



Completed 6/19/08
VS

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-70266 Project # 1007281
 Project Name: OSO GRANDE SUBDIVISION
 Agent: ALPHA PROFESSIONAL SURVEYING INC Phone No.: SARAH 998-0303

Your request was approved on 6-18-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - exhibit for s/w - ROW

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): ~ AMAFCA
- record

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

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-70266

Project # 1007281

Project Name: OSO GRANDE SUBDIVISION

Agent: ALPHA PROFESSIONAL SURVEYING INC

Phone No.:

Your request was approved on 6-18-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - exhibits for s/w - ROW

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): ~ AMAFCA

- record

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
- Tax printout from the County Assessor.

- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.** OK
- Copy of recorded plat for Planning.**

Created On:

7281

DXF Electronic Approval Form

DRB Project Case #: 1007281

Subdivision Name: OSO GRANDE TRACT E3A

Surveyor: GARY E GRITSKO

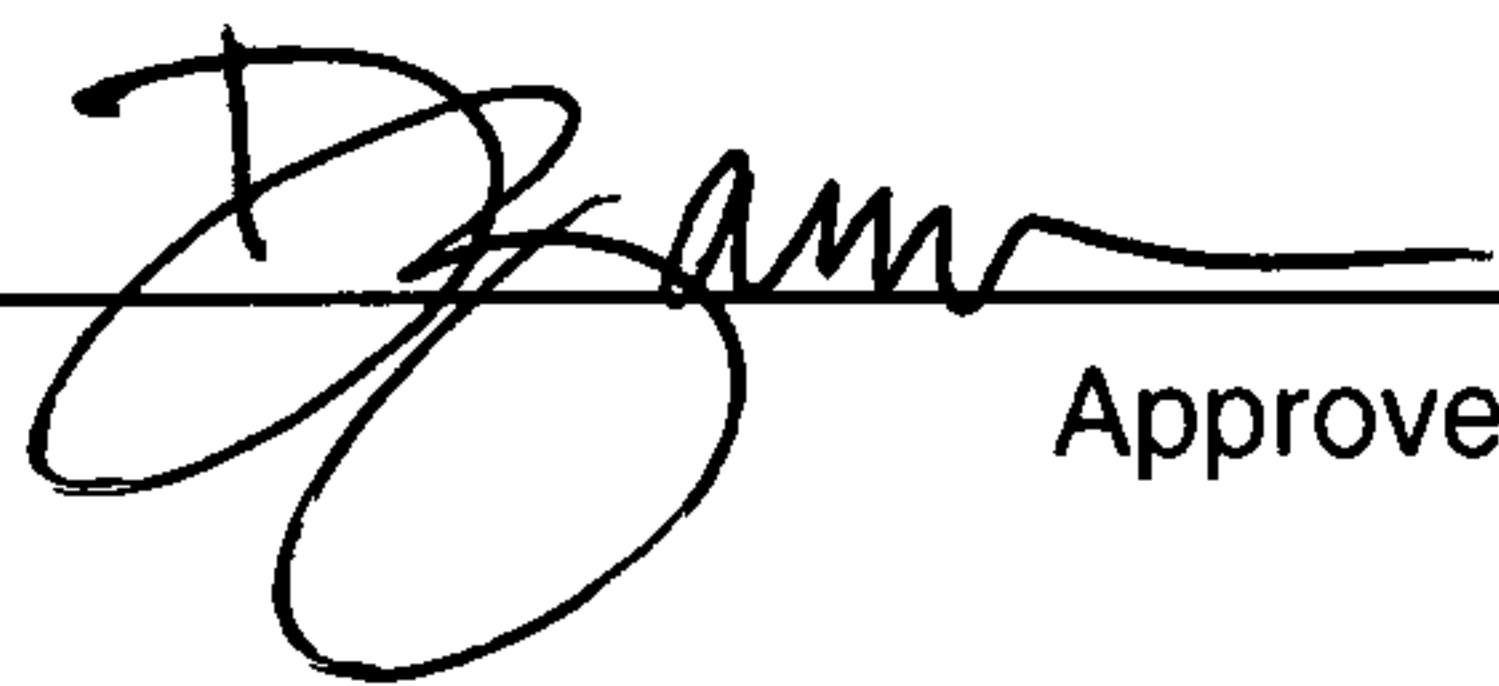
Contact Person: GARY E GRITSKO

Contact Information: 892-1076

DXF Received: 6/9/2008

Hard Copy Received: 6/9/2008

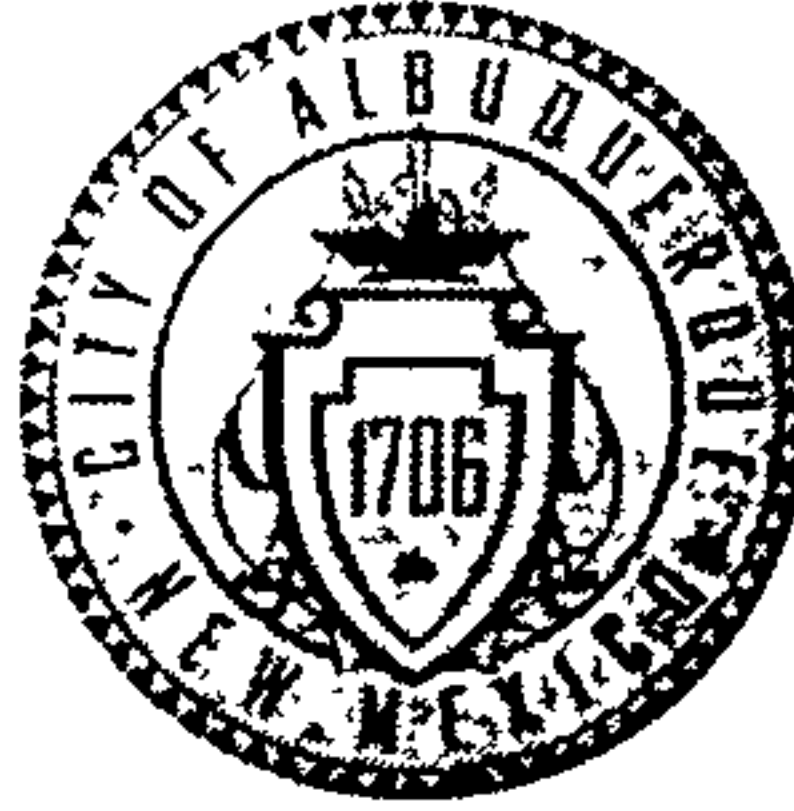
Coordinate System: NMSP Grid (NAD 83)


Approved

06.10.2008
Date

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

AGIS Use Only
Copied fc **7281** to agiscov on **6/10/2008** Contact person notified on **6/10/2008**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 18, 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# 1002856**
08DRB-70233 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the referenced/ above action(s) for all or a portion of **BLOSSOM RIDGE, PHASE 1**, zoned RLT, located on the west side of UNSER BLVD SW BETWEEN DENNIS CHAVEZ BLVD SW AND ANDERSON HILL RD SW containing approximately 23.9505 acre(s). (N-9, P-9) **A ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

2. **Project# 1006822**
08DRB-70146 VACATION OF PUBLIC
RIGHT-OF-WAY
08DRB-70147 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD AVE LLC PHILLIP RABY PRINCIPAL request(s) the above action(s) for all or a portion of Lot(s) 1&2, Block(s) 76, **TERRACE ADDITION, TOGETHER WITH VACATED PORTIONS OF TERRACE ST GOLD AV & BUENA VISTA DR**, zoned SU-2 / PR, located on GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE containing approximately 0.411 acre(s). (R-15) [*Deferred from 4/16/08, 4/30/08, 5/21/08, 6/4/08 & 6/11/08.*] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND AMAFCA SIGNATURE AND TO RECORD.**

3. **Project# 1003794**
08DRB-70238 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT
{**TO BE HEARD NEXT WEDNESDAY,**
JUNE 25, 2008}

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

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

4. **Project # 1002455**
06DRB-01649 EPC SDP FOR BUILDING
PERMIT

RIO GRANDE SURVEYING CO. agent(s) for SAN
ANTONIO PROPERTIES LLC request(s) the above
action(s) for all or a portion of Lot(s) 3-7,
JJ SUBDIVISION, zoned SU-1 for C-1 USES, located on
SAN ANTONIO NE between INTERSTATE 25 NE and
FOREST HILLS NE containing approximately 6.5044
acre(s). [*Deferred from 5/30/07, 5/28/08, 6/4/08 &
6/11/08*] (E-18) **THE SITE PLAN FOR BUILDING
PERMIT WAS APPROVED WITH FINAL SIGN OFF
DELEGATED TO CITY ENGINEER FOR SIA AND TO
PLANNING TO CHECK WITH CAROL TOFALETTI. 3
COPIES OF THE APPROVED SITE PLAN MUST BE
PROVIDED TO PLANNING.**

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

5. **Project# 1000945**
08DRB-70260 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for
EAGLE ROCK PROPERTIES LLC request(s) the above
action(s) for all or a portion of Lot(s) 22, Block(s) 26,
Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s)
B**, zoned SU-2 FOR IP, located on EAGLE ROCK NE
BETWEEN LOUISIANA NE AND WYOMING NE
containing approximately .8557 acre(s). (C-18) **AN
EXTENSION OF THE SUBDIVISION IMPROVEMENT
AGREEMENT (SIA) WAS APPROVED THROUGH JUNE
11, 2009.**

6. **Project# 1004857**
08DRB-70261 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

RAIMUND MCCLAIN agent(s) for SUNNY HILLS LLC,
JAMES REED request(s) the above action(s) for all or a
portion of Lot(s) 7 & 8, Block(s) 2, **SUNRISE CALL
ADDITION Unit(s) 1**, zoned R-1, located on GIRARD NE
BETWEEN REVERE PL NE AND BRONTIER AVE NE
containing approximately .277 acre(s). (J-16) **THE
PRELIMINARY/FINAL PLAT WAS APPROVED WITH
FINAL SIGN OFF DELEGATED TO PLANNING FOR
AMAFCA SIGNATURE.**

7. **Project# 1005244**
08DRB-70268 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CONSENSUS PLANNING agent(s) for K & M DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17-20 13-19, Block(s) 29 & 30, **RAYNOLDS ADDITION/ HUNING CASTLE ADDITION** zoned SU-2 MFR, located on COAL AVE SW BETWEEN 14TH ST SW AND LEAD AVE containing approximately 1 acre(s). (K-13) **DEFERRED TO 6/25/08 AT THE AGENT'S REQUEST.**

8. **Project# 1006760**
08DRB-70265 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for MARTHA A STAHNKE AND MIKE RAIDA request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 27, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2 IP, located on OAKLAND AVE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 1.0125 acre(s). (C-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT SHOWING LOCATION OF SIDEWALK AND TO DEFINE THE DISTANCE OF FACE OF CURB TO THE PROPERTY LINE, AND FOR AMAFCA SIGNATURE. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**

9. ~~Project# 1007281~~
08DRB-70266 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC agent(s) for SUNCREEK APTS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E-3, **OSO GRANDE SUBDIVISION** zoned SU-1 PRD, located on SPAIN RD NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 14.788 acre(s). (F-21) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT SHOWING LOCATION OF SIDEWALK AND THE DISTANCE OF FACE OF CURB TO PROPERTY LINE FOR SPAIN ROAD, AND TO PLANNING FOR AFAMCA SIGNATURE AND TO RECORD.**

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

10. **Project# 1007335**
08DRB-70262 SKETCH PLAT REVIEW
AND COMMENT

DREAM BUILDERS OF THE SOUTH WEST request(s) the above action(s) for all or a portion of Lot(s) A, zoned C-3, located on QUINCY NE BETWEEN PROSPECT NE AND MENAUL NE (H-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

11. **Project# 1007337**
08DRB-70263 SKETCH PLAT REVIEW
AND COMMENT

JACKS HIGH COUNTRY INC agent(s) for AUGUSTINE, ROMERO AND NANCY LOPEZ request(s) the above action(s) for all or a portion of Tract(s) A, located on GABALDON RD NW BETWEEN BEACH NW AND CARLOTA NW containing approximately 1.4959 acre(s). (H-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

12. **Project# 1003576**
08DRB-70267 SKETCH PLAT REVIEW
AND COMMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for THE HASKELL COMPANY request(s) the above action(s) for all or a portion of Lot(s) B-9E-1-A, & B-9F-1, **SEVEN BAR RANCH TBKA: CIBOLA LOOP SUBDIVISION** zoned SU-1 / R-2 USES, located on ELLISON DR NW BETWEEN EAST CIBOLA LOOP NW AND WEST CIBOLA LOOP NW containing approximately 26.4 acre(s). (A-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

13. Approval of the Development Review Board Minutes for 3/5/08 and 3/12/08.

Other Matters: None

ADJOURNED: 10:00

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1007281

AGENDA ITEM NO: 9

SUBJECT:

Plat Approval

ENGINEERING COMMENTS:

No comments.

RESOLUTION:

PO Box 1293

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

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:

↓
See Row
and Spec distance

SIGNED:

DATE: 6-18-08

www.cabq.gov

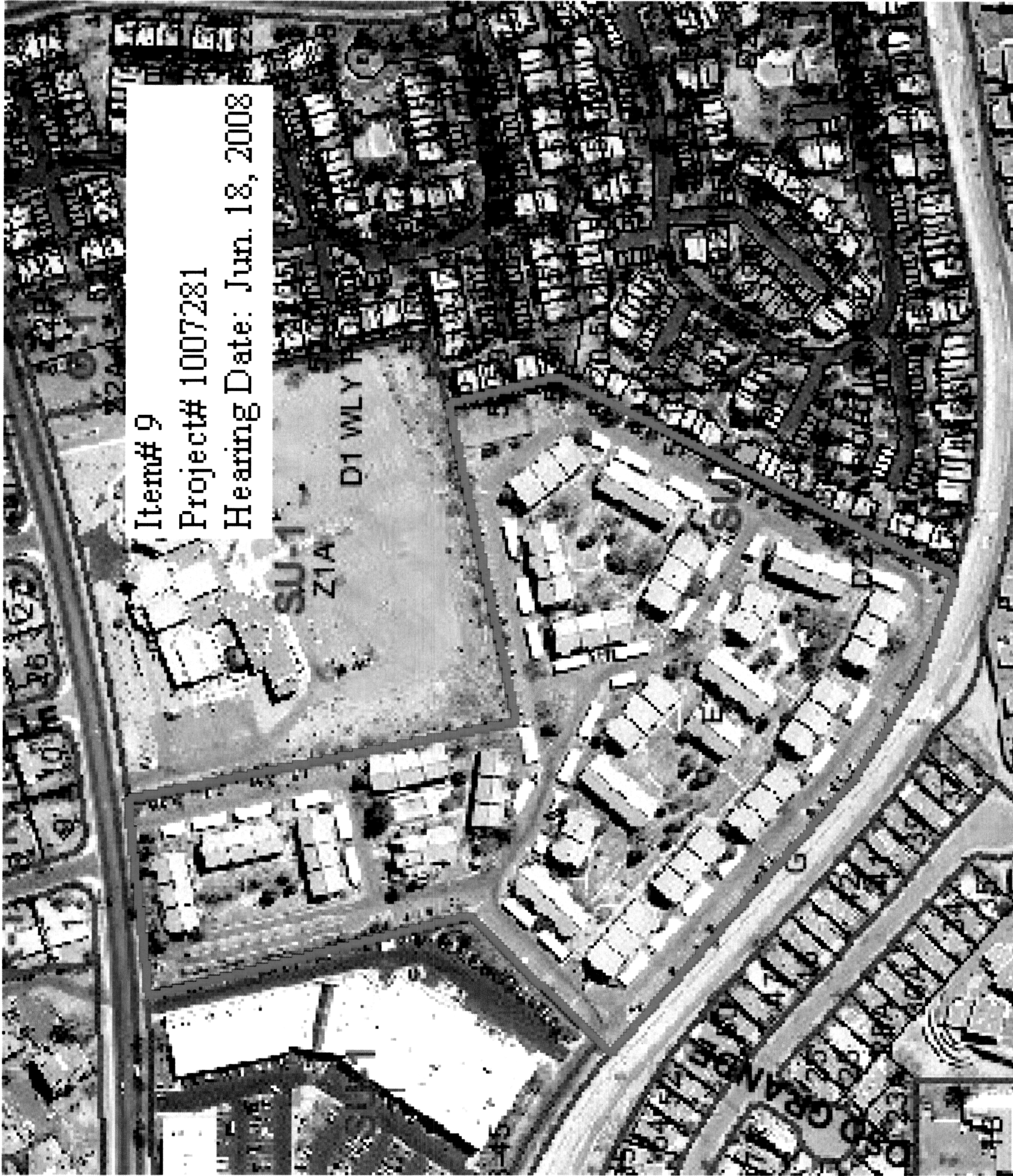
Curtis Chern
City Engineer Designee
924-3695

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007281 AGENDA# 3 DATE: 6/4/08

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

Item# 9
Project# 1007281
Hearing Date: Jun. 18, 2008



3. ~~Project# 1007281~~
08DRB-70219 VACATION OF PUBLIC
EASEMENT

ALPHA PROFESSIONAL SURVEYING agent(s) for
BRIDGE INVESTMENT GROUP request(s) the above
action(s) for a 25 foot Sewer, Drainage, and Sidewalk
Easement on Tract(s) E-3, **OSO GRANDE**
SUBDIVISION, zoned SU-1 PRD, located on the south
side of SPAIN RD NE BETWEEN EUBANK BLVD NE
AND MORRIS ST NE containing approximately 47.39
acre(s). (F-21) **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.**

4. **Project# 1005255**
08DRB-70207 VACATION OF PUBLIC
RIGHT-OF-WAY

DAC ENTERPRISES, INC agent(s) for J C & JAMES A
PETERSON request(s) vacation for Harvard Dr NE
BETWEEN LOTS A-1 OF BLOCK 15 & LOT C-1 OF
BLOCK 10, **VISTA LARGA SUBDIVISION** located
on HARVARD DR south of HANNETT AVE NE. (J-16)
[Deferred from 5/28/08]. **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.**

08DRB-70236 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for JAMES A &
JAMES C PETERSON request(s) the above action(s) for all
or a portion of Lot(s) A-1, B-1 & C-1, Block(s) 10 & 15,
VISTA LARGA zoned R-1, located on HANNETT AVE
NE BETWEEN STANFORD DR NE AND HARVARD
DR NE containing approximately 1.1773 acre(s). (J-16)
[Deferred from 5/28/08]. **THE PRELIMINARY/FINAL
PLAT WAS APPROVED WITH FINAL SIGN OFF
DELEGATED TO PLANNING FIR CITY REAL ESTATE
AND TO RECORD.**

5. **Project# 1006822**
08DRB-70146 VACATION OF PUBLIC
RIGHT-OF-WAY
08DRB-70147 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD
AVE LLC PHILLIP RABY PRINCIPAL request(s) the
above action(s) for all or a portion of Lot(s) 1&2, Block(s)
76, **TERRACE ADDITION, TOGETHER WITH
VACATED PORTIONS OF TERRACE ST GOLD AV
& BUENA VISTA DR**, zoned SU-2 / PR, located on
GOLD AV SE BETWEEN TERRACE ST SE AND
BUENA VISTA DR SE containing approximately 0.411
acre(s). (R-15) *[Deferred from 4/16/08, 4/30/08 &
5/21/08.]* **DEFERRED TO 6/11/08 AT THE AGENT'S
REQUEST.**



**DEVELOPMENT REVIEW BOARD
Action Sheet**

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

June 4, 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**

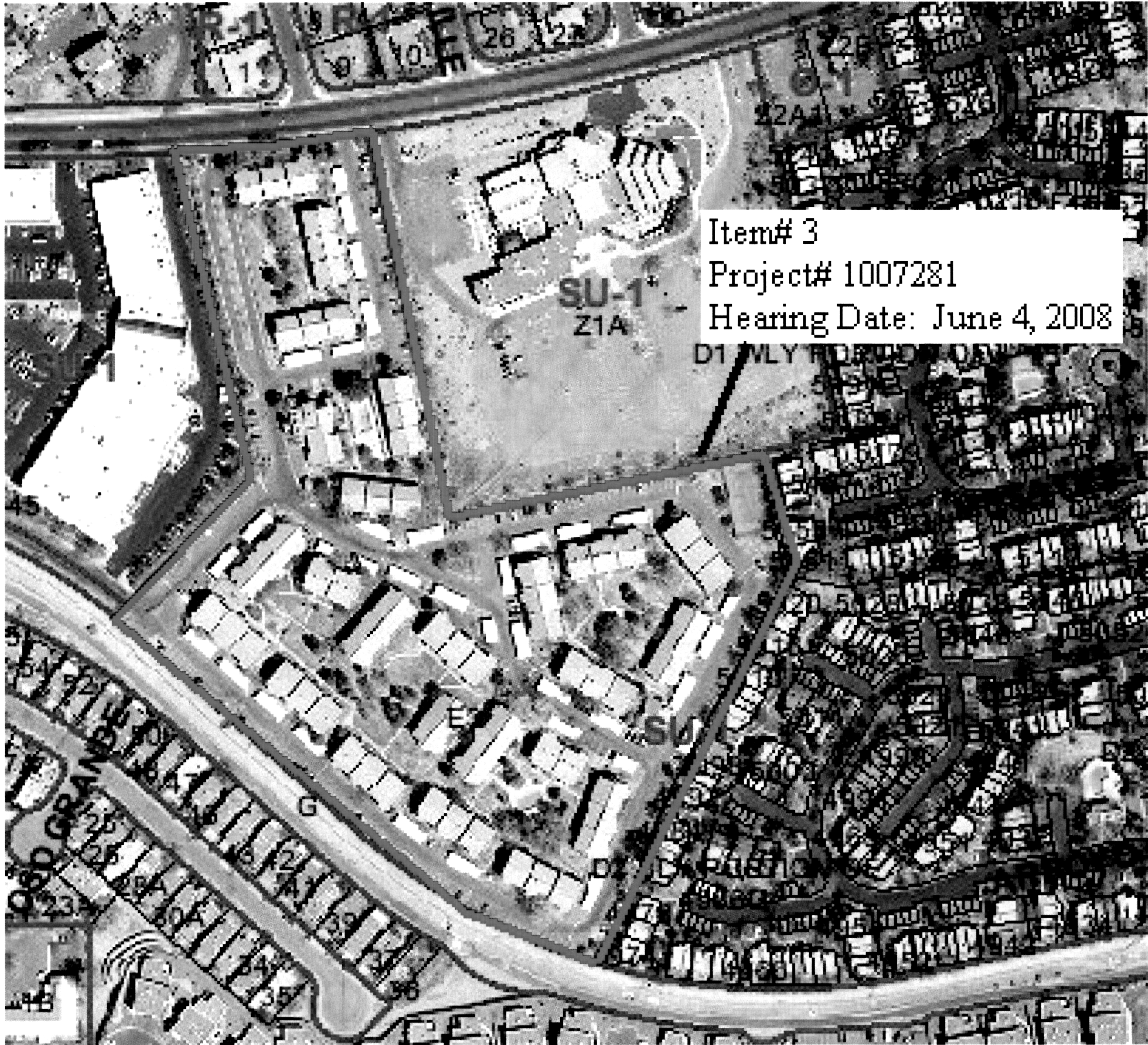
**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1000901**
08DRB-70222 VACATION OF PUBLIC EASEMENT
PRECISION SURVEYS INC agent(s) for BOSQUE PREPARTORY SCHOOL request(s) the above action(s) for a 35 foot square Water Line Easement on Lot(s) 4A, **BOSQUE PREPARTORY SCHOOL**, zoned SU-1 FOR SCHOOL AND RELATED FACILITIES, located on the east side of LEARNING RD NW BETWEEN COORS BLVD NW AND THE CORRALES DRAIN containing approximately 47.39 acre(s). (F-12) **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# 1002556**
08DRB-70221 VACATION OF PUBLIC RIGHT-OF-WAY
BORDENAVE DESIGNS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for portionS of Golf Course Road NW and Westside Boulevard NW adjacent to Tract(s) D & E, **PARADISE HEIGHTS, UNIT 1**, located in the southeast corner of GOLF COURSE RD NW AND WESTSIDE BLVD NW containing approximately 15.784 acre(s). (A-12) **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 SUBJECT TO CALLING OUT WIDTH OF RIGHT-OF-WAY, INDICATION OF PAVEMENT LOCATION, AND THE DISTANCE OF FACE OF CURB TO THE PROPERTY LINE.**



Item# 3
Project# 1007281
Hearing Date: June 4, 2008



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 4, 2008

Project# 1007281
08DRB-70219 VACATION OF PUBLIC EASEMENT

ALPHA PROFESSIONAL SURVEYING agent(s) for BRIDGE INVESTMENT GROUP request(s) the above action(s) for a 25 foot Sewer, Drainage, and Sidewalk Easement on Tract(s) E-3, **OSO GRANDE SUBDIVISION**, zoned SU-1 PRD, located on the south side of SPAIN RD NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 47.39 acre(s). (F-21)

AMAFCA No comment.
COG MRCOG staff have no comment on this proposed development. For information purposes, Spain Rd has a functional classification of urban minor arterial.
TRANSIT No comments received.
ZONING ENFORCEMENT No comment.
NEIGHBORHOOD COORDINATION Letters sent to: No Neighborhood and/or Homeowner Association(s)
APS Oso Grande, Tract E-3 is located on the south side of Spain Rd NE between Eubank Blvd NE and Morris St NE. The owner of the above property requests a Vacation of Public Easement for a development that currently consists of existing multi-family units. This will have no adverse impacts to the APS district.
POLICE DEPARTMENT No crime prevention or CPTED comments concerning the proposed vacation of Public Easement at this time.
FIRE DEPARTMENT No comments received.
PNM ELECTRIC & GAS No comment.
COMCAST No comments received.
QWEST No comments received.
ENVIRONMENTAL HEALTH No comments received.
M.R.G.C.D No adverse comments.

OPEN SPACE DIVISION No adverse comments.
CITY ENGINEER The Hydrology section has no objection to the vacation request.
TRANSPORTATION DEVELOPMENT No adverse comments.
PARKS AND RECREATION Defer to Utilities and Transportation.
ABCWUA No objection to Vacation request.
PLANNING DEPARTMENT Refer to comments from ABCWUA and Hydrology/ City Engineer regarding proposed vacation.

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

Cc: Alpha Professional Surveying – P.O. Box 46316 – Rio Rancho, NM 87174

Cc: Bridge Investment Group, Marcus Sherman – 5295 Commerce Drive, Ste 175 – Murray, UT 84107

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

Meeting Date: June 04, 2008
Zone Atlas Page: F-21
Notification Radius: 100 Ft.

Project# 1007281
App#08DRB-70219

Cross Reference and Location: SPAIN RD NW BETWEEN EUBANK BLVD NE
AND MORRIS ST NE

Applicant: BRIDGE INVESTMENT GROUP
MARCUS SHERMAN
5295 COMMERCE DR STE 175
MURRAY, VT 84107

Agent: ALPHA PROFESSIONAL SURVEYING
PO BOX 46316
RIO RANCHO, NM 87174

Special Instructions:

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

Date Mailed: MAY 16, 2008
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation 25' SEWER & SIDEWALK EASEMENT
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): ALPHA PROFESSIONAL SURVEYING PHONE: 892-1076
 ADDRESS: PO BOX 46316 FAX: 891-0471
 CITY: BIO RANCHO STATE NM ZIP 87174 E-MAIL: _____

APPLICANT: BRIDGE INVESTMENT GROUP, MARCUS SHERMAN PHONE: 801-284-2906
 ADDRESS: 5295 COMMERCE DRIVE, SUITE 175 FAX: 801-284-2916
 CITY: MURRAY STATE UT ZIP 84107 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: NM ASSOCIATES

DESCRIPTION OF REQUEST: TO VACATE AN EXISTING 25' SEWER & SIDEWALK EASEMENT

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

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

Lot or Tract No. TRACT E-3 Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: OSO GRANDE SUBDIVISION
 Existing Zoning: SU-1 PRD Proposed zoning: N/A
 Zone Atlas page(s): F-21-Z UPC Code: 1-021-061 121 233 30210 MRGCD Map No N/A

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 2-81-74-2

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: SPAIN ROAD NE
 Between: EUBANK BLYD NE and MORRIS STREET NE
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Sarah Gibson DATE 5/09/08
 (Print) SARAH GIBSON Applicant Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>C.8DRB-70219</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 45.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>06/04/08</u>			Total <u>\$ 140.00</u>

Sandy Handley 05/09/08
 Planner signature / date

Project # 1007281

Form revised 4/07

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC EASEMENT (DRB27) *25' SEWER & SIDEWALK EASEMENT*

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

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

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

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

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

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

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

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

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

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

- ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- ___ Scale drawing showing the easement to be vacated (8 5" by 11") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

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

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

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

SARAH GIBSON
 Applicant name (print)
Sarah Gibson 3/8/08
 Applicant signature / date



Form revised 4/07

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

Application case numbers
 08DRB - 70219

Sandy Handley 05/09/08
 Planner signature / date
 Project # 1007281

RECORD	COASDE.BERNCO.PARCELDEC_2007.UPC	COASDE.BERNCO.PARCELDEC_2007.OWNER	COASDE.BERNCO.PARCELDEC_2007.OWNADDRESS	COASDE.BERNCO.PARCELDEC_2007.OWNCITY	COASDE.BERNCO.PARCELDEC_2007.OWNSTATE	COASDE.BERNCO.PARCELDEC_2007.OWNZIPCODE	COASDE.BERNCO.PARCELDEC_2007.PROPCCLASS	COASDE.BERNCO.PARCELDEC_2007.TAXDIST	COASDE.BERNCO.PARCELDEC_2007.LEGALDESC
1	102106107419530920	RISTENPART DIANA & MESSER JEANNE M	9919 OSUNA RD NE	ALBUQUERQUE	NM	87111	R	A1A	LT 45 PLAT OF STONEGATE VILLAGE CONT .0872 AC +/-
2	102106110431420102	KRACKE GEORGE H REVOCABLE TRUST	5301 LUCILLE DR NE	ALBUQUERQUE	NM	87111	R	A1A	*00100002ACADEMY PLACE SUBD UNIT 2
3	102106106720030918	HOWLAND GREGORY W & DONNA L	9909 OSUNA RD NE	ALBUQUERQUE	NM	87111	R	A1A	LT 47 PLAT OF STONEGATE VILLAGE CONT .0987 AC +/-
4	102106106320330917	BARLOW LOYD D	9905 OSUNA RD NE	ALBUQUERQUE	NM	87111	R	A1A	LT 48 PLAT OF STONEGATE VILLAGE CONT .0872 AC +/-
5	102106105820830915	PHILLIPS ROY H	9835 OSUNA RD NE	ALBUQUERQUE	NM	87111	R	A1A	LT 50 PLAT OF STONEGATE VILLAGE CONT .1056 AC +/-
6	102106107930920201	CHAVEZ M ONTOYA JOSE & CONCEPTION M	5301 VAN CHRISTOPHER DR NE	ALBUQUERQUE	NM	87111	R	A1A	*00010001ACADEMY PLACE SUBD UNIT 2
7	102106105121230913	PRINCE CHRISTINA L CLEAR	5027 LARCHMOUNT NE	ALBUQUERQUE	NM	87111	R	A1A	LT 52 PLAT OF STONEGATE VILLAGE CONT .0872 AC +/-
8	102106106120530916	SMITH JEFFREY ALAN	9901 OSUNA RD NE	ALBUQUERQUE	NM	87111	R	A1A	LT 49 PLAT OF STONEGATE VILLAGE CONT .0849 AC +/-
9	102106107119830919	TAYLOR MCCURRY M ARGUERITE F TRUST TAYLOR TRUST	2105 GOLDEN OAKS LN	MONTE REY	CA	93940	R	A1A	LT 46 PLAT OF STONEGATE VILLAGE CONT .0987 AC +/-
10	102106112123330210	N M ASSOCIATES	6001 INDIAN SCHOOL NE 400	ALBUQUERQUE	NM	87110	R	A1A	TR E-3 A AMENDED REPLAT OF TRS E-1 & E-2 OSO GRANDE SUBDIVISION CONT 14.790 AC
11	102106107731720202	KING JAMES NICKLE & SAUBERS MARA	5305 VAN CHRISTOPHER DR NE	ALBUQUERQUE	NM	87111	R	A1A	*00020001ACADEMY PLACE SUBD UNIT 2
12	102106109232020118	MARLER LEON	5304 VAN CHRISTOPHER NE	ALBUQUERQUE	NM	87111	R	A1A	*00080002ACADEMY PLACE SUBD UNIT 2
13	102106110232320103	HALLETT WILMOT C III & RENE C	5305 LUCILLE NE	ALBUQUERQUE	NM	87109	R	A1A	*00110002ACADEMY PLACE SUBD UNIT 2
14	102106104021830910	PECKHAM DAVID A & JUDY D	5016 OAKRIDGE RD	SANTA BARBARA	CA	93111	R	A1A	LT 55 PLAT OF STONEGATE VILLAGE CONT .1040 AC +/-
15	102106104821530912	WADE MOLLY D & PRICENATHAN JEFF	9823 OSUNA RD NE	ALBUQUERQUE	NM	87109	R	A1A	LT 53 PLAT OF STONEGATE VILLAGE CONT .0872 AC +/-

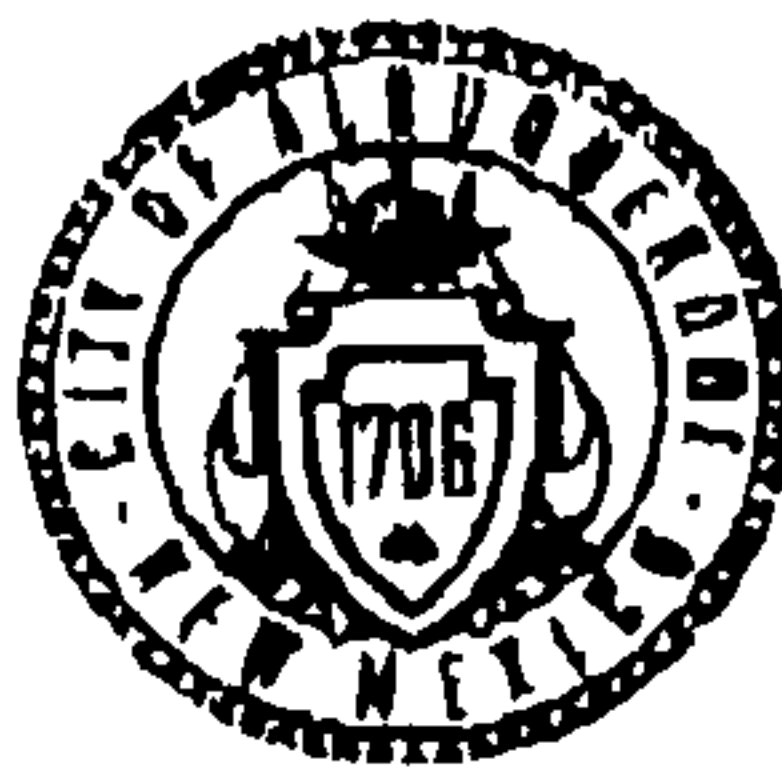
1 6	102106 104421 730911	GOFF SCOTT E & SANDRA D	9819 OSUNA RD NE	ALBUQUERQUE	NM	87111	R	A1A	LT 54 PLAT OF STONEGATE VILLAGE CONT .1263 AC +/-
1 7	102106 109531 220101	SEEGMILLER DAVID W & JEAN B	5300 VAN CHRISTOPHER NE	ALBUQUERQUE	NM	87111	R	A1A	*00090002ACADEMY PLACE SUBD UNIT 2
1 8	102106 105521 030914	SANSOY HULYAM	9831 OSUNA RD NE	ALBUQUERQUE	NM	87111	R	A1A	LT 51 PLAT OF STONEGATE VILLAGE CONT .0987 AC +/-
1 9	102106 112017 230213	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR G OF OSO GRANDE SUBD SITUATE WITHIN THE ELENA GALLEGOS GRANT SEC 33 T11 N R4E C ONT 4.714AC
2 0	102106 103535 021686	COX ROGERS	1717 LOUISIANA BLVD NE 111	ALBUQUERQUE	NM	87110	R	A1A	TRACT L-1 REPLAT AMENDED PLAT ACADEMY PLACE SUBD UNIT 8 CONT 9.868 AC
2 1	102106 118924 330801	GRUPE-PASSADORE LUMBER CO EQR RE TAX DEPT (51028)	PO BOX 87407	CHICAGO	IL	60680	R	A1A	MESA DEL OSO APARTMENTS REPL OF TR D-1 (MESA DEL OSO) & TR D-2 (ARROYO MESA) OSO GRANDE SUBD CONT 25.1364 AC M/L
2 2	102106 112727 730217	FAITH LUTHERAN CHURCH	10000 SPAIN NE	ALBUQUERQUE	NM	87111	C	A1A	TR Z1A PLAT OF TRS Z1A & Z2A1 ACADEMY PLACE REPL OF TRS Z1 & Z2A CONT 8.5689 AC M/L
2 3	102106 105326 422001	STEPHENS PROPERTY CO LLC	10904 COUNTRY CLUB NE	ALBUQUERQUE	NM	87111	C	A1A	TRACT 1 SUBDIVISION PLAT MAP FOR THE POMENADE CONT 6.2265 AC M/L
2 4	102106 107619 230921	LINDEN ANTHONY M & NATALIA A EFREMOVA	9923 OSUNA RD NE	ALBUQUERQUE	NM	87111	R	A1A	LT 44 PLAT OF STONEGATE VILLAGE CONT .0872 AC +/-
2 5	102106 108018 930922	DAVIS CLAIRE L	9927 OSUNA RD NE	ALBUQUERQUE	NM	87111	R	A1A	LT 43 PLAT OF STONEGATE VILLAGE CONT .0987 AC +/-
2 6	102106 108018 930922	DAVIS CLAIRE L	9927 OSUNA RD NE	ALBUQUERQUE	NM	87111	R	A1A	LT 43 PLAT OF STONEGATE VILLAGE CONT .0987 AC +/-
2 7	102106 108618 430924	NELSON LANNY E	9935 OSUNA RD NE	ALBUQUERQUE	NM	87111	R	A1A	LT 41 PLAT OF STONEGATE VILLAGE CONT .0872 AC +/-
2 8	102106 108918 130925	TAYLOR SHERRICK	5209 JILSON WAY	ELK GROVE	CA	95757	R	A1A	LT 40 PLAT OF STONEGATE VILLAGE CONT .0987 AC +/-
2 9	102106 109517 630927	DRIVER ORILLIA J & EILEEN M ANDERSON	9947 OSUNA RD NE	ALBUQUERQUE	NM	87111	R	A1A	LT 38 PLAT OF STONEGATE VILLAGE CONT .0925 AC +/-
3 0	102106 109817 330928	AIELLO RICHARD J & VIOLA M	9951 OSUNA RD NE	ALBUQUERQUE	NM	87111	R	A1A	LT 37 SUMMARY PLAT REPLAT OF LOTS 36 & 37 STONEGATE VILLAGE TRACT C OSO GRANDE SUBDIVISION TRACTS 4 & 5 OF THE WEST 80 OF THE 160 ASSOCIATION CONT .0966 AC +/-
3 1	102106 110217 230929	MARLOW CHERYL	11 KENNEDY LN	TIJERAS	NM	87059	R	A1A	LT 36 SUMMARY PLAT REPLAT OF LOTS 36 & 37 STONEGATE VILLAGE TRACT C OSO GRANDE SUBDIVISION TRACTS 4 & 5 OF THE WEST 80 OF THE 160 ASSOCIATION CONT .1285 AC +/-

3 2	102106 112017 230213	CITY OF AL BUQUERQ UE	PO BOX 1293	ALBUQU ERQUE	NM	87103	V	A1A	TR G OF OSO GRANDE SUBD SIT UATE WITHIN THE ELENA GALLE GOS GRANT SEC 33 T11 N R4E C ONT 4 714AC
3 3	102106 114815 330735	ABRAHAM STEVE & M IKE	PO BOX 25123	ALBUQU ERQUE	NM	87125	R	A1A	

04/30/2008 12:18 5059243913

COA ONC

PAGE 01/02



City of Albuquerque

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

Date: April 30, 2008

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

This letter will serve to notify you that on April 30 2008 (date)

TO CONTACT NAME: Gary Gritsko c/o: Sarah Gibson
 COMPANY/AGENCY: Alpha Professional Surveying G.P.S. LLC
 ADDRESS/ZIP: P.O. Box 46316 87174
 PHONE/FAX #: 892-1076 891-0471

Contacted the Office of Neighborhood Coordination requesting the contact names for **ALL Affected Neighborhood and/or Homeowner Associations** affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract E3, Oso Grande
located on 9900 Spain Rd. NE between Eastbank Blvd NE and Van Christopher Dr. NE

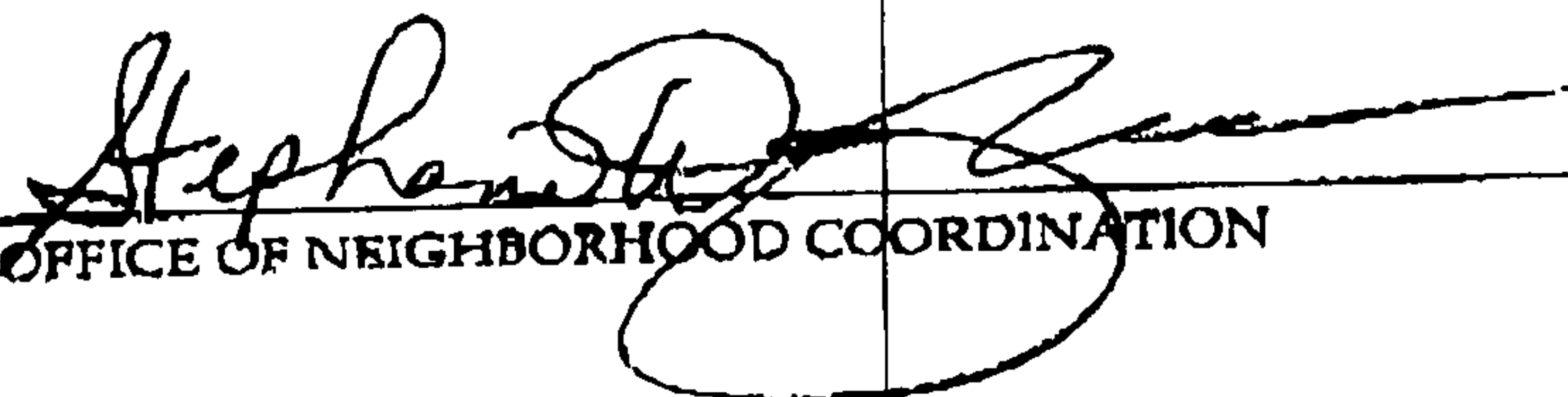
zone map page(s) F-21

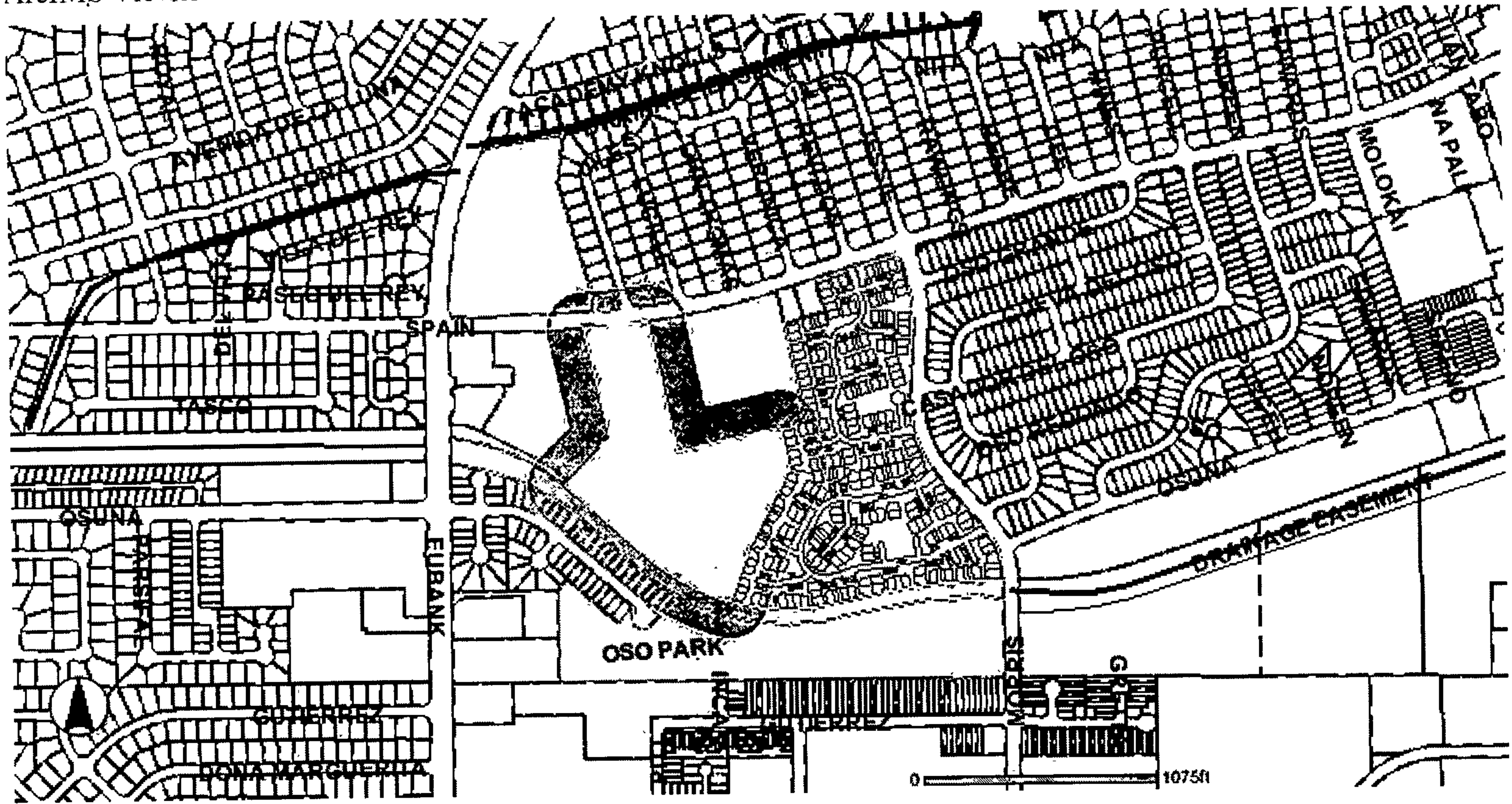
Our records indicate that as of April 30, 2008 (date), there were **No Affected**

Neighborhood and/or Homeowner Associations in this area.

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

Sincerely,


 OFFICE OF NEIGHBORHOOD COORDINATION



OR CURRENT RESIDENT
102106114815330735
ABRAHAM STEVE & MIKE
PO BOX 25123
ALBUQUERQUE, NM 87125

OR CURRENT RESIDENT
102106107930920201
CHAVEZ MONTOYA JOSE &
CONCEPTION M
5301 VAN CHRISTOPHER DR NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102106109517630927
DRIVER ORILLIA J & EILEEN M
ANDERSON
9947 OSUNA RD NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102106118924330801
GRUPE-PASSADORE LUMBER CO EQR
R E TAX DEPT (51028)
PO BOX 87407
CHICAGO, IL 60680

OR CURRENT RESIDENT
102106107731720202
KING JAMES NICKLE & SAUBERS
MARA
5305 VAN CHRISTOPHER DR NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102106109232020118
MARLER LEON
5304 VAN CHRISTOPHER NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102106108618430924
NELSON LANNY E
9935 OSUNA RD NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102106105121230913
PRINCE CHRISTINA L CLEAR
5027 LARCHMONT NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102106109531220101
SEEGMILLER DAVID W & JEAN B
5300 VAN CHRISTOPHER NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102106107119830919
TAYLOR MCCURRY MARGUERITE F
TRUSTEE TAYLOR TRUST
2105 GOLDEN OAKS LN
MONTEREY, CA 93940

OR CURRENT RESIDENT
102106109817330928
AIELLO RICHARD J & VIOLA M
9951 OSUNA RD NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102106103535021686
COX ROGER S
1717 LOUISIANA BLVD NE 111
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
102106112727730217
FAITH LUTHERAN CHURCH
10000 SPAIN NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102106110232320103
HALLETT WILMOT C III & RENE C
5305 LUCILLE NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102106110431420102
KRACKE GEORGE H REVOCABLE
TRUST
5301 LUCILLE DR NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102106110217230929
MARLOW CHERYL
11 KENNEDY LN
TIJERAS, NM 87059

OR CURRENT RESIDENT
102106104021830910
PECKHAM DAVID A & JUDY D
5016 OAKRIDGE RD
SANTA BARBARA, CA 93111

OR CURRENT RESIDENT
102106107419530920
RISTENPART DIANA & MESSER
JEANNE M
9919 OSUNA RD NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102106106120530916
SMITH JEFFREY ALAN
9901 OSUNA RD NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102106108918130925
TAYLOR SHERRI K
5209 JILSON WAY
ELK GROVE, CA 95757

OR CURRENT RESIDENT
102106106320330917
BARLOW LLOYD D
9905 OSUNA RD NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102106108018930922
DAVIS CLAIRE L
9927 OSUNA RD NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102106104421730911
GOFF SCOTT E & SANDRA D
9819 OSUNA RD NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102106106720030918
HOWLAND GREGORY W & DONNA L
9909 OSUNA RD NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102106107619230921
LINDEN ANTHONY M & NATALIA A
EFREMOVA
9923 OSUNA RD NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102106112123330210
N M ASSOCIATES
6001 INDIAN SCHOOL NE 400
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
102106105820830915
PHILLIPS ROY H
9835 OSUNA RD NE
ALBUQUERQUE, NM 87111

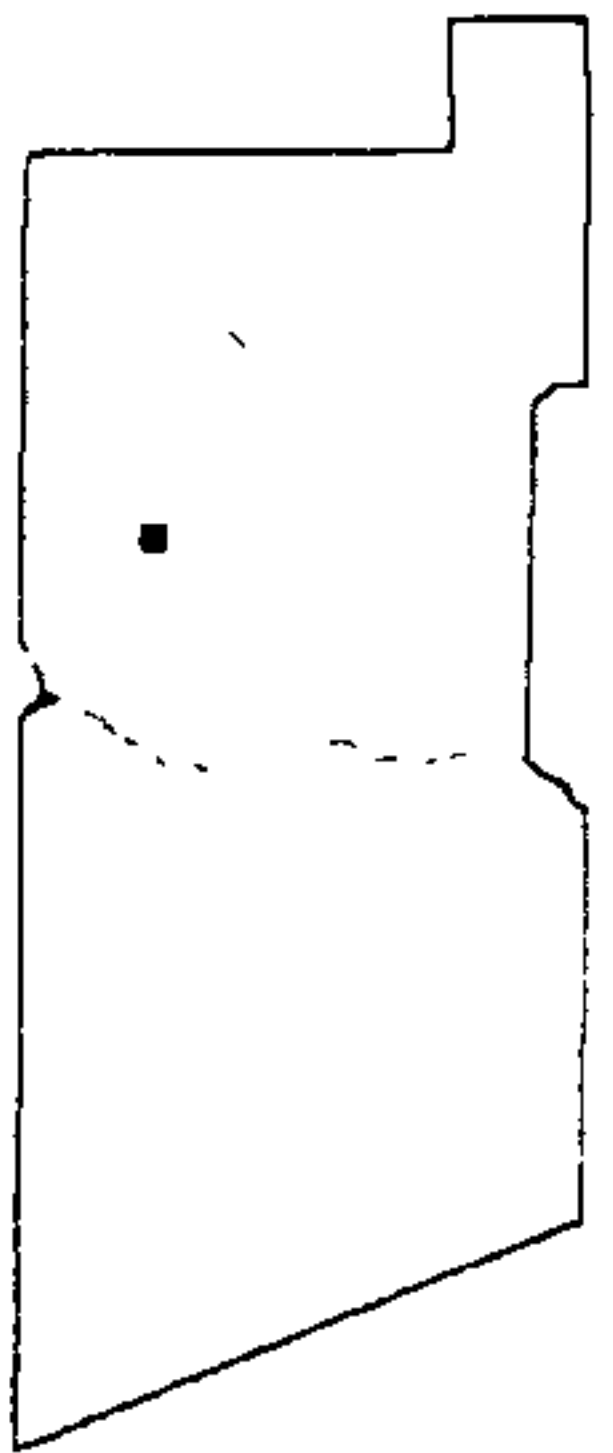
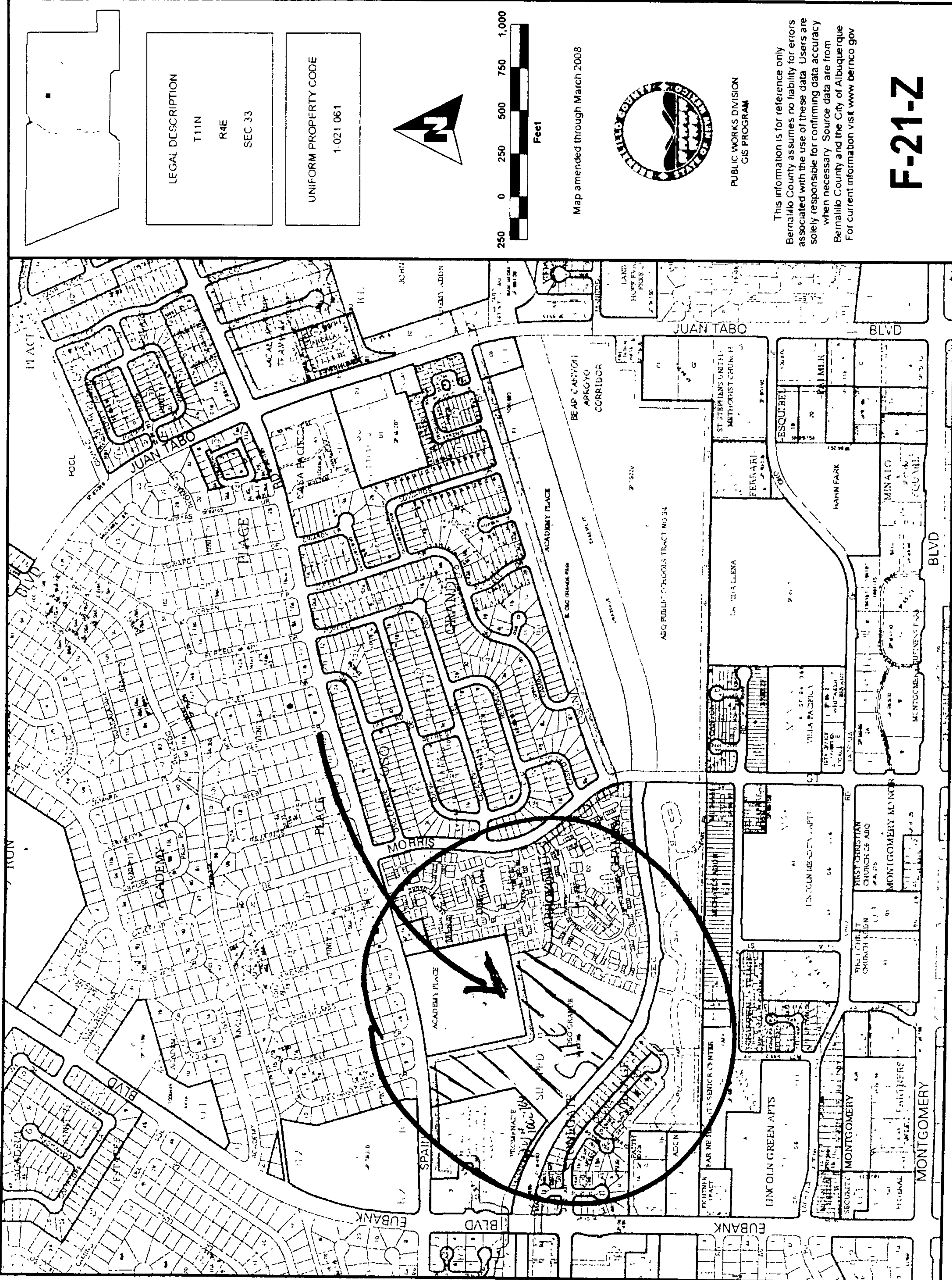
OR CURRENT RESIDENT
102106105521030914
SANSOY HULYA M
9831 OSUNA RD NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102106105326422001
STEPHENS PROPERTY CO LLC
10904 COUNTRY CLUB NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102106104821530912
WADE MOLLY D & PRICE NATHAN
JEFF
9823 OSUNA RD NE
ALBUQUERQUE, NM 87109

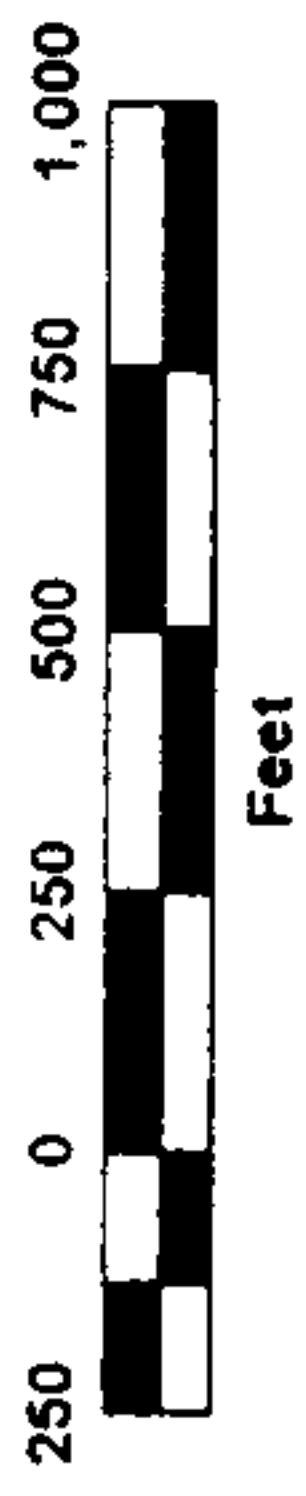
Project# 1007281
ALPHA PROFESSIONAL SURVEYING
PO BOX 46316
RIO RANCHO, NM 87174

Project# 1007281
MARCUS SHERMAN
BRIDGE INVESTMENT GROUP
5295 COMMERCE DR STE 175J
MURRAY, VT 84107



LEGAL DESCRIPTION
 T11N
 R4E
 SEC 33

UNIFORM PROPERTY CODE
 1-021 061



Map amended through March 2008



PUBLIC WORKS DIVISION
 GIS PROGRAM

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

F-21-Z

Alpha Professional Survey Inc

P.O. Box 46316 * Rio Rancho, New Mexico 87174 * 892-1076 * Fax 891-0471

May 9, 2008

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

REF: VACATION ACTION WITHIN TRACT E-3, OSO GRANDE SUBDIVISION

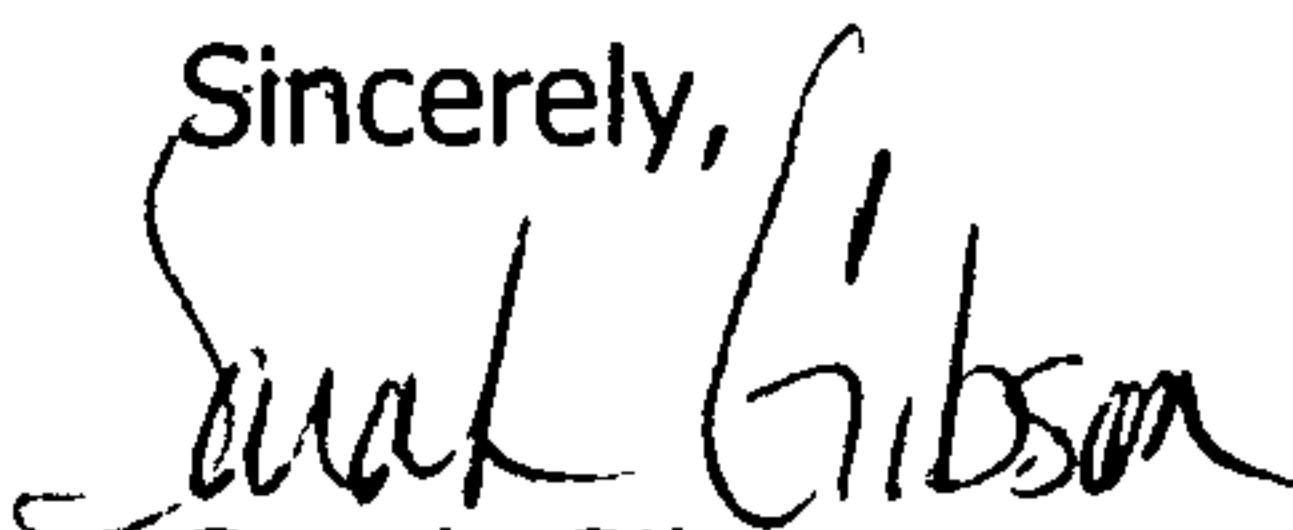
Dear Board Members:

The purpose of the above referenced vacation action is to vacate an existing 25' sewer & sidewalk easement.

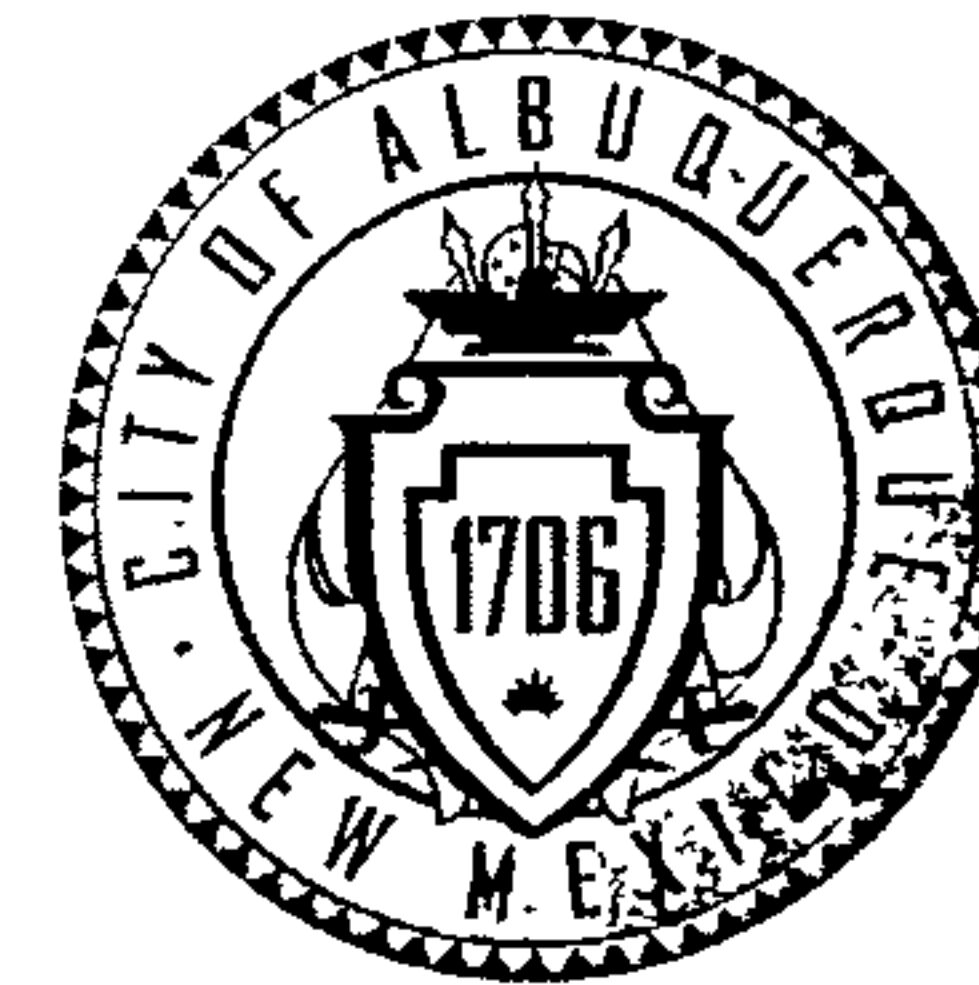
The easement encroaches on the existing building on the property. No lines were ever laid out or sidewalks ever constructed within this easement.

There is a separate 30' sewer & waterline easement and encroachment agreement with the city for the existing sidewalks within the easement that crosses the requested vacation action.

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

Sincerely,

Sarah Gibson
998-0303

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007281

AGENDA ITEM NO: 3

SUBJECT:

Vacation

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

Albuquerque

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: June 4, 2008

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

06/10/2008 Issued By: E08375

Permit Number: 2008 070 266 **Category Code 910**

Application Number: 08DRB-70266, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: SPAIN RD NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE

Project Number: 1007281

Applicant

Suncreek Apts Limited Partnership
 Paul Cauwels
 8001 Indian School Rd Ne Suite 400
 Albuquerque NM 87110
 801-284-2806

Agent / Contact

Alpha Professional Surveying Inc

 Po Box 46316
 Rio Rancho NM 87174
 882-1076

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$215.00
TOTAL:		\$235.00

City Of Albuquerque
 Treasury Division

06/10/2008 10:01AM LOC: AMNY
 431 000 TRANS# 0011
 RECEIPT# 00092343-00092343
 PERMIT# 2008070266 TREASVG
 TRANS AMT \$235.00
 Conflict Mgmt. Fee \$20.00
 DRB Actions \$215.00
 CHARGE \$235.00

1007281

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

05/09/2008 Issued By: FLNSDH

Permit Number: 2008 070 219 **Category Code 910**

Application Number: 08DRB-70219, Vacation Of Public Easement

Address:

Location Description: SPAIN RD NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE

Project Number: 1007281

Applicant

Bridge Investment Group
 Marcus Sherman
 5285 Commerce Dr , Ste 175
 Murray UT 84107
 801-284-2808

Agent / Contact

Alpha Professional Surveying
 Po Box 46316
 Rio Rancho NM 87174
 882-1078

Application Fees

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

City Of Albuquerque
 Treasury Division

5/9/2008 9:23AM LOC: ANHX
 WSH 006 TRANS# 0009
 RECEIPT# 00091878-00091878
 PERMIT# 2008070219 TRSLJ5
 Trans Amt \$140.00
 APN Fee \$75.00
 Conflict Manaq. Fee \$20.00
 DRB Actions \$45.00
 CK \$140.00
 CHANGE \$0.00

Thank You

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

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

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

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



Jack Cloud, AICP, DRB Chair

Cc: Alpha Professional Surveying – P.O. Box 46316 – Rio Rancho, NM 87174

Cc: Bridge Investment Group, Marcus Sherman – 5295 Commerce Drive, Ste
175 – Murray, UT 84107

Scott Howell

Marilyn Maldonado

File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 4, 2008

Project# 1007281
08DRB-70219 VACATION OF PUBLIC EASEMENT

ALPHA PROFESSIONAL SURVEYING agent(s) for BRIDGE INVESTMENT GROUP request(s) the above action(s) for a 25 foot Sewer, Drainage, and Sidewalk Easement on Tract(s) E-3, **OSO GRANDE SUBDIVISION**, zoned SU-1 PRD, located on the south side of SPAIN RD NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 47.39 acre(s). (F-21)

At the June 4, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance subject to calling out the width of the right-of-way, indication of pavement location, and the distance of face of curb to the property line.

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

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

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by June 19, 2008 in the manner described below.

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



Supplemental form

SUBDIVISION

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

PRELIM / FINAL PLATT

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)

SITE DEVELOPMENT PLAN

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

P

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

L A APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): ALPHA PROFESSIONAL SURVEYING INC PHONE: 892-1076
 ADDRESS: P.O. BOX 46316 FAX: 891-0471
 CITY: TRIO RANCHO STATE NM ZIP 87174 E-MAIL: _____

APPLICANT: SUNCREEK APTS. LIMITED PARTNERSHIP, PAUL CAWELS, VESTED OWNER PHONE: 40 MARCUS SHERMAN 801-284-2916
 ADDRESS: 6001 INDIAN SCHOOL TRD NE, SUITE 400 FAX: 801-284-2916
 CITY: ALBU STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: TO SHOW THE VACATION OF THE 25' SEWER & SIDEWALK EASEMENT (VACATED) @ THE DRB MEETING OF 6/04/08 (08DRB-70219)

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

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

Lot or Tract No. TRACT E-3 Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: OSO GRANDE SUBD.
 Existing Zoning: SU-1 PRD Proposed zoning: N/A
 Zone Atlas page(s): F-21-Z UPC Code: 1-021-061-121-233-30210 MRGCD Map No N/A

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 7-81-74-2
08DRB-70219, PROJ # 1007281

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): 14.7880 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: SPAIN ROAD NE
 Between: EUBANK BLYD NE and MORRIS STREET NE

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

SIGNATURE Sarah Gibson DATE 6/04/08
 (Print) SARAH GIBSON 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 - 70266</u>	<u>P & F</u>		<u>\$ 215.00</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 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>June 18, 2008</u>			Total <u>\$ 235.00</u>

[Signature] 6-10-08
 Planner signature / date

Project # 1007281

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.

WAIVER
NJA
NJA
NJA
NJA
NJA

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

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

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

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


Amended preliminary plat approval expires after one year

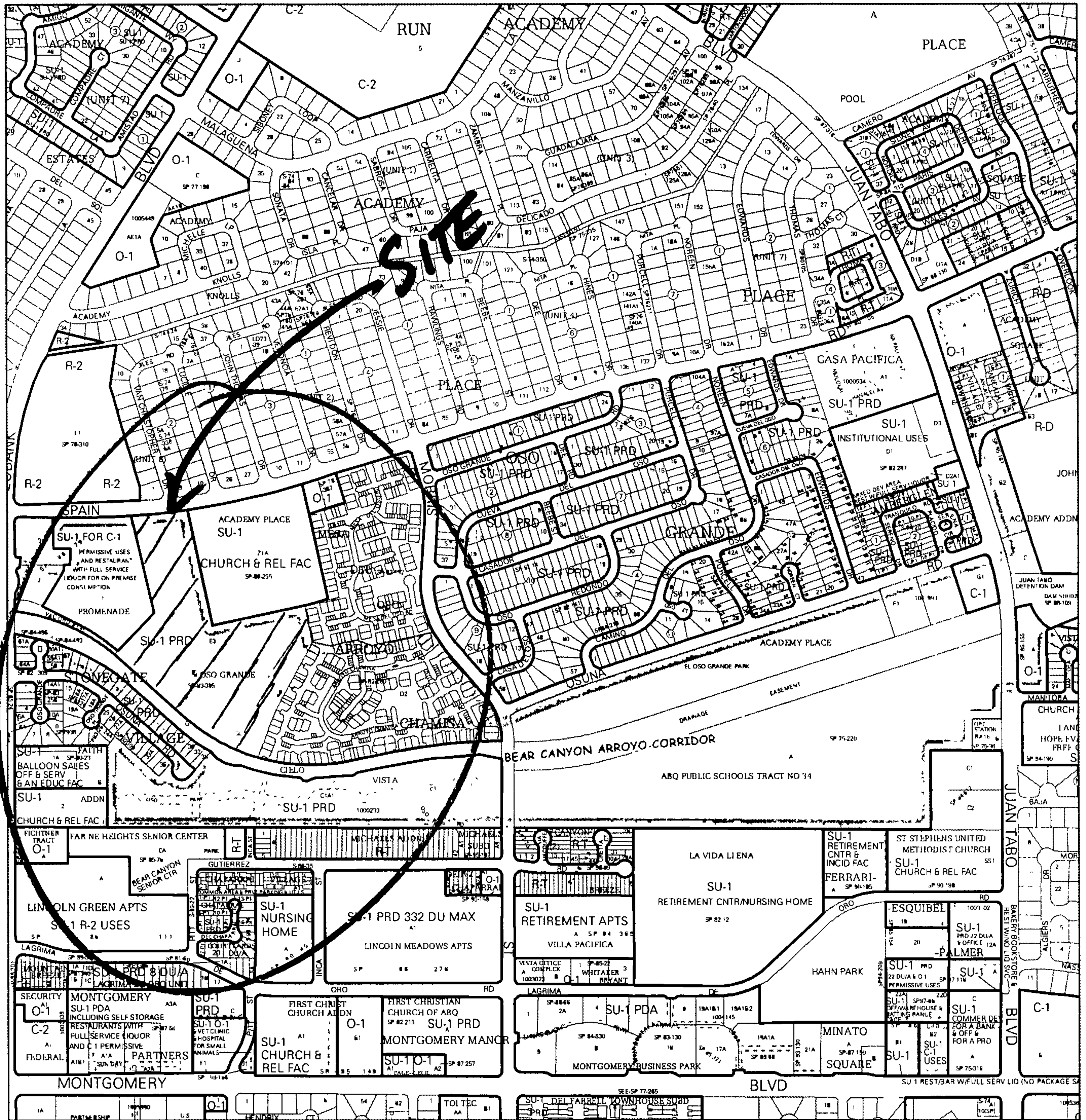
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


 Applicant name (print)
 Sarah Gibson 6/04/08
 Applicant signature / date



<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	08DRB - 70266
<input checked="" type="checkbox"/> Case #s assigned	_____
<input checked="" type="checkbox"/> Related #s listed	_____

Form revised October 2007

 Planner signature / date
 Project # 1007281



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/4/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-21-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

ALPHA PROFESSIONAL SURVEYING, INC

P.O. Box 46316* Rio Rancho, New Mexico 87174 * (505) 892-1076 * Fax (505) 891-0471

June 10, 2008

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

REF: PROJECT #1007281, TRACT E-3-A, OSO GRANDE SUBDIVISION

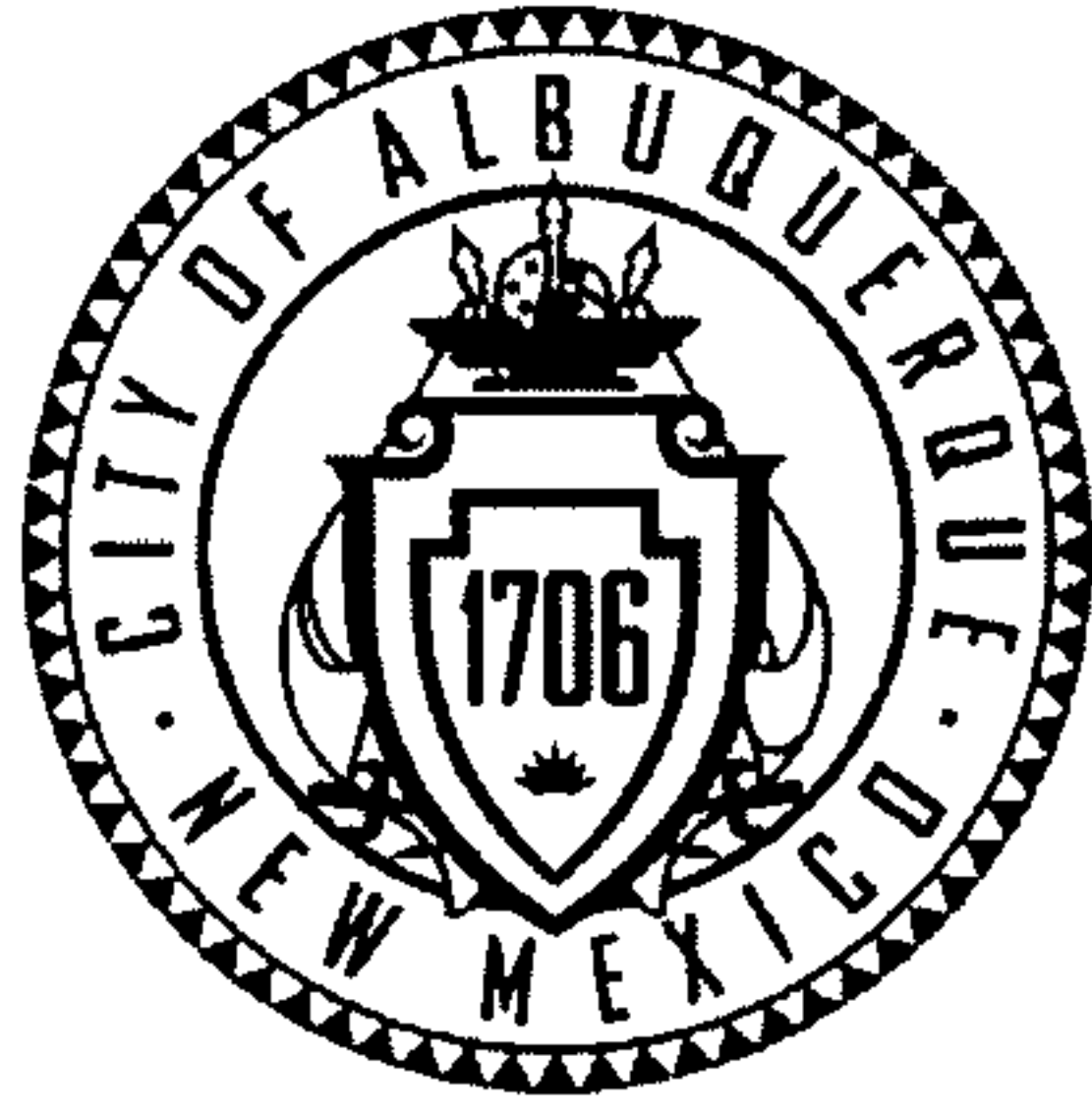
Dear Board Members:

The purpose of the above referenced replat is to show the vacated (approved 6/04/08 / 08DRB-70219) 25' sewer & sidewalk easement on the subject property.

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

Sincerely,

Sarah Amato
998-0303



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

June 5, 2008

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s): 1007281

Case Number(s):

Agent:

Applicant:

Legal Description: Tract E-3, Oso Grande Subdivision

Acreage: 14.79 acres

Zone Atlas Page: F-21

CERTIFICATE OF NO EFFECT: Yes No

SUPPORTING DOCUMENTATION: AGIS 2006 aerial photo; plat of vacate3d easement submitted by surveyor

RECOMMENDATION(S):

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

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist

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

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Tract E-3, Oso Grande, which is zoned as SU-1 for PRD, on June 4, 2008 submitted by Marcus Sherman, Managing Member Bridge Investment Group, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner is vacating an existing 25' sewer and sidewalk easement for a development that consists of 267 existing multi-family units. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

Kizito Wijenje, Director, Capital Master Plan

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 4, 2008, by Kizito Wijenje as Director, Capital Master Plan of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

April L. Whites

Notary Public

My commission expires: May 18, 2011

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

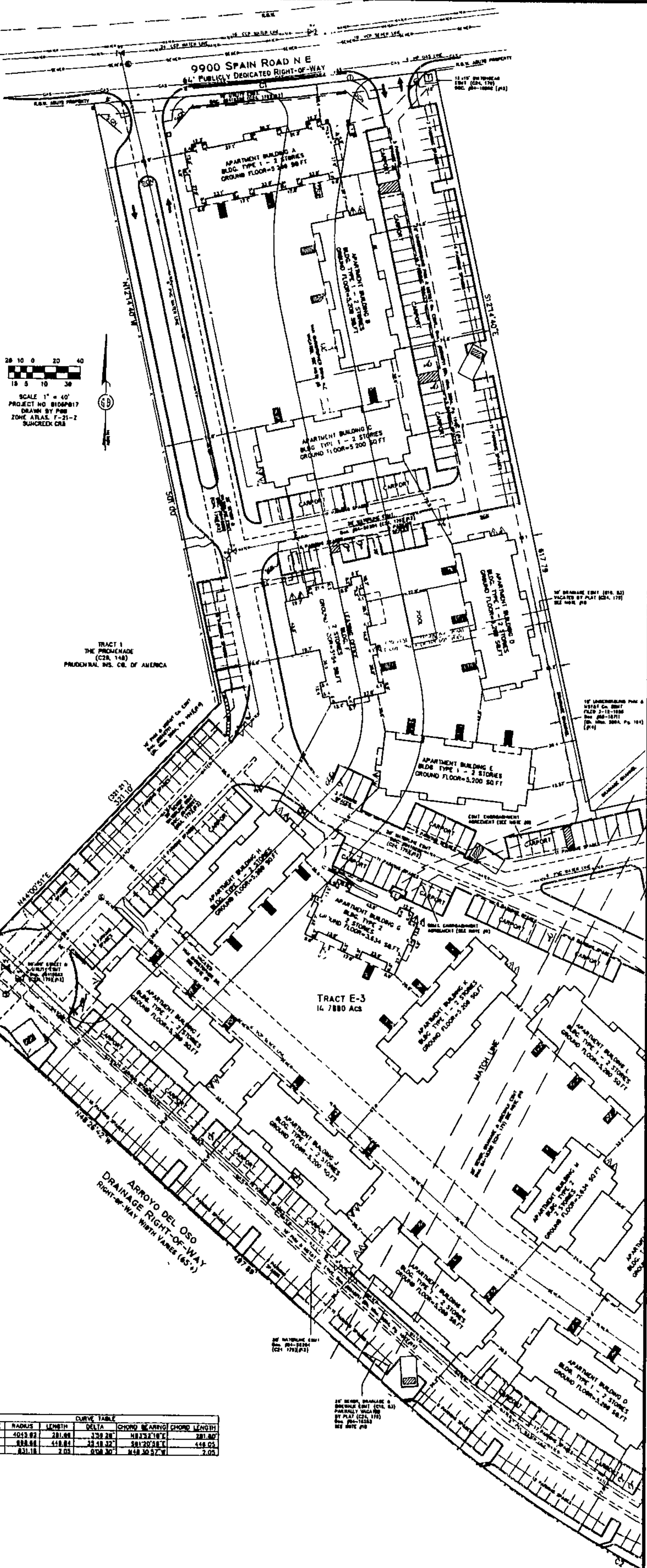
**TRACT E-3
OSO GRANDE SUBDIVISION
SECTION 33, T 11 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2007
SHEET 1 OF 2**

LEGAL DESCRIPTION

Tract E-3 of OSO GRANDE SUBDIVISION, City of 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 August 28, 1984 as Document Number 84-88204 recorded in Volume C-24, Folio 178, records of Bernalillo County, New Mexico.

NOTES

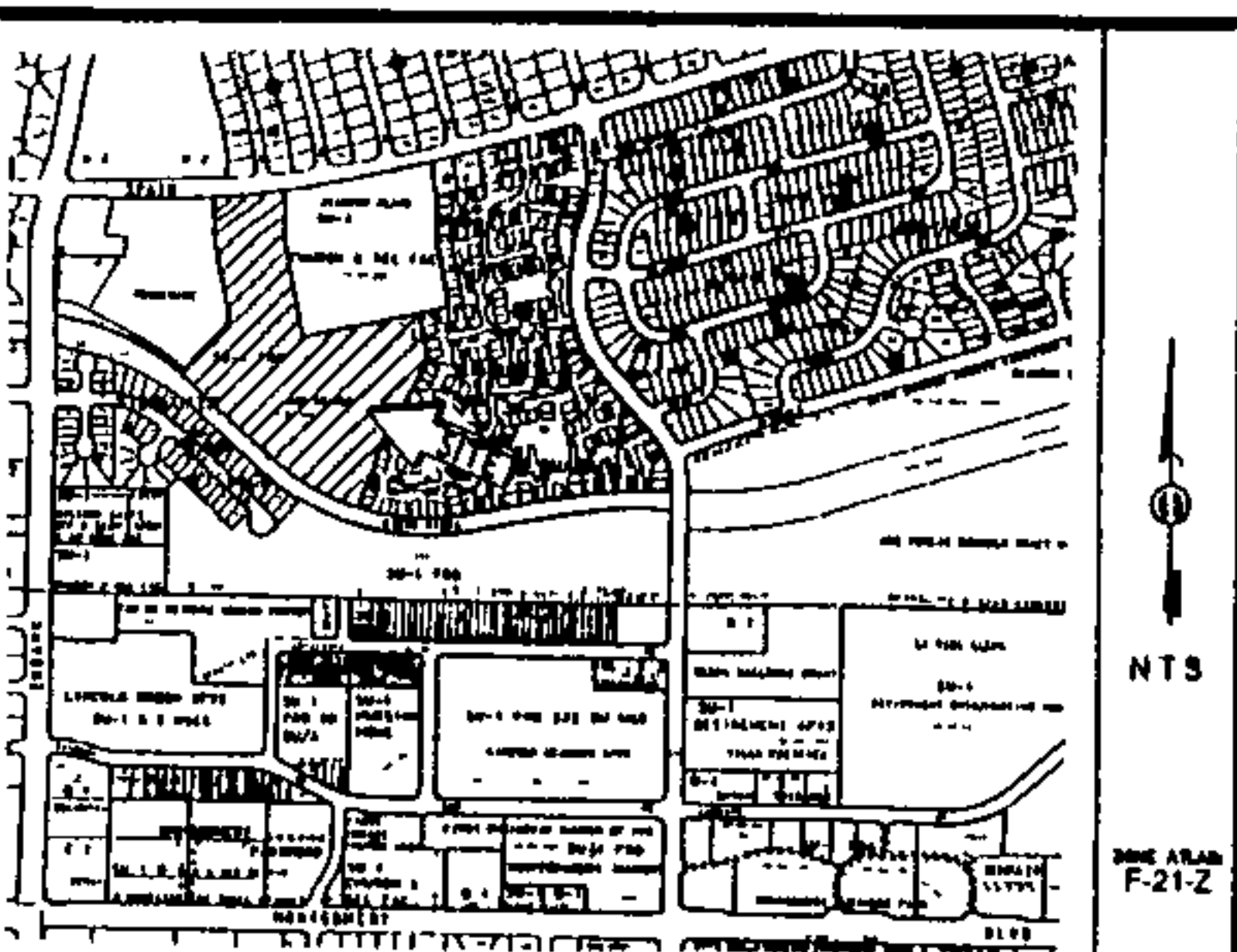
- 1) Base of bearings per Osó Grande Subdivision as filed on August 28, 1984 as Document Number 84-88204 recorded in Volume C-24, Folio 178.
- 2) Bearings and distance in parentheses () per said Osó Grande Subdivision (C-24, 178) where measured data differs from record data.
- 3) Property is further identified by UPC # 1-081-081 121 233-30210.
- 4) Sewerage Utility, Sewer, Waterline and Street Encroachments as shown and provided for on the recorded plat filed August 28, 1984 as Document No. 84-88204, recorded in Volume C-24, Folio 178, records of Bernalillo County, New Mexico. [#12 Schedule B, Commitment no. 8218002840] PLOTTED AND SHOWN ON SURVEY.
- 5) The portion of Van Christopher Drive vacated by that Amended Development Review Board Resolution V-83 dated March 23, 1984 in Book Misc. 100 A, Page 834, Document No. 84-22837 and described in that said claim deed filed April 3, 1984 in Book D308-A, Page 882, Document No. 84-22837, is subject to the reservation of a portion of the vacated right-of-way as an easement for public utilities, whether municipal or privately owned, which is necessary for public use and benefit at the present time or in the future. [#13, Schedule B, Commitment no. 8218002840].
- 6) Underground Easement granted to The Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company, dated February 4, 1986 filed March 12, 1986 as Document No. 86-18711 recorded in Book Misc. 208-A, pages 184-186, records of Bernalillo County, New Mexico. [#14, Schedule B, Commitment no. 8218002840] PLOTTED AND SHOWN ON SURVEY.
- 7) Property is subject to that Real Property Encroachment Agreement filed August 6, 1986 in Book Misc. 367-A, Page 338, Document No. 86-84647, said agreement concerns the construction of sidewalks and stairs within the 30' Sewer and Waterline easement shown on Osó Grande Subdivision filed August 28, 1984 in Volume C-24, Folio 178. [#15, Schedule B, Commitment no. 8218002840] PLOTTED AND SHOWN ON SURVEY.
- 8) Property is subject to that Agreement Regarding Encroachment filed September 11, 1986 in Book Misc. 268-A, Page 435, Document No. 86-74858, said agreement concerns the encroachment of existing structures onto M.S.T.C. easement. [#18, Schedule B, Commitment no. 8218002840] NOT PLOTTABLE.
- 9) Property is subject to that easement encroachment agreement with P.N.M. filed September 12, 1985 in Book Misc. 288-A, Page 480, Document No. 85-78888, said agreement concerns the encroachment of carpet parking spaces in the 10' underground easement. (Book Misc. 208-A, Page 184) [#17, Schedule B, Commitment no. 8218002840] PLOTTED AND SHOWN ON SURVEY.
- 10) Drainage easements as shown on the plat of Osó Grande Subdivision, filed December 23, 1981 in Volume C-18, Folio 83 were vacated by the Plat of Osó Grande Subdivision, August 28, 1984 in Volume C-24, Folio 178 with a note stating "Drainage easements have been vacated. All site drainage from Tract E-3 will be accommodated by the owner when he develops the site".
- 11) Subject property is located within Zone X, designating areas determined to be outside the 0.2% annual chance flood plain. Property lies within Flood Zone X, areas of 0.2% annual chance flood with average depths of less than 1 foot, or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood, according to the Flood Insurance Rate Map, Bernalillo County, New Mexico and Incorporated Areas per Map No. 38001C0144 E, effective date November 18, 2003.
- 12) Subject property is zoned SU-1 PRO. Building setbacks within such areas are established by the approved site plan 2-174-2. Said site plan for subject property does not show any building setback.
- 13) Documents used in preparation of survey:
 - a) Said Osó Grande Subdivision as filed on August 28, 1984 as Document Number 84-88204, recorded in Volume C-24, Folio 178.
 - b) Warranty Deed filed July 27, 1982 in Book 82-17, Page 4151, Document No. 82-74824.
 - c) Quitclaim Deed filed April 3, 1984 in Book D308-A, Page 882, Document No. 84-22837.
 - d) LandAmerica Albuquerque Title commitment no. 8218002840 dated September 18, 2007.



SURVEYOR'S CERTIFICATE
 MITCHELL W. REYNOLDS, Licensed under the laws of the State of New Mexico, do hereby certify that, LANDAMERICA ALBUQUERQUE TITLE COMMONWEALTH LAND TITLE INSURANCE COMPANY, SUNCREEK APARTMENTS LIMITED PARTNERSHIP, a New Mexico limited partnership, as provided in the title binder No. 8218002840 dated September 18, 2007, that the map or plat and the survey on which it is based were made in accordance with minimum standards for surveying in New Mexico, and in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Surveys" jointly established and adopted by ALTA and ACSM in 2006 and includes items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a) of Table A thereof. Pursuant to the Agency Standards as adopted by ALTA, NSPS, and ACSM and in effect in the date of certification, undersigned further certifies that the Professional Unclassified resulting from the survey measurements made on the survey do not exceed the allowable Professional Tolerance.
 Mitchell W. Reynolds 10-02-07
 MITCHELL W. REYNOLDS N.M.P.S. 11224 DATE



Vicinity Map



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	4043.82	281.89	328.28	N61°34'18"E	281.80
C2	888.88	448.82	48.38	S61°20'38"E	448.05
C3	821.18	2.05	958.30	S48°30'52"W	2.05

SUNCREEK VILLAGE APARTMENTS
 9900 SPAIN ROAD N.E.
 ALBUQUERQUE, NEW MEXICO
 DRAWING NO. 8108P817.DWG
 TITLE COMMITMENT NO. 8218002840

SURVEYS SOUTHWEST, LTD.
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 998-0303
 FAX (505) 998-0306
T11N R4E SEC. 33

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

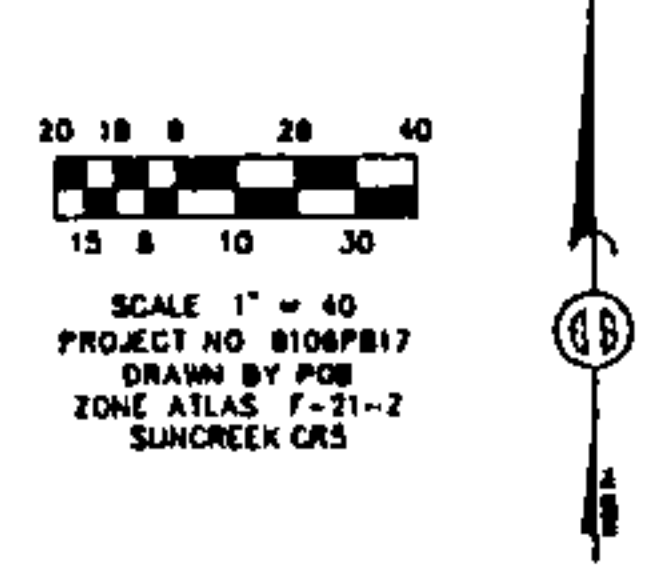
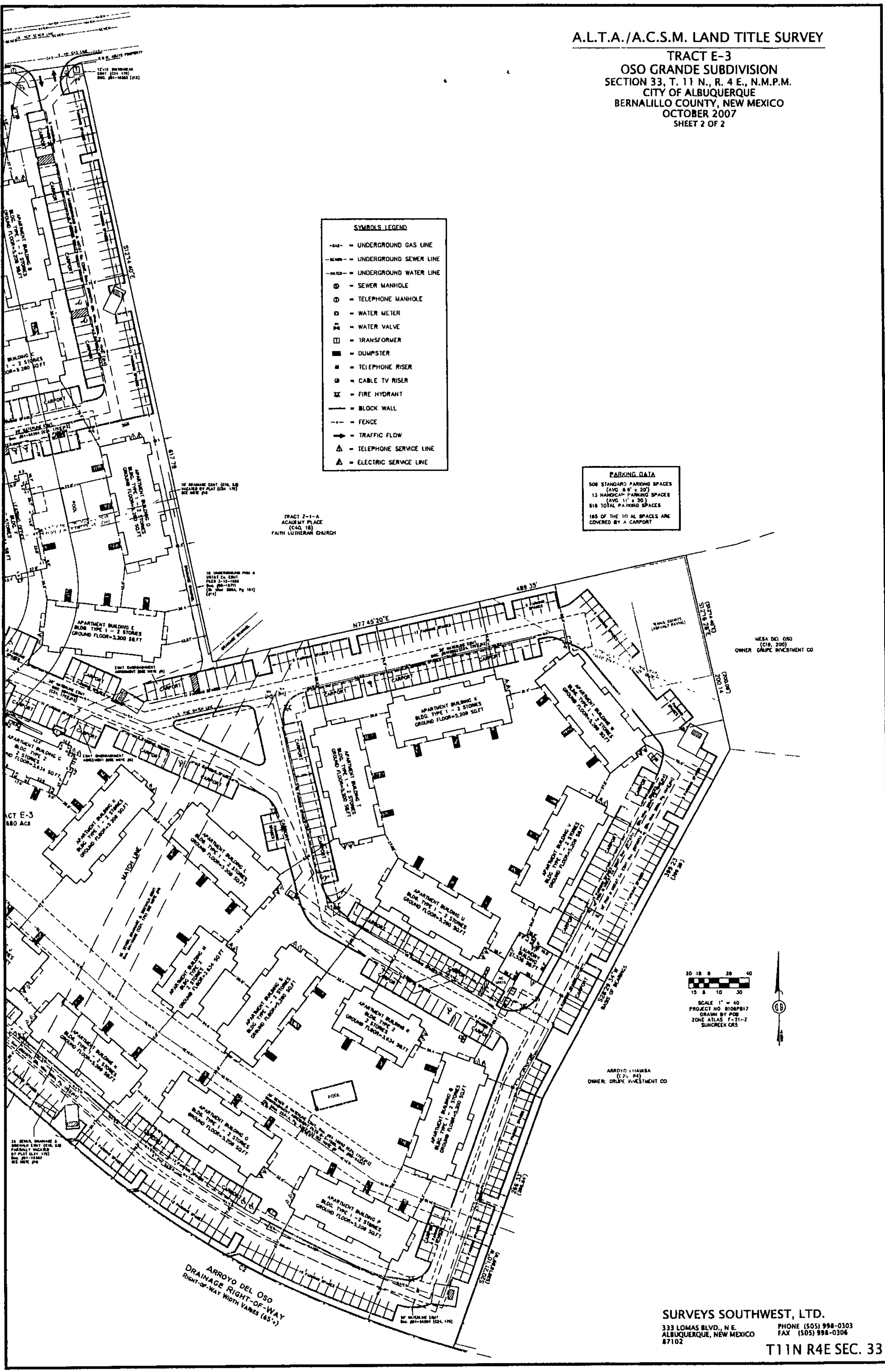
TRACT E-3
 OSO GRANDE SUBDIVISION
 SECTION 33, T. 11 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2007
 SHEET 2 OF 2

SYMBOLS LEGEND

- GAS- = UNDERGROUND GAS LINE
- SEWER- = UNDERGROUND SEWER LINE
- WATER- = UNDERGROUND WATER LINE
- ⊙ = SEWER MANHOLE
- ⊙ = TELEPHONE MANHOLE
- ⊠ = WATER METER
- ⊠ = WATER VALVE
- ⊠ = TRANSFORMER
- = DUMPSTER
- = TELEPHONE RISER
- ⊙ = CABLE TV RISER
- ⊠ = FIRE HYDRANT
- = BLOCK WALL
- - - = FENCE
- = TRAFFIC FLOW
- △ = TELEPHONE SERVICE LINE
- △ = ELECTRIC SERVICE LINE

PARKING DATA

- 508 STANDARD PARKING SPACES (AVG 8' 6" x 20')
- 13 HANDICAP PARKING SPACES (AVG 11' x 20')
- 818 TOTAL PARKING SPACES
- 185 OF THE TOTAL SPACES ARE COVERED BY A CARPORT



SURVEYS SOUTHWEST, LTD.
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 998-0303
 FAX (505) 998-0306
T11N R4E SEC. 33



Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation 25' SEWER & SIDEWALK EASEMENT
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): ALPHA PROFESSIONAL SURVEYING PHONE: 892-1076
 ADDRESS: P.O. Box 46316 FAX: 891-0471
 CITY: BIO RANCHO STATE NM ZIP 87174 E-MAIL: _____

APPLICANT: BRIDGE INVESTMENT GROUP, MARCUS SHERMAN PHONE: 801-284-2906
 ADDRESS: 5295 COMMERCE DRIVE, SUITE 175 FAX: 801-284-2916
 CITY: MURRAY STATE UT ZIP 84107 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: NM ASSOCIATES

DESCRIPTION OF REQUEST: TO VACATE AN EXISTING 25' SEWER & SIDEWALK EASEMENT

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

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

Lot or Tract No. TRACT E-3 Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: OSO GRANDE SUBDIVISION
 Existing Zoning: SU-1 PRD Proposed zoning: N/A
 Zone Atlas page(s): F-21-Z UPC Code: 1-021-061-121-233-30210 MRGCD Map No N/A

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 2-81-74-2

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: SPAIN ROAD NE
 Between: EUBANK BLYND NE and MORRIS STREET NE
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Sarah Gibson DATE 5/09/08
 (Print) SARAH GIBSON Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB-70219</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CME</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>06/04/08</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 140.00</u>

Sandy Handley 05/09/08 Project # 1007281
 Planner signature / date

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)** *25' SEWER & SIDEWALK EASEMENT*
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)** *11' 11" 11" 11"*
 - 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.

SARAH GIBSON
 Sarah Gibson Applicant name (print)
 Applicant signature / date *5/09/08*



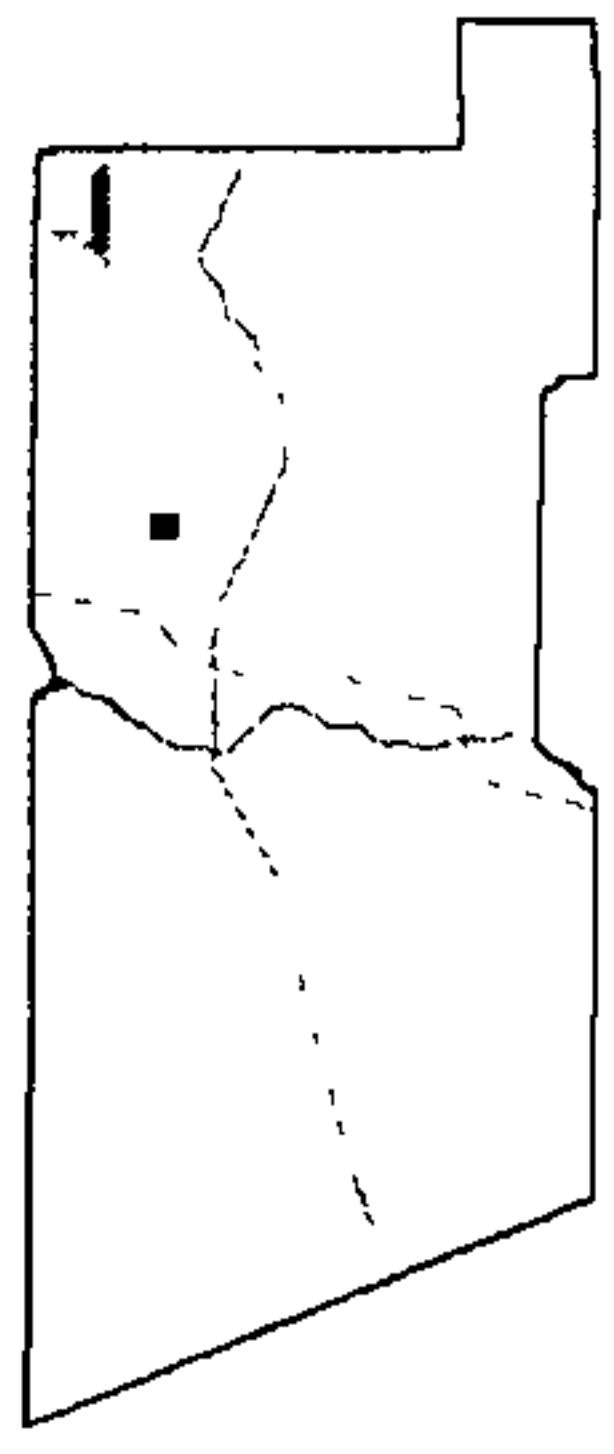
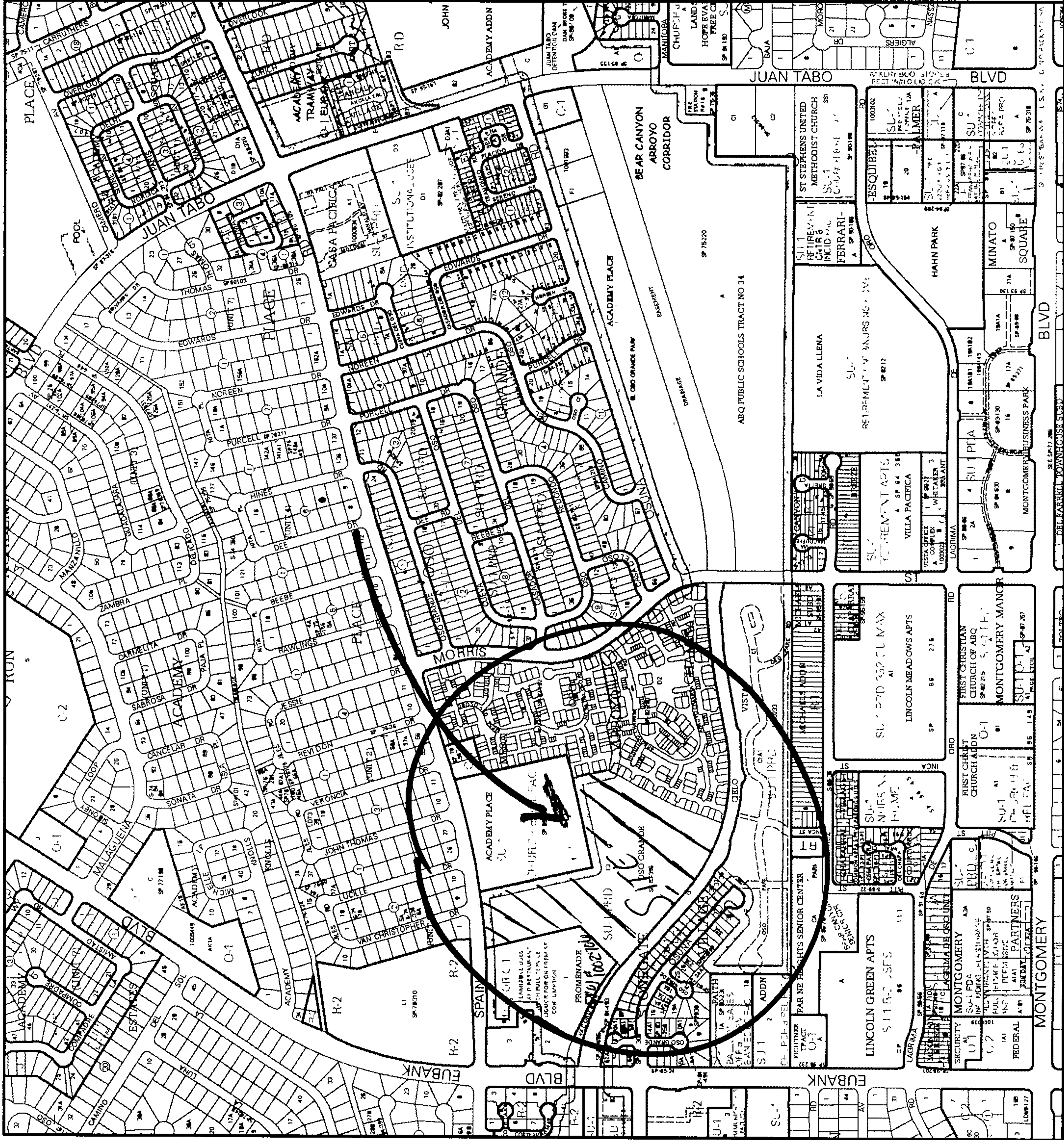
Form revised 4/07

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

Application case numbers
08DRB - 70219

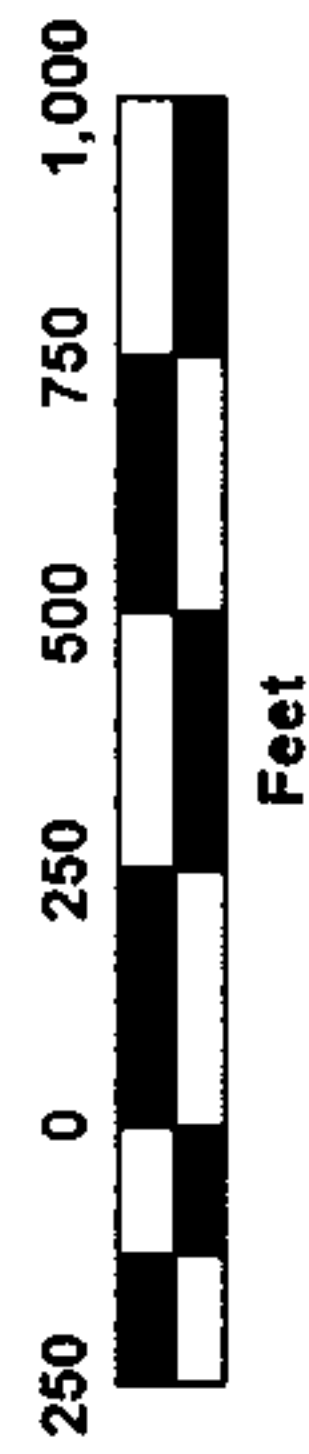
Sandy Handley *05/09/08*
 Planner signature / date
 Project # *100728*

51 1-6-114-2



LEGAL DESCRIPTION
 T11N
 R4E
 SEC 33

UNIFORM PROPERTY CODE
 1-021-061



Map amended through March 2008



PUBLIC WORKS DIVISION
 GIS PROGRAM

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

F-21-Z

Alpha Professional Survey Inc

P.O. Box 46316 * Rio Rancho, New Mexico 87174 * 892-1076 * Fax 891-0471

May 9, 2008

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

REF: VACATION ACTION WITHIN TRACT E-3, OSO GRANDE SUBDIVISION

Dear Board Members:

The purpose of the above referenced vacation action is to vacate an existing 25' sewer & sidewalk easement.

The easement encroaches on the existing building on the property. No lines were ever laid out or sidewalks ever constructed within this easement.

There is a separate 30' sewer & waterline easement and encroachment agreement with the city for the existing sidewalks within the easement that crosses the requested vacation action.

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

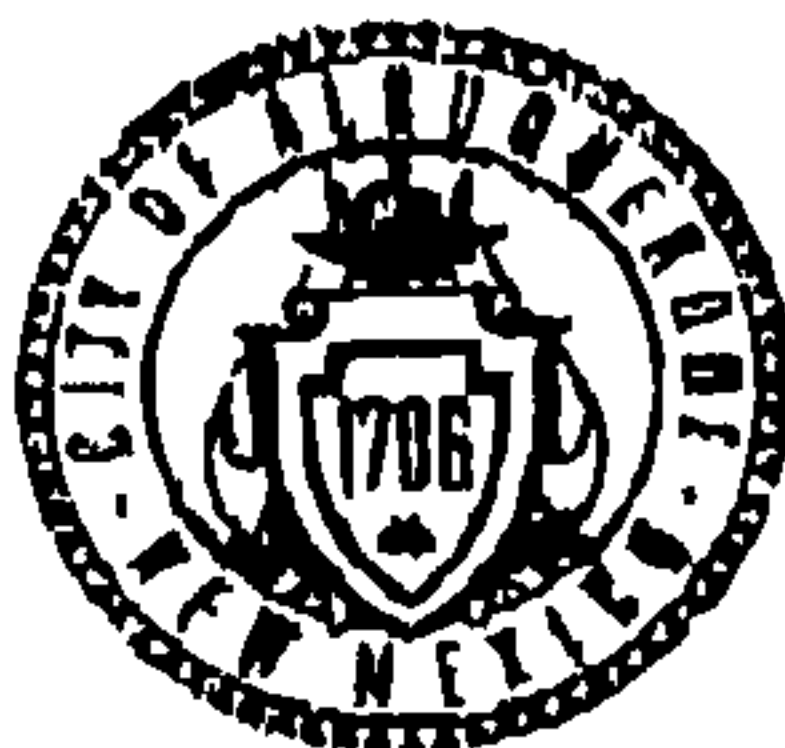
Sincerely,

Sarah Gibson
998-0303

04/30/2008 12:18 5059243913

COA ONC

PAGE 01/02



City of Albuquerque

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

Date: April 30, 2008

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

This letter will serve to notify you that on April 30 2008
(date)

TO CONTACT NAME: Gary Gritsko c/o : Sarah Gibson
 COMPANY/AGENCY: Alpha Professional Surveying G.P.S. LLC
 ADDRESS/ZIP: P.O. Box 46316 87174
 PHONE/FAX #: 892-1076 891-0471

Contacted the Office of Neighborhood Coordination requesting the contact names for **ALL Affected Neighborhood and/or Homeowner Associations** affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract E3, QSO Grande
located on 9900 Spain Rd. NE between Esbank Blvd NE and Van Christopher Dr. NE

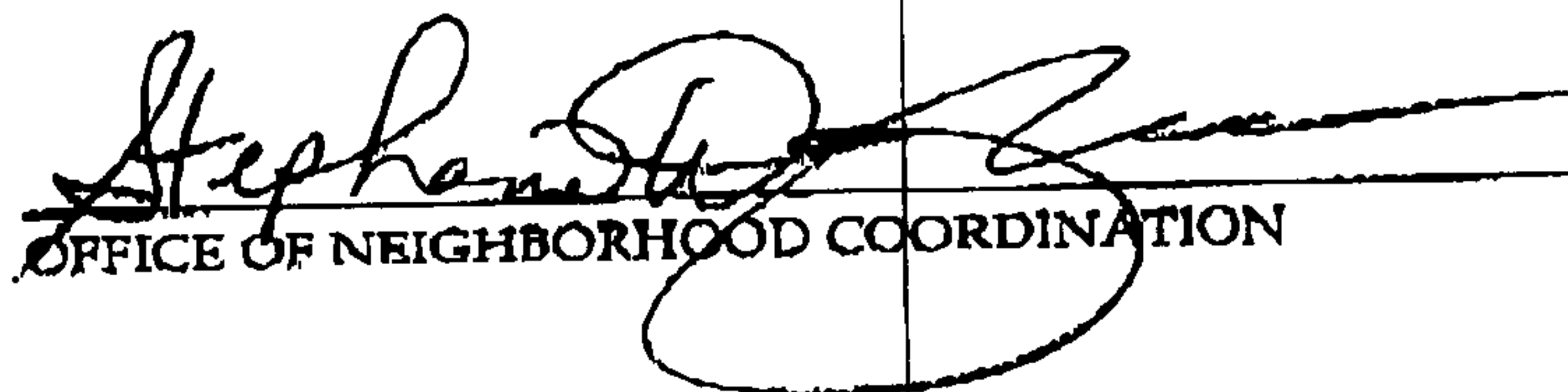
zone map page(s) F:21

Our records indicate that as of April 30, 2008, there were **No Affected**
(date)

Neighborhood and/or Homeowner Associations in this area.

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

Sincerely,


 OFFICE OF NEIGHBORHOOD COORDINATION

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from MAY 10, 2008 To JUNE 4, 2008

5. REMOVAL

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

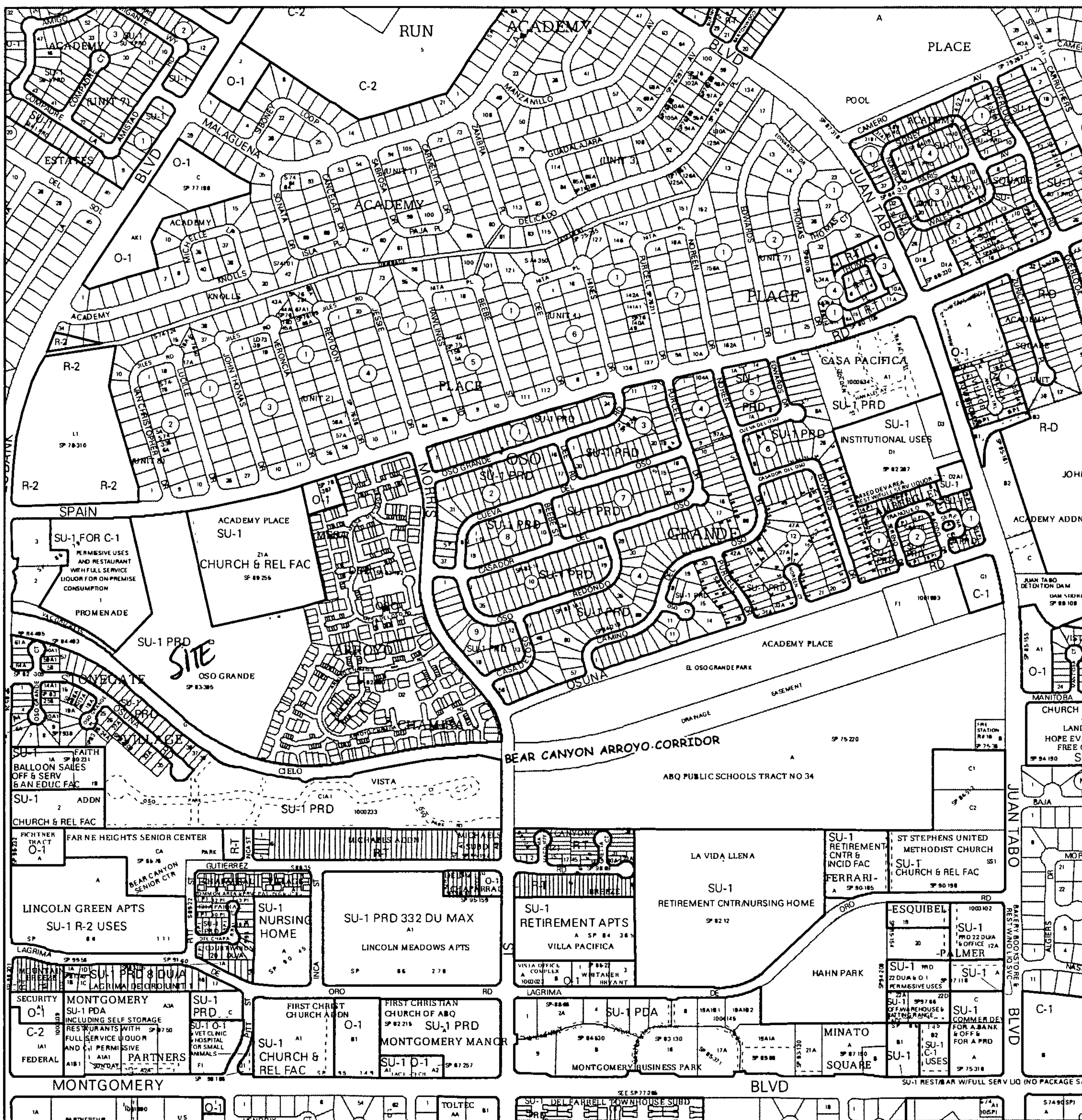
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Sarah Gibson
(Applicant or Agent)

5/09/08
(Date)

I issued 1 signs for this application, 05/09/08 Sandy Sandley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1007281



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

Map amended through: 10/25/2006

Note: Grey Shading Represents Area Outside of the City Limits

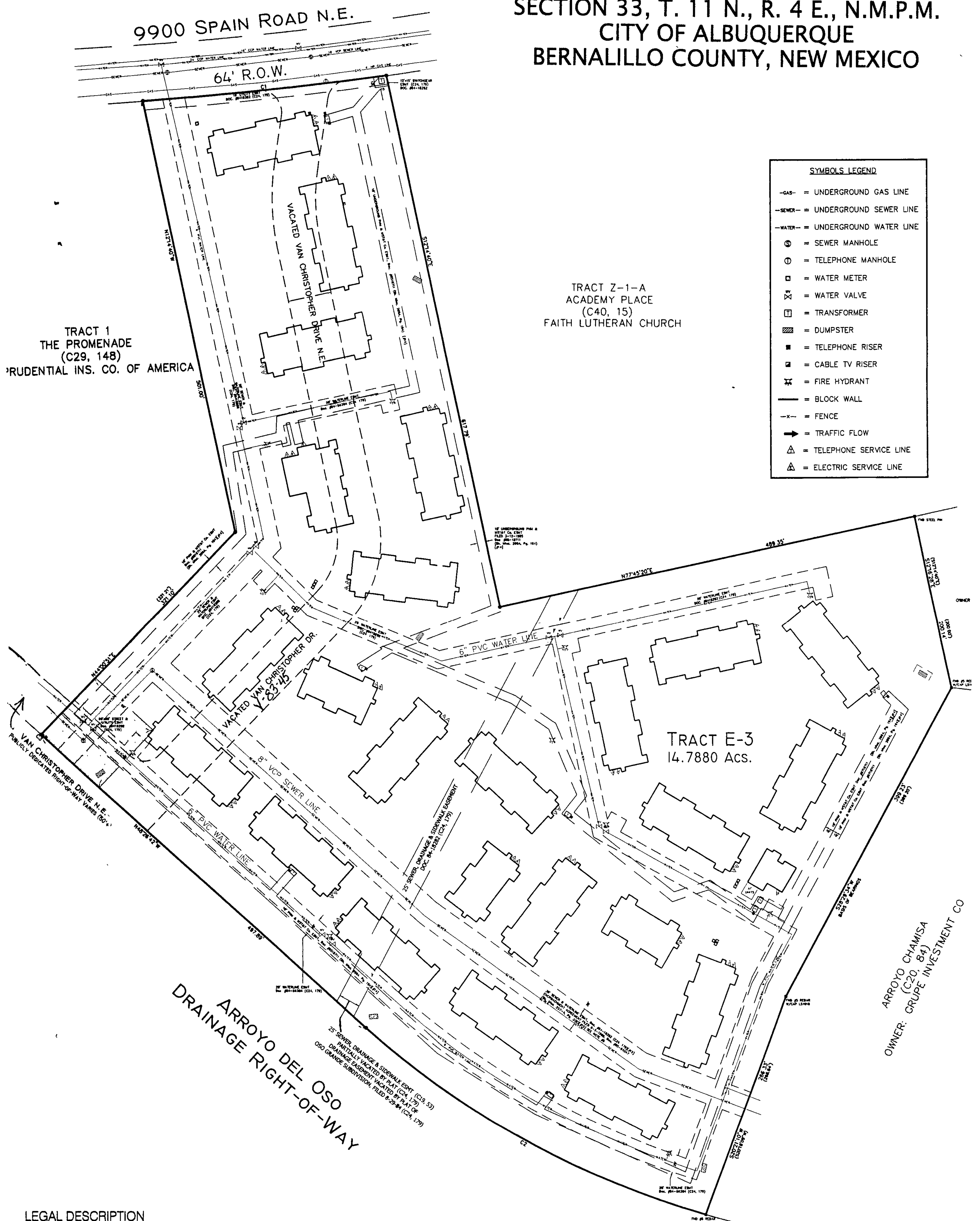
Zone Atlas Page:
F-21-Z

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

"Exhibit"
TRACT E-3
OSO GRANDE SUBDIVISION
SECTION 33, T. 11 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



LEGAL DESCRIPTION

Tract "E-3" of the OSO GRANDE SUBDIVISION, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of "Tract E-3" a replat of Tracts E-1 and E-2, Oso Grande Subdivision, City of Albuquerque, Bernalillo County, New Mexico, amended March of 1984, and August of 1984, filed August 29, 1984 as Document Number 84-66204, recorded in Vol. C-24, Folio 179, records of Bernalillo County, New Mexico.

13

84 20614

V-83-45

634

AMENDED DEVELOPMENT REVIEW BOARD RESOLUTION

VACATION OF VAN CHRISTOPHER DRIVE, SOUTH OF SPAIN ROAD, N.E., AND NORTH OF THE ARROYO DEL OSO DRAINAGE RIGHT OF WAY, WITHIN TRACT E-3 (A REPLAT OF TRACTS E-1 AND E-2), OSO GRANDE SUBDIVISION. (F-21)

WHEREAS, there has heretofore been dedicated and conveyed to the City of Albuquerque, New Mexico a certain easement for street purposes, more particularly described below; and

WHEREAS, a portion of said rights-of-way is not needed for public use except for easements reserved in Section 2 hereof;

NOW, THEREFORE, BE IT ENACTED BY THE DEVELOPMENT REVIEW BOARD OF THE CITY OF ALBUQUERQUE UNDER ARTICLE 7-11, R.O. 1974, BEING ORDINANCE NO. 56-1983, AS AMENDED.

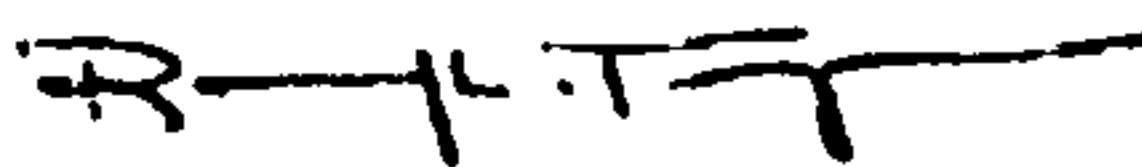
SECTION 1. Vacation of Van Christopher Drive, south of Spain Road, N.E., and north of the Arroyo Del Oso Drainage Right of Way, within Tract E-3 (a replat of Tracts E-1 and E-2), Oso Grande Subdivision, as filed in the Office of the County Clerk on March 15, 1984, are hereby closed and vacated subject to easements reserved in Section 2 hereof.

SECTION 2. The City hereby reserves a portion of the vacated rights-of-way as an easement for public utilities, whether municipally or privately owned, which are necessary for public use and benefit at the present time or in the future as shown on subdivision plat (SP-83-395).

SECTION 3. Immediately upon the filing of this resolution in the office of the County Clerk of Bernalillo County, New Mexico the land above-described shall be effectively vacated.

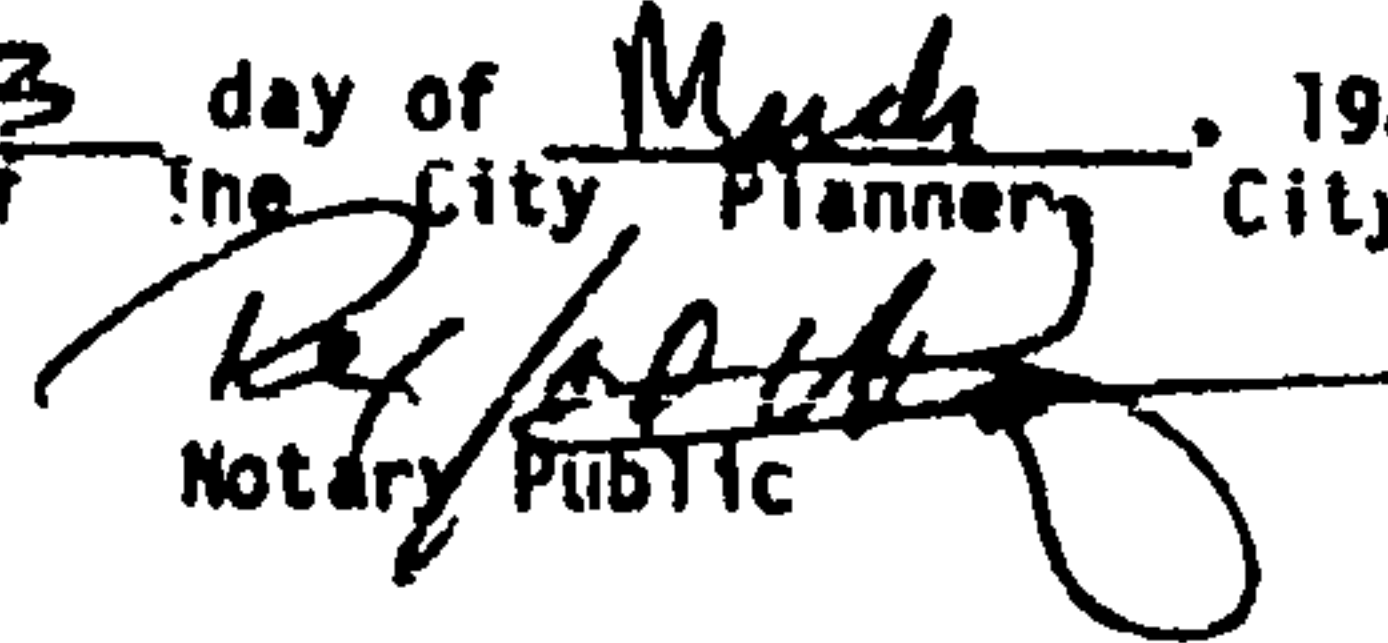
ADOPTED AT A PUBLIC HEARING BY THE DEVELOPMENT REVIEW BOARD ON OCTOBER 18, 1983.

APPROVED:



Authorized Representative of The City Planner, City of Albuquerque, New Mexico

Subscribed and sworn to before me this 23 day of March, 1984 by Randy Traynor, authorized representative of the City Planner, City of Albuquerque, New Mexico.


Notary Public

My Commission Expires: 10/12/84

8.3.74

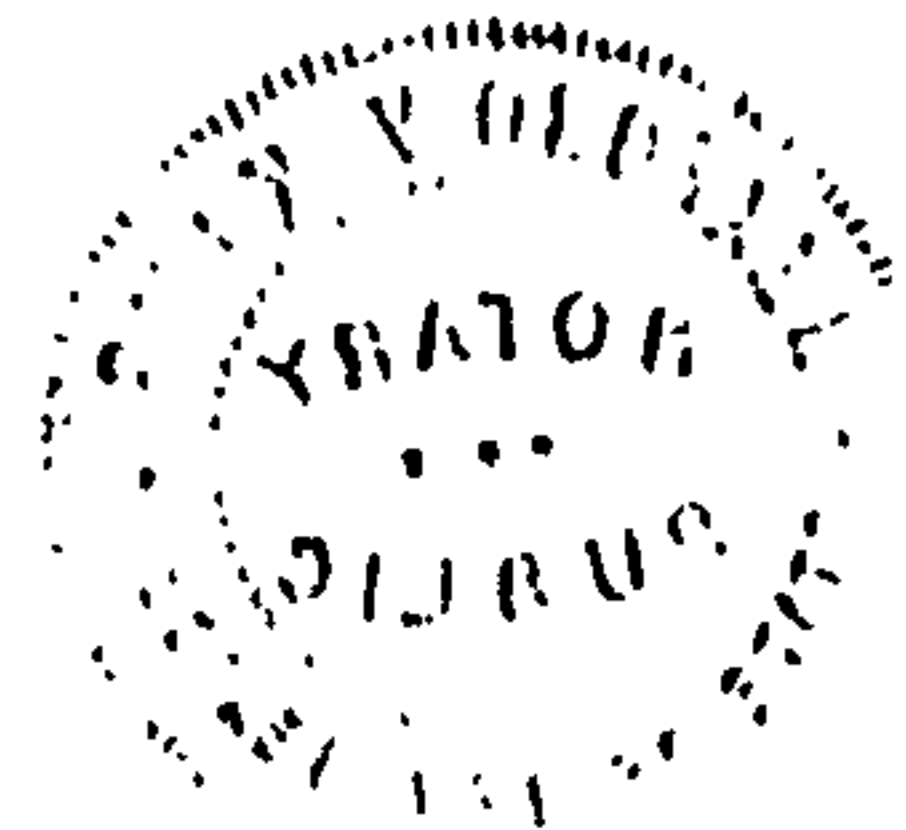
~~635~~
635

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1984 MAR 23 AM 11:19

Deputy
634-635

DOLores SWAILER
COUNTY CLERK & RECORDER
DEPUTY

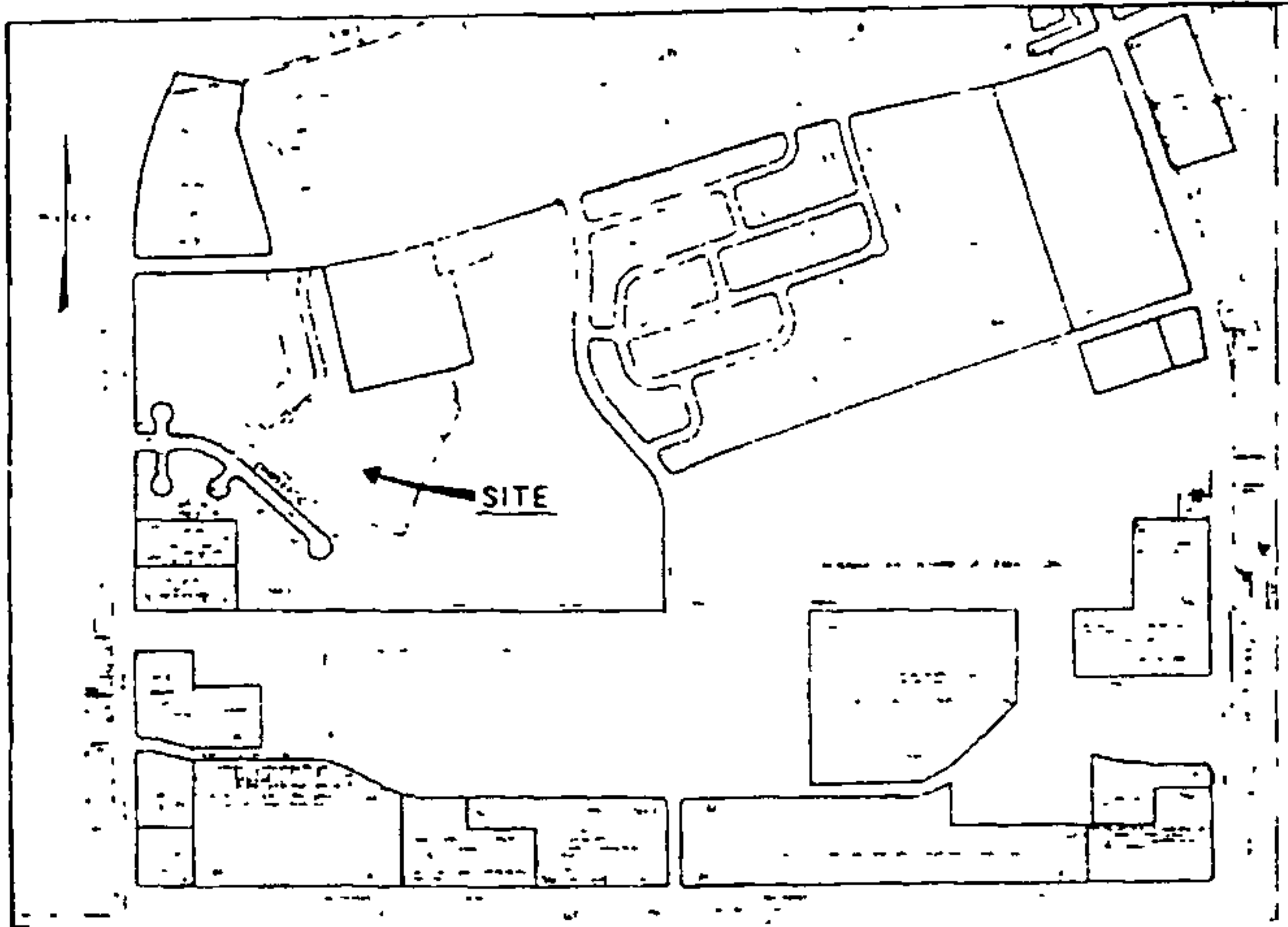


OK! *Bill Gallegos 2-1-84 happy right* ~~C23-96-1~~

TRACT E-3 A REPLAT OF TRACTS E-1 & E-2 OSO GRANDE SUBDIVISION CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO DECEMBER 1983

AMENDED MARCH 1984
AMENDED AUGUST 1984

C24-179-2



VICINITY MAP
NOT TO SCALE

SUBDIVISION DATA
PLAT NO. SP-83-395
ZONE ATLAS MAP NO. F-21
GROSS SUBDIVISION AREA 14.790 AC

DISCLOSURE STATEMENT
THIS PLAT AMENDED MARCH 1984 TO OBTAIN APPROVAL OF PROPERTY MANAGEMENT.

FREE CONSENT AND DEDICATION

THE SUBDIVISION OF LAND HEREON SHOWN AND DESCRIBED IS WITH THE FREE CONSENT OF THE UNDERSIGNED OWNERS AND PROPRIETORS THEREOF AND SAID OWNERS AND PROPRIETORS DO HEREBY DEDICATE ALL EASEMENTS SHOWN ON THIS PLAT. UTILITY EASEMENTS ARE RESERVED WHERE SHOWN BY DASHED LINES INCLUDING RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES. ANY DRAINAGE EASEMENTS SHOWN HEREON ARE ALSO EASEMENTS FOR UNDERGROUND SEWER AND WATER LINES.

NEW MEXICO ASSOCIATES
BY David E. Caumels
DAVID E. CAUMELS
MANAGING PARTNER

STATE OF NEW MEXICO) SS.
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME 2 DAY OF November 1983 BY DAVID E. CAUMELS, MANAGING PARTNER OF NEW MEXICO ASSOCIATES

Robert F. Sykes
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-84

SURVEYOR'S CERTIFICATION

I, ROBERT SYKES DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION SHOWS ALL EASEMENTS OF RECORD MEETS THE MINIMUM REQUIREMENTS FOR DOCUMENTATION AND SURVEYS OF ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert F. Sykes 2 Dec 83
ROBERT F. SYKES LS 7425 DATE

DESCRIPTION
C-22
18672

A CERTAIN PARCEL OF LAND SITUATED WITHIN THE EXTERIOR BOUNDARIES OF THE ELLENA GALLEGOS GRANT (PROJECTED SECT 04 11 TOWNSHIP 11 NORTH RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN) AND BEING TRACT E-1 AND TRACT E-2 OSO GRANDE SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON DECEMBER 23 1981 IN VOLUME C19, FOLIO 53 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS
BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL, BEING AN IRON PIN HAVING NEW MEXICO STATE PLANE COORDINATE, CENTRAL ZONE X = 415 819.60 AND Y = 1 505 596.69 WHENCE ACS BRASS CAP "16 F-21 RESET 1980" BEARS N 71° 26' 43" E. 3 571.93 FEET
THENCE S 12° 14' 40" E. 617.79 FEET TO A POINT
THENCE N 77° 45' 20" E. 449.35 FEET TO A POINT
THENCE S 12° 18' 40" E. 200.00 FEET TO A POINT
THENCE S 28° 29' 34" W. 399.20 FEET TO A POINT
THENCE S 20° 18' 09" W. 266.64 FEET TO A POINT ON A CURVE
THENCE NORTHWESTERLY 449.92 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT SAID CURVE HAVING A RADIUS OF 998.66 FEET A CENTRAL ANGLE OF 25° 48' 47" AND A CHORD WHICH BEARS N. 61° 21' 04" W. A DISTANCE OF 446.12 FEET TO A POINT OF TANGENCY.
THENCE N 48° 26' 42" W. 497.89 FEET TO A POINT OF CURVATURE
THENCE NORTHWESTERLY 2.10 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT SAID CURVE HAVING A RADIUS OF 831.13 FEET A CENTRAL ANGLE OF 00° 06' 42" AND A CHORD WHICH BEARS N. 48° 31' 03" W. A DISTANCE OF 2.10 FEET TO A POINT
THENCE N 44° 00' 51" E. 121.21 FEET TO A POINT
THENCE N 12° 14' 40" W. 501.00 FEET TO A POINT ON A CURVE AND BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPAIN ROAD NE
THENCE NORTHEASTERLY 281.65 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT AND BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SPAIN ROAD SAID CURVE HAVING A RADIUS OF 4 045.62 FEET A CENTRAL ANGLE OF 03° 59' 20" AND A CHORD WHICH BEARS N 83° 52' 10" E. A DISTANCE OF 281.60 FEET TO A POINT OF BEGINNING.
SAID PARCEL CONTAINS 14.790 ACRES MORE OR LESS

APPROVALS

- Eugene Maxon 12-27-83
PLANNING DIRECTOR CITY OF ALBUQUERQUE DATE
- Frank J. Aguin 12/13/83
CITY ENGINEER CITY OF ALBUQUERQUE DATE
- Frank J. Aguin 12/13/83
P.A.M.B.F.C.A. DATE
- Robert A. Farnand 12-13-83
PAPEL ENGINEER, CITY OF ALBUQUERQUE DATE
- Walter White 12-02-87
CHIEF SURVEYOR CITY OF ALBUQUERQUE DATE
- Pat Woodward 12/13/83
WATER RESOURCES DEPT CITY OF ALBUQUERQUE DATE
- Mark Dobby 12-13-83
PARKS RECREATION DEPT CITY OF ALBUQUERQUE DATE

- PUBLIC SERVICE COMPANY DATE
- MOUNTAIN BELL DATE 12-14-83
- Geo Gordon 12-1-83
JAS COMPANY OF NEW MEXICO DATE

PROPERTY MANAGEMENT
STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF Dec 1983 BY ROBERT F SYKES REGISTERED NEW MEXICO LAND SURVEYOR 7425 Shirley A. Patten NOTARY PUBLIC

SP-83-395

SHEET 1 OF 2
WILSON & COMPANY
ENGINEERS & ARCHITECTS
ALBUQUERQUE NEW MEXICO

C24-179-1

REVISED AUG 1984 FOR
WATER LINE EASEMENT

C24-179-1 83 517

12
15

C24-179²

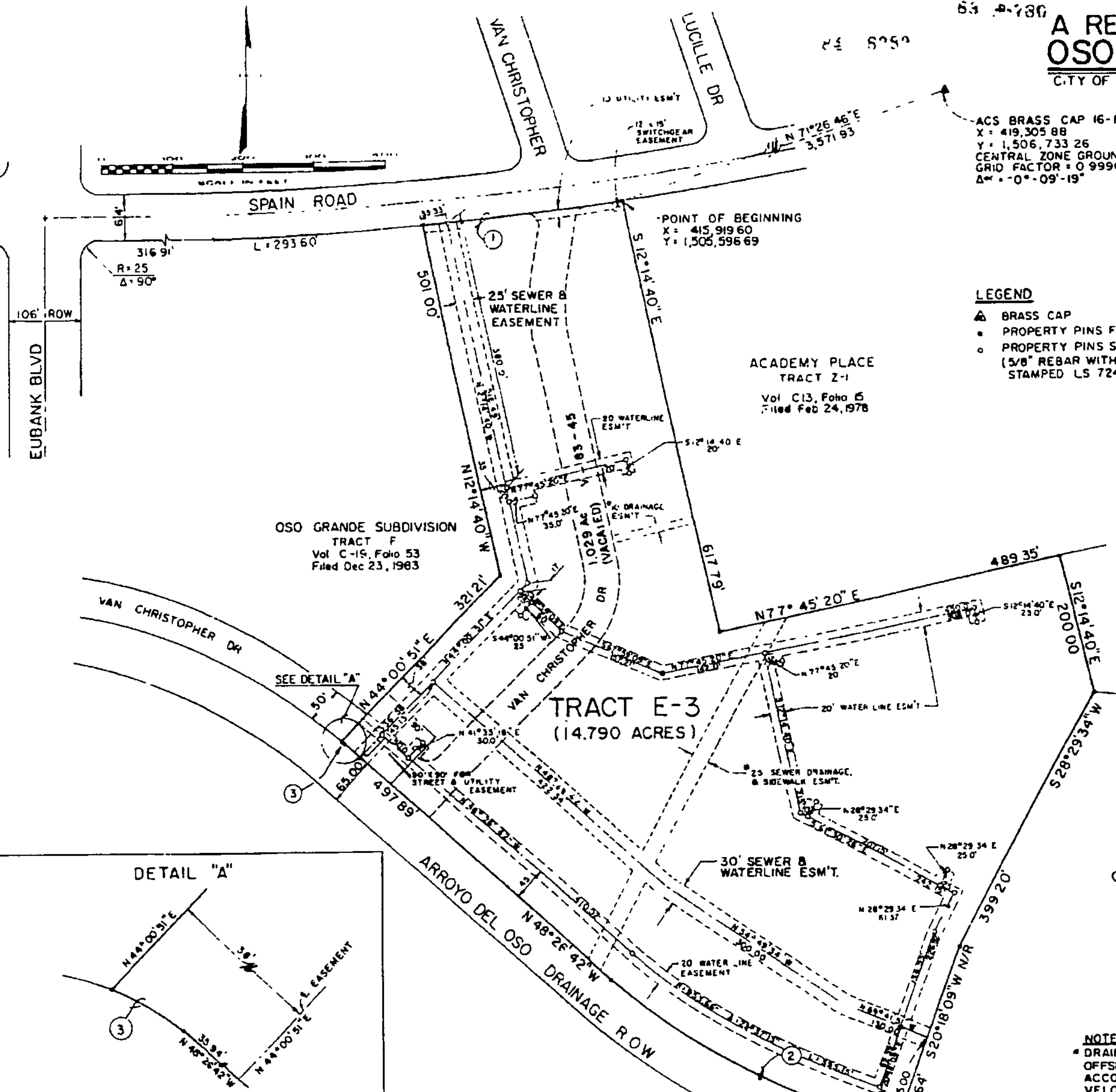
TRACT E-3
 A REPLAT OF TRACTS E-1 & E-2
 OSO GRANDE SUBDIVISION

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 1983

AMENDED MARCH 1984
 AMENDED AUGUST 1984

ACS BRASS CAP 16-F21
 X = 419,305.88
 Y = 1,506,733.26
 CENTRAL ZONE GROUND TO
 GRID FACTOR = 0.99963435
 Δ = -0°-09'-19"

C-22
 186 2-2



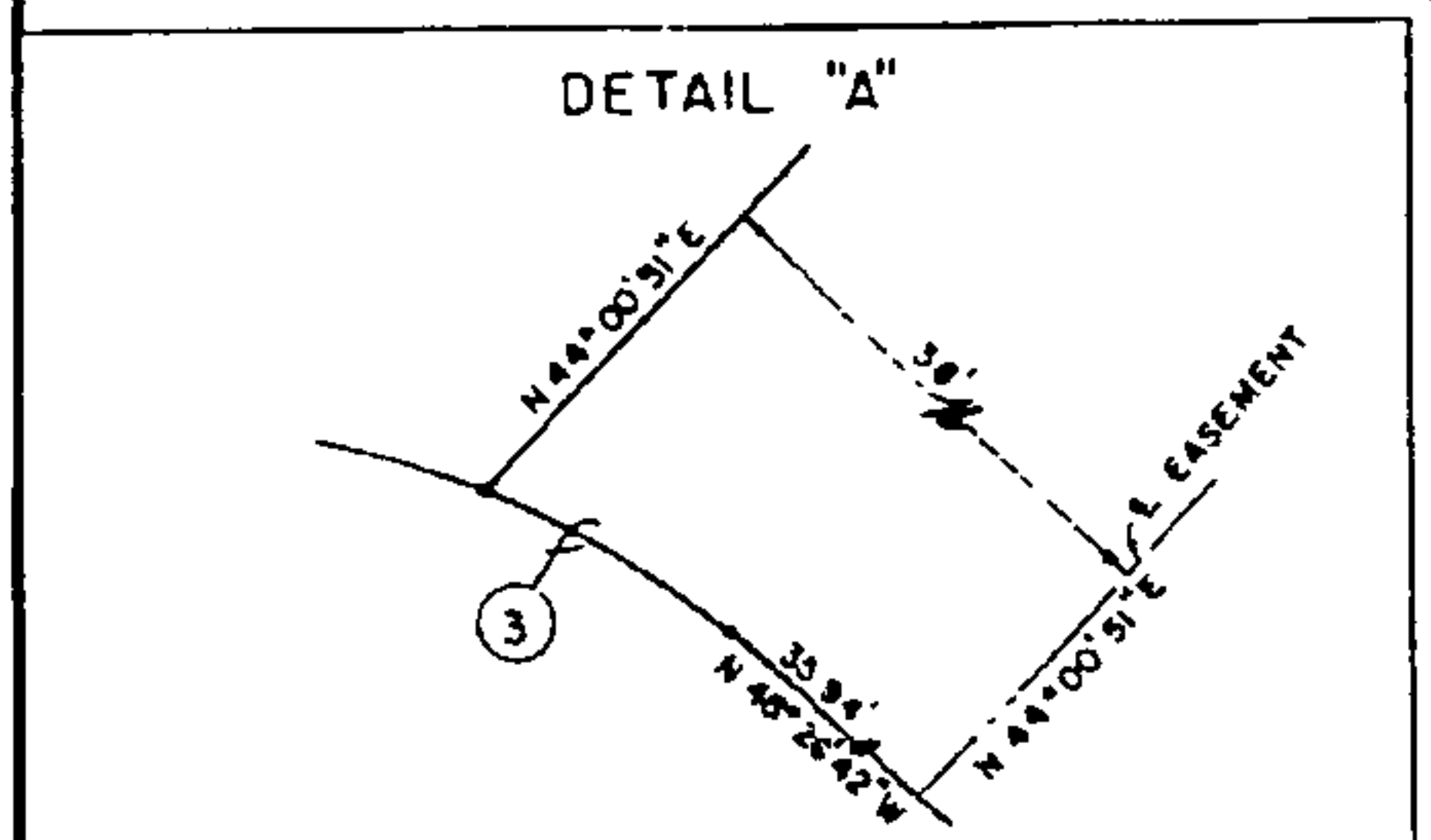
LEGEND
 ▲ BRASS CAP
 • PROPERTY PINS FOUND
 ○ PROPERTY PINS SET
 (5/8" REBAR WITH ALUMINUM CAP
 STAMPED LS 7245)

OSO GRANDE SUBDIVISION
 TRACT F
 Vol C-15, Folio 53
 Filed Dec 23, 1983

ACADEMY PLACE
 TRACT Z-1
 Vol C-13, Folio 15
 Filed Feb 24, 1978

OSO GRANDE SUBDIVISION
 TRACT D-1
 Vol C-19, Folio 53
 Filed Dec 23, 1981

OSO GRANDE SUBDIVISION
 TRACT D-2
 Vol C-19, Folio 53
 Filed Dec 23, 1981



CURVE DATA						
NO	DELTA	RADIUS	ARC	TANGENT	CH BRNG	CHORD
①	03°59'20"	4045.62'	281.65'	140.88'	N83°52'10"E	281.60'
②	25°48'47"	998.66'	449.92'	228.84'	N61°21'06"W	446.12'
③	00°05'42"	231.18'	2.10'	1.05'	N48°31'03"W	2.10'

NOTE
 * DRAINAGE EASEMENTS HAVE BEEN VACATED
 OFFSITE DRAINAGE FROM TRACT 2-1 WILL BE
 ACCOMMODATED BY THE OWNER WHEN HE DE-
 VELOPS THE SITE SEE NOTE 6, SHEET 2,
 OSO GRANDE SUBDIVISION, FILED DEC 23, 1981,
 VOL C-19, FOLIO 53
 BEARINGS SHOWN HEREON ARE BASED ON NEW
 MEXICO STATE PLANE GRID, CENTRAL ZONE
 ALL DISTANCES ARE GROUND DISTANCES
 REVISED AUG 1984 FOR WATER
 LINE EASEMENTS

Robert F. Sht

SP-85-395

13

84 28937

QUITCLAIM DEED

568

CITY OF ALBUQUERQUE, a municipal corporation

for consideration paid, quitclaim

NEW MEXICO ASSOCIATES LTD. a New Mexico Limited Partnership

Bernalillo

County, New Mexico:

...rights-of-way of Van Christopher Drive, south of ... and north of the Arroyo Del Oso Drainage ... within Tract E-3, (a replat of Tracts E-1 and ... Oso Grande Subdivision, as filed in the Office of the County Clerk on March 15, 1984.

The City hereby reserves a portion of the vacated rights-of-way as an easement for public utilities, whether municipally or privately owned, which are necessary for public use and benefit at the present time or in the future as shown on subdivision plat (SP-83-395).

This vacation is by Amended Development Review Board Resolution V-83-45 filed in the Office of the County Clerk, Bernalillo County, New Mexico, March 23, 1984, Bk. Misc. 100-A, Pg. 634-635, Doc. No. 84-20614.

CITY OF ALBUQUERQUE, a municipal corporation

Handwritten signature of Frank A. Kleinhens

Frank A. Kleinhens Chief Administrative Officer

WITNESS its hand and seal this 26th day of March, 1984

(Seal)

(Seal)

(Seal)

(Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this day of 19

by (Name or Names of Person or Persons Acknowledging)

My commission expires: (Seal)

Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 26th day of March, 1984, by FRANK A. Kleinhens, Chief Administrative Officer of the City of Albuquerque.

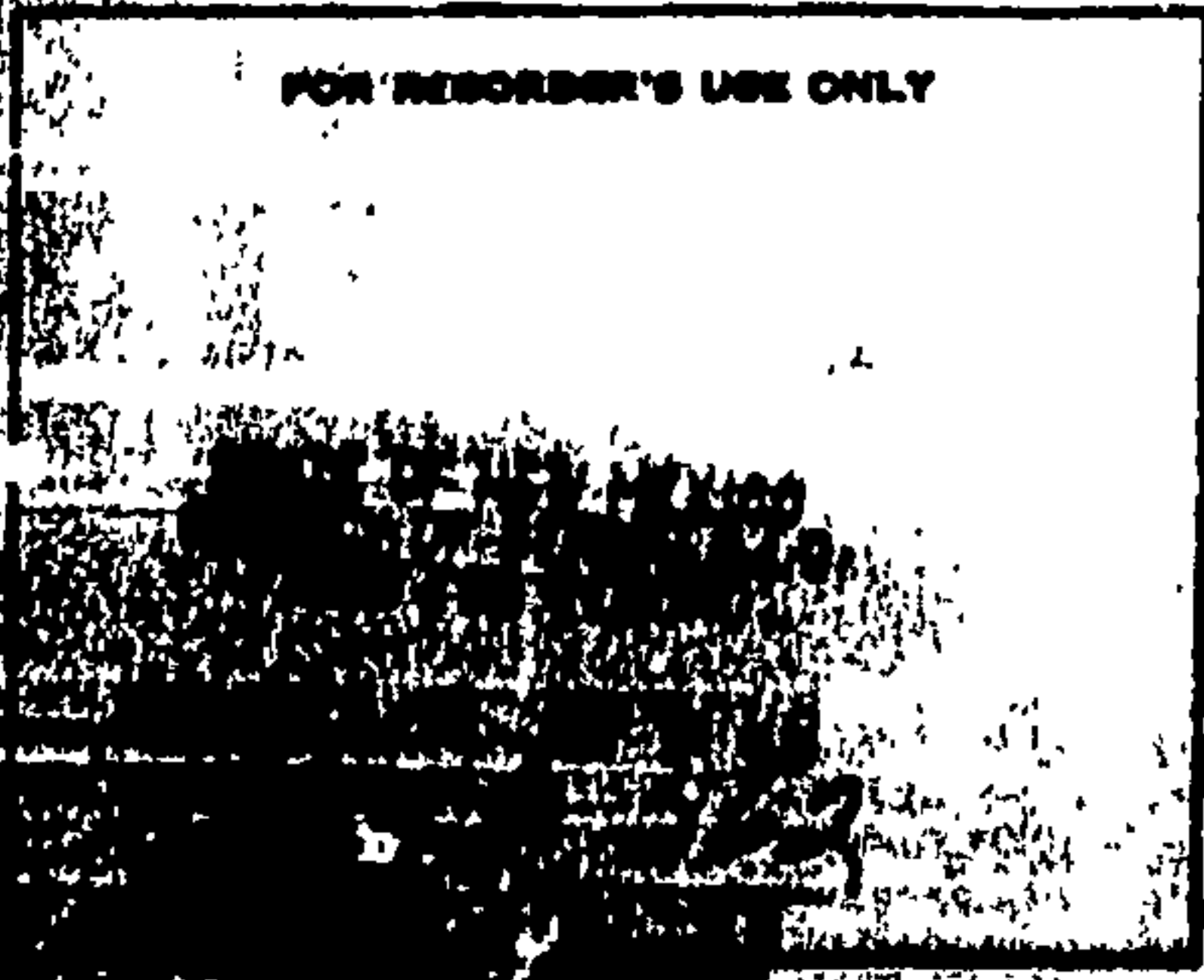
(Name of Officer) (Name of Corporation)

(Name of Corporation)

(Name of Corporation)

(Name of Corporation)

(Name of Corporation)



Handwritten signature of Notary Public

2-55.613

2-55.613

NOTE
BENCHMARK FOR THIS SUBDIVISION IS A C S MONUMENT NO. "4-F21" LOCATED AT THE NORTHWEST QUADRANT OF SPAIN ROAD AT NEVI DON DRIVE - "X" CHISELED ON THE SOUTH MONNET BOLT OF A FIRE HYDRANT ELEVATION = 5640.084

MONUMENTS ARE IDENTIFIED BY FOLLOWING SYMBOLS:
 A PERMANENT SURVEY MONUMENT (BRASS CAP)
 B BOUNDARY CONTROL (FOUND IN PLACE)
 C BOUNDARY CONTROL (SET 5/8" REBAR WITH ALUMINUM CAP STAMPED L.S. NO. 7270)

CO A BRASS CAP "06 3"
 Y = 1,506,633.83
 X = 419,235.14
 Az = -00°09'19"
 GROUND TO GRID FACTOR = 0.99963435 N.M. STATE PLANE COOR., CENTRAL ZONE

81 68416 81 66416
OSO GRANDE SUBDIVISION
 SITUATE WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 33, T11N, R4E, N.M.P.M
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY
 NEW MEXICO
 SEPTEMBER, 1981

VACATION OF EASEMENTS
 Know all men by these presents Any and all utility easements granted by prior plats or documents are hereby vacated with the approval and filing of this plat and by execution, below, by the grantees of said prior easements

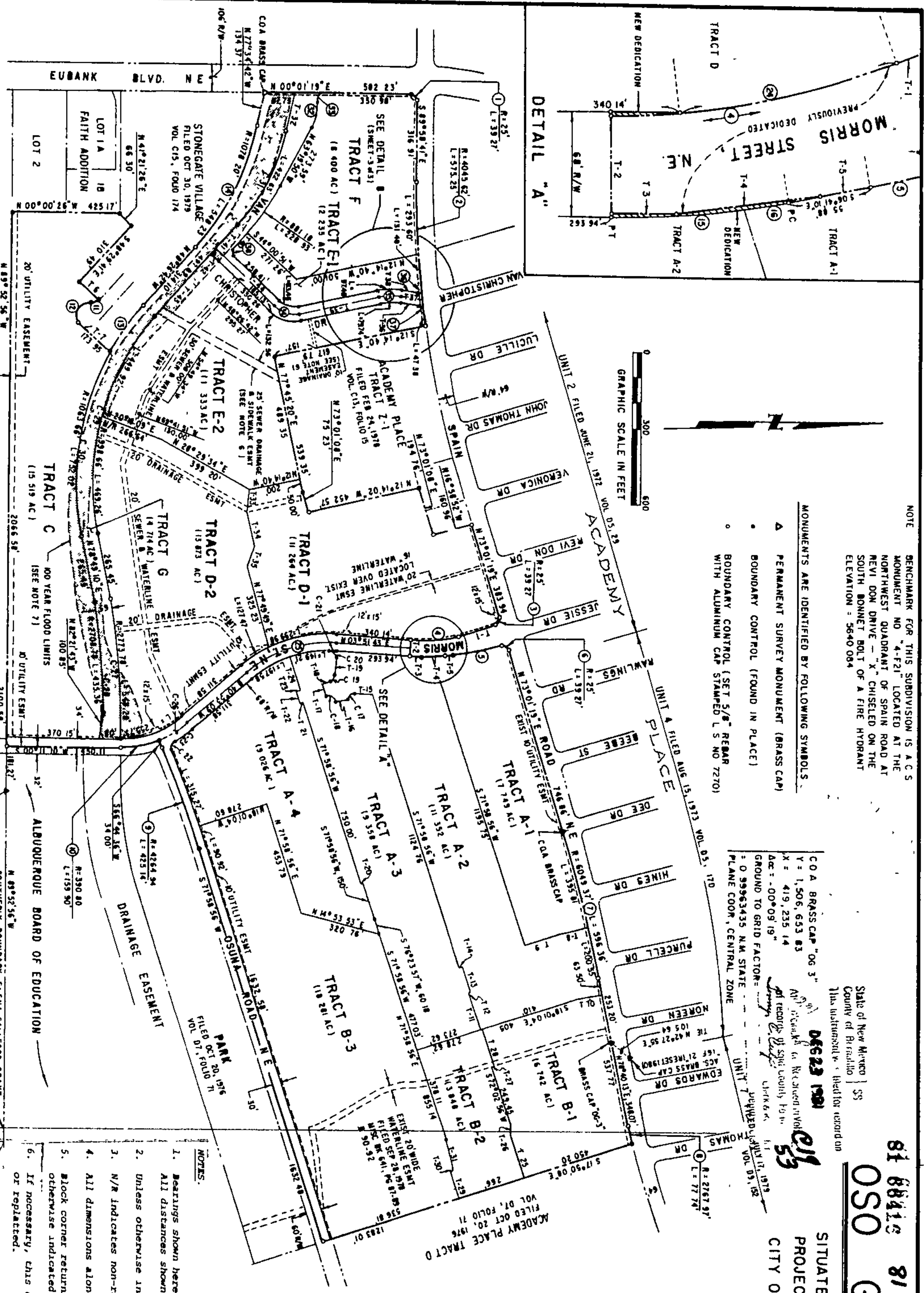
Doug Houston
 Public Service Company
 Date: 10/22/81

David Campbell
 Mountain Bell
 Date: 10-21-81

John Adams
 Gas Company of New Mexico
 Date: 10-22-81

VACATION OF PUBLIC RIGHT-OF-WAY V-77-47 & V-81-19
 All previously dedicated streets within the exterior boundaries of OSO GRANDE SUBDIVISION are hereby VACATED and rededicated as shown hereon to the City of Albuquerque by approval and filing of this plat.

RALPH SPILSTIS
 Planning Director
 City of Albuquerque
 Date: 10-26-81



NOTES:
 1. Bearings shown hereon are based on New Mexico State Plane Coordinate Grid, Central Zone. All distances shown are ground distances.
 2. Unless otherwise indicated, lot lines are perpendicular or radial to street lines.
 3. N/R indicates non-radial.
 4. All dimensions along curved lines are measured along the arc.
 5. Block corner returns have a radius of 25 feet and an arc length of 39.77 feet unless otherwise indicated.
 6. If necessary, this easement may be vacated and relocated when Tract E is developed or replatted.

The 100 yr. flood limits as shown hereon is also granted to the Albuquerque Metropolitan Arroyo Flood Control Authority by separate, documentary easement. This easement contains provisions for relinquishment of portions of said easement if and when certain conditions are met, and reversion of any encumbrances caused by this easement to the owners and/or successors in title.

SURVEYOR'S CERTIFICATE

I, L.A. Carlsson, Jr., under the laws of New Mexico, certify that I am a Registered Land Surveyor and that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and survey of the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

L.A. Carlsson, Jr.
 N.M.L.S. No. 7270
 Date: 10/20/81



COMMUNITY SCIENCES CORPORATION
 10/20/81
 SHEET 2 OF 3

ALBUQUERQUE BOARD OF EDUCATION
 SOUTHERLY BOUNDARY ELENA GALLEGOS GRANT
 N 89°35'36" W
 R 330.80
 L 1159.90

TANGENT DATA

NO	BEARING	DISTANCE
T-1	S 16°58'41"E	147.76
T-2	S 68°08'17"E	64.00
T-3	N 03°51'43"E	43.74
T-4	N 03°46'33"W	97.50
T-5	N 06°41'07"W	34.21
T-6	N 41°30'03"E	39.87
T-7	N 41°33'18"E	163.81
T-8	N 17°13'45"E	118.00
T-9	S 18°01'04"E	148.02
T-10	S 11°19'47"E	33.72
T-11	S 71°58'56"W	156.53
T-12	N 18°01'04"W	5.28
T-13	S 71°58'56"W	403.00
T-14	S 18°01'04"E	36.31
T-15	S 03°51'43"E	76.21
T-16	S 08°59'22"E	50.02
T-17	S 71°58'56"W	50.00
T-18	N 08°01'04"E	16.81
T-19	S 18°01'04"E	66.47
T-20	S 18°01'04"E	4.43
T-21	S 18°01'04"E	9.63

CURVE DATA

NO	DELTA	RADIUS	ARC	TANGENT	CHORD BRG	CHORD
1	90°00'00"	25.00	375.25	25.00	N 49°01'19"E	35.35
2	90°08'48"	4045.62	519.25	288.11	S 89°58'54"W	374.77
3	90°00'00"	25.00	49.27	25.00	S 61°48'41"E	35.35
4	20°50'24"	534.67	194.47	98.32	S 08°33'58"E	193.40
5	10°17'31"	1070.65	192.32	96.42	S 11°49'55"E	192.06
6	90°00'00"	25.00	39.27	25.00	N 28°01'18"E	35.35
7	05°38'54"	6008.37	596.38	298.42	S 77°50'46"E	396.12
8	01°35'33"	2767.97	77.74	38.87	S 77°51'57"W	77.74
9	05°42'41"	4284.94	428.49	212.75	N 69°07'35"E	428.49
10	23°28'34"	350.80	159.50	81.04	S 11°32'07"E	159.50
11	70°35'19"	25.00	30.80	17.70	S 13°19'31"E	28.89
12	160°28'20"	43.94	139.88	290.30	N 57°42'17"W	98.44
13	10°08'24"	1279.54	226.45	113.32	S 53°00'32"E	582.30
14	23°08'00"	948.23	226.45	113.32	S 09°06'09"E	69.94
15	07°55'45"	650.42	90.01	45.08	S 09°22'36"E	29.73
16	07°37'04"	650.42	29.73	14.87	S 09°22'36"E	29.73
17	101°05'15"	23.00	44.11	30.37	N 46°40'34"W	38.61
18	100°31'44"	27.91	48.96	33.57	N 32°14'48"E	42.92
19	64°07'13"	25.00	29.72	16.90	S 32°04'47"E	28.00
20	93°17'13"	30.00	48.85	31.78	N 47°12'54"E	43.43
21	03°17'13"	479.31	27.55	13.78	N 02°12'54"E	27.55

TANGENT DATA

NO	BEARING	DISTANCE
T-22	S 71°58'56"W	50.00
T-23	N 18°01'04"W	17.48
T-24	S 71°58'56"W	141.34
T-25	S 12°02'56"W	179.70
T-26	N 83°10'33"W	33.79
T-27	S 12°02'56"W	7.00
T-28	S 12°02'56"W	159.30
T-29	S 72°40'52"W	110.00
T-30	N 17°51'57"W	9.33
T-31	N 17°51'57"W	110.00
T-32	N 17°51'57"W	9.33
T-33	N 17°51'57"W	110.00
T-34	N 17°51'57"W	9.33
T-35	N 17°51'57"W	110.00
T-36	N 17°51'57"W	9.33
T-37	N 17°51'57"W	110.00
T-38	N 17°51'57"W	9.33
T-39	N 17°51'57"W	110.00
T-40	N 17°51'57"W	9.33
T-41	N 17°51'57"W	110.00
T-42	N 17°51'57"W	9.33
T-43	N 17°51'57"W	110.00
T-44	N 17°51'57"W	9.33
T-45	N 17°51'57"W	110.00
T-46	N 17°51'57"W	9.33
T-47	N 17°51'57"W	110.00
T-48	N 17°51'57"W	9.33
T-49	N 17°51'57"W	110.00
T-50	N 17°51'57"W	9.33

CURVE DATA

NO	DELTA	RADIUS	ARC	TANGENT	CHORD BRG	CHORD
22	63°08'26"	25.00	35.28	22.11	N 79°51'35"W	33.18
23	10°35'23"	424.80	78.51	39.37	S 39°32'27"E	78.40
24	14°32'54"	513.31	148.21	74.58	S 69°02'12"E	147.74
25	19°32'54"	334.67	218.18	111.18	N 49°48'46"W	187.07
26	17°37'43"	390.80	120.24	60.80	N 49°48'46"W	119.77
27	11°19'32"	2708.78	548.28	275.04	N 49°48'46"W	547.99
28	09°12'31"	2708.78	218.18	111.18	N 49°48'46"W	434.89
29	52°44'08"	998.66	319.18	159.59	N 49°48'46"W	187.07
30	40°10'31"	1063.66	732.02	392.49	N 49°48'46"W	736.45
31	29°04'00"	931.18	422.62	215.99	S 03°00'42"E	418.40
32	26°30'00"	109.01	98.19	50.00	S 03°00'42"E	97.31
33	20°00'00"	25.00	33.27	23.00	S 03°00'42"E	35.35
34	56°15'31"	110.00	101.01	48.77	S 15°52'05"W	103.72
35	20°00'00"	2500.00	88.60	44.77	N 02°09'32"W	48.15
36	104°03'00"	25.00	43.40	32.01	N 02°09'32"W	39.42
37	104°03'00"	25.00	32.50	18.01	N 02°09'32"W	28.00
38	87°32'27"	45.00	38.20	23.95	S 87°42'04"W	34.95

C19-53-2

C19-53-2