

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

3. **Project# 1009245**  
12DRB-70221 MINOR - SDP FOR  
BUILDING PERMIT  
12DRB-70233 PRELIMINARY/FINAL  
PLAT APPROVAL
- RICK BENNETT ARCHITECTS agent(s) for  
GUARDIAN STORAGE LLC request(s) the above  
action(s) for all or a portion of Lot(s) 19 AND 20, Block(s)  
9, Tract(s) 2, **NORTH ALBUQUERQUE ACRES  
Unit(s) 3**, zoned SU-2, located on ON HOLLY  
BETWEEN WYOMING AND LOUISIANA containing  
approximately 1.9952 acre(s). (C-19-Z) ) [*Deferred from  
8/1/1, 8/8/12*] **THE SITE PLAN WAS DEFERRED TO  
8/29/12 AT THE AGENT'S REQUEST. THE  
PRELIMINARY/FINAL PLAT WAS APPROVED WITH  
FINAL SIGN OFF DELEGATED TO PLANNING FOR  
ACCESS EASEMENT, AGIS DXF, AND UTILITY  
COMPANY SIGNATURE.**

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

4. **Project# 1007266**  
12DRB-70258 AMENDMENT TO  
INFRASTRUCTUE LIST
- RIO GRANDE ENGINEERING agent(s) for JAMES AND  
KAREN TWOHIG request(s) the above action(s) for all or  
a portion of Lot(s) 20, Block(s) 3, **TRACT 2 NORTH  
ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2,  
located on ALAMEDA NE BETWEEN WYOMING NE  
AND LOUISIANA NE containing approximately 8 acre(s).  
(C-19)**THE AMENDMENT TO INFRASTRUCTURE LIST  
WAS APPROVED.**
5. **Project# 1009398**  
12DRB-70259 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- CARTESIAN SURVEYS INC agent(s) for JACQUE  
KELLEBREW request(s) the above action(s) for all or a  
portion of Lot(s) SOUTHERNLY PORTION OF LOT 1,  
30 & 31, Block(s) 2, **ANDERSON ADDITION & JM  
MOORE'S REALTY COOMPANY'S ADDITON**  
zoned S-R, located on 8TH ST NW BETWEEN SUMMER  
AVE NW AND MOUNTAIN RD NW containing  
approximately .238 acre(s). (J-14) **DEFERRED TO  
8/29/12 AT THE AGENT'S REQUEST.**
6. **Project# 1002962**  
12DRB-70251 AMENDMENT TO  
INFRASTRUCTUE LIST
- BOHANNAN HUSTON INC agent(s) for RCS-  
CANTATA RESIDENCES I, LLC request(s) the above  
action(s) for all or a portion of Tract(s) B, **CANTATA  
AT THE TRAILS UNIT 2** zoned RD, located on TREE  
LINE BETWEEN OAKRIDGE AND UNIVERSE  
containing approximately 17.05 acre(s). (C-9)[*Deferred  
from 8/15/12*] **THE AMENDMENT TO INFRASTRUCTURE  
LIST WAS APPROVED.**

**Application # :**

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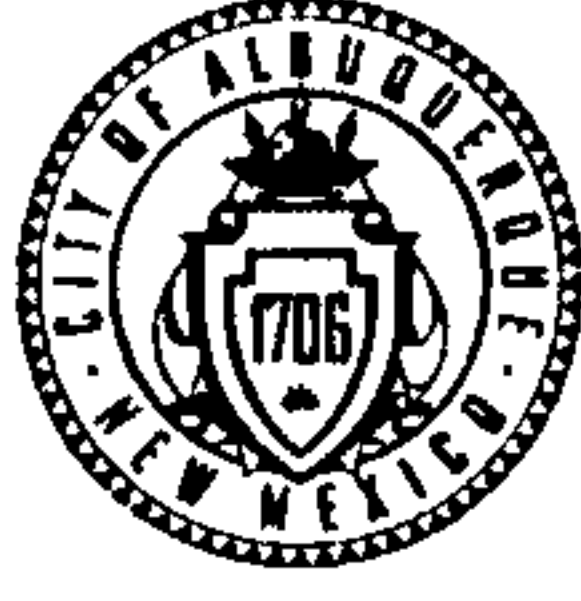
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## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 22, 2012

**Project# 1007266**

12DRB-70021 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS  
(2YR SIA)

RIO GRANDE ENGINEERING agent(s) for JAMES AND KAREN TWOHIG REVOCABLE TRUST request(s) the referenced/ above action(s) for all or a portion of Lot 20A, Block 3, Tract 2, Unit 3, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/O-1, located on the norths side of ALAMEDA BLVD NE between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately .7654 acre. (C-19)

At the February 22, 2012 Development Review Board meeting, a five month extension to July 31, 2012 of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 8, 2012 in the manner described below.

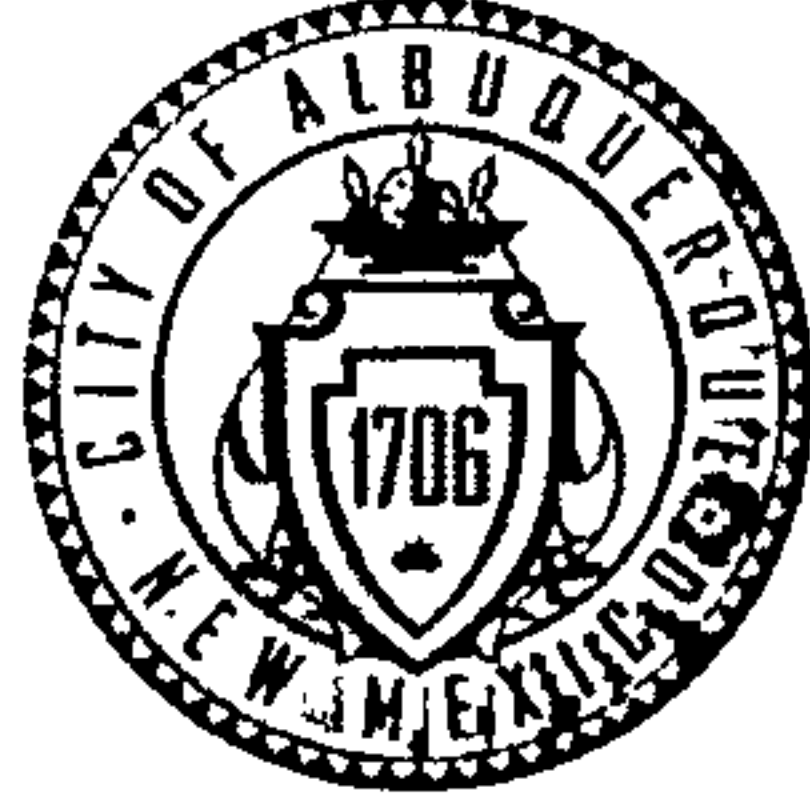
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued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

Jack Cloud, DRB Chair

Cc: Rio Grande Engineering  
James and Karen Twohig Revocable Trust  
Marilyn Maldonado  
file



**DEVELOPMENT REVIEW BOARD**

**Action Sheet**

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


February 22, 2012 9:00 AM

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project# 1002202**  
12DRB-70020 VACATION OF PUBLIC UTILITY EASEMENT  
HUITT-ZOLLARS, INC agent(s) for WINROCK PARTNERS LLC request(s) the referenced/ above action(s) for all or a portion of Parcel A1A, **WINROCK CENTER ADDITION**, zoned SU-3/ MU-UPT (Mixed Use - Uptown), located between LOUISIANA BLVD NE and PENNSYLVANIA ST NE, BETWEEN I-40 and INDIAN SCHOOL NE containing approximately 50.2296 acre(s). (J-19) **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.**
  
2. **Project# 1007266**  
12DRB-70021 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)  
RIO GRANDE ENGINEERING agent(s) for JAMES AND KAREN TWOHIG REVOCABLE TRUST request(s) the referenced/ above action(s) for all or a portion of Lot 20A, Block 3, Tract 2, Unit 3, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/ O-1, located on the norths side of ALAMEDA BLVD NE between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately .7654 acre. (C-19) **A 5 MONTH EXTENSION TO JULY 31<sup>ST</sup> 2012 OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

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

3. **Project# 1009089**  
12DRB-70049 EPC APPROVED SDP FOR BUILD PERMIT   
CAUWELS & STUVE REALTY & DEVELOPMENT ADVISORS L.L.C. agent(s) for NM ALBUQUERQUE REALTY LLC request(s) the above action(s) for all or a portion of Block(s) 45, Tract(s) A, **HUNNING HIGHLANDS** zoned SU-1, located on MARTIN LUTHER KING BETWEEN ELM AND HIGH containing approximately 1.277 acre(s). (K-15) **DEFERRED TO 2/29/12 AT THE AGENT'S REQUEST.**





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 22, 2012

**Project# 1007266**

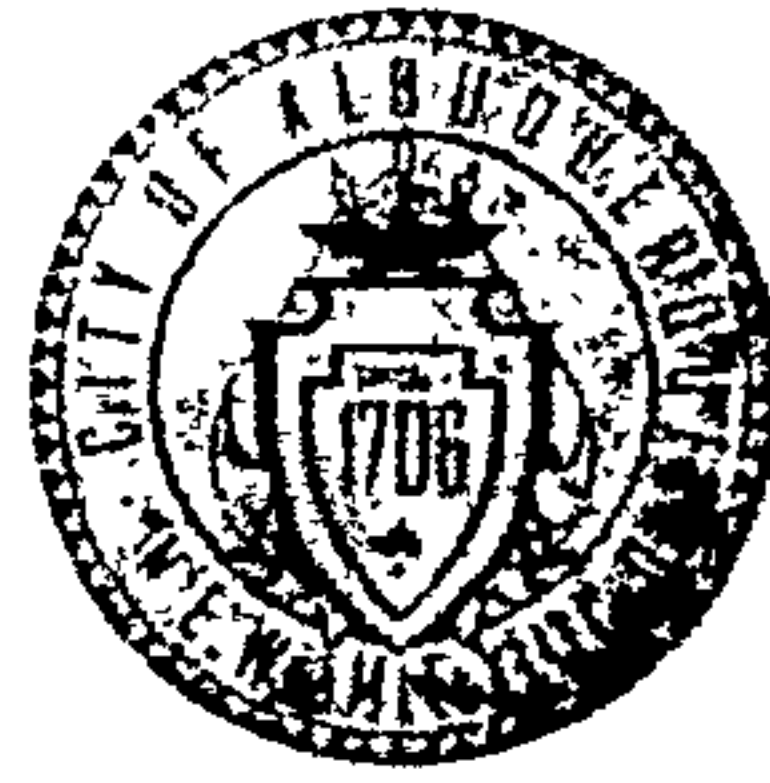
12DRB-70021 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

RIO GRANDE ENGINEERING agent(s) for JAMES AND KAREN TWOHIG REVOCABLE TRUST request(s) the referenced/ above action(s) for all or a portion of Lot 20A, Block 3, Tract 2, Unit 3, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/ O-1, located on the norths side of ALAMEDA BLVD NE between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 0.7654 acre. (C-19)

<b>AMAFCA</b> No comments
<b>COG</b> No comments provided
<b>TRANSIT</b> Route#98, Wyoming Commuter route passes the site on Wyoming southbound.
<b>ZONING ENFORCEMENT</b> No comments provided
<b>NEIGHBORHOOD COORDINATION</b>
<b>APS</b> This will have no adverse impacts to the APS district.
<b>POLICE DEPARTMENT</b> No Crime Prevention or CPTED comments concerning the proposed Major Subdivision Improvements Agreement Extension request at this time
<b>FIRE DEPARTMENT</b> No comments provided
<b>PNM ELECTRIC &amp; GAS</b> No comments provided
<b>COMCAST</b> No comments provided
<b>CenturyLink</b> CenturyLink has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.
<b>ENVIRONMENTAL HEALTH</b> No comments provided
<b>M.R.G.C.D</b> No Adverse Comments
<b>OPEN SPACE DIVISION</b> No comments provided
<b>CITY ENGINEER</b> Hydrology has no objection

<b>TRANSPORTATION DEVELOPMENT</b>
<b>PARKS AND RECREATION</b> No comments
<b>ABCWUA</b>
<b>PLANNING DEPARTMENT</b> Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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



**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 22, 2012**, beginning at **9:00 a.m.** for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday, **February 21, 2012**, beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing, no action or public comments will be taken at this Discussion.

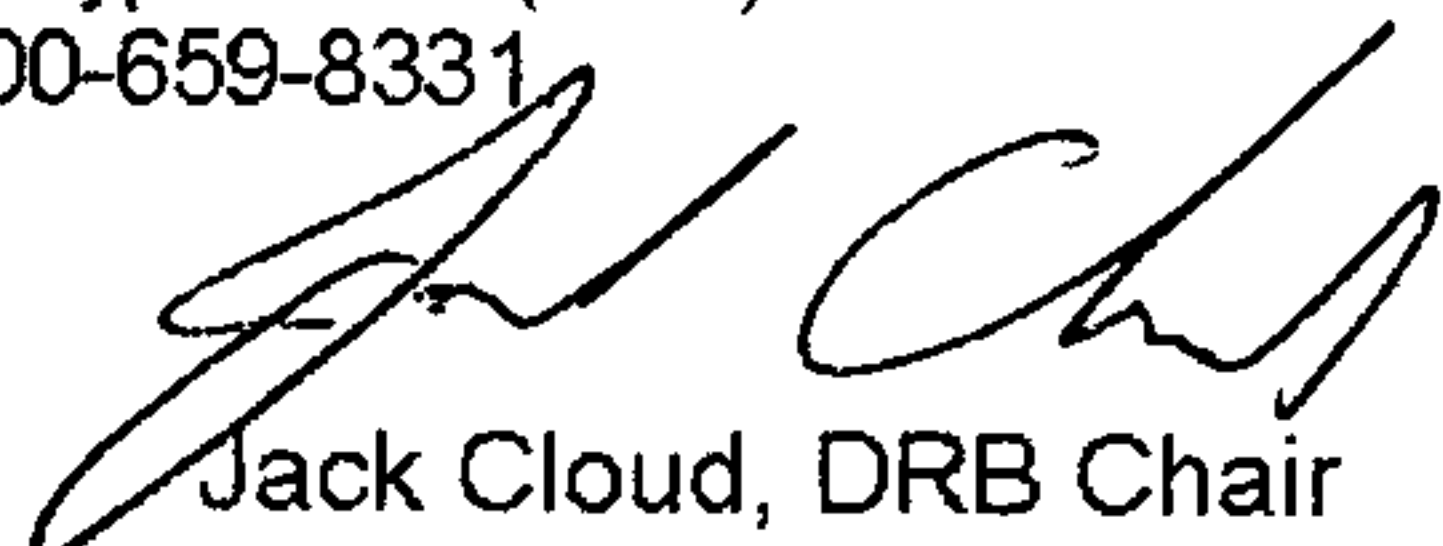
**Project# 1002202**  
**12DRB-70020 VACATION OF PUBLIC  
UTILITY EASEMENT**

HUITT-ZOLLARS, INC agent(s) for WINROCK PARTNERS LLC request(s) the referenced/ above action(s) for all or a portion of Parcel A1A, **WINROCK CENTER ADDITION**, zoned SU-3/ MU-UPT (Mixed Use - Uptown), located between LOUISIANA BLVD NE and PENNSYLVANIA ST NE, BETWEEN I-40 and INDIAN SCHOOL NE containing approximately 50.2296 acre(s). (J-19)

**Project# 1007266**  
**12DRB-70021 MAJOR - 2YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS (2YR SIA)**

RIO GRANDE ENGINEERING agent(s) for JAMES AND KAREN TWOHIG REVOCABLE TRUST request(s) the referenced/ above action(s) for all or a portion of Lot 20A, Block 3, Tract 2, Unit 3, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/ O-1, located on the norths side of ALAMEDA BLVD NE between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately .7654 acre. (C-19)

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 6, 2012.**



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 26, 2011

**Project# 1007266**  
11DRB-70006 EXT OF SIA

SLAGLE HERR ARCHITECTS agent(s) for JAMES TWOHIG request(s) the above action(s) for all or a portion of Lot 20, Block 3, Tract 2, **NORTH ALBUQUERQUE ACRES**, zoned SU-2 O-1, located on ALAMEDA NE AND WYOMING NE containing approximately 0.886 acre(s). (C-19)

At the January 26, 2011 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by February 10, 2011, 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).

  
Jack Cloud, AICP, DRB Chair

Cc: Slagle Herr Architects – 1600 Rio Grande NW – Albuquerque, NM 87104  
Cc: James Twohig – 7441 Alameda NE – Albuquerque, NM  
Marilyn Maldonado  
file



7. **Project# 1007266**  
11DRB-70006 EXT OF SIA

SLAGLE HERR ARCHITECTS agent(s) for JAMES TWOHIG request(s) the above action(s) for all or a portion of Lot 20, Block 3, Tract 2, **NORTH ALBUQUERQUE ACRES**, zoned SU-2 O-1, located on ALAMEDA NE AND WYOMING NE containing approximately 0.886 acre(s). (C-19) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

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

8. **Project# 1008656**  
11DRB-70011 SKETCH PLAT REVIEW  
AND COMMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for DESERT WEST DEVELOPMENT LTD, LLC request(s) the above action(s) for all or a portion of Lot(s) 4-9, Block(s) 12, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D, located on GLENDALE AVE NE BETWEEN WYOMING BLVD NE AND BARSTOW ST NE containing approximately 5.9927 acre(s). (B-19)THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

9. Approval of the Development Review Board Minutes for 11/10/11, 11/17/11.

Other Matters: NONE

ADJOURNED: 9:50

2. **Project# 1006006**  
 10DRB-70355 VACATION OF PUBLIC EASEMENT  
 10DRB-70356 MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION  
 10DRB-70357 MAJOR - PRELIMINARY PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A-2, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on the southwest side of UNIVERSITY BLVD SE bewteen EASTMAN CROSSING SE and STRYKER AVE SE containing approximately 17.80 acre(s). (R-16)**DEFERRED TO 1/26/11 AT THE AGENT'S REQUEST.**
3. **Project# 1008589**  
 10DRB-70327 VACATION OF PUBLIC RIGHT-OF-WAY  
 10DRB-70328 VACATION OF PUBLIC EASEMENT  
 10DRB-70329 MINOR - TEMPORARY DEFERAL SIDEWALK CONST  
 10DRB-70330 MAJOR - PRELIMINARY PLAT APPROVAL
- ESMAIL HAIDARI request(s) the referenced/ above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 1, **NORTH ALBUQUERQUE ACRES Tract 2, Unit 3**, zoned R-D, located on the west side of WYOMING BLVD NE between EAGLE ROCK NE and MODESTO AVE NE containing approximately 2.1424 acre(s). (C-19)**DEFERRED TO 1/26/11 AT THE AGENT'S REQUEST.**

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

4. **Project# 1003674**  
 11DRB-70005 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- CARA HAMMONDS request(s) the above action(s) for all or a portion of Lot(s) 9, **RICH CT SUBD**, zoned RD 3DUA, located on ALAMEDA BETWEEN BARSTOW AND VENTURA containing approximately 0.1682 acre(s). (C-20) **DEFERRED TO 2/2/11 AT THE AGENT'S REQUEST.**
5. **Project# 1007266**  
 11DRB-70006 EXT OF SIA FOR TEMP DEFR SDWK CONST
- SLAGLE HERR ARCHITECTS agent(s) for JAMES TWOHIG request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 3, Tract(s) 2, **NORTH ALBUQUERQUE ACRES**, zoned SU-2 O-1, located on containing approximately .886 acre(s). (C-19)**MOVED TO A LATER DATE FOR APPROPRIATE ADVERTISEMENT AS EXTENSION OF SIA.**
6. Approval of the Development Review Board Minutes for 10/20/10, 10/27/10, 11/3/10.

Other Matters:

ADJOURNED:

HEARINGS DATE (-26-11 (ES/A)

Completed

1-29-09



# DRB CASE ACTION LOG (SDP BUILDING P.)

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-7038 Project # 1007266  
 Project Name: NORTH ALBUQUERQUE ACRES UNIT 3  
 Agent: SLAGLE HERR ARCHITECTS Phone No.:

Your request was approved on 8/27/08 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_

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**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:

OK  
H

OK

UTILITIES: Fire hydrant relocation

CITY ENGINEER / AMAFCA: J / A





# DRB CASE ACTION LOG (SDP BUILDING P.)

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.

08 - 70368

DRB Application No.: 08DRB- <del>7038</del>	Project # 1007266
Project Name: NORTH ALBUQUERQUE ACRES UNIT 3	
Agent: SLAGLE HERR ARCHITECTS	Phone No.:

Your request was approved on 8/27/08 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_

UTILITIES: Fire hydrant relocation

CITY ENGINEER / AMAFCA: JLA

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

PLANNING (Last to sign): \_\_\_\_\_

- 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:

Page 10

Please indicate change  
of DRB Application No.  
when original blue sheet  
comes in -



# COMPLETED 09/09/08 ~~st~~ 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.

DRB Application No.: 08DRB-70366 Project # 1007266  
Project Name: NORTH ALBUQUERQUE ACRES  
Agent: WAYJOHN SURVEYING INC. Phone No.:

Your request was approved on 8/27/08 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): Revise E'ment for Maintenance  
& Beneficiaries

- 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:



# 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.

DRB Application No.: 08DRB-70366 Project # 1007266  
 Project Name: NORTH ALBUQUERQUE ACRES  
 Agent: WAYJOHN SURVEYING INC. Phone No.:

Your request was approved on 8/27/08 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): Revise E'ment for Maintenance  
& Beneficiaries

- 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:



**7266**

### DXF Electronic Approval Form

DRB Project Case #: 1007266

Subdivision Name: NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 2 BLOCK 3 LOT 20A

Surveyor: THOMAS D JOHNSTON

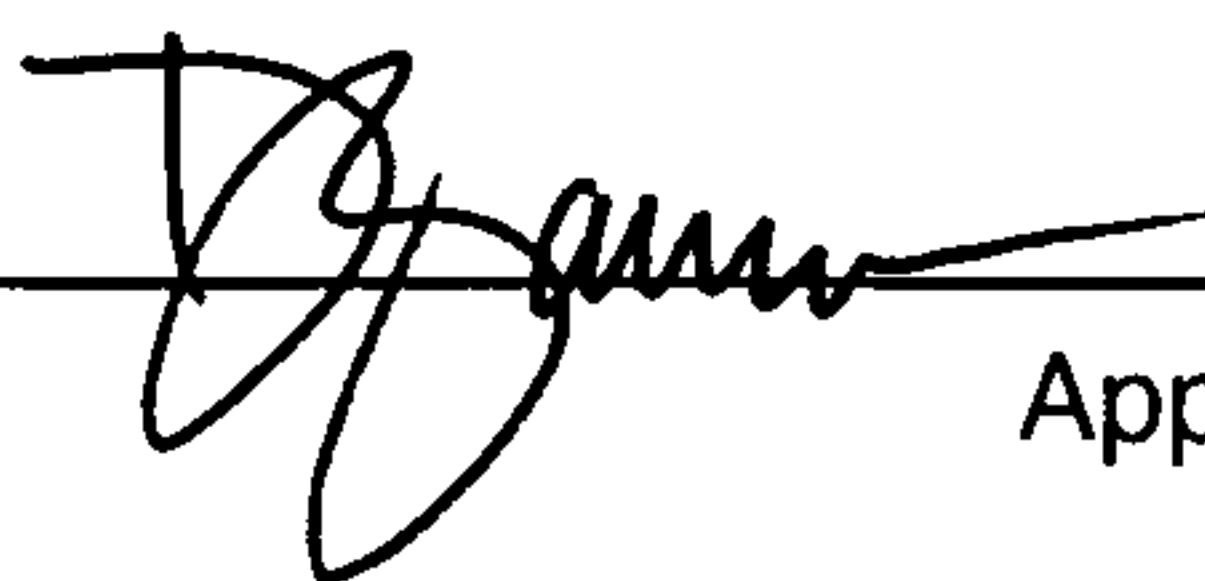
Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 8/18/2008

Hard Copy Received: 8/18/2008

Coordinate System: NMSP Grid (NAD 83)

  
Approved

08.25.2008  
Date

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

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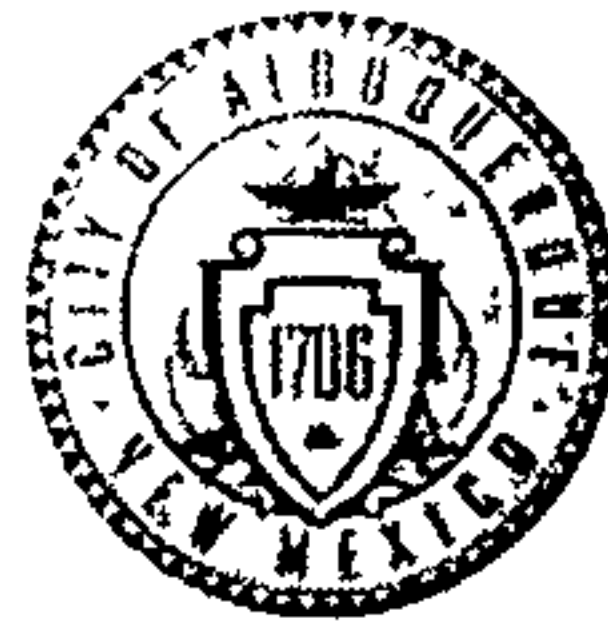
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#### AGIS Use Only

Copied fc **7266** to agiscov on **8/25/2008** Contact person notified on **8/25/2008**



**DEVELOPMENT REVIEW BOARD  
AGENDA**

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

August 27, 2008 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# 1004240**  
08DRB-70347 MAJOR - - 2YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS (2YR SIA)

ADVANCED ENGINEERING. AND CONSULTING.  
agent(s) for VILLAS LAS MANANITAS  
DEVELOPMENT LLC request(s) the above action(s) for  
**VILLAS LAS MANANITAS SUBDIVISION** zoned R-1,  
located on MANANITAS LN NW north of INDIAN  
SCHOOL RD NW BETWEEN MEADOW VIEW DR NE  
AND RIO GRANDE BLVD NW containing approximately  
4.5624 acre(s). (H-13) **THE TWO YEAR EXTENSION OF  
THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA)  
WAS APPROVED**
- 2. Project# 1004677**  
08DRB-70346 SUBDIVISION DESIGN  
VARIANCE FROM MINIMUM DPM  
STANDARDS

ISAACSON AND ARFMAN PA agent(s) for INFILL  
SOLUTIONS, LLC request(s) the above action(s) for curb  
& gutter all or a portion of Lot(s) A1A, **LAGUNA**,  
Tract(s) A & B, **HB & CALVIN HORN**, 129B1A,  
**MRGCD Map #35**, and Tract B, **HUNING CASTLE  
ADDITION (TBKA COUNTRY CLUB PLAZA)**, zoned  
SU-2 / CLD, located on the south side of CENTRAL AVE  
SW BETWEEN LAGUNA BLVD SW AND SAN  
PASQUALE AVE SW containing approximately 3.1303  
acre(s). (J-13) **BASED ON THE INFORMATION  
PROVIDED, THE SUBDIVISION DESIGN VARIANCE  
FROM MINIMUM STANDARDS WAS APPROVED.**

3. **Project# 1001306**  
08DRB-70326 VACATION OF PUBLIC EASEMENT
- SURV-TEK INC agent(s) for PETE DASKALOS PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1-C, **SEVILLE** zoned SU-1 FOR C-1, located on UNIVERSE BLVD NW BETWEEN AVENIDA SEVILLE AND IRVING BLVD NW containing approximately 9.1925 acre(s). (A-10){*deferred from 8/13/08*}**DEFERRED TO 9/10/08 AT THE AGENT'S REQUEST.**
4. **Project# 1003794**  
08DRB-70238 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- GEORGE RAINHART & ASSOC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for Lots 3 and 4, **VOLCANO POINT SHOPPING CENTER**, zoned SU-2 / PCA, located on the northwest corner of 98TH ST NW AND CENTRAL AVE NW containing approximately 1.9833 acre(s). (K-9) [*Deferred from 6/25/08, 7/9/08, 7/23/08 & 8/13/08.*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/08, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES OF THE APPROVED SITE PLAN.**
5. **Project# 1002516**  
08DRB-70333 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)
- MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS Unit(s) 9**, zoned RD and RLT, located on the south side of AMOLE MESA AVE SW BETWEEN 118TH ST SW AND PORTO ST SW containing approximately 56.3327 acre(s). (N-8) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS GRANTED TO 12/08/08.**
6. **Project# 1007139**  
08DRB-70299 VACATION OF PUBLIC EASEMENT  
08DRB-70304 SIDEWALK WAIVER  
08DRB-70305 MINOR - TEMP DEFR SWDK CONST  
08DRB-70306 MAJOR - PRELIMINARY PLAT APPROVAL  
08DRB-70307 MAJOR - SDP FOR SUBDIVISION
- MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) 3-A & 4-A, **JUAN TABO HILLS Unit(s) 1**, zoned RD, SU-1, located on JUAN TABO BLVD SE BETWEEN GULFSTREAM DR SE AND TIJERAS ARROYO containing approximately 14.3953 acre(s). (M-22) [*Deferred from 7/30/08*]**DEFERRED TO 9/3/08 AT THE AGENT'S REQUEST.**

7. **Project# 1007140**  
 08DRB-70297 VACATION OF PUBLIC EASEMENT  
 08DRB-70300 SIDEWALK WAIVER  
 08DRB-70301 MINOR - TEMP DEFR SWDK CONST  
 08DRB-70302 MAJOR - SDP FOR SUBDIVISION  
 08DRB-70303 MAJOR - PRELIMINARY PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1** zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) *[Deferred from 7/30/08]* **DEFERRED TO 9/3/08 AT THE AGENT'S REQUEST.**

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

8. **Project# 1006002**  
 08DRB-70361 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(s) L, **MESA DEL SOL INNOVATION PARK II** zoned PC, located on SAGAN DR SE BETWEEN UNIVERSITY BLVD SE AND HAWKING DR SE containing approximately 10.6 acre(s). (R-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/08, THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF AN APPROVED SITE DEVELOPMENT PLAN. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

9. **Project# 1007005**  
 08DRB-70367 MINOR - PRELIMINARY/  
 FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for AUGUSTINE ROMERO & NANCY LOPEZ request(s) the above action(s) for all or a portion of Tract(s) A, **LAND OF EUFELIAN A GALBALDON** zoned RA-2, located on GABALDON RD NW BETWEEN BEACH NW AND CARLOTTA NW containing approximately 1.4959 acre(s). (H-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND FOR MAINTENANCE AND BENEFICIARIES OF PRIVATE EASEMENT – SHOW AS SEPARATE EASEMENT.**



10. ~~Project# 1007266~~  
08DRB-70368 EPC APPROVED SDP  
FOR BUILD PERMIT  
08DRB-70366 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SLAGLE HERR ARCHITECTS agent(s) for JAMES TWOHIG DDS AND MARY ROSE TWHIG DDS request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 / O-1, located on ALAMEDA BLVD BETWEEN WYOMING BLVD AND EAGLE FEATHER DR containing approximately .866 acre(s). (C-19) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR FIRE HYDRANT RELOCATION AND TO CITY ENGINEER FOR SIA.**

WAYJOHN SURVEYING INC agent(s) for JAMES & KAREN TWOHIG request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 3, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 / O-1, located on ALAMEDA BLVD NE BETWEEN WYOMING BLVD NE AND LOUISIANA BLVD NE containing approximately .8865 acre(s). (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/08, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REVISED EASEMENT FOR MAINTENANCE AND BENEFICIARIES.**

11. **Project# 1007356**  
08DRB-70365 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

RIO REAL ESTATE agent(s) for RIO GRANDE CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 1-12, Block(s) 5, **ROMERO ADDITION** zoned C-2 S-R, located on 4TH ST NW BETWEEN SUMMER NW AND ROSEMONT NW containing approximately .9 acre(s). (J-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO SHOW ZONE BOUNDARY, 20 FOOT RADIUS DEDICATION, AND AGIS DXF.**

12. Other Matters: None.

ADJOURNED: 10:10

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
August 27, 2008  
DRB Comments**

**ITEM # 10**

**PROJECT # 1007266**

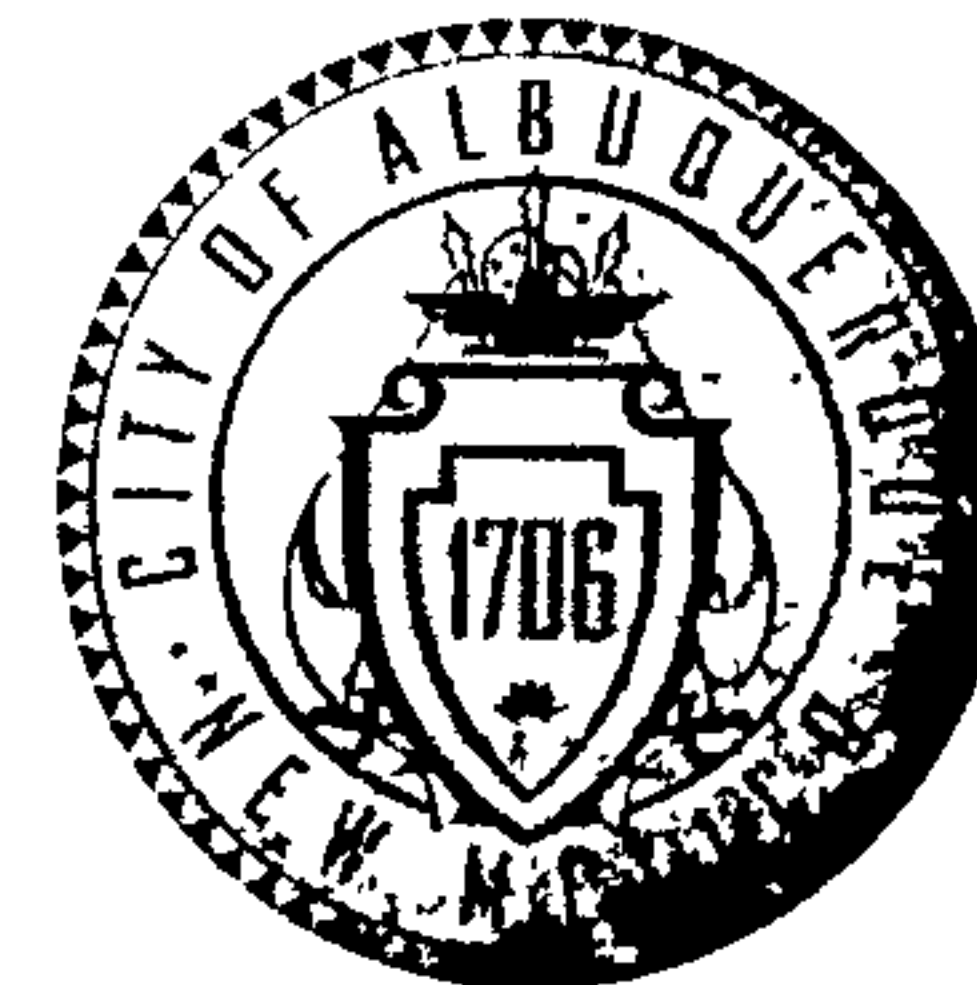
**APPLICATION # 08-70366**

**RE: Lot 20, Blk 3, N. Albuquerque Acres, Tr. 2 Unit 3**

Maintenance of Easement needs to identified; additionally Lot 19 should be identified as a beneficiary per EPC.

  
\_\_\_\_\_  
Jack Cloud AICP, DRB Chairman  
924-3880/ jcloud@cabq.gov

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1007266**

**AGENDA ITEM NO: 10**

**SUBJECT:**

Site Plan for BP  
Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

PO Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

The Hydrology Section has no objection to the platting action.  
An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off by City Engineer.

NM 87103

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:** August 27, 2008

7. **Project# 1007297**  
08DRB-70348 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for PNM RESOURCES request(s) the above action(s) for all or a portion of Lot(s) SOUTHWEST PORTION OF, Block(s) D, **INDIAN ACRES (TBK LOT 1 & 2)** zoned M-1, located on AZTEC RD NE BETWEEN PRINCETON DR NE AND GIRARD BLVD NE containing approximately 9.85 acre(s). (G-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/130/08, THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO VERIFICATION OF PARKING VIA EXHIBIT PROVIDED TO PLANNING AND CROSS SECTION OF NEW IMPROVEMENTS ON STANFORD. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
8. **Project# 1007347**  
08DRB-70351 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- CARTESIAN SURVEYS INC agent(s) for ASHCRAFT REAL ESTATE request(s) the above action(s) for all or a portion of Tract(s) 4AA-6A, **JOURNAL CENTER** zoned IP, located on MASTHEAD ST NE BETWEEN JEFFERSON ST NE AND I-25 containing approximately 3.0423 acre(s). (D-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE, SIDEWALK EASEMENT ON MASTHEAD AND AGIS DXF FILE.**

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

9. **Project# 1001941**  
08DRB-70337 SKETCH PLAT REVIEW  
AND COMMENT
- JULIANN NARAJO request(s) the above action(s) for all or a portion of Lot(s) 34, **ALVARADO GARDENS Unit(s) 1**, located on RIO GRANDE BLVD NW BETWEEN VILLA DORA NW AND CONTRERAS NW containing approximately 1.42 acre(s). (G-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
10. **Project# 1007266**  
08DRB-70352 SKETCH PLAT REVIEW  
AND COMMENT
- WAYJOHN SURVEYING INC agent(s) for JAMES & MARY TWOHIG request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 3, Tract(s) 2, **TRACT 2 OF NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 / O-1, located on ALAMEDA NE BETWEEN WYOMING NE AND LOUISIANA NE containing approximately .773 acre(s). (C-19) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
11. Other Matters: None

ADJOURNED: 9:35



12

13

14



Item# 6  
Project# 1007266  
Hearing Date: July 23, 2008

SU 2

21

20

19

ALAMEDA

1271

MATCH





**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**August 13, 2008**

**DRB Comments**

**ITEM # 10**

**PROJECT # 1007246**

**APPLICATION # 08-70352**

**RE: Lot 20, Blk 3, N. Abq. Acres, Tract 2, Unit 3**

West half of proposed Access Easement (Lot 21) will need to be recorded and a copy provided to DRB, then the filing information would need to be referenced on this re-plat of Lot 20.



---

Jack Cloud AICP, DRB Chairman  
924-3880/ jcloud@cabq.gov



# DRB CASE ACTION LOG (Site Dev. Plan – 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-70322	Project # 1007266
Project Name: NORTH ALBUQUERQUE ACRES UNIT 3	
Agent: R. JARROD CLINE	Phone No.: 246-0870

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): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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:



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

July 23, 2008 9:00 AM  
MEMBERS:

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

**Kristal Metro, P.E., Transportation Development**  
**Brad Bingham, P.E., Hydrology/ Alternate 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# 1002962**  
08DRB-70292 MAJOR - 2YR SUBD IMP  
AGMT EXT (2YR SIA)  
WILSON AND COMPANY agent(s) for THE TRAILS request(s) the above action(s) for all or a portion of Tract(s) A, B, C, D & F, , **SANTA FE AT THE TRAILS, TAOS & RESERVE AT THE TRAILS Unit(s) I & 2**, zoned RD, located on RAINBOW RD NW BETWEEN PASEO DEL NORTE NW AND WOODMONT AVE NW containing approximately 76 acre(s). (C-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**
2. **Project# 1003688**  
08DRB-70290 VACATION OF PUBLIC EASEMENT  
08DRB-70291 VACATION OF PRIVATE EASEMENT  
SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9, **THE TRAILS Unit(s) 3A**, zoned SU-2 FOR SRSL 26, SU-1 FOR SCHOOL, PARK, OPEN SPACE & FUTURE ROW, located on WOODMONT AVE NW BETWEEN RAINBOW BLVD NW AND PASEO DEL NORTE NW containing approximately 25.25 acre(s). (C-9100906413032322306) **DEFERRED TO 7/30/08 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 , 4/16/08, 5/14/08 & 7/16/08].* **DEFERRED TO 9/24/08 AT THE AGENT'S REQUEST.**

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

GEORGE RAINHART & ASSOC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for Lots 3 and 4, **VOLCANO POINT SHOPPING CENTER**, zoned SU-2 / PCA, located on the northwest corner of 98TH ST NW AND CENTRAL AVE NW containing approximately 1.9833 acre(s). (K-9) *Deferred from 6/25/08 & 7-9/08.* **DEFERRED TO 8/13/08 AT THE AGENT'S REQUEST.**

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

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

GEORGE RAINHART & ASSOC. agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 2A, **LAMONICA & WENK**, zoned SU-1 / C-1, located on COORS BLVD AND RIO BRAVO containing approximately 1.55 acre(s). (P-10) *[Deferred from 5/28/08, 6/4/08, 6/11/08 , 6/25/08, 7/9/08 & 7/23/08]* **DEFERRED TO 7/30/08 AT THE AGENT'S REQUEST.**

6. **~~Project# 1007266~~**  
 08DRB-70322 EPC APPROVED SDP  
 FOR BUILD PERMIT

R. JARROD CLINE agent(s) for JAMES TWOHIG DDS AND MARY ROSE TWOHIG DDS request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 / O-1, located on ALAMEDA BLVD BETWEEN WYOMING BLVD AND EAGLE FEATHER DR containing approximately .866 acre(s). (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

7. **Project# 1005280**  
08DRB-70317 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for JLF, LLC request(s) the above action(s) for all or a portion of Tract(s) E-1-A-1, **CREST VIEW SUBDIVISION** zoned SU-1, located on MCMAHON BLVD NW BETWEEN UNSER BLVD NW AND FINELAND DR NW containing approximately 2.3774 acre(s). (A-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT AND TO PLANNING FOR AMAFCA SIGNATURE. PLANNING MUST RECORD THIS PLAT.**
8. **Project# 1000901**  
08DRB-70315 MINOR FINAL PLAT  
APPROVAL
- PRECISION SURVEYS INC agent(s) for BOSQUE SCHOOL request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **BOSQUE PREPARATORY SCHOOL & LOT 9 ANDALUCIA @ LA LUZ** located on LEARNING RD NW BETWEEN COORS BLVD NW AND MIRANDELA ST NW containing approximately 31.3093 acre(s). (E-12/F-12) *[Deferred from 7/16/08]*. **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SPECIFIC EASEMENTS THAT FIT WITH THE DESIGN AND TO PLANNING FOR 3 COPIES OF SITE PLAN AND TO RECORD.**
9. **Project# 1003612**  
08DRB-70321 EXT OF MAJOR  
PRELIMINARY PLAT
- THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DRAGONFLY DEVELOPMENT, INC request(s) the above action(s) for all or a portion of Tract(s) 31-33, **TOWN OF ATRISCO GRANT** zoned SU-2 / R-LT, located on ERDEE RD NW BETWEEN 98TH ST NW AND 94TH ST NW containing approximately 6.4 acre(s). (J-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO REAPPLICATION AND RE-APPROVAL OF 94<sup>TH</sup> STREET VACATION.**

10. **Project# 1004989**  
08DRB-70324 EXT OF MAJOR  
PRELIMINARY PLAT  
08DRB-70325 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT COMPANY request(s) the above action(s) for all or a portion of Tract(s) A, **WILDERNESS AT HIGH DESERT (TO BE KNOWN AS WILDERNESS CANON AT HIGH DESERT) Unit(s) 2**, zoned SU-2/HD R-R, located on TRAMWAY BLVD NE BETWEEN HIGH DESERT PLACE NE AND FOREST SERVICE LAND (F-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND FOR EXHIBIT SUBMITTED TO TRANSPORTATION DEVELOPMENT. PLANNING MUST RECORD THIS PLAT. DELEGATION TO ABCWUA: PAPER EASMENT FOR WATERLINE MUST BE SUBMITTED AND ROUTED FOR APPROVAL.**

11. **Project# 1005474**  
08DRB-70323 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

CATHERINE HELLER request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 3, **ROSEMONT PARK ADDITION (TO BE KNOWN AS LOT 8A)** zoned S-R, located on 11TH ST NW BETWEEN 10TH ST NW AND MOUNTAIN RD NW containing approximately .1608 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE, AGIS DXF AND A COPY OF THE RECORDED PLAT.**

12. **Project# 1007383**  
08DRB-70318 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for REGENTS OF THE UNIVERSITY OF NEW MEXICO (REAL ESTATE) request(s) the above action(s) for all or a portion of Lot(s) 1-9 INCLUSIVE, Block(s) 4, **UNITY ADDITION** zoned C-2, located on CENTRAL AVE SE BETWEEN TEXAS ST SE AND UTAH ST SE containing approximately 1.6538 acre(s). (K-9) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR RADIUS AT CURVE C2 AND EXHIBIT AND TO CITY ENGINEER FOR INFORMATION ON FLOOD ZONE ON NORTH WEST CORNER. A NOTE MUST BE ADDED TO PLAT SHOWING FLOOD ZONE CHANGE, AND FOR AMAFCA SIGNATURE.**

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

13. **Project# 1003095**  
08DRB-70320 SKETCH PLAT REVIEW  
AND COMMENT

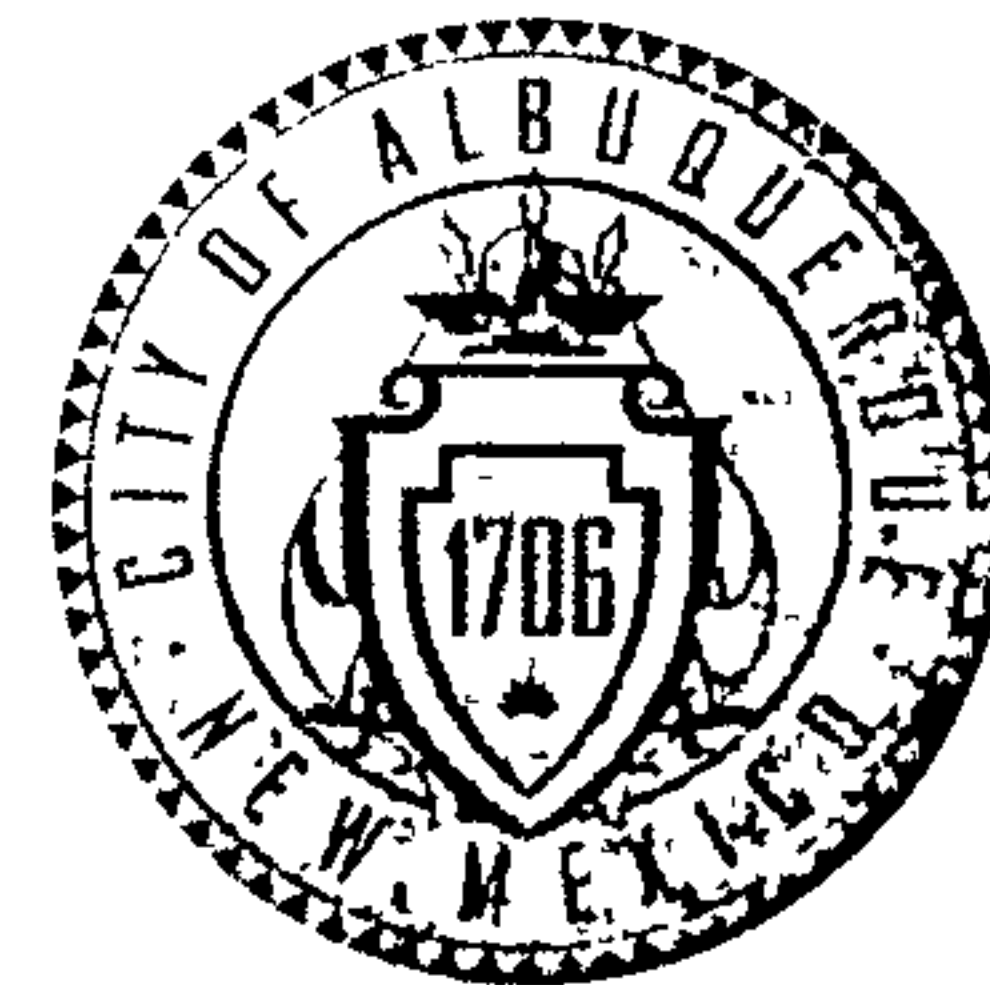
WAYJOHN SURVEYING INC agent(s) for FRANK CASALE/JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) 2-A-2, LA MIRADA SUBDIVISION TBKA LA MIRADA TOWNHOMES UNIT 1 zoned O-1 (CONDITIONAL USE), located on LA MIRADA PLACE NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Other Matters: None

ADJOURNED: 10:15



# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD MEMO

**DRB CASE NO/PROJECT NO: 1007266**

**AGENDA ITEM NO: 6**

**SUBJECT:**

Site Plan for Building Permit

**ENGINEERING COMMENTS:**

An approved Grading and Drainage plan is required. A comment letter was sent to the engineer June 16<sup>th</sup> with comments that need to be addressed.

**RESOLUTION:**

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

PO Box 1293

Albuquerque

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)

NM 87103

FOR:

**SIGNED:**

**DATE: 7-23-08**

www.cabq.gov

Curtis Cherne  
City Engineer Designee  
924-3695

*need to delineate ROW on Replat  
have to apply for plat with IL*

City of Albuquerque  
**Planning Department**  
**Inter-Office Memorandum**

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1007266

On June 19, 2008, the Environmental Planning Commission approved Project # 1007266 08EPC-40043, a site development plan for building permit, for Lot 20 Block 3, Tract 2, Unit 3 of North Albuquerque Acres, zoned SU-2/O-1, located on Alameda Boulevard NE between Eagle Feather Drive NE and Wyoming Boulevard NE, containing approximately 0.866 acre.

The applicant has satisfied all of the EPC conditions of approval for the site development plan for building permit.

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.

---



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 26, 2011

**Project# 1007266**  
11DRB-70006 EXT OF SIA

SLAGLE HERR ARCHITECTS agent(s) for JAMES TWOHIG request(s) the above action(s) for all or a portion of Lot 20, Block 3, Tract 2, **NORTH ALBUQUERQUE ACRES**, zoned SU-2 O-1, located on ALAMEDA NE AND WYOMING NE containing approximately 0.886 acre(s). (C-19)

At the January 26, 2011 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by February 10, 2011, 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).

  
Jack Cloud, AICP, DRB Chair

Cc: Slagle Herr Architects – 1600 Rio Grande NW – Albuquerque, NM 87104  
Cc: James Twohig – 7441 Alameda NE – Albuquerque, NM  
Marilyn Maldonado  
file

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

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### STANDARD APPLICATION, Paper Plans Required

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#### DEVELOPMENT REVIEW BOARD

01/26/2012 Issued By: E08375 134684

Category Code **910**  
**2012 070 021**

**Application Number:** 12DRB-70021, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

**Address:**

**Location Description:** ALAMEDA BLVD NE BETWEEN LOUISIANA BLVD NE AND WYOMING BLVD NE

**Project Number:** 1007266

#### Applicant

JAMES AND KAREN TWOHIG

7301 AZTEC RD NE  
ALBUQUERQUE NM 87110  
881-9767

#### Agent / Contact

RIO GRANDE ENGINEERING  
DAVID SOULE  
1606 CENTRAL AVE SE STE 201  
ALBUQUERQUE NM 87106

DAVID@RIOGRANDEENGINEERING.COM

#### Application Fees

441018/4943000	APN Fee	<b>\$75.00</b>
441032/3416000	Conflict Mgmt Fee	<b>\$20.00</b>
441006/4958000	DRB Actions	<b>\$50.00</b>
<b>TOTAL:</b>		<b>\$145.00</b>

City Of Albuquerque  
Treasury Division

1/26/2012 12:29PM LOC: ANNX  
WS# 008 TRANS# 0012  
RECEIPT# 00143434-00143434  
PERMIT# 2012070021 TRSLNF  
Trans Amt \$145.00  
APN Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$50.00  
CK \$145.00  
CHANGE \$0.00

Thank You



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

08/19/2008 Issued By: E08375

-----  
**Permit Number: 2008 070 368** **Category Code 910**

**Application Number:** 08DRB-70368, Epc Approved Sdp For Build Permit

**Address:**

**Location Description:** ALAMEDA BLVD BETWEEN WYOMING BLVD AND EAGLE FEATHER DR

**Project Number:** 1007268

**Applicant**

*James Twohig Dds And Mary Rose Twihg Dds*

6800 Montgomery Blvd Ne Suite E  
Albuquerque NM 87109  
881-9787

**Agent / Contact**

*Slagle Herr Architects*

1600 Rio Grande Blvd Nw  
Albuquerque NM 87104

**Application Fees**

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

City Of Albuquerque  
Treasury Division

6/19/2008 11:08AM LOC: ANNX  
US# 006 TRANS# 0002  
RECEIPT# 00096666-00096666  
PERMITH 2008070368 TRSDY#  
Trans Amt \$20.00  
Conflict Manag. Fee \$20.00  
CK \$20.00  
CHANGE \$0.00

Thank You

Current DRC  
Project Number \_\_\_\_\_

FIGURE 12

Date Site Plan Approved 08-27-2008  
Date Preliminary Plat Approved \_\_\_\_\_  
Date Preliminary Plat Expires \_\_\_\_\_

**ORIGINAL**

**INFRASTRUCTURE LIST**  
(Rev 9-05)  
**EXHIBIT "A"**  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

DRB Application No. Project #1007266

**TWOHIG DENTAL OFFICE COMPLEX**  
PROPOSED NAME OF ~~DEVELOPMENT~~ SITE DEVELOPMENT PLAN

**LOT 20, BLOCK 3, TRACT 2, UNIT 3 NORTH ALBUQUERQUE ACRES**  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	24' WIDE	ARTERIAL PAVING WITH STANDARD AND MEDIAN CURB AND GUTTER, 6' SIDEWALK NORTH SIDE (PROCEDURE C-MODIFIED)	ALAMEDA BLVD	WEST PROPERTY LINE	EAST PROPERTY LINE	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>	6' WIDE	ARTERIAL PAVING FOR BIKE LANE (PROCEDURE C-MODIFIED)	ALAMEDA BLVD	WEST PROPERTY LINE	EAST PROPERTY LINE	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

- 1 Engineers Certification of Grading Plan required for release of SIA and Financial Guarantee

---

- 2 Paving items include signage per DRC

---

- 3 \_\_\_\_\_

---

AGENT / OWNER

DAVID SOULE  
NAME (print)

RIOGRANDE ENGINEERING

FIRM

*David Soule* 8/22/12  
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*[Signature]* 8-22-12  
DRB CHAIR - date

*[Signature]* 08-22-12  
TRANSPORTATION DEVELOPMENT - date

*Allen Perten* 08/22/12  
UTILITY DEVELOPMENT - date

*Centu & Chen* 8-22-12  
CITY ENGINEER - date

*Parks & Recreation Carol S. Dumont*  
PARKS & RECREATION - date 8-22-12

AMAFCA - date

\_\_\_\_\_ - date

\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

08/13/2012 Issued By: PLNTES 158460

Category Code **910**  
**2012 070 258**

**Application Number:** 12DRB-70258, Amendment To Preliminary Plat

**Address:**

**Location Description:** ALAMEDA NE BETWEEN WYOMING NE AND LOUISIANA NE

**Project Number:** 1007266

#### Applicant

JAMES AND KAREN TWOHIG

7301AZTEC NE  
ALBUQUERQUE NM 87112

#### Agent / Contact

RIO GRANDE ENGINEERING  
DAVID SOULE  
1606 CENTRAL AVE SE STE 201  
ALBUQUERQUE NM 87106

DAVID@RIOGRANDEENGINEERING.COM

#### Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$50.00

**TOTAL: \$70.00**

City of Albuquerque Treasury  
Date: 8/13/2012 Office: ANNEX  
Stat ID: WS000007 Cashier: TRSASR  
Batch: 607 Trans #: 29  
Permit: 2012070258  
Receipt Num 00043241  
Payment Total: \$70.00  
0901 Conflict Mgmt Fee \$20.00  
0903 DRB Actions \$50.00  
Check Tendered : \$70.00



Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Site Plan Approved: 08-27-2008  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_

**ORIGINAL**

**INFRASTRUCTURE LIST**  
(Rev. 9-05)  
**EXHIBIT "A"**  
**TO SUBDIVISION IMPROVEMENTS AGREEMENT**  
**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

DRB Application No.: Project #1007266

**TWOHIG DENTAL OFFICE COMPLEX**  
**PROPOSED NAME OF ~~EXISTING~~ SITE DEVELOPMENT PLAN**

**LOT 20, BLOCK 3, TRACT 2, UNIT 3 NORTH ALBUQUERQUE ACRES**  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	24' WIDE	ARTERIAL PAVING WITH STANDARD AND MEDIAN CURB AND GUTTER, 6' SIDEWALK NORTH SIDE (PROCEDURE C-MODIFIED)	ALAMEDA BLVD	WEST PROPERTY LINE	EAST PROPERTY LINE	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>	6' WIDE	ARTERIAL PAVING FOR BIKE LANE (PROCEDURE C-MODIFIED)	ALAMEDA BLVD	WEST PROPERTY LINE	EAST PROPERTY LINE	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

- 1 Engineers Certification of Grading Plan required for release of SIA and Financial Guarantee
- 2 Paving items include signage per DRC
- 3 \_\_\_\_\_

AGENT / OWNER

DAVID SOULE

NAME (print)

RIOGRANDE ENGINEERING

FIRM

*[Signature]* 8/22/12  
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*[Signature]* 8-22-12  
DRB CHAIR - date

*[Signature]* 08-22-12  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 08/22/12  
UTILITY DEVELOPMENT - date

*[Signature]* 8-22-12  
CITY ENGINEER - date

*[Signature]* Parks & Recreation  
PARKS & RECREATION - date 8-22-12

\_\_\_\_\_ - date

\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



Supplemental form

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<b>V</b>		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	<b>D</b>		
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>	<b>A</b>	<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE (Form D)</b>			<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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Rio Grande Engineers PHONE: 321-9044  
 ADDRESS: PO Box 93924 FAX: 972-0499  
 CITY: Alb STATE NM ZIP 87199 E-MAIL: david@riograndeengineers.com

APPLICANT: James & Karen Thohig Revocable trust PHONE: \_\_\_\_\_  
 ADDRESS: 7301 Artec NE FAX: \_\_\_\_\_  
 CITY: Alb STATE NM ZIP 87112 E-MAIL: \_\_\_\_\_

Proprietary interest in site: none List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Amendment of Infrastructure List

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. 20 Block: 3 Unit: 3  
 Subdiv/Addn/TBKA: Tract 2 North Alb Acres  
 Existing Zoning: SU2 Proposed zoning: SU2 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-19 UPC Code: 101906420838820313

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
1009266

CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): .8  
 LOCATION OF PROPERTY BY STREETS: On or Near: Alameda  
 Between: Wyoming NE and Louisiana

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

SIGNATURE DM DATE 8/17/11  
 (Print) David Sodi Applicant  Agent

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12DRB 10258</u>	<u>AIL</u>		<u>\$50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$70.00</u>

Hearing date Aug 22, 2012

[Signature]  
 8-13-12  
 Planner signature / date

Project # 1007266



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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- \_\_\_ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ List any original and/or related file numbers on the cover application

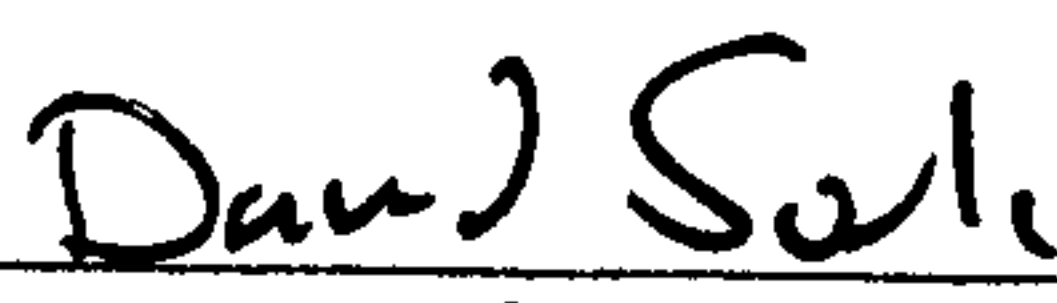

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- \_\_\_ Preliminary Plat reduced to 8.5" x 11"
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Copy of DRB approved infrastructure list
  - \_\_\_ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - \_\_\_ List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- \_\_\_ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - \_\_\_ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - \_\_\_ Design elevations & cross sections of perimeter walls **3 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - \_\_\_ Copy of recorded SIA
  - \_\_\_ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - \_\_\_ List any original and/or related file numbers on the cover application
  - \_\_\_ DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- \_\_\_ 5 Acres or more: Certificate of No Effect or Approval
  - \_\_\_ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
  - \_\_\_ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - \_\_\_ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
  - \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - \_\_\_ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application
  - \_\_\_ Infrastructure list if required (**verify with DRB Engineer**)
  - \_\_\_ DXF file and hard copy of final plat data for AGIS is required.

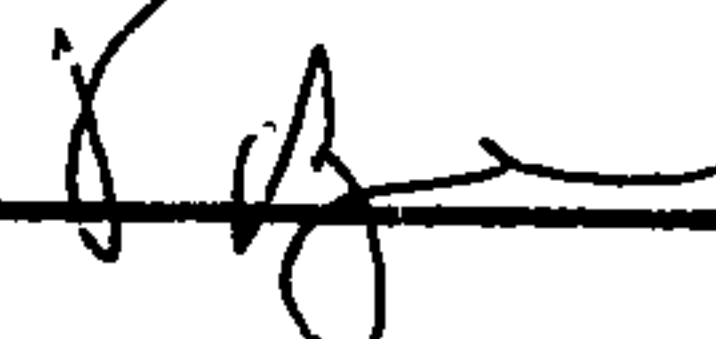
- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - \_\_\_ List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

  
 \_\_\_\_\_ Applicant name (print)  
 8/13/17  
 \_\_\_\_\_ Applicant signature / date



Form revised October 2007

  
 \_\_\_\_\_ Planner signature / date  
 Project # 1007266

- |   |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> Checklists complete | Application case numbers |
| <input checked="" type="checkbox"/> Fees collected      | 2DRB - 70258             |
| <input checked="" type="checkbox"/> Case #s assigned    | _____                    |
| <input checked="" type="checkbox"/> Related #s listed   | _____                    |



August 13, 2012

Mr. Jack Cloud  
Chair- Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> street NW  
Albuquerque, NM 87102

**RE: Amendment of Infrastructure list  
Lot 20 Block 3 Tract 2, Unit 3, North Albuquerque Acres  
PROJECT # 1007266  
Albuquerque, New Mexico**

Dear Mr. Cloud:

Rio Grande Engineering requests an amendment to the existing infrastructure list. The improvements shown on the Infrastructure list are part of imminent city DMD project. Therefore we request change to list to allow procedure C modified. The owner desires to contribute the funds to the scheduled project.

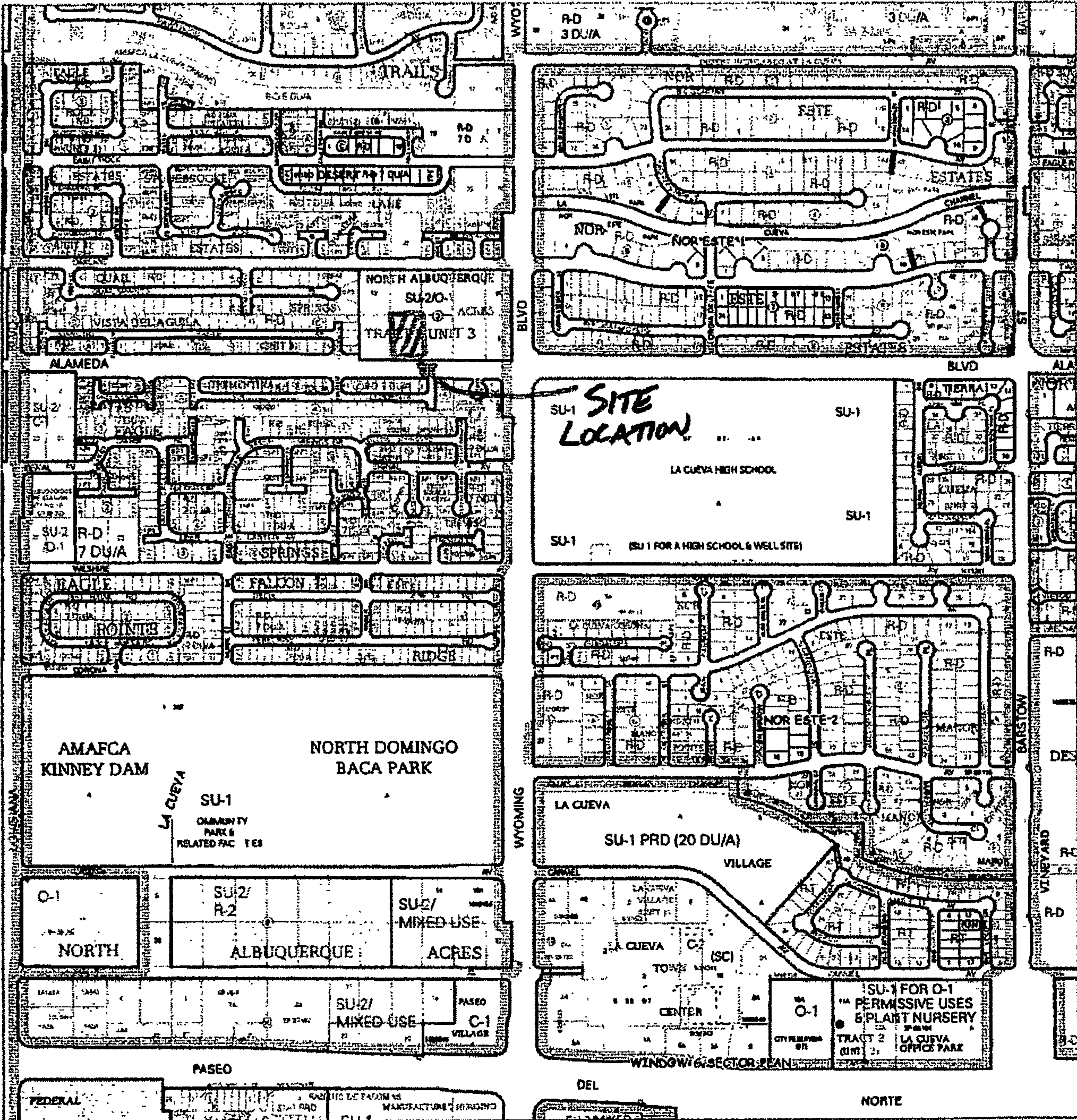
Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



David Soule, PE  
RIO GRANDE ENGINEERING  
PO Box 93924  
ALBUQUERQUE, NM 87199  
321-9099

Enclosures



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

**AGIS**  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-19-Z**

Selected Symbols

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

0 750 1500 Feet

Map amended through: 6/13/2008



## David Soule

---

**From:** Eisenberg, Jame J. [jeisenberg@cabq.gov]  
**Sent:** Thursday, August 02, 2012 4:09 PM  
**To:** David Soule  
**Cc:** Rael, Jane E.; Thompson, Charles N.; Bauman, Debbie  
**Subject:** RE: Alameda - Twohig  
**Attachments:** Twohig SIA.pdf

Mr. Soule,

I have informed Planning by email that DMD will accept the \$94,057.37 for this work to "close out" the SIA. The owners can continue their coordination with Planning. Please call me if we need to discuss.

Thank you

---

**From:** David Soule [mailto:david@riograndeengineering.com]  
**Sent:** Thursday, August 02, 2012 10:02 AM  
**To:** Eisenberg, Jame J.; Rael, Jane E.  
**Subject:** Alameda - Twohig

Jame, have you had a chance to verify and calculate any changes to amount due?  
David Soule

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Site Plan Approved: 08-27-2008

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

**INFRASTRUCTURE LIST**

(Rev 9-05)

**EXHIBIT "A"**

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

DRB Application No.: Project #1007266

**TWOHIG DENTAL OFFICE COMPLEX**

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOT 20, BLOCK 3, TRACT 2, UNIT 3 NORTH ALBUQUERQUE ACRES**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	24' WIDE	ARTERIAL PAVING WITH STANDARD CURB AND GUTTER AND MEDIAN, 6' SIDEWALK NORTH SIDE (PROCEDURE C-MODIFIED)	ALAMEDA BLVD	WEST PROPERTY LINE	EAST PROPERTY LINE	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>	6' WIDE	ARTERIAL PAVING FOR BIKE LANE (PROCEDURE C-MODIFIED)	ALAMEDA BLVD	WEST PROPERTY LINE	EAST PROPERTY LINE	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/



The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 Engineers Certification of Grading Plan required for release of SIA and Financial Guarantee
- 2 Paving items include signage per DRC
- 3

**AGENT / OWNER**

**DAVID SOULE**  
NAME (print)

**RIOGRANDE ENGINEERING**  
FIRM

*David Soule* 9/12/12  
SIGNATURE - date

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**ORIGINAL**

Current DRC  
Project Number: \_\_\_\_\_

Figure 12

Date Submitted: 8-19-08  
 Date Site Plan Approved: 8-27-08  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No.: 1007266  
 DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**  
(Rev. 9-20-05)

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

**TWOHIG DENTAL OFFICE COMPLEX**  
**PROPOSED NAME OF PLAT**

**LOT 20, BLOCK 3, TRACT 2, UNIT 3 OF NORTH ALBUQUERQUE ACRES**  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P. E.	City Cnst Engineer
73-1 554082		<u>Paving</u> 24' wide	<u>STANDARD + MEDIAN</u> Arterial Paving w/curb and gutter, 6' sidewalk north side	Alameda Blvd.	West Property Line	East Property Line	/	/	/
		6' wide	Arterial Paving for Bike lane	Alameda Blvd.	West Property Line	East Property Line	/	/	/

**NOTES**

1) Paving Items include Signage per DRC

**AGENT/OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

David B. Thompson  
NAME (print)

Thompson Engineering Consultants, Inc.  
FIRM

*[Signature]*  
SIGNATURE Date

*[Signature]* 8-27-08  
DRC CHAIR Date

*[Signature]* 8/27/08  
TRANSPORTATION DEVELOPMENT Date

*[Signature]* 8/27/08  
UTILITY DEVELOPMENT Date

*[Signature]* 8/27/08  
CITY ENGINEER Date

*[Signature]* 8/27/08  
PARKS & GENERAL SERVICES Date

AMAFCA Date

Date

Date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER





Supplemental Form (SF)

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any) Rio Grande Engineers PHONE 321-9099  
 ADDRESS: PO Box 93924 FAX 872-0999  
 CITY Alb STATE NM ZIP 87199 E-MAIL: david@riograndeengineers.com

APPLICANT James & Karen Truhig Revocable Trust PHONE: 881-9767  
 ADDRESS: 7301 AZTEC RD NE FAX: ---  
 CITY Alb STATE NM ZIP 87110 E-MAIL: ---  
 Proprietary interest in site owners List all owners all

DESCRIPTION OF REQUEST: extension of SIA.

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. 20 Block 3 Unit Tract 2  
 Subdiv/Addn/TBKA North Alb Acres.  
 Existing Zoning SU2-01 Proposed zoning SU2-01 MRGCD Map No ---  
 Zone Atlas page(s) C19 UPC Code ---

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.).  
11 DRB 70006 / 1007266

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 76  
 LOCATION OF PROPERTY BY STREETS. On or Near: 7441 Alameda Blvd NE  
 Between Louisiana Blvd NE and Wyoming Blvd NE

Check if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team (PRT)  Review Date ---

SIGNATURE [Signature] DATE 1/19/11  
 (Print Name) David Soli Applicant  Agent:

**FOR OFFICIAL USE ONLY**

Revised 6/2011

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB 70021</u>	<u>SIA</u>	<u>---</u>	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>---</u>	<u>ADR</u>	<u>---</u>	<u>\$ 25.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>---</u>	<u>LMF</u>	<u>---</u>	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<input type="checkbox"/> F.H.D.P. fee rebate	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
	Hearing date <u>Feb 22, 2012</u>			Total
				<u>\$</u>

[Signature] 12-26-12 Project # 1007266  
 Staff signature & Date

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**Preliminary plat approval expires after one year.**

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

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

**Amended preliminary plat approval expires after one year.**

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

**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

**(Temporary sidewalk deferral extension use FORM-V)**

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

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

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

David Sall  
 \_\_\_\_\_  
 Applicant name (print)  
 \_\_\_\_\_  
 Applicant signature / date



Form revised **October 2007**

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

Application case numbers  
 12DRB-\_\_\_\_\_-70021  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 Planner signature / date  
 Project # 1007266



# 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 7, 2012 To February 22, 2012

5. REMOVAL

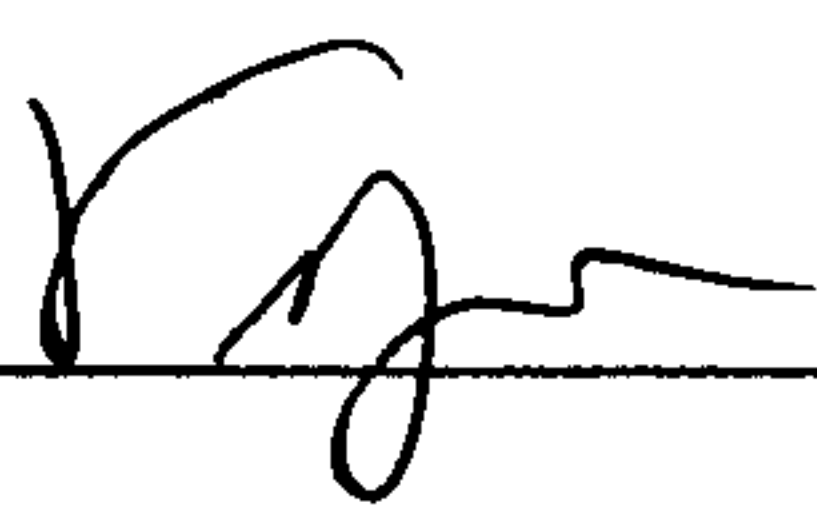
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

  
(Applicant or Agent)

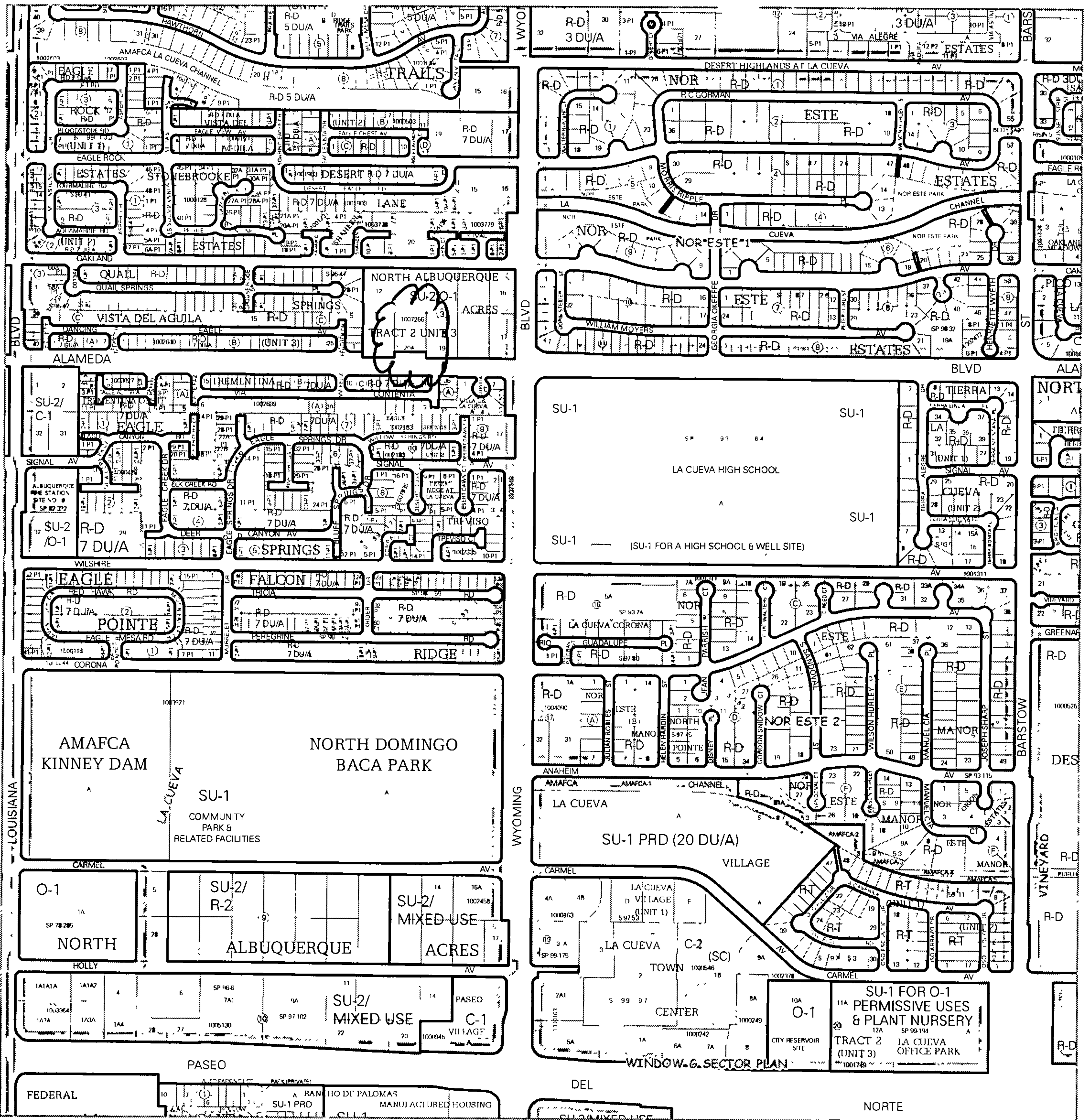
1/26/12  
(Date)

I issued 1 signs for this application, 1-26-12  
(Date)

  
(Staff Member)

DRB PROJECT NUMBER: 1007266





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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-19-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

January 24, 2012

Mr. Jack Cloud  
Chair- Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> street NW  
Albuquerque, NM 87102

**RE: Extension of Subdivision Improvement Agreement  
Lot 20 Block 3 Tract 2, Unit 3, North Albuquerque Acres  
PROJECT # 1007266  
Albuquerque, New Mexico**

Dear Mr. Cloud:

Rio Grande Engineering requests a 2-year extension of the Subdivision Improvement Agreement for Alameda improvements. The city is in the process of widening Alameda. The owner is requesting this extension to allow the city of Albuquerque project to be completed

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



David Soule, PE  
RIO GRANDE ENGINEERING  
PO Box 93924  
ALBUQUERQUE, NM 87199  
321-9099

Enclosures

cc: Dr. Betty Fisher  
Goldink Stone





FIGURE 18

2<sup>nd</sup> EXTENSION AGREEMENT  
Procedure "B"

PROJECT NO. 559082

This Agreement made this 31<sup>st</sup> day of March, 2011, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) James + Karen Twohig Revocable Trust ("Subdivider"), whose address is 7301 Aztec Rd NE Albuquerque NM 87110 and whose telephone number is 505 881 9767 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Subdivider entered into an Agreement on the 26<sup>th</sup> day of January 2009, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 11/27/2009, at Book Misc. \*, pages 1 through 8, ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before the 28<sup>th</sup> day of September 2009; and Dec 2009 007847

WHEREAS, the Earlier Agreement was amended by a 1<sup>st</sup> Extension Agreement dated November 10, 2009 recorded November 12, 2009, in Book Misc. 2009 124791, pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to January 26, 2011; and

~~WHEREAS, the Earlier Agreement was amended by a \_\_\_\_\_ Extension Agreement dated \_\_\_\_\_ recorded \_\_\_\_\_, in Book Misc. \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_, records of Bernalillo County, New Mexico, extending the construction deadline to \_\_\_\_\_; and~~

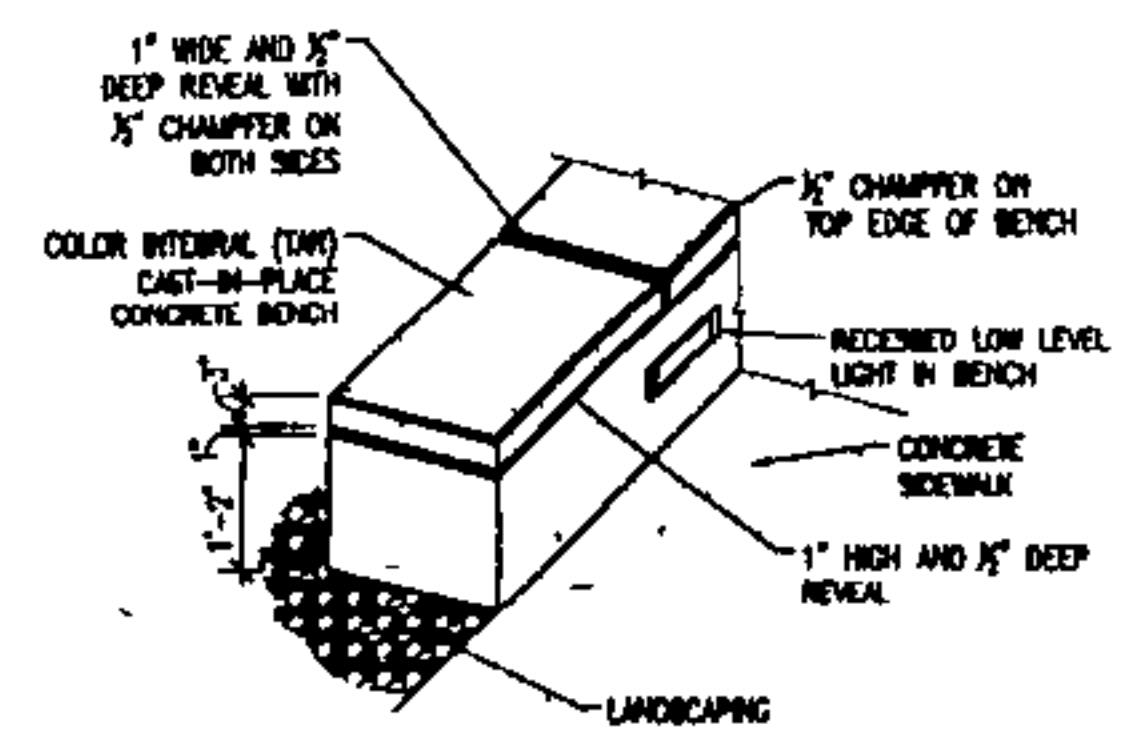
WHEREAS, it appears that the Subdivider will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Subdivider an extension of time in which to complete construction of all or part of the improvements, provided the Subdivider posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

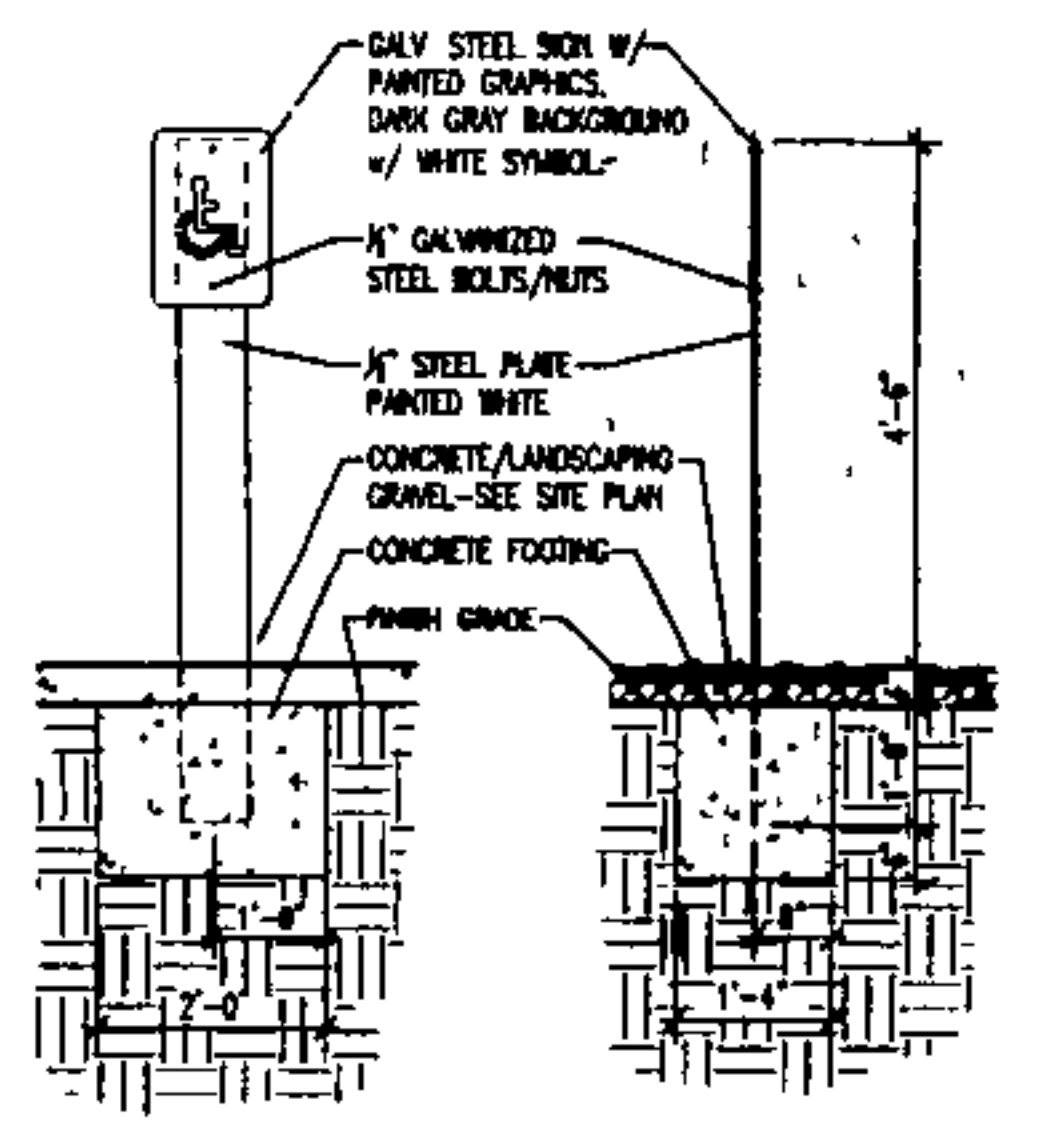
WHEREAS, the Subdivider is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

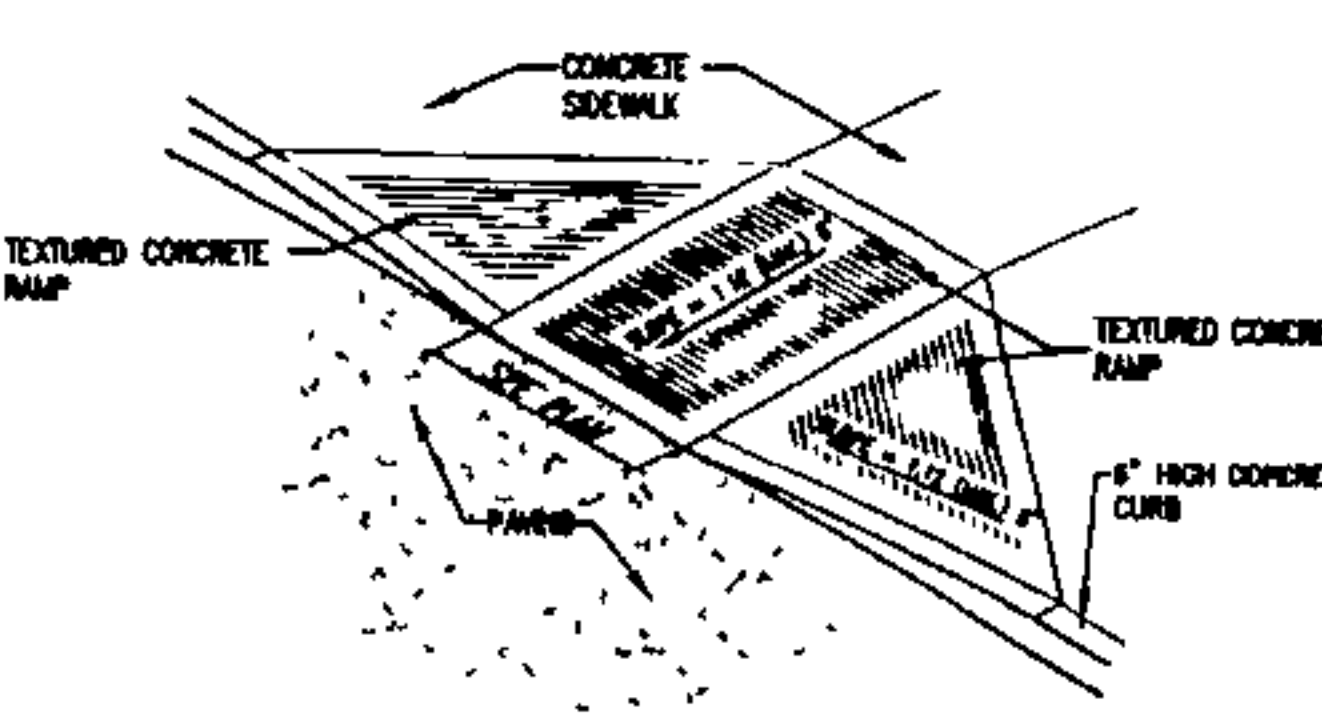




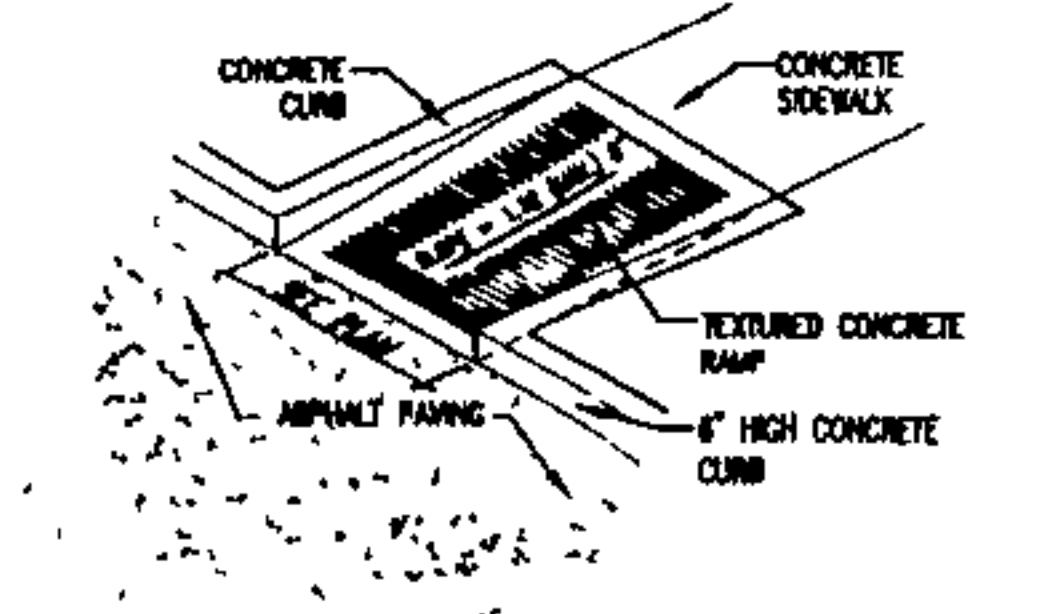
15 BENCH DETAIL  
A001 N.T.S.



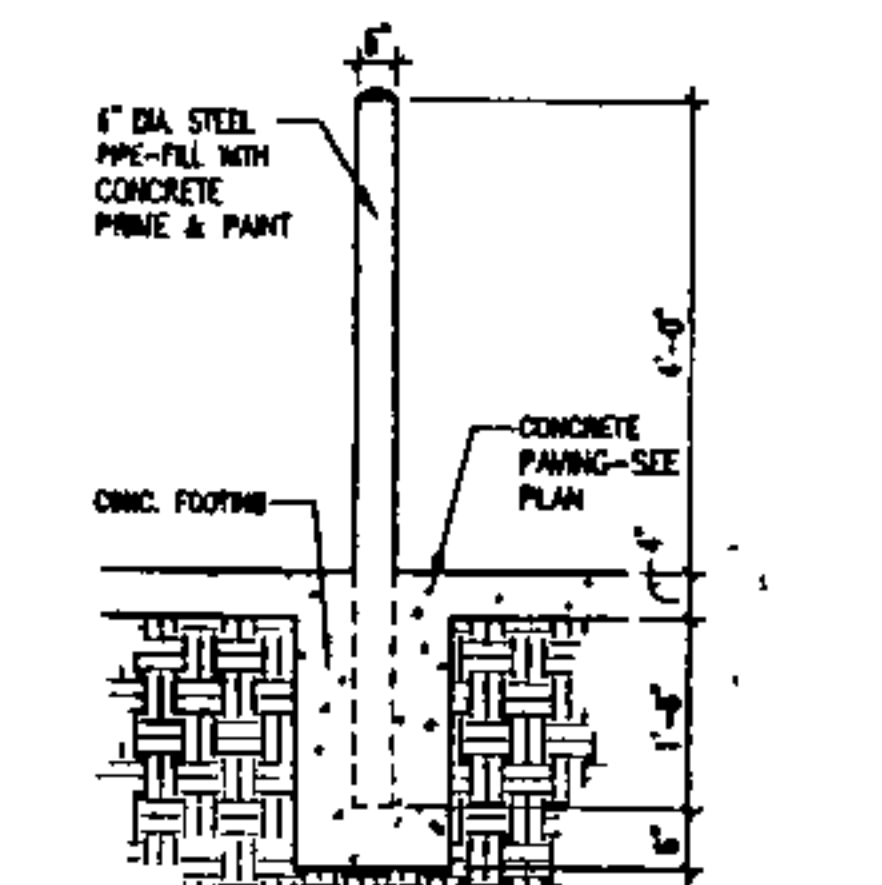
14 H.C. SIGN DETAIL  
A001 1/2" = 1'-0"



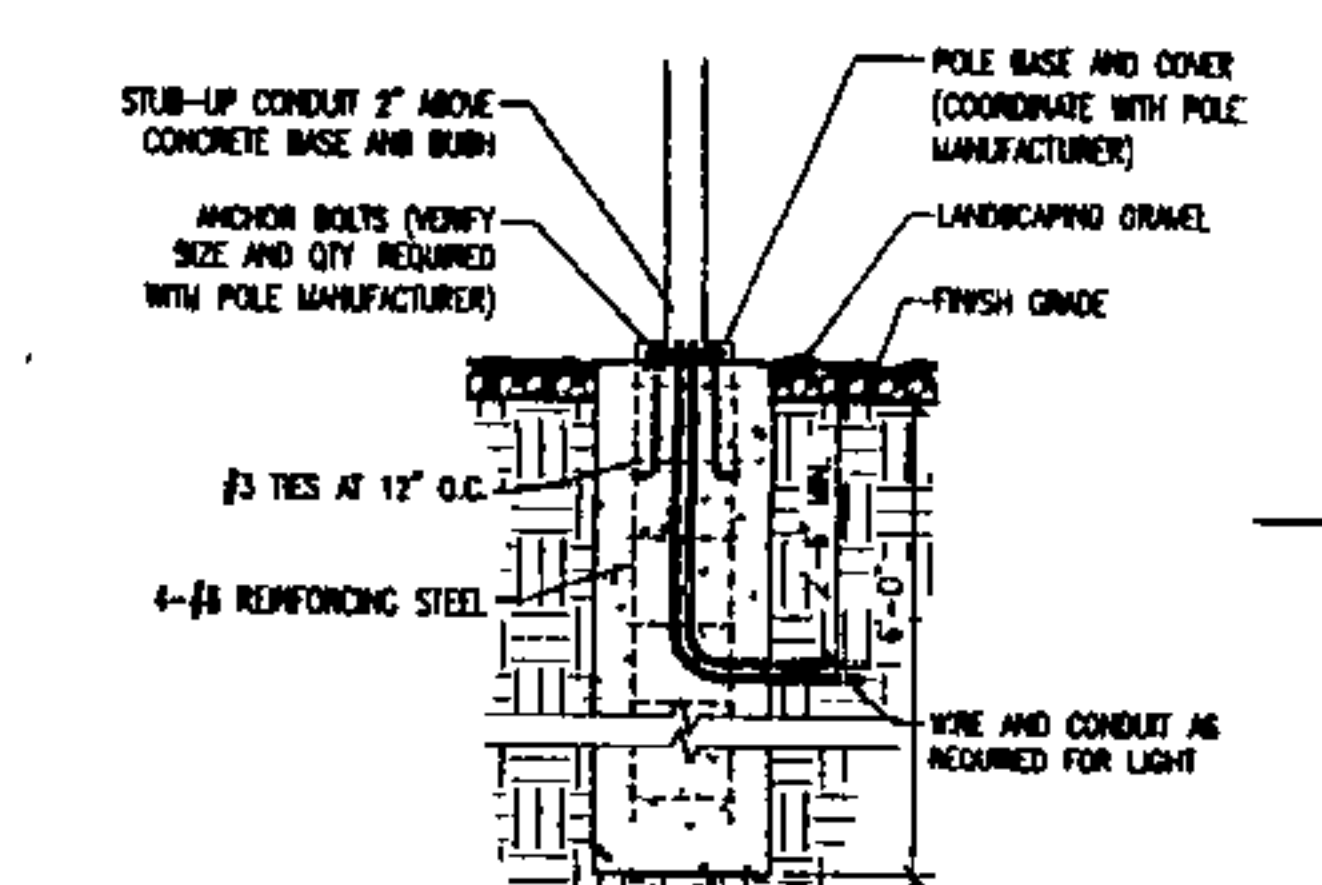
13 H.C. RAMP DETAIL  
A001 N.T.S.



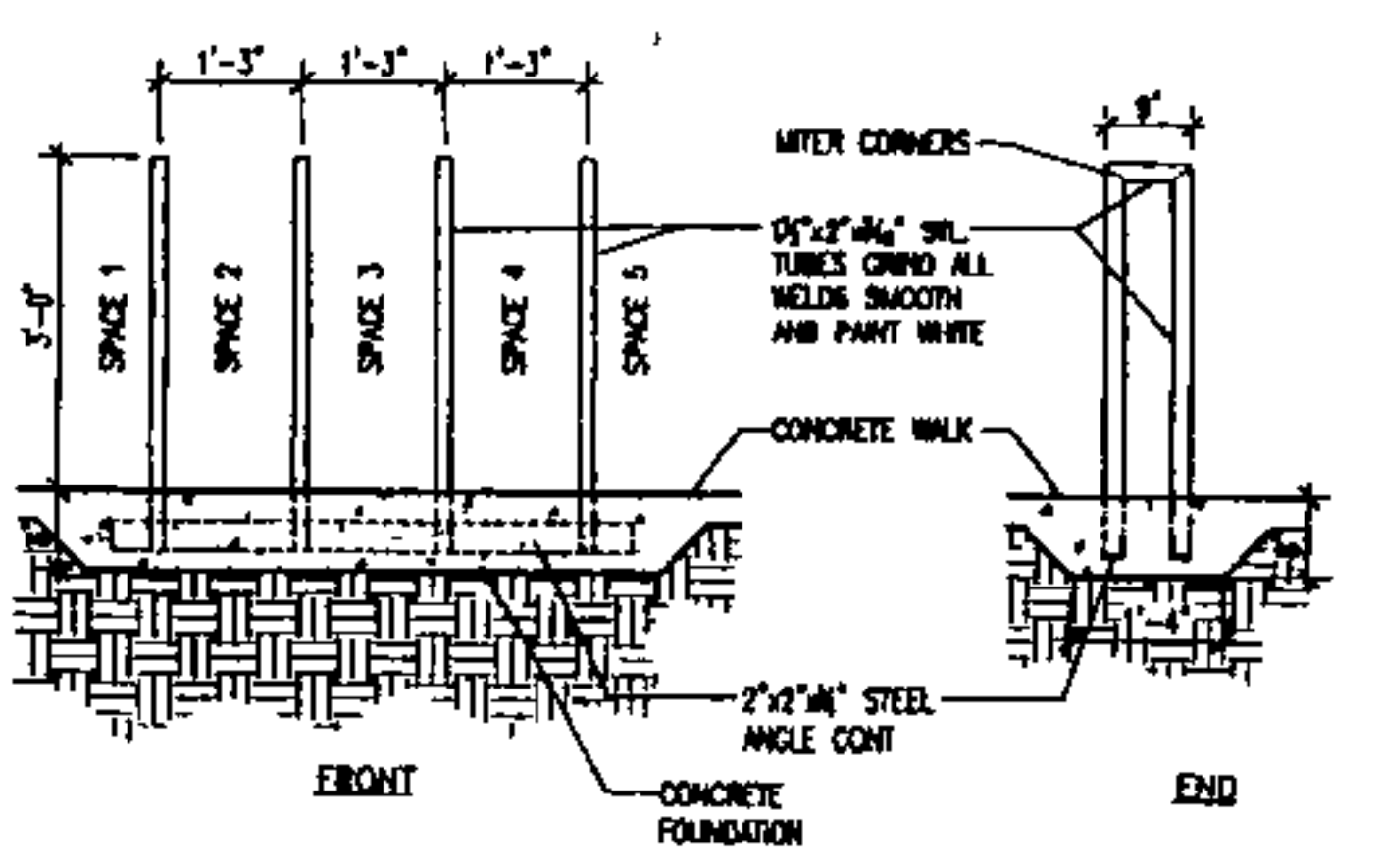
9 H.C. RAMP DETAIL  
A001 N.T.S.



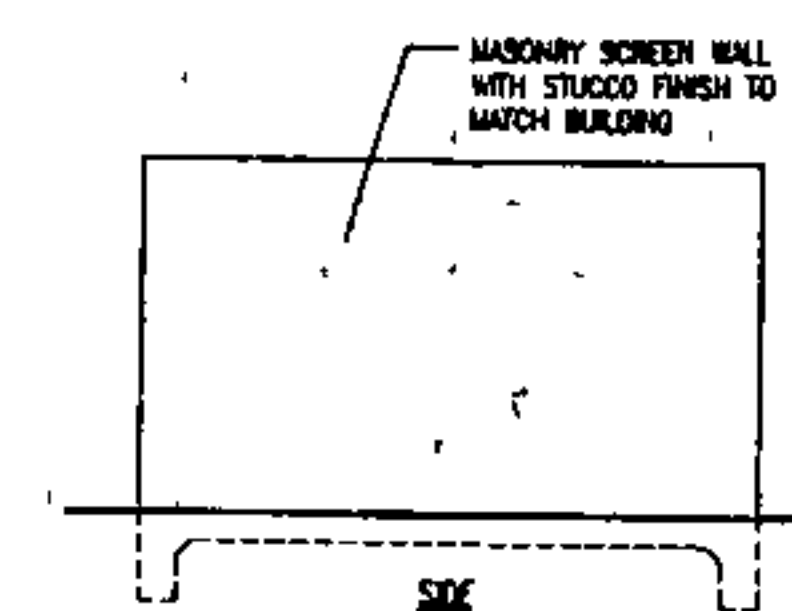
8 BOLLARD DETAIL  
A001 1/2" = 1'-0"



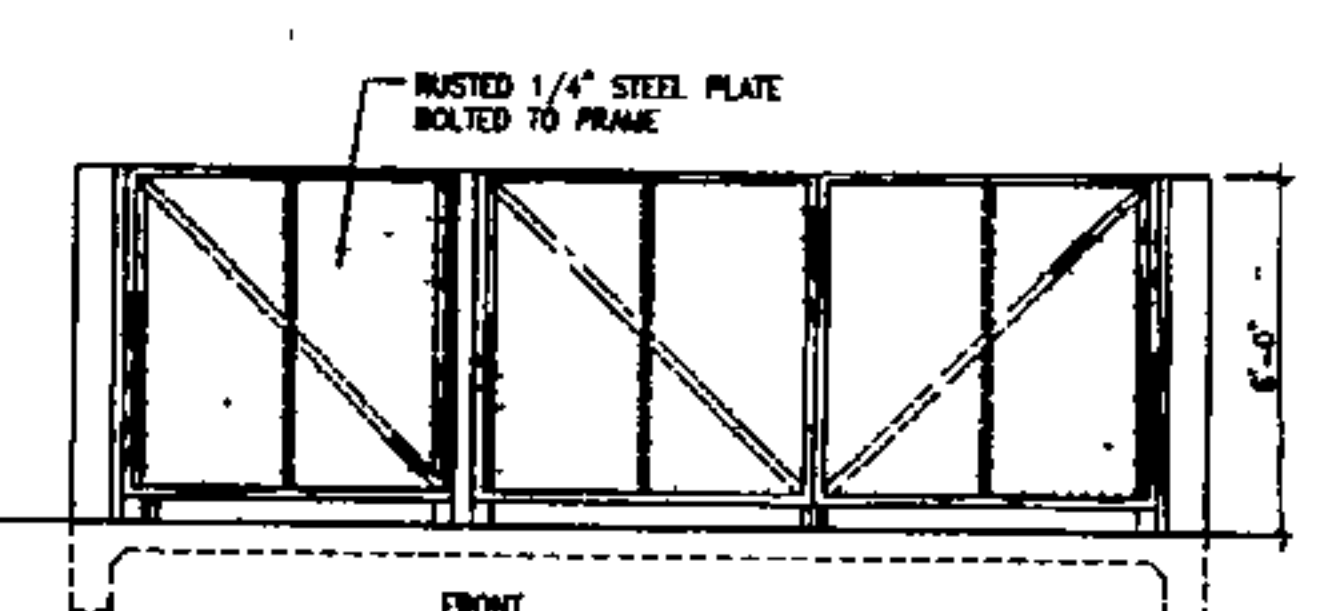
7 LIGHT BASE DETAIL  
A001 1/2" = 1'-0"



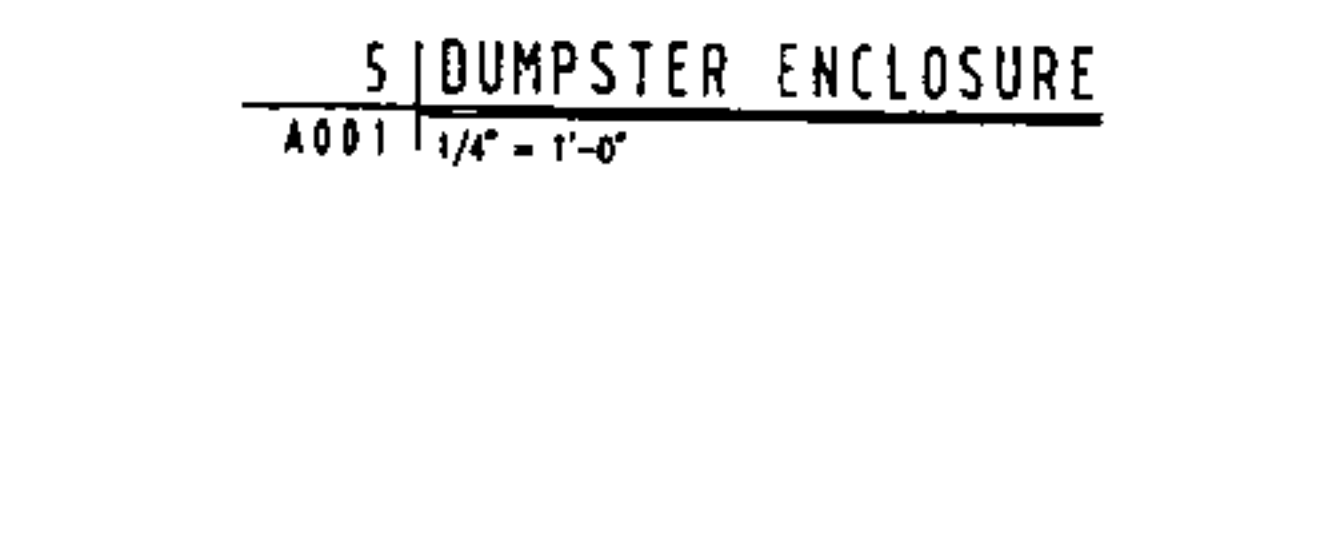
6 BIKE RACK DETAIL  
A001 1/2" = 1'-0"



5 DUMPSTER ENCLOSURE  
A001 1/4" = 1'-0"



4 WALL DETAIL  
A001 1/4" = 1'-0"

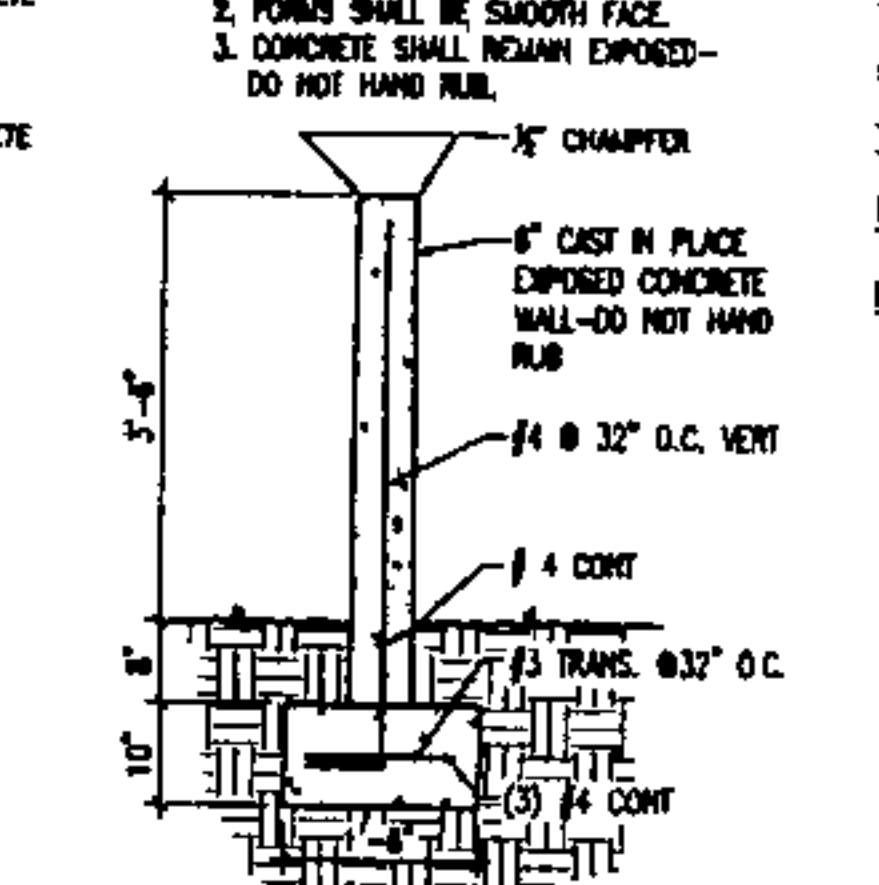


3 DUMPSTER ENCLOSURE  
A001 1/4" = 1'-0"

GENERAL NOTES

1. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS.
2. CURBS DIMENSIONED TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PATCH AND REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTS AS NECESSARY IN COORDINATION WITH DRAINWAY CONSTRUCTION.
4. VERIFY ALL NEW DRAINWAY REQUIREMENTS WITH CITY OF ALBUQUERQUE STANDARDS.
5. SITE LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.

- NOTES:
1. FORM TIES SHALL BE SPACED AT 18" O.C. EACH WAY, SPACED EVENLY AND DESIGNED TO BE EXPOSED.
  2. FORMS SHALL BE SMOOTH FACE.
  3. CONCRETE SHALL REMAIN EXPOSED - DO NOT SAND FINISH.



12 WALL DETAIL  
A001 1/2" = 1'-0"

SITE DATA

LOCATION: 7501 ALAMEDA BLVD NE ALBUQUERQUE, NM 87113

LEGAL DESCRIPTION: LOT 20, BLOCK 3, TRACT 3, UNIT 3 NORTH ALBUQUERQUE ACRES

UPC #: 10180642053720313

OWNER: JAMES TWHIG D.D.S. AND MARY ROSE TWHIG D.D.S. 8800 MONROVUE NE SUITE 2 ALBUQUERQUE, NM 87109

CURRENT ZONING: R1-2.02-1

ZONE ATLAS PAGE: C-18

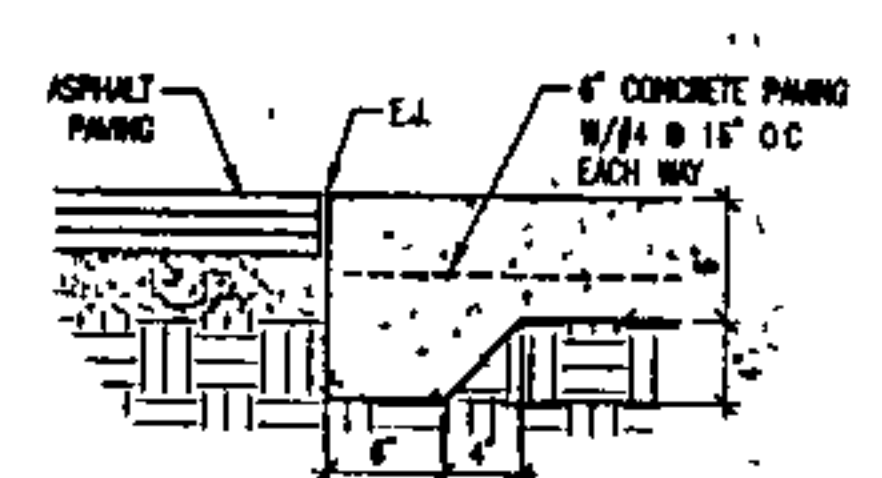
BUILDING CONSTRUCTION: SB (NON-SPRINKLED)

APPLICABLE CODE: 2008 IBC

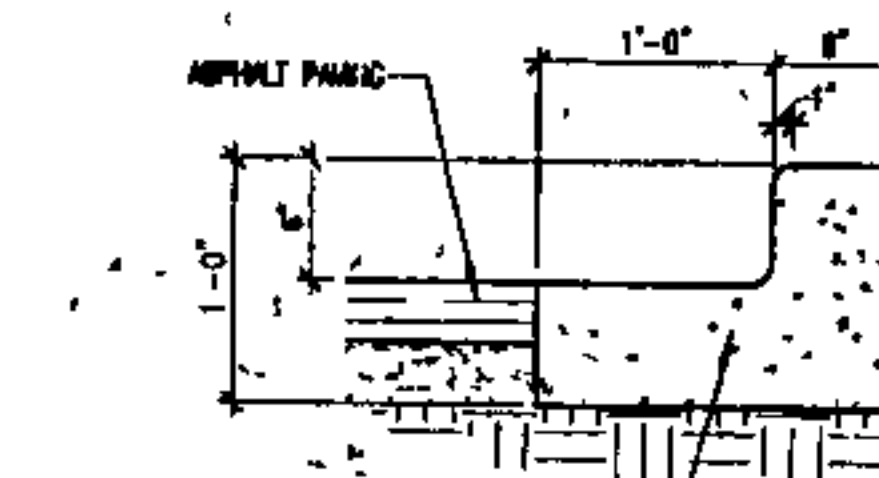
TOTAL LOT AREA: (0.886 AC) 38,817 S.F.

BUILDING FOOTPRINT AREA: 8,800 S.F.

NET LOT AREA (LOT AREA - BLD. FOOTPRINT): 31,817 S.F.



11 PAVING DETAIL  
A001 1" = 1'-0"



10 TYPICAL CURB DETAIL  
A001 1" = 1'-0"

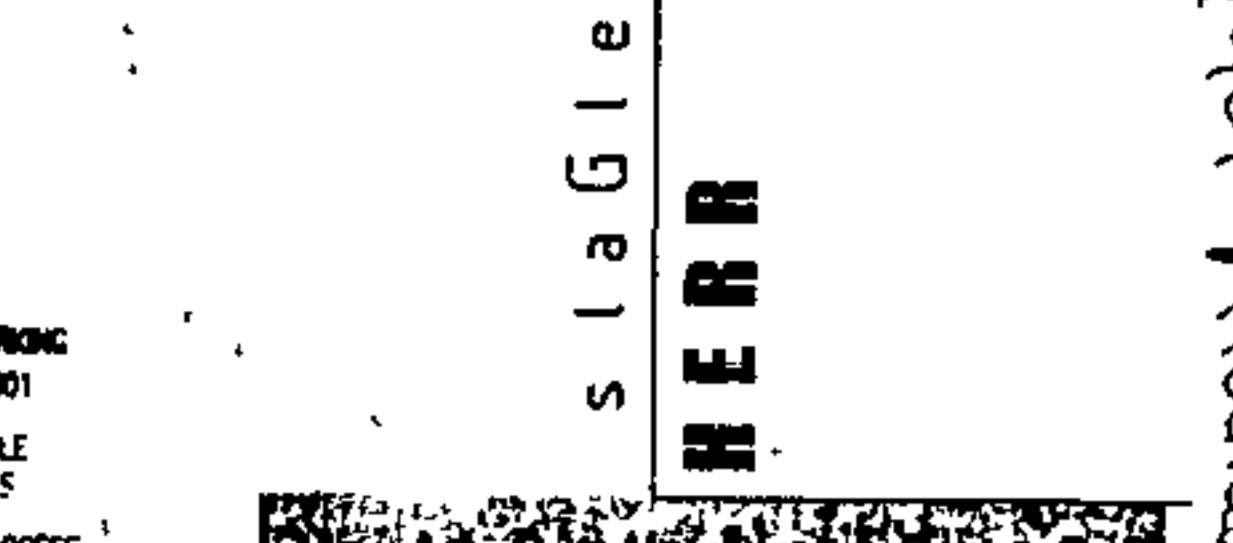
VICINITY MAP



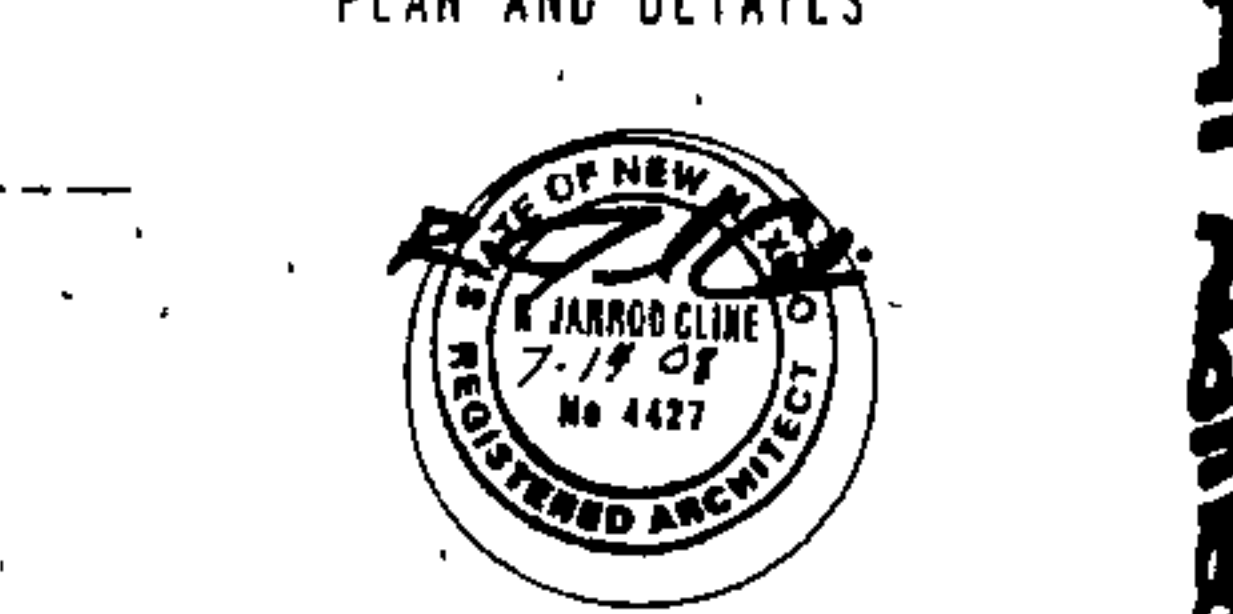
SIGNATURE BLOCK

PROJECT NUMBER	1007264
APPLICATION NUMBER	08088-70968
Is an infrastructure fee required? (Yes ( ) No (X))	( ) Yes (X) No
DATE	8/2/08
ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	9-5-08
DATE	
CHARACTER DEVELOPMENT	8/2/08
DATE	
PARKS AND RECREATION	11/21/09
DATE	
Bradley A. Bigh	CITY ENGINEER
DATE	
ENVIRONMENTAL HEALTH DEPT. (if required)	DATE
Michael H. Hester	7/1/08
SOLID WASTE MANAGEMENT	DATE
8/2/08	DATE
DEPT. CHAIRPERSON, PLANNING DEPARTMENT	DATE
DATE	
NEW MEXICO UTILITIES	DATE

NEW OFFICES FOR  
DR JAMES TWHIG D.D.S.  
DR MARY ROSE TWHIG D.D.S.  
7441 ALAMEDA BLVD NE  
ALBUQUERQUE NEW MEXICO



ARCHITECTURAL SITE PLAN AND DETAILS

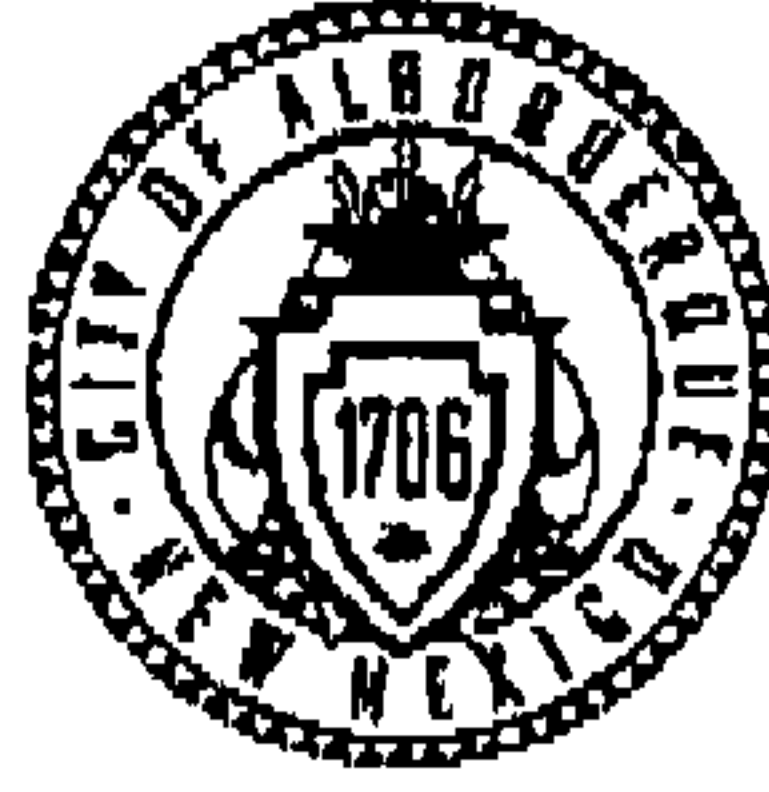


DATE: 07/15/08  
SHEET: A001

1007264

7441 Alameda NE

7441 Alameda NE



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

January 24, 2012

David Soule  
Rio Grande Engineering  
P.O. Box 67305  
Phone: 505-321-9099/Fax: 505-872-0999

**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 David:

Thank you for your inquiry of January 24, 2012 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - LOT 20A, BLOCK 3, UNIT 3, TRACT 2, NORTH ALBUQUERQUE ACRES, LOCATED AT 7441 ALAMEDA BOULEVARD NE BETWEEN WYOMING BOULEVARD NE AND LOUISIANA BOULEVARD NE** zone map **C-19**.

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

**THE QUAIL SPRINGS N.A. (QSP) "R"**  
Dr. Betty J. Fisher  
7311 Quail Springs Pl. NE/87113 797-4852 (h)  
Goldialu Stone  
7116 Quail Springs Pl. NE/87113 797-5597 (h)

\* Denotes President of Neighborhood and/or Homeowner Association(s)

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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Stephani Winklepleck  
Acting Division Manager  
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](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

*(below this line for ONC use only)*

Date of Inquiry: **01/24/12** Time Entered: **10:50 a.m.** ONC Rep. Initials: **siw**



Sent Letter same as to DRB

7009 1410 0001 3134 2031

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®	
<b>OFFICIAL USE</b>	
Postage	\$ 1.10
Certified Fee	\$2.95
Return Receipt Fee (Endorsement Required)	\$2.35
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 6.40</b>

0101  
08  
Postmark Here  
01/25/2012

Sent To	Godwin Stone
Street, Apt. No.; or PO Box No.	7116 Quail Springs Pl NE
City, State, ZIP+4	Alb. NM 87113

PS Form 3800, August 2006 See Reverse for Instructions

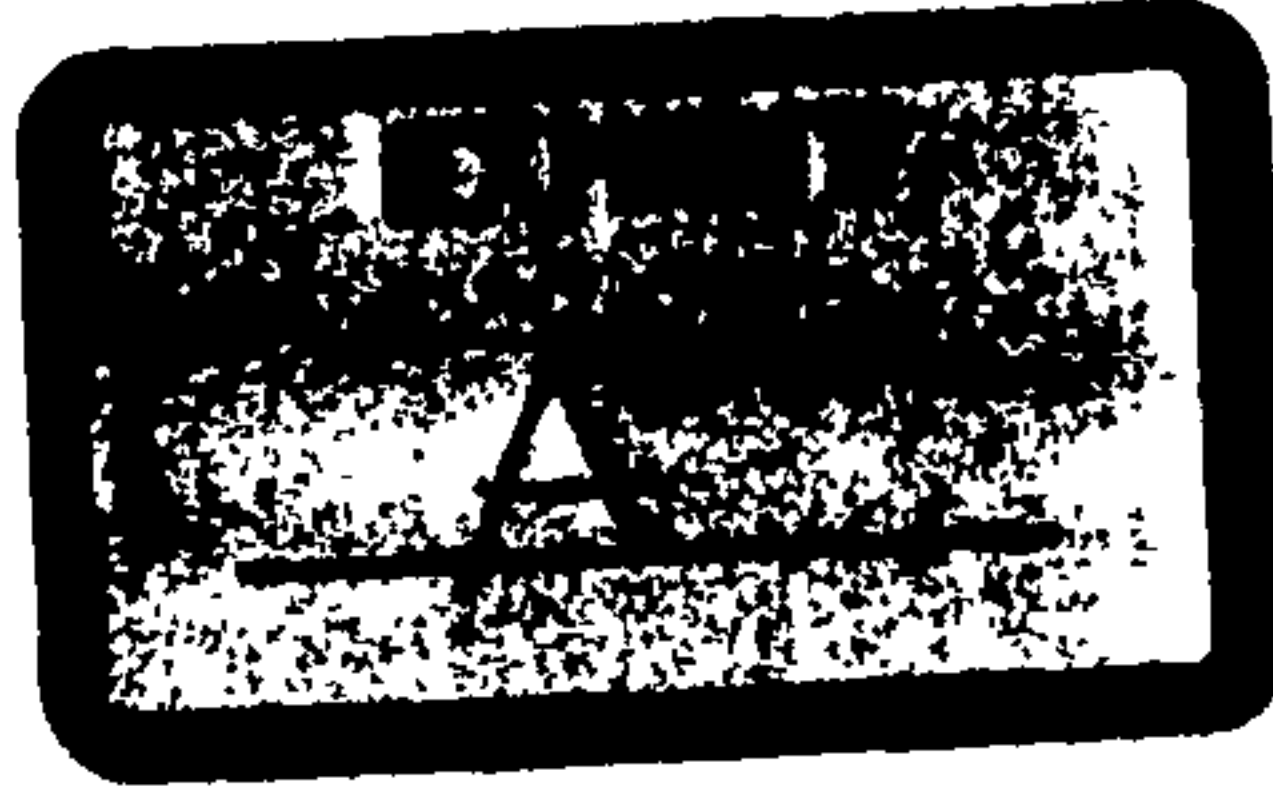
7009 1410 0001 3134 2048

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®	
<b>OFFICIAL USE</b>	
Postage	\$ 1.10
Certified Fee	\$2.95
Return Receipt Fee (Endorsement Required)	\$2.35
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 6.40</b>

0101  
08  
Postmark Here  
01/25/2012

Sent To	Dr Betty Fisher
Street, Apt. No.; or PO Box No.	7311 Quail Springs Pl NE
City, State, ZIP+4	Alb. NM 87113

PS Form 3800, August 2006 See Reverse for Instructions



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 26, 2011

**Project# 1007266**  
11DRB-70006 EXT OF SIA

SLAGLE HERR ARCHITECTS agent(s) for JAMES TWOHIG request(s) the above action(s) for all or a portion of Lot 20, Block 3, Tract 2, **NORTH ALBUQUERQUE ACRES**, zoned SU-2 O-1, located on ALAMEDA NE AND WYOMING NE containing approximately 0.886 acre(s). (C-19)

At the January 26, 2011 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by February 10, 2011, 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).

  
Jack Cloud, AICP, DRB Chair

Cc: Slagle Herr Architects – 1600 Rio Grande NW – Albuquerque, NM 87104  
Cc: James Twohig – 7441 Alameda NE – Albuquerque, NM  
Marilyn Maldonado  
file

ORIGINAL

Current DRC  
Project Number: \_\_\_\_\_

Figure 12

Date Submitted: 8-19-08  
 Date Site Plan Approved: 8-27-08  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No.: 1007266  
 DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**  
(Rev. 9-20-05)

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

TWOHIG DENTAL OFFICE COMPLEX  
PROPOSED NAME OF PLAT

LOT 20, BLOCK 3, TRACT 2, UNIT 3 OF NORTH ALBUQUERQUE ACRES  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P. E.	City Cnst Engineer
		<b>Paving</b> 24' wide	Arterial Paving w/curb and gutter, 6' sidewalk north side	Alameda Blvd.	West Property Line	East Property Line	/	/	/
		6' wide	Arterial Paving for Bike lane	Alameda Blvd.	West Property Line	East Property Line	/	/	/





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

01/11/2011 Issued By: E08375 07008

-----  
STANDARD APPLICATION, Paper Plans Required

**Permit Number: 2011 070 006**

**Category Code 910**

**Application Number: 11DRB-70006, Ext Of Sia For Temp Defr Sdwb Const**

**Address:**

**Location Description:**

**Project Number: 1007286**

**Applicant**

**Agent / Contact**

**Application Fees**

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$50.00
<b>TOTAL:</b>		<b>\$70.00</b>

City Of Albuquerque  
Treasury Division

1/11/2011 9:57AM LOC: ANNX  
WS# 006 TRANS# 0007  
RECEIPT# 00128714-00128714  
PERMIT# 2011070006 TRSSVG  
Trans Amt \$70.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$50.00  
CK \$70.00  
CHANGE \$0.00

Thank You

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

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

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

#### APPLICATION INFORMATION:

Professional/Agent (if any): STAGLEHENK ARCHITECTS PHONE: 246 0870  
 ADDRESS: 1600 RIO GRANDE NW FAX: 246 0437  
 CITY: ABQ STATE: NM ZIP: 87104 E-MAIL: joe@staglehenk.com

APPLICANT: JAMES TWOTHIG PHONE: 891-9767  
 ADDRESS: 7441 ALAMEDA NE FAX: \_\_\_\_\_  
 CITY: ABQ STATE: NM ZIP: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

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

DESCRIPTION OF REQUEST: EXPANSION OF SIA FOULTEMP. DEFERRAL OF SINKHOLE CONSTRUCTION.

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 20 TRACT 12 Block: 3 Unit: 3  
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE APRES.  
 Existing Zoning: SU2-01 Proposed zoning: SMC MRGCD Map No: \_\_\_\_\_  
 Zone Atlas page(s): C.19 UPC Code: 101906420538720313

#### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App., DRB-, AX, Z-, V-, S-, etc.)  
DRB 1007266

#### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.886  
 LOCATION OF PROPERTY BY STREETS. On or Near: ALAMEDA  
 Between: LOUISIANA and WYOMING

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

SIGNATURE: [Signature] DATE: 1.11.11  
 (Print) JOE SLAGLE Applicant:  Agent:

#### FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11 DRB - 70002</u>	<u>ESIA</u>		\$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date: <u>January 19, 2011</u>			Total: \$ <u>70.00</u>

[Signature] 1-11-11  
 Planner signature / date

Project # 1007266





Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any) STAGLEHOW ARCHITECTS PHONE 246 0970  
 ADDRESS 1600 RIO GRANDE NW FAX 246 0437  
 CITY ABQ STATE NM ZIP 87104 E-MAIL joe@staglehow.com

APPLICANT JAMES TWOTHIG PHONE 881-9767  
 ADDRESS 7441 ALAMEDA NE FAX \_\_\_\_\_  
 CITY ABQ STATE NM ZIP \_\_\_\_\_ E-MAIL \_\_\_\_\_

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

DESCRIPTION OF REQUEST: EXTENSION OF S/A FULL TAMP. DEFERRAL OF SIDEWALK CONSTRUCTION.

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 20 TRACT 2 Block 3 Unit 3  
 Subdiv/Addn/TBKA NORTH ALBUQUERQUE APRES.  
 Existing Zoning SU2-01 Proposed zoning SMC MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s) C.19 UPC Code 101906420538720313

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj, App, DRB, AX, Z, V, S, etc) \_\_\_\_\_  
DRB 1007264

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots 1 No. of proposed lots 1 Total area of site (acres) 1.886  
 LOCATION OF PROPERTY BY STREETS On or Near ALAMEDA  
 Between LOUISIANA and WYOMING  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team  Date of review \_\_\_\_\_

SIGNATURE [Signature] DATE 1-11-11  
 (Print) JOE SLAGLE Applicant  Agent

**FOR OFFICIAL USE ONLY**

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	SF	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>1 DRB - 70008</u>	<u>ESIA</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>DMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>January 19, 2011</u>			Total <u>\$ 70.00</u>

Planner signature / date [Signature] 1-11-11 Project # 1007264

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
  - \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
  - \_\_\_ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
  - \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application

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

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
  - \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
  - \_\_\_ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8 5" by 11") **24 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
  - \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver
  - \_\_\_ List any original and/or related file numbers on the cover application

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

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
  - \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the variance
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application

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

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
  - ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
  - ✓ Zone Atlas map with the entire property(ies) clearly outlined
  - ✓ Letter briefly describing, explaining, and justifying the deferral or extension
  - ✓ List any original and/or related file numbers on the cover application

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
  - \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
  - \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
  - \_\_\_ Letter of authorization from the grantors and the beneficiaries (private easement only)
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

JOE SLAGLE (AGENT)  
Applicant name (print)  
1-10-11  
Applicant signature / date



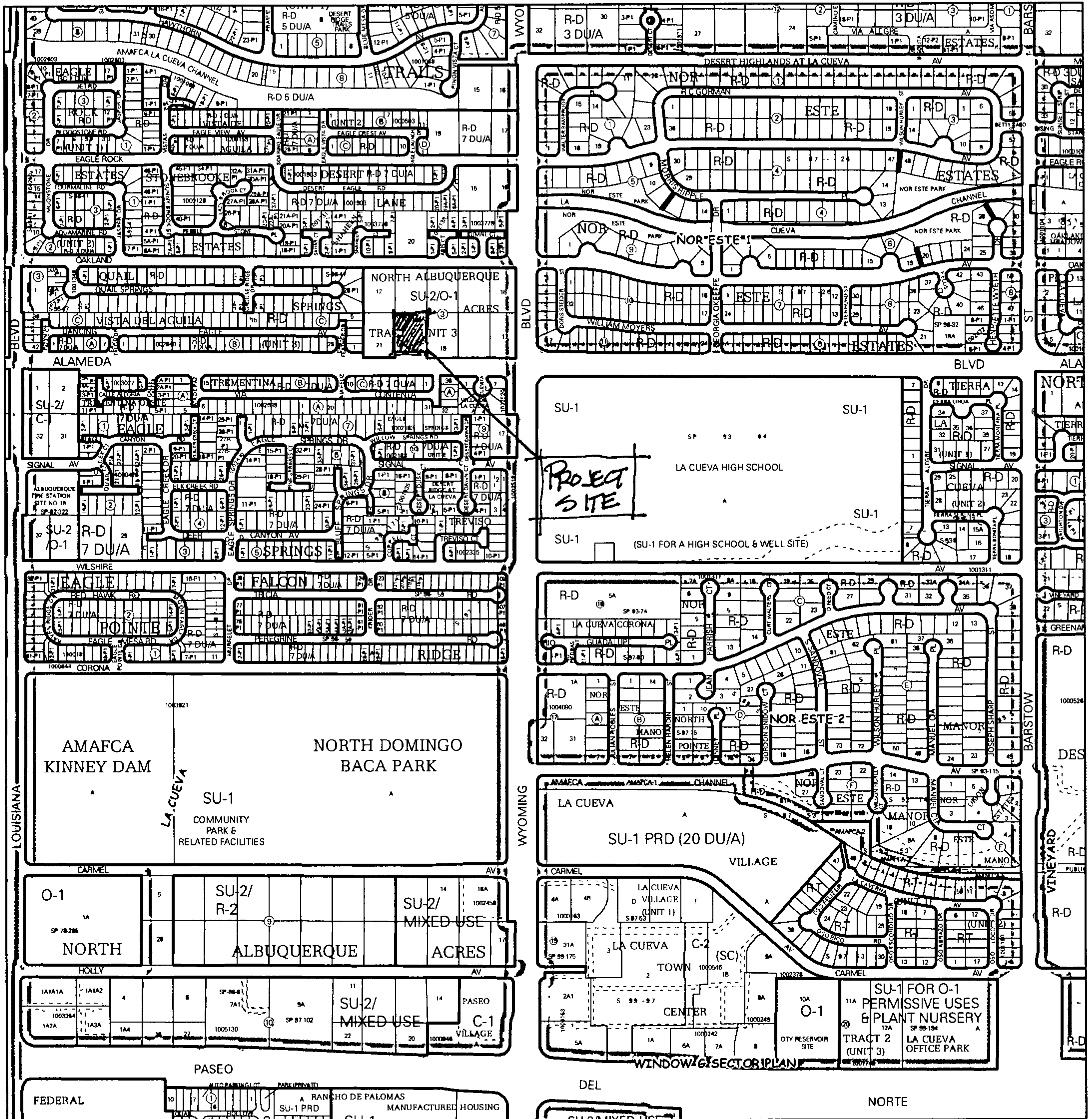
Form revised 4/07

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

Application case numbers  
100-100-12142  
11DRB-10006

[Signature] 1-11-11  
Planner signature / date  
Project # 1007266





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

**AGIS**  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-19-Z**

Selected Symbols

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

0                      750                      1,500 Feet

Map amended through: 3/10/2009



January 10, 2011

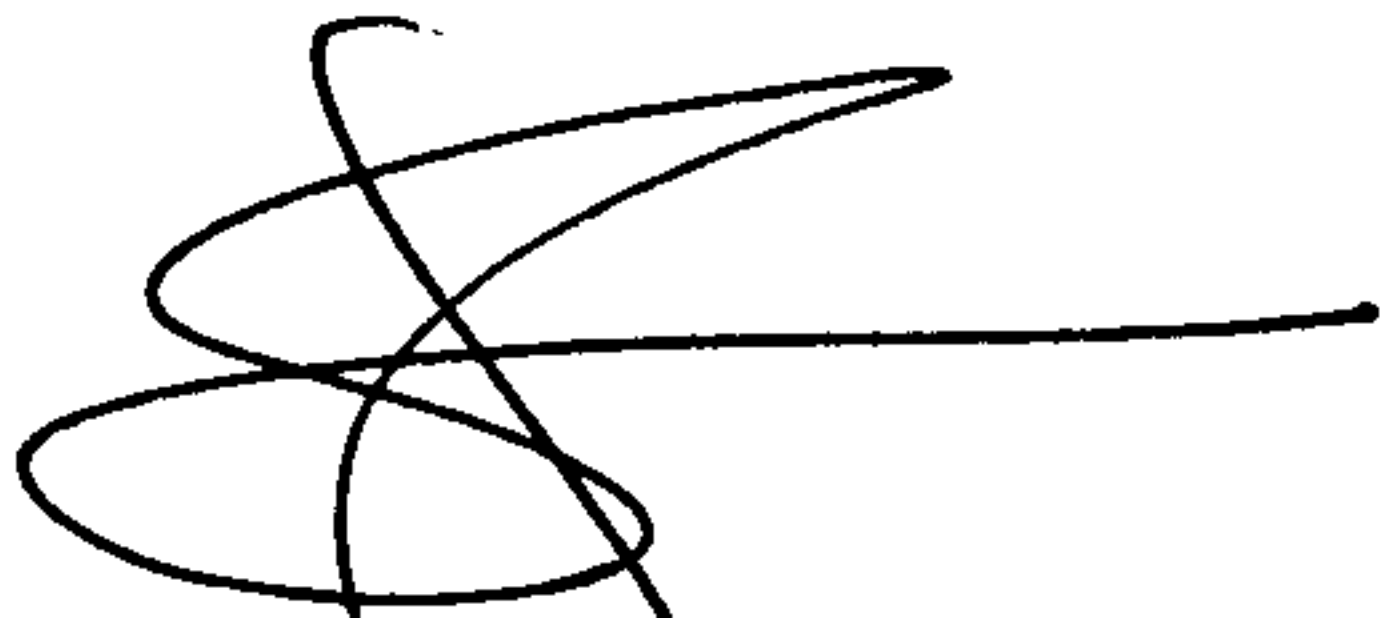
Development Review Board  
Plaza del Sol Building  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: DRB PROJECT # 1007266 - TWOHIG DENTAL OFFICE AT 7441 ALAMEDA BLVD.  
REQUEST FOR EXTENSION OF SIA, PROCEDURE B.

Dear Board Members:

We respectfully request an extension of the SIA for infrastructure improvements for a period of two years from the date of expiration (January 26, 2011). The reason for this request is that Alameda Blvd at this location has not been improved in either direction from the subject property. The initial intent of the SIA was that the improvements for this property would be completed in conjunction with the adjacent improvements along Alameda, which has yet to occur. Your consideration in this matter is greatly appreciated.

Sincerely,



Joe L. Slagle  
President  
slaGleHERR ArchItectS, inc.

slaGle  
**HERR**

Architects

**ORIGINAL**

Current DRC  
Project Number: \_\_\_\_\_

Figure 12

Date Submitted: 8-19-08  
 Date Site Plan Approved: 8-27-08  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No.: 1007266  
 DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**  
(Rev. 9-20-05)

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

TWOHIG DENTAL OFFICE COMPLEX  
PROPOSED NAME OF PLAT

LOT 20, BLOCK 3, TRACT 2, UNIT 3 OF NORTH ALBUQUERQUE ACRES  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

13-1  
↓

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P. E.	City Cnst Engineer
554082		24' wide	Arterial Paving w/curb and gutter, 6' sidewalk north side	Alameda Blvd.	West Property Line	East Property Line	/	/	/
		6' wide	Arterial Paving for Bike lane	Alameda Blvd.	West Property Line	East Property Line	/	/	/

**NOTES**

1) Paving Items include Signage per DRC

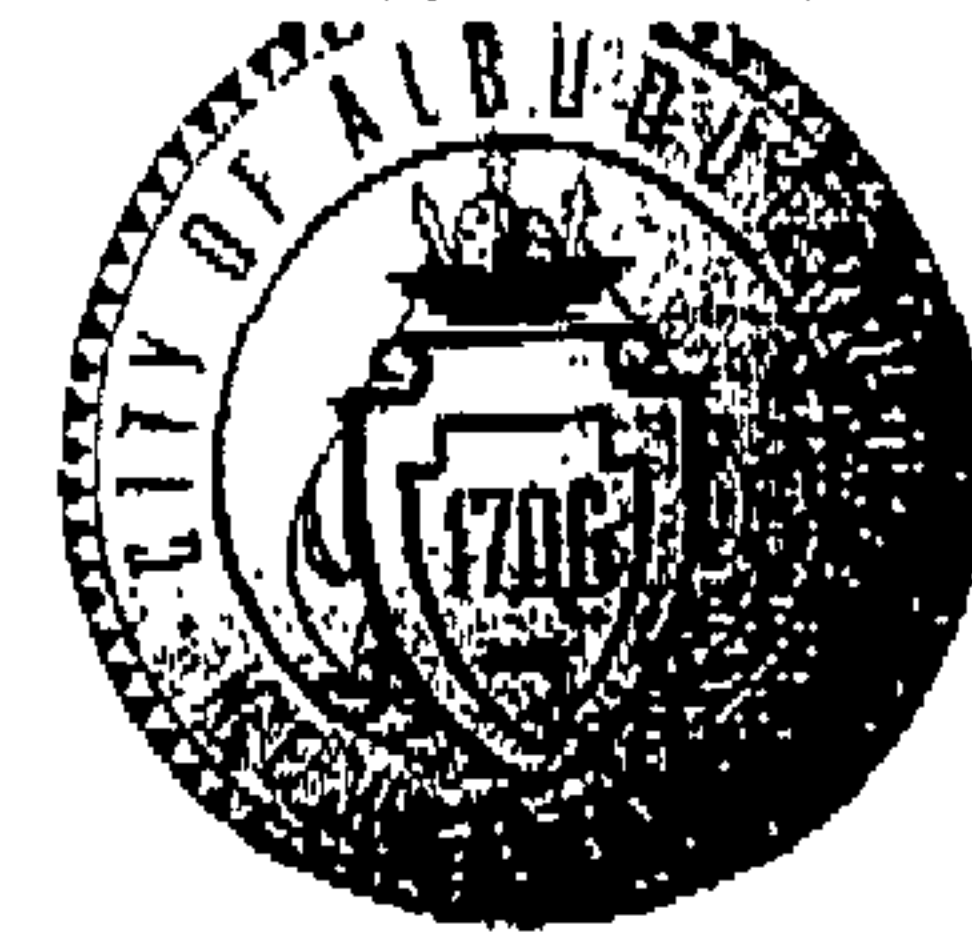
AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
David B. Thompson NAME (print)	 DRC CHAIR	8-27-08 Date
Thompson Engineering Consultants, Inc. FIRM	 TRANSPORTATION DEVELOPMENT	8/27/08 Date
 SIGNATURE	 UTILITY DEVELOPMENT	8/27/08 Date
8-19-08 Date	 CITY ENGINEER	8/27/08 Date
		Date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



## CITY OF ALBUQUERQUE



December 27, 2010

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

James E. Twohig, Trustee  
**JAMES & KAREN TWOHIG**  
 7301 Aztec Road NE  
 Albuquerque, NM 87110

RE: NOTICE OF UPCOMING DEADLINE FOR COMPLETION OF IMPROVEMENTS  
 AND CITY'S INTENTION TO CALL FINANCIAL GUARANTY -  
**SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B**

**PROJECT: TWOHIG OFFICE COMPLEX**  
**PROJECT NO: 559082**

Dear Mr. Twohig:

I am the Assistant City Attorney who represents the City of Albuquerque ("City") in matters relating to construction of infrastructure by subdividers. As you are aware, **James & Karen Twohig** ("Subdivider") signed a **SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B**, ("Agreement") requiring the subdivider to construct certain infrastructure improvements by **January 26, 2011** ("Construction Deadline"). The Subdivider has utilized the maximum period allowed by the City's Subdivision Ordinance for completion of construction.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

If construction will not be completed by the Construction Deadline, the City may grant an extension of time to complete construction if the Subdivider obtains approval for an extension from the City's Development Review Board ("D.R.B.") *before* the Construction Deadline, in accordance with D.R.B. requirements and Section 14-14-5-3 of the City's Subdivision Ordinance as amended. If granted, the D.R.B. approval will specify the extended deadline for completion. The Subdivider then must immediately submit an acceptable Extension Agreement and revised financial guaranty to the Planning Department, Design Review Section. All the above steps must be successfully completed by the Construction Deadline.

THIS LETTER PROVIDES NOTICE TO THE SUBDIVIDER THAT IF: (1) THE CONSTRUCTION IS NOT COMPLETED BY THE CONSTRUCTION DEADLINE; OR (2) AN EXTENSION IS NOT OBTAINED AND THE RELATED EXTENSION AGREEMENT AND REVISED FINANCIAL GUARANTY ARE NOT SUBMITTED BY THE CONSTRUCTION DEADLINE, THEN THE CITY MAY DECLARE THE AGREEMENT TO BE IN DEFAULT AND WILL HOLD THE SUBDIVIDER AND THE SURETY JOINTLY AND SEVERALLY LIABLE FOR 125% OF THE COST OF COMPLETING THE IMPROVEMENTS.



**TWOHIG**  
D E N T I S T R Y

7441 Alameda NE, Suite A  
Albuquerque, NM 87113  
Phone: (505) 881-9767  
[www.TwohigDentistry.com](http://www.TwohigDentistry.com)

January 11, 2011

**RE: TWOHIG DENTAL OFFICE COMPLEX AT 74411 ALAMEDA BLVD. WEST OF  
THE ALAMEDA BLVD. AND WYOMING BLVD. INTERSECTION**

As owner of the above mentioned property, I hereby authorize slagleHerr Architects to act as agent on my behalf in regard to submittals to the City of Albuquerque.

Sincerely,

*Mary Rose Twohig*  
Mary Rose Twohig DDS

**RECIPROCAL PRIVATE ACCESS EASEMENT AGREEMENT**

THIS RECIPROCAL PRIVATE ACCESS EASEMENT AGREEMENT ("Agreement") is entered into effective the 15<sup>th</sup> day of August, 2008, by and between JAMES E. TWOHIG and KAREN K. TWOHIG, AS TRUSTEES OF THE JAMES AND KAREN TWOHIG REVOCABLE TRUST DATED DECEMBER 11, 1997 ("TWOHIG TRUST") and JUDE A. WORDEN and MARIE T. WORDEN, CO-TRUSTEES OF THE JUDE AND MARIE WORDEN TRUST, DATED SEPTEMBER 12, 1996 ("WORDEN TRUST").

WHEREAS, TWOHIG TRUST is the owner of the following described real property located in the County of Bernalillo, State of New Mexico, to-wit:

Lot numbered Twenty (20) in Block numbered Three (3) of Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 10th day of September 1931.

("Lot 20"); and

WHEREAS, WORDEN TRUST is the owner of the following described real property located in the County of Bernalillo, State of New Mexico, to-wit:

Lot numbered Twenty-one (21) in Block numbered Three (3) of Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 10th day of September 1931.

("Lot 21"); and





WHEREAS, TWOHIG TRUST and WORDEN TRUST desire to create a private ingress/egress easement to provide access to each of their Lots.

NOW, THEREFORE, in consideration of the above and other good and valuable consideration, the receipt of which is hereby acknowledged, it is agreed as follows:

1. TWOHIG TRUST and WORDEN TRUST hereby declare that their respective lots are subject to the following described easement:

A private ingress/egress easement within Lots numbered Twenty (20) and Twenty-one (21) in Block numbered Three (3) of Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D1, Folio 20, and being more particularly described as follows: BEGINNING at the southerly corner common to Lots 20 and 21, also being a point on the northerly right of way line of Alameda Boulevard NE, from whence the ACS Monument "HEAVEN" (x=1,547,297.145, y=1,518,799.515, NMSP Central Zone, NAD 83) bears S 02° 14' 06" E, 3798.93 feet distant; THENCE along said northerly right of way line, N 89° 42' 43" W, 12.00 feet to the Southwest corner of the Easement herein described; THENCE leaving said right of way line, N 00° 13' 58" E, 54.08 feet; THENCE N 11° 32' 34" E, 15.30 feet; THENCE N 00° 13' 58" E, 164.94 feet to the Northwest corner, being a point on the Northerly line of Lots 20 and 21; THENCE along said northerly line, S 89° 49' 02" E, 24.00 feet to the Northeast corner; THENCE leaving said northerly line, S 00° 13' 58" W, 142.03 feet; THENCE S 89° 51' 13" E, 152.89 feet; THENCE S 00° 14' 09" W, 24.00 feet; THENCE N 89° 51' 13" W, 152.67 feet; THENCE S 11° 04' 39" E, 14.21 feet; THENCE S 00° 13' 58" W, 54.11 feet to the Southeast corner, being a point on said northerly right of way line; THENCE along said northerly right of way line, N 89° 42' 43" W, 15.00 feet to the Point of Beginning and containing 9655.97 square feet, more or less.

ALL TO TRUST AGREEMENT  
M. 1077 D 1

("Easement"). The Easement is more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

2. The Easement shall be non-exclusive and shall provide ingress and egress for Lot 20 and Lot 21 to and from Alameda Boulevard.

3. The Easement shall include property adjoining the Easement on each Lot which is reasonably necessary for support of the road bed constructed within the Easement.

4. TWOHIG TRUST and WORDEN TRUST shall be equally responsible for the repair and maintenance of the Easement.

5. The Easement shall be perpetual and at all times shall be deemed to run with the land forever and shall be binding upon and inure to the benefit of the undersigned, their heirs, personal representatives and assigns in all respects.

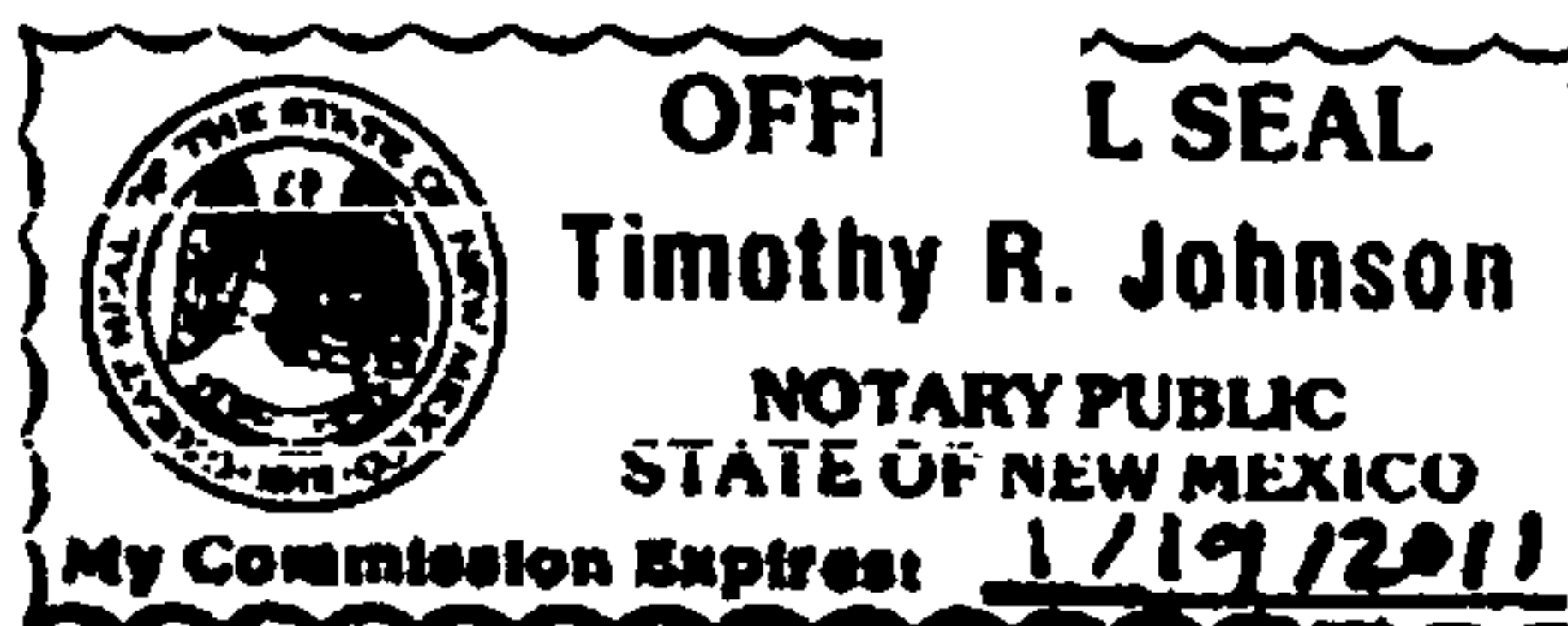
IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals the day and year first above written.

THE JAMES AND KAREN TWOHIG REVOCABLE TRUST DATED DECEMBER 11, 1997

By: James E. Twohig By: Karen K. Twohig  
JAMES E. TWOHIG KAREN K. TWOHIG  
Trustee Trustee

THE JUDE AND MARIE WORDEN TRUST, DATED SEPTEMBER 12, 1996

By: Jude Worden By: Marie T. Worden  
JUDE A. WORDEN MARIE T. WORDEN  
Co-Trustee Co-Trustee



STATE OF NEW MEXICO )  
 )  
 COUNTY OF BERNALILLO )

This instrument was acknowledged before me on August 15TH, 2008, by JAMES E. TWOHIG and KAREN K. TWOHIG, AS TRUSTEES OF THE JAMES AND KAREN TWOHIG REVOCABLE TRUST DATED DECEMBER 11, 1997.

MY COMMISSION EXPIRES:  
1-30-2010

*Timothy R. Johnson*  
 NOTARY PUBLIC

STATE OF NEW MEXICO )  
 )  
 COUNTY OF BERNALILLO )

This instrument was acknowledged before me on August 15, 2008, by JUDE A. WORDEN and MARIE T. WORDEN, CO-TRUSTEES OF THE JUDE AND MARIE WORDEN TRUST, DATED SEPTEMBER 12, 1996.

MY COMMISSION EXPIRES:  
1-30-2010

*Jason Parker*  
 NOTARY PUBLIC

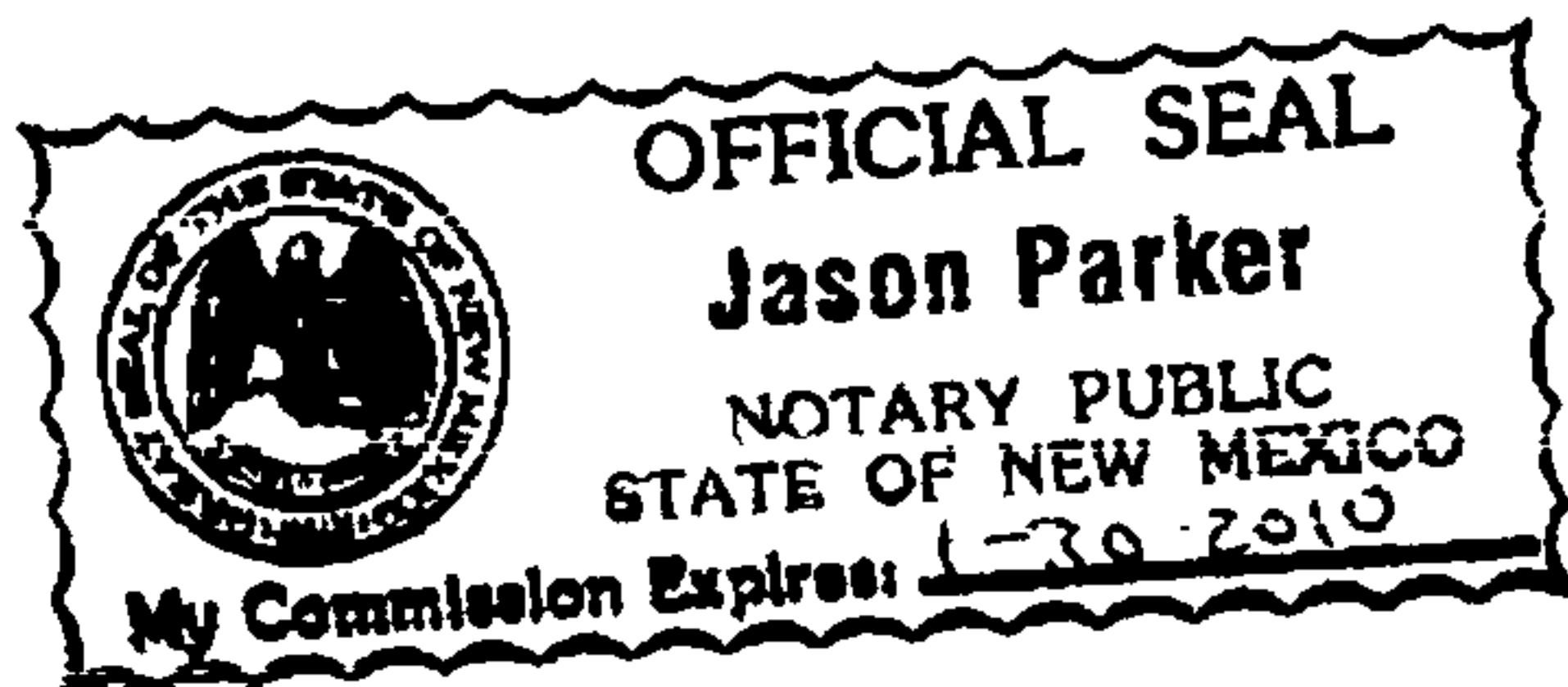


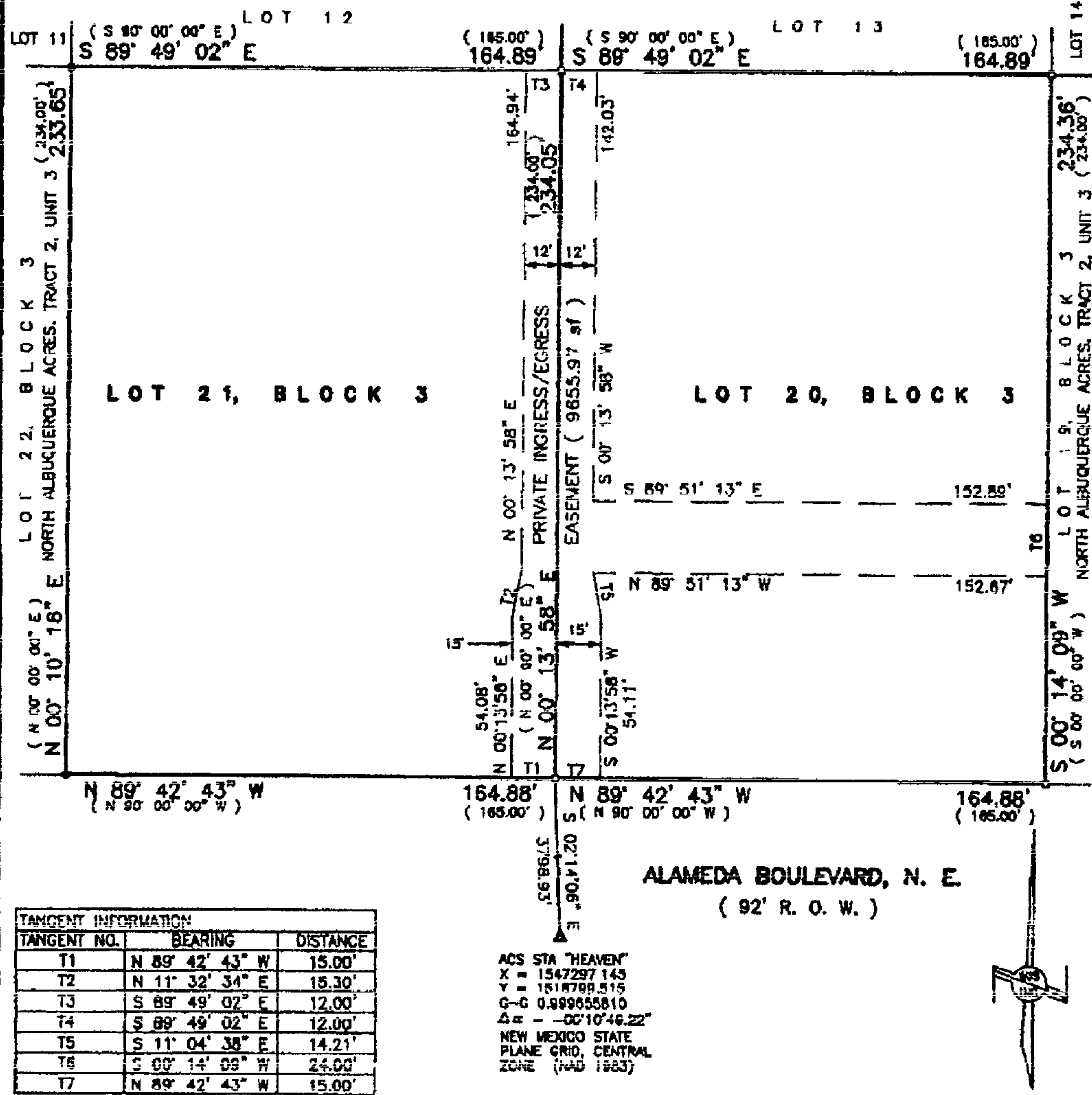


EXHIBIT "A"

EASEMENT LEGAL DESCRIPTION

A private ingress/egress easement within Lots numbered Twenty (20) and Twenty-one (21) in Block numbered Three (3) of Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D1, Folio 20, and being more particularly described as follows: BEGINNING at the southerly corner common to Lots 20 and 21, also being a point on the northerly right of way line of Alameda Boulevard, NE, from whence the ACS Monument "HEAVEN" (x=1,547,297.145, y=1,518,799.515, NMSP Central Zone, NAD 83) bears S 02° 14' 06" E, 3798.83 feet distant; THENCE along said northerly right of way line, N 89° 42' 43" W, 12.00 feet to the Southwest corner of the Easement herein described; THENCE leaving said right of way line, N 00° 13' 58" E, 54.08 feet; THENCE N 11° 32' 34" E, 15.30 feet; THENCE N 00° 13' 58" E, 164.84 feet to the Northwest corner, being a point on the Northerly line of Lots 20 and 21; THENCE along said northerly line, S 89° 49' 02" E, 24.00 feet to the Northeast corner; THENCE leaving said northerly line, S 00° 13' 58" W, 142.03 feet; THENCE S 89° 51' 13" E, 152.89 feet; THENCE S 00° 14' 09" W, 24.00 feet; THENCE N 89° 51' 13" W, 152.87 feet; THENCE S 11° 04' 38" E, 14.21 feet; THENCE S 00° 13' 58" W, 54.11 feet to the Southeast corner, being a point on said northerly right of way line; THENCE along said northerly right of way line, N 89° 42' 43" W, 15.00 feet to the Point of Beginning and containing 9665.97 square feet, more or less.


BLOCK 3, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3  
(Recorded September 10, 1931, Plat Book D1, Folio 20)



TANGENT NO.	BEARING	DISTANCE
T1	N 89° 42' 43" W	15.00'
T2	N 11° 32' 34" E	15.30'
T3	S 89° 49' 02" E	12.00'
T4	S 89° 49' 02" E	12.00'
T5	S 11° 04' 38" E	14.21'
T6	S 00° 14' 09" W	24.00'
T7	N 89° 42' 43" W	15.00'

ACS STA "HEAVEN"  
X = 1547297.145  
Y = 1518799.515  
G-G 0.999055810  
ΔR = -00°10'46.22"  
NEW MEXICO STATE  
PLANE GRID, CENTRAL  
ZONE (NAD 1983)

EASEMENT EXHIBIT

JOB NO.:	EL-4-02-08-ESMT	SCALE:	1" = 50'
 <b>WAYJOHN SURVEYING INC</b>	LOT:	20 & 21	
	BLOCK:	3	
	SUBMISSION:	N.ABQ. ACRES T.2 U.3	
	DATE:	8/08/2008	
	DRAWN BY:	TDJ	
330 Louisiana Blvd., NE Albuquerque, NM 87108 Phone: (505) 255-2052 Fax: (505) 255-2887			
	PAGE NO.:		



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

07/15/2008 Issued By: E08375

**Permit Number: 2008 070 322** **Category Code 910**

**Application Number:** 08DRB-70322, Epc Approved Sdp For Build Permit

**Address:**

**Location Description:** ALAMEDA BLVD BETWEEN WYOMING BLVD AND EAGLE FEATHER DR

**Project Number:** 1007266

**Applicant**

James Twohig Dds And Mary Rose Twohig Dds

6800 Montgomery Blvd Ne Suite E  
Albuquerque NM 87109  
881-8767

**Agent / Contact**

R. Jarrod Cline

1600 Rio Grande Blvd Nw  
Albuquerque NM 87104  
248-0870

**Application Fees**

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

City of Albuquerque  
Treasury Division

7/15/2008 10:31AM LOC: ANMX  
WSH 006 TRANC# 0013  
RECEIPT# 00094885-00074585  
PERMIT# 2008070322 TRSIMG  
Trans Amt \$20.00  
Conflict Manag. Fee \*20.00  
CK \*20.00  
CHANGE \*0.00

Thank You



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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): SLAGLE HERR ARCHITECTS PHONE: 246-0870  
 ADDRESS: 1600 RIO GRANDE BLVD. NW FAX: 246-0437  
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: jarrrod@slagleherr.com

APPLICANT: JAMES TWOHIG D.O.S. AND MARY ROSE TWOHIG D.O.S. PHONE: 881-9767  
 ADDRESS: 6800 MONTGOMERY BLVD. NE SUITE E FAX: 881-9768  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: maryrosedwig@hotmail.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: JAMES TWOHIG + KAREN TWOHIG

DESCRIPTION OF REQUEST: APPROVAL OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR TWOHIG GENERAL DENTISTRY

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. 20 Block: 3 Unit: 3  
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES  
 Existing Zoning: 54-210-1 Proposed zoning: SAME MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-19 UPC Code: 101906420538720313

**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 # 1007266 | 08EPC-40043

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): .866  
 LOCATION OF PROPERTY BY STREETS: On or Near: ALAMEDA BLVD.  
 Between: WYOMING BLVD. and EAGLE FEATHER DR.

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

SIGNATURE R. Jarrod Cline DATE 8/19/08  
 (Print) R. JARROD CLINE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input checked="" type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>06DRB</u> . <u>70368</u>	<u>ESBP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/>	All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/>	All case #s are assigned				\$ _____
<input checked="" type="checkbox"/>	AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/>	Case history #s are listed				\$ _____
<input checked="" type="checkbox"/>	Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/>	F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/>	F.H.D.P. fee rebate				\$ _____
		Hearing date <u>August 27, 2008</u>			Total \$ <u>20.00</u>

R. Jarrod Cline 8-19-08 Project # 1007266  
 Planner signature / date



**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.

R. JARROD CLINE  
Applicant name (print)

R. Jarrod Cline 8/19/08  
Applicant signature / date



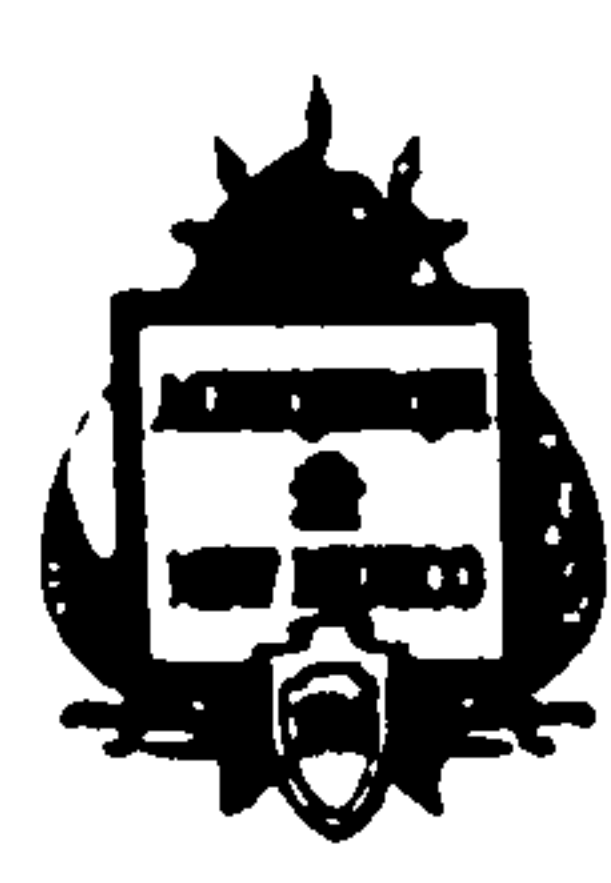
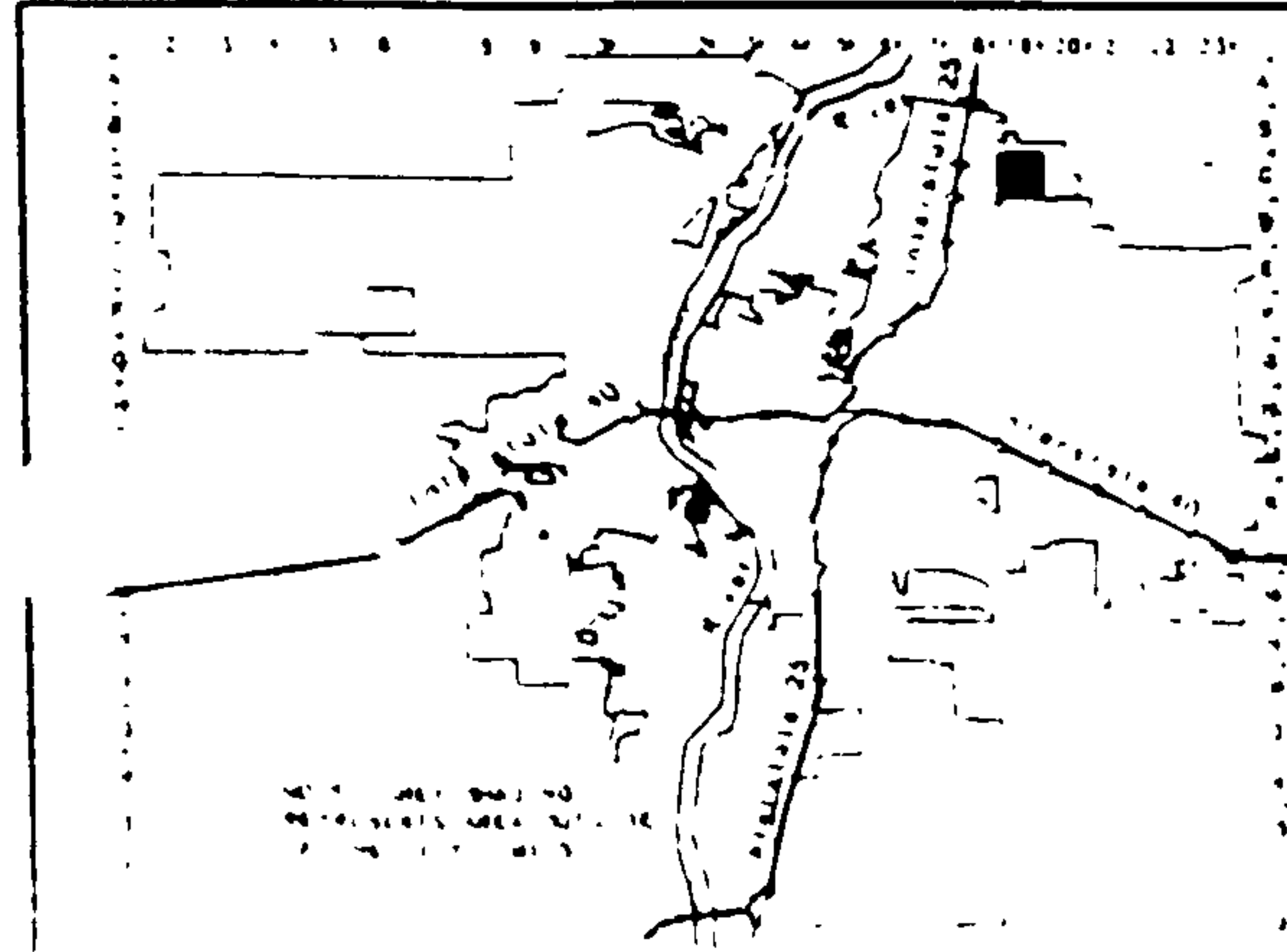
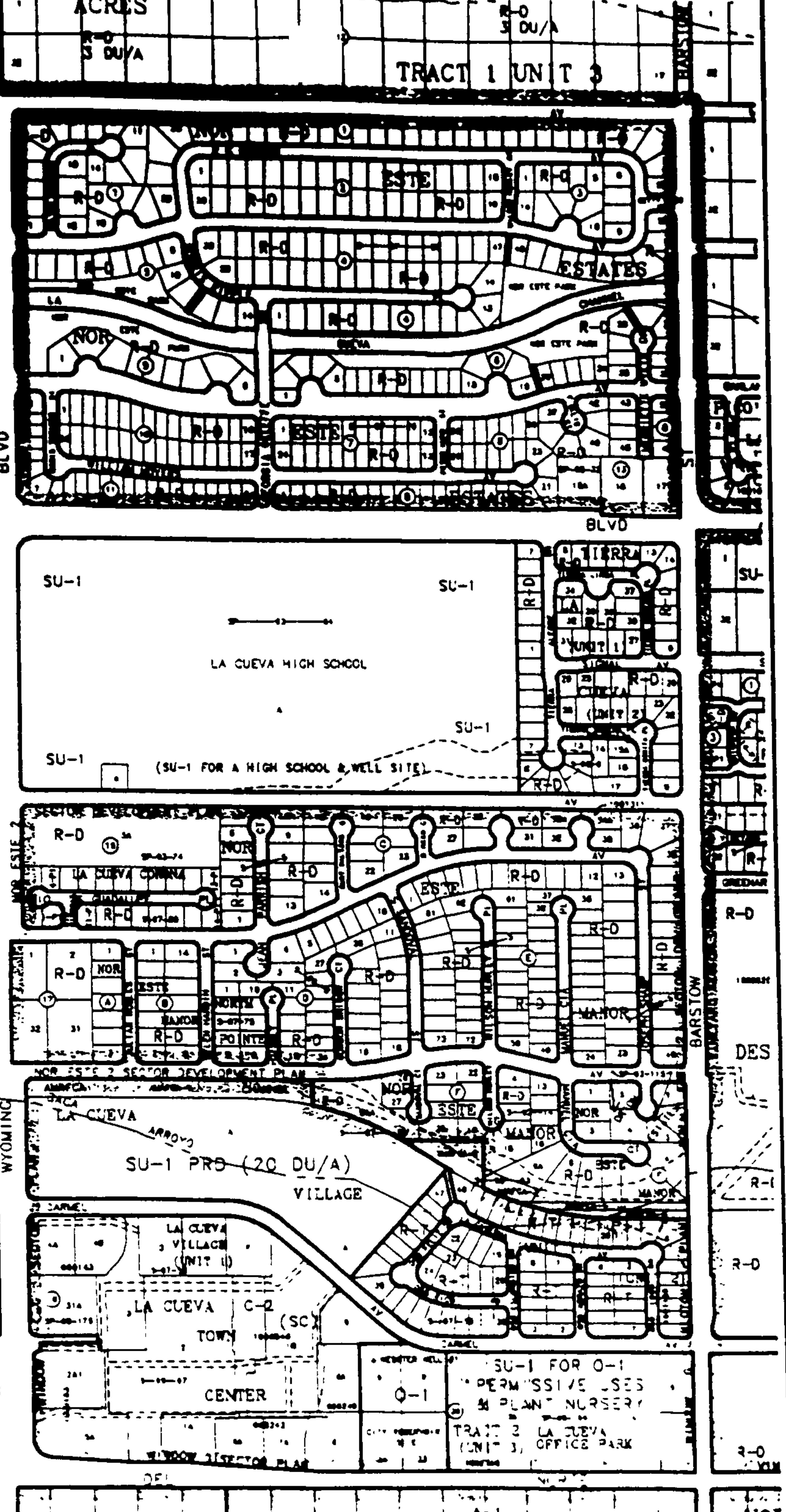
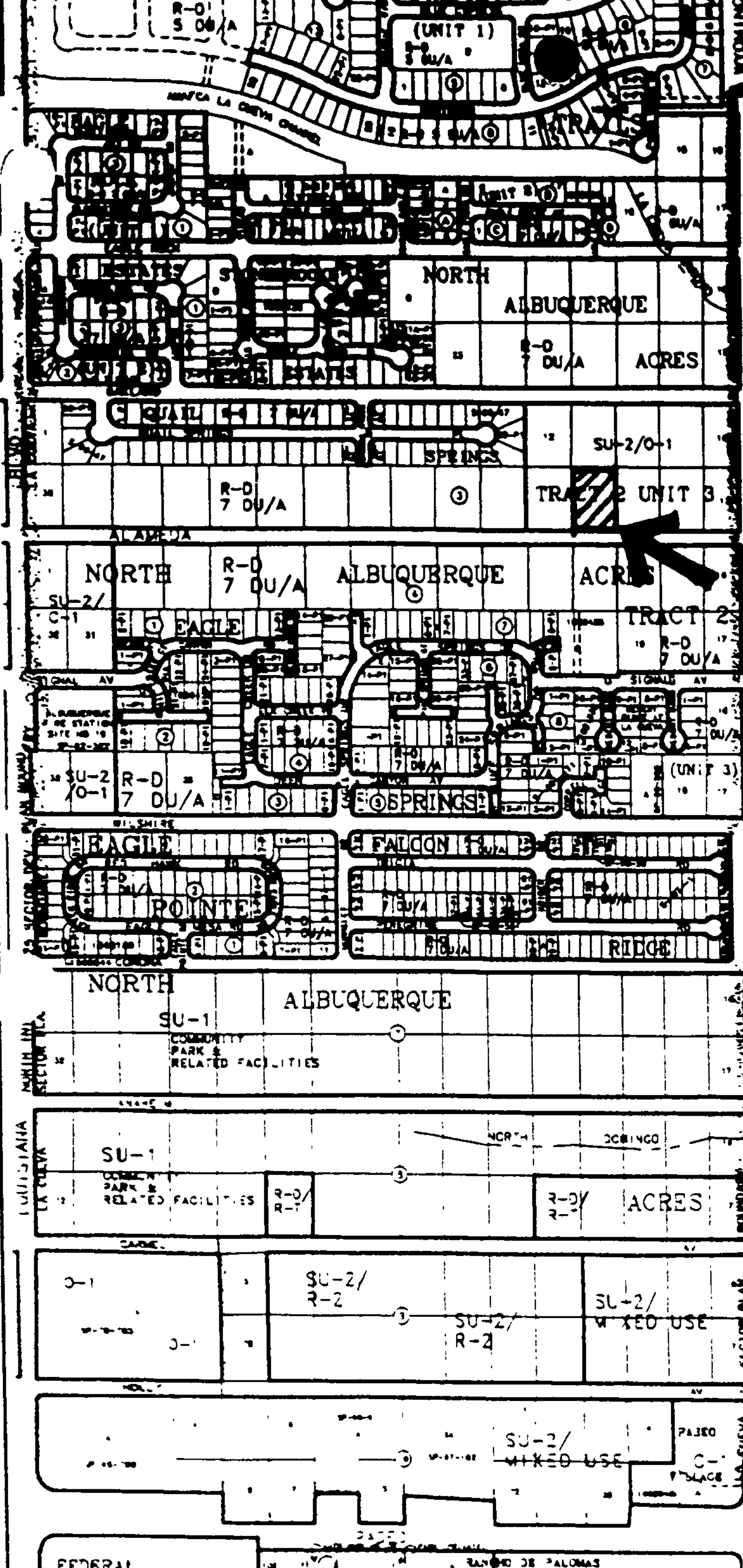
Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- |                          |        |
|--------------------------|--------|
| Application case numbers |        |
| DBDRB -                  | -70868 |
| _____                    | _____  |
| _____                    | _____  |

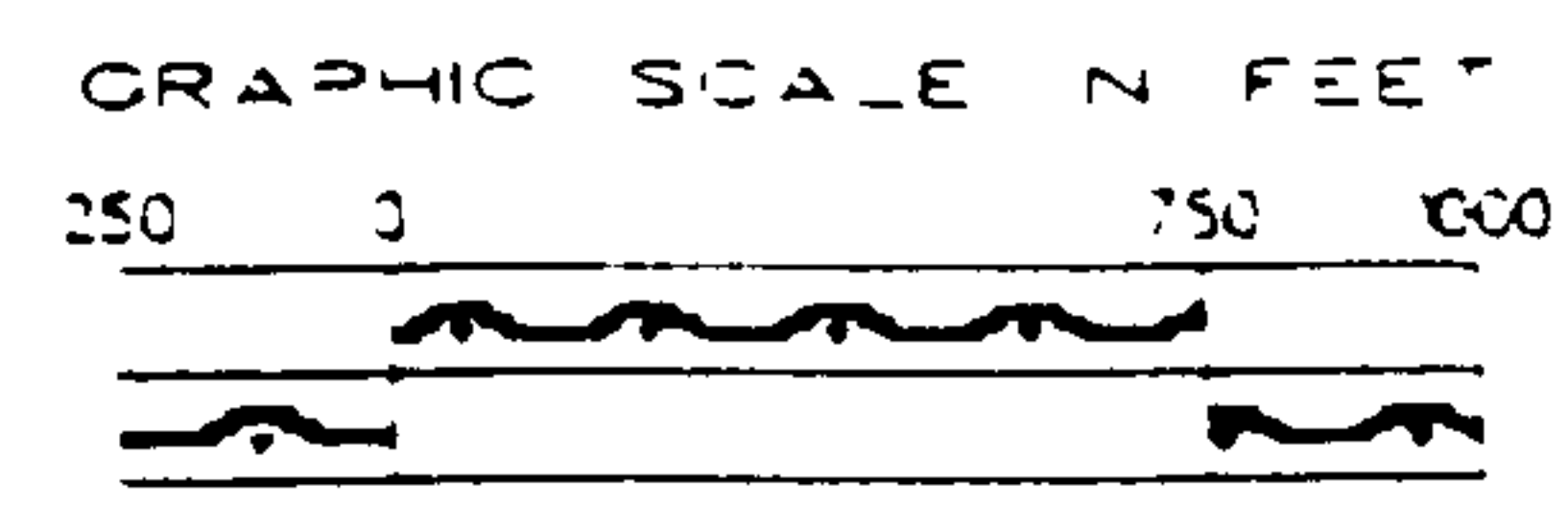
8-19-08  
Planner signature / date

Project # 1007266





CITY OF  
Albuquerque  
Alicia G. Lopez | Linda S. ...  
PLANNING DEPARTMENT  
© Copyright 2003



Zone Atlas Page  
**C-19-Z**  
Map Amended through January 21, 2003

July 15, 2008

Development Review Board  
Plaza del Sol Building  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**RE: EPC PROJECT # 1007266 - TWOHIG DENTAL OFFICE COMPLEX AT  
7441 ALAMEDA BLVD. WEST OF THE ALAMEDA BLVD. AND WYOMING  
BLVD. INTERSECTION**

Dear Board Members:

The following submittal is a request for a site development plan for building permit to construct Twohig Dental Office Complex, located at 7441 Alameda Blvd. NE, west of the intersection of Alameda Blvd. and Wyoming Blvd., Lot 20, Block 3 of North Albuquerque Acres Tract 2, Unit 3, Zone Map page C-19. Its current zoning is SU-2/0-1 uses and the sector development plan is the La Cueva Sector Development Plan. This project shall be a single story dental office consisting of approximately 6,500 s.f. and occupying a site approximately 0.8865 acres in size. This project will include the building and all associated site work, i.e. parking, sidewalks, landscaping, etc. The following are the conditions set forth in the official notice of decision by the Environmental Planning Commission and an explanation of how those conditions have been met.

- Roof color shall be changed from white to a low reflecting, subtle, neutral or earth tone color (9R-3 La Cueva Sector Development Plan).  
**A note has been placed on the building elevation sheet indicating the "T.P.O. roofing color to be tan or neutral earth tone color".**
- The site development plan shall comply with all Solid Waste Management Department ordinances and requirements, including recycle areas.  
**The site development plan has been reviewed and signed off by the Solid Waste Management Department.**
- Reduce parking and related drives by 1 space and substitute with vegetated landscape at the affected areas.  
**The site development plan's parking has been reduced by 1 space and landscaping has been added.**
- Conditions of approval from the City Engineer, Municipal Development and NMDOT for the proposed site development are:



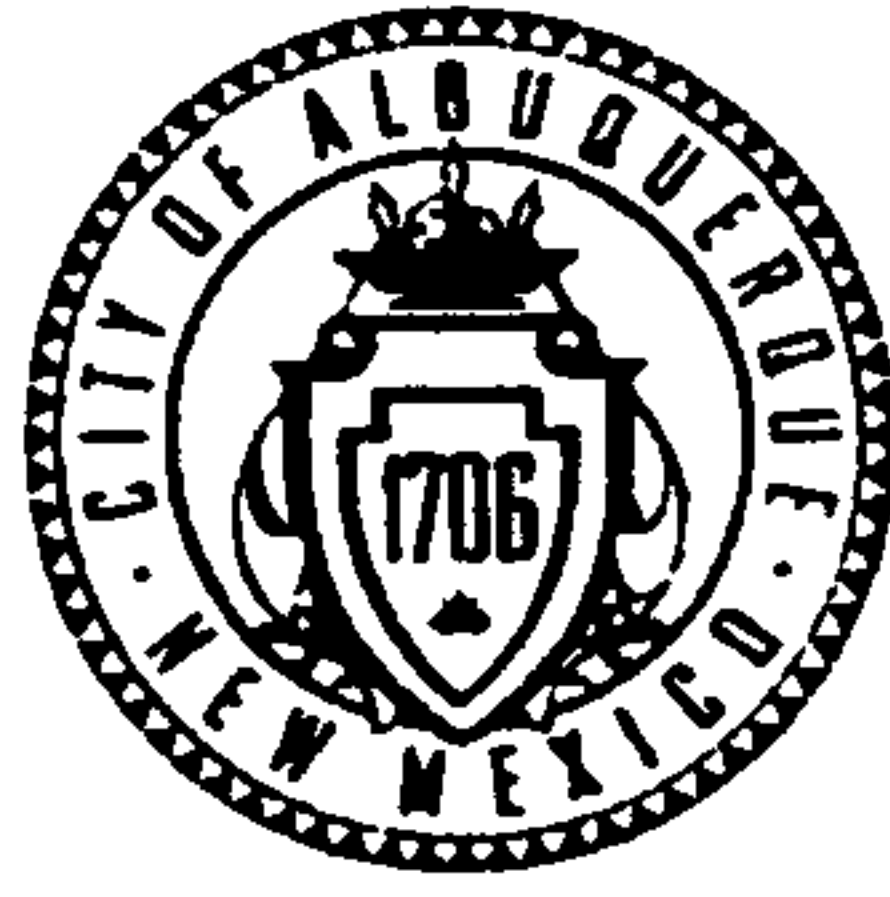
- a. The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2525), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- b. Provide cross access agreements for north/south shared access as shown on the site plan (between lots 20 and 21) and east/west cross access between lots 19 and 20 (through south parking area).  
**The cross access agreement will be provided.**
- c. Provide 50' throat length at site drive.  
**The site development plan indicates a 50' throat length at the site drive.**
- d. Site plan shall comply and be designed per DPM Standards.
- e. Dedication of a minimum 62 feet of right-of-way from the centerline of Alameda Boulevard a modified access, principal arterial as designated in the Alameda Boulevard East Project environmental documentation, unless construction of a frontage road is proposed, in which case the minimum right-of-way dedication shall be 100 feet.  
**The site development plan indicates a 62' right-of-way from the centerline of Alameda Boulevard.**
- f. Dedication of an additional 6 feet of right-of-way along Alameda Boulevard as required by the City Engineer to provide for on-street bicycle lanes.  
**The site development plan indicates a 6' on-street bicycle lane on Alameda Boulevard.**
- g. Construction of bicycle lanes along Alameda Boulevard adjacent to the subject property, as designed on the Long Range Bikeway System map and in the Alameda Boulevard East Project environmental documentation.

Should you have any questions or require further information, please feel free to contact me.

Sincerely,



R. Jarrod Cline  
slagleHERR Architects, Inc.



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

Date: June 20, 2008

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project# 1007266\***  
08EPC-40043 SITE DEVELOPMENT -  
BUILDG PRMT

James Twowig  
6800 Montgomery Blvd. NE, Suite E  
Albuq. NM 87109

**LEGAL DESCRIPTION:** for all or a portion of lot 20, block 3, Tract 2, Unit 3 of North Albuquerque Acres, zoned SU-2/O-I located on Alameda Blvd NE between Wyoming Blvd NE and Eagle Feather DR NE containing approximately .866 acre. (C-19) Randall Falkner, Staff Planner

On June 19, 2008 the Environmental Planning Commission voted to approve Project 1007266/08EPC 40043, a site development plan for building permit, for Lot 20, Block 3, Tract 2, Unit 3 of North Albuquerque Acres zoned SU-2/O-1, based on the preceding Findings and subject to the following Conditions of Approval.

**FINDINGS:**

1. This is a request for a site development plan for building permit for a site of approximately 0.866 acres located on Alameda Boulevard between Wyoming Boulevard and Eagle Feather Drive. The site comprises Lot 20, Block 3, Tract 2, Unit 3 of North Albuquerque Acres. The applicant intends to build a 6,800 square foot dentist office building.
2. The subject site is within the Developing Urban area of the Comprehensive Plan, and within the boundaries of the La Cueva Sector Development Plan.
3. The following Comprehensive Plan policies for Developing and Established Urban Areas are supported by the proposal:
  - a. Policy II.B.5a – This request helps to increase land use variety by allowing an office use in an area that is primarily residential.
  - b. Policy II.B.5d – The location, intensity, and design of this new development respects existing neighborhood values and environmental conditions by being modestly scaled and by taking

- c. Policy II.B.5e – While the subject site and surrounding land are mostly vacant, nearby residential areas are nearly built out, and full urban services are contiguous to the site.
  - d. Policy II.B.5i – The development will complement the surrounding residential area and is located to minimize the adverse effects of noise, lighting, pollution, and traffic.
  - e. Policy II.B.5j – The new office development will be located in an existing office zone (SU-2/O-1) that has access to public transit, sidewalks, and bicycle lanes.
  - f. Policy II.B.5k – The development has been planned to minimize the harmful effects of traffic by the use of a shared entry access drive with the adjacent property, an internal east-west access drive, and landscaping that buffers noise and visual impacts from neighboring residential areas.
  - g. Policy II.B.5l – The building design is appropriate to the neighborhood and the community. The design is small in scale, uses appropriate building materials, and minimizes the harmful effects of traffic.
  - h. Policy II.B.5m – The design of the one-story office building helps to maintain unique vistas by proper building massing and scale. A View Analysis has been included to show that vistas will be maintained.
4. The following La Cueva Sector Development Plan guiding principles support the proposal:
- a. Development patterns compatible with drainage patterns – The development pattern of the proposed site plan is compatible with drainage patterns.
  - b. Land uses that are compatible with existing development – The proposed land use (office) will be compatible with the existing surrounding uses, which are vacant, public facility, and single family housing.
  - c. Neighborhood Centers to provide convenient access to services. Neighborhood centers provide a focus for shopping, services, higher density housing and public facilities. These centers are located adjacent to arterial streets and near pedestrian and bikeways within walking distance of residential areas within and outside of the plan area – The area surrounding the proposed development is zoned SU-2/O-1 in order to serve as a neighborhood center that provides services to nearby residents. The proposed development is adjacent to Alameda Boulevard (a principal arterial), and has pedestrian and bikeways within walking distance of residential areas.
  - d. The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population – The proposed dentist office provides an important medical service that will assist in meeting the needs of the area's growing population.
  - e. Alameda Boulevard is intended to be the second busiest east-west corridor through the plan area and is suitable for small-scale, non-residential uses – Alameda Boulevard (a principal arterial) is intended to carry a significant amount of traffic and is a logical location for a small scale business, such as a dentist office. The development has also incorporated techniques to reduce the negative effects of area traffic.
5. There is no known neighborhood or other opposition.



**OFFICIAL NOTICE OF DECISION**

**JUNE 19, 2008**

**PROJECT #1007266**

**PAGE 3 OF 5**

6. The site plan for building permit that is the subject of approval is the full-size site plan that is dated 5/30/08 in the State of New Mexico Registered Architect seal, and that has the new east/west access drive and the re-angled dumpster.
7. The landscaping plan that is the subject of approval is the full-size landscaping plan that is dated 5/29/08 in the State of New Mexico Registered Landscape Architect seal and that has the landscaping in between Alameda Boulevard and the sidewalk.

**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. Roof color shall be changed from white to a low reflecting, subtle, neutral or earth tone color (9R-3 La Cueva Sector Development Plan).
4. The site development plan shall comply with all Solid Waste Management Department ordinances and requirements, including recycle areas.
5. All future signage shall comply with both the regulations of the City Zoning Code and the signage regulations found in the La Cueva SDP, always conforming to the stricter of the two standards. Complete signage may be reviewed and added via the Administrative Amendment process.
6. Reduce Parking and related drives by 1 space and substitute with vegetated landscape at the affected areas.
7. Conditions of approval from the City Engineer, Municipal Development and NMDOT for the proposed site development plan are:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

- b. Provide cross access agreements for north/south shared access as shown on site plan (between lots 20 and 21) and east/west cross access between lots 19 and 20 (through south parking area).
- c. Provide 50' throat length at site drive.
- d. Site plan shall comply and be designed per DPM Standards.
- e. Dedication of a *minimum* 62 feet of right-of-way from the centerline of Alameda Boulevard a modified access, principal arterial as designated in the Alameda Boulevard East Project environmental documentation, unless construction of a frontage road is proposed, in which case the *minimum* right-of-way dedication shall be 100 feet.
- f. Dedication of an additional 6 feet of right-of-way along Alameda Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
- g. Construction of the bicycle lanes along Alameda Boulevard adjacent to the subject property, as designated on the Long Range Bikeway System map and in the Alameda Boulevard East Project environmental documentation.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JULY 7, 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  
JUNE 19, 2008  
PROJECT #1007266  
PAGE 5 OF 5

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,

  
for Richard Dineen  
Planning Director

RD/RF/ac

cc: Jarrod Cline, 1600 Rio Grande Blvd. NW, Albuquerque, NM 87104  
Dr. Betty Fisher, The Quail Springs NA, 7311 Quail Springs Pl. NE, Albuquerque, NM 87113  
Bill Eastham, The Quail Springs NA, 7212 Quail Springs Pl. NE, Albuquerque, NM 87113  
Geraldine Burke, 207 Richmond Dr. SE, Albuquerque, NM 87106





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)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): WAYJOWN SURVEYING INC. PHONE: 255-2052  
 ADDRESS: 330 LOUISIANA BOULEVARD NE FAX: 255-2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJONSURVE40L.COM

APPLICANT: JAMES & KAREN TWONIG PHONE: \_\_\_\_\_  
 ADDRESS: 7301 AZTEC NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

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

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL PLAT TO DEDICATE ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE.

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. 20 Block: 3 Unit: 3  
 Subdiv/Addn/TBKA: TRACT 2, NORTH ALBUQUERQUE ACRES  
 Existing Zoning: SU-2/0-1 Proposed zoning: SAME MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-19 UPC Code: 1 019 064 205 387 20313

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 1007266  
08-EPC-40043 / 08DRB-70352

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.8865  
 LOCATION OF PROPERTY BY STREETS: On or Near: ALAMEDA BOULEVARD NE  
 Between: WYOMING BLVD NE and LOUISIANA BLVD NE  
 Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: 8/13/08

SIGNATURE [Signature] DATE 8/18/08  
 (Print) THOMAS D. JOHNSTON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input checked="" type="checkbox"/>	<b>INTERNAL ROUTING</b>	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>08DRB - 70366</u>	<u>DRB</u>		\$ <u>215.00</u>
<input checked="" type="checkbox"/>	All fees have been collected		<u>CME</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/>	All case #s are assigned				\$ _____
<input checked="" type="checkbox"/>	AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/>	Case history #s are listed				\$ _____
<input checked="" type="checkbox"/>	Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/>	F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/>	F.H.D.P. fee rebate	Hearing date <u>August 27, 2008</u>			\$ <u>235.00</u>

[Signature] 8-18-08 Project # 1007264

**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.**

- N/A* 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
- N/A* Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- N/A* 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
- N/A* 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
- N/A* 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.

THOMAS D. JOHNSTON  
 Applicant name (print)  
  
 Applicant signature / date 8.18.08

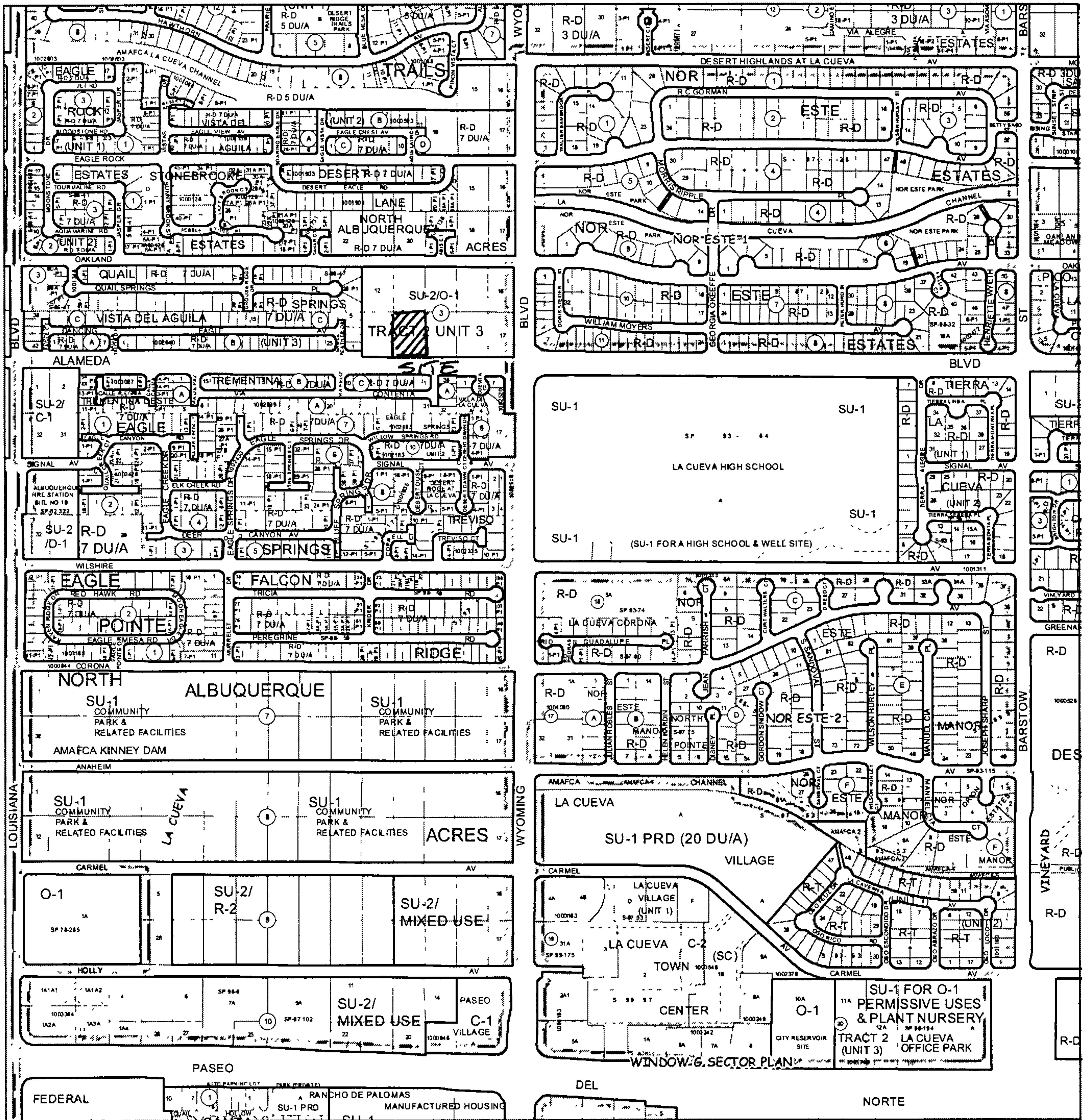


Form revised **October 2007**


- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
DRB - 22366  
 \_\_\_\_\_  
 \_\_\_\_\_

Verly 8.18.08  
 Planner signature / date  
 Project # 1007266

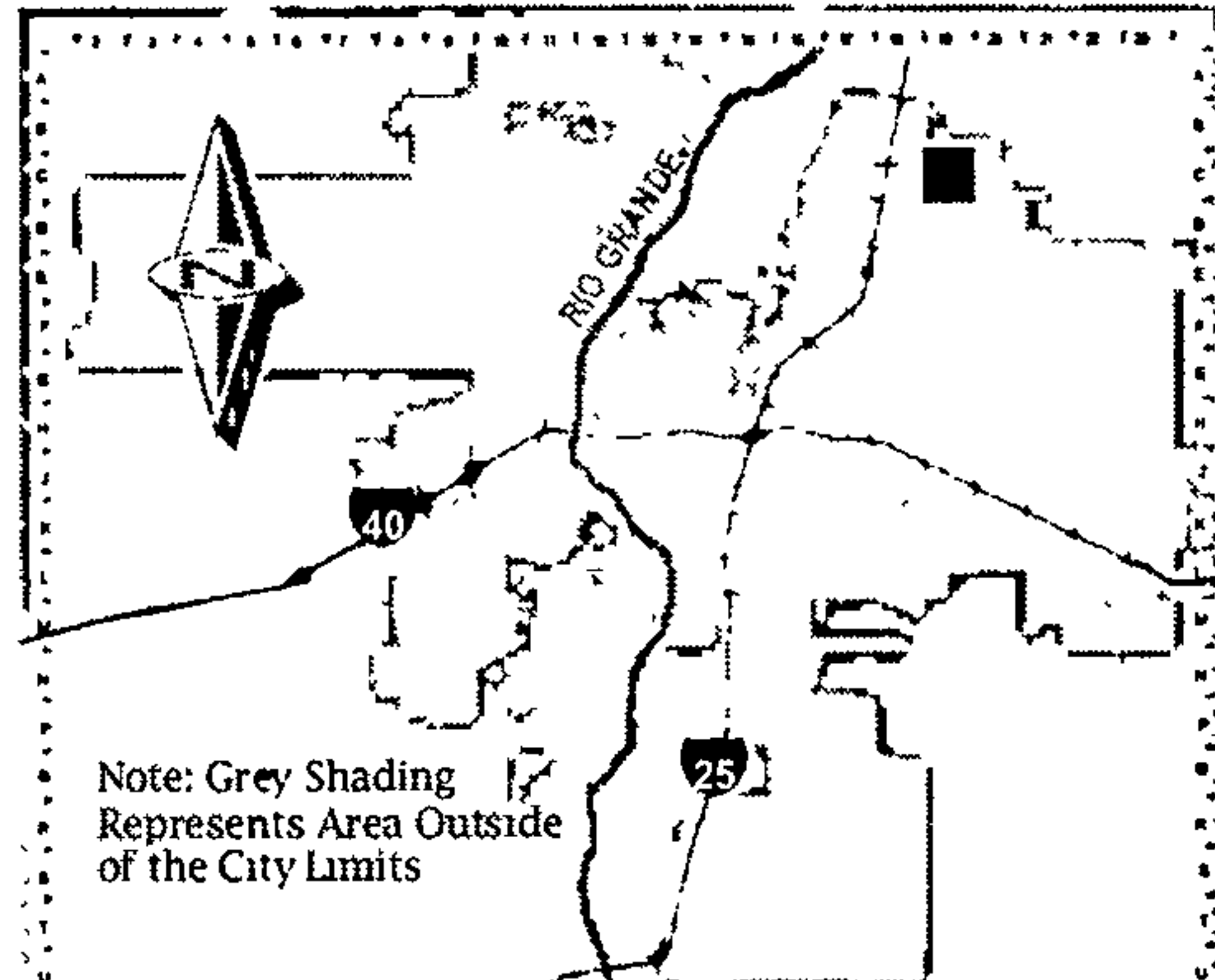




For more current information and more details visit: <http://www.cabq.gov/gis>




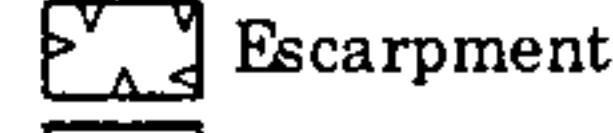
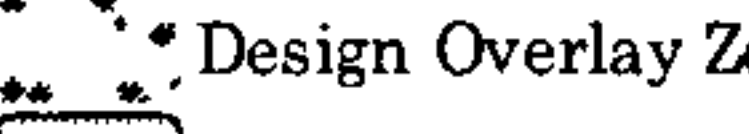

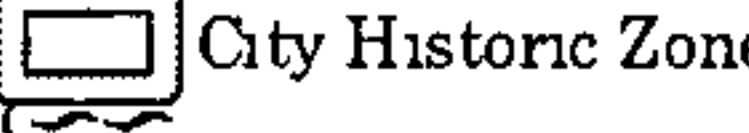

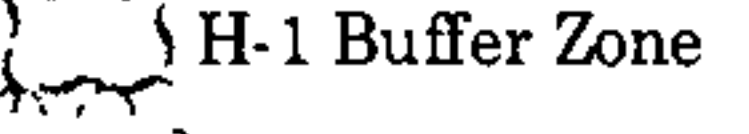
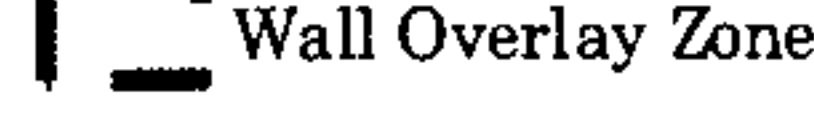
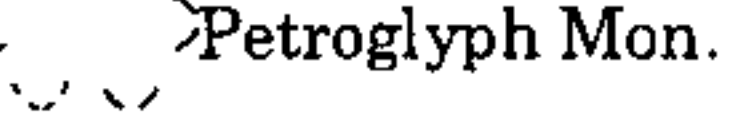
Map amended through: 3/14/2006



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-19-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





330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887

August 18, 2008

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Minor Preliminary-Final Plat of Lot 20-A, Block 3, Tract 2, Unit 3, North Albuquerque  
Acres (Project No. 1007266)

To Whom It May Concern:

I am submitting a request for minor preliminary and final plat to dedicate additional right of way to the City of Albuquerque for Alameda Boulevard, NE from one existing lot. The parcel is currently vacant. The client is proposing to create an office building on this site.

This action is part of a request from site plan for building permit comments.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read 'Thomas D. Johnston', written in a cursive style.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.

Subj: **RE: FW: Emailing: WAYJOHN SURVEYING**  
Date: 08/18/2008 9:52:55 A.M. Mountain Daylight Time  
From: [solson@rocheconstructors.com](mailto:solson@rocheconstructors.com)  
To: [Wayjonsurv@aol.com](mailto:Wayjonsurv@aol.com)

Thomas,

You may strike out the items in the contract that you do not have, change the limits, etc., and initial them.

Thanks,

Sandy

---

**From:** [Wayjonsurv@aol.com](mailto:Wayjonsurv@aol.com) [mailto:[Wayjonsurv@aol.com](mailto:Wayjonsurv@aol.com)]  
**Sent:** Monday, August 18, 2008 7:56 AM  
**To:** Sandra R. Olson  
**Subject:** Re: FW: Emailing: WAYJOHN SURVEYING

Sandy:  
Thanks for all your help with the insurance. How shall I handle the insurance requirements on the contract?  
I'm ready to sign and send back otherwise. Please advise.

Regards,

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.  
330 Louisiana Boulevard, NE  
Albuquerque, NM 87108-2062  
Phone: (505) 255-2052 Fax: (505) 255-2887  
email: [Wayjonsurv@aol.com](mailto:Wayjonsurv@aol.com)

---

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\*\*\*\*\*

\* WARNING \*

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City of Albuquerque  
**Planning Department**  
**Inter-Office Memorandum**

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1007266

On June 19, 2008, the Environmental Planning Commission approved Project # 1007266 08EPC-40043, a site development plan for building permit, for Lot 20 Block 3, Tract 2, Unit 3 of North Albuquerque Acres, zoned SU-2/O-1, located on Alameda Boulevard NE between Eagle Feather Drive NE and Wyoming Boulevard NE, containing approximately 0.866 acre.

The applicant has satisfied all of the EPC conditions of approval for the site development plan for building permit.

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  
**Planning Department**  
**Inter-Office Memorandum**

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1007266

On June 19, 2008, the Environmental Planning Commission approved Project # 1007266 08EPC-40043, a site development plan for building permit, for Lot 20 Block 3, Tract 2, Unit 3 of North Albuquerque Acres, zoned SU-2/O-1, located on Alameda Boulevard NE between Eagle Feather Drive NE and Wyoming Boulevard NE, containing approximately 0.866 acre.

The applicant has satisfied all of the EPC conditions of approval for the site development plan for building permit.

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: 1007266**

**AGENDA ITEM NO: 10**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

An approved infrastructure list is required for Preliminary Plat approval.

Albuquerque

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

*Next week submit IL w/ site plan*

NM 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:** August 13, 2008

**AMENDED RECIPROCAL PRIVATE ACCESS EASEMENT AGREEMENT**

THIS AMENDED RECIPROCAL PRIVATE ACCESS EASEMENT AGREEMENT ("Agreement") is entered into effective the 4<sup>th</sup> day of September, 2008, by and between JAMES E. TWOHIG and KAREN K. TWOHIG, AS TRUSTEES OF THE JAMES AND KAREN TWOHIG REVOCABLE TRUST DATED DECEMBER 11, 1997 ("TWOHIG TRUST") and JUDE A. WORDEN and MARIE T. WORDEN, CO-TRUSTEES OF THE JUDE AND MARIE WORDEN TRUST, DATED SEPTEMBER 12, 1996 ("WORDEN TRUST").

WHEREAS, TWOHIG TRUST and WORDEN TRUST executed a Reciprocal Private Access Easement Agreement dated August 15, 2008 and filed August 18, 2008 as Document No. 2008093060, records of Bernalillo County, New Mexico ("Easement Agreement"); and

WHEREAS, the Easement Agreement created an "Easement" across the following described real property located in the County of Bernalillo, State of New Mexico, to wit:

Lots numbered Twenty (20) and Twenty-one (21) in Block numbered Three (3) of Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, as the same are shown and designated on the Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 10th day of September 1931.

("Lot 20" and "Lot 21"); and

WHEREAS, the parties desire to provide for the Easement to also apply to the following described real property located in the County of Bernalillo, State of New Mexico, to wit:

Lot numbered Nineteen (19) in Block numbered Three (3) of Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, Albuquerque, Bernalillo County, New Mexico, as the same is shown and





designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Volume D1, Folio 20.

("Lot 19"); and

NOW, THEREFORE, in consideration of the above and other good and valuable consideration, the receipt of which is hereby acknowledged, it is agreed as follows:

1. TWOHIG TRUST and WORDEN TRUST hereby declare that the Easement provided for in the Easement Agreement shall be a non-exclusive perpetual easement for ingress and egress for the benefit of Lot 19 to and from Alameda Boulevard.

2. The TWOHIG TRUST and WORDEN TRUST hereby declare that the owner of Lot 19 shall not be responsible for the repair and maintenance of the Easement.

3. Except as herein modified and amended, the Easement Agreement shall remain in full force and effect, and specifically the rights to the Easement for the benefit of Lot 20 and Lot 21 shall remain in full force and effect.

4. This Amendment shall be binding upon the undersigned, their successors and assigns in all respects and shall be deemed to run with the land forever.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals the day and year first above written.

THE JAMES AND KAREN TWOHIG REVOCABLE TRUST DATED DECEMBER 11, 1997

By: James E. Twohig  
JAMES E. TWOHIG  
Trustee

By: Karen K. Twohig  
KAREN K. TWOHIG  
Trustee

THE JUDE AND MARIE WORDEN TRUST, DATED SEPTEMBER 12, 1996

100

By: Jude Worden  
JUDE A. WORDEN  
Co-Trustee

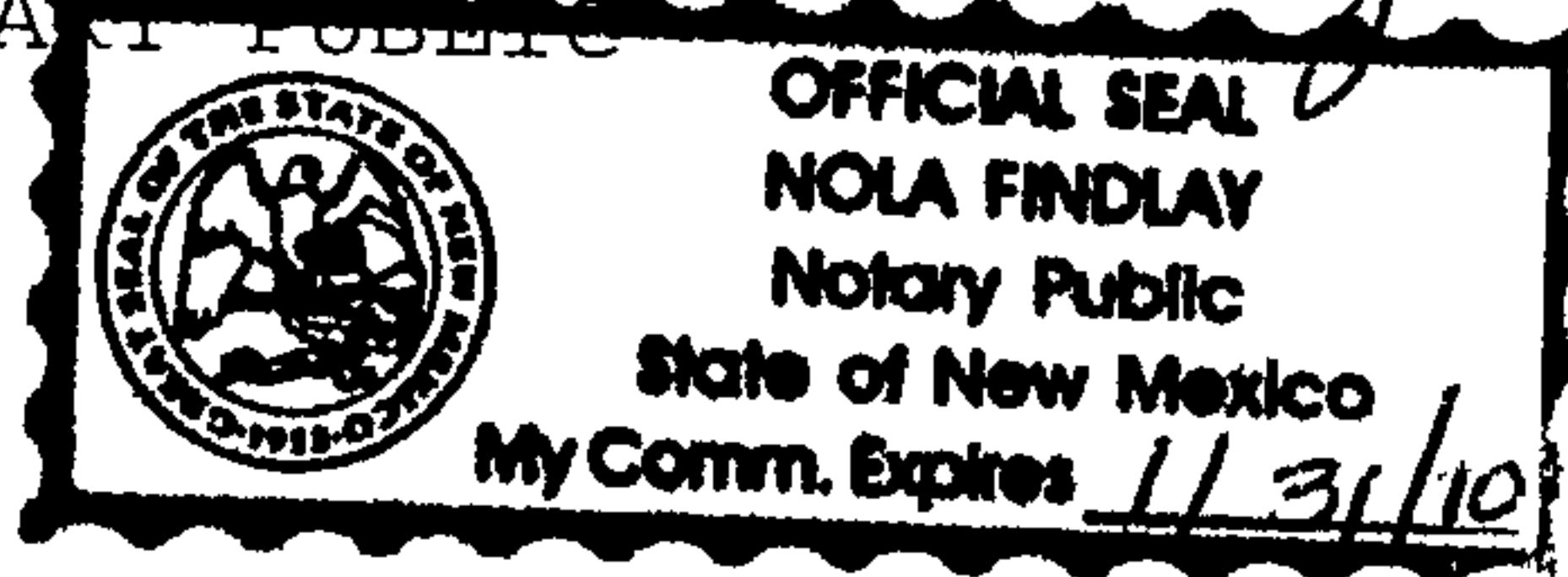
By: Marie T. Worden  
MARIE T. WORDEN  
Co-Trustee

STATE OF NEW MEXICO )  
  )  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on September  
          , 2008, by JAMES E. TWOHIG and KAREN K. TWOHIG, AS TRUSTEES  
OF THE JAMES AND KAREN TWOHIG REVOCABLE TRUST DATED DECEMBER 11,  
1997.

MY COMMISSION EXPIRES:  
Jan. 31, 2010

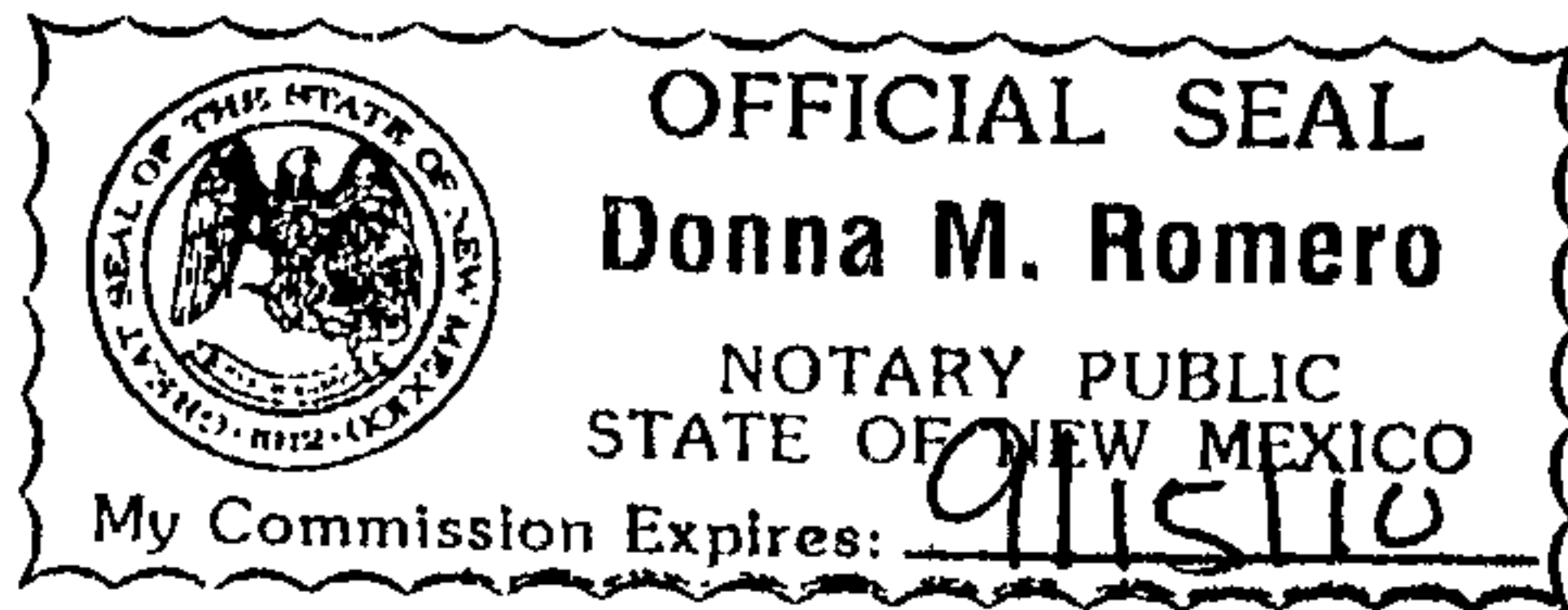
STATE OF NEW MEXICO )  
  )  
COUNTY OF BERNALILLO )

Nola Findlay  
NOTARY PUBLIC  


3 This instrument was acknowledged before me on September  
          , 2008, by JUDE A. WORDEN and MARIE T. WORDEN, CO-TRUSTEES  
OF THE JUDE AND MARIE WORDEN TRUST, DATED SEPTEMBER 12, 1996.

MY COMMISSION EXPIRES:  
01/31/10

Donna M. Romero  
NOTARY PUBLIC





**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

Supplemental form

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): WAY JOHN SURVEYING INC. PHONE: 255-2052  
 ADDRESS: 330 LOUISIANA BOULEVARD NE FAX: 255-2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHNSURVE@GOL.COM

APPLICANT: JAMES + MARY TWOHIG PHONE: \_\_\_\_\_  
 ADDRESS: 7301 AZTEC NE FAX: \_\_\_\_\_  
 CITY: ALBQ. STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

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

DESCRIPTION OF REQUEST: SKETCH PLAT TO DEDICATE RIGHT-OF-WAY & GRANT PRIVATE EASEMENT(S)

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 20 Block: 3 Unit: 3  
 Subdiv/Addn/TBKA: TRACT 2 OF NORTH ALBUQUERQUE ACRES  
 Existing Zoning: SU-2 / 0-1 Proposed zoning: SAME MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-19 UPC Code: 1 019 064 205 387 20313

**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 # 1007266, APP.# 08EPC-40043

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres). 0.7730  
 LOCATION OF PROPERTY BY STREETS:  On or Near: ALAMEDA  
 Between: WYOMING and LOUISIANA

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

SIGNATURE [Signature] DATE 8/5/2008  
 (Print) THOMAS D. JOHNSTON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB - 70352</u>	<u>SK</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<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 type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>August 8, 2008</u>			Total \$ <u>0</u>

Valje 7-5-08 Project # 1007266



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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application

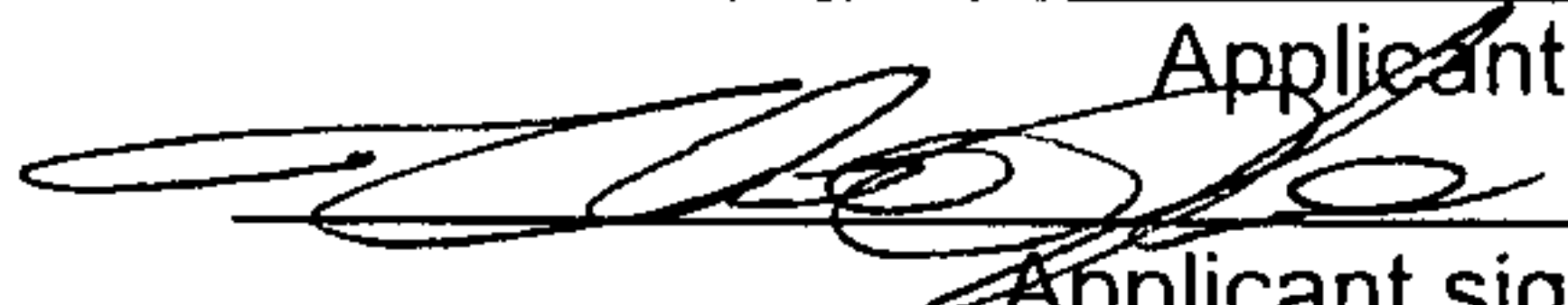
- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
  - Design elevations & cross sections of perimeter walls **3 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Copy of recorded SIA
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - List any original and/or related file numbers on the cover application
  - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- 5 Acres or more: Certificate of No Effect or Approval
  - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
  - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
  - Infrastructure list if required (**verify with DRB Engineer**)
  - DXF file and hard copy of final plat data for AGIS is required.

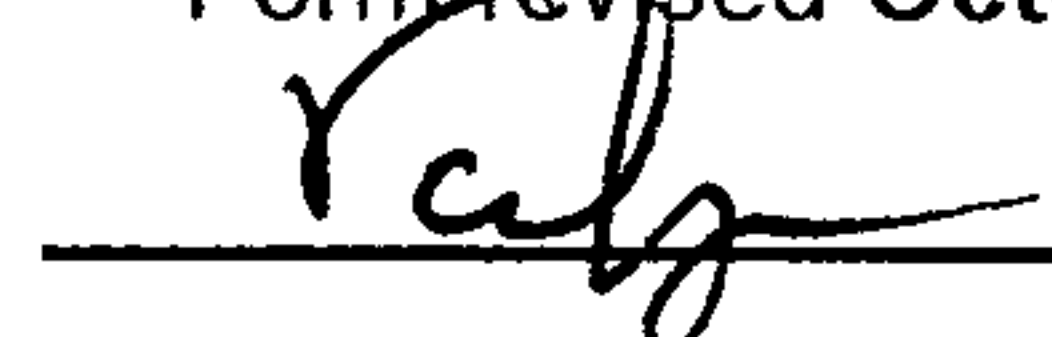
- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

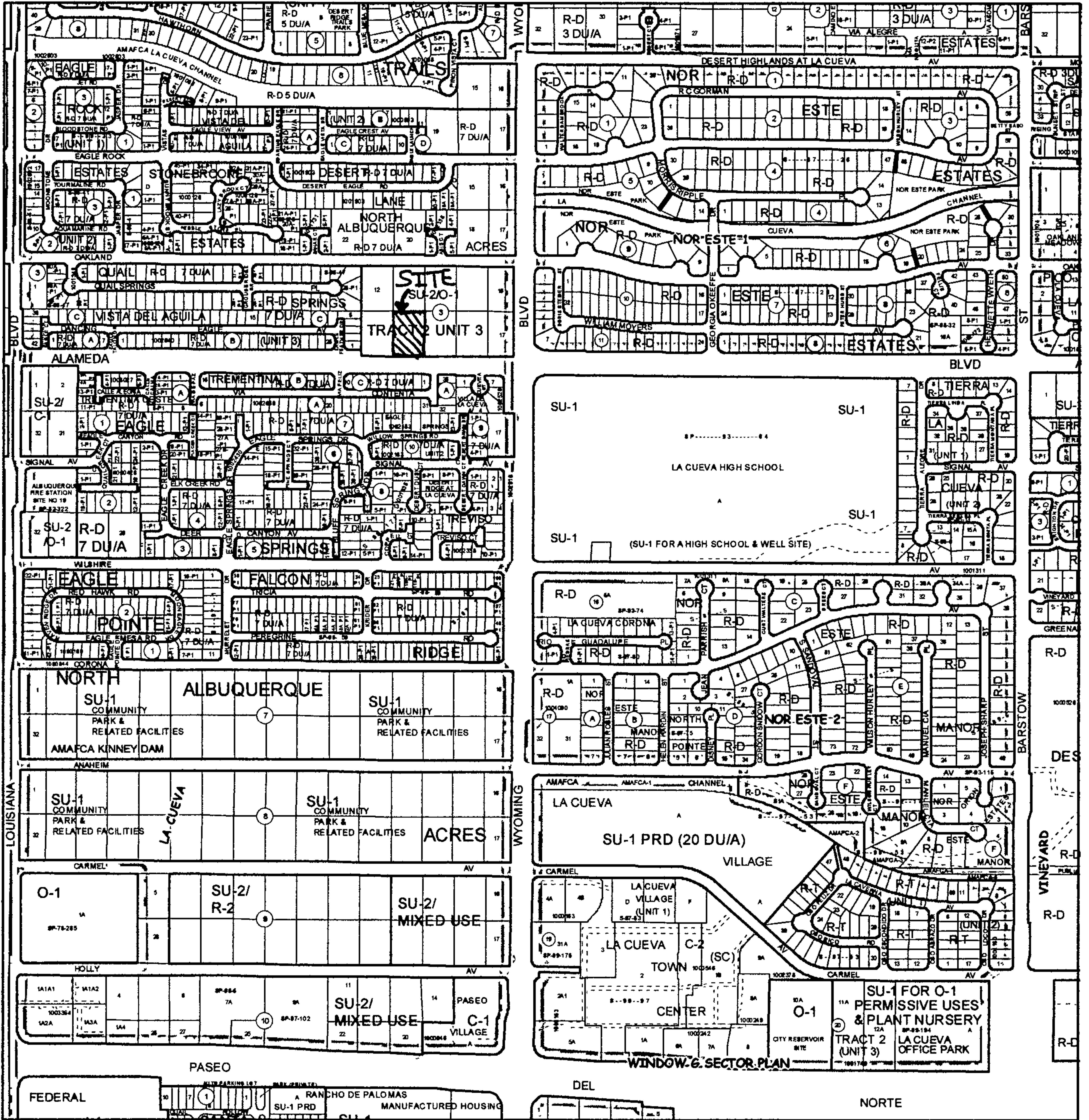
THOMAS D. JOHNSTON  
Applicant name (print)  
  
Applicant signature / date 8/15/08



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
DRB - - - - - 70352

Form revised October 2007  
  
Planner signature / date 7.5.08  
Project # 1007266





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

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-19-Z**

Selected Symbols


0                      750                      1,500 Feet



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

August 5, 2008

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Sketch Plat Submittal, Lot 20, Block 3, Tract 2, Unit 3, North Albuquerque Acres

To Whom It May Concern:

I am submitting a Sketch Plat for your review and comments. The owner is proposing to dedicate additional right-of-way along Alameda Boulevard, and to grant a private ingress/egress easement, in order to meet requirements for site plan approval (application no. 08EPC-40043). The property is unimproved at this time.

Thank you for your time in considering this matter. If you have any questions, please contact me at your convenience.

Regards,

A handwritten signature in black ink, appearing to read "T. Johnston", written over a horizontal line.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.





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)
- APEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): R. JARROD CLINE PHONE: 246-0870  
 ADDRESS: 1600 RIO GRANDE BLVD. NW FAX: 246-0437  
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: jarrod@slagleherr.com

APPLICANT: JAMES TWOHIG D.O.S. AND MARY ROSE TWOHIG D.O.S. PHONE: 881-9767  
 ADDRESS: 6800 MONTGOMERY BLVD. NE SUITE E FAX: 881-9768  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: maryroseslagle@hotmail.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: JAMES TWOHIG + KAREN TWOHIG

DESCRIPTION OF REQUEST: APPROVAL OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR TWOHIG GENERAL DENTISTRY

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. 20 Block: 3 Unit: 3  
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES  
 Existing Zoning: 54-210-1 Proposed zoning: SAME MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-19 UPC Code: 101906420538720313

**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 # 1007266 | 08EPC-40043

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): .866  
 LOCATION OF PROPERTY BY STREETS: On or Near: ALAMEDA BLVD.  
 Between: WYOMING BLVD. and EAGLE FEATHER DR.

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

SIGNATURE R. Jarrod Cline DATE 7/15/08  
 (Print) R. JARROD CLINE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB - 70322</u>	<u>ESBP</u>		<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>EMS</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>July 23, 2008</u>			Total <u>\$ 20.00</u>

[Signature]  
 7-15-08  
 Planner signature / date

Project # 1007266

**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.

R. JARROD CLINE  
Applicant name (print)  
R. Jarrod Cline 7/15/08  
Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
00DRB - - 70322

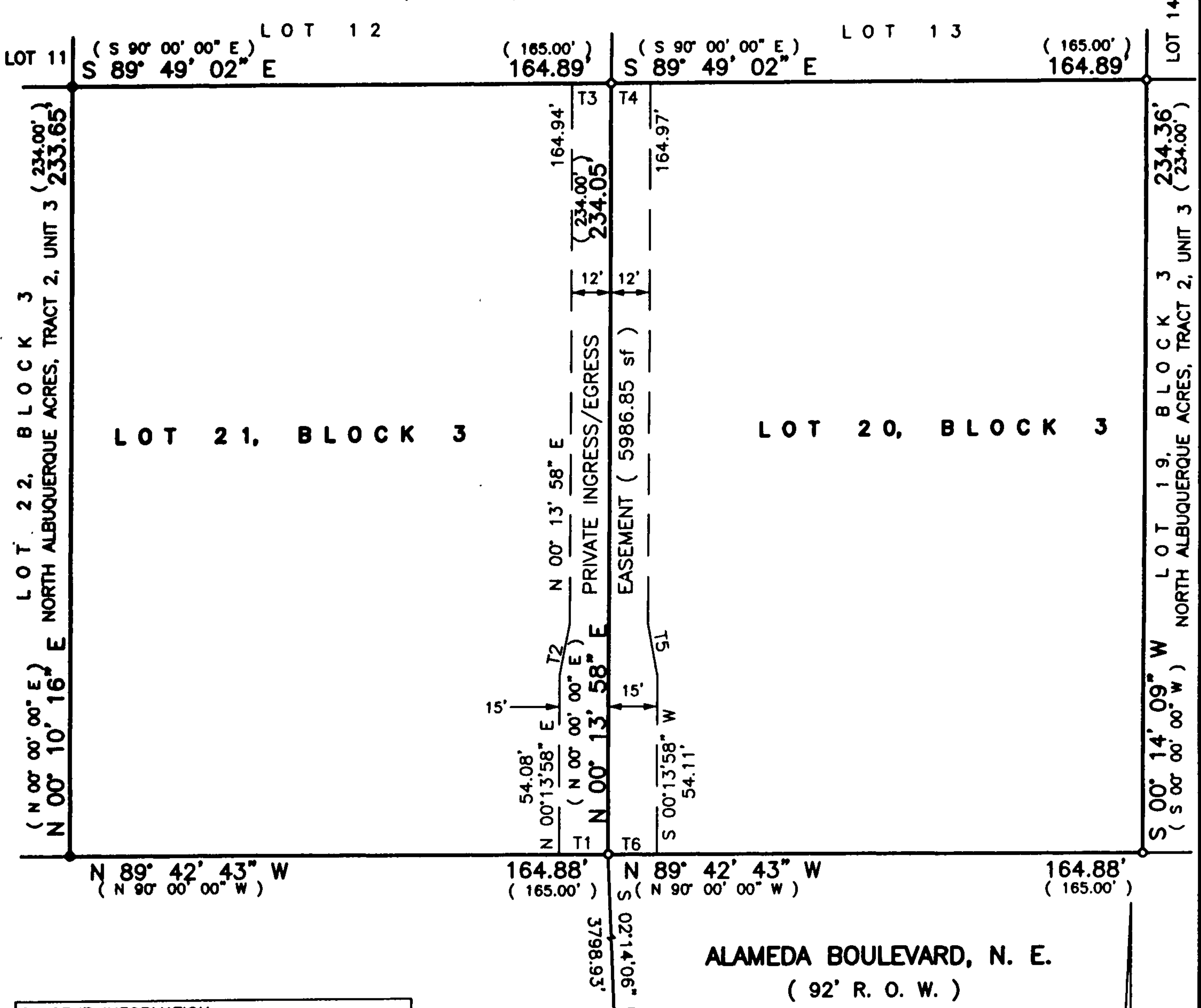
[Signature] 7-15-08  
Planner signature / date  
Project # 1007266



EASEMENT LEGAL DESCRIPTION

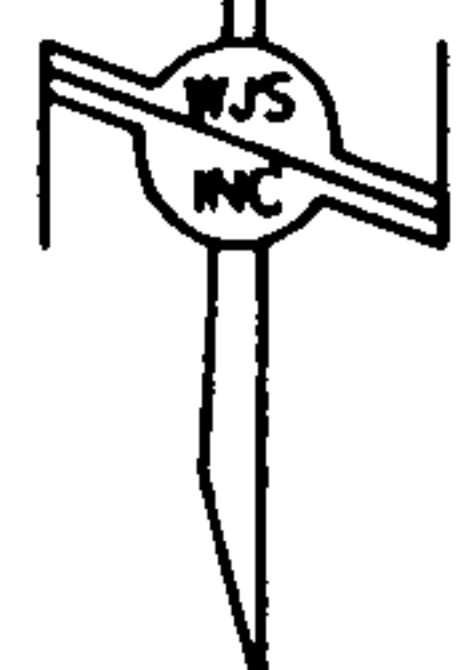
A private ingress/egress easement within Lots numbered Twenty (20) and Twenty-one (21) in Block numbered Three (3) of Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D1, Folio 20, and being more particularly described as follows: BEGINNING at the southerly corner common to Lots 20 and 21, also being a point on the northerly right of way line of Alameda Boulevard, NE, from whence the ACS Monument "HEAVEN" (x=1,547,297.145, y=1,518,799.515, NMSP Central Zone, NAD 83) bears S 02° 14' 06" E, 3798.93 feet distant; THENCE along said northerly right of way line, N 89° 42' 43" W, 12.00 feet to the Southwest corner of the Easement herein described; THENCE leaving said right of way line, N 00° 13' 58" E, 54.08 feet; THENCE N 11° 32' 34" E, 15.30 feet; THENCE N 00° 13' 58" E, 164.94 feet to the Northwest corner, being a point on the Northerly line of Lots 20 and 21; THENCE along said northerly line, S 89° 49' 02" E, 24.00 feet to the Northeast corner; THENCE leaving said northerly line, S 00° 13' 58" W, 164.97 feet; THENCE S 11° 04' 38" E, 15.30 feet; THENCE S 00° 13' 58" W, 54.11 feet to the Southeast corner, being a point on said northerly right of way line; THENCE along said northerly right of way line, N 89° 42' 43" W, 15.00 feet to the Point of Beginning and containing 5986.85 square feet, more or less.

BLOCK 3, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3  
( Recorded September 10, 1931, Plat Book D1, Folio 20 )



TANGENT INFORMATION		
TANGENT NO.	BEARING	DISTANCE
T1	N 89° 42' 43" W	15.00'
T2	N 11° 32' 34" E	15.30'
T3	S 89° 49' 02" E	12.00'
T4	S 89° 49' 02" E	12.00'
T5	S 11° 04' 38" E	15.30'
T6	N 89° 42' 43" W	15.00'

ACS STA "HEAVEN"  
X = 1547297.145  
Y = 1518799.515  
G-G 0.999655810  
Δα = -00°10'46.22"  
NEW MEXICO STATE  
PLANE GRID, CENTRAL  
ZONE (NAD 1983)



EASEMENT EXHIBIT

JOB NO.:	EL-4-02-08-ESMT	SCALE:	1" = 50'
	LOT:	20 & 21	
	BLOCK:	3	
	SUBDIVISION:	N.ABQ. ACRES T.2 U.3	
	DATE:	4/25/2008	
	DRAWN BY:	TDJ	
330 Louisiana Blvd., NE Albuquerque, NM 87108 Phone: (505) 255-2052 Fax: (505) 255-2887	PAGE NO.:	2 OF 2	





s l a g l e h e r r . c o m

July 15, 2008

Development Review Board  
Plaza del Sol Building  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**RE: EPC PROJECT # 1007266 - TWOHIG DENTAL OFFICE COMPLEX AT  
7441 ALAMEDA BLVD. WEST OF THE ALAMEDA BLVD. AND WYOMING  
BLVD. INTERSECTION**

Dear Board Members:

The following submittal is a request for a site development plan for building permit to construct Twohig Dental Office Complex, located at 7441 Alameda Blvd. NE, west of the intersection of Alameda Blvd. and Wyoming Blvd., Lot 20, Block 3 of North Albuquerque Acres Tract 2, Unit 3, Zone Map page C-19. Its current zoning is SU-2/0-1 uses and the sector development plan is the La Cueva Sector Development Plan. This project shall be a single story dental office consisting of approximately 6,500 s.f. and occupying a site approximately 0.8865 acres in size. This project will include the building and all associated site work, i.e. parking, sidewalks, landscaping, etc. The following are the conditions set forth in the official notice of decision by the Environmental Planning Commission and an explanation of how those conditions have been met.

- Roof color shall be changed from white to a low reflecting, subtle, neutral or earth tone color (9R-3 La Cueva Sector Development Plan).  
**A note has been placed on the building elevation sheet indicating the "T.P.O. roofing color to be tan or neutral earth tone color".**
- The site development plan shall comply with all Solid Waste Management Department ordinances and requirements, including recycle areas.  
**The site development plan has been reviewed and signed off by the Solid Waste Management Department.**
- Reduce parking and related drives by 1 space and substitute with vegetated landscape at the affected areas.  
**The site development plan's parking has been reduced by 1 space and landscaping has been added.**
- Conditions of approval from the City Engineer, Municipal Development and NMDOT for the proposed site development are:

s l a g l e  
**HERR**

**A r c h i t e c t s**



- a. The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2525), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- b. Provide cross access agreements for north/south shared access as shown on the site plan (between lots 20 and 21) and east/west cross access between lots 19 and 20 (through south parking area).  
**The cross access agreement will be provided.**
- c. Provide 50' throat length at site drive.  
**The site development plan indicates a 50' throat length at the site drive.**
- d. Site plan shall comply and be designed per DPM Standards.
- e. Dedication of a minimum 62 feet of right-of-way from the centerline of Alameda Boulevard a modified access, principal arterial as designated in the Alameda Boulevard East Project environmental documentation, unless construction of a frontage road is proposed, in which case the minimum right-of-way dedication shall be 100 feet.  
**The site development plan indicates a 62' right-of-way from the centerline of Alameda Boulevard.**
- f. Dedication of an additional 6 feet of right-of-way along Alameda Boulevard as required by the City Engineer to provide for on-street bicycle lanes.  
  
**The site development plan indicates a 6' on-street bicycle lane on Alameda Boulevard.**
- g. Construction of bicycle lanes along Alameda Boulevard adjacent to the subject property, as designed on the Long Range Bikeway System map and in the Alameda Boulevard East Project environmental documentation.

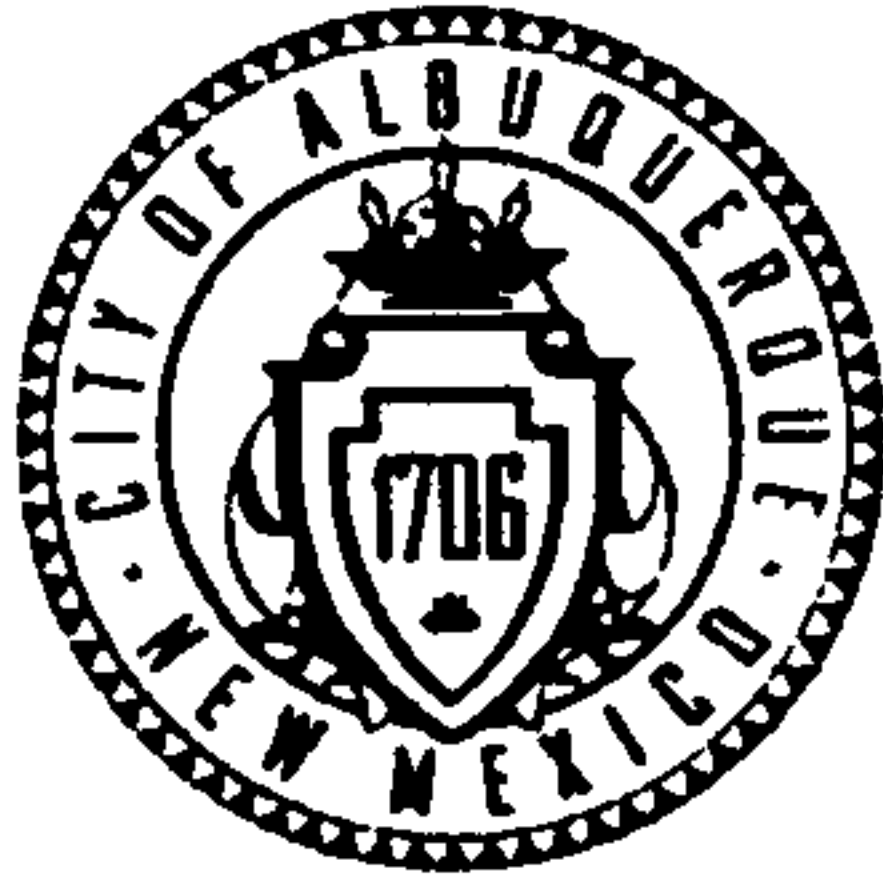
Should you have any questions or require further information, please feel free to contact me.

Sincerely,



R. Jarrod Cline  
slagleHERR Architects, Inc.





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

Date: June 20, 2008

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project# 1007266\***  
08EPC-40043 SITE DEVELOPMENT -  
BUILDG PRMT

James Twowig  
6800 Montgomery Blvd. NE, Suite E  
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of lot 20, block 3, Tract 2, Unit 3 of North Albuquerque Acres, zoned SU-2/O-I located on Alameda Blvd NE between Wyoming Blvd NE and Eagle Feather DR NE containing approximately .866 acre. (C-19) Randall Falkner, Staff Planner

On June 19, 2008 the Environmental Planning Commission voted to approve Project 1007266/08EPC 40043, a site development plan for building permit, for Lot 20, Block 3, Tract 2, Unit 3 of North Albuquerque Acres zoned SU-2/O-1, based on the preceding Findings and subject to the following Conditions of Approval.

**FINDINGS:**

1. This is a request for a site development plan for building permit for a site of approximately 0.866 acres located on Alameda Boulevard between Wyoming Boulevard and Eagle Feather Drive. The site comprises Lot 20, Block 3, Tract 2, Unit 3 of North Albuquerque Acres. The applicant intends to build a 6,800 square foot dentist office building.
2. The subject site is within the Developing Urban area of the Comprehensive Plan, and within the boundaries of the La Cueva Sector Development Plan.
3. The following Comprehensive Plan policies for Developing and Established Urban Areas are supported by the proposal:
  - a. Policy II.B.5a – This request helps to increase land use variety by allowing an office use in an area that is primarily residential.
  - b. Policy II.B.5d – The location, intensity, and design of this new development respects existing neighborhood values and environmental conditions by being modestly scaled and by taking

**OFFICIAL NOTICE OF DECISION**

**JUNE 19, 2008**

**PROJECT #1007266**

**PAGE 2 OF 2**

- c. Policy II.B.5e – While the subject site and surrounding land are mostly vacant, nearby residential areas are nearly built out, and full urban services are contiguous to the site.
  - d. Policy II.B.5i – The development will complement the surrounding residential area and is located to minimize the adverse effects of noise, lighting, pollution, and traffic.
  - e. Policy II.B.5j – The new office development will be located in an existing office zone (SU-2/O-1) that has access to public transit, sidewalks, and bicycle lanes.
  - f. Policy II.B.5k – The development has been planned to minimize the harmful effects of traffic by the use of a shared entry access drive with the adjacent property, an internal east-west access drive, and landscaping that buffers noise and visual impacts from neighboring residential areas.
  - g. Policy II.B.5l – The building design is appropriate to the neighborhood and the community. The design is small in scale, uses appropriate building materials, and minimizes the harmful effects of traffic.
  - h. Policy II.B.5m – The design of the one-story office building helps to maintain unique vistas by proper building massing and scale. A View Analysis has been included to show that vistas will be maintained.
4. The following La Cueva Sector Development Plan guiding principles support the proposal:
- a. Development patterns compatible with drainage patterns – The development pattern of the proposed site plan is compatible with drainage patterns.
  - b. Land uses that are compatible with existing development – The proposed land use (office) will be compatible with the existing surrounding uses, which are vacant, public facility, and single family housing.
  - c. Neighborhood Centers to provide convenient access to services. Neighborhood centers provide a focus for shopping, services, higher density housing and public facilities. These centers are located adjacent to arterial streets and near pedestrian and bikeways within walking distance of residential areas within and outside of the plan area – The area surrounding the proposed development is zoned SU-2/O-1 in order to serve as a neighborhood center that provides services to nearby residents. The proposed development is adjacent to Alameda Boulevard (a principal arterial), and has pedestrian and bikeways within walking distance of residential areas.
  - d. The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population – The proposed dentist office provides an important medical service that will assist in meeting the needs of the area's growing population.
  - e. Alameda Boulevard is intended to be the second busiest east-west corridor through the plan area and is suitable for small-scale, non-residential uses – Alameda Boulevard (a principal arterial) is intended to carry a significant amount of traffic and is a logical location for a small scale business, such as a dentist office. The development has also incorporated techniques to reduce the negative effects of area traffic.
5. There is no known neighborhood or other opposition.



6. The site plan for building permit that is the subject of approval is the full-size site plan that is dated 5/30/08 in the State of New Mexico Registered Architect seal, and that has the new east/west access drive and the re-angled dumpster.
7. The landscaping plan that is the subject of approval is the full-size landscaping plan that is dated 5/29/08 in the State of New Mexico Registered Landscape Architect seal and that has the landscaping in between Alameda Boulevard and the sidewalk.

**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. Roof color shall be changed from white to a low reflecting, subtle, neutral or earth tone color (9R-3 La Cueva Sector Development Plan).
4. The site development plan shall comply with all Solid Waste Management Department ordinances and requirements, including recycle areas.
5. All future signage shall comply with both the regulations of the City Zoning Code and the signage regulations found in the La Cueva SDP, always conforming to the stricter of the two standards. Complete signage may be reviewed and added via the Administrative Amendment process.
6. Reduce Parking and related drives by 1 space and substitute with vegetated landscape at the affected areas.
7. Conditions of approval from the City Engineer, Municipal Development and NMDOT for the proposed site development plan are:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).



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JUNE 19, 2008  
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- b. Provide cross access agreements for north/south shared access as shown on site plan (between lots 20 and 21) and east/west cross access between lots 19 and 20 (through south parking area).
- c. Provide 50' throat length at site drive.
- d. Site plan shall comply and be designed per DPM Standards.
- e. Dedication of a *minimum* 62 feet of right-of-way from the centerline of Alameda Boulevard a modified access, principal arterial as designated in the Alameda Boulevard East Project environmental documentation, unless construction of a frontage road is proposed, in which case the *minimum* right-of-way dedication shall be 100 feet.
- f. Dedication of an additional 6 feet of right-of-way along Alameda Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
- g. Construction of the bicycle lanes along Alameda Boulevard adjacent to the subject property, as designated on the Long Range Bikeway System map and in the Alameda Boulevard East Project environmental documentation.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JULY 7, 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.

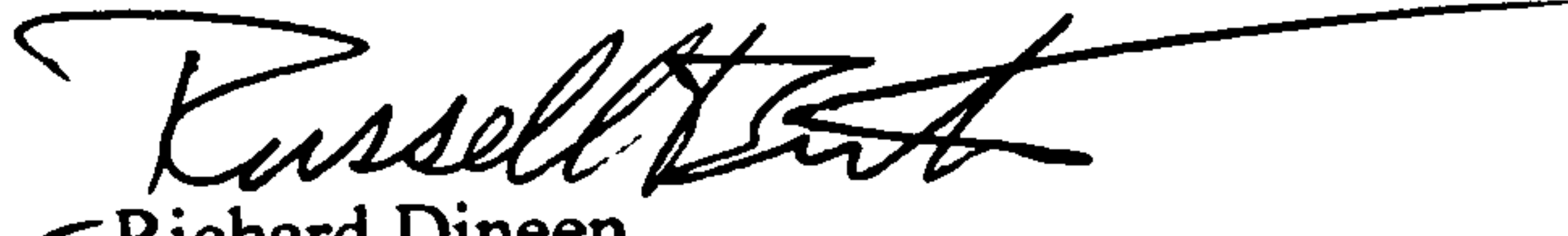
Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting 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  
JUNE 19, 2008  
PROJECT #1007266  
PAGE 5 OF 5

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,

  
for Richard Dineen  
Planning Director

RD/RF/ac

cc: Jarrod Cline, 1600 Rio Grande Blvd. NW, Albuquerque, NM 87104  
Dr. Betty Fisher, The Quail Springs NA, 7311 Quail Springs Pl. NE, Albuquerque, NM 87113  
Bill Eastham, The Quail Springs NA, 7212 Quail Springs Pl. NE, Albuquerque, NM 87113  
Geraldine Burke, 207 Richmond Dr. SE, Albuquerque, NM 87106