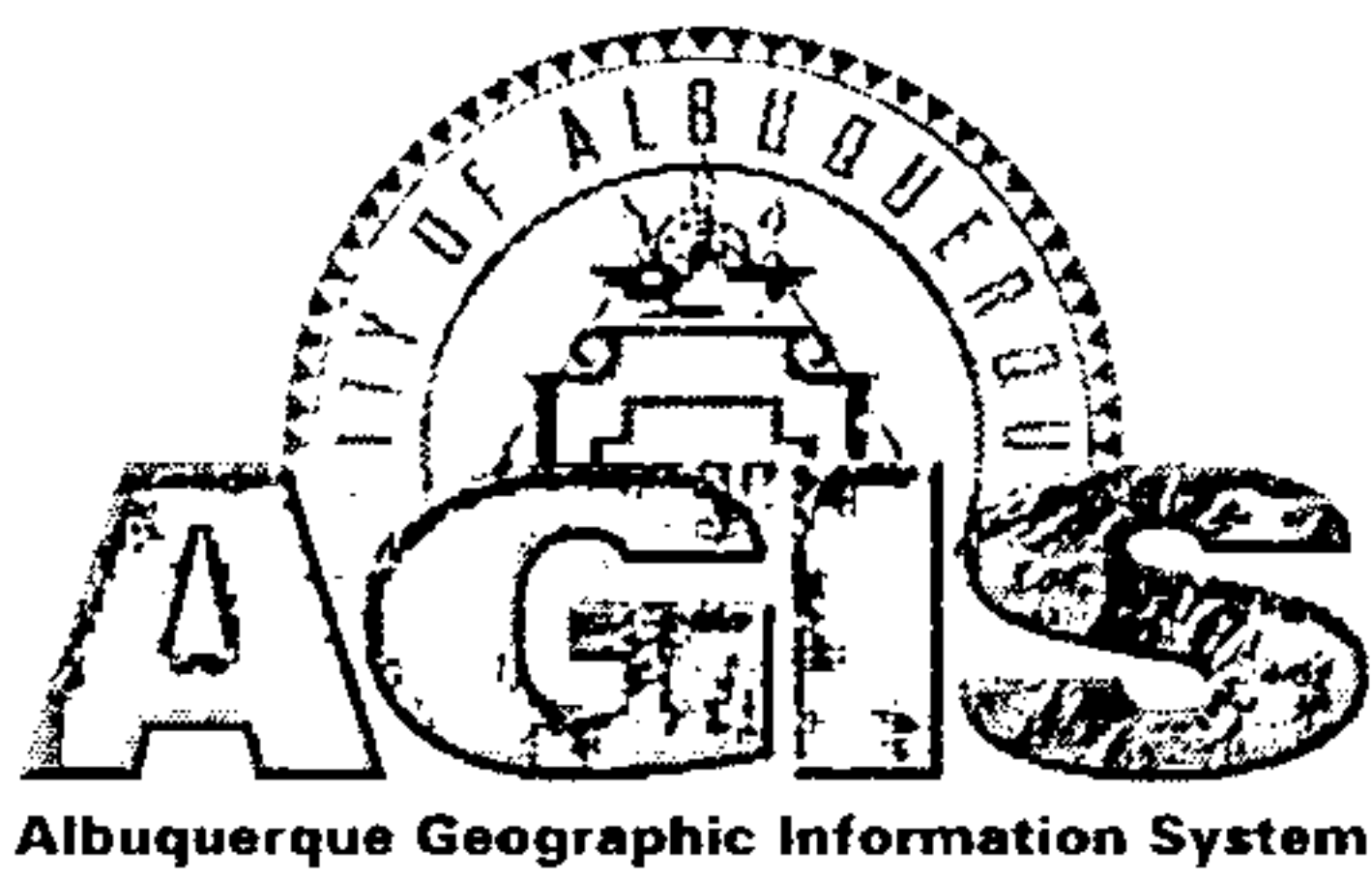
Application case numbers
08DRB - 70271

Sandy Handley *06/25/08*
 Planner signature / date
 Project # *100535A*

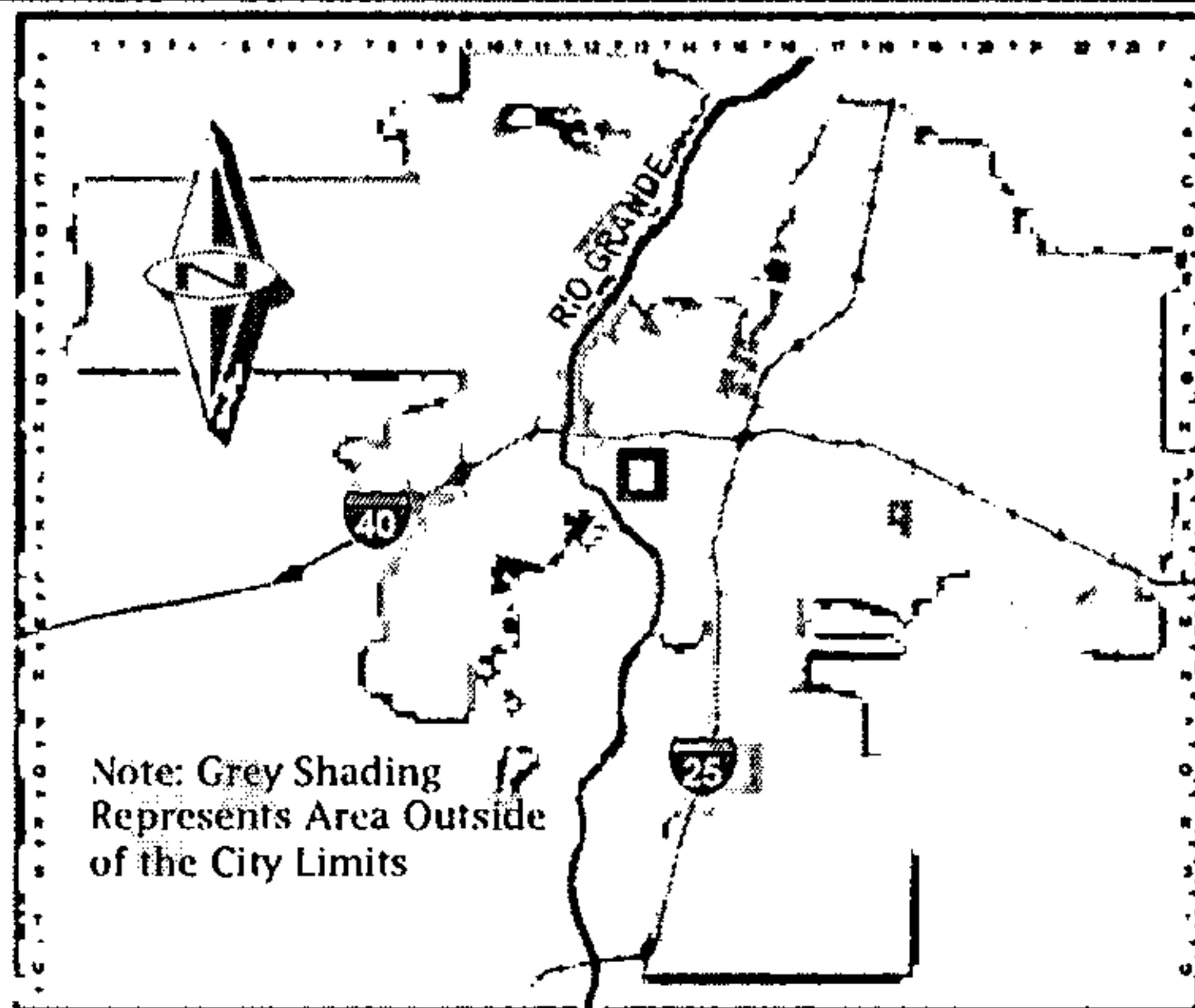
Site 7



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



Map amended through: 1/4/2008



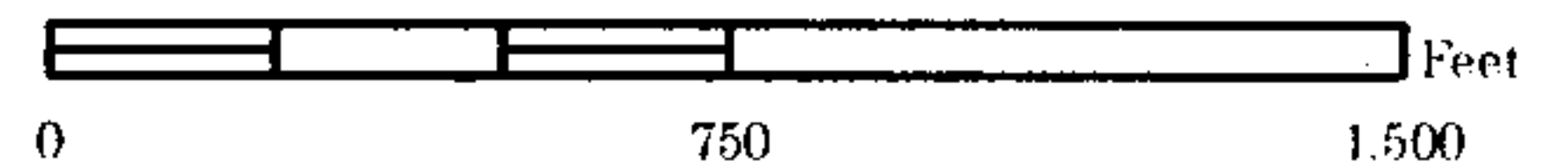
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

J-13-Z

Selected Symbols

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



Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

June 17, 2008

Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Preliminary/Final Plat Approval
A replat of Lot B-2-A, Duke City Lumber Addition, TBKA- Sawmill Village, DRB# 1005354

Dear Mr. Cloud:

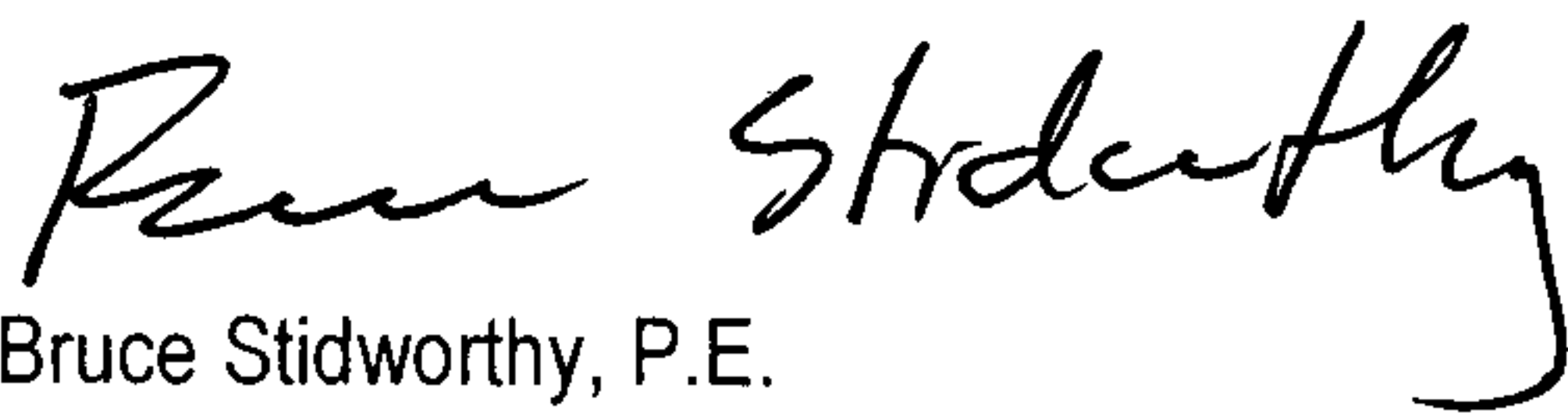
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Application
- One (1) copy of the Preliminary/Final Plat reduced
- Zone Atlas Map showing the location of the property
- DRB Fee

This minor preliminary/final plat was approved on July 11, 2007 and will be expiring on July 11, 2008. We are requesting a Preliminary Plat Extension. The plat is in accordance with the EPC approved Site Plan for Subdivision. We are requesting this extension because the project was delayed. However, the developer still intends to construct the project and hence does not want the plat approval to expire.

Please place this item on the DRB Agenda to be heard on June 25, 2008. If you have any questions or require additional information, please contact me.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

BJS/ssc

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

**PLAT OF
SAWMILL VILLAGE**
(BEING A REPLAT OF LOT B-2-A, DUKE CITY LUMBER COMPANY ADDITION)
WITH-IN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTIONS 7 AND 18, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2007

PROJECT NUMBER 068-1005354
Application Number: _____

PLAT APPROVAL

Utility Approvals:
PNM Gas and Electric Services: [Signature] Date: 6-27-07
QWest Corporation: [Signature] Date: 7/3/07
Sopcast: [Signature] Date: 6-20-07

City Approvals:
City Surveyor: [Signature] Date: 6-19-07
Real Property Division: _____ Date: _____
Environmental Health Department: _____ Date: _____
Traffic Engineering, Transportation Division: _____ Date: _____
Parks and Recreation Department: _____ Date: _____
AMAFCA: _____ Date: _____
City Engineer: _____ Date: _____
DRB Chairperson, Planning Department: _____ Date: _____

SHEET 1 OF 4

SURVOTEK, INC.
Consulting Surveyors
5001 Valley View Drive, N.E. Albuquerque, New Mexico 87114
Phone: 505-897-3369
Fax: 505-897-3377

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer _____ Date _____

The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded on June 19, 2007 Document Number 2007089214.

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
 - PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
 - QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
 - Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of poles, decking, or any structures adjacent to or near easements shown on this plat.

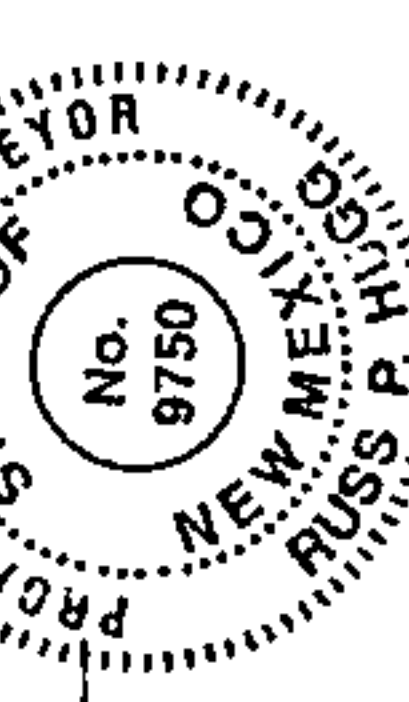
Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

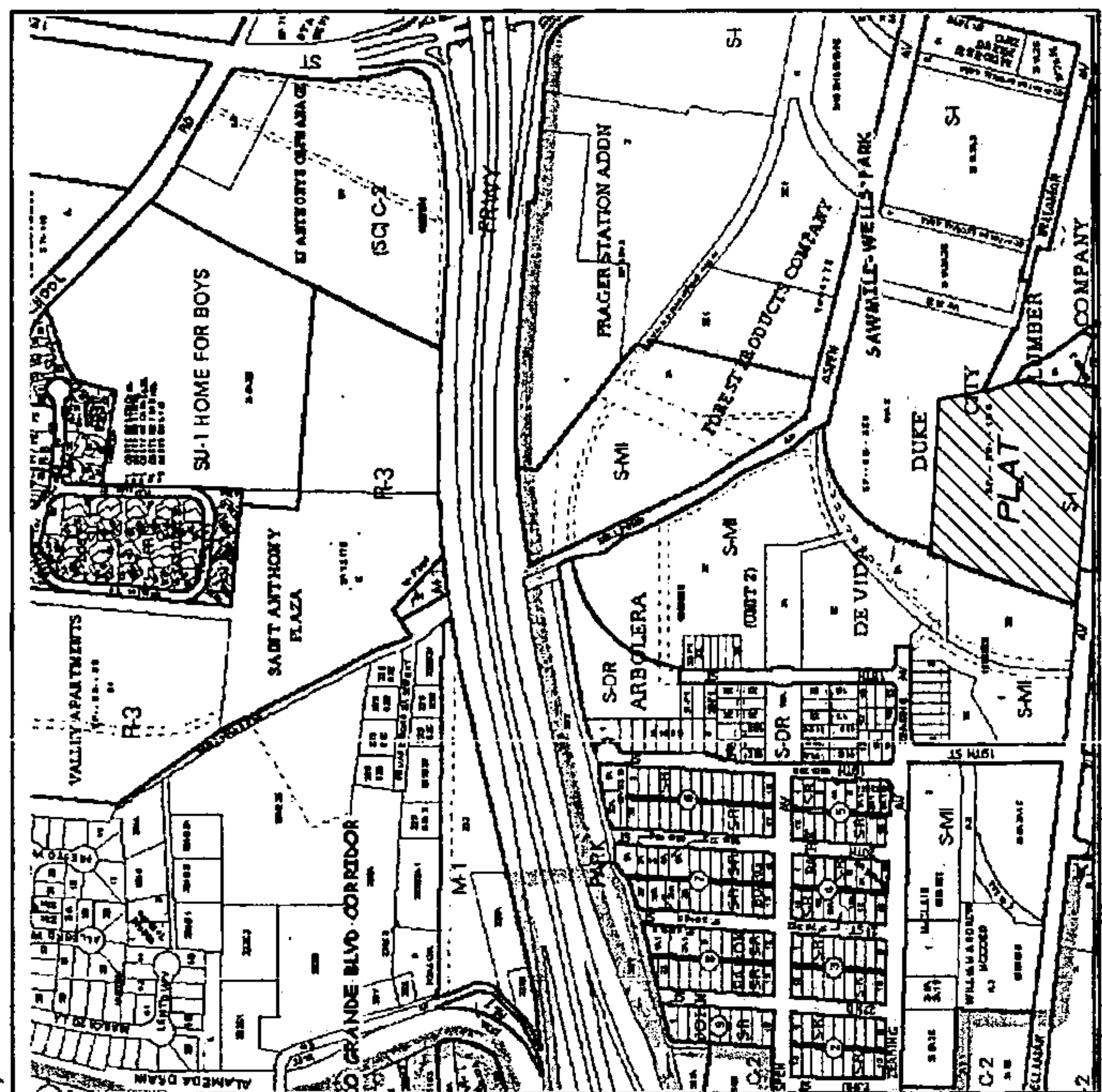
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it is a true and correct copy of the original survey; and that it is the best of my knowledge and belief.



Russ P. Hugg
NMPFS No. 9750
June 7, 2007



VICINITY MAP
Not to Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD27) and related to grid at the Albuquerque Central Survey Monument 9-173A.
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis (). Unless otherwise indicated hereon.
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750"
- Albuquerque City Zone Atlas page H-13.
- U.C.L.S. Log Number 2007292230.
- Zoning: SU-2 / SU-1 for PRD.

PURPOSE OF PLAT

- The purpose of this plat is to
- Subdivide existing Lot B-2-A into 10 Lots as shown hereon.
 - Show the Public and Private Easements Vacated by 07DRB-00499 and 07DRB-00500.
 - Grant the new easements as shown hereon.

SUBDIVISION DATA

- Total number of existing Lots: 1
- Total number of Lots created: 10
- Gross Subdivision acreage: 7.4628 acres.

PLAT OF
SAWMILL VILLAGE

(BEING A REPLAT OF LOT B-2-A, DUKE CITY LUMBER COMPANY ADDITION)
WITH-IN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTIONS 7 AND 18, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE, 2007

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Albuquerque Grant in Projected Sections 7 and 18, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising All of Lot B-2-A, Duke City Lumber Company Addition as the same is shown and designated on the plat entitled "PLAT OF LOTS B-1-A AND B-2-A, DUKE CITY LUMBER COMPANY ADDITION IN THE CITY OF ALBUQUERQUE, NEW MEXICO, PROJECTED SECTIONS 7 AND 18, T.10 N., R.3 E., N.M.P.M.", filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 17, 1990 in Volume 90C, Folio 222.

Said Parcel contains 7.4628 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF SAWMILL VILLAGE (BEING A REPLAT OF LOT B-2-A, DUKE CITY LUMBER COMPANY ADDITION) WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTIONS 7 AND 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant all private and public easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

LOT B-2-A, DUKE CITY LUMBER COMPANY ADDITION
SAWMILL COMMUNITY AND TRUST

By: *Cornie Chavez*
Cornie Chavez, Executive Director

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

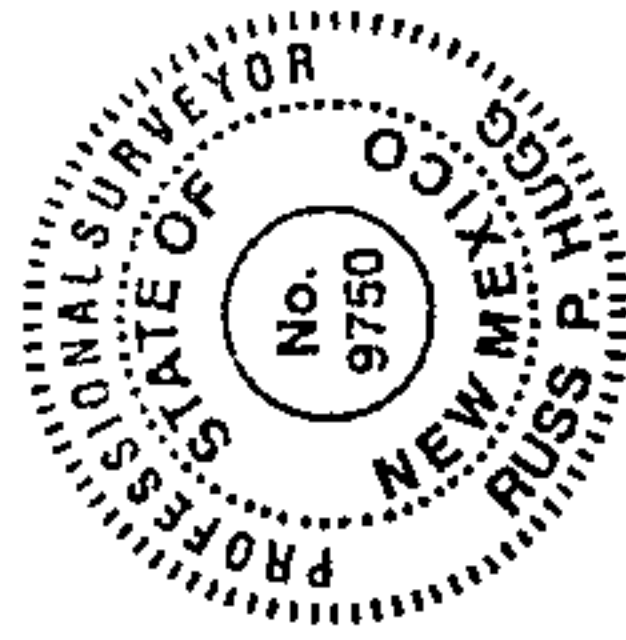
This instrument was acknowledged before me on this 15th day of June, 2007, by Cornie Chavez as Executive Director of the Sawmill Community Land Trust.

M. J. ...
Notary Public My Commission expires



Documents used in the preparation of this survey are as follows:

- A. Plat entitled "SECOND CORRECTION PLAT ARBOLERA DE MDA UNIT 2, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 16, 2006, in Plat Book 2006C, page 192.
- B. Plat entitled "PLAT OF LOTS B-1-A AND B-2-A, DUKE CITY LUMBER COMPANY ADDITION, CITY OF ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 17, 1990, in Volume 90C, Folio 222.
- C. ALTA/ASOM Land Title Survey of Lot B-2-A, Duke City Lumber Company Addition prepared by Gary E. Critsko, New Mexico Professional Surveyor Number 8686, dated February 2004.
- D. Title Report prepared for this property by First American Title Company Insurance Company, Commitment for Title Insurance Numbers 973013-AL16, LMC, dated January 26, 2007 and 978513-AL16, LC, dated February 7, 2007.



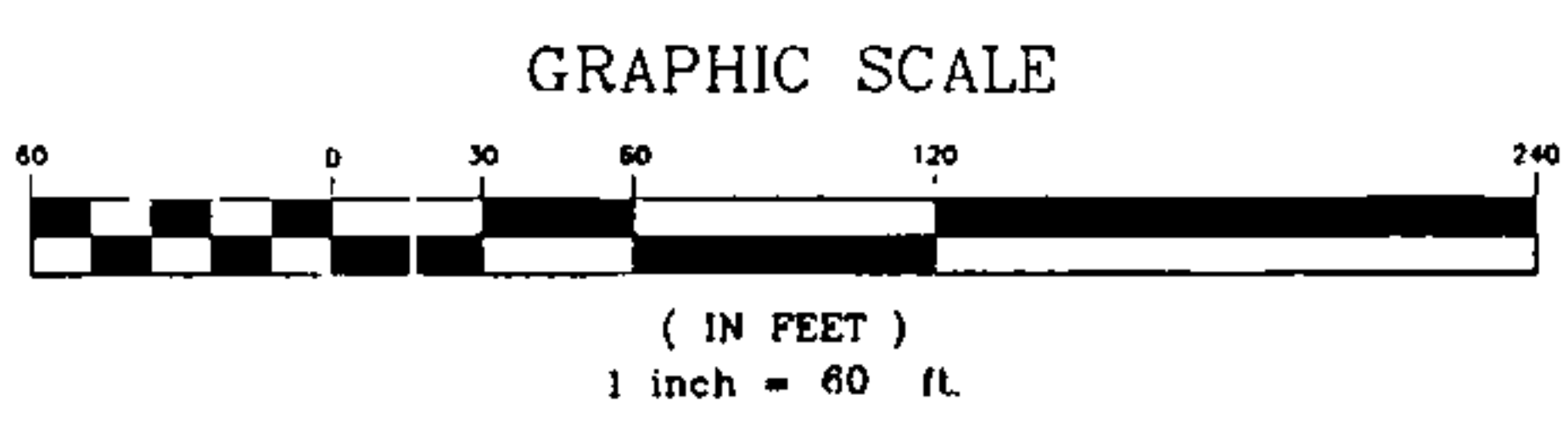
SHEET 2 OF 4

SURVOTEK, INC.

Consulting Surveyors
2504 Valley View Drive, N.E., Albuquerque, New Mexico 87114
Phone: 505-897-5565 Fax: 505-897-5377

PLAT OF SAWMILL VILLAGE

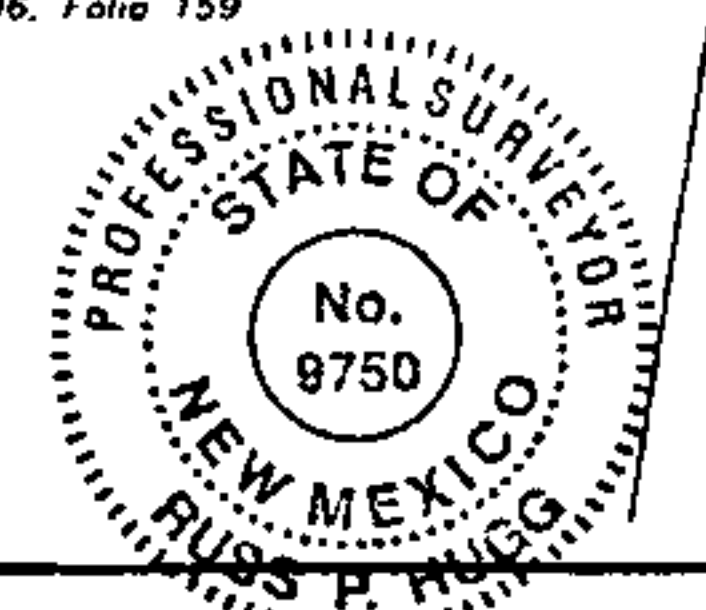
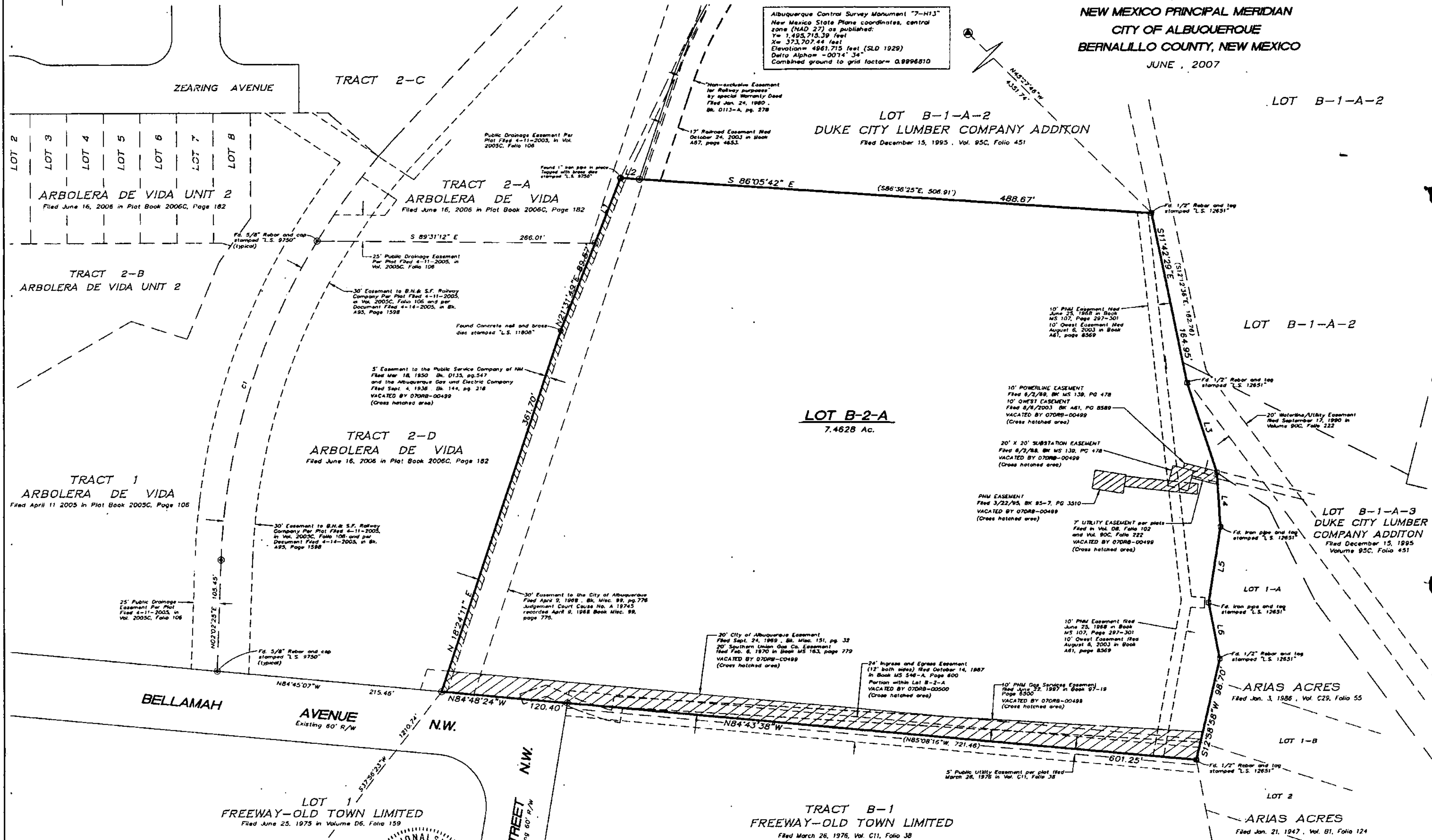
(BEING A REPLAT OF LOT B-2-A, DUKE CITY LUMBER COMPANY ADDITION)
 WITHIN
 THE TOWN OF ALBUQUERQUE GRANT
 IN
 PROJECTED SECTIONS 7 AND 18, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2007



LINE	LENGTH	BEARING
L1	66.67'	N21°31'49"E
L2	17.92'	S86°09'28"E
L3	90.04'	S18°03'44"E
L4	52.03'	S03°42'11"E
L5	72.89'	S09°02'10"W
L6	54.04'	S11°12'29"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	329.82'	821.36'	164.07'	317.26'	S16°49'54"W	29°34'36"

Albuquerque Control Survey Monument "7-H13"
 New Mexico State Plane coordinates, central zone (NAD 27) as published:
 Y = 1,495,713.39 feet
 X = 373,707.44 feet
 Elevation = 4961.715 feet (SLD 1929)
 Delta Alpha = -00°14' 34"
 Combined ground to grid factor = 0.9996810



EXISTING PLAT BOUNDARIES AND EASEMENTS
 AND EASEMENTS VACATED BY 07DRB-00499 AND 00500.

SHEET 3 OF 4
SURVOTEK, INC.
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3588 Fax: 505-897-3577

PLAT OF SAWMILL VILLAGE

(BEING A REPLAT OF LOT B-2-A, DUKE CITY LUMBER COMPANY ADDITION)

WITHIN

THE TOWN OF ALBUQUERQUE GRANT

N

PROJECTED SECTIONS 7 AND 18, TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JUNE, 2007

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C2	7.32	18.00	3.71	7.27	N83°35'43"E	231°8'23"
C3	17.90	44.00	9.07	17.27	N83°15'43"E	231°8'23"
C4	27.11	18.00	16.87	24.62	S52°06'06"W	86°17'37"

Albuquerque Central Survey Monument "7-H13"
New Mexico State Plane coordinates, central zone (NAD 27) as published:
X = 1,495,715.56 feet
Y = 1,495,715.56 feet
Elevation = 4861.715 feet (SLD 1929)
Delta Alpha = -00'14" 34"
Combined ground to grid factor = 0.9996910

Non-Exclusive Easement for Railway Purposes
Filed April 24, 1940, Deed No. 1112-A, pp. 278

Public Drainage Easement
Filed October 24, 2003 in Book 2006C, Page 100

30' Easement to the City of Albuquerque
Filed April 9, 1988, Deed No. 81, pp. 778

30' Easement to the City of Albuquerque
Filed April 9, 1988, Deed No. 81, pp. 778

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30' Easement to the City of Albuquerque
Filed April 9, 1988, Deed No. 81, pp. 778

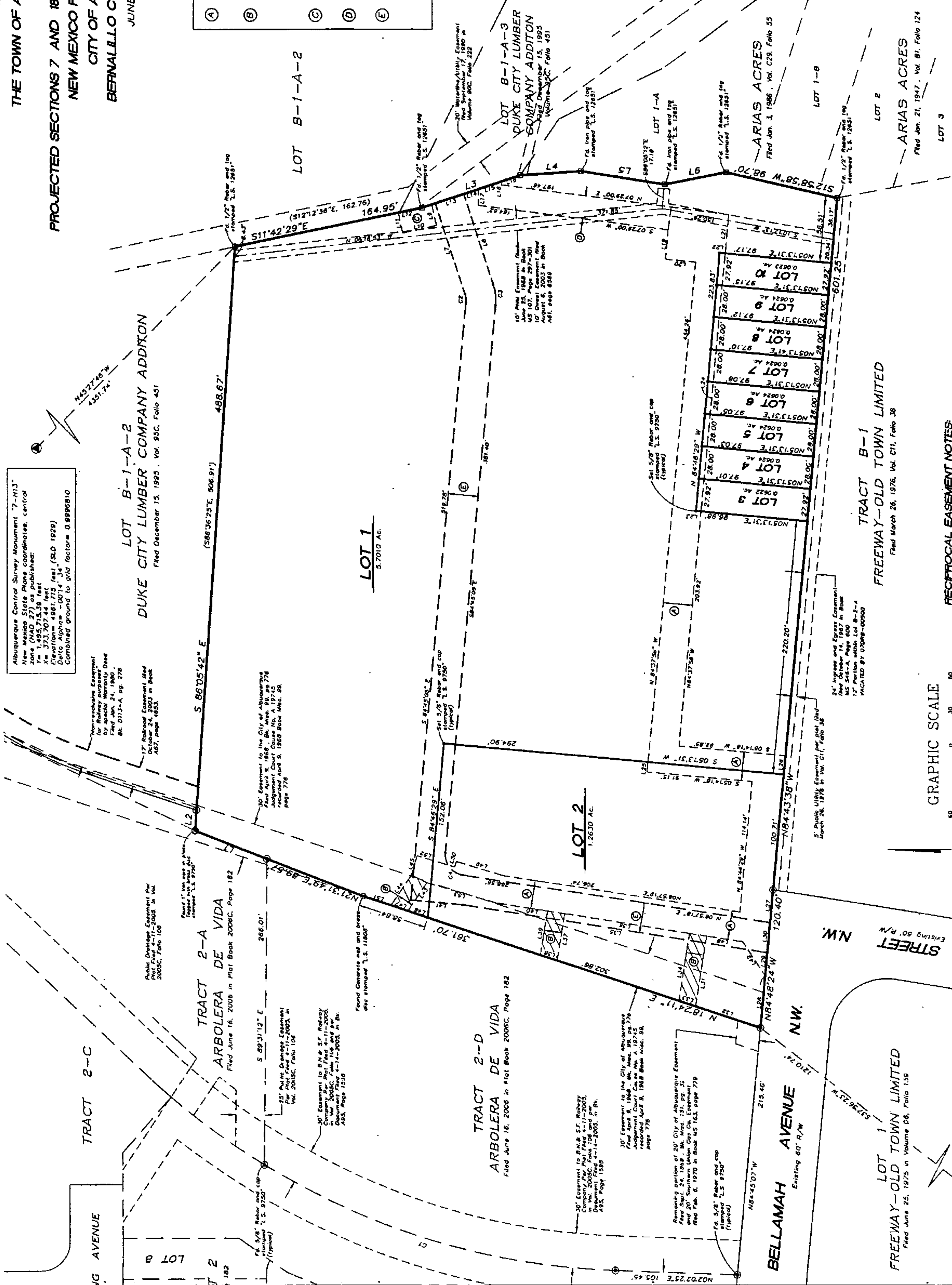
30' Easement to the City of Albuquerque
Filed April 9, 1988, Deed No. 81, pp. 778

30' Easement to the City of Albuquerque
Filed April 9, 1988, Deed No. 81, pp. 778

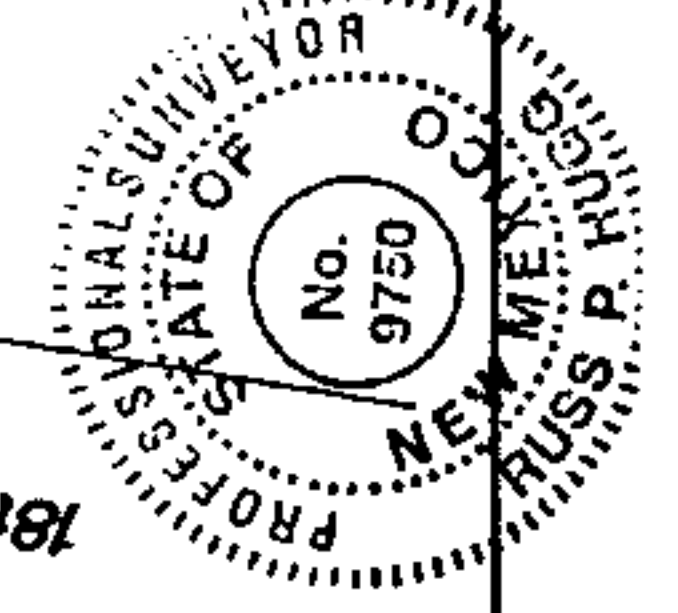
30' Easement to the City of Albuquerque
Filed April 9, 1988, Deed No. 81, pp. 778

- NEW EASEMENT LEGEND**
- (A) 25' Public Sanitary Sewer and Water Easement granted to the City of Albuquerque by this plat.
 - (B) 15' Private Sanitary Sewer Easement granted by this plat for the benefit of Lot 2-D, Arbolera De Vida. Maintenance of said easement to be the responsibility of the owner(s) of said Lot 2-D.
 - (C) Public Waterline Easement granted to the City of Albuquerque by this plat.
 - (D) 20' Public Waterline Easement granted to the City of Albuquerque by this plat.
 - (E) 26' Public Access Easement to be maintained by the respective owner(s) of Lots 1 and 2 granted to the City of Albuquerque by this plat.

LINE	LENGTH	BEARING
L7	82.73	N71°56'32"E
L8	82.73	N71°56'32"E
L9	18.81	S72°33'02"W
L10	30.00	N12°26'58"W
L11	18.20	N77°33'02"E
L12	21.02	S11°42'29"E
L13	26.00	S18°03'28"E
L14	13.49	S18°04'16"E
L15	21.02	S18°03'44"E
L16	17.35	S18°03'44"E
L17	14.05	N89°50'06"E
L18	3.02	N89°50'06"E
L19	25.41	S84°46'29"E
L20	43.97	N05°13'31"E
L21	33.63	S84°37'56"E
L22	5.02	N05°13'31"E
L23	4.47	N05°13'31"E
L24	223.83	S84°37'56"E
L25	8.71	S84°37'56"E
L26	16.27	S84°37'56"E
L27	28.91	S84°46'24"E
L28	45.31	S84°46'24"E
L29	20.12	S84°46'24"E
L30	26.06	S84°46'24"E
L31	41.12	N81°04'39"W
L32	59.34	N18°24'11"E
L33	15.21	N18°24'11"E
L34	59.05	S81°04'39"E
L35	266.45	N09°57'18"E
L36	108.71	N09°57'18"E
L37	40.96	N81°04'39"W
L38	15.21	N18°24'11"E
L39	48.47	S81°04'39"E
L40	44.98	N02°04'25"E
L41	44.97	N05°11'41"E
L42	35.18	N56°47'28"E
L43	29.87	N56°47'28"E
L44	32.21	S56°40'12"E
L45	17.32	S73°13'40"E
L46	18.12	N18°24'11"E
L47	15.52	N18°24'11"E
L48	31.98	N09°58'14"E
L49	42.54	N16°46'20"E
L50	5.00	N73°13'40"W
L51	25.19	N18°24'11"E
L52	33.91	N16°46'20"E
L53	62.62	N16°46'20"E



RECIPROCAL EASEMENT NOTES:
A reciprocal cross-lot drainage easement on Lots 1 thru 10, for the benefit of this plat.
A reciprocal cross-lot access easement on Lots 1 and 2, for the benefit of Lots 1 thru 10 and for the benefit of Tract 2-D, Arbolera De Vida (recorded 6/26/06 in Plat Book 2006C, Page 182) to be maintained by the respective owner(s) of Lots 1 and 2 is hereby granted by this plat.



Albuquerque Central Survey Monument "5-J13A"
New Mexico State Plane coordinates, central zone (NAD 27) as published:
X = 1,491,253.46 feet
Y = 1,491,253.46 feet
Elevation = 4861.715 feet (SLD 1929)
Delta Alpha = -00'14" 34"
Combined ground to grid factor = 0.9996910

SURVTEK, INC.
Consulting Surveyors
5004 Valley View Drive, N.E. Albuquerque, New Mexico 87114
Phone: 505-887-3866
Fax: 505-887-3877

SHEET 4 OF 4

070368_SHTS 1, 2 & 3, DWG

Current DRC
Project Number:

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

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

Date Submitted: June 19, 2007
Date Site Plan Approved: 7/11/07
Date Preliminary Plat Approved: 7/11/07
Date Preliminary Plat Expires: 7/11/08
DRB Project No.: 100535 4
DRB Application No.: 07-20078
07-20071

Sawmill Village

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2-D, Arbolera De Vida, and Lot B-2-A, Duke City Lumber Company Addition

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification					
							Inspector	Private P.E.	City Cnst Engineer			
<input type="checkbox"/>	<input type="checkbox"/>	8"	Sanitary Sewer, including man holes and services as required (approx 378')	18th St extended	Bellamah	378' north of Bellamah	/	/	/			
<input type="checkbox"/>	<input type="checkbox"/>	8"	Sanitary Sewer, including man holes and services as required (approx 663')	East-west utility easment along south side of site	Intersection of Bellamah & 18th St.	East side of the development	/	/	/			
<input type="checkbox"/>	<input type="checkbox"/>	6"	Water line, including valves, services & fire hydrants as required (approx 268')	18th St extended	Bellamah	268' north of Bellamah	/	/	/			
<input type="checkbox"/>	<input type="checkbox"/>	8"	Water line, including valves, services & fire hydrants as required (approx 582')	East-west utility easment along south side of site	Approx 140' west of intersection of Bellamah and 18th St.	Existing water line at east side of development	/	/	/			
<input type="checkbox"/>	<input type="checkbox"/>		Modifications to the existing Drainage Pond located NW of Lot 1 (on Tract 2-A, Arbolera De Vida) in accordance with the approved drainage plan (city hydrology file H13/D25A) Drainage Covenant & Agreement Required.							/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	12" to 30"	Storm Drain System on Lot 1 in accordance with the approved drainage plan (city hydrology file H13/D25A). Drainage Covenant and Agreement Required.							/	/	/
<input type="checkbox"/>	<input type="checkbox"/>		<i>Abandonment of waterline w/in Esmt from SWC to East side of site</i>							/	/	/

NOTES

1 Engineer's Certification of grading plan required for release of SIA.

2 _____

3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<p><u>Bruce Stidworthy</u> NAME (print)</p> <p><u>BHI</u> FIRM</p> <p><u>Bruce Stidworthy 7/10/07</u> SIGNATURE - date</p>	<p><u>[Signature] 7/11/07</u> DRB CHAIR - date</p> <p><u>[Signature] 7-11-07</u> TRANSPORTATION DEVELOPMENT - date</p> <p><u>[Signature] 7/11/07</u> UTILITY DEVELOPMENT - date</p> <p><u>Bradley A. Bish 7/11/07</u> CITY ENGINEER - date</p>	<p><u>[Signature] 7/11/07</u> PARKS & RECREATION - date</p> <p>_____ AMAFCA - date</p> <p>_____ - date</p> <p>_____ - date</p>

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**Engineers Opinion of Probable Cost for
Sawmill Village Public Infrastructure**

October 3, 2007

Item No.	Short Description	Estimate	Unit	Estimate	Estimate
		Unit Price		Quantity	Amount

Public Sanitary Sewer Improvements

18th St Extended					
701.010	TRCH, BF, 4-15" SAS, <8'	21.82	LF	100	\$ 2,181.79
701.020	TRCH, BF, 4-15" SAS, 8-12'	24.60	LF	278	\$ 6,838.80
901.030	8" SAS PIPE	15.52	LF	378	\$ 5,865.05
920.070	MH, 4' DIA, C or E	3,754.08	EA	3	\$ 11,262.24
905.060	6" NEW SAS SVC	2,571.60	EA	5	\$ 12,858.00
901.500	MH CONN, <15"	1,529.20	EA	1	\$ 1,529.20
SUBTOTAL					\$ 40,535.08

East-west along south side of site					
701.010	TRCH, BF, 4-15" SAS, <8'	21.82	LF	100	\$ 2,181.79
701.020	TRCH, BF, 4-15" SAS, 8-12'	24.60	LF	400	\$ 9,840.00
701.030	TRCH, BF, 4-15" SAS, 12-16'	40.21	LF	163	\$ 6,553.90
901.030	8" SAS PIPE	15.52	LF	663	\$ 10,287.11
920.070	MH, 4' DIA, C or E	3,754.08	EA	3	\$ 11,262.24
905.050	4" NEW SAS SVC	1,262.97	EA	8	\$ 10,098.94
905.060	6" NEW SAS SVC	2,571.60	EA	1	\$ 2,571.60
SUBTOTAL					\$ 52,795.59

Public Water line Improvements

18th St Extended					
801.002	6" WL PIPE, w/o FIT	28.91	LF	268	\$ 7,747.34
801.119	FH, REM & SALV	460.80	EA	2	\$ 921.60
801.081	6" GATE VLV	814.13	EA	3	\$ 2,442.38
801.065	DI FIT, MJ, 4"-14", WL	348	LB	275	\$ 957.00
801.150	MJ REST GLND, 4"-8"	82.95	EA	5	\$ 414.75
SUBTOTAL					\$ 12,068.33

East-west along south side of site					
801.002	6" WL PIPE, w/o FIT	28.91	LF	634	\$ 18,327.67
801.060	FIT INSERT, 6"-14" DI, WL	1.55	LB	190	\$ 294.69
801.119	FH, REM & SALV	460.80	EA	2	\$ 921.60
801.065	DI FIT, MJ, 4"-14", WL	348	LB	1,040	\$ 3,619.20
802.500	3/4"-1" WTR MTR BOX	805.20	EA	4	\$ 3,220.80
802.510	1-1/2"-2" WTR MTR BOX	1,221.12	EA	2	\$ 2,442.24
801.081	6" GATE VLV	814.13	EA	8	\$ 6,513.02
802.610	3/4" WTR SVC, DBL	1,697.92	EA	4	\$ 6,391.68
802.650	2" WTR SVC, SS	4,815.00	EA	2	\$ 9,630.00
801.150	MJ REST GLND, 4"-8"	82.95	EA	8	\$ 663.60
SUBTOTAL					\$ 51,360.91

North meter easement					
802.520	6" D WTR MTR PIT	14,400.00	EA	1	\$ 14,400.00
SUBTOTAL					\$ 14,400.00

Pond Expansion

XXX.XXX	EXCAVATE POND AND TRANSPORT MATERIAL TO BUILDING SITE	17,000.00	LUMP SUM		\$ 17,000.00
SUBTOTAL					\$ 17,000.00

Private Storm Drain Improvements

910.001	12" RCP, III	33.50	LF	231	\$ 7,738.50
910.005	18" RCP, III	39.58	LF	276	\$ 10,923.16
910.009	24" RCP, III	47.99	LF	307	\$ 14,733.81
910.013	30" RCP, III	59.21	LF	198	\$ 11,723.25
701.100	TRCHG BF, 18-36" SWR, <8'	19.59	LF	1,012	\$ 19,826.87
920.070	MH, 4' DIA, C or E	3,128.40	EA	1	\$ 3,128.40
915.050	CTH BSN, D, SG	3,494.38	EA	9	\$ 31,449.38
910.05X	30" RCP END SECTION	1,382.00	EA	1	\$ 1,382.00
SUBTOTAL					\$ 100,905.36

Abandonment of Waterline

XXX.XXX	ABANDON WATERLINE SOUTH OF TOWNHOMES	\$ 1,000.00	LUMP SUM	\$	1,000.00
SUBTOTAL				\$	1,000.00

TOTAL HARD COST \$ 290,065.25

NOTE:
THIS ESTIMATE WAS PREPARED FOR FINANCIAL GUARANTEE PURPOSES. SOFT COSTS, CONTINGENCIES ARE NOT INCLUDED.

ASSUMPTIONS:
1. ESTIMATE UNIT PRICES ARE FROM RECENT BID OBSERVATIONS.
2. QUANTITIES WERE TAKEN FROM THE CURRENT SITE PLAN.

Current DRC
Project Number:

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

Date Submitted: June 19, 2007
Date Site Plan Approved: 7/11/07
Date Preliminary Plat Approved: 7/11/07
Date Preliminary Plat Expires: 7/11/08
DRB Project No.: 1005354
DRB Application No. 07-20078
07-20071

Sawmill Village

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2-D, Arbolera De Vida, and Lot B-2-A, Duke City Lumber Company Addition

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
		8"	Sanitary Sewer, including man holes and services as required (approx 378')	18th St extended	Bellamah	378' north of Bellamah	/	/	/	
		8"	Sanitary Sewer, including man holes and services as required (approx 663')	East-west utility easment along south side of site	Intersection of Bellamah & 18th St.	East side of the development	/	/	/	
		6"	Water line, including valves, services, & fire hydrants as required (approx 268')	18th St extended	Bellamah	268' north of Bellamah	/	/	/	
		8"	Water line, including valves, services, & fire hydrants as required (approx 582')	East-west utility easment along south side of site	Approx 140' west of intersection of Bellamah and 18th St.	Existing water line at east side of development	/	/	/	
			Modifications to the existing Drainage Pond located NW of Lot 1 (on Tract 2-A, Arbolera De Vida) in accordance with the approved drainage plan (city hydrology file H13/D25A). Drainage Covenant & Agreement Required.					/	/	/
		12" to 30"	Storm Drain System on Lot 1 in accordance with the approved drainage plan (city hydrology file H13/D25A). Drainage Covenant and Agreement Required.					/	/	/
			<i>Abandonment of waterline w/in Esmt from SWC to East side of site</i>					/	/	/

NOTES

1 Engineer's Certification of grading plan required for release of SIA.

2 _____

3 _____

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Bruce Stidworthy
NAME (print)

[Signature] 7/11/07
DRB CHAIR - date

[Signature] 7/11/07
PARKS & RECREATION - date

BHI
FIRM

[Signature] 7-11-07
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 7/11/07
SIGNATURE - date

[Signature] 7/11/07
UTILITY DEVELOPMENT - date

- date

Bradley J. Birk 7/11/07
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque Planning Department

One Stop Shop - Development and Building Services

07/03/2007 Issued By: PLNJMP

Permit Number: 2007 070 078

Category Code 0910

Application Number: 07DRB-70078, Epc Approved Sdp For Subdivision

Address:

Location Description: 18TH ST NW BETWEEN MOUNTAIN RD NW AND INTERSTATE I-25

Project Number: 1005354

Applicant

Sawmill Village Llc

4528 Carlisle Blvd Ne
Albuquerque, NM 87109

Agent / Contact

Dekker Perich Sabatini
Chris Gunning
7601 Jefferson Ne Suite 100
Albuquerque, NM 87109

chrisg@dpsabq.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00

TOTAL: \$70.00

TOTAL: 50.00

DEFERRAL FEE

City Of Albuquerque
Treasury Division

7/3/2007

11:04AM

LOC: ANNX

RECEIPT# 00084388 WSH 007 TRANSH 0021

Account 441006 Fund 0000

Activity 4983000

TRSMSP

Trans Amt \$50.00

J24 Misc \$50.00

CK \$0.00

CHANGE

Thank You

FEE ALREADY PAID.
KS
7/3/07

City of Albuquerque Planning Department

One Stop Shop - Development and Building Services

07/03/2007 Issued By: PLN/AMF

Permit Number: 2907 070 078

Category Code 0910

Application Number: (70RB-70078, Epc Approved Sdp For Subdivision)

*(resubmittal)
DBS Project # 00124 Sawmill Village*

Address:

Location Description: 18TH ST NW BETWEEN MOUNTAIN RD NW AND INTERSTATE I-25

Project Number 1005354

Applicant
Sawmill Village LLC

4528 Carlisle Blvd NE
Albuquerque, NM 87109

Agent / Contact

Dekker Parish Sabatini
Chris Gunning
7601 Jefferson Ave Suite 100
Albuquerque, NM 87109

chrisg@opsabc.com

Application Fees

441012/4871000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$25.00
441002/4883000	DBS Actions	\$50.00

TOTAL: \$75.00

TOTAL: 50.00

*FEES ALREADY PAID.
KS
7/3/07*

City of Albuquerque
Treasury Division

7/3/2007 11:04AM LID: ARNK
 RECEIVED 20094308 ASH 007 (KANE 002)
 Account 141000 Fund 0000
 Activity 8983000 TRSNEP
 Trans AMI \$50.00
 124 1104 \$50.00
 CR \$0.00
 Check#

Thank You

TOTAL P.03

#06/24 Sawmill Village

City Of Albuquerque
Treasury Division

7/3/2007	11:04AM	LOC# ANNY
RECEIPT# 00084388	WS# 007	TRANS# 0021
Account 441000	Fund 0000	
Activity 4983000	TRSMSP	
Trans Amt	\$50.00	
J24 Misc		\$50.00
CK		\$50.00
CHANGE		\$0.00

Thank You

#5

**City of Albuquerque
Planning Department
Inter-Office Memorandum**

To: Sheran Matson, DRB Chair
From: Carol Toffaleti, Planner, Development Review Division
Date: June 25, 2007
Subject: Project # 1005354 - Sawmill Village

Carol Toffaleti

On March 15, 2007, the EPC approved:

- 07EPC-00109 a Sector Development Plan Map Amendment from SU-2/S-MI and SU-2/S-I to SU-2/SU-1 for PRD, on proposed Lots 2-11, and to SU-2/SU-1 for PRD and microbrewery, for proposed Lot 1, subject to 6 findings and 1 condition;
- and 07EPC-00107, a Site Development Plan for Subdivision, subject to 7 findings and 9 conditions.

The proposal is for a mixed use development in two phases for an approximately 9.97-acre site located on Bellamah Avenue at 18th Street NW.

In their letter to the DRB, under Condition #3 of the site development plan approval, the applicant is proposing minor changes to proposed lots in the subdivision. They wish to keep the existing boundary of Tract 2-D intact (proposed Lot 1 in the EPC submittal). As a result, the boundary between Phases I and II of the development and the west property line of proposed Lot 2 would shift slightly west. The lots proposed in the Phase I portion of the site would be renumbered Lots 1 – 10 and Tract 2-D would retain its existing name.

Staff has no objection to this request.

The applicant has satisfied other conditions of approval with the following exceptions:

Under Condition #4.e., the City Engineer requested that the applicant provide cross access agreements. On Sheet SDP1, under Project Data/The Site, cross access (and drainage) easements are limited to lots on Phase I.

Staff believes the intention of the City Engineer was that cross access be provided throughout the subdivision, i.e. including Phase II.

Under Condition #7.g., amended text in relation to site lighting has been included twice.

The duplicate, non-bulleted text at the end of the section may be deleted.

Under Condition #7.j.i., the applicant has provided more detail concerning material and colors for Screen Walls and Fences.

The detail is acceptable with the exception of the use of CMU as an option for screening utilitarian spaces. On Sheet SDP3, in the last paragraph under Screen Walls and Fences, "(not standard gray)" should be inserted after "cmu".

Staff considers that these adjustments may be delegated to DRB for final sign-off.

If you have any questions regarding this case, please do not hesitate to call me at 924-3345.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Dekker / Perich / Sabatini (Cara McCulloch) PHONE: 761-9700
 ADDRESS: 7601 Jefferson NE, Suite 100 FAX: 761-4222
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: caram@dpsdesign.org

APPLICANT: Sawmill Village LLC Comm. Land Trust PHONE: 271-3547
 ADDRESS: 4528 Carlisle Blvd. NE FAX: 881-3102
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: crennaker@pacificap.com
 Proprietary interest in site: Developer List all owners: Sawmill Community Land Trust

DESCRIPTION OF REQUEST: 07EPC-00109 EPC Sector Development Plan Map Amendment and 07EPC-00107 EPC Site Development Plan - Subdivision

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

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

Lot or Tract No. B-2-A Duke City Lumber Addition and Block: Tract 2D, Arbolera de Vida
 Subdiv/Addn/TBKA: Duke City Lumber Company Addition
 Existing Zoning: S-2 for S-1 and S-101 Proposed zoning: SU-2/SU-1 for PRD and Microbrewery
 Zone Atlas page(s): 13-Z UPC Code: _____ MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
EPC PLANNER - CAROL TOFFALETI
EPC Project # 1005354

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 11 Total area of site (acres): 9.97 1701 Bellamah Ave NW
 LOCATION OF PROPERTY BY STREETS: On or Near: At the intersection of 18th St. and Bellamah NW.
 Between: Mountain Rd. and Interstate I-25

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 1-9-07

SIGNATURE Cara McCulloch DATE 6-19-07
 (Print) Cara McCulloch Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers
07DRB-70078

Action
SPS
CMF

Form revised 4/07

S.F.	Fees
<u>P3</u>	\$ <u>0</u>
	\$ <u>20.00</u>
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	Total
	\$ <u>20.00</u>

Hearing date 6/27/07

[Signature] 6/19/07
 Planner signature / date

Project # 1005354

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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.

Cara McCulloch, Deiker/Perich/Sabatini
 Applicant name (print)
Cara M. [Signature] 6.19.07
 Applicant signature / date

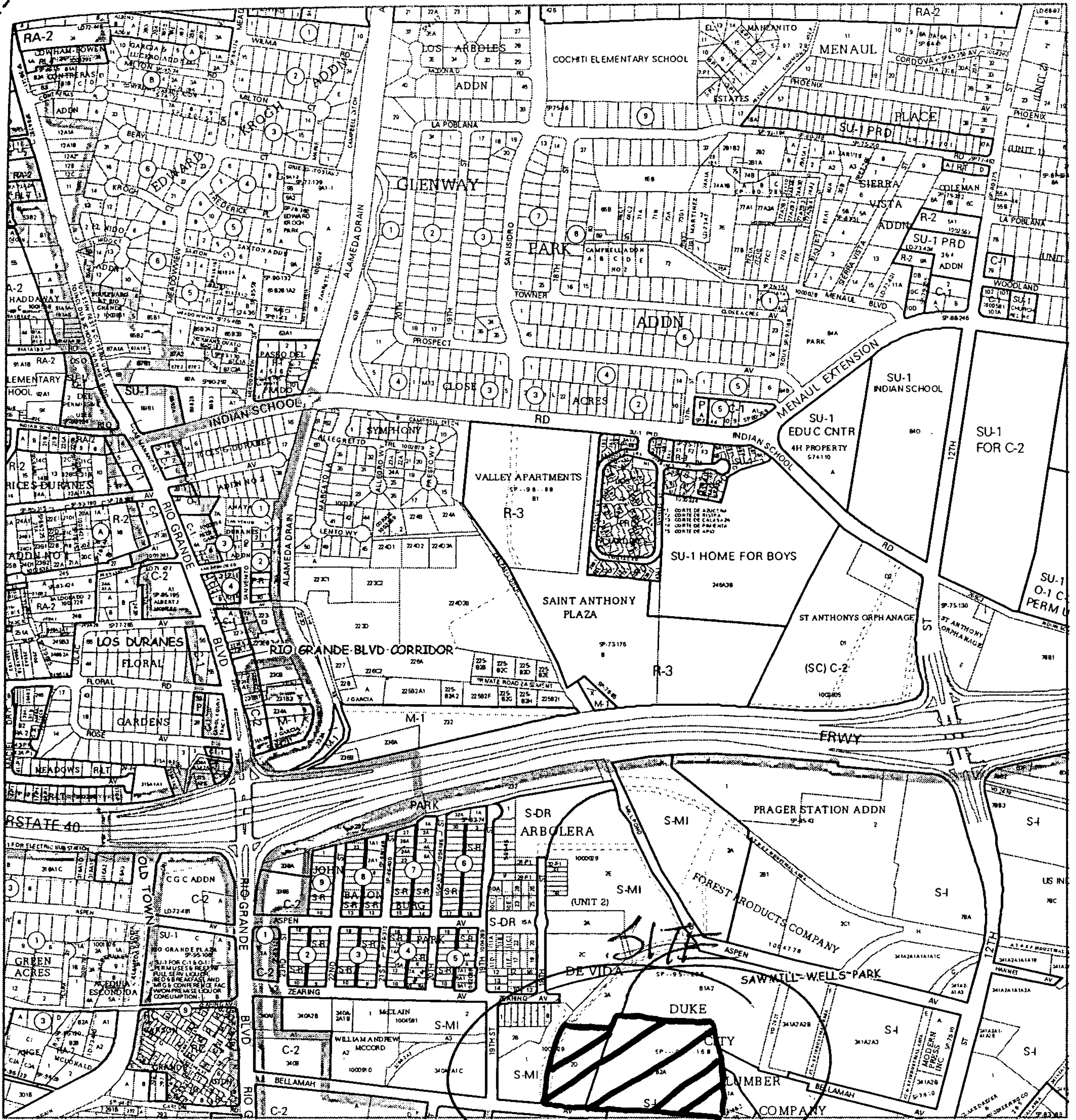


Form revised APRIL 2007

<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	<u>07DRB</u> - <u>70078</u>
<input checked="" type="checkbox"/> Case #s assigned	- -
<input checked="" type="checkbox"/> Related #s listed	- -

[Signature] 6/19/07
 Planner signature / date
Project # 1005354

[Handwritten mark]



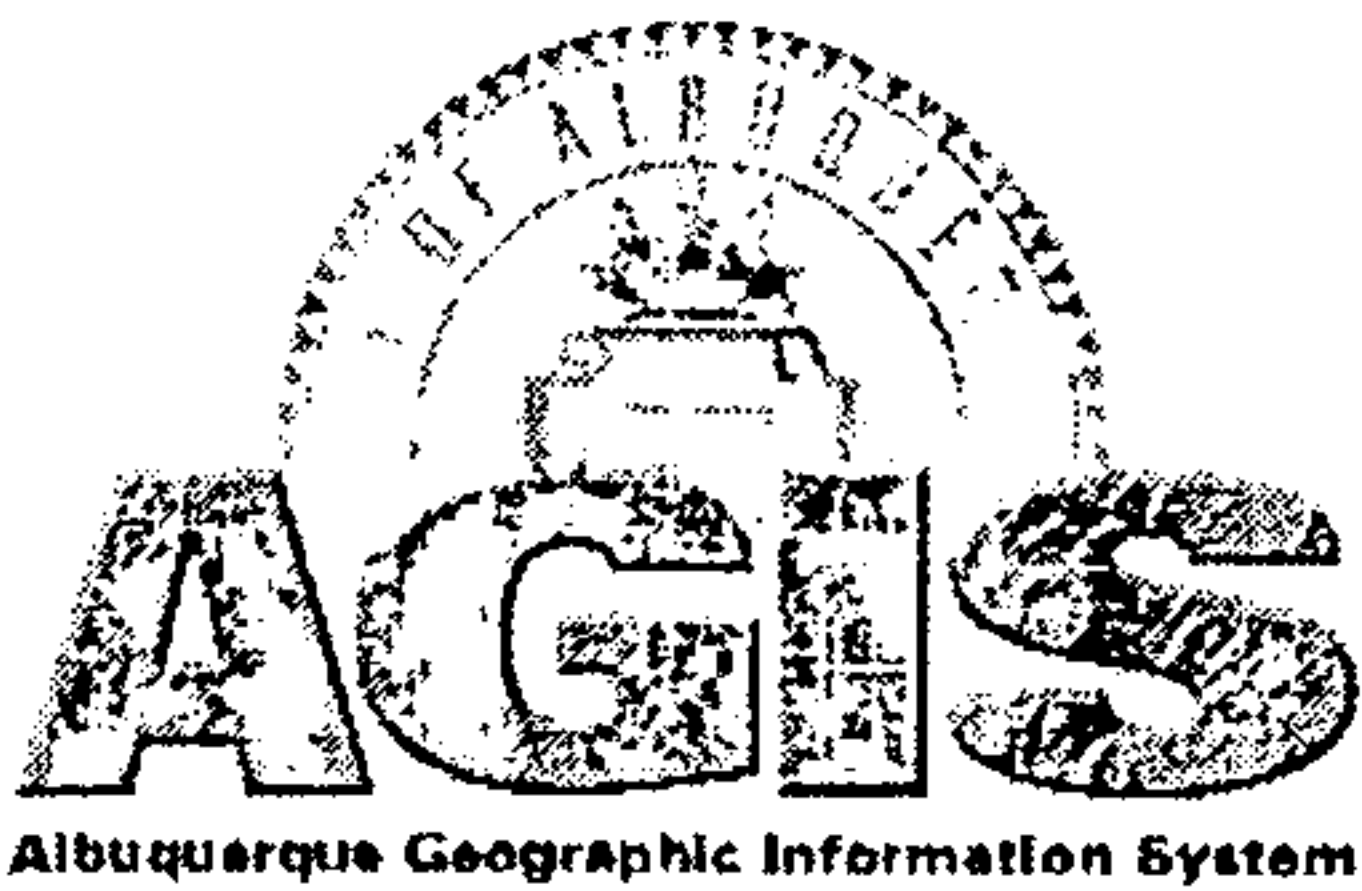
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

H-13-Z

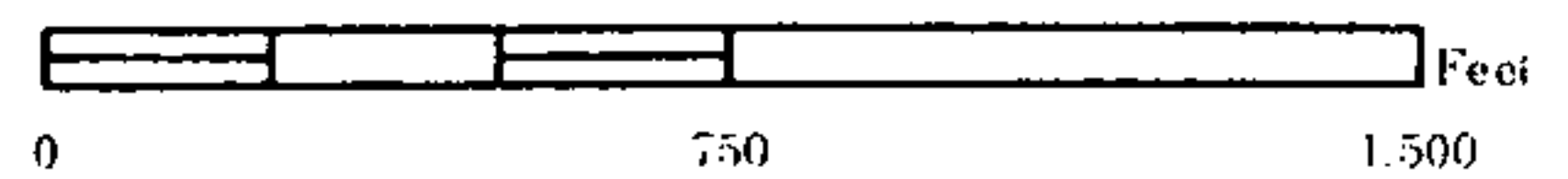
Selected Symbols

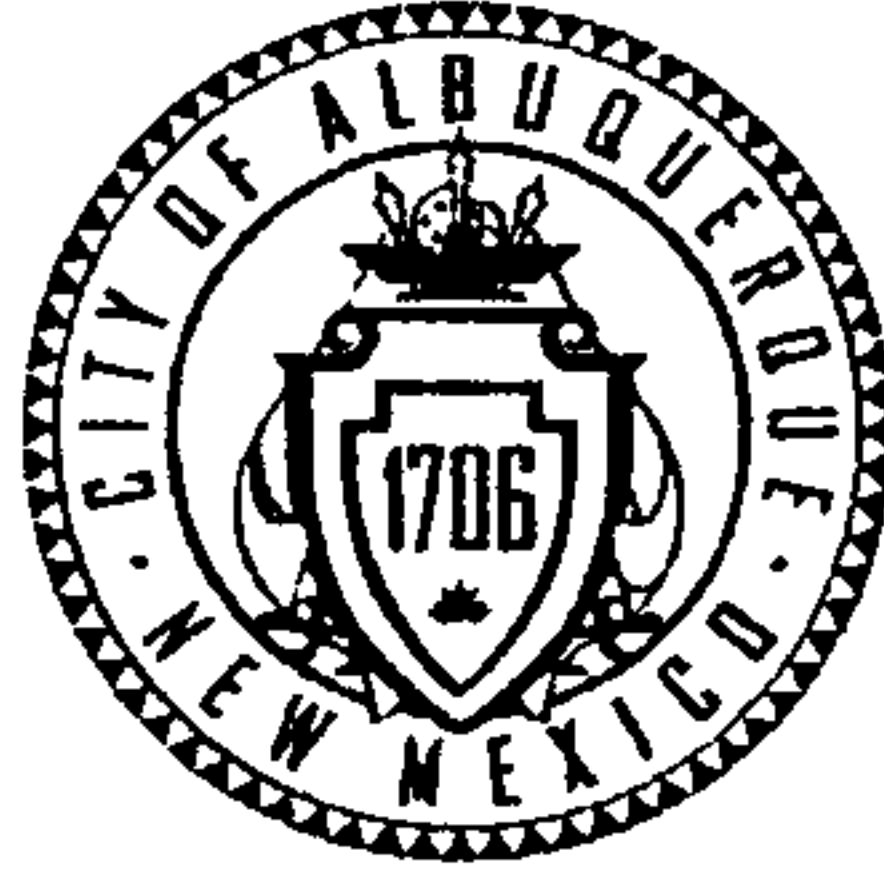
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



Map amended through: 10/25/2006

Note: Grey Shading Represents Area Outside of the City Limits





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

Date: March 16, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1005354**
07EPC-00109 EPC Sector Development Plan
Map Amendment
07EPC-00107 EPC Site Development Plan-
Subdivision

Sawmill Village LLC
4528 Carlisle Blvd. NE
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of Lot B-2A, **Duke City Lumber Co. Addition** and Tract 2D, Arbolera de Vida, , zoned SU-2/S-I and S-MI to SU-2/SU-1 for PRD and Microbrewery, located on BELLAMAH AVE. NW, between ASPEN AVE. NW and BELLAMAH NW at 18th St., containing approximately 10 acres. (H-13)
Carol Toffaleti, Staff Planner

On March 15, 2007 the Environmental Planning Commission voted to approve Project 1005354/ 07EPC-00109, a sector development plan map amendment from SU-2/S-MI (Sawmill Mixed Industrial) and SU-2/S-I (Sawmill Industrial) to SU-2/SU-1 for PRD for proposed Lots 2-11 and SU-2/SU-1 for PRD and microbrewery for proposed Lot 1, a site of approximately 9.97 acres located on Bellamah Avenue at 18th Street NW based on the following Findings and subject to the following Condition:

FINDINGS:

1. This request is for a sector development plan map amendment from SU-2/S-MI and SU-2/S-I to SU-2/SU-1 for PRD for proposed Lots 2-11 and SU-2/SU-1 for PRD and microbrewery for proposed Lot 1 a site of approximately 9.97 acres in total located on Bellamah Avenue at 18th Street NW.
2. As required by Zoning Code Section 14-16-2-22 (B) (25) (b), this request is accompanied by a site development plan for subdivision (07EPC-00107) that meets the requirements of this section.
3. The request furthers Comprehensive Plan goals and policies:
 - a. Developing and Established Urban Areas (Section II.B.5) - The goal and policies d, e, h, i., j, l, m, o, p are furthered because the zoning will replace a blighted former industrial site with a mixed use, mixed income development that is compatible with surrounding uses, improves connectivity and does not pose significant air quality, noise and safety conflict.

- b. Central Urban Area (Section II.B.6) – The goal and policy b are furthered because the development will upgrade a pivotal site in the neighborhood and improve connectivity between residential areas, Tigues Park, museums and other cultural/arts facilities in Old Town.
 - c. Air Quality (Section II.C.1) – The goal and policies b and i are furthered because the development combines residential with retail uses and employment opportunities on site, which reduces the need to travel by car. The site is also near Downtown and Old Town employment opportunities and amenities.
 - d. Water Quality (Section II.C.2) – The goal and policy a are furthered because rezoning and redevelopment will finalize clean-up of the site and prevent any possible further contamination of the groundwater by previous industrial uses.
 - e. Noise (Section II.C.4) – The goal and policy a are furthered because future noise/land use conflicts are prevented by the proposed mix of residential and small scale commercial uses.
 - f. Cultural Traditions and the Arts (Section II.C.7) – Policy c is furthered because the development is designed to provide uses that contribute to the arts and public spaces for cultural events.
 - g. Developed Landscape (Section II.C.8) – The goal and policy d are furthered because the rezoning and site development plan will significantly improve the environment and visual quality of this blighted industrial site.
 - h. Water Management (Section II.D.2) – The goal and policy b are furthered by the proposed xeriscaping and detention of stormwater run-off on site.
 - i. Energy Management (Section II.D.3) – The goal and policies a and c are furthered through the energy efficiency of multi-story compact development, the use of energy efficient appliances and shading from plantings.
 - j. Transportation and Transit (Section II.D.4) – The goal and policy g are furthered by this mixed use development that is pedestrian-friendly and improves connectivity for the neighborhood.
 - k. Housing (Section II.D.5) – The goal and policies a, b and d are furthered because the development provides affordable apartments and innovative design, including the opportunity to work on site, and will comply with all fair housing regulations.
 - l. Economic Development (Section II.C.6) – The goal and policies b and d are furthered because the development provides neighborhood-scale retail spaces and active spaces for artisans and professionals that encourages new local enterprises and economic investment in this redeveloping area. The site is well-located relative to Old Town and museums to capitalize on the tourist market.
4. The request supports the Sawmill/Wells Park Sector Development Plan because mixed use development at the site furthers many of its goals, policies and actions including those related to environmental problems, affordable housing, economic development, reusing vacant land, improving area appearance, and building on community historic character.

5. The request implements the Artisan Village, a priority action identified in the Sawmill/Wells Park Metropolitan Redevelopment Plan, and also furthers goals related to housing and infrastructure, as well as community economic development.
6. The request is justified as required by Resolution 270-1980:
 - a. Section A because the zone change is not in conflict with the health, safety, morals, and general welfare of the City and it furthers many goals and policies of City Plans.
 - b. Section B because the applicant provided a sound justification for the change by addressing many applicable City Plans, Goals, and Policies in its submittal and supplementary letters.
 - c. Section C because the zone change is not in conflict with adopted elements of City Plans and Policies.
 - d. Section D.2 and D.3 because the applicant demonstrated that the existing zoning is inappropriate because of changed neighborhood or community conditions and that a different use category is more advantageous to the community. The adoption of the Sawmill/Wells Park Metropolitan Redevelopment Plan constitutes a changed condition, which altered the course of development in the area from industrial to mixed-use commercial, service, retail, and residential (p.28). The applicant addressed several City goals and policies that apply to this request, in particular those in the Comprehensive Plan related to the Established Urban Area, Central Urban Area, Air Quality, Cultural Traditions and the Arts, Developed Landscape, Transportation and Transit, Housing and Economic Development.
 - e. Section E because the proposed zoning for residential and neighborhood scale commercial uses does not allow uses that are harmful to adjacent property, the neighborhood, or the community. A change to SU-2/SU-1 for PRD and microbrewery zoning requires review and approval of a site development plan for subdivision that addresses many development proposal questions and the zoning will allow for the removal of a use that no longer furthers the goals for the area.
 - f. Section F because the zone change does not require unprogrammed capital expenditures by the City. Adjacent improvements are the responsibility of the developer.
 - g. Section G because the cost of land is not the determining factor of the zone change.
 - h. Section H (not applicable).
 - i. Section I because the SU-2/SU-1 for PRD and microbrewery zoning is a justified spot zone. The request furthers many City goals and policies and is accompanied by a site development plan for subdivision as required by a change to SU-1 for PRD and microbrewery zoning. In addition, the zoning functions as a transition between the industrial/manufacturing uses to the north and south and the single-family residential uses to the east and west.
 - j. Section J because the proposed zoning does not constitute a strip zone.

CONDITION:

1. Replatting of the subject site must be completed at the DRB.
-

On March 15, 2007 the Environmental Planning Commission voted to approve Project 1005354/ 07EPC-00107, a site development plan for subdivision for Lot B-2-A Duke City Lumber Co. Addition and Tract 2D Arbolera de Vida Unit 2, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for a site development plan for subdivision for Lot B-2-A Duke City Lumber Co. Addition and Tract 2D Arbolera de Vida Unit 2, a site of approximately 9.97 acres, located on Bellamah Avenue at 18th Street NW, zoned SU-2/SU-1 for PRD and microbrewery for proposed Lot 1 and SU-2/SU-1 for PRD for proposed Lots 2-11, a site of approximately 9.97 acres in total located on Bellamah Avenue at 18th Street NW.
2. This request accompanies a sector development plan map amendment (07EPC-00109).
3. The request furthers Comprehensive Plan goals and policies:
 - a. Developing and Established Urban Areas (Section II.B.5) - The goal and policies d, e, h, i., j, l, m, o, p are furthered because the zoning will replace a blighted former industrial site with a mixed use, mixed income development that is compatible with surrounding uses, improves connectivity and does not pose significant air quality, noise and safety conflict.
 - b. Central Urban Area (Section II.B.6) – The goal and policy b are furthered because the development will upgrade a pivotal site in the neighborhood and improve connectivity between residential areas, Tiguex Park, museums and other cultural/arts facilities in Old Town.
 - c. Air Quality (Section II.C.1) – The goal and policies b and i. are furthered because the development combines residential with retail uses and employment opportunities on site, which reduces the need to drive. The site is also near Downtown and Old Town employment opportunities and amenities.
 - d. Water Quality (Section II.C.2) – The goal and policy a are furthered because rezoning and redevelopment will finalize clean-up of the site and prevent any possible further contamination of the groundwater by previous industrial uses.
 - e. Noise (Section II.C.4) – The goal and policy a are furthered because future noise/land use conflicts are prevented by the proposed mix of residential and small scale commercial uses. The applicant has not fully demonstrated compliance with policy b.
 - f. Cultural Traditions and the Arts (Section II.C.7) – Policy c is furthered because the development is designed to provide uses that contribute to the arts and public spaces for cultural events.
 - g. Developed Landscape (Section II.C.8) – The goal and policy d are furthered because the rezoning and site development plan will significantly improve the environment and visual quality of this blighted industrial site.
 - h. Water Management (Section II.D.2) – The goal and policy b are furthered by the proposed xeriscaping and detention of stormwater run-off on site.
 - i. Energy Management (Section II.D.3) – The goal and policies a and c are furthered through the energy efficiency of multi-story buildings, the use of energy efficient appliances and shading from plantings.

- j. Transportation and Transit (Section II.D.4) – The goal and policy g are furthered by this mixed use development that is pedestrian-friendly and improves connectivity for the neighborhood.
 - k. Housing (Section II.D.5) – The goal and policies a, b and d are furthered because the development provides affordable apartments and innovative design including the opportunity to work on site and will comply with all fair housing regulations.
 - l. Economic Development (Section II.C.6) – The goal and policies b and d are furthered because the development provides neighborhood-scale retail spaces and active spaces for artisans and professionals that encourage new local enterprises and economic investment in this redeveloping area. The site is well-located relative to Old Town and museums to capitalize on the tourist market.
4. The request supports the Sawmill/Wells Park Sector Development Plan because mixed use development at the site furthers many of its goals, policies and actions including those related to environmental problems, affordable housing, economic development, reusing vacant land, improving area appearance, and building on community historic character.
 5. The request implements the Artisan Village, a priority action identified in the Sawmill/Wells Park Metropolitan Redevelopment Plan, and also furthers goals related to housing and infrastructure, as well as community economic development.
 6. Findings from the Transportation Development (City Engineer/Planning Department):
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff.
 - c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - d. The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.
 - e. Main access aisle linking the extension of Bellamah Avenue with 18th Street to be dedicated as a public roadway easement. Should the applicant decide not to make this connection, an on-site cul-de-sac at Bellamah Avenue (east property line) shall be constructed to City standards.
 - f. Four-way intersection at east property line to be re-aligned such that the north/south legs of the intersection align with one another and are perpendicular to the main drive aisle (approximately in both cases).
 - g. Provide cross access agreements.
 - h. Site plan shall comply and be designed per DPM Standards.

7. The Sawmill Neighborhood Association and property owners within 100 feet of the site were notified of the requests. No facilitated meeting was requested. The Sawmill NA and Wells Park NA submitted letters of support for the project.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Site development plans for building permit for buildings in Phase I (Lots 2-11) may be submitted for building permit approval. Site development plans for building permit for buildings in Phase II (Lot 1) shall be submitted to the DRB for approval.
4. Conditions of approval from CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT for the proposed Sector Development Plan and Site Development Plan for Subdivision shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - c. Main access aisle linking the potential extension of Bellamah Avenue with 18th Street to be granted as a public roadway easement. Should the extension not be made the design shall be made subject to Fire, Solid Waste and Police Department approval.
 - d. Four-way intersection at east property line to be re-aligned such that the north/south legs of the intersection align with one another and are perpendicular to the main drive aisle (approximately in both cases).
 - e. Provide cross access agreements.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. Platting must be a concurrent DRB action.

5. The final design of a possible future connection with Bellamah Avenue NW on the east side of the site is contingent on the results of a neighborhood transportation study commissioned by City Council and further discussions between the City and all appropriate concerned parties.
6. Sheet SDP1 of the site development plan for subdivision shall be amended as follows:
 - a. Plan
Add two bicycle racks, one for Building E3 and C.
 - b. Text
 - i) Open space – Refer to the R2 zone and section 14-16-2-11 (H) of the Zoning Code.
 - ii) Maximum building heights – Townhomes F: 28' maximum.
 - iii) Lighting
 - Insert after Perimeter parking “(north and northeast perimeter in Phase I, west perimeter in Phase II)”
 - Insert after cutoff features “provided that the lighting fixture does not directly shine on any residential premises’.
 - Change ‘Interior’ to ‘Other’ parking areas.
 - Move amended text to Design Guidelines, under site lighting.
 - iv) Parking
 - Correct errors in table of parking calculations related to Active Spaces.
7. The Design Guidelines on Sheet SDP3 shall be amended as follows:
 - a. Replace all citations of the term ‘should’ with ‘shall’.
 - b. Overall design theme –
 - i. Specify the green and sustainable building practices that shall be incorporated to support the water and energy management policies in the Comprehensive Plan.
 - ii. Site monuments and associated logo, symbol or letters shall comply with regulations applicable to signs within 40 feet of residential zones and to signs in the O-1 zone, specifically:
 - the monuments shall not be on the public right-of-way;
 - no part of the monument shall move, flash or rotate;
 - any illumination shall comply with the City’s Dark Sky requirements;
 - no illuminated portion of the monument shall have a luminance greater than 200 footlamberts at night nor change its illumination more than once an hour;
 - in addition; the identifying logo, symbol or letters shall be placed at a maximum height agreeable with staff prior to DRB;
 - the maximum overall size of the logo, symbol or lettering shall be in a size agreeable with staff prior to DRB.
 - iii. All units that face property zoned industrial shall have sound reducing insulation and windows.
 - iv. Include a sentence in the last paragraph to the effect that Phase II site development plans for building permit are delegated to the DRB for approval.

- c. Parking
 - i. State that the guidelines also apply to disabled parking, and motorcycle and bicycle parking.
 - ii. Move the bicycle parking requirements currently under Trails and Sidewalks to this section and include material and color of bicycle racks.
 - d. Landscape - A landscape plan for Phase II shall be included with the (first) site development plan for building permit of a building on Lot 1, reflecting the calculations, plant palette and design theme of the approved Phase I landscape plan.
 - e. Exterior Wall Materials and Colors – The materials and colors of architectural elements, including patio walls, shall be listed for each building type in the development.
 - f. Roof lines, materials and colors – The roof lines, materials and colors shall be specified for each building type in the development.
 - g. Site lighting – Insert amended text from Sheet SDP1.
 - h. Placement of Mechanical Units – Specify that landscape screening for ground level units will be dense evergreen foliage.
 - i. Signage – Replace the second and fourth bullet points with the following text: ‘Signs identifying the principal use of a building may be free-standing or wall-mounted. Signs identifying the use of an active or other commercial space within a building shall be wall-mounted or a banner-type sign that projects no more than half of the adjacent sidewalk width.’
 - j. Screen Walls and Fences –
 - i. The applicant shall provide more detail concerning materials and colors for all walls and fences, including screening for dumpsters, the guardrail at the detention pond and the decorative wall at the back of the plaza.
 - ii. The applicant shall clarify fencing arrangements for the west side of the detention pond.
 - iii. Patio walls shall not exceed 5 feet.
8. The Landscape Plan (Sheet SDP2) shall be amended as follows:
- a. Add a Planting Note that prickly pears shall be planted away from communal areas and 5 feet from pedestrian walkways.
 - b. Keyed Note 2 shall specify a minimum tree grate size of 6 by 6 feet.
 - c. Planting note 4 on SDP2 shall be increased to 80%.
 - d. Planting note 7 add “Densities and overall count of plants shall meet or exceed those shown in the approved plan”.
 - e. The applicant shall add 1 tree in front of the north side of building D2.
9. The applicant shall clarify the location of electrical lines on the site (ref. Utility Plan, Sheet SDP9).

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MARCH 30, 2007** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

OFFICIAL NOTICE OF DECISION
MARCH 15, 2007
PROJECT #1005354
PAGE 9 OF 9

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

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

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

Sincerely,

CMarone

for Richard Dineen
Planning Director

RD/CT/ac

cc: Dekker/Perich/Sabatini, 7601 Jefferson NE, Suite 100, Albuquerque, NM 87109
LF Schultz, Sawmill Area NA, 1324 Sawmill Rd. NW, Albuquerque, NM 87104
Lezle Williams, Sawmill Area NA, 1127 12th St. NW, Albuquerque, NM 87104
Bob Jones, 1015 20th St. NW, Albuquerque, NM 87104
Gabriel Rivera, Metropolitan Redevelopment

June 19, 2007

Sheran Matson
Chair, Design Review Board
City of Albuquerque
Plaza del Sol
600 2nd St. NW
Albuquerque, NM 87103

Re: Sawmill Village Project # 1005354

DRB final sign off for EPC approved Site Development Plan for Subdivision and Sector Development Plan Map Amendment

Dear Ms. Matson:

This letter addresses the conditions of the Environmental Planning Commission (EPC) vote to approve Sawmill Village - Project # 1005354 including 07EPC-00107- EPC Site Development Plan for Subdivision and 07EPC-00109 EPC Sector Development Plan Map Amendment from SU-2/S-M-I (Sawmill Mixed Industrial) and SU-1/S-I(Sawmill Industrial) to SU-2 for PRD for proposed lots 2-11 and SU-2/SU-1 for PRD and microbrewery for proposed Lot, a site of approximately 9.97 acres as stated in the Notice of Decision dated March 15, 2007.

The following is a summary of how each of the EPC conditions of approval were addressed and modified on site development plan is described below.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
All modifications to meet each of the EPC Conditions are provided below for each condition.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
Agent-applicant and staff planner met on June 18, 2007 to review all modifications to site plan to meet each of the EPC conditions.
3. Site development plans for building permit for buildings in Phase I (Lots 2-11) may be submitted for building permit approval. Site development plans for building permit for buildings in Phase II (Lot 1) shall be submitted to the DRB for approval.
Applicant will comply with this condition for Phase II approval (noted on drawings).

A change to the lot numbering was made; Phase I is now Lots 1-10; Phase II will be re-platted when that phase begins. This change was made to keep the property lines of the existing Tract 2-D (Phase II) intact since it is presently City of Albuquerque-owned. This tract will be deeded to Sawmill Community Land Trust (SCLT) when Phase II is started. As a result, the property line which runs north-south and delineates Phase I from Phase II has moved from its location on the EPC submittal.

4. Conditions of approval from CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT for the proposed Sector Development Plan and Site Development Plan for Subdivision shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
Applicant will comply with this condition.
 - b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
Applicant will comply with this condition.
 - c. Main access aisle linking the potential extension of Bellamah Avenue with 18th Street to be granted as a public roadway easement. Should the extension not be made the design shall be made subject to Fire, Solid Waste and Police Department approval.
Applicant will comply with this condition. The easement is noted on the Site Development Plan and on the Phase I plat (submitted concurrent at DRB).
 - d. Four-way intersection at east property line to be re-aligned such that the north/south legs of the intersection align with one another and are perpendicular to the main drive aisle (approximately in both cases).
The four-way intersection at the east property line has been re-aligned north to south.
 - e. Provide cross access agreements.
Cross access agreements are noted in The Site under Project Data on Sheet SDP1 and are included on the plat for Phase I.
 - f. Site plan shall comply and be designed per DPM Standards.
Applicant will comply with this condition.
 - g. Platting must be a concurrent DRB action.
Applicant will comply with this condition.

5. The final design of a possible future connection with Bellamah Avenue NW on the east side of the site is contingent on the results of a neighborhood transportation study commissioned by City Council and further discussions between the City and all appropriate concerned parties.

Applicant has worked with transportation consultant, City Council Staff and adjacent developers and property owners to create a connection from the main drive aisle on the Sawmill Village site to connect with Bellamah Ave NW on the east side of the site. The site plan was modified to accommodate this connection and approved by City Traffic Engineers, DRB, City Council, Planning Department, and Transportation Development Staffs met to confirm that the "Option 2" geometry was viable and would be acceptable in this DRB submittal.

6. Sheet SDPI of the site development plan for subdivision shall be amended as follows:

a. Plan - Add two bicycle racks, one for Building E3 and C.

Applicant will comply with this condition (note was added).

b. Text

i. Open space- Refer to- the R2 zone and section 14-16-2-11 (H) of the Zoning Code.

Applicant has complied with this condition.

ii. Maximum building heights - Townhomes F: 28' maximum.

Applicant will comply with this condition. (note was added).

iii. Lighting

- Insert after Perimeter parking "(north and northeast perimeter in Phase I, west perimeter in Phase II)"

- Insert after cutoff features "provided that the lighting fixture does not directly shine on any residential premises'.

- Change 'Interior' to 'Other' parking areas.

- Move amended text to Design Guidelines, under site lighting.

Applicant has complied with the lighting conditions above (notes added).

iv. Parking

- Correct errors in table of parking calculations related to Active Spaces.

Applicant has corrected errors on parking table.

7. The Design Guidelines on Sheet SDP3 shall be amended as follows:

a. Replace all citations of the term 'should' with 'shall'.

Applicant has complied with this condition.

b. Overall design theme -

i. Specify the green and sustainable building practices that shall be incorporated to support the water and energy management policies in the Comprehensive Plan.

Applicant has complied with this condition.

ii. Site monuments and associated logo, symbol or letters shall comply with regulations applicable to signs within 40 feet of residential zones and to signs in the O-1 zone, specifically:

- the monuments shall not be on the public right-of-way;

Applicant will comply with this condition (note was added).

- no part of the monument shall move, flash or rotate;

Applicant will comply with this condition (note was added).

- any illumination shall comply with the City's Dark Sky requirements;
Applicant will comply with this condition (note was added).

- no illuminated portion of the monument shall have a luminance greater than 200 footlamberts at night nor change its illumination more than once an hour;
Applicant will comply with this condition (note was added).

- in addition; the identifying logo, symbol or letters shall be placed at a maximum height agreeable with staff prior to DRB;

Applicant has removed all references to logo, symbol and letters from the submittal since the developer has decided not to include any of these on the monument.

- the maximum overall size of the logo, symbol or lettering shall be in a size agreeable with staff prior to DRB.

Applicant has removed all references to logo, symbol and letters from the submittal since the developer has decided not to include any of these on the monument

- iii. All units that face property zoned industrial shall have sound reducing insulation and windows.

Applicant will comply with this condition (note was added).

- iv. Include a sentence in the last paragraph to the affect that Phase II site development plans for building permit are delegated to the DRB for approval.

Applicant has complied with this condition.

c. **Parking**

- i. State that the guidelines also apply to disabled parking, and motorcycle and bicycle parking.

Applicant has complied with this condition.

- ii. Move the bicycle parking requirements currently under Trails and Sidewalks to this section and include material and color of bicycle racks.

Applicant has complied with this condition.

- d. **Landscape** - A landscape plan for Phase II shall be included with the (first) site development plan for building permit of a building on Lot 1, reflecting the calculations, plant palette and design theme of the approved Phase I landscape plan.

Applicant will comply with this condition (note was added).

- e. **Exterior Wall Materials and Colors** - The materials and colors of architectural elements, including patio walls, shall be listed for each building type in the development.

Applicant has complied with this condition.

- f. **Rooflines, materials and colors** - The rooflines, materials and colors shall be specified for each building type in the development.

Applicant has complied with this condition.

- g. **Site lighting** - Insert amended text from Sheet SDPl.

Applicant has complied with this condition.

- h. **Placement of Mechanical Units** - Specify that landscape screening for ground level units will be dense evergreen foliage.

Applicant has complied with this condition.

- i. **Signage** - Replace the second and fourth bullet points with the following text: 'Signs identifying the principal use of a building may be free-standing or wall-mounted. Signs identifying the use of an active or other commercial space



within a building shall be wall-mounted or a banner-type sign that projects no more than half of the adjacent sidewalk width.'

Applicant has complied with this condition.

j. Screen Walls and Fences

- i. The applicant shall provide more detail concerning materials and colors for all walls and fences, including screening for dumpsters, the guardrail at the detention pond and the decorative wall at the back of the plaza.

Applicant has complied with this condition.

- ii. The applicant shall clarify fencing arrangements for the west side of the detention pond.

Applicant has complied with this condition.

- iii. Patio walls shall not exceed 5 feet.

Applicant will comply with this condition (note was added).

8. The Landscape Plan (Sheet SDP2) shall be amended as follows:

- a. Add a Planting Note that prickly pears shall be planted away from communal areas and 5 feet from pedestrian walkways.

Applicant will comply (note was added).

- b. Keyed Note 2 shall specify a minimum tree grate size of 6 by 6 feet.

Applicant will comply with General Regulations section 14-16-3-10, G.1.c (note was added).

- c. Planting note 4 on SDP2 shall be increased to 80%.

Applicant will comply (note was added).

- d. Planting note 7 add "Densities and overall count of plants shall meet or exceed those shown in the approved plan."

Applicant will comply (note was added).

- e. The applicant shall add 1 tree in front of the north side of building D2.

Applicant will comply (tree was added to Landscape Plan).

9. The applicant shall clarify the location of electrical lines on the site (ref. Utility Plan, Sheet SDP9).

Applicant has complied with this condition. (Note that the Utility Plan sheet has been renumbered SDP10.)

If you have any questions regarding the modifications to the site plan to meet the EPC conditions, please call me at 761-9700.

Very truly yours,

Dekker/Perich/Sabatini Ltd.



Cara McCulloch
Project Architect

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

June 18, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Preliminary/Final Plat Approval
A replat of Lot B-2-A, Duke City Lumber Addition- TBKA- Sawmill Village
DRB# 1005354

Dear Sheran:

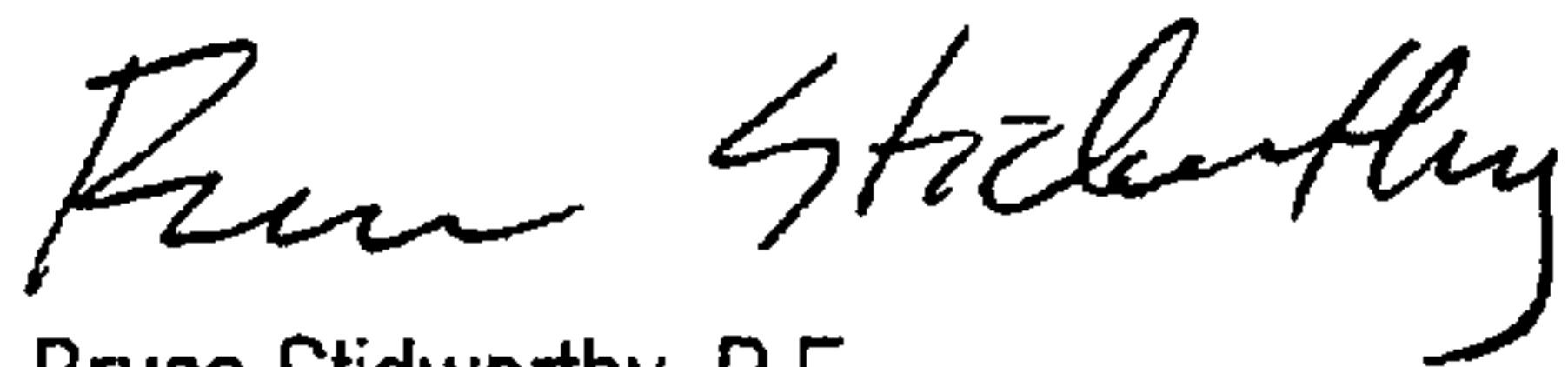
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Fee on the amount of \$865.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property
- APS Agreement

This plat was a requirement of the EPC site plan approval. The plat creates 10 lots in accordance with the Site Plan for Subdivision. In addition, the plat grants and vacates several easements.

Please place this item on the DRB Agenda to be heard on June 27, 2007. If you have any questions or require additional information, please contact me.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

ENGINEERING

SPATIAL DATA

ADVANCED TECHNOLOGIES

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Sawmill Community Land Trust ("Developer") effective as of this 19 day of June, 2007 and pertains to the subdivision commonly known as Sawmill Village, and more particularly described as a replat of Lot B-2-A, Duke City Lumber Company (the

"Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily- __ units" with the number of units filled in.]

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.

Doc# 2007089214

06/19/2007 09:46 AM Page: 1 of 3
AGRE R:\$13.00 M. Toulouse, Bernalillo County



- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

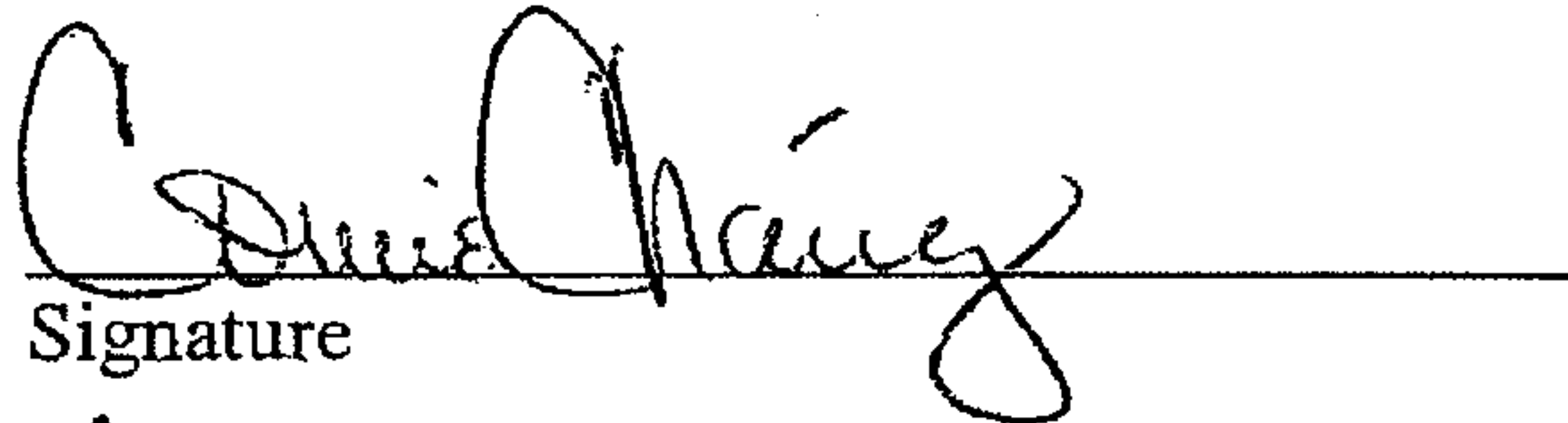
The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.


Signature

Connie Chavez, Executive Director
Name (typed or printed) and title

Sawmill Community Land Trust
Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 15, 2007, by Cemre
Chavez as Executive Director of Saumill Community a corporation.
Land Trust



[Signature]
Notary Public
My commission expires: 9/30/2009

ALBUQUERQUE PUBLIC SCHOOLS

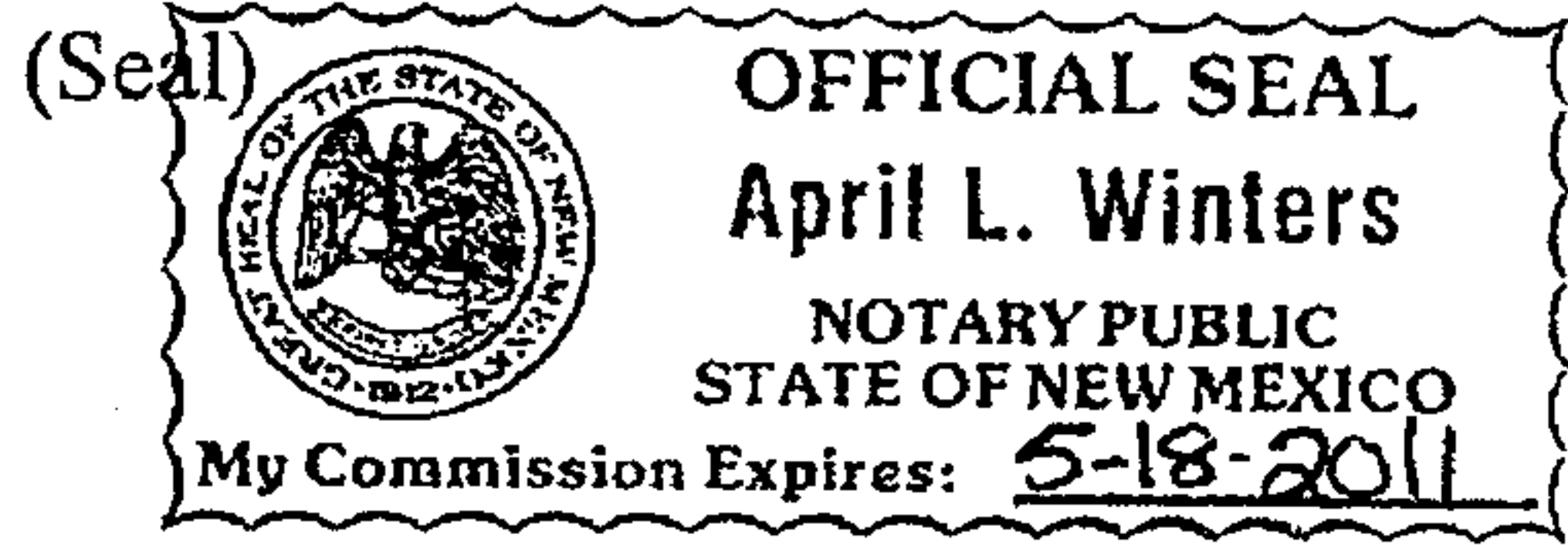
By: [Signature]
Signature

Kizito Wijenje, Director, Capital Master Plan

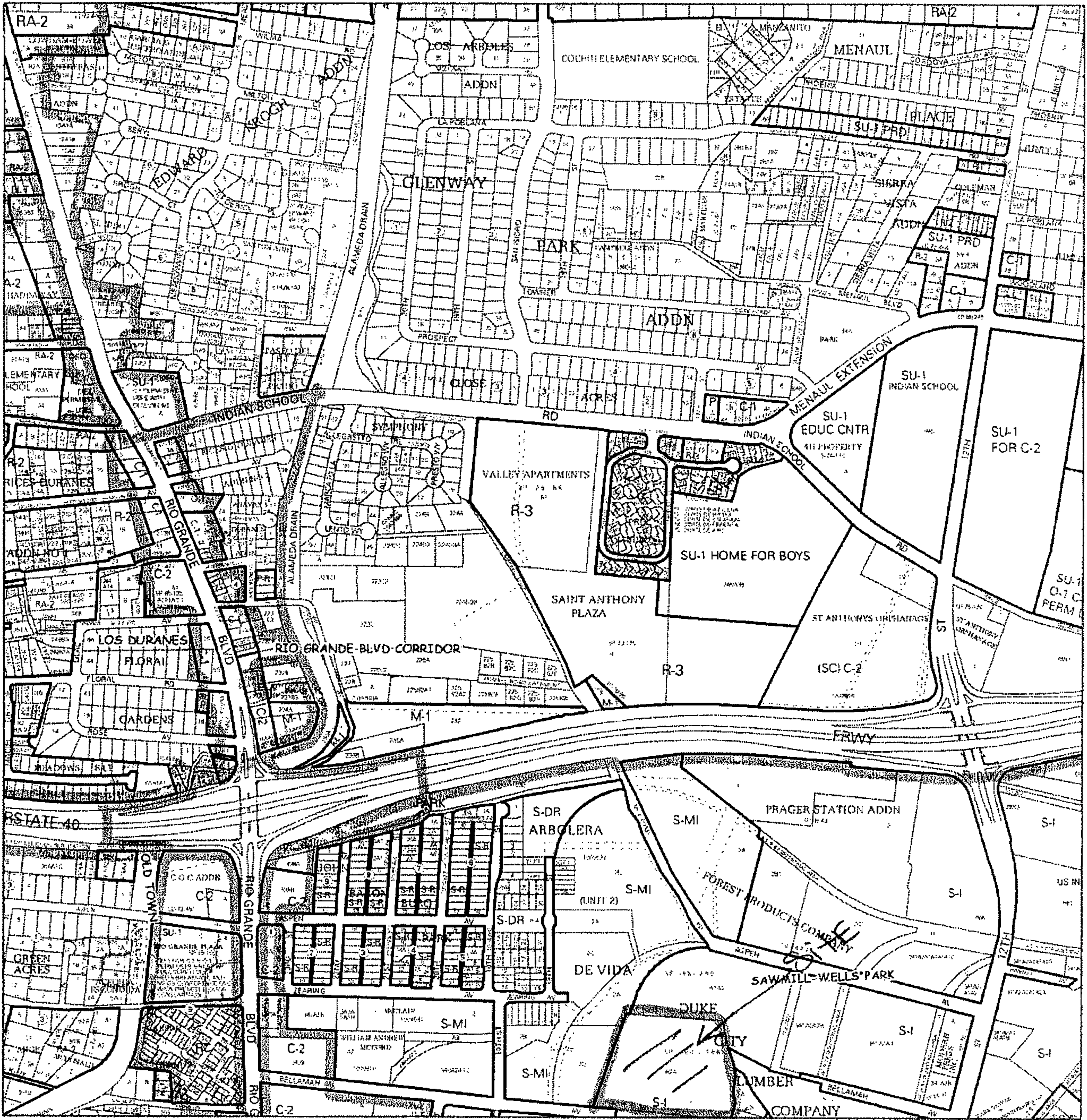
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 18, 2007 by Kizito Wijenje
as Director of CMP of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under
the laws of the State of New Mexico.



April L. Winters
Notary Public
My commission expires: May 18, 2011



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

Map amended through: 5/17/2007

Zone Atlas Page:
H-13-Z

Selected Symbols

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

0 750 1,500 Feet

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION	Supplemental form S	ZONING & PLANNING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ... for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ... for Building Permit		<input type="checkbox"/> Text Amendment	
<input type="checkbox"/> IP Master Development Plan		APPEAL / PROTEST of...	A
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	<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: <u>SAWMILL COMMUNITY LAND TRUST</u>	PHONE: <u>764-0359</u>
ADDRESS: <u>PO BOX 25181</u>	FAX: <u>473-2097</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87125</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER</u>	
AGENT (if any): <u>BOHANNAN HUSTON INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____

DESCRIPTION OF REQUEST: PRELIMINARY/FINAL PLAT APPROVAL

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

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

Lot or Tract No. A REPLAT OF LOT B-2-A, DUKE CITY LUMBER ADDTN. Block: _____ Unit: _____

Subdiv. / Addn. SAWMILL VILLAGE (TBK)

Current Zoning: S-M1, S-1

Proposed zoning: _____

Zone Atlas page(s): J13

No. of existing lots: 1

No. of proposed lots: 10

Total area of site (acres): 7.4628

Density if applicable: dwellings per gross acre: _____

dwellings per net acre: _____

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

Within 1000FT of a landfill? NO

UPC No. 101305834151512010

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: BELLAMAH AVE NW

Between: ASPEN and 19TH STREET NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): DRB-1005354- 07DRB-00499, 00500

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

SIGNATURES Bruce Stidworthy

DATE 6/19/2007

(Print) BRUCE STIDWORTHY

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 70071</u>	<u>PE#</u>	<u>5(3)</u>	\$ <u>845.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>06/27/07</u>			\$ <u>865.00</u>

Sander Handley 06/19/07
Planner signature / date

Project # 1005354

Journal

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

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

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

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

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

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

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

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

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

- Proposed Preliminary / 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 and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

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

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

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

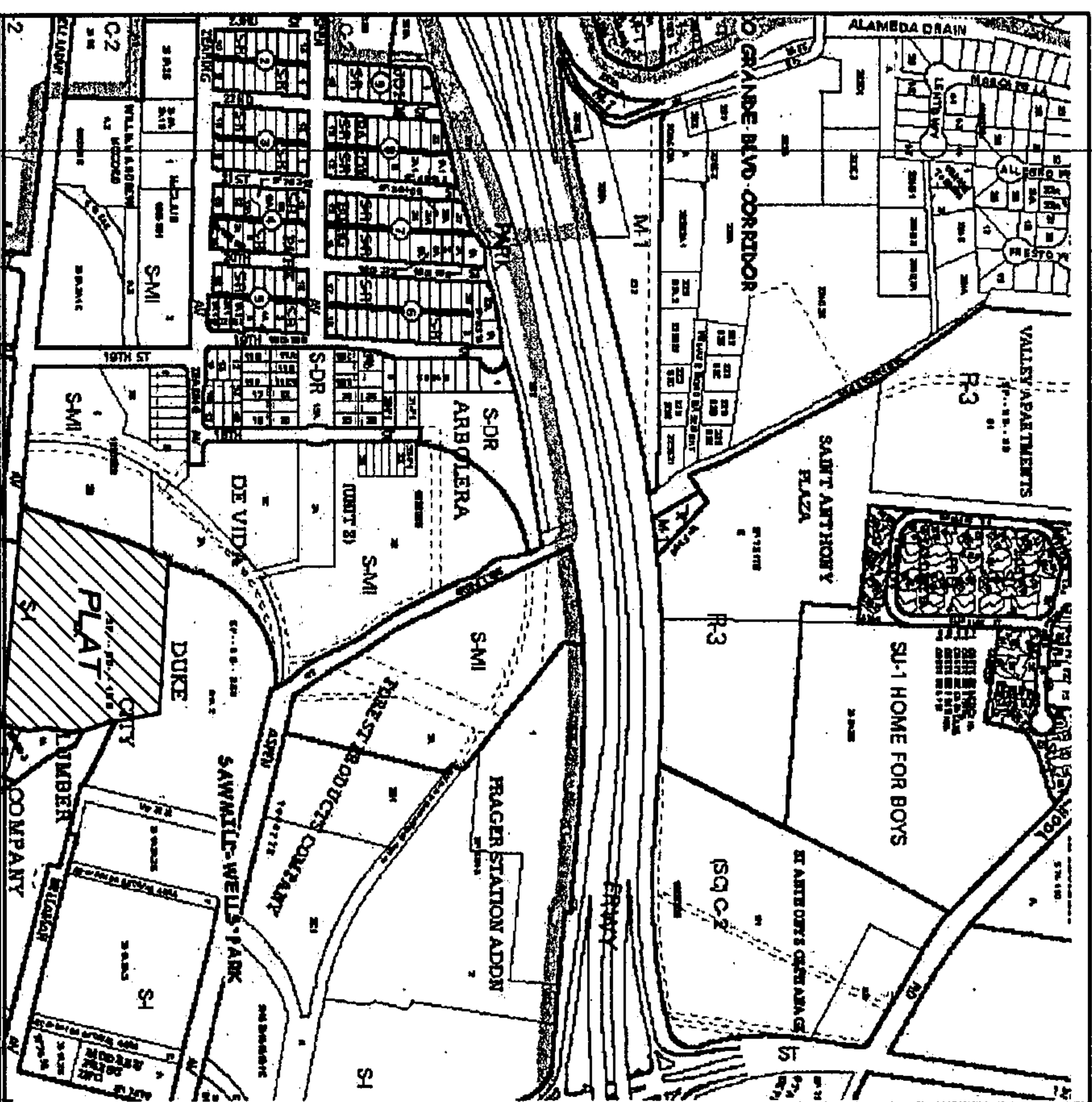
Bruce Stidworthy Applicant name (print)
Stephanie Walton Applicant signature / date
6-19-07



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
07123 - 70071

Sandy Handley Planner signature / date
06/19/07
 Project # 1005354



VCCNTY MAP
Not to Scale

- GENERAL NOTES**
- Bearings are given and based on the New Mexico State Plane Coordinate System, Central Zone (NAD27) and rotated to grid at the Albuquerque Central Survey Monument "S-J13A".
 - Distances are ground.
 - Record plot bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
 - All corners are 6 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
 - Albuquerque City Zone Atlas page H-13.
 - U.C.L.S. Log Number 2007292230.
 - Zoning: S-M1 and S-1.

- PURPOSE OF PLAT**
- The purpose of this plat is to
- Subdivide existing Lot B-2-A into 2 Tracts and 8 Lots as shown hereon.
 - Show the Public and Private Easements Vacated by 07DRB-00499 and 07DRB-00500.
 - Grant the new easements as shown hereon.

- SUBMISSION DATA**
- Total number of existing Lots : 1
 - Total number of Tracts created: 2
 - Total number of Lots created: 8
 - Gross Subdivision acreage: 7.4828 acres.

070368_SHTS 1, 2 & 3. DWG

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer Date

**PLAT OF
SAWMILL VILLAGE**
(BEING A REPLAT OF LOT B-2-A, DUKE CITY LUMBER COMPANY ADDITION)
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTIONS 7 AND 18, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2007

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
 - PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
 - Qwest Corporation for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide telephone and data services, including but not limited to ground pedestals and closures.
 - Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes hereof. No building, sign, structure, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

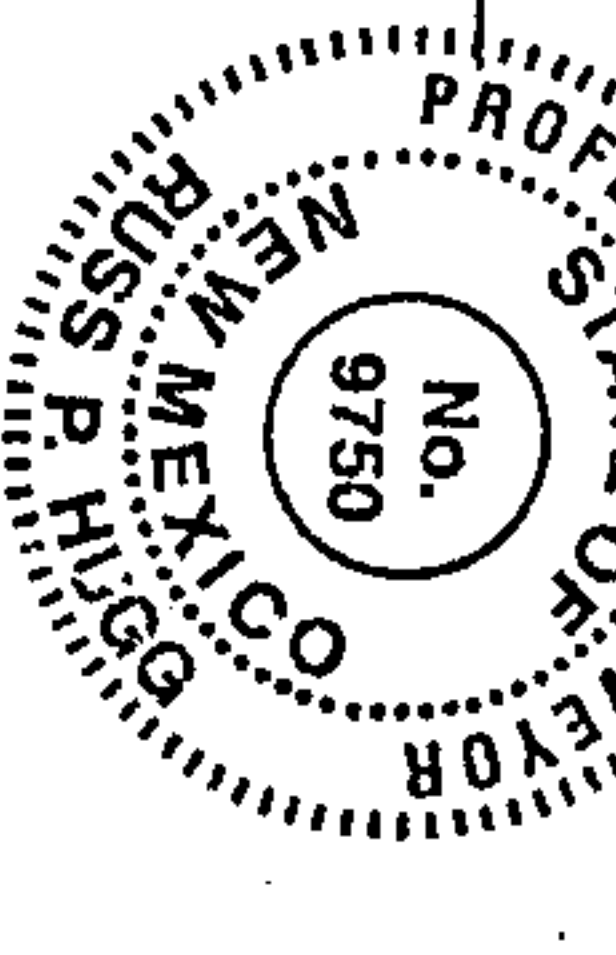
DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not inspect or Title Search the proposed plat hereon. Consequently PNM does not warrant any easement or easement rights to which it may be entitled.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it always will be true, correct, and that it is a true and correct copy of the original as shown on the plat and that it is a true and correct copy of the original as shown on the plat and that it is a true and correct copy of the original as shown on the plat.

Russ P. Hugg
New Mexico Professional Surveyor
No. 9750
June 7, 2007



PROJECT NUMBER _____
Application Number _____

PLAT APPROVAL

Utility Approvals:

PNM Gas and Electric Services _____ Date _____

Qwest Corporation _____ Date _____

Comcast _____ Date _____

City Approvals:

City Surveyor _____ Date 6-19-07

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

Utilities Development _____ Date _____

Parks and Recreation Department _____ Date _____

AMATCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

PLAT OF
SAWMILL VILLAGE
 (BEING A REPLAT OF LOT B-2-A, DUKE CITY LUMBER COMPANY ADDITION)
 WITHIN
 THE TOWN OF ALBUQUERQUE GRANT
 IN
 PROJECTED SECTIONS 7 AND 18, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2007

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Albuquerque Grant in Projected Sections 7 and 18, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising All of Lot B-2-A, and the portion of the land within the same is shown and designated on the plat entitled "PLAT OF LOTS B-1-A AND B-2-A, DUKE CITY LUMBER COMPANY ADDITION IN THE CITY OF ALBUQUERQUE, NEW MEXICO, PROJECTED SECTIONS 7 AND 18, T10 N., R3 E., N.M.P.M." filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 17, 1990 in Volume 90C, Folio 222.

Said Parcel contains 7.4628 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATED and now comprising PLAT OF SAWMILL VILLAGE (BEING A REPLAT OF LOT B-2-A, DUKE CITY LUMBER COMPANY ADDITION) WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTIONS 7 AND 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant all private and public easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to do.

OWNER(S)

LOT B-2-A, DUKE CITY LUMBER COMPANY ADDITION
 SAWMILL COMMUNITY AND TRUST

By: Connie Chavez
 Connie Chavez, Executive Director

ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 15th day of June, 2007, by Connie Chavez as Executive Director of the Sawmill Community Land Trust.

Alphonsa
 Notary Public
 My Commission expires

Documents used in the preparation of this survey are as follows:

- A. Plat entitled, "SECOND CORRECTION PLAT ARBOLEA DE VIDA UNIT 2, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 16, 2006, in Plat Book 2006C, page 192.
- B. Plat entitled "PLAT OF LOTS B-1-A AND B-2-A, DUKE CITY LUMBER COMPANY ADDITION, CITY OF ALBUQUERQUE, NEW MEXICO," filed in the office of the County Clerk of Bernalillo County, New Mexico on September 17, 1990, in Volume 90C, Folio 222.
- C. ALTA/ASCM Land Title Survey of Lot B-2-A, Duke City Lumber Company Addition prepared by Gary E. Gritsko, New Mexico Professional Surveyor Number 8886, dated February 2004.
- D. Title Report prepared for this property by First American Title Company insured by First American Title Insurance Company, Commitment for Title Insurance Number 975013, dated January 26, 2007 and 979513-AL16, LC, dated February 7, 2007.



PLAT OF SAWMILL VILLAGE

(BEING A REPLAT OF LOT B-2-A, DUKE CITY LUMBER COMPANY ADDITION) WITH AN

THE TOWN OF ALBUQUERQUE GRANT

PROJECTED SECTIONS 7 AND 18, TOWNSHIP 10 NORTH, RANGE 3 EAST

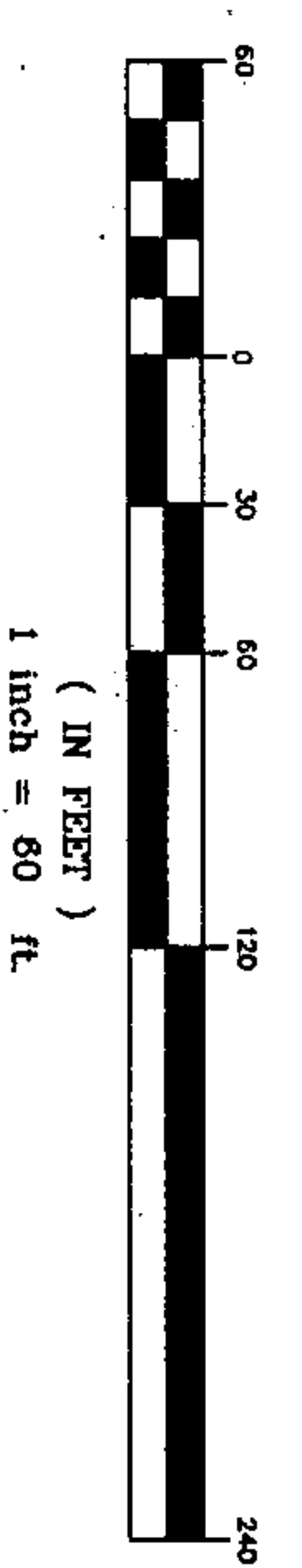
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

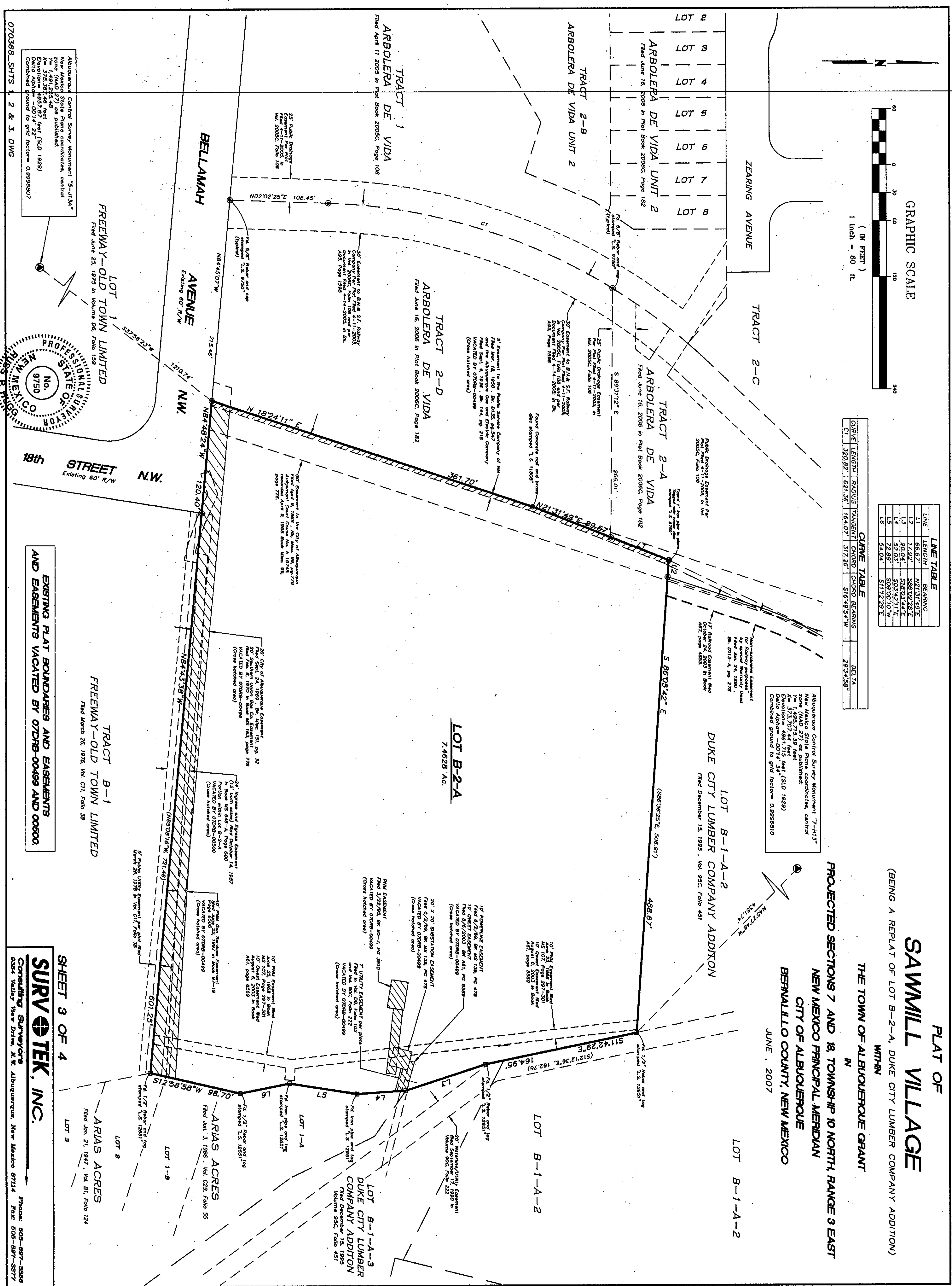
JUNE, 2007

GRAPHIC SCALE



LINE	LENGTH	BEARING
L1	66.67'	N41°31'49"E
L2	17.92'	S86°02'28"E
L3	90.04'	S18°03'44"E
L4	52.03'	S03°42'11"E
L5	22.89'	S09°00'10"W
L6	34.04'	S11°22'59"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	320.82'	621.36'	164.02'	312.26'	S16°42'54"W	283.458°



Albuquerque Control Survey Monument "7-H15"
New Mexico State Plane coordinates, central
Meridian
X= 1492,715.59 feet
Y= 312,707.44 feet
Datum: NAD 83
Datum Alpha = -0014.34
Combined ground to grid factor = 0.99968910

Albuquerque Control Survey Monument "5-J13A"
New Mexico State Plane coordinates, central
Meridian
X= 4912,525.49 feet
Y= 325,351.46 feet
Datum: NAD 83
Datum Alpha = -0014.34
Combined ground to grid factor = 0.99968907

PROFESSIONAL SURVEYOR
NEW MEXICO
No. 9750
RUSSELL P. WILSON

SHEET 3 OF 4
SURVYTEK, INC.
Consulting Surveyors
8904 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3586
Fax: 505-897-3577

NEW TRACTS, LOTS AND EASEMENTS

CURVE TABLE

CURVE LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA	
C2	7.52'	18.00'	3.71'	7.27'	N83.35.43"E	2318.23"
C3	17.90'	44.00'	9.07'	17.77'	N83.35.43"E	2318.23"
C4	27.11'	18.00'	16.87'	24.62'	S52.06.06"W	8617.37"

**PLAT OF
SAWMILL VILLAGE**

(BEING A REPLAT OF LOT B-2-A, DUKE CITY LUMBER COMPANY ADDITION)

THE TOWN OF ALBUQUERQUE GRANT

WITHIN

PROJECTED SECTIONS 7 AND 18, TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

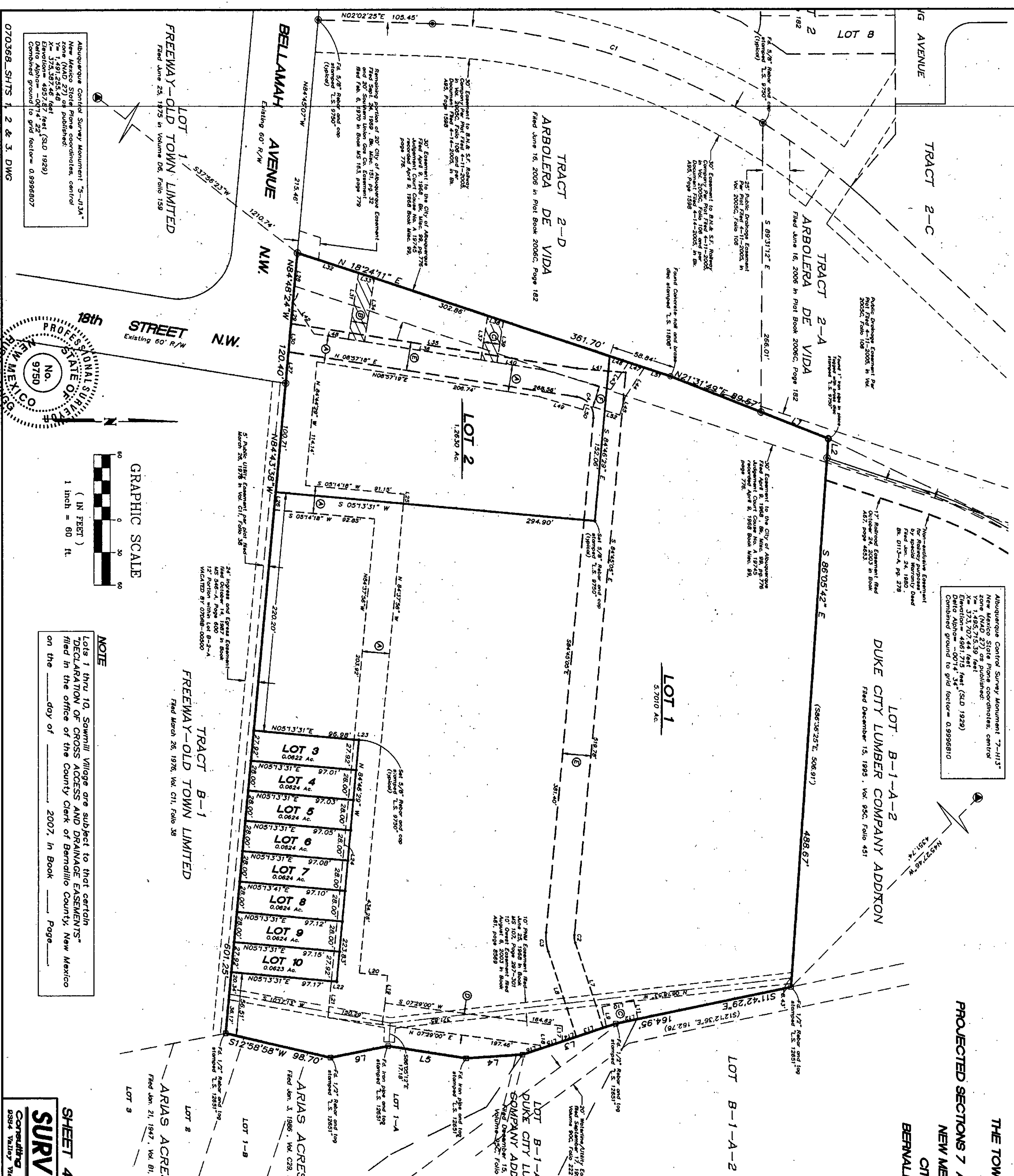
BERNALILLO COUNTY, NEW MEXICO

JUNE, 2007

NEW EASEMENT LEGEND

- (A) 25' Public Sanitary Sewer and Water Easement granted to the City of Albuquerque by this plat.
- (B) 15' Private Sanitary Sewer Easement granted by this plat for the benefit of Lot 2-D, Arbolera De Vida. Maintenance of said easement to be the responsibility of the owner(s) of said Lot 2-D.
- (C) 15' Private Sanitary Sewer Easement for Building "C" granted by this plat for the benefit of Lot 2-D, Arbolera De Vida. Maintenance of said easement to be the responsibility of the owner(s) of said Lot 2-D.
- (D) 20' Public Waterline Easement granted to the City of Albuquerque by this plat.
- (E) 26' Public Access Easement granted to the City of Albuquerque by this plat.

Albuquerque Control Survey Monument "7"-H13" zone (NAD 83) of Principal Meridian, centered on 1,485,715.39 feet. True North is 0.014" from Delta Alpha = -0014" 34" Combined ground to grid factor = 0.9996810



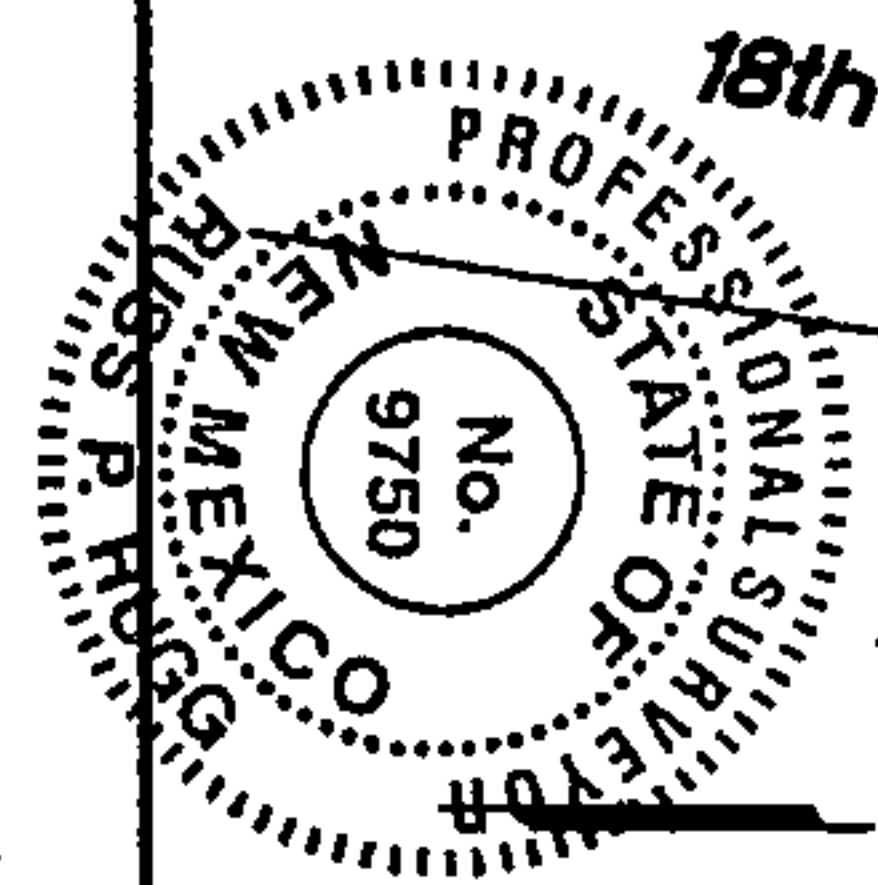
LINE TABLE

LINE	LENGTH	BEARING
L7	82.73'	N71.56.32"E
L8	82.73'	N71.56.32"E
L9	18.81'	S77.33.02"W
L10	30.00'	N12.26.56"W
L11	18.20'	N77.33.02"E
L12	21.02'	S17.42.29"E
L13	26.00'	S18.03.28"E
L14	13.49'	S18.04.16"E
L15	21.02'	S18.03.44"E
L16	17.35'	S18.03.44"E
L17	14.05'	N89.50.06"E
L18	3.02'	N89.50.06"E
L19	25.41'	S84.46.29"E
L20	25.97'	N05.13.31"E
L21	33.63'	S84.37.56"E
L22	5.02'	N05.13.31"E
L23	4.47'	N05.13.31"E
L24	223.83'	S84.37.56"E
L25	8.71'	S84.37.56"E
L26	16.27'	S84.43.38"E
L27	28.91'	S84.48.24"E
L28	45.31'	S84.48.24"E
L29	20.12'	S84.48.24"E
L30	26.06'	S84.48.24"E
L31	41.12'	N81.04.38"W
L32	59.34'	N18.24.11"E
L33	15.21'	N18.24.11"E
L34	59.05'	S81.04.38"E
L35	266.45'	N08.57.18"E
L36	108.71'	N08.57.18"E
L37	40.96'	N81.04.39"W
L38	15.21'	N18.24.11"E
L39	38.47'	S81.04.39"E
L40	44.98'	N09.04.25"E
L41	44.97'	N09.11.41"E
L42	35.18'	N56.47.28"E
L43	29.87'	N56.40.12"W
L44	32.21'	S73.31.40"E
L45	17.32'	S73.31.40"E
L46	18.12'	N18.24.11"E
L47	15.52'	N18.24.11"E
L48	31.98'	N08.58.14"E
L49	42.54'	N18.46.20"E
L50	5.00'	N23.13.40"W
L51	25.19'	N18.24.11"E
L52	33.91'	N18.46.20"E



NOTE
Lots 1 thru 10, Sawmill Village are subject to that certain DECLARATION OF CROSS ACCESS AND DRAINAGE EASEMENTS filed in the office of the County Clerk of Bernalillo County, New Mexico on the _____ day of _____, 2007, in Book _____ Page _____

Albuquerque Control Survey Monument "5"-H13A" New Mexico State Plane coordinates, central zone (NAD 83) of published: X = 1,491,255.48 Y = 1,491,255.48 Elevation = 4957.87 feet (SLD 1929) Delta Alpha = -0014" 34" Combined ground to grid factor = 0.9996807



A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</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>Supplemental form</p> <p>S</p> <p>V</p> <p>P</p> <p>L</p>	<p>Supplemental form</p> <p>ZONING & PLANNING</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</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p>Z</p> <p>A</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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: <u>SAWMILL COMMUNITY LAND TRUST</u>	PHONE: <u>764-0359</u>
ADDRESS: <u>PO BOX 25181</u>	FAX: <u>473-2097</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87125</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER</u>	
AGENT (if any): <u>BOHANNAN HUSTON INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____

DESCRIPTION OF REQUEST: PRELIMINARY/FINAL PLAT APPROVAL

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

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

Lot or Tract No. A REPLAT OF LOT B-2-A, DUKE CITY LUMBER ADDTN. Block: _____ Unit: _____

Subdiv. / Addn. SAWMILL VILLAGE (TBK)

Current Zoning: S-M1, S-1 Proposed zoning: _____

Zone Atlas page(s): J13 No. of existing lots: 1 No. of proposed lots: 10

Total area of site (acres): 7.4628 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 101305834151512010 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: BELLAMAH AVE NW

Between: ASPEN NW and 19TH STREET NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB-1005354- 07DRB-00499, 00500

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

SIGNATURE Bruce Stidworthy DATE 6/19/2007

(Print) BRUCE STIDWORTHY Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 70071</u>	<u>P&F</u>	<u>5(3)</u>	<u>\$ 845.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CAF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>06/27/07</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 865.00</u>

Sander Handley 06/19/07
Planner signature / date

Project # 1005354

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

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 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
 - Proposed Preliminary / 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 and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

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

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

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

Amended preliminary plat approval expires after one year

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

Bruce Stidworthy

Applicant name (print)

Stephanie Walton

Applicant signature / date

6-19-07



Form revised 4/07

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

Application case numbers

<u>07003</u>	-	<u>70071</u>
_____	-	_____
_____	-	_____

Sandy Handley 06/19/07
Planner signature / date

Project # 1005354

SITE



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

AGIS
Albuquerque Geographic Information System

Map amended through: 5/17/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

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

0 750 1,500 Feet

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

June 18, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Preliminary/Final Plat Approval
A replat of Lot B-2-A, Duke City Lumber Addition- TBKA- Sawmill Village
DRB# 1005354

Dear Sheran:

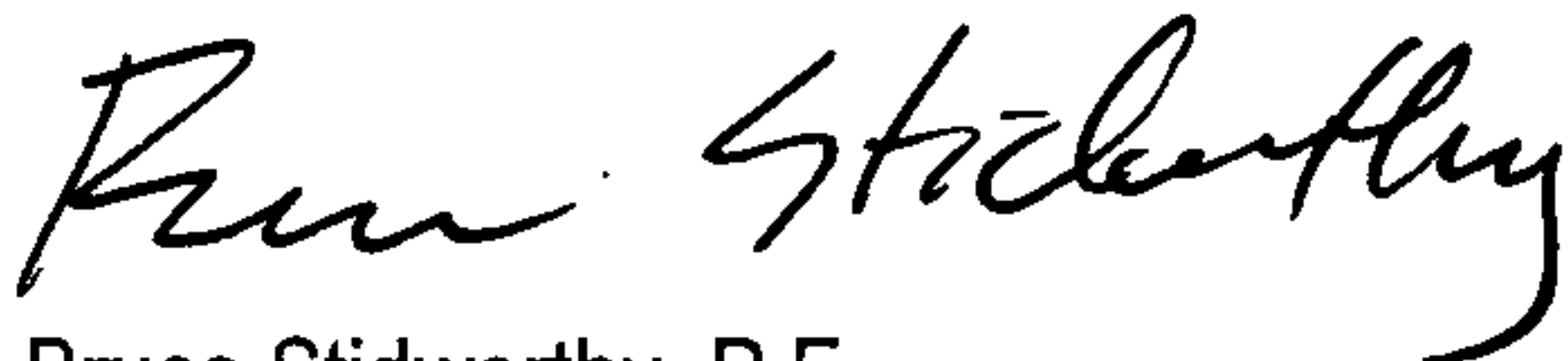
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Fee on the amount of \$865.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property
- APS Agreement

This plat was a requirement of the EPC site plan approval. The plat creates 10 lots in accordance with the Site Plan for Subdivision. In addition, the plat grants and vacates several easements.

Please place this item on the DRB Agenda to be heard on June 27, 2007. If you have any questions or require additional information, please contact me.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

EXHIBIT BFINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Sawmill Community Land Trust ("Developer") effective as of this 19 day of June, 2007, and pertains to the subdivision commonly known as Sawmill Village, and more particularly described as a replat of Lot B-2-A, Duke City Lumber Company (the

"Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily- __ units" with the number of units filled in.]

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.

Doc# 2007089214

06/19/2007 09:46 AM Page: 1 of 3
AGRE R:\$13.00 M. Toulouse, Bernalillo County



- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

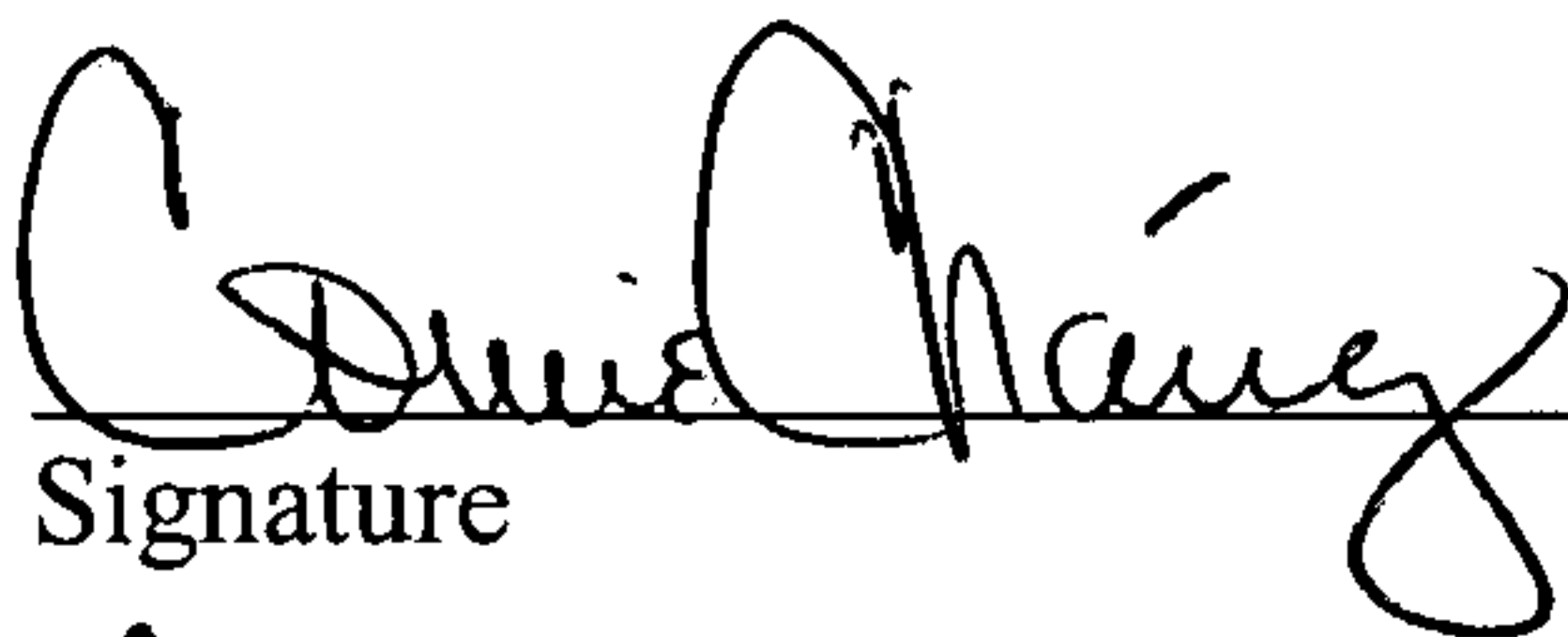
The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.


Signature

Connie Chavez, Executive Director
Name (typed or printed) and title

Sawmill Community Land Trust
Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 15, 2007, by Cemre
Chavez as Executive Director of Saumill Community a corporation.
Land Trust



[Signature]
Notary Public
My commission expires: 9/30/2009

ALBUQUERQUE PUBLIC SCHOOLS

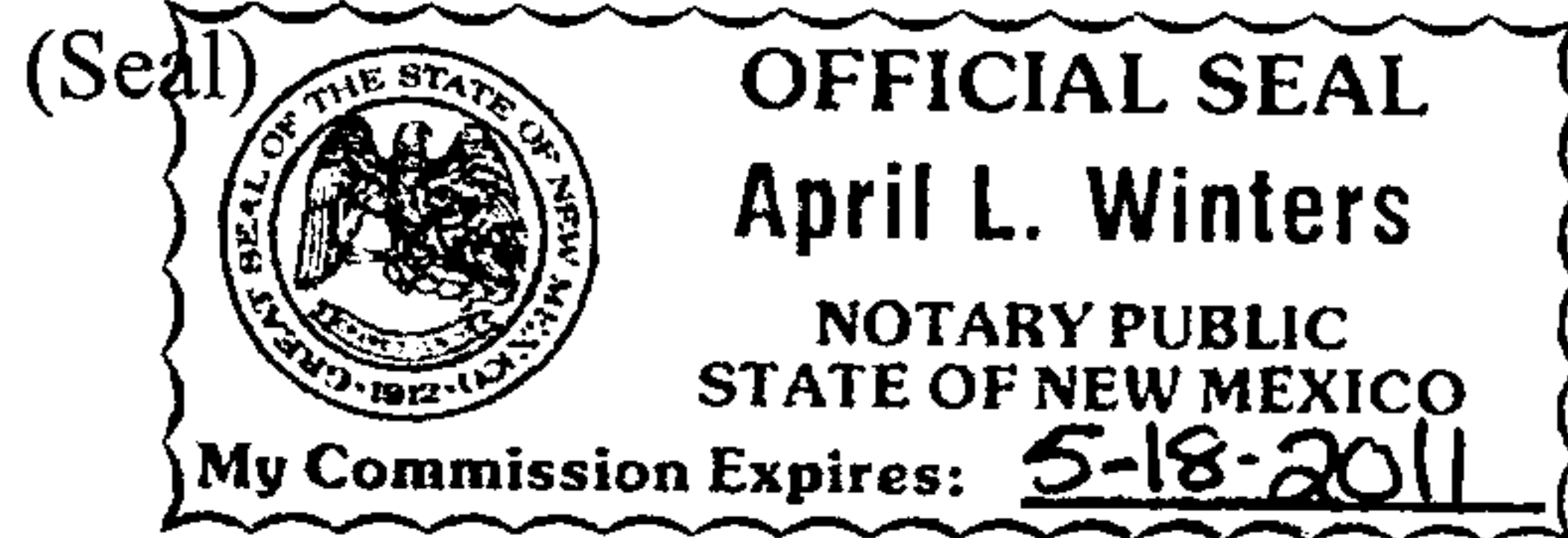
By: [Signature]
Signature

Kizito Wijenje, Director, Capital Master Plan

Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 18, 2007 by Kizito Wijenje
as Director of CMP of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under
the laws of the State of New Mexico.



April L. Winters
Notary Public
My commission expires: May 18, 2011

#5

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

06/19/2007 Issued By: PLN/JMP

Permit Number: 2007 070 078 **Category Code 0910**

Application Number: 07DRB-70078, Epc Approved Sdp For Subdivision

Address:

Location Description: 18TH ST NW BETWEEN MOUNTAIN RD NW AND INTERSTATE I-25

Project Number: 1005354

Applicant
Sawmill Village Llc

4528 Carlisle Blvd Ne
Albuquerque, NM 87109

Agent / Contact
Dekker Perich Sabatini
Chris Gunning
7601 Jefferson Ne Suite 100
Albuquerque, NM 87109

chrisg@dpsabq.com

Application Fees

441018/4871000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4883000	DRB Actions	
TOTAL:		\$20.00

City Of Albuquerque
Treasury Division

6/19/2007 12:03PM LOC: ANNX
 RECEIPT# 00077161 WSH 008 TRANSH 0038
 Account 441032 Fund 0110
 Activity 3424000 TRSDMG
 Trans Amt \$20.00
 J24 Misc \$20.00
 CK \$20.00
 CHANGE \$0.00

Thank You

#5

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

06/19/2007 Issued By: PLNSDH

Permit Number: 2007 070 071

Category Code 0910

Application Number: 07DRB-70071, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: BELLAMAH AVE NW BETWEEN ASPEN NW AND 18TH ST NW

Project Number: 1005354

Applicant

Sawmill Community Land Trust

Po Box 25181
Albuquerque, NM 87125
764-0359

Agent / Contact

Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque, NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$845.00
TOTAL:		\$865.00

6/19/2007 10:23AM LOC: ANNX
 RECEIPT# 00078312 WSH# 006 TRANS# 0001
 Account 441032 Fund 0110
 Activity 3424000 TRSCCS
 Trans Amt \$845.00
 J24 Misc \$865.00
 CK \$0.00
 CHANGE

City Of Albuquerque
Treasury Division

Thank You

City Of Albuquerque
Treasury Division

6/19/2007 10:23AM LOC: ANNX
 RECEIPT# 00078312 WSH# 006 TRANS# 0001
 Account 441032 Fund 0110
 Activity 3424000 TRSCCS
 Trans Amt \$865.00
 J24 Misc \$20.00

Thank You



SUBDIVISION	S	Supplemental form	ZONING & PLANNING	Z
<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	V		<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	Supplemental form	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ... for Subdivision Purposes			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ... for Building Permit			<input type="checkbox"/> Text Amendment	
<input type="checkbox"/> IP Master Development Plan				
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		APPEAL / PROTEST of...	A
			<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: SAWMILL COMMUNITY LAND TRUST PHONE: 764-0359
 ADDRESS: PO BOX 25181 FAX: 473-2097
 CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC 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. LOT B-2-A Block: _____ Unit: _____
 Subdiv. / Addn. DUKE CITY LUMBER COMPANY ADDITION
 Current Zoning: S-I Proposed zoning: _____
 Zone Atlas page(s): J13 No. of **existing** lots: 1 No. of **proposed** lots: 1
 Total area of site (acres): 7.508 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 101305834151512010 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: BELLAMAH AVE NW
 Between: 18TH STREET NW and 19TH STREET NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB-1005354- 07DRB-00499, 00500

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

SIGNATURE Stephanie Walton DATE 5/10/2007
 (Print) STEPHANIE WALTON Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 0064</u>	<u>VPE</u>	<u>X</u>	\$ <u>90.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADY</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CLF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>06/06/07</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>185.00</u>

Sandy Handley 05/11/07
 Planner signature / date

Project # 1005354

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Bruce Stidworthy
 Applicant name (print)
for Stephanie Walton 5/00
 Applicant signature / date

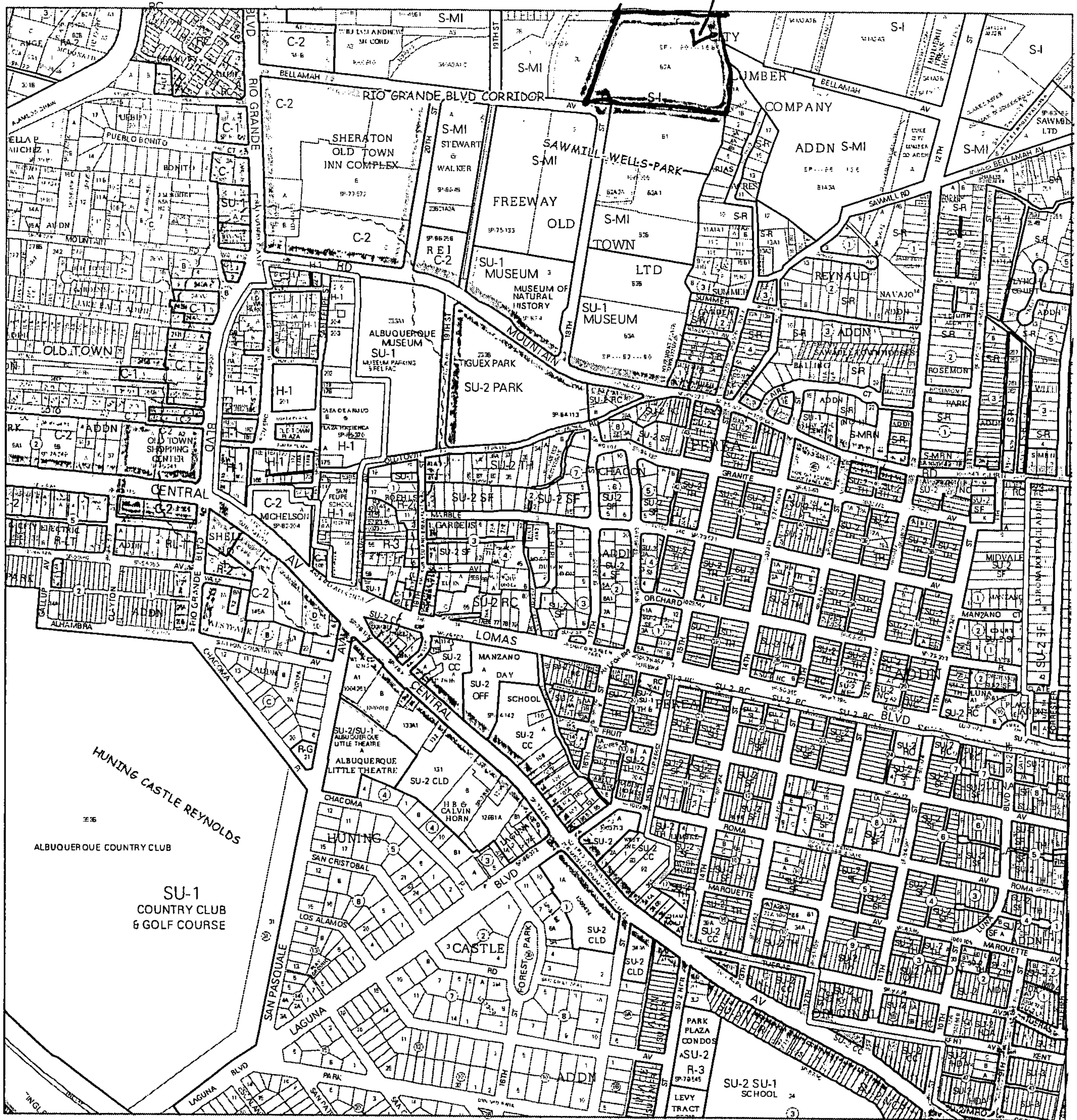


Form revised 4/07

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

Application case numbers
OTDRB - 00014

Sandy Handley
 Planner signature / date
 Project # 1005354



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

AGIS
Albuquerque Geographic Information System

Map amended through: 3/22/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

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

0 750 1500 Feet

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toll free: 800.877.5332

May 10, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Vacation of Public Easements (2) DRB# 1005354
Lot B-2-A Duke City Lumber Company Addition tbka/ Sawmill Village

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A")
- Twenty-four (24) copies of the documents which created the easements with the easement recording information shown
- Letter from the Office of Neighborhood Coordination and related data
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$185.00

We are requesting vacation of an existing 20' City of Albuquerque Water and Sewer easement recorded on 9/24/1969, in Book Misc. 151 page 32-34. This easement contains an existing waterline. With our project, we propose to relocate the waterline within the project site and abandon the existing waterline. We have confirmed that the waterline does not serve the property to the south of this site. There will be a new easement created to replace the existing easement with the plat.

In addition, we are requesting vacation of an existing Southern Union Gas Company easement recorded on 2/7/1970, in Book MS. 163 page 779. This easement contains an existing abandoned PNM gas line that is no longer needed.

Please put us on the agenda for June 6, 2007. Should you have any questions regarding this request, please contact me.

Sincerely,

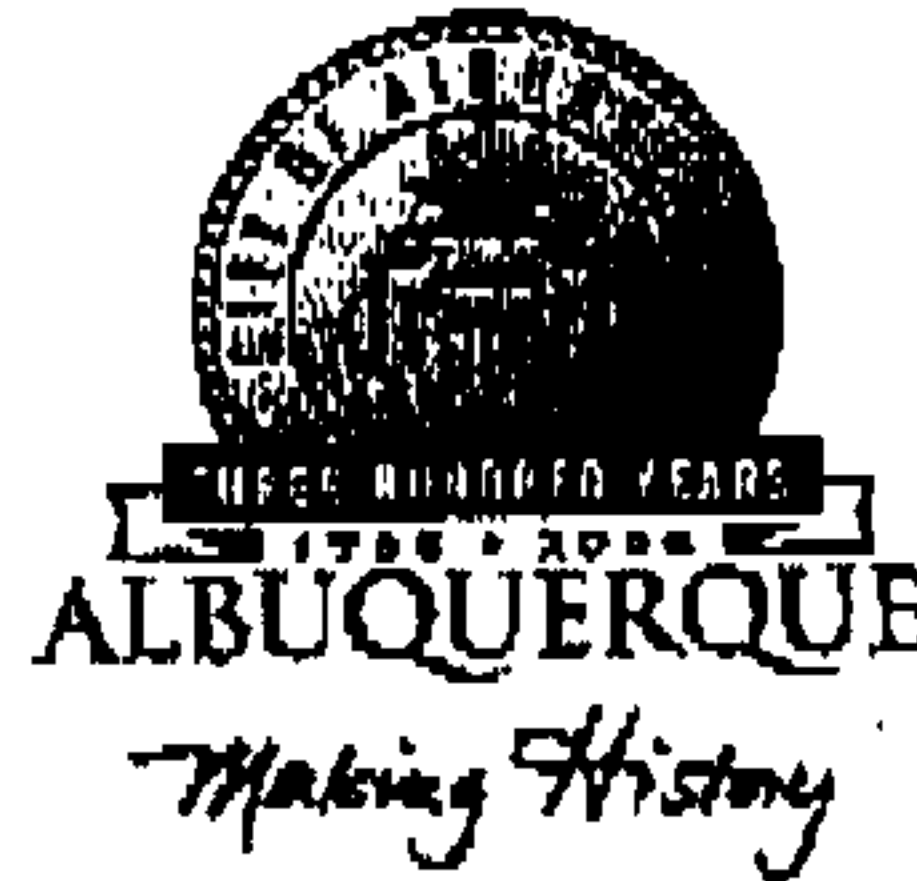


Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



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: 5/9/07

TO CONTACT NAME: Stephanie Walton
 COMPANY/AGENCY: Bohannon & Houston
 ADDRESS/ZIP: 7500 Jefferson St. NE / 87109
 PHONE/FAX #: 798-7988 (fax), 823-1000 (P)

Thank you for your inquiry of 5/9/07 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lot B-2-A Duke City Lumber Company Addition
tbka/Sawmill Village
 zone map page(s) J-13-2

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

Sawmill Area N.A.
 Neighborhood Association
 Contacts: L.F. Schultz
1324 Sawmill Rd. NW / 87104
243-9160 (h)
Lozle Williams
1127 12th St. NW / 87104
842-5563 (h)

Neighborhood Association
 Contacts: _____

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

 OFFICE OF NEIGHBORHOOD COORDINATION

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EDRB, 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:

- a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
- b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
- c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
- d) 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

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 (*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.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

.....
(below this line for ONC use only)

Date of Inquiry: 5/9/07 Time Entered: 1350 ONC Rep. Initials: AL

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 10, 2007

Ms. Lezle Williams
1127 12th Street NW
Albuquerque, New Mexico 87104

RE: Vacation of Public Easement
Lot B-2-A Duke City Lumber Company Addition

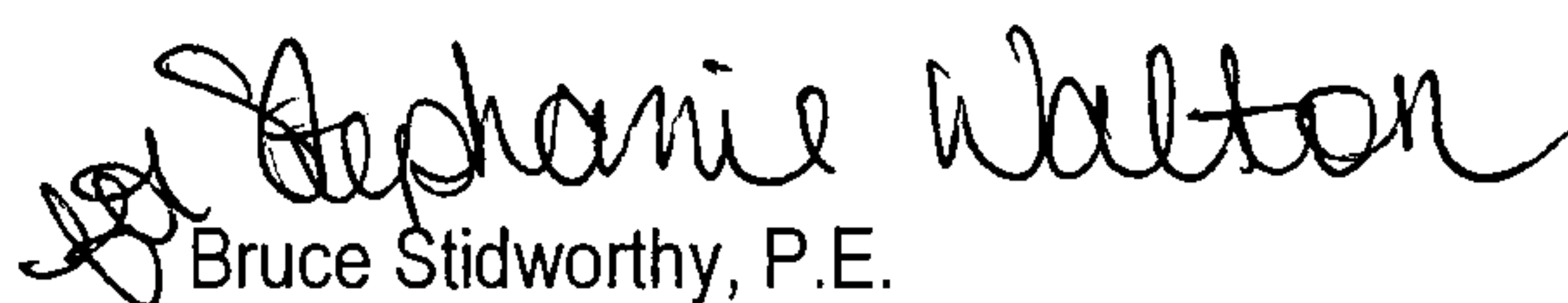
Dear Ms. Williams:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Sawmill Area Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Sawmill Community Land and Trust, is seeking approval of Vacation of Public Easement for Lot B-2-A Duke City Lumber Company Addition from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and also a copy of the vacation action exhibit that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,


Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

SW
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 10, 2007

LF Schultz
1324 Sawmill Road NW
Albuquerque, New Mexico 87104

RE: Vacation of Public Easement
Lot B-2-A Duke City Lumber Company Addition


Dear LF Schultz:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Sawmill Area Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Sawmill Community Land and Trust, is seeking approval of Vacation of Public Easement for Lot B-2-A Duke City Lumber Company Addition from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and also a copy of the vacation action exhibit that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,


Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

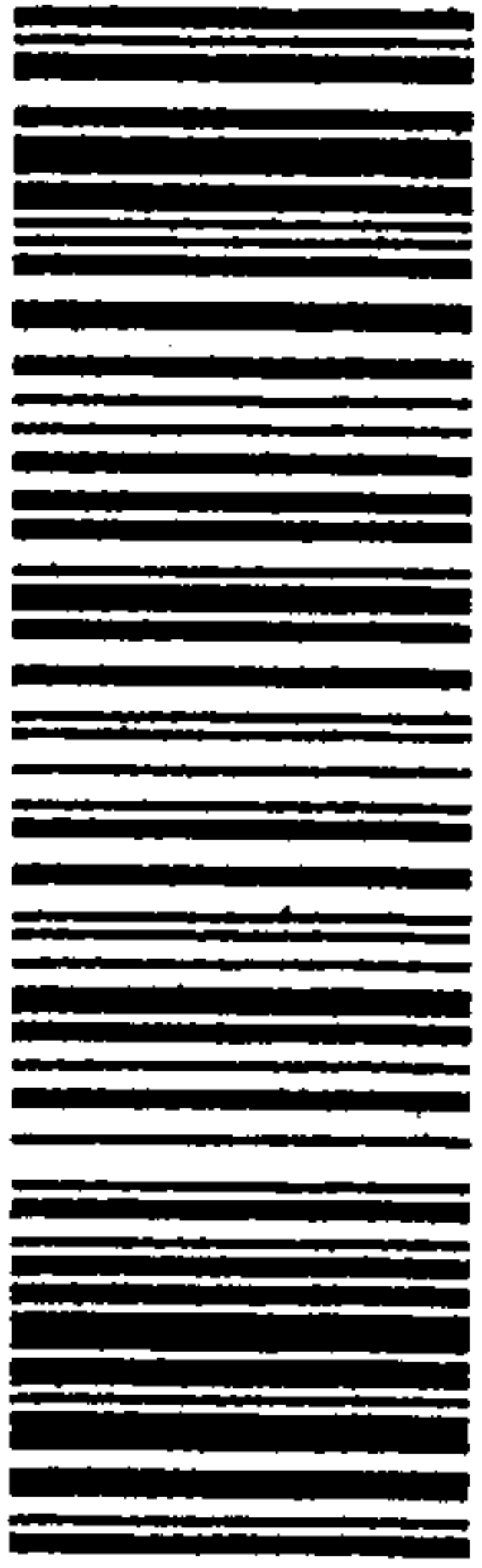
SW
Enclosure

ENGINEERING ▲

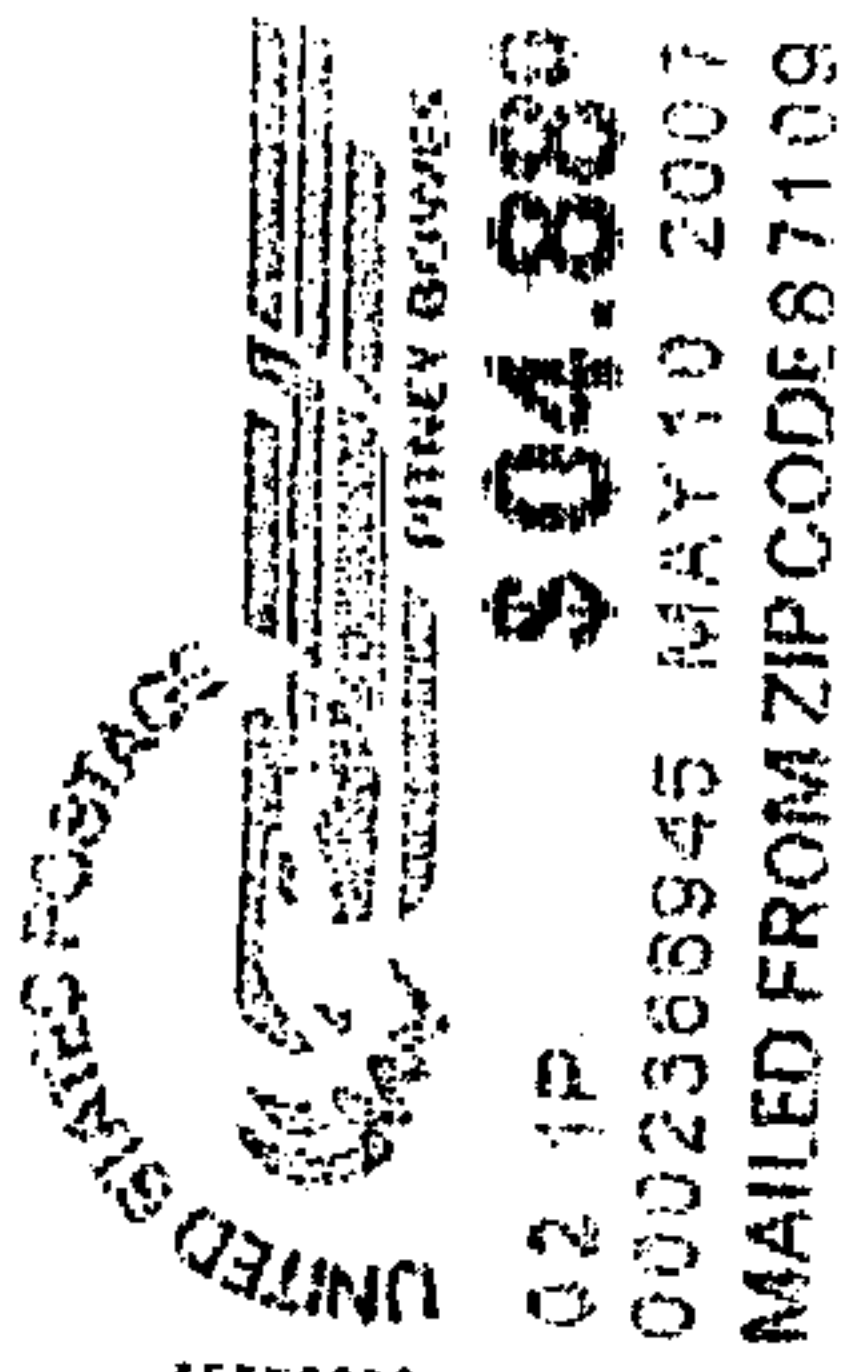
SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

BOHANNAN-HUSTON, INC.
7500 JEFFERSON, NE
ALBUQUERQUE, NM 87109



91 7108 2133 3933 5100 0359



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HEZE WILLIAMS
1127 12th Street NW
ALBUQUERQUE, NM 87104

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

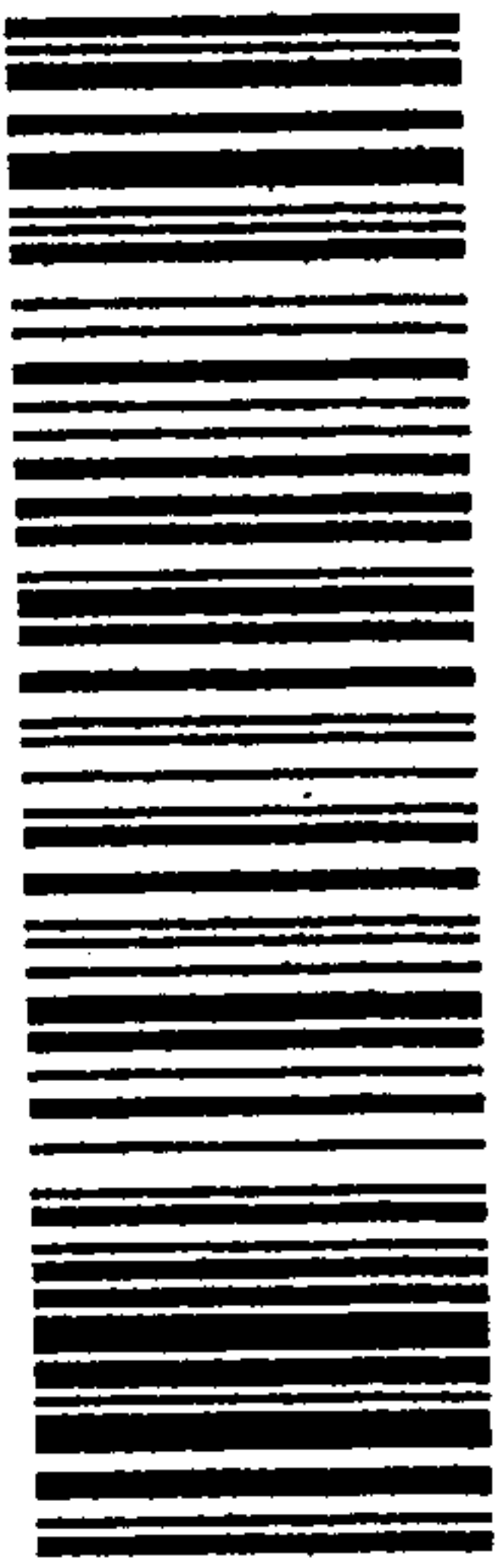
3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

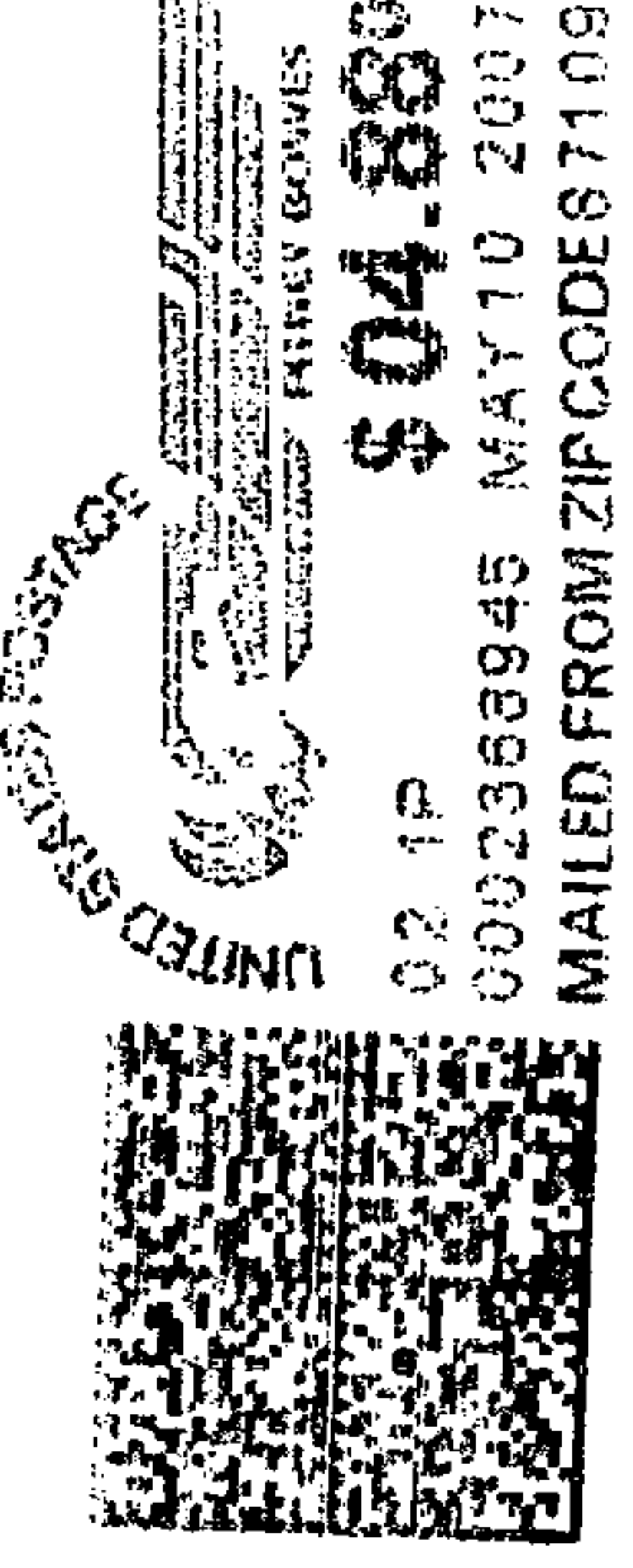
2. Article Number (Transfer from service label) **91 7108 2133 3933 5100 0359**

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

BOHANNAN-HUSTON, INC.
7500 JEFFERSON, NE
ALBUQUERQUE, NM 87109



91 7108 2133 3933 5100 0366



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

L.F. SCHULTZ
1324 Sawmill Rd. NW
Albuquerque, NM 87104

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

91 7108 2133 3933 5100 0366

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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

PAID RECEIPT

APPLICANT NAME SANMILL COMMUNITY LAND TRUST
 AGENT BOHANNAN HUSTON INC
 ADDRESS 7500 JEFFERSON NE
 PROJECT & APP # 1005354/07 DRB 00614
 PROJECT NAME DUKE CITY LUMBER ADDITION

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 90.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75.00 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 185.00 TOTAL AMOUNT DUE

***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

5/11/2007 11:33AM LOC: ANNX
 RECEIPT# 00076524 WSH 006 TRANSH 0022
 Account 441018 Fund 0110
 Activity 4971000 TRSCXG
 Trans Amt \$185.00
 J24 Misc \$75.00
 VI \$185.00
 CHANGE \$0.00

Thank You

DUPLICATE
 City of Albuquerque
 Treasury Division

5/11/2007 11:33AM LOC: ANNX
 RECEIPT# 00076523 WSH 006 TRANSH 0022
 Account 441006 Fund 0110
 Activity 4983000 TRSCXG
 Trans Amt \$185.00
 J24 Misc \$90.00

Thank You

DUPLICATE
 City of Albuquerque
 Treasury Division

5/11/2007 11:33AM LOC: ANNX
 RECEIPT# 00076522 WSH 006 TRANSH 0022
 Account 441032 Fund 0110
 Activity 3424000 TRSCXG
 Trans Amt \$185.00
 J24 Misc \$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 MAY 22, 2007 To JUNE 6, 2007

5. REMOVAL

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

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

Stephanie Walton
(Applicant or Agent)

5-11-07
(Date)

I issued 1 signs for this application, 05/11/07 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1005354

419
10-10-20

19

Duke City Lumber Co.

65053 ✓

RIGHT OF WAY AND EASEMENT

(For Use in Developing City and Subdivisions)

779

STATE OF New Mexico
COUNTY OF Bernalillo

KNOW ALL MEN BY THESE PRESENTS THAT:

twenty (20)

The undersigned, hereinafter referred to as Grantor (whether one or more persons, firms, or corporations), for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations to Grantor in hand paid by Southern Union Gas Company, a corporation, hereinafter referred to as Grantee, receipt of which is hereby acknowledged, does hereby grant, sell, and convey unto Grantee, its successors and assigns, a right of way and easement, twenty feet in width, to construct, maintain, operate, repair, replace, and/or remove a gas pipe line with appurtenances thereto (all of which are hereinafter collectively referred to as "facilities"), on, across, over, through, and under the hereinafter described land, the center line of said right of way and easement shall be the pipe line laid by Grantee hereunder. Grantor does further hereby grant unto Grantee, its successors and assigns, the rights of ingress to and egress from the said right of way and easement, including the right to use existing roads and as much of the surface of the land as may be necessary for the purpose of constructing, inspecting, maintaining, operating, repairing, replacing and/or removing the facilities, either in part or in whole, at the will of Grantee.

To have and to hold the above described right of way, easement, and other rights, together with all other rights necessary to construct, maintain, operate, repair, replace, and/or remove the facilities situated on, across, over, through, and under the lands embraced by the right of way and easement hereby granted unto Grantee, its successors and assigns.

Grantor is to fully use and enjoy the hereinafter described land, subject only to the right of way, easement, and other rights hereinafter granted and the terms and conditions hereof. Grantee hereby agrees to bury all pipes to a sufficient depth so as not to interfere with cultivation of the soil. Grantor agrees that no building or other structure shall be constructed upon or over any of said facilities or on claim thereto as to prevent proper maintenance, repair, and/or removal thereof without Grantee's written consent.

In addition to the sum paid by Grantee for the right of way and easement and other rights herein granted, Grantee shall pay all actual damages to fences and/or any other improvements located on the hereinafter described land which are caused by the exercise of the rights hereinafter granted. If any dispute arises relative to the amount of damages suffered which are caused by the exercise of the rights hereinafter granted, said damages, if not mutually agreed upon, shall be ascertained and determined by three disinterested persons, one to be appointed by the Grantor, one by the Grantee, and the third by the two persons so appointed, and the decision of a majority of the arbitrators thus chosen shall be final and conclusive on both parties.

It is hereby understood that the party or parties securing this grant in behalf of Grantee are without authority to make any covenant or agreement not herein expressed.

Grantor represents and warrants that he is the owner in fee simple of the land hereinafter described, subject only to any valid and outstanding mortgages, if any, now of record in said County.

DESCRIPTION OF PROPERTY

The herein granted easement includes the South twenty feet (20') of Tract 236-A and the South twenty feet (20') of the East twenty feet (20') of Tract 339-A of the Middle Rio Grande Conservancy District map no. 35 in Section 18, Township 10 North, Range 3 East of the New Mexico Principle Meridian in Bernalillo County, New Mexico.

Handwritten notes:
Duke City Lumber Co.
10/10/20

Grantor further reserves rights in and over said above described easement to grant, convey and sell additional easements in said above described easement property for roads, highways and streets, and for city and public utilities, such as, but not limited to the use, installation, maintenance and removal of water, electricity, sewer, gas, telephone and associated equipment, to the extent that such additional easements do not interfere with Grantee's use of the described easement property.

In witness whereof, this instrument is executed this 18th day of August, 1969, we as to be binding upon the parties herein, their heirs, administrators, executors, successors, and/or assigns:

[Signature]
Vice President

[Signature]
DUKE CITY LUMBER COMPANY, INC.
(Type or print name of Grantor on this line)

[Signature]
Southern Union Gas Company
(Type or print name of Grantor on this line)

658 R/W No. 462-403

Acknowledgment Form to be used in Arkansas, Colorado, and New Mexico and for death returns in Texas

STATE OF _____
COUNTY OF _____ m.

780

On this _____ day of _____, 19____, before me personally appeared _____
to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that _____ executed
the same as _____ from act and deed.

In witness whereof, I have set my hand and seal of office on this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public in and for _____

County, _____

Acknowledgment Form to be used by husband and wife in Texas

STATE OF TEXAS
COUNTY OF _____ m.

Before me, _____ a Notary Public in and for the County and State aforesaid, on
this day personally appeared _____ and _____

his wife, both well known to me to be the persons whose names are subscribed to the foregoing instrument, and the said _____
acknowledged to me that he executed the same for the purposes and consideration
therein expressed, and the said _____ wife of said _____

acknowledged such instrument to be her act and deed and
declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to
retract it.

Given under my hand and seal of office this the _____ day of _____, A. D. 19____.

My Commission Expires: _____

Notary Public in and for _____

County, Texas

Acknowledgment Form to be used by corporate officer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO m.

Before me, Keith F. Tucker a Notary Public in and for the county and state aforesaid, on this
day personally appeared I. L. Liberman the Executive Vice President of Duke City Lumber
Company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to
me that the same was the act of said Duke City Lumber Company, a corporation,
and that he executed the same as the act and deed of such corporation for the purposes and consideration therein expressed in the
capacity therein stated.

Given under my hand and seal of office this the 12th day of August, A. D. 1969.

My Commission Expires: _____

Notary Public in and for _____

Bernalillo County, New Mexico

Liase	County	Grantor(s)	Grantee	State of New Mexico County of Bernalillo This instrument was filed for record on <u>23rd FEB 6 1970</u> at <u>10:30 AM</u> Recorded in Vol. <u>163</u> of records of said County File <u>229-980</u> <u>County Clerk & Recorder</u> Deputy Clerk	Eng Invar	Attorney
No.	FROM	TO	SOUTHERN UNION GAS COMPANY		OK:	OK:

Handwritten notes: Southern Union Gas Co, Feb 1970



EXISTING EASEMENT TO BE VACATED :
(EXISTING FACILITIES TO BE REMOVED OR BE RELOCATED PER PNM REQUIREMENTS WHERE APPLICABLE.)

- ① 20' CITY OF ALBUQUERQUE EASEMENT FILED SEPT. 24, 1969, BK. MISC. 151, PG. 32 20'
 - ② Southern Union Gas Co. Easement filed Feb. 6, 1970 in Book MS 163, page 779
- LOT 1
FREWAY-OLD TOWN LIMITED

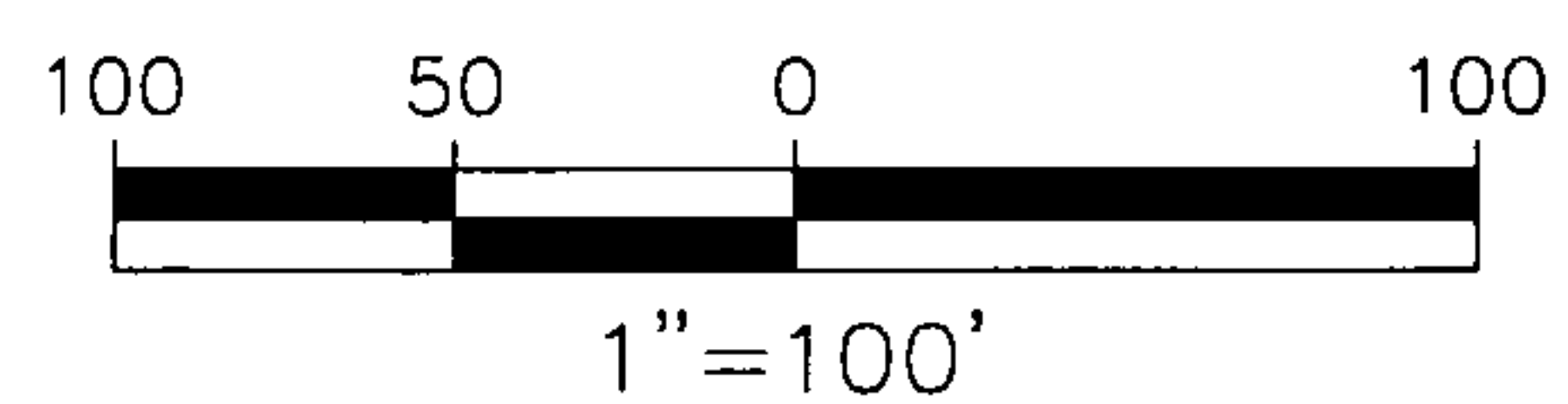
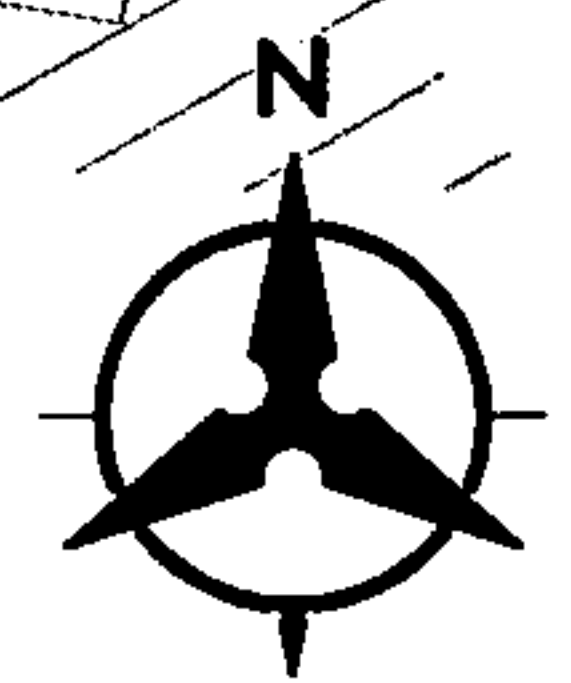


EXHIBIT D

Date 6/06/07

Sawmill Village
Bellamah Avenue & 18th Street
Albuquerque, New Mexico

Bohannon & Huston LOT 4

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

EASEMENT VACATION EXHIBIT

RIGHT OF WAY AND EASEMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

KNOW ALL MEN BY THESE PRESENTS THAT:

The undersigned, hereinafter referred to as Grantor (whether one or more persons, firms, or corporations), for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations to Grantor in hand paid by the City of Albuquerque, New Mexico, a municipal corporation, hereinafter referred to as Grantee, receipt of which is hereby acknowledged, does hereby grant, sell, and convey unto Grantee, its successors and assigns, a right of way and easement, twenty (20) feet in width, to construct, maintain, operate, repair, replace, and/or remove a water line and a sewer line with appurtenances thereto (all of which are hereinafter collectively referred to as "facilities"), on, across, over, through, and under the hereinafter described land, the center line of said right of way and easement shall be the lines laid by Grantee hereunder. Grantor does further hereby grant unto Grantee, its successors and assigns, the rights of ingress to and egress from the said right of way and easement, including the right to use existing roads and as much of the surface of the land as may be necessary for the purpose of constructing, inspecting, maintaining, operating, repairing, replacing and/or removing the facilities, either in part or in whole at the will of Grantee.

To have and to hold the above described right of way, easement, and other rights, together with all other rights necessary to construct, maintain, operate, repair, replace, and/or remove the facilities situated on, across, over, through, and under the lands embraced by the right of way and easement hereby

granted unto Grantee, its successors and assigns.

Grantor is to fully use and enjoy the hereinafter described land, subject only to the right of way, easement, and other rights hereinabove granted and the terms and conditions hereof. Grantee hereby agrees to bury all pipes to a sufficient depth so as not to interfere with cultivation of the soil. Grantor agrees that no building or other structure shall be constructed upon or over any of said facilities or so close thereto as to prevent proper maintenance, repair, and/or removal thereof without Grantee's written consent.

In addition to the sum paid by Grantee for the right of way and easement and other rights herein granted, Grantee shall pay all actual damages to fences and/or any other improvements located on the hereinafter described land which are caused by the exercise of the rights hereinabove granted, said damages, if not mutually agreed upon, shall be ascertained and determined by three disinterested persons, one to be appointed by the Grantor, one by the Grantee, and the third by the two persons so appointed, and the decision of a majority of the arbitrators thus chosen shall be final and conclusive on both parties.

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Grantor represents and warrants that he is the owner in fee simple of the land hereinafter described, subject only to any valid and outstanding mortgages, if any, now of record in said County.

DESCRIPTION OF PROPERTY

The herein granted easement includes the South twenty feet (20') of Tract 236-A and the South twenty feet (20') of the East twenty feet (20') of Tract 339-A of the Middle Rio Grande Conservancy District Map No. 35 in Section 18, Township 10 North, Range 3 East of the New Mexico Principle Meridian in Bernalillo County, New Mexico.

APPROVED AS TO DESCRIPTION
DATE 9-2-61
[Signature]

[Handwritten mark]

Grantor further reserves rights in and over said above described easement to grant, convey and sell additional easements in said above described easement property for roads, highways and streets, and for city and public utilities, such as, but not limited to the use, installation, maintenance and removal of water, electricity, sewer, gas, telephone and associated equipment, to the extent that such additional easements do not interfere with Grantee's use of the described easement property.

IN WITNESS WHEREOF, this instrument is executed this 22nd day of August 1969, so as to be binding upon the parties hereto, their heirs, administrators, executors, successors, and/or assigns.

DUKE CITY LUMBER COMPANY, INC.

BY T. S. Cavanaugh
V. Pres

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me this 22nd day of August, 1969, by T. S. Cavanaugh, Vice President, of Duke City Lumber Company, Inc. on behalf of said corporation.

Ruth F. Tucker
Ruth F. Tucker, Notary Public

My Commission Expires:
December 11, 1969



State of New Mexico | SS
County of Bernalillo |
This instrument was filed for record on

10:16 SEP 24 1969
At 10:16 o'clock A.M. Recorded in Vol. 151
of records of said County Folio 32-34
[Signature] Clerk & Recorder
Deputy Clerk

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1005354 AGENDA# 4 DATE: 05/09/07

1. Name: Stephanie Walton Address: 7500 Jefferson NE Zip: 84109
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: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 9, 2007

- 4. Project # 1005354**
07DRB-00499 Major-Vacation of Public Easements
07DRB-00500 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or any portion of Lot(s) B-2-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned SU-2 SMI located on BELLAMAH AVE NW between 18TH ST NW and 19TH ST NW containing approximately 8 acre(s). [REF: 07EPC00107, 07EPC00109] (J-13/H-13)

At the May 9, 2007, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by May 24, 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.



OFFICIAL NOTICE OF DECISION

PAGE 2

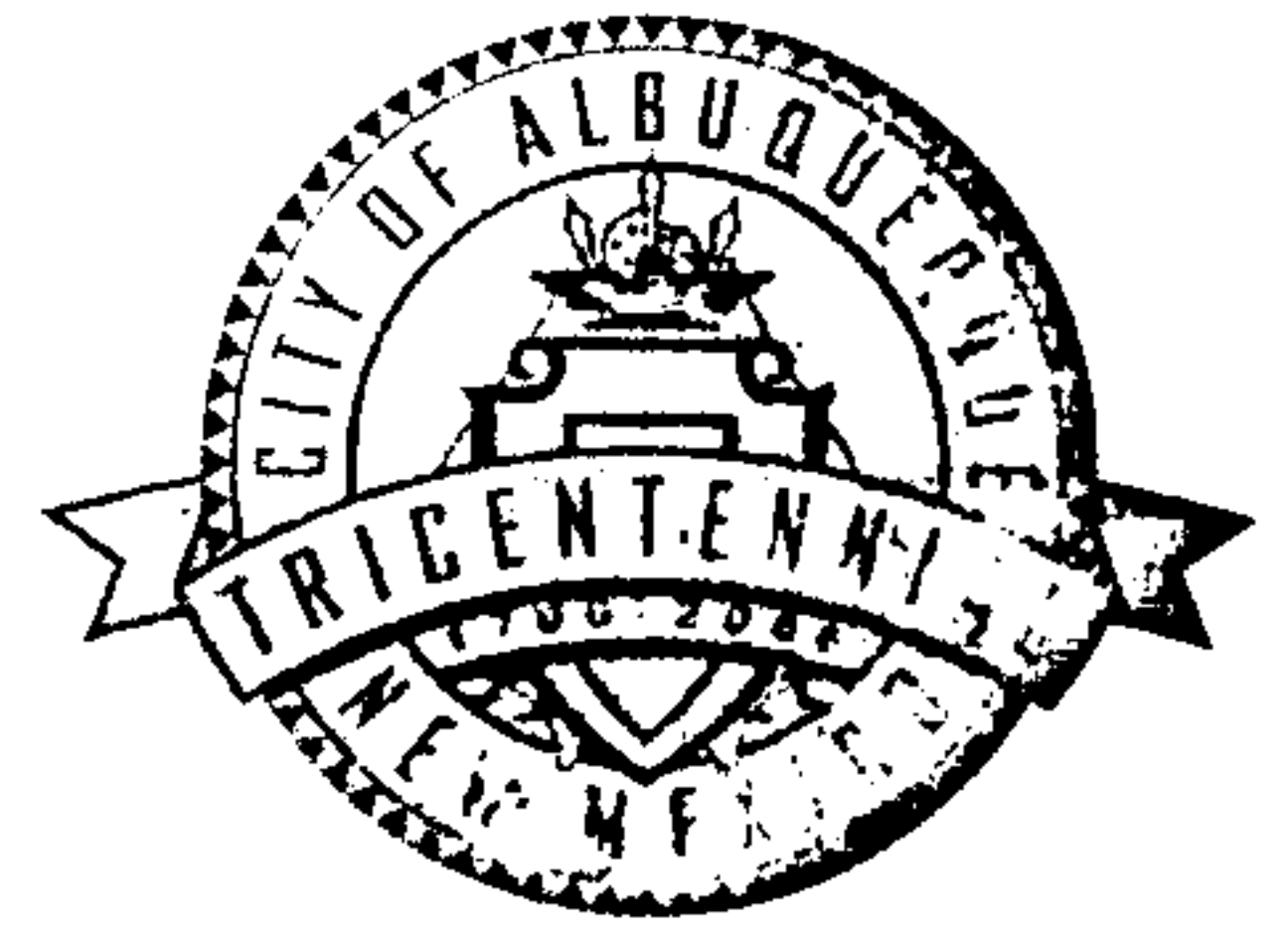
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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

Sheran Matson, AICP, DRB Chair

Cc: Sawmill Community Land Trust, PO Box 25181, 87125
Bohannon & Huston Inc., Attn: Stephanie Walton, 7500 Jefferson St NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005354

AGENDA ITEM NO: 4

SUBJECT:

Vacation of Public Easements
Vacation of Private Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: ✓

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MAY 9, 2007

0



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

May 9, 2007

Project # 1005354

07DRB-00499 Major-Vacation of Public Easements
 07DRB-00500 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or any portion of Lot(s) B-2-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned SU-2 SMI located on BELLAMAH AVE NW between 18TH ST NW and 19TH ST NW containing approximately 8 acre(s). [REF: 07EPC00107, 07EPC00109] (J-13/H-13)

- AMAFCA No adverse comments.
- COG No adverse comments.
- Transit No comments received.
- Zoning Enforcement No adverse comments.
- Neighborhood Coordination Letters sent to Sawmill Area NA (R).

APS **Sawmill Village** is located on Bellamah Ave NW and 18th St NW and consists of Lot B-2-A, Duke City Lumber Addition, and Tract 2D, Arbolera de Vida Unit 2. Sawmill Village will consist of 179 residential units, including apartments, condos, and townhouses. The proposed development will affect Reginald Chavez Elementary School, Washington Middle School, and Albuquerque High School. **Reginald Chavez Elementary will exceed capacity as a result of the proposed development. Washington Middle School and Albuquerque High School will be nearing capacity as development in the area continues.**

School	2006-07 40th Day	2006-07 Capacity	Space Available
R. Chavez	372	496	124
Washington	564	764	200
Albuquerque	1,840	2,100	260

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

Planning Department

No objection to the vacation requests. The co-beneficiary of the 24-foot access easement has provided a letter agreeing to release their interest in the easement.

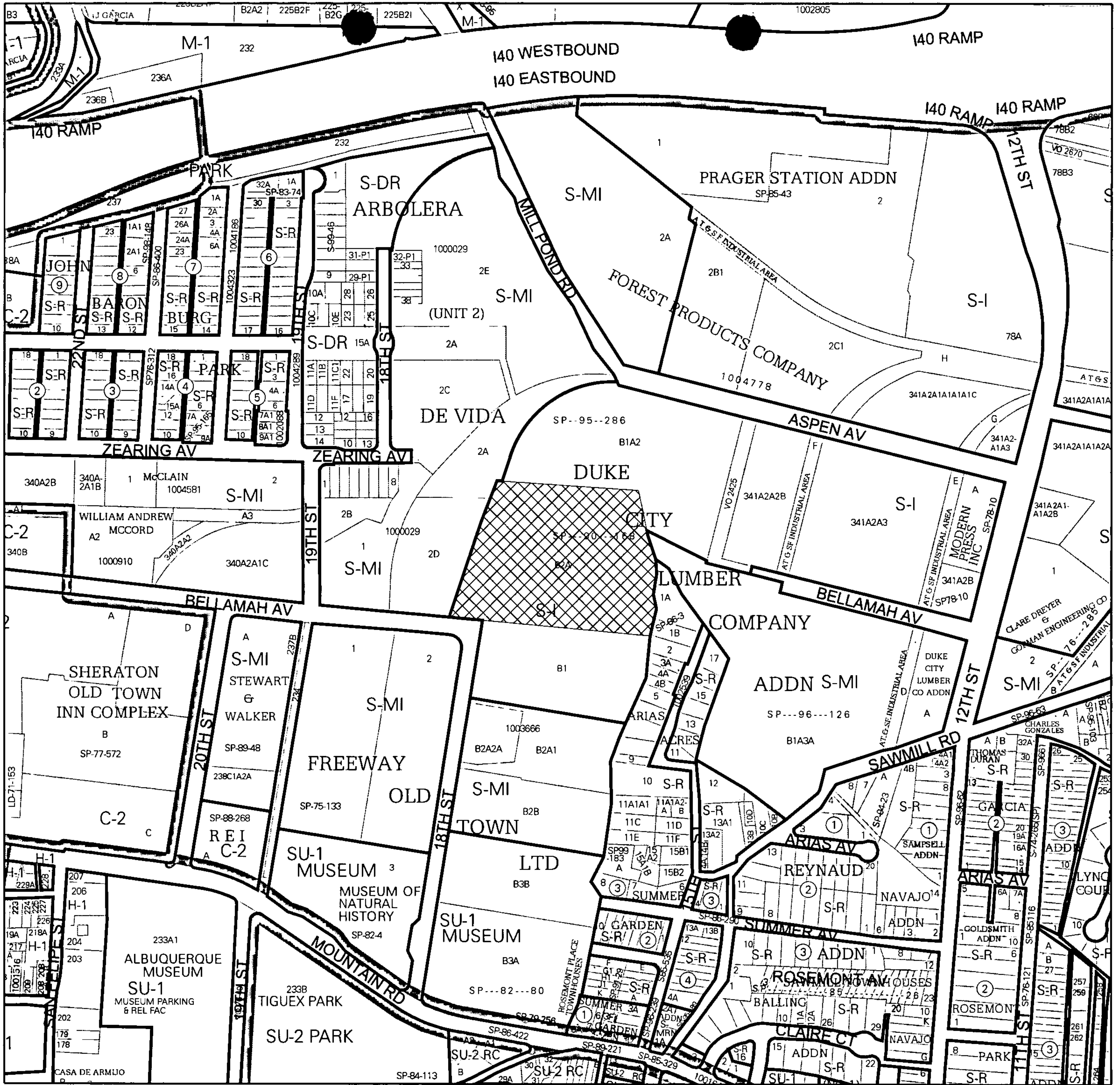
Impact Fee Administrator

Impact Fees are not applicable at this time of platting for the vacation of easements. However, Impact Fees will be required at the time a permit is issued for each home, office space, warehouse etc. Impact fees will be determined at the time of issue of building permits.

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

Cc: Sawmill Community Landtrust, PO Box 25181, 87125

Bohannon & Huston Inc, 7500 Jefferson St NE, 87109



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1005354

Hearing Date:

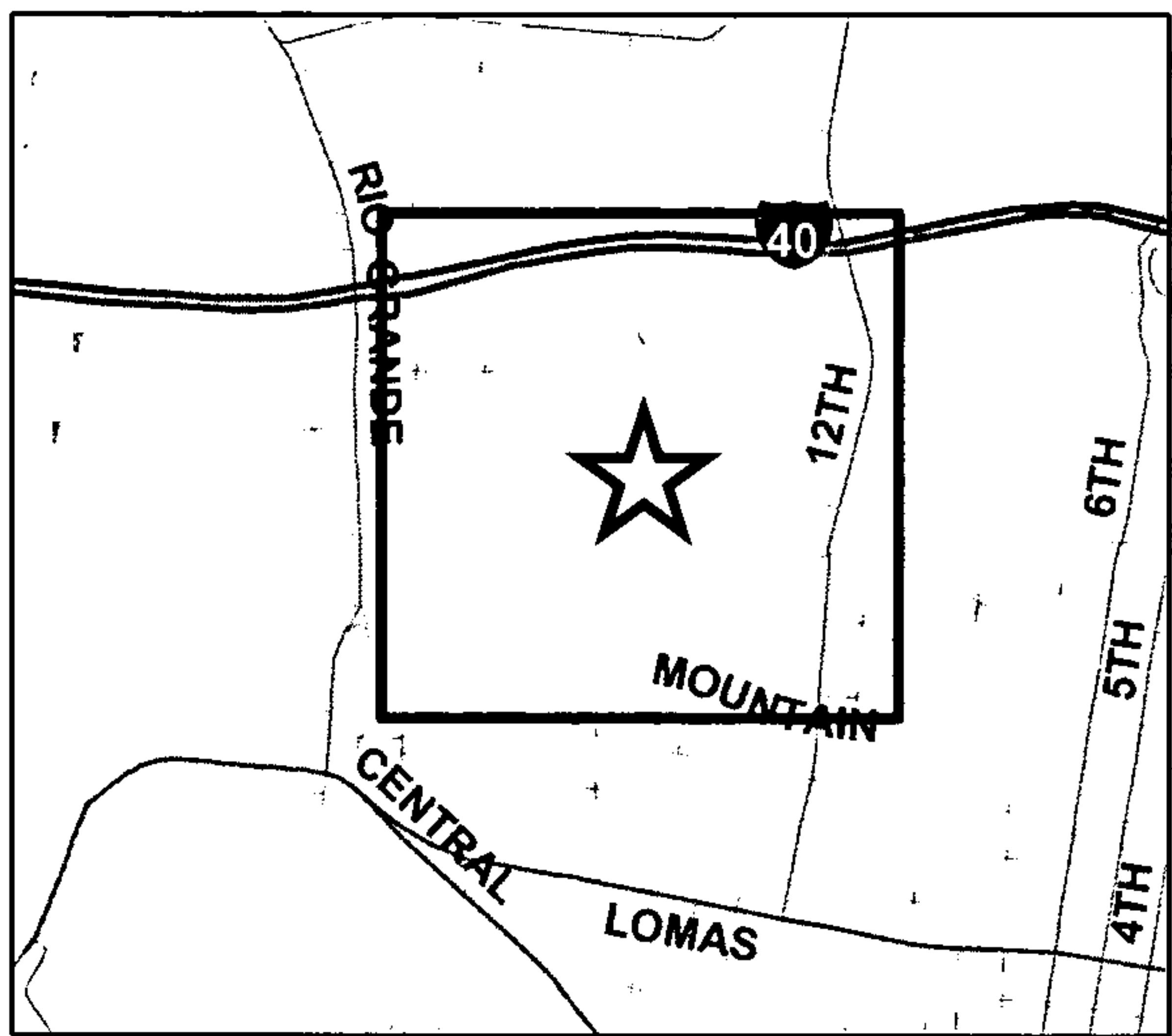
5-9-2007

Zone Map Page:

J-13 / H-13

Additional Case Numbers:

07DRB-00499 07DRB-00500





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

Project # 1002591

07DRB-00464 Major-Two Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or any portion of Tract(s) C & G, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX, zoned SU-1 PDA FOR RES & COMM located on CENTRAL AVE SE between TRAMWAY BLVD SE and DORADO PLACE SE containing approximately 6 acre(s). [REF: 06DRB00249] (L-22)

Project # 1002642

07DRB-00503 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for AVALON TOWER LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A (to be known as **TRACTS B-1-A-2 & B-1-A-1, TOWER WEST SUBDIVISION**) zoned SU-1 for C-2 and R-1 Uses located on TOWER RD SW between 97TH ST SW and 98TH ST containing approximately 2 acre(s). (L-9)

Project # 1004361

07DRB-00493 Major-Vacation of Pub Right-of-Way

DON DUDLEY ARCHITECTS agent(s) for RIVER HORSE INVESTMENTS request(s) the above action(s) for Lot(s) 1-P-1 & 13-P-1, Block(s) 1, **TULANE TOWNHOUSES**, zoned R-3 located on TULANE NE between COMANCHE NE and CARLISLE NE containing approximately 1 acre(s). [REF: 05DRB01698] (G-16)

Project # =1005354

07DRB-00499 Major-Vacation of Public Easements
07DRB-00500 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or any portion of Lot(s) B-2-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned SU-2 SMI located on BELLAMAH AVE NW between 18TH ST NW and 19TH ST NW containing approximately 8 acre(s). [REF: 07EPC00107, 07EPC00109] (J-13/H-13)

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, APRIL 23, 2007.

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

Meeting Date: May 8, 2007
Z one Atlas Page: J-13, H-13
Notification Radius: 100 Ft.

Project# 1005354
App#07DRB-00499
07DRB-00500

Cross Reference and Location: BELLAMAH AVE NW BETWEEN 18TH ST NW
AND 19TH ST NW

Applicant: SAWMILL COMMUNITY LANDTRUST
P.O. BOX 25181
ALBUQUERQUE, NM 87125

Agent: STEPHANIE WALTON
BOHANNAN & HUSTONN INC.
7500 JEFFERSON ST NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: APRIL 20, 2007
Signature: ERIN TREMLIN



SUBDIVISION	Supplemental form S	ZONING & PLANNING	Supplemental form Z
<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	V	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ... for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ... for Building Permit		<input type="checkbox"/> Text Amendment	
<input type="checkbox"/> IP Master Development Plan		APPEAL / PROTEST of...	A
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	<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: <u>SAWMILL COMMUNITY LAND TRUST</u>	PHONE: <u>764-0359</u>
ADDRESS: <u>PO BOX 25181</u>	FAX: <u>473-2097</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87125</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER</u>	
AGENT (if any): <u>BOHANNAN HUSTON INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC AND PRIVATE EASEMENTS

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

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

Lot or Tract No. LOT B-2-A Block: _____ Unit: _____

Subdiv. / Addn. DUKE CITY LUMBER COMPANY ADDITION

Current Zoning: ~~SU2~~ SU2 SMI Proposed zoning: _____

Zone Atlas page(s): J13#H-13 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 7.508 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 101305834151512010 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: BELLAMAH AVE NW
Between: 18TH STREET NW and 19TH STREET NW

CASE HISTORY:

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

07EPC00107, 07EPC00109

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

SIGNATURE Stephanie Walton DATE 4/13/2007

(Print) STEPHANIE WALTON Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>07DRB-00499</u>	<u>VPE</u>		\$ <u>315.00</u>
<input type="checkbox"/> All fees have been collected	<u>07DRB-00500</u>	<u>VPRE</u>		\$ <u>45.00</u>
<input type="checkbox"/> All case #s are assigned		<u>ADV</u>		\$ <u>75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>CMF</u>		\$ <u>20.00</u>
<input type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>05/09/07</u>			Total
				\$ <u>455.00</u>

Sandy Handley 04/13/07
Planner signature / date

Project # 1005354

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 *bring to DRB per Sheran*
- 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.

Bruce Stidworthy
 Applicant name (print)
for Stephanie Wilton 4-13-07
 Applicant signature / date



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

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

Application case numbers
 01DRB-00499
 01DRB-00500

Sandy Handley 04/13/07
 Planner signature / date
 Project # 1005354

REC	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	101305 936402 540210	RIO GRANDE PROPERTIES LLC C/O KBC CONSTRUCTION	8324 WASHINGTON ST NE	ALBUQUERQUE	NM	871131606	V	A1 AM	TR B-1-A-2 OF LTS B-1-A-1, B-1-A-2 & B-1-A-3 (BEING A REPL OF LT B-1-A) DUKE CITY LUMBER CO ADDN CONT 6.9292 AC M/L OR 301,836 SF M/L
2	101305 837748 612083	CARROLL JESSIE	1423 15TH ST NW	ALBUQUERQUE	NM	87104	R	A1 AM	* 002 ARIAS ACRES ADDN
3	101305 929000 240211	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	871031293	V	A1 AM	TR 2-D CORRECTION PLAT ARBOLERA DE VIDA UNIT 2 (BEING A REPLAT OF TRACTS 2 & 15 ARBOLERA DE VIDA) CONT 2.5132 AC
4	101305 833647 612066	LUMBER PRODUCTS	19855 124TH AVE SW	TUALATIN	OR	97062	C	A1 AM	TRACT B-1 A REPLAT OF TRACT 'B' DIVISION OF LANDS OF FREEWAY - OLDTOWN L
5	101305 827144 822503	ABP NM LLC C/O ABP DISTRIBUTION HOLDINGS INC	4300 WILDWOOD PARKWAY	ATLANTA	GA	30339	C	A1 AM	LTS 1 & 2 REPLAT OF TRACT A DIVISION OF THE LANDS OF FREEWAY-OLD TOWN LIMITED CONT 9.6720 AC
6	101305 837447 612084	TORRES RICK & ANGEL SULLIVAN	1415 15TH ST NW	ALBUQUERQUE	NM	87104	R	A1 AM	LT 4-A PLAT OF LOTS 3-A, 4-A & 4-B ARIAS ACRES A REPLAT OF LOTS 3 & 4 ARIAS ACRES CONT .1066 AC
7	101305 842646 812070	P P INVESTMENTS LTD CO C/O STEVE TADAY	PO BOX 2064	CORRALES	NM	87048	C	A1 AM	LT B-1-A-3-A (BEING A REPL OF LT B1A3) DUKE CITY LUMBER CO A DDN CONT 11.0556 AC M/L
8	101305 837849 412058	MONIE ANDREW & MONIE HERBERT J & PATRICIA L	1500 15TH ST NW	ALBUQUERQUE	NM	87104	R	A1 AM	LOT 1-A ARIAS ACRES BEING A REPL OF LT 1 CONT 21,860 SF M/L
9	101305 837748 512059	MONIE ANDREW	1427 15TH ST NW	ALBUQUERQUE	NM	87104	R	A1 AM	LOT 1-B ARIAS ACRES BEING A REPL OF LT 1 CONT 9,874 SF M/L
10	101305 837548 012099	VALENCIA ALEJANDRA	1421 15TH ST NW	ALBUQUERQUE	NM	87104	R	A1 AM	LT 3-A PLAT OF LOTS 3-A, 4-A & 4-B ARIAS ACRES A REPLAT OF LOTS 3 & 4 ARIAS ACRES CONT .1170 AC
11	101305 834151 512010	SAWMILL COMMUNITY LAND TRUST	PO BOX 25181	ALBUQUERQUE	NM	871255181	C	A1 AM	LOT B-2-A PLAT OF LTS B1A & B2A DUKE CITY LUMBER COMPANY ADD CONT 7.4588 AC M/L
12	101305 935503 940212	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	871031293	V	A1 AM	TR 2-A CORRECTION PLAT ARBOLERA DE VIDA UNIT 2 (BEING A REPLAT OF TRACTS 2 & 15 ARBOLERA DE VIDA) CONT 3.2374 AC

Or Current Resident
ABP NM LLC C/O ABP DISTRIBUTION
HOLDINGS INC
4300 WILDWOOD PKWY
ATLANTA, GA 30339

Or Current Resident
CARROLL JESSIE
1423 15TH ST NW
ALBUQUERQUE, NM 87104

Or Current Resident
LUMBER PRODUCTS
19855 124TH AVE SW
TUALATIN, OR 97062

Or Current Resident
MONIE ANDREW
1427 15TH ST NW
ALBUQUERQUE, NM 87104

Or Current Resident
MONIE ANDREW & MONIE HERBERT
J & PATRICIA L
1500 15TH ST NW
ALBUQUERQUE, NM 87104

Or Current Resident
P P INVESTMENTS LTD CO C/O
STEVE TADAY
PO BOX 2064
CORRALES, NM 87048

Or Current Resident
RIO GRANDE PROPERTIES LLC C/O
KBC CONSTRUCTION
8324 WASHINGTON ST NE
ALBUQUERQUE, NM 87113 1606

Or Current Resident
SAWMILL COMMUNITY LAND
TRUST
PO BOX 25181
ALBUQUERQUE, NM 87125 5181

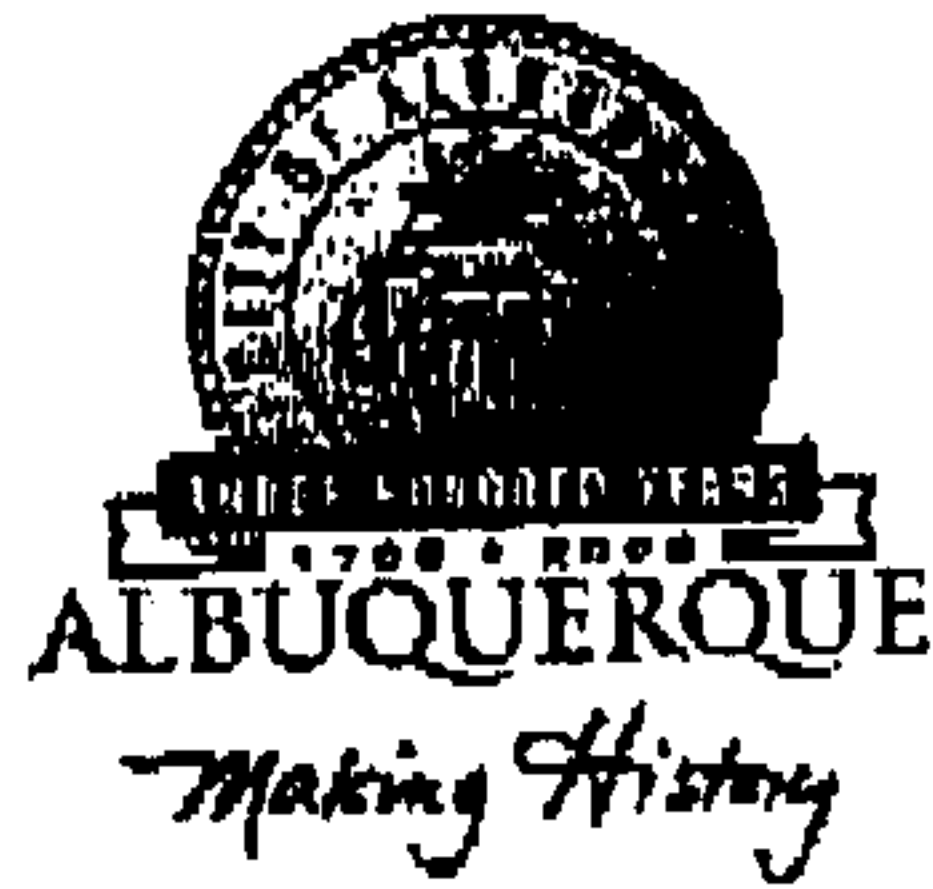
Or Current Resident
TORRES RICK & ANGEL SULLIVAN
1415 15TH ST NW
ALBUQUERQUE, NM 87104

Or Current Resident
VALENCIA ALEJANDRA
1421 15TH ST NW
ALBUQUERQUE, NM 87104

Project# 1005354
STEPHANIE WALTON
Bohannon & Houston
7500 JEFFERSON ST NE
ALBUQUERQUE, NM 87109

Project# 1005354
L F SCHULTZ
Sawmill Area N.A.
1324 SAWMILL RD NW
ALBUQUERQUE, NM 87104

Project# 1005354
LEZLE WILLIAMS
Sawmill Area N.A.
1127 12TH ST NW
ALBUQUERQUE, NM 87104



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: April 12, 07

TO CONTACT NAME: Stephanie Walton
COMPANY/AGENCY: Bohannon & Houston
ADDRESS/ZIP: 7500 JEFFERSON ST NE 81109
PHONE/FAX #: 823-1000 (FAX-798-7988)

Thank you for your inquiry of 4-12-07 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot B-2-A Duke City Lumber Company Adk.

zone map page(s) 2-3

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

Sawmill Area NA

Neighborhood Association

Contacts: LF Schultz
1324 Sawmill Rd NW/81104
243-9460(h)
Lezle Williams
1127 12th St. NW/81104
842-5543 (h)

Neighborhood Association

Contacts:
[Blank lines for contact information]

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE the Planning Department will accept your application filing. IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Palaina L Carmona

OFFICE OF NEIGHBORHOOD COORDINATION

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

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

April 13, 2007

Ms. Lezle Williams
1127 12th Street NW
Albuquerque, New Mexico 87104

RE: Vacation of Public and Private Easements
Lot B-2-A Duke City Lumber Company Addition

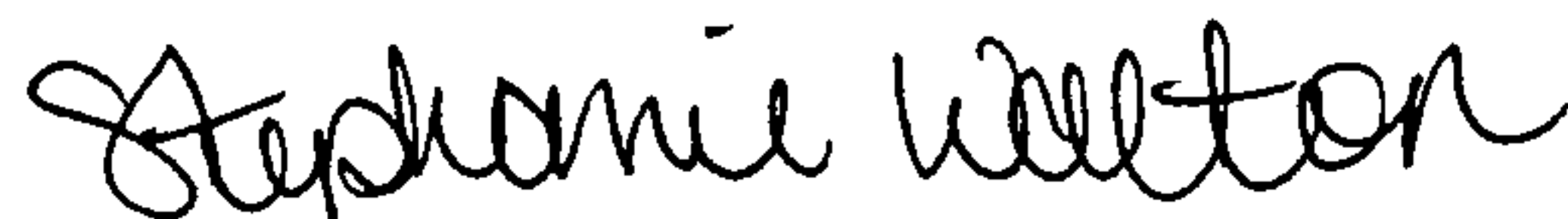
Dear Ms. Williams:


We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Sawmill Area Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Sawmill Community Land and Trust, is seeking approval of Vacation of Public and Private Easements for Lot B-2-A Duke City Lumber Company Addition from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and also a copy of the vacation action exhibit that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,




 Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

SW
Enclosure

ENGINEERING ▲

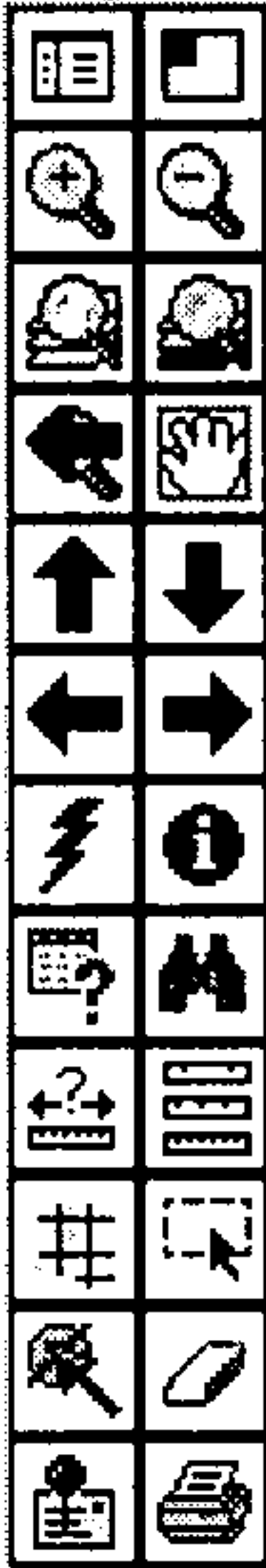
SPATIAL DATA ▲


ADVANCED TECHNOLOGIES ▲



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- MUNICIPAL LIMITS
- ZONE GRID
- NEIGHBORHOODS
- METRO DEV AREA
- DASZ
- DESIGN OVERLAY
- POLICE BEATS
- COUNCIL
- PARKS
- PETROGLYPH MNT
- BOSQUE SECTORS
- OPENSOURCE
- COMP PLAN
- AREA PLANS
- SECTOR PLANS
- SENATE DISTRICT
- REP. DISTRICTS
- PLANNING AREAS
- HISTORIC ZONES
- CORRIDORS
- ZIPCODES
- POVERTY POCKET
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2006 AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

OWNERSHIP

Rec	UPC CODE	OWNER
1	101305936402540210	RIO GRANDE PROPERTIES LLC C/O KBC CONTRUCTION
2	101305837748612083	CARROLL JESSIE

Pan

[SEARCH](#)
[CONTACT](#)

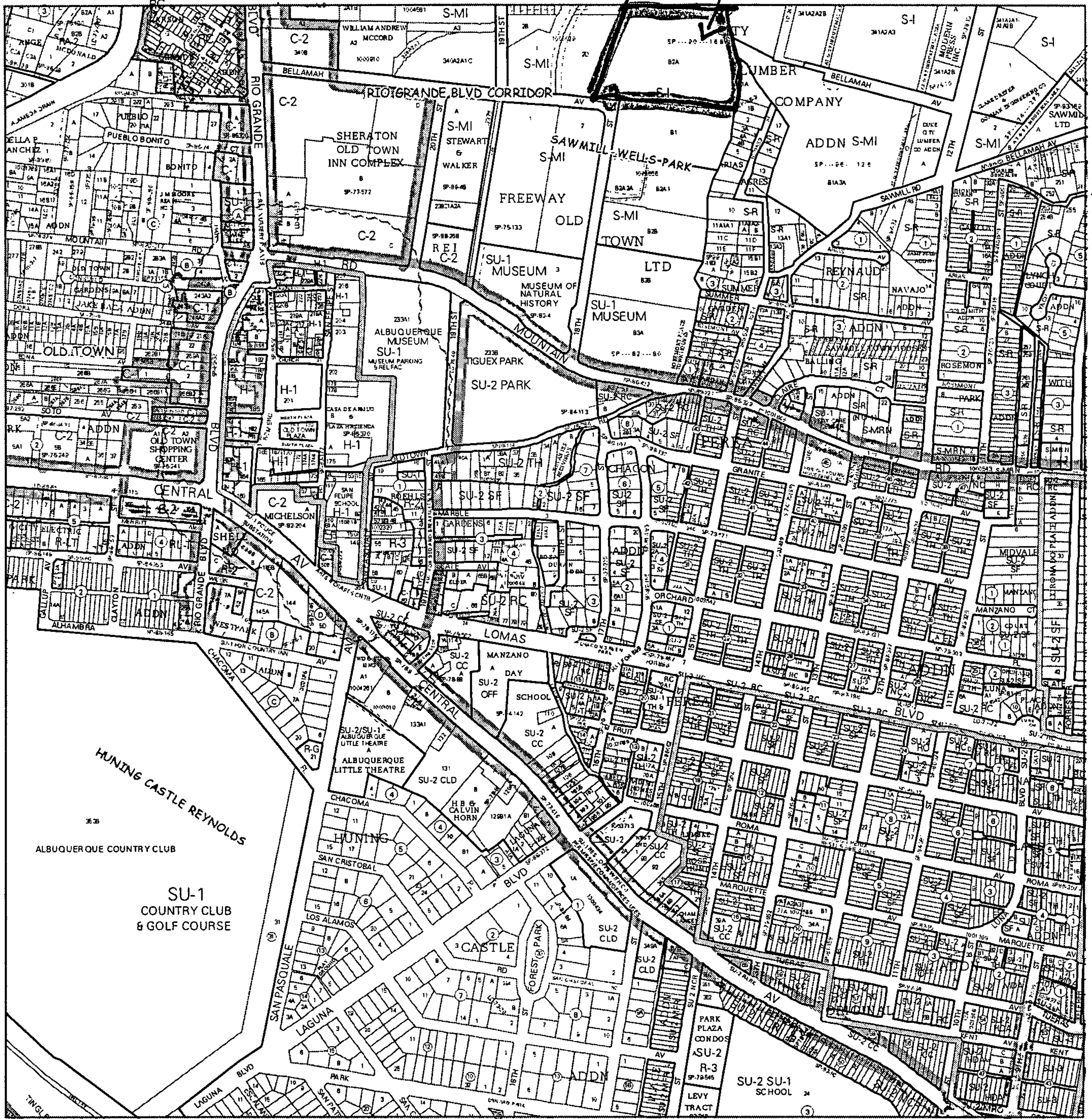
[REFRESH](#)

[HELP](#)

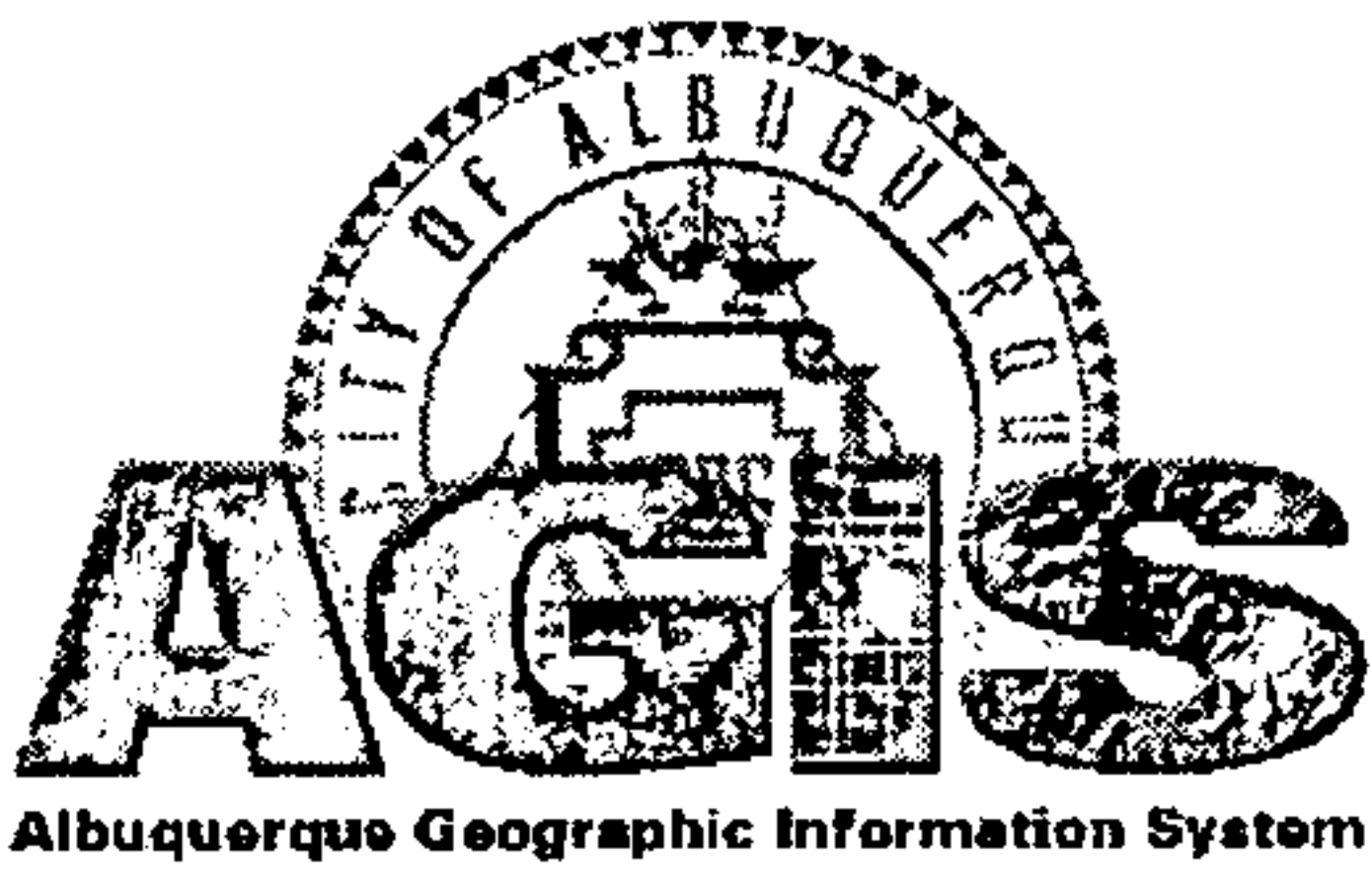
[INDEX PAGE](#)

Refresh Map

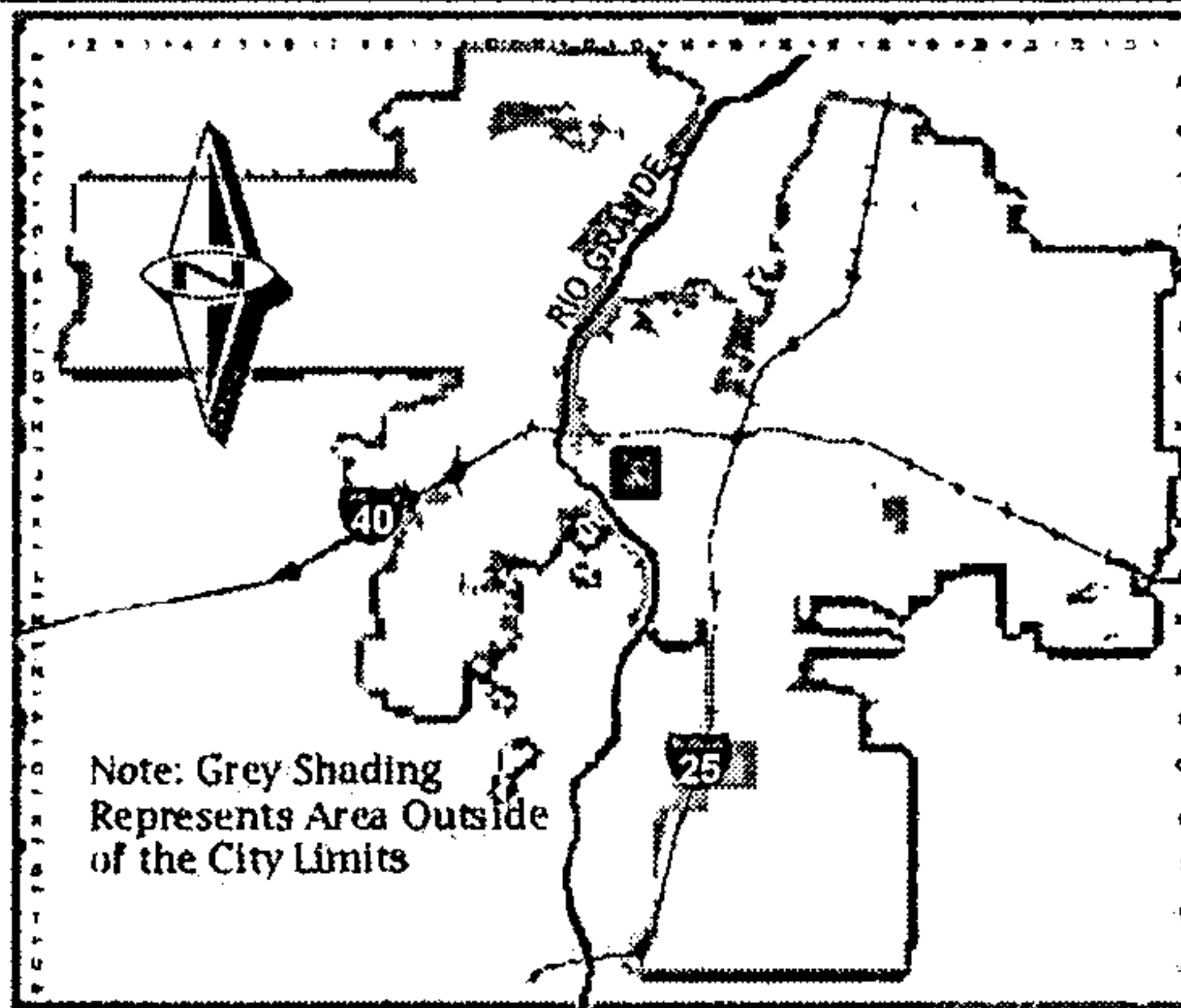
Auto Refresh



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



Map amended through: 3/22/2007



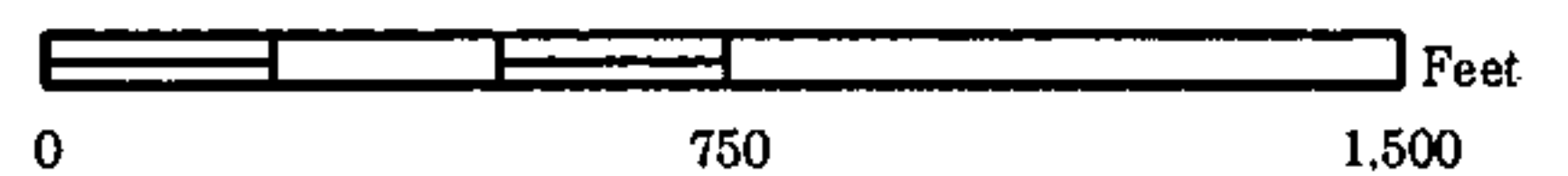
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

J-13-Z

Selected Symbols

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



Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

April 12, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Vacation of Public Easements and a private easement
Lot B-2-A Duke City Lumber Company Addition tbka/ Sawmill Village

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A")
- Twenty-four (24) copies of the documents which created the easements with the easement recording information shown
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$455.00

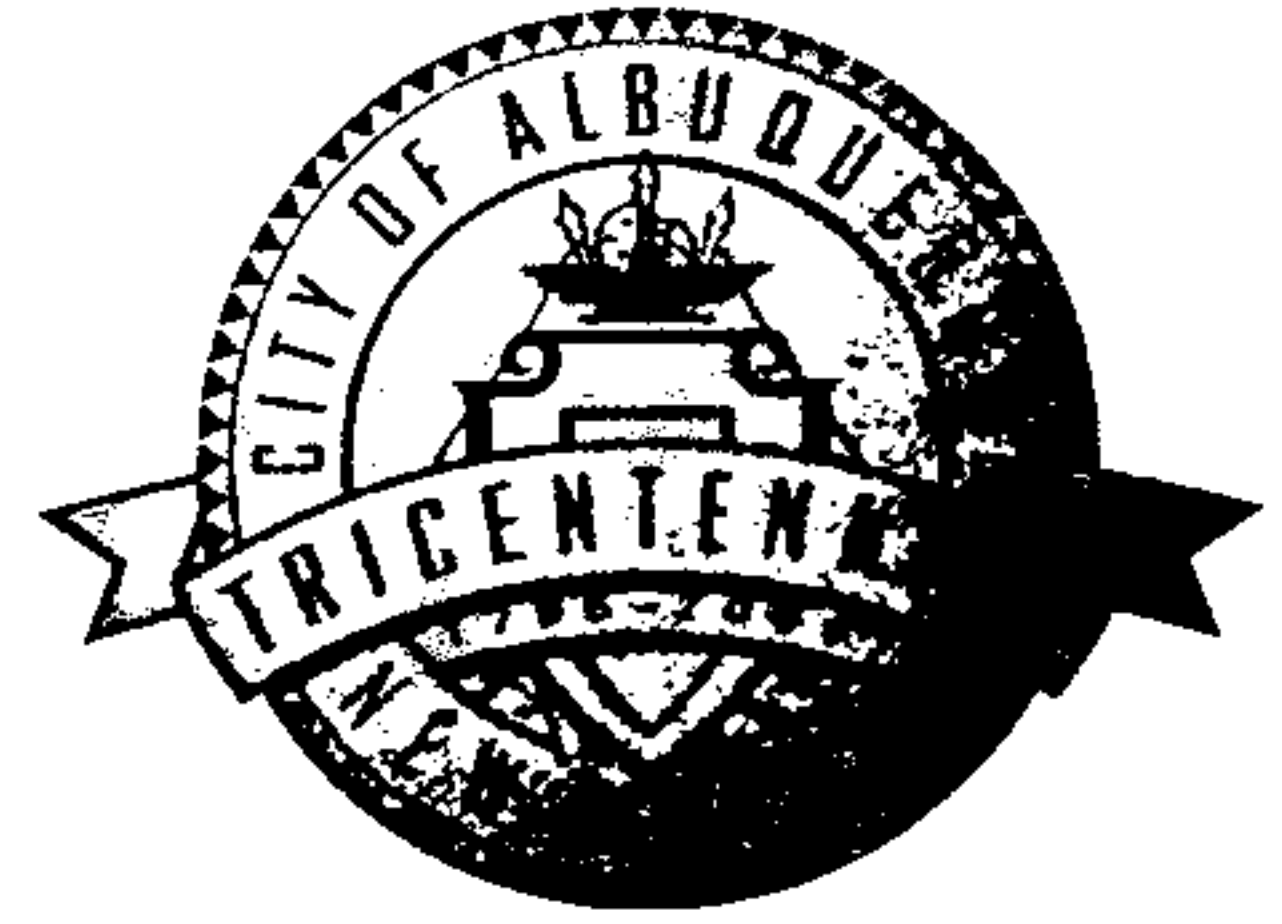
We are submitting 7 vacations of public easements and 1 vacation of a private easement. The easements and the reasons for their vacations are listed below:

1. 24' Easement for Ingress and Egress recorded 10/14/1987, bk MS 546-A, pg 600. This is a private easement benefiting both the property being replated with this project as well as the property to the south. The easement is not being used, and both benefiting properties have agreed to vacate the easement.
2. 5' PNM Easement recorded 3/18/1950, bk D135, pg547. This easement is for an existing overhead powerline. We have requested approval from PNM to put the line underground. The final alignment is not fully defined yet, but will be prior to submittal of the plat. The final alignment is likely to vary from the existing alignment.
3. 10' PNM Gas Services Easement recorded 6/22/1997, bk 97-19, pg 6500. This easement is for an existing dead end gas line that used to serve the ponderosa products facility. The line will be abandoned with this project.
4. 18' x 30' PNM Easement recorded 3/22/1995, bk 95-7, pg 3510. This easement was for facilities that served ponderosa products. The facilities are no longer needed and will be removed.

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



F Y I

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

April 23, 2007

TO: L.F. Schultz and Lezle Williams, Sawmill Area Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: *Major Vacation of Public Easements and Minor Vacation of Private Easements for the proposed Sawmill Village.*

Proposed by: Bohannan Huston, Inc. at 505-823-1000

Agent for: Sawmill Community Land Trust

For property located: On or near Bellamah Avenue NW between 18th Street NW and 19th Street NW.

The case number(s) assigned is: 07DRB-00499 and 00500, Project #1005354.

City Planning accepted application for this request on April 13, 2007.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

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

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

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

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

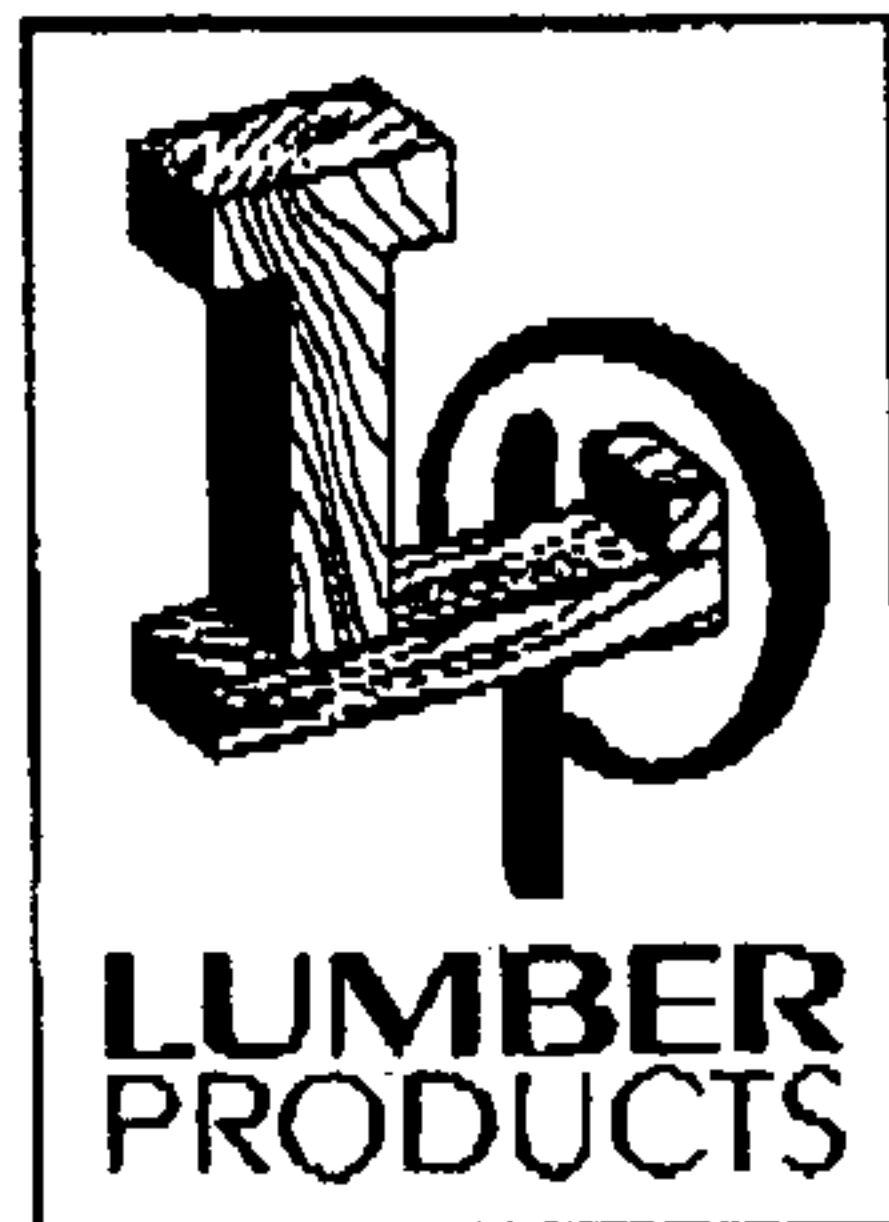
**cc: Claire Senova, DRB
Administrative Assistant**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



1050 18th Street NW
Albuquerque, NM 87104
505/924-2270
866/437-9663
FAX: 505/924-2275

April 13, 2007

Sheran Matson
City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Dear Ms. Matson

This letter is regarding that certain Common Easement Agreement dated September 30, 1987 and recorded October 14, 1987, Book Misc 546-A, Page 600, attached hereto as Exhibit A (the "Agreement").

We are the owners of the land located at 1050 18th Street NW, Albuquerque, New Mexico as more fully described in Exhibit A of the Agreement. We are the successor-in-interest of 3-B Investments, a New Mexico partnership, an original beneficiary of the Agreement.

With this letter, we agree to release our interest in the Agreement and request the easement be vacated.

Sincerely,

Stanlee Kitts
Branch Manager

FILE
1005354f

Exhibit A

87107180

CC 800

COMMON EASEMENT AGREEMENT

This Common Easement Agreement ("Agreement") is entered into this 30 day of September, 1987, by and between 3-B Investments, a New Mexico partnership ("3-B"), whose address is 1200 Alameda Blvd., Alameda, New Mexico 87114, and Ponderosa Products, Inc., a New Mexico corporation ("Ponderosa"), whose address is 1701 Bellamah, N.W., P.O. Box 25506, Albuquerque, New Mexico 87125.

WITNESSETH

WHEREAS, 3-B is the owner in fee simple of certain real property located in Albuquerque, New Mexico, more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "3-B Property");

WHEREAS, Ponderosa is the owner in fee simple of certain real property located in Albuquerque, New Mexico, which is more particularly described in Exhibit B attached hereto and incorporated herein by reference (the "Ponderosa Property"), which property shares a common boundary ("the Common Boundary") with the 3-B Property;

WHEREAS, Ponderosa currently leases the 3-B Property from 3-B;

WHEREAS, Ponderosa and 3-B have negotiated concerning the construction by 3-B of certain improvements on the 3-B Property and have executed a new lease with respect to the 3-B Property;

WHEREAS, in connection with the construction of the improvements the City of Albuquerque requires that Ponderosa obtain an access to the Ponderosa Property, which may be accomplished by an agreement to create a common driveway;

WHEREAS, 3-B and Ponderosa wish to provide for mutual easements (individually the "Easement" and collectively the "Easements"), which Easements shall run the length of the Common Boundary, in order to satisfy the requirements of the City of Albuquerque;

WHEREAS, as an improvement on the Ponderosa Property encroaches upon the Easements, thereby rendering use of the Easements impossible, 3-B and Ponderosa will execute a certain license agreement (the "License Agreement") for the purpose of providing Ponderosa with an alternate means of access to the Ponderosa Property; and

WHEREAS, 3-B and Ponderosa agree that the Easements shall not be utilized by either party unless and until the License Agreement terminates, pursuant to its terms.

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants, agreements and easements contained in this Agreement and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

- ~~1. Mutual Easements. -- 3-B hereby grants to Ponderosa an easement of ingress and egress over a twelve (12) foot wide~~

~~(strip of land running the entire length of, and appurtenant to,
the Common Boundary, and Fonderosa hereby grants to S-B an ease-
ment of ingress and egress over a twelve (12) foot wide strip of
land running the entire length of, and appurtenant to, the
Common Boundary.)~~

2. Commencement of the Easements. The Easements, and the provisions hereof, shall take effect only upon the termination of the License Agreement.

3. Obstructions. The parties hereto shall not obstruct, impede, or interfere with the other party's reasonable use of its Easement for the purpose of ingress and egress to and from its property.

4. Maintenance. The parties hereto shall maintain the Easements in a usable, neat and uniform manner, so that the overall appearance of the Easements is that of one driveway. Each party hereto shall be responsible for that amount of the costs of improving, repairing and maintaining the Easements in good condition as corresponds to such party's degree of use of the Easements relative to the other party; except that any damage due to the negligence of any third person who uses or has used the Easements pursuant to the authority of either party hereto, shall be the liability of the party granting such authority.

5. Binding Effect. This Agreement shall be binding upon the parties hereto, their respective heirs, executors, administrators and assigns.

CC 803

6. ~~Easements shall run with the land.~~ The parties hereto agree that the Easements constitute covenants that shall run with the land.

7. Superiority. The Easements are superior and paramount to the rights of either of the parties hereto in the respective servient estates so created.

8. Entire Agreement and Modification. This Agreement constitutes the entire Agreement of the parties with respect to the subject matter hereof, and this Agreement may be amended only by written consent of both parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

3-B INVESTMENTS, a New Mexico
general partnership

By Arthur G. Bluecher
Arthur G. Bluecher
General Partner

PONDEROSA PRODUCTS, INC., a New
Mexico corporation

By Mary E. Fiedler
Mary E. Fiedler
Attorney-in-Fact

ATTEST:

Secretary



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING & PLANNING

Z

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

APPEAL / PROTEST of...

A

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

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

APPLICANT INFORMATION:

NAME: SAWMILL COMMUNITY LAND TRUST

ADDRESS: PO BOX 25181

CITY: ALBUQUERQUE

STATE NM

ZIP 87125

PHONE: 764-0359

FAX: 473-2097

E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON INC.

ADDRESS: 7500 JEFFERSON NE

CITY: ALBUQUERQUE

STATE NM

ZIP 87109

PHONE: 823-1000

FAX: 798-7988

E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC AND PRIVATE EASEMENTS

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

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

Lot or Tract No. LOT B-2-A

Block: _____

Unit: _____

Subdiv. / Adn. DUKE CITY LUMBER COMPANY ADDITION

Current Zoning: ~~S1~~ SUZ SMI

Proposed zoning: _____

Zone Atlas page(s): J13H-13

No. of existing lots: 1

No. of proposed lots: 1

Total area of site (acres): 7.508

Density if applicable: dwellings per gross acre: _____

dwellings per net acre: _____

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

Within 1000FT of a landfill? NO

UPC No. 101305834151512010

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: BELLAMAH AVE NW

Between: 18TH STREET NW

and 19TH STREET NW

CASE HISTORY:

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

07EPC00107, 07EPC00109

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

SIGNATURE

Stephanie Walton

DATE 4/13/2007

(Print) STEPHANIE WALTON

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

INTERNAL ROUTING

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

Application case numbers

07DRB-00499

07DRB-00500

Action

VPE

VPRE

ADV

CMF

S.F.

Fees

\$ 315.00

\$ 45.00

\$ 75.00

\$ 20.00

\$ _____

Total

\$ 455.00

Hearing date 05/09/07

Sandy Handley 04/13/07
Planner signature / date

Project # 1005354

Sawmill

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 *bring to DRB per Sheron*
- 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.

Bruce Stidworthy
Applicant name (print)
for Stephanie Walton 4-13-07
Applicant signature / date

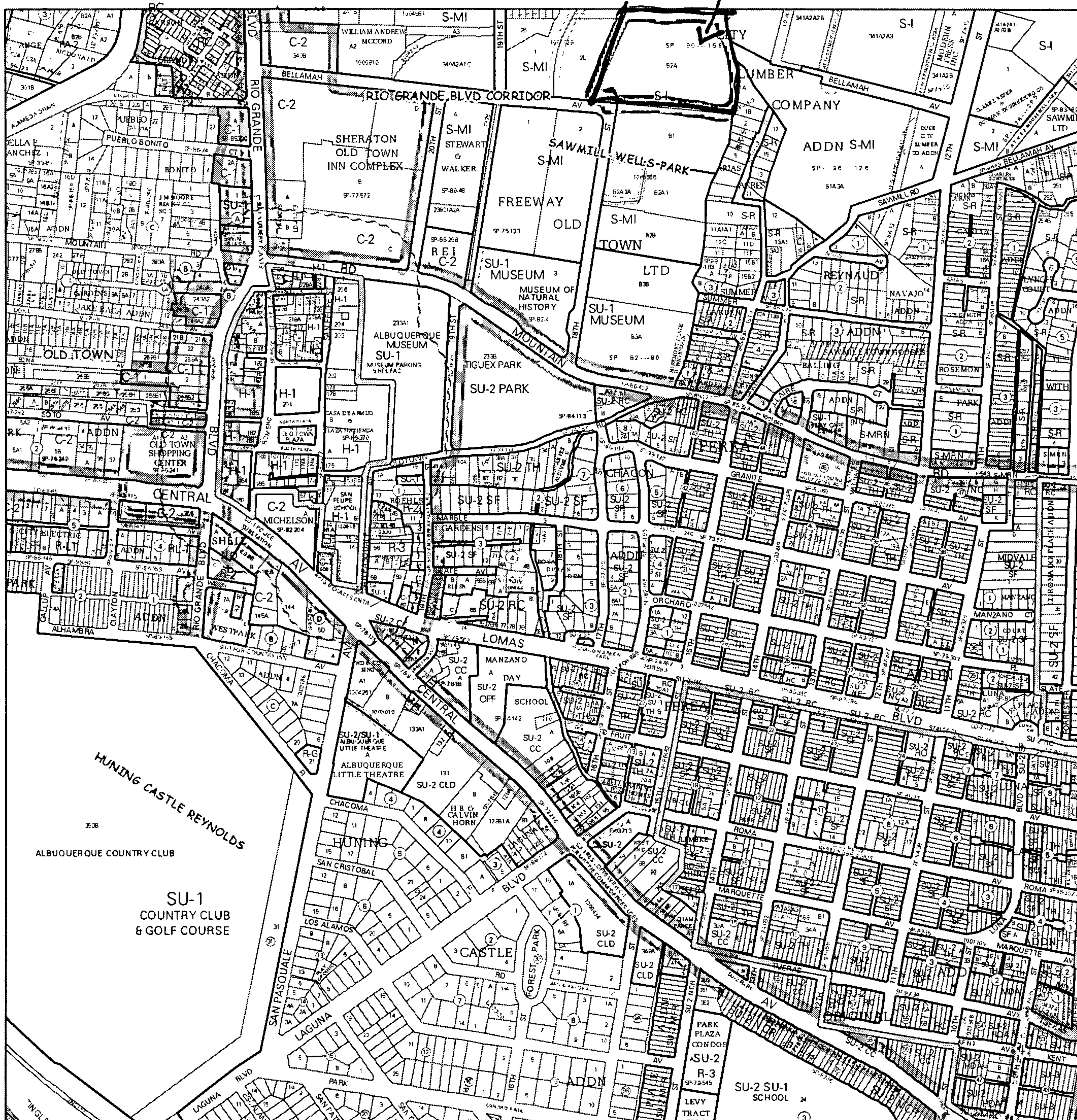


Form revised 4/03, 10/03 and APRIL 2006

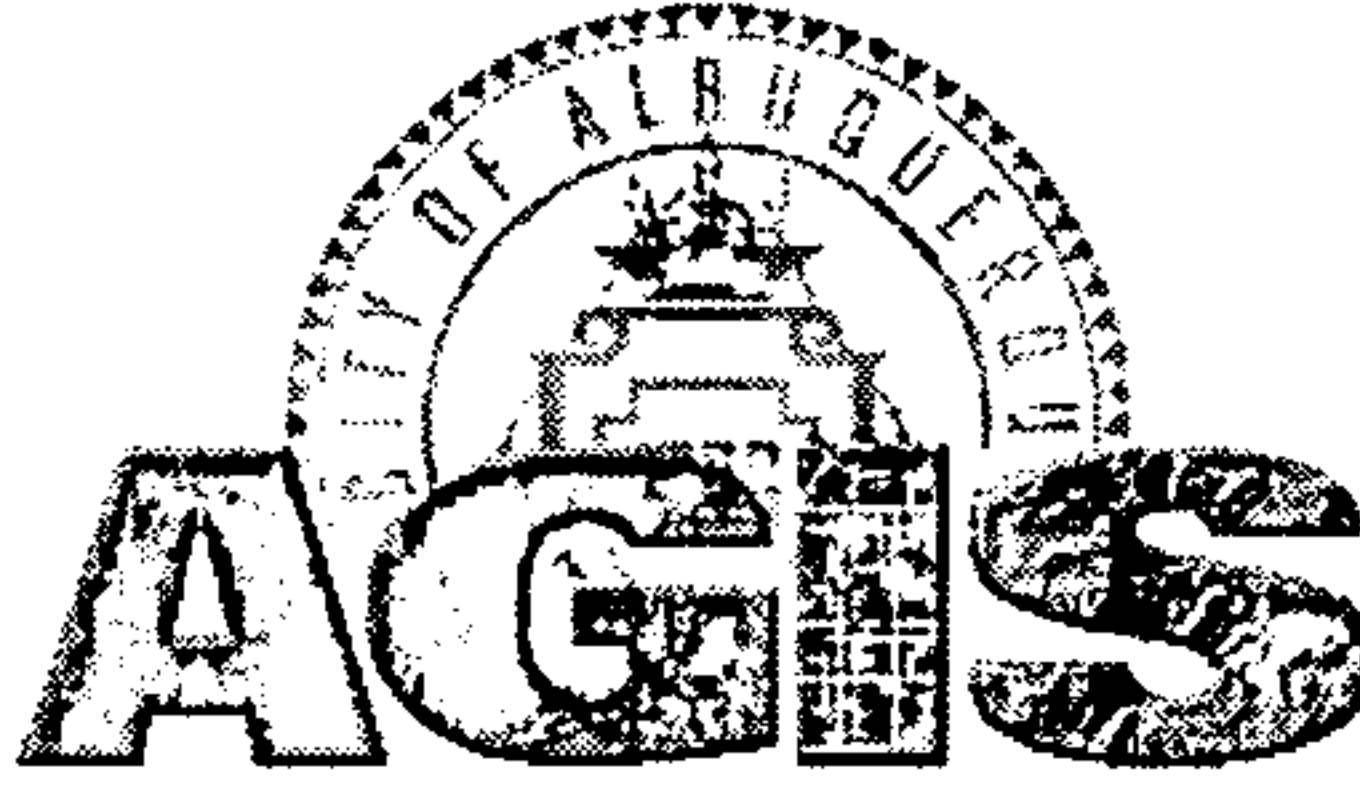
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
07DRB-00499
07DRB-00500

Sandy Handley 04/13/07
Planner signature / date
Project # 1005354

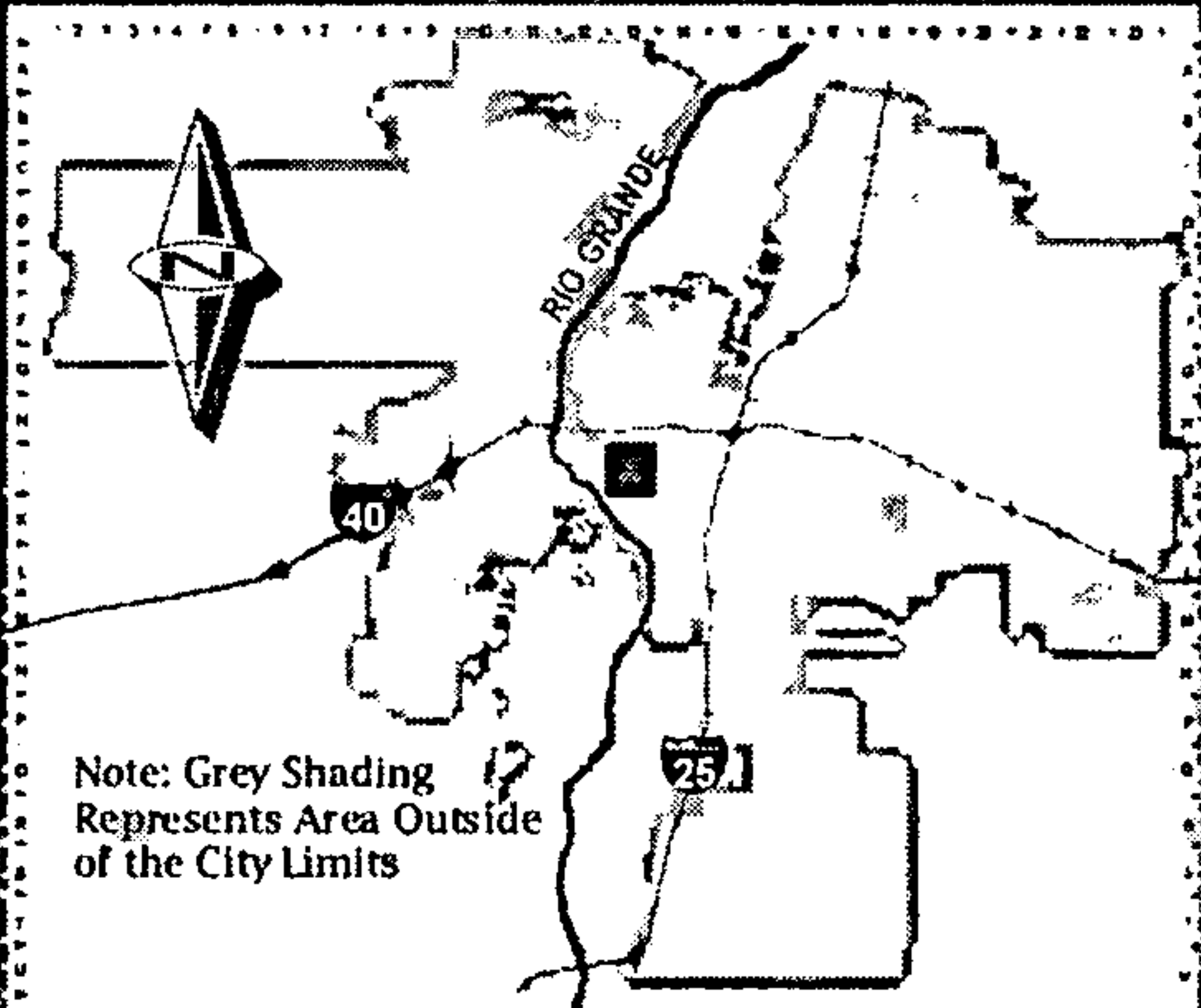


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Albuquerque Geographic Information System


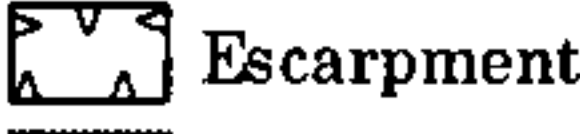
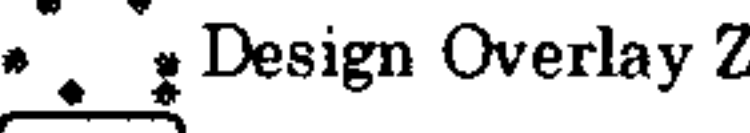
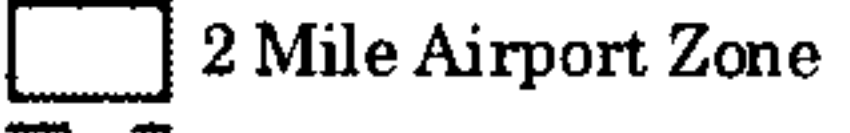

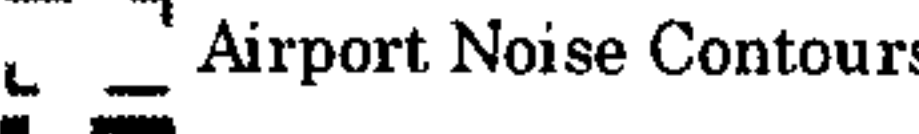
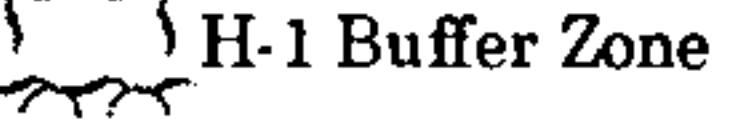
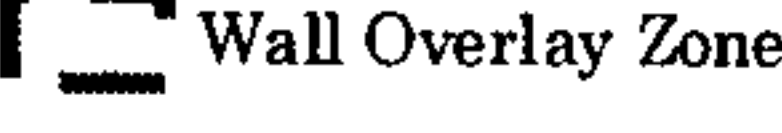
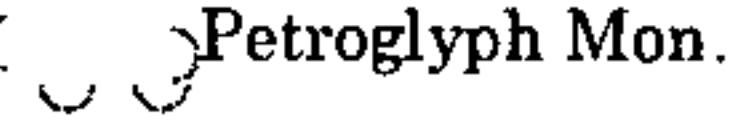
Map amended through: 3/22/2007

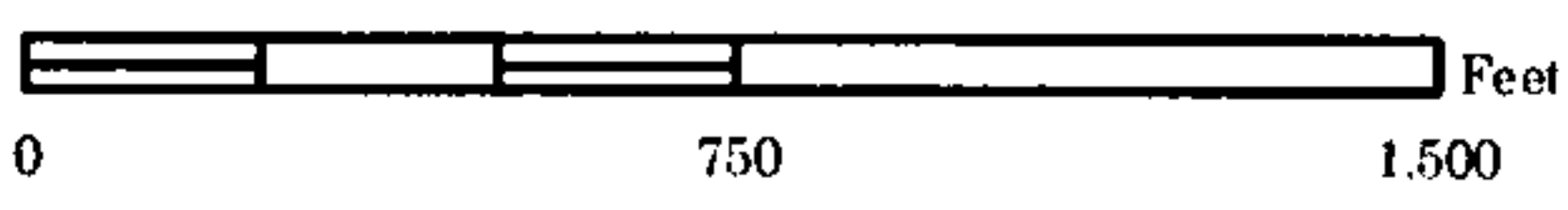


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J-13-Z

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
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	Petroglyph Mon.		



0 750 1,500 Feet

April 12, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Vacation of Public Easements and a private easement
Lot B-2-A Duke City Lumber Company Addition tbka/ Sawmill Village

Dear Sheran:

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5. 10' PNM Easement recorded 3/22/1995, bk 95-7, pg 3510. This easement was for facilities that served ponderosa products. The facilities are no longer needed and will be removed.
6. 20' x 20' Substation Easement recorded 6/2/1969, bk MS 139, pg 478. This easement was for facilities that served ponderosa products. The facilities are no longer needed and will be removed.
7. 10' Powerline Easement recorded 6/2/1969, bk MS 139, pg 478; 10' Qwest easement recorded 8/6/2003, bk A61, pg 8589
8. 7' Utility Easement- (book D8, 102; book 90C, 222)

Please put us on the agenda for May 9, 2007. Should you have any questions regarding this request, please contact me.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

April 13, 2007

LF Schultz
1324 Sawmill Road NW
Albuquerque, New Mexico 87104

RE: Vacation of Public and Private Easements
Lot B-2-A Duke City Lumber Company Addition

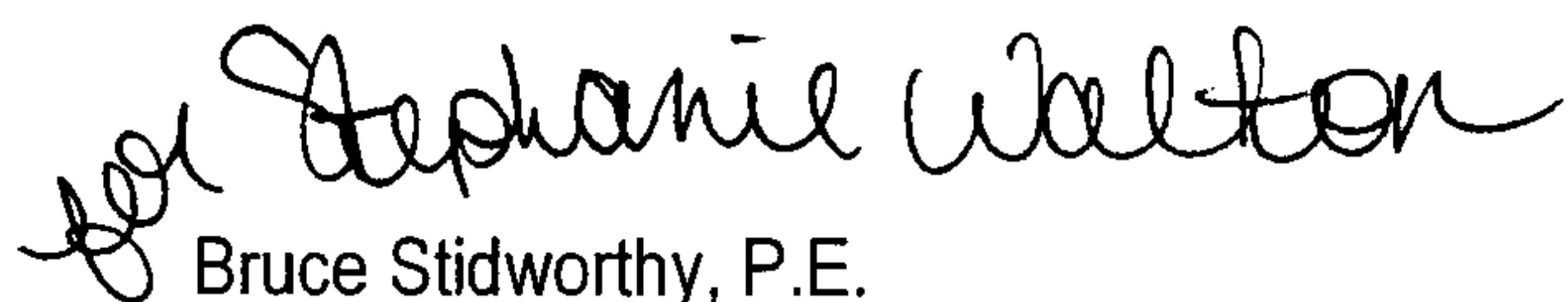
Dear LF Schultz:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Sawmill Area Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Sawmill Community Land and Trust, is seeking approval of Vacation of Public and Private Easements for Lot B-2-A Duke City Lumber Company Addition from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and also a copy of the vacation action exhibit that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

SW
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

April 13, 2007

Ms. Lezle Williams
1127 12th Street NW
Albuquerque, New Mexico 87104

RE: Vacation of Public and Private Easements
Lot B-2-A Duke City Lumber Company Addition

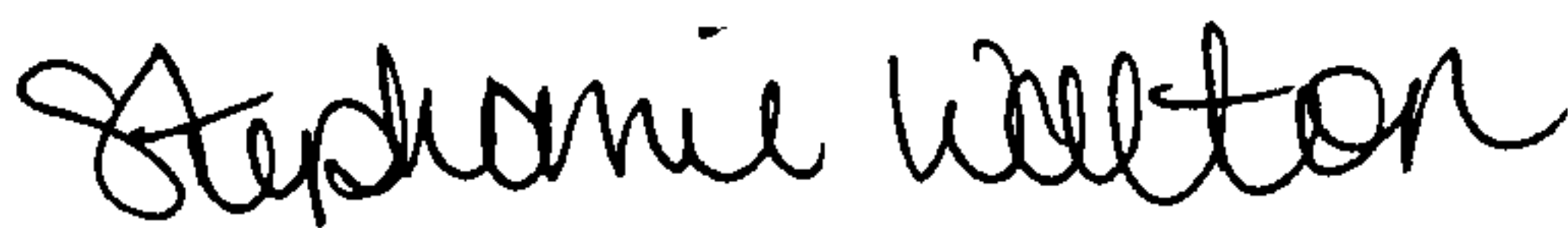
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Sincerely,



 Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

SW
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



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: April 12, 07

TO CONTACT NAME: Stephanie Walton
 COMPANY/AGENCY: Bohannon & Houston
 ADDRESS/ZIP: 7500 JEFFERSON ST NE 81109
 PHONE/FAX #: 823-1000 (FAX - 798-7988)

Thank you for your inquiry of 4-12-07 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot B-2-A Duke City Lumber Company Adk.

zone map page(s) 2-3

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

Sawmill Area NA
 Neighborhood Association
 Contacts: LF Schultz
1324 Sawmill Rd NW / 81104
243-9160 (h)
Lezle Williams
1127 12th St. NW / 81104
842-5563 (h)

 Neighborhood Association
 Contacts: _____

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
Dalaina L Carmona
 OFFICE OF NEIGHBORHOOD COORDINATION

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected 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:

- a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
- b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
- c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
- d) 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

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 (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.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

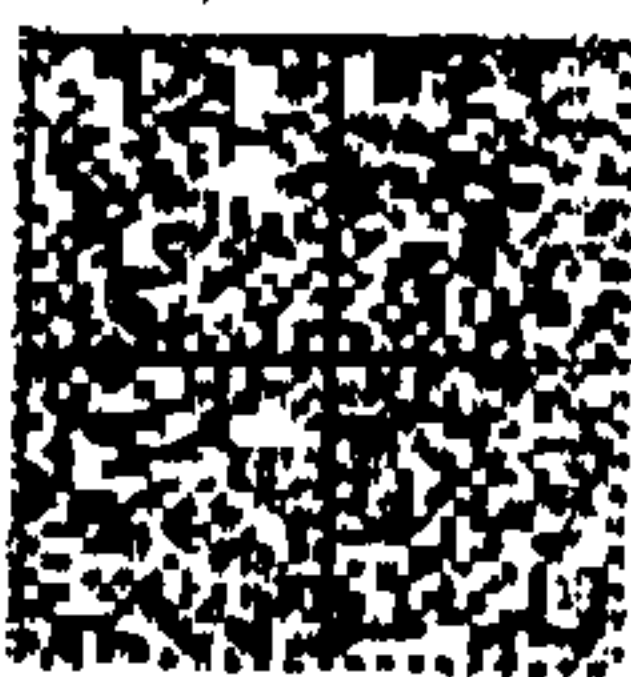
.....
(below this line for ONC use only)

Date of Inquiry: 4-12-07 Time Entered: 1:00 PM ONC Rep. Initials: DL

CERTIFIED MAIL



91 7108 2133 3933 5100 0472



62 1P
002365345 APR 15 2007
MAILED FROM ZIP CODE 27109

\$04.64

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LF SCHULTZ
1304 SOUTHWILL RD. NW
ALBUQUERQUE, NM 87104

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name)
- C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number

(Transfer from service label)

91 7108 2133 3933 5100 0472

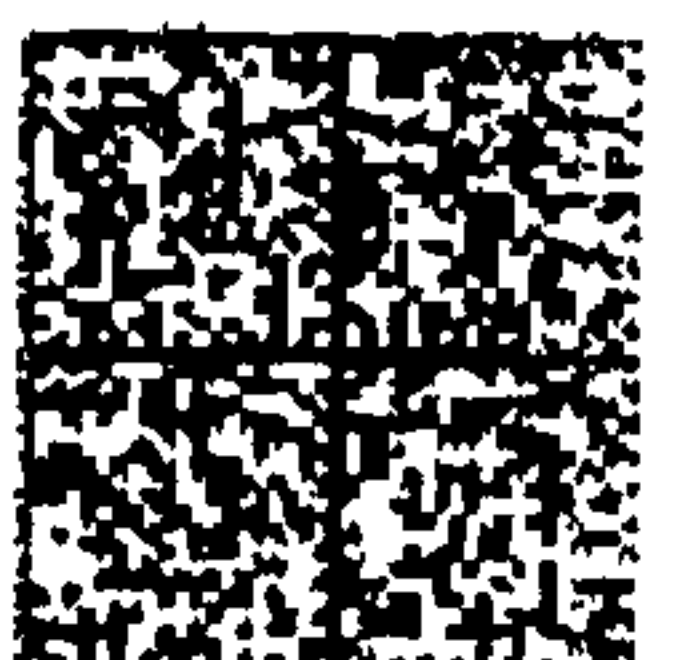
PS Form 3811, February 2004

Domestic Return Receipt

102585-02-44-1540

CERTIFIED MAIL

91 7108 2133 3933 5100 0465



UNITED STATES POSTAL SERVICE
\$04.64
02 1F 0002368948 APR 13 2007
MAILED FROM ZIP CODE 87109

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 LEAH WILLIAMS
 1107 12th St. NW
 Albuquerque, NM 87104

COMPLETE THIS SECTION ON DELIVERY

- A. Signature X Agent Address
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

- 3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
- 4. Restricted Delivery? (Extra Fee) Yes

2. Article Number 91 7108 2133 3933 5100 0465
 (Transfer from service label)
 PS Form 3811, February 2004 Domestic Return Receipt 102585-02-NA-1540

97074071

PNM GAS SERVICES
RIGHT OF WAY AND EASEMENT

6 0

R1777

THIS INSTRUMENT made this _____ day of _____, 19 97 by and between

Ponderosa Products, Inc., a New Mexico corporation

Grantor, and PNM GAS SERVICES, an unincorporated division of Public Service Company of New Mexico, a New Mexico Corporation, (Grantee), and its successors and assigns

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantee, a right of way and easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, repair, operate, and maintain one or more gas pipelines for the transmission and distribution of natural gas, with appurtenances thereto, and facilities for communication purposes, or either of, any or all such purposes, including lines, cables, conduits, and other fixtures and structures necessary to maintain such facilities, and appurtenances thereto (all of which are herein collectively referred to as "facilities"), on, over, beneath, through, and across the right of way and easement, hereinafter described, together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove any trees, shrubs or bushes and remove any structures which interfere with the purpose set forth herein. The right of way and easement granted herein is within lands situated in Bernalillo County, New Mexico and is more particularly described as follows to wit:

PNM Project Number R1777

An easement within Lot B-2-A of Plat of DUKE CITY LUMBER COMPANY ADDITION situate in Section 18, T. 10 N., R. 3 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County in Plat Book 90C, Page 222, on September 17, 1990 and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side of the following described centerline:

Beginning at a point on the south boundary line of said Lot B-2-A, whence the southwest corner of said Lot B-2-A bears N.85°08'16"W., 76.62 feet distant; running thence as an easement N.71°02'32"E., 24.67 feet; thence S.66°36'51"E., 32.70 feet to the south boundary line of said Lot B-2-A; running thence as a traverse along the south boundary line of said Lot B-2-A S.85°08'16"E., 91.64 feet; running thence as an easement N.10°20'23"E., 5.57 feet; thence S.86°51'04"E., 552.38 feet to the east boundary line of said Lot B-2-A.

SEE EXHIBIT "A" (Drawing of Easement Description)

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein

Grantor shall have the right to use the above described right of way and easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool, or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which interferes with Grantee's exercise of the rights granted herein.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, assigns, successors and assigns of the parties hereto. Grantor shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant interests or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the right granted to them by Grantor.

WITNESS its hand and seal this 2nd day of July, 19 97

J.H. Durin SECRETARY/TREASURER

(SEAL)

(SEAL)

(SEAL)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF _____

This instrument was acknowledged before me on _____, 19 _____

by _____
My commission expires: _____
(Seal)

**Notary Public
ACKNOWLEDGMENT FOR CORPORATION**

STATE OF NEW MEXICO

COUNTY OF Bernalillo

This instrument was acknowledged before me on 7/3, 19 97

John G. Fleming Sec. Treasurer
(Name of Officer) (Title of Officer)

of Ponderosa Products, Inc.
(Corporation Acknowledgment)

a New Mexico corporation, on behalf of said corporation.
(State of Incorporation)

My Commission expires: 7/27/97
(Seal) *Notary Public*

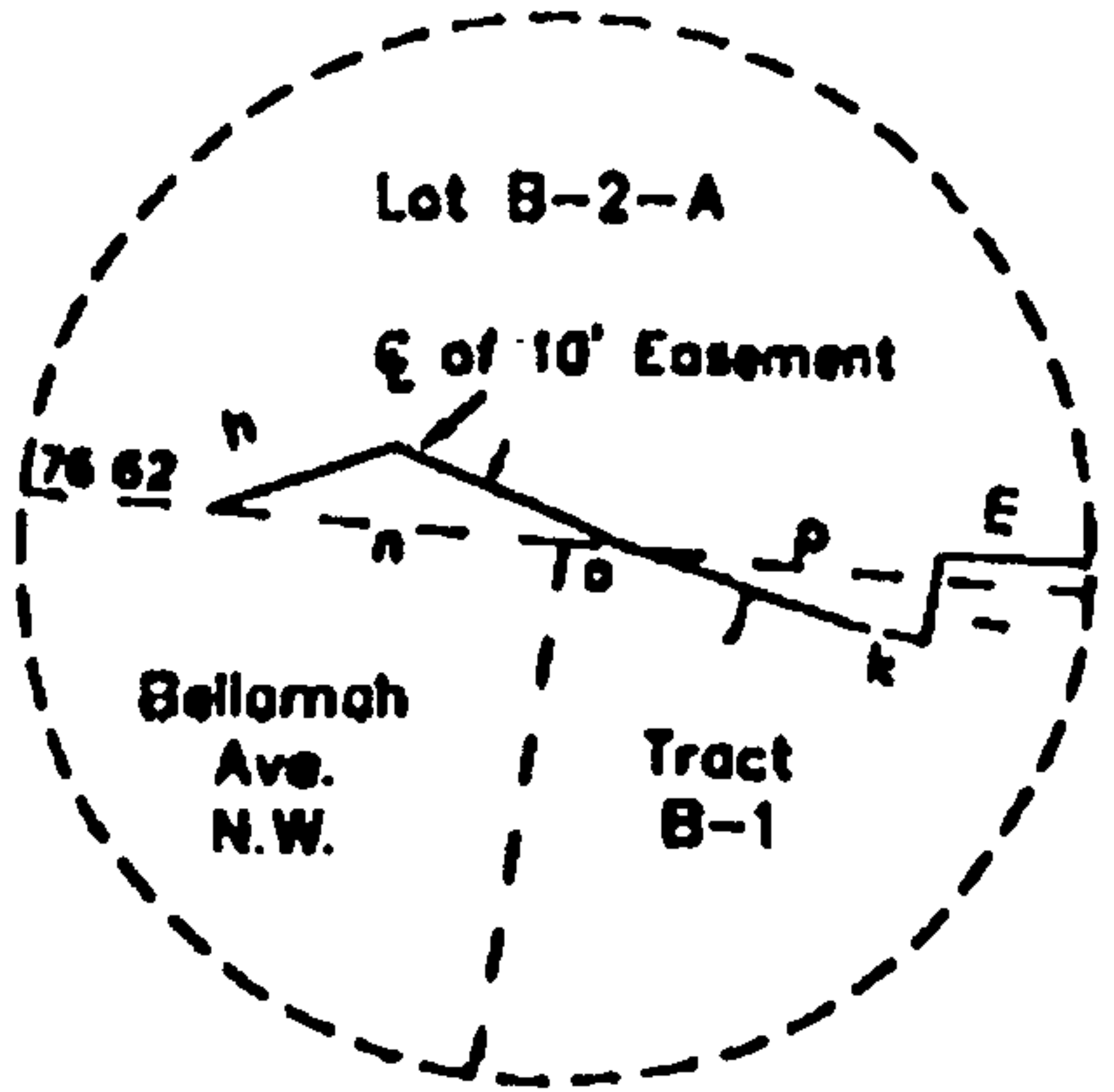
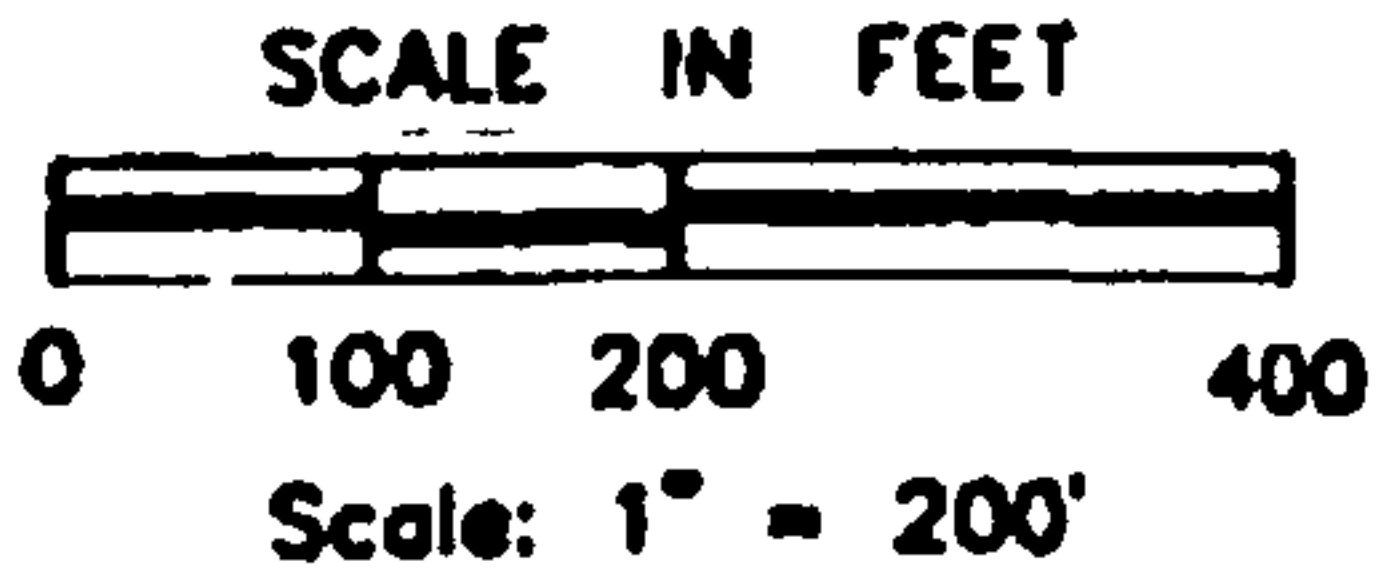
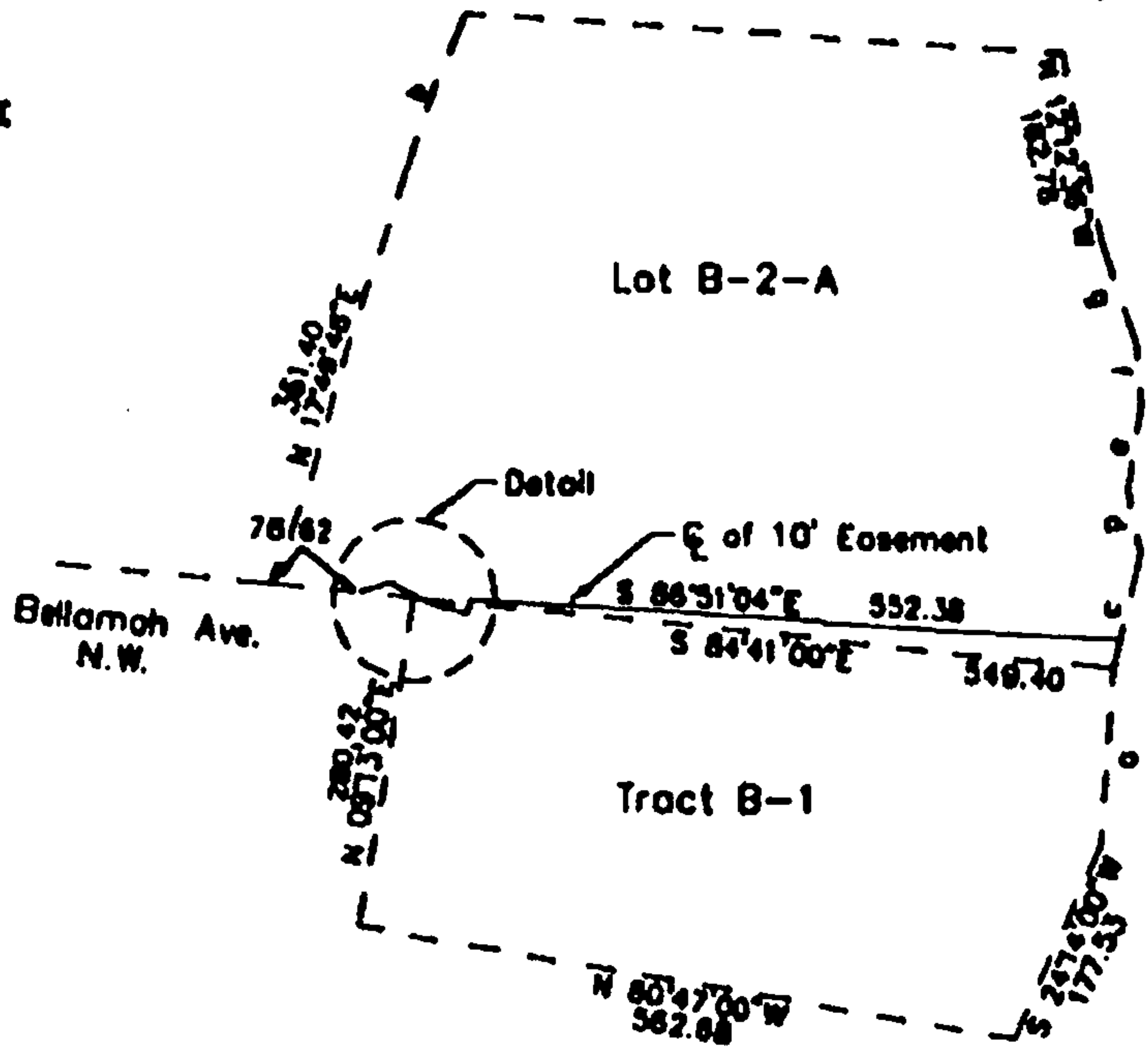
FOR RECORDER'S USE ONLY
97 JUL 22 11:11 AM
97-196500-6001
PNM
BAM
NUMBER 462-665

REFERENCE NUMBER

6501

LINE TABLE

LABEL	BEARING	DISTANCE
a	S 83°59'00"W	150.14
b	N 20°44'23"E	147.08
c	N 12°38'00"E	98.90
d	N 12°04'00"W	54.00
e	N 08°29'09"E	73.00
f	N 04°18'00"W	52.00
g	N 18°05'49"W	90.04
h	N 71°02'32"E	24.87
i	S 68°36'51"E	32.70
j	S 71°14'57"E	29.31
k	S 78°17'34"E	9.11
l	N 10°20'23"E	5.38
m	N 10°20'23"E	5.57
n	N 84°41'00"W	44.85
o	S 84°41'00"E	8.92
p	S 85°08'16"E	38.28



Detail

SURVEYOR'S CERTIFICATION

I, Leonard G. Martinez, New Mexico Professional Land Surveyor No. 9801, certify that this map was prepared from field notes of actual surveys made by me or under my supervision; and that it is true and correct to the best of my knowledge and belief.

Leonard G. Martinez

Leonard G. Martinez, N.M.L.S. No. 9801

EXHIBIT A

PROPOSED ELECTRIC LINE XING
Lot B-2-A, Duke City Lumber Co. Addition
Tract B-1, Old Town Limited
WITHIN SEC. 18, T.10 N., R.3 E., N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
PUBLIC SERVICE CO. OF NEW MEXICO
ALBUQUERQUE, NEW MEXICO

OWN BY: L.G.M.
OKD BY: *[Signature]*

DATE: 03-11-97
SCALE SHOWN

Req. No. R1777 462-1665

97074071

6

R1777

PNM GAS SERVICES
RIGHT OF WAY AND EASEMENT

THIS INSTRUMENT made this _____ day of _____, 19 97 by and between

Ponderosa Products, Inc., a New Mexico corporation

Grantee, and PNM GAS SERVICES, an unincorporated division of Public Service Company of New Mexico, a New Mexico corporation, (Grantor), and its successors and assigns
WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantee, a right of way and easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate, and maintain one or more gas pipelines for the transmission and distribution of natural gas, with appurtenances thereto, and facilities for communication purposes, or either of, any or all such purposes, including lines, cables, conduits, and other fixtures and structures necessary to maintain such facilities, and appurtenances therein (all of which are herein collectively referred to as "facilities"), on, over, beneath, through, and across the right of way and easement, hereinafter described, together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Gr. for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove any trees, shrubs or bushes and remove any structures which interfere with the purpose set forth herein. The right of way and easement granted herein is within lands situate in _____ Bernalillo County, New Mexico and is more particularly described as follows to wit:

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WITNESS my hand and seal this 3rd day of July, 19 97

J.H. Denny SECRETARY/TREASURER

(SEAL)

(SEAL)

(SEAL)

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STATE OF NEW MEXICO
COUNTY OF _____

This instrument was acknowledged before me on _____, 19 _____

My commission expires: _____
(Seal)

Notary Public
ACKNOWLEDGMENT FOR CORPORATION
STATE OF NEW MEXICO

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John G. Fleming, Sec. Treasurer
(Name of Officer) (Title of Officer)

of Ponderosa Products, Inc.
(Corporation Acknowledged)

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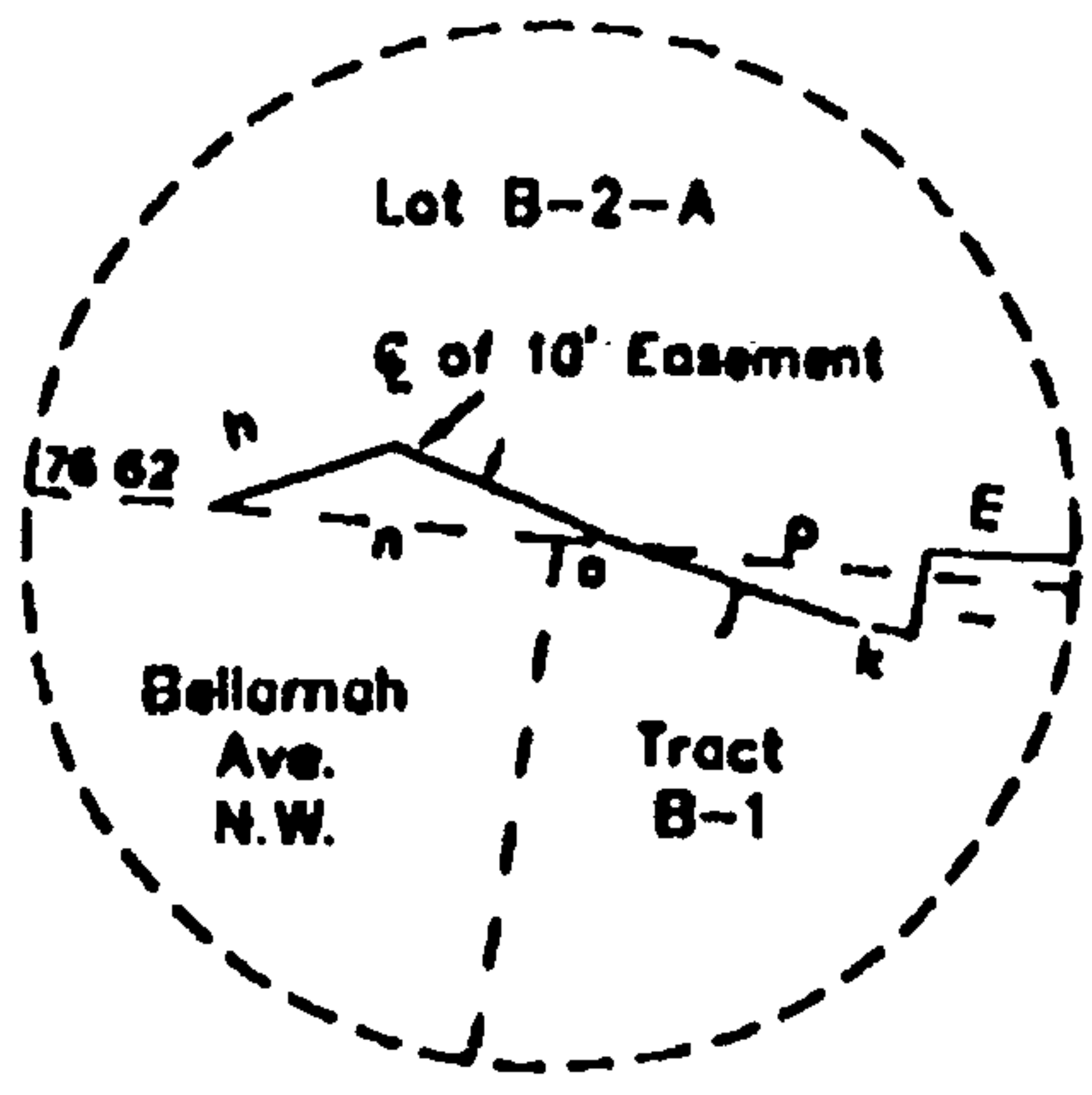
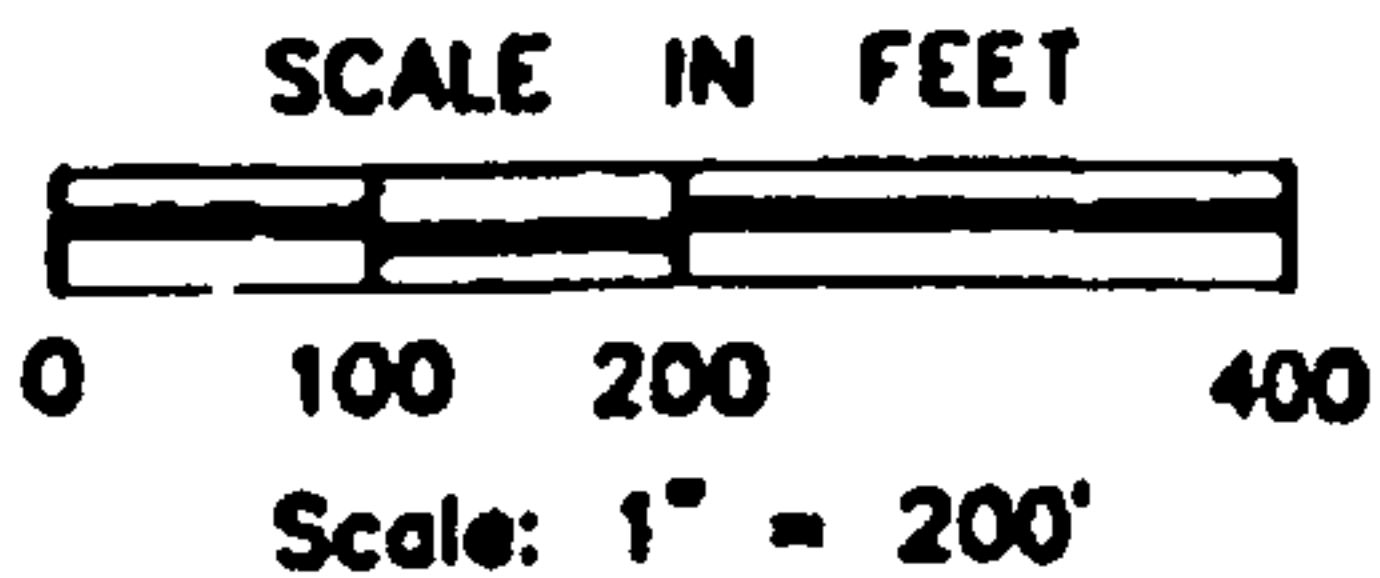
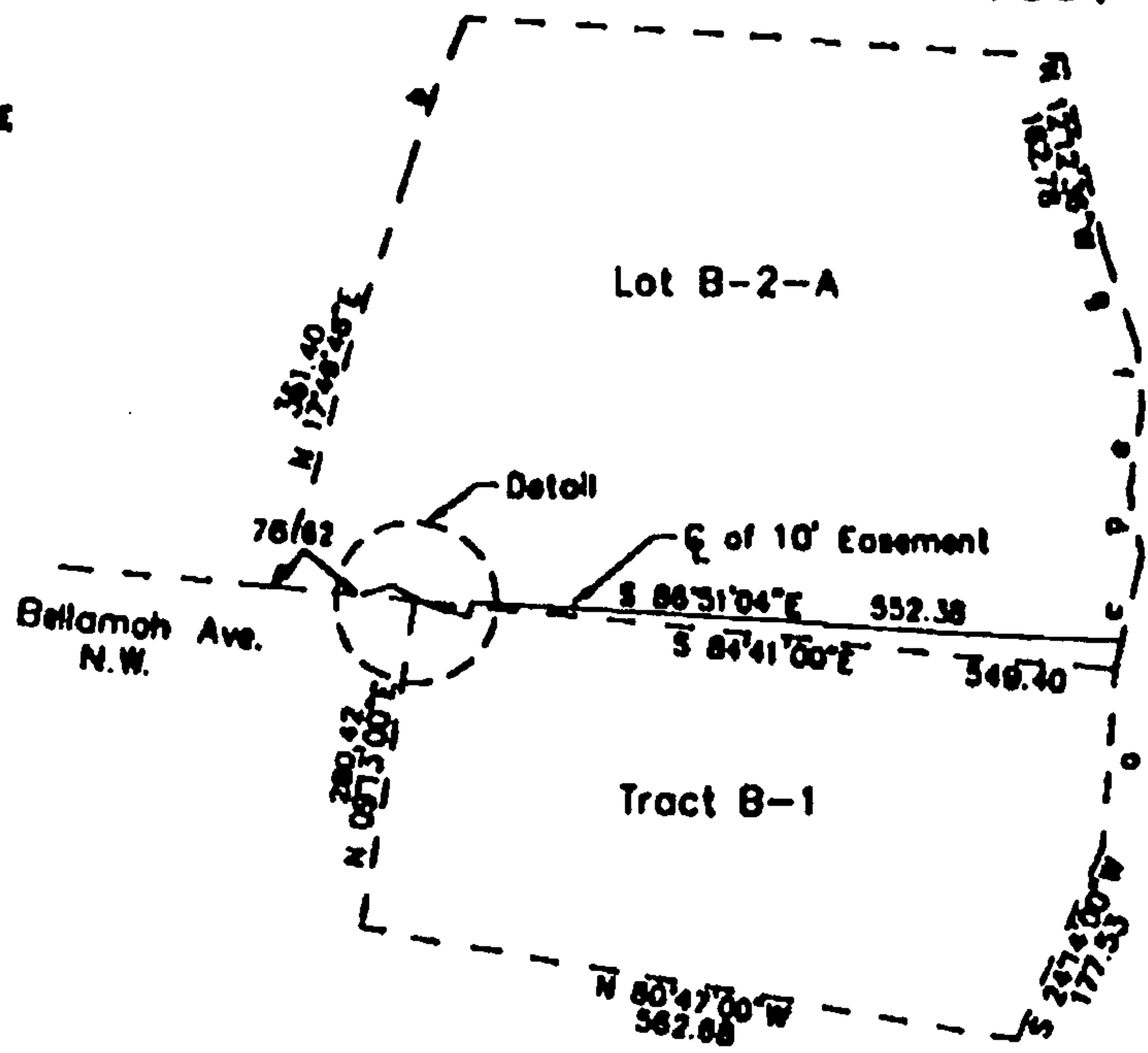
FOR RECORD & USE ONLY
97 JUL 22 11:11 AM '97
97-176500-65001

PNM
RAW
NUMBER: 1462-1665 REFERENCE NUMBER

6501

LINE TABLE

LABEL	BEARING	DISTANCE
a	S 03°39'00"W	150.14
b	N 20°44'23"E	147.08
c	N 12°39'00"E	98.90
d	N 12°04'00"W	54.00
e	N 08°29'00"E	73.00
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k	S 78°17'34"E	9.11
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Leonard G. Martinez

Leonard G. Martinez, N.M.L.S. No. 9801

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 Tract B-1, Old Town Limited
 WITHIN SEC. 18, T.10 N., R.3 E., N.M.P.M.
 BERNALILLO COUNTY, NEW MEXICO
 PUBLIC SERVICE CO. OF NEW MEXICO
 ALBUQUERQUE, NEW MEXICO

DWN BY: L.G.M.

DATE: 03-11-97

OKD BY: *[Signature]*

SCALE SHOWN

Req. No. R1777

462-1665

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

PAID RECEIPT

APPLICANT NAME SAWMILL COMMUNITY LAND TRS
 AGENT BOHANNAN HUSTON INC
 ADDRESS 7500 JEFFERSON NE
 PROJECT & APP # 1005354/07DRB 00499, 00500
 PROJECT NAME LT. B-2-A DUKE CITY LUMBER CO ADDITION

City of Albuquerque
Treasury Division

4/13/2007 9:51AM LOC: ANNX
 RECEIPT# 00074048 WSH 008 TRANSH 0012
 Account 441018 Fund 0110
 Activity 4971000 TRSLJS
 Trans Amt \$455.00
 J24 Misc \$75.00
 VI \$455.00
 CHANGE \$0.00

Thank You

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 360.00 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
 \$ 455.00 TOTAL AMOUNT DUE

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

4/13/2007 9:51AM LOC: ANNX
 RECEIPT# 00074047 WSH 008 TRANSH 0012
 Account 441006 Fund 0110
 Activity 4983000 TRSLJS
 Trans Amt \$455.00
 J24 Misc \$360.00

City of Albuquerque
Treasury Division

City of Albuquerque
Treasury Division

4/13/2007 9:51AM LOC: ANNX
 RECEIPT# 00074046 WSH 008 TRANSH 0012
 Account 441032 Fund 0110
 Activity 3424000 TRSLJS
 Trans Amt \$455.00
 J24 Misc \$20.00

Thank You

Thank You

Count receipt.doc 6/21/04

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from APRIL 24, 2007 To MAY 9, 2007

5. REMOVAL

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

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

Stephanie Walton
(Applicant or Agent)

4-13-07
(Date)

I issued 2 signs for this application,

04/13/07
(Date)

Sandy Handley
(Staff Member)

DRB PROJECT NUMBER: 1005354



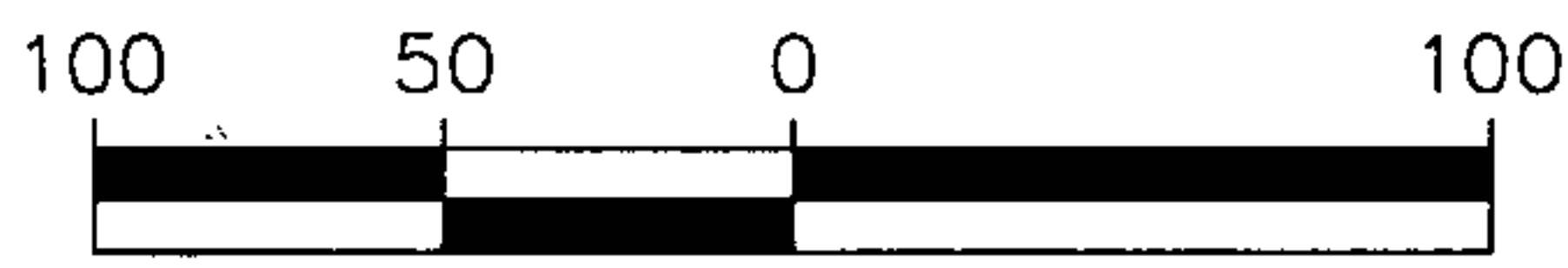
LOT B-2-A
DUKE CITY LUMBER COMPANY ADDITION
Filed Sept. 17, 1990, Vol. 90-C, Folio 222

TRACT 2
ARBOLERA DE VIDA
Filed April 11, 2005 in Plat Book 2005C, Page 106

TRACT 2-D

N.W. BELLAMAH AVENUE N.W.
(60' R/W)

18TH STREET N.W.
(60' R/W)



1" = 100'

EXISTING EASEMENTS TO BE VACATED :

(EXISTING FACILITIES TO BE REMOVED OR BE RELOCATED PER PNM REQUIREMENTS WHERE APPLICABLE.)

- 3 5' PNM EASEMENT [#13] (3/18/50, BK D135, PG 547)
- 5 10' PNM GAS SERVICES R-O-W & EASEMENT FILED 6-22-1997 [#24] (BK. 97-19. PG. 6500)
- 6 24' EASEMENT FOR INGRESS AND EGRESS (12' BOTH SIDES) [#22] (10/14/87, BK MS 546-A, PG 600)
- 8 18' X 30' PNM EASEMENT [#23] (3/22/95, BK 95-7, PG 3510)
- 9 10' PNM EASEMENT [#23] (3/22/95, BK 95-7, PG 3510)
- 10 20' X 20' SUBSTATION EASEMENT [#15] (6/2/69, BK MS 139, PG 478)
- 11 10' POWERLINE EASEMENT [#15] (6/2/69, BK MS 139, PG 478) 10' QWEST EASEMENT [#28] 8/6/2003 (BK A61, PG 8589)
- 12 7' UTILITY EASEMENT (DB, 102; 90C, 222)[#17]

VACATION Sawmill Village
EXHIBIT B Bellamah Avenue & 18th Street
Date **5/09/07** Albuquerque, New Mexico

Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87108-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

EASEMENT VACATION EXHIBIT

97074071

PNM GAS SERVICES
RIGHT OF WAY AND EASEMENT

6500

R1777

THIS INSTRUMENT made this _____ day of _____, 19 97 by and between

Ponderosa Products, Inc., a New Mexico corporation

Grantee, and PNM GAS SERVICES, an unincorporated division of Public Service Company of New Mexico, a New Mexico Corporation, Grantee, and its successors and assigns
WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantee, a right of way and easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate, and maintain one or more gas pipelines for the transmission and distribution of natural gas, with appurtenances thereto, and facilities for communication purposes, or either of, any or all such purposes, including lines, cables, conduits, and other fixtures and structures necessary to maintain such facilities, and appurtenances thereto (all of which are herein collectively referred to as "facilities"), on, over, beneath, through, and across the right of way and easement, hereinafter described, together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantee for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove any trees, shrubs or bushes and remove any structures which interfere with the purpose set forth herein. The right of way and easement granted herein is within lands situate in Bernalillo County, New Mexico and is more particularly described as follows to wit:

PNM Project Number R1777

An easement within Lot B-2-A of Plat of DUKE CITY LUMBER COMPANY ADDITION situate in Section 18, T. 10 N., R. 3 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County in Plat Book 90C, Page 222, on September 17, 1990 and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side of the following described centerline:

Beginning at a point on the south boundary line of said Lot B-2-A, whence the southwest corner of said Lot B-2-A bears N.85°08'16"W., 76.62 feet distant; running thence as an easement N.71°02'32"E., 24.67 feet; thence S.66°36'51"E., 32.70 feet to the south boundary line of said Lot B-2-A; running thence as a traverse along the south boundary line of said Lot B-2-A S.85°08'16"E., 91.64 feet; running thence as an easement N.10°20'23"E., 5.57 feet; thence S.86°51'04"E., 552.38 feet to the east boundary line of said Lot B-2-A.

SEE EXHIBIT "A" (Drawing of Easement Description)

(Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein. Grantor shall have the right to use the above described right of way and easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool, or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which interferes with Grantee's exercise of the rights granted herein.)

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, trustees, successors and assigns of the parties herein. Grantor shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant interests or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the premises and such assigns shall have the further right to convey, in whole or in part, the right granted to them by Grantor.

WITNESS my hand and seal this 3rd day of July, 19 97

John G. Fleming SECRETARY/TREASURER

(SEAL)

(SEAL)

(SEAL)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF _____

This instrument was acknowledged before me on _____, 19 _____

by _____
My commission expires: _____
(Seal)

ACKNOWLEDGMENT FOR CORPORATION
STATE OF NEW MEXICO

COUNTY OF Bernalillo
This instrument was acknowledged before me on 7/3, 19 97

John G. Fleming, Sec. Treasurer
(Name of Officer) (Title of Officer)

of Ponderosa Products, Inc.
(Corporation Acknowledgment)

a New Mexico corporation, on behalf of said corporation.
(State of Incorporation)

My Commission expires: 7/27/97
(Seal) *My Commission Expires*

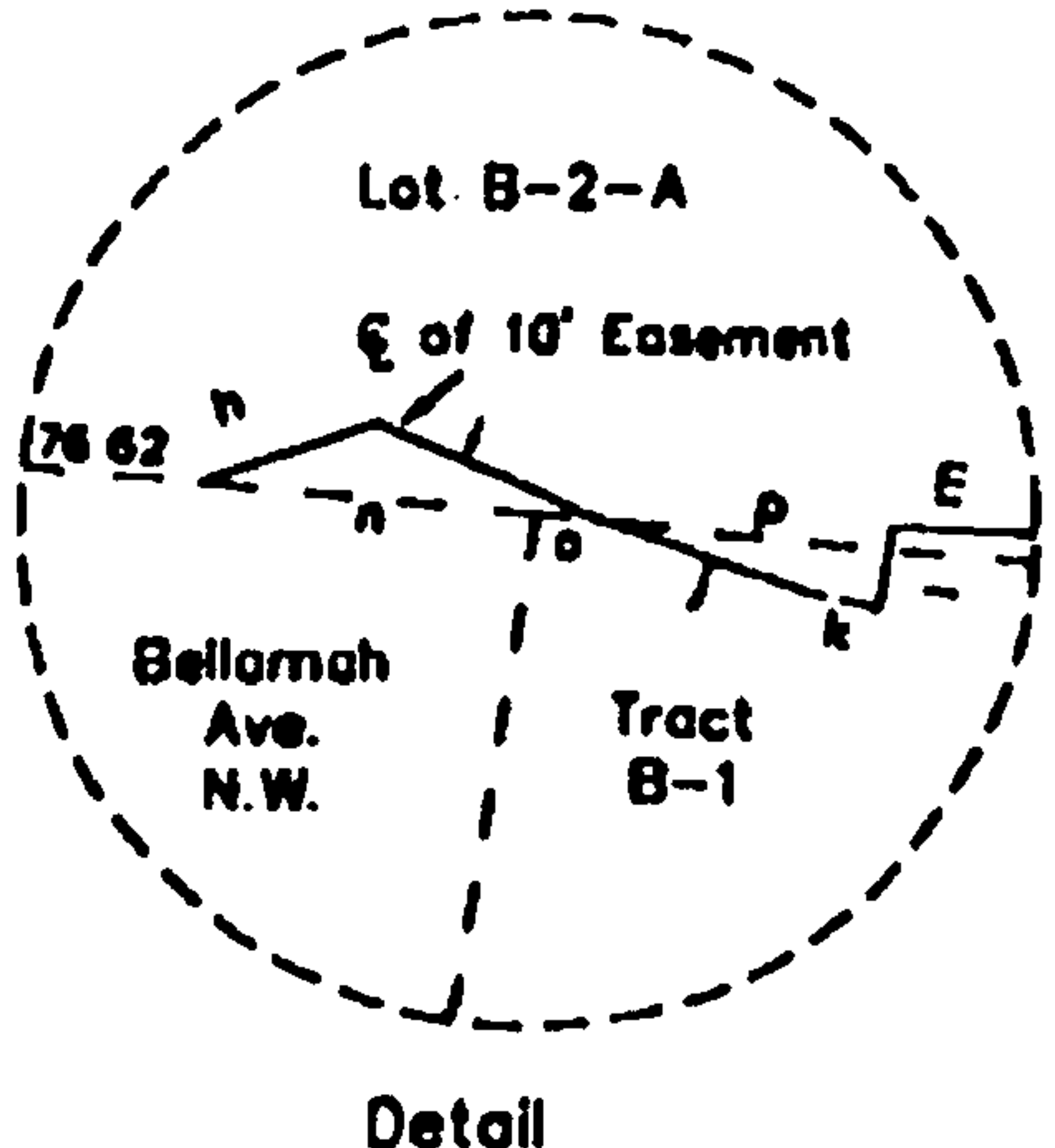
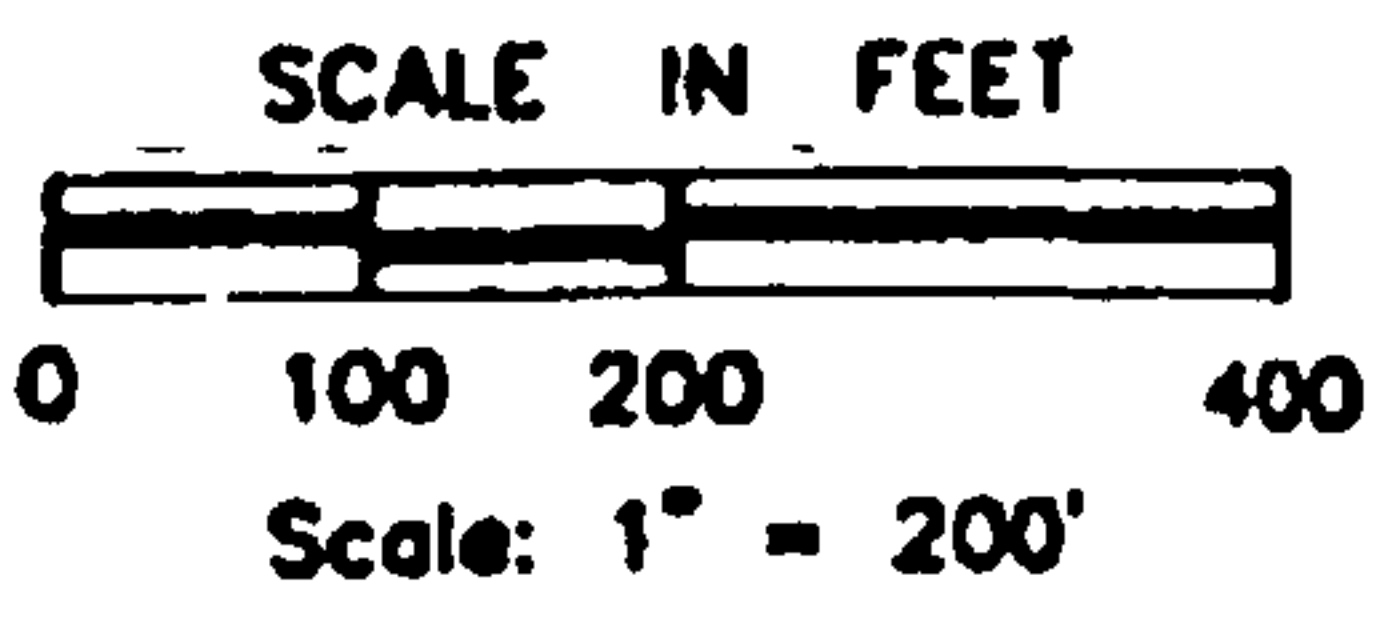
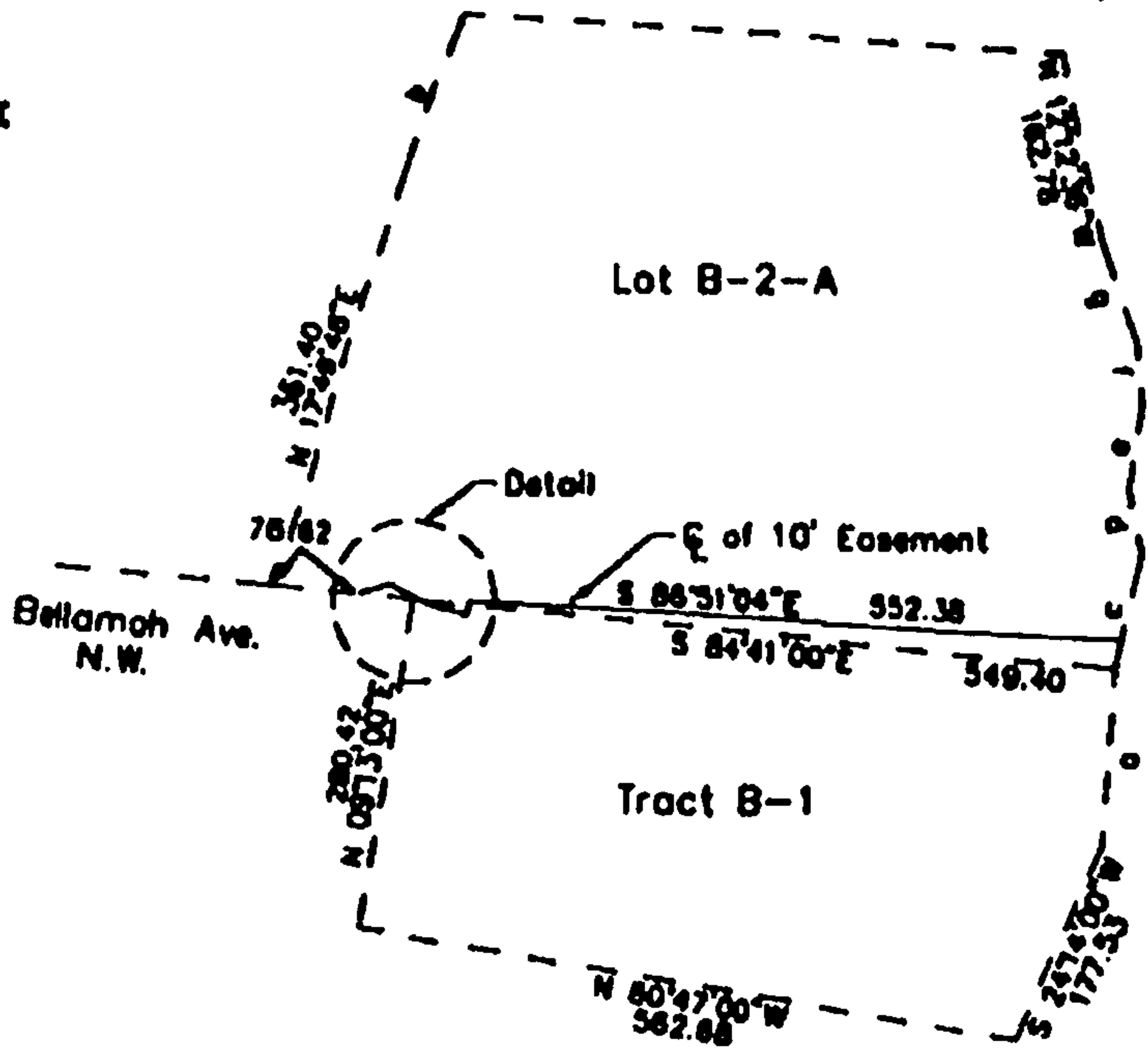
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PNM
SERIAL
NUMBER 1462-1665 REFERENCE NUMBER

6501

LINE TABLE

LABEL	BEARING	DISTANCE
a	S 83°59'00"W	150.14
b	N 20°44'23"E	147.08
c	N 12°38'00"E	98.90
d	N 12°04'00"W	54.00
e	N 08°29'00"E	73.00
f	N 04°18'00"W	52.00
g	N 18°05'49"W	90.04
h	N 71°02'32"E	24.87
i	S 68°38'51"E	32.70
j	S 71°14'57"E	29.31
k	S 78°17'34"E	9.11
l	N 10°20'23"E	5.38
m	N 10°20'23"E	5.57
n	N 84°41'00"W	44.85
o	S 84°41'00"E	8.92
p	S 85°08'18"E	38.28



SURVEYOR'S CERTIFICATION

I, Leonard G. Martinez, New Mexico Professional Land Surveyor No. 9801, certify that this map was prepared from field notes of actual surveys made by me or under my supervision; and that it is true and correct to the best of my knowledge and belief.

Leonard G. Martinez

Leonard G. Martinez, N.M.L.S. No. 9801

EXHIBIT A

PROPOSED ELECTRIC LINE XING
 Lot B-2-A, Duke City Lumber Co. Addition
 Tract B-1, Old Town Limited
 WITHIN SEC. 18, T.10 N., R.3 E., N.M.P.M.
 BERNALILLO COUNTY, NEW MEXICO
 PUBLIC SERVICE CO. OF NEW MEXICO
 ALBUQUERQUE, NEW MEXICO

OWN BY: L.G.M. DATE: 03-11-97
 OKD BY: *[Signature]* SCALE SHOWN

Req. No. R1777 462-1665

95028543 UNDERGROUND EASEMENT 3510

THIS INDENTURE made this 6th day of March, 19 95 by and between

Ponderosa Products Inc. by Ken Black, Plant Manager

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation and U S WEST COMMUNICATIONS, INC, a Colorado Corporation authorized to do business in New Mexico (Grantees), their successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantees, their successors and assigns, an easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain overhead and/or underground facilities for the transmission and distribution of electric power and energy and facilities for communication purposes, or either of, any or all such purposes, including lines, poles, guy wires, conduits, and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath and across the easement hereinafter described, together with free access to, from, and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the easement to extend services to customers of Grantees, and to trim and remove any trees, shrubs or bushes which interfere with the purpose set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM Project No. A4347

An easement within Lot B-2-A of Plat of DUKE CITY LUMBER COMPANY ADDITION situate in Sections 7 & 18, T.10 N., R. 3 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County in Plat Book 90C, Page 222 on September 19, 1980 and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side of the following described centerline: Beginning at a point within said Lot B-2-A, whence the northeast corner of said Lot B-2-A bears N.09°03'52"W., 265.45 feet distant; running thence as an easement N.84°11'16"W., 65.97 feet to a junction point; thence as a metes and bounds described easement S.08°42'22"W., 11.75 feet; thence N.81°17'38"W., 30.00 feet; thence N.08°42'22"E., 18.00 feet; thence S.81°17'38"E., 30.00 feet; thence S.08°42'22"W., 6.25 feet to said junction point.

SEE EXHIBIT "A" (Drawing of Easement Description)

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool, or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates clearance provisions of the National Electric Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, mortgagees, lessees, tenants, successors and assigns of the parties hereto, Grantees shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantees, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantees.

WITNESS my hand and seal this 6th day of March, 19 95

By: Ken Black (SEAL) Ken Black, Plant Manager Ponderosa Products (SEAL)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO COUNTY OF New Mexico

This instrument was acknowledged before me on March 6th, 19 95

By Ponderosa Products Inc., by Ken Black, Plant Manager My commission expires: (Seal) 3-1-97

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo

This instrument was acknowledged before me on March 6th, 19 95

By Ken Black Plant Manager (Name of Officer) (Title of Officer)

of Ponderosa Products (Corporation Acknowledgement)

a New Mexico corporation, on behalf of said corporation. (State of Incorporation)

My Commission expires: (Seal) 3-1-97 Notary Public

FOR RECORDERS USE ONLY STATE OF NEW MEXICO COUNTY OF BERNALILLO FILED 95 MAR 22 AM 11:26 95-28543-3510

PNM REFERENCE NUMBER

87107180

CC 600

COMMON EASEMENT AGREEMENT

This Common Easement Agreement ("Agreement") is entered into this 30 day of September, 1987, by and between 3-B Investments, a New Mexico partnership ("3-B"), whose address is 1200 Alameda Blvd., Alameda, New Mexico 87114, and Ponderosa Products, Inc., a New Mexico corporation ("Ponderosa"), whose address is 1701 Bellamah, N.W., P.O. Box 25506, Albuquerque, New Mexico 87125.

WITNESSETH

WHEREAS, 3-B is the owner in fee simple of certain real property located in Albuquerque, New Mexico, more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "3-B Property");

WHEREAS, Ponderosa is the owner in fee simple of certain real property located in Albuquerque, New Mexico, which is more particularly described in Exhibit B attached hereto and incorporated herein by reference (the "Ponderosa Property"), which property shares a common boundary ("the Common Boundary") with the 3-B Property;

WHEREAS, Ponderosa currently leases the 3-B Property from 3-B;

WHEREAS, Ponderosa and 3-B have negotiated concerning the construction by 3-B of certain improvements on the 3-B Property and have executed a new lease with respect to the 3-B Property;

WHEREAS, in connection with the construction of the improvements the City of Albuquerque requires that Ponderosa obtain an access to the Ponderosa Property, which may be accomplished by an agreement to create a common driveway;

WHEREAS, 3-B and Ponderosa wish to provide for mutual easements (individually the "Easement" and collectively the "Easements"), which Easements shall run the length of the Common Boundary, in order to satisfy the requirements of the City of Albuquerque;

WHEREAS, as an improvement on the Ponderosa Property encroaches upon the Easements, thereby rendering use of the Easements impossible, 3-B and Ponderosa will execute a certain license agreement (the "License Agreement") for the purpose of providing Ponderosa with an alternate means of access to the Ponderosa Property; and

WHEREAS, 3-B and Ponderosa agree that the Easements shall not be utilized by either party unless and until the License Agreement terminates, pursuant to its terms.

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants, agreements and easements contained in this Agreement and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Mutual Easements. 3-B hereby grants to Ponderosa an easement of ingress and egress over a twelve (12) foot wide

strip of land running the entire length of, and appurtenant to, the Common Boundary; and Ponderosa hereby grants to 3-8 an easement of ingress and egress over a twelve (12) foot wide strip of land running the entire length of, and appurtenant to, the Common Boundary.

2. Commencement of the Easements. The Easements, and the provisions hereof, shall take effect only upon the termination of the License Agreement.

3. Obstructions. The parties hereto shall not obstruct, impede, or interfere with the other party's reasonable use of its Easement for the purpose of ingress and egress to and from its property.

4. Maintenance. The parties hereto shall maintain the Easements in a usable, neat and uniform manner, so that the overall appearance of the Easements is that of one driveway. Each party hereto shall be responsible for that amount of the costs of improving, repairing and maintaining the Easements in good condition as corresponds to such party's degree of use of the Easements relative to the other party; except that any damage due to the negligence of any third person who uses or has used the Easements pursuant to the authority of either party hereto, shall be the liability of the party granting such authority.

5. Binding Effect. This Agreement shall be binding upon the parties hereto, their respective heirs, executors, administrators and assigns.

CC 603

6. Easements shall run with the Land. The parties hereto agree that the Easements constitute covenants that shall run with the land.

7. Superiority. The Easements are superior and paramount to the rights of either of the parties hereto in the respective servient estates so created.

8. Entire Agreement and Modification. This Agreement constitutes the entire Agreement of the parties with respect to the subject matter hereof, and this Agreement may be amended only by written consent of both parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

3-B INVESTMENTS, a New Mexico
general partnership

By Arthur G. Blueher
Arthur G. Blueher
General Partner

PONDEROSA PRODUCTS, INC., a New
Mexico corporation

By Mary E. Fiedler
Mary E. Fiedler
Attorney-in-Fact

ATTEST:

Secretary

EXHIBIT A

Tract B-1 of a Replat of Tract B, Division of the Lands of FREEWAY-OLD TOWN, LIMITED, in the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, on March 26, 1976, as Document Number 76-16859, recorded in Vol. C11, Folio 38, records of Bernalillo County, New Mexico.

EXCEPTING therefrom the Easterly twelve and one-half feet (Ely. 12.5') which were formerly a portion of the Albuquerque Ditch.

Lot B-2 as shown on the Replat of Lot "B" Duke City Lumber Company Addition in the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico on the 4th day of April, 1978.

Excluding from the Above Premises the following tract:

A certain tract of land situate in Section 18, Township 10 North, Range 3 East N.M.P.M., within the City of Albuquerque, New Mexico, being and comprising a portion of Lot "B-2" of "REPLAT OF LOT "B" DUKE CITY LUMBER COMPANY ADDITION in the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 4th day of April, 1978 and being more particularly described as follows:

BEGINNING at the Southeast corner No. 1 of the tract herein set forth, whence the Southeast corner of said Lot "B-2" of the above mentioned DUKE CITY LUMBER COMPANY ADDITION bears S. 49 deg. 08' 40"E., 180.37 feet distant; and running thence

N. 72 deg. 13' W., 11.24 feet to corner No. 2 of the tract herein set forth;
thence
S. 17 deg. 47' W., 9.92 feet to corner No. 3 of the tract herein set forth;
thence
N. 72 deg. 13' W., 15.75 feet to corner No. 4 of the tract herein set forth;
thence
N. 17 deg. 47' E., 9.92 feet to corner No. 5 of the tract herein set forth;
thence
N. 72 deg. 13' W., 12.39 feet to corner No. 6 of the tract herein set forth;
thence
N. 17 deg. 47' E., 9.92 feet to corner No. 7 of the tract herein set forth;
thence
N. 72 deg. 13' W., 9.16 feet to corner No. 8 of the tract herein set forth;
thence
N. 17 deg. 47' E., 20.50 feet to corner No. 9 of the tract herein set forth;
thence
S. 72 deg. 13' E., 9.16 feet to corner No. 10 of the tract herein set forth;
thence
N. 17 deg. 47' E., 19.85 feet to corner No. 11 of the tract herein set forth;
thence
S. 72 deg. 13' E., 12.20 feet to corner No. 12 of the tract herein set forth;
thence
N. 17 deg. 47' E., 9.85 feet to corner No. 13 of the tract herein set forth;
thence
S. 72 deg. 13' E., 16.00 feet to corner No. 14 of the tract herein set forth;
thence
S. 17 deg. 47' W., 9.85 feet to corner No. 15 of the tract herein set forth;
thence
S. 72 deg. 13' E., 2.10 feet to corner No. 16 of the tract herein set forth;
thence
S. 17 deg. 47' W., 8.92 feet to corner No. 17 of the tract herein set forth;
thence
S. 72 deg. 13' E., 9.08 feet to corner No. 18 of the tract herein set forth;

THE REPRODUCTION OF THIS DOCUMENT
CANNOT BE IMPROVED DUE TO THE
CONDITION OF THE ORIGINAL

CC 607

thence
S.17 deg. 47' W., 41.55 feet to the Southeast corner No. 1 and place of
beginning. Containing Two-Thousand Three-Hundred Ninety-nine and Five tenths
(2,399.5) square feet, more or less.

Less and Excepting

That portion that encroaches onto Tract B-1 of a Replat of Tract B LANDS OF
FREEWAY-OLD TOWN LIMITED. Said encroachment is set out pursuant to that
survey dated December 30, 1986 prepared by Frank E. Wilson, surveyor,
License No. 6446.

THE REPRODUCTION OF THIS DOCUMENT
CANNOT BE IMPROVED DUE TO THE
CONDITION OF THE ORIGINAL

RECORDING INFORMATION ABOVE

R/W # NM073103GH02

EASEMENT

The undersigned Grantor(s) for and in consideration of One Dollar (\$ 1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto Qwest Corporation, a Colorado Corporation, hereafter referred to as "Grantee", whose address is 1801 California St., Suite 5100, Denver, CO 80202, its successors, assigns, lessees, licensees, and agents a perpetual easement to construct, reconstruct, modify, change, add to, operate, maintain, and remove such telecommunications facilities, electrical facilities and gas facilities, and appurtenances, from time to time, as Grantee may require upon, over, under and across the following described land situated in the County of Bernalillo, State of New Mexico, which the Grantor owns or in which the Grantor has any interest, to wit: an easement ten (10) feet in width located within the southeasterly portion of Lot B-2-A, Duke City Lumber Company Addition as shown on Plat of Lots B-1-A and B-2-A Duke City Lumber Company Addition, filed in the Bernalillo County Clerks Office on September 17, 1990 in Volume 90C, Folio 222. Said easement is for an existing buried cable that enters said Lot B-2-A at a point on the easterly property line and follows in a southerly direction to the south property line, being located approximately fifteen (15) feet west of the east property line.

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Grantor further conveys to Grantee the following incidental rights

(1) A temporary right-of-way to be used during all periods of construction, reconstruction, reinforcement, repair and removal upon a strip of land five feet wide on the easterly side of said easement.

(2) The right of ingress and egress over and across the lands of Grantor to and from the above-described property and the right to clear and keep cleared all trees and other obstructions as may be necessary for the Grantee's use and enjoyment of the easement area.

Grantee shall indemnify Grantor for all damages caused to Grantor as a result of Grantee's negligent exercise of the rights and privileges herein granted. Grantee shall have no responsibility for pre-existing environmental contamination or liabilities.


Grantor reserves the right to occupy, use and cultivate said easement for all purposes not inconsistent with the rights herein granted.

Grantor covenants that he/she/they is/are the fee simple owner of said land or in which the Grantor has any interest and will warrant and defend title to the land against all claims.

Grantor hereby covenants that no excavation, building, structure or obstruction will be constructed, erected, built or permitted on said easement area and no change will be made by grading or otherwise to the surface or subsurface of the easement area or to the ground immediately adjacent to the easement area.

The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

Page 1 of 2


Initial



Mary Herrera

Bern. Co. ERSE

R 13.00

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5921912

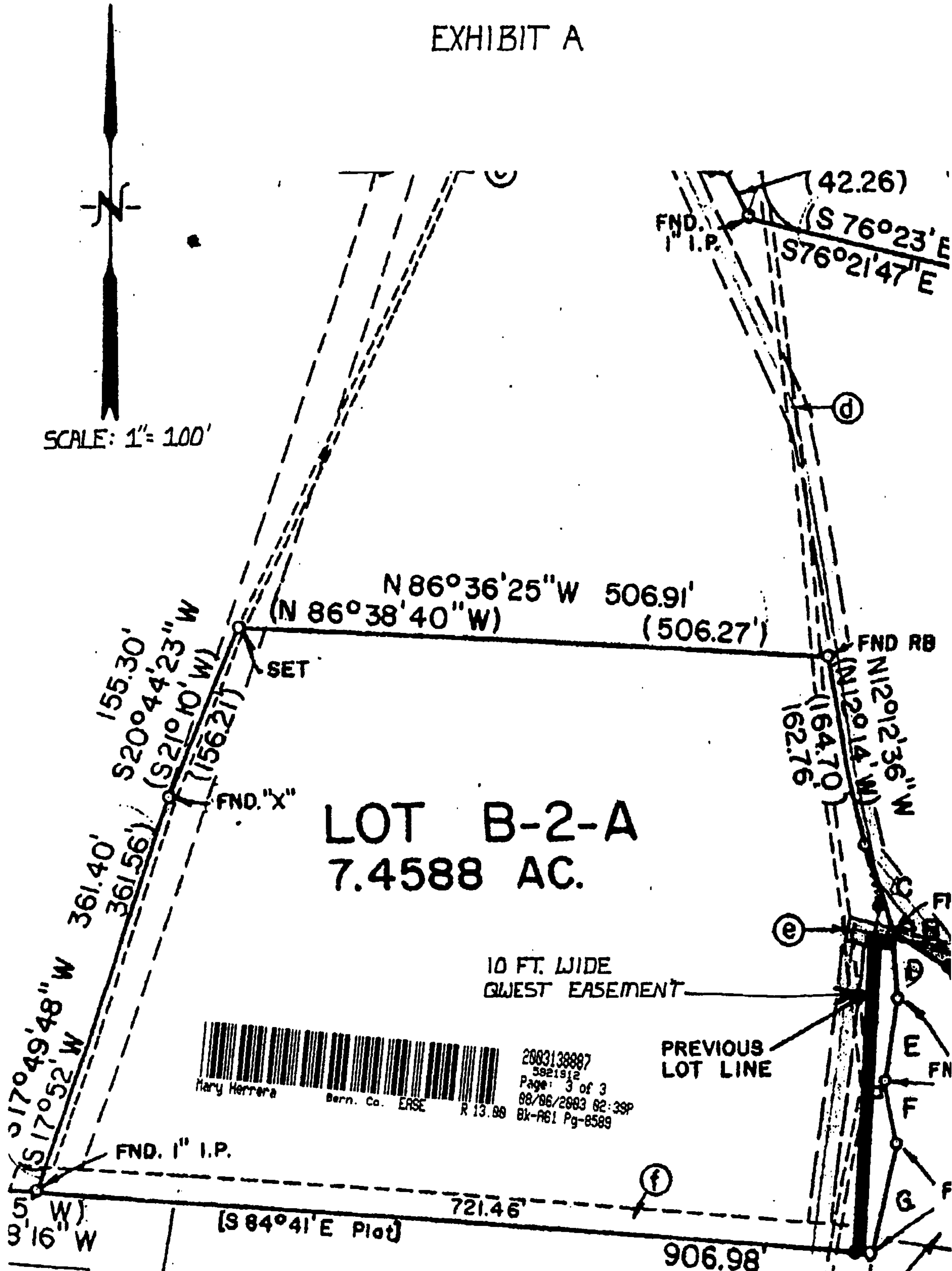
Page: 1 of 3

08/06/2003 02:39P

Blk-A61 Pg-8589

EXHIBIT A

SCALE: 1" = 100'



LOT B-2-A
7.4588 AC.

2003138897
3021912
Page: 3 of 3
08/06/2003 02:39P
Bk-R61 Pg-8589

Barry Herrera
Barr. Co. EASE R 13.00

TR. B-1, FREEWAY-
OLD TOWN, LIMITED
Filed 3-26-1976

LOT
ARI
File
Vol.

Albuquerque, New Mexico 87103

THIS INDENTURE made this 27th day of May, 1969, by and between

DUKE CITY LUMBER COMPANY, INC., a New Mexico Corporation

First Parties, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado corporation, authorized to do business in New Mexico, Second Parties, their successors and assigns,

WITNESSETH:

That the said First Parties, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, do hereby give, bargain, sell, grant and convey unto said Second Parties, an easement to build, construct, operate and maintain an electric power transmission and communications line on, over, beneath and across the lands hereinafter described, and to erect all necessary poles, guy wires and other equipment, fixtures and structures necessary to maintain the said power and communications line on, over, beneath and across said lands at or near the points hereinafter designated as the course of said power and communications line on, over, beneath and across said lands; together with free ingress and egress in, from, and over said easement with rights and privileges of going upon, over and across said lands for the purpose of maintaining said line, and trimming any trees which interfere with the operation of said line; said lands being situate in the County of Bernalillo, State of New Mexico, and more particularly described as follows, to-wit:

Easements within the Northerly portion of Tract 236 of M.R.G.C.D. Map No. 38 as shown on the Plat of Portions of the Lands of ESTATE OF JOHN MANN in the City of Albuquerque, New Mexico by C. B. Bayer Engineering dated December 4, 1968 revised December 12, 1968 and land vacated by City Ordinance 2425, all within NE 1/4 Sec. 18, T.10N., R.3E., N.M.P.M. and being more particularly described as follows:

A substation easement twenty (20) by twenty (20) feet being described by metes and bounds as follows; beginning for a tie at an angle point in the Easterly boundary of the above described portion of Tract 236 whence the Southeast corner of said portion of Tract 236 bears S. 03° 59' W., 301.96 feet running thence S. 35° 05' W., 30.96 feet to the Point of Beginning running thence S. 75° 43' E., 10.0 feet to the Northeast corner; thence S. 14° 17' W., 20.0 feet to the Southeast corner; thence N. 75° 43' W., 20.0 feet to the Southwest corner; thence N. 14° 17' E., 20.0 feet to the Northeast corner; thence S. 75° 43' E., 10.0 feet to the Point of Beginning.

A powerline easement ten (10) feet in width being five (5) feet on each side of the following described centerline; beginning at a point in Tract 236 of M.R.G.C.D. Map No. 38, said point being the above described Point of Beginning, running thence S. 75° 43' E., 84.6 feet to a Public Service Co. of New Mexico power pole in place.

First parties shall have the right to use the above described real estate for purposes not inconsistent with the rights hereby granted provided that First Parties shall not erect or construct any building, pool, or other structure thereon, nor drill or operate any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, executors administrators, successors and assigns of the parties hereto.

WITNESS our hand and seal this 27th day of May, 1969.

Joseph Grevey (SEAL)
Jack Grevey (SEAL)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 27th day of May, 1969.

My commission expires: 12-11-69

Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 27th day of May, 1969

by Joseph Grevey, President and Jack Grevey (Name of Officer)

Secretary of Duke City Lumber Company, Inc. (Corporation Acknowledging) a corporation on behalf of said corporation.

My commission expires: (Seal) 12-11-69. Ruth J. Fisher Notary Public

FOR RECORDER'S USE ONLY
State of New Mexico
County of Bernalillo
This instrument was filed for record on
A JUN 2 1969
at 10 o'clock A.M. Recorded in Vol. 137
of records of said County folio 423
Clark & Recorder
Deputy Clerk

THIS DOCUMENT MAY BE ILLEGABLE
THIS DOCUMENT MAY BE ILLEGABLE

EASEMENT

THIS INDENTURE, made this _____ day of _____, 1950, by and between

Frank E. Mann and Martha Mann French, his sister, administrators

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

WITNESSETH:

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

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

A strip of land five (5) feet in width adjoining and running parallel to the west and North property line of Tract No. 236, Maps Nos. 35 and 38 of the Official Bernalillo County Taxation Maps in Sec. 7 and 18 T.10N., R.3E., N.M.P.M., Bernalillo County, New Mexico, of which the west and North line of the five (5) foot easement being more particularly described as follows: Beginning at a point S.25°56'E., 30.07 feet distant from corner No. 32 of land now or formerly owned by the Santa Fe Land and Improvement Company and running thence S.25°10'W., 624.69 feet to corner No. 11, thence S.21°44'W., 182.28 feet to corner No. 12, thence S.18°26'W., 423.17 feet to corner No. 13; thence N.84°41'W., 480.01 feet to corner No. 2 of Tract No. 3 of land owned by Santa Fe Land and Improvement Company, the west terminus point of this easement. Also easements for the necessary anchors at Corner No. 13, as shown on Public Service Company Drawing No. A-1341-E.

Said power line to cross said lands at the points and in the manner hereinafter set forth, to-wit:

Said pole line to be built along the common property line between the John Mann, Sr. estate and Tract No. 2 of the Industrial Area Property, except where irrigation ditches will interfere with pole line construction.

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

Frank E. Mann
Martha Mann French
Frank E. Mann
Martha Mann French

STATE OF NEW MEXICO
COUNTY OF Bernalillo

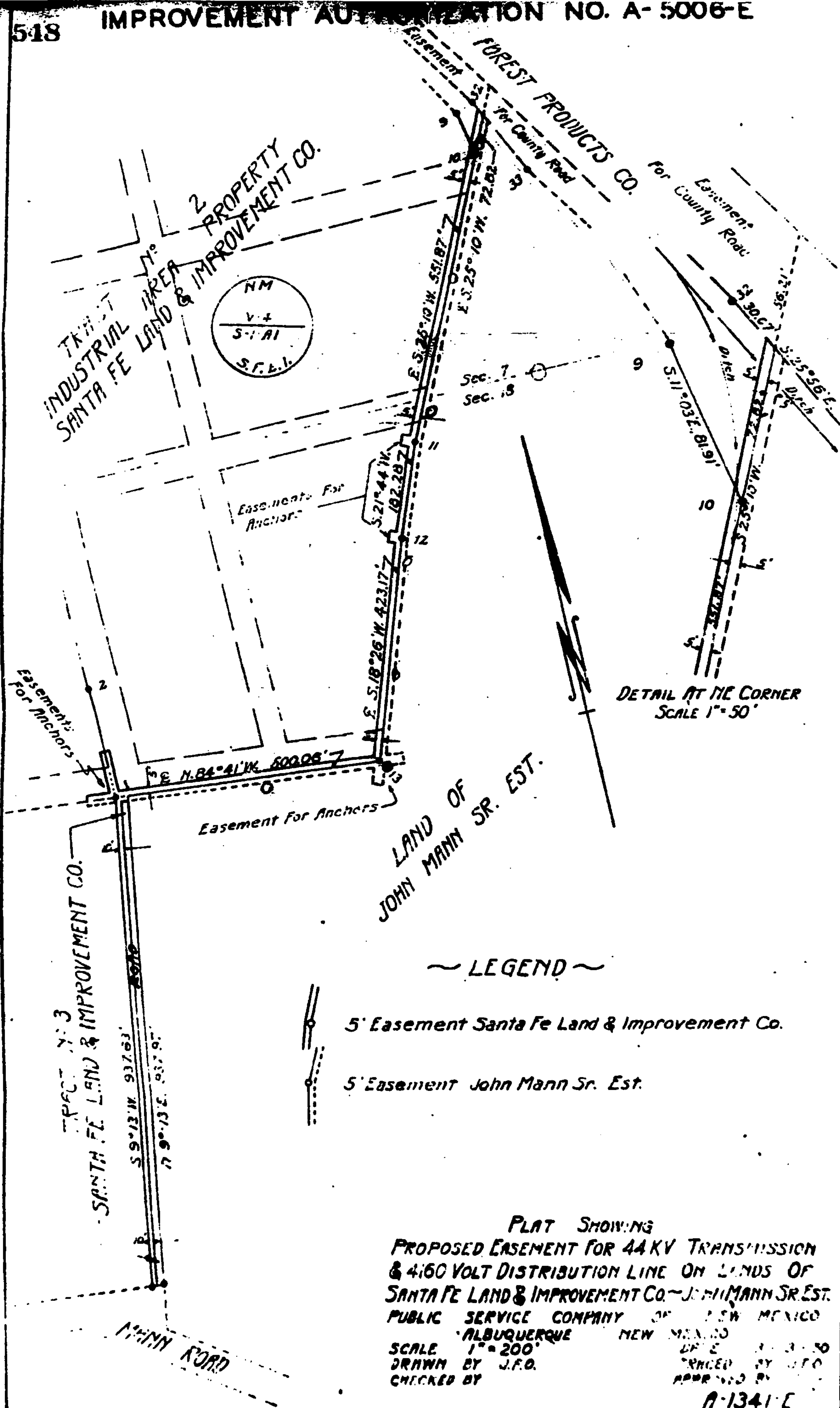
On this 18th day of March, 1950, before me, a Notary Public

within and for said County and State, personally appeared Frank E. Mann and Martha Mann French, his sister, to me known to be the persons described in and who executed the foregoing instrument and acknowledged the same as their free act and deed.

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

Notary Public

My commission expires



88397

Sub to...

State of New Mexico
County of Bernalillo

This instrument was filed for record

at 11:18 MAR 18 1950

D-

at 11:18 a.m. Recorded in Vol. 135

of records of said County Folio 5247

Personnel...

Mejia Leg...

Deputy Clerk & Recorder

318-50