

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 13, 2008

Project# 1007063

08DRB-70030 VACATION OF PUBLIC EASEMENT

PRECISION SURVEYS INC agent(s) for LARDNER FAMILY REVOCABLE LIVING TRUST request(s) the above action(s) on a portion of Tract(s) A, **LLD SUBDIVISION**, zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMMERCE DR NE AND OFFICE BLVD NE containing approximately 3.463 acre(s). (F-16, F-17)

At the February 13, 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. The vacation must be shown on the plat.

- (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
- 4. 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 February 28, 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.)

Ack Cloud, AICP, DRB Chair

Cc: Precision Surveys Inc. – 8500-A Jefferson St NE – Albuquerque, NM 87113 Cc: Lardner Family Revocable Living Trust – 4741 Pan American Freeway NE –

Albuquerque, NM 87109

Marilyn Maldonado

Scott Howell

File

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #:	1007063 AGENDA#_	6 DATE: 2/13/08
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:
0. Name:	Address:	Zip:
1. Name:	Address:	Zip:
2. Name:	Address:	Zip:
3. Name:	Address:	Zip:
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5. Name:	Address:	Zip:
6. Name:	Address:	Zip:
7 Nama	Address:	Zip:



CITY OF ALBUQUERQUE PLANNING DEPARTMENT DEVELOPMENT REVIEW BOARD

February 13, 2008

Project# 1007063

08DRB-70030 VACATION OF PUBLIC EASEMENT

PRECISION SURVEYS INC agent(s) for LARDNER FAMILY REVOCABLE LIVING TRUST request(s) the above action(s) on a portion of Tract(s) A, **LLD SUBDIVISION**, zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMMERCE DR NE AND OFFICE BLVD NE containing approximately 3.463 acre(s). (F-16, F-17)

AMAFCA

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

COG

MRCOG staff have no comment on this proposal.

TRANSIT

No comments received.

ZONING ENFORCEMENT

No comments received.

NEIGHBORHOOD COORDINATION

Letters sent to: No Neighborhood/Homeowner Association(s)

APS

LLD Subdivision, Tract A, is located on Pan American Freeway NE between Commerce Dr NE and Office Blvd NE. The owner of the above property requests a Vacation of Public Easement for a property zoned M-1 and SU-1 M-1 Permissive Uses. This request will have no adverse impacts to the APS district.

POLICE DEPARTMENT

No crime prevention or CPTED comments concerning the proposed vacation of Public Easement at this time.

FIRE DEPARTMENT

No comments received.

PNM ELECTRIC & GAS

NO COMMENT

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.

TRANSPORTATION DEVELUPMENT

No adverse comments.

PARKS AND RECREATION

Defer to affected agencies.

ABCWUA

No objection to Vacaton request.

PLANNING DEPARTMENT

Refer to comments from affected utilities regarding proposed vacation

IMPACT FEE ADMINISTRATOR

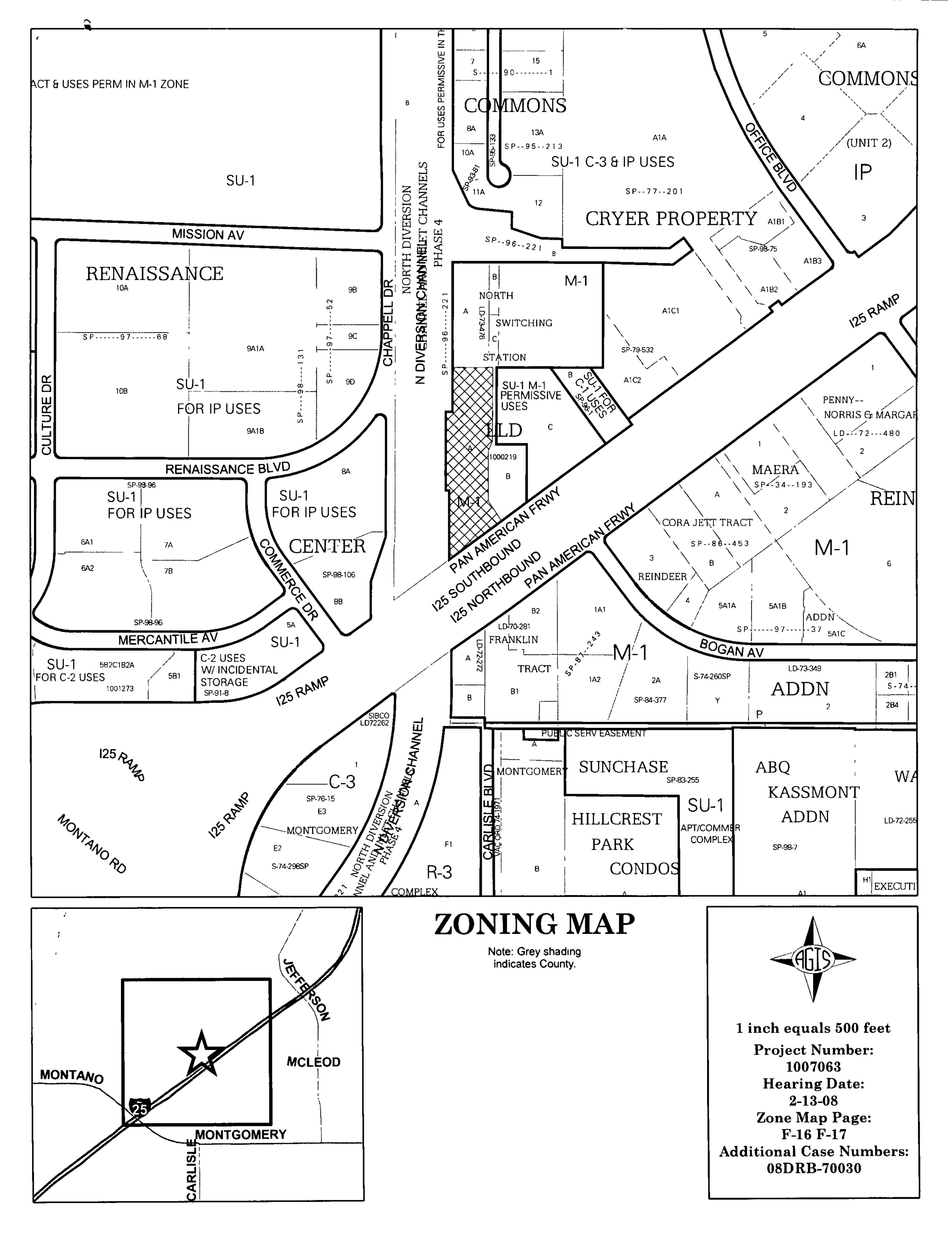
No comment on the proposed vacation of the public utility

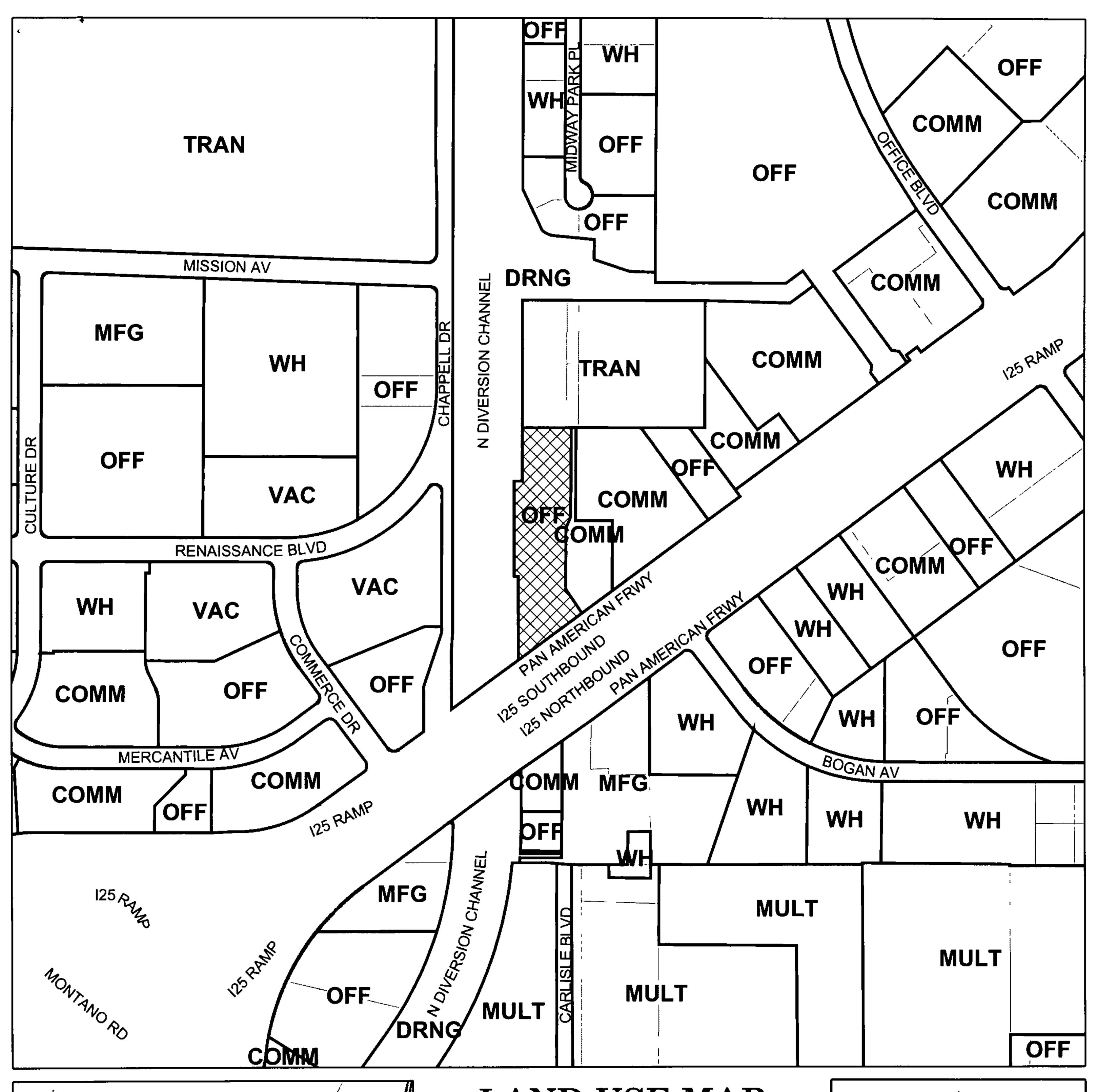
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

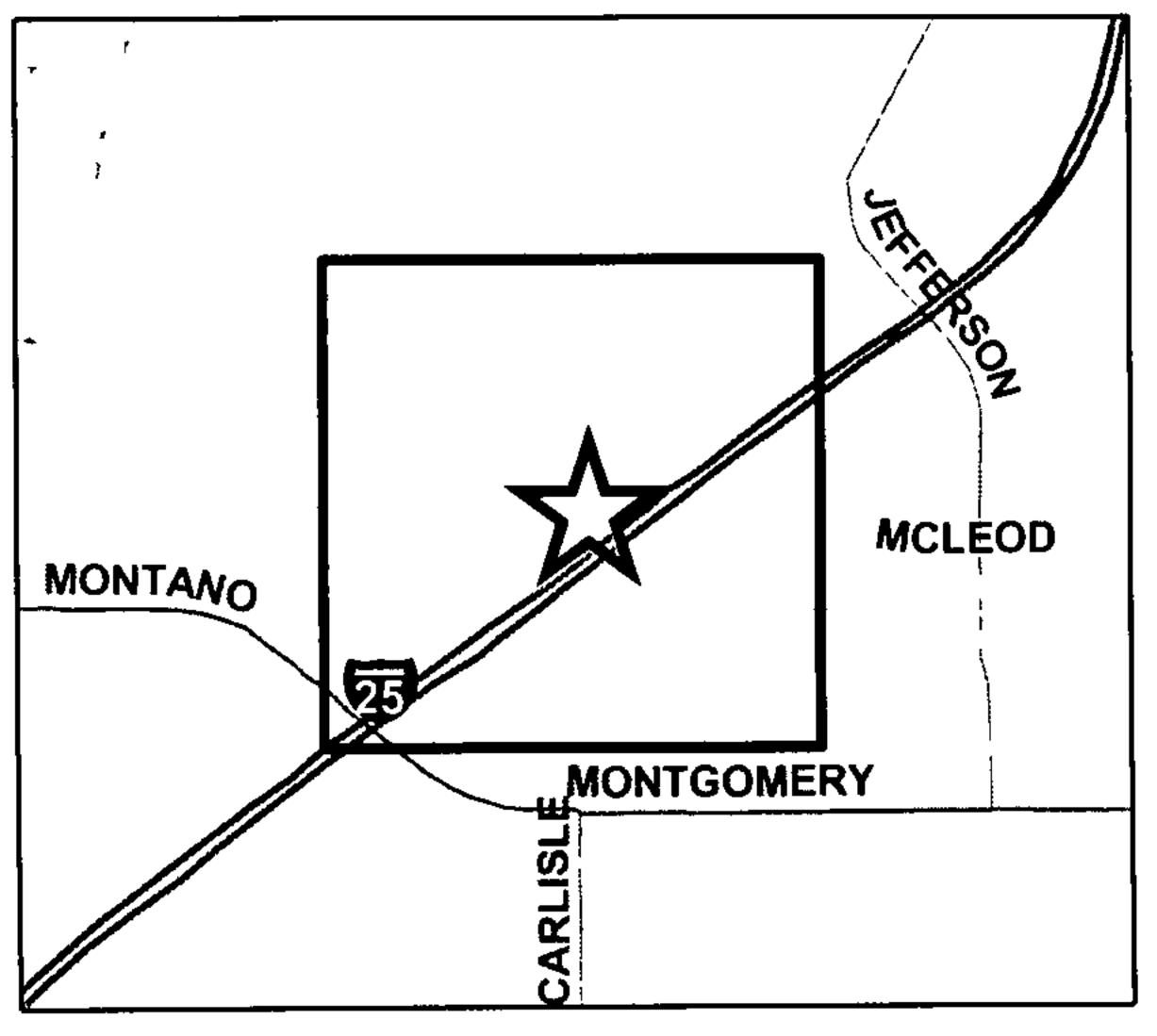
Cc: Precision Surveys Inc. – 8500 A Jefferson St NE – Albuquerque, NM 87113

Cc: Lardner Family Revocable Living Trust – 4741 Pan American Freeway NE – Albuquerque, NM

87109







LAND USE MAP

Note: Grey shading indicates County.

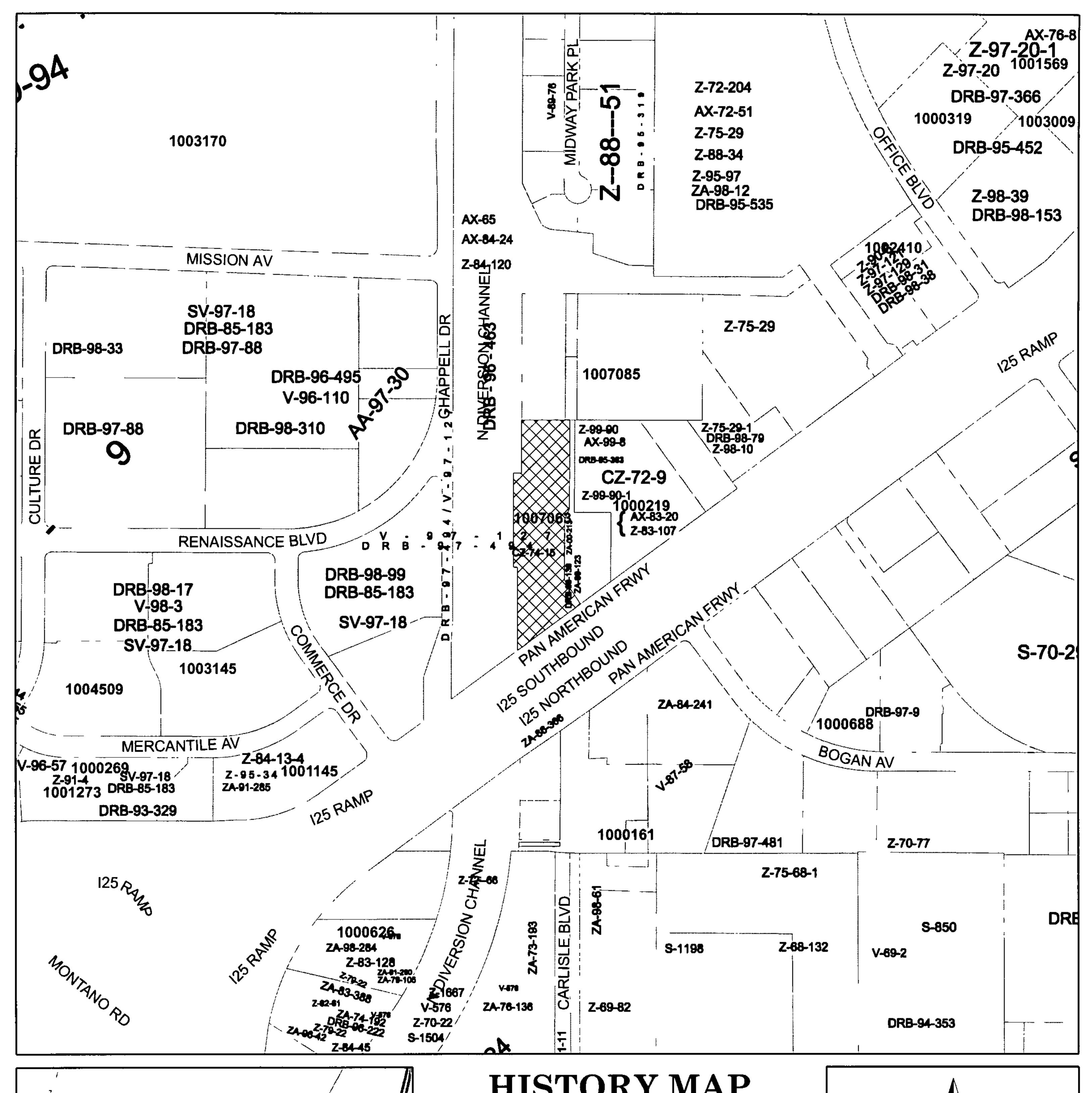
KEY to Land Use Abbreviations

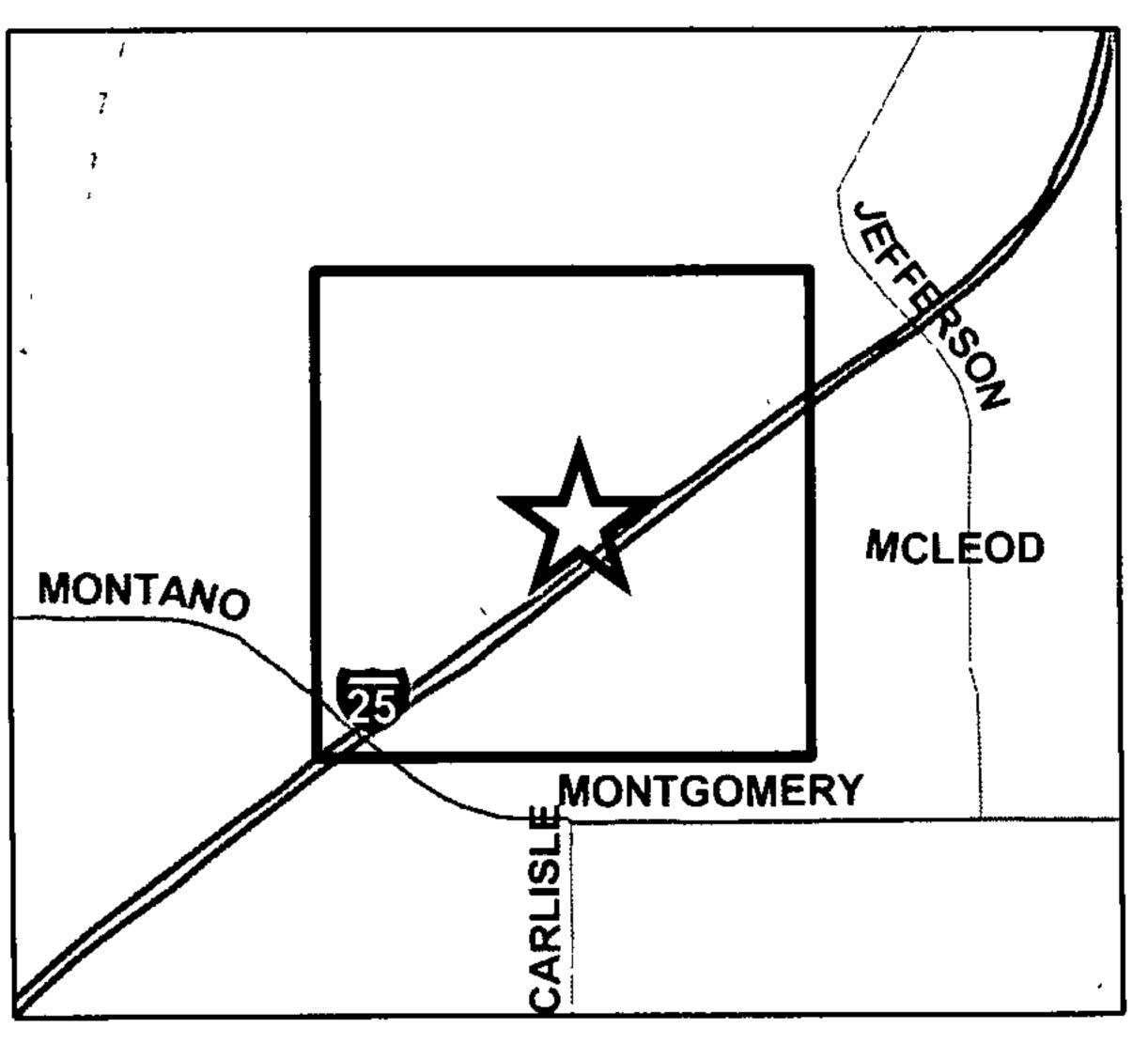
WH Warehousing & Storage

AGRI Agricultural
COMM Commercial - Retail
DRNG Drainage
MFG Manufacturing or Mining
MULT Multi-Family or Group Home
OFF Office
PARK Park, Recreation, or Open Space
PRKG Parking
PUBF Public Facility
SF Single Family
TRAN Transportation Facility
VAC Vacant Land or Abandoned Buildings



1 inch equals 500 feet
Project Number:
1007063
Hearing Date:
2-13-08
Zone Map Page:
F-16 F-17
Additional Case Numbers:
08DRB-70030



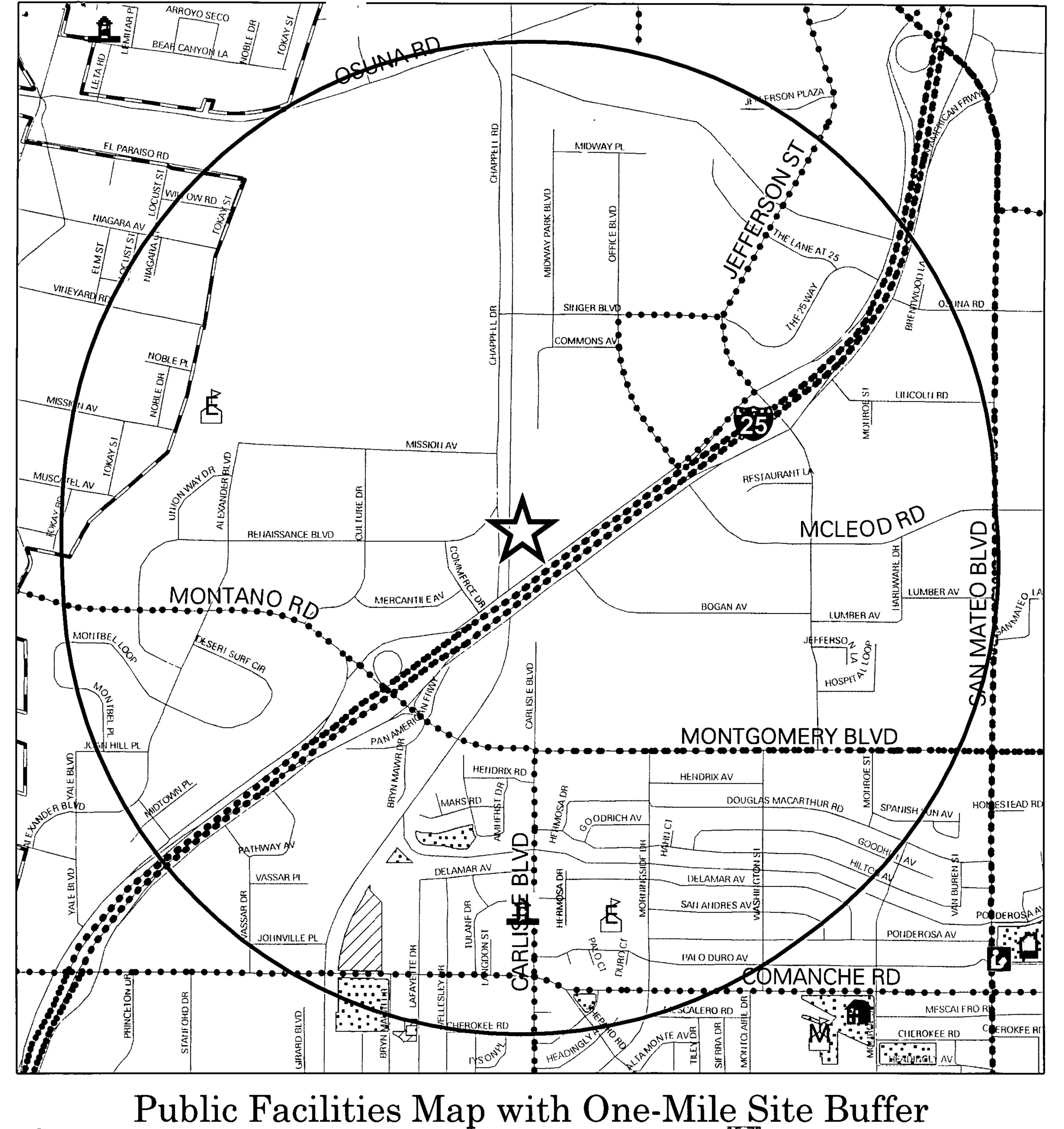


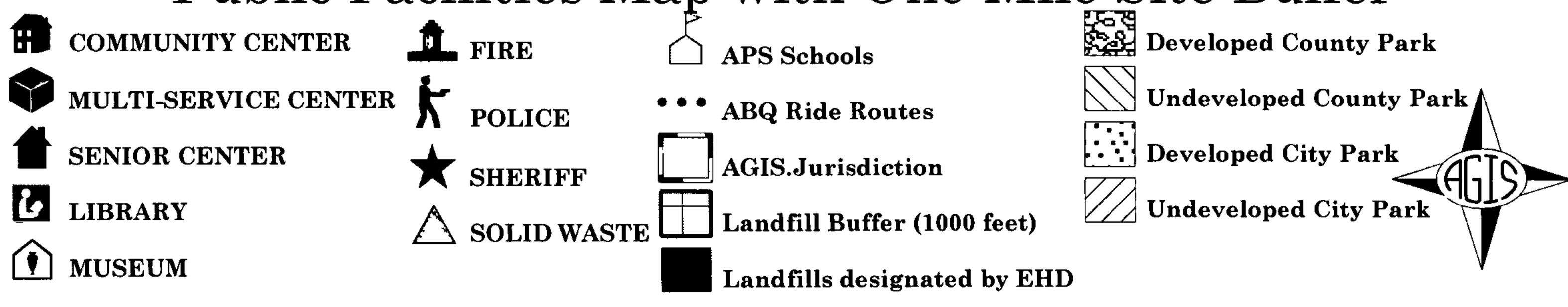
HISTORY MAP

Note: Grey shading indicates County.



1 inch equals 500 feet **Project Number:** 1007063 Hearing Date: 2-13-08 Zone Map Page: F-16 F-17 Additional Case Numbers: 08DRB-70030

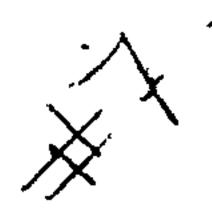




Project Number: 1007063

0.5

Miles





DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DKR	Application No.: 08DRB-70019 Project # 1007063
Proje	ct Name: LLD SUBDIVISION
Agen	t: PRECISION SURVEYS INC. Phone No.:
IOIIOV	request was approved on 1/23/08 by the DRB with delegation of signature(s) to the ving departments. STANDING SIGNATURES COMMENTS TO BE ADDRESSED TRANSPORTATION:
	UTILITIES: Grant Private Water/Source Service line Caroments for Tract A-2 and Tract A-browth. also need beneficiary and Maintenance note.
	CITY ENGINEER (AMAFCA:)
	PARKS / CIP:
	PLANNING (Last to sign): AMAJCA: Jite plan w/paking Them Landian; willing ry diver
	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.
Create	ed On: 1/22/29



DEVELOPMENT REVIEW BOARD AGENDA

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

January 23, 2008 9:00 AM MEMBERS:

Andrew Garcia, Acting DRB Chair Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA Christina Sandoval, Parks & Recreation

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

1. Project# 1006953 07DRB-70406 VACATION OF PUBLIC EASEMENT LOGAN HALL request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 4, TERRACE ADDITION, zoned SU-2/NCR, located on LEAD AVE SE BETWEEN LOCUST AVE SE AND ELM ST SE containing approximately 0.4539 acre(s). (K-15) (Deferred from 12/19/08). DEFERRED TO 2/6/08 AT THE AGENT'S REQUEST.

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

2. Project# 1002404
08DRB-70023 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70024 EPC APPROVED SDP
FOR SUBDIVISION

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, LADERA INDUSTRIAL CENTER, located on UNSER BLVD NW BETWEEN VISTA ORIENTE NW AND LADERA CHANNEL containing approximately 7.08 acre(s). (H-9) DEFERRED TO 1/30/08 AT THE AGENT'S REQUEST.

3. Project# 1004075 07DRB-70453 LEVEL B PLAN PHSE 2 DRB FINAL SIGNOFF DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for all or a portion of MESA DEL SOL LEVEL B MASTER PLAN, zoned PC/PLANNED COMMUNITY, located on EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE, containing approximately 3,082 acre(s). (Deferred from 1/9/08 & 1/16/08). DEFERRED TO 1/30/08 AT THE AGENT'S REQUEST.

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

4. Project# 1004071 08DRB-70017 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract C, ANCIENT MESA, zoned C-9, located on RAINBOW BLVD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). (C-9) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.

5. Project# 1002776 08DRB-70018 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for KLD ENTERPRISES, LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1 to be known as Y-2A-1-A, Y-2A-1-B, Y-2A-1C, Y-2A-1D, TAYLOR RANCH, zoned C-2(SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TRAIL NW containing approximately 10.1154 acre(s). (D-11) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA, PUBLIC UTILITY SIGNATURES, AGIS DXF AND COPY OF RECORDED PLAT, AND TO ABCWUA: NEED TEMPORARY WATERLINE EASEMENT REVIEWED AND READY FOR RECORDING.

6. Project# 1004526 08DRB-70022 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for LORETTA CHAVEZ/CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 400 & 399, TOWN OF ATRISCO GRANT UNIT 3, zoned R-D, located on SAGE RD SW BETWEEN COORS SW AND SAN YGNACIO RD SW containing approximately 6.3718 acre(s). (L-10) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

7. Project#-1007063
08DRB-70019 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for LARDNER FAMILY REVOCABLE LIVING TRUST request(s) the above action(s) for all or a portion of Tract(s) A, LLD zoned M-1 & SU-1 PERMISSIVE USES, located on PAN AMERICAN FREEWAY NE BETWEEN COMMERCE DR NE AND OFFICE BLVD NE approximately 3.463 acre(s). (F-16/17)PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA AND SITE PLAN WITH PARKING, AND TO ABCWUA: GRANT PRIVATE WATER/SEWER SERVICE LINE EASEMENTS FOR TRACT A-2 AND TRACT 'A' TO THE NORTH. ALSO NEED BENEFICIARY AND MAINTENANCE NOTES.

Project# 1006000 8.

08DRB-70026 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract 12, BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK, zoned PC, located on SOLAR MESA SE BETWEEN TURNING SE AND SAGAN SE containing approximately 5.44 acre(s). (R-16) WITH THE SIGNING OF THE INFRASTRUCTURE LIST 1/23/08 THE PRELIMINARY PLAT APPROVED. FINAL PLAT IS DEFERRED PENDING THE SIA. CONDITION OF FINAL PLAT: DEDICATION OF 20 FT RADIUS PER TRANSPORTATION.

Project# 1007060 FINAL PLAT APPROVAL

SURVEYS SOUTHWEST, LTD agent(s) for DUNCAN 08DRB-70015 MINOR - PRELIMINARY/ MILLOY request(s) the above action(s) for all or a portion of Lot 1, HURLEY REPLAT W/ A PORTION OF VACATED HARWOOD LATERAL, zoned R-1, located on 8TH ST NW BETWEEN ALTA MONTE PL NW AND ALTA MONTE AVE NW containing approximately 0.4996 acre(s). (G-14) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 5 FOOT SETBACK WITH RECORDED AGREEMENT.

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

10. Project# 1007033 08DRB-70013 SKETCH PLAT REVIEW AND COMMENT

GILFERD J PACHECO agent(s) for GILFERD J PACHECO request(s) the above action(s) for all or a portion of Lot(s) 5-8, MESA PARK ADDITION, zoned C-1, located on ZUNI RD SE BETWEEN INDIANA SE AND KENTUCKY SE containing approximately 0.3652 acre(s). (L-18) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

Project# 1007062 08DRB-70016 SKETCH PLAT REVIEW AND COMMENT

SURVEYING WAYJOHN INC agent(s) for ARCHDIOCESE OF SANTA FE request(s) the above action(s) for all or a portion of Tract(s) 50 - 52, **TO BE** KNOW AS TRACT A, SOUTH SAN JOSE PARISH, zoned SU-2/MR, located on BROADWAY BLVD SE BETWEEN ETHLYN AVE SE AND SAN JOSE AVE SE containing approximately 6.8196 acre(s). (M-14) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

Project# 1007067 08DRB-70025 SKETCH PLAT REVIEW AND COMMENT

ROSS HOWARD agent(s) for BLUE MOUNTAIN ENTERPRISE LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF LANDS OF BRUCE D. JOHNSON, zoned M-1, located on VASSAR DR NE BETWEEN COMANCHE RD NE JOHNVILLE DR NE containing approximately 3.0532 acre(s). (G-16) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

13. Other Matters: None

ADJOURNED: 10:05

CITY OF ALBUQUERQUE PLANNING DEPARTMENT January 23, 2008 **DRB Comments**

ITEM #7

PROJECT # 1007063

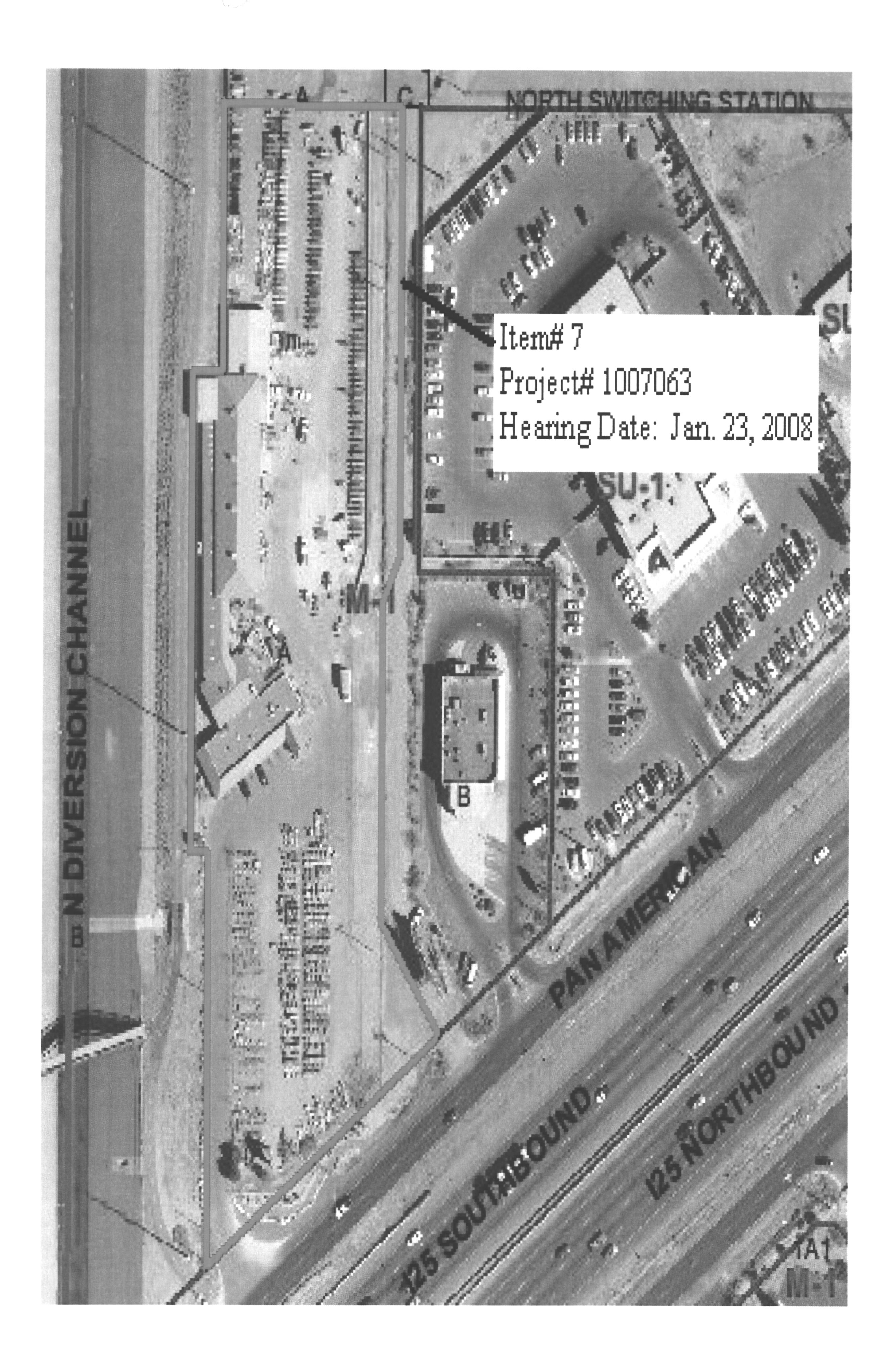
APPLICATION # 08-70019

RE: Tract A, LLD Subdivision

For future reference, please revise solar note (No. 7) to be specific to this type of request, i.e. replace the words "REQUESTED FINAL ACTION" with the word "THIS PLAT" at the beginning of the note, and delete the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" at the end of the note.

Provision of adequate on-site parking for the existing building needs to be demonstrated – per the Zoning Code: one space for each three employees on the largest shift or one space per 1,000 square feet of net leasable area, whichever requirement is greater. [§ 14-16-3-1(A)(17) OFF-STREET PARKING REGULATIONS]

Jack Cloud AICP, DRB Chairman 924-3934/ jcloud@cabq.gov



DXF Electronic Approval Form

DRB Project Case #:	1007063
Subdivision Name:	LLD TRACTS A1 & A2
Surveyor:	LARRY W MEDRANO
Contact Person:	LISA PARRISH
Contact Information:	856-5700
DXF Received:	1/23/2008 Hard Copy Received: 1/23/2008
Coordinate System:	NMSP Grid (NAD 83)
18/m	<u>01.23.2008</u>
	Approved Date
* The DXF file cannot	be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc 7063

to agiscov on 1/23/2008

Contact person notified on 1/23/2008

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

01/15/2008 Issued By: PLNSDH

Permit Number:

2008 070 019

Category Code 910

Application Number:

08DRB-70019. Minor - Preliminary/ Final Plat Approval

Address:

Location Description:

PAN AMERICAN FREEWAY NE BETWEEN COMMERCE DR NE AND OFFICE

BLVD NE

Project Number:

1007063

Applicant

Lardner Family Revocable Living Trust

4741 Pan American Freway Ne

Albuquerque NM 87108

345-8518

Agent / Contact Precision Surveys Inc.

Larry Medrano

4900 Alameda Blvd Ne Suite A

Albuquerque NM 87113

larry@presurv.com

Application Fees

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

City Of Albuqueroue Treasury Division

1/15/2008 11:54AM LOC: ANNX WS# 007 IKANS# 0028 KECELF1# 00092793-00092793 FERM1 # 2008070019

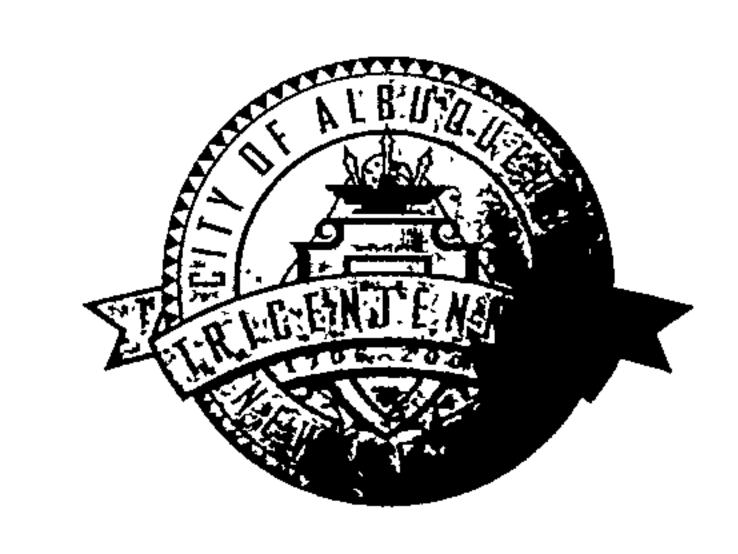
Trans Amt \$305.00

Conflict Manag. Fee \$20.00 LKB Actions \$285.00 LA \$305.00 CHANGE \$0.00

TRSMSF

thank You

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE

PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

	DRB CASE NO/PROJECT NO: 1007063	AGENDA ITEM NO: 7
	SUBJECT:	
	Final Plat Preliminary Plat	
	ACTION REQUESTED:	
P.O. Box 1293	REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEN	D:()
•	ENGINEERING COMMENTS:	•
Albuquerque	No adverse comments.	
New Mexico 87103	·	
	RESOLUTION:	
www.cabq.gov	APPROVED; DENIED; DEFERRED; COMN	MENTS PROVIDED; WITHDRAWN
	SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) B	Y: (UD) (CE) (TRANS) (PKS) (PLNG)
	DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) T	O: (UD) (CE) (TRANS) (PKS) (PLNG)
	FOR:	
	SIGNED: Bradley L. Bingham City Engineer/AMAFCA Designee 924-3986	<u>DATE</u> : January 23, 2008

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

	DRB CASE NO/PROJECT NO: 1007063	AGENDA ITEM NO: 6
	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		
New Mexico 67105	RESOLUTION:	
	APPROVED; DENIED; DEFERRED; COMMENTS	PROVIDED · WITHDD A WAI
vww.cabq.gov	, DELECTED, OUTIVIDIVIC	TICOVIDED, WITIEDICA WIN
	SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (U)	D) (CE) (TRANS) (PKS) (PLNG)
	DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UI	D) (CE) (TRANS) (PKS) (PLNG)
	FOR:	
	SIGNED: Bradley L. Bingham	DATE : February 13, 2008
	City Engineer/AMAFCA Designee 924-3986	

CITY OF ALBUQUERQUE PLANNING DEPARTMENT PROPERTY OWNERSHIP LIST

Meeting Date: February 13, 2008

Zone Atlas Page: F-16, F-17

App#08DRB-70030

Notification Radius: 100 Ft.

Cross Reference and Location: PAN AMERICAN FREEWAY NE BETWEEN

COMMERCE DR NE ANCD OFFICE BLVD NE

Applicant: LARDNER FAMILY REVOCABLE LIVING TRUST

4741 PAN AMERICAN FRWY NE ALBUQUERQUE, NM 87109

Agent: PRECISION SURVES INC

8500 – A JEFFERSON ST NE ALBUQUERQUE, NM 87113

Special Instructions:

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

Date Mailed: JANUARY 25, 2008 Signature: ERIN TREMLIN

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

		Supple	ementai	10rm	
SUBDIVISIO	N	S	Z	ZONING & PLANNI	NG
	r Subdivision action			Annexation	
X Vaca	r Subdivision action		,		nty Submittal
7-4	ance (Non-Zoning)	V			Submittal
	oo (i ton Zoillig)			Zoning)	nendment (Establish or Change
SITE DEVE	OPMENT PLAN	P			Phase I, II, III)
	ubdivision			Amendment t	to Sector, Area, Facility or
	uilding Permit	`		Comprehensi	
	inistrative Amendment (AA) aster Development Plan	, D			nent (Zoning Code/Sub Regs)
<u> </u>	of Appropriateness (LUCC	_	Δ	APPEAL / PROTES	Change (Local & Collector)
STORM DR	AINAGE (Form D) Drainage Cost Allocation Plan				B, EPC, LUCC, Planning Director or Staff,
anning Departmen	t Development Services (Refer to supplemental for	Center, 600 2 nd S	Street N	W, Albuquerque, NM	eted application in person to the 87102. Fees must be paid at the
	(if any): <u>Precision</u>	Surveus	loc		PHONE:856 ~ 5 7 00
Professional/Agent	(II any). Y LECTOICE	- 201 very 3		· · · · · · · · · · · · · · · · · · ·	
ADDRESS: 85	00 - A Jefferson	n St N	<u> </u>		FAX 856 - 7900
CITY Albuq	uergin	STATE <u>NY</u>	YN ZIP_	87113 E-MAIL	· Jarry@presurv.co
APPLICANT	ardner Family	Revocable	Liv	ing Trust P	HONE: 345-8518
					AX:
CITY Albert	. 4 . 0 . 4	CTATE N	ر ال الم	93109 FMAIL	e cattonia sostono
CITY	ver ave	SIAIE <u>I/J</u>	** 1 ZIP_	OTIO / E-MAIL	scott@rmstone.c
Proprietary interest i	nisite: Owner	Lis	it <u>all</u> own	iers:	
SCRIPTION OF REQU	JEST: Vacation	of Publ	10	Fasement	
E INFORMATION: A Lot or Tract No Subdiv/Addn/TBKA:	Tract "A" LLD Subdivis	SLEGAL DESCRIP	PTION IS	CRUCIAL! ATTACH A S	EPARATE SHEET IF NECESSARY. Output: 100 /
EINFORMATION: A Lot or Tract No Subdiv/Addn/TBKA: Existing Zoning Zone Atlas page(s): SE HISTORY:	CCURACY OF THE EXISTING Tract "A" LLD Subdivis M-1 E SU-1 M-1 P F-16 E F-17	SIOO Commissione uses Proposed zoo UPC Code	ning:	CRUCIAL! ATTACH AS Block No Change 160615272	MRGCD Map No
Lot or Tract No Subdiv/Addn/TBKA: Existing Zoning Zone Atlas page(s):_ SE HISTORY: List any current or page in the current or page.	CCURACY OF THE EXISTING Tract "A" LLD Subdivis M-1 É SU-1 M-1 P F-16 É F-17 Tor case number that may be	ברתובת DESCRIP	ning	CRUCIAL! ATTACH AS Block Block No Change 1 60615272 Proj., App., DRB-, AX_,Z_	EPARATE SHEET IF NECESSARY. / C Unit: ハ/ム MRGCD Map No _ いん 5210304
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	BULK LAND VARIANCE			((PUBLIC HEARING CASE)
	Application for Minor I Letter briefly describin improvements to	ng and explaining: th	including those ne request, cor	submittal requirements. npliance with the Developm	24 copies nent Process Manual, and all
	Notice on the propose	ed Plat that there are & Neighborhood Co	e conditions to ordination inqu	subsequent subdivision (re iry response, notifying lette	efer to DPM) er, certified mail receipts
	Fee (see schedule)	J. 11			
	List any original and/o DRB Public hearings are	or related file number approximately 30	rs on the cove DAYS after to	r application he filing deadline. Your a	ttendance is required.
×	VACATION OF PUBLIC I	EASEMENT (DRB2	7)		
		RIGHT-OF-WAY (D	RB28)		
	(Not required for 0	City owned public rig	ght-of-way.)	nent (folded to fit into an 8.5 cated, etc. (not to exceed 8	5" by 14" pocket) 24 copies.
	Zone Atlas map with t	the entire property(is	es) clearly outli	ned	.o by ii) 24 copies
	Letter briefly describin	ig, explaining, and ji R Neighborhood Co	ustifying the re	quest iry response, notifying lette	er mondifical month of the
	Sign Posting Agreeme	ent	oramanon inqu	ny response, nomynig iede	r, cerunea mair receipts
	Fee (see schedule)	r related file numbe	re on the cover	r application	
	List any original and/o Unless the vacation is sho DRB Public hearings are	own on a DRB appro	oved plat record	ded by the County Clerk wi	thin one year, it will expire. ttendance is required.
	SIDEWALK VARIANCE (•			
	· · · · · · · · · · · · · · · · · · ·	•	ance or waiver	(not to exceed 8.5" by 14")) 6 copies
	Zone Atlas map with the second contract of	he entire property(ie	es) clearly outlin	ned	
	Letter briefly describin List any original and/or	-			
					Your attendance is required.
	Zone Atlas map with the	g the location of the he entire property(ie	proposed varies) clearly outling	ance or waiver (not to excened	<i>3</i>
	 Letter briefly describing Office of Community & Sign Posting Agreeme Fee (see schedule) 	Neighborhood Coc		riance ry response, notifying letter	r, certified mail receipts
	List any original and/or DRB meetings are approx				nce is required.
	TEMPORARY DEFERRAL	L OF SIDEWALK C	ONSTRUCTIO	N (DRB19)	
	EXTENSION OF THE SIA	FOR TEMPORARY sidewalks subject to ne entire property(ie	f DEFERRAL the proposed s) clearly outliness.	OF SIDEWALK CONSTRU deferral or extension (not to ned	JCTION (DRB07) c exceed 8.5" by 14") 6 copies
	List any original and/or	r related file number	rs on the cover	application	
	DRB meetings are approx	ximately 8 DAYS a	fter the Tueso	lay noon filing deadline.	Your attendance is required.
	VACATION OF PRIVATE IN VACATION OF RECORDS	•	6)		
	The complete document Scale drawing showing	nt which created the	e vacated (8.5'	' by 11") 6 copies	xceed 8.5" by 14") 6 copies
	Zone Atlas map with the Letter/documents brief			ed ying the vacation 6 copies	
	Letter of authorization			aries (private easement onl	
	Fee (see schedule)List any original and/or	related file number	s on the sover	annliaation	
	Unless the vacation is show	wn on a DRB appro	ved plat record	ed by the County Clerk with	hin one vear, it will expire.
	DRB meetings are approx	ximately 8 DAYS at	fter the Tuesd	ay noon filing deadline.	Your attendance is required.
I, tl	he applicant, acknowledge	that any			•
info	rmation required but not	submitted		LARRY W. MED	ZANO
	n this application will likely erral of actions.	result in		Applican Applican	t name (print)
 1 1				Applicant sign	gnature / date
					revised 4/07
⊠	Checklists complete Fees collected	Application case r	numbers <u>7003⊘</u>		1/18/08
	Case #s assigned Related #s listed			Project #	nner signature / date
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Rec	UPC	OWNER	OWNER ADDRES S	OW NER CIT Y	R S T	OWNERICOE	PR OP ETY CLS	TA X DI ST RI CT	LEGAL
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2	10170 61005 30020 130	LARDNER PROPERTI	4741 PA N AMERI CAN FWY NE	UQU		87 10 7	С	A1 A	TR C NORTH SWITCHING STATION ADDITION SE 1/4 NE 1/4 SEC 34 SW 1/4 NW 1/4 SEC 35 T11N R3E CO NT .2304 AC +/-
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OR CURRENT RESIDENT
101606149938310404
A M A F C A
2600 PROSPECT NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101706102726220107
PAN AMERICAN HOLDINGS LLC C/O
DMOC
PO BOX 35250
TUCSON, AZ 85740 5250

OR CURRENT RESIDENT
101706101024020105
ALBECUE LLC
5400 LYNDON B JOHNSON FWY
DALLAS, TX 75240 1000

OR CURRENT RESIDENT
101706103030820104CA
PUBLIC SERVICE COMPANY OF NM
ALVARADO SQUARE
ALBUQUERQUE, NM 87158

Project# 1007063 101706100530020130 LARDNER PROPERTIES 4741 PAN AMERICAN FWY NE ALBUQUERQUE, NM 87107

Project# 1007063
PRECISION SURVEYS INC
8500-A JEFFERSON ST NE
ALBUQUERQUE, NM 87113

Planningnonacontactformltr (12/03/07)



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 18, 2007	
Date	
Planning Department	
Plaza Del Sol Building	
600 Second St. NW	
Second Floor (924-3860)	
The in Indian will govern to notify	you that on January 18,2008 (date)
TUIS (6ffet witt serve to month	(date)
	- 11 - (
TO CONTACT NAME:	my wied runco
CONTRADANIVIACENICY- Tre	chains surces we
ADDRESS/ZIP: 8500 Jed	Roson St. NE 87/13
PHONE/FAX #: 856.572	0 / 856. 7900
	borhood Coordination requesting the contact names for ALL
	. M. J. M. D. C. J.
Contacted the Office of Neigh	DOMINOUR COORDINATION RECORDS AND Afforded by their requirest
Affacted Naighbarhand	and/or Homeowner Associations affected by their request
Affected Neighborhood	and/or Homeowner Associations affected by their request
Affected Neighborhood	and/or Homeowner Associations affected by their request
Affected Neighborhood concerning a Zoning Action of Chocky Monumbain 5-tone Store? Chairmed and McLead NE	r Site Development Plan, etc. at Tract A. LLD Subdivision perty) located on 4741 Pan American Freeway between North Diverse
Affected Neighborhood concerning a Zoning Action of Chocky Monumbain 5-tone Store? Chairmed and McLead NE	r Site Development Plan, etc. at Tract A. LLD Subdivision perty) located on 4741 Pan American Freeway between Worth Diverse
Affected Neighborhood concerning a Zoning Action of (Rocky Monutain Stone Store?) Channel and McLead NE zone map page(s) F-14,17	r Site Development Plan, etc. at Tract A. LLD Subdivision purpy located on 4741 Pan American Freeway between Worth Diverse
Affected Neighborhood concerning a Zoning Action of (Rocky Monutain Stone Store?) Channel and McLead NE zone map page(s) F-14,17	and/or Homeowner Associations affected by their request or Site Development Plan, etc. at Tract A. LLD Subdivision operty) located on 4741 Pan American Freeway between North Diverse of January 18,2008 there were No Affected
Affected Neighborhood concerning a Zoning Action of Chocky Mountain Stone Store? Channel and McLead NE Zone map page(s) F-16,17 Our records indicate that as of	r Site Development Plan, etc. at Tract A. LLD Subdivision reporty) located on 4741 Pan American Freeway between North Divers f January 18,2008 there were No Affected (date)
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Affected Neighborhood concerning a Zoning Action of Chocky Monthsian Stone Stone To Channel and McLead NE Zone map page(s) F-16,17 Our records indicate that as of Neighborhood and/or H If you have any questions about 1924-3914 or by fax at 924-3913	and/or Homeowner Associations affected by their request or Site Development Plan, etc. at Tract A. LLD Subdivision openly) located on 4741 Pan American Freeway between Worth Diverse of January 18,2008 there were No Affected (date) omeowner Associations in this area. out the information provided, please contact our office at (505)
Affected Neighborhood concerning a Zoning Action of Chocky Monthsian Stone Stone To Channel and McLead NE Zone map page(s) F-16,17 Our records indicate that as of Neighborhood and/or H If you have any questions about 1924-3914 or by fax at 924-3913	and/or Homeowner Associations affected by their request or Site Development Plan, etc. at Tract A. LLD Subdivision openly) located on 4741 Pan American Freeway between Worth Diverse of January 18,2008 there were No Affected (date) omeowner Associations in this area. out the information provided, please contact our office at (505)
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DEVELOPER INQUIRY SHEET (To be completed prior to application submittal)

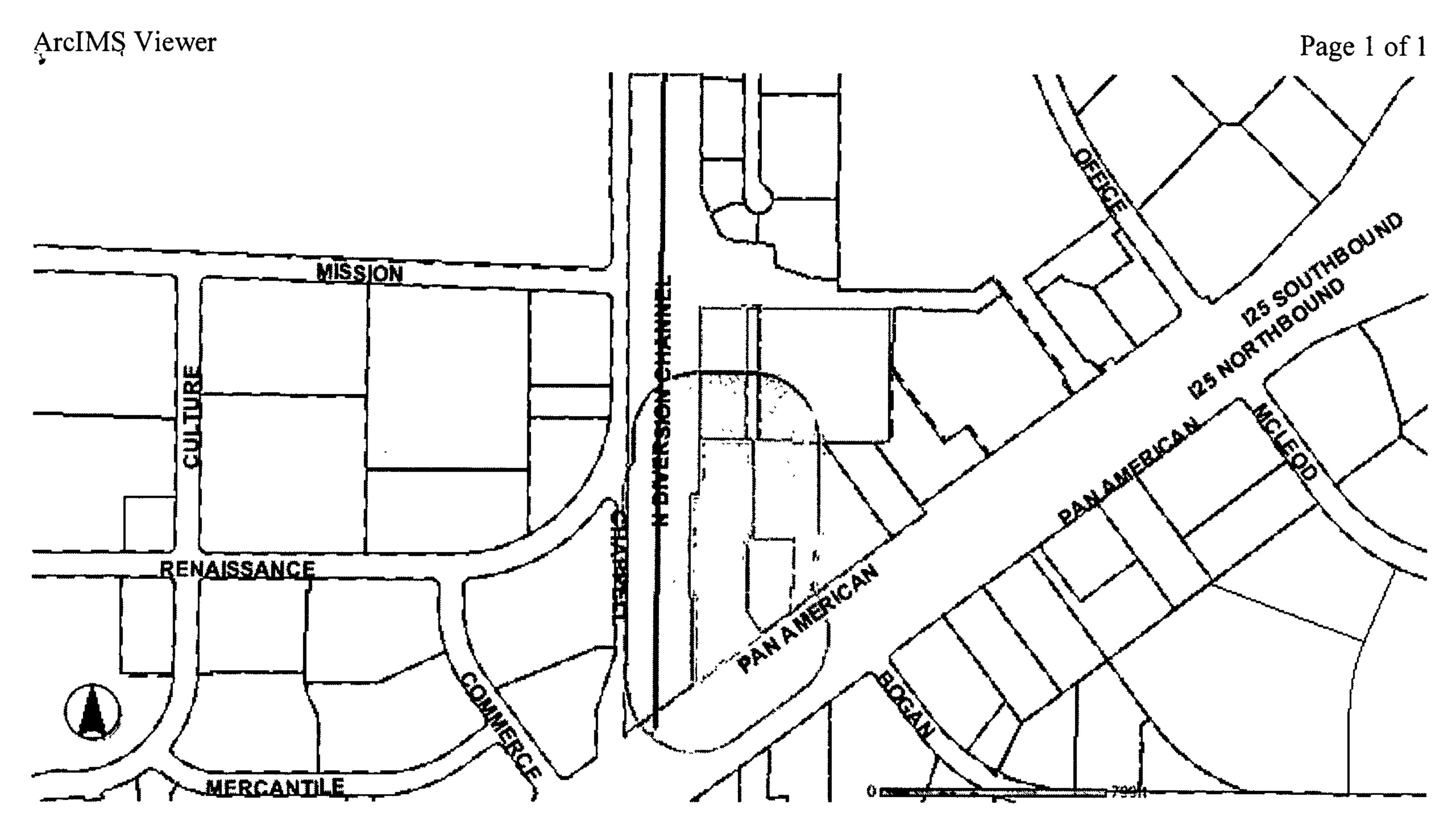
The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 — will need the following information <u>BEFORE</u> neighborhood association information will be released to the applicant/agent on any project being presented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

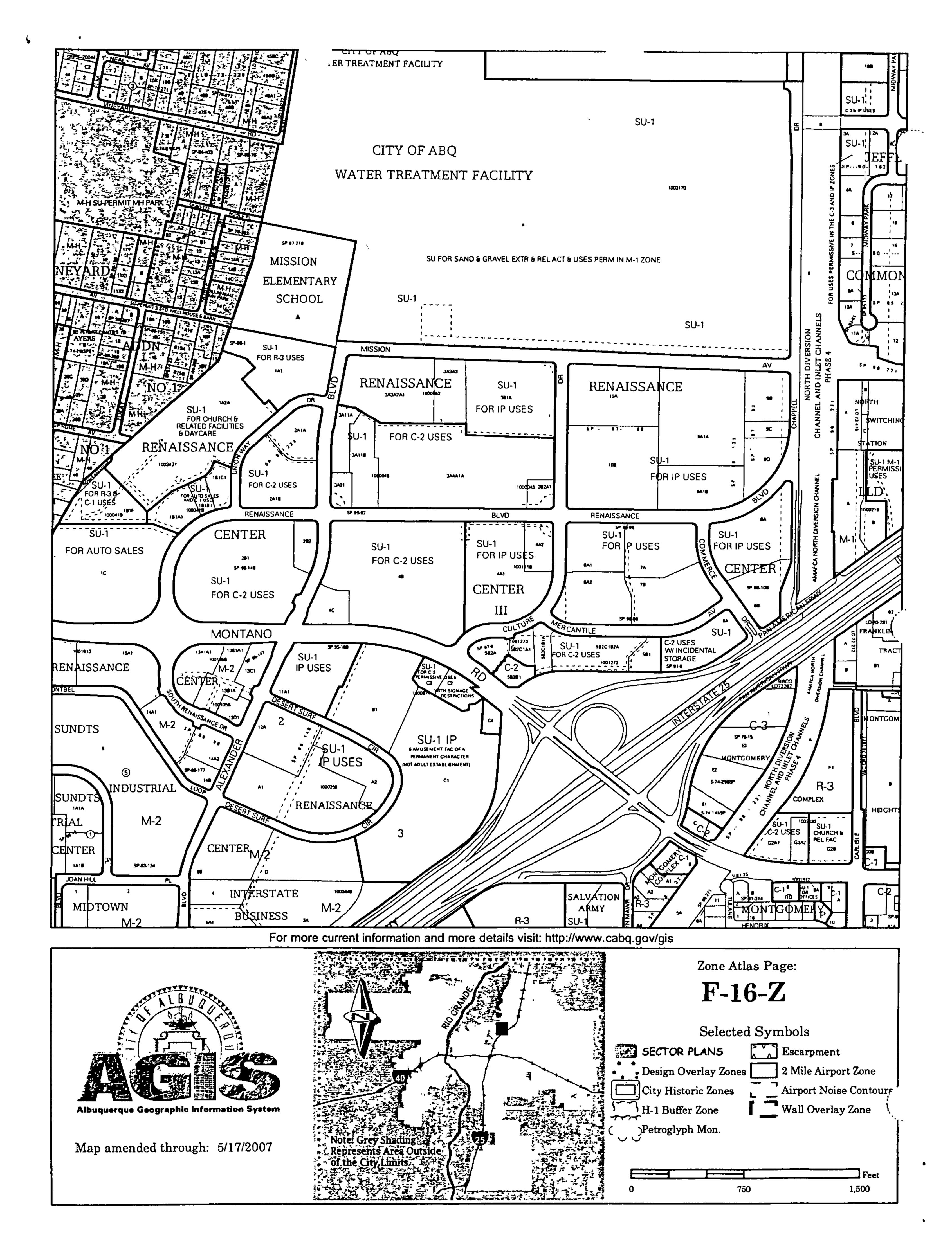
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City Project []					MENT
CONTACT NAME	: LARRY ME	DRANO			
COMPANY NAM	E: PREC1510N	SUZVEYS, 1	WZ,		<u> </u>
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THE SITE IS INDICAT	TED ON THE FOLLO	WING ZONE A	TLAS P	AGE (<i>Flb/</i>	<u>=/7</u>).

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (FIB F17).

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

(Zone Map MUST be provided with request)







8500-A Jefferson Street, NE Albuquerque, NM 87113

January 18, 2008

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

RE:

REQUEST FOR VACATION OF PUBLIC EASEMENT (PNM AND QWEST) WITHIN TRACT "A", LLD SUBDIVISION, 4741 PAN AMERICAN FREEWAY, NE, BETWEEN THE NORTH DIVERSION CHANNEL AND MC LEOD, NE ZONE ATLAS PAGES F-16 AND F-17

Dear Chair,

On behalf of our client, Lardner Family Trust, we are submitting an application for vacation of public utility easement (PNM and Qwest). The easement was created by plat filed January 03, 1974 in book B9, page 24. To the best of our knowledge, there are no existing lines in the easement. The easement needs to be vacated to allow for future development on the site.

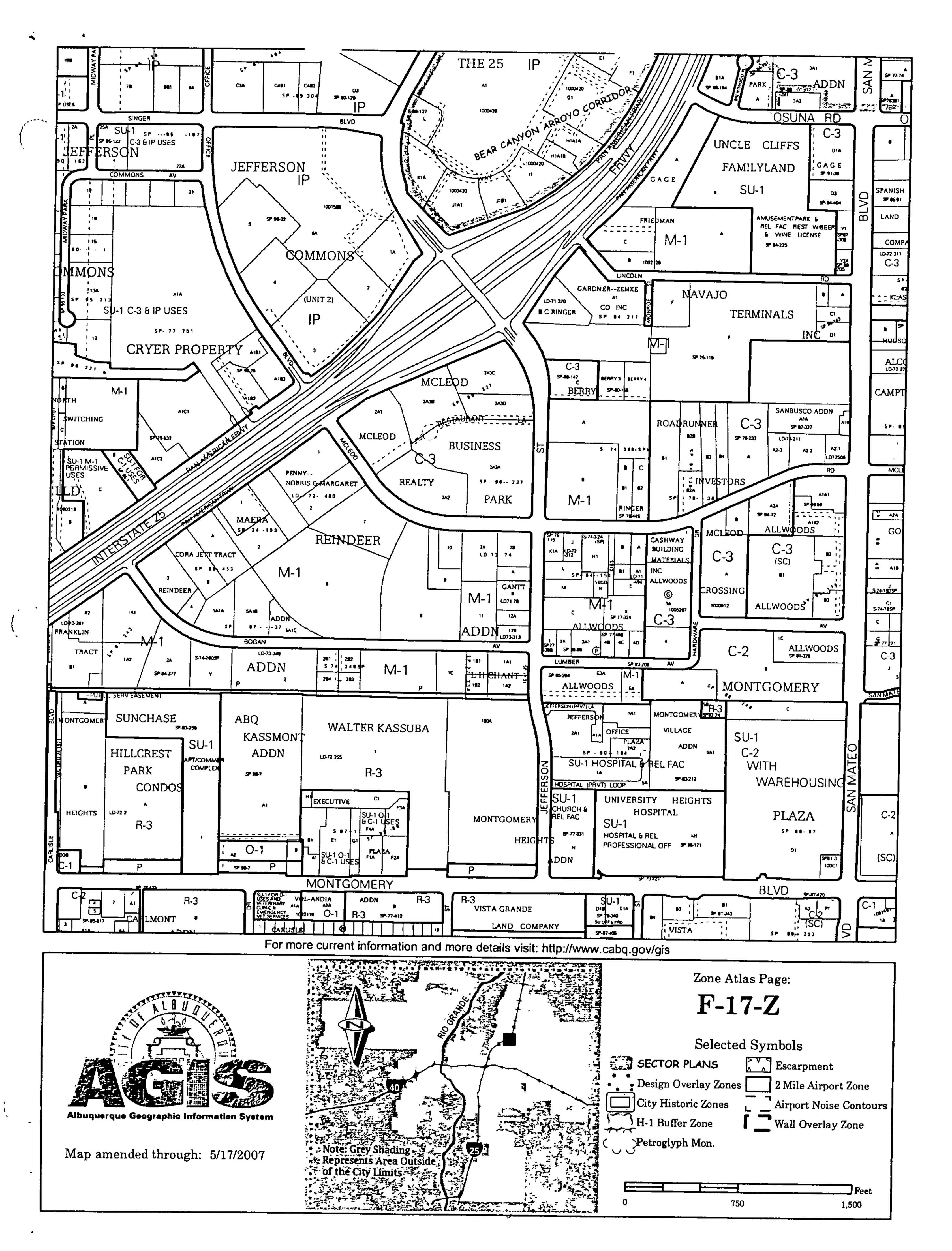
Enclosed are the required application attachments.

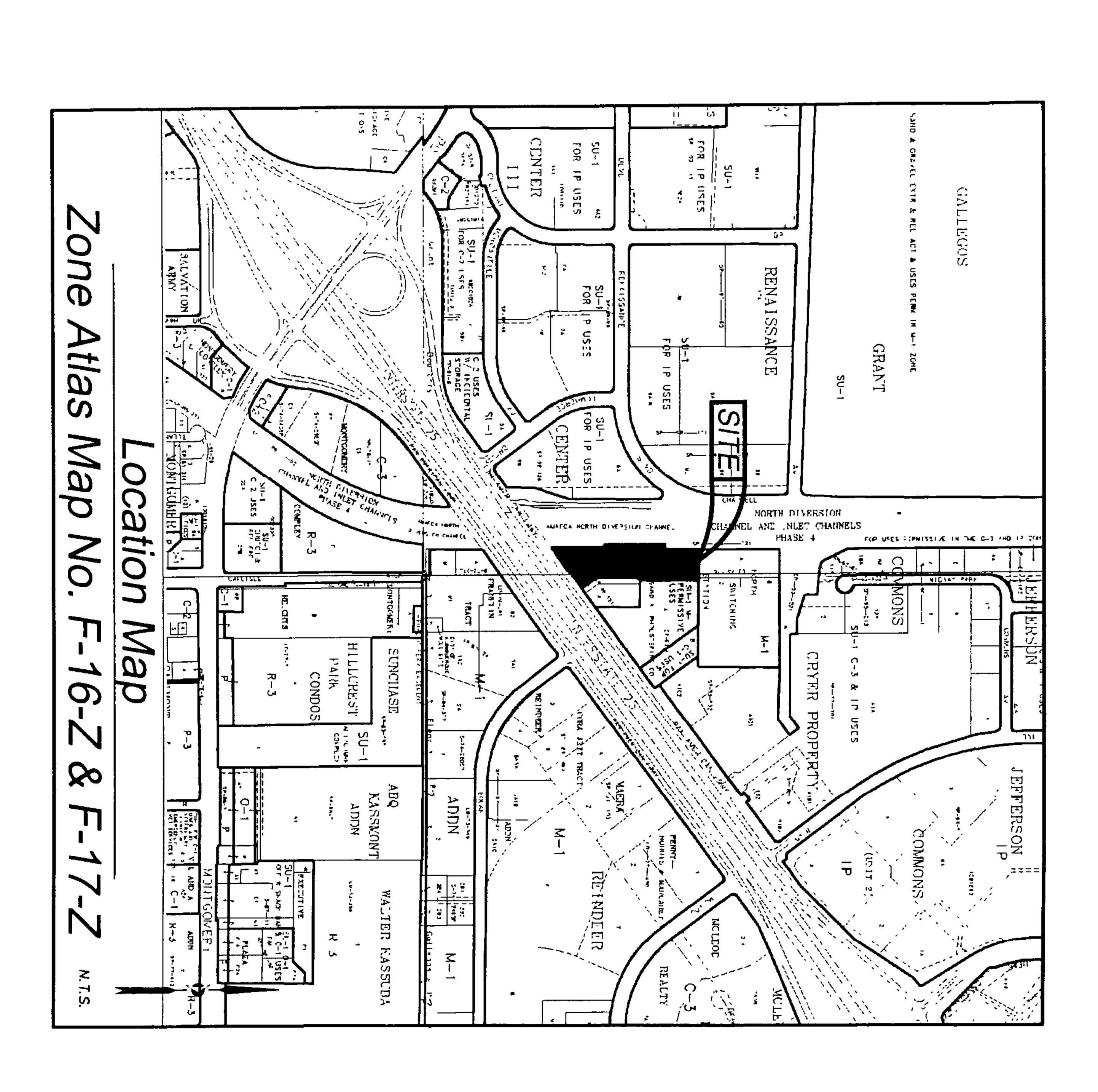
If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

MOTO MATERIAL TO THE

Larry W. Medrano Precision Surveys, Inc.





Project# 1007063 08DRB-70030 VACATION OF PUBLIC EASEMENT

PRECISION SURVEYS INC agent(s) for LARDNER FAMILY REVOCABLE LIVING TRUST request(s) the above action(s) on a portion of Tract(s) A, LLD SUBDIVISION, zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMMERCE DR NE AND OFFICE BLVD NE containing approximately 3.463 acre(s). (F-16, F-17)

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, JANUARY 28, 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 13, 2008, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1000376

08DRB-70033 - 1YR YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1-117 Unit 1 & 1-35 Unit 2, PARADISE SKIES UNITS 1 & 2, zoned R-LT, located on BANDELIER DRIVE NW BETWEEN MCMAHON BLVD NW AND UNSER BLVD NW containing approximately 23.2 acre(s). (A-11)

Project# 1001249

08DRB-70032 VACATION OF PUBLIC EASEMENTs

TIERRA WEST LLC agent(s) for GOODMAN REALTY GROUP request(s) the above action(s) on a portion of Tract(s) A, SNOW VISTA INVESTORS, zoned C-1 (SC), located on 98TH ST SW BETWEEN SAGE RD SW AND BENAVIDES RD SW containing approximately 10.7651 acre(s). (M-9)

Project# 1001789

08DRB-70031 1YR YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS

JASON DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 28-A-1, Block 6 MONTE VISTA ADDN, zoned CCR, located on CENTRAL AVE NE BETWEEN WELLESLEY NE AND TULANE NE containing approximately 0.8483 acre(s). (K-16)

Project# 1004972

08DRB-70020 VACATION OF PUBLIC RIGHT-OF-WAY

ROBERT WESTFALL request(s) the above action(s) for all or a portion of Spruce Street NE, adjacent to Lot 1, Block 27, **COUNTRY CLUB ADDITION**, zoned R-1, located on the north side of SIGMA CHI RD NE BETWEEN ENCINO PL NE AND UNIVERSITY BLVD NE (J-15)

Project# 1007051

08DRB-70014 VACATION OF PUBLIC RIGHT-OF-WAY

JOSEPH B. GARCIA agent(s) for JOE M. CRUZ request(s) the above action(s) for all or a portion of **THE AMOLE DEL NORTE DIVERSION**, adjacent to Tract 398-B, Town of Atrisco Grant Unit 3, zoned A-1 (County), located on the north side of SAGE RD SW BETWEEN 75th ST AND RAEL ST SW containing approximately 0.83 acre(s). (L-10)

THE ENTENN

Planning Department

CITY OF ALBUQUERQUE





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OR CURRENT RESIDENT
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ALBECUE LLC
5400 LYNDON B JOHNSON FWY
DALLAS, TX 75240 1000

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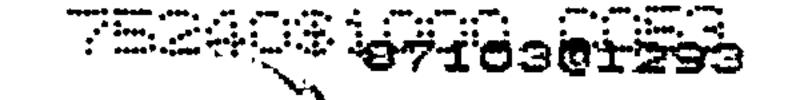
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Albuquerque

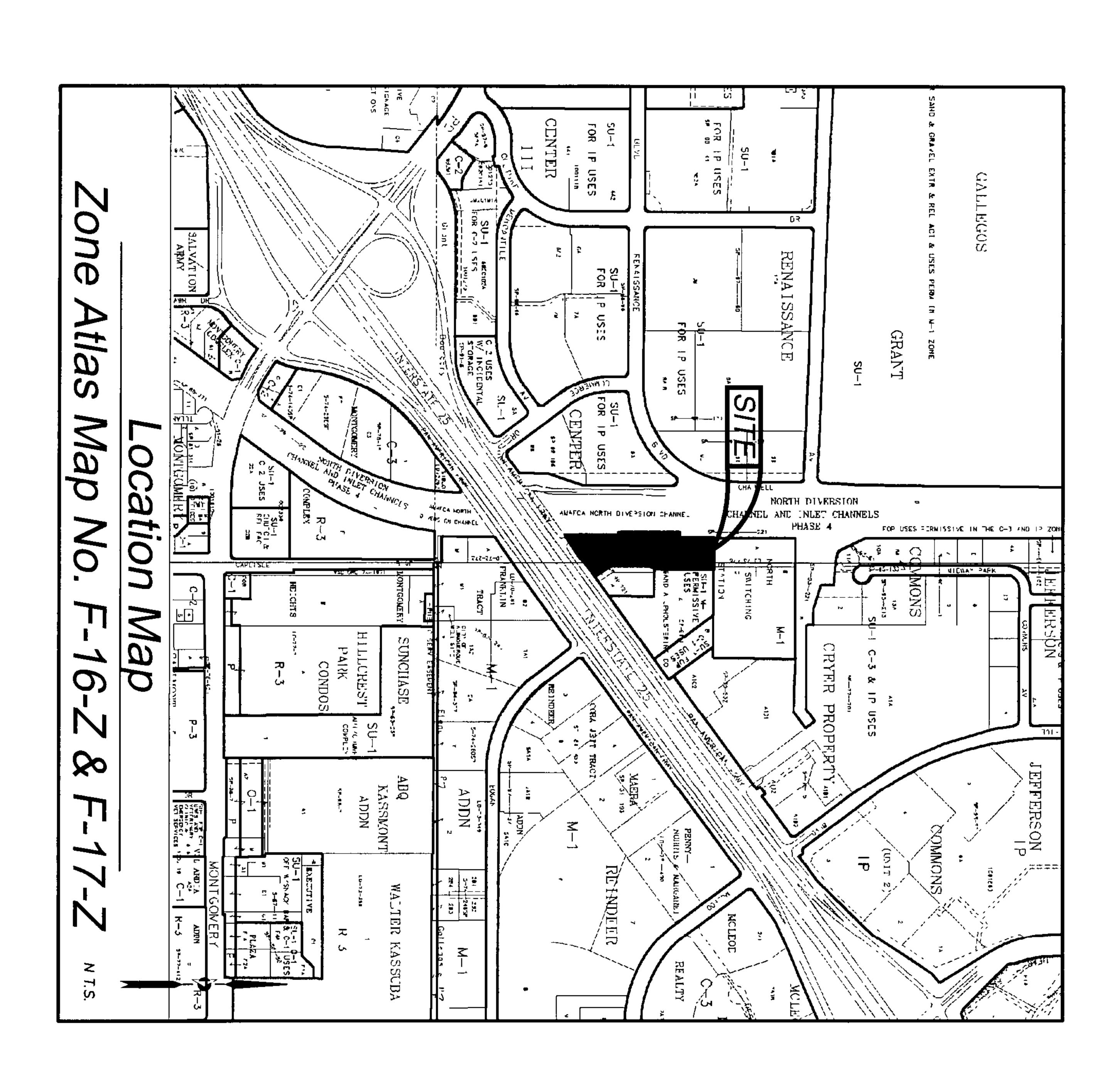


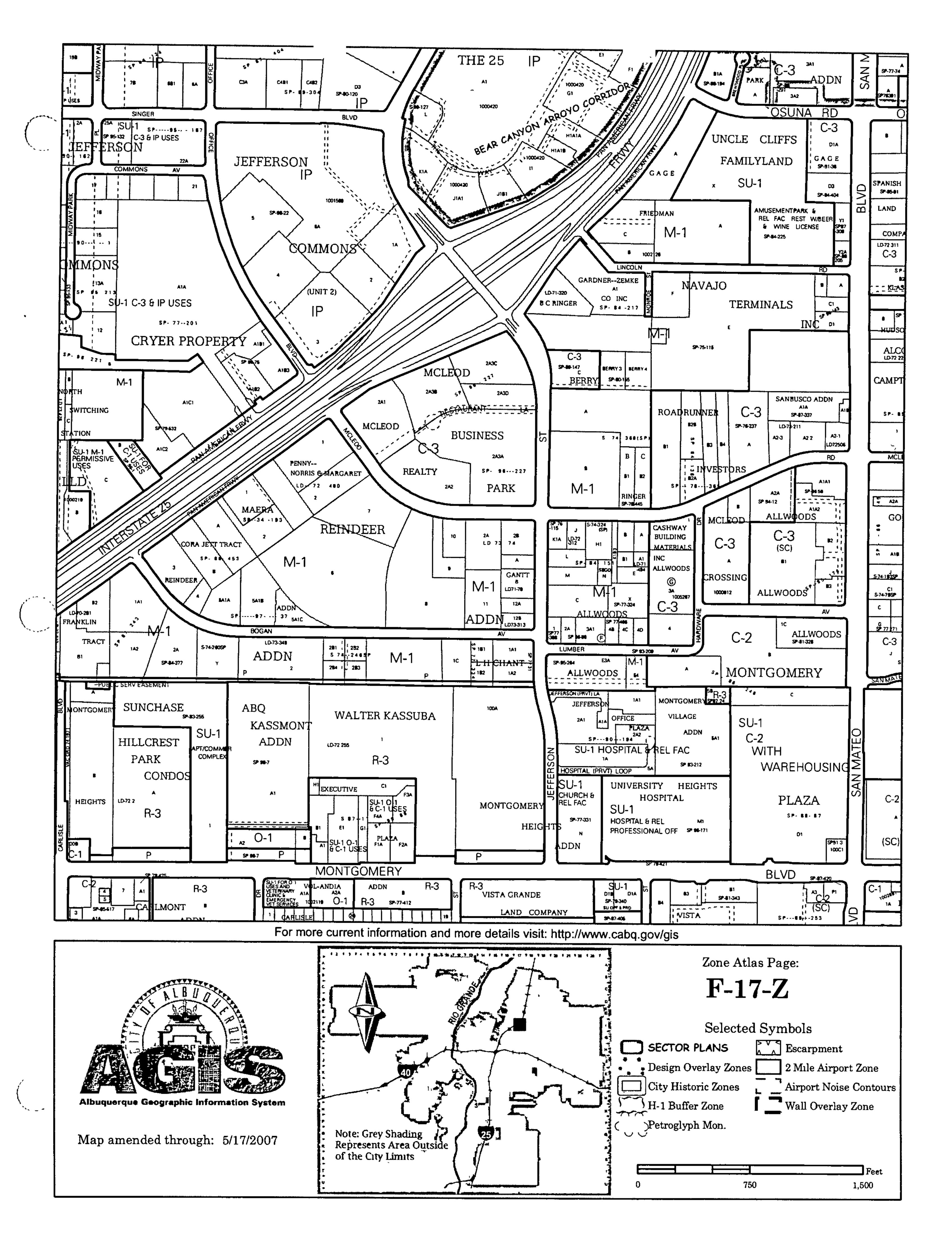
DEVELOPMENT/ PLAN REVIEW APPLICATION

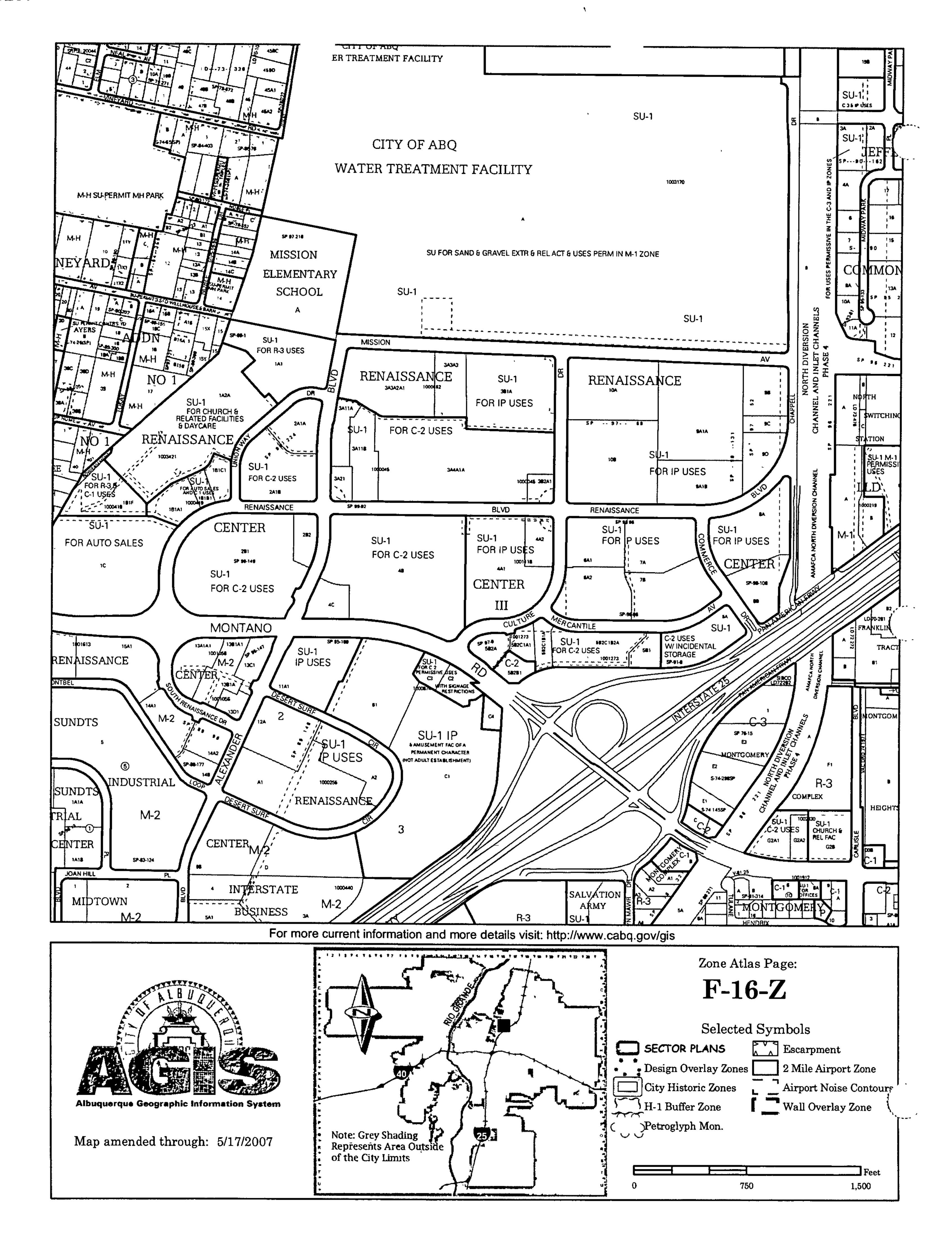
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	aster Development Plan of Appropriateness (LUCC)	D		Change (Local & Collecte	or)
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Professional/Agent	t (if any): <u>Precision Si</u>	or veys, Inc.	······································	PHONE:856	
ADDRESS: 85	00 - A Jefferson	St. NE		FAX: <u>856</u>	7900
CITY: Albuq	juerque	STATE NM ZIP	87113 E-MAIL:	larry@pres	<u>urv.</u> C01
	ardner Family Rev		<i>,</i>	HONE: 345 - 85	18
ADDRESS:	741 Pan America	n Freeway	NEF	AX:	
CITY: Albug	verque	STATE NM ZIP	87109 E-MAIL:	scott@rms	itane.co
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Existing Zoning:	LLD Subdivision M-1 É SU-1 M-1 Permis F-16 É F-17	ne uses Proposed zoning:	Na Change 160615272	MRGCD Map No 5210304	n/a
CASE HISTORY: List any current or pr	rior case number that may be relevan	nt to your application (Proj., App., DRB-, AX_,Z_,	, V_, S_, etc.): <u> O</u>	1445
CASE INFORMATION: Within city limits?	Yes Within 1000F1	of a landfill?)		·
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	vas previously reviewed by Sketch P				<u>`~</u>
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All fees have been collect			ADV	\$ 7S. (QC
All case #s are assigned AGIS copy has been ser		-	<u>Cwt</u>	\$ 20.	\bigcirc
Case history #s are listed		-		\$	
Site is within 1000ft of a		-		\$	
F.H.D.P. density bonus	•			Total	
F.H.D.P. fee rebate	Hearing date	e Jebruara 1	5,2008	\$ 185	3.00
N	1/10/08	\ /	ioct # 100%	21-2	

Planner signature / date

	 Drawing showing the second Zone Atlas map with the Letter briefly describing List any original and/or 	FOR TEMPORARY DEFERRA sidewalks subject to the propose ne entire property(ies) clearly ou g, explaining, and justifying the r related file numbers on the co- ximately 8 DAYS after the Tue	ed deferral or extension (not a utlined deferral or extension ver application	to exceed 8.5" by 14") 6 copies
	 Scale drawing showing Zone Atlas map with the Letter/documents brief Letter of authorization Fee (see schedule) List any original and/or Unless the vacation is shown 		3.5" by 11") 6 copies Itlined Istifying the vacation 6 copie ficiaries (private easement or Ver application Orded by the County Clerk w	s nly) ithin one year, it will expire.
info with	he applicant, acknowledge ormation required but not this application will likely erral of actions.	submitted	19/11/11/11/11/11/11/11/11/11/11/11/11/1	Int name (print) signature / date
区区	Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers	$\frac{1}{\sqrt{x}}$	In revised 4/07 1/8/08 Danner signature / date









8500-A Jefferson Street, NE Albuquerque, NM 87113

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

January 18, 2008

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

RE:

REQUEST FOR VACATION OF PUBLIC EASEMENT (PNM AND QWEST) WITHIN TRACT "A", LLD SUBDIVISION, 4741 PAN AMERICAN FREEWAY, NE, BETWEEN THE NORTH DIVERSION CHANNEL AND MC LEOD, NE ZONE ATLAS PAGES F-16 AND F-17

Dear Chair,

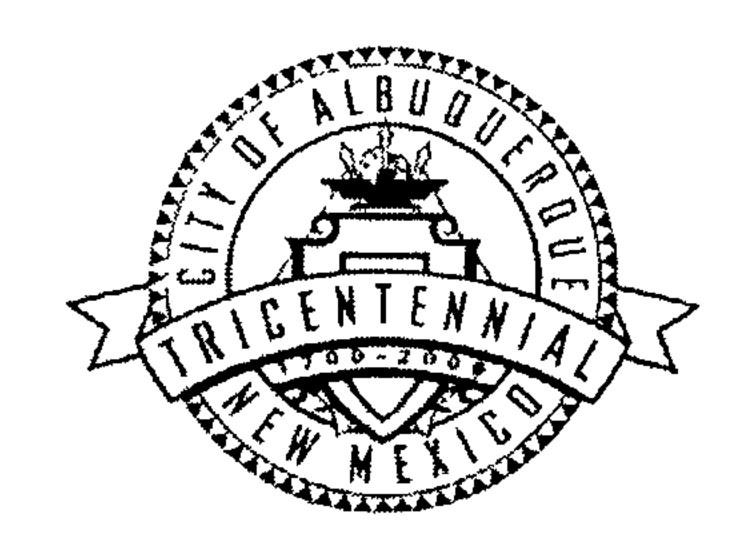
On behalf of our client, Lardner Family Trust, we are submitting an application for vacation of public utility easement (PNM and Qwest). The easement was created by plat filed January 03, 1974 in book B9, page 24. To the best of our knowledge, there are no existing lines in the easement. The easement needs to be vacated to allow for future development on the site.

Enclosed are the required application attachments.

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

Sincerely,

Larry W. Medrano Precision Surveys, Inc.



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

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

Cell Tower & Type: [] Free-Standing Tower -OR- [] Concealed Tower
Private Development [X] (i.e., EPC, DRB, LUCC, Liquor Submittal) (PNM : QWEST) ER
City Project []
CONTACT NAME: LARRY MEDRANO
COMPANY NAME: PRECISION SURVEYS, INC.
ADDRESS/ZIP: 8500-A JEFFERSON ST., NE ALBUQUERQUE, NM 87/13
PHONE: 856-5700 FAX: 856-7900
LEGAL DESCRIPTION INFORMATION
PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW: TRACT "A" LLID SUBDIVISION
(ROCKY MOUNTAIN STONE STORE PROPERTY)
LEGAL DESCRIPTION LOCATED ON
4741 PAN AMERICAN FREEWAY
STREET NAME OR OTHER IDENTIFYING LANDMARK
BETWEEN
STREET NAME OR OTHER IDENTIFYING LANDMARK Mc 1507. NE
STREET NAME OR OTHER IDENTIFYING LANDMARK
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THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (FIB F17).

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

(Zone Map MUST be provided with request)



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 18, 2008	
Planning Department	
Plaza Del Sol Building	
600 Second St. NW	
Second Floor (924-3860)	
mi : I	Tannary 18,2008
This letter will serve to nomy	you that on January 18, 2008 (date)
TO CONTACT NAME:	my Med rano
COMPANY/AGENCY: Pre	cision surcers be
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ADDRESS/AIR:	~ / \$ST. 7000
PHONE/FAX #: 856.572	
1 11 C NT-il	borhood Coordination requesting the contact names for ALL
Contacted the Office of Neigi	DOMICOU COOLUMNALOUS FOR ALCO ALCO AND ALCO AND
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Chiannel and McLead NE	
zone map page(s) F-14,17	
Our records indicate that as o	f January 18,2008 _, there were No Affected
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Neighborhood and/or H If you have any questions ab 924-3914 or by fax at 924-391	omeowner Associations in this area. out the information provided, please contact our office at (505)

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.

Date of Inquiry: 61.18.08

- 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

INFO	RMATION FR	OW THE OFFICE OF	AEGO DO VIO	
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Z 4 applied	ation packet.]		must be submitted with
copy fi	rust be submitte	d with application back,	다.	tions (if there are associations). A
[] Copies	of the certified tions). A copy	receipts to Neighborho must be submitted with a	od and/or Home application packe	owner Associations (if there are
Just a reminder - submitted your	Our ONC "Off application by	ficial" Letter is only val this date, you will need	id for a one (1) r d to get an upda	month period and if you haven t ted letter from our office.
* * * *	*****	* * * * * * * * * * * * * * * * * * *	: * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * * *
Nata of Induity:	61·1 4·0 8	Time Entered: _	9:43am	ONC Rep. Initials:

SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of \$3.00 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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe 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 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. 7	ΊM	E
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Signs must be posted from <u>Sanuery</u> 29 2000 Sebruary 13 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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent) (Date)

signs for this application, 1/18/08 (Staff Member)

APPLICATION NUMBER: 1907063

Rev. 11/8/90

Albuquerque



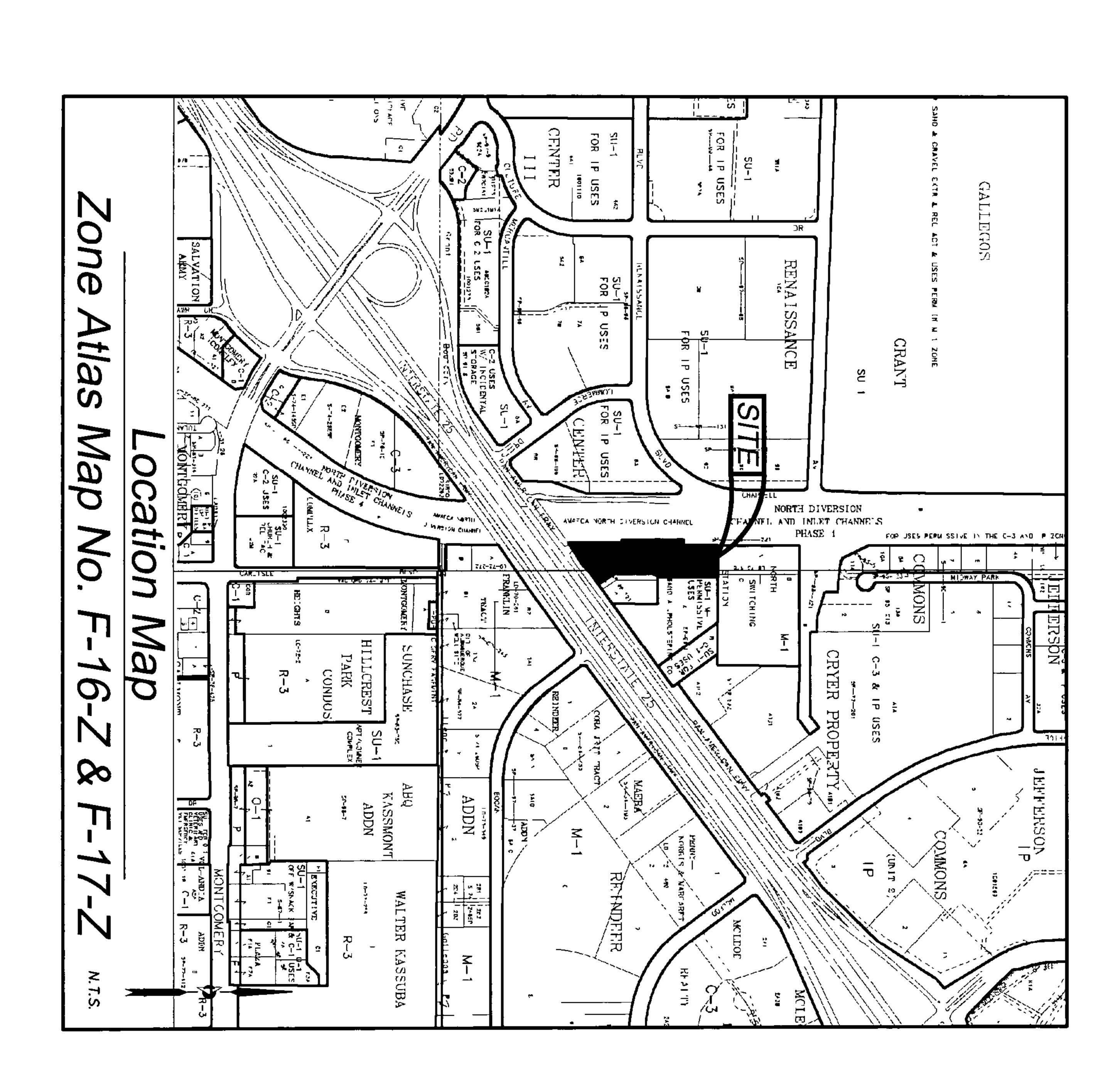
DEVELOPMENT/ PLAN REVIEW APPLICATION

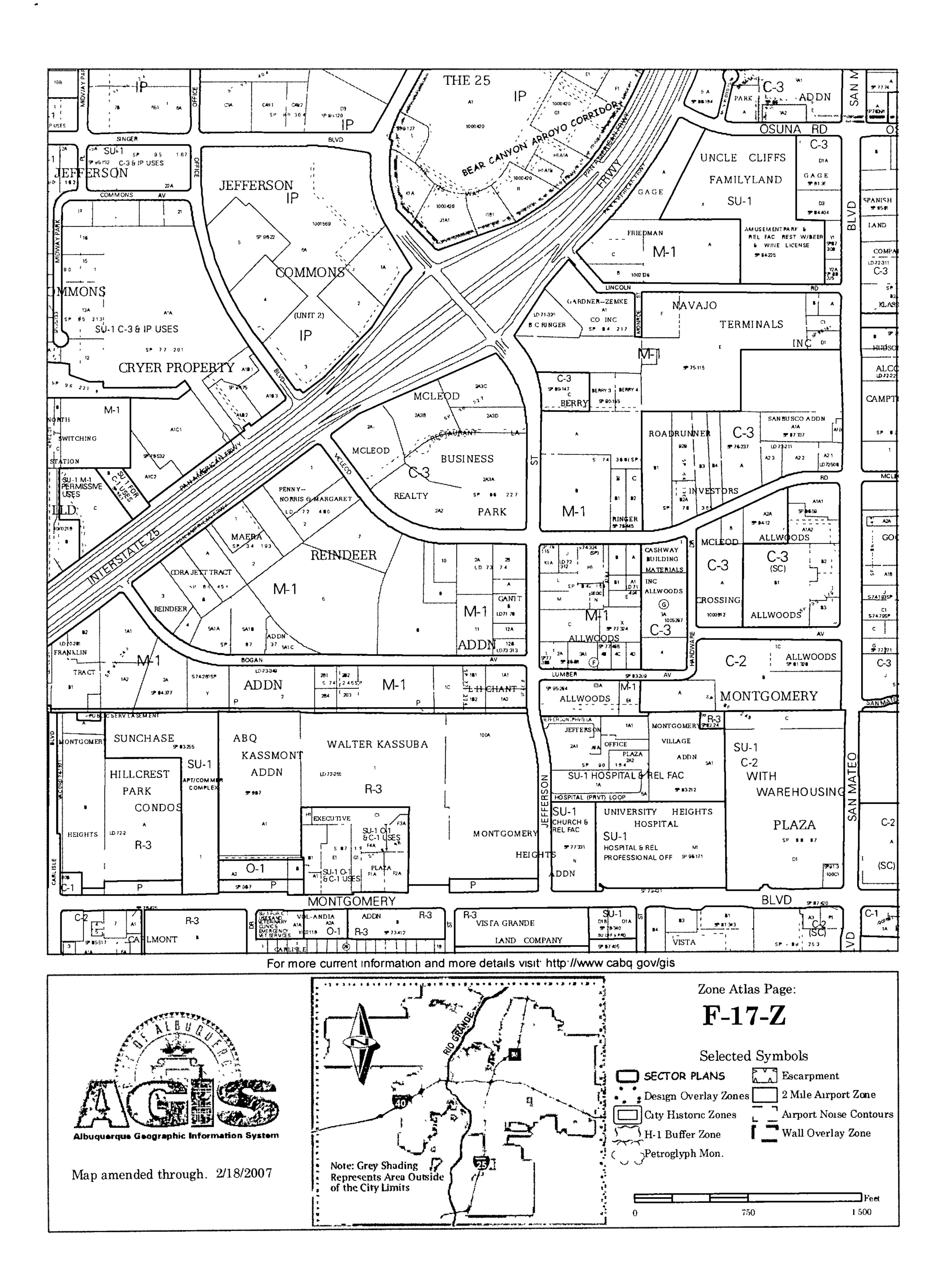
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Major Subdivision actio			nnexation	
X Minor Subdivision action Vacation)N l		County Submittal EPC Submittal	
Vacation Variance (Non-Zoning)		ZZ	one Map Amendment (Es	stablish or Change
SITE DEVELOPMENT DE AN	.1		oning)	1 %
SITE DEVELOPMENT PLAN for Subdivision	Y P		Sector Plan (Phase I, II, III Amendment to Sector, Are	
for Building Permit			Comprehensive Plan	a, racilly of
Administrative Amenda	` ,		ext Amendment (Zoning	Code/Sub Regs)
IP Master Developmen	-) S	treet Name Change (Loca	al & Collector)
Cert. of Appropriatenes	_		/ PROTEST of	
STORM DRAINAGE (Form Description of Storm Drainage Cost Allocated)	•		ecision by: DRB, EPC, LUCC, HE, Zoning Board of Appeals	Planning Director or Staff,
PRINT OR TYPE IN BLACK INK ON Planning Department Development Stime of application. Refer to supplem	ervices Center, 600 2 nd	Street NW, Albuqu	the completed application of the complete	tion in person to the s must be paid at the
APPLICATION INFORMATION:				
Professional/Agent (if any): PREC		INC.	PHONE:_	956.5700
ADDRESS: 8500-A JEFFE	RSON ST., NE		FAX:	356-7900
CITY: ALBUAUERQUE	STATE <u>M</u>	4 ZIP <u>87/13</u>	E-MAIL: larry	opresurv.com
, , , , , , , , , , , , , , , , , , ,				
APPLICANT: LARDNER FAN			97 PHONE: 345	5-8518
ADDRESS: 4741 PAN AMER	ZICAN FREEWA	Y, NE	FAX:	
CITY: ALBUQUERQUE	STATE <u>//</u>	M ZIP 87109	E-MAIL: 500 + 10	ermstone, co
Proprietary interest in site:OWVET	Z Li	st all owners:		
DESCRIPTION OF REQUEST: 5/2/7				<u>. </u>
Lot or Tract No. TRACT 'A' Subdiv/Addn/TBKA: LLDB SUB Existing Zoning: M-1:5U-1 M-1 F Zone Atlas page(s): F-16 AND F CASE HISTORY:	ERMISNEA Proposed zo -17 UPC Code:	oning: <u>NO CHAN</u> 1016061527	7252/0304	Map No
List any current or prior case number that CASE INFORMATION: Within city limits? Yes No. of existing lots: LOCATION OF PROPERTY BY STREET	Within 1000FT of a landfill? No. of proposed lots:	2 NO Total area of s	site (acres): 3,4634	
Between: COMMERCE DR,		d OFFICE BY		<u> </u>
Check-off if project was previously review				r N/A
SIGNATURE MUNICIPALITY		or a re-application result		
			DATE <u>///</u>	15/2008.
(Print) LAPPY W, ME	DIZANO		Applicant: □	Agent:
FOR OFFICIAL USE ONLY			Form	revised 4/07
INTERNAL ROUTING All checklists are complete	Application case numbers	Josia	Action S.F.	Fees CE CO
All fees have been collected	OSDEB-	-100 C	18th 7(3)	\$ <u>600.</u>
All case #s are assigned	<u> </u>	-	CME	\$_ <u>CE</u> ,_
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	. 1 _	- 1		Total
ר.ח.ט.א. iee redate	Hearing date 012	308		\$ 305.
Lander Handler	01508	Project #	00706	3
U	anner signature / date			

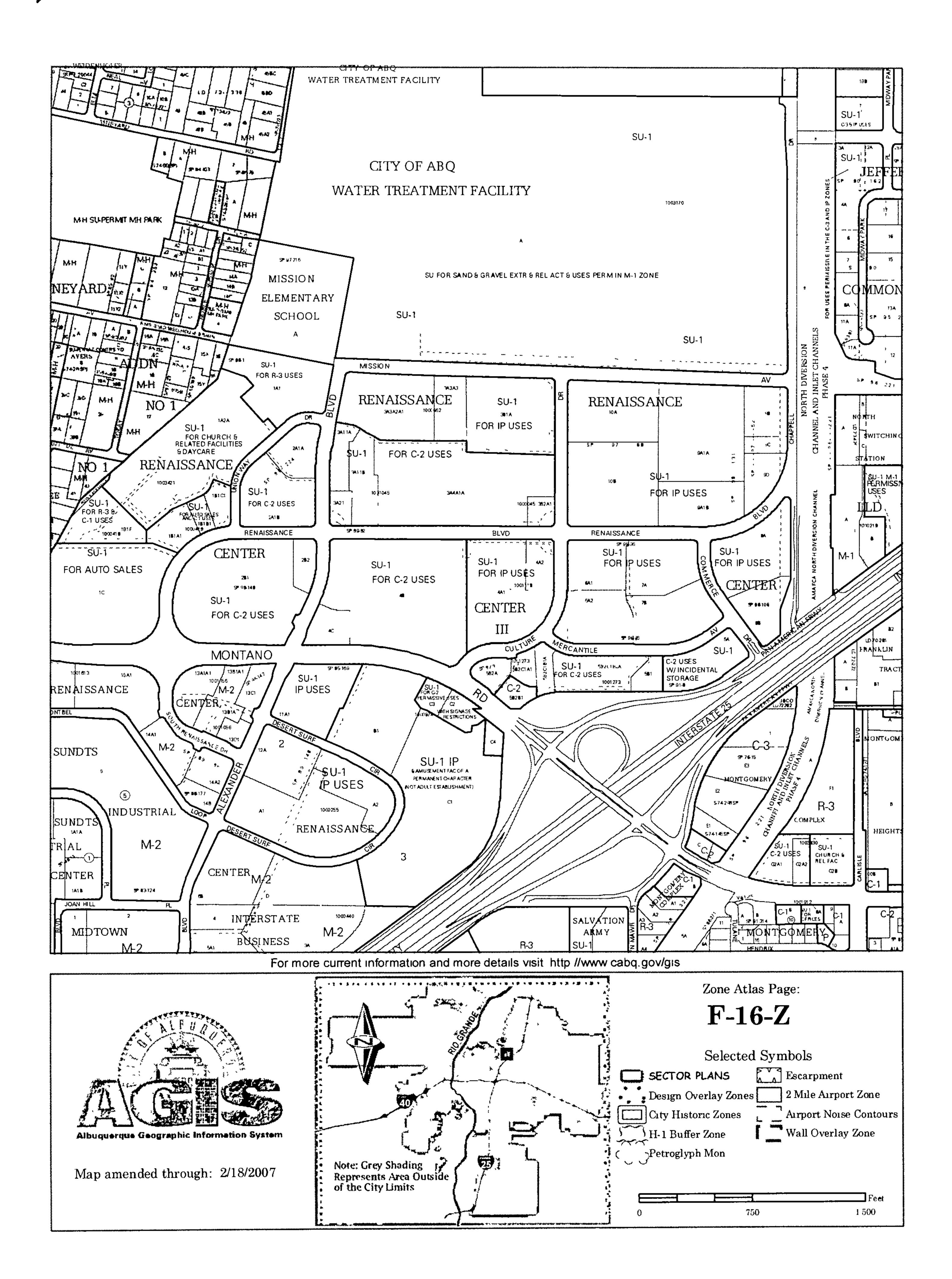
FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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

	SKETCH PLAT REVIEW AND COMMENT (DRB22) Scale drawing of the proposed subdivision plat (folded Site sketch with measurements showing structures, paint improvements, if there is any existing land use (for Zone Atlas map with the entire property(ies) clearly out Letter briefly describing, explaining, and justifying the List any original and/or related file numbers on the coverage.	to fit into an 8.5" by 14 arking, Bldg. setbacks, a olded to fit into an 8.5" b itlined request	adjacent rights-of-way and street
	required. Preliminary Plat reduced to 8.5" x 11" Zone Atlas map with the entire property(ies) clearly out Letter briefly describing, explaining, and justifying the Copy of DRB approved infrastructure list Copy of the LATEST Official DRB Notice of approval for List any original and/or related file numbers on the covered the context of the context	request or Preliminary Plat Extever application	Your attendance is
	MAJOR SUBDIVISION FINAL PLAT APPROVAL (IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	ee Agreement for Residence Agreement for Residence Scopies tlined owner's and City Survey owner's and City Survey er application	eyor's signatures are on the plat
	Proposed Preliminary / Final Plat (folded to fit into an 8 Signed & recorded Final Pre-Development Facilities For Design elevations and cross sections of perimeter walk Site sketch with measurements showing structures, parameter improvements, if there is any existing land use (for Zone Atlas map with the entire property(ies) clearly out Letter briefly describing, explaining, and justifying the results bring original Mylar of plat to meeting, ensure property Landfill disclosure and EHD signature line on the Mylat Fee (see schedule) List any original and/or related file numbers on the coverage infrastructure list if required (verify with DRB Engine DXF file and hard copy of final plat data for AGIS is red	8.5" by 14" pocket) 6 coree Agreement for Residus (11" by 17" maximum orking, Bldg. setbacks, and later owner's and City Survey of property is within a later of application (er)	pies for unadvertised meetings lential development only 3 copies djacent rights-of-way and street 4 14" pocket) 6 copies eyor's signatures are on the plat
	AMENDMENT TO PRELIMINARY PLAT (with mind PLEASE NOTE: There are no clear distinctions between a amendments. Significant changes are those deemed by the Proposed Amended Preliminary Plat, Infrastructure List pocket) 6 copies Original Preliminary Plat, Infrastructure List, and/or Grazone Atlas map with the entire property(ies) clearly ou Letter briefly describing, explaining, and justifying the result or Bring original Mylar of plat to meeting, ensure property List any original and/or related file numbers on the coverage Amended preliminary plat approval expires after one years.	significant and minor change DRB to require public at, and/or Grading Plan (ading Plan (ading Plan (ading Plan (adined bequest cowner's and City Surveyer application	anges with regard to subdivision notice and public hearing. folded to fit into an 8.5" by 14" nto an 8.5" by 14"
any sub	ne applicant, acknowledge that information required but not precision will shall be application will be applications.	Mus 1/15/	pplicant name (print)
	Checklists complete Application case number Fees collected SDRB - 700 Case #s assigned Related #s listed		Form revised 4/07 Form revised 4/07 Plantner signature / date









8500-A Jefferson Street, NE Albuquerque, NM 87113

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

January 15, 2008

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

RE:

REQUEST FOR PRELIMINARY/FINAL, TRACTA-1 AND A-2, LLD

SUBDIVISION. LOCATED ON PAN AMERICAN FREEWAY N. E., BETWEEN JEFFERSON STREET N. E. AND MONTGOMERY BLVD. N. E. ZONE ATLAS

PAGES F-16 & F-17

Dear Chair,

On behalf of our client, Lardner Family Revocable Trust, we are submitting an application for Preliminary/Final. This subdivision is to re-plat existing one lot into two new lots.

Enclosed are the required submittals.

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

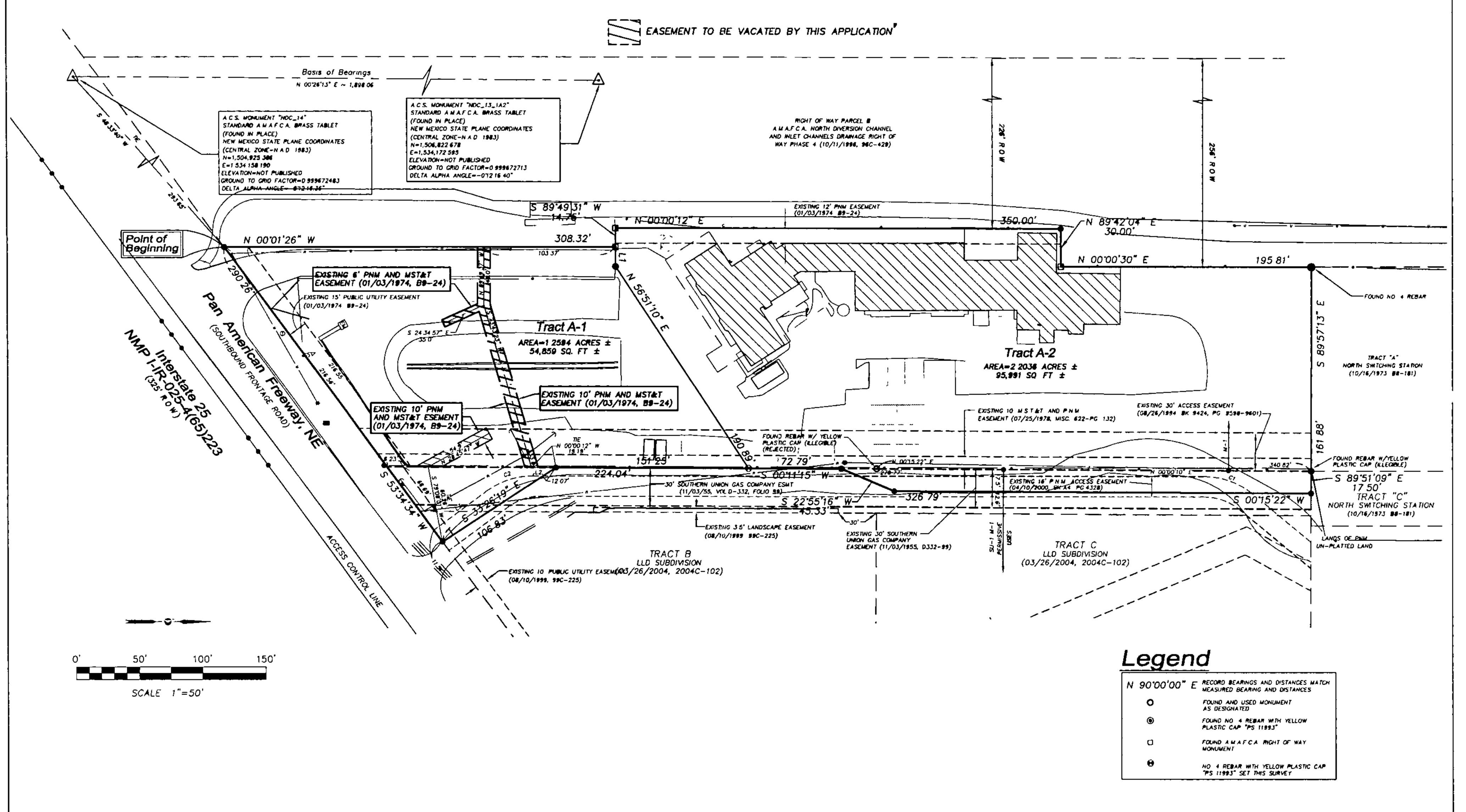
Sincerely,

Lisa Parish

Precision Surveys

Existing Site Plan Tracts A-1 and A-2 LLD Subdivision

Albuquerque, Bernalillo County, New Mexico January 2008



Curve Table

[CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
	C1	60'00'	40 18	38'22'26"	20 88'	39 44'	S 1971'16" W
[C2	60 00'	38 29 ^T	36 33'38"	19 82'	37 64'	S 1876'35" E

Line Table

LINE	BEARING	DISTANCE
LI	N 89'49'31" E	15 49'
L2	5 00'00'10" W	8 16'
L3	S 36'33'20" E	Zε



8500-A Jefferson Street, NE Albuquerque, NM 87113

> 866.422 8011 TOLL FREE 505.856 5700 PHONE 505.856.7900 FAX

MAJ.18 INSECTION 34 (AS PROJECTED), TIIN, R3E, N.M.P.M. CERTAIN PARCEL OF LAND SITUATE IN SECTION 344 (AS PROJECTED), TOWNSHIP II NORTH, RANGE 3 EAST, N.M.P.M. WITHIN THE EXTERIOR BOUNDARIES OF THE ELEMARGALLEGOS GRANT, BERNALILLO COUNTY, NEW MEXICO, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SECTION LINE BETWEED SECTIONS 34 & ... TIIN, ROE, N.M.P.M., WHENCE THE SECTION CORNER COMMONITO SECTIONS 127, 34 & 35, TIIN, ROE, BEARS NOO-10-238E, 2425.20 FEET DISTINCE: THE CE 8 90° 111 32 IN THE PLANT OF THE BETTEEN SECTIONS SHEET SOUTHEAST CORNER OF THE PARCEL HEIE IN DESCRIPTION OF THE RORTHERLAND IN VALUE OF THE ROAD 422): THENCE, THE REPORT OF THE PARTY OF THE SOUTHWEST CORNER OF THE PARCEL HE WINDESCRIPTOR A POINT ON MILE EARTERLY BENT HOF WAY LINE DESIDE ALBUQUERQUE HETROPOLITAN ARROYO FLOOD CONTROL AUTHORITY HORTH DIVERSION CHANNEL TAMESTALISM STREET "H CO"C. 139" E. MA. 43" FEET DISTANCE ALONG BAID EASTERLY BIGHT OF AMAFCA-NDC TO A POINT; THENCE, ### #9"51"21" W. 14-QO FEET DISTANCE CONTINUING ALONG BALD EASTERLY BEAUT-OF-WAY LINE OF AMAFCA-NOC TO A POINT; THENCE, DO ON SOFTEN DISTANCE CONTINUING ALONG SAID EASTER WAY LINE OF AMAFCA-NOC TO A POINT; THENCE, IL CO'O I AND THE PROPERTY PLANTAGE PROPERTY AND ASTERLY HOLT OF WAY LINE OF AMAFCA-NDC TO THE NORTHWEST CORNER OF THE PARCHESEIN DESCRIMENTALENCE. STOPPEN STREET DISTREET DISTREET DISTREET POST HOUSE HOUSE ABBUT THE PARCEL HEREIN DESCRIBED AND CONTA HINGS, 32 MORE OR LESS! SURVEYED AND SUBDIVIDED AS THE SAME APPEARS HEREON AND COMPRISING LANDRESSMACT, ALBIQUERQUE, HEN MEXICO, IS WITH THE FREE CONSENT OF AND IN ACCOMPANCE WITH THE WIGHTS AND DEFINED DITTED IN THE WIER AND PROPRIETOR THEREOF. Vincent A. Asronen, Jr. THE PAST OF THE PAST OF THE PAST The mountain was the contract of JAN 3 1994 CHITETANDING PRO RATA CHARGES FOR WATER AND SEMER INSTALLATIONS AR ATVACTOR of the part of the part is The Republic MATOTAN, NEW MEXICO PROFESSIONAL ENGINEER LAMPETER OR NO. 1593. DO HEREBY CERTIFY THAT THE PLAT TRECTFIELD BY SUBJECTION 1234 120 OF THE CHIEF WAS PREPARED UNDER MY SUPERVISION AND JOR DIRECTIONS OF AN ACTUAL FIELD SURVEY AND THAT THE ACQUERUE SUBJYIS ON HER MINE. SAM IS THE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF! MATTER BY LANGE clanning Director, Ciry of Albuquetous, H.M. WILLIAM I. MATOTAN, P.E. & L.S. *1593 Professional Engineer and Land Surveyor ALL REALINGS BHOWN HEREON ARE DASED ON THE NEW MEXICO PREPARED BY STATE PLANE BRID. CENTRAL ZONE. ASSOCIATES, INC. - ENGINEERS LEUDUERQUE. NEW MEXICO ROTATE ALL GRID BEARINGS COUNTER- LOCKWISE OFFETIS".