



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 12, 2009

Project# 1006973

09DRB-70329 VACATION OF PUBLIC EASEMENT (AMAFCA)
09DRB-70330 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HARRIS SURVEYING INC agent(s) for USNER & MCMAHON SOUTHWEST LLC request(s) the referenced/ above action(s) for all or a portion of Tract B-1, **VILLAGE CENTER NORTH SUBDIVISION** & Tract 19A-1, **PARADISE NORTH**, zoned SU-1/ C-1 /MIXED USES, located on the northeast corner of UNSER BLVD NW and MCMAHON BLVD NW containing approximately 5.7145 acre(s). (A-11)

At the November 12, 2009 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

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

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

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

CONDITIONS:

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

The Preliminary/Final plat was approved with delegation to Transportation to comply with written comments and to Planning to show easement, AMAFCA signature and to record.

If you wish to appeal this decision, you must do so by November 30, 2009 in the manner described below.

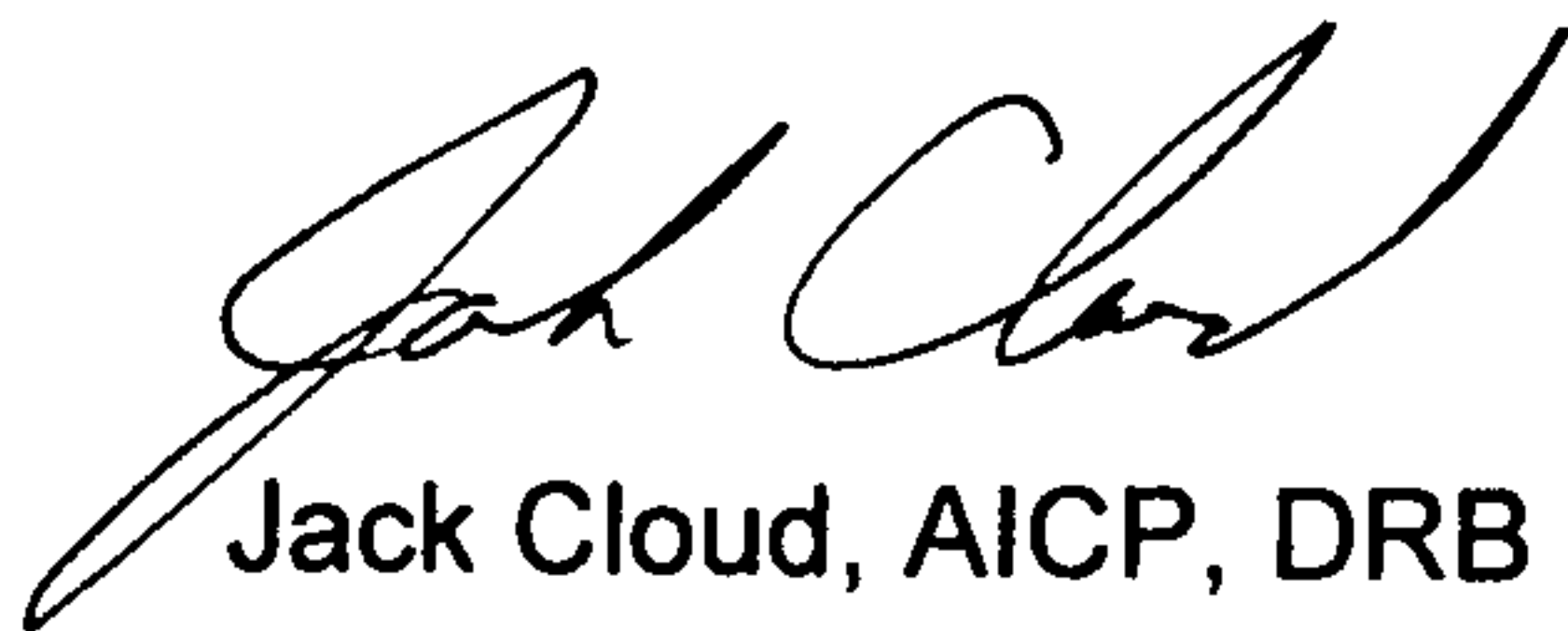
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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

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

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

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



Jack Cloud, AICP, DRB Chair

Cc: Harris Surveying Inc. – c/o G.P.S LLC – 2412 D Monroe Street E –
Albuquerque, NM 87110

Cc: Unser & McMahon Southwest, LLC – c/o Reed Hawkes – 175 E. 400 South,
Ste 402 – Salt Lake City, UT 84111

Marilyn Maldonado

Scott Howell

File



COMPLETED SH 12/07/09
DRB CASE ACTION LOG (Pre/Final)
REVISED 10/08/07

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

DRB Application No.: 09-70330 Project # 1006973
Project Name: Paradise North
Agent: Harris Surveying Inc. Phone No.:

Your request was approved on 11-12-09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - comply w/ comments

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): show research / AMAFCA / to record

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

Created On:

6973

DXF Electronic Approval Form

DRB Project Case #: 1006973

Subdivision Name: PARADISE PLAZA TRACTS 1-4

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 10/19/2009

Hard Copy Received: 10/19/2009

Coordinate System: NMSP Grid (NAD 83)


Approved

10.19.2009
Date

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

AGIS Use Only

Copied fc **6973** to agiscov on **10/19/2009** Contact person notified on **10/19/2009**



DRB CASE ACTION LOG

REVISED 10/08/07

(Draft/Final)

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DEVELOPMENT REVIEW BOARD

November 12, 2009

Project# 1006973

09DRB-70329 VACATION OF PUBLIC EASEMENT (AMAFCA)

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CONDITIONS:

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

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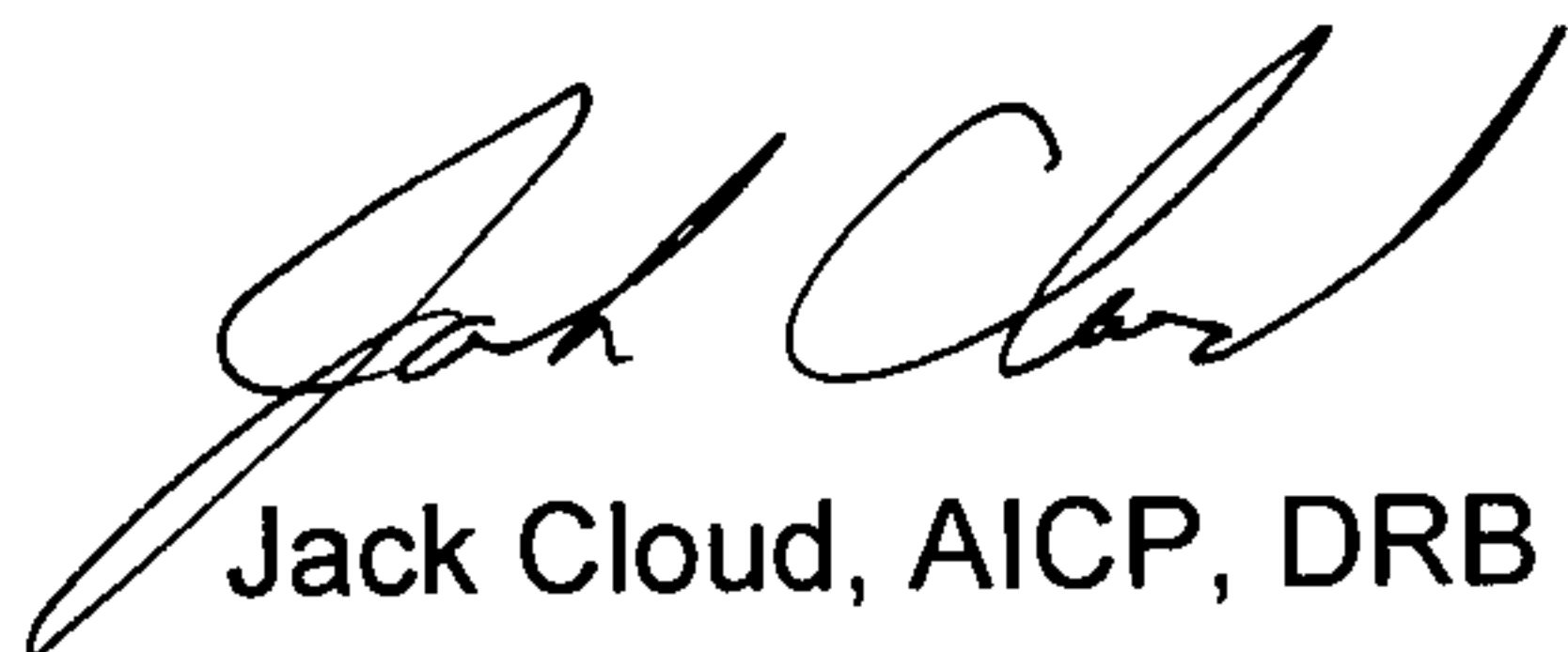
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Jack Cloud, AICP, DRB Chair

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Albuquerque, NM 87110

Cc: Unser & McMahon Southwest, LLC – c/o Reed Hawkes – 175 E. 400 South,
Ste 402 – Salt Lake City, UT 84111

Marilyn Maldonado

Scott Howell

File



DEVELOPMENT REVIEW BOARD
Action Sheet

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

November 12, 2009 9:00 AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

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

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

1. **Project#-1003483**
09DRB-70327 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

SANTOSH MODY agent(s) for BHARAT H MODY &
CHAMPA B MODY request(s) the referenced/ above
action(s) for paving and drainage improvements associated
with Lot 17-A, Block 12, Tract A, Unit B, **NORTH
ALBUQUERQUE ACRES**, zoned SU-2/ IP, located on
the northwest corner of SIGNAL AVE NE and SAN
PEDRO BLVD NE containing approximately 2.7375
acre(s). (C-18) **THE TWO YEAR EXTENSION OF THE
SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS
APPROVED.**

2. **Project#-1006973**
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FINAL PLAT APPROVAL

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MCMAHON SOUTHWEST LLC request(s) the
referenced/ above action(s) for all or a portion of Tract B-
1, **VILLAGE CENTER NORTH SUBDIVISION** &
Tract 19A-1, **PARADISE NORTH**, zoned SU-1/ C-1
/MIXED USES, located on the northeast corner of UNSER
BLVD NW and MCMAHON BLVD NW containing
approximately 5.7145 acre(s). (A-11) **THE VACATION
WAS APPROVED AS SHOWN ON EXHIBIT B IN THE
PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B)
(1)(3) OF THE SUBDIVISION ORDINANCE. THE
PRELIMINARY/FINAL PLAT WAS APPROVED WITH
DELEGATION TO TRANSPORTATION TO COMPLY
WITH WRITTEN COMMENTS AND TO PLANNING TO
SHOW EASEMENT, AMAFCA SIGNATURE AND TO
RECORD.**

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1006978 AGENDA# 2 DATE: 11/12/09

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____



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FW: PROJECT #1006973 Inbox

"Redman, Michele" <Michele.Redman@qwest.com> show details 7:05 am (1 hour ago) Reply

New window

Print

Michele Ramirez
505-245-6628
Michele.Redman@qwest.com

From: Redman, Michele
Sent: Thursday, November 12, 2009 7:03 AM
To: 'sargib@gmail.com'
Subject: PROJECT #1006973

Sarah,

Per our phone conversation, Qwest has no objections to the vacation of the drainage easement as long as Qwest facilities are not affected.

Thank you,
Michele

Michele Ramirez
505-245-6628
Michele.Redman@qwest.com

This communication is the property of Qwest and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

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AMAFCA No objection to vacation request. AMAFCA will sign the Final Plat.
COG No comment
TRANSIT Adjacent and nearby routes None Adjacent bus stops None Site plan requirements None Large site TDM suggestions None. Other information None.
ZONING ENFORCEMENT No comment
NEIGHBORHOOD COORDINATION
APS This will have no adverse impacts to the APS district.
POLICE DEPARTMENT No comment
FIRE DEPARTMENT No comment
PNM ELECTRIC & GAS No comment
COMCAST

No comment
QWEST Qwest cannot vacate the public easement as submitted as Qwest has existing buried facilities within the PUE/right-of-way. However, Qwest will relocate facilities if payment is received for relocation. Prior to any final plat approval, we will need a copy for review. If specific information is required concerning the requested easement vacation, please contact Michele Ramirez at 245-6628
ENVIRONMENTAL HEALTH No comment
M.R.G.C.D No Adverse Comments.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER The Hydrology section has no objection to the vacation request.
TRANSPORTATION DEVELOPMENT No objection to vacation request. Plat comments: Define the proposed sidewalk easement as public. Clarify exact location of proposed sidewalk easement with respect to existing conditions.
PARKS AND RECREATION Defer to hydrology regarding the vacation request. No objection to the platting action.
ABCWUA Defer Vacation request to Hydrology. No objection to Plat approval.
PLANNING DEPARTMENT Refer to comments from affected agencies (AMAFCA) plus any public hearing comments regarding proposed vacation. The approved site development plans indicate a 30 foot Access Easement along the eastern boundary of this plat.

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



400 Tijeras NW
Station 520
Albuquerque, NM 87102

October 29, 2009

Ms. Angela Gomez-Administrative Assistant
Plaza Del Sol
600 Second St. NW
Planning Dept.-Development Services
Albuquerque, NM 87102

Subject: Case Number(s) Project# 1006973, Appl 09DRB-70329; 09DRB-70330

Dear Ms. Gomez:

Concerning the subject case number(s), Qwest cannot vacate the public easement(s) as submitted as Qwest has existing buried facilities within the PUE/right-of-way. However, Qwest will relocate facilities if payment is received for relocation. Prior to any final plat approval, we will need a copy for review. If specific information is required concerning the requested easement vacation, please contact Michele Ramirez at 245-6628.

Sincerely,

A handwritten signature in cursive script that reads "Michele Ramirez".

Michele Ramirez
Qwest Corporation

LANDS N/F
ZOLIN

PARADISE NORTH

9061878

9A
ITE 2 8 18)
BA-1
3AC.)

LINE ESMT

NE ESMT

McMAHON

TRACT 17A

10' P.U.E. GRANTED WITH THIS PLAT. (SEE NOTE 15)

217.87'

N.W.
N23°46'53"

EXISTING DRAINAGE MANAGEMENT AREA WITHIN TRACT 17A (FILED 3-28-85; VOL. C26, FOLIO 167) VACATED WITH THIS PLAT V-90-38.)

415.28'

85.29'

10.58'

10' P.U.E. GRANTED WITH THIS PLAT. (SEE NOTE 15)

278.00'

TEMPORARY DRAINAGE MANAGEMENT EASEMENT GRANTED WITH THIS PLAT. (SEE NOTE 2 8 16)

TRACT 17A

A.C.S. B.C.'1-A11" (SEE SHEET 4)

269.84'

2033.39'

S 40°03'28" W
2555.89'

TIE

TRACT 19A-1

(3.6054AC)

WEST
BUR. FACILITIES
along PUE

Right-of-Way

517.78'

EXIST. 10' P.U.E. (PARADISE NORTH PLAT FILED 12-10-86, VOL. C32, FOLIO 59) VACATED WITH THIS PLAT V-90-38

1650.00'

TRACT 19A

BOULEVARD

519.05'

699.84'

15.94'

TRACT 19A

EXISTING 10' P.U.E. (PARADISE NORTH PLAT FILED 12-10-86, VOL. C32, FOLIO 69) VACATED WITH THIS PLAT V-90-38

10' P.U.E. GRANTED WITH THIS PLAT (SEE NOTE 15)

BOULEVARD, N.W.

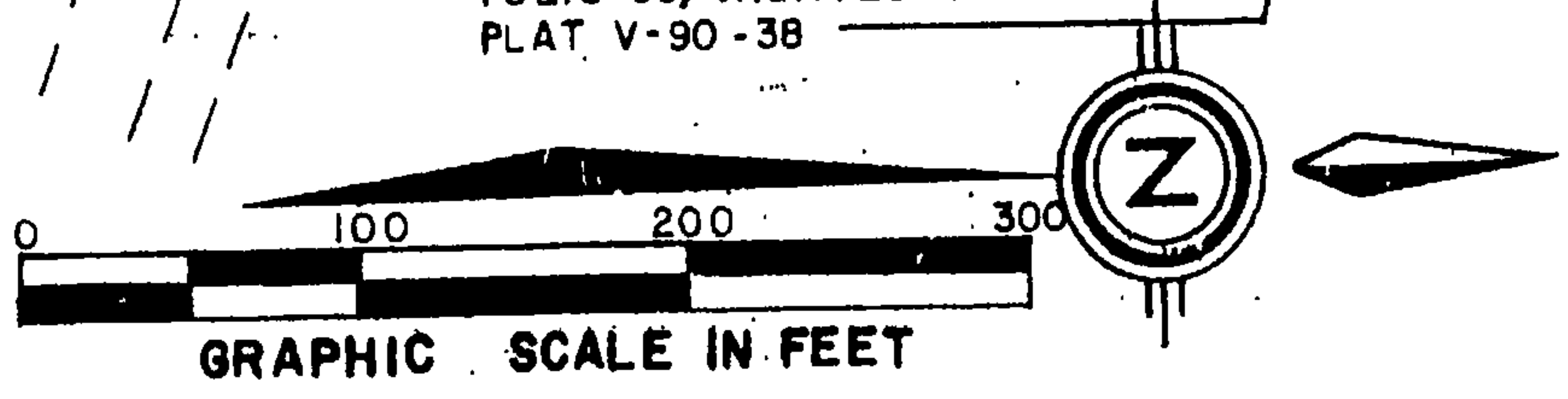
S 69°38'24" E
5570.6'

342.10'

56.52'

113.04'

GLUCKMAN





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From: Zamora, David M. [<mailto:dmzamora@cabq.gov>]
Sent: Monday, October 19, 2009 9:31 AM
To: Tony Harris
Subject: Project No. 1006973

The .dxf file for Project No. 1006973 has been approved.

David M. Zamora
GIS Coordinator - AGIS
City of Albuquerque
Planning Department
924-3929 phone
924-3812 fax
www.cabq.gov/gis
dmzamora@cabq.gov

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NEIGHBORHOOD COORDINATION
APS This will have no adverse impacts to the APS district.
POLICE DEPARTMENT No comment
FIRE DEPARTMENT No comment
PNM ELECTRIC & GAS No comment
COMCAST

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

Meeting Date: November 12, 2009
Zone Atlas Page: A-11
Notification Radius: 100 Ft.

Project# 1006973
App# 09DRB-70329
09DRB-70330

Cross Reference and Location: UNSER BLVD NW BETWEEN MCMAHON BLVD
NW AND CROWN RD NW

Applicant: REED HAWKES
UNSER & MCMAHON SOUTHWEST LLC
7019 STARSHINE ST NE
ALBUQUERQUE, NM 87111

Agent: HARRIS SURVEYING INC
2412-D MONROE ST NE
ALBUQUERQUE, NM 87110

Special Instructions:

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

Date Mailed: OCTOBER 23, 2009
Signature: ERIN TREMLIN

R e c	UPC CODE	OWNER	OWNER ADDRES S	OW NER CITY	OW NER STA TE	OW NER ZI P CO DE	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL	AC RE S
1	10110 66400 39310 142	TITAN INVESTMENTS LLC	5720 EL PRADO NW	ALBUQUERQUE	NM	87107	V	A1A	LT 11 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMESCONT .0487 AC	0.0 487 221 8
2	10110 66409 39310 146	AMERI-CONTRACTORS LLC	PO BOX 56883	ALBUQUERQUE	NM	87187	V	A1A	LT 15 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMESCONT .0508 AC	0.0 508 054 6
3	10110 66404 36110 117	FINELAND LLC C/O DR JEFFREY FINE	10250 COLLINS AVE PH-1	MIAMI	FL	33154	V	A1A	PARCEL A-1 BULK LAND PLAT PARCELS A-1, B-1, D-1, E-1 AND F-1 FINELAND DEVELOPMENT CONT 4.3314 AC	4.3 341 021 6
4	10110 66407 40810 153	J & J REAL ESTATE PARTNERSHIP	2124 COORS RD SW	ALBUQUERQUE	NM	87102	V	A1A	LT 3 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMESCONT .0551 AC	0.0 551 163
5	10110 66395 39310 140	ALVARADO LUCIO A	139 65TH ST SW	ALBUQUERQUE	NM	87121	V	A1A	LT 9 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMESCONT .0670 AC	0.0 670 608 3
6	10110 66380 37210 110	UNSER & MCMAHON SOUTHWEST LLC	175 EAST 400 SOUTH SUITE 402	SALT LAKE CITY	UT	84111	V	A1A	TRACT 19A-1 VACATION AMENDED PLAT & REPL OF PARADISE NORTH SITUATED WITHIN THE TOWN OF ALMENDA GRANT CONT 3.605 AC M/L OR 157,034 SQ FT M/L	3.6 847 888 9
7	10110 66340 38510 501	LEONARD ALEX & EDWARD LEONARD % BILL CHAPPELL JR CHAPPELLE LAW FIRM PA	3206 INDIANA NE	ALBUQUERQUE	NM	87110	V	A1A	TRACT H-1 BULK LAND PLAT TRACTS H-1 & D-1 LANDS OF ZOLIN/KUNATH TRES ESQUINAS LLC & CURB INC CONT 2.9200 AC.	2.9 038 464
8	10110 66405 40810 152	J & J REAL ESTATE PARTNERSHIP	2124 COORS RD SW	ALBUQUERQUE	NM	87102	V	A1A	LT 4 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMESCONT .0572 AC	0.0 571 837 2
9	10110 66277 31810 201	TRES ESQUINAS LIMITED COMPANY	PO BOX 6548	ALBUQUERQUE	NM	87197	V	A1A	TRACT 20A-1 VACATION AMENDED PLAT & REPL OF PARADISE NORTH SITUATED WITHIN THE TOWN OF ALMENDA GRANT CONT 19.088 AC M/L OR 831,473 SQ FT M/L	18. 943 009 77
10	10110 66265 31010 402	GONZALES MARK & JENNIE T ETAL % MARK PARDOS	1100 JUAN TABO BLVD NE	ALBUQUERQUE	NM	87112	V	A1A	TRACT 16A-1 VACATION AMENDED PLAT & REPL OF PARADISE NORTH SITUATED WITHIN THE TOWN OF ALMENDA GRANT CONT 9.877 AC M/L OR 430,242 SQ FT M/L	9.9 834 313 7
11	10110 66365 41210 513	H & C REAL ESTATE LLC ATTN: JOHN HEIDRICH	8414 4TH ST NW	ALBUQUERQUE	NM	87114	V	A1A	TRACT F-1-B PLAT OF TRACTS F-1-A & F-1-B LANDS OF ZOLIN/KUNATH TRES ESQUINAS LLC & CURB INC CONT 9611 AC	0.8 612 795 4
12	10110 66413 40710 155	J & J REAL ESTATE PARTNERSHIP	2124 COORS RD SW	ALBUQUERQUE	NM	87102	V	A1A	LT 1 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMESCONT .0817 AC	0.0 816 356
13	10110 66404 39310 144	AMERI-CONTRACTORS LLC	PO BOX 56883	ALBUQUERQUE	NM	87187	V	A1A	LT 13 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMESCONT .0525 AC	0.0 525 220 8
14	10110	J & J REAL ESTATE PARTNERSHIP	2124 COORS RD SW	ALBUQUERQUE	NM	87102	V	A1A	LT 10 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMESCONT .0817 AC	0.0

4	66397 39310 141	NERSHIP	ORS RD SW	UQU ERQ UE	M	10 2		A	LE PEAK TOWNHOMESCONT .0470 AC	469 373 6
1 5	10110 66403 40910 151	AMERI- CONTRACTORS LLC	PO BOX 56883	ALB UQU ERQ UE	N M	87 18 7	V	A1 A	LT 5 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMESCONT .0566 AC	0.0 563 451 3
1 6	10110 66443 36910 118	FINELAND LLC C/O DR JEFFREY FINE	10250 COLLINS AVE PH-1	MIA MI	F L	33 15 4	V	A1 A	PARCEL B-1 BULK LAND PLAT PARCELS A-1, B-1, D-1, E-1 AND F-1 FINELAND DEVELOPMENT CONT 3.8059 AC	3.8 182 222 3
1 7	10110 66400 41010 150	AMERI- CONTRACTORS LLC	PO BOX 56883	ALB UQU ERQ UE	N M	87 18 7	V	A1 A	LT 6 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMESCONT .0494 AC	0.0 494 986 2
1 8	10110 66384 41110 104	ALEXANDER SAMUELS REALTY GROUP LLC	92 MARK DR	LAK E Z U R I C H	I L	60 04 7	V	A1 A	TR B-1 PLAT OF TRACTS A-1 AND B-1 VILLAGE CENTER NORTH SUBDIVISION CONT 2.1119 AC	2 1 118 852 1
1 9	10110 66407 39310 145	AMERI- CONTRACTORS LLC	PO BOX 56883	ALB UQU ERQ UE	N M	87 18 7	V	A1 A	LT 14 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMESCONT .0517 AC	0.0 516 642 9
2 0	10110 66398 41010 149	AMERI- CONTRACTORS LLC	PO BOX 56883	ALB UQU ERQ UE	N M	87 18 7	V	A1 A	LT 7 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMESCONT .0491 AC	0.0 492 374
2 1	10110 66395 41110 148	DURAN ENCARNACION & MARTIN DURAN	1736 16TH AVE SE	RIO RAN CHO	N M	87 12 4	V	A1 A	LT 8 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMESCONT .0940 AC	0.0 945 508 6
2 2	10110 66410 40710 154	J & J REAL ESTATE PARTNERSHIP	2124 COORS RD SW	ALB UQU ERQ UE	N M	87 10 2	V	A1 A	LT 2 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMESCONT .0531 AC	0.0 530 525 8
2 3	10110 66398 29710 416	JMD PARTNERSHIP LTD LLC % DOUGLAS PETERSON	2325 SAN PEDRO NE SUITE 2A	ALB UQU ERQ UE	N M	87 11 0	V	A1 A	TR E-1-A-1 PLAT OF TR E-1-A-1 CRESTVIEW SUBDIVISION (BEING A REPLAT OF TRACT E-1-A CRESTVIEW SUBD) CONT 2.3774 AC	2.3 326 620 4
2 4	10110 66402 39310 143	TITAN INVESTMENTS LLC	5720 EL PRADO NW	ALB UQU ERQ UE	N M	87 10 7	V	A1 A	LT 12 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMESCONT .0530 AC	0.0 530 050 2
2 5	10110 66412 39310 147	AMERI- CONTRACTORS LLC	PO BOX 56883	ALB UQU ERQ UE	N M	87 18 7	V	A1 A	LT 16 PLAT OF LOTS 1 THROUGH 16 PINNACLE PEAK TOWNHOMESCONT .0696 AC	0.0 694 313 3

OR CURRENT RESIDENT
101106638441110104
ALEXANDER SAMUELS REALTY
GROUP LLC
92 MARK DR
LAKE ZURICH, IL 60047

OR CURRENT RESIDENT
101106639541110148
DURAN ENCARNACION & MARTIN
DURAN
1736 16TH AVE SE
RIO RANCHO, NM 87124

OR CURRENT RESIDENT
101106626531010402
GONZALES MARK & JENNIE T ETAL
MARK PARDOS
1100 JUAN TABO BLVD NE
ALBUQUERQUE, NM 87112

OR CURRENT RESIDENT
101106639829710416
JMD PARTNERSHIP LTD LLC
DOUGLAS PETERSON
2325 SAN PEDRO NE SUITE 2A
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101106627731810201
TRES ESQUINAS LIMITED COMPANY
PO BOX 6548
ALBUQUERQUE, NM 87197

Project# 1006973
SARAH GIBSON
GPS LLC
333 LOMAS BLVD NE
ALBUQUERQUE, NM 87102

Project# 1006973
RACHEL MARTINEZ
Tuscany NA
10527 SORRENTO DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106639539310140
ALVARADO LUCIO A
139 65TH ST SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101106640436110117
FINELAND LLC C/O DR JEFFREY FINE
10250 COLLINS AVE PH-1
MIAMI, FL 33154

OR CURRENT RESIDENT
101106636541210513
H & C REAL ESTATE LLC ATTN: JOHN
HEIDRICH
8414 4TH ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106634038510501
LEONARD ALEX & EDWARD LEONARD %
BILL CHAPPELL JR CHAPPELLE LAW FIRM
PA
3206 INDIANA NE
ALBUQUERQUE, NM 87110

Project# 1006973
101106638037210110
REED HAWKES
UNSER & MCMAHON SOUTHWEST LLC
175 EAST 400 SOUTH SUITE 402
SALT LAKE CITY, UT 84111

Project# 1006973
TOM SKOPAYKO
Skies West NA
2105 AZTEC RD NE
ALBUQUERQUE, NM 87107

Project# 1006973
JANELLE JOHNSON
Tuscany NA
PO BOX 6270
ALBUQUERQUE, NM 87197

OR CURRENT RESIDENT
101106640939310146
AMERI-CONTRACTORS LLC
PO BOX 56883
ALBUQUERQUE, NM 87187

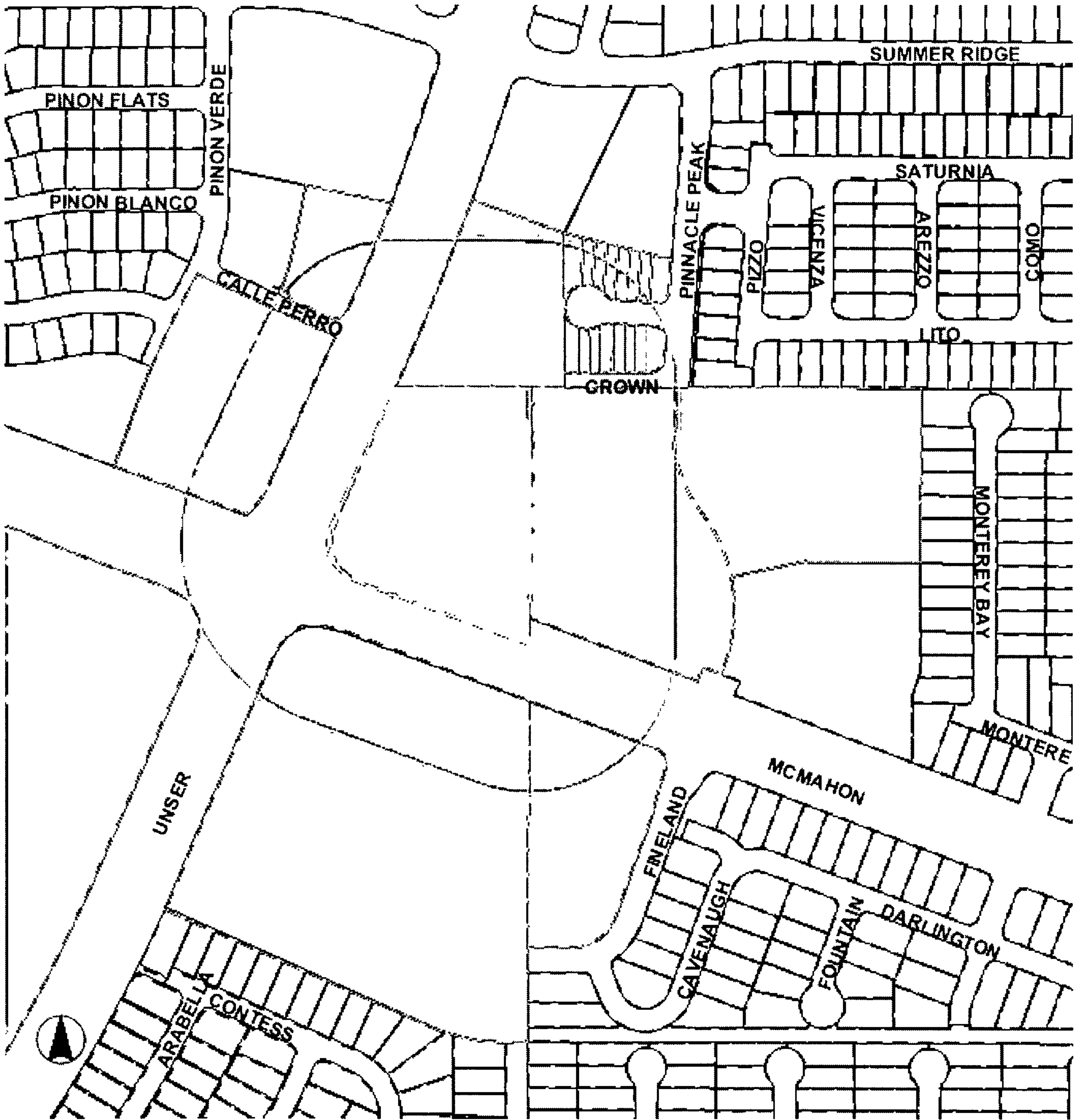
OR CURRENT RESIDENT
101106644336910118
FINELAND LLC C/O DR JEFFREY FINE
10250 COLLINS AVE PH-1
MIAMI, FL 33154

OR CURRENT RESIDENT
101106640740810153
J & J REAL ESTATE PARTNERSHIP
2124 COORS RD SW
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT
101106640039310142
TITAN INVESTMENTS LLC
5720 EL PRADO NW
ALBUQUERQUE, NM 87107

Project# 1006973
HARRIS SURVEYING INC
2412 MONROE ST NE
ALBUQUERQUE, NM 87110

Project# 1006973
HEATHER NEIL
Skies West NA
10523 TAURUS CT NW
ALBUQUERQUE, NM 87114



Completed



DRB CASE ACTION LOG (EPC SDP SUBD.)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70120

Project # 1006973

Project Name: PARADISE NORTH

Agent: CONSENSUS PLANNING

Phone No.: 764-9801

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Case Planner initial

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

Created On:



COMPLETED 08/06/08 stt
DRB CASE ACTION LOG (EPC SDP - BP)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70119

Project # 1006973

Project Name: PARADISE NORTH

Agent: CONSENSUS PLANNING

Phone No.: 764-9801

Your request 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: 51A

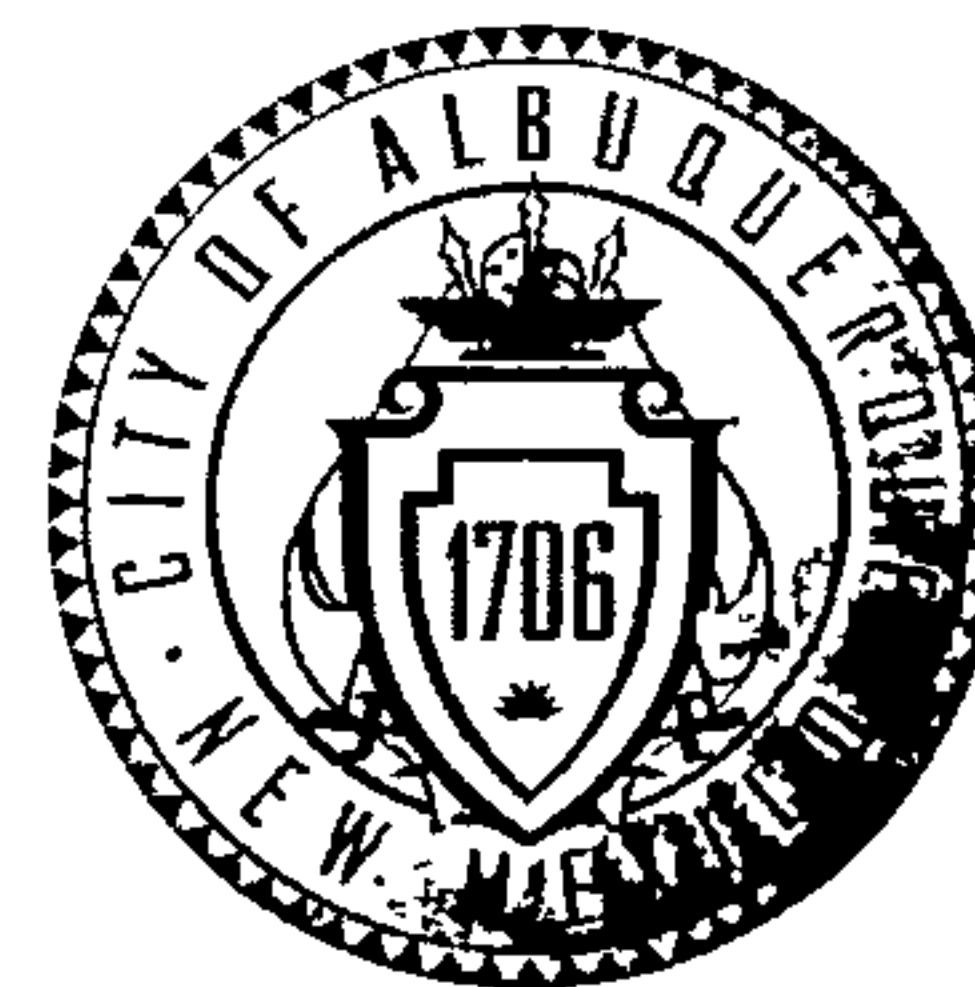
PARKS / CIP: _____

PLANNING (Last to sign): Case Planner initial

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

Created On:

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006973

AGENDA ITEM NO: 2

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

PO Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

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

NM 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

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

DATE: November 12, 2009



**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 **Thursday, November 12, 2009**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1003483

09DRB-70327 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

SANTOSH MODY agent(s) for BHARAT H MODY & CHAMPA B MODY request(s) the referenced/ above action(s) for paving and drainage improvements associated with Lot 17-A, Block 12, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/ IP, located on the northwest corner of SIGNAL AVE NE and SAN PEDRO BLVD NE containing approximately 2.7375 acre(s). (C-18)

Project# 1006973

09DRB-70329 VACATION OF PUBLIC
EASEMENT (AMAFCA)
09DRB-70330 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

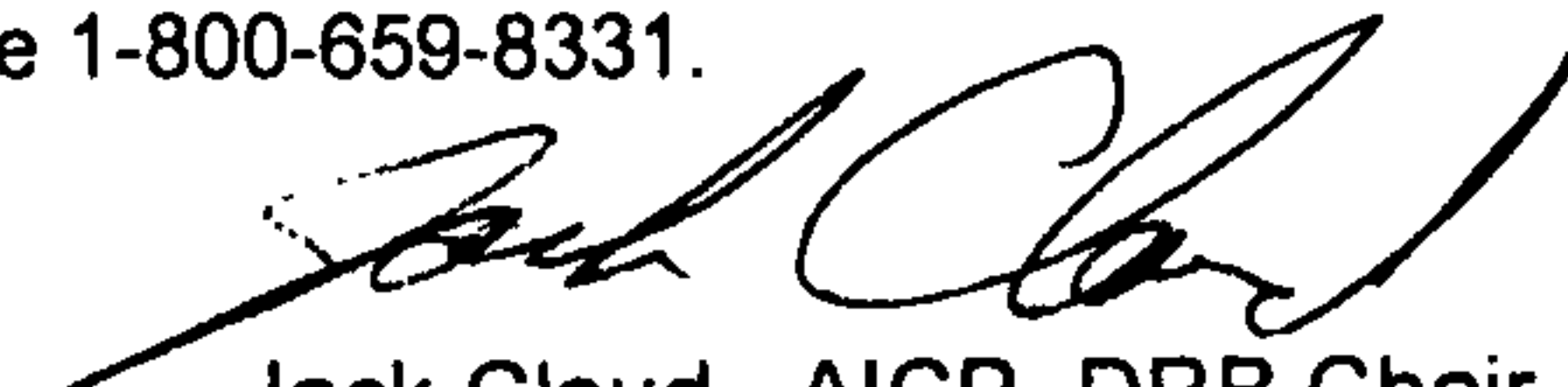
HARRIS SURVEYING INC agent(s) for USNER & MCMAHON SOUTHWEST LLC request(s) the referenced/ above action(s) for all or a portion of Tract B-1, **VILLAGE CENTER NORTH SUBDIVISION** & Tract 19A-1, **PARADISE NORTH**, zoned SU-1/ C-1 /MIXED USES, located on the northeast corner of UNSER BLVD NW and MCMAHON BLVD NW containing approximately 5.7145 acre(s). (A-11)

Project# 1007761

09DRB-70328 VACATION OF PUBLIC
RIGHT-OF-WAY

PAIKI agent(s) for CITY OF ALBUQUERQUE/ PARKS request(s) the referenced/ above action(s) for all or a portion of DODGE AVENUE NW adjacent to Tracts A-2 and B, **BLACK ARROYO PARK/ BLACK ARROYO DAM** located between TANZANITE DR NW and BUCKBOARD ST NW. (A-12)

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


Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 26, 2009.



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

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Project# 1003483

09DRB-70327 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

SANTOSH MODY agent(s) for BHARAT H MODY & CHAMPA B MODY request(s) the referenced/ above action(s) for paving and drainage improvements associated with Lot 17-A, Block 12, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/ IP, located on the northwest corner of SIGNAL AVE NE and SAN PEDRO BLVD NE containing approximately 2.7375 acre(s). (C-18)

~~Project# 1006973~~

~~09DRB-70329 VACATION OF PUBLIC
EASEMENT (AMAFCA)
09DRB-70330 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL~~

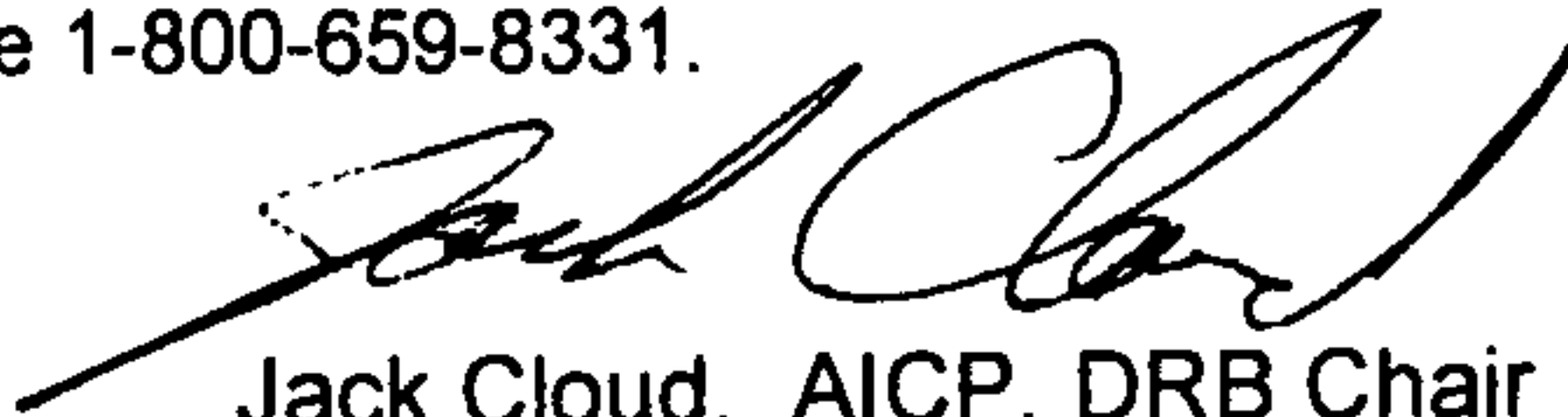
HARRIS SURVEYING INC agent(s) for USNER & MCMAHON SOUTHWEST LLC request(s) the referenced/ above action(s) for all or a portion of Tract B-1, **VILLAGE CENTER NORTH SUBDIVISION** & Tract 19A-1, **PARADISE NORTH**, zoned SU-1/ C-1 /MIXED USES, located on the northeast corner of UNSER BLVD NW and MCMAHON BLVD NW containing approximately 5.7145 acre(s). (A-11)

Project# 1007761

09DRB-70328 VACATION OF PUBLIC
RIGHT-OF-WAY

PAIKI agent(s) for CITY OF ALBUQUERQUE/ PARKS request(s) the referenced/ above action(s) for all or a portion of DODGE AVENUE NW adjacent to Tracts A-2 and B, **BLACK ARROYO PARK/ BLACK ARROYO DAM** located between TANZANITE DR NW and BUCKBOARD ST NW. (A-12)

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


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TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 26, 2009.



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

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Project# 1003483

09DRB-70327 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

SANTOSH MODY agent(s) for BHARAT H MODY & CHAMPA B MODY request(s) the referenced/ above action(s) for paving and drainage improvements associated with Lot 17-A, Block 12, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/ IP, located on the northwest corner of SIGNAL AVE NE and SAN PEDRO BLVD NE containing approximately 2.7375 acre(s). (C-18)

Project# 1006973

09DRB-70329 VACATION OF PUBLIC
EASEMENT (AMAFCA)
09DRB-70330 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

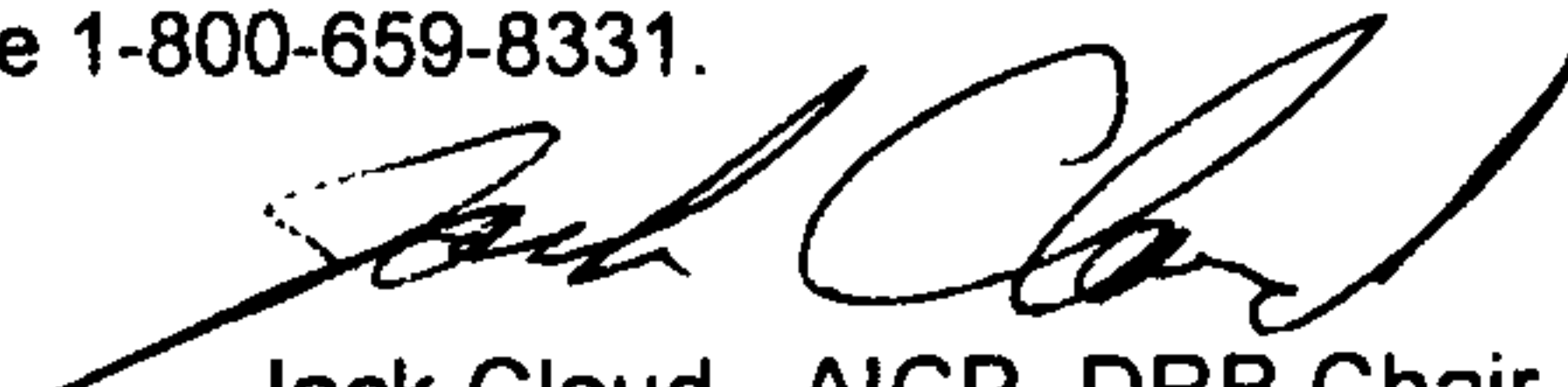
HARRIS SURVEYING INC agent(s) for USNER & MCMAHON SOUTHWEST LLC request(s) the referenced/ above action(s) for all or a portion of Tract B-1, **VILLAGE CENTER NORTH SUBDIVISION** & Tract 19A-1, **PARADISE NORTH**, zoned SU-1/ C-1 /MIXED USES, located on the northeast corner of UNSER BLVD NW and MCMAHON BLVD NW containing approximately 5.7145 acre(s). (A-11)

Project# 1007761

09DRB-70328 VACATION OF PUBLIC
RIGHT-OF-WAY

PAIKI agent(s) for CITY OF ALBUQUERQUE/ PARKS request(s) the referenced/ above action(s) for all or a portion of DODGE AVENUE NW adjacent to Tracts A-2 and B, **BLACK ARROYO PARK/ BLACK ARROYO DAM** located between TANZANITE DR NW and BUCKBOARD ST NW. (A-12)

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


Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 26, 2009.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 27, 2008

Project# 1006973
08DRB-70057 VACATION OF PUBLIC EASEMENT

SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS EDISON GROUP, LLC request(s) the above/ referenced action(s) for the Temporary Drainage Easement on Tract(s) 19A1, **PARADISE NORTH**, zoned SU-1/ C-1 USES, located on the northeast corner of UNSER BLVD NW AND MCMAHON BLVD NW containing approximately 3.6 acre(s). **(A-11) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

At the February 27, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

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

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

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by March 13, 2008 in the manner described below.

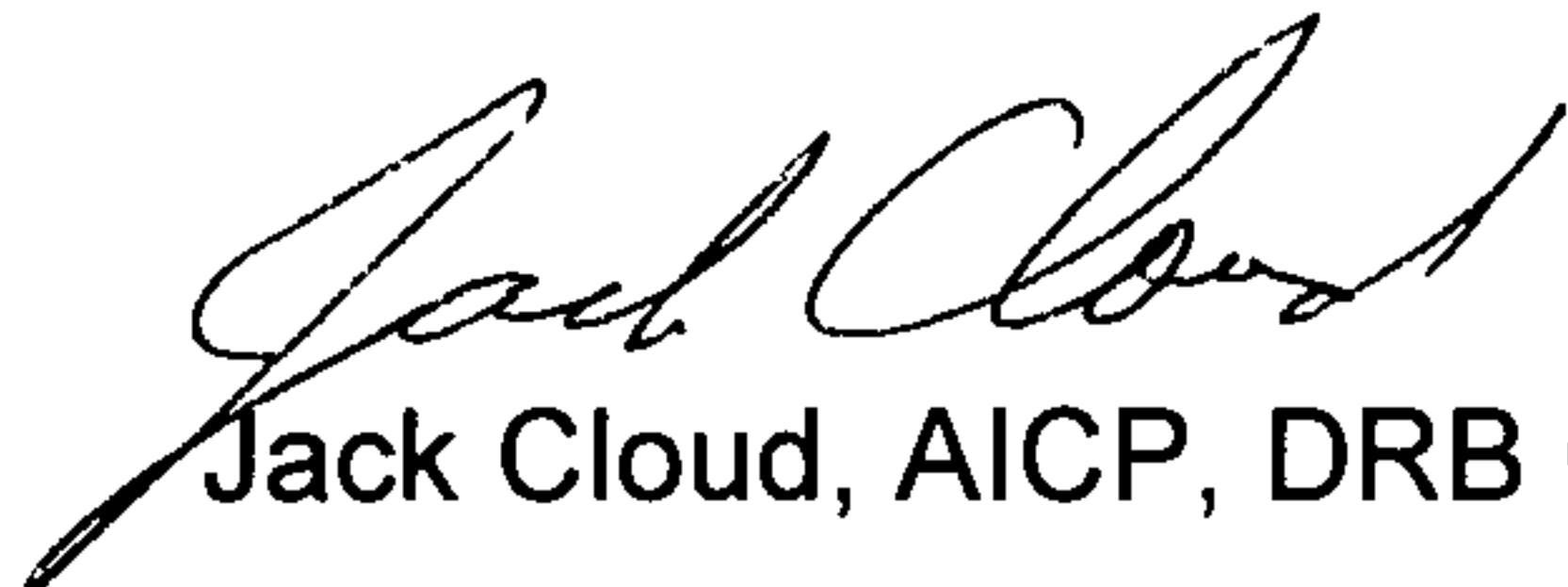
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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

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

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

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



Jack Cloud, AICP, DRB Chair

Cc: Survey's Southwest LTD – 333 Lomas Blvd NE – Albuquerque, NM 87102

Cc: The Phillips Edison Group, LLC – c/o Cathy Evanson – 11501 Northlake Drive – Cincinnati OH, 45249



DRB CASE ACTION LOG (EPC SDP – BP)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70119

Project # 1006973

Project Name: PARADISE NORTH

Agent: CONSENSUS PLANNING

Phone No.: 764-9801

Your request 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: JIA

PARKS / CIP: _____

PLANNING (Last to sign): Case Planner initial

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

Created On:

6974

DXF Electronic Approval Form

DRB Project Case #: 1006974

Subdivision Name: GALLEGOS--JUANITA G BLOCK 2 LOTS A1 & B1

Surveyor: RUSS P HUGG


Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 2/4/2009

Hard Copy Received: 2/4/2009

Coordinate System: NMSP Grid (NAD 83)


Approved

02-04-2009
Date

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

AGIS Use Only

Copied fc **6974** to agiscov on **2/4/2009** Contact person notified on **2/4/2009**

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

Meeting Date: February 27, 2008
Zone Atlas Page: A-11
Notification Radius: 100 Ft.

Project# 1006973
App#08DRB-70067
08DRB-70068

Cross Reference and Location: UNSER BLVD NW BETWEEN CROWN RD NW
AND PINNACLE PEAK DR NW

Applicant: THE PHILLIPS EDISON GROUP, LLC
FARRO SHIPMAN
11501 NORTHLAKE DR
CINCINNATI, OH 45249

Agent: SURVEYS SOUTHWEST, LTD
333 LOMAS BLVD NE
ALBUQUERQUE, NM 87102

Special Instructions:

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

Date Mailed: FEBRUARY 8, 2008
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

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

PRELIM TEMPORARY DRAINAGE EASEMENT

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): SURVEYS, SOUTHWEST, LTD PHONE: 998-0303
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0300
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

APPLICANT: THE PHILLIPS EDISON GROUP, LLC, FARRE'S SHIPMAN PHONE: C/O CATHY EVANSON 513-618-7991
 ADDRESS: 11501 NORTHLAKE DRIVE FAX: _____
 CITY: CINCINNATI STATE OH ZIP 45249 E-MAIL: _____

Proprietary interest in site: OWNER List all owners _____

DESCRIPTION OF REQUEST: VACATE A TEMPORARY DRAINAGE EASEMENT (AMAFCA) & DIVIDE TWO EXISTING TRACTS INTO FOUR NEW TRACTS, & DEDICATE PUBLIC STREET R-04

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. TRACT 19A1 & TR B-1 Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: PARADISE NORTH VILLAGE CENTER NORTH
 Existing Zoning: SU-1 FOR C-1 USES Proposed zoning: N/A
 Zone Atlas page(s): A-11-2 UPC Code: 1-011-006-384-411 10104 MRGCD Map No: N/A
1-011-006-380-372-10110

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): CRM-84-11, Z-97-120, ZA-99-112, Proj # 1000936, Proj # 1006973

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots 2 No. of proposed lots 4 Total area of site (acres) 5.71 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: UNSER BLVD NW
 Between CROWN ROAD NW and PINNACLE PEAK DRIVE NW

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

SIGNATURE Dan Graney DATE 1.31.08
 (Print) Dan Graney Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>08DRB - 70067</u>	<u>VPE</u>	_____	\$ <u>45.00</u>
<u>08DRB - 70058</u>	<u>P&E</u>	_____	\$ <u>425.00</u>
_____	<u>CME</u>	_____	\$ <u>20.00</u>
_____	<u>ADY</u>	_____	\$ <u>25.00</u>
_____	_____	_____	\$ _____
Total			\$ <u>565.00</u>

Hearing date February 27 2008 Project # 1006973
 Planner signature / date _____

Form revised 4/07

- 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) DRAINAGE EASEMENT**
- 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.

Dan Graney
 Applicant name (print)
Dan Graney 1-31-08
 Applicant signature / date



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

Application case numbers
 ODRB - 20057

Form revised 4/07
[Signature] 2/2/08
 Planner signature / date
 Project # 1006973

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10110 66363 44510 516	ALEXANDER SAMUELS R EALTY GROUP LLC	92 MARK DR	LAKE ZURI CH	IL	60 04 7	V	A1 A	TR E CORRECTION PLAT NO 1 BULK LAND PL AT OF ZOLIN/KUNATH TRES ESQUINAS LLC & CURB INC COMPR OF TRS A-1 A-2 B-1 B-2 B- 3 C D E F-1 F-2 G-1 G- 2 & H BEING A REPL OF TR 18A1
2	10110 66398 44210 103	SMITH RICHARD E & EVA M A	PO BOX 372	CED AR C REST	N M	87 00 80 37 2	V	A1 A	TR A-1 PLAT OF TRACTS A-1 AND B- 1 VILLAGE CENTER NORTH SUBDIVISION CO NT 1.4095 AC
3	10110 66384 41110 104	ALEXANDER SAMUELS R EALTY GROUP LLC	92 MARK DR	LAKE ZURI CH	IL	60 04 7	V	A1 A	TR B-1 PLAT OF TRACTS A-1 AND B- 1 VILLAGE CENTER NORTH SUBDIVISION CO NT 2.1119 AC
4	10110 66380 37210 110	TRES ESQUINAS II LLC N M LIMITED LIABILITY CO	PO BOX 654 8	ALBU QUE RQU E	N M	87 19 76 54 8	V	A1 A	TRACT 19A- 1 VACATION AMENDED PLAT & REPL OF PAR ADISE NORTH S ITUATED WITHIN THE TOWN OF ALMENDA GRANT CONT 3.605 AC M/L O R 157,034 SQ FT M/L
5	10110 66404 36110 117	FINELAND LLC C/O DR JE FFREY FINE	10250 COL LINS AVE PH-1	MIAM I	F L	33 15 4	V	A1 A	PARCEL A-1 BULK LAND PLAT PARCELS A- 1, B-1, D-1, E-1 AND F- 1 FINELAND DEVELOPMENT CONT 4.3314 AC
6	10110 66350 45410 520	ALEXANDER SAMUELS R EALTY GROUP LLC C/O R OBERT KUNATH	92 MARK DR	HAT HOR N W OOD S	IL	60 04 79 14 0	V	A1 A	TR A-2- A PLAT FOR RIDGEVIEW VILLAGE UNIT 1 BEI NG A REPLAT OF TRACTS A-1, A-2, B-1 & B- 2 OF THE CORRECTION PLAT NO 1 BULK LAN D PLAT LANDS OF ZOLIN/KUNATH TRES ESQ UINAS LLC AND
7	10110 66425 41110 681	MULLINS JOE H & LINDA L	10847 PIZZ O DR NW	ALBU QUE RQU E	N M	87 11 4	R	A1 A	LT 54 PLAT OF VILLA DE VILLAGIO SUBDIVISI ON (A REPLAT OF TRACT G VILLAGE CENTER NORTH SUBDIVISION) CONT .0809 AC
8	10110 66424 39810 678	REINA JOHN & THYGANO VA LUDMILA	PO BOX 353 24	ALBU QUE RQU E	N M	87 17 6	R	A1 A	LT 51 PLAT OF VILLA DE VILLAGIO SUBDIVISI ON (A REPLAT OF TRACT G VILLAGE CENTER NORTH SUBDIVISION) CONT .0904 AC
9	10110 66424 39310 677	GONZALES VERONICA L	10835 PIZZ O DR NW	ALBU QUE RQU E	N M	87 11 4	R	A1 A	LT 50 PLAT OF VILLA DE VILLAGIO SUBDIVISI ON (A REPLAT OF TRACT G VILLAGE CENTER NORTH SUBDIVISION) CONT .0809 AC
10	10110 66425 38810 676	MARTINEZ SHANNON U	10831 PIZZ O DR NW	ALBU QUE RQU E	N M	87 11 4	R	A1 A	LT 49 PLAT OF VILLA DE VILLAGIO SUBDIVISI ON (A REPLAT OF TRACT G VILLAGE CENTER NORTH SUBDIVISION) CONT .1383 AC
11	10110 66419 43710 135	SMITH RICHARD E & EVA M A	PO BOX 372	CED AR C REST	N M	87 00 80 37 2	V	A1 A	TRACT C BULK LAND PLAT OF VILLAGE CENT ER NORTH SUBDIVISION CONT 1.2000 AC
12	10110 66420 40210 683	ENTRADA DEVELOPMEN T LTD CO	4101 INDIA N SCHOOL RD NE SUI TE 400	ALBU QUE RQU E	N M	87 11 0	V	A1 A	TR A PLAT OF VILLA DE VILLAGIO SUBDIVISI ON (A REPLAT OF TRACT G VILLAGE CENTER NORTH SUBDIVISION) CONT .0458 AC
13	10110 66425 41510	MEEK JAMES C & DENIS E E	10849 PIZZ O DR NW	ALBU QUE RQU	N M	87 11 4	V	A1 A	LT 55 PLAT OF VILLA DE VILLAGIO SUBDIVISI ON (A REPLAT OF TRACT G VILLAGE CENTER NORTH SUBDIVISION) CONT .0825 AC

	682			E						
1 4	10110 66399 29610 416	KB HOME SALES-NM INC	4921 ALEX ANDER NE SUITE B	ALBU QUE RQU E	N M	87 10 7	V	A1 A	TR E-1- A PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OF PARCEL F-1 AND E- 1 OF THE BULK LAND PLAT FINELAND DEVEL OPMENT CONT 2.3775 AC	
1 5	10110 66265 31010 402	GONZALES MARK & JEN NIE T ETAL % MARK PAR DOS	1100 JUAN TABO BLV D NE	ALBU QUE RQU E	N M	87 11 2	V	A1 A	TRACT 16A- 1 VACATION AMENDED PLAT & REPL OF PAR ADISE NORTH S ITUATED WITHIN THE TOWN OF ALMENDA GRANT CONT 9.877 AC M/L O R 430,242 SQ FT M/L	
1 6	10110 66277 31810 201	TRES ESQUINAS LIMITED COMPANY	PO BOX 654 8	ALBU QUE RQU E	N M	87 19 76 54 8	V	A1 A	TRACT 20A- 1 VACATION AMENDED PLAT & REPL OF PAR ADISE NORTH S ITUATED WITHIN THE TOWN OF ALMENDA GRANT CONT 19.088 AC M/L OR 831,473 SQ FT M/L	
1 7	10110 66425 40710 680	AMBASSADOR DEVELOP MENT LLC	9241 4TH ST NW	ALBU QUE RQU E	N M	87 11 4	R	A1 A	LT 53 PLAT OF VILLA DE VILLAGIO SUBDIVISI ON (A REPLAT OF TRACT G VILLAGE CENTER NORTH SUBDIVISION) CONT .0904 AC	
1 8	10110 66412 40810 102	J & J REAL ESTATE PART NERSHIP	2124 COO RS RD SW	ALBU QUE RQU E	N M	87 10 2	V	A1 A	TRACT D BULK LAND PLAT OF VILLAGE CENT ER NORTH SUBDIVISION CONT 1.3616 AC	
1 9	10110 66443 36910 118	FINELAND LLC C/O DR JE FFREY FINE	10250 COL LINS AVE PH-1	MIAM I	F L	33 15 4	V	A1 A	PARCEL B-1 BULK LAND PLAT PARCELS A- 1, B-1, D-1, E-1 AND F- 1 FINELAND DEVELOPMENT CONT 3 8059 AC	
2 0	10110 66340 38510 501	LEONARD ALEX & EDWA RD LEONARD % BILL CH APPELL JR CHAPPELLE L AW FIRM PA	3206 INDIA NA NE	ALBU QUE RQU E	N M	87 11 0	V	A1 A	TR H-1 BULK LAND PLAT TRACTS H-1 & D- 1 LANDS OF ZOLIN/KUNATH TRES ESQUINAS LLC & CURB INC CONT 2.9200 AC.	
2 1	10110 66365 41210 513	H & C REAL ESTATE LLC ATTN: JOHN HEIDRICH	8414 4TH ST NW	ALBU QUE RQU E	N M	87 11 4	V	A1 A	TR F-1-B PLAT OF TRACTS F-1-A & F-1- B LANDS OF ZOLIN/KUNATH TRES ESQUINAS LLC & CURB INC CONT .9611 AC	
2 2	10110 66341 41510 514	H & C REAL ESTATE LLC ATTN: JOHN HEIDRICH	8414 4TH ST NW	ALBU QUE RQU E	N M	87 11 4	V	A1 A	TR F-1-A PLAT OF TRACTS F-1-A & F-1- B LANDS OF ZOLIN/KUNATH TRES ESQUINAS LLC & CURB INC CONT .9142 AC	
2 3	10110 66425 40210 679	JARAMILLO DAVID L & PA TRICIA A	10841 PIZZ O DR NW	ALBU QUE RQU E	N M	87 11 45 29 3	R	A1 A	LT 52 PLAT OF VILLA DE VILLAGIO SUBDIVISI ON (A REPLAT OF TRACT G VILLAGE CENTER NORTH SUBDIVISION) CONT .0809 AC	

OR CURRENT RESIDENT
101106636344510516
ALEXANDER SAMUELS REALTY
GROUP LLC
92 MARK DR
LAKE ZURICH, IL 60047

OR CURRENT RESIDENT
101106640436110117
FINELAND LLC C/O DR JEFFREY FINE
10250 COLLINS AVE PH-1
MIAMI, FL 33154

OR CURRENT RESIDENT
101106636541210513
H & C REAL ESTATE LLC ATTN: JOHN
HEIDRICH
8414 4TH ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106639929610416
KB HOME SALES-NM INC
4921 ALEXANDER NE SUITE B
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101106642541510682
MEEK JAMES C & DENISE E
10849 PIZZO DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106639844210103
SMITH RICHARD E & EVA M A
PO BOX 372
CEDAR CREST, NM 87008 0372

Project# 1006973
THE PHILLIPS EDISON GROUP LLC
FARRO SHIPMAN
11501 NORTHLAKE DR
CINCINNATI, OH 45249

Project# 1006973
RACHEL MARTINEZ
Tuscany NA
10527 SORRENTO NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106642540710680
AMBASSADOR DEVELOPMENT LLC
9241 4TH ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106626531010402
GONZALES MARK & JENNIE T ETAL
MARK PARDOS
1100 JUAN TABO BLVD NE
ALBUQUERQUE, NM 87112

OR CURRENT RESIDENT
101106641240810102
J & J REAL ESTATE PARTNERSHIP
2124 COORS RD SW
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT
101106634038510501
LEONARD ALEX & EDWARD
LEONARD BILL CHAPPELL JR
CHAPPELLE LAW FIRM PA
3206 INDIANA NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101106642541110681
MULLINS JOE H & LINDA L
10847 PIZZO DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106638037210110
TRES ESQUINAS II LLC NM LIMITED
LIABILITY CO
PO BOX 6548
ALBUQUERQUE, NM 87197 6548

Project# 1006973
TOM SKOPAYKO
Skies West NA
10523 TAURUS CT NW
ALBUQUEQUE, NM 87114

Project# 1006973
JANELLE JOHNSON
Tuscany NA
PO BOX 6270
ALBUQUERQUE, NM 87197

OR CURRENT RESIDENT
101106642040210683
ENTRADA DEVELOPMENT LTD CO
4101 INDIAN SCHOOL RD NE SUITE
400
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101106642439310677
GONZALES VERONICA L
10835 PIZZO DR NW
ALBUQUERQUE, NM 87114

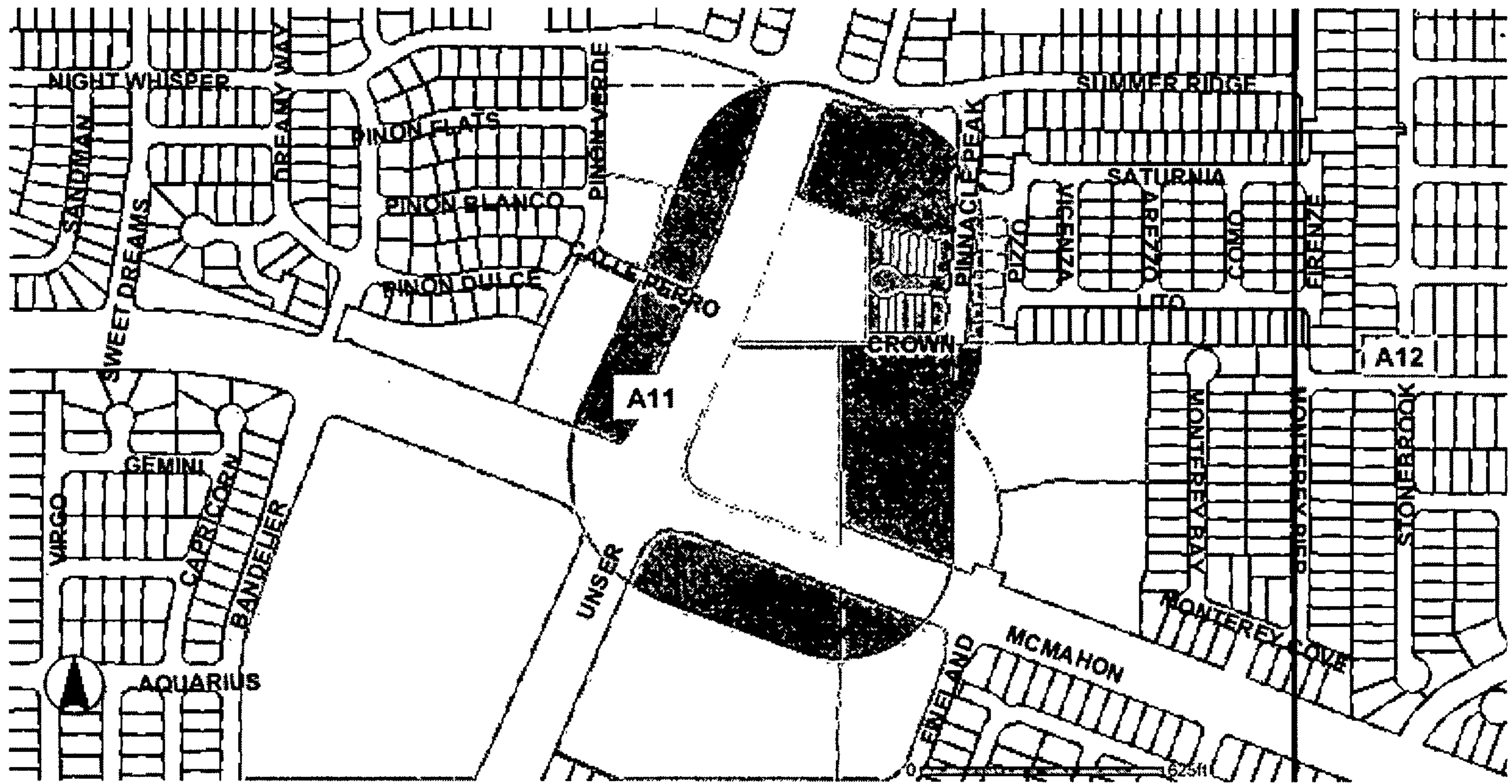
OR CURRENT RESIDENT
101106642540210679
JARAMILLO DAVID L & PATRICIA A
10841 PIZZO DR NW
ALBUQUERQUE, NM 87114 5293

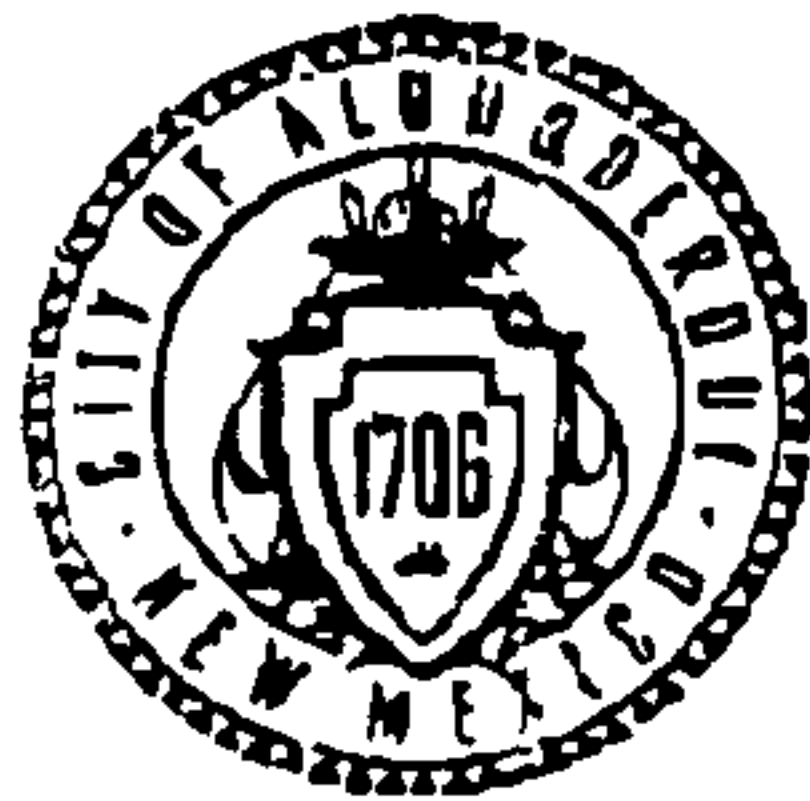
OR CURRENT RESIDENT
101106642538810676
MARTINEZ SHANNON U
10831 PIZZO DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106642439810678
REINA JOHN & THYGANOVA
LUDMILA
PO BOX 35324
ALBUQUERQUE, NM 87176

Project# 1006973
SURVEYS SOUTHWEST LTD
333 LOMAS BLVD NE
ALBUQUERQUE, NM 87102

Project# 1006973
DINA GILIO
Skies West NA
10656 NEPTUNE NW
ALBUQUERQUE, NM 87114





City of Albuquerque

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

Date: JANUARY 28, 2008

TO CONTACT NAME: Sarah
 COMPANY/AGENCY: Surveys Southwest LTD.
 ADDRESS/ZIP: _____
 PHONE/FAX #: 998.0303 / 998.0306

Thank you for your inquiry of JANUARY 28, 2008 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Tract 19A1, Paradise North ; Tract B-1 Village Center North zone map page(s) A-11.

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

Skies West N.A.
 Neighborhood or Homeowner Association
 Contacts: Tom Skopayko
10523 Taurus Ct. NW 87114
792.9227 (h)
Dina Gilio
10656 Neptune NW 87114
899.4232 (h)

Tuscany N.A.
 Neighborhood or Homeowner Association
 Contacts: Rachel Martinez
10527 Sorrento NW 87114
350.2323 (c)
Janelle Johnson
P.O. Box 6270 87197
344.0822 (c)

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

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

 OFFICE OF NEIGHBORHOOD COORDINATION

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

Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

January 31, 2008

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: PARADISE PLAZA

Dear Board Members:

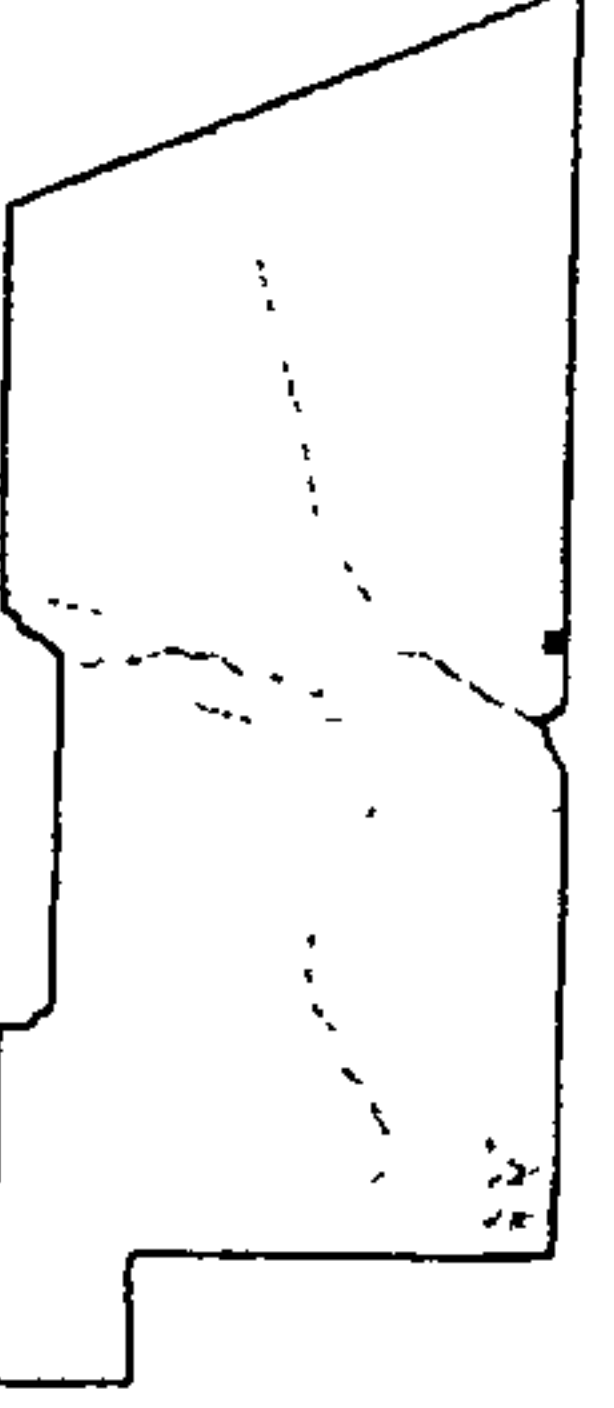
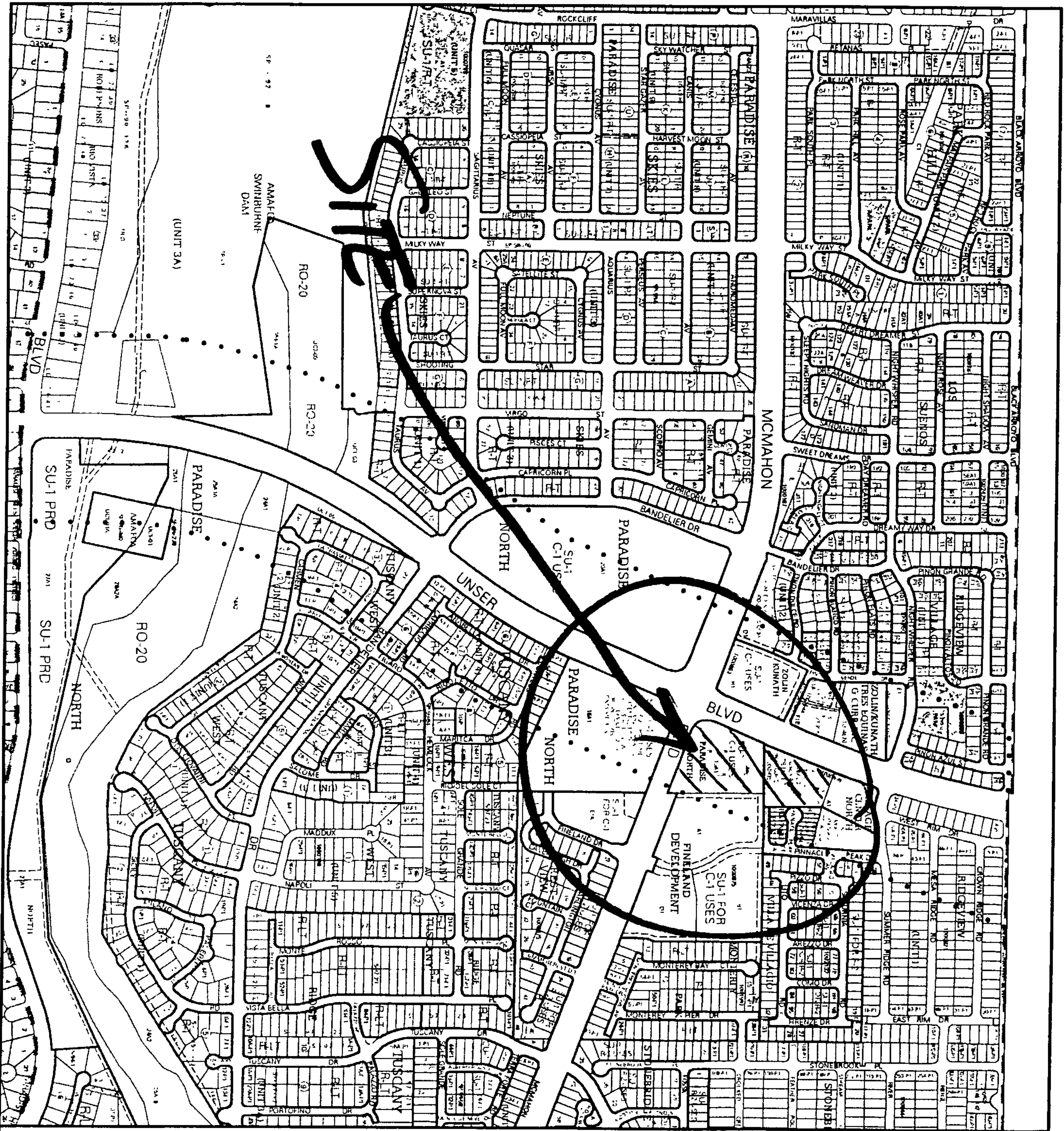
The purpose of this vacation request is to remove the Temporary Drainage Easement in order to replat and develop the property.

AMAFCA has recorded a quit claim deed (January 20, 2008) to release the easement.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

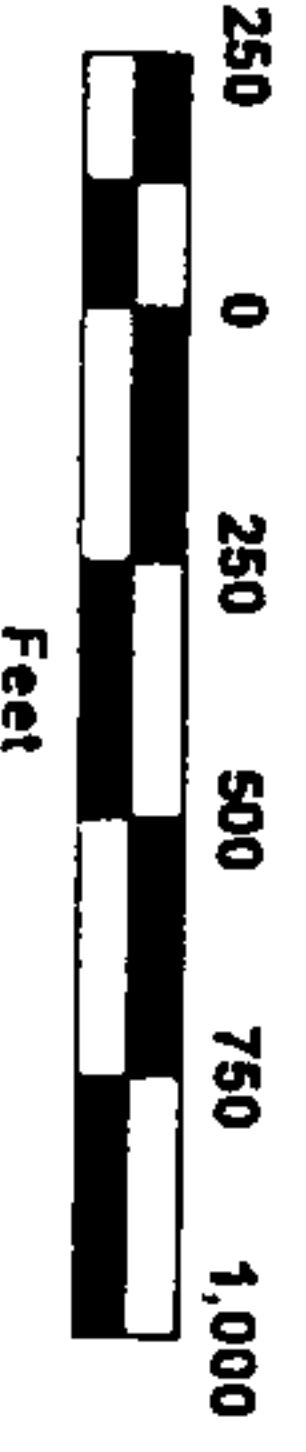


LEGAL DESCRIPTION

T11N
R2E
SEC 2

UNIFORM PROPERTY CODE

1-011-066



Map amended through July 2007



PUBLIC WORKS DIVISION
GIS PROGRAM

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque. For current information visit www.berco.gov

A-11-Z

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

VACANT

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.

SARAH AMATO
 Applicant name (print)
Sarah Amato 2/1/08
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 DRB - 70058

[Signature] 2/1/08
 Planner signature / date
 Project # 1006973



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 16, 2008 9:00AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E., Transportation Development
Brad Bingham, P.E., Hydrology/Alt. City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co. WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project# 1003099

**08DRB-70144 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)**

MARK GOODWIN AND ASSOCIATES PA agent(s) for STV INVESTMENTS VII LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12, 21-26, Tract(s) A, NORTH ALBUQUERQUE ACRES/OAKLAND ESTATES zoned R-D, located on EAGLE ROCK AVE BETWEEN SAN PEDRO BLVD AND LOUISIANA BLVD containing approximately 10.6574 acre(s). (C-18) THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.

2. Project# 1006822

**08DRB-70146 VACATION OF PUBLIC
RIGHT-OF-WAY
08DRB-70147 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL**

SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD AVE LLC PHILLIP RABY PRINCIPAL request(s) the above action(s) for all or a portion of Lot(s) 1&2, Block(s) 76, TERRACE ADDITION, TOGETHER WITH VACATED PORTIONS OF TERRACE ST GOLD AV & BUENA VISTA DR zoned SU-2 / PR, located on GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE containing approximately 0.411 acre(s). (R-15) DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.

3. **Project # 1005070**
06DRB-01154 MAJOR-PRELIMINARY PLAT APPROVAL
06DRB-01156 MINOR-SIDEWALK WAIVER
06DRB-01155 MINOR-TEMP DEFER SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, **THE TRAILS, UNIT 2 (to be known as TAOS @ THE TRAILS, UNIT 2)** zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). (C-9) [Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07, 08/22/07 & 09/05/07 & 09/26/07 & 10/17/08]. **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**

4. **Project# 1006833**
08DRB-70108 VACATION OF PUBLIC EASEMENT
08DRB-70111 VACATION OF PRIVATE EASEMENT
08DRB-70112 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for TABET LUMBER CO request(s) the above/ referenced action(s) for all or a portion of Tracts S-1A and S-2A-2, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as Tract(s) A & B, MERIDIAN BUSINESS PARK II) together with Tract S-2A-1, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as UNSER TOWNE CROSSING) zoned IP, located on the east side of UNSER BLVD NW BETWEEN LOS VOLCANES RD NW AND INTERSTATE ROUTE 40 containing approximately 70.3629 acre(s). (J-9, J-10) [Deferred from 3/26/08 & 4/9/08] **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

- 07DRB-70254 MAJOR - SDP FOR SUBDIVISION
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) [Deferred from 10/10/07, 11/14/07, 12/12/07, 1/30/08, 2/27/08, 3/26/08 & 4/9/08] **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

5. **Project# 1003916**
 08DRB-70123 VACATION OF PUBLIC
 EASEMENT
 08DRB-70124 SIDEWALK WAIVER
 08DRB-70125 MINOR - TEMP DEFR SWDK
 CONST
 08DRB-70126 MAJOR - PRELIMINARY PLAT
 APPROVAL

ISAACSON AND ARFMAN PA agent(s) for DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES** (TBK MONTERRA DEL REAY, UNITS 1-3), zoned SU-1/ PDA, located between SAN PEDRO DR NE and LOUISIANA BLVD NE, AND BETWEEN DERICKSON AVE NE and SANTA MONICA AVE NE containing approximately 63.3836 acre(s). (D-18) *[Deferred from 4/2/08 & 4/9/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/08 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 4/13/08, THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO 4FT DEDICATION ALONG SAN PEDRO PER TRANSPORTATION. CONDITION FOR FINAL PLAT PER ABCWUA ARE THAT UEC'S ARE PAID FOR EACH UNIT PLATTED, AND THE WATER BUDGET PROVIDED FOR SAID UNIT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

08DRB-70152 EPC APPROVED SDP FOR
 SUBDIVISION

DEKKER PERICH SABATINI agent(s) for DEL RAY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned SU-1 FOR MOBILE HOME PARK, located on DERICKSON BETWEEN SAN PEDRO AND LOUISIANA containing approximately 58.52 acre(s). (D-18) *[Deferred from 4/2/08 & 4/9/08]* **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CASE PLANNERS INITIALS AND FOR 3 COPIES OF THE APPROVED SITE PLAN.**

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

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION**, zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08, 3/5/08, 3/12/08, 3/19/08, 3/26/08 & 4/2/08.]* **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

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

7. ~~Project# 10069733~~

08DRB-70119 EPC APPROVED SDP FOR
BUILD PERMIT

08DRB-70120 EPC APPROVED SDP FOR
SUBDIVISION

CONSENSUS PLANNING agent(s) for MIDWEST PHILLIPS EDISON AND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 19 A-1, **PARADISE NORTH** zoned SU-1 FOR C-1 USES, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER REDGE NW containing approximately 3.6 acre(s). (A-11) *[Deferred from 3/12/08, 3/26/08 & 4/9/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR THE SIA, AND TO PLANNING FOR CASE PLANNERS INITIALS AND 3 COPIES OF THE APPROVED SITE PLAN. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CASE PLANNERS INITIALS.**

08DRB-70058 MINOR -
PRELIMINARY/FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS EDISON GROUP, LLC request(s) the above/ referenced action(s) for the Temporary Drainage Easement on Tract(s) 19A1, **PARADISE NORTH**, zoned SU-1/ C-1 USES, located on the northeast corner of UNSER BLVD NW AND MCMAHON BLVD NW containing approximately 3.6 acre(s). (A-11) *[Deferred from 4/9/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/08 THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR AMAFCA SIGNOFF, NM UTILITY SIGNOFF AND FOR ADJOINER REVISION. A COPY OF THE RECORDED PLAT MUST BE SUBMITTED TO PLANNING.**

8. Project# 1000163

08DRB-70167 EPC APPROVED SDP FOR
BUILD PERMIT

JAMES B CLARK MASTERWORKS ARCHITECTS INC agent(s) for MIKE WINKELJOHN request(s) the above action(s) for all or a portion of Lot(s) D, **LA CUEVA VILLAGE Unit(s) 1**, zoned C-2 (SC), located on CARMEL AVE NE BETWEEN WYOMING NE AND BARSTOW NE containing approximately 0.8864 acre(s). (C-19) **DEFERRED TO 4/23/08 AT THE AGENT'S REQUEST.**

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

9. **Project# 1007214**
08DRB-70169 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for KENDALL SYKES C/O: TERRY SYKES request(s) the above action(s) for all or a portion of Lot(s) L-4, **COLES INDUSTRIAL SUBD #2** zoned M-1, located on STANFORD DR NE BETWEEN CANDELARIA RD NE AND VASSAR NE containing approximately 0.267 acre(s). (H-16) **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

10. **Project# 1006989**
08DRB-70150 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for TIMOTHY AND CHRISTINE HELMICK request(s) the above action(s) for all or a portion of Lot(s) 16-A, Block(s) 16, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B** zoned SU-2 FOR I-P, located on SAN PEDRO DR AND ANAHEIM AVE containing approximately 0.9994 acre(s). (C-18) *[Deferred from 4/2/08]*. **DEFERRED TO 4/23/08 AT THE AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

11. **Project# 1007212**
08DRB-70166 SKETCH PLAT REVIEW AND
COMMENT

JULIAN GALLEGOS agent(s) for VIVIAN G BACA request(s) the above action(s) for all or a portion of Lot(s) 14, **ALVARADO GARDENS Unit(s) 2**, zoned RA-2, located on CAMPBELL RD NW BETWEEN RIO GRANDE BLVD NW AND RIO GRANDE RIVER containing approximately 1 acre(s). (G-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project# 1007213**
08DRB-70168 SKETCH PLAT REVIEW AND
COMMENT

PULLMAN INVESTMENTS LLC agent(s) for CHRIS DIGREGORY request(s) the above action(s) for all or a portion of Lot(s) C, **SHELL 1** zoned R-2, located on RIO GRANDE SW BETWEEN CENTRAL SW AND WILLIS PL SW containing approximately 0.63 acre(s). (J-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Other Matters: None

ADJOURNED: 10:40



DRB CASE ACTION LOG

REVISED 10/08/07

(PREL/FINAL)

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

DRB Application No.: 08DRB-70058 Project # 1006973
 Project Name: Paradise North
 Agent: Sloans Southwest Phone No.: _____

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: comment

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AMAFCA sign-off, NMC sign-off
revise adjailer

- 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.**



DRB CASE ACTION LOG (EPC SDP SUBD.)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70120

Project # 1006973

Project Name: PARADISE NORTH

Agent: CONSENSUS PLANNING

Phone No.: 764-9801

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Case Planner initial

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

Created On:

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1006973

On January 17, 2008, the Environmental Planning Commission approved Project # 1006973, 08EPC-40096/40091/40093, a zone map amendment, a request for a site development plan for subdivision and a site development plan for building permit for Lot 19 A-1, Paradise North Subdivision, at the northeast corner of McMahan and Unser.

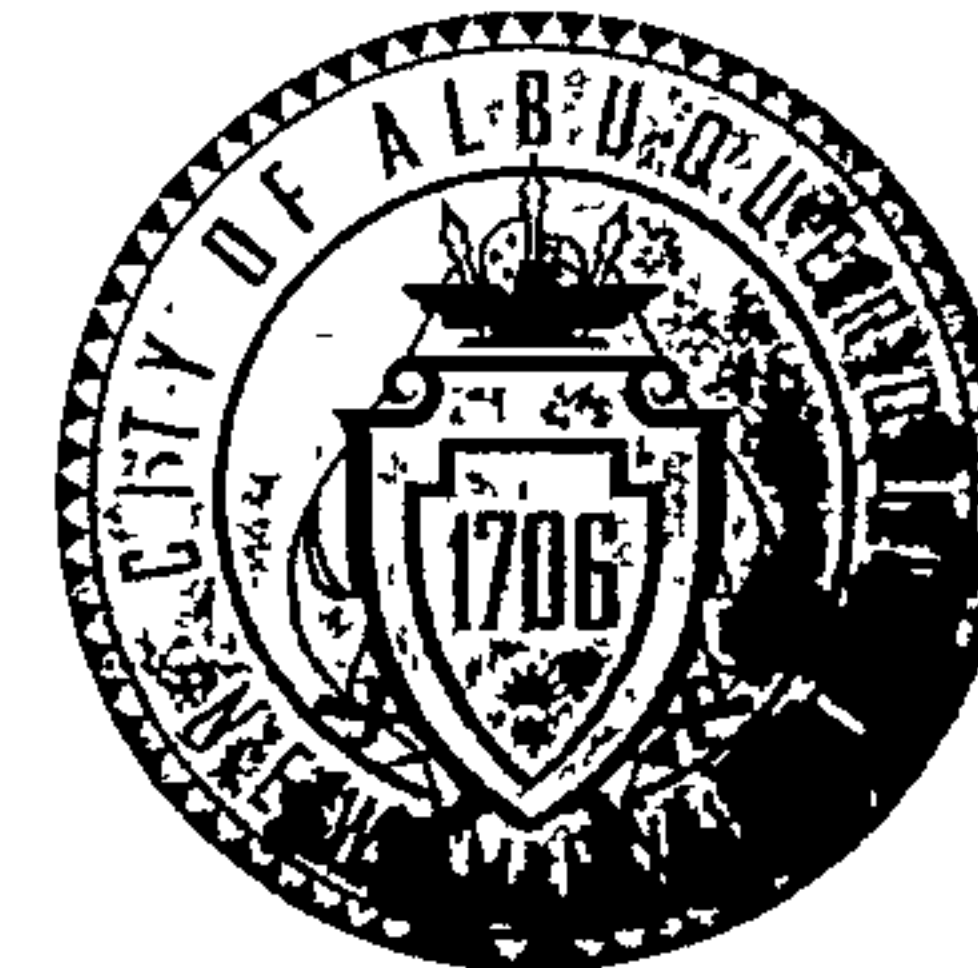
The applicant has satisfied all of the EPC conditions of approval for the site development plan for building permit with the following exception:

1. Condition 12b calls for the monument sign to match the color of the building and the manufactured stone veneer found on the building. With the exception of the base of the sign (manufactured stone veneer) and the Wells Fargo logo, it is unclear if the rest of the monument sign matches the color of the building. It is also unclear if the area directly above and below the Wells Fargo logo is solid or open. The color for the supports on both sides of the logo and the reader board on top that reads Paradise Plaza do not have any colors indicated. The colors shall match the building and will be "Pacer White" and/or "Latte". The numbering on the exterior finish legend needs to be applied to the signage elevation for the Wells Fargo sign.

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006973

AGENDA ITEM NO: 9

SUBJECT:

Site Plan for Subd
Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

PO Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat/Site Plan sign-off.
Comments on infrastructure list.

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED 4-9-08 ; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

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

DATE: March 26, 2008



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

April 3, 2008

Jack Cloud, DRB Chair
Development Review Board
600 Second Street NW
Albuquerque, NM 87102

RE: Deferral of Project#1006973 / DRB-70119 and 70120

Dear Mr. Chairman:

We are requesting an additional one week deferral of the Site Plans for Subdivision and Building Permit for Lot 19 A-1, Paradise North. We are working through our infrastructure issues and will be ready for the April 16th DRB hearing.

If you have any questions concerning this deferral letter, do not hesitate to contact me at 764-9801.

Sincerely,

Jacqueline Fishman
Associate

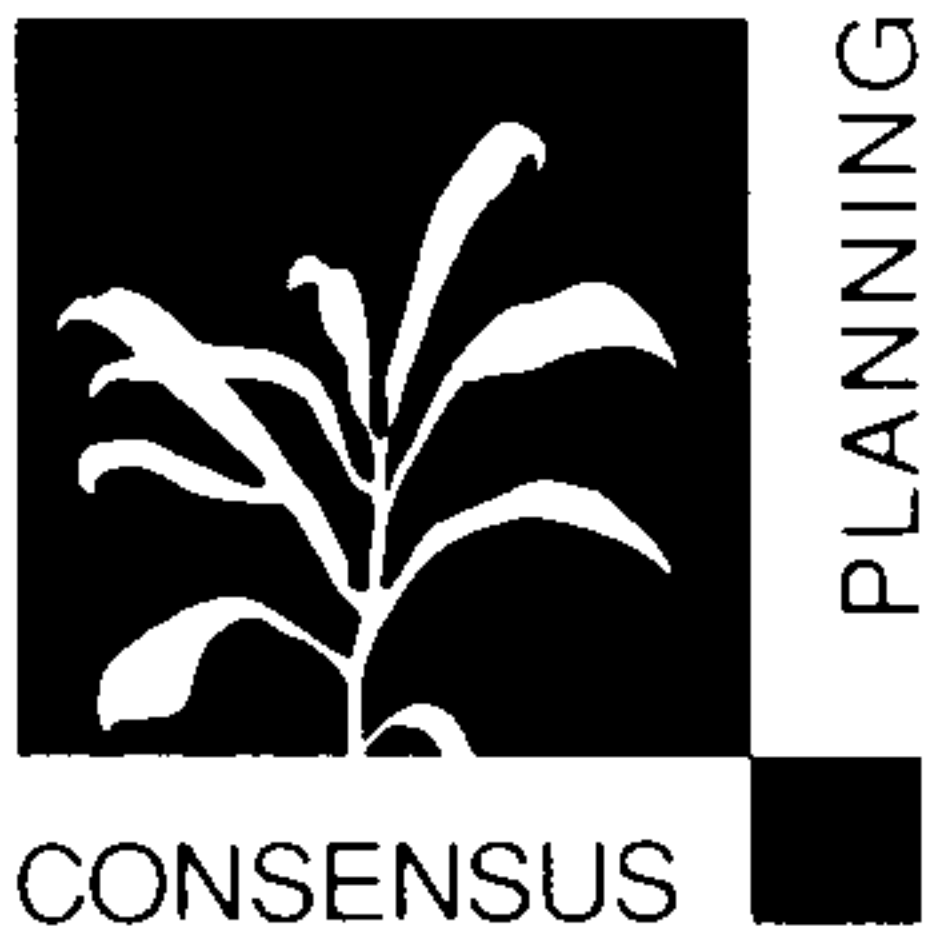
c: Cathy Evanson, Phillips Edison
Bob Sherry, Phillips Edison
Doug Heller, Mullen Heller Architecture
Scott McGee, Isaacson & Arfman

PRINCIPALS

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

ASSOCIATES

Jacqueline Fishman, AICP



March 11, 2008

Landscape Architecture
Urban Design
Planning Services

Jack Cloud, DRB Chair
Development Review Board
600 Second Street NW
Albuquerque, NM 87102

RE: Deferral of Project#1006973 / DRB-70119 and 70120

302 Eighth St NW
Albuquerque, NM 87102

Dear Mr. Chairman:

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

We are requesting a 2 – week deferral of the Site Plans for Subdivision and Building Permit for Lot 19 A-1, Paradise North. The purpose of the deferral is to allow the Preliminary Plat, Infrastructure List, and Site Plans for Subdivision and Building Permit to be heard together. Please place this item on the March 26, 2008 agenda.

If you have any questions concerning this deferral letter, do not hesitate to contact me at 764-9801.

Sincerely,

Jacqueline Fishman
Associate

c: Cathy Evanson, Phillips Edison
Bob Sherry, Phillips Edison
Dan Graney, Surveys Southwest Ltd.
Doug Heller, Mullen Heller Architect
Scott McGee, Isaacson & Arfman
Laurie Hill, Wells Fargo

PRINCIPALS

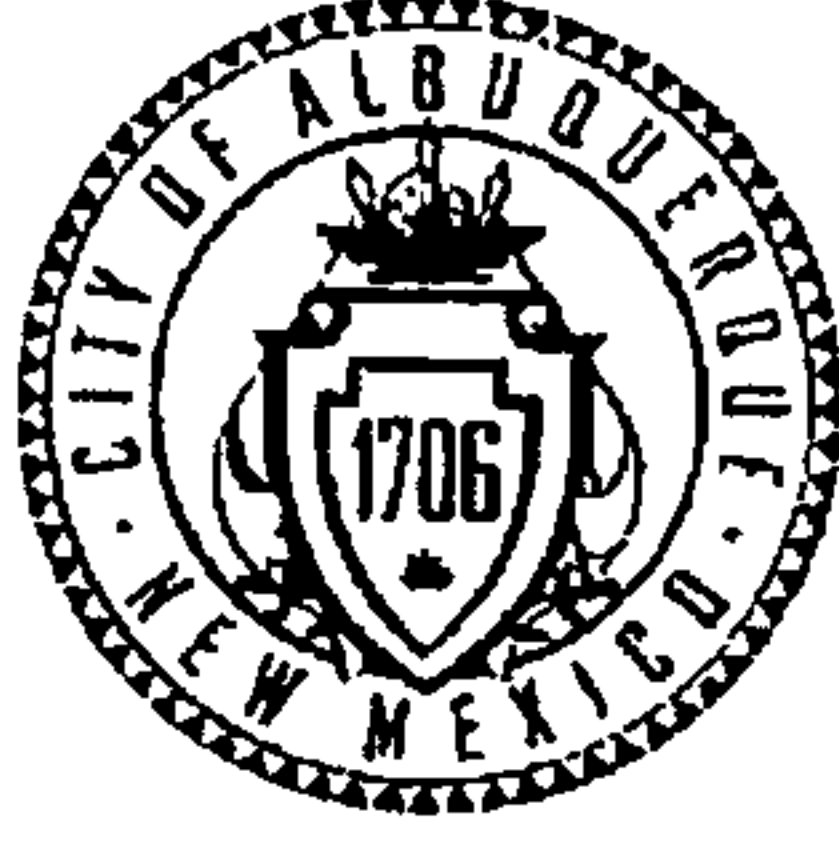
Karen R. Marcotte, AICP
James K. Strogier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



Item# 5
Project# 1006973
Hearing Date: Feb. 27, 2008



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: January 18, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: Project# 1006973
07EPC-40091 SITE DEVELOPMENT -
SUBDIVISION
07EPC-40093 SITE DEVELOPMENT -
BUILDG PRMT
07EPC-40096 AMNDT TO ZONE MAP (ZONE
CHG)

Midwest Phillips Edison & Company
11501 Northlake Dr.
Cincinnati, OH, 45249

LEGAL DESCRIPTION: for all or a portion of lot 19 A-1, PARADISE NORTH zoned SU-1 FOR C-1 USES to SU-1 for C-1 including package liquor sales incidental to a pharmacy use occupying not less than 14,000 square feet, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER RIDGE NW containing approximately 3.6 acres.
(A-11) Randall Falkner, Staff Planner

On January 17, 2008 the Environmental Planning Commission voted to approve Project 1006973/ 07EPC 40096, a zone map amendment from SU-1 for C-1 Uses to SU-1 for C-1 Uses including package liquor sales incidental to a pharmacy use occupying not less than 14,000 square feet, for Lot 19 A-1, Paradise North, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for review and approval of a zone map amendment for Lot 19 A-1, Paradise North Subdivision from SU-1 for C-1 Uses to SU-1 for C-1 Uses including package liquor sales incidental to a pharmacy use occupying not less than 14,000 square feet, located on Unser Boulevard NW between McMahon Boulevard NW and Summer Ridge NW containing approximately 3.6 acres.

2. This request is accompanied with requests for a site plan for subdivision that subdivides the site into three parcels to accommodate each building, and a site plan for building permit to allow development of a 26,500 square foot retail center on approximately 3.6 acres.
3. The subject site lies within the boundaries of the West Side Strategic Plan, the Unser Boulevard Design Overlay Zone, and the Westside/McMahon Corridor Transportation and Land Use Guide.
4. Package liquor sales would not occur within 500 feet of a residential zone. The SU-1 for Mixed Uses in Village Center North (directly north of the site) is designated for commercial, office, and residential uses. Although there is a residential use in this tract, it is not the predominant use; hence it is not a residential zone. The Zoning Code defines a residential zone as one where the predominant use allowed in a subarea is residential.
5. The following Comprehensive Plan policies for Developing and Established Urban Areas are supported by the proposal:
 - A. Policy II.B.5d – The location and intensity of this request does respect existing neighborhood values and environmental conditions.
 - B. Policy II.B.5e – Although vacant, full urban services are available to the site, and the integrity of the existing neighborhood can be ensured.
 - C. Policy II.B.5i – The proposed project will provide employment and service uses to the neighborhood.
 - D. Policy II.B.5j – The new commercial development will be located in an existing commercially zoned area.
 - E. Policy II.B.5k – Land adjacent to arterial streets will be designed to minimize the harmful effects of additional traffic impacts.
6. The proposal generally supports Comprehensive Plan Activity Centers Goal (II.B.7), which helps to expand and strengthen bike and pedestrian trails.
7. The proposal supports Comprehensive Plan Air Quality Policies II.C.1d and II.C.1e by decreasing the distance that nearby residents will have to travel to obtain daily goods and/or services.
8. The proposal generally supports the Transportation and Transit Policy II.D.4g in the Comprehensive Plan by providing a balanced circulation system.
9. The proposal supports the Comprehensive Plan Economic Development Policies II.D.6b and II.D.6g by recruiting outside firms, improving the job to housing ratio, and by generating new jobs, taxes, and needed services.
10. The proposal complies with Section 4 (A) (4) of the Westside/McMahon Corridor Land Use and Transportation Guide which would help to implement some of the neighborhood and village scale commercial and office developments.

11. The applicant has adequately justified the zone change request pursuant to Resolution 270-1980:
 - A. The request generally furthers most applicable Comprehensive Plan policies and is consistent with the City's health, safety, and general welfare.
 - B. The applicant has shown that the proposed zone change will contribute to stability of land use and zoning and would be consistent with the surrounding zoning and land use. The request will facilitate commercial development in a neighborhood center and will not destabilize the land which is already zoned for commercial uses. The applicant has satisfactorily demonstrated why the change should be made.
 - C. The proposed zone change either furthers or partially furthers a preponderance of adopted elements in the Comprehensive Plan, WSSP, and the Westside/McMahon Corridor Land Use and Transportation Guide. The proposed request is not in significant conflict with adopted elements of the Comprehensive Plan or other plans which have been adopted by the City.
 - D. The applicant has demonstrated that a different use category is more advantageous to the local community because it will facilitate development of a Neighborhood Center that will provide a variety of day-to-day commercial uses and services for the surrounding residential areas. This development will help to improve the job to housing ratio in an area of the City which is predominantly residential, and will provide services which are close and convenient to the local neighborhood.
 - E. The requested zone change does not change the existing zoning, except to allow for packaged alcoholic beverage sales at larger sized pharmacies. The property is already designated for commercial uses as are the surrounding properties in the Neighborhood Center at the intersection of Unser and McMahon Boulevards. The proximity of the surrounding neighborhoods and the fact that two neighboring parcels also allow package liquor sales are a concern.
 - F. The proposed zone change requires no major or unprogrammed capital expenditures by the City in order to be developed.
 - G. An economic consideration, such as the sale of alcohol, is a factor in the zone change request; however, it is not the determining factor and the applicant does not rely on it for approval of the request.
 - H. The subject site's location on a major street is not used as a justification for the zone change request.
 - I. The request will not create a spot zone. The proposed subject site is directly across from other SU-1 for C-1 uses.
 - J. The request does not constitute a strip zone.
12. There is no known neighborhood or other opposition.

CONDITION:

1. The DRB shall sign-off on the accompanying site development plan for subdivision (07EPC 40091) and site development plan for building permit (07EPC 40093).
-

OFFICIAL NOTICE OF DECISION
JANUARY 17, 2008
PROJECT #1006973
PAGE 4 OF 12

On January 17, 2008 the Environmental Planning Commission voted to approve Project 1006973/ 07EPC 40091, a site development plan for subdivision for Lot 19 A-1, Paradise North, based on the preceding Findings and subject to the following Conditions:

FINDINGS:

1. This request is for a site development plan for subdivision for Lot 19 A-1, Paradise North Subdivision, located on Unser Boulevard NW between McMahan Boulevard NW and Summer Ridge NW containing approximately 3.6 acres.
2. The purpose of this request is to construct three buildings, a Walgreens Pharmacy with package liquor sales, a drive-up bank, and a multi-tenant retail building for a total of 26,500 square feet.
3. The subject site lies within the boundaries of the West Side Strategic Plan, the Unser Boulevard Design Overlay Zone, and the Westside/McMahan Corridor Transportation and Land Use Guide.
4. The site development plan for subdivision is accompanied by a site development plan for building permit (07EPC 40093).
5. The following Comprehensive Plan policies for Developing and Established Urban Areas are supported by the proposal:
 - a. Policy II.B.5a – Adding commercial uses would increase land use variety by allowing a full range of urban land uses.
 - b. Policy II.B.5d – The location, intensity, and design of this request does respect existing neighborhood values and environmental conditions. The overall design of the development would respect existing neighborhood values by proper design that mitigates potential impacts on adjacent streets and by connections to the regional trail system and future developments in the neighborhood.
 - c. Policy II.B.5e – Although vacant, full urban services are available to the site, and the integrity of the existing neighborhood can be ensured with appropriate design.
 - d. Policy II.B.5i – The proposed project will provide employment and service uses to the neighborhood and the adverse effects will be mitigated by the landscaping and mitigation measures that are proposed on the property.
 - e. Policy II.B.5j – The new commercial development will be located in an existing commercially zoned area that will provide pedestrian and bicycle access within close proximity to the surrounding neighborhood.
 - f. Policy II.B.5k – Land adjacent to arterial streets will be designed to minimize the harmful effects of traffic, and the livability and safety of established residential neighborhoods will be protected through proper transportation planning.
6. The proposal generally supports Comprehensive Plan Activity Centers Goal (II.B.7), which helps to expand and strengthen bike and pedestrian trails and decrease auto travel needs.

7. The proposal generally supports Transportation and Transit Policy II.D.4g in the Comprehensive Plan by providing a balanced circulation system, and by a design that mitigates the potential conflict between pedestrians and vehicles by placing the drive-thrus on the east side of the proposed subject site and the sidewalks and bicycle trails on the west side of the proposed development.
8. The following West Side Strategic Plan (WSSP) policies support the proposal:
 - a. Policy 1.5 – The subject site provides pedestrian/bicycle access to key activity areas, such as the regional trail system and bike lane along McMahan, which connects to Coors Boulevard, Golf Course Road, and Paradise Boulevard. The parking lot has been carefully designed to provide pedestrian access between buildings on the subject site.
 - b. Policy 1.15 - Pedestrian and bicycle connections have been provided to adjacent neighborhoods, and there is outdoor seating for informal gatherings.
 - c. Policy 1.16 - Bicycle and pedestrian connections are provided on all four sides of the proposed subject site, which connects the local neighborhood to adjacent neighborhoods and to the larger communities of Albuquerque and Rio Rancho.
 - d. Policy 3.4 – The lowest density single-family residential development has not occurred in the McMahan/Unser Neighborhood Center, and the proposed subject site does have safe pedestrian and bicycle access to the surrounding residential developments.
 - e. Policy 4.10 – The design of the subject site supports bicycle and pedestrian travel and alternatives to the single occupant vehicle. Public transportation has been planned for the intersection of Unser and McMahan in the Westside/McMahan Corridor Land Use and Transportation Guide, and will one day be a reality at this location.
9. The proposal does not further Policy 1.8 of the WSSP, because it focuses primarily on arterial traffic, has long expanses of parking lots at street frontages, and the buildings turn their back on the closest neighborhoods to the north and northeast by facing south and west.
10. There is no known neighborhood or other opposition.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Zone Map Amendment, Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- d. Site drives to be located and designed per TIS recommendations.
- e. Drive-thru lane adjacent to Walgreen's to be signed and striped as one-way only. Reduce lane width to 22'. Provide bump out at corner of building (exiting) that wraps around to 24' drive aisle giving proper visibility for exiting traffic.
- f. Provide some type of delineation at rear of Walgreen's building (north side) that clearly marks a 24' drive aisle. Align drive aisle perpendicular to proposed 30' access easement.
- g. At Wells Fargo Bank, delete proposed ATM and pass-by lanes (outside lanes as shown on site plan) and convert 5th drive-thru lane to an ATM and pass-by lane or as acceptable to the Traffic Engineer.
- h. Provide cross access agreements.
- i. Provide more information about truck circulation with turning templates.
- j. Site plan shall comply and be designed per DPM Standards.
- k. Dedication of an additional 6 feet of right-of-way along Unser Boulevard adjacent to the subject property, as required by the City Engineer, to provide for on-street bicycle lanes.
- l. Construction of the on-street bicycle lane along Unser Boulevard adjacent to the subject property as designated on Long Range Bikeways System map.

On January 17, 2008 the Environmental Planning Commission voted to approve Project 1006973/ 07EPC 40093, a site development plan for building permit for Lot 19 A-1, Paradise North, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for a site development plan for building permit for Lot 19 A-1, Paradise North Subdivision, located on Unser Boulevard NW between McMahon Boulevard NW and Summer Ridge NW containing approximately 3.6 acres.
2. The purpose of this request is to construct three buildings, a Walgreens Pharmacy with package liquor sales, a drive-up bank, and a multi-tenant retail building for a total of 26,500 square feet.
3. The subject site lies within the boundaries of the West Side Strategic Plan, the Unser Boulevard Design Overlay Zone, and the Westside/McMahon Corridor Transportation and Land Use Guide.
4. The site development plan for building permit is accompanied by a site development plan for subdivision (07EPC 40091).
5. The following Comprehensive Plan policies for Developing and Established Urban Areas support the proposal:
 - a. Policy II.B.5a – Adding commercial uses would increase land use variety by allowing a full range of urban land uses.
 - b. Policy II.B.5d – The location, intensity, and design of this request does respect existing neighborhood values and environmental conditions. The overall design of the development would respect existing neighborhood values by proper design that mitigates potential impacts on adjacent streets and by connections to the regional trail system and future developments in the neighborhood.
 - c. Policy II.B.5e – Although vacant, full urban services are available to the site, and the integrity of the existing neighborhood can be ensured with appropriate design.
 - d. Policy II.B.5i – The proposed project will provide employment and service uses to the neighborhood and that the adverse effects will be mitigated by the landscaping and mitigation measures that are proposed on the property.
 - e. Policy II.B.5j – The new commercial development will be located in an existing commercially zoned area that will provide pedestrian and bicycle access within close proximity to the surrounding neighborhood.
 - f. Policy II.B.5k – Land adjacent to arterial streets will be designed to minimize the harmful effects of traffic, and the livability and safety of established residential neighborhoods will be protected through proper transportation planning.
6. The Comprehensive Plan Activity Centers Goal (II.B.7) helps to support the proposal by expanding and strengthening bike and pedestrian trails and connections and decreasing auto travel needs.

7. The Comprehensive Plan Transportation and Transit Policy II.D.4g supports the proposal by providing a balanced circulation system, and by a design that mitigates the potential conflict between pedestrians and vehicles by placing the drive-thrus on the east side of the proposed subject site and the sidewalks and bicycle trails on the west side of the proposed development.
8. The following West Side Strategic Plan (WSSP) policies support the proposal:
 - a. Policy 1.5 – The subject site provides pedestrian/bicycle access to key activity areas, such as the regional trail system and bike lane along McMahan, which connects to Coors Boulevard, Golf Course Road, and Paradise Boulevard. The parking lot has been carefully designed to provide pedestrian access between buildings on the subject site.
 - b. Policy 1.15 - Pedestrian and bicycle connections have been provided to adjacent neighborhoods, and there is outdoor seating for informal gatherings.
 - c. Policy 1.16 - Bicycle and pedestrian connections are provided on all four sides of the proposed subject site, which connects the local neighborhood to adjacent neighborhoods and to the larger communities of Albuquerque and Rio Rancho.
 - d. Policy 3.4 – The lowest density single-family residential development has not occurred in the McMahan/Unser Neighborhood Center, and the proposed subject site does have safe pedestrian and bicycle access to the surrounding residential developments.
 - e. Policy 4.10 – The design of the subject site supports bicycle and pedestrian travel and alternatives to the single occupant vehicle. Public transportation has been planned for the intersection of Unser and McMahan in the Westside/McMahan Corridor Land Use and Transportation Guide, and will one day be a reality at this location.
9. The proposal does not further Policy 1.8 of the WSSP, because it focuses primarily on arterial traffic, has long expanses of parking lots at street frontages, and the buildings turn their back on the closest neighborhoods to the north and northeast by facing south and west. Conditions are recommended to further this policy.
10. There is no known neighborhood or other opposition.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

OFFICIAL NOTICE OF DECISION
JANUARY 17, 2008
PROJECT #1006973
PAGE 9 OF 12

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The proposed recycling bin must comply with all City recycling bin regulations in Section 14-16-3-15.
4. The Solid Waste Management Division (SWMD) will approve on condition that the applicant complies with all SWMD ordinances and requirements, and have required recycle area.
5. The heights of all the existing retaining walls need to be identified on the site development plan for building permit.
6. The height of the stemwall on the south and east side of the Walgreens needs to be identified on the grading and drainage plan.
7. Enhance the connection between Walgreens and the retail building so pedestrians can have better access to both buildings
8. Parking:
 - a. The applicant needs to provide justification as to why there are 133 parking spaces required, but only 121 spaces provided.
 - b. The two handicap spaces in front of the Wells Fargo building as well as the handicap aisle striping and ramp need to be moved north from their present location so that they are directly in front of the entrance on the west side of the building. The other handicap space for the Wells Fargo building needs to be moved from the far south side of the building to a space alongside where the other two handicap spaces are proposed to be located, directly in front of the entrance on the west side of the building.
 - c. All four motorcycle spaces need to be re-located to areas where they are visible from the entrance of the building on the site pursuant to the Zoning Code (Section 14-16-3-1-C2).
9. Sidewalks/Crosswalks:
 - a. The sidewalk along the west side of Walgreens shall be at least 10 feet wide, and shaded to improve the north-south pedestrian walkway and to connect the neighborhood to the retail stores and the Walgreens.
 - b. The sidewalk in front of the Walgreens needs to be widened at the southeast corner to provide better connectivity to the retail stores.
 - c. The crosswalk between the Wells Fargo bank and the Walgreens should be straightened out to improve connectivity and user-friendliness. — wider, narrower
10. Landscaping
 - a. Because the Texas Honey Mesquite has invasive water-seeking roots, root barriers shall be provided adjacent to the utility easement where drainage, gas or sewer lines are in close proximity.

- b. Change the minimum size height of Austrian Pines at installation from a 6 foot high minimum to 10 foot high minimum pursuant to Section 14-16-3-10-F1.

11. Public Outdoor Space:

- a. Site or architectural feature to connect Walgreens with the retail building shall be added.

12. Architecture:

- a. The applicant needs to specify exactly what materials and colors are used on the manufactured stone veneer for the Wells Fargo building.
- b. The monument sign for Wells Fargo must match the color of the building and the manufactured stone veneer found on the building. The materials and colors also need to be specified.
- c. The exterior elevation sheet (7 of 8) needs to show the length of each building front.
- d. The entry tower element on the pharmacy building shall be lowered in height by 2 feet.

13. Signage:

- a. The three free-standing monument signs must be reduced in size to be in compliance with the Unser Boulevard Design Overlay Zone (75 square feet).
- b. Square footage for each of the wall signs is needed for the Wells Fargo building. The Unser Boulevard Design Overlay Zone states that the size of the wall sign for a 5,000 sf building shall not exceed 300 sf. *44 sq. ft*
- c. Signage for the bank building shall conform to that as shown on the submitted color elevation drawings.

14. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Zone Map Amendment, Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for. *we agree*
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441). *we agree*
- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required. *we agree*
- d. Site drives to be located and designed per TIS recommendations.
- e. Drive-thru lane adjacent to Walgreen's to be signed and striped as one-way only. Reduce lane width to 22'. Provide bump out at corner of building (exiting) that wraps around to 24' drive aisle giving proper visibility for exiting traffic.

OFFICIAL NOTICE OF DECISION
JANUARY 17, 2008
PROJECT #1006973
PAGE 11 OF 12

- f. Provide some type of delineation at rear of Walgreen's building (north side) that clearly marks a 24' drive aisle. Align drive aisle perpendicular to proposed 30' access easement.
 - g. At Wells Fargo Bank, delete proposed ATM and pass-by lanes (outside lanes as shown on site plan) and convert 5th drive-thru lane to an ATM and pass-by lane or as acceptable to the Traffic Engineer.
 - h. Provide cross access agreements.
 - i. Provide more information about truck circulation with turning templates.
 - j. Site plan shall comply and be designed per DPM Standards. *we agree*
 - k. Dedication of an additional 6 feet of right-of-way along Unser Boulevard adjacent to the subject property, as required by the City Engineer, to provide for on-street bicycle lanes.
 - l. Construction of the on-street bicycle lane along Unser Boulevard adjacent to the subject property as designated on Long Range Bikeways System map.
14. The applicant shall explore the possibility of using retained stormwater to irrigate on-site landscaping. This strategy shall be implemented unless the applicant can show technical and/or health and safety reasons that prevent it.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY FEBRUARY 1, 2008 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTICE OF DECISION
JANUARY 17, 2008
PROJECT #1006973
PAGE 12 OF 12

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,



Richard Dineen
Planning Director

RD/RF/ac

cc: Consensus Planning, Inc., 302 8th St. NW, Albuquerque, NM 87102
Tom Skopayko, Skies West Na, 10523 Taurus Ct. NW, Albuquerque, NM 87114
Dina Gilio, Skies West NA, 10656 Neptune NW, Albuquerque, NM 87114



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

January 2, 2008

Project# 1006973
 08DRB-70057 VACATION OF PUBLIC EASEMENT

SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS EDISON GROUP, LLC request(s) the above/ referenced action(s) for the Temporary Drainage Easement on Tract(s) 19A1, **PARADISE NORTH**, zoned SU-1/ C-1 USES, located on the northeast corner of UNSER BLVD NW AND MCMAHON BLVD NW containing approximately 3.6 acre(s). (A-11)

AMAFCA

No objection to requested vacation. AMAFCA will sign the Final Plat.

COG

MPO Project ID 467.0 "Unser Bd Improvements (NW ABQ)" is a City of Albuquerque project to reconstruct and widen from 2 to 4 lanes. This project has no funding assigned to it in the 2008-2013 timeframe. Coordination with DMD is recommended to insure development consistent with the scope and timing of this project.

McMahon Bd is identified on the ITS Systems Map as a corridor for ITS implementation. In addition, the following technologies for ITS deployment have been identified for Unser Bd: CCTV, DMS, Remote Monitoring Station, Signal Controller upgrades/Coordination. Coordination with City's representative on the ITS Subcommittee is recommended.

Unser Bd is a limited-access facility with full access provided at McMahon Bd and 45 north of McMahon. McMahon Bd is also a limited access facility, with T- intersections right-in right-out driveways permitted no closer than 400 feet to full intersections. Any additional access to these facilities would require the approval of the TCC.

TRANSIT

No comments received.

ZONING ENFORCEMENT

No comments received.

NEIGHBORHOOD COORDINATION

Letters sent to: **Skies West NA (R)**
Tuscany NA (R)

APS

Paradise North and Village Center North, Tract 19A1 Paradise North, and Tract B-1 Village Center North, is located on the northeast corner of Unser Blvd NW and McMahon Blvd NW. The owner of the above property requests a vacation of public easement for a development that will consist of a Walgreens, a Wells Fargo Bank, and retail space. This will have no adverse impacts to the APS district.

POLICE DEPARTMENT No action required at present.
FIRE DEPARTMENT No comments received.
PNM ELECTRIC & GAS VACATION OF PUBLIC EASEMENT: APPROVED
COMCAST No comments received.
QWEST No comments received.
ENVIRONMENTAL HEALTH No comments received.
M.R.G.C.D No Adverse Comments.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER The Hydrology section has no objection to the vacation request. AMAFCA board action of the quitclaim deed will be a condition of subsequent platting action.
TRANSPORTATION DEVELOPMENT No adverse comments.
PARKS AND RECREATION Defer to hydrology.
ABCWUA Defer to Hydrology.
PLANNING DEPARTMENT Refer to comments from affected utilities regarding proposed easement vacation(s)
IMPACT FEE ADMINISTRATOR

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

Cc: Surveys Southwest LTD – 333 Lomas Blvd NE – Albuquerque, NM 87102

Cc: The Phillips Edison Group LLC – Farros Shipman - 11501 Northlake Drive – Cincinnati, OH 45249

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

10/16/2009 Issued By: E08375

Permit Number: 2009 070 329 **Category Code 910**

Application Number: 09DRB-70329, Vacation Of Public Easement

Address:

Location Description: UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND CROWN RD NW

Project Number: 1006973

Applicant
Usner & McMahon Southwest Llc
Reed Hawkes
175e 400 South Suite 402
Salt Lake City UT 84111
415-4365

Agent / Contact
Harris Surveying Inc
Sarah Gibson
2412-D Monroe St Ne
Albuquerque NM 87110
417-4855

Application Fees

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

City Of Albuquerque
Treasury Division

10/16/2009 12:02PM LOC: ANNX
WS# 007 TRANSH 0025
RECEIPT# 00122132-00122132
PERMITH 2009070329 TRSLJS
Trans Amt \$565.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$45.00

Thank You

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

10/16/2009 Issued By: E08375

Permit Number: 2009 070 330

Category Code 910

Application Number: 09DRB-70330, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND CROWN RD NW

Project Number: 1006973

Applicant

Usner & McMahon Southwest Llc
Reed Hawkes
175e 400 South Suite 402
Salt Lake City UT 84111
415-4365

Agent / Contact

Harris Surveying Inc
Sarah Gibson
2412-D Monroe St Ne
Albuquerque NM 87110
417-4855

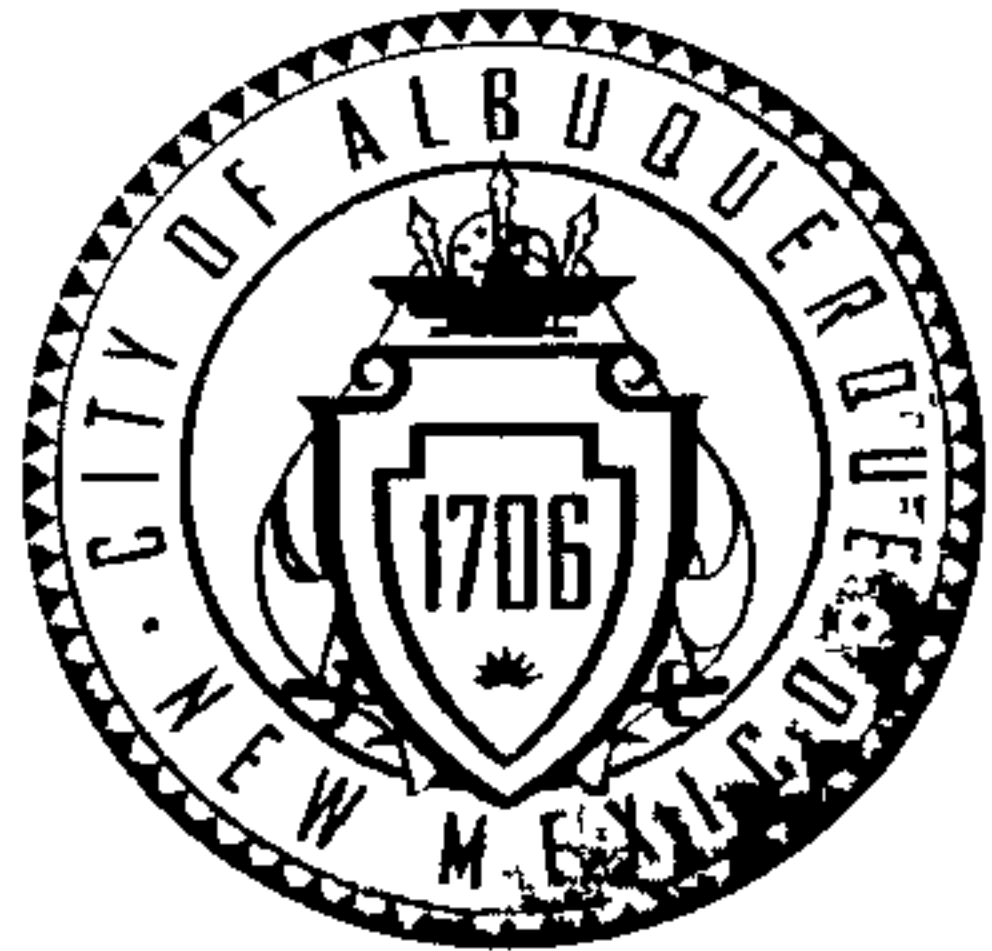
Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$425.00
TOTAL:		\$425.00

City Of Albuquerque
Treasury Division

10/16/2009 12:02PM LOC: ANNX
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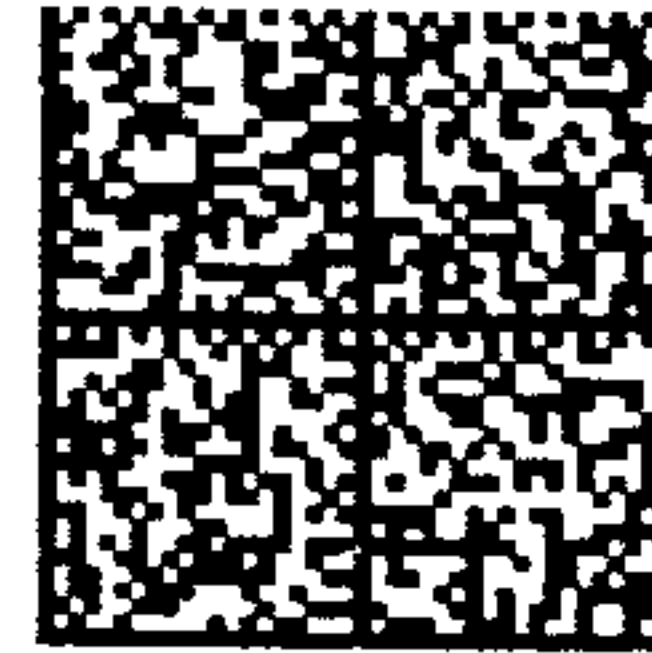
CITY OF ALBUQUERQUE




Planning Department

DRB

OR CURRENT RESIDENT
101106640436110117
FINELAND LLC C/O DR JEFFREY FINE
10250 COLLINS AVE PH-1
MIAMI, FL 33154



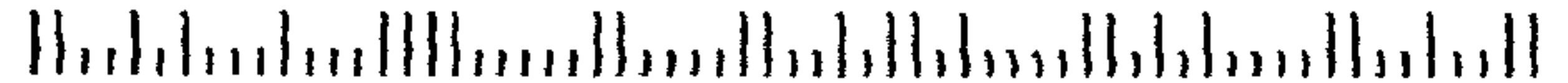
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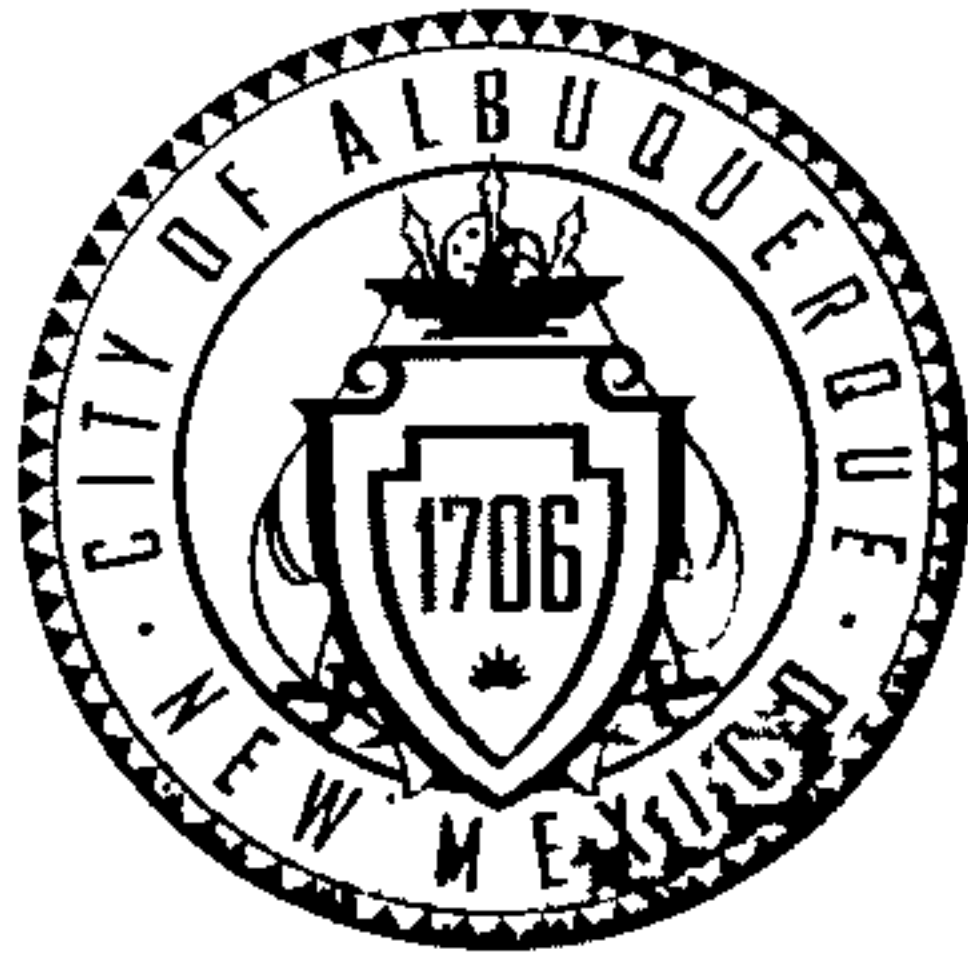
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NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 87103129393 *0268-13990-23-37

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CITY OF ALBUQUERQUE

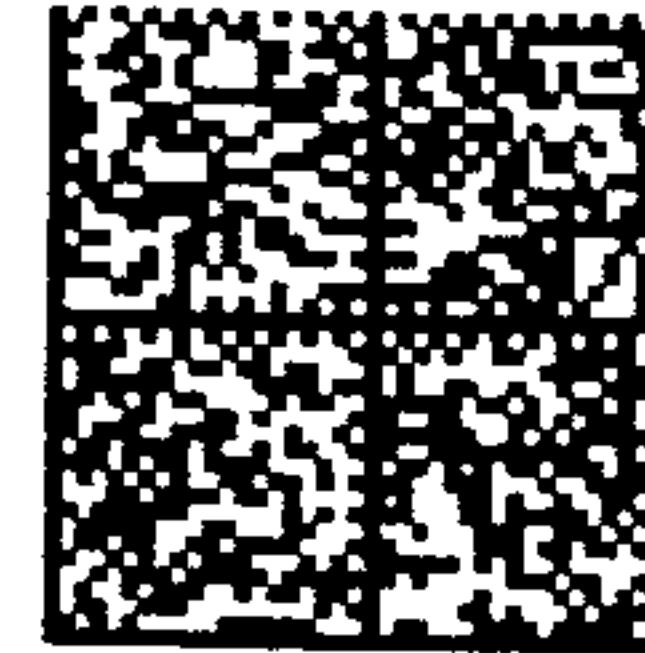


Planning Department

DRB

Project# 1006973
TOM SKOPAYKO
Skies West NA
2105 AZTEC RD NE
ALBUQUERQUE, NM 87107

ATTEMPTED
NOT KNOWN



02 1M \$ 00.44⁰
0004261639 OCT 23 2009
MAILED FROM ZIP CODE 87102

ANK

STOP105* 871 CC 1 N C 84 10/28/09
UNABLE TO FORWARD/FOR REVIEW

CO20

NO FORWARDING ORDER ON FILE
RETURN TO POSTMASTER
OF ORIGINAL ADDRESSEE FOR REVIEW
BC: 87107423499 PM *0268-13979-23-37

87107387107@9998



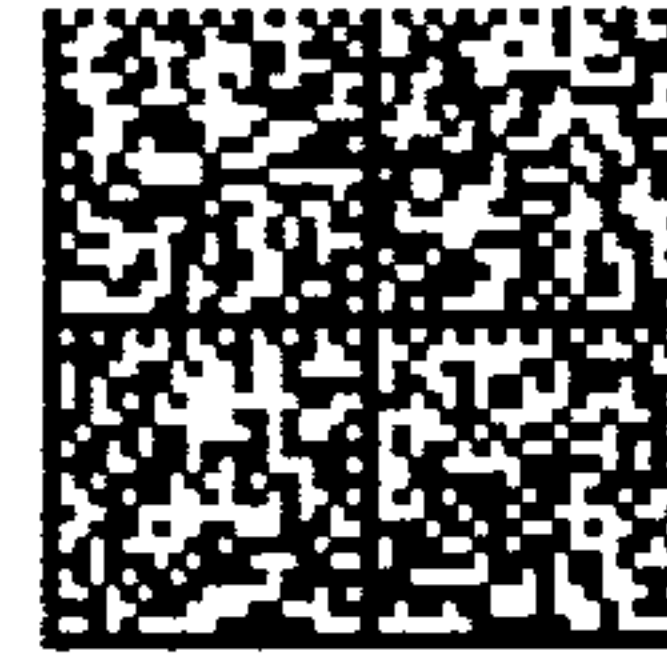
CITY OF ALBUQUERQUE



Planning Department

DRB

OR CURRENT RESIDENT
101106644336910118
FINELAND LLC C/O DR JEFFREY FINE
10250 COLLINS AVE PH-1
MIAMI, FL 33154



02 1M \$ 00.44⁰
0004261639 OCT 23 2009
MAILED FROM ZIP CODE 87102

NIXIE 331 CE 1 84 11/04/09

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 87101964599 *0268-13993-23-37

33154818710199645





Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action Prelim/Final
- Vacation TEMPORARY AMAFCA DRAINAGE
- Variance (Non-Zoning) MANAGEMENT EASEMENT

S Z ZONING & PLANNING

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

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

APPLICANT INFORMATION:

Professional/Agent (if any): HARRIS SURVEYING INC c/o SARAH GIBSON PHONE: 417-4855
 ADDRESS: 2412-D MONROE STREET NE FAX: _____
 CITY: ALBU STATE NM ZIP 87110 E-MAIL: _____

APPLICANT: LINER & McMAHON SOUTHWEST, LLC c/o PRED HAWKES PHONE: (801) 415-4365
 ADDRESS: 175 E. 400 SOUTH, SUITE 402 FAX: _____
 CITY: SALT LAKE CITY STATE UT ZIP 84111 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: ALEXANDER SAMUELS REALTY GROUP

DESCRIPTION OF REQUEST: DIVIDE TWO EXISTING TRACTS INTO FOUR NEW TRACTS, DEDICATE PUBLIC STREET RIGHT-OF-WAY & VACATE AN EXISTING DRAINAGE EASEMENT.

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. TRACT B-1, VILLAGE CENTER NORTH SUBD Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: and TRACT 19A-1, PARADISE NORTH
 Existing Zoning: _____ Proposed zoning: N/A
 Zone Atlas page(s): A-11-Z UPC Code: 1-011-066-380-372-10110 MRGCD Map No N/A
1-011-066-384-411-10104

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): Project # 1006973
08DRB-70057, 08DRB-70058, 08DRB-70119, 08DRB-70120

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 4 Total area of site (acres): 5.7145 ACRES
 LOCATION OF PROPERTY BY STREETS: On or Near: LINER BLVD NW
 Between: McMAHON BLVD NW and CROWN ROAD NW

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

SIGNATURE Sarah Gibson DATE 10.16.09
 (Print) Sarah GIBSON Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>09DRB-70329</u>	<u>YPE</u>	_____	<u>\$ 45.00</u>
<u>70330</u>	<u>P&F</u>	_____	<u>\$ 425.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	Total
_____	_____	_____	\$ _____

THURSDAY
 Hearing date November 12, 2009

Raf 10.16.09 Project # 1006973
 Planner signature / date

Form revised 4/07

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)** **6 copies**
- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14")
 - Scale drawing showing the easement to be vacated (8.5" by 11")
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation
 - 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.

Sarah Gibson
Applicant name (print)

Sarah Gibson 10.16.09
Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
09DRB-70329

[Signature] 10.16.09
Planner signature / date

Project # 1006973

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

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

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

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

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

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

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

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

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

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

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

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

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

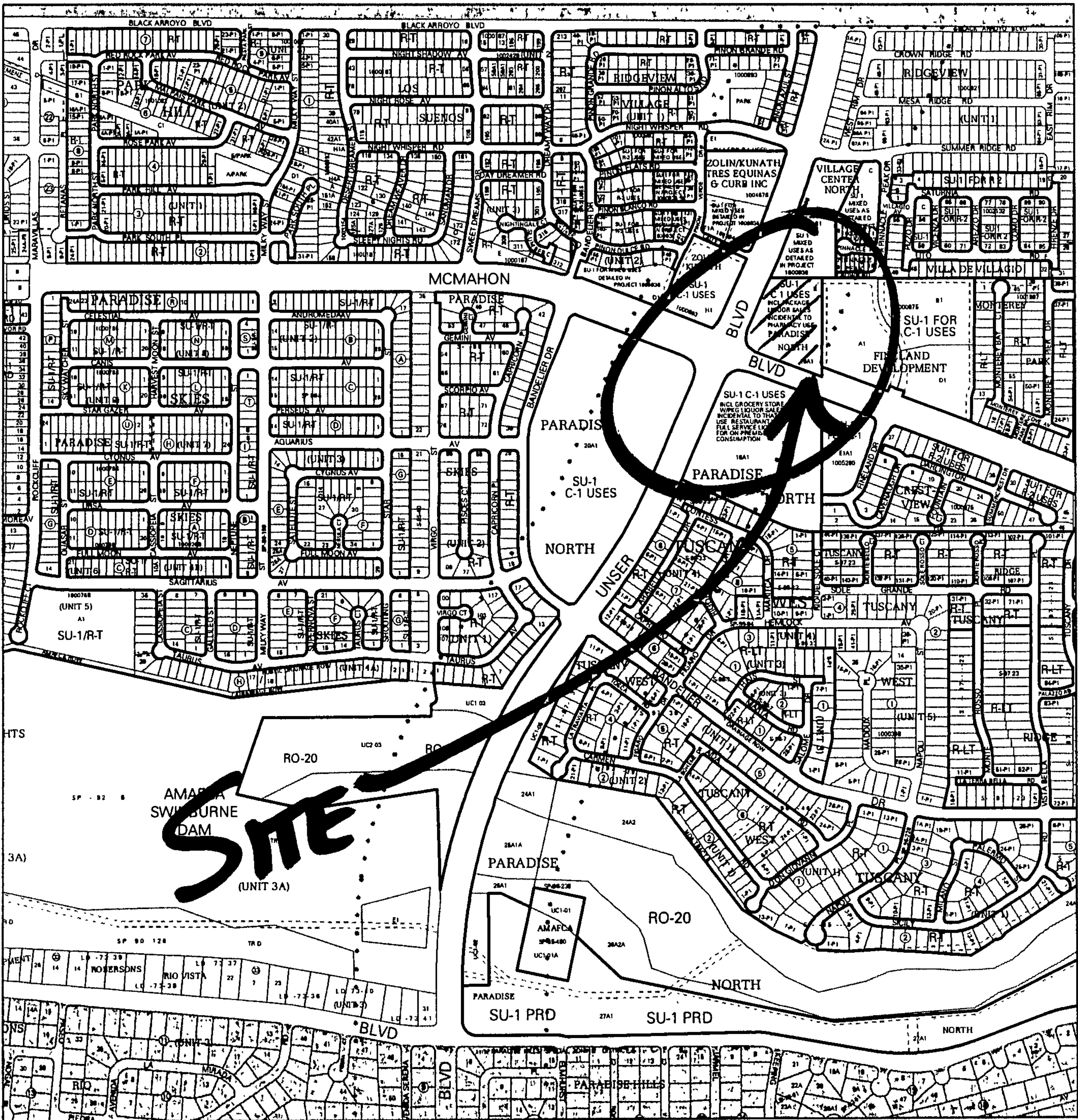
Sarah Gibson
 Applicant name (print)
Sarah Gibson 10-16-09
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 09DRB - 70330

[Signature] 10-16-09
 Planner signature / date
 Project # 1006973



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

AGIS
Albuquerque Geographic Information System

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-11-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.	

Feet

0 750 1,500

G.P.S. LLC

333 LOMAS BLVD., NE * ALBUQUERQUE, NEW MEXICO 87102 * 417-4855 * FAX 998-0305

October 14, 2009

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

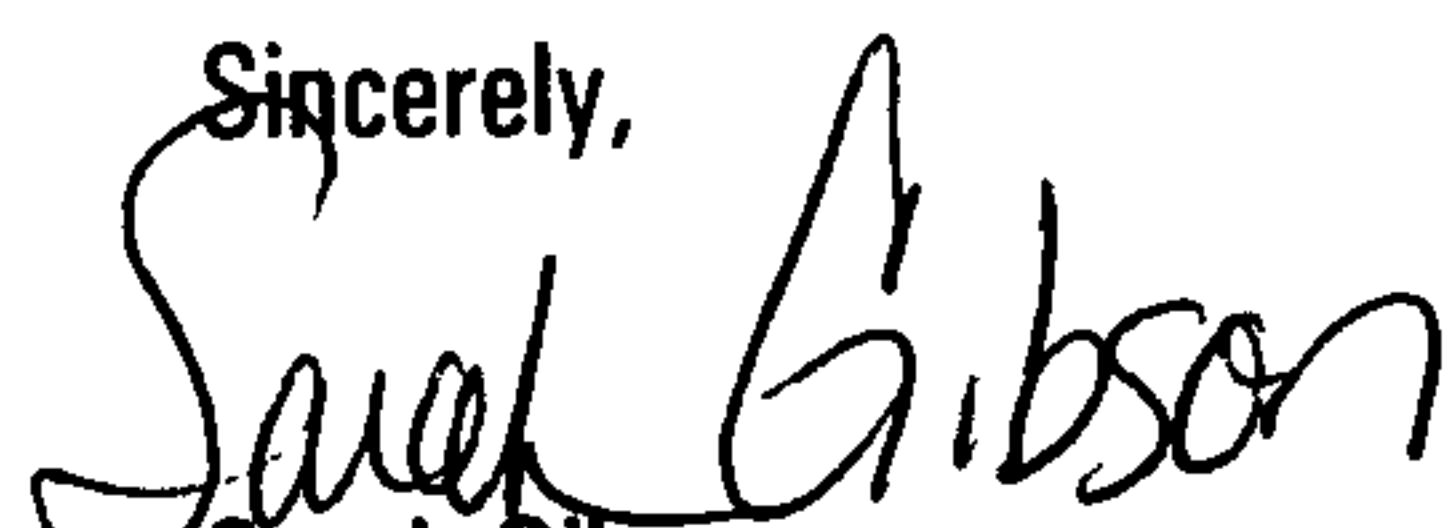
REF: PROJECT #1006973 – TRACTS 1, 2, 3, & 4, PARADISE PLAZA

Dear Board Members:

The purpose of this vacation and preliminary / final plat action for the above referenced property is to vacate a Temporary A.M.A.F.C.A. Drainage Management Easement within Tract 19A-1, Paradise North and divide two (2) existing tracts into four (4) new tracts (the prior vacation action and plat expired March of 2009.

A.M.A.F.C.A. has recorded a quit claim deed (January 28, 2008) to release the easement and proposed Lot 2 has been developed with a Walgreen's (see attached). Tracts 1, 3, & 4 are currently vacant.

If you have any questions please feel free to contact me.

Sincerely,

Sarah Gibson

G.P.S. LLC

333 LOMAS BLVD., NE * ALBUQUERQUE, NEW MEXICO 87102 * 417-4855 * FAX 998-0305

October 14, 2009

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

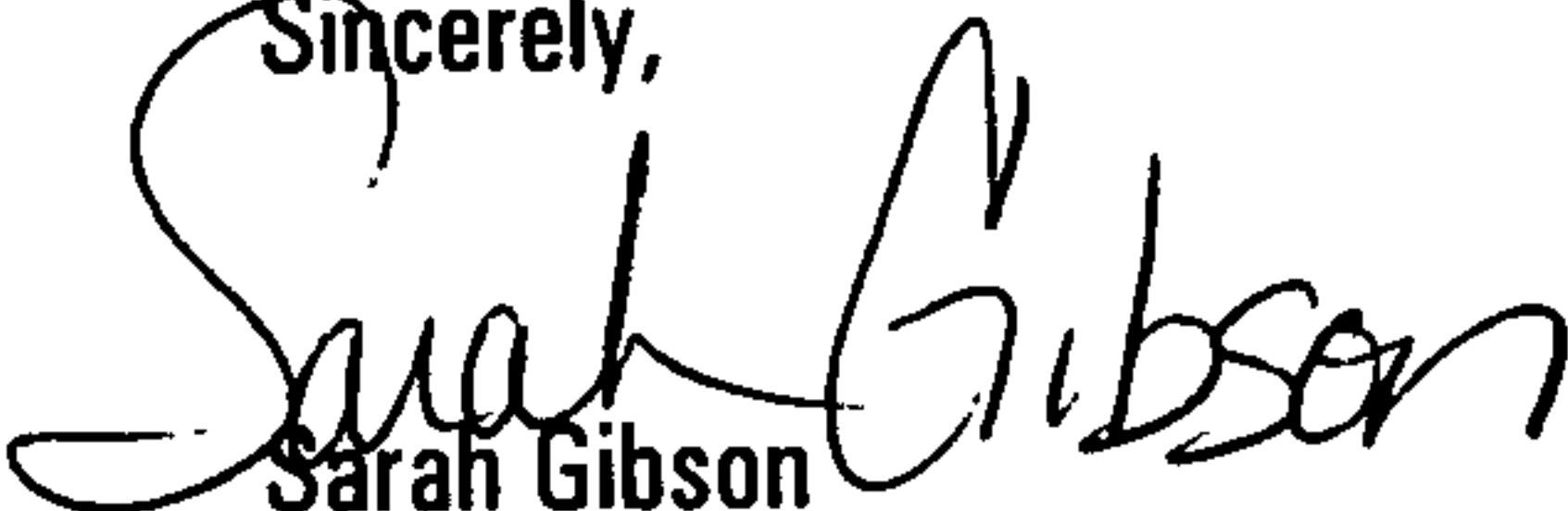
REF: PROJECT #1006973 – TRACTS 1, 2, 3, & 4, PARADISE PLAZA

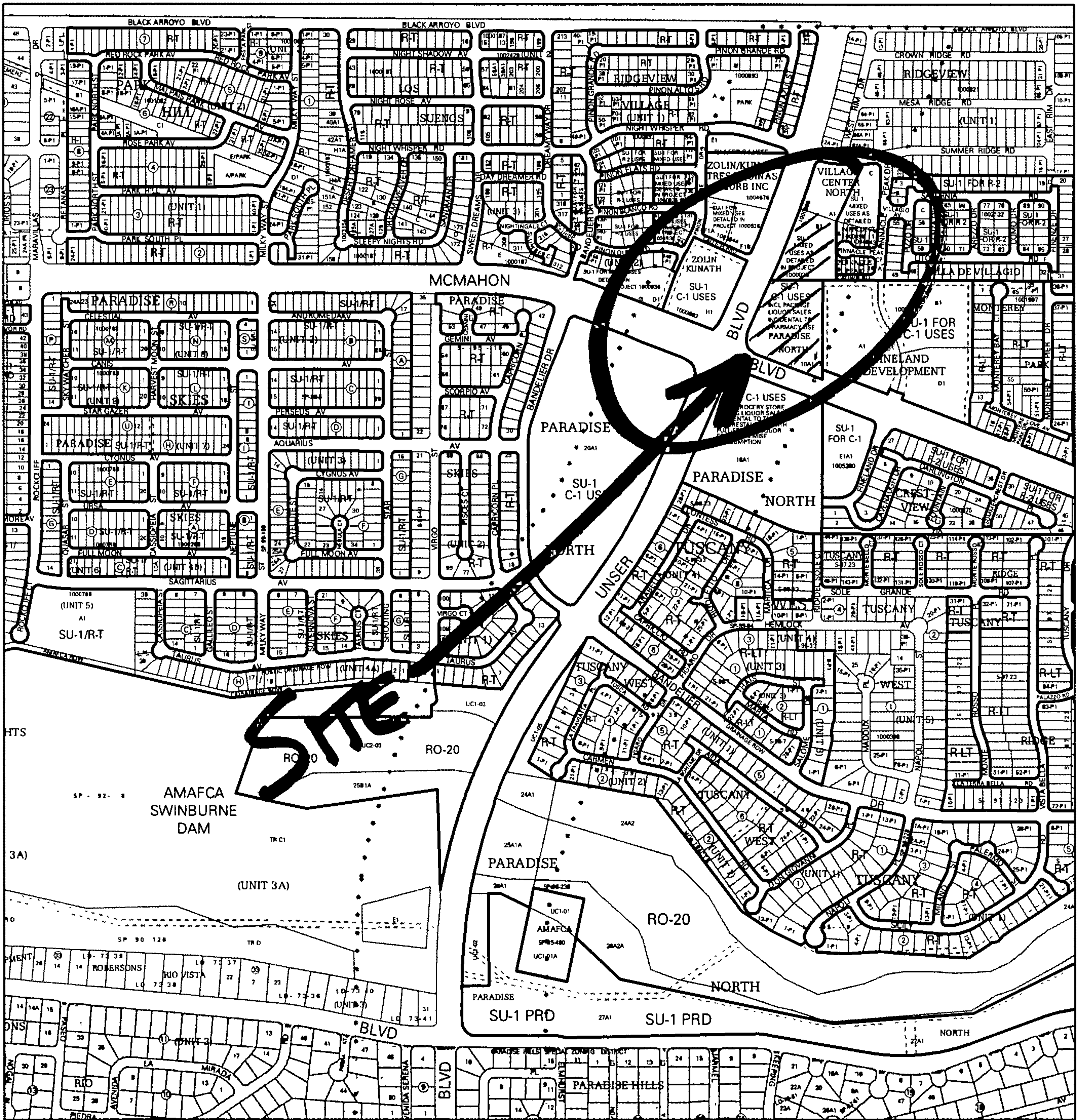
Dear Board Members:

The purpose of this vacation and preliminary / final plat action for the above referenced property is to vacate a Temporary A.M.A.F.C.A. Drainage Management Easement within Tract 19A-1, Paradise North and divide two (2) existing tracts into four (4) new tracts (the prior vacation action and plat expired March of 2009).

A.M.A.F.C.A. has recorded a quit claim deed (January 28, 2008) to release the easement and proposed Lot 2 has been developed with a Walgreen's (see attached). Tracts 1, 3, & 4 are currently vacant.

If you have any questions please feel free to contact me.

Sincerely,

Sarah Gibson



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

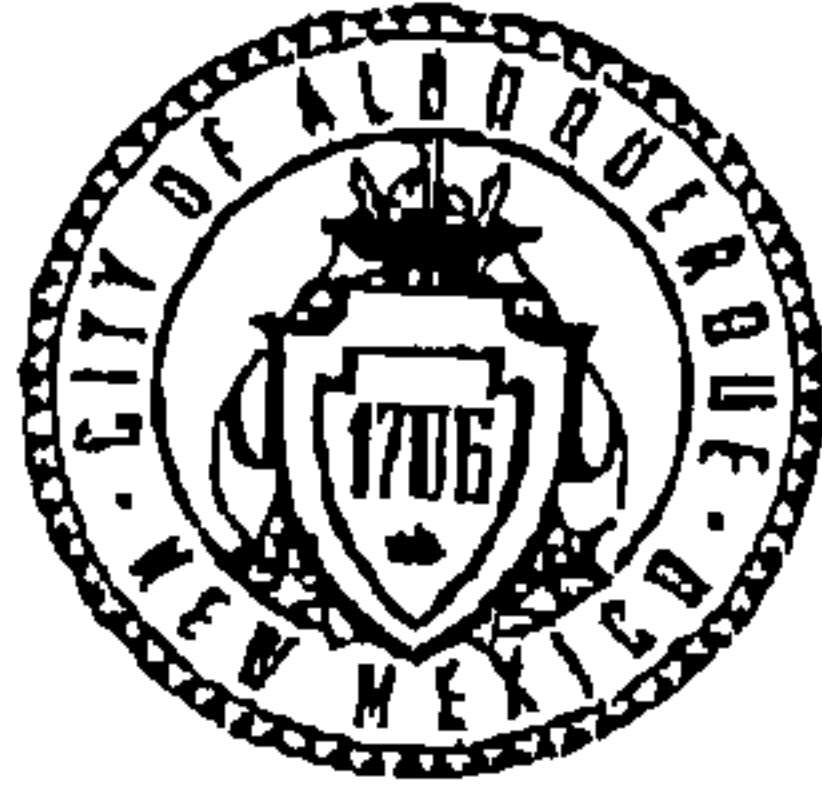
Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-11-Z

Selected Symbols

0 750 1,500 Feet



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

October 12, 2009

Sarah Gibson
G.P.S., LLC
333 Lomas Boulevard NE/87102
Phone: 505-998-0303/Fax: 505-998-0305

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

Dear Sarah:

Thank you for your inquiry of October 12, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACT B-1, VILLAGE CENTER NROTH SUBDIVISION AND TRACDT 19A-1, PARADISE NORTH, LOCATED AT 10800 UNSER BOULEVARD NW AT THE CORNER OF UNSER BOULEVARD NW AND MCMAHON BOULEVARD NW** Zone Map **A-11**.

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

SKIES WEST N.A. (SKW)

Tom Skopayko, 2105 Aztec Rd. NE/87107
Heather Neil, 10523 Taurus Ct. NW/87114

TUSCANY N.A. (TUS) "R"

Rachel Martinez, 10527 Sorrento Dr. NW/87114 350-2323 (c)
Janelle Johnson, P.O. Box 6270/87197 344-0822 (o)

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

Sincerely,

Stephani J. Winklepleck

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

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes 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 and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

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

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

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

Date of Inquiry: **10/12/09** Entered: **2:15 p.m.** ONC Rep. Initials: **siw**

G.P.S. LLC

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 417-4855 * Fax 998-0305

October 13, 2009

SKIES WEST NEIGHBORHOOD ASSOCIATION
TOM SKOPAYKO
2105 AZTEC ROAD NE
ALBUQUERQUE, NM 87107

REF: TRACTS 1-4, PARADISE PLAZA

Dear Tom Skopayko,

This letter is a notice to you of continuing action on the above referenced property.

G.P.S. LLC is re-submitting the above referenced property for a vacation action to vacate a blanket temporary A.M.A.F.C.A. drainage management easement within Tract 19A-1, Paradise North (proposed Tract 2, Paradise Plaza, which has been developed with a Walgreen's) and preliminary / final plat to divide two (2) existing tracts into four (4) new tracts to DRB for approval. The prior vacation action and plat expired March of 2009.

A copy of the vacation action and proposed plat is attached. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is November 12, 2009.

If you have any questions please feel free to contact me.

Sincerely,


Sarah Gibson

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 0.61
Certified Fee	\$ 2.80
Return Receipt Fee (Endorsement Required)	\$ 2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.71
Postmark Here 10-16-09	
Sent To	Tom SKOPAYKO
Street, Apt. No., or PO Box No.	2105 Aztec Rd NE
City, State, ZIP+4	ALBU, NMEX 87107
PS Form 3800, August 2006	
See Reverse for Instructions	

9292 4292 2624 0000 0960 6007

G.P.S. LLC

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 417-4855 * Fax 998-0305

October 13, 2009

SKIES WEST NEIGHBORHOOD ASSOCIATION
HEATHER NEIL
10523 TAURUS COURT NW
ALBUQUERQUE, NM 87114

REF: TRACTS 1-4, PARADISE PLAZA

Dear Heather Neil,

This letter is a notice to you of continuing action on the above referenced property.

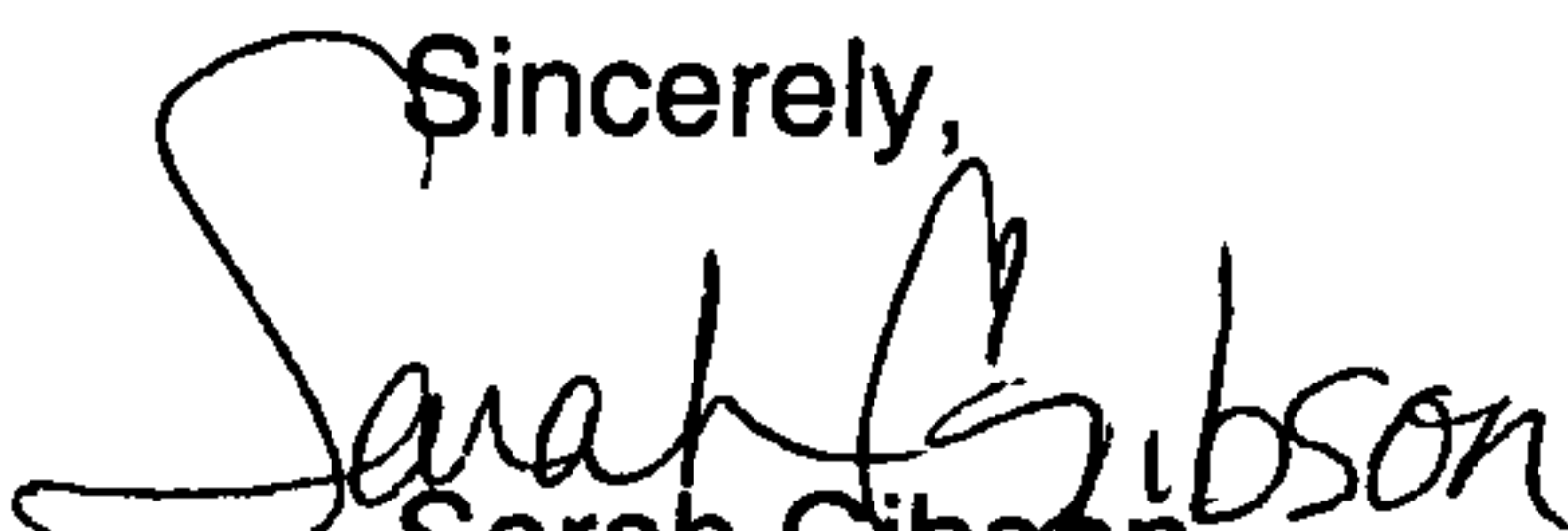
G.P.S. LLC is re-submitting the above referenced property for a vacation action to vacate a blanket temporary A.M.A.F.C.A. drainage management easement within Tract 19A-1, Paradise North (proposed Tract 2, Paradise Plaza, which has been developed with a Walgreen's) and preliminary / final plat to divide two (2) existing tracts into four (4) new tracts to DRB for approval. The prior vacation action and plat expired March of 2009.

A copy of the vacation action and proposed plat is attached. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is November 12, 2009.

If you have any questions please feel free to contact me.

Sincerely,


Sarah Gibson

7009 0960 0000 2624 2883

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.61
Certified Fee	\$ 2.80
Return Receipt Fee (Endorsement Required)	\$ 2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.71

Postmark Here
10-16-09

Sent To: Heather Neil
Street, Apt. No., or PO Box No.: 10523 Taurus Ct. NW
City, State, ZIP+4: ALBU, N.MEX 87114

PS Form 3800, August 2006 See Reverse for Instructions

G.P.S. LLC

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 417-4855 * Fax 998-0305

TUSCANY NEIGHBORHOOD ASSOCIATION
JANELLE JOHNSON
P.O. BOX 6270
ALBUQUERQUE, NM 87197

REF: TRACTS 1-4, PARADISE PLAZA

October 13, 2009

0692 4292 2624 2890
7009 0960 0000 0960 6000

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.01
Certified Fee	\$ 2.80
Return Receipt Fee (Endorsement Required)	\$ 2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.71

Postmark Here
10.16.09

Sent To	Janelle JOHNSON
Street, Apt. No., or PO Box No.	P.O. Box 6270
City, State, ZIP+	ALBU, N. Mex. 87197

PS Form 3800, August 2006 See Reverse for Instructions

Dear Janelle Johnson,

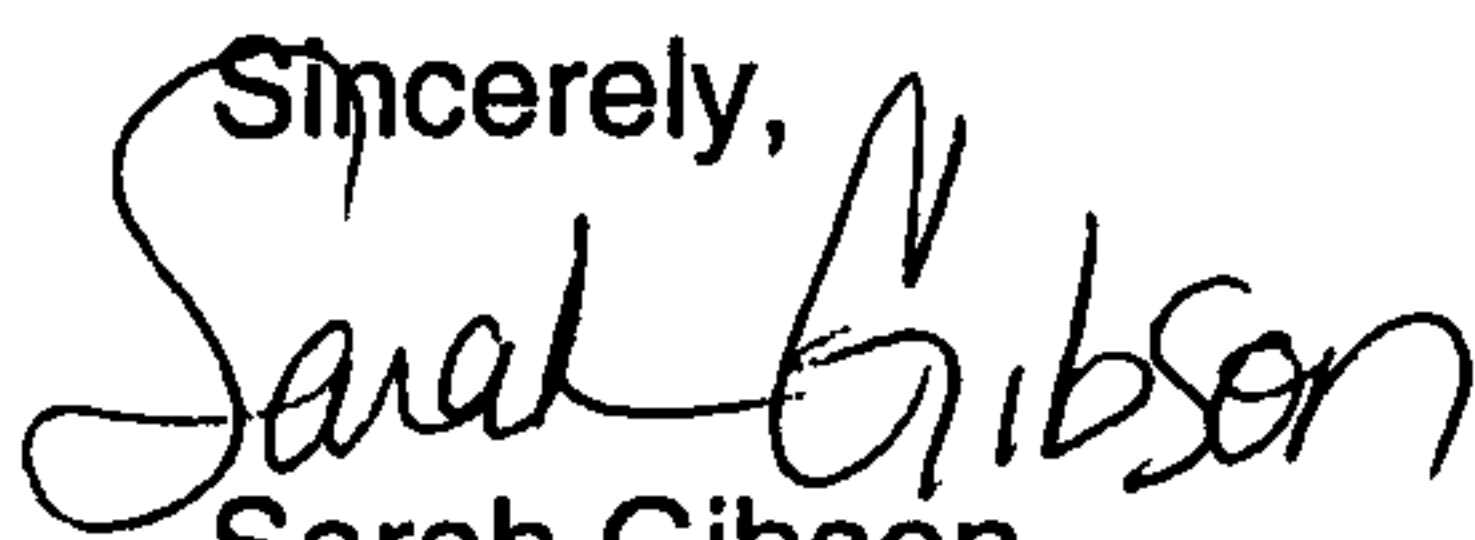
This letter is a notice to you of continuing action on the above referenced property.

G.P.S. LLC is re-submitting the above referenced property for a vacation action to vacate a blanket temporary A.M.A.F.C.A. drainage management easement within Tract 19A-1, Paradise North (proposed Tract 2, Paradise Plaza, which has been developed with a Walgreen's) and preliminary / final plat to divide two (2) existing tracts into four (4) new tracts to DRB for approval. The prior vacation action and plat expired March of 2009.

A copy of the vacation action and proposed plat is attached. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is November 12, 2009.

If you have any questions please feel free to contact me.

Sincerely,

Sarah Gibson

G.P.S. LLC

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 417-4855 * Fax 998-0305

October 13, 2009

TUSCANY NEIGHBORHOOD ASSOCIATION
RACHEL MARTINEZ
10527 SORRENTO DRIVE NW
ALBUQUERQUE, NM 87114

REF: TRACTS 1-4, PARADISE PLAZA

Dear Rachel Martinez,

This letter is a notice to you of continuing action on the above referenced property.

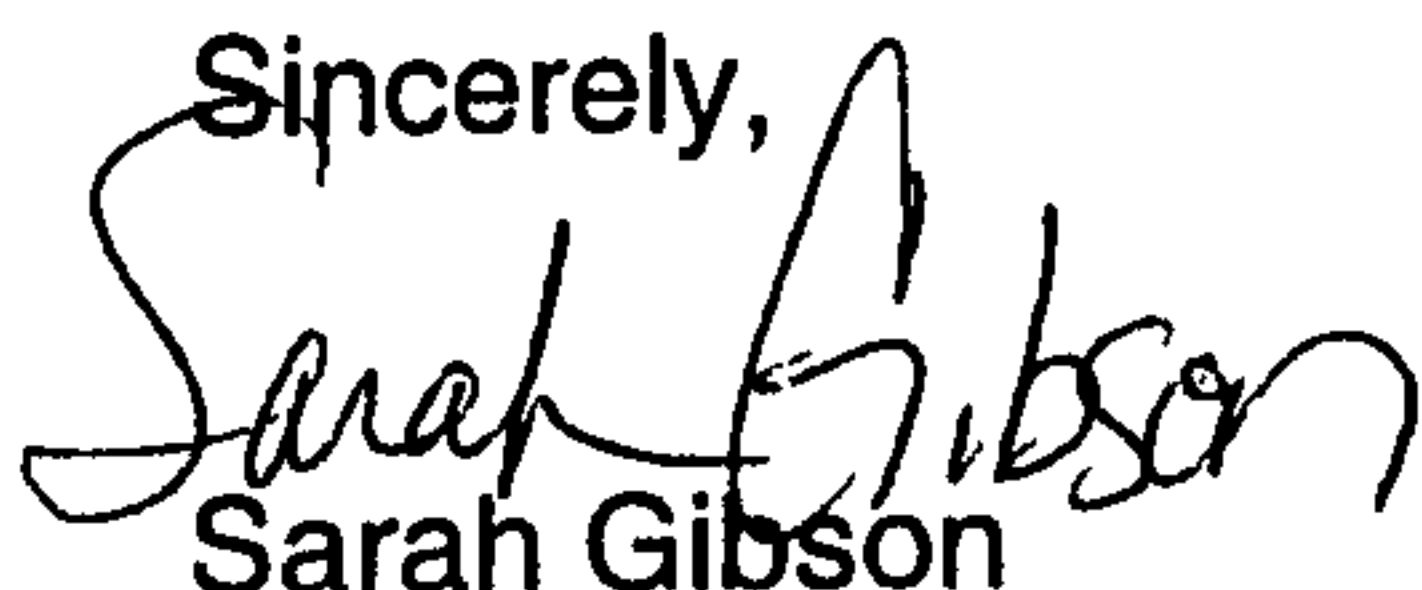
G.P.S. LLC is re-submitting the above referenced property for a vacation action to vacate a blanket temporary A.M.A.F.C.A. drainage management easement within Tract 19A-1, Paradise North (proposed Tract 2, Paradise Plaza, which has been developed with a Walgreen's) and preliminary / final plat to divide two (2) existing tracts into four (4) new tracts to DRB for approval. The prior vacation action and plat expired March of 2009.

A copy of the vacation action and proposed plat is attached. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is November 12, 2009.

If you have any questions please feel free to contact me.

Sincerely,


Sarah Gibson

9062 4292 2624 2906
7009 0960 0000 0960 6006

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.61
Certified Fee	\$ 2.80
Return Receipt Fee (Endorsement Required)	\$ 2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.71
Sent To	Rachel Martinez
Street, Apt. No., or PO Box No.	10527 Sorrento Dr. NW
City, State, ZIP+4	ALBUQ. N. MEX 87114

Postmark Here
10-16-09

PS Form 3800, August 2006 See Reverse for Instructions

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 October 28, 2009 To November 12, 2009

5. REMOVAL

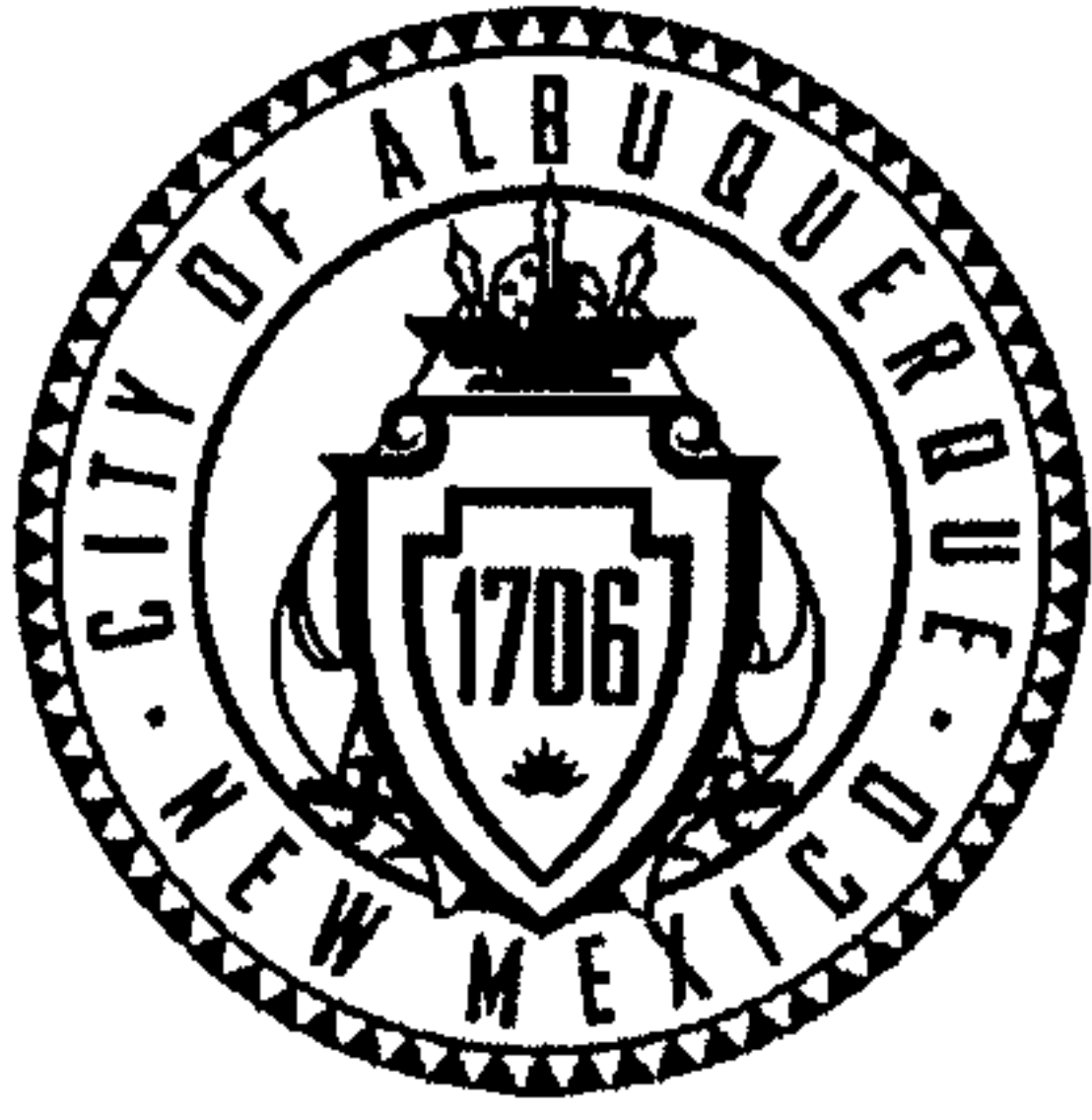
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

Sarah Gibson 10.16.09
(Applicant or Agent) (Date)

I issued 2 signs for this application, 10.16.09 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1000973



City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

October 12, 2009

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): 1006973

Case Number(s): 08DRB-70119 / 08DRB-70120 / 08DRB-70057 / 08DRB-70058

Agent: Harris Surveying, Inc / C/O G.P.S. LLC, Sarah Gibson

Applicant: Unser & McMahon Southwest LLC & Alexander Samuels Realty Group

Legal Description: Tract B-1, Village Center North Sub'd and Tract 19A-1, Paradise North

Zoning: SU-1 for Mixed Use and SU-1 for R-2 Uses

Acreage: 5.7145 acres

Zone Atlas Page: A-11-Z

CONDITIONAL CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION: Photographs provided by agent showing Tract 2 (1.7149 acres) as fully developed.

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED for Tract 2 only (ref O-07-72 Section 4B(2)—extensive previous land disturbance) .***
- ***CONDITION-- ARCHAEOLOGICAL SURVEY of remaining 4 acres (Tracts 1, 3, and 4) will be required prior to issuance of building permit.***

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

City Archaeologist

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

03/04/2008 Issued By: E08375

Permit Number: 2008 070 119 **Category Code 910**

Application Number: 08DRB-70119, Epc Approved Sdp For Build Permit

Address:

Location Description: UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER REDGE NW

Project Number: 1006973

Applicant
Midwest Phillips Edison And Company

11501 Northlake Dr
Cincinnati OH 45248
513-554-1009

Agent / Contact
Consensus Planning
James Strozier
302 8th St Nw
Albuquerque NM 87102

cp@consensusplanning

Application Fees

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

City Of Albuquerque
Treasury Division

3/4/2008 11:51AM LOC: ANNX
WS# 007 TRANS# 0009
RECEIPT# 00095201-00095201
PERMIT# 2008070119 TRSMSP
Trans Amt \$20.00
Conflict Manag. Fee \$20.00
CK \$20.00
CHANGE \$0.00

Thank You

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

02/01/2008 Issued By: PLNSDH

IN IN
IN IN
IN IN

Permit Number: 2008 070 058

Category Code 910

Application Number: 08DRB-70058, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: UNSER BLVD NW BETWEEN CROWN RD NW AND PINNACLE PEAK DR NW

Project Number: 1006973

Applicant

The Phillips Edison Group, Llc

11501 Northlake Dr
Cincinnati OH 45249
513-818-7991

Agent / Contact

Surveys Southwest Ltd
Dan Graney
333 Lomas Blvd Ne
Albuquerque NM 87102

dmgraney@swsurvey.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$425.00
TOTAL:		\$425.00

City Of Albuquerque
Treasury Division

2/1/2008 10:58AM LOC: ANNX
WBN 008 TRANSR 0002
RECEIPT# 00087139-00087140
PERMIT 2008070058 TRSDMG
Trans Amt 425.00
DRB Actions 425.00
CK 425.00
CHANGE 0.00

Thank You

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

02/01/2008 Issued By: PLNSDH

11
18
18

Permit Number: 2008 070 057

Category Code 910

Application Number: 08DRB-70057, Vacation Of Public Easement

Address:

Location Description: UNSER BLVD NW BETWEEN CROWN RD NW AND PINNACLE PEAK DR NW

Project Number: 1006973

Applicant

The Phillips Edison Group, Llc

11501 Northlake Dr
Cincinnati OH 45249
513-618-7991

Agent / Contact

Surveys Southwest Ltd
Dan Graney
333 Lomas Blvd Ne
Albuquerque NM 87102

dmggraney@swsurvey.com

Application Fees

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

City of Albuquerque
Treasury Division

2/1/2008 10:58AM LOC: ANHX
WSA 008 TRANCH 0002
RECEIPT# 00087139-00087139
PERMITH 2008070057 TRSDMS
Trans Amt \$565.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$45.00

Thank You



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801
 ADDRESS: 302 Eighth Street NW FAX: 505-842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Midwest Phillips Edison and Company PHONE: 513-618-7991
 ADDRESS: 11501 Northlake Drive FAX: 513-554-1009
 CITY: Cincinnati STATE OH ZIP 45249 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Final Sign-off for EPC approved SDP for Subdivision and Building Permit

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. Lot 19 A-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Paradise North
 Existing Zoning: SU-1 for C-1 Uses Proposed zoning: SU-1 for C-1 including** MRGCD Map No _____
 Zone Atlas page(s): A-11-Z UPC Code: 101106638037210110

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____
1006973/ 07EPC-40091, 40093, 40096

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 1 No. of proposed lots: 3 Total area of site (acres): 3.6
 LOCATION OF PROPERTY BY STREETS: On or Near: Unser Boulevard NW
 Between: McMahon Blvd. NW and Summer Ridge NW

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

SIGNATURE: [Signature] DATE 2/27/2008
 (Print) Jacqueline Fishman, AICP Applicant: Agent:

*package liquor sales incidental to a pharmacy use.

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>08DRB - 70119</u>	<u>\$BP</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>08DRB - 70120</u>	<u>SPS</u>	_____	\$ <u>0.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>20.00</u>

Hearing date March 12, 2008

[Signature] 3/4/08
 Planner signature / date

Project # 1006973

Unser / McMahon

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

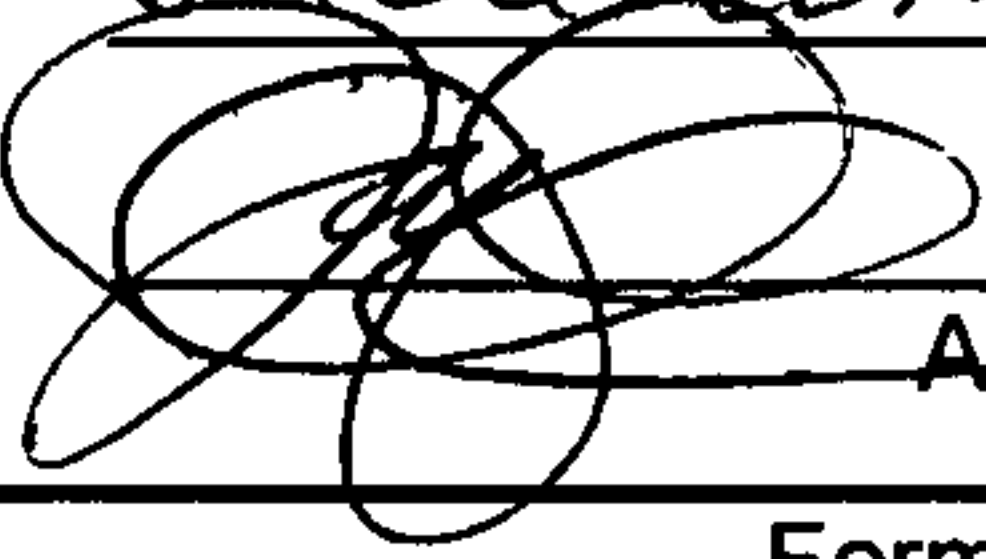
- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

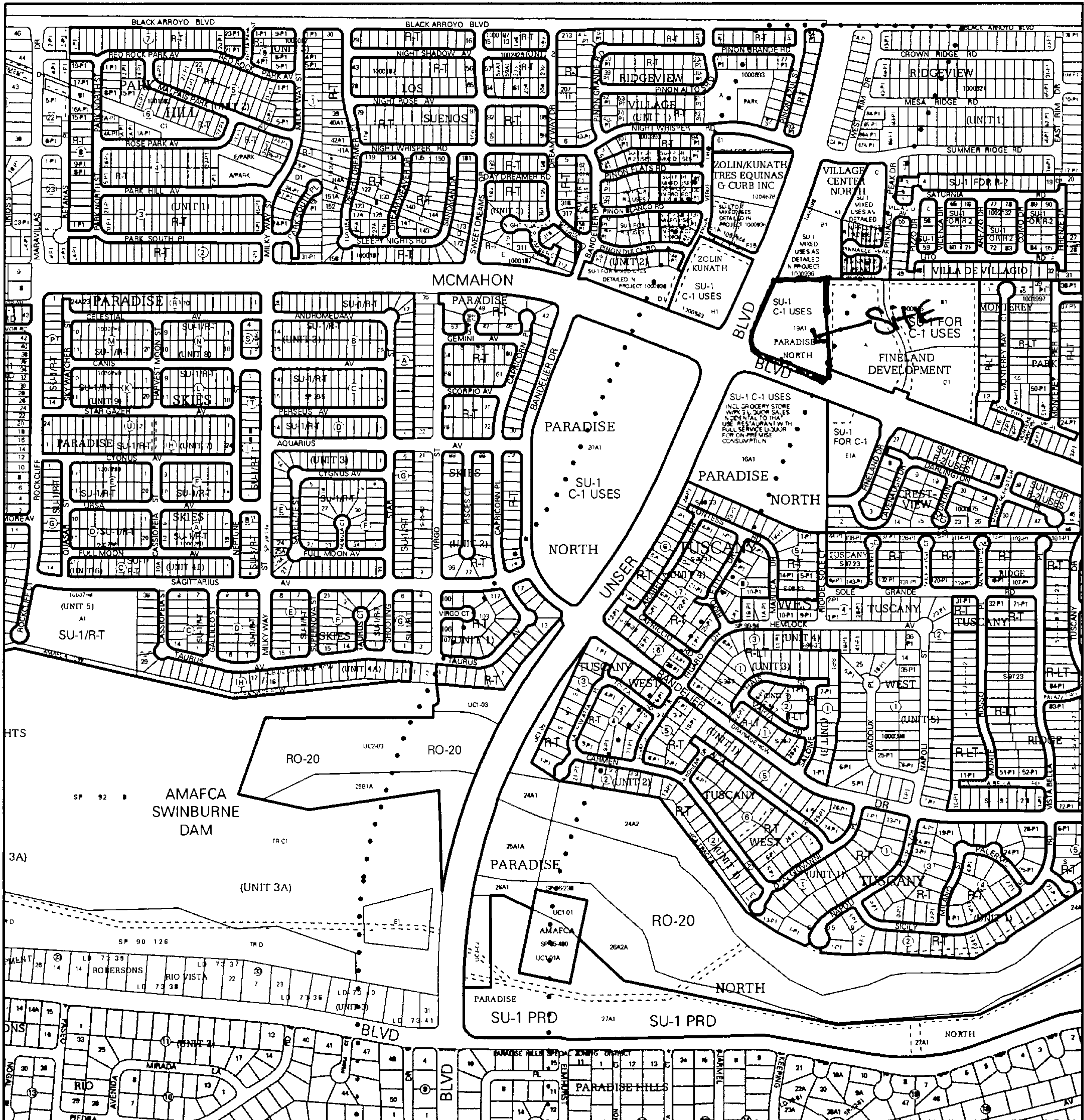
JACQUELINE FISHMAN
 Applicant name (print)

 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|-------|
| Application case numbers | |
| DRB - | 20119 |
| - | 20120 |
| - | - |
| - | - |

Ken [Signature] 3/4/08
 Planner signature / date
 Project # 1006973



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

Map amended through: 1/4/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-11-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



January 4, 2008

Scott M. McGee, PE
Isaacson & Arfman, PA
128 Monroe St. NE.
Albuquerque, NM 87108

**Re: Paradise Plaza, Paradise North Tract 19A-1
Grading and Drainage Plan
Engineer's Stamp dated 12/14/2007 (A11/D012)**

Dear Mr. McGee,

Based upon the information provided in your submittal received 12-19-07, the above referenced plan is approved for Site Development Plan for Subdivision Action by DRB. Once the Board has approved the plan, please submit a mylar copy of the grading plan for my signature in order to obtain a Grading Permit.

P.O. Box 1293

If you have any questions, you can contact me at 924-3977.

Albuquerque

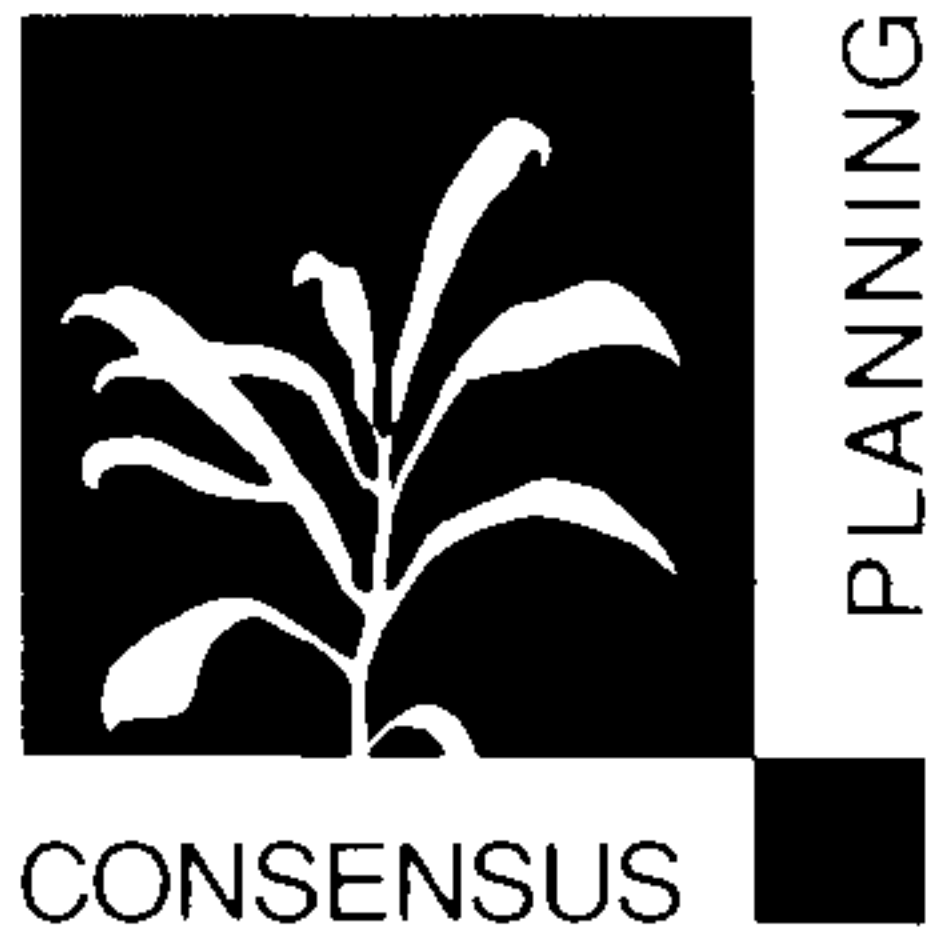
New Mexico 87103

www.cabq.gov

Sincerely,

Rudy E. Rael, Associate Engineer
Planning Department.
Development and Building Services

C: File



March 4, 2008

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Plaza Del Sol
600 2nd Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

RE: Project#1006973/ 07EPC-40091, 40093, 40096, Paradise Plaza Site Plans
for Building Permit and Subdivision.

Dear Mr. Chairman:

302 Eighth St NW
Albuquerque, NM 87102

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

The purpose of this letter is to explain how the Site Plans for Building Permit and Subdivision have been changed in response to the Environmental Planning Commission's conditions of approval dated January 17, 2008. The Site Plans are intended to be heard at the same time as the preliminary plat and infrastructure list submitted for this property by Surveys Southwest.

The Site Plan for Subdivision was approved with the following conditions:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
This letter is intended to meet this condition.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
We met with Randall Falkner on March 3, 2008 to ensure conditions have been met.
3. Conditions of approval from the City Engineer, Municipal Development, Water Authority, and NMDOT for the proposed Site Development Plan are:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
We agree.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb, and gutter, sidewalk and ADA accessible ramps that have not already been provided for.

PRINCIPALS

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

ASSOCIATES

Jacqueline Fishman, AICP

All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std.dwg. 2430), driveways (std.dwg. 2425), private entrances (std. dwg. 2426), and wheel chair ramps (std. dwg. 2441).

We agree.

- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
We agree.
- d. Site drives to be located and designed per TIS recommendations.
The drives are designed per TIS recommendations.
- e. Drive-thru lane adjacent to Walgreen's to be signed and striped as one-way only. Reduce lane width to 22'. Provide bump out at corner of building (exiting) that wraps around to 24' drive aisle giving proper visibility for exiting traffic.
The drive thru lane has been modified to one-way only. The entry lane was necked down to 15' and the lane widens out to 22'. A 10' bump out is provided at the corner of the Walgreen's building (exiting) that wraps around to 24' drive aisle.
- f. Provide some type of delineation at rear of Walgreen's building (north side) that clearly marks a 24' drive aisle. Align drive aisle perpendicular to proposed 30' access easement.
The loading area on the north side of Walgreen's has been striped, thereby demarcating a 24 foot drive aisle. The landscaping area along the north side of the aisle has significantly increased to provide a perpendicular alignment to the 30' access easement.
- g. At Wells Fargo Bank, delete proposed ATM and pass-by lanes (outside lanes as shown on site plan) and convert 5th drive-thru lane to an ATM and pass-by lane or as acceptable to the Traffic Engineer.
One drive thru lane was deleted and the exit area was modified to ensure safe egress to the 30 foot roadway easement.
- h. Provide cross access agreements.
The cross access agreements are provided with the preliminary plat.
- i. Provide more information about truck circulation with turning templates.
The truck circulation and turning templates are provided on the site plan.



- j. Site plan shall comply and be designed per DPM Standards.
We agree.
- k. Dedication of an additional 6 feet of right-of-way along Unser Boulevard adjacent to the subject property, as required by the City Engineer, to provide for on-street bicycle lanes.
A 6' bike lane can be accommodated within the existing 156' right-of-way.
- l. Construction of the on-street bicycle lane along Unser Boulevard adjacent to the subject property as designated on Long Range Bikeways System map.
If the bike lane has not been constructed or striped, the developer agrees to this condition.

The Site Plan for Building Permit was approved based on the following conditions:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
This letter is intended to meet this condition.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
The applicant met with Randall Falkner on March 3, 2008 to ensure that the conditions have been met.
3. The proposed recycling bin must comply with all City recycling bin regulations in Section 14-16-3-15.
There is a recycling bin adjacent to the trash enclosure for each of the three buildings. All will comply with the City's recycling regulations.
4. The Solid Waste Management Division (SWMD) will approve on condition that the applicant complies with all SWMD ordinances and requirements, and have required recycle area.
We agree.

5. The heights of all the existing retaining walls need to be identified on the Site Development Plan for Building Permit.
The wall appears to be 5 feet high with the grade being lower to the east of the Unser asphalt trail.
6. The height of the stemwall on the south and east side of the Walgreen's needs to be identified on the grading and drainage plan.
The height varies from 6" to a maximum of 30"(2.5') which is noted on the grading and drainage plan.
7. Enhance the connection between Walgreen's and the retail building so pedestrians can have better access to both buildings.
The connection between Walgreen's and the retail building has been enhanced by narrowing the entry to 15'. In addition the sidewalk was increased by 2 feet and we have added flower pots at the landscape island on the retail side.
8. Parking:
 - a. The applicant needs to provide justification as to why there are 133 parking spaces required, but only 121 spaces provided.
The EPC has agreed to the 121 parking spaces provided.
 - b. The two handicap spaces in front of the Wells Fargo building as well as the handicap aisle striping and ramp need to be moved north from their present location so that they are directly in front of the entrance on the west side of the building. The other handicap space for the Wells Fargo building needs to be moved from the far south side of the building to a space alongside where the other two handicap spaces are proposed to be located, directly in front of the entrance on the west side of the building.
The Site Plan has been revised to show the handicap spaces have been moved to the west side of the Wells Fargo building where the entrance is located.
 - c. All four motorcycle spaces need to be re-located to areas where they are visible from the entrance of the building on the site pursuant to the Zoning Code (Section 14-16-3-1-C2).
The Site Plan has been revised to show the relocation of the motorcycle parking so it is visible from the entrance of all buildings.
9. Sidewalks/Crosswalks:
 - a. The sidewalk along the west side of Walgreen's shall be at least 10 feet wide, and shaded to improve the north-south pedestrian walkway and to connect the neighborhood to the retail stores and the Walgreen's.

The sidewalk along the west side of Walgreen's was increased to 10' and there is a portal provided for shade.

- b. The sidewalk in front of the Walgreen's needs to be widened at the southeast corner to provide better connectivity to the retail stores.

The sidewalk along the south side was increased by 2' for the entire length of the building.

- c. The crosswalk between the Wells Fargo Bank and the Walgreen's should be straightened out to improve connectivity and user-friendliness.

The crosswalk was straightened out resulting in increased landscaping to benefit the user-friendliness of the crosswalk.

10. Landscaping:

- a. Because the Texas Honey Mequite has invasive water-seeking roots, root barriers shall be provided adjacent to the utility easement where drainage, gas or sewer lines are in close proximity.

A note has been added to the Landscape Plan.

- b. Change the minimum size height of Austrian Pines at installation from a 6 foot high minimum to 10 foot high minimum pursuant to Section 14-16-3-10-F1.

The size has been changed on the Landscape Plan within the Plant Palette.

11. Public Outdoor Space:

- a. Site or architectural feature to connect Walgreen's with the retail building shall be added.

See question 7 for response.

12. Architecture:

- a. The applicant needs to specify exactly what materials and colors are used on the manufactured stone veneer for the Wells Fargo building.

The building elevations for Wells Fargo have been revised to identify the colors and materials proposed.

- b. The monument sign for Wells Fargo must match the color of the building and the manufactured stone veneer found on the building. The materials and colors also need to be specified.

The noted for the monument sign have been revised to specify the color and materials.

- c. The exterior elevation sheet (7 of 8) needs to show the length of each building front.

Horizontal dimensions have been added to the building elevations.

- d. The entry tower element on the pharmacy building shall be lowered in height by 2 feet.

The building elevation has been modified to show this reduction in height for the entry tower.

13. Signage:

- a. The three free-standing monument signs must be reduced in size to be in compliance with the Unser Boulevard Design Overlay Zone (75 square feet).

We met with Juanita Garcia on February 26, 2008 to discuss the monument signs and to determine how to calculate the sign area. We are in agreement that the signs as proposed meet the Unser Boulevard Design requirements.

- b. Square footage for each of the wall signs is needed for the Wells Fargo building. The Unser Boulevard Design Overlay Zone states that the size of the wall sign for a 5,000 sf building shall not exceed 300 sf.

The typical wall sign is dimensioned at 44 square feet.

- c. Signage for the bank building shall conform to that as shown on the submitted color elevation drawings.

The building-mounted signs for Wells Fargo were modified to match the color elevation drawings.

14. Recommended conditions from City Engineer, Municipal Development, Water Authority and NMDOT:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.

We agree.

- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb, and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards.

Those Standards will include but are not limited to sidewalks (std.dwg. 2430), driveways (std.dwg. 2425), private entrances (std. dwg. 2426), and wheel chair ramps (std. dwg. 2441).

We agree.

- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
We agree.
- d. Site drives to be located and designed per TIS recommendations.
The drives are designed per TIS recommendations.
- e. Drive-thru lane adjacent to Walgreen's to be signed and striped as one-way only. Reduce lane width to 22'. Provide bump out at corner of building (exiting) that wraps around to 24' drive aisle giving proper visibility for exiting traffic.
The drive thru lane has been modified to one-way only. The entry lane was necked down to 15' and the lane widens out to 22'. A 10' bump out is provided at the corner of the Walgreen's building (exiting) that wraps around to 24' drive aisle.
- f. Provide some type of delineation at rear of Walgreen's building (north side) that clearly marks a 24' drive aisle. Align drive aisle perpendicular to proposed 30' access easement.
The loading area on the north side of Walgreen's has been striped, thereby demarcating a 24 foot drive aisle. The landscaping area along the north side of the aisle has significantly increased to provide a perpendicular alignment to the 30' access easement.
- g. At Wells Fargo Bank, delete proposed ATM and pass-by lanes (outside lanes as shown on site plan) and convert 5th drive-thru lane to an ATM and pass-by lane or as acceptable to the Traffic Engineer.
One drive thru lane was deleted and the exit area was modified to ensure safe egress to the 30 foot roadway easement.
- h. Provide cross access agreements.
The cross access agreements are provided with the preliminary plat.
- i. Provide more information about truck circulation with turning templates.
The truck circulation and turning templates are provided on the site plan.
- j. Site plan shall comply and be designed per DPM Standards.
We agree with this condition.




- k. Dedication of an additional 6 feet of right-of-way along Unser Boulevard adjacent to the subject property, as required by the City Engineer, to provide for on-street bicycle lanes.
A 6' bike lane can be accommodated within the existing 156' right-of-way.

- l. Construction of the on-street bicycle lane along Unser Boulevard adjacent to the subject property as designated on Long Range Bikeways System map.
If the bike lane has not been constructed or striped, the developer agrees to this condition.

- 14. The applicant shall explore the possibility of using retained stormwater to irrigate on-site landscaping. This strategy shall be implemented unless the applicant can show technical and/or health and safety reasons that prevent it.
The storm drain outfall has been revised to show the flow going from an impervious surface to a landscaped pervious surface.

Please call me at 764-9801 with any questions or concerns.

Sincerely,



Jacqueline Fishman, AICP
Associate

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal
<input checked="" type="checkbox"/> Vacation TEMPORARY DRAINAGE EASEMENT	<input checked="" type="checkbox"/>		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision			<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)			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE	D		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

Professional/Agent (if any): SURVEYS, SOUTHWEST, LTD PHONE: 998-0303
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____
 APPLICANT: THE PHILLIPS EDISON GROUP, LLC, FARROS SHIPMAN PHONE: 410 CATHY EVANSON 513-618-7991
 ADDRESS: 11501 NORTHLAKE DRIVE FAX: _____
 CITY: CINCINNATI STATE OH ZIP 45249 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: VACATE A TEMPORARY DRAINAGE EASEMENT (AMAFCA) & DIVIDE TWO EXISTING TRACTS INTO FOUR NEW TRACTS & DEDICATE PUBLIC STREET R-O-W
 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. TRACT 19A1 & TR. B-1 Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: PARADISE NORTH VILLAGE CENTER NORTH
 Existing Zoning: SU-1 FOR C-1 USES Proposed zoning: N/A
 Zone Atlas page(s): A-11-Z UPC Code: 1-011-066-384-411-10104 MRGCD Map No N/A
1-011-066-380-372-10110

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): CEM-84-11, Z-97-120, ZA-99-112, PROJ #1000936, PROJ #1006973

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 4 Total area of site (acres): 5.71 AC.
 LOCATION OF PROPERTY BY STREETS: On or Near: UNSER BLVD NW
 Between: CROWN ROAD NW and PINNACLE PEAK DRIVE NW

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

SIGNATURE Dan Graney DATE 1.31.08
 (Print) Dan Graney Applicant: Agent:

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB - 70067</u>	<u>VPE</u>		\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>08DRB - 70058</u>	<u>PBF</u>		\$ <u>425.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>ADV</u>		\$ <u>25.00</u>
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>February 27 2008</u>			Total
				\$ <u>365.00</u> <u>23</u>
<u>[Signature]</u>	Project # <u>1006973</u>			
Planner signature / date				

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) DRAINAGE EASEMENT**
- 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.

Dan Araney
 Applicant name (print)
Dan Araney 1-31-08
 Applicant signature / date



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

Application case numbers
 08DRB - 20057

Form revised 4/07
[Signature] 2/2/08
 Planner signature / date
 Project # 1006973

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.**

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

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

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

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

SARAH AMATO
 Applicant name (print)
Sarah Amato 2/1/08
 Applicant signature / date



Form revised **October 2007**

[Signature] *2/1/08*
 Planner signature / date
 Project # *1006973*

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
DRB - 70058

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from February 12, 2008 to February 27, 2008

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

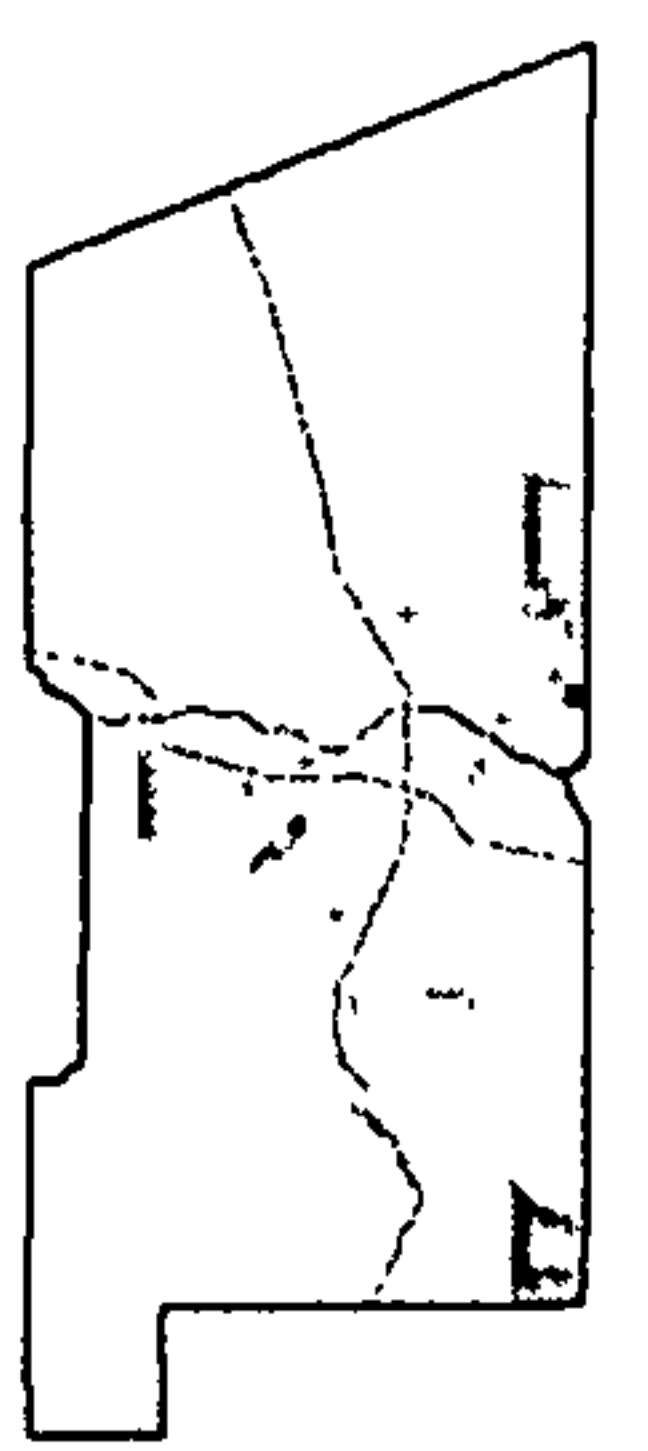
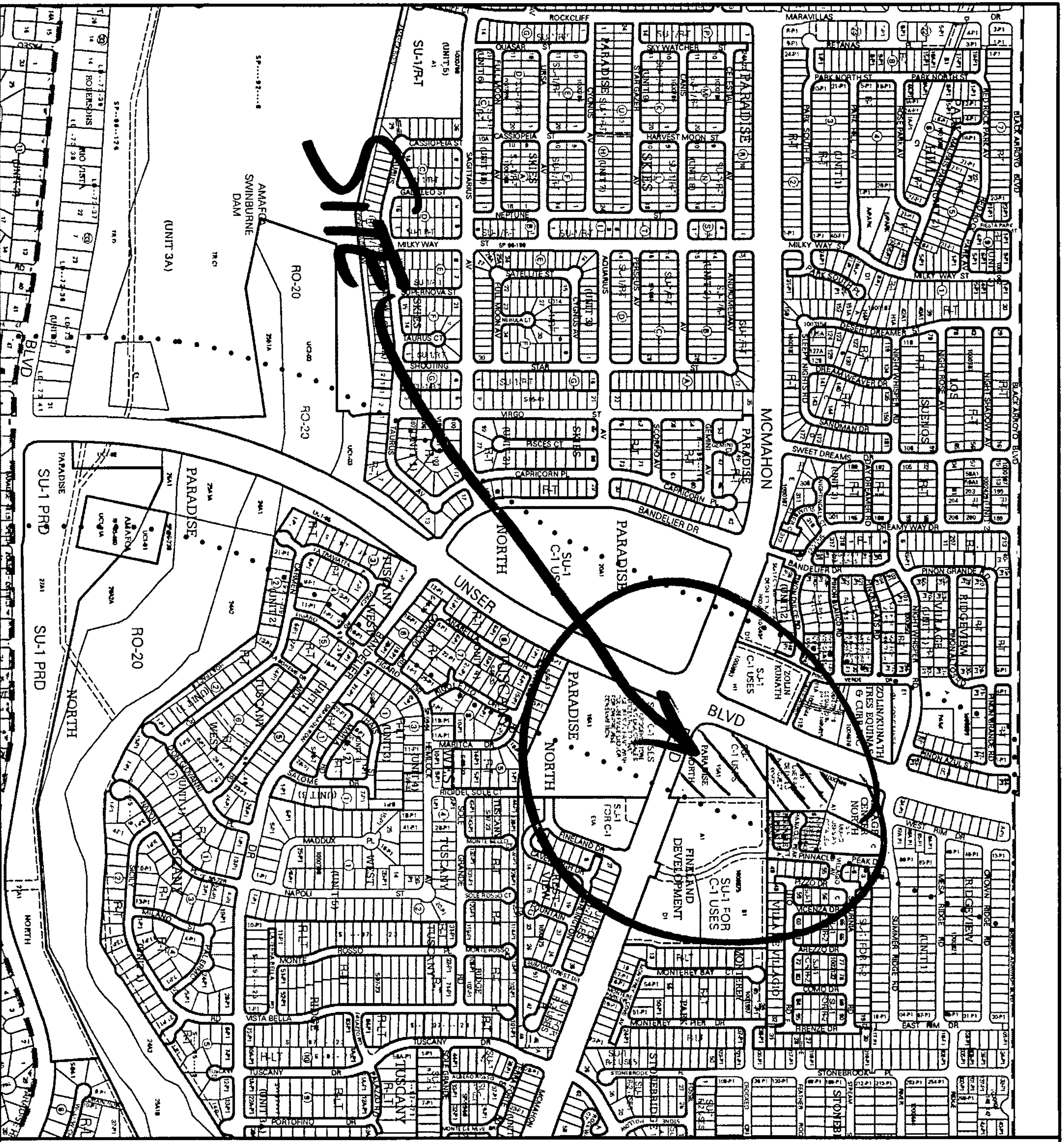
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Sarah Yamato
(Applicant or Agent)

2/01/08
(Date)

I issued 2 signs for this application, 2/2/08 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1006973



LEGAL DESCRIPTION
 T11N
 R2E
 SEC 2

UNIFORM PROPERTY CODE
 1-011-086



Map amended through July 2007



PUBLIC WORKS DIVISION
 GIS PROGRAM

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque. For current information visit www.bernmco.gov.

A-11-Z

Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

January 31, 2008

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: PARADISE PLAZA

Dear Board Members:

The purpose of this vacation request is to remove the Temporary Drainage Easement in order to replat and develop the property.

AMAFCA has recorded a quit claim deed (January 20, 2008) to release the easement.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President



City of Albuquerque

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

Date: JANUARY 28, 2008

TO CONTACT NAME: Sarah
 COMPANY/AGENCY: Surreys Southwest LTD.
 ADDRESS/ZIP: _____
 PHONE/FAX #: 998 0303 / 998 0306

Thank you for your inquiry of JANUARY 28, 2008 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Tract 19A1, Paradise North ; Tract B-1 Village Center North
 zone map page(s) A-11.


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

Skies West N.A.
 Neighborhood or Homeowner Association
 Contacts: Tom Skopayko
10523 Taurus Ct. NW 87114
792-9227 (h)
Dina Gilio
10656 Neptune NW 87114
819-4232 (h)

Tuscany N.A.
 Neighborhood or Homeowner Association
 Contacts: Rachel Martinez
10527 Sorrento NW 87114
350-2323 (c)
Janelle Johnson
P.O. Box 6270 87197
344-0822 (c)

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

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

 OFFICE OF NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

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

- 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 and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

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

(Below this line for ONC use only)

Date of Inquiry: 01-28-08 Time Entered: 11:14 Am ONC Rep. Initials: SW

Surveys Southwest, Ltd

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

January 31, 2008

SKIES WEST NEIGHBORHOOD ASSOCIATION
TOM SKOPAYKO
10523 TAURUS CT NW
ALBUQUERQUE, NM 87114

REF: PARADISE PLAZA

Dear Tom Skopayko:

This letter is a notice to you of action being taken on PARADISE PLAZA, located on Unser Blvd., NW between McMahon Blvd., NW.

Surveys Southwest, Ltd is submitting the above referenced property for a vacation action to vacate a temporary drainage easement, preliminary plat to divide Two (2) existing tracts into Four (4) new tracts and dedicate public street right-of-way to DRB for approval. A copy of the proposed plat is attached. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is February 27, 2008.

If you have any questions please feel free to contact

Sincerely,

Dan Graney
Dan Graney
President

7004 7350 0000 0766 7576

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For delivery information visit our website at www.usps.com	
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Postage	\$ 1.14
Certified Fee	\$ 2.65
Return Receipt Fee (Endorsement Required)	\$ 2.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.94

Postmark Here: 2/01/08

Sent To	TOM SKOPAYKO
Street, Apt. No., or PO Box No.	10523 TAURUS CT. NW
City, State, ZIP+4	ALBU. N. MEX 87114

PS Form 3800, June 2002 See Reverse for Instructions

Surveys Southwest, Ltd

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

January 31, 2008

SKIES WEST NEIGHBORHOOD ASSOCIATION
DINA GILIO
10656 NEPTUNE NW
ALBUQUERQUE, NM 87114

REF: PARADISE PLAZA


Dear Dina Gilio:

This letter is a notice to you of action being taken on PARADISE PLAZA, located on Unser Blvd., NW between McMahon Blvd., NW.

Surveys Southwest, Ltd is submitting the above referenced property for a vacation action to vacate a temporary drainage easement, preliminary plat to divide Two (2) existing tracts into Four (4) new tracts and dedicate public street right-of-way to DRB for approval. A copy of the proposed plat is attached. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is February 27, 2008.

If you have any questions please feel free to contact me

Sincerely,

Dan Graney
President

7004 1350 0000 0766 7569

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Postage	\$ 1.14
Certified Fee	\$ 2.02
Return Receipt Fee (Endorsement Required)	\$ 2.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.94

Postmark Here
2/21/08

Sent To	DINA GILIO
Street, Apt. No., or PO Box No.	10656 NEPTUNE NW
City, State, ZIP+4	ALBU. N. MEX. 87114

PS Form 3800, June 2002 See Reverse for Instructions

Surveys Southwest, Ltd

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

January 31, 2008

TUSCANY NEIGHBORHOOD ASSOCIATION
RACHEL MARTINEZ
10527 SORRENTO NW
ALBUQUERQUE, NM 87114

REF: PARADISE PLAZA

Dear Rachel Martinez:


This letter is a notice to you of action being taken on PARADISE PLAZA, located on Unser Blvd., NW between McMahon Blvd., NW.

Surveys Southwest, Ltd is submitting the above referenced property for a vacation action to vacate a temporary drainage easement, preliminary plat to divide Two (2) existing tracts into Four (4) new tracts and dedicate public street right-of-way to DRB for approval. A copy of the proposed plat is attached. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is February 27, 2008.

If you have any questions please feel free to contact

Sincerely,


Dan Graney
President

7004 1350 0000 0766 7552

U.S. Postal Service™	
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OFFICIAL USE	
Postage	\$ 1.14
Certified Fee	\$ 2.00
Return Receipt Fee (Endorsement Required)	\$ 2.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.94

Postmark Here: 2/01/08

Sent To	RACHEL MARTINEZ
Street, Apt. No.; or PO Box No.	10527 SORRENTO NW
City, State, ZIP+4®	ALBU, N. MEX 87114

PS Form 3800, June 2002 See Reverse for Instructions

Surveys Southwest, Ltd

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

January 31, 2008

TUSCANY NEIGHBORHOOD ASSOCIATION
JANELLE JOHNSON
P.O. BOX 6270
ALBUQUERQUE, NM 87197

REF: PARADISE PLAZA

Dear Janelle Johnson:


This letter is a notice to you of action being taken on PARADISE PLAZA, located on Unser Blvd., NW between McMahon Blvd., NW.

Surveys Southwest, Ltd is submitting the above referenced property for a vacation action to vacate a temporary drainage easement, preliminary plat to divide Two (2) existing tracts into Four (4) new tracts and dedicate public street right-of-way to DRB for approval. A copy of the proposed plat is attached. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is February 27, 2008.

If you have any questions please feel free to contact

Sincerely,


Dan Graney
President

7004 1350 0000 0766 7545

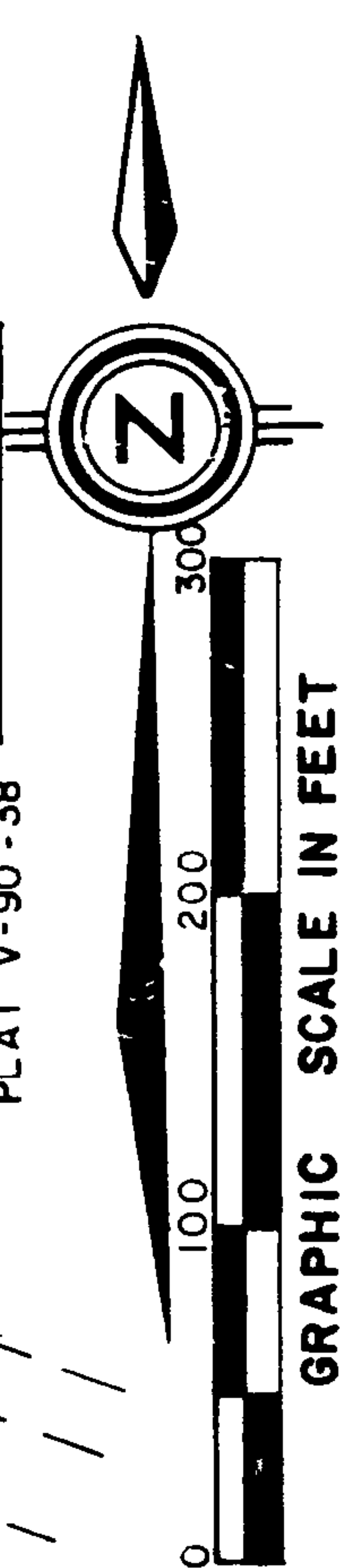
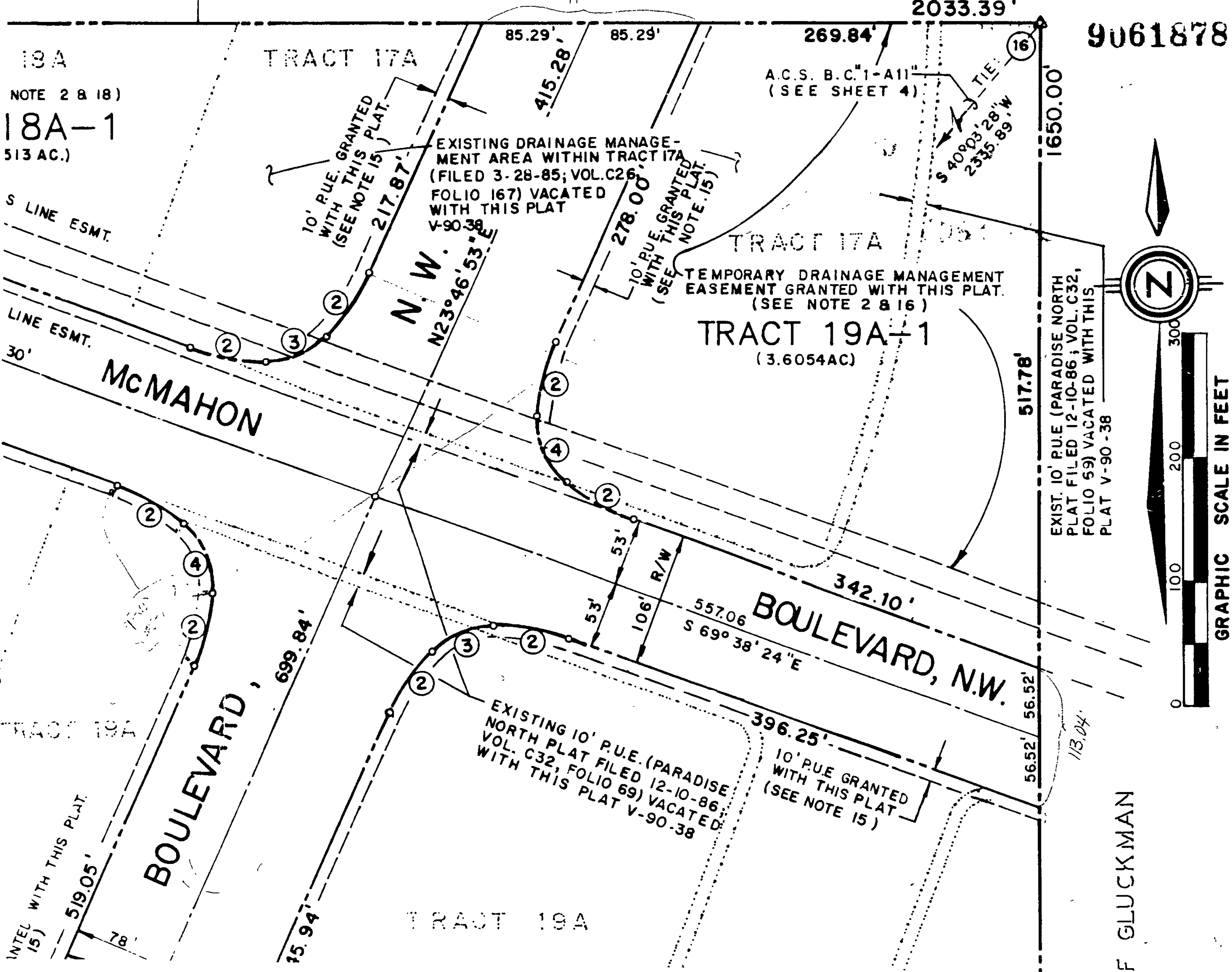
U.S. Postal Service™	
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For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 1.14
Certified Fee	\$ 2.05
Return Receipt Fee (Endorsement Required)	\$ 2.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.94

Postmark Here
2/01/08

Sent To	JANELLE JOHNSON
Street, Apt. No., or PO Box No.	P.O. Box 6270
City, State, ZIP+4	ALBU, N. MEX. 87197

PS Form 3800, June 2002 See Reverse for Instructions

TH LANDS N/F ZOLIN
VACATION, AMENDED PLAT AND REPLAT OF PARADISE NORTH



VACATION AMENDED PLAT AND REPLAT OF
PARADISE NORTH

State of New Mexico
 County of Bernalillo
 This is to certify that the above plat was recorded in Vol. 900
 of records of said County on 182 3 of 13
 County Clerk

RESERVED FOR COUNTY CLERK

16. DEDICATION TO THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, ITS SUCCESSORS AND ASSIGNS, OF THE LANDS, RIGHT-OF-WAY, AND EASEMENTS (BOTH PERMANENT AND TEMPORARY) DESIGNATED HEREON IS WITH THE FULL AND FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. THIS DEDICATION IS FOR DRAINAGE; FLOOD CONTROL; AND THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF RELATED FACILITIES. ANY PORTION OF ANY LANDS, RIGHT-OF-WAY, OR EASEMENT DEDICATED OR GRANTED HEREIN SHALL REVERT TO THE OWNER, ITS SUCCESSORS AND ASSIGNS AS AND TO THE EXTENT SAID PORTION IS DECLARED UNNECESSARY FOR FLOOD CONTROL AND DRAINAGE BY THE BOARD OF DIRECTORS OF THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY. SUCH REVERSION SHALL BE BY QUITCLAIM DEED.

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1006973

On January 17, 2008, the Environmental Planning Commission approved Project # 1006973, 08EPC-40096/40091/40093, a zone map amendment, a request for a site development plan for subdivision and a site development plan for building permit for Lot 19 A-1, Paradise North Subdivision, at the northeast corner of McMahan and Unser.

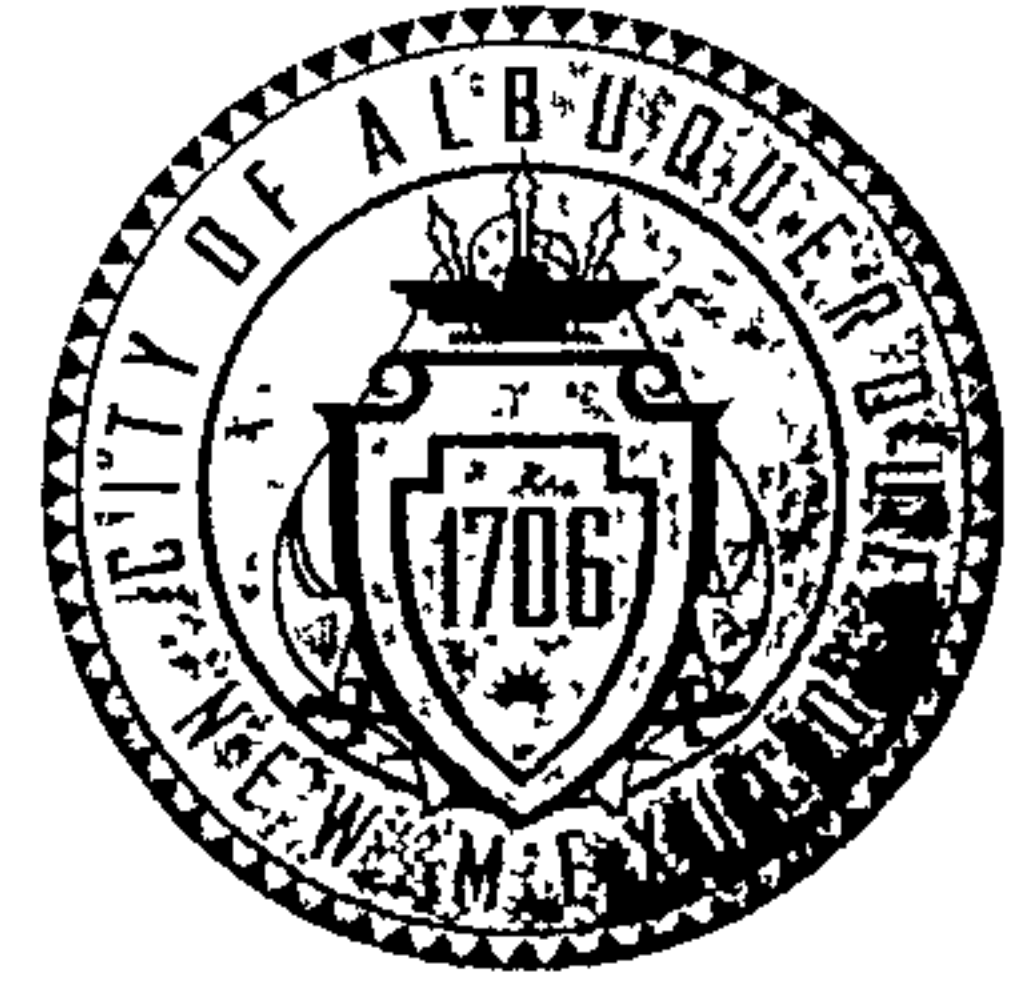
The applicant has satisfied all of the EPC conditions of approval for the site development plan for building permit with the following exception:

1. Condition 12b calls for the monument sign to match the color of the building and the manufactured stone veneer found on the building. With the exception of the base of the sign (manufactured stone veneer) and the Wells Fargo logo, it is unclear if the rest of the monument sign matches the color of the building. It is also unclear if the area directly above and below the Wells Fargo logo is solid or open. The color for the supports on both sides of the logo and the reader board on top that reads Paradise Plaza do not have any colors indicated. The colors shall match the building and will be "Pacer White" and/or "Latte". The numbering on the exterior finish legend needs to be applied to the signage elevation for the Wells Fargo sign.

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006973

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for Subd
Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

PO Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

NM 87103

Minor comment on infrastructure list.
AMAFCA must sign plat.

www.cabq.gov

RESOLUTION:

signal I.L.

APPROVED ; DENIED _____ ; DEFERRED _____ ; COMMENTS PROVIDED _____ ; WITHDRAWN

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

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

FOR:

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

DATE: April 16, 2008

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006973

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for Subd
Site Plan for BP

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.
Comments on infrastructure list.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED 3-26-08 X; COMMENTS PROVIDED ____; WITHDRAWN

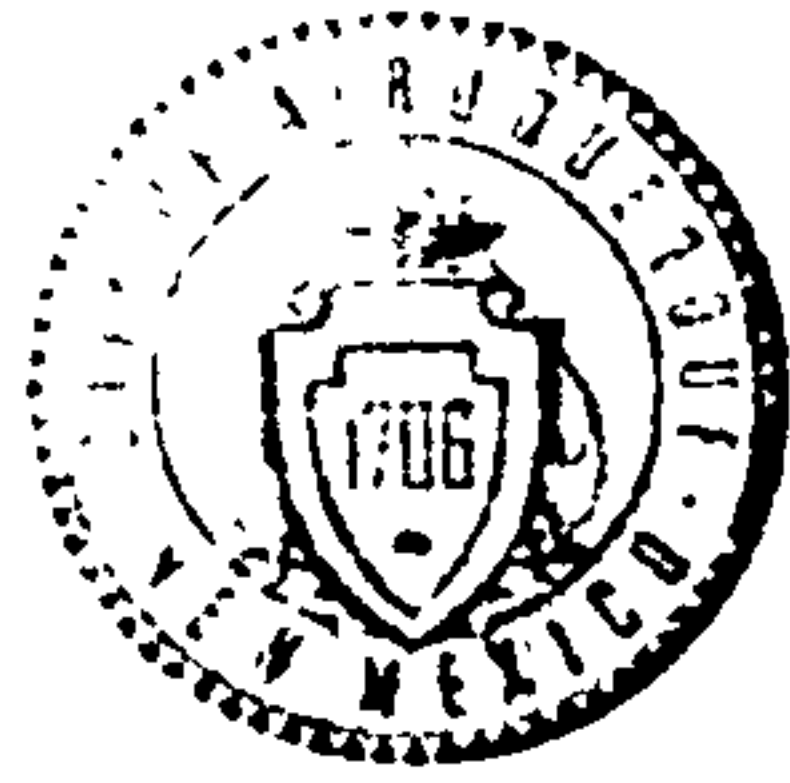
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

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

DATE: March 12, 2008



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, February 27, 2008**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000788
08DRB-70056 2 YR YEAR EXTENSION OF
SUBDIVISION IMPROVEMENTS

BOHANNAN HUSTON INC agent(s) for LONGFORD AT PARADISE SKIES, LP request(s) the above/ referenced action(s) for all or a portion of **Unit(s) 8 & 9, PARADISE SKIES**, zoned SU-1/ RT, located on the south side of MCMAHON BLVD NW BETWEEN ROCKCLIFF DR NW AND MILKY WAY ST NW containing approximately 29.8 acre(s). (A-11)

Project# 1005108
08DRB-70059 MAJOR - PRELIMINARY
PLAT APPROVAL

THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP #29**; zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15)

Project# 1006200
08DRB-70060 VACATION OF PUBLIC
EASEMENTS
08DRB-70061 VACATION OF PUBLIC
RIGHT-OF-WAY

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above/ referenced action(s) for CANYON MESA AVENUE SE, plus adjacent Public Utility Easements and Existing Public Drainage and Public Access Easements on Tract(s) 1 & 2, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on the north side of CRICK AVE SE BETWEEN UNIVERSITY BLVD SE AND WATSON DR SE containing approximately 39.4 acre(s). (Q-16)

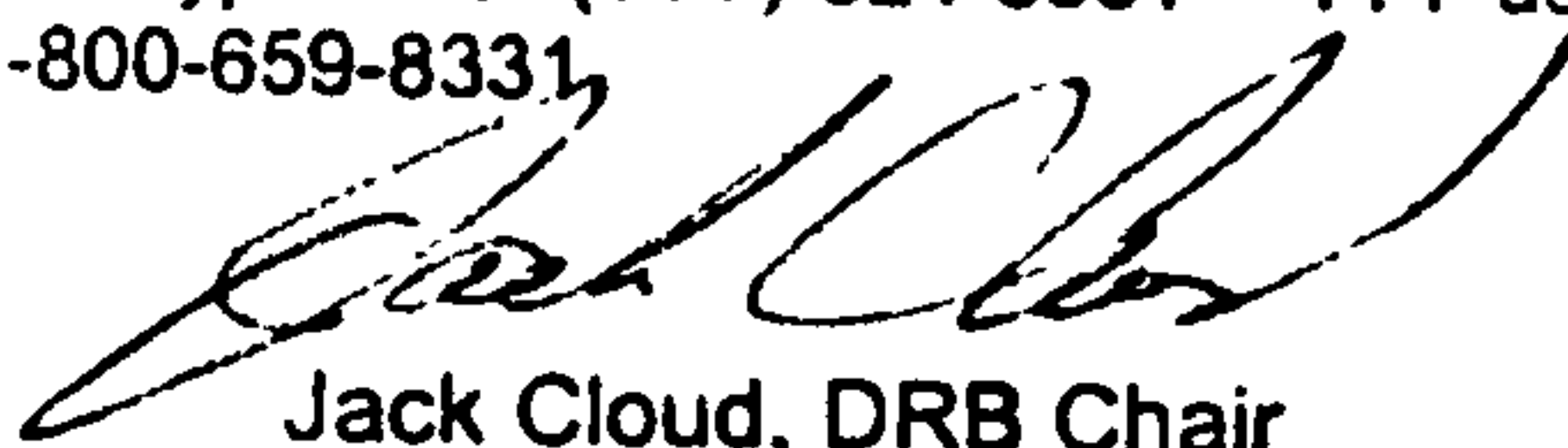
Project# 1006602
08DRB-70053 VACATION OF PUBLIC
EASEMENTS
08DRB-70054 VACATION OF PUBLIC
RIGHTS-OF-WAY

SURV-TEK INC agent(s) for ALM, LLC request(s) the above/ referenced action(s) for a portion of PALOMAS AVENUE NE, plus the DRAINAGE RIGHT-OF-WAY known as Tract B and a Temporary Ponding Easement on Tract B and Lot 20A, plus a Public Waterline Easement on Lot 20A, **HERITAGE HILLS NORTH UNIT 1** (to be known as **VENTURA PLAZA**) zoned SU-2/C-1, located on the southwest corner of PASEO DEL NORTE NE AND VENTURA ST NE containing approximately 5.5 acre(s). (D-20)

Project# 1006973
**08DRB-70057 VACATION OF PUBLIC
EASEMENT**

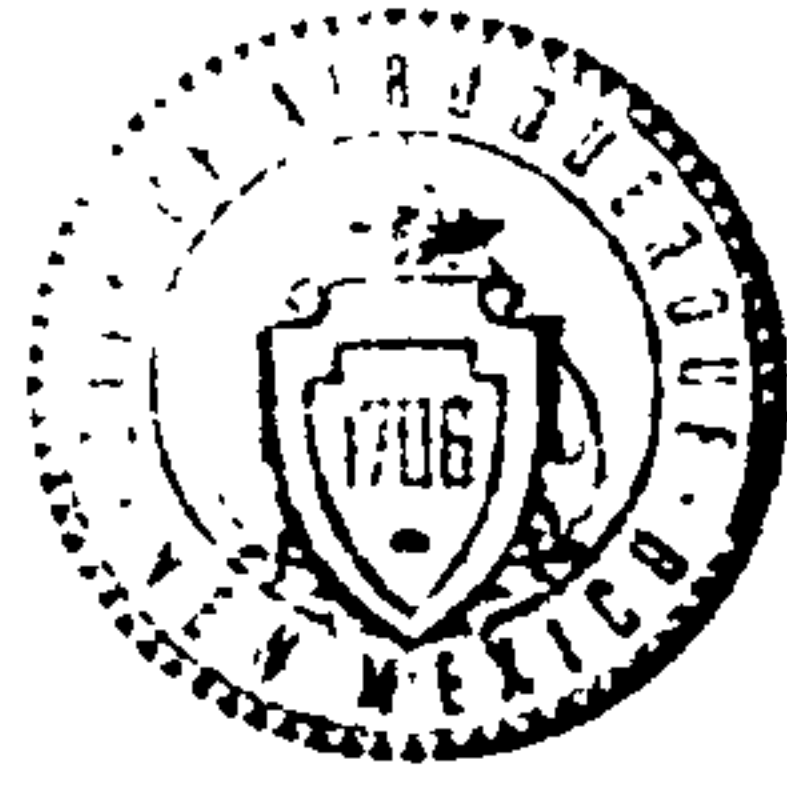
**SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS
EDISON GROUP, LLC request(s) the above/ referenced
action(s) for the Temporary Drainage Easement on Tract(s)
19A1, PARADISE NORTH, zoned SU-1/ C-1 USES,
located on the northeast corner of UNSER BLVD NW AND
MCMAHON BLVD NW containing approximately 3.6
acre(s). (A-11)**

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



Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 11, 2008.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, February 27, 2008**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000788

**08DRB-70056 2 YR YEAR EXTENSION OF
SUBDIVISION IMPROVEMENTS**

BOHANNAN HUSTON INC agent(s) for LONGFORD AT PARADISE SKIES, LP request(s) the above/ referenced action(s) for all or a portion of **Unit(s) 8 & 9, PARADISE SKIES**, zoned SU-1/ RT, located on the south side of MCMAHON BLVD NW BETWEEN ROCKCLIFF DR NW AND MILKY WAY ST NW containing approximately 29.8 acre(s). (A-11)

Project# 1005108

**08DRB-70059 MAJOR - PRELIMINARY
PLAT APPROVAL**

THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP #29**, zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15)

Project# 1006200

**08DRB-70060 VACATION OF PUBLIC
EASEMENTS
08DRB-70061 VACATION OF PUBLIC
RIGHT-OF-WAY**

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above/ referenced action(s) for CANYON MESA AVENUE SE, plus adjacent Public Utility Easements and Existing Public Drainage and Public Access Easements on Tract(s) 1 & 2, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on the north side of CRICK AVE SE BETWEEN UNIVERSITY BLVD SE AND WATSON DR SE containing approximately 39.4 acre(s). (Q-16)

Project# 1006602

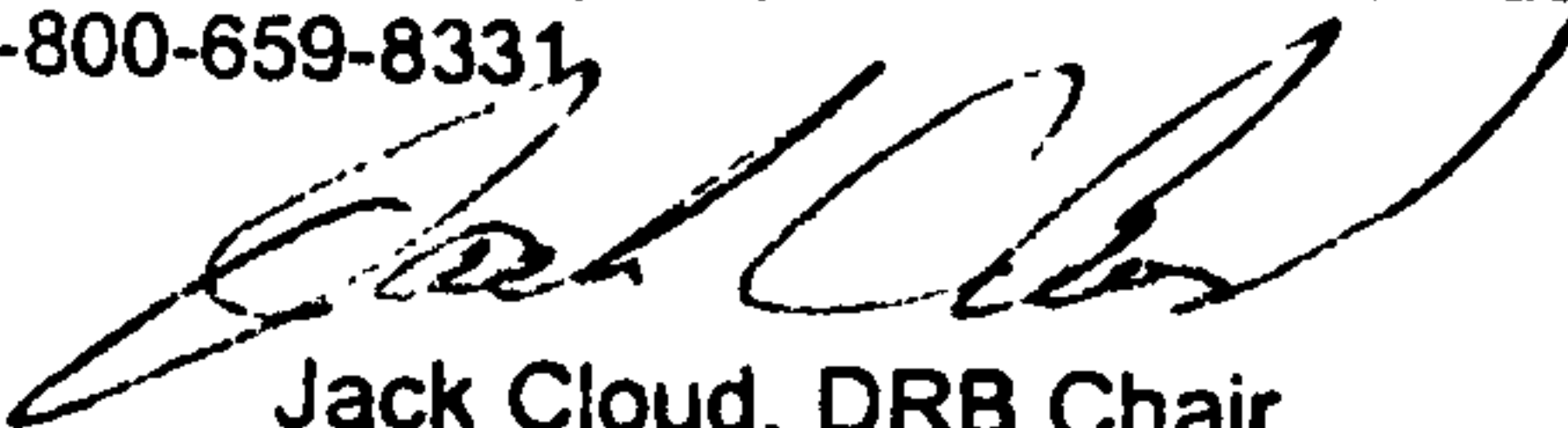
**08DRB-70053 VACATION OF PUBLIC
EASEMENTS
08DRB-70054 VACATION OF PUBLIC
RIGHTS-OF-WAY**

SURV-TEK INC agent(s) for ALM, LLC request(s) the above/ referenced action(s) for a portion of PALOMAS AVENUE NE, plus the DRAINAGE RIGHT-OF-WAY known as Tract B and a Temporary Ponding Easement on Tract B and Lot 20A, plus a Public Waterline Easement on Lot 20A, **HERITAGE HILLS NORTH UNIT 1** (to be known as **VENTURA PLAZA**) zoned SU-2/C-1, located on the southwest corner of PASEO DEL NORTE NE AND VENTURA ST NE containing approximately 5.5 acre(s). (D-20)

Project# 1006973
**08DRB-70057 VACATION OF PUBLIC
EASEMENT**

SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS EDISON GROUP, LLC request(s) the above/ referenced action(s) for the Temporary Drainage Easement on Tract(s) 19A1, **PARADISE NORTH**, zoned SU-1/ C-1 USES, located on the northeast corner of UNSER BLVD NW AND MCMAHON BLVD NW containing approximately 3.6 acre(s). (A-11)

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



Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 11, 2008.

CITY OF ALBUQUERQUE



Def
3/26

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006973

AGENDA ITEM NO: 7

SUBJECT:

SITE PLAN FOR BUILDING PERMIT
SITE PLAN FOR SUBDIVISION

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line.

Offsite mitigation is required for this site. The extents of this mitigation have not yet been determined.
(TIS for site: NE Corner – McMahon/Unser)

Cross lot access easements must be provided prior to approval.

All public trails or sidewalk located outside of the public right of way requires a public sidewalk easement.

Provide additional information about the drive through facilities. Minimum lane widths are 12 feet minimum with a 25-foot minimum radius (inside edge) for all turns. (A 15-foot radius can be used with an increase in lane width to 14 feet). The proposed dual drive through, as shown, is not feasible. The bank drive throughs require a queue length of 6 vehicles per window (120 feet).

The pharmacy drive through requires a queuing length of 5 vehicles (100 feet).

Right of way dedication along Unser is required. (See EPC conditions, 3.k)

A detail must be provided for all wheelchair ramps and referred to on the plan.

List radii for all curves shown.

For passenger vehicles, the minimum end island radius is 15 feet.

Define the width of all sidewalk.

Provide build notes, referring to all applicable city standards for all proposed work located within the right of way (sidewalks, entrances, etc.)

A 6 foot wide, ADA accessible, pedestrian path is required.

Unser Boulevard is a limited access roadway. Has permission been given for this access point?

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

3-26-08

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: MARCH 12, 2008

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006973

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for Subd
Site Plan for BP

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.
Comments on infrastructure list.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

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

DATE: March 12, 2008

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006973

AGENDA ITEM NO: 5

SUBJECT:

Vacation

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

www.cabq.gov

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

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

FOR:

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

DATE: February 27, 2008

Def
-1/16/08

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006973

AGENDA ITEM NO: 8

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT
SITE PLAN FOR BUILDING PERMIT
SITE PLAN FOR SUBDIVISION

ENGINEERING COMMENTS:

Will Tract 3 be sharing access with Parcel A-1?

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line.

Infrastructure list comment: add offsite mitigation to list (restripe Unser Blvd through McMahan Blvd intersection to provide two through lanes in each direction – provide appropriate transition).

Cross lot access easements must be provided prior to approval.

All public trails or sidewalk located outside of the public right of way requires a public sidewalk easement.

Provide additional information about the drive through facilities. Minimum lane widths are 12 feet minimum with a 25-foot minimum radius (inside edge) for all turns. (A 15-foot radius can be used with an increase in lane width to 14 feet). The proposed dual drive through, as shown, is not feasible.

The pharmacy drive through requires a queuing length of 5 vehicles (100 feet).

A detail must be provided for all wheelchair ramps and referred to on the plan.

List radii for all curves shown.

For passenger vehicles, the minimum end island radius is 15 feet.

Define the width of all sidewalk.

Provide build notes, referring to all applicable city standards for all proposed work located within the right of way (sidewalks, entrances, etc.)

A 6 foot wide, ADA accessible, pedestrian path is required.

TIS FOR SITE: NE CORNER – MCMAHON/UNSER

RESOLUTION:

04/16/08
X

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

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

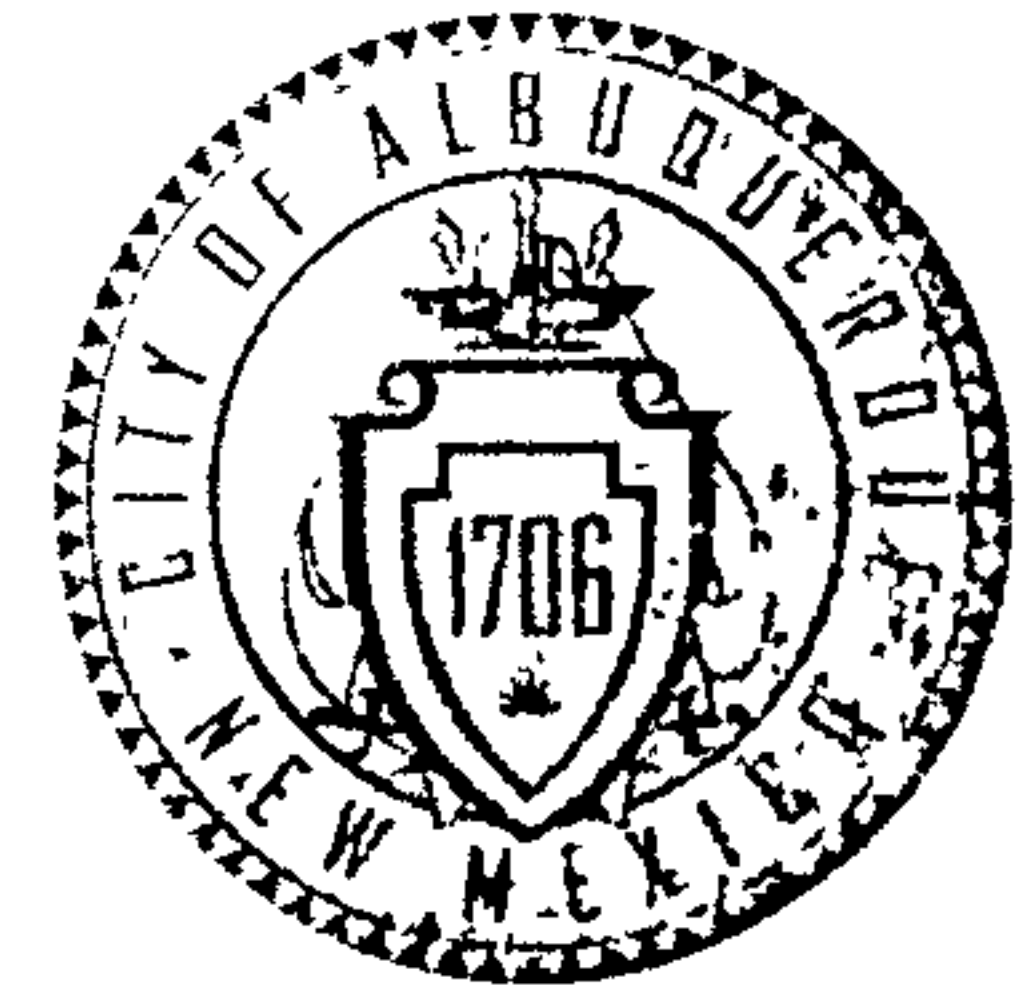
SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: MARCH 9, 2008

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006973

AGENDA ITEM NO: 8

SUBJECT:

Site Plan for Subd
Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

PO Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

NM 87103

Minor comment on infrastructure list.
AMAFCA must sign plat.

www.cabq.gov

RESOLUTION:

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

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

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

FOR:

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

DATE: April 9, 2008

OF
TH
61878

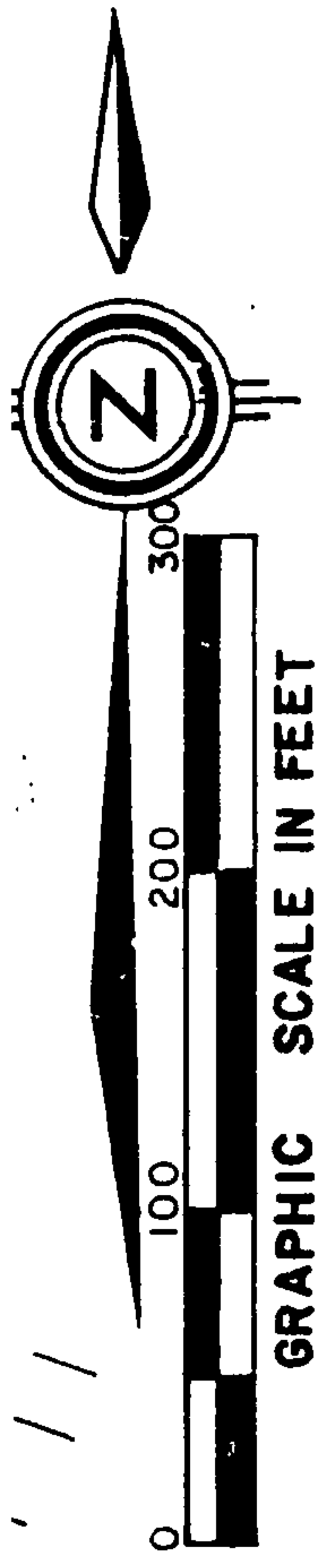
~~905179~~ VACATION AMENDED PLAT AND REPLAT OF

PARADISE NORTH

State of New Mexico
County of Bernalillo
This instrument was filed
AUG 3 1900
At _____ of _____ in Vol. 90C
of records of said County No. 182 3 of 13

County Clerk

RESERVED FOR COUNTY CLERK



16. DEDICATION TO THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, ITS SUCCESSORS AND ASSIGNS, OF THE LANDS, RIGHT-OF-WAY, AND EASEMENTS (BOTH PERMANENT AND TEMPORARY) DESIGNATED HEREON IS WITH THE FULL AND FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. THIS DEDICATION IS FOR DRAINAGE; FLOOD CONTROL; AND THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF RELATED FACILITIES. ANY PORTION OF ANY LANDS, RIGHT-OF-WAY, OR EASEMENT DEDICATED OR GRANTED HEREIN SHALL REVERT TO THE OWNER, ITS SUCCESSORS AND ASSIGNS AS AND TO THE EXTENT SAID PORTION IS DECLARED UNNECESSARY FOR FLOOD CONTROL AND DRAINAGE BY THE BOARD OF DIRECTORS OF THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY. SUCH REVERSION SHALL BE BY QUITCLAIM DEED.

F GLUCKMAN

LANDS N/F
ZOLIN

PARADISE NORTH

18A

OTE 2 8 18)

8A-1

3 AC.)

TRACT 17A

85.29'

269.84'

2033.39'

9061878

10.58

A.C.S. B.C.M.-A11"
(SEE SHEET 4)

TIE

S 40°03'28"W
2335.89'

LINE ESMT

LINE ESMT

MCMAHON

10' P.U.E. GRANTED WITH THIS PLAT. (SEE NOTE 15)

217.87'

N.W.
N23°46'53"

EXISTING DRAINAGE MANAGEMENT AREA WITHIN TRACT 17A (FILED 3-28-85; VOL. C26, FOLIO 167) VACATED WITH THIS PLAT V-90-38

10' P.U.E. GRANTED WITH THIS PLAT. (SEE NOTE 15)

278.00'

TEMPORARY-DRAINAGE-MANAGEMENT EASEMENT GRANTED WITH THIS PLAT (SEE NOTE 2 8 16)

TRACT 19A-1

(3.6054AC)

TRACT 17A

BOULEVARD

519.05'

699.84'

15.94'

TRACT 19A

EXISTING 10' P.U.E. (PARADISE NORTH PLAT FILED 12-10-86, VOL. C32, FOLIO 69) VACATED WITH THIS PLAT V-90-38

10' P.U.E. GRANTED WITH THIS PLAT (SEE NOTE 15)

396.25'

BOULEVARD, N.W.

S 57°06'38" E
5570.6'

342.10'

517.78'

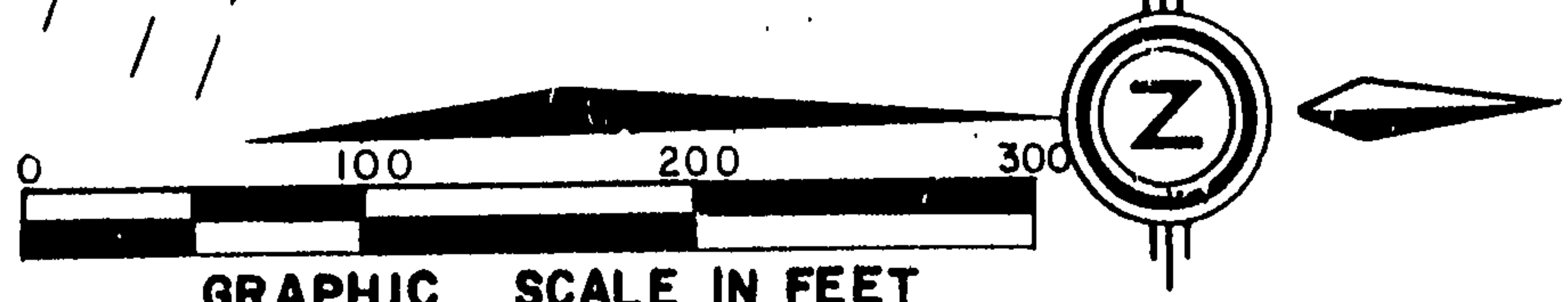
56.52'

113.04'

EXIST. 10' P.U.E. (PARADISE NORTH PLAT FILED 12-10-86, VOL. C32, FOLIO 69) VACATED WITH THIS PLAT V-90-38

1650.00'

GLUCKMAN

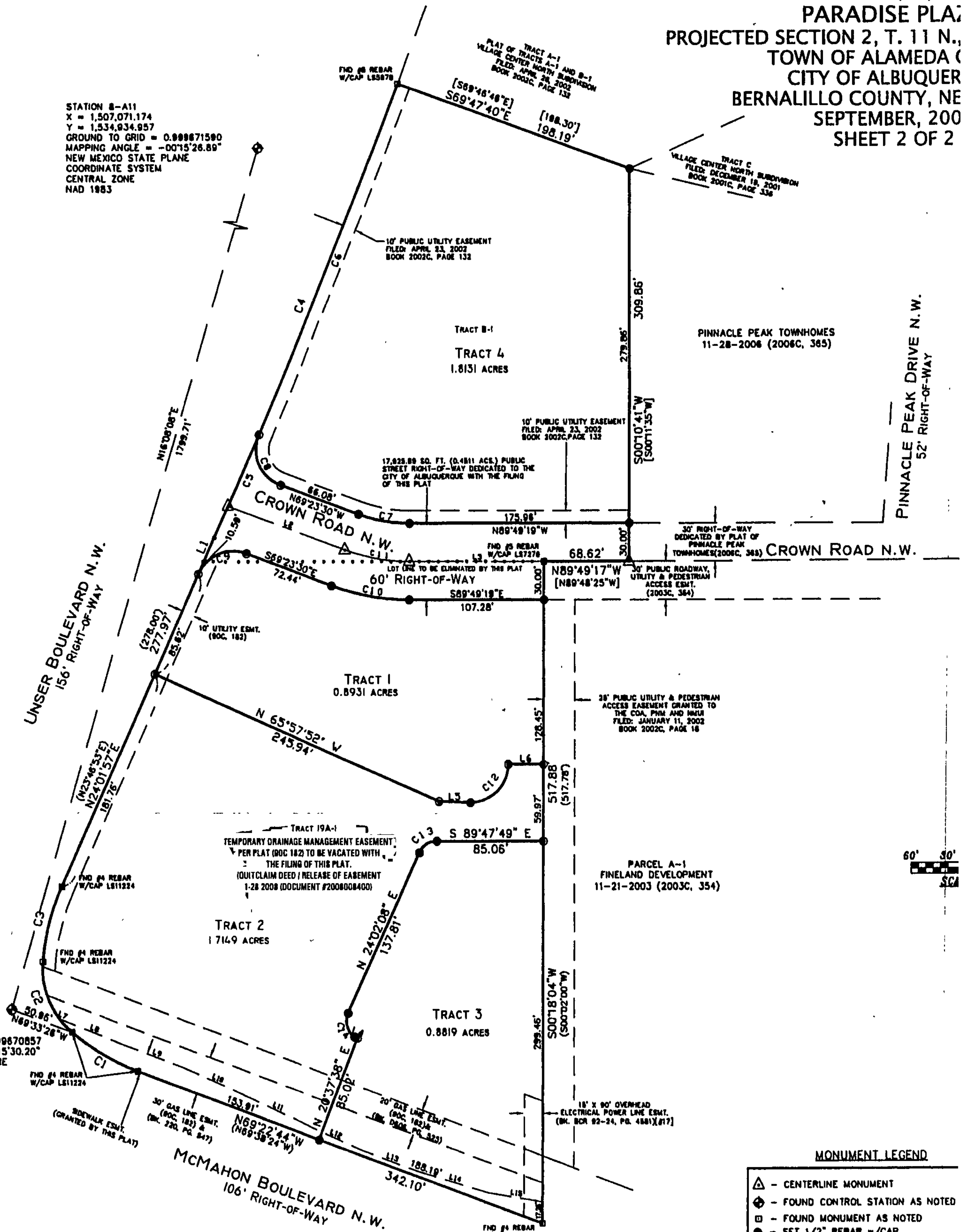


GRAPHIC SCALE IN FEET

**PLAT OF
TRACTS 1, 2, 3
PARADISE PLAZA
PROJECTED SECTION 2, T. 11 N.,
TOWN OF ALAMEDA (CITY OF ALBUQUERQUE)
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2009
SHEET 2 OF 2**

STATION 8-A11
X = 1,507,071.174
Y = 1,534,034.957
GROUND TO GRID = 0.999871590
MAPPING ANGLE = -00°15'26.89"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1983

STATION 9-A11
X = 1,506,571.019
Y = 1,533,208.142
GROUND TO GRID = 0.999870857
MAPPING ANGLE = -00°15'30.20"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1983



MONUMENT LEGEND

- △ - CENTERLINE MONUMENT
- ⊕ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR w/CAP STAMPED "PS 11463" UNLESS OTHERWISE NOTED

NUMBER	BEARING	ANGLE	GROUND	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
1	N 23°46'35"E						
2	N 24°01'57"E						
3	N 69°23'30"W						
4	N 69°23'30"E						
5	N 69°23'30"W						
6	N 69°23'30"E						
7	N 69°23'30"W						
8	N 69°23'30"E						
9	N 69°23'30"W						
10	N 69°23'30"E						
11	N 69°23'30"W						
12	N 69°23'30"E						
13	N 69°23'30"W						
14	N 69°23'30"E						
15	N 69°23'30"W						
16	N 69°23'30"E						
17	N 69°23'30"W						
18	N 69°23'30"E						
19	N 69°23'30"W						
20	N 69°23'30"E						
21	N 69°23'30"W						
22	N 69°23'30"E						
23	N 69°23'30"W						
24	N 69°23'30"E						
25	N 69°23'30"W						
26	N 69°23'30"E						
27	N 69°23'30"W						
28	N 69°23'30"E						
29	N 69°23'30"W						
30	N 69°23'30"E						

NUMBER	BEARING	ANGLE	GROUND	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
31	N 69°23'30"W						
32	N 69°23'30"E						
33	N 69°23'30"W						
34	N 69°23'30"E						
35	N 69°23'30"W						
36	N 69°23'30"E						
37	N 69°23'30"W						
38	N 69°23'30"E						
39	N 69°23'30"W						
40	N 69°23'30"E						
41	N 69°23'30"W						
42	N 69°23'30"E						
43	N 69°23'30"W						
44	N 69°23'30"E						
45	N 69°23'30"W						
46	N 69°23'30"E						
47	N 69°23'30"W						
48	N 69°23'30"E						
49	N 69°23'30"W						
50	N 69°23'30"E						

JAN-29-08 TUE 09:05 AM

FAX NO.

P. 02

QUITCLAIM DEED / RELEASE OF EASEMENT

The Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) hereby releases and discharges that certain Temporary Drainage Easement which encumbers all of Tract 19A-1, of Paradise North Subdivision, in Bernalillo County, New Mexico, as the same Easement was dedicated by Plat of Vacation, Amended Plat and Replat of Paradise North Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 8, 1990, in Book 90C, Folio 182, and as shown on the attached Exhibit "A".

Said Easement for Tract 19A-1 is being released as a result of an approved Site Plan for Paradise Plaza that proposes an acceptable drainage management facility.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

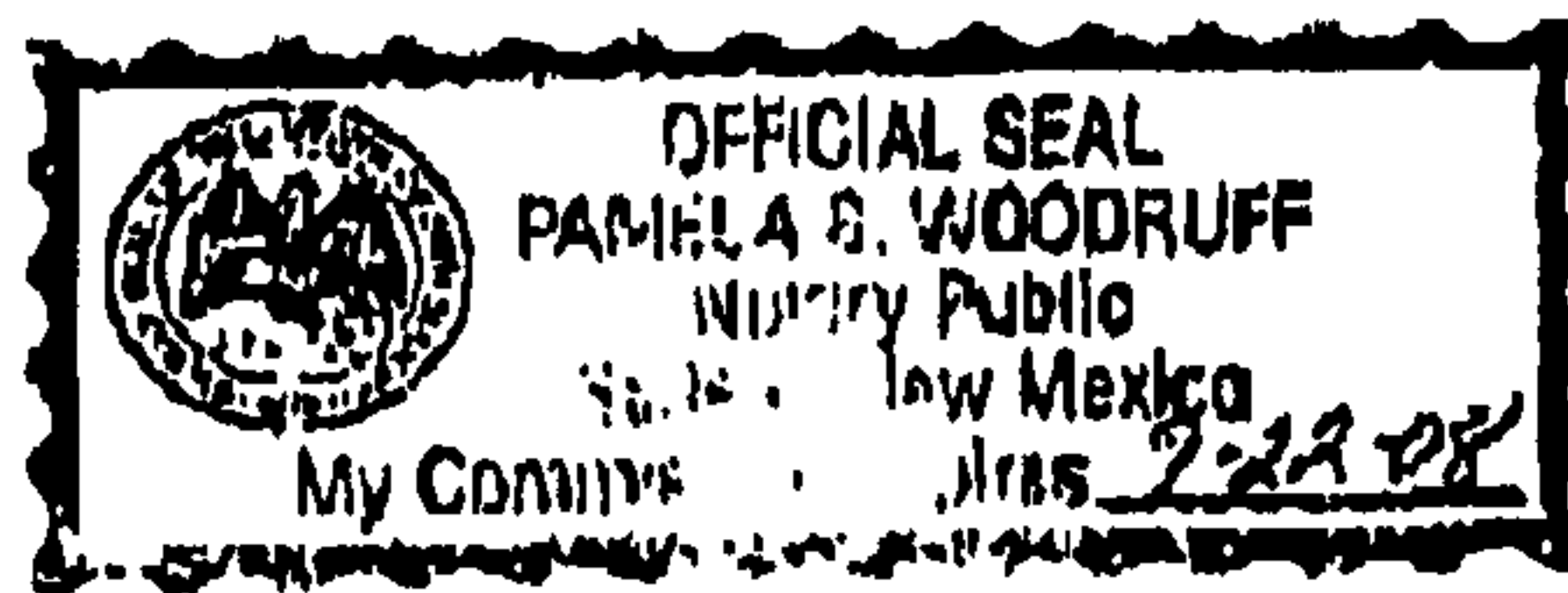
By: [Signature] Date: 1-24-08
Danny Hernandez, Chairman January 24, 2008

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

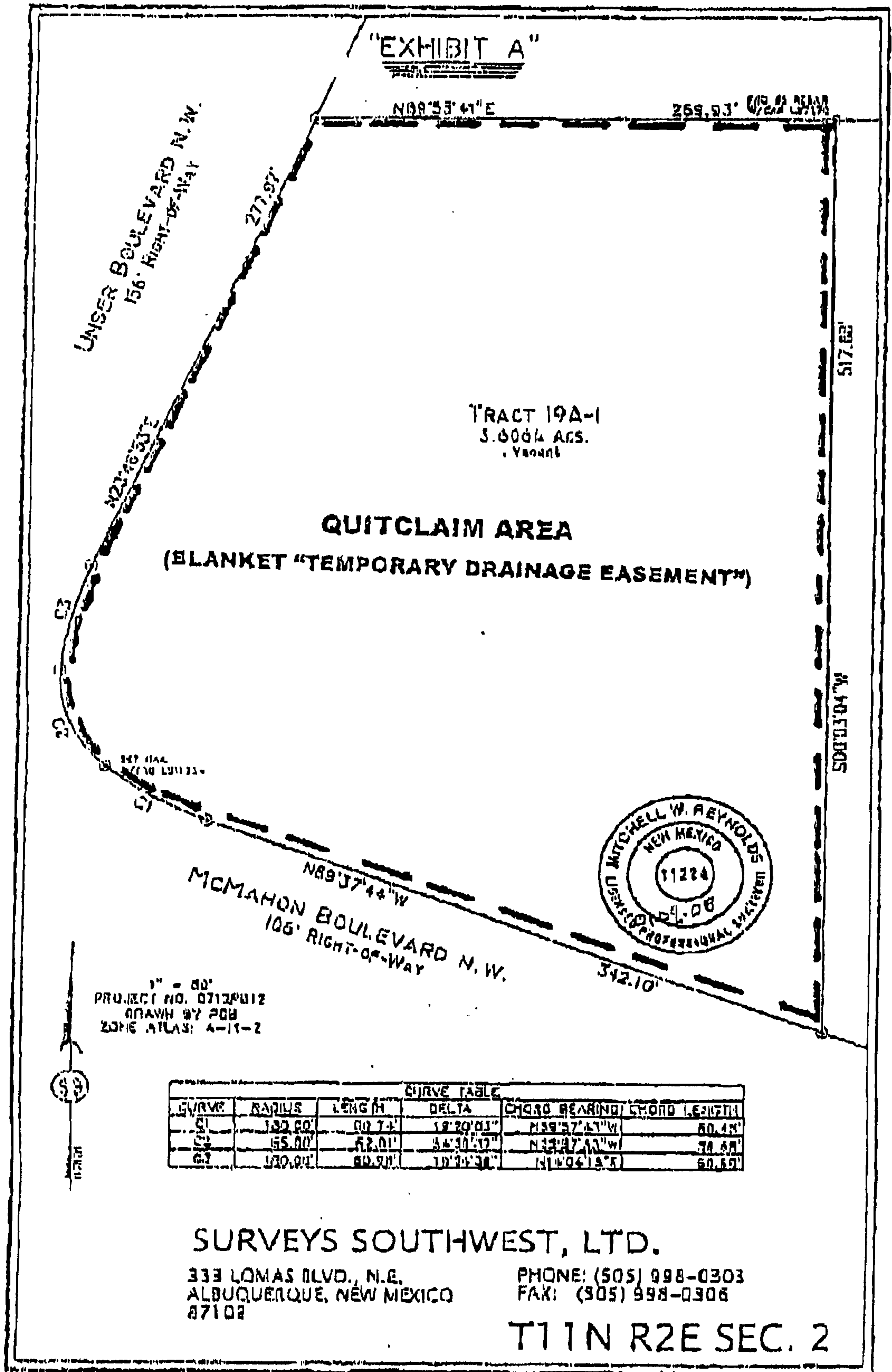
This instrument was acknowledged before me on Jan. 24, 2008, 2008 by Danny Hernandez as Chairman of the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico, on behalf of said political subdivision.

[Signature]
Notary Public
















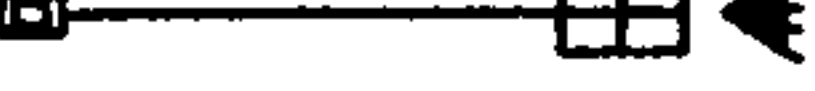








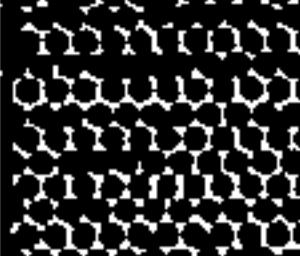
My commission expires:
9-22-08



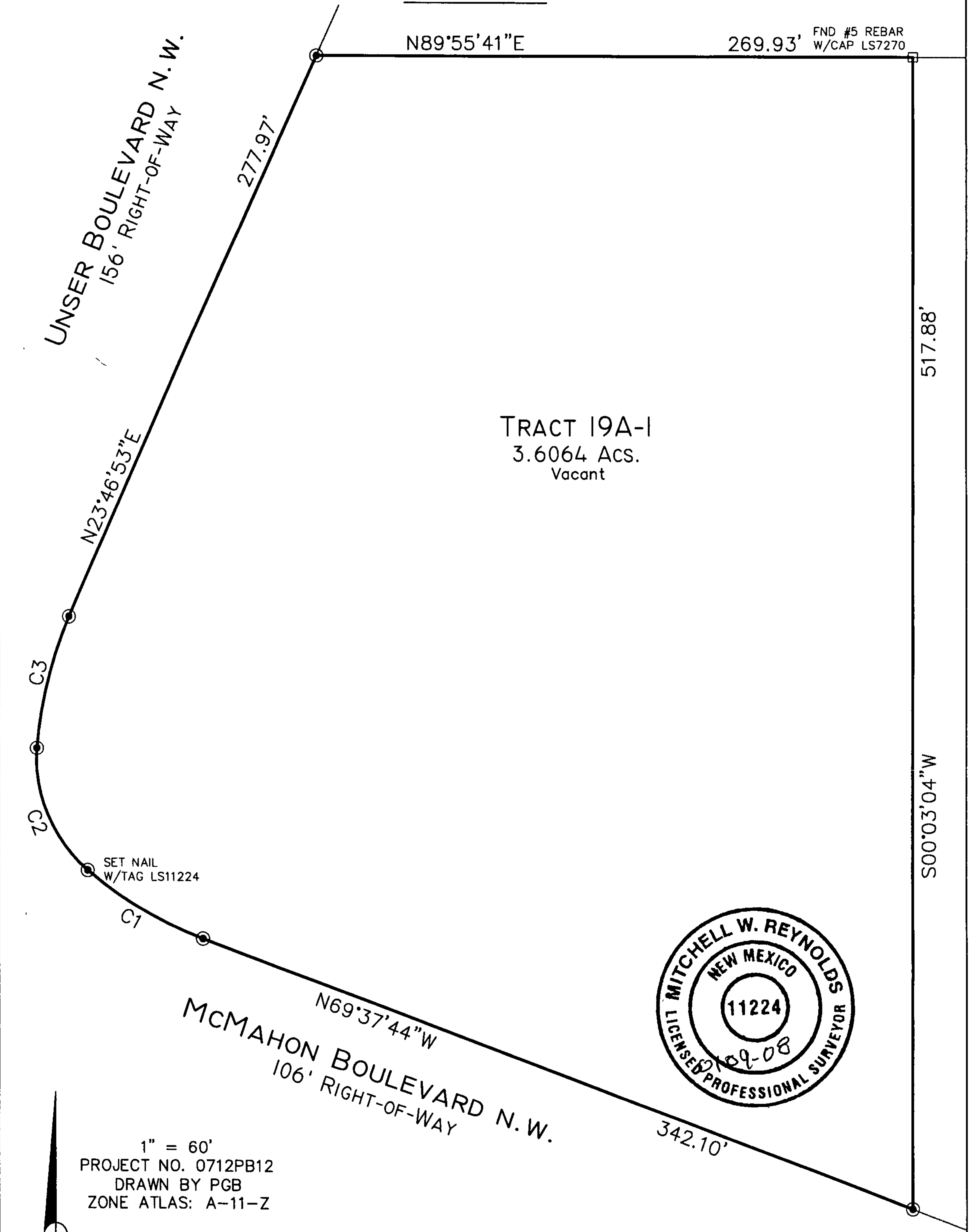
Doc# 2008006400



LEGEND

	STORM DRAIN INLET
	STROM DRAIN MANHOLE
	POWER POLE W/FEED
	POWER POLE
	GUY WIRE
	LIGHT POLE
	ELECTRIC PEDESTAL
	WATER METER
	WATER VALVE
	HYDRANT
	SANITARY SEWER MANHOLE
	TRAFFIC CONTROL BOX
	CONCRETE AREA
	SIGN
	CROSSWALK ACTIVATION PANEL
	TRAFFIC SIGNAL LIGHTS
<hr/>	
	TREE
	GAS LINE
	UNDERGROUND TELEPHONE LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND FIBER OPTIC LINE
	UNDERGROUND TELEVISION LINE
	WATER LINE
	STORM DRAIN LINE
	RAISED TRUNCATED DOME MAT

"EXHIBIT A"



TRACT 19A-1
3.6064 Ac.
Vacant



1" = 60'
PROJECT NO. 0712PB12
DRAWN BY PGB
ZONE ATLAS: A-11-Z



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	180.00'	60.74'	19°20'03"	N59°57'43"W	60.45'
C2	65.00'	62.01'	54°39'37"	N22°57'53"W	59.69'
C3	180.00'	60.98'	19°24'38"	N14°04'15"E	60.69'

SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

T11N R2E SEC. 2

JAN-29-08 TUE 09:05 AM

FAX NO.

P. 02

QUITCLAIM DEED / RELEASE OF EASEMENT

The Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) hereby releases and discharges that certain Temporary Drainage Easement which encumbers all of Tract 19A-1, of Paradise North Subdivision, in Bernalillo County, New Mexico, as the same Easement was dedicated by Plat of Vacation, Amended Plat and Replat of Paradise North Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 8, 1990, in Book 90C, Folio 182, and as shown on the attached Exhibit "A".

Said Easement for Tract 19A-1 is being released as a result of an approved Site Plan for Paradise Plaza that proposes an acceptable drainage management facility.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

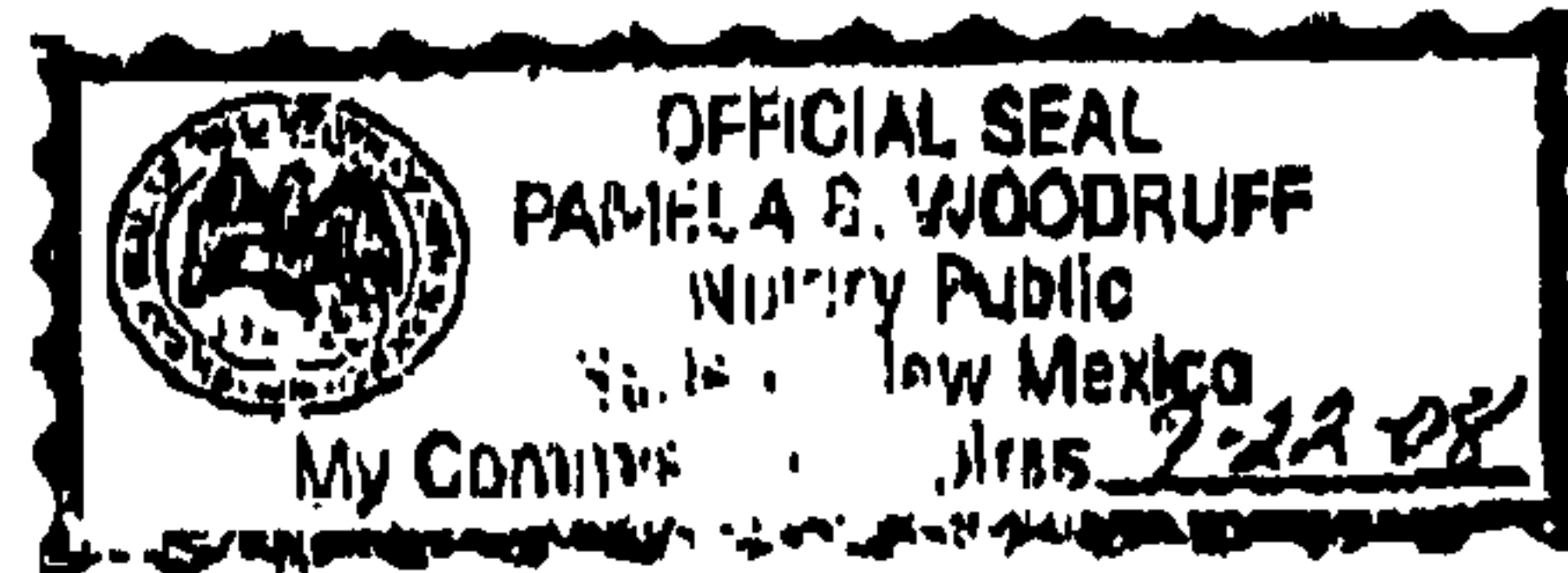
By: [Signature] Date: 1-24-08
Danny Hernandez, Chairman January 24, 2008

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

This instrument was acknowledged before me on Jan. 24, 2008, 2008 by Danny Hernandez as Chairman of the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico, on behalf of said political subdivision.

[Signature]
Notary Public

My commission expires:
9-23-08



Doc# 2008028400

01/20/2008 02:50 PM Page 1 of 2
SCO R. 11.00 M. Toulouse, Bernalillo County

