

114



Prelim & Final

# DRB CASE ACTION LOG

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.: 07 DRB - 70137 Project # 1006586  
 Project Name: ~~SUNDBERG SOUTH UNIT 9~~  
 Agent: SEVENBAR THOMPSON ENG. Phone No.: \_\_\_\_\_

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: M: B on private drainage easement.  
 \_\_\_\_\_  
 \_\_\_\_\_

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

PLANNING (Last to sign): Site plan Approval  
15 day appeal  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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 1006586



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 25, 2007

**4. Project# 1006586**  
07DRB-70101 VACATION OF PUBLIC EASEMENT  
07DRB-70109 VACATION OF PRIVATE EASEMENT

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for WILLIAMS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) D-4-L-1 & D-4-L-2B, **SEVEN BAR RANCH**, zoned SU-1/IP, located on CALLE CUERVO NW BETWEEN ELLISON DR NW AND CORRALES RD NW containing approximately 3.72 acre(s). (A-14)

At the July 25, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

**07DRB-70137 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL**

The preliminary and final plat was approved with final sign off delegated to the City Engineer for maintenance and beneficiaries of the easement and to Planning for a 15 day appeal period and to record the plat.

If you wish to appeal this decision, you must do so by August 9, 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.)

A handwritten signature in cursive script, appearing to read "S. Matson".

Sheran Matson, AICP, DRB Chair

Cc: Williams Development LLC, 1700 Alejandro Ln NW, 87104  
Thompson Engineering Consultants Inc, PO Box 6560, 87193  
Marilyn Maldonado, Planning Department, 4<sup>th</sup> Floor, Plaza del Sol Bldg.  
File



**DEVELOPMENT REVIEW BOARD  
Action Sheet**

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

July 25, 2007

9:00 A.M.

**MEMBERS:**

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

Nilo Salgado Fernandez, 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:
- 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# 1000965**  
07DRB-70102 VACATION OF  
PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 22 & 23, **VALLE PARAISO AT ANDALUCIA**, zoned SU-1/PRD, located on VALLE SANTO TRAIL NW BETWEEN VALLE BONITA CT NW AND CAMINO VALLE CT NW containing approximately 21.5725 acre(s). *[Deferred from 07/25/07]* (F-12) DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.

2. **Project# 1000351**  
07DRB-70112 VACATION OF  
PUBLIC EASEMENT

WILL PLOTNER JR agent(s) for CANON DEL OSO INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, 4, 5, 6, 7A & 8, **LANDS OF ZIA TRADING CO**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH BLVD NE AND BN & SF RAILROAD containing approximately 3.4 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70139 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

CARTESIAN SURVEYS INC agent(s) for CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2<sup>ND</sup> ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70140 EPC APPROVED SDP  
FOR BUILD PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for BOB KITTS - CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2<sup>ND</sup> ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70141 EPC APPROVED SDP  
FOR SUBDIVISION

JASON WOODRUFF agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2<sup>ND</sup> ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

3. **Project# 1004073**  
07DRB-70100 VACATION OF  
PUBLIC EASEMENT

MARK GOODWIN & ASSOCIATES PA 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(s) 1**, zoned R-D, located on JUAN TABO HILLS BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS RD NE containing approximately 82.9917 acre(s). (M-21/22) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project# 1006586**  
07DRB-70101 VACATION OF  
PUBLIC EASEMENT  
07DRB-70109 VACATION OF  
PRIVATE EASEMENT  
07DRB-70137 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for WILLIAMS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) D-4-L-1 & D-4-L-2B, **SEVEN BAR RANCH**, zoned SU-1/IP, located on CALLE CUERVO NW BETWEEN ELLISON DR NW AND CORRALES RD NW containing approximately 3.72 acre(s). (A-14) **THE VACATION OF PUBLIC EASEMENT AND VACATION OF PRIVATE EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO CITY ENGINEER FOR MAINTENANCE AND BENEFICIARIES OF THE EASEMENT AND TO PLANNING FOR THREE COPIES, A 15 DAY APPEAL PERIOD, AND TO RECORD THE PLAT.**

5. **Project# 1006608**  
07DRB-70113 VACATION OF  
PUBLIC RIGHT-OF-WAY

CARTESIAN SURVEYING INC. agent(s) for CITY OF ALBUQUERQUE REAL PROPERTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 24, X, Y, Z, & 128-130, Block(s) F & 10, **MANDELL BUSINESS AND RESIDENCE ADDITION/PERFECTO, MARIANO AND JESUS ARMIJO**, zoned SU-3, located on MARQUETTE AVE NW BETWEEN 4<sup>TH</sup> ST NW AND 5<sup>TH</sup> ST NW containing approximately 2.0 acre(s). (J-14) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project# 1006610**  
07DRB-70114 VACATION OF  
PUBLIC EASEMENT  
07DRB-70115 VACATION OF  
PUBLIC RIGHT-OF-WAY

CARTESIAN SURVEYING INC. agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Lot(s) 1-5 AND 28-32 AND 20-FEET ALLEY, Block(s) 11, **GRANDVIEW HEIGHTS**, zoned C-1, located on CHELWOOD PARK NE BETWEEN LOMAS NE AND ALICE NE containing approximately 0 .73 acre(s). (K-22) **THE VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF PUBLIC EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **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). *[Deferred from 06/06/07 & 07/25/07]* (H-12) **INDEFINITELY DEFERRED DUE TO NO SHOW.**
8. **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 & 07/25/07]* (R-15, R-16, S-15 & S-16) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**
9. **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) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 07/25/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 07/18/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: PROVIDE A 53- FEET RIGHT-OF-WAY IN ALL STREETS EXCEPT AS NOTED ON SITE PLAN AND MUST MEET SITE PLAN FOR SUBDIVISION REQUIEREMENTS.**
- 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) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND DELEGATED TO PLANNING FOR THREE COPIES OF THE SITE PLAN.**

**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.

10. **Project# 1002651**  
07DRB-70125 AMENDED SDP FOR  
BP
- ADVANCED ENGINEERING AND CONSULTING  
LLC agent(s) for DEVALMONT VINEYARDS INC  
request(s) the above action(s) for all or a portion of  
Lot(s) 25-A, Tract(s) A, Block(s) 15, **NORTH  
ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP,  
located on I-25 NORTH BOUND FRONTAGE RD NE  
BETWEEN CARMEL AVE NE AND CORONA AVE  
NE [REF: DRB-93-78] [Deferred from 07/18/07] (C-  
18) **THE AMENDED SITE PLAN FOR BUILDING  
PERMIT WAS APPROVED WITH FINAL SIGN OFF  
DELEGATED TO PLANNING FOR 3 COPIES.**

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

11. **Project# 1003612**  
07DRB-70136 EXT OF MAJOR  
PRELIMINARY PLAT
- THOMPSON ENGINEERING CONSULTANTS INC  
agent(s) for DRAGONFLY DEVELOPMENT INC  
request(s) the above action(s) for all or a portion of  
Tract(s) 31-33, TOWN OF ATRISCO GRANT,  
**SUNDORO SOUTH, UNIT 9**, zoned SU-2 R-LT,  
located on ENDEE RD NW BETWEEN 98<sup>th</sup> ST NW  
AND 94<sup>th</sup> ST NW containing approximately 6.4  
acre(s). (J-9) **THE ONE-YEAR EXTENSION OF  
THE PRELIMINARY PLAT WAS APPROVED. THE  
CONDITIONS OF FINAL PLAT STILL APPLY.**

**12. Project # 1006683 should have been # 1006586 and was heard with Item # 4.**

13. **Project# 1004941**  
07DRB-70135 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- LARKIN GROUP NM INC. agent(s) for BRIDGE  
PARTNERS request(s) the above action(s) for all or a  
portion of Tract(s) B & C, FOOTHILL ESTATES,  
Tract A-1, **TRAMHILL TOWNHOMES**, zoned C-1 &  
R-3, located on TRAMWAY BLVD NE BETWEEN  
COPPER AVE NE AND LOMAS VERDES NE  
containing approximately 11.2448 acre(s). (K-22)  
**THE PRELIMINARY AND FINAL PLAT WAS  
APPROVED WITH FINAL SIGN OFF DELEGATED  
TO PLANNING FOR AGIS DXF FILE AND TO  
RECORD THE PLAT.**



14. **Project# 1005364**  
07DRB-70132 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- DOUGLAS PETERSON request(s) the above action(s) for all or a portion of Parcel(s) A & B, **EL DORADO CENTER**, zoned C-2, located on JUAN TABO BLVD NE AND MONTGOMERY BLVD NE containing approximately 4.95 acre(s). (G-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**
15. **Project# 1006685**  
07DRB-70138 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- JACK'S HIGH COUNTRY agent(s) for MARKS-HAWKINS, LLC request(s) the above action(s) for all or a portion of Tract 2, Block G, **MUNICIPAL ADDITION, UNIT 1**, zoned C-2, located on MONTGOMERY BLVD NE BETWEEN LOUISIANA BLVD NE AND MARK DR NE containing approximately 0.5165 acre(s). (F-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MAINTENANCE OF RECIPROCAL ACCESS & DRAINAGE EASEMENT #10 AND TO PLANNING TO RECORD THE PLAT.**
16. **Project# 1006687**  
07DRB-70142 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL  
07DRB-70143 MINOR - TEMP DEFR  
SWDK CONST
- ADIL RIZVI agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block 3, Tract 3, **(to be known as EAGLE'S PERCH SUBDIVISION, UNIT 3)**, zoned R-D 3DU AC, located on OAKLAND AVE NE BETWEEN VENTURA NE AND BARSTOW NE containing approximately 2 acre(s). *[Deferred from 07/25/07]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

17. **Project# 1004871**  
07DRB-70028 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ALBUQUERQUE INN KEEPER, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, **CAVAN SUNPORT CENTRE**, zoned SU-1 FOR PERMISSIVE O-1, C-2 & IP USES, located on ROSS AVE SE BETWEEN YALE BLVD SE AND INTERNATIONAL AVE SE containing approximately 2.9833 acre(s). [REF: Z-93-122, DRB-94-599] [*Indef deferred from 6/13/07*] (L-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES FOR 35-FOOT EASEMENT FOR 3-INCH METER VAULT AND TO PLANNING FOR COPY OF THE RECORDED PLAT.**

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) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES FOR REVISED UTILITY PLAN TO SEPARATE THE FIRE LANE AND POSSIBLE RELOCATION OF THE METER AND TO PLANNING FOR THREE COPIES.**

18. **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 2<sup>ND</sup> STREET BUSINESS CENTER**) zoned M-1, located on 2<sup>nd</sup> ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). [*Deferred from 06/27/07, 07/11/07 & 07/25/07*] [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

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

19. **Project# 1006681**  
07DRB-70134 SKETCH PLAT  
REVIEW AND COMMENT  
MARK GOODWIN & ASSOCIATES PA agent(s) for QUANAH HOSPITALITY PARTNERS LP request(s) the above action(s) for all or a portion of Tract D, **SCHWARTZMAN PACKING COMPANY**, zoned SU-1 for Hotels & Restaurants, located on MULBERRY ST SE BETWEEN BETHEL AVE SE AND ALAMO AVE SE, containing approximately 2.89 acre(s). (M-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. **Project# 1006656**  
07DRB-70131 SKETCH PLAT  
REVIEW AND COMMENT  
VICTOR F. APODACA agent(s) for JESUS F. APODACA request(s) the above action(s) for all or a portion of Tract(s) 7, MRGCD Map 37, zoned SU-2/R-1, located on HANNATT SE BETWEEN EDITH SE AND BROADWAY SE, containing approximately 0.201 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project# 1006537**  
07DRB-70133 SKETCH PLAT  
REVIEW AND COMMENT  
TIERRA WEST LLC agent(s) for KATHY TRUJILLO request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, Block 12, **VOLCANO CLIFFS, UNIT 3**, zoned O-1, located on MOJAVE ST NW BETWEEN UNSER BLVD NW AND TESUQUE ST NW, containing approximately 4.24 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project# 1004414**  
07DRB-70130 SKETCH PLAT  
REVIEW AND COMMENT  
PHILIP D. SHEETS request(s) the above action(s) for all or a portion of Tract A, Lot 1, **GIBSON SUBDIVISION**, zoned R-2, located on SAN CLEMENTE AVE NW BETWEEN 4<sup>th</sup> ST NW AND 2<sup>nd</sup> ST NW, containing approximately 0.178 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project# 1002120**  
07DRB-70129 SKETCH PLAT  
REVIEW AND COMMENT  
PHILIP D. SHEETS request(s) the above action(s) for all or a portion of Lot 2, Block 10, **MONKBRIDGE PLACE**, zoned R-T, located on 4<sup>th</sup> ST NW BETWEEN CHEROKEE RD NW AND HEADINGLY AVE NW, containing approximately 0.278 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. ADJOURNED: 11:15 AM

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 25, 2007  
DRB Comments

Item # 12 & 4

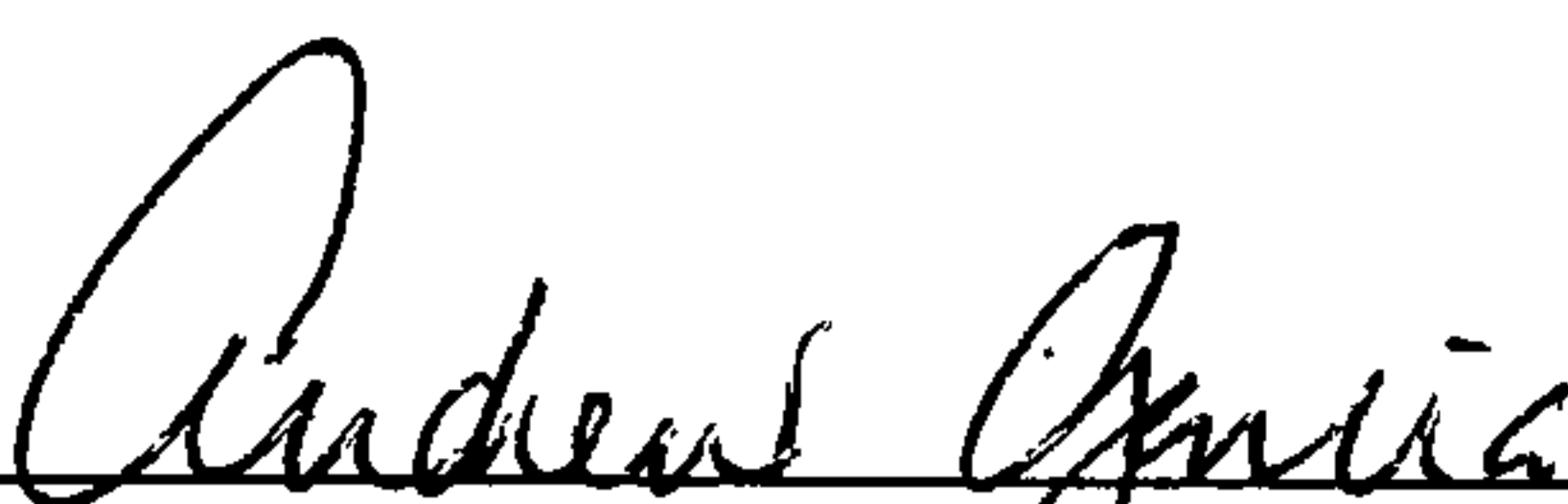
Project # 1006683

Application # 07-70137

RE: Seven Bar Ranch/p&f

AGIS dxf is not approved.

Planning will take delegation for the AGIS dxf approval, and to record the plat.

  
\_\_\_\_\_  
Andrew Garcia, Planning Alternate  
924-3858 Agarcia@cabq.gov

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1006586**

**AGENDA ITEM NO: 4**

**SUBJECT:**

Vacation of Public Easement  
Vacation of Private Easement

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

The Hydrology section has no objection to the vacation requests on condition that appropriate alternate easements are provided.

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

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

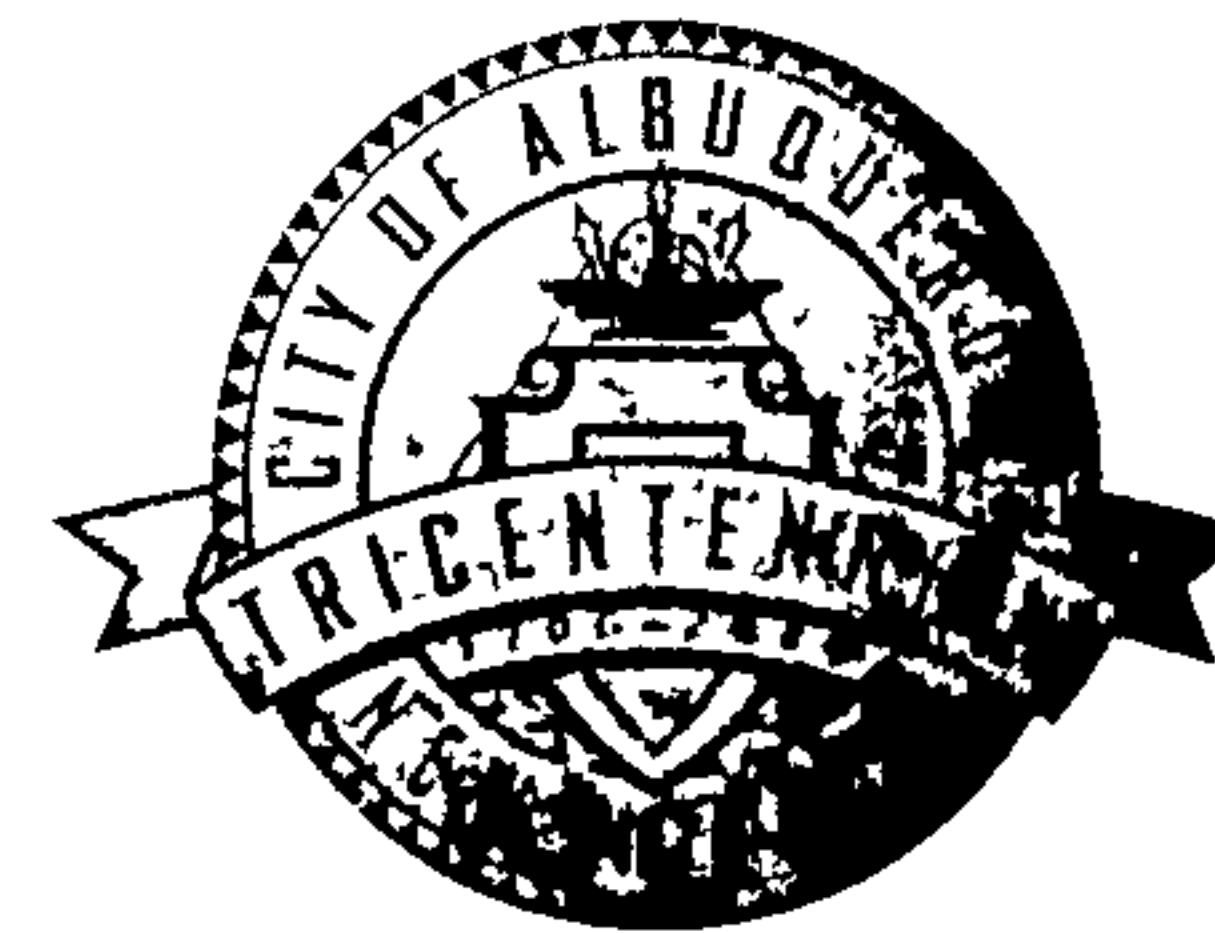
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee    505-924-3986

**DATE:** JULY 25, 2007

0

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1006586**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

An approved conceptual grading and drainage plan dated 7-11-07 is on file for Preliminary Plat approval.  
A cross lot drainage easement is required. *ok M+B*

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

505-924-3986

**DATE:** JULY 25, 2007

(A-14/D004A3, RELATED TO ITEM 4)

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1006586 AGENDA# 4 <sup>12</sup> DATE: 07/25/07

1. Name: DAVE THOMPSON Address: \_\_\_\_\_ Zip: \_\_\_\_\_
2. Name: STEVE WILLIAMS 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

July 25, 2007

**Project# 1006586**

07DRB-70101 VACATION OF PUBLIC EASEMENT  
07DRB-70109 VACATION OF PRIVATE EASEMENT

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for WILLIAMS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) D-4-L-1 & D-4-L-2B, **SEVEN BAR RANCH**, zoned SU-1/IP, located on CALLE CUERVO NW BETWEEN ELLISON DR NW AND CORRALES RD NW containing approximately 3.72 acre(s). (A-14)

**AMAFCA**

No objection to requested actions. AMAFCA does not claim easement interest unless dedication language is specifically to AMAFCA.

**COG**

No adverse comment. For information, Ellison Dr is classified as a principal arterial.

**Transit**

No comments received.

**Zoning Enforcement**

No adverse comments.

**Neighborhood Coordination**

No comments received.

**APS** The proposed vacation of public and private easements for the property zoned, SU-1, IP (Tracts D-1-L-1 and D-4-L-2B, Seven Bar Ranch), located on Calle Cuervo NW between Ellison Dr NW and Corrales Rd NW, will have 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**

No adverse comments.

**Comcast**

No comments received.

**QWEST**

No comments received.



**Environmental Health**

No comments received.

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

No comments received.

**Open Space Division**

Open Space has no adverse comments

**City Engineer**

The Hydrology section has no objection to the vacation request on condition that appropriate alternate easements are provided.

**Transportation Development**

A site plan is needed to show why the access easement can be vacated.  
Defer the other requests to Hydrology.

**Parks & Recreation**

Defer to Transportaion and Hydrology.

**ABCWUA**

Outside of ABCWUA service area, no comments.

**Planning Department**

No objection to the requested vacations.

**Impact Fee Administrator**

No comments received.

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

Cc: Williams Development LLC, 1700 Alejandro Ln NW, 87104

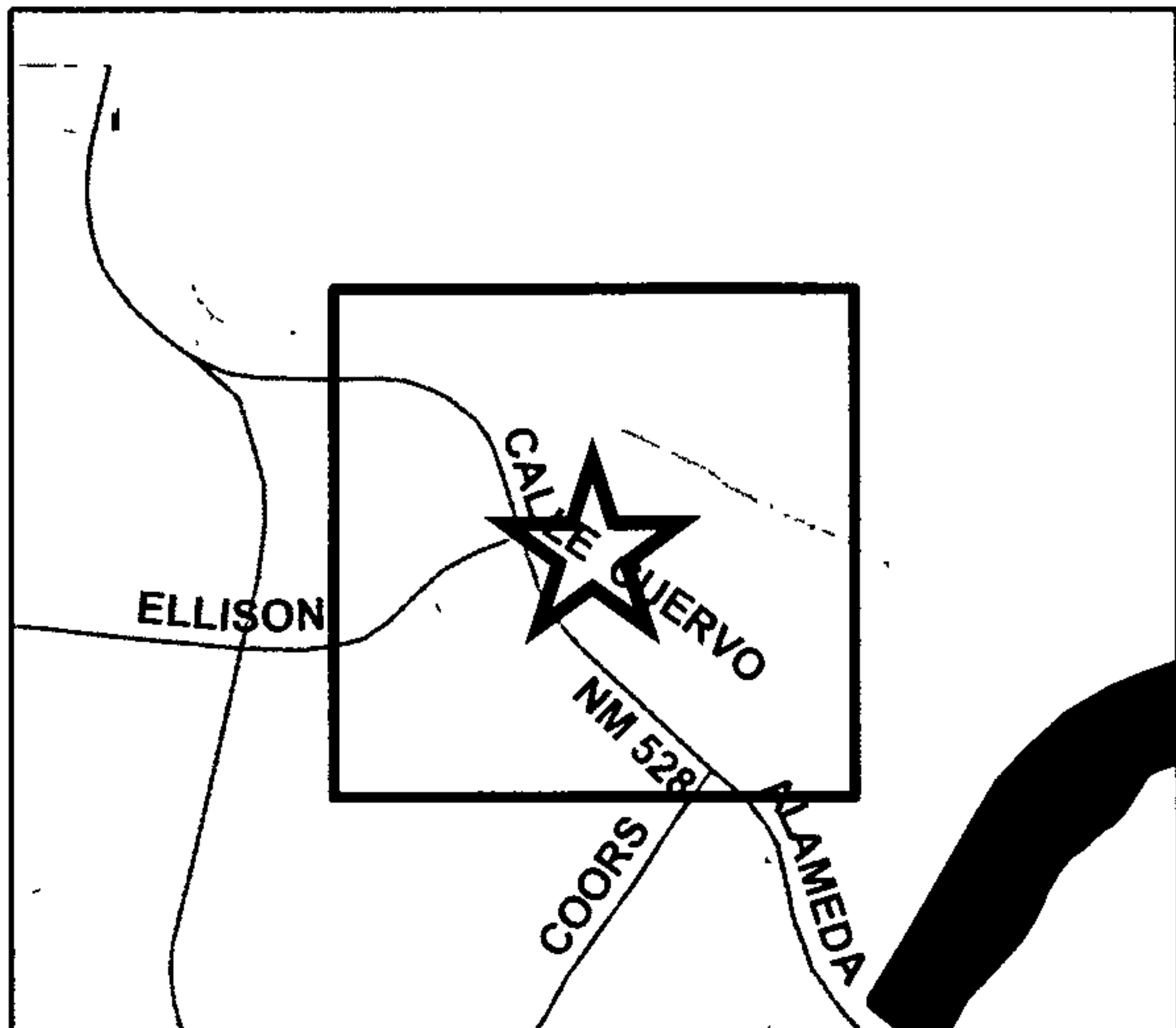
Thompson Engineering Consultants Inc, PO Box 6560, 87193



P:\AGISFILE\PROJECTS\Sketch\PF&Sk07\07P&S Jul-Dec\07Sk\_1006586D.mxd

# ZONING MAP

Note Grey shading indicates County.



1 inch equals 500 feet

Project Number:  
1006586

Hearing Date:  
7/18/2007

Zone Map Page:  
A-14

Additional Case Numbers:  
07DRB-70101 07DRB-70109

TRANSMISSION VERIFICATION REPORT

TIME : 07/23/2007 09:42  
NAME : CITY OF ABQ  
FAX : 5059243967  
TEL : 5059243962  
SER. # : 000L3J187398

DATE, TIME 07/23 09:40  
FAX NO./NAME 98309248  
DURATION 00:01:45  
PAGE(S) 04  
RESULT OK  
MODE STANDARD

City of Albuquerque  
Planning Department  
505-924-3900 (main number)  
505-924-3864 (fax number)  
Development and Building Services (One Stop Shop)  
Plaza Del Sol Building, 2<sup>nd</sup> Floor  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**City of Albuquerque  
Planning Dept.  
Dev. & Bldg. Svcs.**

#4

**Fax**

To: THOMPSON ENGT From: SANDY

Copies to:

Fax: 830-9248 Pages Sent: 4 (including this page)

Phone: 271-2199 Date: 07/23/07

Time:

Urgent  For Review  Please Comment  Please Reply  Please Recycle

COMMENTS:



**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, July 25, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

- Project# 1000351**  
07DRB-70112 VACATION OF PUBLIC EASEMENT
- WILL PLOTNER JR agent(s) for CANON DEL OSO INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, 4, 5, 6, 7A & 8, **LANDS OF ZIA TRADING CO**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH BLVD NE AND BN & SF RAILROAD containing approximately 3.4 acre(s). (E-15)
- Project# 1000965**  
07DRB-70102 VACATION OF PUBLIC EASEMENT
- BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 22 & 23, **VALLE PARAISO AT ANDALUCIA**, zoned SU-1/PRD, located on VALLE SANTO TRAIL NW BETWEEN VALLE BONITA CT NW AND CAMINO VALLE CT NW containing approximately 21.5725 acre(s). (F-12)
- Project# 1004073**  
07DRB-70100 VACATION OF PUBLIC EASEMENT
- MARK GOODWIN & ASSOCIATES PA 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(s) 1**, zoned R-D, located on JUAN TABO HILLS BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS RD NE containing approximately 82.9917 acre(s). (M-21/22)
- ~~**Project# 1006586**~~  
07DRB-70101 VACATION OF PUBLIC EASEMENT  
07DRB-70109 VACATION OF PRIVATE EASEMENT
- THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for WILLIAMS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) D-4-L-1 & D-4-L-2B, **SEVEN BAR RANCH**, zoned SU-1/IP, located on CALLE CUERVO NW BETWEEN ELLISON DR NW AND CORRALES RD NW containing approximately 3.72 acre(s). (A-14)
- Project# 1006608**  
07DRB-70113 VACATION OF PUBLIC RIGHT-OF-WAY
- CARTESIAN SURVEYING INC. agent(s) for CITY OF ALBUQUERQUE REAL PROPERTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 24, X, Y, Z, & 128-130, Block(s) F & 10, **MANDELL BUSINESS AND RESIDENCE ADDITION/PERFECTO, MARIANO AND JESUS ARMIJO**, zoned SU-3, located on MARQUETTE AVE NW BETWEEN 4<sup>TH</sup> ST NW AND 5<sup>TH</sup> ST NW containing approximately 2.0 acre(s). (J-14)

**SEE PAGE 2 . . .**



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

**PAGE 2**

**Project# 1006610**

07DRB-70114 VACATION OF PUBLIC  
EASEMENT

07DRB-70115 VACATION OF PUBLIC RIGHT-OF-  
WAY

CARTESIAN SURVEYING INC. agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Lot(s) 1-5 AND 28-32 AND 20-FEET ALLEY, Block(s) 11, **GRANDVIEW HEIGHTS**, zoned C-1, located on CHELWOOD PARK NE BETWEEN LOMAS NE AND ALICE NE containing approximately 0.73 acre(s). (K-22)

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 Claire Senova, 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.

*Andrew Garcia*  
for Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 9, 2007.**

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

**Meeting Date:** July 25, 2007  
**Z one Atlas Page:** A-14  
**Notification Radius:** 100 Ft.

**Project# 1006586**  
**App#07DRB-70101**  
**07DRB-70109**

**Cross Reference and Location:** CALLE CUERVO NW BETWEEN ELLISON DR  
NW AND CORRALES RD NW

**Applicant:** WILLIAMS DEVELOPMENT, LLC  
1700 ALEJANDRO LANE NW  
ALBUQUERQUE, NM 87104

**Agent:** THOMPSON ENGINEERING CONSULTANTS, INC  
PO BOX 65760  
ALBUQUERQUE, NM 87193

**Special Instructions:**

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

**Date Mailed:** JULY 06, 2007  
**Signature:** ERIN TREMLIN



Supplemental form

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal
<input checked="" type="checkbox"/> Vacation	<b>V</b>		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)	<b>D</b>		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	<b>L</b>	<b>A</b>	<b>APPEAL / PROTEST of...</b>
<input type="checkbox"/> Cert of Appropriateness (LUCC)			<input type="checkbox"/> Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<b>STORM DRAINAGE (Form D)</b>			
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): THOMPSON ENGINEERING CONSULTANTS, INC PHONE 271-2199  
 ADDRESS: P.O. BOX 65760 FAX 830-9248  
 CITY: ALBUQUERQUE STATE NM ZIP 87193 E-MAIL: telnm@yahoo.com

APPLICANT WILLIAMS DEVELOPMENT, LLC PHONE 394-3232  
 ADDRESS 1700 ALEJANDRO LANE NW FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_

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

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 EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. TRACTS D-4-L-1 + D-4-L-2B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA. SEVEN BAR RANCH  
 Existing Zoning. SU-1, IP Proposed zoning: SU-1, IP MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s). A 14 UPC Code: 101406619515640111, 101406621616090121

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres). 3.72  
 LOCATION OF PROPERTY BY STREETS: On or Near. CALLE CUERVO NW  
 Between ELLISON DRIVE NW and COLLARES ROAD NW

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

SIGNATURE David B. Thompson DATE 6-29-07  
 (Print) DAVID B. THOMPSON 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

<u>07DRB</u>	<u>70101</u>
<u>07DRB</u>	<u>70109</u>
_____	_____
_____	_____
_____	_____

Action	SF	Fees
<u>VPE</u>	<input checked="" type="checkbox"/>	\$ <u>135.<sup>00</sup></u>
<u>VPRE</u>	<input checked="" type="checkbox"/>	\$ <u>45.<sup>00</sup></u>
<u>Adv</u>	_____	\$ <u>75.<sup>00</sup></u>
<u>CMF</u>	_____	\$ <u>20.<sup>00</sup></u>
_____	_____	\$ _____
		Total
		\$ <u>275.<sup>02</sup></u>

Hearing date July 25, 2007

Andrew Garcia 6/29/07  
 Planner signature / date

Project # 1006586

Form revised 4/07

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.

DAVID B THOMPSON  
 Applicant name (print)  
David B Thompson 6/29/07  
 Applicant signature / date



Form revised 4/07

Andrew Sauer 6/29/07  
 Planner signature / date  
 Project # 10010586

- Checklists complete  
 Fees collected  
 Case #s assigned  
 Related #s listed
- | Application case numbers |
|--------------------------|
| 0701213 - 70101          |
| 07 DRB - 70109           |
| - -                      |



Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	101406 618511 740107	LUBRICAR PROPERTIES III LLC	3520 CALLE CUERVO NW	ALBUQUE RQUE	NM	87114	C	A1A	TR D-4-J-1A TRS D4J1A AND D4J2A SEVEN-BAR RANCH (BEING A REPLAT OF TRS D4J1 AND D4J2 SEVEN-BAR RANCH) CONT 0.6361 AC M/L OR 27,709 SQ FT ML
2	101406 623012 440110	FGH528NM LLC	645 5TH AVE	NEW YORK	NY	10022	C	A1AM	TR D-4-G PLAT OF TRACTS D-4-G THRU D-4-L SEVEN-BAR RANCH (BEING A REPLAT OF TRACTS D-4-A THRU D-4-E SEVEN-BAR RANCH) CONT 9.3350 AC
3	101406 619810 340114	COMMERCIAL NET LEASE REALTY INC ATTN:KEVIN B HABICHT	450 S ORANGE AVE SUITE 900	ORLANDO	FL	32801	C	A1A	TR D-4-J-2A-1 PLAT OF TR D-4-J-2A-1 SEVEN-BAR RANCH CONT 0.8117 AC M/L OR 35,358 SF M/L
4	101406 617116 140108	SEVEN BAR LAND/CATTLE CO ETAL C/O CORRALES OFFICE PLAZA I	6121 INDIAN SCHOOL RD NE SUITE 218	ALBUQUE RQUE	NM	87110	C	A1A	TR C-6A-1 TRS C-6A-1 THRU C-6A-4 SEVEN BAR RANCH (BEING A RE PL OF TR C-6A SEVEN BAR RANCHO CONT 39,518 SQ FT M/L
5	101406 615719 220112	C C LIMITED C/O CORRALES OFFICE PLAZA III	6121 INDIAN SCHOOL RD NE SUITE 218	ALBUQUE RQUE	NM	87110	C	A1A	TR C5A OF TRS D1 THRU D5 & C5A C6A SEVEN BAR RANCH CONT 1.0756 AC M/L
6	101406 621616 040121	RSF LAND & CATTLE CO LLC	4801 LANG AVE NE SUITE 210	ALBUQUE RQUE	NM	871094474	V	A1AM	TR D-4-L-2B OF TRS D4L2A & D4L2B (BEING A REPL OF TR D-4-L-2 SEVEN BAR RANCH) CONT 1.0645 AC M/L OR 46,370 SF M/L
7	101406 616319 120122	HOLLAND SHARON JOY	PO BOX 1117	CORRALES	NM	87048	C	A1A	TRACT D-5A-1 PLAT OF TRACTS D-5A-1, D-5A-2 AND D-5A-3 SEVEN-BAR RANCH BEING A REPLAT OF TRACT D-5A SEVEN-BAR RANCH CONT .4134 AC
8	101406 620715 440122	K & S GENERAL PARTNERSHIP VII % CUBBY HOLE STORAGE	3108 ALAMOGORDO DR NW	ALBUQUE RQUE	NM	87120	R	A1AM	TRACT D-4-L-1 (BENEFITTED) PLAT OF TRACTS D-4-L-1 AND D-4-L-2 SEVEN-BAR RANCH CONT 0.2483 AC M/L OR 10,818 SQ FT M/L
9	101406 622515 240120	CALLE CUERVO LLC	PO BOX 2440	CORRALES	NM	87048	C	A1AM	TR D-4-K-1 PLAT OF TRS D-4-K-1 & D-4-K-2 SEVEN BAR RANCH BEING A REPL OF TR D-4-K SEVEN-BAR RANCH) CONT 0.2694 AC M/L OR 11,735 SQ FT M/L
10	101406 620917 440118	LUBRICAR PROPERTIES II	3520 CALLE CUERVO NW	ALBUQUE RQUE	NM	871149220	C	A1AM	TR D-4-L-2A OF TRS D4L2A & D4L2B (BEING A REPL OF TR D-4-L-2 SEVEN BAR RANCH) CONT 0.5510 AC M/L OR 24,002 SF M/L
11	101406 622021 340315	LA PAZ-35 LIMITED PARTNERSHIP % NEVINS/ ADAMS PROP INC % DE LOITTE & TOUCHE LLP	555 17TH ST SUITE 3600	DENVER	CO	80202	R	A1AM	TR D1 OF TRS D1 THRU D5 & TRS C5, C6A SEVEN BAR RANCH CONT 13.3605 AC M/L
1	101406	GRANT/DAVIS LLC	3610 CALLE C	ALBU	N	871	C	A1	TRACT D-5A-

2	616120 820121		UERVO NW	QUE RQU E	M	14		A	2 PLAT OF TRACTS D-5A-1, D-5A-2 AND D-5A-3 SEVEN-BAR RANCH BEING A REPLAT OF TRACT D-5A SEVEN-BAR RANCH CONT .8265 AC
1 3	101406 617714 640105	SEVEN BAR LAND/CATTLE CO ETAL C/O CORRALES OFFICE P LAZA II	6121 INDIAN SCHOOL RD N E SUITE 218	ALBU QUE RQU E	N M	871 10	C	A1 A	TR C-6A-2 TRS C-6A-1 THRU C-6A-4 SEVEN BAR RANCH (BEING A RE PL OF TR C-6A SEVEN BAR RANCHO CONT 40,258 SQ FT M/L
1 4	101406 621814 340112	DICKINSON BRUCE L	1641 EUBANK BLVD NE	ALBU QUE RQU E	N M	871 12	C	A1 AM	TR D-4-K-2 BENEFITTED PLAT OF TRS D-4-K-1 & D-4-K-2 SEVEN BA R RANCH (BEING A REPL OF TR D-4-K SEVN-BAR RANCH) CONT 0.356 7 AC M/L OR 15,538 SQ FT M/L
1 5	101406 629116 940310	RIVERWALK LIMITED PTNS % N EVINS/ADAMS PROP INC % DE LOITTE & TOUCHE LLP	555 17TH ST SUITE 3600	DENV ER	C O	802 02	R	A1 AM	TR D2 OF D-1 THRU D-5 & TRS C-5, C-6A SEVEN BAR RANCH CONT 1 1.8293 AC M/L
1 6	101406 619315 540111	ESS PRISA II LLC	PO BOX 19156	ALEX ANDR IA	VA	223 20 0 156	C	A1 AM	TRACT D-4-L-1 (UNBENEFITTED) PLAT OF T RACTS D-4-L-1 AND D-4- L-2 SEVEN-BAR RANCH CONT 2.4019 AC M /L OR 104,629 SQ FT M/L
1 7	101406 621514 140113	DICKINSON BRUCE L	1641 EUBANK BLVD NE	ALBU QUE RQU E	N M	871 12	V	A1 AM	TR D-4-K-2 UNBENEFITTED PLAT OF TR S D-4-K-1 & D-4-K-2 SEVEN-BAR RANCH (BEING A REPL O F TR D-4-K SEVEN-BAR RANCH) CONT 0. 0823 AC M/L OR 3,585 SQ FT M/L
1 8	101406 618213 040106	GIANT INDUSTRIES ATTN: TAX DEPT	PO BOX 12999	SCOT TSDA LE	AZ	852 67 2 999	C	A1 A	TR C-6A-3 TRS C-6A-1 THRU C-6A-4 SEVEN BAR RANCH (BEING A RE PL OF TR C-6A SEVEN BAR RANCHO CONT 38,098 SQ FT M/L

Or Current Resident  
C C LIMITED C/O CORRALES OFFICE  
PLAZA III  
6121 INDIAN SCHOOL RD NE SUITE  
218  
ALBUQUERQUE, NM 87110

Or Current Resident  
CALLE CUERVO LLC  
PO BOX 2440  
CORRALES, NM 87048

Or Current Resident  
COMMERCIAL NET LEASE REALTY  
INC ATTN:KEVIN B HABICHT  
450 S ORANGE AVE SUITE 900  
ORLANDO, FL 32801

Or Current Resident  
DICKINSON BRUCE L  
1641 EUBANK BLVD NE  
ALBUQUERQUE, NM 87112

Or Current Resident  
ESS PRISA II LLC  
PO BOX 19156  
ALEXANDRIA, VA 22320 0156

Or Current Resident  
FGH528NM LLC  
645 5TH AVE  
NEW YORK, NY 10022

Or Current Resident  
GIANT INDUSTRIES ATTN: TAX DEPT  
PO BOX 12999  
SCOTTSDALE, AZ 85267 2999

Or Current Resident  
GRANT/DAVIS LLC  
3610 CALLE CUERVO NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
HOLLAND SHARON JOY  
PO BOX 1117  
CORRALES, NM 87048

Or Current Resident  
K & S GENERAL PARTNERSHIP VII %  
CUBBY HOLE STORAGE  
3108 ALAMOGORDO DR NW  
ALBUQUERQUE, NM 87120

Or Current Resident  
LA PAZ-35 LIMITED PARTNERSHIP %  
NEVINS/ ADAMS PROP INC %  
DELOITTE & TOUCHE LLP  
555 17TH ST SUITE 3600  
DENVER, CO 80202

Or Current Resident  
LUBRICAR PROPERTIES II  
3520 CALLE CUERVO NW  
ALBUQUERQUE, NM 87114 9220


Or Current Resident  
RIVERWALK LIMITED PTNS %  
NEVINS/ADAMS PROP INC %  
DELOITTE & TOUCHE LLP  
555 17TH ST SUITE 3600  
DENVER, CO 80202

Or Current Resident  
RSF LAND & CATTLE CO LLC  
4801 LANG AVE NE SUITE 210  
ALBUQUERQUE, NM 87109 4474

Or Current Resident  
SEVEN BAR LAND/CATTLE CO ETAL  
C/O CORRALES OFFICE PLAZA I  
6121 INDIAN SCHOOL RD NE STE 218  
ALBUQUERQUE, NM 87110

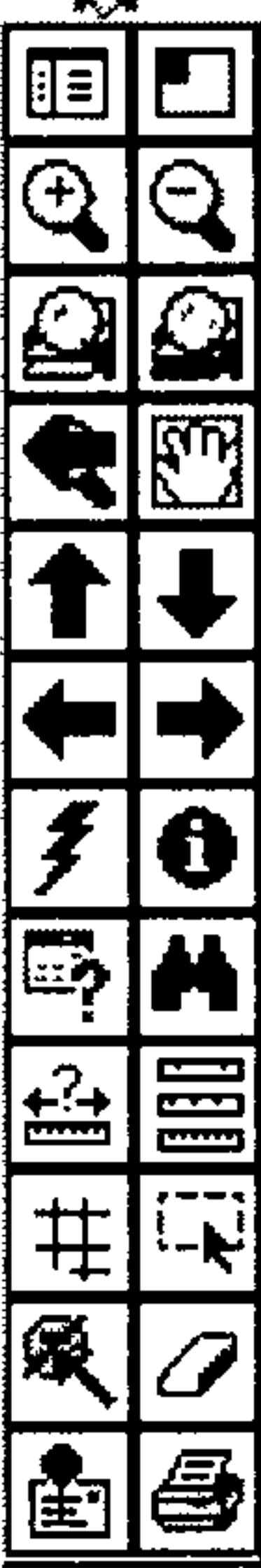
Project# 1006586  
THOMPSON ENGINEERING  
CONSULTANTS INC.  
PO BOX 65760  
ALBUQUERQUE, NM 87193

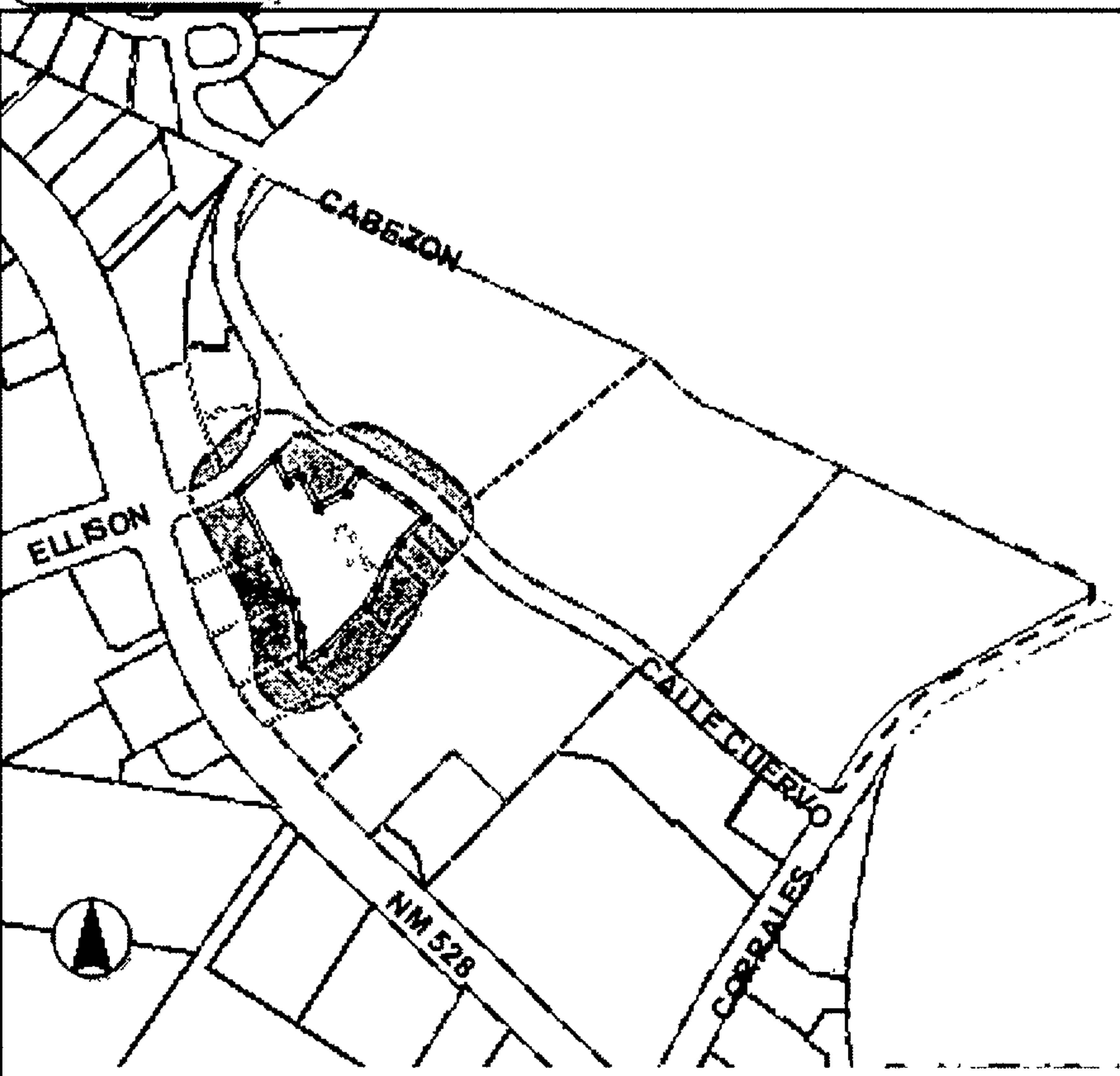
Project# 1006586  
WILLIAMS DEVELOPMENT LLC  
1700 ALEJANDRO LANE NW  
ALBUQUERQUE, NM 87104



**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

Auto Refresh

OWNERSHIP		
Rec	UPC CODE	OWNER
1	101406618511740107	LUBRICAR PROPERTIES III LLC

Pan
SEARCH CONTACT
REFRESH
HELP
INDEX PAGE



# 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: June 28, 2007

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

This letter will serve to notify you that on June 28, 2007  
(date)

TO CONTACT NAME: David Thompson  
COMPANY/AGENCY: Thompson Engineering Consultants, Inc.  
ADDRESS/ZIP: P.O. Box 65760, Albuquerque NM 87193  
PHONE/FAX #: 505-271-2199 505-830-9248

Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at TRACT D-4-L-2B, SEVEN BAR RANCH

zone map page(s) A-14

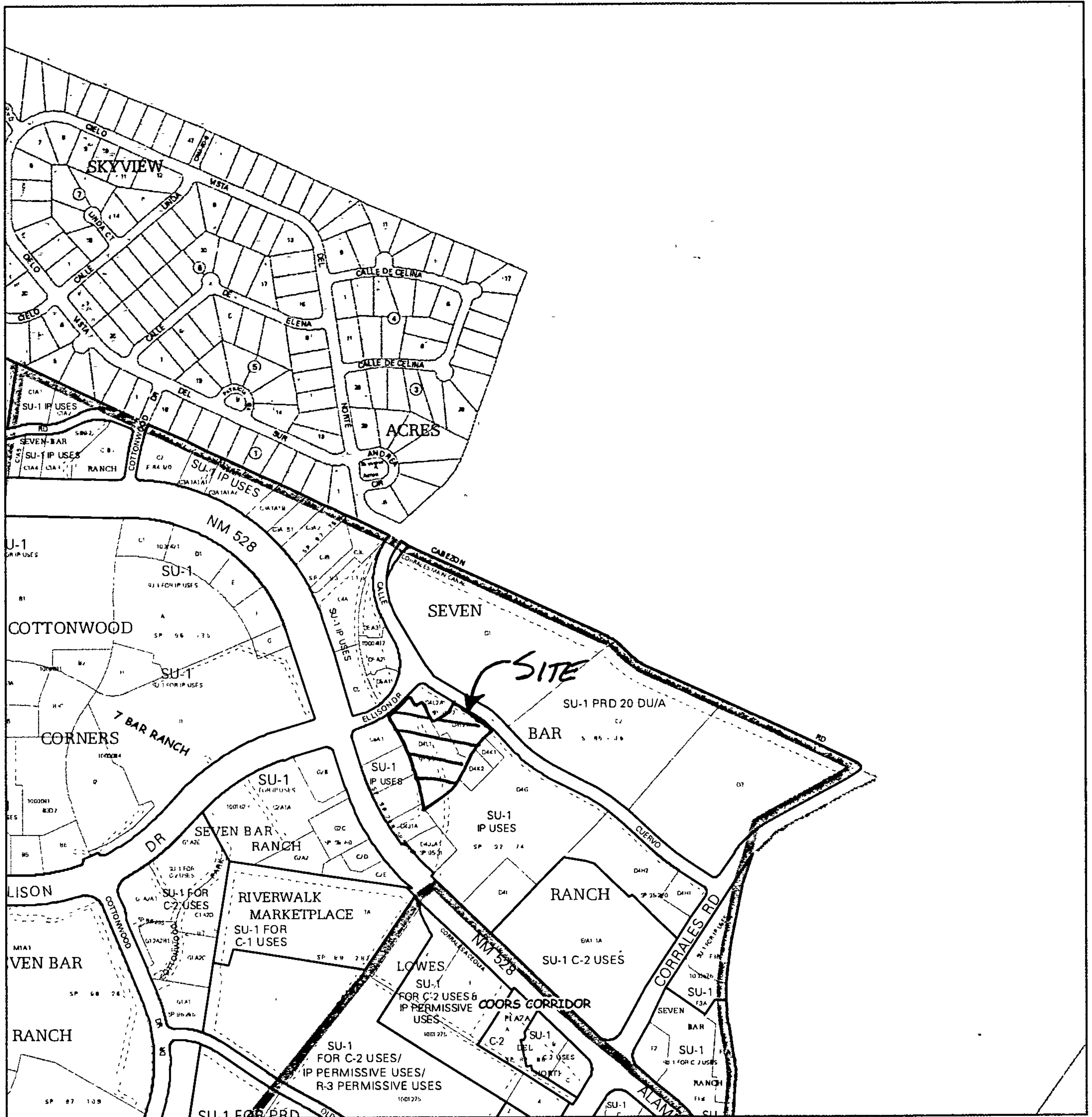
Our records indicate that as of June 28, 2007, there were **no Recognized**  
(date)

**Neighborhood Associations** in this area.


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

Sincerely,

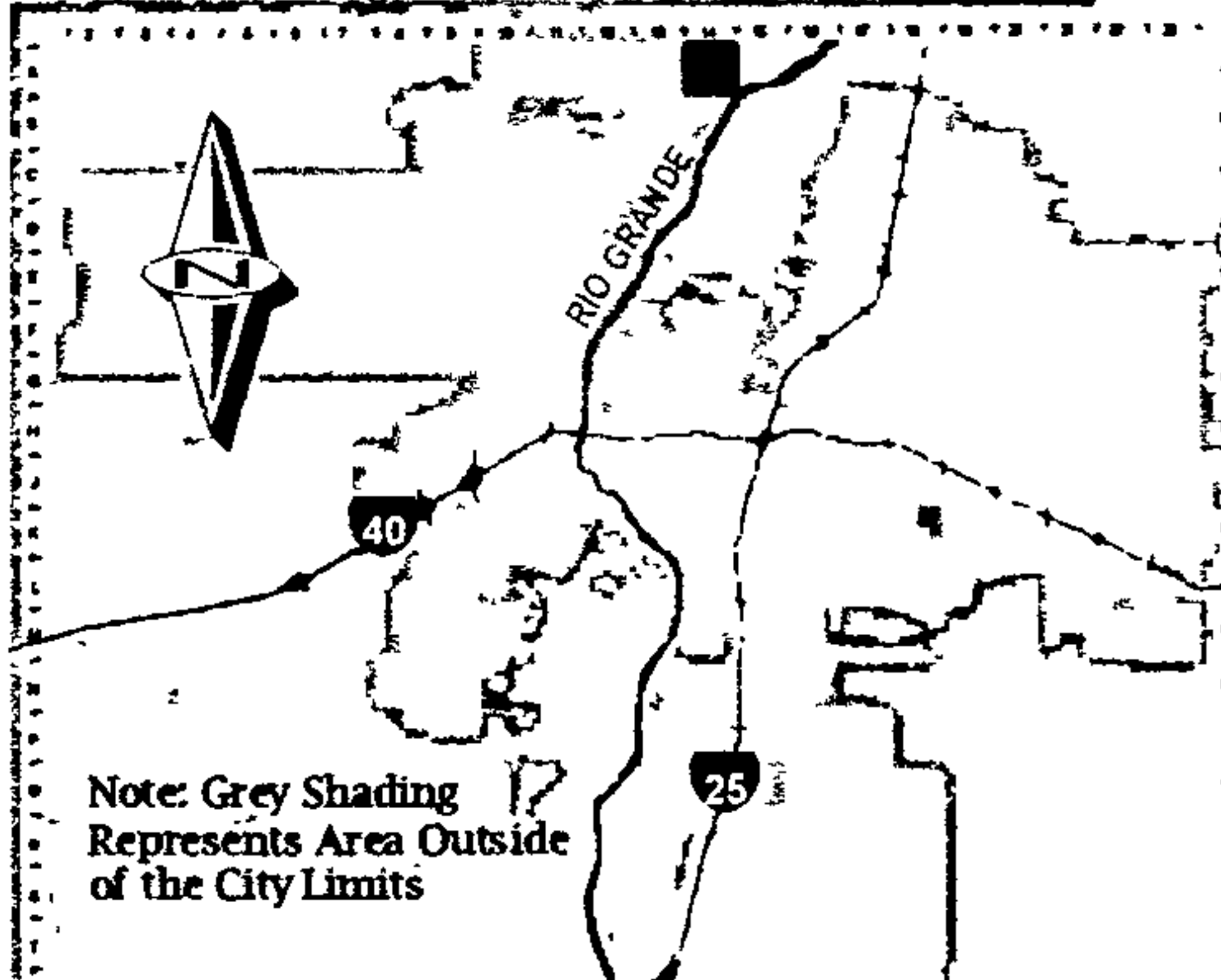
Stephanie Winkler  
OFFICE OF NEIGHBORHOOD COORDINATION



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












Map amended through: 3/22/2007

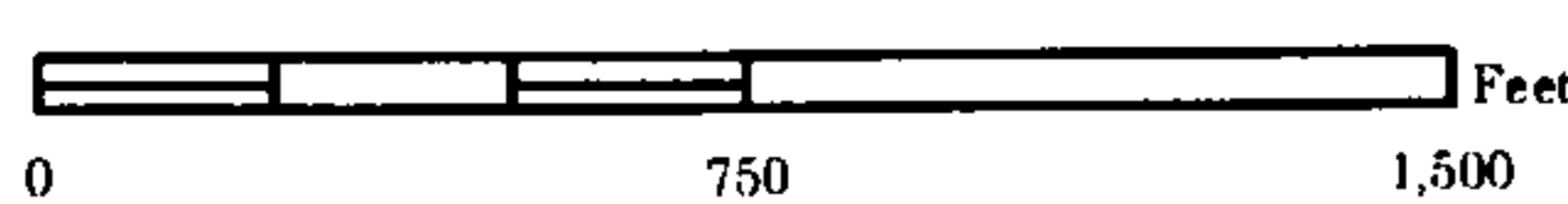


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**A-14-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.	





**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, July 25, 2007, beginning at 9:00 a.m.** for the purpose of considering the following:

**Project# 1000351**  
07DRB-70112 VACATION OF PUBLIC  
EASEMENT

WILL PLOTNER JR agent(s) for CANON DEL OSO INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, 4, 5, 6, 7A & 8, **LANDS OF ZIA TRADING CO**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH BLVD NE AND BN & SF RAILROAD containing approximately 3.4 acre(s). (E-15)

**Project# 1000965**  
07DRB-70102 VACATION OF PUBLIC  
EASEMENT

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 22 & 23, **VALLE PARAISO AT ANDALUCIA**, zoned SU-1/PRD, located on VALLE SANTO TRAIL NW BETWEEN VALLE BONITA CT NW AND CAMINO VALLE CT NW containing approximately 21.5725 acre(s). (F-12)

**Project# 1004073**  
07DRB-70100 VACATION OF PUBLIC  
EASEMENT

MARK GOODWIN & ASSOCIATES PA 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(s) 1**, zoned R-D, located on JUAN TABO HILLS BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS RD NE containing approximately 82.9917 acre(s). (M-21/22)

**Project# 1006586**  
07DRB-70101 VACATION OF PUBLIC  
EASEMENT  
07DRB-70109 VACATION OF PRIVATE  
EASEMENT

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for WILLIAMS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) D-4-L-1 & D-4-L-2B, **SEVEN BAR RANCH**, zoned SU-1/IP, located on CALLE CUERVO NW BETWEEN ELLISON DR NW AND CORRALES RD NW containing approximately 3.72 acre(s). (A-14)

**Project# 1006608**  
07DRB-70113 VACATION OF PUBLIC RIGHT-OF-  
WAY

CARTESIAN SURVEYING INC. agent(s) for CITY OF ALBUQUERQUE REAL PROPERTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 24, X, Y, Z, & 128-130, Block(s) F & 10, **MANDELL BUSINESS AND RESIDENCE ADDITION/PERFECTO, MARIANO AND JESUS ARMIJO**, zoned SU-3, located on MARQUETTE AVE NW BETWEEN 4<sup>TH</sup> ST NW AND 5<sup>TH</sup> ST NW containing approximately 2.0 acre(s). (J-14)

**SEE PAGE 2 . . .**



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

**PAGE 2**

**Project# 1006610**  
07DRB-70114 VACATION OF PUBLIC  
EASEMENT  
07DRB-70115 VACATION OF PUBLIC RIGHT-OF-  
WAY

CARTESIAN SURVEYING INC. agent(s) for WELLS FARGO  
BANK request(s) the above action(s) for all or a portion of Lot(s) 1-  
5 AND 28-32 AND 20-FEET ALLEY, Block(s) 11, **GRANDVIEW**  
**HEIGHTS**, zoned C-1, located on CHELWOOD PARK NE  
BETWEEN LOMAS NE AND ALICE NE containing approximately  
0.73 acre(s). (K-22)

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 Claire Senova, 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.

*Andrew Garcia*  
for Sheran Matson, AICP, DRB Chair  
Development Review Board

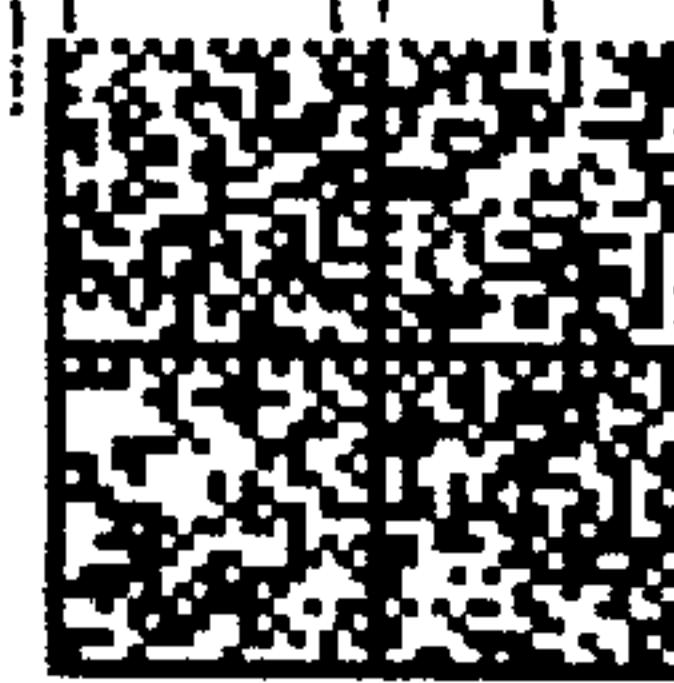
**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 9, 2007.**





Planning Department

# CITY OF ALBUQUERQUE



02 1M  
0004219022 JUL 09 2007  
MAILED FROM ZIP CODE 87102

**\$ 00.41<sup>0</sup>**

**DRB**

Or Current Resident  
GIANT INDUSTRIES ATTN: TAX DEPT  
PO BOX 12999  
SCOTTSDALE, AZ 85267 2999

UNABLE TO FORWARD  
RETURN TO SENDER

85267+2999-99 8003

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): THOMPSON ENGINEERING CONSULTANTS, INC PHONE: 271-2199  
 ADDRESS: P.O. BOX 65760 FAX: 930-9248  
 CITY: ALBUQUERQUE STATE NM ZIP 87193 E-MAIL: tecnm@yahoo.com

APPLICANT: WILLIAMS DEVELOPMENT, LLC PHONE: 344-3232  
 ADDRESS: 1700 ALEJANDRO LANE NW FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: PRUDENTIAL INSURANCE

DESCRIPTION OF REQUEST: MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

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. TRACTS D-4-L-1+D-4-L-2B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: SEVEN BAR RANCH  
 Existing Zoning: SU-1, IP Proposed zoning: SU-1, IP MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): A-14 UPC Code: 101406619515640111, 101406621616040121

**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-1006586

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 3.72  
 LOCATION OF PROPERTY BY STREETS: On or Near: CALLE CUERVO NW  
 Between: ELLISON DRIVE NW and CORRALES ROAD NW

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

SIGNATURE David B. Thompson DATE 7-17-07  
 (Print) DAVID, B. THOMPSON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB-70137</u>	<u>P/F STR</u>	<u>5(3)</u>	<u>\$ 285.00</u>
<input type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>7-25-07</u>			Total <u>\$ 305.00</u>

K. S. S. 7/17/07  
 Planner signature / date

Project # 1006683  
1006586

**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
- ~~NA~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- ~~NA~~ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ~~NA~~ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- ~~NA~~ Infrastructure list if required (**verify with DRB Engineer**)
- ~~Per D~~ 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.

DAVID B. THOMPSON  
Applicant name (print)  
David B. Thompson  
Applicant signature / date 7-17-07



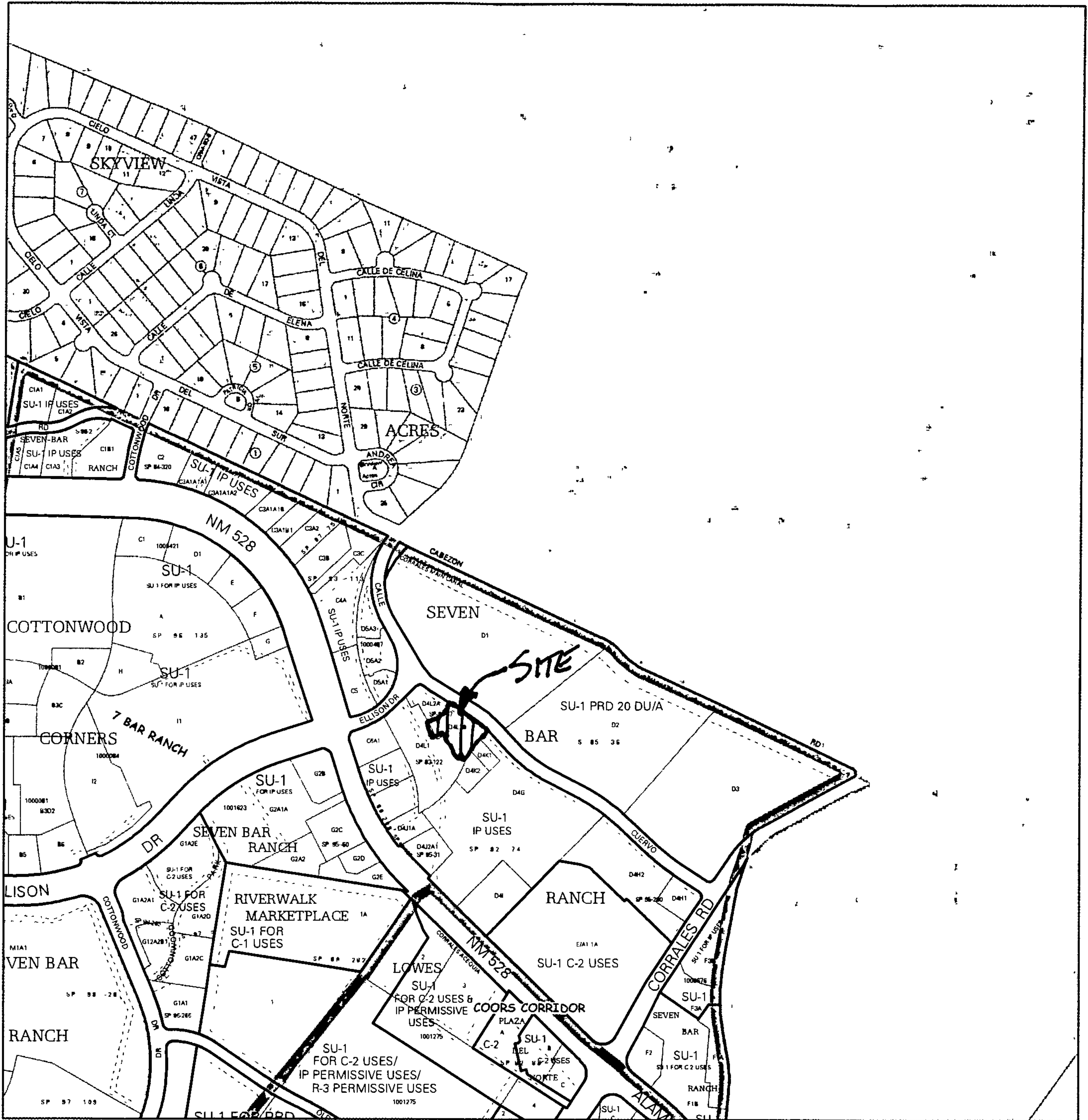
Form revised 4/07

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

Application case numbers  
07DRB - - - 70137  
\_\_\_\_\_  
\_\_\_\_\_

Ken S. S. 7/17/07  
Planner signature / date

**Project #** 1006683  
1006586



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

Map amended through: 5/17/2007

Zone Atlas Page:  
**A-14-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

July 17, 2007

Ms. Sheran Matson  
DRB Chair  
Land Development Coordination Division/Planning  
Plaza del Sol – 2<sup>nd</sup> Floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**RE: APPLICATION FOR MINOR SUBDIVISION PRELIMINARY/FINAL  
PLAT APPROVAL FOR TRACTS D-4-L-1 & D-4-L-2B, SEVEN BAR RANCH  
(DRB 1006586)**

Dear Ms. Matson:

Enclosed are a DRB application, six copies of the proposed final plat, six copies of the site sketch, and a zone atlas page with project area identified. We are requesting minor subdivision preliminary/final plat approval. This application is in conjunction with the previous application for vacation of four separate public and private easements.

Please schedule this action for the July 25, 2007 DRB hearing. If you should have any questions please call me at 271-2199.

Sincerely,



David B. Thompson, PE

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

07/17/2007 Issued By: PLNABG

**Permit Number:** 0-2007 070 137

**Category Code 910**

**Application Number:** 07DRB-70137, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** CALLE CUERVO NW, BETWEEN ELLISON DR NW AND CORRALES RE NW

1006586

**Project Number:** 1006683

**Applicant**

Williams Development Llc

1700 Alejandro Lane Nw  
Albuquerque, NM 87104  
334-3232

**Agent / Contact**

Thompson Engineering Consultants, Inc

Dave Thompson

Po Box 65760

Albuquerque, NM 87183

tecnm@yahoo.com

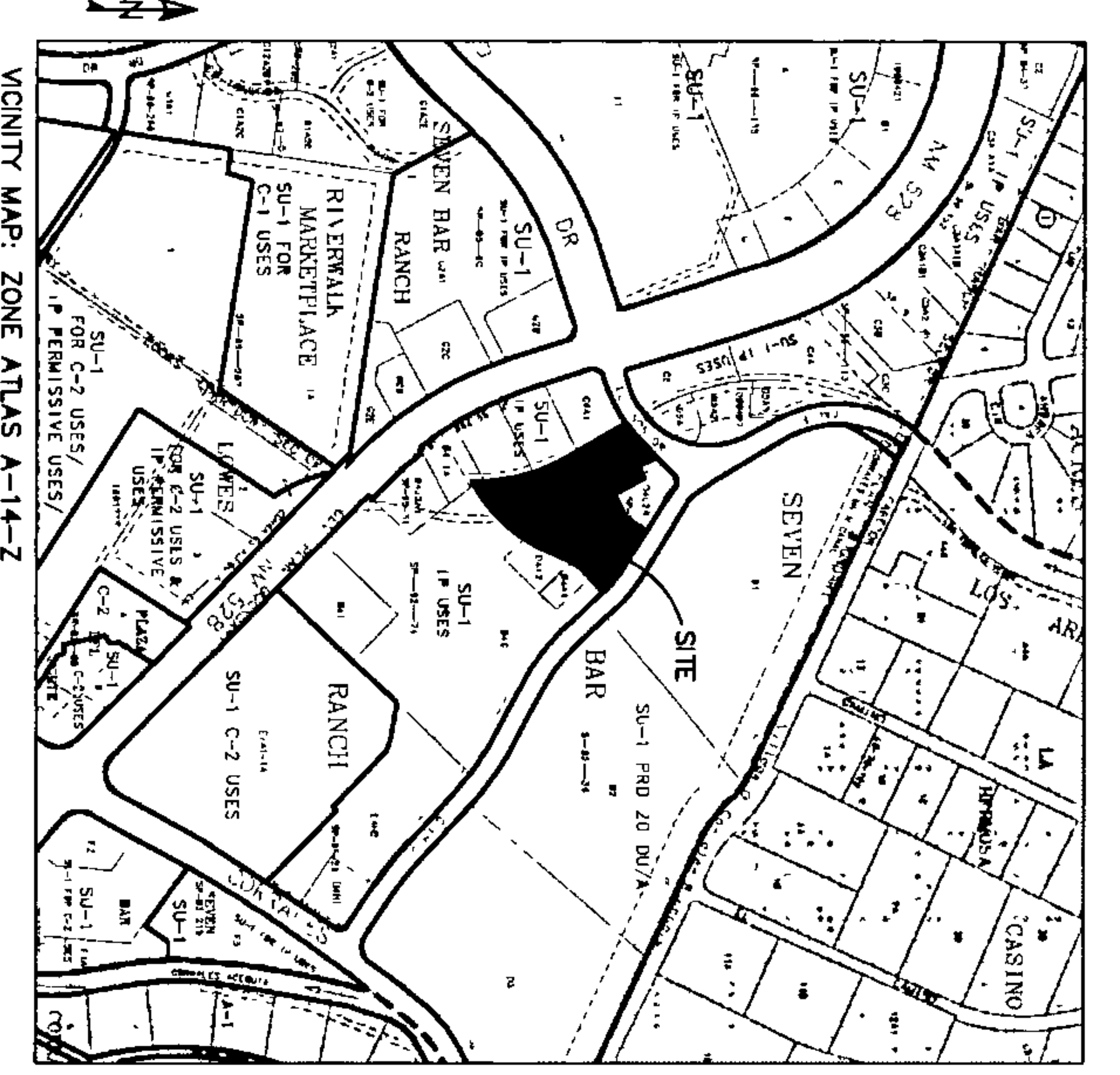
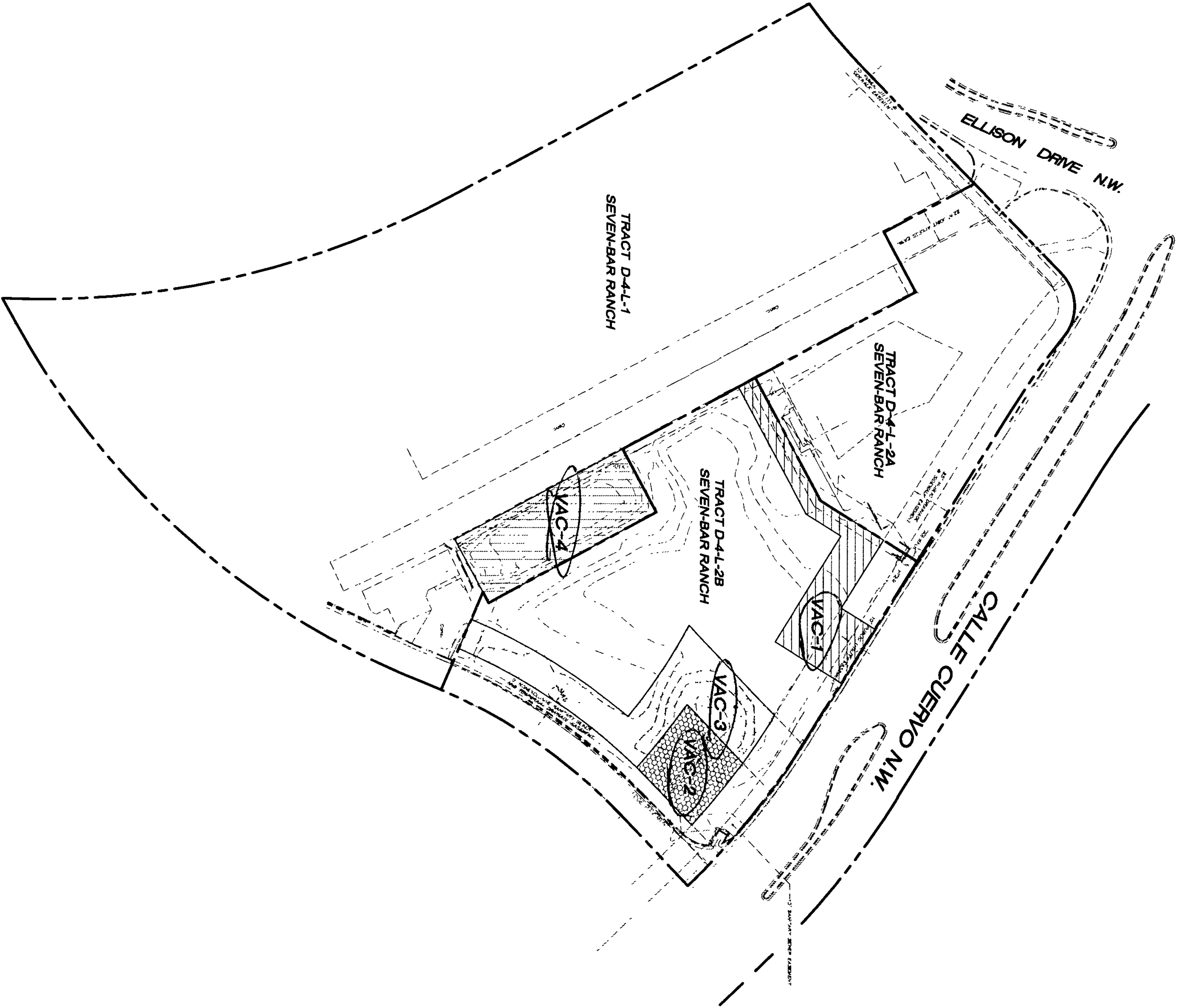
**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00
<b>TOTAL:</b>		<b>\$305.00</b>

City Of Albuquerque  
Treasury Division

7/17/2007 11:11AM  
434 008 TRANSB-C007  
RECEIPT# 00078728-00078728  
PERMITH 2007070137 INSDMG  
Trans Amt \$305.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$285.00  
OK \$305.00  
CHANGE \$0.00

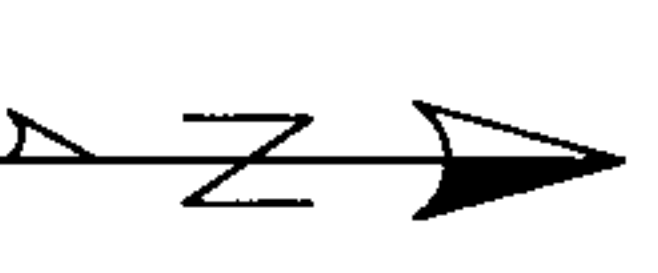
Track, Sgt



**EASEMENTS TO BE VACATED**


- VAC-1** TEMPORARY PRIVATE ACCESS EASEMENT PER PLAT FILED MARCH 19, 1996 VOL 96C FOLIO 125
- VAC-2** NON EXCLUSIVE TEMPORARY PUBLIC AND PRIVATE DRAINAGE EASEMENT DOC. NO. 93-077836, 7-21-93
- VAC-3** NON-EXCLUSIVE TEMPORARY PUBLIC DRAINAGE EASEMENT DOC. NO. 94-016689, 2-4-94
- VAC-4** TEMPORARY DRAINAGE POND EASEMENT DOC. NO. 93-077836, 7-21-93

**VACATION EXHIBIT B**  
 Date **7/25/07**



SCALE: 1"=80'

SHEET No. <b>1 OF 1</b>	<b>CITY/COUNTY REVIEW</b>			<b>VACATION EXHIBIT</b>	TRACT D-4-L-1 AND TRACT D-4-L-2B, SEVEN BAR RANCH	NO	REVISION	BY	DATE
	DEPARTMENT	SIGN-OFF	DATE						
	WASTEWATER MGMT. DIV.								
	WATER SERVICES								
	SUBDIVISION ENG.								
FOR CITY/COUNTY USE ONLY									
						PROJECT:		DRAWN BY: DEM	
						DATE:		CHECKED BY:	
						HORIZ. SCALE:		APPROVED BY:	
						VERT. SCALE:		FILE:	


**Thompson Engineering Consultants, Inc.**  
 tecm@tychoo.com  
 P.O. BOX 65769 PHOENIX, AZ 85067-0769  
 ALBUQUERQUE, NM 87113 FAX: (505) 330-9240

DECLARATION AND AGREEMENT  
REGARDING DRAINAGE, ACCESS  
AND UTILITY EASEMENTS

This Declaration and Agreement Regarding Drainage, Access and Utility Easements is made and executed this 21<sup>st</sup> day of July, 1993 by C.C. LIMITED, a New Mexico limited partnership (hereinafter referred to as "CC") and CORRALES OFFICE PLAZA, LTD., a New Mexico limited partnership (hereinafter referred to as "COP"), for themselves, their successors or assigns.

RECITALS

WHEREAS, CC is the owner of certain real property in Bernalillo County, New Mexico known as D-4-L, Seven Bar Ranch as shown on the replat entitled "Tracts D-4-G thru D-4-L, Seven Bar Ranch" City of Albuquerque, Bernalillo County, New Mexico, as recorded in the office of the Bernalillo County Clerk on June 5, 1992 in Vol. 92C, Folio 109 (hereinafter referred to as the "Property"); and

WHEREAS, COP is the owner of certain real property in Bernalillo County, New Mexico known as Tracts C-6A-1, 2 and 4, Seven Bar Ranch as shown on the replat entitled "Tracts C-6A-1 thru C-6A-4 (Being A Replat Of Tract C-6A, Seven-Bar Ranch), Seven-Bar Ranch", City of Albuquerque, Bernalillo County, New Mexico, as recorded in the office of the Bernalillo County Clerk on August 11, 1989, in Volume C39, Folio 138 (hereinafter referred to as the "Corrales Office Plaza Property"); and

WHEREAS, Seven Bar is presently replatting the Property and will record said replat in the records of Bernalillo County, therein creating two (2) subtracts of land referred to as Tract D-4-L-1 and D-4-L-2, Seven Bar Ranch (the "Subtracts"); and



WHEREAS, subsequent to the recordation of the above-mentioned replat, CC will convey a portion of the Property known as Tract D-4-L-1, Seven Bar Ranch to K & S General Partnership VII, a New Mexico general partnership, for the construction of storage units; and

WHEREAS, for the benefit of the owners of Tracts D-4-L-1, D-4-L-2, C-6A-1, 2, and 4, D-5 and D-4-K, its successors or assigns, certain drainage, access and utility easements and covenants need to be established to handle the surface storm waters, access and utilities; and

WHEREAS, the parties wish to establish certain private drainage, access and utility easements and covenants and associated rights of access and obligations of maintenance as required by the City of Albuquerque in connection with the subdivision of the Property.

NOW, THEREFORE, in consideration of the benefits and burdens relative to the Subtracts created by the subdivision, Seven Bar establishes the following easements and sets forth the following rights and obligations related to said easements.

A. Establishment of Easements.

CC, for itself, its successors or assigns, hereby declares, establishes, grants and conveys for the benefit of the owner of the Corrales Office Plaza Property and Tract D-4-L-1, their successors or assigns the following: 1) a non-exclusive 5' private drainage and sanitary sewer easement as reflected on Exhibit "A" attached hereto and located on Tract D-4-L-1 for the purpose of conveying and collecting surface storm water, including but not limited to, all developed and historical flows from the

4755

Corrales Office Plaza Property and Tract D-4-L-1, in and across the easements and for the installation of a sanitary sewer line; and 2) a non-exclusive 45' by 120' private temporary drainage pond easement as reflected on Exhibit "A" attached hereto and located on Tract D-4-L-1 for the purpose of conveying and ponding surface storm water, including but not limited to, all developed and historical flows from the Corrales Office Plaza Property and Tract D-4-L-1, in and across the easement; and 3) a non-exclusive 10' sanitary sewer and temporary drainage easement as reflected on Exhibit "A" attached hereto and located on Tract D-4-L-2 for the purpose of conveying and collecting surface storm water from Tract D-4-L-2, Tract D-4-K, Tract D-4-G and the private temporary drainage pond easement described in A.2) above, including but not limited to all developed and historical flows, and for the installation of a sewer line to service Tract D-4-L-1; and 4) an approximately 50' by 50' non-exclusive temporary public and private drainage easement as shown on the attached Exhibit "A" and located on Tract D-4-L-2 for the purpose of conveying and ponding surface storm water from Tract D-4-L-2, Tract D-4-K, Tract D-4-G, D-5, Ellison Drive, Calle Cuervo and the private temporary drainage pond easement described in A.2) above, including but not limited to all developed and historical flows; and 5) a non-exclusive 5' access, drainage and sanitary easement as shown on the attached Exhibit "A" and located on Tract D-4-L-1 for the purpose of allowing vehicular and pedestrian traffic, for the purpose of conveying and collecting surface storm water from the Corrales Office Plaza Property, including but not limited to all developed and historical flows and for installation of a sanitary sewer line; and 6) a 22.5' joint

access easement as shown on the attached Exhibit "A" and located on Tract D-4-L-2 for the purpose of allowing ingress and egress to the owners of Tracts D-4-L-1 and 2.

B. Maintenance.

Maintenance of the easements described in A.1) and 2) above, whether ordinary or extraordinary, capital or expense in nature, major or minor, shall be performed by the owner or owners of Tract D-4-L-1, its successors or assigns. Maintenance of the easements described in A.3) and 4) above, whether ordinary or extraordinary, capital or expense in nature, major or minor, shall be performed by the owner or owners of Tract D-4-L-2, its successors or assigns. Maintenance of the easements described in A.5) above, whether ordinary or extraordinary, capital or expense in nature, major or minor, shall be performed by the owner or owners of Tracts C-6A-1, 2 and 4, its successors or assigns. Maintenance of the easements described in A.6) above, whether ordinary or extraordinary, capital or expense in nature, major or minor, shall be performed by the owner or owners of Tracts D-4-L-1, its successors or assigns.

C. Access

CC, for itself and for its successors and assigns, hereby agrees to allow the present and the future owners of Tracts C-6A-1, C-6A-2, C-6A-4, D-4-L-1 and D-4-L-2 the right of ingress and egress on, above and across the respective easements for the purpose of maintaining the easements described above.

D. Reservation

Each party to this Agreement hereby reserves unto itself, its successors or assigns, the right to use the easements for any purpose which will not interfere with the rights and easements hereby granted. All temporary easements conveyed hereby shall terminate and cease to exist at such time as they are no longer necessary for the purposes for which they were granted in this Agreement.

E. Reversionary

The development of Tract U-4-L-2 may require a permanent drainage facility to handle the storm drainage flows. It is anticipated that once a permanent drainage facility is constructed, the easements described in A.3) and 4) or a portion thereof will no longer be required to intercept and pond the flows. Therefore, as and to the extent that any easements are no longer necessary for the purpose of conveying or ponding surface storm waters, then it shall terminate and cease to exist and all rights therein shall revert to the then owner of the tract upon which that portion of the easement is located.

F. Indemnification

Each party to this Agreement, its respective successors or assigns, hereby agree to save harmless all other parties hereto from any and all claims, losses or liability arising from or which might be claimed to arise from the acts or omissions of said party or its successors, assigns, tenants, employees, agents, licensees, contractors, guests, occupants, invitees and/or all other permittees relating directly or indirectly to its use of and

4758

maintenance of the above described easements for the purposes set forth herein.

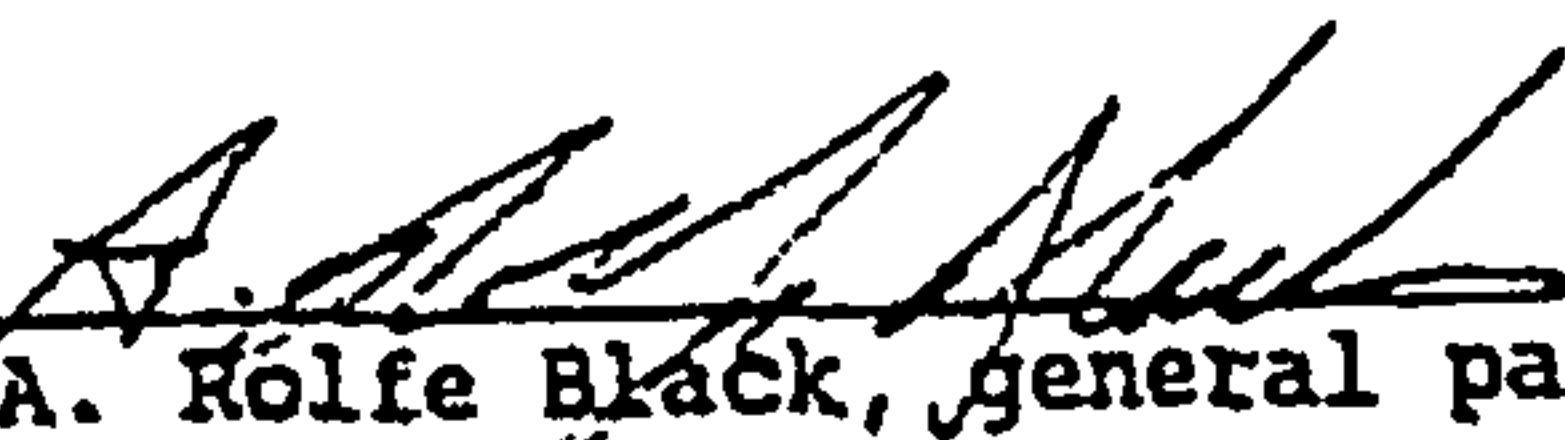
G. Binding on Successors or Assigns

This Declaration and the terms, rights, conditions, restrictions and limitations contained herein with respect thereto shall burden and run with the Subtracts, shall be appurtenant to and run with the Subtracts and shall inure to the benefit of the Subtracts and any subsequent owner of the Subtracts and their respective successors or assigns. The benefits and burdens of this Declaration and covenants contained in this Declaration shall run with the Subtracts as covenants and equitable servitudes running with the land.

IN WITNESS WHEREOF, the parties set their hands and seals on the day first written above.

By: C.C. LIMITED, a New Mexico limited partnership,

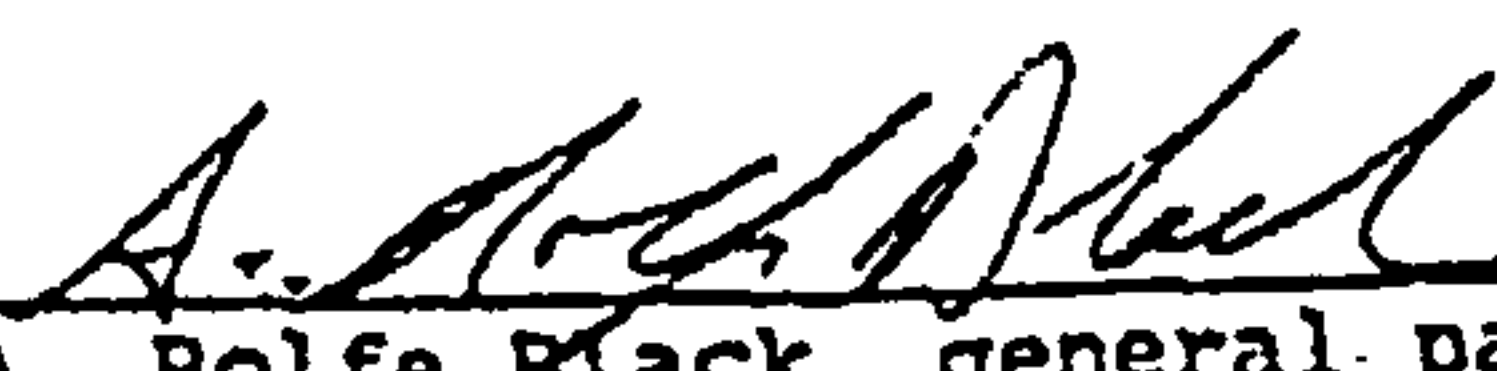
By: SEVEN BAR LAND AND CATTLE COMPANY,  
a New Mexico limited partnership,  
its general partner

By:   
A. Rolfe Black, general partner

and,

By: CORRALES OFFICE PLAZA, LTD., a New Mexico limited partnership,

By: SEVEN BAR LAND AND CATTLE COMPANY,  
a New Mexico limited partnership,  
its general partner,

By:   
A. Rolfe Black, general partner

4759

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on July 21, 1993, by A. Rolfe Black, general partner of Seven Bar Land and Cattle Company, a general partner of C.C. Limited, a New Mexico limited partnership, on behalf of C.C. Limited.

Kimberly J. Minixie  
Notary Public

My Commission Expires:

June 14, 1997

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on July 21, 1993, by A. Rolfe Black, general partner of Seven Bar Land and Cattle Company, a general partner of Corrales Office Plaza, Ltd., a New Mexico limited partnership, on behalf of Corrales Office Plaza, Ltd.

Kimberly J. Minixie  
Notary Public

My Commission Expires:

June 14, 1997

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED

93 JUL 21 AM 9:59

93-19-4753-4760

[Signature]  
NOTARY PUBLIC



DECLARATION AND AGREEMENT  
REGARDING DRAINAGE, ACCESS  
AND UTILITY EASEMENTS

This Declaration and Agreement Regarding Drainage, Access and Utility Easements is made and executed this 21<sup>st</sup> day of July, 1993 by C.C. LIMITED, a New Mexico limited partnership (hereinafter referred to as "CC") and CORRALES OFFICE PLAZA, LTD., a New Mexico limited partnership (hereinafter referred to as "COP"), for themselves, their successors or assigns.

RECITALS

WHEREAS, CC is the owner of certain real property in Bernalillo County, New Mexico known as D-4-L, Seven Bar Ranch as shown on the replat entitled "Tracts D-4-G thru D-4-L, Seven Bar Ranch" City of Albuquerque, Bernalillo County, New Mexico, as recorded in the office of the Bernalillo County Clerk on June 5, 1992 in Vol. 92C, Folio 109 (hereinafter referred to as the "Property"); and

WHEREAS, COP is the owner of certain real property in Bernalillo County, New Mexico known as Tracts C-6A-1, 2 and 4, Seven Bar Ranch as shown on the replat entitled "Tracts C-6A-1 thru C-6A-4 (Being A Replat Of Tract C-6A, Seven-Bar Ranch), Seven-Bar Ranch", City of Albuquerque, Bernalillo County, New Mexico, as recorded in the office of the Bernalillo County Clerk on August 11, 1989, in Volume C39, Folio 138 (hereinafter referred to as the "Corrales Office Plaza Property"); and

WHEREAS, Seven Bar is presently replatting the Property and will record said replat in the records of Bernalillo County, therein creating two (2) subtracts of land referred to as Tract D-4-L-1 and D-4-L-2, Seven Bar Ranch (the "Subtracts"); and



WHEREAS, subsequent to the recordation of the above-mentioned replat. CC will convey a portion of the Property known as Tract D-4-L-1, Seven Bar Ranch to K & S General Partnership VII, a New Mexico general partnership, for the construction of storage units; and

WHEREAS, for the benefit of the owners of Tracts D-4-L-1, D-4-L-2, C-6A-1, 2, and 4, D-5 and D-4-K, its successors or assigns, certain drainage, access and utility easements and covenants need to be established to handle the surface storm waters, access and utilities; and

WHEREAS, the parties wish to establish certain private drainage, access and utility easements and covenants and associated rights of access and obligations of maintenance as required by the City of Albuquerque in connection with the subdivision of the Property.

NOW, THEREFORE, in consideration of the benefits and burdens relative to the Subtracts created by the subdivision, Seven Bar establishes the following easements and sets forth the following rights and obligations related to said easements.

A. Establishment of Easements.

CC, for itself, its successors or assigns, hereby declares, establishes, grants and conveys for the benefit of the owner of the Corrales Office Plaza Property and Tract D-4-L-1, their successors or assigns the following: 1) a non-exclusive 5' private drainage and sanitary sewer easement as reflected on Exhibit "A" attached hereto and located on Tract D-4-L-1 for the purpose of conveying and collecting surface storm water, including but not limited to, all developed and historical flows from the

4755

Corrales Office Plaza Property and Tract D-4-L-1, in and across the easements and for the installation of a sanitary sewer line; and 2) a non-exclusive 45' by 120' private temporary drainage pond easement as reflected on Exhibit "A" attached hereto and located on Tract D-4-L-1 for the purpose of conveying and ponding surface storm water, including but not limited to, all developed and historical flows from the Corrales Office Plaza Property and Tract D-4-L-1, in and across the easement; and 3) a non-exclusive 10' sanitary sewer and temporary drainage easement as reflected on Exhibit "A" attached hereto and located on Tract D-4-L-2 for the purpose of conveying and collecting surface storm water from Tract D-4-L-2, Tract D-4-K, Tract D-4-G and the private temporary drainage pond easement described in A.2) above, including but not limited to all developed and historical flows, and for the installation of a sewer line to service Tract D-4-L-1; and 4) an approximately 50' by 50' non-exclusive temporary public and private drainage easement as shown on the attached Exhibit "A" and located on Tract D-4-L-2 for the purpose of conveying and ponding surface storm water from Tract D-4-L-2, Tract D-4-K, Tract D-4-G, D-5, Ellison Drive, Calle Cuervo and the private temporary drainage pond easement described in A.2) above, including but not limited to all developed and historical flows; and 5) a non-exclusive 5' access, drainage and sanitary easement as shown on the attached Exhibit "A" and located on Tract D-4-L-1 for the purpose of allowing vehicular and pedestrian traffic, for the purpose of conveying and collecting surface storm water from the Corrales Office Plaza Property, including but not limited to all developed and historical flows and for installation of a sanitary sewer line; and 6) a 22.5' joint

access easement as shown on the attached Exhibit "A" and located on Tract D-4-L-2 for the purpose of allowing ingress and egress to the owners of Tracts D-4-L-1 and 2.

B. Maintenance.

Maintenance of the easements described in A.1) and 2) above, whether ordinary or extraordinary, capital or expense in nature, major or minor, shall be performed by the owner or owners of Tract D-4-L-1, its successors or assigns. Maintenance of the easements described in A.3) and 4) above, whether ordinary or extraordinary, capital or expense in nature, major or minor, shall be performed by the owner or owners of Tract D-4-L-2, its successors or assigns. Maintenance of the easements described in A.5) above, whether ordinary or extraordinary, capital or expense in nature, major or minor, shall be performed by the owner or owners of Tracts C-6A-1, 2 and 4, its successors or assigns. Maintenance of the easements described in A.6) above, whether ordinary or extraordinary, capital or expense in nature, major or minor, shall be performed by the owner or owners of Tracts D-4-L-1, its successors or assigns.

C. Access

CC, for itself and for its successors and assigns, hereby agrees to allow the present and the future owners of Tracts C-6A-1, C-6A-2, C-6A-4, D-4-L-1 and D-4-L-2 the right of ingress and egress on, above and across the respective easements for the purpose of maintaining the easements described above.

D. Reservation

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Each party to this Agreement hereby reserves unto itself, its successors or assigns, the right to use the easements for any purpose which will not interfere with the rights and easements hereby granted. All temporary easements conveyed hereby shall terminate and cease to exist at such time as they are no longer necessary for the purposes for which they were granted in this Agreement.

E. Reversionary

The development of Tract L-4-L-2 may require a permanent drainage facility to handle the storm drainage flows. It is anticipated that once a permanent drainage facility is constructed, the easements described in A.3) and 4) or a portion thereof will no longer be required to intercept and pond the flows. Therefore, as and to the extent that any easements are no longer necessary for the purpose of conveying or ponding surface storm waters, then it shall terminate and cease to exist and all rights therein shall revert to the then owner of the tract upon which that portion of the easement is located.

F. Indemnification

Each party to this Agreement, its respective successors or assigns, hereby agree to save harmless all other parties hereto from any and all claims, losses or liability arising from or which might be claimed to arise from the acts or omissions of said party or its successors, assigns, tenants, employees, agents, licensees, contractors, guests, occupants, invitees and/or all other permittees relating directly or indirectly to its use of and

4758

maintenance of the above described easements for the purposes set forth herein.

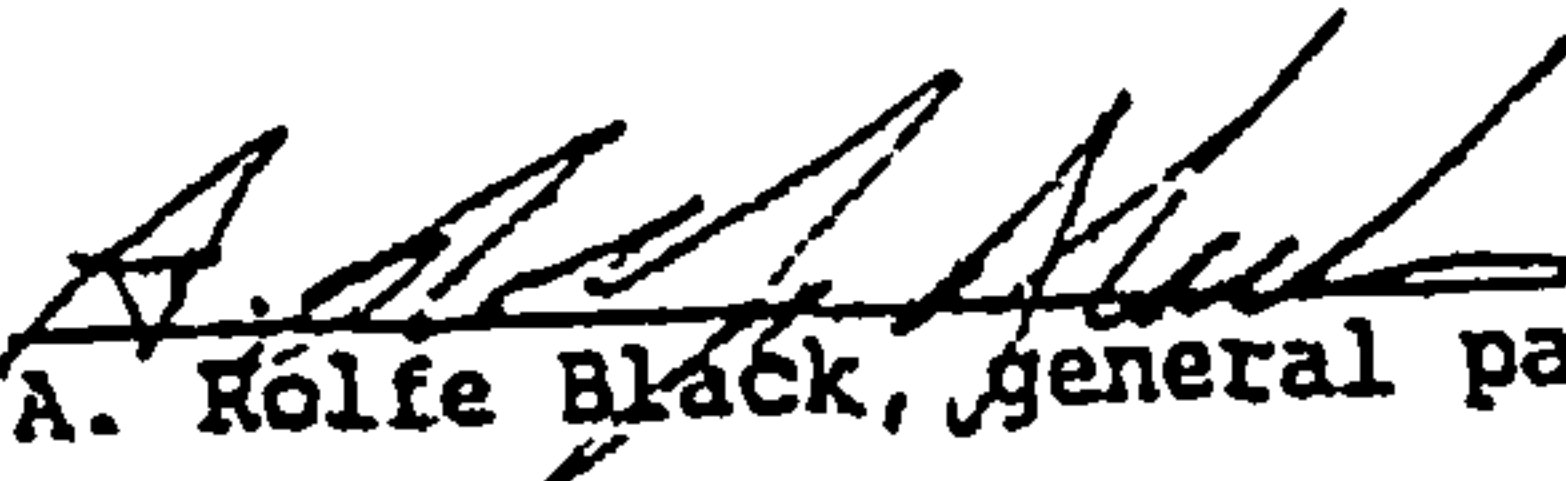
G. Binding on Successors or Assigns

This Declaration and the terms, rights, conditions, restrictions and limitations contained herein with respect thereto shall burden and run with the Subtracts, shall be appurtenant to and run with the Subtracts and shall inure to the benefit of the Subtracts and any subsequent owner of the Subtracts and their respective successors or assigns. The benefits and burdens of this Declaration and covenants contained in this Declaration shall run with the Subtracts as covenants and equitable servitudes running with the land.

IN WITNESS WHEREOF, the parties set their hands and seals on the day first written above.

By: C.C. LIMITED, a New Mexico limited partnership,

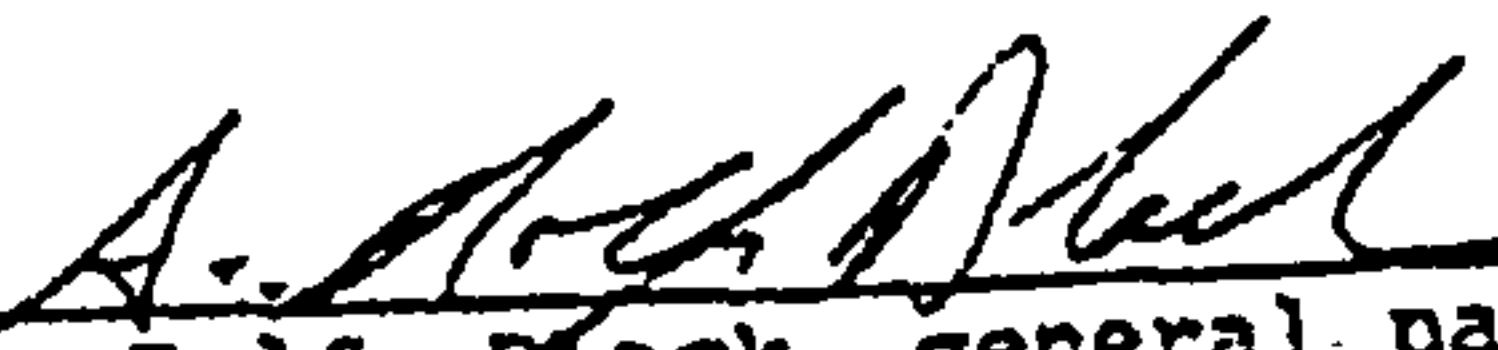
By: SEVEN BAR LAND AND CATTLE COMPANY, a New Mexico limited partnership, its general partner

By:   
A. Rolfe Black, general partner

and,

By: CORRALES OFFICE PLAZA, LTD., a New Mexico limited partnership,

By: SEVEN BAR LAND AND CATTLE COMPANY, a New Mexico limited partnership, its general partner,

By:   
A. Rolfe Black, general partner

4759

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on July 21, 1993, by A. Rolfe Black, general partner of Seven Bar Land and Cattle Company, a general partner of C.C. Limited, a New Mexico limited partnership, on behalf of C.C. Limited.

Kimberly J. Minixxi  
Notary Public

My Commission Expires:

June 14, 1997

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on July 21, 1993, by A. Rolfe Black, general partner of Seven Bar Land and Cattle Company, a general partner of Corrales Office Plaza, Ltd., a New Mexico limited partnership, on behalf of Corrales Office Plaza, Ltd.

Kimberly J. Minixxi  
Notary Public

My Commission Expires:

June 14, 1997

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED

93 JUL 21 AM 9:59

93-19-4753-4760

Kimberly J. Minixxi  
Notary Public



**SECOND AMENDMENT TO DECLARATION AND AGREEMENT  
REGARDING DRAINAGE, ACCESS AND UTILITY EASEMENTS**

THIS SECOND AMENDMENT TO DECLARATION AND AGREEMENT REGARDING DRAINAGE, ACCESS AND UTILITY EASEMENTS (herein, the "Second Amendment") is made this 26th day of January, 1994, by and between CORRALES OFFICE PLAZA, LTD., a New Mexico limited partnership, C. C. LIMITED, a New Mexico limited partnership, and K&S GENERAL PARTNERSHIP VII, a New Mexico general partnership.

This Second Amendment shall be deemed to amend and supplement that certain DECLARATION AND AGREEMENT REGARDING DRAINAGE, ACCESS AND UTILITY EASEMENTS (herein, the "Declaration"), recorded in the Office of the Clerk of Bernalillo County, New Mexico, on July 21, 1993, Document No. 93077836, as amended by that AMENDMENT TO DECLARATION AND AGREEMENT REGARDING DRAINAGE, ACCESS AND UTILITY EASEMENTS, recorded in the Office of the Clerk of Bernalillo County, New Mexico, on July 29, 1993, Document No. 93081493.

THEREFORE, in consideration of the Recitals (which are hereby incorporated into and shall be deemed part of this Agreement) of the covenants and agreements hereafter set forth, and of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by all parties, it is agreed by and between the parties hereto as follows:

This Second Amendment is being filed to correct the legal description of easement no. 4 as shown on Exhibit "A" attached to the Declaration. The Declaration is hereby amended to correct the legal description for easement no. 4, as shown on Exhibit "A" attached to the Declaration, by increasing the description of easement no. 4 to include the description attached hereto as Exhibit "A". In all other respects, the parties hereby ratify and reaffirm the terms and conditions contained in the Declaration as amended. Said terms and conditions are incorporated into and made a material part of this Second Amendment.

IN WITNESS WHEREOF, each party to this Second Amendment has caused it to be executed on the date indicated below.

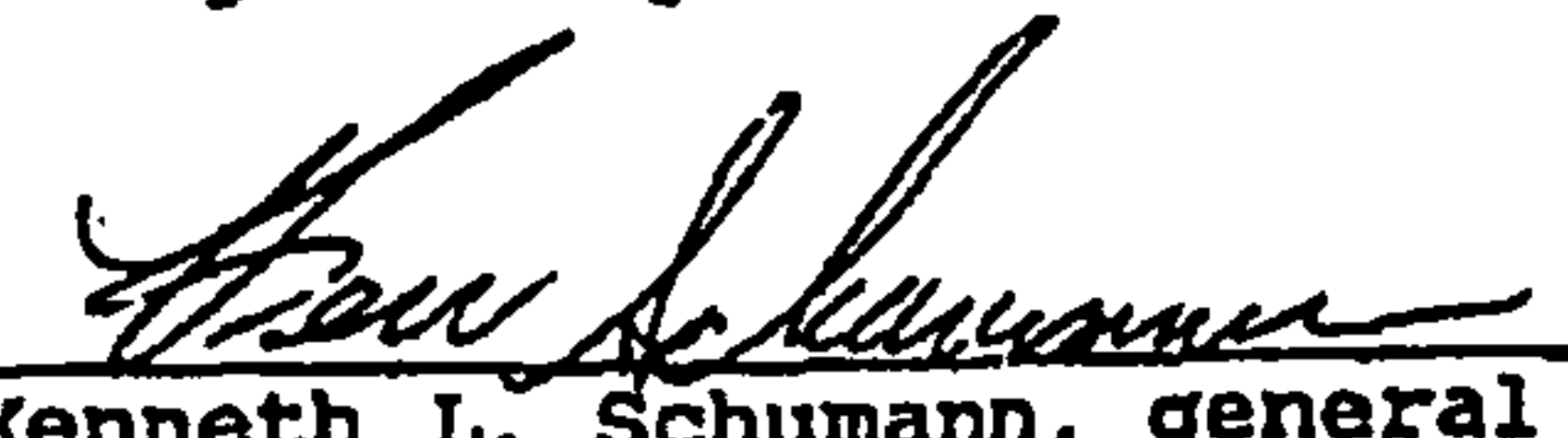
DATE: 2/2/94, 1994

K&S GENERAL PARTNERSHIP VII, a New Mexico general partnership,

By:   
Steven C. Schumann, general partner

DATE: 2/2, 1994

K&S GENERAL PARTNERSHIP VII, a New Mexico general partnership,

By:   
Kenneth L. Schumann, general partner



DATE: January 26, 1994

C.C. LIMITED, a New Mexico limited partnership, <sup>8558</sup>

By: SEVEN BAR LAND AND CATTLE COMPANY, a New Mexico limited partnership, its general partner

By: A. Rolfe Black  
A. Rolfe Black, general partner

DATE: January 26, 1994

CORRALES OFFICE PLAZA, LTD., a New Mexico limited partnership,

By: SEVEN BAR LAND AND CATTLE COMPANY, a New Mexico limited partnership, its general partner

By: A. Rolfe Black  
A. Rolfe Black, general partner

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss.

This instrument was acknowledged before me on January 26, 1994, by A. Rolfe Black, general partner of Seven Bar Land and Cattle Company, a New Mexico limited partnership, which is the general partner of C.C. Limited, a New Mexico limited partnership, and Corrales Office Plaza, Ltd., a New Mexico limited partnership, on behalf of said partnerships.

Kristine J. Minixini  
Notary Public  
My Commission Expires: June 14, 1997

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss.

This instrument was acknowledged before me on 2-2-94, 1994, by Steven C. Schumann, general partner of K&S General Partnership VII, a New Mexico general partnership, on behalf of K&S General Partnership VII.

Sandra Kent  
Notary Public  
My Commission Expires: 6-5-95

8559

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

This instrument was acknowledged before me on 2-2-94,  
1994, by Kenneth L. Schumann, general partner of K&S General  
Partnership VII, a New Mexico general partnership, on behalf of K&S  
General Partnership VII.

*Sandra Lent*  
\_\_\_\_\_  
Notary Public

My Commission Expires: 6-5-95

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

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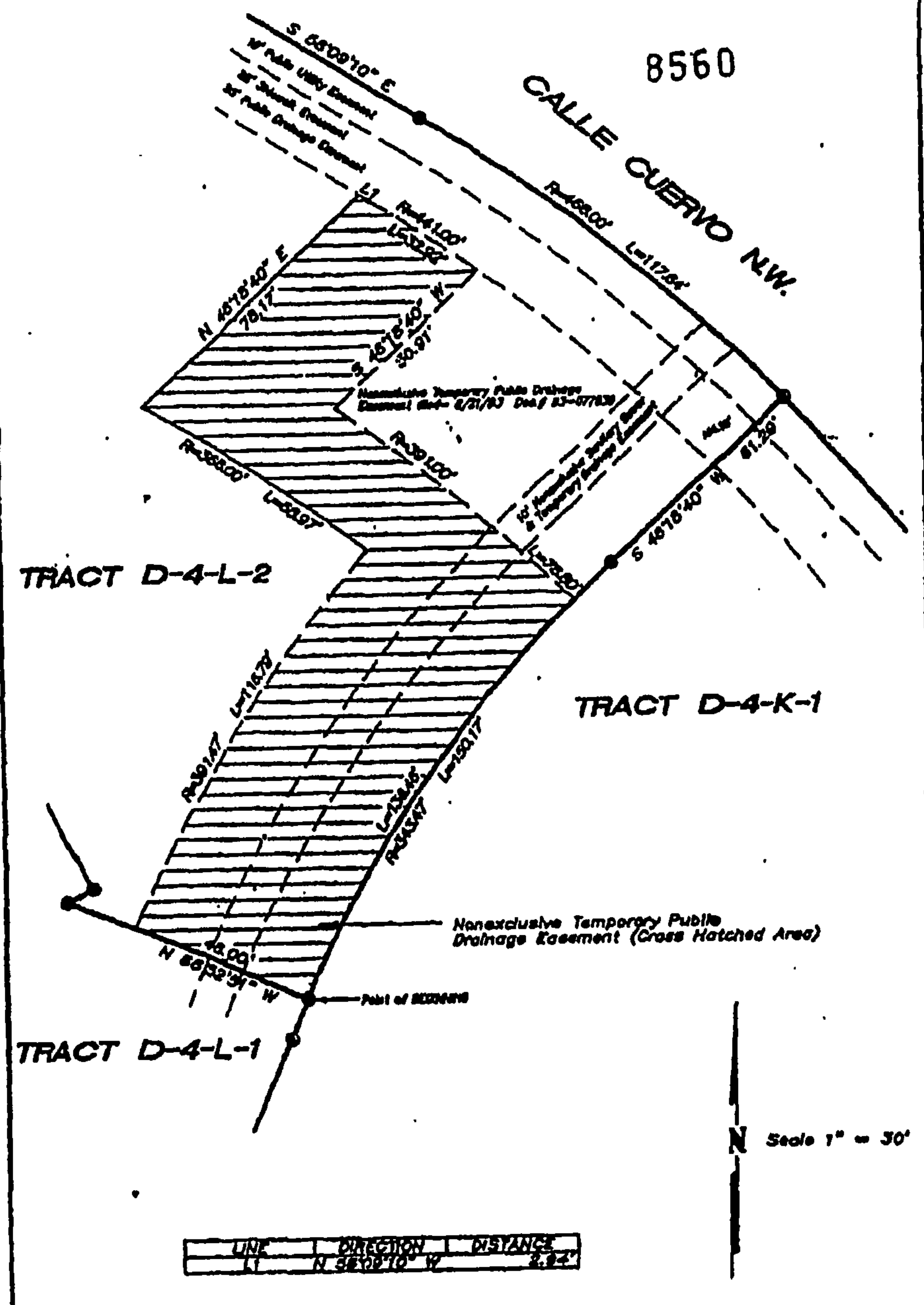
94-4 PG 8557-8561

JUDY D. WOODWARD  
CLERK & RECORDER

*[Signature]*

**EXHIBIT A**

An Easterly Portion of  
 Tract D-4-L-2  
 Seven-Bar Ranch  
 Albuquerque  
 Bernalillo County, New Mexico



LINE	DIRECTION	DISTANCE
L1	N 86°02'10" W	2.82'

**SURV-TEK, Inc.**

6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
 TEL: 868-897-8277  
 or TOTAL PRICE \$265.00

Exhibit A

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Alameda Grant in projected Section 5, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising an Easterly portion of Tract D-4-L-2, Seven Bar-Ranch as the same is shown and designated on the plat entitled "TRACTS D-4-L-1 AND D-4-L-2, SEVEN-BAR RANCH (BEING A REPLAT OF TRACT D-4-L, SEVEN-BAR RANCH), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on July 12, 1993 in Volume 930, folio 212 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using plat bearings and ground distances as follows:

**BEGINNING** at the Southeast corner of said Tract D-4-L-2, also being the Northeast corner of said Tract D-4-L-1, Seven-Bar Ranch; Thence,

**N 66° 52' 51" W** , 48.00 feet along a line common to said Tracts D-4-L-1 and D-4-L-2 to the Southwest corner of the parcel herein described; Thence,

**Northeasterly** , 116.79 feet on the arc of a curve to the right (said curve having a radius of 391.47 feet and a chord which bears **N 31° 39' 58" E**, 116.36 feet) to a point of curve-curve intersection; Thence,

**Northwesterly** , 68.27 feet on the arc of a curve to the left (said curve having a radius of 366.00 feet and a chord which bears **N 56° 16' 25" W**, 68.87 feet) to a point on curve; Thence,

**N 45° 18' 40" E** , 78.17 feet to the Northwest corner of the parcel herein described; thence,

**S 58° 09' 10" E** , 2.96 feet to a point of curvature; Thence,

**Southeasterly** , 32.92 feet on the arc of a curve to the right (said curve having a radius of 441.00 feet and a chord which bears **S 56° 00' 53" E**, 32.91 feet) to a point on curve; Thence,

**S 45° 18' 40" W** , 50.91 feet to a point on curve; Thence,

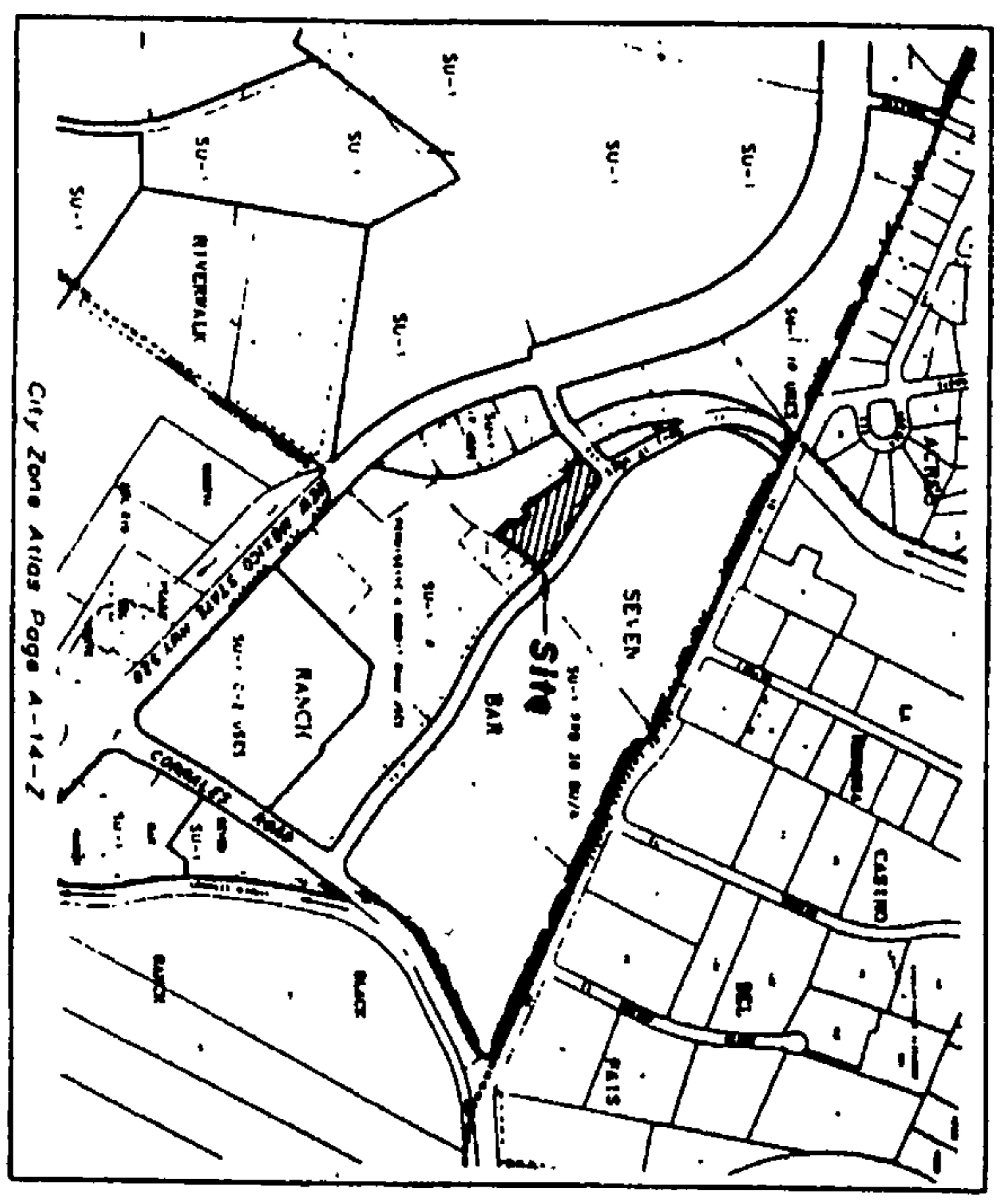
**Southeasterly** , 78.80 feet on the arc of a curve to the left (said curve having a radius of 391.00 feet and a chord which bears **S 49° 25' 20" E**, 78.67 feet) to a point of curve-curve intersection on the Easterly line of said Tract D-4-L-2; Thence,

**Southwesterly** , 136.46 feet along said Easterly line of Tract D-4-L-2 on the arc of a curve to the left (said curve having a radius of 343.47 feet and a chord which bears **S 33° 36' 20" W**, 124.62 feet) to the Southeast corner and point of beginning of the parcel herein described.



96C-125(1)

96C-125(1)



**GENERAL NOTES**

1. Bearings are given based upon the New Mexico State Plane Coordinate System (NAD 27) and related to grid of the New Mexico State Highway Commission/ Albuquerque City Survey Monument "M-448-N12"
2. Distances are ground
3. Record plot bearings and distances where they differ from those measured by field survey are shown in parentheses ( )
4. All corners are 3/8" rebar and cap stamped "MUGG L S 5823" or "MUGG L S 9750" or "MUGG L S 11800" unless otherwise indicated hereon
5. Albuquerque City Zone Atlas page A-14
6. U.C.L.S. Log Number 95120913390024

**DISCLOSURE STATEMENT**

The purpose of this report is to create the two (2) Tracts as shown hereon

**PUBLIC UTILITY EASEMENTS**

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of
- A. PNM Electric Services for station, maintenance, and service of underground electrical lines, transformers, and service equipment and related facilities, reasonably necessary to provide electrical service
  - B. PNM Gas Services for station, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas
  - C. U.S. West Communications for the station, maintenance, and service of underground communication lines, service equipment and facilities, reasonably necessary to provide telephone and other services, including but not limited to ground pedestals and closures
  - D. New Mexico Utilities for station, maintenance, and service of water, sewer, gas, and other related equipment and facilities, reasonably necessary to provide sanitary sewer and water service
  - E. Jones Interco for the station, maintenance, and service of such lines, cables, 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, repair, operate, and maintain facilities for the purposes described above, together with easements 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 installation, maintenance, and operation of such facilities (aboveground or underground) and to install, repair, replace, or other structures shall be erected or constructed or any easements, for and/or 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

THIS IS AN UNRECORDED COPY OF THE ORIGINAL INSTRUMENT. THE ORIGINAL INSTRUMENT IS FILED IN THE PUBLIC RECORDS OF BERNALILLO COUNTY, NEW MEXICO. DATE RECORDED: 12-11-95. BY: CLERK OF BERNALILLO COUNTY, NEW MEXICO.

96030978  
 STATE OF NEW MEXICO, 1st  
 The following was filed for record on  
 12-11-95 at 1:30 PM  
 in the office of the County Clerk of Bernalillo County, New Mexico.  
 95120913390024

**LEGAL DESCRIPTION**

That certain parcel of land situated within the Town of Alameda Grant in projected Sections 5, Township 11 North, Range 3 East, New Mexico Meridian, City of Albuquerque, Bernalillo County, New Mexico, containing 1.6155 acres, more or less, and designated on the plat entitled TRACTS D-4-L-1 AND D-4-L-2, SEVEN-BAR RANCH (BEING A REPLAT OF TRACT D-4-L-1 HEREON) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 21, 1993 in Volume 93C, Page 212. Said parcel contains 1.6155 acres, more or less.

**FREE CONSENT AND DECAPTION**

SUBJECTED and REPLICATED and now comprising TRACTS D-4-L-1, 2A AND D-4-L-2B, SEVEN-BAR RANCH (BEING A REPLAT OF TRACT D-4-L-1 HEREON) 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 to the use of the public utility easements shown hereon. Said owner(s) and proprietor(s) do hereby consent to the use of the easements and do hereby represent that they are so authorized to act.

C.C. LIMITED, a New Mexico Limited Partnership, its General Partner By STEVEN BARR PARTNERS, a New Mexico Limited Partnership, its general partner By NEW MEXICO VENTURES, INC., a New Mexico corporation, its general partner

David S. Smoot, President

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS  
 This instrument was acknowledged before me on this 30 day of April 1995, by David S. Smoot

David S. Smoot  
 My Commission Expires 11/1/99



**APPROVALS**

Joe Burdick  
 PNM Gas Services  
 Date 12-6-95

Paul P. Hill  
 PNM Electric Services  
 Date 12-6-95

U.S. West Communications  
 Date 12-11-95

Robert W. Kane  
 Jones Interco  
 Date 12-5-95

Joe Burdick  
 PNM Gas Services  
 Date 12-6-95

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area under water and sanitary sewer system capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque water and sanitary sewer infrastructure. Improvements to the water and sanitary sewer system shall be approved by both the City of Albuquerque and NMU, Inc.

TRACTS D-4-L-2A AND D-4-L-2B  
 (BEING A REPLAT OF TRACT D-4-L-2, SEVEN-BAR RANCH)  
 SEVEN - BAR RANCH  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 1995

APPROVALS  
Robert W. Kane 12-12-95  
 City Engineer, City of Albuquerque  
 Public Works Department

Paul P. Hill 12-12-95  
 City Engineer, City of Albuquerque  
 Public Works Department

Joe Burdick 12-12-95  
 City Engineer, City of Albuquerque  
 Public Works Department

U.S. West 12-12-95  
 City Engineer, City of Albuquerque  
 Public Works Department

David S. Smoot 12-12-95  
 City Engineer, City of Albuquerque  
 Public Works Department

Joe Burdick 12-12-95  
 City Engineer, City of Albuquerque  
 Public Works Department

Paul P. Hill 12-12-95  
 City Engineer, City of Albuquerque  
 Public Works Department

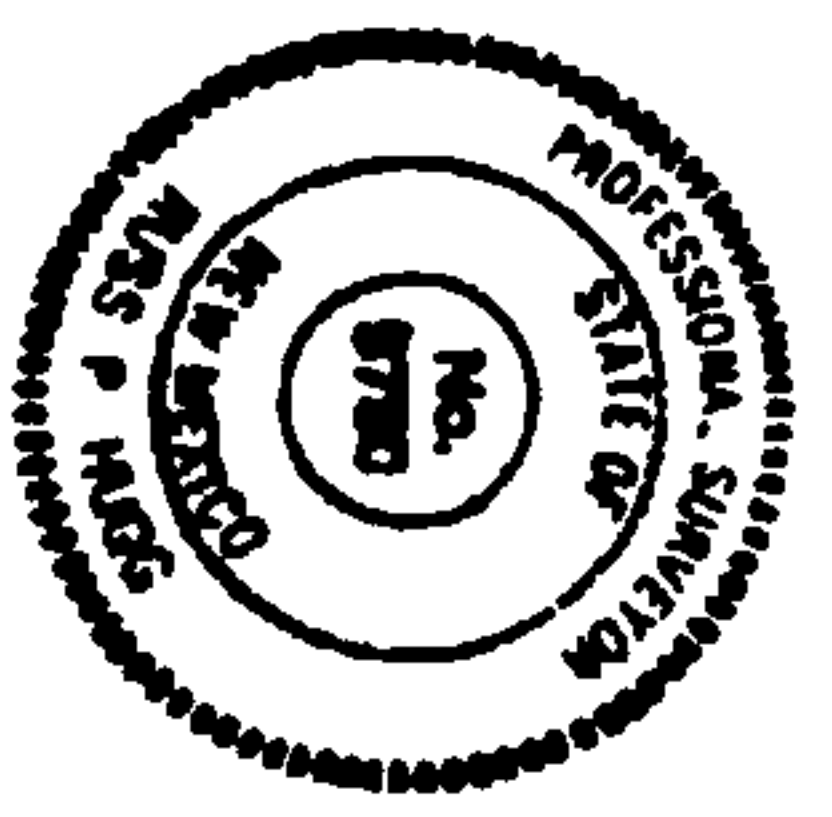
Robert W. Kane 12-12-95  
 City Engineer, City of Albuquerque  
 Public Works Department

DRB NUMBER 95-530

**SURVEYORS CERTIFICATION**

I, Paul P. Hill, 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 monuments of the State of New Mexico, that it shows no encumbrances of record, and that it is a true and correct to the best of my knowledge and belief.

Paul P. Hill  
 Surveyor  
 Date 12-11-95



SHEET 1 OF 2

**SURVOTEK, INC.**  
 Consulting Surveyors  
 600 Ruidoso Blvd. N.E. Albuquerque, New Mexico 87114  
 Phone: 505-887-5200  
 Fax: 505-887-5277

950340





**FORM V: SUBDIVISION VARIANCES & VACATIONS**

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE) **24 copies**
- Application for Minor Plat on FORM S-3, including those submittal requirements.
  - 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)** **6 copies**
- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
  - 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)** **24 copies**
- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14")
  - 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)** **6 copies**
- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14")
  - 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.

DAVID B THOMPSON  
Applicant name (print)  
David B Thompson 6/29/07  
Applicant signature / date



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

Application case numbers  
070123 - -70101  
07 DRB - -70109

Form revised 4/07  
Andrew Smeu 6/29/07  
Planner signature / date  
Project # 10010586



# 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 7/10/07 To 7/25/07

#### 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.

[Signature] 6-29-07  
(Applicant or Agent) (Date)

I issued 1 signs for this application, 7/5/07 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1006586

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

07/05/2007 Issued By: PLNABG

**Permit Number: 2007 070 109**

**Category Code 0910**

**Application Number: 07DRB-70109, Vacation Of Private Easement**

**Address:**

**Location Description: CALLE CUERVO NW BETWEEN ELLISON DR NW AND CORRALES RD NW**

**Project Number: 1006586**

**Applicant**

*Williams Development, Llc*

1700 Alejandro Lane Nw  
Albuquerque, NM 87104  
344-3232

**Agent / Contact**

*Thompson Engineering Consultants, Inc*

P.O. Box 65760  
Albuquerque, NM 87193  
271-2199  
telnm@yahoo.com

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$45.00
<b>TOTAL:</b>		<b>\$45.00</b>

City Of Albuquerque  
Treasury Division

7/5/2007 9:15AM LDC: ANNX  
WS# 008 TRANSM 0009  
RECEIPT# 00078185-00078185  
PERMIT# 2007070109 TRSDMG  
Trans Amt \$275.00  
DRB Actions \$45.00

Thank You

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

07/03/2007 Issued By: PLNABG

18  
18  
18

**Permit Number: 2007 070 101**

**Category Code 0910**

**Application Number: 07DRB-70101, Vacation Of Public Easement**

**Address:**

**Location Description: CALLE CUERVO NW BETWEEN ELLISON DR NW AND CORRALES RD NW**

**Project Number: 1008586**

**Applicant**

*Williams Development, Llc*

1700 Alejandro Lane Nw  
Albuquerque, NM 87104  
344-3232

**Agent / Contact**

*Thompson Engineering Consultants, Inc*

P.O. Box 65760  
Albuquerque, NM 87193  
271-2199  
telnm@yahoo.com

**Application Fees**

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$135.00
<b>TOTAL:</b>		<b>\$230.00</b>

City Of Albuquerque  
Treasury Division

7/5/2007 9:15AM LOC: ANMX  
WSH 008 TRANS# 0009  
RECEIPT# 00078185-00078186  
PERMIT# 2007070101 TRSDMG  
Trans Amt \$275.00  
APN Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$135.00  
CK \$275.00  
CHANGE \$0.00

Thank You

June 29, 2007

Ms. Sheran Matson  
DRB Chair  
Land Development Coordination Division/Planning  
Plaza del Sol – 2<sup>nd</sup> Floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**RE: APPLICATION FOR VACATION OF PUBLIC AND PRIVATE  
EASEMENTS FOR TRACTS D-4-L-1 & D-4-L-2B, SEVEN BAR RANCH**

Dear Ms. Matson:

Enclosed are a DRB application, a zone atlas page with project area identified, Office of Community and Neighborhood Coordination inquiry response, twenty-four (24) copies of the vacation exhibit, and twenty-four (24) copies of each document that created the easements. We are requesting vacation of four separate easements. VAC-1 as shown on the exhibit is a temporary access easement that is no longer required. VAC-2, VAC-3, and VAC-4 are public and private drainage easements that will not be needed once we develop Tract D-4-L-2B. We will be submitting a minor platting action to be heard at the same time as the vacation request to re-plat Tracts D-4-L-1 and D-4-L-2B to include the area of VAC-4 in Tract D-4-L-2B and grant a new drainage easement for the on-site storm sewer to convey flows from the pond at VAC-4 and collect runoff from D-4-L-2B and discharge into the existing 36" storm drain at the northeast portion of the Tract.

Please schedule this vacation action for the July 25, 2007 DRB hearing. If you should have any questions please call me at 271-2199.

Sincerely,



David B. Thompson, PE



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

Map amended through: 3/22/2007

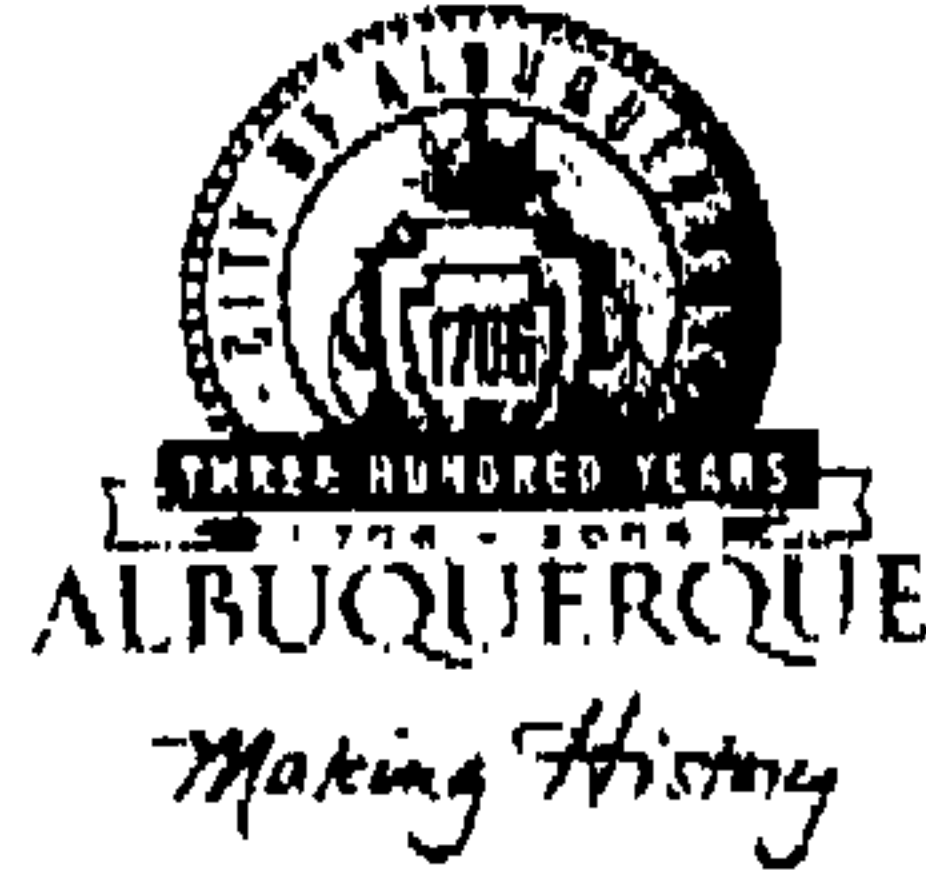
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**A-14-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

**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: June 28, 2007

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

This letter will serve to notify you that on June 28, 2007  
(date)

TO CONTACT NAME: David Thompson  
COMPANY/AGENCY: Thompson Engineering Consultants, Inc.  
ADDRESS/ZIP: P.O. Box 65760, Albuquerque NM 87193  
PHONE/FAX #: 505-271-2199 505-830-9248

Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at TRACT D-4-L-2B, SEVEN BAR RANCH

zone map page(s) A-14.

Our records indicate that as of June 28, 2007 there were **no Recognized**  
(date)

**Neighborhood Associations** in this area.

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

Sincerely,

Stephanie Winkler  
OFFICE OF NEIGHBORHOOD COORDINATION

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, 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](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

.....  
(below this line for ONC use only)

Date of Inquiry: 06/28/07

Time Entered: 9:00

ONC Rep. Initials:

