



5th

**COMPLETED 09/08/09 Bid Permit**  
**DRB CASE ACTION LOG (SDP - ~~SDP~~)**

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. 09DRB-70020

Project # 1007504

Project Name: ALBUQUERQUE SOUTH UNIT 3

Agent CONSENSUS PLANNING

Phone No

897-3366

Your request was approved on 2-4-09 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

UTILITIES: \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

- 5/A

*BLB*

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

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

- review for Transportation comment

*2-27-09*

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 (check payable to the County Clerk).

RECORDED DATE: \_\_\_\_\_

-Tax printout from the County Assessor.

**3 copies of the approved site plan. Include all pages.**

County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.



# DRB CASE ACTION LOG (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.: 09DRB-70094	Project # 1007504
Project Name: ALBUQUERQUE SOUTH UNIT 3	
Agent: SURV-TEK	Phone No.:

Your request was approved on 4-1-09 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

UTILITIES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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



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

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

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

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.: 09DRB-70094 Project # 1007504  
 Project Name: ALBUQUERQUE SOUTH UNIT 3  
 Agent: SURV-TEK Phone No.:

Your request was approved on 4-1-09 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

Created On:

04/01/09

**7504**

### DXF Electronic Approval Form

DRB Project Case #: 1007504

Subdivision Name: ALBUQUERQUE SOUTHJ UNIT 3 TRACT E4A1

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 3/30/2009

Hard Copy Received: 3/30/2009

Coordinate System: NMSP Grid (NAD 83)

  
Approved

03.31.2009  
Date

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGIS Use Only**  
Copied fc **7504** to agiscov on **3/31/2009** Contact person notified on **3/31/2009**



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 1, 2009

**Project# 1007504**

09DRB-70094 VACATION OF PUBLIC BLANKET DRAINAGE EASEMENT  
09DRB-70095 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK. INC. agent(s) for BENCOR/GIBSON LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E-4-A, **ALBUQUERQUE SOUTH Unit 3**, zoned C-2, located in the northwest corner of the intersection of GIBSON BLVD SW and 98TH ST SW containing approximately 1.7696 acre(s). (M-9)

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

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

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

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

**CONDITIONS:**

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

**The preliminary plat was approved with final sign off delegated to Planning to record.**

If you wish to appeal this decision, you must do so by April 16, 2009 in the manner described below.

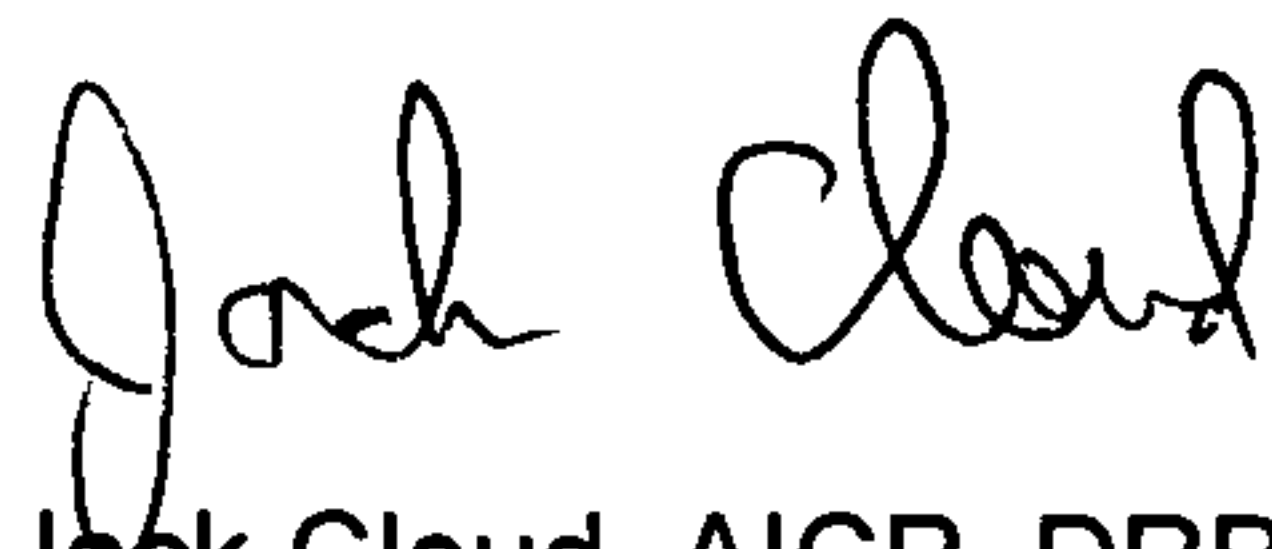
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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

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

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

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



Jack Cloud, AICP, DRB Chair

Cc: Surv-Tek Inc. – 9384 Valley View Dr. NW – Albuquerque, NM 87114

Cc: Bencor/Gibson Limited Partnership – 5600 Eubank NE Ste 180 – Albuquerque, NM 87111

Marilyn Maldonado

File

2. **Project# 1002556**  
09DRB-70099 BULK LAND VARIANCE  
09DRB-70100 - PRELIMINARY/ FINAL  
PLAT APPROVAL

BORDENAVE DESIGNS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-7 Block(s) 19, and Tract(s) D & E, **PARADISE HEIGHTS, UNIT 1**, zoned R-1 and C-2, located on the east side of GOLF COURSE RD NW between WESTSIDE BLVD NW and THE BLACK ARROYO containing approximately 18.67 acre(s). (A-12) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO RANSPORTATION FOR RIGHT-OF-WAY EXHIBIT AND TO PLANNING FOR AMAFCA SIGN-OFF, 10 FOOT P.U.E. AND SITE PLAN SIGN-OFF.**

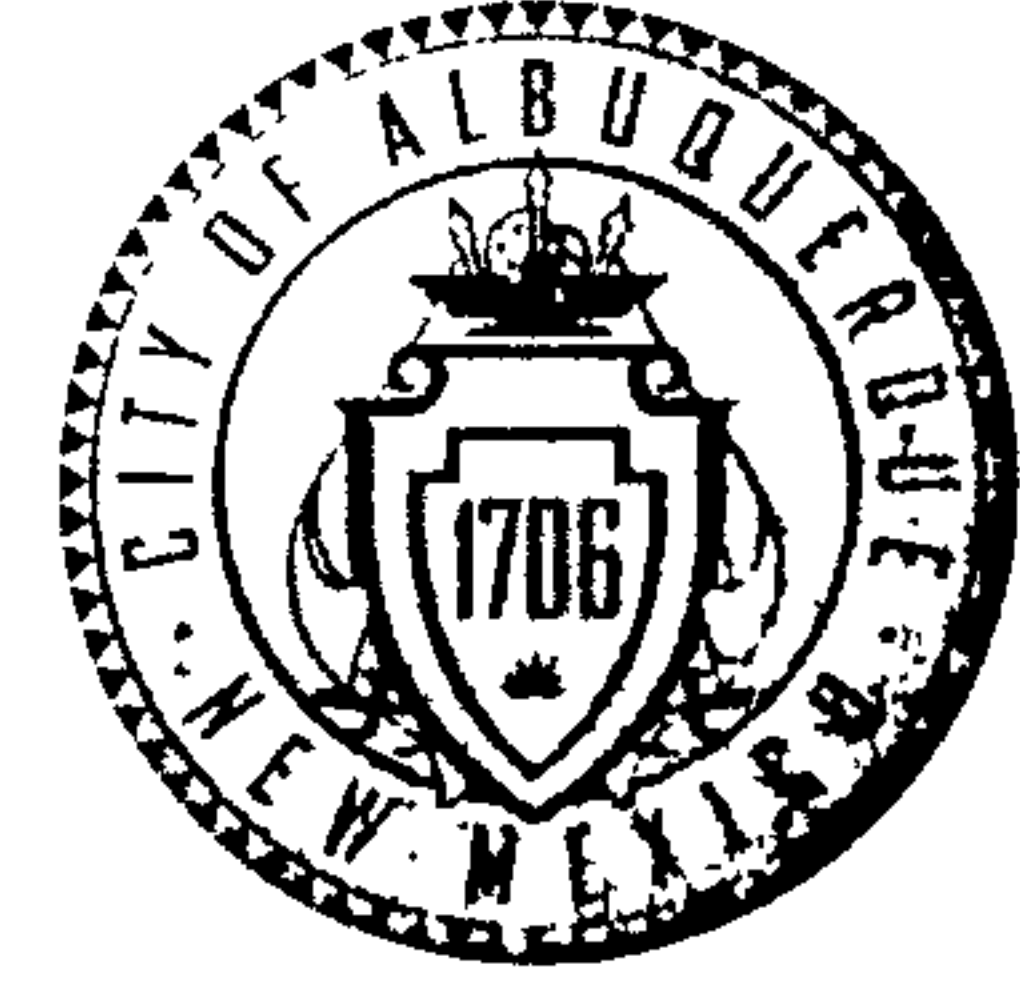
3. **Project# 1002739**  
09DRB-70096 MAJOR - 2YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS (2YR SIA)  
09DRB-70097 EXT OF SIA FOR  
TEMPORARY DEFERRAL SIDEWALK  
CONSTRUCTION

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS Unit(s) 1**, zoned RD, located on the south side of COLOBEL AVE SW between 118TH ST SW and DUERSON TRAIL SW containing approximately 248.235 acre(s). (N-8 & P-8). **A ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED. A TWO YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

4. ~~Project# 1007504~~  
09DRB-70094 VACATION OF PUBLIC  
BLANKET DRAINAGE EASEMENT  
09DRB-70095 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURV-TEK. INC. agent(s) for BENCOR/GIBSON LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E-4-A, **ALBUQUERQUE SOUTH Unit 3**, zoned C-2, located in the northwest corner of the intersection of GIBSON BLVD SW and 98TH ST SW containing approximately 1.7696 acre(s). (M-9) **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 PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD MEMO

**DRB CASE NO/PROJECT NO: 10007504**

**AGENDA ITEM NO: 4**

**SUBJECT:**

**ENGINEERING COMMENTS:**

*mm* Vacation Public Drainage Easement

No Objection

*mm* Plat Approval

No Objection

PO Box 1293

Albuquerque

**RESOLUTION:**

NM 87103

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

www.cabq.gov

SIGNED:

(UD) (CE) (TRANS) (PKS) (PLNG) *to review*

**COMMENTS:**

**SIGNED:**

Curtis Cherne  
City Engineer Designee  
924-3695

**DATE: 4-1-09**



# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007504 AGENDA# 4 DATE: 4/1/09

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



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

April 1, 2009

**Project# 1007504**

09DRB-70094 VACATION OF PUBLIC BLANKET DRAINAGE EASEMENT  
 09DRB-70095 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK. INC. agent(s) for BENCOR/GIBSON LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E-4-A, **ALBUQUERQUE SOUTH Unit 3**, zoned C-2, located in the northwest corner of the intersection of GIBSON BLVD SW and 98TH ST SW containing approximately 1.7696 acre(s). (M-9)

<b>AMAFCA</b> No comment.
<b>COG</b> No comments.
<b>TRANSIT</b> Adjacent and nearby routes      None. Adjacent bus stops                    None. Site plan requirements                None. Large site TDM suggestions         None. Other information                      None.
<b>ZONING ENFORCEMENT</b> No comments.
<b>NEIGHBORHOOD COORDINATION</b> Letters sent to: <b>No Neighborhood and/or Homeowner Association(s)</b>
<b>APS</b> The owner of the above property requests a Vacation of Public Blanket Drainage Easement and approval of a Preliminary/Final Plat for a property zoned C-2. This will have no adverse impacts to the APS district.
<b>POLICE DEPARTMENT</b> See file for informational comments.
<b>FIRE DEPARTMENT</b> No comments.
<b>PNM ELECTRIC &amp; GAS</b> Vacation of Public Blanket Drainage Easement Minor Preliminary/Final Plat Approval
<b>COMCAST</b> No comments.
<b>QWEST</b> No adverse comments.
<b>ENVIRONMENTAL HEALTH</b> No comments.
<b>M.R.G.C.D</b> No Adverse Comments.

**OPEN SPACE DIVISION**

Open Space has no adverse comments

**CITY ENGINEER**

No objection

**TRANSPORTATION DEVELOPMENT**

No objection to vacation request.

Gibson Blvd and 98<sup>th</sup> Street SW are principal arterial roadways in this area. As such, Table 23.2.1A of the *Development Process Manual* specifies that a 6 foot sidewalk with a 6-foot setback from back of curb is required. Based upon the information on file, additional dedication of right of way is required along 98<sup>th</sup> Street.

The right of way at the intersection of two arterial roadways requires a radius of 35 feet.

**PARKS AND RECREATION**

Defer to hydrology

**ABCWUA**

No objection to Vacation request and Plat approval.

**PLANNING DEPARTMENT**

Refer to comments from affected agencies/ divisions regarding proposed Vacation.

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

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

**Meeting Date:** April 1, 2009  
**Zone Atlas Page:** M-9  
**Notification Radius:** 100 Ft.

**Project#** 1007504  
**App#** 09DRB-70094  
09DRB-70095

Cross Reference and Location: GIBSON BLVD SW BETWEEN 98<sup>TH</sup> ST SW AND DE ANZA DR SW

**Applicant:** BENCOR/GIBSON LIMITED PARTNERSHIP  
5600 EUBANK NE STE 180  
ALBUQUERQUE, NM 87111

**Agent:** SURV-TEK INC  
9384 VALLEY VIEW DR NW  
ALBUQUERQUE, NM 87114

**Special Instructions:**

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

**Date Mailed:** MARCH 13, 2009  
**Signature:** ERIN TREMLIN



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

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

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

- Scale drawing of the proposed subdivision plat (folded to fit into an 8 5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8 5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

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

- Preliminary Plat reduced to 8 5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.

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

- Proposed Final Plat (folded to fit into an 8 5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

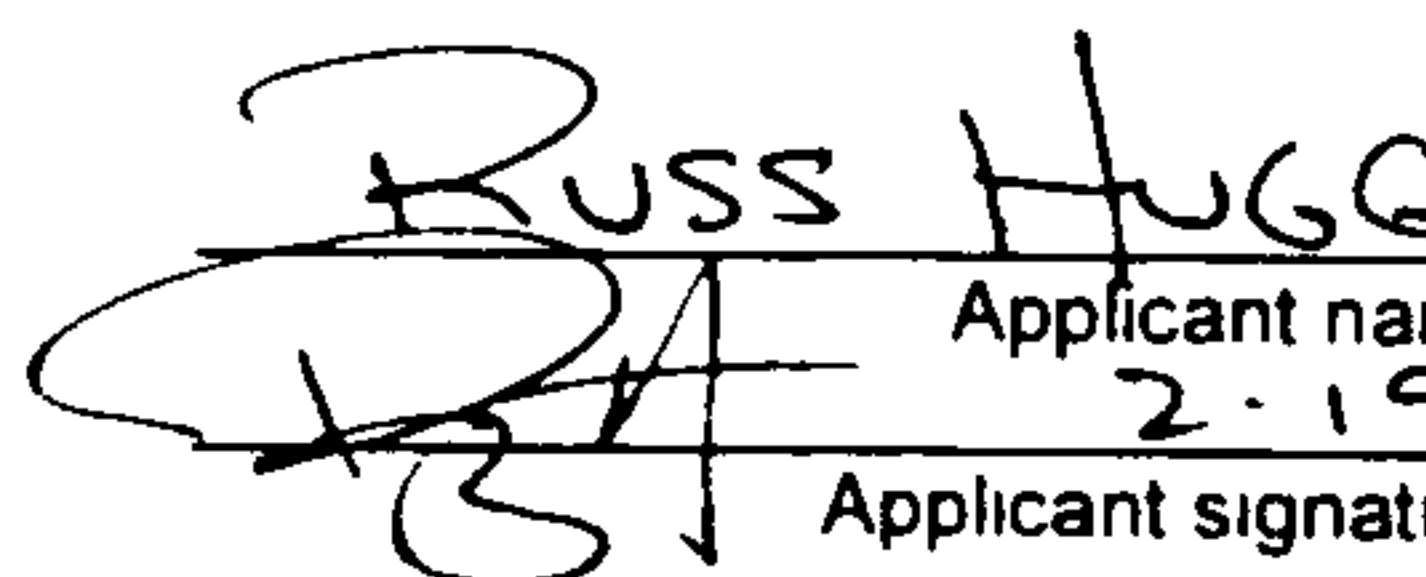
**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

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

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

- PLEASE NOTE. There are no clear distinctions between significant and minor changes with regard to subdivision amendments Significant changes are those deemed by the DRB to require public notice and public hearing
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8 5" by 14" pocket) 6 copies
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8 5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

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

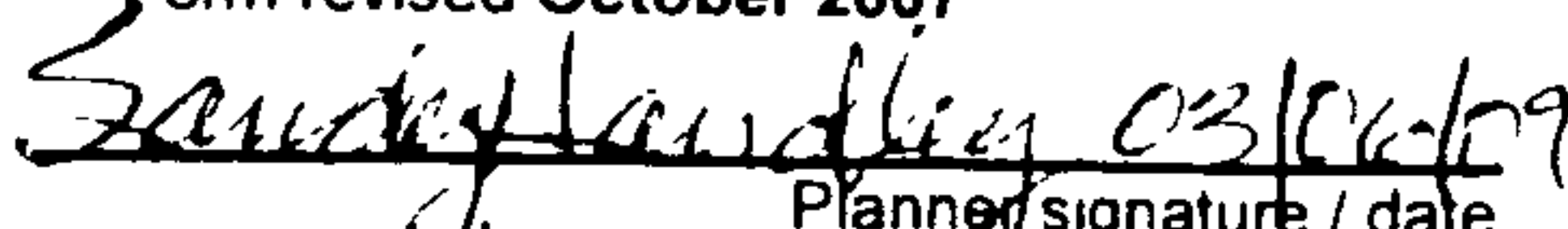
  
 Applicant name (print) Russ Hugg  
 Applicant signature / date 2-19-09



Form revised October 2007

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

Application case numbers  
09 DRB-70095  
 \_\_\_\_\_  
 \_\_\_\_\_

  
 Planner signature / date 03/06/09  
 Project # 1007524

R e c	UPC CODE	OWNER	OWNER ADDRES S	OW NER CITY	OW NER STA TE	OW NER ZI PC ODE	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL	AC RE S
1	10090 55187 08130 147	MATA RAUL	9728 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 47 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT .1148 AC	0.1 141 259 7
2	10090 55173 06630 151	GUTIERREZ REGENE J & J EANINE L	9744 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 51 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT .1283 AC	0.1 253 735
3	10090 55210 02532 124	BINDRA RUPINDER S & GU RPREET K TRUSTEES BIN DRA FAMILY TRUST	550 SOU TH HILL ST SUITE 1649	LOS ANG ELE S	C A	90 01 3	V	A1 A	TR E- 4 BULK LAND PLAT FOR ALBUQUERQUE SOUTH UNITTHREE TRACTS E-1 THRU E- 6 CONT 27.8173 AC	27. 994 795 75
4	10090 55184 07730 148	GARCIA RONNIE J	9732 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 48 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT 1033 AC	0.1 012 705 6
5	10090 54318 42810 344	LONGFORD AT DIAMOND MESA INC	3077 E W ARM SPR INGS RD	LAS VEG AS	N V	89 12 0	V	A1 A	TR E-6-A- 1 BULK LAND PLAT FOR ALBUQUERQUE SOUTH UNITTHREE TRACT E-6-A- 1 CONT 26.5621 AC	27. 352 172 19
6	10090 55141 03032 310	RASCON TRACY R & FINLE Y PHILLIP J	10009 CA RTAGEN A AVE S W	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 3 BLK J PLAT FOR EL RANCHO GRAN DE UNIT 8B BEING AREPLAT OF ALBUQUE RQUE SOUTH UNIT 3 TR D1B CONT .1007 AC	0.0 992 943 1
7	10090 55190 08430 146	COCA MARY B	9722 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 46 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT .1033 AC	0.0 998 617 5
8	10090 55193 08730 145	MICHEL MAYRA	9722 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 45 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT 1102 AC	0.1 134 937 8
9	10090 55178 07030 150	MEDRANO FRANCISCO	704 VIST A DEL PU BELO SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 50 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT .1148 AC	0.1 141 280 8
10	10090 55180 07430 149	MARTINEZ NELSON & THE RESA	9736 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 49 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT .1148 AC	0 1 160 020 1
11	10090 55285 02532 110	98TH STREET LLC	2009 EUB ANK NE	ALB UQU ERQ UE	N M	87 11 2	V	A1 A	TR E-5- A BULK LAND PLAT FOR ALBUQUERQUE SOUTH UNITTHREE TRACT E-5-A AND E- 6-A CONT 5.6714 AC	5 6 713 577 1
12	10090 54215 40520 404	98TH STREET LLC	2009 EUB ANK NE	ALB UQU ERQ UE	N M	87 11 2	V	A1 A	TR 34D1A BULK LAND PLAT TRACT 31A-1- A LANDS OF SALAZARFAMILY TRUST, SA LAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT AND TR ACTS 4-A-1, 32H-1-A	25. 212 249 71
13	10090 55197 09130 144	RUIZ FELIX & MARIA DE JE SUS	9718 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 44 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT .1062 AC	0.1 024 737
14	10090 54128 49920	EDISON LANETTA F	10008 RA NGE RD SW	ALB UQU ERQ	N M	87 12 1	R	A1 A	LT 113- P1 PLAT FOR EL RANCHO GRANDE UNIT 10 CONT .1085 AC	0.1 084 100

	811			UE							8
15	10090 54133 50020 812	GARCIA AMADOR & GLORIA	10004 RAN GE RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 112- P1 PLAT FOR EL RANCHO GRANDE UNIT 10 CONT 1085 AC	0.1 084 036	
16	10090 55200 09530 143	AYALA RUBEN E	9712 ART ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 43 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT .1089 AC	0 1 083 594 8	
17	10090 55203 09830 142	SANCHEZ JACQUELINE J	9706 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 42 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT .1089 AC	0 1 066 541 4	
18	10090 55207 10130 141	KRASNOSKY RUTH D	9646 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 41 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT 1196 AC	0.1 208 831 4	
19	10090 55166 05832 313	PIPER MICHAEL SCOTT	9900 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 28 BLK J PLAT FOR EL RANCHO GRAN DE UNIT 8B BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT 3 TR D1B CONT .119 7 AC	0 1 180 740 9	
20	10090 55122 00532 515	RIZZO MARK	10008 CA RTAGEN A AVE S W	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 23- P1 PLAT FOR EL RANCHO GRANDE UNIT 10 CONT .1002 AC	0.0 999 636 5	
21	10090 55128 00532 514	GUTIERREZ RALPH J & AMANDA CAPRICE YANEZ	10004 CA RTAGEN A AVE S W	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 24- P1 PLAT FOR EL RANCHO GRANDE UNIT 10 CONT .1002 AC	0.1 051 692 4	
22	10090 55134 00532 513	VARGAS ESTEBAN TORRES & TORRES ALICIA	10000 CA RTAGEN A AVE S W	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 25- P1 PLAT FOR EL RANCHO GRANDE UNIT 10 CONT 1286 AC	0 1 298 143 8	
23	10090 54137 51720 814	LLOYD CONSUELO	10001 RA NGE RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 110- P1 PLAT FOR EL RANCHO GRANDE UNIT 10 CONT .1239 AC	0.1 238 362 8	
24	10090 54127 51620 816	BEDIZ SHANE	10009 RA NGE RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 108- P1 PLAT FOR EL RANCHO GRANDE UNIT 10 CONT 1386 AC	0.1 381 108 5	
25	10090 54132 51620 815	BALLESTEROS RAFAEL	18850 N 1 6TH PL	PHO ENIX	A Z	85 02 4	R	A1 A	LT 109- P1 PLAT FOR EL RANCHO GRANDE UNIT 10 CONT .1218 AC	0 1 217 209	
26	10090 55215 10630 139	ORTIZ ROMAN F	9638 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 39 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT .1089 AC	0 1 069 633 5	
27	10090 55219 10830 138	ORTEGA RAMON & MARTHA	9632 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 38 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT 1089 AC	0.1 070 758 7	
28	10090 55224 11030 137	ADAMS JASON & EMILY BIANCA	9628 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 37 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT 1196 AC	0.1 180 149 8	
29	10090 55229 11130 136	WILSON KATHERINE	9624 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 36 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT .1089 AC	0.1 074 297 2	
30	10090 55234 11330 135	BRADY JANINE R	9620 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 35 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT .1180 AC	0 1 167 441 6	



3	10090 55239 11330 134	MOLINAR YVET A & LUZA LBA CHAVEZ	9616 ATR ISCO RA NCH SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 34 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT .1158 AC	0.1 143 926 5
3	10090 55243 11430 133	POTHONG MANIT	9612 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 33 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT .1140 AC	0.1 109 335 2
3	10090 55248 11530 132	LOVATO BERTHA M	9608 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 32 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT .1121 AC	0.1 101 913 7
3	10090 55252 11630 131	GALLEGOS JAMES J & LYD IA R	PO BOX 804	ALC ALD E	N M	87 51 1	R	A1 A	LT 31 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT .1335 AC	0.1 303 795 7
3	10090 55259 11830 130	SALGADO JEFF E	9600 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 30 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT .1446 AC	0.1 473 008 3
3	10090 55212 10330 140	DUVALL ALAN GLEN & PEG GY M	9642 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 40 BLK K PLAT FOR EL RANCHO GRAN DE UNIT 8A BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT THREE TRACT D1AC ONT .1089 AC	0.1 077 503 2
3	10090 54128 48121 423	FRIETZE ERNEST J JR & B ERNADETTE M % DELEON FRANCESCA M	10009 CO RRAL GA TE LN S W	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 94- P1 PLAT FOR SUN GATE SUBDIVISION C ONT .1085 AC	0.1 084 013 1
3	10090 54133 48221 422	PURSER HELEN E	10005 CO RRAL GA TE LN S W	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 95- P1 PLAT FOR SUN GATE SUBDIVISION C ONT .1085 AC	0.1 083 944 6
3	10090 54138 48321 421	BRYANT TINA YVETTE	10001 CO RRAL GA TE LN S W	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 96- P1 PLAT FOR SUN GATE SUBDIVISION C ONT .1272 AC	0.1 269 483 5
4	10090 55134 00132 512	MAZARIEGOS YESLY R	10001 HI GH RAN GE RD S W	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 26- P1 PLAT FOR EL RANCHO GRANDE UNIT 10 CONT .1556 AC	0.1 558 705 6
4	10090 55128 00132 511	SULTAN TIPU & AFROZA % ROMERO ANTONIO & RAQ UEL	2101 FEN CE RAIL SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 27- P1 PLAT FOR EL RANCHO GRANDE UNIT 10 CONT 1064 AC	0.1 063 368 8
4	10090 55122 00132 510	IBUADO RIGOBERTO & AN GELIC D	10009 HI GH RAN GE RD S W	ALB UQU ERQ UE	N M	87 10 9	R	A1 A	LT 28- P1 PLAT FOR EL RANCHO GRANDE UNIT 10 CONT .1064 AC	0.1 063 362 7
4	10090 55144 03932 319	SLADE CHRISTINE MARIE	10000 AT RISCO R ANCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 22 BLK J PLAT FOR EL RANCHO GRAN DE UNIT 8B BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT 3 TR D1B CONT .100 0 AC	0.1 000 108 1
4	10090 55149 03932 318	HAMMIT LISSA J & TREFET HEN SALLY	9920 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 23 BLK J PLAT FOR EL RANCHO GRAN DE UNIT 8B BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT 3 TR D1B CONT .118 3 AC	0.1 182 961 1
4	10090 55151 03032 312	MANSFIELD RICHARD W	10001 CA RTAGEN A AVE S W	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 1 BLK J PLAT FOR EL RANCHO GRAND E UNIT 8B BEING AREPLAT OF ALBUQUE RQUE SOUTH UNIT 3 TR D1B CONT .1486 AC	0.1 469 536 2
4	10090 55146 03032 311	PIEDISCALZI KEVIN F & CH UN PAUL K TRUSTEES OF GOOD LUCK GOOD HEALT H TRUST	354 ACC OLADE D R	SAN LEA NDR O	C A	94 57 7	R	A1 A	LT 2 BLK J PLAT FOR EL RANCHO GRAND E UNIT 8B BEING AREPLAT OF ALBUQUE RQUE SOUTH UNIT 3 TR D1B CONT 1101 AC	0.1 086 452 9
4	10090 55154	BLASS RALF K	9916 ATR ISCO RA	ALB UQU	N M	87 12	R	A1 A	LT 24 BLK J PLAT FOR EL RANCHO GRAN DE UNIT 8B BEING AREPLAT OF ALBUQU	0.1 717

	04132 317		NCH RD SW	ERQ UE		1			ERQUE SOUTH UNIT 3 TR D1B CONT .171 9 AC	404 3
4 8	10090 55157 04732 316	YBARRA JAIME & STEPHA NIE	9912 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 25 BLK J PLAT FOR EL RANCHO GRAN DE UNIT 8B BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT 3 TR D1B CONT .114 4 AC	0.1 145 195 9
4 9	10090 55159 05132 315	SEDILLO ANITA	9908 ATR ISCO RA NCH RD	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 26 BLK J PLAT FOR EL RANCHO GRAN DE UNIT 8B BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT 3 TR D1B CONT 107 3 AC	0.1 049 444
5 0	10090 55162 05432 314	MERAZ CLAUDIA	9904 ATR ISCO RA NCH RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 27 BLK J PLAT FOR EL RANCHO GRAN DE UNIT 8B BEING AREPLAT OF ALBUQU ERQUE SOUTH UNIT 3 TR D1B CONT 103 8 AC	0 1 044 464 7
5 1	10090 54138 50020 813	LOPEZ JOSE C	10000 RA NGE RD SW	ALB UQU ERQ UE	N M	87 12 1	R	A1 A	LT 111- P1 PLAT FOR EL RANCHO GRANDE UNIT 10 CONT .1266 AC	0 1 264 994

OR CURRENT RESIDENT  
100905528502532110  
98TH STREET LLC  
2009 EUBANK NE  
ALBUQUERQUE, NM 87112

OR CURRENT RESIDENT  
100905413251620815  
BALLESTEROS RAFAEL  
18850 N 16TH PL  
PHOENIX, AZ 85024

OR CURRENT RESIDENT  
100905515404132317  
BLASS RALF K  
9916 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905519008430146  
COCA MARY B  
9722 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905412848121423  
FRIETZE ERNEST J JR & BERNADETTE  
M % DELEON FRANCESCA M  
10009 CORRAL GATE LN SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905518407730148  
GARCIA RONNIE J  
9732 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905514903932318  
HAMMIT LISSA J & TREFETHEN  
SALLY  
9920 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905413751720814  
LLOYD CONSUELO  
10001 RANGE RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905524811530132  
LOVATO BERTHA M  
9608 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905518708130147  
MATA RAUL  
9728 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905522411030137  
ADAMS JASON & EMILY BIHN  
9628 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905412751620816  
BEDIZ SHANE  
10009 RANGE RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905523411330135  
BRADY JANINE R  
9620 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905521210330140  
DUVALL ALAN GLEN & PEGGY M  
9642 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905525211630131  
GALLEGOS JAMES J & LYDIA R  
PO BOX 804  
ALCALDE, NM 87511

OR CURRENT RESIDENT  
100905512800532514  
GUTIERREZ RALPH J & AMANDA  
CAPRICE YANEZ  
10004 CARTAGENA AVE SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905512200132510  
IBUADO RIGOBERTO & ANGELIC D  
10009 HIGH RANGE RD SW  
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT  
100905431842810344  
LONGFORD AT DIAMOND MESA INC  
3077 E WARM SPRINGS RD  
LAS VEGAS, NV 89120

OR CURRENT RESIDENT  
100905515103032312  
MANSFIELD RICHARD W  
10001 CARTAGENA AVE SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905513400132512  
MAZARIEGOS YESLY R  
10001 HIGH RANGE RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905520009530143  
AYALA RUBEN E  
9712 ARTISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905521002532124  
BINDRA RUPINDER S & GURPREET K  
TRUSTEES BINDRA FAMILY TRUST  
550 SOUTH HILL ST SUITE 1649  
LOS ANGELES, CA 90013

OR CURRENT RESIDENT  
100905413848321421  
BRYANT TINA YVETTE  
10001 CORRAL GATE LN SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905412849920811  
EDISON LANETTA F  
10008 RANGE RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905413350020812  
GARCIA AMADOR & GLORIA  
10004 RANGE RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905517306630151  
GUTIERREZ REGENE J & JEANINE L  
9744 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905520710130141  
KRASNOSKY RUTH D  
9646 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905413850020813  
LOPEZ JOSE C  
10000 RANGE RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905518007430149  
MARTINEZ NELSON & THERESA  
9736 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905517807030150  
MEDRANO FRANCISCO  
704 VISTA DEL PUBELO SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905516205432314  
MERAZ CLAUDIA  
9904 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905519308730145  
MICHEL MAYRA  
9722 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905523911330134  
MOLINAR YVVET A & LUZALBA  
CHAVEZ  
9616 ATRISCO RANCH SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905521910830138  
ORTEGA RAMON & MARTHA A  
9632 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905521510630139  
ORTIZ ROMAN F  
9638 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905514603032311  
PIEDISCALZI KEVIN F & CHUN PAUL K  
TRUSTEES OF GOOD LUCK GOOD HEALTH  
TRUST  
354 ACCOLADE DR  
SAN LEANDRO, CA 94577

OR CURRENT RESIDENT  
100905516605832313  
PIPER MICHAEL SCOTT  
9900 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905524311430133  
POTHONG MANIT  
9612 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905413348221422  
PURSER HELEN E  
10005 CORRAL GATE LN SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905514103032310  
RASCON TRACY R & FINLEY PHILLIP  
10009 CARTAGENA AVE SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905512200532515  
RIZZO MARK  
10008 CARTAGENA AVE SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905519709130144  
RUIZ FELIX & MARIA DE JESUS  
9718 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905525911830130  
SALGADO JEFF E  
9600 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905520309830142  
SANCHEZ JACQUELINE J  
9706 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905515905132315  
SEDILLO ANITA  
9908 ATRISCO RANCH RD  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905514403932319  
SLADE CHRISTINE MARIE  
10000 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905512800132511  
SULTAN TIPU & AFROZA ROMERO  
ANTONIO & RAQUEL  
2101 FENCE RAIL SW  
ALBUQUERQUE, NM 87121

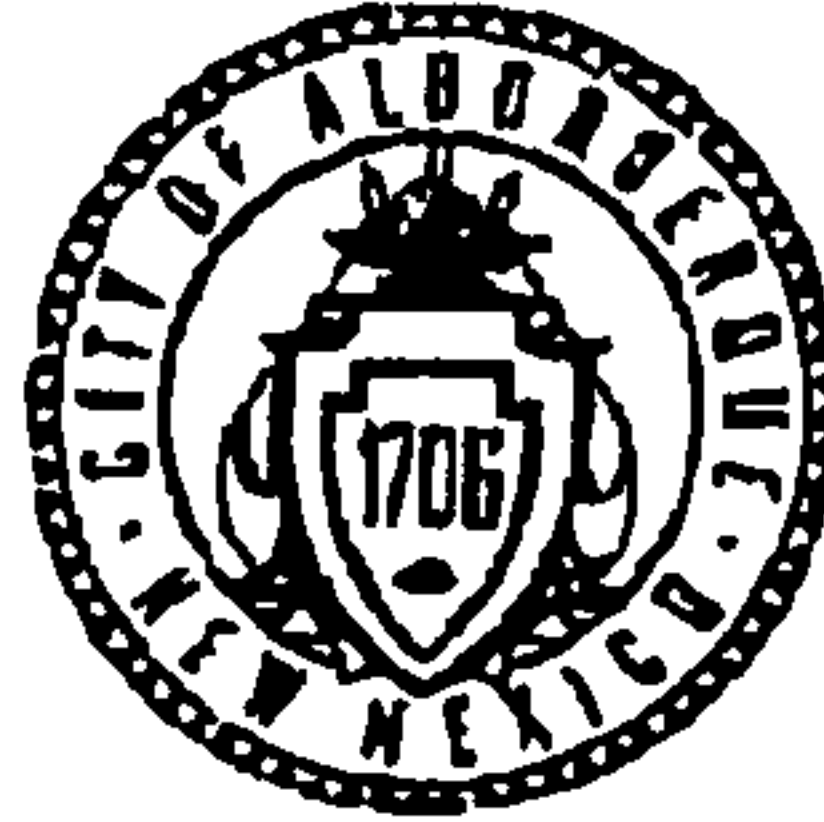
OR CURRENT RESIDENT  
100905513400532513  
VARGAS ESTEBAN TORRES &  
TORRES ALICIA  
10000 CARTAGENA AVE SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905522911130136  
WILSON KATHERINE  
9624 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905515704732316  
YBARRA JAIME & STEPHANIE  
9912 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

Project# 1007504  
SURV-TEK INC  
9384 VALLEY VIEW DR NW  
ALBUQUERQUE, NM 87114

Project# 1007504  
BENCOR / GIBSON LIMITED  
PARTNERSHIP  
5600 EUBANK NE ATE 180  
ALBUQUERQUE, NM 87111



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

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

February 18, 2009

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

This letter will serve to notify you that on **February 18, 2009:**

**CONTACT NAME:** RUSS HUGG

**COMPANY OR AGENCY:** SURV TEK, INC.  
9384 VALLEY VIEW DRIVE NW/87114  
PHONE: 505-897-3366/FAX - 505-897-3377

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **TRACT E-4-A, ALBUQUERQUE SOUTH, UNIT 3, LOCATED ON GIBSON BOULEVARD SW BETWEEN 98<sup>th</sup> STREET SW AND DE ANZA DRIVE SW** zone map **M-9**.

*Our records indicate that as of February 18, 2009, there were no Neighborhood and/or Homeowner Associations in this area.*

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
PLANNING DEPARTMENT

planningrmaform(01/22/08)

# SURV TEK, INC.

## Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail hugg@swcp.com

March 3, 2009

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

RE: Vacation Action and Minor Preliminary/Final plat approval for Tract E-4-A, Albuquerque South Unit 3, City of Albuquerque, Bernalillo County, New Mexico as shown on Zone Atlas Page M-19.

Dear Mr. Cloud

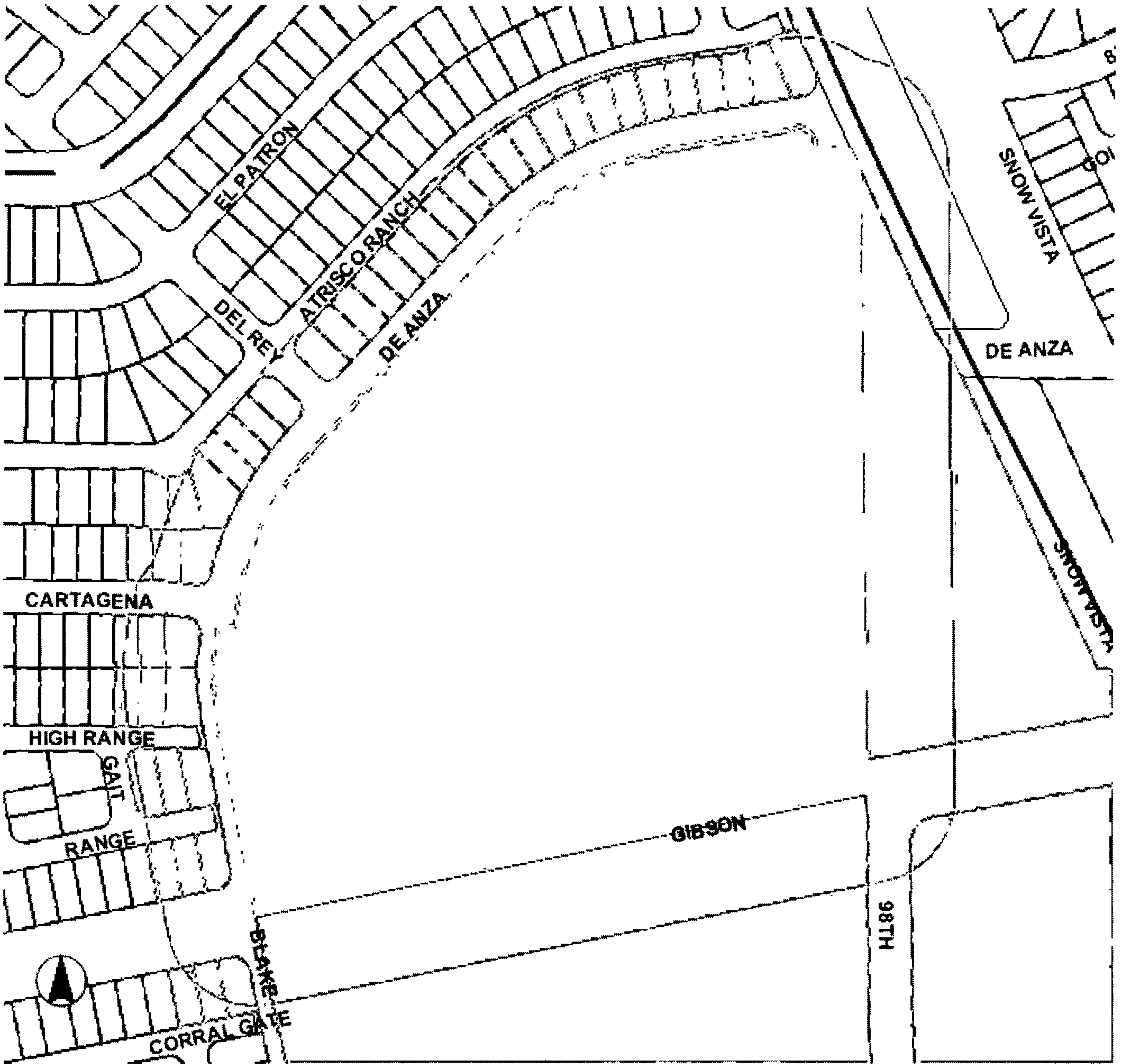
The owners of the above captioned property, Bencor/Gibson Limited Partnership are hereby filing application with the City of Albuquerque Development Review Board for a Vacation of a Public Blanket Drainage Easement within Tract E-4-A and Minor Preliminary/Final plat approval to show said vacation.

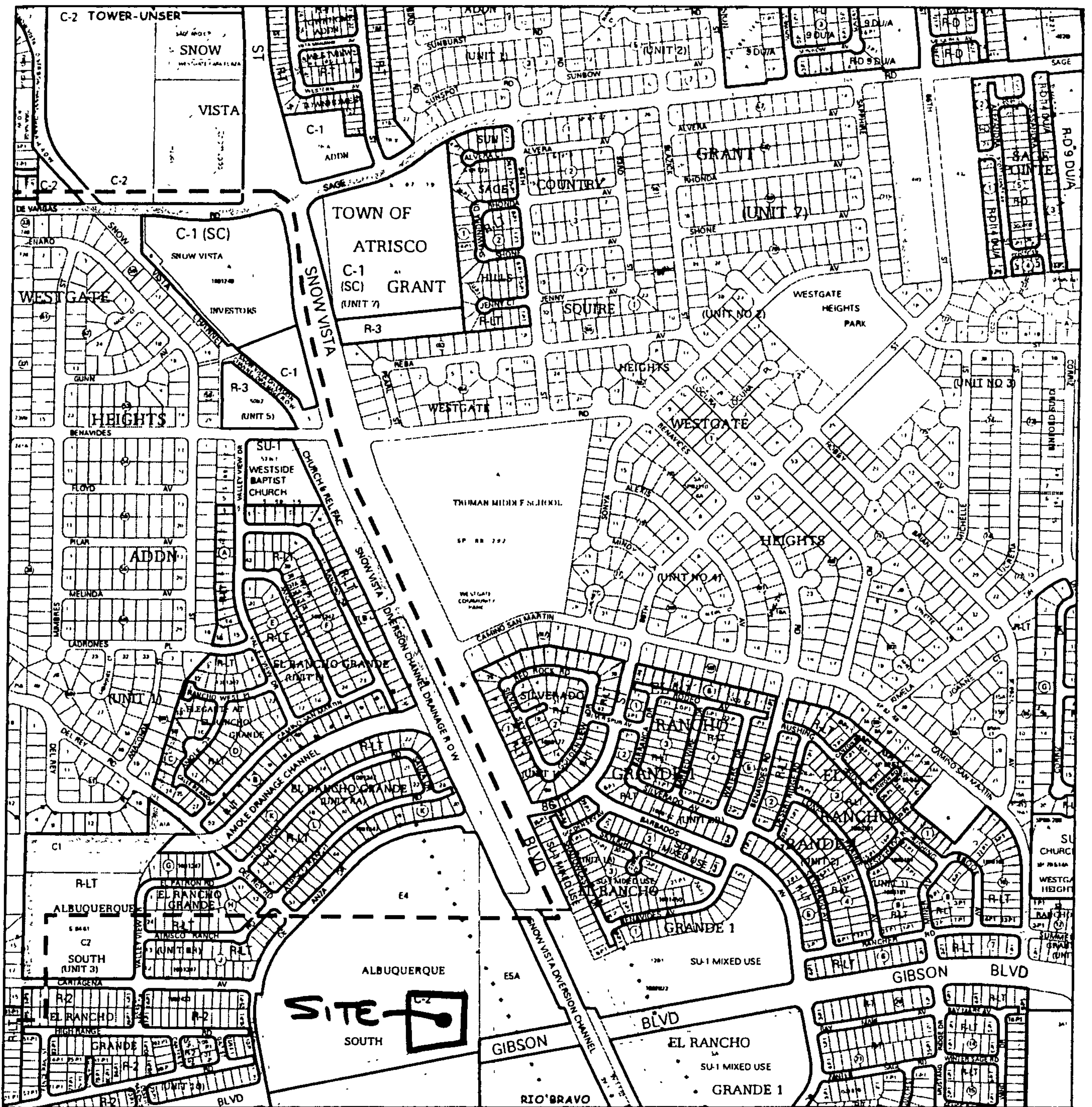
If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,

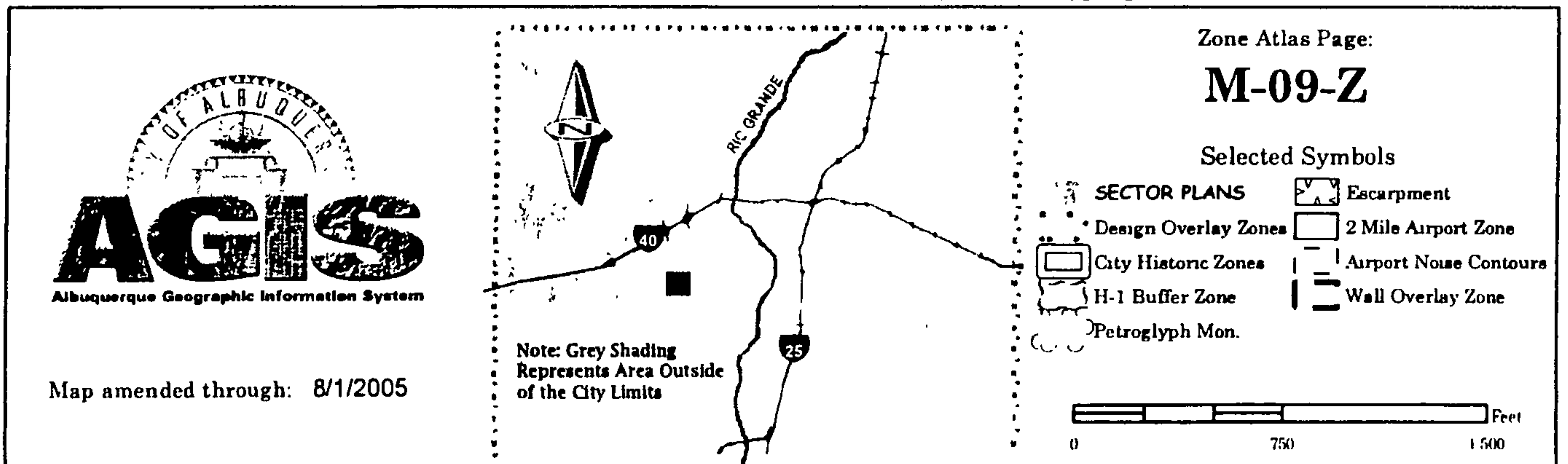


Russ P. Hugg, PS  
Surv-Tek, Inc.





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





FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)  
 \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements **24 copies**  
 \_\_\_ Letter briefly describing and explaining the request, compliance with the Development Process Manual, and all improvements to be waived  
 \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)  
 \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 \_\_\_ Sign Posting Agreement  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**  
 **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**  
 \_\_\_ The complete document which created the public easement (folded to fit into an 8 5" by 14" pocket) **24 copies.**  
 (Not required for City owned public right-of-way )  
 \_\_\_ Drawing showing the easement or right-of-way to be vacated, etc (not to exceed 8 5" by 11") **24 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the request  
 \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 \_\_\_ Sign Posting Agreement  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**  
 **SIDEWALK WAIVER (DRB21)**  
 \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8 5" by 14") **6 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**  
 \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8 5" by 14") **24 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the variance  
 \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 \_\_\_ Sign Posting Agreement  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**  
 **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**  
 \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the deferral or extension  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**  
 **VACATION OF RECORDED PLAT (DRB29)**  
 \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8 5" by 14") **6 copies**  
 \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**  
 \_\_\_ Letter of authorization from the grantors and the beneficiaries (private easement only)  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

Russ Hugg  
 Applicant name (print)  
[Signature] 2.19.09  
 Applicant signature / date



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

Application case numbers  
09DRB - 70274  
 \_\_\_\_\_  
 \_\_\_\_\_

Form revised 4/07  
Sandy Handley 03/06/09  
 Planner signature / date  
 Project # 10075090



# DRB CASE ACTION LOG (SDP - ~~SDP~~)

Bld Permit

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. 09DRB-70020

Project # 1007504

Project Name: ALBUQUERQUE SOUTH UNIT 3

Agent CONSENSUS PLANNING

Phone No 897-3366

Your request was approved on 2-4-09 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

UTILITIES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY ENGINEER / AMAFCA. - S/A \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

PLANNING (Last to sign): - revise for Transportation comment \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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



COMPLETED 02/24/09 *stt*  
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.: 09DRB-70016

Project # 1007504

Project Name: ALBUQUERQUE SOUTH UNIT THREE

Agent: SURV-TEK INC

Phone No: 897-3366

Your request was approved on 2-4-09 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

\_\_\_\_\_

\_\_\_\_\_

UTILITIES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

-The original plat and a mylar copy for the County Clerk

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk). **RECORDED DATE:** \_\_\_\_\_

-Tax printout from the County Assessor

**3 copies of the approved site plan. Include all pages.**

**County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**

**Property Management's signature must be obtained prior to Planning Department's signature.**

**AGIS DXF File approval required.** *OK*

**Copy of recorded plat for Planning.**



# 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. 09DRB-70016 Project # 1007504  
 Project Name. ALBUQUERQUE SOUTH UNIT THREE  
 Agent. SURV-TEK INC. Phone No. 897-3366

Your request was approved on 2-4-09 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

**7504**

### DXF Electronic Approval Form

DRB Project Case #: 1007504

Subdivision Name: ALBUQUERQUE SOUTH UNIT 3 TRACTS E4A & E4B

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 2/5/2009

Hard Copy Received: 2/5/2009

Coordinate System: NMSP Grid (NAD 83)

  
Approved

02-05-2009  
Date

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

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#### AGIS Use Only

Copied fc 7504 to agiscov on 2/5/2009 Contact person notified on 2/5/2009

## **Rusty Hugg**

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**From:** Zamora, David M. [dmzamora@cabq.gov]  
**Sent:** Thursday, February 05, 2009 10:31 AM  
**To:** Rusty Hugg  
**Subject:** Project No. 1007504

The .dxf file for Project No. 1007504 (Albuquerque South Unit Three) has been approved.

David M. Zamora  
GIS Coordinator - AGIS  
City of Albuquerque  
Planning Department  
924-3929 phone  
924-3812 fax  
[www.cabq.gov/gis](http://www.cabq.gov/gis)  
[dmzamora@cabq.gov](mailto:dmzamora@cabq.gov)

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

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1007504

On December 18, 2008, the Environmental Planning Commission approved Project # 1007504, 08EPC-40116, a site development plan for building permit for all or a portion of tract E-4, Albuquerque South, Unit 3, located on 98<sup>th</sup> Street SW between Gibson SW and De Anza SW containing approximately 28 acres.

The applicant has satisfied all of the EPC conditions of approval for the site development plan for subdivision with the following exceptions:

6a and 6b. The number of street trees has been reduced by one tree on both 98<sup>th</sup> Street (7) and Gibson Boulevard (6). This is because the street trees are larger in diameter (based on 40 foot tree canopies) than those originally selected. The applicant has changed the landscape plan to now read: 98<sup>th</sup> Street Frontage: 242'. Based on 40' tree canopies the number of trees shall be 7. Gibson Street Frontage: 208'. Based on 40' tree canopies the number of trees shall be 6. This is as close to the original condition as the applicant can get with the increased diameter of the new street trees.

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

Thank you.

4. **Project# 1007504**  
 09DRB-70016 MINOR - PRELIMINARY/  
 FINAL PLAT APPROVAL  
 09DRB-70017 MINOR - TEMP DEFR  
 SWDK CONST  
 09DRB-70029 EPC APPROVED SDP  
 FOR BUILD PERMIT  
 09DRB-70041 BULK LAND VARIANCE

SURV-TEK INC agent(s) for THE BINDA FAMILY TRUST request(s) the above action(s) for all or a portion of Tract(s) E-4, **ALBUQUERQUE SOUTH UNIT THREE Unit(s) 3**, zoned C-2, located on GIBSON BLVD SW BETWEEN 98TH ST SW AND DE ANZA DR SW containing approximately 27.8174 acre(s). (M-9)[*Deferred from 1/28/09*] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND AGIS DXF FILE. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND TO PLANNING FOR REVISIONS PER TRANSPORTATION DEVELOPMENT'S COMMENTS AND FOR STAFF PLANNERS COMMENTS.**

09DRB-70020 EPC APPROVED SDP  
 FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for RUPINDER BINDRA request(s) the above action(s) for all or a portion of Tract(s) E-4, **ALBUQUERQUE SOUTH Unit(s) 3**, zoned C-2, located on GIBSON BLVD SW BETWEEN 98TH ST SW AND DE ANZA DR SW containing approximately 27.81 acre(s). (M-9) [*Deferred from 1/28/09*] **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED.**

5. **Project# 1001640**  
 09DRB-70032 EPC APPROVED SDP  
 FOR BUILD PERMIT

CONSENSUS PLANNING agent(s) for RICHARD F AND ARIAN C GONZALES request(s) the above action(s) for all or a portion of Lot(s) 22-A, Block(s) 25-A, **ELDER HOMESTEAD ADDITION** zoned O-1, located on ARIZONA ST SE BETWEEN GIBSON BLVD SE AND EASTERN AVE SE containing approximately .3223 acre(s). (L-18) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED.**

6. **Project# 1003812/1004240**  
 09DRB-70034 EPC APPROVED SDP  
 FOR BUILD PERMIT  
 09DRB-70035 EPC APPROVED SDP  
 FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for LAS MANANITAS PROPERTIES, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLAG DE LAS MANANITAS** zoned SU-1, located on INDIAN SCHOOL NW BETWEEN RIO GRANDE BLVD NW AND MEADOW VIEW NW containing approximately 1.99 acre(s). (H-13) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. 3 COPIES MUST BE PROVIDED TO PLANNING FOR FILE. SITE PLAN FOR BUILDING PERMIT WAS DEFERRED TO 2/25/09 AT THE AGENT'S REQUEST.**



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

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1007504

On December 18, 2008, the Environmental Planning Commission approved Project # 1007504, 08EPC-40115, a site development plan for subdivision for all or a portion of tract E-4, Albuquerque South, Unit 3, located on 98<sup>th</sup> Street SW between Gibson SW and De Anza SW containing approximately 28 acres.

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

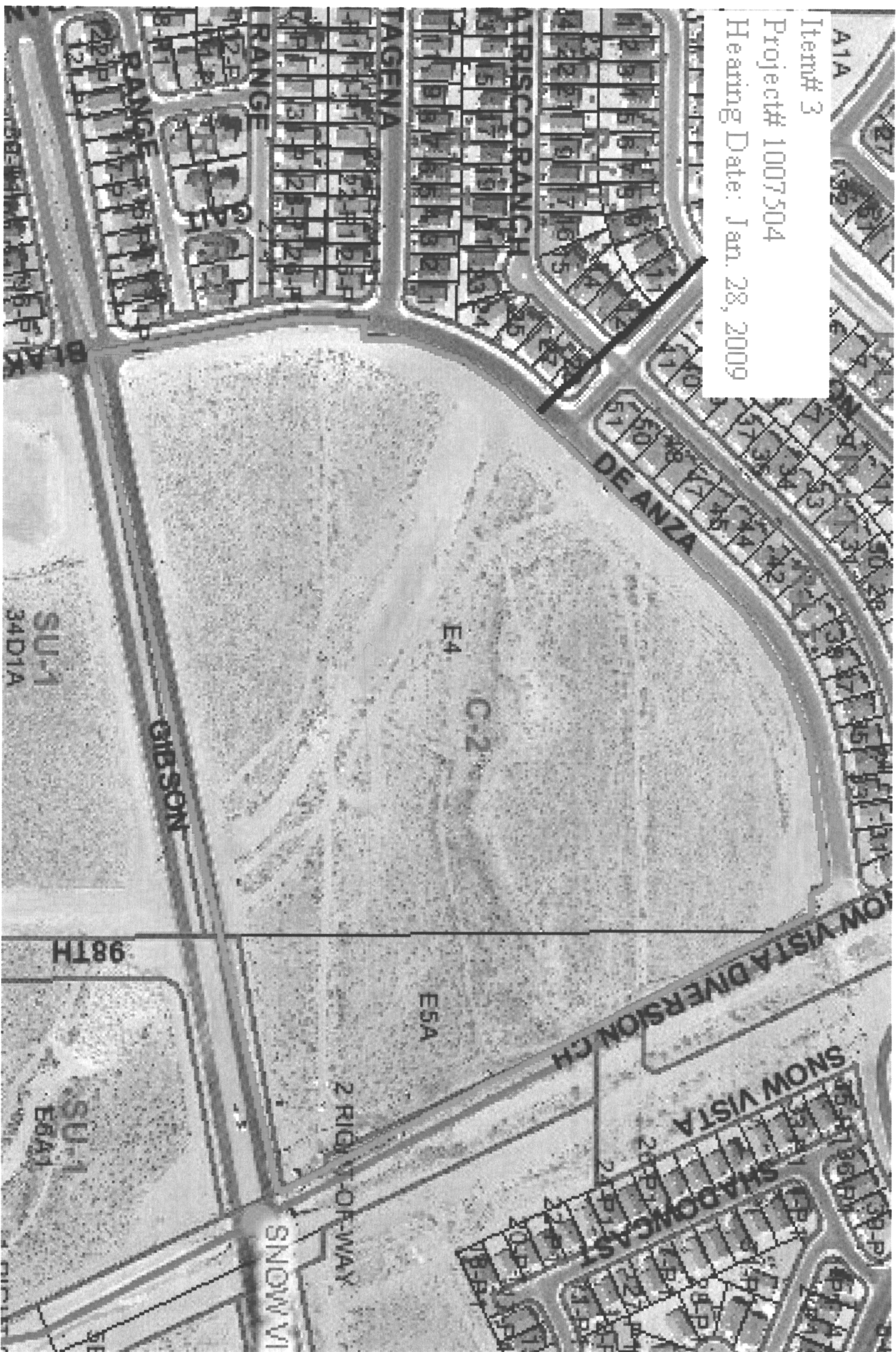
Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

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

2. **Project# 1007095**  
09DRB-70021 EPC APPROVED SDP  
FOR BUILD PERMIT  
  
J KORY BAKER ARCHITECT agent(s) for 86TH LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF L W BARRETT** zoned SU-2 FOR RD, located on 86TH ST SW BETWEEN SAN IGNACIO SW AND SAGE SW containing approximately .994 acre(s). (L-9) **DEFERRED TO 2/4/09 AT THE AGENT'S REQUEST.**
  
3. **Project# 10075043**  
09DRB-70016 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
09DRB-70017 MINOR - TEMP DEFR  
SWDK CONST  
  
09DRB-70020 EPC APPROVED SDP  
FOR SUBDIVISION  
  
SURV-TEK INC agent(s) for THE BINDA FAMILY TRUST request(s) the above action(s) for all or a portion of Tract(s) E-4, **ALBUQUERQUE SOUTH UNIT THREE Unit(s) 3**, zoned C-2, located on GIBSON BLVD SW BETWEEN 98TH ST SW AND DE ANZA DR SW containing approximately 27.8174 acre(s). (M-9) **DEFERRED TO 2/4/09 AT THE AGENT'S REQUEST.**  
  
CONSENSUS PLANNING agent(s) for RUPINDER BINDRA request(s) the above action(s) for all or a portion of Tract(s) E-4, **ALBUQUERQUE SOUTH Unit(s) 3**, zoned C-2, located on GIBSON BLVD SW BETWEEN 98TH ST SW AND DE ANZA DR SW containing approximately 27.81 acre(s). (M-9) **DEFERRED TO 2/4/09 AT THE AGENT'S REQUEST.**
  
4. **Project# 1007551**  
09DRB-70019 EPC APPROVED SDP  
FOR BUILD PERMIT  
  
GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD AND DRUG CENTERS, INC request(s) the above action(s) for all or a portion of Lot(s) B-1-B, **HUBBELL PLAZA**, zoned C-2, located on CENTRAL AVE NW BETWEEN COORS NW AND AIRPORT RD NW containing approximately 2.26 acre(s). (K-10) **DEFERRED TO 2/4/09 AT THE AGENT'S REQUEST.**
  
5. **Project# 1003565**  
08DRB-70534 EPC APPROVED SDP  
FOR BUILD PERMIT  
  
JOSH SKARSGARD agent(s) for ART GARDENSWARTZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 8, **MIRAMONTES PARK Unit(s) 1**, zoned C-1, SU-1 C-2 USES AND WAREHOUSE, located on SAN MATEO BLVD NE BETWEEN CLAREMONT AVE NE AND PHOENIX AVE NE (H-1) *[Deferred from 1/7/09]* **DEFERRED TO 2/4/09 AT THE AGENT'S REQUEST.**

Item# 3  
Project# 1007504  
Hearing Date: Jan. 28, 2009



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

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•  
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10. **Project# 1007419**  
08DRB-70438 SKETCH PLAT  
REVIEW AND COMMENT

CARLOS MARTINEZ agent(s) for MARIA & RAYMOND FUNES request(s) the above action(s) for all or a portion of Lot(s) 15-16, Block(s) H, **ATLANTIC & PACIFIC** zoned SU-2 RG, located on ATLANTIC SW BETWEEN 2ND ST SW AND 3RD ST SW containing approximately .0607 acre(s). (K-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. **Project# 1007503**  
08DRB-70435 SKETCH PLAT  
REVIEW AND COMMENT

BRUCE W. DAVIS request(s) the above action(s) for all or a portion of Lot(s) 12-15, Block(s) C, **ATLANTIC & PACIFIC ADDITION** zoned SU-2 WD, located on STOVER AVE SW BETWEEN 1ST ST SW AND 2ND ST SW containing approximately .29 acre(s). (K-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. ~~**Project# 1007504**~~  
08DRB-70436 SKETCH PLAT  
REVIEW AND COMMENT

SURV-TEK INC agent(s) for THE BINDRA FAMILY TRUST request(s) the above action(s) for all or a portion of Tract(s) E-4, **ALBUQUERQUE SOUTH UNIT THREE** zoned C-2, located on GIBSON BLVD SW BETWEEN 98TH ST SW AND DE ANZA DR SW containing approximately 27.8174 acre(s). (M-9) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

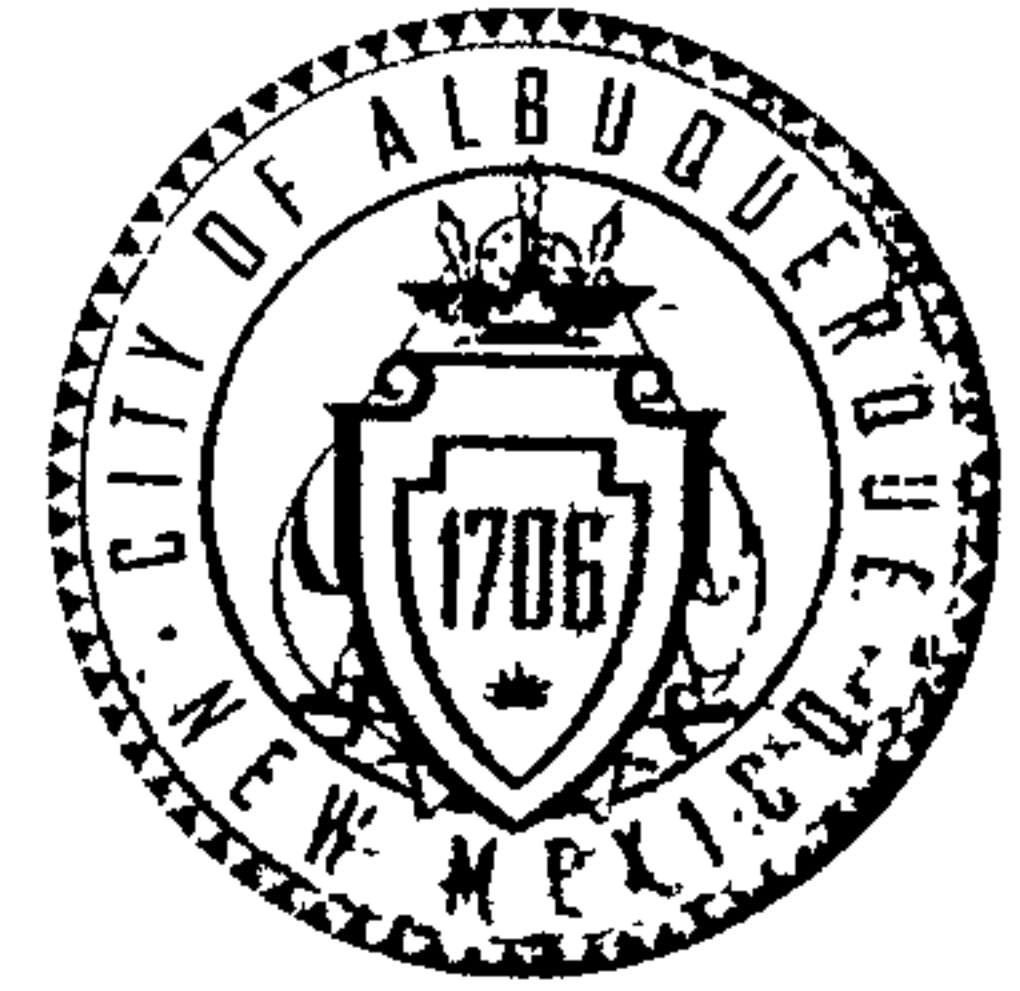
13. **Project# 1007505**  
08DRB-70437 SKETCH PLAT  
REVIEW AND COMMENT

SEAN GILLIAN agent(s) for TREVESTON ELLIOTI ARCHITECT request(s) the above action(s) for all or a portion of Lot(s) 21-25, Block(s) 39, **RAYNOLDS ADDITION** zoned SU-2 R-2, located on IRON SW BETWEEN 9TH ST SW AND 8TH ST SW (K-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Other Matters: Approval of minutes:

June 18, 2008  
June 25, 2008  
July 9, 2008

# CITY OF ALBUQUERQUE



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1007504**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

An approved drainage plan is required for Preliminary Plat approval.

Albuquerque

NM 87103

**RESOLUTION:**

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

*discussed*

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:** October 15, 2008

**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**October 15, 2008**

**DRB Comments**

**ITEM # 12**

**PROJECT # 1007504**

**APPLICATION # 08-70436**

**RE: Tract E-4, Albuquerque South Unit 3**

The site is zoned C-2 with a Shopping Center Site designation; as such, a minimum of a Site Development Plan for Subdivision approval by the Environmental Planning Commission is required prior to platting into multiple lots (which must conform to the approved site plan).



---

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

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

01/20/2009 Issued By: E08375

**Permit Number: 2009 070 020** **Category Code 910**

**Application Number:** 09DRB-70020, Epc Approved Sdp For Subdivision

**Address:**

**Location Description:** GIBSON BLVD SW BETWEEN 98TH ST SW AND DE ANZA DR SW

**Project Number:** 1007504

**Applicant**

Rupinder Bindra

550 South Hill Suite 1849  
Los Angeles CA 90013  
213-622-5145

**Agent / Contact**

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

cp@consensusplanning

**Application Fees**

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

City of Albuquerque  
Treasury Division

1/20/2009 10:15AM LOC: ANHX  
WSH 008 TRANS# 0006  
RECEIPT# 00100837-00100837  
PERMIT# 2009070020 TRSCXG  
Trans Amt \$20.00  
Conflict Manaq. Fee \$20.00  
VI \$20.00  
CHANGE \$0.00

Thank You

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

03/08/2009 Issued By: PLNSDH

\*\*\*  
\*\*\*  
\*\*\*  
\*\*\*

**Permit Number: 2009 070 094** **Category Code 910**

**Application Number: 09DRB-70094, Vacation Of Public Easement**

**Address:**

**Location Description: GIBSON BLVD SW BETWEEN 98TH ST SW AND DE ANZA DR SW**

**Project Number: 1007504**

**Applicant**

*Bencor/Gibson Limited Partnership*

5600 Eubank Ne Ste 180  
Albuquerque NM 87111  
508-3743

**Agent / Contact**

*Surv-Tek*

9384 Valley View Dr Nw  
Albuquerque NM 87114  
897-3366

**Application Fees**

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

City Of Albuquerque  
Treasury Division

3/6/2009 10:02AM LOC: ANNX  
WS# 007 TRANSM 0010  
RECEIPT# 00111451-00111451  
PERMIT# 2009070094 TRSLJS  
Trans Amt \$355.00  
APN Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$45.00

Thank You



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

03/06/2009 Issued By: PLNSDH

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**Permit Number:** 2009 070 095

**Category Code 910**

**Application Number:** 09DRB-70095, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** GIBSON BLVD SW BETWEEN 98TH ST SW AND DE ANZA DR SW

**Project Number:** 1007504

**Applicant**

Bencor/Gibson Limited Partnership

5600 Eubank Ne Ste 180  
Albuquerque NM 87111  
508-3743

**Agent / Contact**

Surv-Tek

9384 Valley View Dr Nw  
Albuquerque NM 87114  
897-3386

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$215.00
<b>TOTAL:</b>		<b>\$215.00</b>

City Of Albuquerque  
Treasury Division

3/6/2009 10:02AM LOC: ANNX  
WSH 007 TRANSH 0010  
RECEIPT# 00111451-00111452  
PERMIT# 2009070095 TRSLJS  
Trans Amt \$355.00  
DRB Actions \$215.00  
CK \$355.00  
CHANGE \$0.00

Thank You

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

01/28/2009 Issued By: PLNSDH

**Permit Number: 2009 070 041** **Category Code 910**

Application Number: 09DRB-70041, Bulk Land Variance

Address:

Location Description: GIBSON BLVD SW BETWEEN 98TH ST SW AND DE ANZA DR SW

Project Number: 1007504

**Applicant**  
The Bindra Family Trust

8384 Valley View Dr Nw  
Albuquerque NM 87114

**Agent / Contact**  
Surv-Tek Inc  
Russ Hugg  
8384 Valley View Dr Nw  
Albuquerque NM 87114

russhugg@survtek.com

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$145.00
<b>TOTAL:</b>		<b>\$145.00</b>

City Of Albuquerque  
Treasury Division

1/25/2009 10:37AM LPO: ANX  
 US# 007 TRANSH 0011  
 RECEIPT# 00109902-00109902  
 PERMIT# 2009070041 TRCLJS  
 Trans Amt \$145.00  
 DRB Actions \$145.00  
 CI \$145.00  
 CHANGE \$0.00

Thank You

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

01/20/2009 Issued By: E08375

**Permit Number: 2009 070 016** **Category Code 910**

**Application Number: 09DRB-70016, Minor - Preliminary/ Final Plat Approval**

**Address:**

**Location Description: GIBSON BLVD SW BETWEEN 98TH ST SW AND DE ANZA DR SW**

**Project Number: 1007504**

**Applicant**  
*The Binda Family Trust*

9384 Valley View Dr Nw  
Albuquerque NM 87114

**Agent / Contact**

*Surv-Tek Inc*  
Russ Hugg  
9384 Valley View Dr Nw  
Albuquerque NM 87114

*russhugg@survtek.com*

**Application Fees**

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

City of Albuquerque  
Treasury Division

1/20/2009 9:52AM LOC: AMNX  
WB# 007 TRANS# 0016  
RECEIPT# 00109512-00107512  
PERMIT# 2009070016 TRSL JS  
Trans Amt \$305.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$285.00  
VI \$305.00  
CHANGE \$0.00

Thank You

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

01/23/2009 Issued By: E08375

-----  
**Permit Number: 2009 070 029** **Category Code 910**

**Application Number:** 09DRB-70029, Epc Approved Sdp For Build Permit

**Address:**

**Location Description:** 98TH ST SW BETWEEN GIBSON SW AND ANZA DR SW

**Project Number:** 1007504

**Applicant**

*Bencor Llc*

90 So Cascade Ave Suite 330  
Colorado Springs CO 80903

**Agent / Contact**

*Consensus Planning*

James Strozier

302 8th St Nw

Albuquerque NM 87102

*cp@consensusplanning*

**Application Fees**

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

City Of Albuquerque  
Treasury Division

1/23/2009 11:33AM LOC: 4NNX  
JGH 009 TRANCH 0016  
RECEIPT# 00101057-00101057  
PERMIT# 2009070029 TRSCH#  
Trans Amc \$20.00  
Conflict Manag. Fee \$20.00  
CK \$20.00  
CHANGE \$0.00

Thank You



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366  
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377  
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: BEUCOR/GIBSON LIMITED PARTNERSHIP PHONE: 508-3743  
 ADDRESS: 5600 EUBANK NE SUITE 180 FAX: \_\_\_\_\_  
 CITY: ALB STATE NM ZIP 87111 E-MAIL: \_\_\_\_\_

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

DESCRIPTION OF REQUEST: VACATION OF A PUBLIC BLANKET DRAINAGE EASEMENT AND PRELIMINARY/FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT E-4-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: ALBUQUERQUE SOUTH UNIT 3  
 Existing Zoning: C-2 Proposed zoning: SAME MRGCD Map No N/A  
 Zone Atlas page(s): M-9 UPC Code: 100905521002532124

**CASE HISTORY:**

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

1007504

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? N/A  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.7696  
 LOCATION OF PROPERTY BY STREETS: On or Near: GIBSON BLVD SW  
 Between: 98<sup>TH</sup> STREET SW and DE ANZA DR. SW

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

SIGNATURE \_\_\_\_\_ DATE 2-19-09

(Print) Russ Hugg Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>09DRB 70094</u>	<u>VPE</u>	<u>X</u>	<u>\$ 45.00</u>
<u>09DRB 70095</u>	<u>P&amp;F</u>	<u>S(3)</u>	<u>\$ 215.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	<u>\$</u>
Total			<u>\$ 355.00</u>

Hearing date 04/01/09

Sandy Handley 03/06/09  
 Planner signature / date

Project # 1007504

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

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

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

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

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

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

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

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


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

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

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

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

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

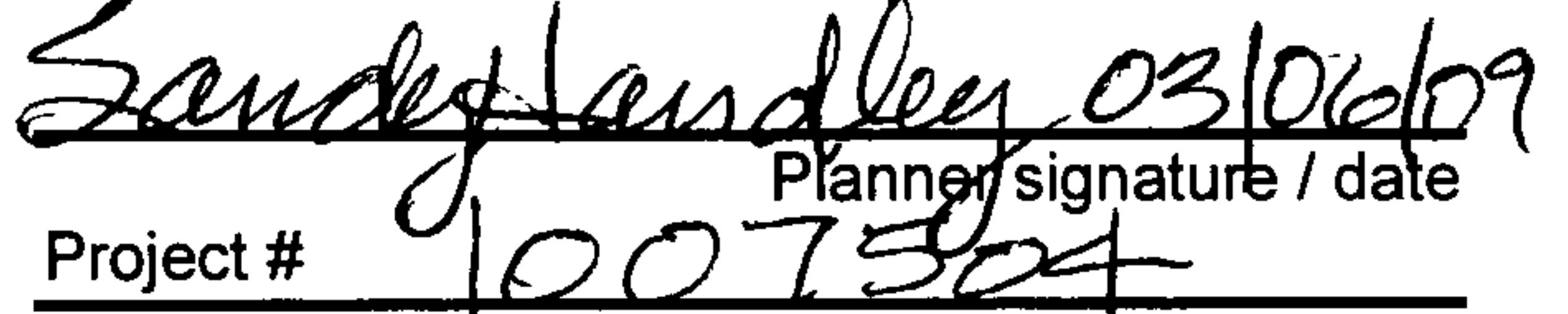
  
 Applicant name (print) Russ Hugg  
 Applicant signature / date [Signature] 2-19-09



Form revised October 2007

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

Application case numbers  
09 DEB - 70095  
 \_\_\_\_\_  
 \_\_\_\_\_

  
 Planner signature / date 03/06/09  
 Project # 1007504

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)  
24 copies
- Application for Minor Plat on FORM S-3, including those submittal requirements.
  - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
  - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
- 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.

Russ Hugg  
Applicant name (print)  
[Signature] 2.19.09  
Applicant signature / date



Form revised 4/07

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

Application case numbers  
0922B - 70094  
\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_

Sandy Handley 03/06/09  
Planner signature / date  
Project # 10075040





# **SURV TEK, INC.**

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## **Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

March 3, 2009

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

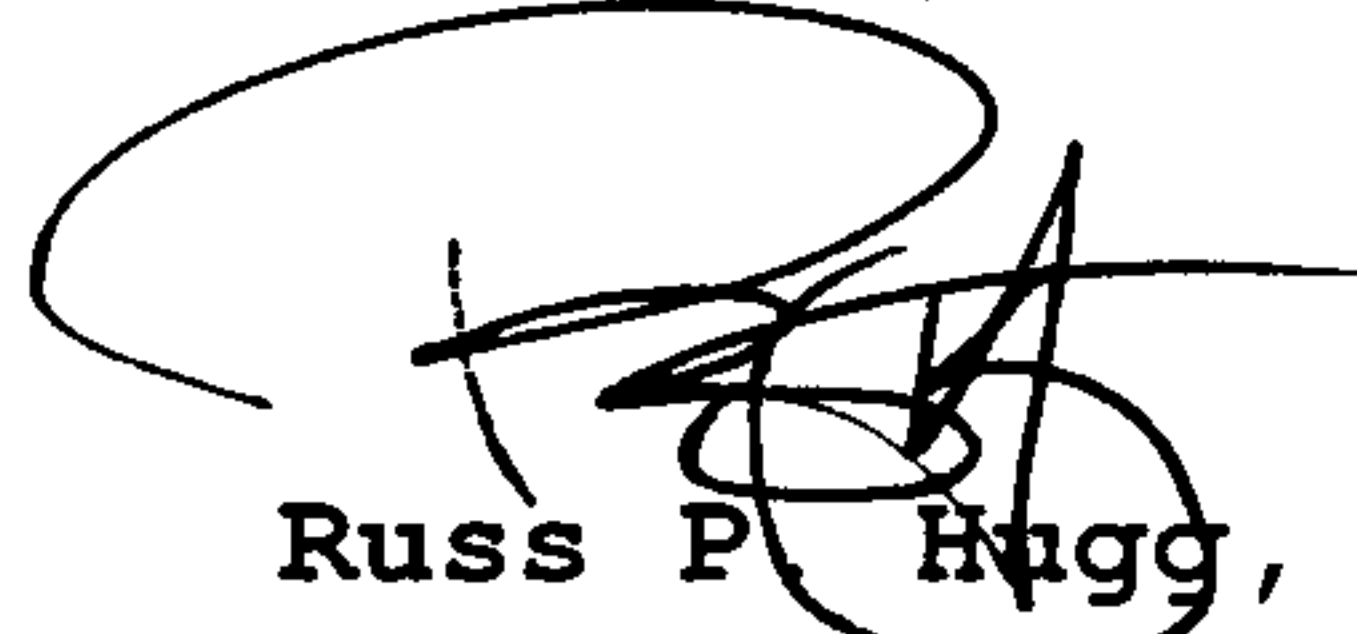
RE: Vacation Action and Minor Preliminary/Final plat approval for  
Tract E-4-A, Albuquerque South Unit 3, City of Albuquerque,  
Bernalillo County, New Mexico as shown on Zone Atlas Page M-  
19.

Dear Mr. Cloud

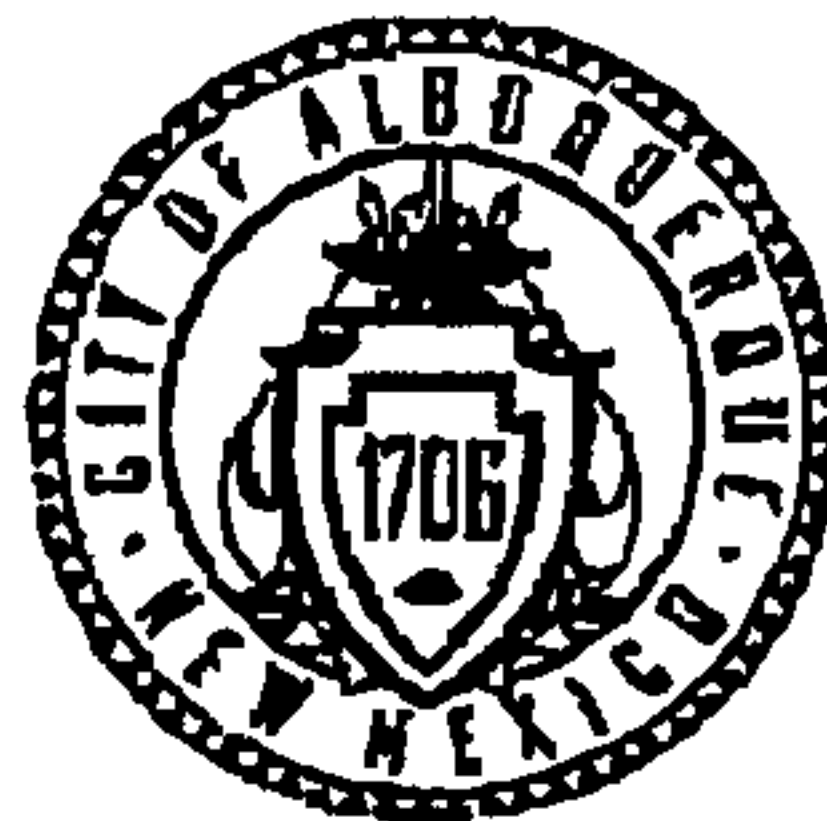
The owners of the above captioned property, Bencor/Gibson Limited  
Partnership are hereby filing application with the City of  
Albuquerque Development Review Board for a Vacation of a Public  
Blanket Drainage Easement within Tract E-4-A and Minor  
Preliminary/Final plat approval to show said vacation.

If you have any questions concerning this request, please feel free  
to contact me at your convenience.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.



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

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

February 18, 2009

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

This letter will serve to notify you that on **February 18, 2009:**

**CONTACT NAME:** RUSS HUGG

**COMPANY OR AGENCY:** SURV TEK, INC.  
9384 VALLEY VIEW DRIVE NW/87114  
PHONE: 505-897-3366/FAX - 505-897-3377

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **TRACT E-4-A, ALBUQUERQUE SOUTH, UNIT 3, LOCATED ON GIBSON BOULEVARD SW BETWEEN 98<sup>th</sup> STREET SW AND DE ANZA DRIVE SW** zone map M-9.

*Our records indicate that as of February 18, 2009, there were no Neighborhood and/or Homeowner Associations in this area.*

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
PLANNING DEPARTMENT

planningrmaform(01/22/08)

March 2, 2009

Mr. Russ Hugg  
Surv-Tek, Inc.  
5643 Paradise Blvd. N.W.  
Albuquerque, New Mexico 87114

Re: *Vacation Action and Preliminary/Final Plat for Tract E-4-A,  
Albuquerque South Unit 3, City of Albuquerque, Bernalillo  
County, New Mexico as shown on Zone Atlas Page M-19.*

Dear Russ:

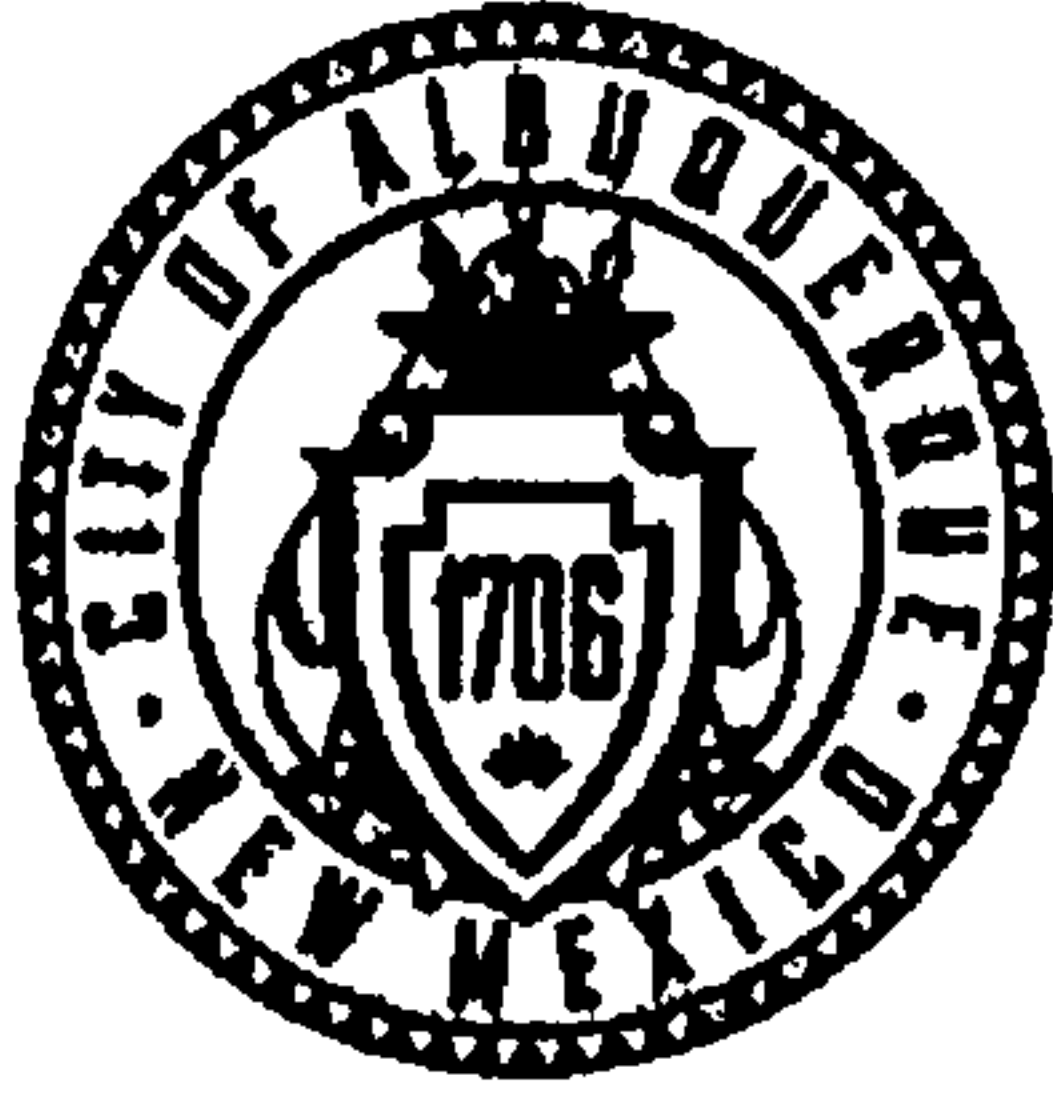
By this letter, we hereby authorize you to act as our agent for the purpose of Vacating the existing Blanket Drainage Easement and subsequent replat of the above referenced real estate.

Sincerely,

Bencor/Gibson Limited Partnership  
a New Mexico Limited Partnership

  
\_\_\_\_\_

By: Bruce Walkowski, Manager



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

## Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

### Interoffice Memorandum

December 2, 2008

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**Subject:** Albuquerque Archaeological Ordinance—Compliance Documentation

**Project Number(s):**

**Case Number(s):**

**Agent:** Consensus Planning

**Applicant:** Rupinder Bindra

**Legal Description:** Tract E-4, Unit 3, Albuquerque South

**Acreage:** 23.5 acres

**Zone Atlas Page:** M-9/N-9

**CERTIFICATE OF NO EFFECT:** Yes  No

**CERTIFICATE OF APPROVAL:** Yes  No

#### **SUPPORTING DOCUMENTATION:**

**A Class I and Class III Cultural Resource Survey of 9.5 Hectares (23.5 acres) at Gibson Blvd SW and 98<sup>th</sup> Street SW in Southwest Albuquerque, Bernalillo County, New Mexico.**  
by Timothy G. McEnany, Kenneth L. Brown, and Marie E. Brown (Marron and Associates, Timothy G. McEnany P.I.). NMCRIS #112176.

#### **RECOMMENDATION(S):**

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)***

**NOTE:** One site recorded (LA 161281), post-World War II historic debris, recommended as not eligible for listing on National Register of Historic Places

#### **SUBMITTED:**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
Acting City Archaeologist

# 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 MAR 17, 2009 To APRIL 1, 2009

#### 5. REMOVAL

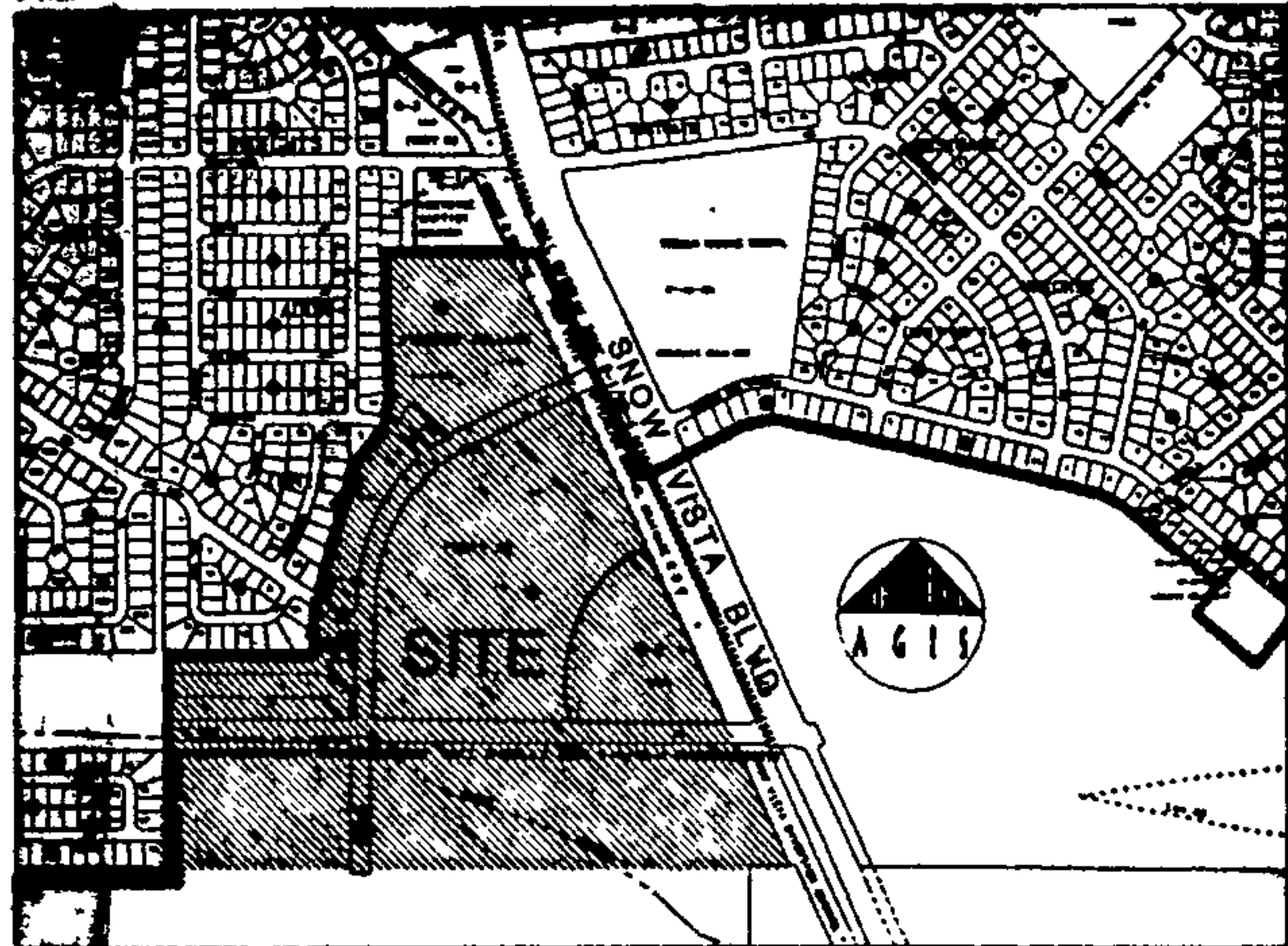
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

[Signature] 3/6/09  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 03/06/09 Sandyttundley  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1007504



ZONE ATLAS M-9 VICINITY MAP SCALE 1"=750'

**SUBDIVISION DATA / NOTES**

- BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE)
- DISTANCES ARE GROUND DISTANCES; BEARINGS AND DISTANCES IN PARENTHESES ARE RECORD.
- BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:
  - "REPLAT OF TRACT 57-A, BLOCK 57, UNIT FIVE, ATRISCO VILLAGE" (10-26-73, 88-187),
  - "UNIT FIVE, ATRISCO VILLAGE, BLOCKS 50 THRU 63 OF SNOW VISTA SUBDIVISION" (2-5-64, D3-88, 89 & 90),
  - "REPLAT OF TRACT 57-B, UNIT FIVE, ATRISCO VILLAGE" (6-8-89, C39-71),
  - "PLAT SHOWING SNOW VISTA DIVERSION CHANNEL DRAINAGE RIGHTS-OF-WAY" (8-3-88, C37-26),
  - "PLAT SHOWING PORTIONS OF PROJECTED SECTION 4 AND AN EASTERLY PORTION OF PROJECTED SECTION 5, T9N, R2E, N.M.P.M., ALSO KNOWN AS SALAZAR-DAVIS TRACTS" (5-6-86, C30-91),
  - "ATRISCO VILLAGE, UNIT J-T" (11-20-73, D5-200),
  - "UNIT THREE-B, ATRISCO VILLAGE" (8-5-60, D2-106),
  - "REDIVISION, A PORTION OF BLOCKS 27 AND 28, UNIT THREE-B, ATRISCO VILLAGE" (4-5-71, C7-201),
  - "UNIT NO. 1, WESTGATE HEIGHTS" (5-25-71, D4-124),
  - "SPECIAL WARRANTY DEED" (4-3-72, BK D915, PG 612),

ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO AND THE FOLLOWING UNFILED SURVEYS ENTITLED:

- "PLAT SHOWING PARCEL NO. 5, SITUATE IN SEC 33, T10N, R2E, N.M.P.M. WITHIN THE TOWN OF ATRISCO GRANT", DATED OCTOBER 10, 1985,
- "PLAT SHOWING PARCEL NO. 6, SITUATE IN SEC 33, T10N, R2E, N.M.P.M. WITHIN THE TOWN OF ATRISCO GRANT", DATED OCTOBER 10, 1985,
- "PLAT SHOWING PARCEL NO. 7, SITUATE IN SEC 33, T10N, R2E, N.M.P.M. WITHIN THE TOWN OF ATRISCO GRANT", DATED OCTOBER 10, 1985,
- "PLAT SHOWING PARCEL NO. 8, SITUATE IN SEC 33, T10N, R2E, N.M.P.M. WITHIN THE TOWN OF ATRISCO GRANT", DATED OCTOBER 10, 1985,
- "PLAT SHOWING PARCEL NO. 9, SITUATE IN SEC 33, T10N, R2E, N.M.P.M. WITHIN THE TOWN OF ATRISCO GRANT", DATED OCTOBER 10, 1985,
- "PLAT SHOWING PARCEL NO. 10, SITUATE IN SEC 33, T10N, R2E, N.M.P.M. WITHIN THE TOWN OF ATRISCO GRANT", DATED OCTOBER 10, 1985,
- "PLAT SHOWING PARCEL NO. 10A, SITUATE IN SEC 33, T10N, R2E, N.M.P.M. WITHIN THE TOWN OF ATRISCO GRANT", DATED OCTOBER 10, 1985,

ALL BEING PREPARED BY HALL SURVEYING CO., ALBUQUERQUE, NEW MEXICO

- FIELD SURVEY PERFORMED IN JANUARY, 1994.
- PUBLIC ROADWAYS DEDICATED BY THIS PLAT: 1.023 MILES

△ A DRAINAGE MASTERPLAN TO IDENTIFY THE PHASING AND FUNDING OF THE DRAINAGE IMPROVEMENTS WILL BE REQUIRED PRIOR TO FUTURE PLAT, VACATION AND/OR SITE DEVELOPMENT PLAN APPROVALS.

State of New Mexico } SS  
County of Bernalillo  
This instrument was filed for record on

1132 NOV 28 1994 REC  
11 WC Codes  
11/28/94  
Albuquerque South  
County Clerk & Recorder  
Deputy Clerk

94139440 PLAT OF

**ALBUQUERQUE SOUTH,  
UNIT THREE  
TRACTS A THROUGH E**

WITHIN PROJECTED SECTION 33, T. 10 N., R. 2 E., N.M.P.M.

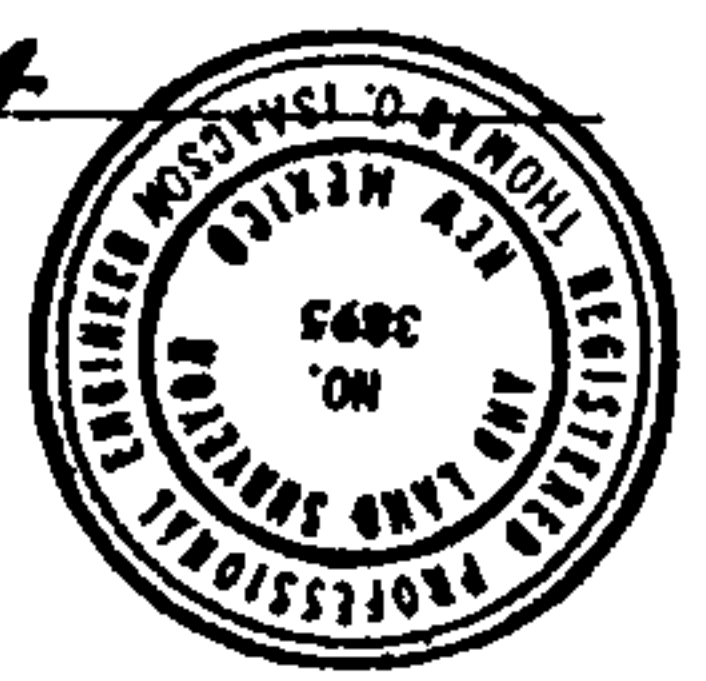
TOWN OF ATRISCO GRANT  
ALBUQUERQUE NEW MEXICO  
SEPTEMBER 1994

APPROVALS:	DATE	DRB NO.:	DATE
<i>Rob Roberts</i>	10-25-94	94-168	
PUBLIC SERVICE COMPANY OF NEW MEXICO			DATE
<i>Rob Roberts</i>	10-25-94		
GAS COMPANY OF NEW MEXICO			DATE
<i>Matt Weatherly</i>	11-17-94		
U.S. WEST COMMUNICATIONS			DATE
<i>John Deane</i>	11-17-94		
JONES INTERCABLE			DATE
<i>Walley</i>	10/25/94		
CITY SURVEYOR, ENGR. DIV., P.U.D			DATE
<i>Richard Douke</i>	11-08-94		
TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D.			DATE
<i>P. S. Roberts</i>	1/3/94		
PARKS & RECREATION DEPARTMENT			DATE
<i>Robert W. Kane</i>	11-8-94		
UTILITY DEVELOPMENT DIV., P.W.D.			DATE
<i>P. J. Rube</i>	10/24/94		
REAL PROPERTY DIVISION, I.F.M.			DATE
<i>Frank J. Aguirre</i>	11-18-94		
A.M.A.F.C.A.			DATE
<i>Frank J. Aguirre</i>	11-18-94		
CITY ENGINEER, PUBLIC WORKS DEPT.			DATE
<i>P. Jack Cloud</i>	11-28-94		
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION			DATE

**PLAT CERTIFICATION**

I, THOMAS O. ISAACSON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OF UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE BOUNDARY USED FOR THE PREPARATION OF THIS PLAT WAS ACCOMPLISHED BY TIMOTHY ALDRICH, L.S. NO. 7719.

ISAACSON & ARFMAN, P.A.  
*Thomas O. Isaacson* 10/24/94  
THOMAS O. ISAACSON  
N.M.P.E. & L.S. #3895



**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
                                  ) SS  
COUNTY OF BERNALILLO )  
ON THIS 28th DAY OF October, 1994, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY TERRY D. FARMER, VICE PRESIDENT OF ARJAY INC, A NEW MEXICO CORPORATION, BEING THE CO-MANAGING GENERAL PARTNER OF THE ALBUQUERQUE SOUTH GENERAL PARTNERSHIP, A NEW MEXICO GENERAL PARTNERSHIP, ON BEHALF OF SAID GENERAL PARTNERSHIP

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT WITHIN PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF "TRACT 57-C, UNIT FIVE, ATRISCO VILLAGE" AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 26, 1973 IN VOLUME 88, FOLIO 187, ALL OF LOTS 16 THROUGH 18 IN BLOCK 57, LOTS 12 AND 13 IN BLOCK 60, TRACTS 60-A AND 62-A, BLOCK 63 AND AN UNDESIGNATED TRACT OF LAND, ALL BEING THE SAME AS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "UNIT FIVE, ATRISCO VILLAGE, BLOCKS 50 THRU 63 OF SNOW VISTA SUBDIVISION" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 5, 1964 IN VOLUME D, FOLIO 88 THROUGH 90 TOGETHER WITH PORTIONS OF LADRONES PLACE S.W., DEL REY ROAD S.W., DE ANZA DRIVE S.W., REDONDO ROAD S.W. AND UNPLATTED LANDS WITHIN THE TOWN OF ATRISCO GRANT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

(FOR CONTINUATION, SEE SHEET 2 OF 3)

**DISCLOSURE STATEMENT:**

THE INTENT OF THIS PLAT IS TO SATISFY THE CONDITIONS OF VACATION ACTION (V-94-105) TO DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AND TO GRANT BOTH PUBLIC AND PRIVATE EASEMENTS AS INDICATED

**BULK LAND VARIANCE NOTE**

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT. DETAILS OF THE VARIANCE OR WAIVER WERE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON Nov 11, 1994 IN BOOK 94-32 PAGE 4229-30

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED. △ (SEE INSERTION, THIS SHEET).

BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS. WATER AND SANITARY SEWER AVAILABILITY, FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS, PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS

**FREE CONSENT AND DEDICATION**

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED

**OWNER:** ALBUQUERQUE SOUTH GENERAL PARTNERSHIP, MANAGING PARTNER ARJAY INC, A NEW MEXICO CORPORATION  
*Terry D. Farmer* 10/24/94  
TERRY D. FARMER, VICE PRESIDENT DATE

MY COMMISSION EXPIRES: 10/1/95  
*Thomas O. Isaacson*  
NOTARY PUBLIC  
OFFICIAL SEAL  
NOTARY PUBLIC STATE OF NEW MEXICO  
Notary Bond filed with Secretary of State  
My Commission Expires

11:30 AM 2 8 1994  
Recorded in  
of records of said County Bernalillo  
F. J. [Signature] Clerk & Recorder  
Deputy Clerk

94139440

PLAT OF

# ALBUQUERQUE SOUTH, UNIT THREE TRACTS A THROUGH E

WITHIN PROJECTED SECTION 33, T. 10 N., R. 2 E., N.M.P.M.

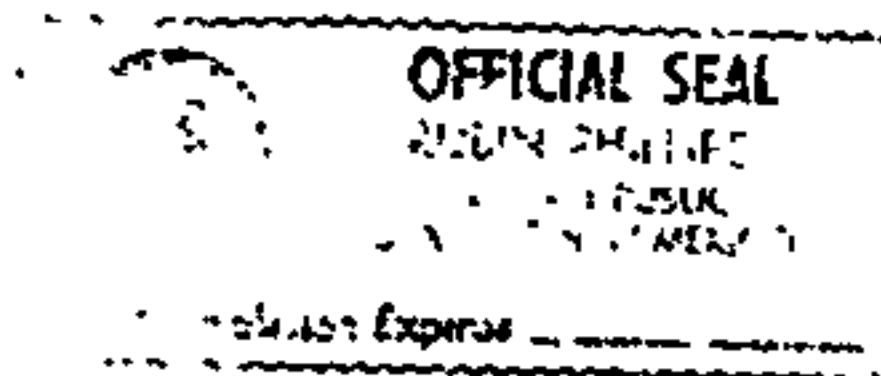
TOWN OF ATRISCO GRANT  
ALBUQUERQUE NEW MEXICO  
SEPTEMBER 1994

STATE OF NEW MEXICO - }  
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 20<sup>TH</sup> DAY OF  
OCTOBER 1994 BY Rob Roberts  
OF THE PUBLIC SERVICE COMPANY OF NEW MEXICO, AND/OR GAS COMPANY  
OF NEW MEXICO, BOTH BEING NEW MEXICO CORPORATIONS, ON BEHALF OF  
SAID CORPORATIONS

NOTARY PUBLIC [Signature]

MY COMMISSION EXPIRES 8-9-97



DISCLAIMER  
By approving this plat, PN&G does  
not waive or release any easement or  
other rights (other than those released  
by this plat) which may have been granted  
by prior plat, replat, or document.

### LEGAL DESCRIPTION (continued)

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF A.M.A.F.C.A. PARCEL R/W 2, SNOW VISTA DIVERSION CHANNEL AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 8, 1988 IN VOLUME C37, FOLIO 26 AND FURTHER BEING ON THE SOUTH LINE OF PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN FROM WHENCE THE NATIONAL GEODETIC SURVEY MONUMENT "TRANS" BEARS N 26°05'37" E, 288.59 FEET,

THENCE, LEAVING SAID SOUTHWESTERLY LINE ALONG SAID SOUTH LINE N 89°49'29" W, 2834.65 FEET TO THE SOUTHWEST CORNER OF SAID PROJECTED SECTION 33, AND FURTHER BEING COMMON WITH THE SOUTHEAST CORNER OF "LOT 15, BLOCK G, ATRISCO VILLAGE, UNIT J-T" AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 20, 1973 IN VOLUME D5, FOLIO 200;

THENCE LEAVING SAID SOUTH LINE N 00°24'31" E, 918.62 FEET TO A POINT, SAID POINT BEING COMMON WITH THE SOUTHWEST CORNER OF "LOT 8, BLOCK 62, UNIT NO. 1, WESTGATE HEIGHTS" AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 25, 1971 IN VOLUME D4, FOLIO 124, AND FURTHER BEING COMMON WITH THE NORTHEAST CORNER OF THE "ATRISCO VILLAGE PARK, BLOCK 27, UNIT THREE-B, ATRISCO VILLAGE" AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 5, 1980 IN VOLUME D2, FOLIO 106,

THENCE S 89°33'56" E, 657.75 FEET TO A POINT, SAID POINT BEING COMMON WITH THE SOUTHEAST CORNER OF "LOT 15, BLOCK 62, UNIT NO. 1, WESTGATE HEIGHTS";

THENCE N.00°32'41" E, 186.07 FEET TO A POINT, SAID POINT BEING COMMON WITH THE NORTHEAST CORNER OF "LOT 16, BLOCK 62, UNIT NO. 1, WESTGATE HEIGHTS, AND FURTHER BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DEL REY ROAD S.W.;

THENCE LEAVING SAID RIGHT-OF-WAY LINE N 16°33'40" E, 639.64 FEET TO A POINT, SAID POINT BEING ON THE SOUTHEASTERLY LINE OF "LOT 4, BLOCK 60, UNIT NO. 1, WESTGATE HEIGHTS,

THENCE N 41°00'11" E, 203.71 FEET TO A POINT, SAID POINT BEING COMMON WITH THE NORTHEAST CORNER OF "LOT 1, BLOCK 60, UNIT NO. 1, WESTGATE HEIGHTS, AND FURTHER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LADRONES PLACE S.W.,

THENCE LEAVING SAID RIGHT-OF-WAY LINE N 13°21'24" E, 160.00 FEET TO A POINT, SAID POINT BEING COMMON WITH THE NORTHEAST CORNER OF LOT 16 AND THE SOUTHEAST CORNER OF LOT 15 BOTH IN "BLOCK 57, UNIT NO. 1, WESTGATE HEIGHTS,

THENCE N 04°35'51" W, 203.70 FEET TO A POINT, SAID POINT BEING ON THE EASTERLY LINE OF "LOT 12, BLOCK 57, UNIT NO. 1, WESTGATE HEIGHTS;

THENCE N 00°32'16" E, 432.25 FEET TO THE NORTHWEST CORNER, SAID POINT BEING ON THE EASTERLY LINE OF "LOT 6, BLOCK 57, UNIT NO. 1, WESTGATE HEIGHTS", AND FURTHER BEING COMMON WITH THE SOUTHWEST CORNER OF "LOT 5, UNIT FIVE, ATRISCO VILLAGE" AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 8, 1989 IN VOLUME C39, FOLIO 71;

THENCE S 89°30'39" E, 559.61 FEET TO THE NORTHEAST CORNER, SAID POINT BEING COMMON WITH THE SOUTHEAST CORNER OF "TRACT 57-B-1, UNIT FIVE ATRISCO VILLAGE" AND FURTHER BEING ON THE SOUTHWESTERLY LINE OF "A.M.A.F.C.A. PARCEL R/W 4, SNOW VISTA DIVERSION CHANNEL",

THENCE ALONG SAID SOUTHWESTERLY LINE S 25°18'06" E, 626.46 FEET TO A POINT, SAID POINT BEING COMMON WITH THE SOUTHWEST CORNER OF SAID A.M.A.F.C.A. PARCEL R/W 4, AND FURTHER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF REDONDO

THENCE LEAVING SAID RIGHT-OF-WAY LINE S 25°16'59" E, 85.98 FEET TO A POINT, SAID POINT BEING COMMON WITH THE NORTHWEST CORNER OF "A.M.A.F.C.A. PARCEL R/W 3, SNOW VISTA DIVERSION CHANNEL, AND FURTHER BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF REDONDO ROAD S.W.,

DRIVE S.W.;  
THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE SOUTHWESTERLY LINE OF SAID A.M.A.F.C.A. PARCEL R/W 3 S 25°17'52" E, 725.87 FEET TO A POINT,

THENCE CONTINUING S 25°16'00" E, 834.11 FEET TO A POINT, SAID POINT BEING COMMON WITH THE SOUTHWEST CORNER OF SAID A.M.A.F.C.A. PARCEL R/W 3, AND FURTHER BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF DE ANZA DRIVE S.W.,

THENCE LEAVING SAID RIGHT-OF-WAY LINE S 31°24'01" E, 101.28 FEET TO A POINT, SAID POINT BEING COMMON WITH THE NORTHWEST CORNER OF SAID A.M.A.F.C.A. PARCEL R/W 2, AND FURTHER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DE ANZA

THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE SOUTHWESTERLY LINE OF SAID A.M.A.F.C.A. PARCEL R/W 2 S 25°12'33" E, 574.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 99.1026 ACRES MORE OR LESS.

### PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE
2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE
4. GAS COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT

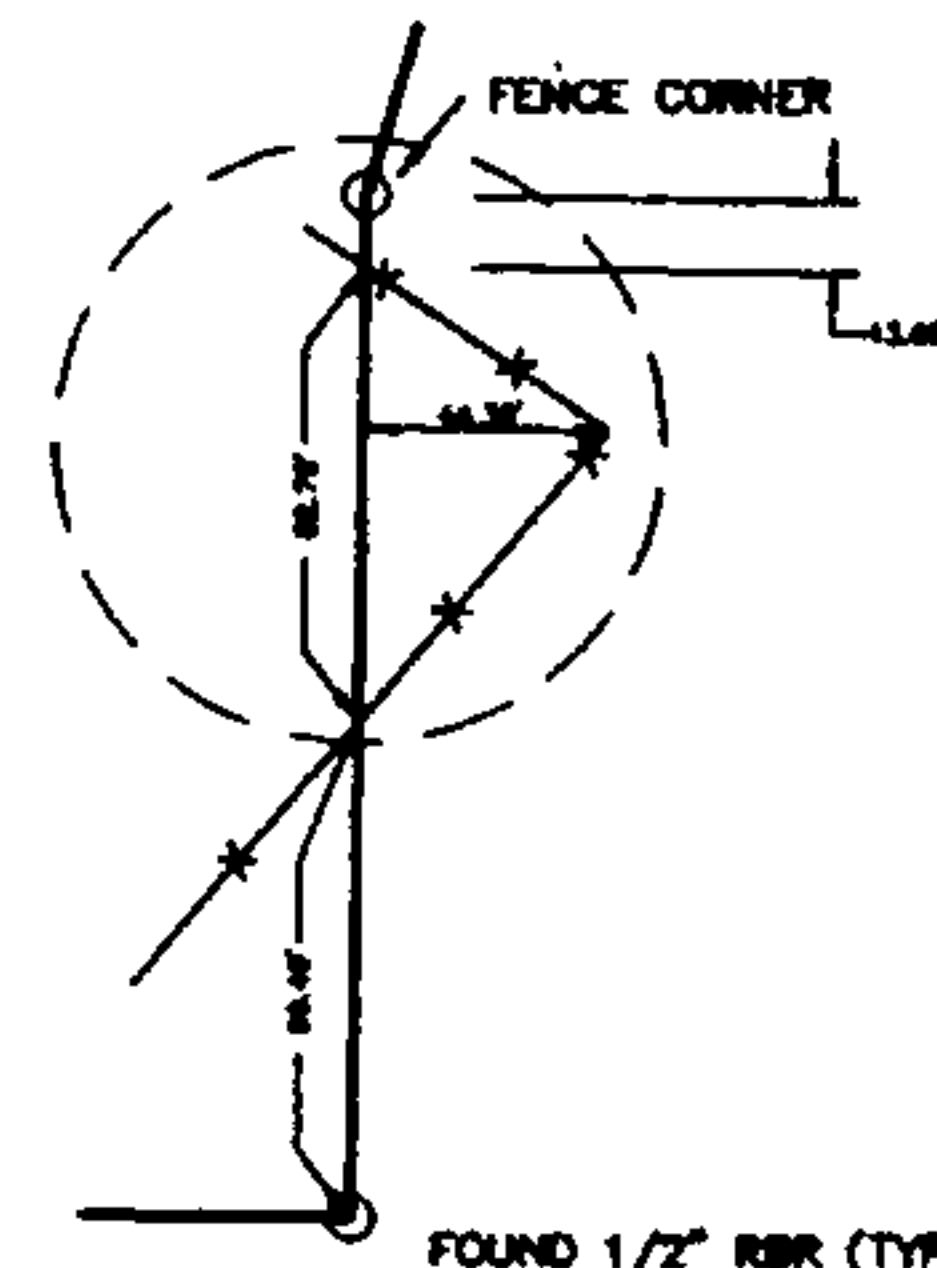
5. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND/OR GAS COMPANY OF NEW MEXICO (GCNM), HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENT (GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT

PUBLIC SERVICE COMPANY OF NEW MEXICO

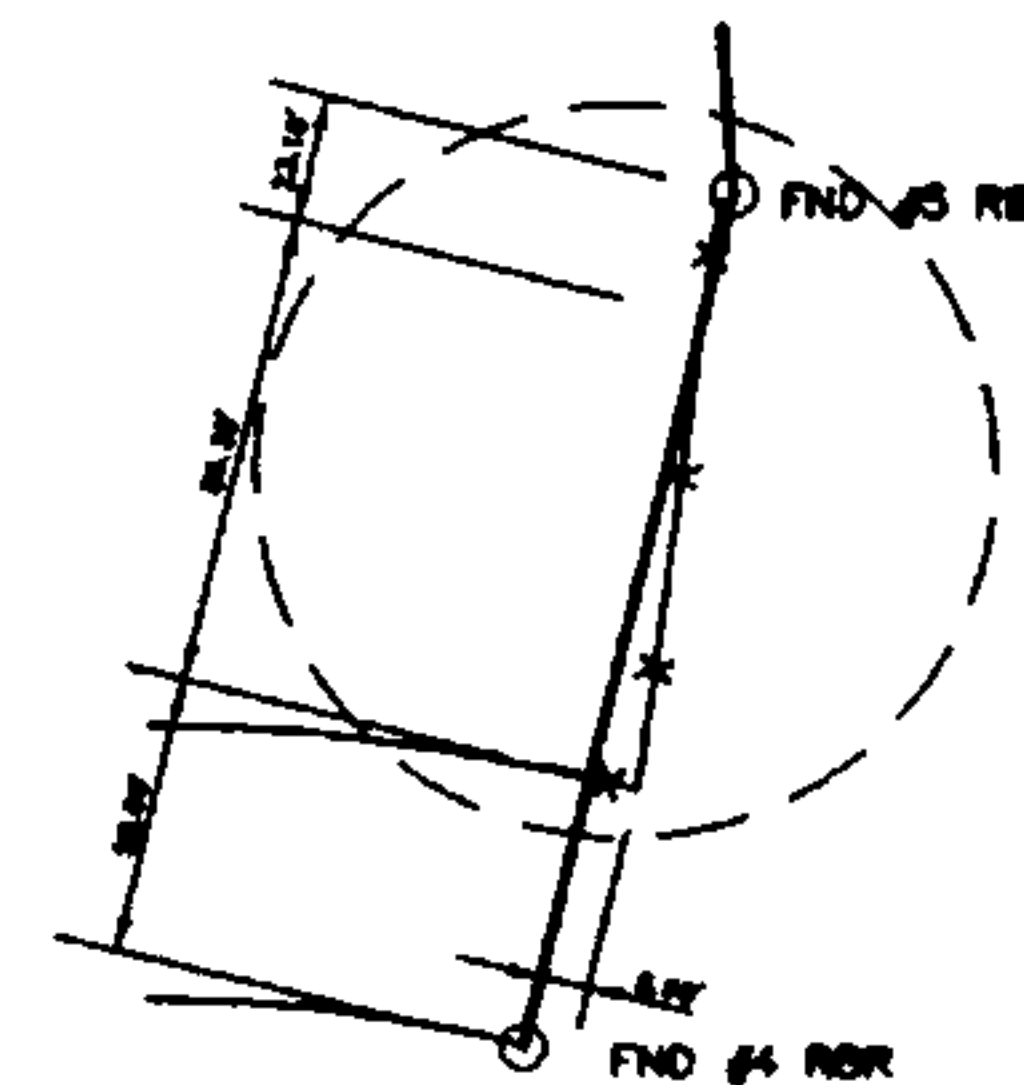
BY [Signature]

GAS COMPANY OF NEW MEXICO

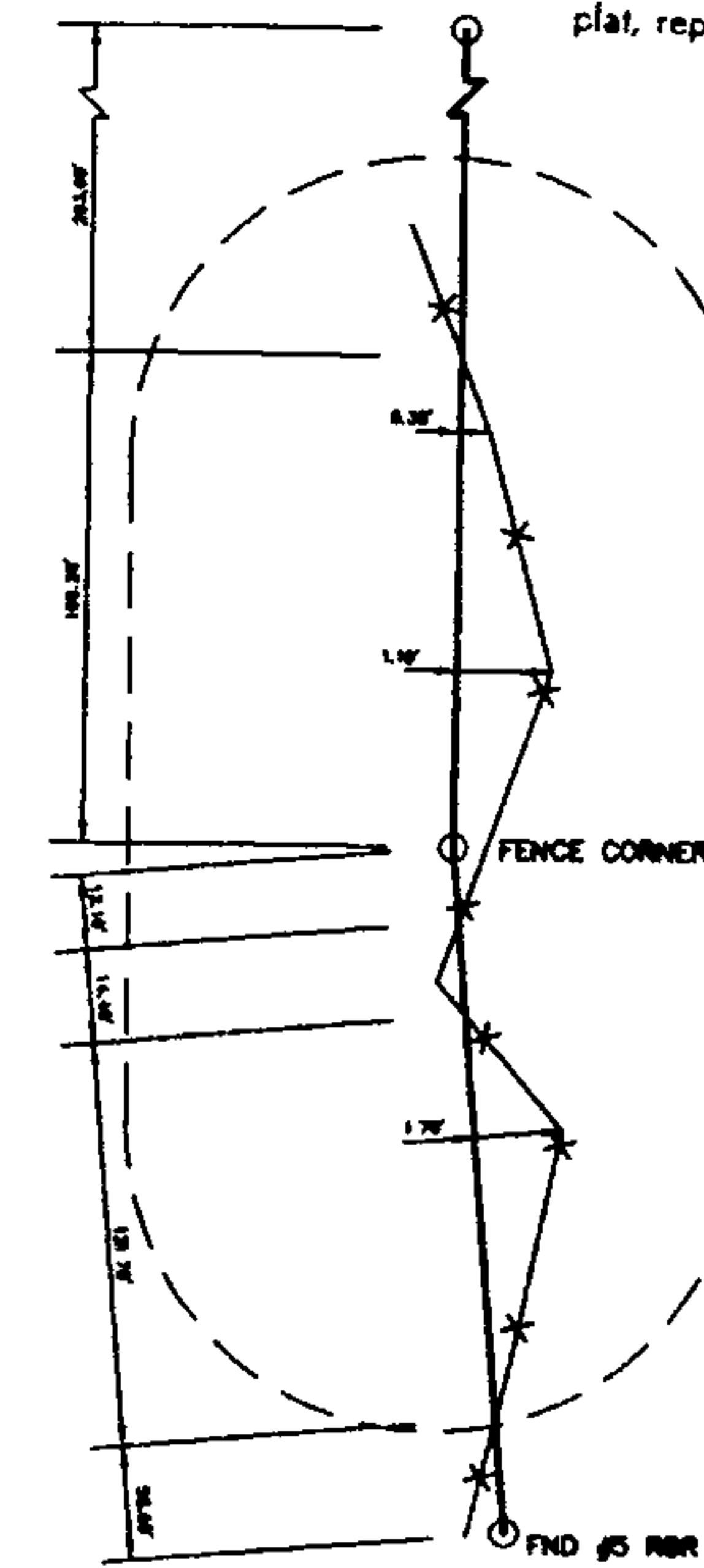
BY [Signature]



DETAIL "A"  
NTS



DETAIL "B"  
NTS



DETAIL "C"  
NTS

94139440

PLAT OF

**ALBUQUERQUE SOUTH,  
UNIT THREE  
TRACTS A THROUGH E**

WITHIN PROJECTED SECTION 33, T. 10 N., R. 2 E., N.M.P.M.

TOWN OF ATRISCO GRANT  
ALBUQUERQUE NEW MEXICO

SEPTEMBER 1994

**EASEMENT NOTES**

- 14' PUBLIC UTILITY EASEMENT AS FOUND ON THE PLAT OF "UNIT FIVE, ATRISCO VILLAGE, BLOCKS 50-63, OF SNOW VISTA SUBD." FILED ON 2/5/64 IN VOL. 03, FOLIO 89 (EASEMENTS TO BE VACATED BY THIS PLAT INDICATED BY V. SEE NOTE NO 5, SHT 2 OF 3)
- 60' SEWER LINE EASEMENT CAUSE NO 83464 FILED 8/25/60 TO ATRISCO UTILITIES INC (TO BE VACATED BY THIS PLAT)
- 50' TEMPORARY ACCESS & DRAINAGE EASEMENT FILED 6/23/80 IN BK. MSC 780 PP. 794-803
- 100' DRAINAGE EASEMENT AS FOUND ON THE PLAT OF "UNIT FIVE, ATRISCO VILLAGE, BLOCKS 50-63, OF SNOW VISTA SUBD." FILED ON 2/5/64 IN VOL. D3, FOLIO 89 (TO BE VACATED BY THIS PLAT)
- 30' DRAINAGE EASEMENT AS FOUND ON THE PLAT OF "UNIT FIVE, ATRISCO VILLAGE, BLOCKS 50-63, OF SNOW VISTA SUBD." FILED ON 2/5/64 IN VOL. D3, FOLIO 89
- 20' PUBLIC UTILITY EASEMENT FILED 1/30/80 IN BK. MSC. 749, PG. 620
- 10' PNM & MST&T EASEMENT FILED 1/30/80 IN BK. MSC. 749, PG. 596
- 14'x35' PUBLIC UTILITY EASEMENT FILED 2/5/64 IN BK. D3, PG. 89
- 60' PUBLIC ROADWAY, DRAINAGE & UTILITY EASEMENT GRANTED BY THIS PLAT.
- 10'-A-BLANKET DRAINAGE EASEMENT IS GRANTED ACROSS TRACTS A, B, D, & E TO THE CITY OF ALBUQUERQUE. REMOVAL OF THIS EASEMENT SHALL BE PER THE CONDITIONS LISTED IN THE BULK LAND VARIANCE.

**SUBDIVISION NOTES**

1. PROPERTY BOUNDARY BY SPECIAL WARRANTY DEED FILED IN VOL. D-915, FOLIO 612
2. PROPOSED RE-ALIGNMENT OF SNOW VISTA BLVD (98th ST) PER THE RIO BRAVO SECTOR DEVELOPMENT PLAN.

**PARK DEDICATION (TRACT C-1)**

A PARK (TRACT C-1 3.3885 AC) IS BEING DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT ACTION. THE 1.7425 ACRES OF PARK LAND WITHIN THE NEW 100' DRAINAGE EASEMENT IS NOT ELIGIBLE AS A PARK CREDIT FOR FUTURE DEVELOPMENT.

NGS MONUMENT  
"TRANS"  
Y= 1,471,822.67  
X= 354,899.45  
G-G= 0.99967921  
Δα= -00°16'42"  
CENTRAL ZONE  
(NAD 1927)

State of New Mexico } SS  
County of Bernalillo }  
This instrument was filed for record on  
11/19/94 at 10:00 AM  
by **QUIC**  
of **QUIC**  
Attorney at Law  
11/19/94

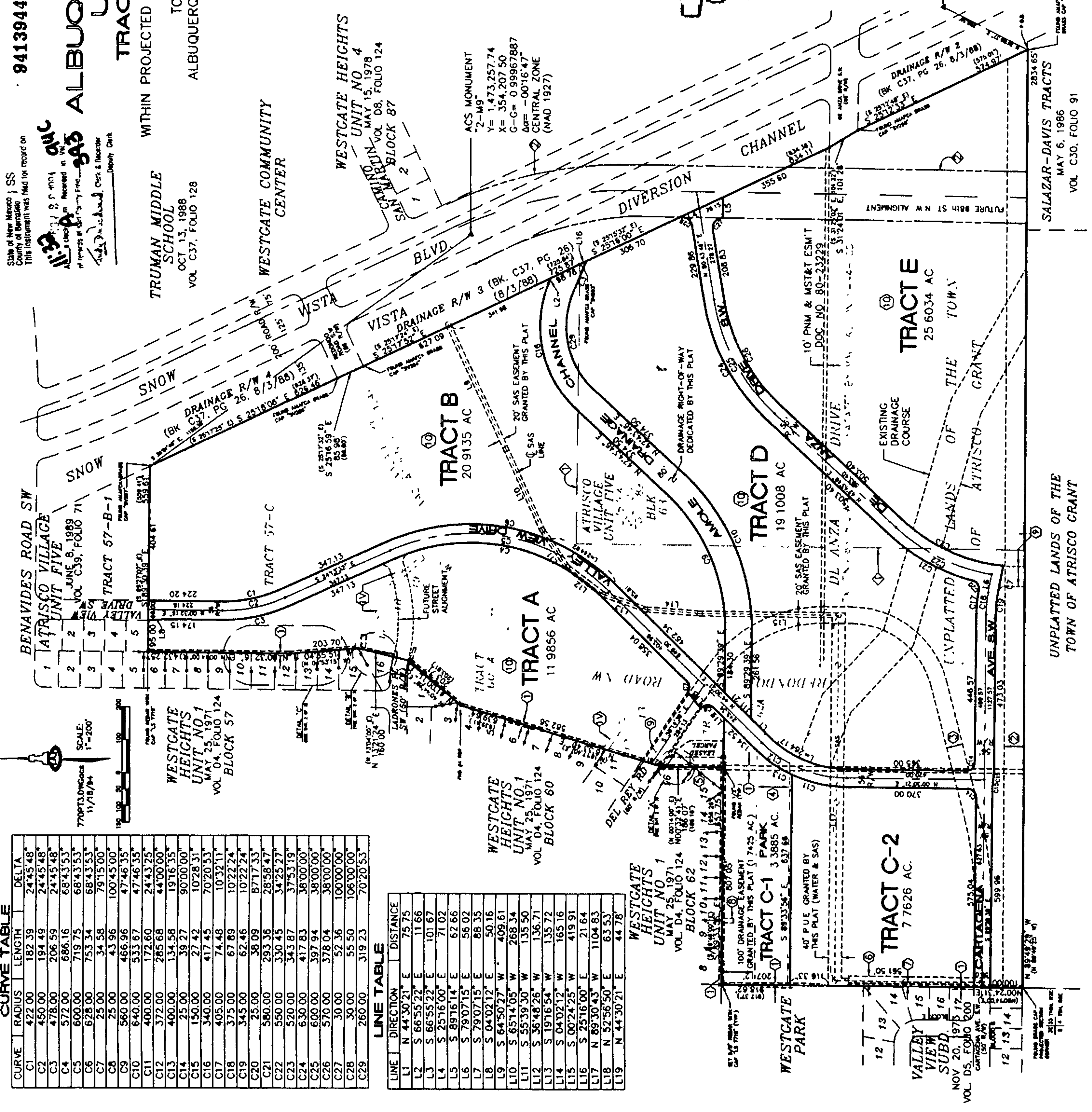
TRUMAN MIDDLE  
SCHOOL  
OCT. 13, 1988  
VOL. C37, FOLIO 128

WESTGATE COMMUNITY  
CENTER

WESTGATE HEIGHTS  
UNIT NO 4  
CAMINO MAY 15, 1978  
VOL. D8, FOLIO 124  
SAN JUAN BLOCK 87

ACS MONUMENT  
"2-M9"  
Y= 1,473,257.74  
X= 354,207.50  
G-G= 0.99967887  
Δα= -00°16'47"  
CENTRAL ZONE  
(NAD 1927)

SALAZAR-DAVIS TRACTS  
MAY 6, 1986  
VOL. C30, FOLIO 91



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA
C1	422.00	182.39	24°45'48"
C2	450.00	194.49	24°45'48"
C3	478.00	206.59	24°45'48"
C4	572.00	266.16	28°43'53"
C5	600.00	279.75	28°43'53"
C6	628.00	293.34	28°43'53"
C7	25.00	34.58	79°15'00"
C8	25.00	43.96	100°45'00"
C9	560.00	466.96	47°46'35"
C10	640.00	533.67	47°46'35"
C11	400.00	172.60	24°43'25"
C12	372.00	285.68	44°00'00"
C13	400.00	134.58	19°16'35"
C14	25.00	39.27	90°00'00"
C15	150.00	27.42	10°28'31"
C16	340.00	417.45	70°20'53"
C17	405.00	74.48	10°32'11"
C18	375.00	67.89	10°22'24"
C19	345.00	62.46	10°22'24"
C20	25.00	38.09	87°17'33"
C21	580.00	293.36	28°58'47"
C22	550.00	330.45	34°25'27"
C23	520.00	343.87	37°53'19"
C24	630.00	417.83	38°00'00"
C25	600.00	397.94	38°00'00"
C26	570.00	378.04	38°00'00"
C27	30.00	52.36	100°00'00"
C28	30.00	55.50	108°00'00"
C29	260.00	319.23	70°20'53"

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N 44°30'21" E	75.75
L2	S 66°55'22" E	11.66
L3	S 66°55'22" E	101.67
L4	S 25°16'00" E	71.02
L5	S 89°16'14" E	62.66
L6	S 79°07'15" E	56.02
L7	S 79°07'15" E	88.35
L8	S 04°02'12" E	50.16
L9	S 64°50'27" W	409.61
L10	S 65°14'05" W	268.34
L11	S 55°39'30" W	135.50
L12	S 36°48'26" W	136.71
L13	S 19°16'54" W	135.72
L14	S 04°02'12" W	165.16
L15	S 00°24'25" W	419.91
L16	S 25°16'00" E	21.64
L17	N 89°30'43" W	1104.83
L18	N 52°56'50" E	63.53
L19	N 44°30'21" E	44.78







Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

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

APPLICANT: Bencor LLC. PHONE: \_\_\_\_\_  
 ADDRESS: 90 So Cascade Ave, Suite 330 FAX: \_\_\_\_\_  
 CITY: Colorado Springs STATE CO ZIP 80903 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: contract purchaser List all owners: Rupinder Bindra

DESCRIPTION OF REQUEST: Final Sign-Off of EPC approved Site Plan for Building Permit

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

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

Lot or Tract No. Tract E-4-A Block: na Unit: 3  
 Subdiv/Addn/TBKA: Silvertree Commons  
 Existing Zoning: C-2 Proposed zoning: na MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): M-9 UPC Code: 100905521002532124

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): \_\_\_\_\_  
 Project # 1001896 1007504

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: 1 No. of proposed lots: \_\_\_\_\_ Total area of site (acres): 1.77  
 LOCATION OF PROPERTY BY STREETS: On or Near: northwest corner of 98th Street and Gibson Boulevard SW  
 Between: \_\_\_\_\_ and \_\_\_\_\_

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

SIGNATURE Jacqueline Fishman DATE January 23, 2009  
 (Print) Jacqueline Fishman, AICP Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 70029</u>	<u>SBP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>20.00</u>

Hearing date February 4, 2009

Kaly 1.23.09  
 Planner signature / date

Project # 1007504

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

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

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

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

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

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

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

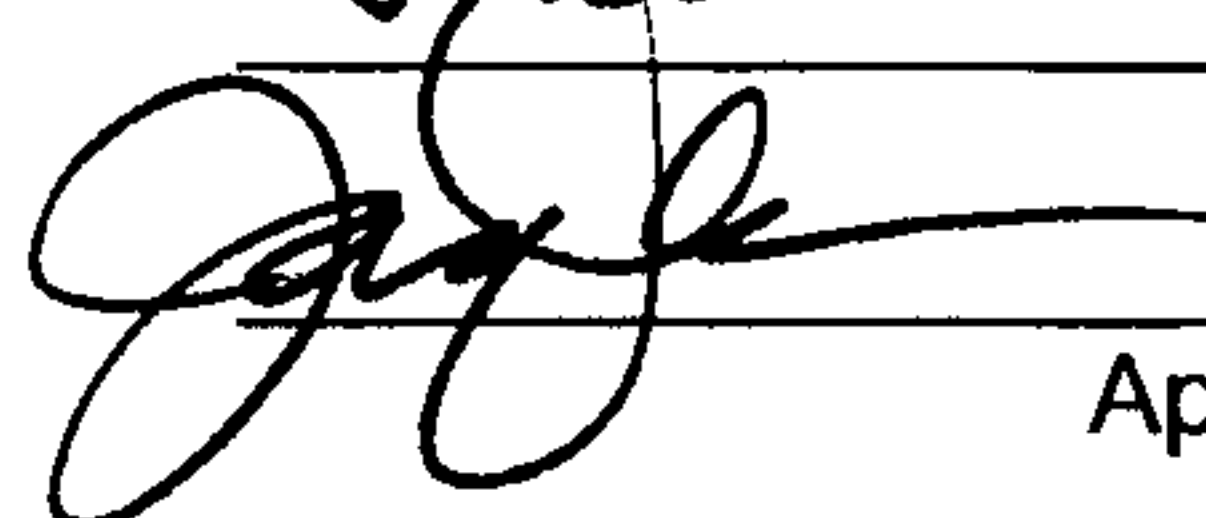
- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
  - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - DRB signed Site Plan being amended (folded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

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

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

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

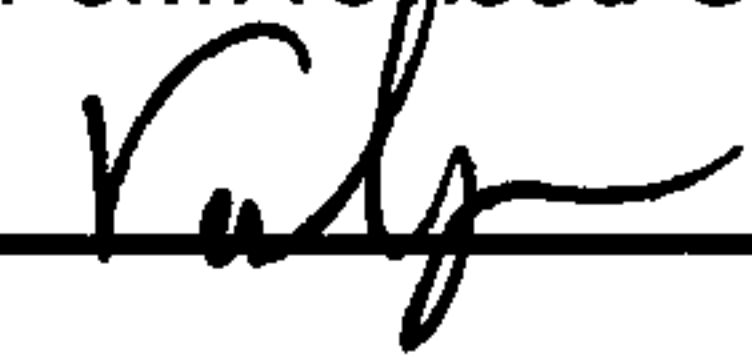
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JACQUELINE FISHMAN  
 Applicant name (print)  
  
 Applicant signature / date  
 1/23/09



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 09DRB - 70029

  
 Planner signature / date  
 1.23.09  
 Project # 1002504

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

N/A  
N/A

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

**VACATION OF PUBLIC EASEMENT (DRB27)**

**VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

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

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

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

**SIDEWALK VARIANCE (DRB20)**

**SIDEWALK WAIVER (DRB21)**

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

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

**SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

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

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

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

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

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

**VACATION OF PRIVATE EASEMENT (DRB26)**

**VACATION OF RECORDED PLAT (DRB29)**

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

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

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

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

Russ Hugg  
Applicant name (print)  
[Signature] 1-28-09  
Applicant signature / date



Form revised 4/07

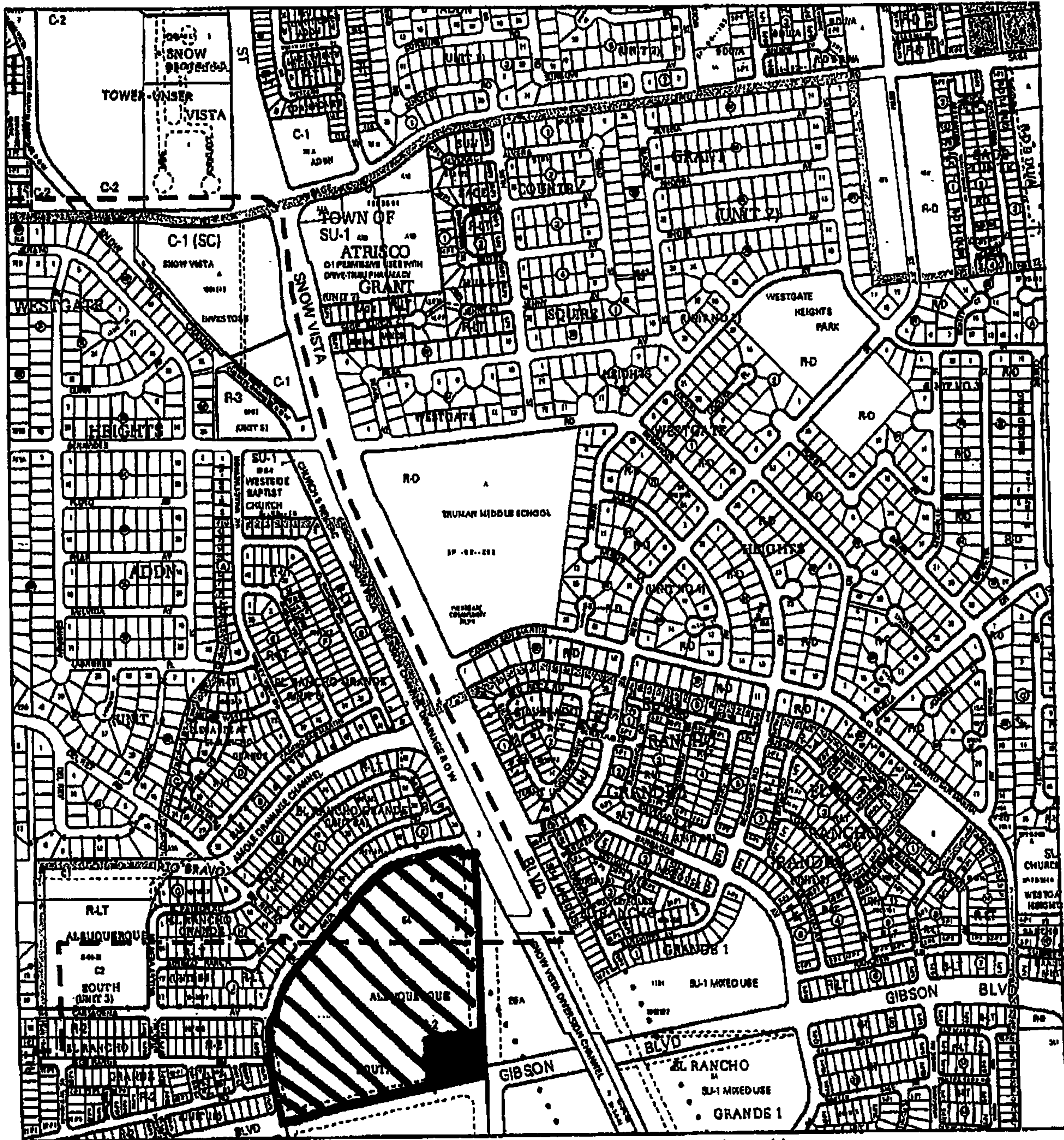
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
09DRB - 70041

Sandy Handley 01/28/09  
Planner signature / date  
Project # 1007504

02/09/09

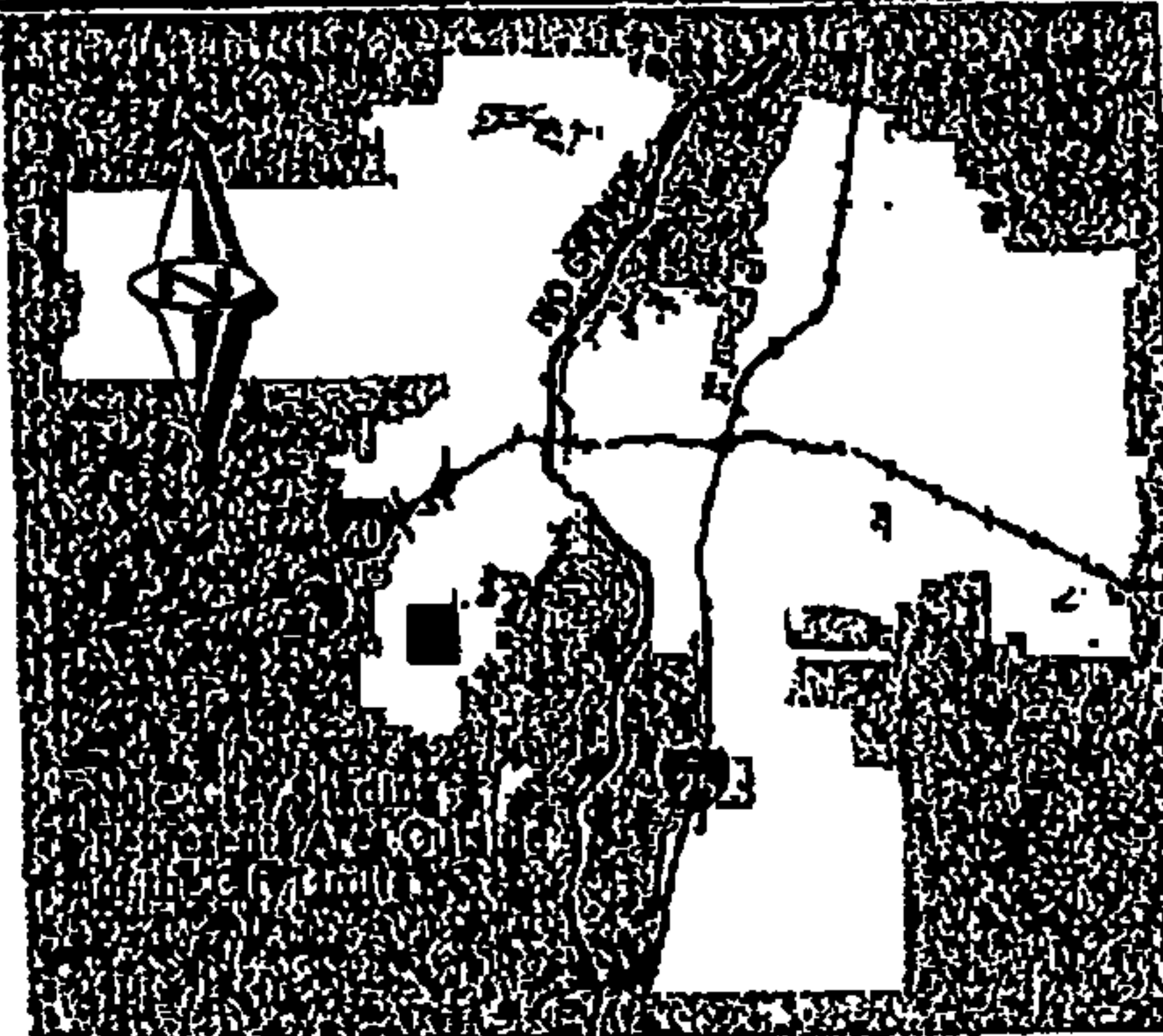
PAID \$145.00



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






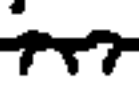





Map amended through: 8/22/2007



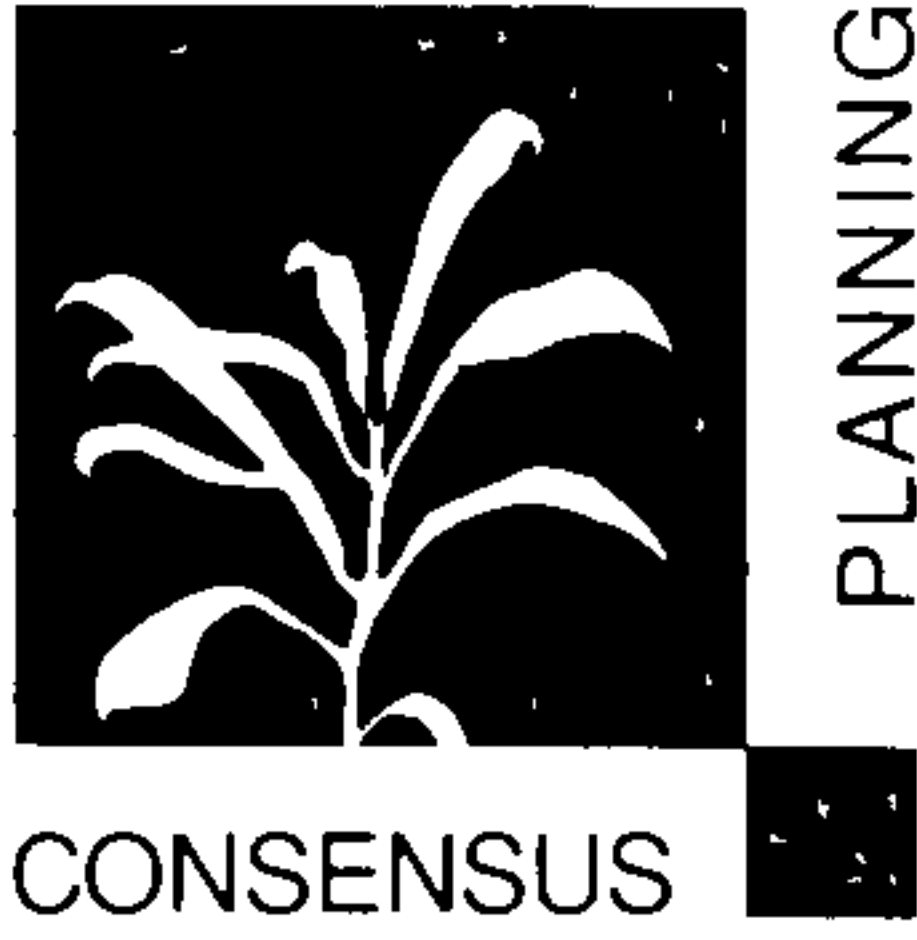
Zone Atlas Page:

**M-09-Z**

Selected Symbols

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





January 23, 2009

Jack Cloud, AICP, Chairman  
Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> Street  
Albuquerque, NM 87103

**RE: *Silvertree Commons Final Sign-Off, 08EPC-40116***

Landscape Architecture  
Urban Design  
Planning Services

Dear Mr. Chairman:

302 Eighth St. NW  
Albuquerque, NM 87102

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

On behalf of Bencor LLC, we are submitting the revised Silvertree Commons Site Development Plan for Building Permit (08EPC-40115) for final sign-off, along with the Infrastructure List as prepared by Koury Engineering. The Site Plan for Subdivision was submitted separately on Tuesday, January 20, 2009 along with a Bulk Plat. The EPC granted conditional approval on the Site Development Plan for Building Permit at the December 18, 2008 hearing. The following outlines how we have revised the plans to comply with the conditions of approval. *Conditions are italicized*; applicant's response is in normal text.

**Site Development Plan for Building Permit**

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

This letter and the attached revised Site Development Plan for Building Permit specify all modifications that have been made since the December 18, 2008 EPC hearing.

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

I met with Randall Falkner, Case Planner on Thursday, January 22, 2009 to review the changes and verify that all conditions of approval are met.

3. *The screening walls on the landscape plan shall be changed to 2'6" to remain consistent with the site plan for building permit.*

The screening walls on the landscape plan have been changed to 2'6".

4. *The parking calculations shall reflect the accurate number.*

PRINCIPALS

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

ASSOCIATES

Jacqueline Fishman, AICP

The parking calculations have been revised to reflect the accurate number, which is 73.

5. *The note on the building elevations that reads "south façade allowable = 207 sf" shall be changed from 207 sf to 238.4 sf, which is 6 percent of the façade area on the south façade.*

This note has been revised on the building elevation sheet.

6. *Landscaping:*

- a. *The required number of street trees along 98<sup>th</sup> Street SW shall be 8 instead of 9.*

This condition is intended to revise the note on the landscape plan. However, the original trees were smaller in diameter than the trees Condition 6c requires. Therefore, the number of trees are slightly decreased since the new trees are significantly larger in diameter. The street trees have been revised to meet the Street Tree Ordinance, which is based upon tree canopy size. The note has been revised to reflect the correct number of trees required.

- b. *Street trees shall be along the street, between curb and sidewalk. Additional street trees shall be planted along both Gibson Boulevard SW and 98<sup>th</sup> Street SW, until the street tree requirement of Gibson (7) and 98<sup>th</sup> (8) are met.*

Street trees have been moved to between the curb and sidewalk. See 6a above.

- c. *Because Catalpas drop large leaves and seeds, they shall be removed from areas adjacent to pedestrian trails or sidewalks, and replaced with either Locusts or Pistache.*

All of the Catalpas have been replaced with Honey Locust or Pistache.

- d. *Parking lot trees shall be provided as per the general parking regulations and shall not be counted as street trees.*

The number of parking lot trees meet the minimum parking lot tree requirements and the Design Standards, which is 1 tree per 10 parking spaces.

7. *Recommended Conditions from City Engineer, Municipal Development and NMDOT.*

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

We agree.

- b. *The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way*



*requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).*

We agree. An infrastructure list has been submitted with the Site Plan for Building Permit.

- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.*

We agree. An infrastructure list has been submitted with the Site Plan for Building Permit.

- d. Right turn deceleration lane/taper on Gibson Blvd., at site drive, may be required by DPM. Provide driveway trip assignment to determine. A taper for the Gibson Boulevard entry has been provided in accordance with Transportation staff, trip analysis, and in compliance with the DPM requirements.*

- e. Provide applicable cross access agreements.*

Cross-access is provided with the Plat by Survtek.

- f. Concurrent platting action required.*

As mentioned previously, a Plat was submitted concurrently with the Site Plan for Subdivision by Surv-Tek

- g. Site plan shall comply and be designed per DPM Standards.*

We agree.

- h. Construction of a minimum 10 foot wide multi-use trail adjacent the site along the north side of Gibson Boulevard between De Anza Drive and 98<sup>th</sup> Street as designated on the Long Range Bikeway System map.*

Ten-foot wide trails are shown for 98<sup>th</sup> Street and Gibson Boulevard. Walgreen's frontage will be constructed in conjunction with development; the remainder along 98<sup>th</sup> and Gibson will be constructed at a future date.

- i. Construction of a minimum 10 foot wide multi-use trail adjacent the site along the west side of 98<sup>th</sup> Street between De Anza Drive (at the crossing of the Snow Vista Channel) and Gibson Boulevard as shown on the site plan for subdivision.*

See 7h. above.





PLANNING

CONSENSUS

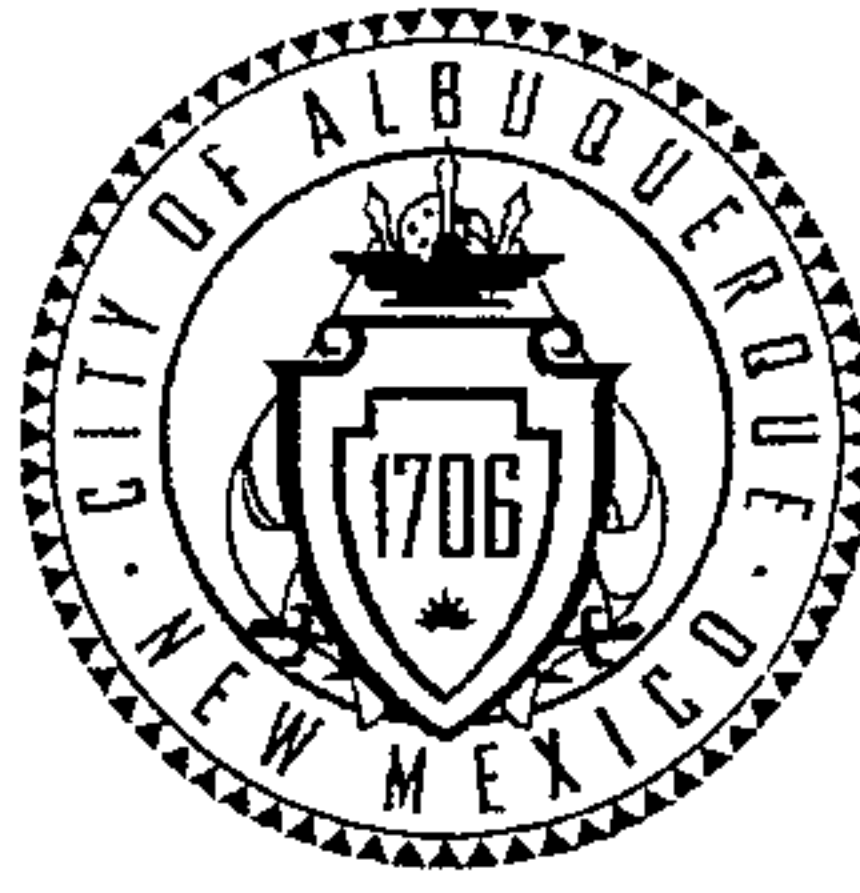
9. *Add viewing windows on either side of the doorway next to the entrance.*

Viewing windows have been added to the east elevation.

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

Sincerely,

Jacqueline Fishman, AICP  
Associate



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

Date: December 19, 2008

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project# 1007504\***  
08EPC-40115 SITE DEVELOPMENT -  
SUBDIVISION  
08EPC-40116 SITE DEVELOPMENT -  
BUILDG PRMT

Rupinder Bindra  
550 South Hill, Suite 1649  
Los Angeles, CA 90013

LEGAL DESCRIPTION: for all or a portion of tract E-4, Albuquerque South, Unit 3 zoned C-2 located on 98TH ST SW BETWEEN GIBSON SW AND DE ANZA SW containing approximately 28 acres. (M-9) Randall Falkner, Staff Planner

On December 18, 2008 the Environmental Planning Commission voted to approve Project 1007504/ 08EPC 40115, a site development plan for subdivision, for Tract E-4, Albuquerque South, Unit 3, based on the following Findings and subject to the following Conditions.

**FINDINGS:**

1. This is a request for a site development plan for subdivision, for Tract E-4, Albuquerque South, Unit 3, located on the northwest corner of 98<sup>th</sup> Street SW and Gibson Boulevard SW containing approximately 27.8 acres.
2. This request is accompanied by a site development plan for building permit (08EPC 40116).
3. The site plan for subdivision includes a request to subdivide Tract E-4 into two tracts, Tract E-4-B and Tract E-4-A, and design standards to govern the entire site.
4. The subject site lies within the boundaries of the West Side Strategic Plan, the Rio Bravo Sector Development Plan, and the Amole Arroyo Corridor Plan.
5. A portion of the subject site is within the Developing Urban Area, while another portion of the subject site is within the Established Urban Area.

6. Pursuant to Zoning Code Section 14-16-1-5, Definitions, the minimal elements of a site development plan for subdivision are: the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements, maximum height, minimum setback, and nonresidential uses' maximum floor area ration (FAR). The request includes all of the essential elements of a site development plan for subdivision, including design standards.
7. The following Comprehensive Plan policies for Developing and Established Urban Areas are partially furthered by the proposal:
  - a. Policy II.B.5d – The circulation and design of the subject site would help to minimize potential impacts on adjacent streets; however, drive-thrus are high trip generators. The subject site is located in a proposed Community Activity Center.
  - b. Policy II.B.5l – Building material and landscape standards have been used to provide a quality development.
8. The following Comprehensive Plan policies for Developing and Established Urban Areas are furthered by the proposal:
  - a. Policy II.B.5e – The project would provide infill development in an area that is contiguous to existing and programmed urban facilities. There are design standards that address lighting, noise, screening, landscaping, architectural design, sustainability, parking and circulation, signage, utilities, and maintenance. These design standards will not impair the integrity of the existing neighborhoods.
  - b. Policy II.B.5g – The request continues the existing asphalt trails along both 98<sup>th</sup> Street and Gibson Boulevard and provides pedestrian connections to these trails.
  - c. Policy II.B.5i – Design standards are included in the site plan for subdivision which limit light fixture height, prohibit illuminated signs towards residential development, and buffer truck bays. Primary access will be along 98<sup>th</sup> and Gibson, with secondary access along De Anza, a local street. The residential neighborhood along De Anza has rear yards and a 6 foot CMU block wall facing the proposed development.
  - d. Policy II.B.5j – The proposed development will be located on an existing commercially zoned site that is designated as a proposed Community Activity Center. Pedestrian and bicycle access is provided from the proposed site to both 98<sup>th</sup> Street and Gibson Boulevard. The proposed development will be located at the intersection of 98<sup>th</sup> Street and Gibson Boulevard, two arterial streets.
9. The request furthers the Activity Centers Goal and Policy II.B.7a of the Comprehensive Plan. 98<sup>th</sup>/Gibson Street is a proposed Community Activity Center. The request meets several of the goals of Community Activity Centers, which include the following: very accessible by automobile, located on minor and major arterial streets, community wide trail network should provide access to center, the interior of the center is accommodating to pedestrians with multiple connections between the building and sidewalks, bicycle parking is provided on site, and a small public open space is provided.

10. The following Goal and Policies of the West Side Strategic Plan are furthered by the proposal:
  - a. Goal 10 – The request helps to build a framework where citizens can live, work and shop together while also protecting the quality of life and natural and cultural resources of West Side residents. The proposed development will be close to surrounding neighborhoods, and offer employment and shopping in a proposed Community Activity Center. Design guidelines, which protect the neighborhood and surrounding area, will help to protect the quality of life and natural and cultural resources of neighboring residents.
  - b. Policy 1.3 – The request for development is located in a proposed Community Activity Center at Gibson/98<sup>th</sup> Street, in a parcel zoned for community commercial activities (C-2). This parcel will have an appropriate use for the existing zoning. This request will provide needed services to nearby neighborhoods.
  - c. Policy 3.40 – In recent years there have been many public infrastructure improvements in the Bridge/Westgate Community, including the extension of both 98<sup>th</sup> Street and Gibson Boulevard to the subject site. Improvements to the Snow Vista Channel by AMAFCA and expansion and improvements to utilities have also been made. The request for design standards for this site and for a quality commercial development is appropriate in the Bridge/Westgate Community.
  - d. Policy 3.41 – The proposed request would encourage development growth in the Bridge/Westgate Community.
  - e. Policy 3.42 – The subject site is zoned C-2 and is within a proposed Community Activity Center that has SU-1 Mixed Use and SU-1 R-2 & R-T zoning across Gibson Boulevard and 98<sup>th</sup> Street, and R-2 and R-LT zoning across De Anza Drive. The request would provide needed commercial development and jobs for an area that is primarily residential. Commercial development would add a greater variety of uses which is needed in designated Community Activity Centers.
  
11. The following Policies of the Rio Bravo Sector Development Plan are furthered by the proposal:
  - a. A mixed use community with housing and employment opportunities in close proximity – The request will provide some employment opportunities for those living in the neighboring residential areas. The subject site has homes surrounding the site on all four sides, approximately 800 to 1,200 feet away from the proposed development. This would be the first commercial development at this intersection, and in the proposed 98<sup>th</sup>/Gibson Community Activity Center.
  - b. Anticipated build-out of Plan area in fifteen years – The request will help the City to develop vacant land in a proposed Community Activity Center at 98<sup>th</sup> and Gibson, and help to comply with the fifteen year goal.
  
12. Policy 19 of the Amole Arroyo Corridor Plan/Design Overlay Zone may not be met by the request. In order to preserve topsoil and existing vegetation within the existing rights-of-way, easements and other portions of the arroyo shall be preserved to the greatest extent feasible. Therefore, if applicable, the developer shall comply with Policy 19 of The Amole Arroyo Corridor Plan and Design Overlay Zone.

13. The Westgate Heights Neighborhood Association was notified of this request and did not present any opposition to the request. There was a letter received from the Sierra Ranch N.A. expressing concern about alcohol sales and the number of Walgreens in their area. Sierra Ranch N.A. is not the recognized N.A. in this area.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Amole Arroyo Corridor Plan/Design Overlay Zone generally discourages walls adjacent to the arroyos right-of-way; however, where walls or fencing are required for privacy or security reasons the regulations found in the Amole Arroyo Corridor Plan/Design Overlay Zone, Policy 20 would apply. The applicant shall show the preceding statement on the Design Standards for the site plan for subdivision.
4. If applicable, the developer shall comply with Policy 19 of The Amole Arroyo Corridor Plan and Design Overlay Zone in order to preserve topsoil and existing vegetation within the existing rights-of-way, easements and other portions of the arroyo.
5. Future site development plans shall return to the EPC for review unless approval authority is delegated.
6. Continuing development in this area may require additional electric facilities to be built.
7. Future development on the sites adjacent to proposed Tract E-4-A shall be designed to provide direct connections to the pedestrian walkways shown on site development plan for building permit 08EPC-40116.
8. Specific free-standing sign programming (locations, heights, design and dimensions) shall be noted as part of an amendment to the site development plan for subdivision. Future development beyond proposed Tract E-4-A (08EPC-40116) shall not occur until specific sign details are provided.

9. The interior of the center shall be very accommodating to the pedestrian, even within the predominantly off-street parking areas.
10. Design standards 1. Site design, public space, first bullet, delete “150 square feet” and in its place add “250 per 20,000 square feet pro rata”.
11. To enhance community activity centers and walkability the total number of drive-up uses shall be limited to Four Drive-up uses shall be designed so traffic and cueing shall cause no deleterious effects on the pedestrian qualities of the center.
12. Semi truck access (ingress/egress) shall be limited to Gibson Boulevard and 98<sup>th</sup> Street. Semi-truck access to DeAnza Drive is prohibited.
13. Design standards, 2. Sustainability, 3<sup>rd</sup> bullet, add the words “where possible” between the words “winter” and “while.”
14. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
  - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
  - d. Right turn deceleration lane/taper on Gibson Blvd., at site drive, may be required per the DPM. Provide driveway trip assignment to determine.
  - e. Provide applicable cross access agreements.
  - f. Concurrent platting action required.
  - g. Site plan shall comply and be designed per DPM Standards.
  - h. Construction of a *minimum* 10 foot wide multi-use trail adjacent the site along the north side of Gibson Boulevard between De Anza Drive and 98<sup>th</sup> Street as designated on the Long Range Bikeway System map.
  - i. Construction of a *minimum* 10 foot wide multi-use trail adjacent the site along the west side of 98<sup>th</sup> Street between De Anza Drive (at the crossing of the Snow Vista Channel) and Gibson Boulevard as shown on the site plan for subdivision.
15. Design standards, 1. Site Design, circulation, 2<sup>nd</sup> bullet, delete the rest of the words in the sentence after “a permanent nature”.

On December 18, 2008 the Environmental Planning Commission voted to approve Project 1007504/08EPC 40116, a site development plan for building permit, for Tract E-4 and proposed Tract E-4-A, Albuquerque South, Unit 3, based on the following Findings and subject to the following Conditions.

**FINDINGS:**

1. This is a request for a site development plan for building permit, for Tract E-4 and proposed Tract E-4-A, Albuquerque South, Unit 3, located on the northwest corner of 98<sup>th</sup> Street SW and Gibson Boulevard SW containing approximately 1.77 acres.
2. This request is accompanied by a site development plan for subdivision (08EPC 40115).
3. The subject site lies within the boundaries of the West Side Strategic Plan, the Rio Bravo Sector Development Plan, and the Amole Arroyo Corridor Plan.
4. The following Comprehensive Plan policies for Developing and Established Urban Areas are partially furthered by the proposal:
  - a. Policy II.B.5d – The circulation and design of the subject site would help to minimize potential impacts on adjacent streets; however, drive-thrus are high trip generators. The subject site is located in a proposed Community Activity Center.
  - b. Policy II.B.5l – Building material and landscaping have been used to provide a quality development. The design is not innovative in design, but rather plain corporate architecture.
5. The following Comprehensive Plan policies for Developing and Established Urban Areas are furthered by the proposal:
  - a. Policy II.B.5e – The project would provide infill development in an area that is contiguous to existing and programmed urban facilities. There are design standards that address lighting, noise, screening, landscaping, architectural design, sustainability, parking and circulation, signage, utilities, and maintenance. These design standards would help to ensure the integrity of the existing neighborhoods.
  - b. Policy II.B.5g – The request continues the existing asphalt trails along both 98<sup>th</sup> Street and Gibson Boulevard and provides pedestrian connections to these trails.
  - c. Policy II.B.5j – The proposed development will be located on an existing commercially zoned site that is designated as a proposed Community Activity Center. Pedestrian and bicycle access is provided from the proposed site to both 98<sup>th</sup> Street and Gibson Boulevard. The proposed development will be located at the intersection of 98<sup>th</sup> Street and Gibson Boulevard, two arterial streets.

6. The request furthers the Activity Centers Goal and Policy II.B.7a of the Comprehensive Plan. 98<sup>th</sup>/Gibson Street is a proposed Community Activity Center. The request meets several of the goals of Community Activity Centers, which include the following: very accessible by automobile, located on minor and major arterial streets, community wide trail network should provide access to center, the interior of the center is accommodating to pedestrians with multiple connections between the building and sidewalks, bicycle parking is provided on site, and a small public open space is provided.
7. The following Goal and Policies of the West Side Strategic Plan are furthered by the proposal:
  - a. Goal 10 – The request helps to build a framework where citizens can live, work and shop together while also protecting the quality of life and natural and cultural resources of West Side residents. The proposed development will be close to surrounding neighborhoods, and offer employment and shopping in a proposed Community Activity Center.
  - b. Policy 1.3 – The request for development is located in a proposed Community Activity Center at Gibson/98<sup>th</sup> Street, in a parcel zoned for community commercial activities (C-2). This parcel will have an appropriate use for the existing zoning. This request will provide needed services to nearby neighborhoods.
  - c. Policy 3.40 – In recent years there have been many public infrastructure improvements in the Bridge/Westgate Community, including the extension of both 98<sup>th</sup> Street and Gibson Boulevard to the subject site. Improvements to the Snow Vista Channel by AMAFCA and expansion and improvements to utilities have also been made. The request for design standards for this site and for a quality commercial development is appropriate in the Bridge/Westgate Community.
  - d. Policy 3.41 – The proposed request would encourage development growth in the Bridge/Westgate Community.
  - e. Policy 3.42 – The subject site is zoned C-2 and is within a proposed Community Activity Center that has SU-1 Mixed Use and SU-1 R-2 & R-T zoning across Gibson Boulevard and 98<sup>th</sup> Street, and R-2 and R-LT zoning across De Anza Drive. The request would provide needed commercial development and jobs for an area that is primarily residential. Commercial development would add a greater variety of uses which is needed in designated Community Activity Centers.
8. The following Policies of the Rio Bravo Sector Development Plan are furthered by the proposal:
  - a. A mixed use community with housing and employment opportunities in close proximity – The request will provide some employment opportunities for those living in the neighboring residential areas. The subject site has homes surrounding the site on all four sides, approximately 800 to 1,200 feet away from the proposed development. This would be the first commercial development at this intersection, and in the proposed 98<sup>th</sup>/Gibson Community Activity Center.
  - b. Anticipated build-out of Plan area in fifteen years – The request will help the City to develop vacant land in a proposed Community Activity Center at 98<sup>th</sup> and Gibson, and help to comply with the fifteen year goal.



9. Policy 19 of the Amole Arroyo Corridor Plan/Design Overlay Zone may not be met by the request. In order to preserve topsoil and existing vegetation within the existing rights-of-way, easements and other portions of the arroyo shall be preserved to the greatest extent feasible. Therefore, if applicable, the developer shall comply with Policy 19 of The Amole Arroyo Corridor Plan and Design Overlay Zone.
10. The Westgate Heights Neighborhood Association was notified of this request and did not present any opposition to the request. There was a letter received from the Sierra Ranch N.A. expressing concern about alcohol sales and the number of Walgreens in their area. Sierra Ranch N.A. is not the recognized N.A. in this area.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The screening walls on the landscape plan shall be changed to 2'6" to remain consistent with the site plan for building permit.
4. The parking calculations shall reflect the accurate number.
5. The note on the building elevations that reads "south façade allowable = 207 sf" shall be changed from 207 sf to 238.4 sf, which is 6 percent of the façade area on the south façade.
6. Landscaping:
  - a. The required number of street trees along 98<sup>th</sup> Street SW shall be 8 instead of 9.
  - b. Street trees shall be along the street, between curb and the sidewalk. Additional street trees shall be planted along both Gibson Boulevard SW and 98<sup>th</sup> Street SW, until the street tree requirement of Gibson (7) and 98<sup>th</sup> (8) are met.
  - c. Because Catalpas drop large leaves and seeds, they shall be removed from areas adjacent to pedestrian trails or sidewalks, and replaced with either Locust or Pistache.
  - d. Parking lot trees shall be provided as per the general parking regulations and shall not be counted as street trees.

7. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- d. Right turn deceleration lane/taper on Gibson Blvd., at site drive, may be required per the DPM. Provide driveway trip assignment to determine.
- e. Provide applicable cross access agreements.
- f. Concurrent platting action required.
- g. Site plan shall comply and be designed per DPM Standards.
- h. Construction of a *minimum* 10 foot wide multi-use trail adjacent the site along the north side of Gibson Boulevard between De Anza Drive and 98<sup>th</sup> Street as designated on the Long Range Bikeway System map.
- i. Construction of a *minimum* 10 foot wide multi-use trail adjacent the site along the west side of 98<sup>th</sup> Street between De Anza Drive (at the crossing of the Snow Vista Channel) and Gibson Boulevard as shown on the site plan for subdivision.

8. Add viewing windows on either side of the doorway next to the entrance.

PROTEST: IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION, WHICH IS BY **JANUARY 2, 2009**.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **JANUARY 2, 2009** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

OFFICIAL NOTICE OF DECISION  
DECEMBER 18, 2008  
PROJECT #1007504  
PAGE 10 OF 10

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

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

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

Sincerely,

Richard Dineen  
Planning Director

RD/RF/ac

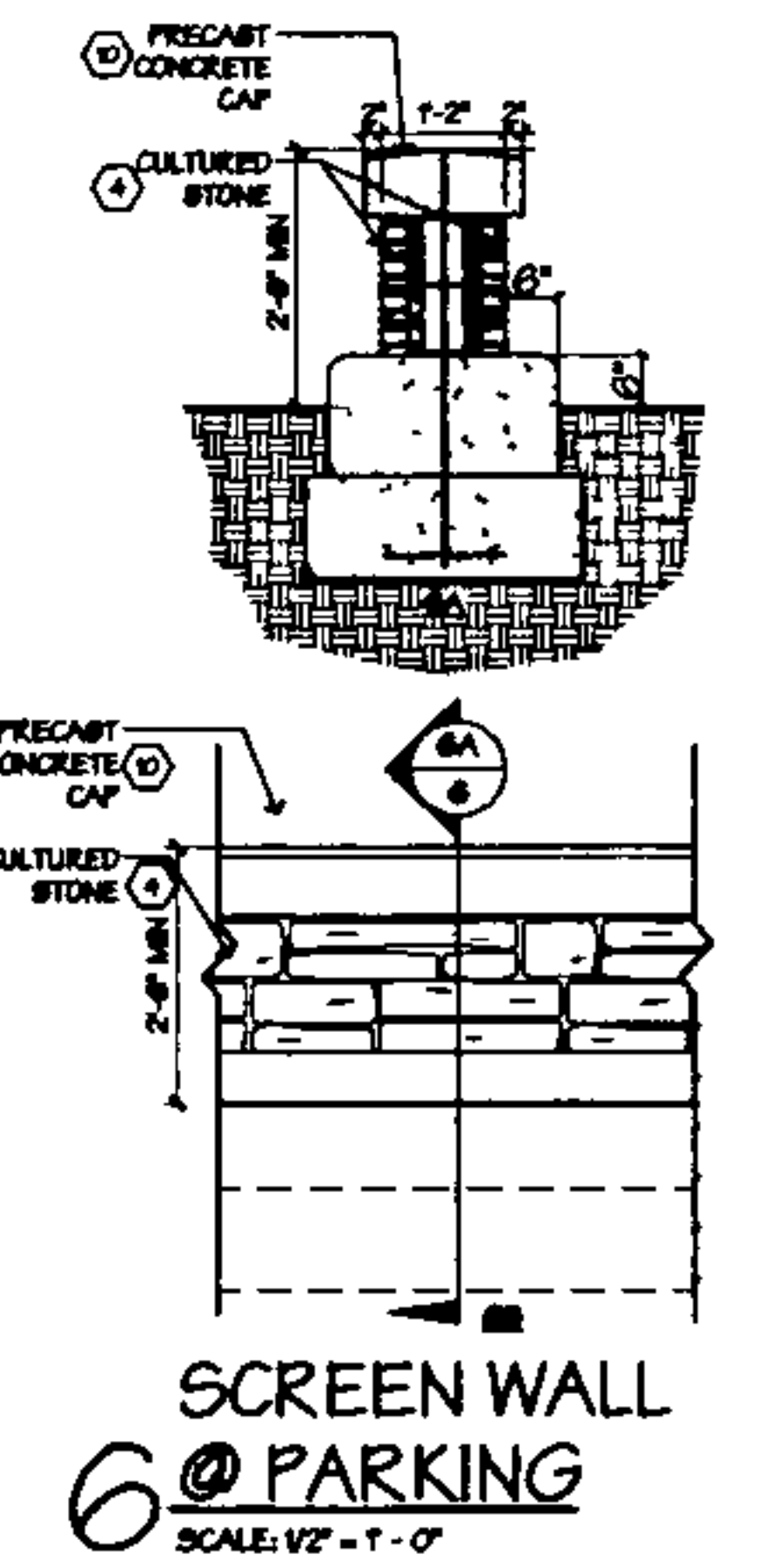
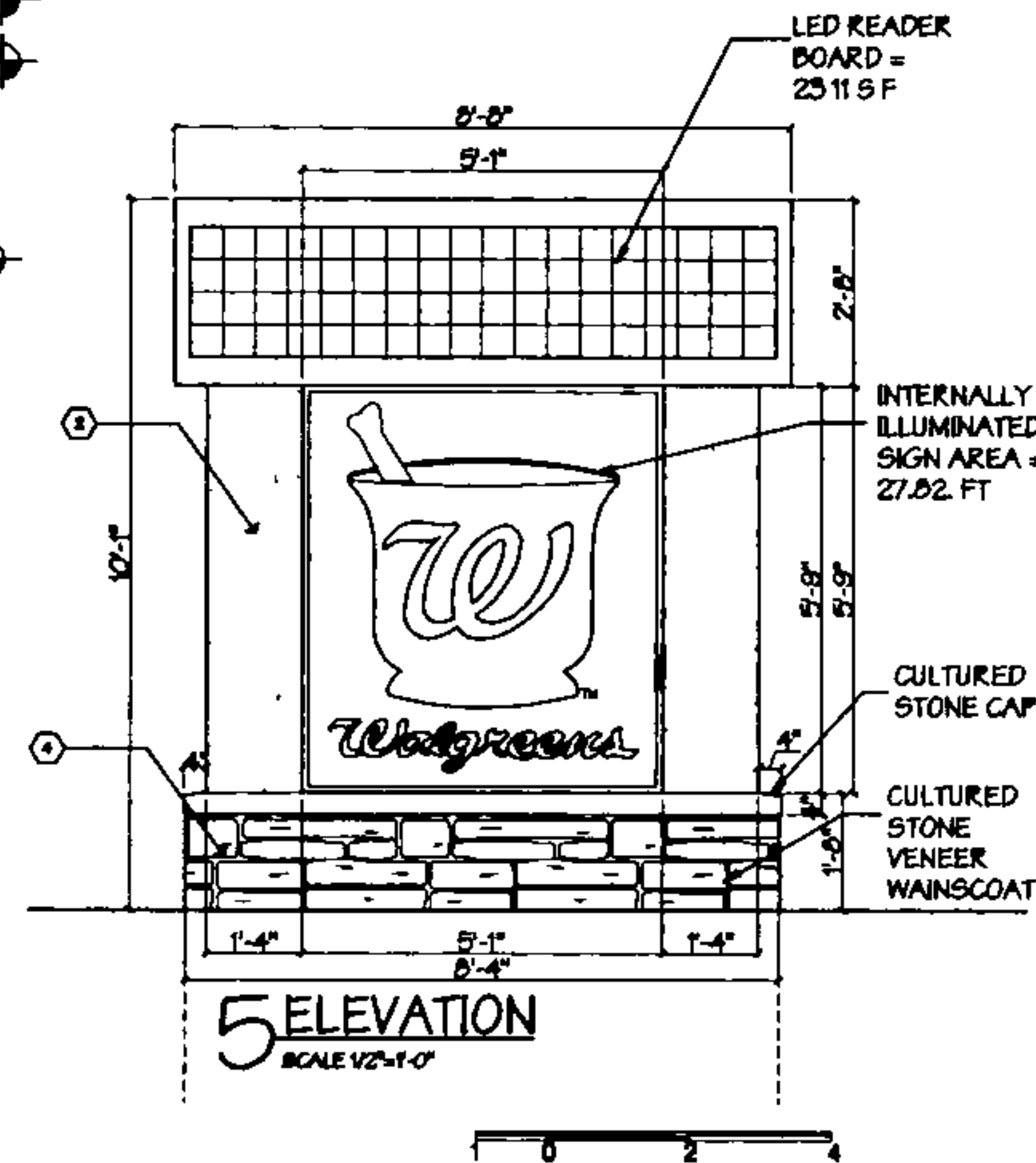
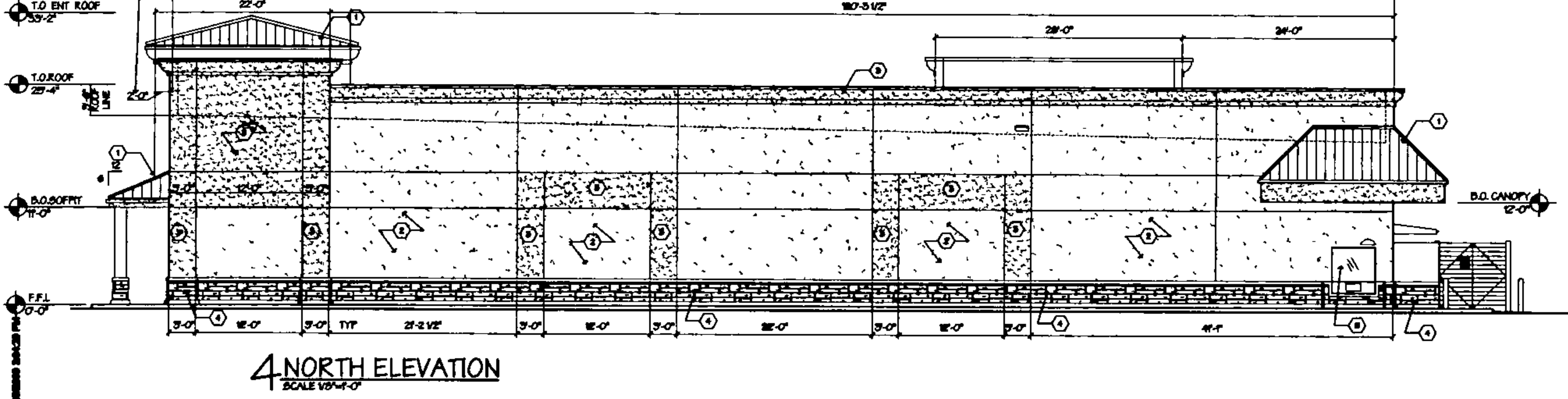
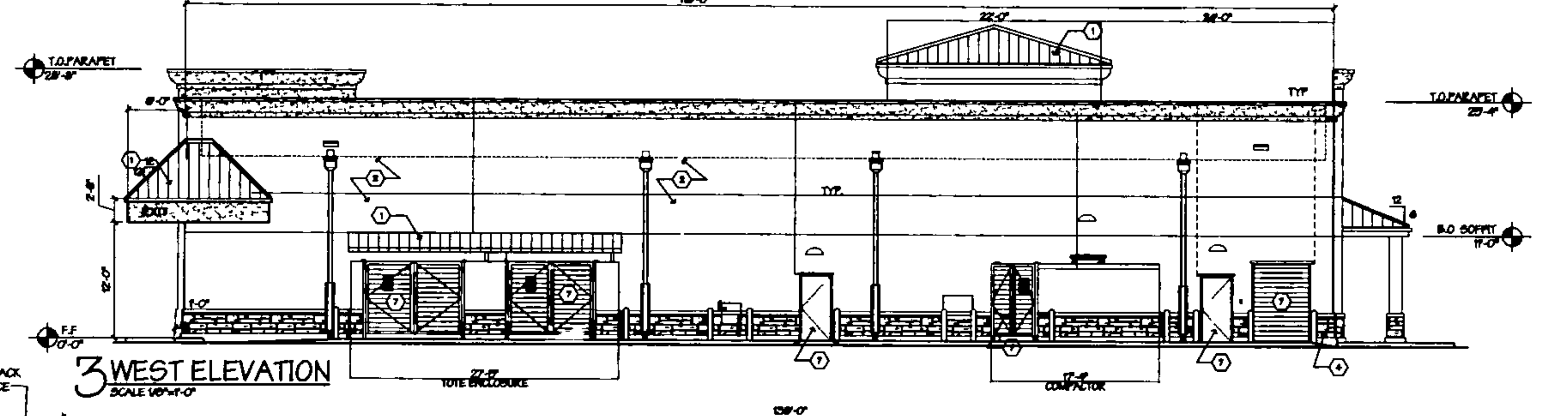
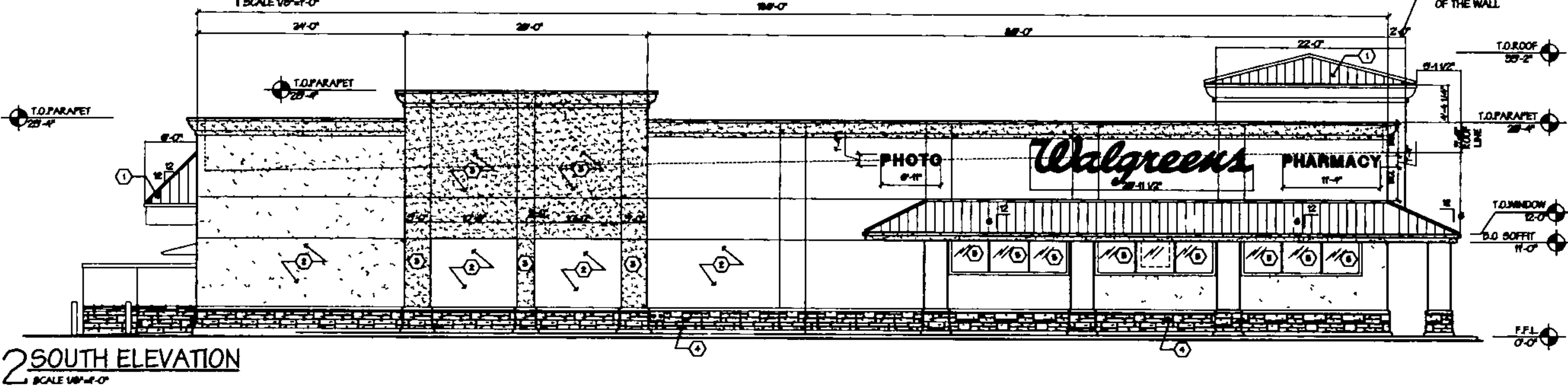
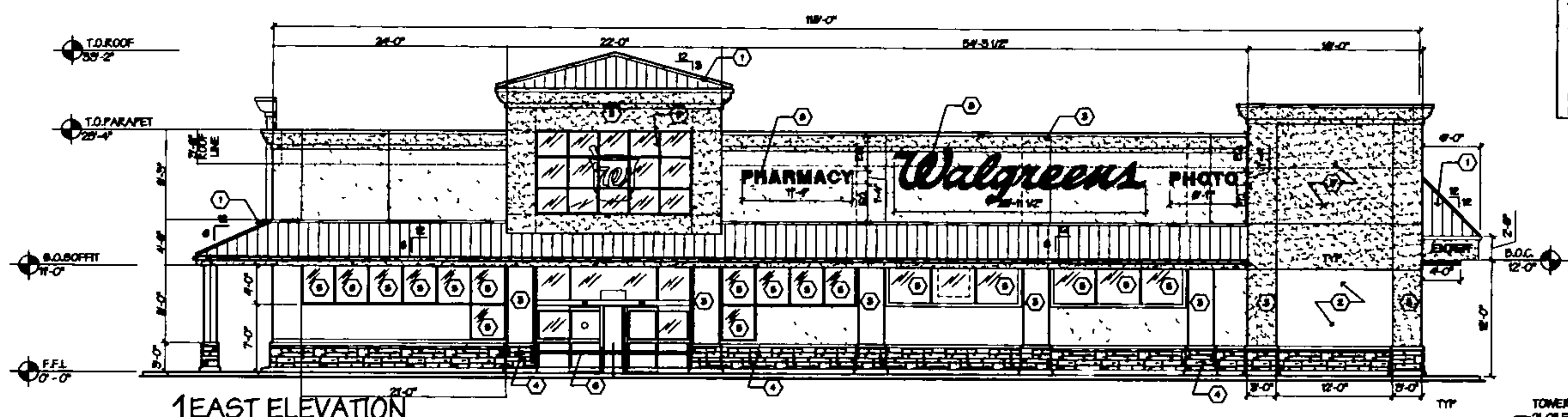
cc: Bencor LLC, 90 So Cascade Ave., Suite 330, Colorado Springs, CO, 80903  
Mathew Archuleta, Westgate Heights NA, 1628 Summerfield SW, Albuquerque, NM 87121  
Libby McIntosh, Westgate Heights NA, 1316 Ladrones Ct. SW, Albuquerque, NM 87121  
Ken Maestas, PNM, 414 Silver SW, Albuquerque, NM 87102

PARAPET HEIGHT:  
 ROOF TOP EQUIPMENT SETBACK:  
 10'-0" = 3'-0" PARAPET  
 20'-0" = 2'-0" PARAPET  
 30'-0" = 1'-0" PARAPET  
 FOR ROOF TOP EQUIPMENT REF- SITE PLAN SHEET 1 OF 3

MATERIALS	
①	STANDING SEAM METAL ROOF: GREEN (BERKSHIRE MANUFACTURING COMPANY, ACCENT COLORS, PATINA GREEN)
②	WALLS: FACADE COLOR: DARK BEIGE (INTEGRALLY COLORED FINISH COAT ON PORTLAND CEMENT STUCCO BASE, (COLOR BENJAMIN MOORE MOCCASIN # 1059) OVER 5" CMU )
③	ACCENT COLOR: LIGHT BEIGE (INTEGRALLY COLORED FINISH COAT ON PORTLAND CEMENT STUCCO BASE, (COLOR BENJAMIN MOORE ALEXANDRIA BEIGE HC-77) OVER 5" CMU )
④	CULTURED STONE VENEER: BROWN SHADES (OMENS CORNING, COUNTRY LEDGESTONE - ASPEN)
⑤	ALUMINUM STOREFRONT WINDOWS: SIDE WALL WINDOWS: CLEAR ANODIZED ALUMINUM WITH BLUE GREEN (MILKINGTON "EVERGREEN" TINTED GLASS). TOWER WINDOW: CLEAR ANODIZED ALUMINUM WITH CLEAR GLASS.
⑥	AUTOMATIC ENTRANCE DOORS: CLEAR ANODIZED ALUMINUM WITH CLEAR GLASS DOORS AND TINTED GLASS AT TRANSOMS
⑦	METAL DOORS AND FRAMES: PAINTED COLOR TO MATCH FACADE
⑧	BUILDING SIGNS: SCRIPT SIGNS "WALGREENS", "PHARMACY" AND "PHOTO" RED FLEXGLASS IN BRONZE METAL HOUSING, INTERNALLY ILLUMINATED DIRECTIONAL SIGNS "DRIVE THRU" AND "DRIVE THRU TEXT" RED FLEXGLASS IN BRONZE METAL HOUSING, INTERNALLY ILLUMINATED DRIVE THRU "CLEARANCE" SIGN, ALUMINUM PANEL YELLOW REFLECTIVE FINISH AND BLACK LETTERS, HANDICAPPED PARKING 7'-0" HIGH STEEL TUBE PAINTED "WHITE" STANDARD HANDICAPPED SIGN.
⑨	DRIVE THRU WINDOW: FACTORY FINISHED "GREY" STEEL FRAME AND TRANSACTION DRAWER WITH CLEAR GLASS
⑩	LIGHT BEIGE, INTERGALLY COLORED CONCRETE

SIGN AREA SUMMARY	
<b>EAST ELEVATION:</b>	
27'-11 1/2" LONG "WALGREENS" SIGN	80.71 SF
18' HEIGHT "PHARMACY" SIGN	33.00 SF
18' HEIGHT "PHOTO" SIGN	8.20 SF
WALGREENS LOGO SIGN	26.43 SF
	148.34 SF
<b>SOUTH ELEVATION:</b>	
27'-11 1/2" LONG "WALGREENS" SIGN	80.71 SF
18' HEIGHT "PHARMACY" SIGN	33.00 SF
18' HEIGHT "PHOTO" SIGN	8.20 SF
	121.91 SF
<b>TOTAL BUILDING SIGNAGE = 270.25 SF</b>	
EAST FACADE ALLOWABLE = 185.6 SF 6% OF THE FACADE AREA (5,280 SF) = 188.4	
SOUTH FACADE ALLOWABLE = 256.4 SF 6% OF THE FACADE AREA (3,875 SF) = 232.4	

MONUMENT SIGN SUMMARY	
<b>EAST ELEVATION:</b>	
PERMANENT PANEL	27.82 SF
LED READERBOARD	23.11 SF
	50.93 SF



## BUILDING ELEVATIONS SILVERTREE COMMONS

Prepared for:  
Bencor, Inc.  
90 S Cascade Avenue, Suite 330  
Colorado Springs, CO 80903

Prepared by:  
Khoury Engineering, Inc.  
1435 E. 41st Street  
Tulsa, OK 74105

Scale 1/8" = 1'



FEBRUARY 26, 2008

Conensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102

Timothy M. Galtup Architect of Record  
15 East Fifth Street, Suite 2900  
Tulsa, OK 74103

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

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1007504

On December 18, 2008, the Environmental Planning Commission approved Project # 1007504, 08EPC-40116, a site development plan for building permit for all or a portion of tract E-4, Albuquerque South, Unit 3, located on 98<sup>th</sup> Street SW between Gibson SW and De Anza SW containing approximately 28 acres.

The applicant has satisfied all of the EPC conditions of approval for the site development plan for building permit. The condition to “add viewing windows on either side of the doorway next to the entrance” has been satisfied.

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

Thank you.

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

**ORIGINAL**

**FIGURE 12**

**INFRASTRUCTURE LIST**  
(rev 9-30-05)  
**EXHIBIT "A"**

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

Date Submitted: February 3, 2009  
Date Site Plan Approved: 02-04-09  
Date Preliminary Plat Approval: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: \_\_\_\_\_  
DRB Application No.: 1007504

Tract E-4-A ALBUQUERQUE SOUTH UNIT THREE **JDBP**  
**PROPOSED LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Tract E-4 ALBUQUERQUE SOUTH UNIT THREE  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC#	Constructed Under DRC#	Size	Type of Improvement	Location	From	To	Construction Certification:		
							Private Inspector	P.E.	City Cnst. Engineer
		10'	Asphalt Walking Trail	98th St. S.W.	North Prop. Line	South Prop. Line	/	/	/
		<del>se</del> 8"	Water Line Extention & Fire Hydrant	98th St. S.W.	N. East Prop. Corner 100' E of Entrance West Prop. Line	Approx. 75' North & 25' South Entrance East Prop. Line	/	/	/
		12'	Right Turn Taper (Approx. 100-ft long)	Gibson Blvd.	<del>100' East of Entrance</del> West Prop. Line	<del>Entrance</del> East Prop. Line	/	/	/
		8" PVC	Sanitary Sewer Extention including Three (3) Manholes	Gibson Blvd.	<del>100' East of Entrance</del> West Prop. Line	<del>Entrance</del> East Prop. Line	/	/	/
		10'	Asphalt Walking Trail	Gibson Blvd.	W PL	E PL	/	/	/
		24" to 30" I.D. HDPE	Storm Drain (Pvt. to be financially guaranteed but built by B.P.)	Pvt. Esmt.	West Prop. Line	East Prop. Line	/	/	/
		36" I.D. HDPE	Storm Drain (Pvt. to be financially guaranteed but built by B.P.)	Pvt. Esmt.	North Prop. Line	South Prop. Line	/	/	/
		Traffic Signal	1/4 Contribution to Traffic Signal \$75,000 (Procedure C Modified)	98th / Gibson	Intersection		/	/	/
		6"	Fire Line Stub	WL Esmt	8" WL	Esmt Line	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures for the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard 61A requirements.

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

NOTES

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

1. water line to include meters + valves
2. \_\_\_\_\_
3. \_\_\_\_\_

Agent/Owner
Malek Elkhoury, P.E. NAME (print)
Khoury Engineering, Inc. FIRM
 SIGNATURE - date 2/3/2009

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
 DRB CHAIR - date 02-04-09	 PARKS & RECREATION - date 2/4/09
 TRANSPORTATION DEVELOPMENT - date 2-4-09	AMAFCA - date _____
 UTILITY DEVELOPMENT - date 2-4-09	_____ - date _____
CITY ENGINEER - date	_____ - date _____

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT OWNER

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS E-4-A AND E-4-B  
ALBUQUERQUE SOUTH UNIT THREE

The plat of TRACTS E-4-A AND E-4-B, ALBUQUERQUE SOUTH UNIT 3 has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.



OWNER(S)

The Rupinder and Gurpreet Bindra Family Trust  
under Trust Agreement dated February 23, 2007

550 South Hill Street, Suite 1649  
Los Angeles, California 90013

R S Bindra

By: Rupinder S. Bindra, Trustee

Gurpreet K Bindra

By: Gurpreet K. Bindra, Trustee

ACKNOWLEDGMENT

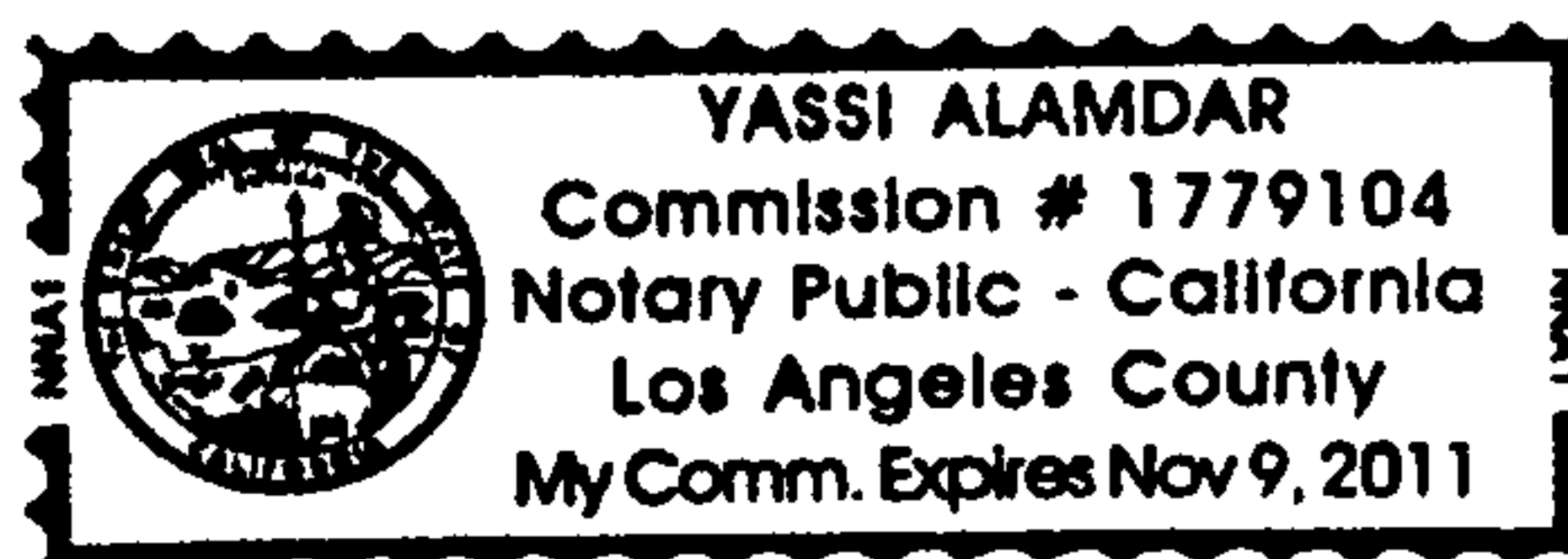
STATE OF CALIFORNIA  
COUNTY OF Los Angeles SS

The foregoing instrument was acknowledged before me this 29th  
day of January, 2009, by Rupinder S. Bindra and  
Gurpreet K. Bindra.

Yassi Alamdor

My commission expires 11/09/2011

Notary Public



# SURV TEK, INC.

Consulting Surveyors

9384 Valley View Dr. NW Albuquerque, New Mexico 87114  
 Phone: 505-897-3366 Fax: 505-897-3377

CITY PLANNING - DRB  
 TO ~~JACK CLOUD~~ - CHAIR  
 BRAD BINGHAM  
 KRISTAL METRO  
 ATTN: ROGER GREEN  
 CHRISTINA SANDOVAL

## LETTER OF TRANSMITTAL

DATE 2.3.09 JOB NO \_\_\_\_\_  
 RE TRACT E-4  
 ALBUQ. SOUTH UNIT 3  
 FROM RUSS HUGG

VIA:  Parcel Post  First Class  Air Mail  Special Delivery  Messenger \_\_\_\_\_  
 Air Freight via  RR Express  Other \_\_\_\_\_

GENTLEMEN: WE ARE SENDING YOU  Attached  Under separate cover \_\_\_\_\_  
 Shop drawings  Prints  Plans  Samples  Specifications  
 Copy of letter  Change order  Payrolls  \_\_\_\_\_

QUANT.	DATED	NO.	DESCRIPTION
			DRB 1007504
1			COPY REVISED PLAT TO SHOW REVISED EASEMENTS AND BULK LAND PLAT
1			COPY OF SIGNED NOTICE OF PLAT CONDITIONS

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use & information
- As requested
- For review and comment
- FOR BIDS DUE \_\_\_\_\_ 20\_\_\_\_\_
- Approved as submitted
- Approved as noted
- Returned for corrections
- \_\_\_\_\_
- Resubmit
- Submit
- Return
- \_\_\_\_\_
- copies for approval
- copies for distribution
- corrected prints
- PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COPY TO \_\_\_\_\_ SIGNED \_\_\_\_\_

## DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1007504 indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- Traffic volume/*Explain:*
- Traffic control devices/*Explain:*
- Burglaries/*Explain:*
- Speeding violations/*Explain:*
- Lighting issues/*Explain:*
- Maintenance of landscaping/*Explain:*
- Robbery/*Explain:*
- Assault/*Explain:*
- Shoplifting/*Explain:*
- Accidents in the parking lot/*Explain:*
- A higher probability of crimes during evening/weekend hours/*Explain:*
- Commercial burglary/*Explain:*
- Rape/*Explain:*
- Adequate security/*Explain:*
- Alarm security/*Explain:*
- Alarm response i.e. false alarms, etc/*Explain:*
- Transients/*Explain:*
- Need for neighborhood association/*Explain:*
- Other: *No impact - no action required*

## ROUTING SHEET FOR DRB & EPC REVIEWS

Date: 3/17/09

The following case or applications are being sent to your command and/or office for review:

DRB: 1007504

EPC: \_\_\_\_\_

Please return originals to Lupe Gallegos @ 768-2175, APD/Planning Division, by: 3/24/09 (to expedite fax comments forms to 768-2324 on/before date).

\_\_\_\_\_ **VALLEY AREA COMMAND**  
Yvette Garcia

\_\_\_\_\_ **SOUTHEAST AREA COMMAND**  
Laura Kuehn

✓ \_\_\_\_\_ **WESTSIDE AREA COMMAND**  
Bill Jackson

\_\_\_\_\_ **CRIME PREVENTION**  
(FH and NE) Steve Sink

REVIEWED BY: Bill Jackson PHONE: 839-6443

DATE: 3/19/09

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS E-4-A AND E-4-B  
ALBUQUERQUE SOUTH UNIT THREE

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At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Doc# 2009019119

02/24/2009 03:14 PM Page: 1 of 2  
NOT R:\$11.00 M. Toulouse Oliver, Bernalillo County



OWNER(S)

The Rupinder and Gurpreet Bindra Family Trust  
under Trust Agreement dated February 23, 2007

550 South Hill Street, Suite 1649  
Los Angeles, California 90013

R S Bindra

By: Rupinder S. Bindra, Trustee

Gurpreet K Bindra

By: Gurpreet K. Bindra, Trustee

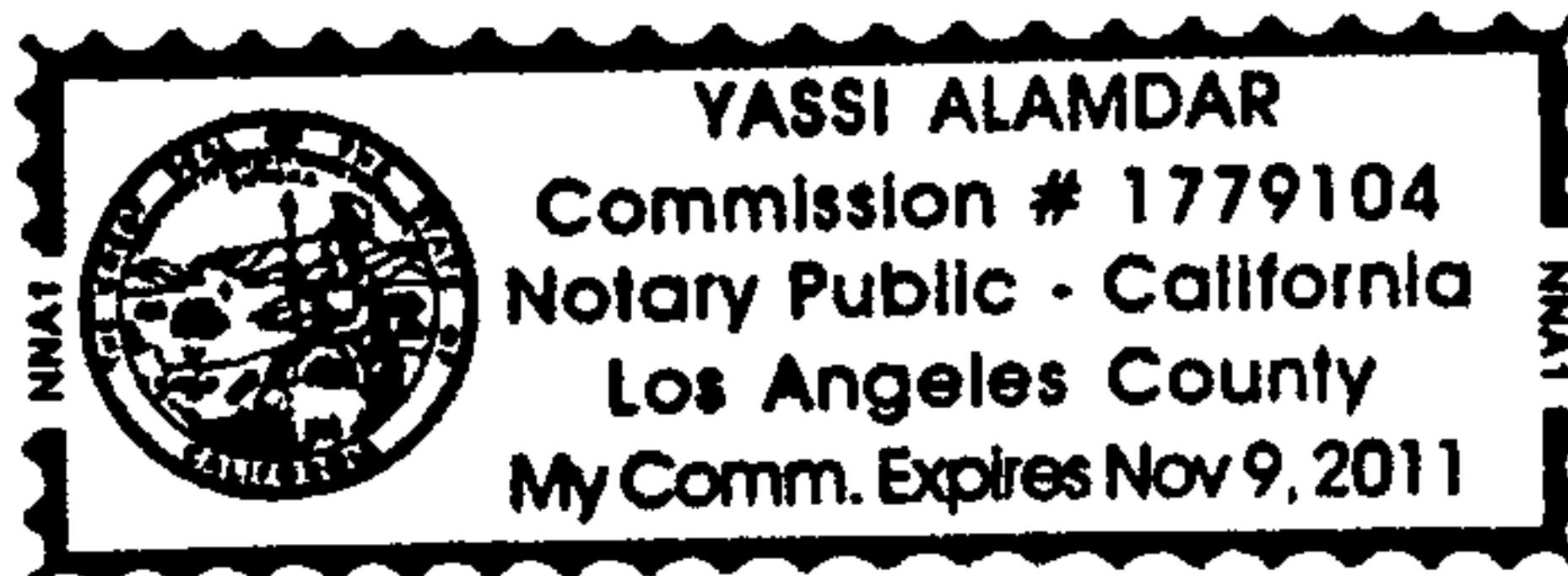
ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF Los Angeles SS

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day of January, 2009, by Rupinder S. Bindra and  
Gurpreet K. Bindra.

Yassi Alamdor My commission expires 11/09/2011

Notary Public



# SURV TEK, INC.

Consulting Surveyors

9384 Valley View Dr. NW Albuquerque, New Mexico 87114  
 Phone: 505-897-3366 Fax: 505-897-3377

## LETTER OF TRANSMITTAL

TO CITY OF ALBUQUERQUE  
DRB

DATE 2.9.09 JOB NO \_\_\_\_\_  
 RE TRACT E-4  
ALBUQUERQUE SOUTH  
UNIT 3  
 FROM RUSS HUGG

ATTN: JACK CLOUD - CHAIR

VIA:  Parcel Post  First Class  Air Mail  Special Delivery  Messenger \_\_\_\_\_  
 Air Freight via  RR Express  Other \_\_\_\_\_

GENTLEMEN: WE ARE SENDING YOU  Attached  Under separate cover \_\_\_\_\_  
 Shop drawings  Prints  Plans  Samples  Specifications  
 Copy of letter  Change order  Payrolls  \_\_\_\_\_

QUANT.	DATED	NO.	DESCRIPTION
			<u>DRB 1007504</u>
<u>1-</u>			<u>ORIGINAL NOTICE OF SUBD. PLAT CONDITIONS</u>
<u>1-</u>			<u>SET ORIGINAL PLAT MYLARS</u>
<u>1-</u>			<u>" MYLAR CEPLA</u>
<u>1-</u>			<u>TREASURERS CERTIFICATE w/ TAX RECEIPT</u>
<u>1-</u>			<u>BLUE SHEET</u>
<u>1-</u>			<u>AGIS E-MAIL</u>
<u>1-</u>			<u>CHECK FOR RECORDING FEE</u>

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use & information
- As requested
- For review and comment
- FOR BIDS DUE \_\_\_\_\_ 20\_\_\_\_\_
- Approved as submitted
- Approved as noted
- Returned for corrections
- \_\_\_\_\_
- Resubmit
- Submit
- Return
- PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

THANKS  
RUSS

COPY TO \_\_\_\_\_ SIGNED \_\_\_\_\_

Consulting Surveyors

9384 Valley View Dr. NW Albuquerque, New Mexico 87114  
 Phone: 505-897-3366 Fax: 505-897-3377

DATE	2.9.09	JOB NO	
RE	TRACT E-4		
	ALBUQUERQUE SOUTH		
	UNIT 3		
FROM	RUSS HUGG		

TO CITY OF ALBUQUERQUE  
DRB

ATTN: JACK CLOUD - CHAIR

VIA:  Parcel Post  First Class  Air Mail  Special Delivery  Messenger  
 Air Freight via  RR Express  Other

GENTLEMEN: WE ARE SENDING YOU  Attached  Under separate cover  
 Shop drawings  Prints  Plans  Samples  Specifications  
 Copy of letter  Change order  Payrolls

QUANT.	DATED	NO.	DESCRIPTION
			DRB 1007504
1-			ORIGINAL NOTICE OF SUBD. PLAT CONDITIONS
1-			SET ORIGINAL PLAT MYLARS
1-			" MYLAR COPY
1-			TREASURERS CERTIFICATE w/ TAX RECEIPT
1-			BLUE SHEET
1-			AGIS E-MAIL
1-			CHECK FOR RECORDING FEE

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REMARKS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

THANKS  
 RUSS

COPY TO \_\_\_\_\_ SIGNED \_\_\_\_\_





Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366  
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377  
 CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: RUSS HUGG@SURTENK

APPLICANT: THE BINDRA FAMILY TRUST PHONE: \_\_\_\_\_  
 ADDRESS: 550 SOUTH HILL ST. SUITE 1649 FAX: \_\_\_\_\_  
 CITY: LOS ANGELES STATE CA ZIP 90013 E-MAIL: \_\_\_\_\_

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

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL PLAT APPROVAL AND TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

Lot or Tract No. TRACT E-4 Block: --- Unit: ---  
 Subdiv/Addn/TBKA: ALBUQUERQUE SOUTH UNIT THREE  
 Existing Zoning: C-2 Proposed zoning: SAME MRGCD Map No ---  
 Zone Atlas page(s): M-9 UPC Code: 100905521002532124

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1007504

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? N/A  
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 27.8174  
 LOCATION OF PROPERTY BY STREETS: On or Near: GIBSON BLVD SW  
 Between: 98TH STREET SW and DE ANZA DRIVE SW  
 Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: OCT. 15, 2008

SIGNATURE [Signature] DATE 1.12.09  
 (Print) RUSS HUGG Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

- 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

09DRB - 70016  
09DRB - 70017

Action

P&F  
TDS  
CMF

S.F.

Fees  
\$ 285.00  
\$ 20.00  
 Total  
\$ 305.00

Hearing date January 28, 2009

[Signature] 1.20.09  
 Planner signature / date

Project # 1007504

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

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

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

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

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

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

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- ACANT** 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.

Russ Hugg  
Applicant name (print)  
[Signature] 1.12.09  
Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
09DRB - - 70016

[Signature] 1.20.09  
Planner signature / date  
Project # 1007504

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

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

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

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

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

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

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

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

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

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

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

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

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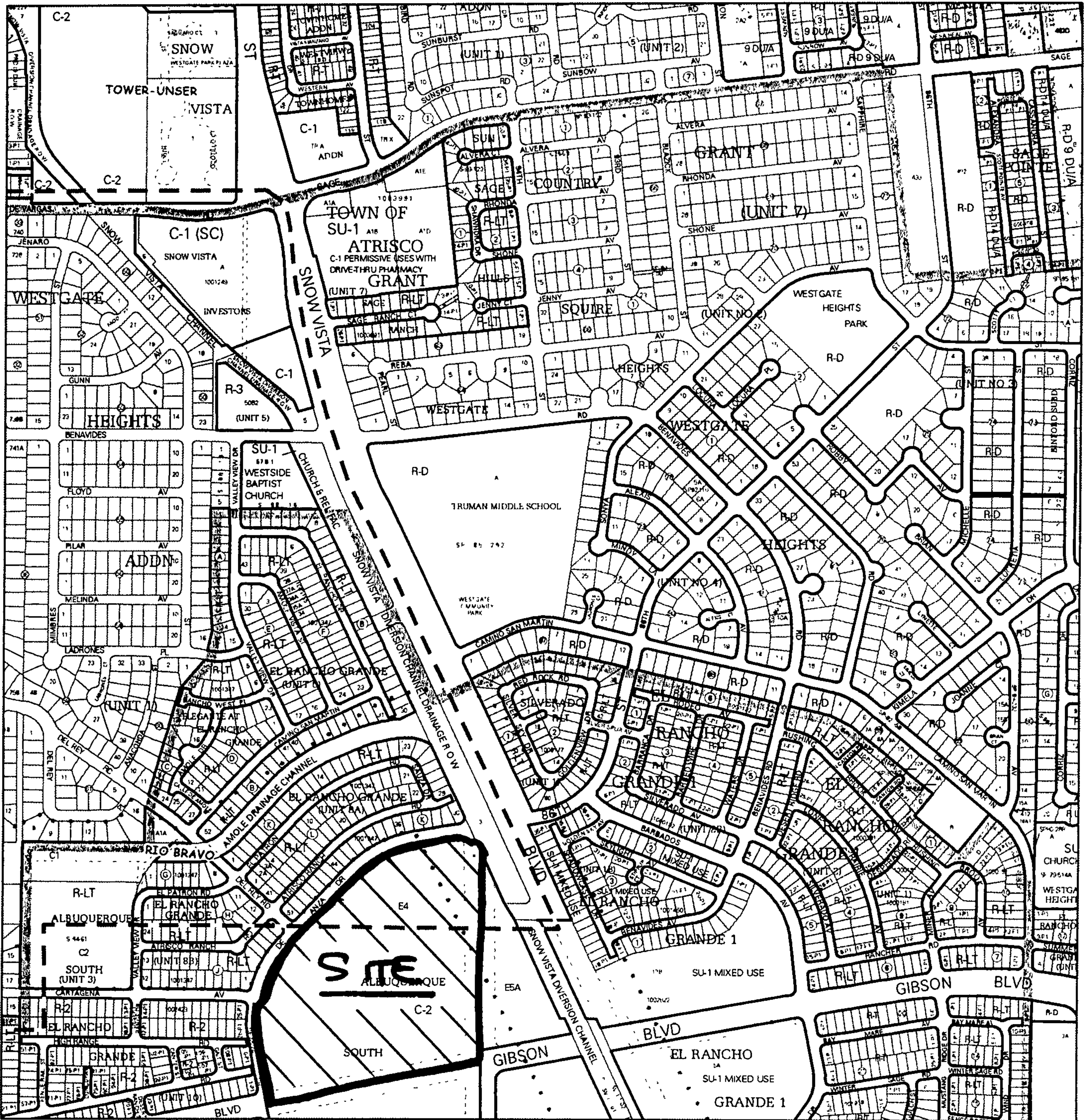
Russ Hugg  
Applicant name (print)  
[Signature]  
Applicant signature / date  
1.12.09



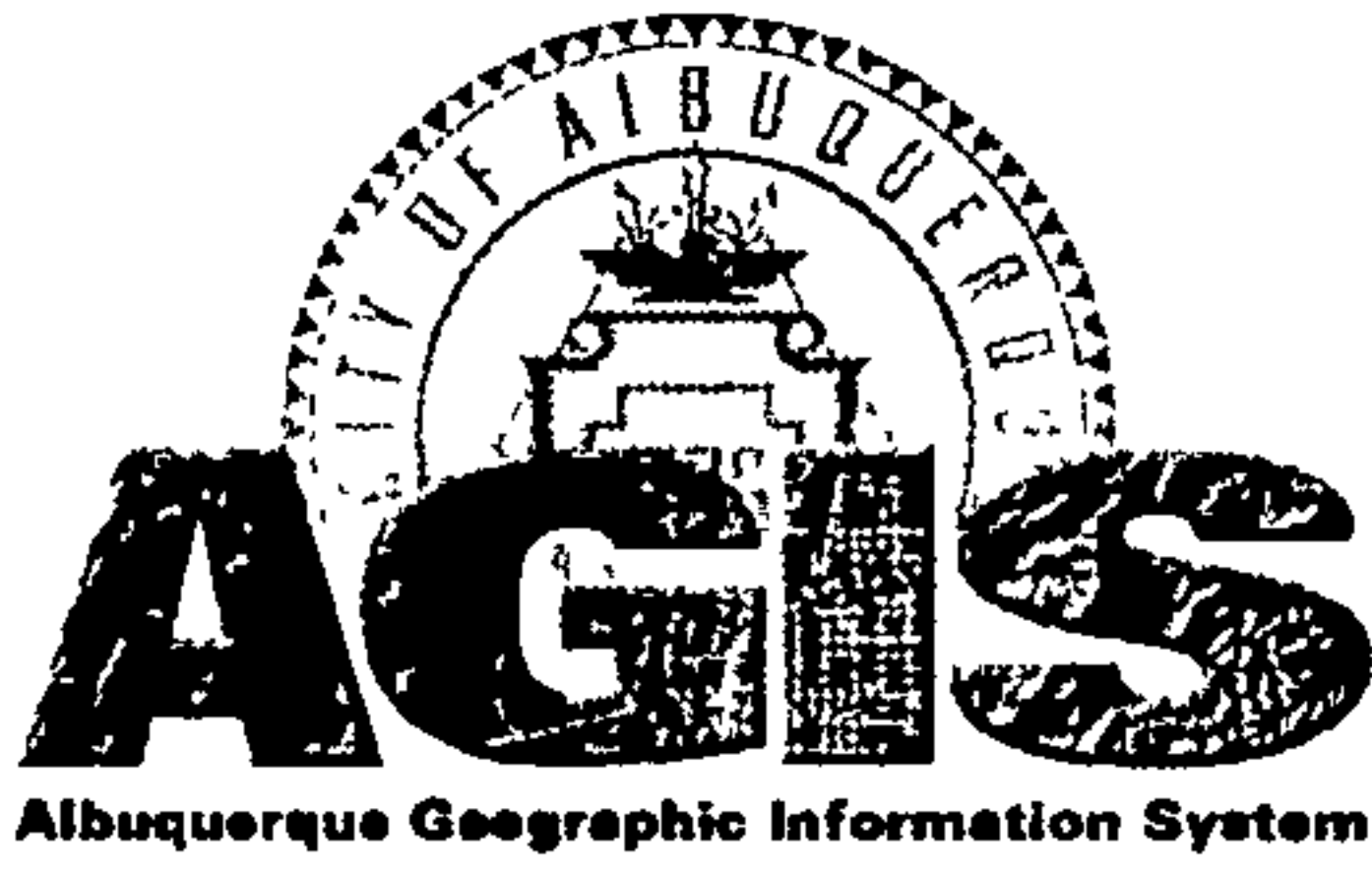
Form revised 4/07

- Checklists complete
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- Application case numbers  
09DRB - \_\_\_\_\_ - 20012

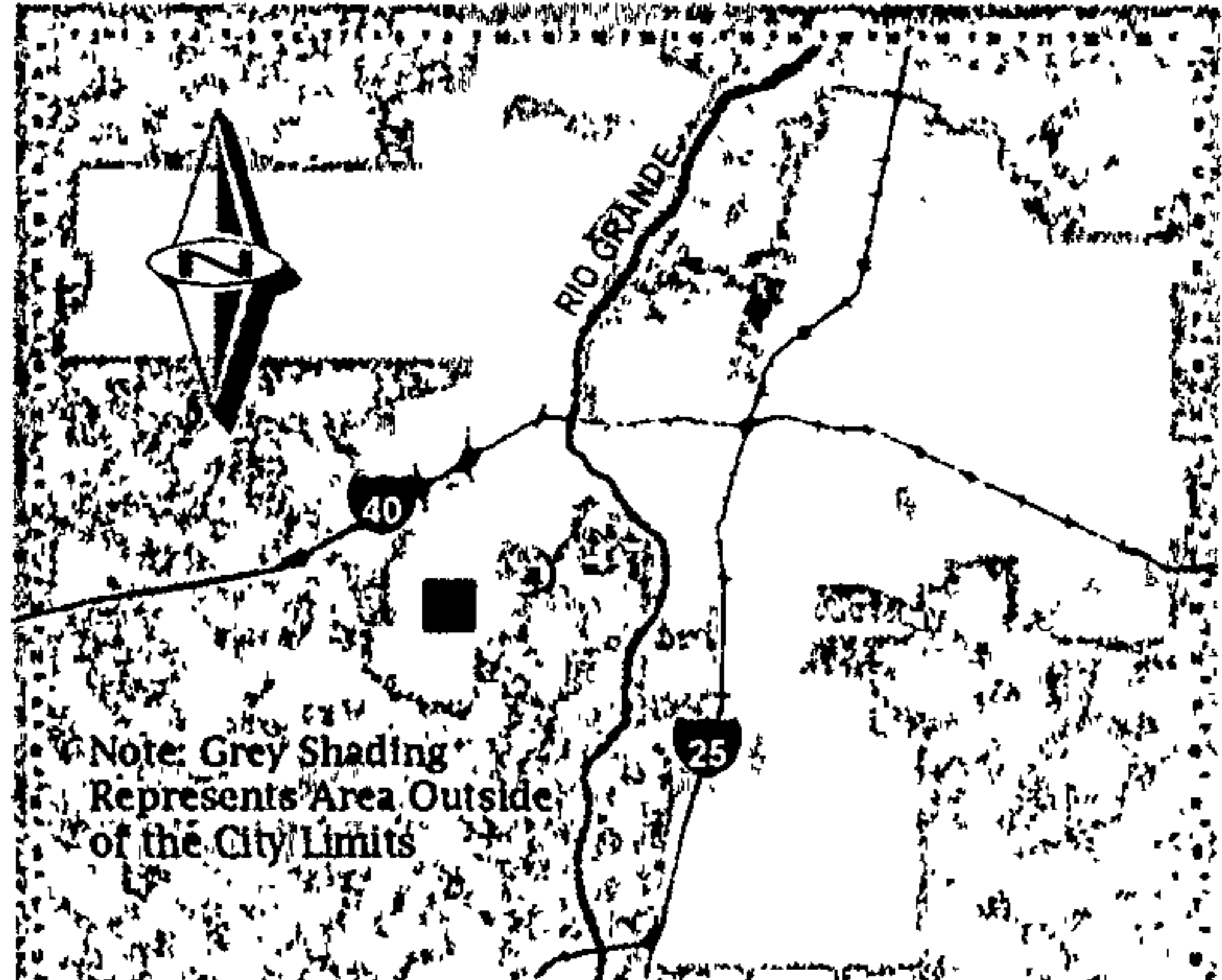
[Signature]  
Planner signature / date  
1.20.09  
Project # 1007504



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




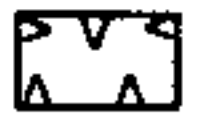

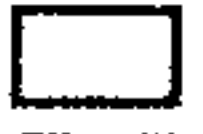





Map amended through: 6/13/2008

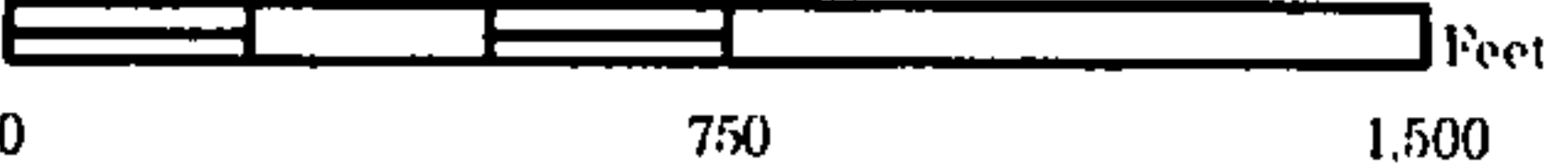


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**M-09-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	



# SURV TEK, INC.

---

## Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

January 15, 2009

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

RE: *Minor Preliminary/Final plat approval and Temporary Deferral of Sidewalk Construction for Proposed Tracts E-4-A and E-4-B, Albuquerque South Unit 3, (Being a replat of Tract E-4, Albuquerque South Unit 3), City of Albuquerque, Bernalillo County, New Mexico as shown on Zone Atlas Page M-19.*

Dear Mr. Cloud

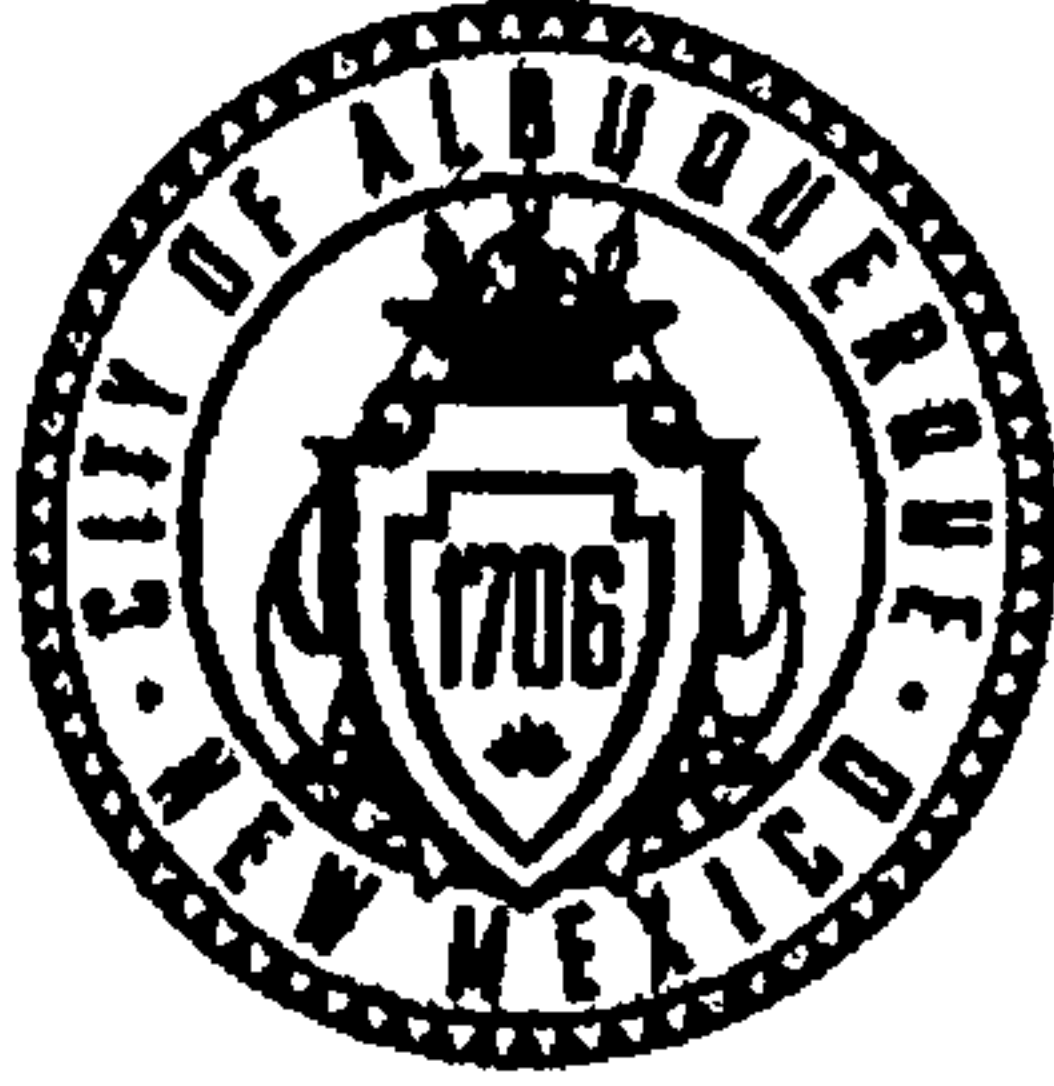
The owners of the above captioned property, The Bindra Family Trust, are hereby filing application with the City of Albuquerque Development Review Board for a *Minor Preliminary/Final plat approval and Temporary Deferral of Sidewalk Construction* for the above mentioned Tracts. Said *Preliminary/Final plat* proposes to divide existing Tract E-4 into two (2) tracts; dedicate additional public street right of way and grant private and public easements to support said division.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.



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

**Planning Department**

**Martin J. Chavez, Mayor**

**Richard Dineen, Director**

**Interoffice Memorandum**

**December 2, 2008**

---

**Subject: Albuquerque Archaeological Ordinance—Compliance Documentation**

**Project Number(s):**

**Case Number(s):**

**Agent: Consensus Planning**

**Applicant: Rupinder Bindra**

**Legal Description: Tract E-4, Unit 3, Albuquerque South**

**Acreage: 23.5 acres**

**Zone Atlas Page: M-9/N-9**

**CERTIFICATE OF NO EFFECT: Yes  No**

**CERTIFICATE OF APPROVAL: Yes  No**

**SUPPORTING DOCUMENTATION:**

**A Class I and Class III Cultural Resource Survey of 9.5 Hectares (23.5 acres) at Gibson Blvd SW and 98<sup>th</sup> Street SW in Southwest Albuquerque, Bernalillo County, New Mexico.**  
**by Timothy G. McEnany, Kenneth L. Brown, and Marie E. Brown (Marron and Associates, Timothy G. McEnany P.I.). NMCRIS #112176.**

**RECOMMENDATION(S):**

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)***

**NOTE: One site recorded (LA 161281), post-World War II historic debris, recommended as not eligible for listing on National Register of Historic Places**

**SUBMITTED:**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
Acting City Archaeologist

January 12, 2009

Mr. Russ Hugg  
Surv-Tek, Inc.  
5643 Paradise Blvd. N.W.  
Albuquerque, New Mexico 87114

Re: Preliminary/Final Plat for Proposed Tracts E-4-A and E-4-B,  
Albuquerque South Unit 3, (Being a replat of Tract E-4,  
Albuquerque South Unit 3), City of Albuquerque, Bernalillo  
County, New Mexico as shown on Sone Atlas Page M-19.

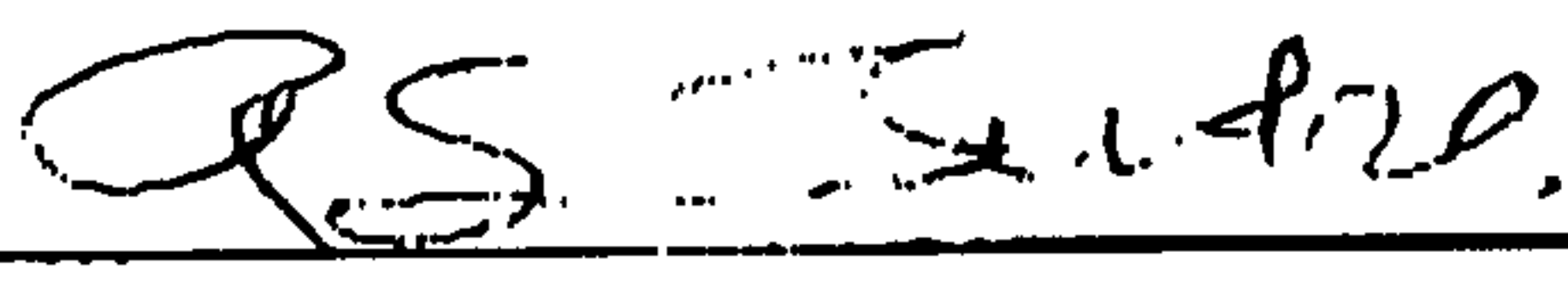
Dear Russ:

By this letter, we hereby authorize you to act as our agent for the  
purpose of replatting of the above referenced real estate.

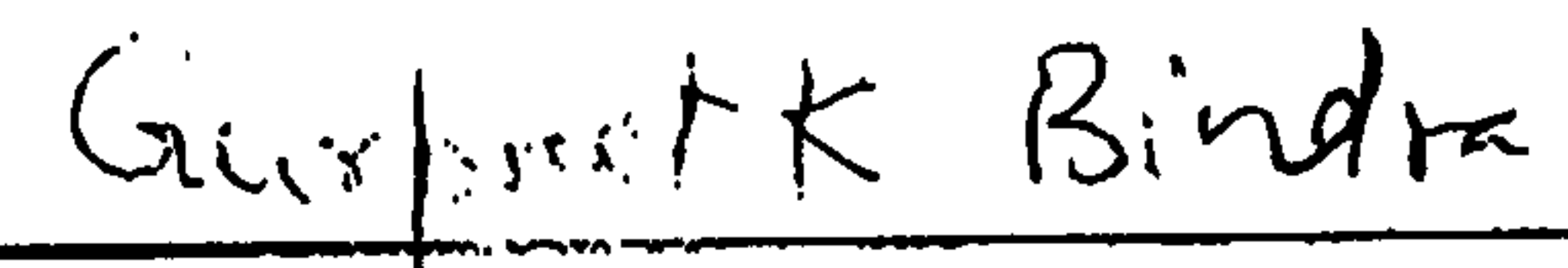
Sincerely,

The Rupinder and Gurpreet Bindra Family Trust  
under Trust Agreement dated February 23, 2007

550 South Hill Street, Suite 1649  
Los Angeles, California 90013

  
\_\_\_\_\_

By: Rupinder S. Bindra, Trustee

  
\_\_\_\_\_

By: Gurpreet K. Bindra, Trustee





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

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

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

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

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

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

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

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

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

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

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

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

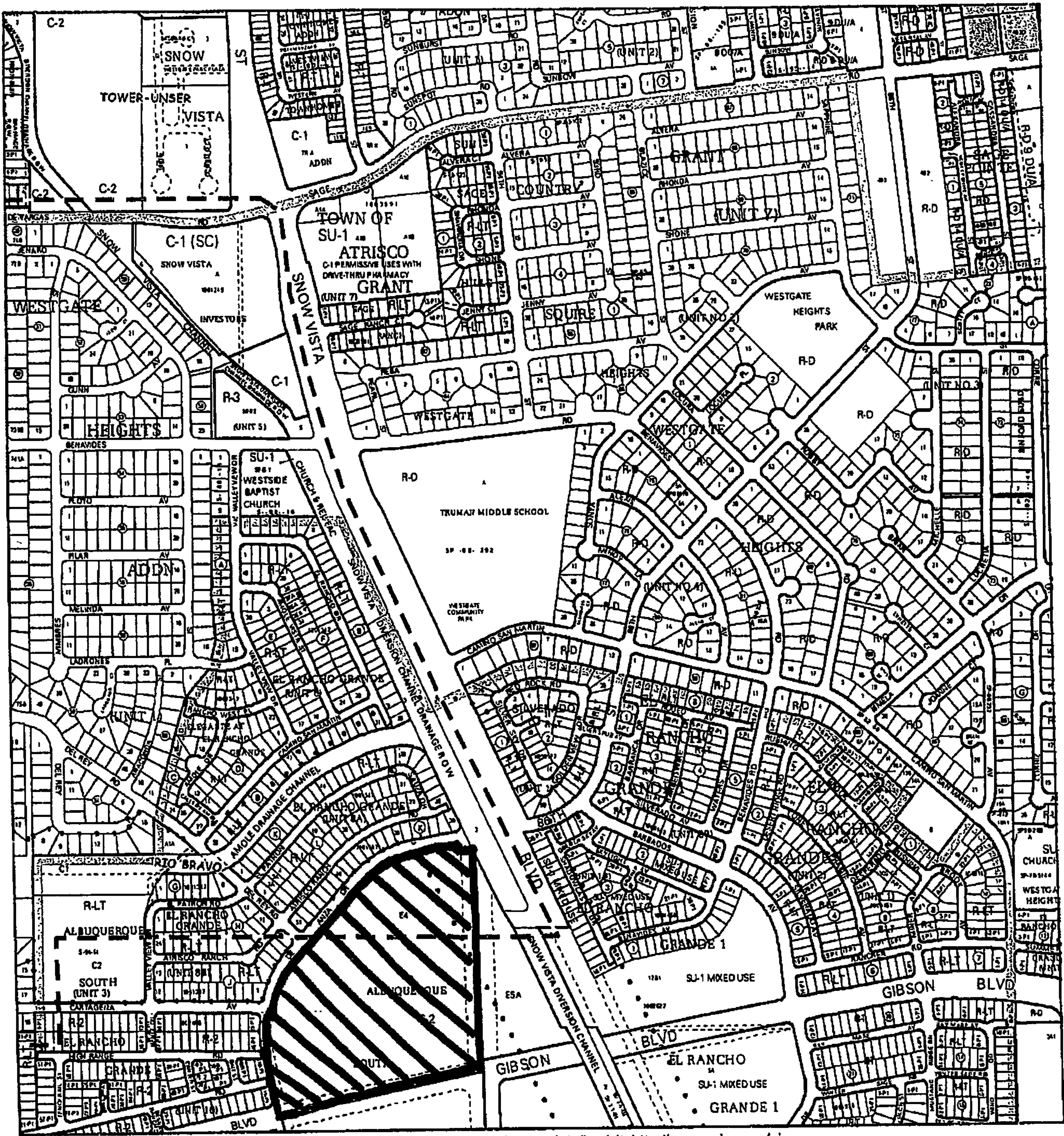
JACQUELINE FISHMAN  
 Applicant name (print)  
[Signature] 1/16/09  
 Applicant signature / date



Form revised October 2007

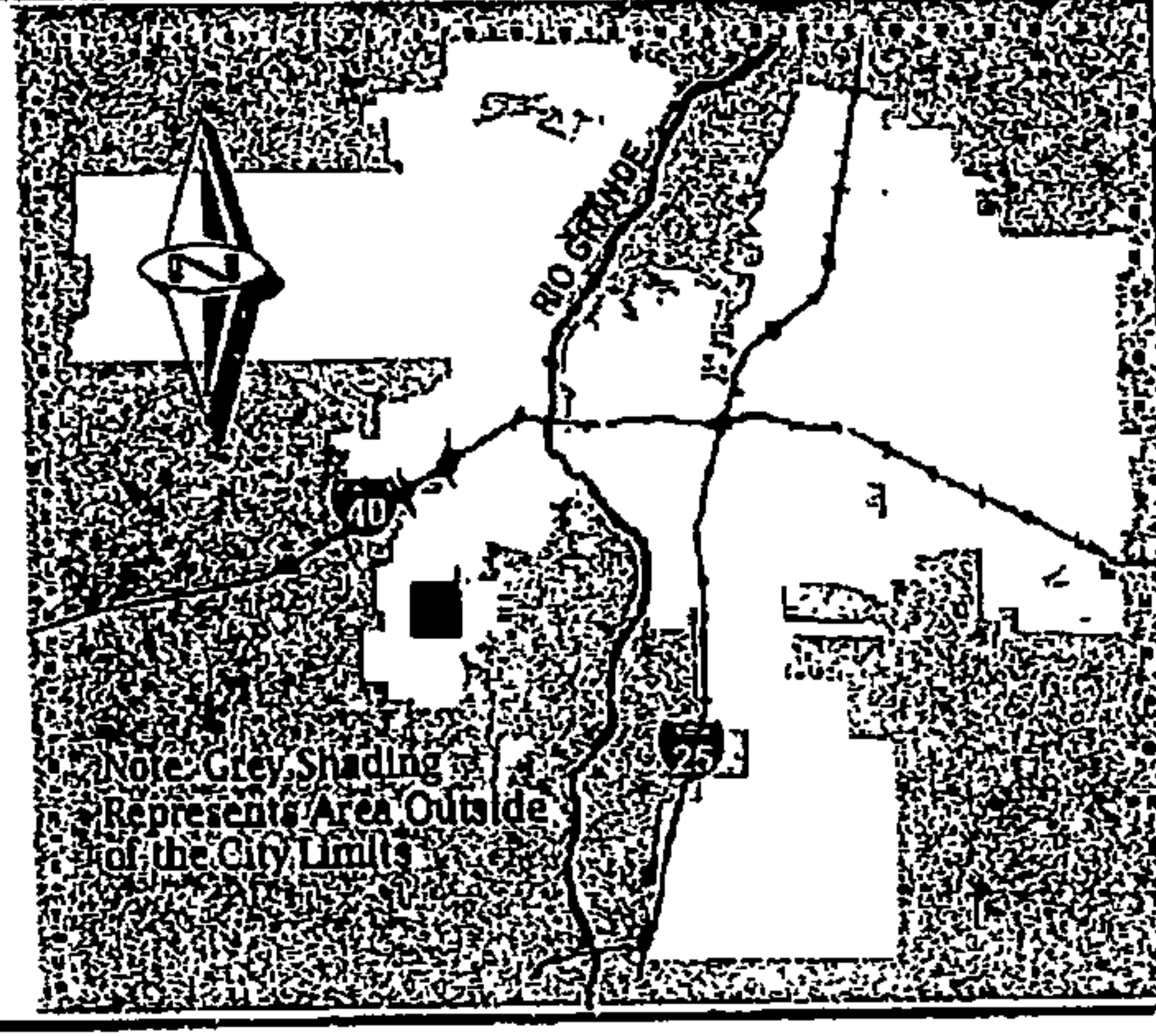
- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 01DRB - \_\_\_\_\_ - 70020

[Signature] 1.20.09  
 Planner signature / date  
 Project # 1007504



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

Map amended through: 3/22/2007



Zone Atlas Page:  
**M-09-Z**

Selected Symbols

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

0 750 1,500 Feet



January 16, 2009

Landscape Architecture  
Urban Design  
Planning Services

Jack Cloud, AICP, Chairman  
Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> Street  
Albuquerque, NM 87103

302 Eighth St. NW  
Albuquerque, NM 87102

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

**RE: *Silvertree Commons Final Sign-Off, 08EPC-40115 and 08EPC-40116***

Dear Mr. Chairman:

On behalf of Rupinder Bindra we are submitting the revised Silvertree Commons Site Development Plan for Subdivision (08EPC-40115) for final sign-off by the Development Review Board as agreed to in a discussion between you, Bo Johnson, and Russ Hugg, we are submitting the Site Plan for Subdivision at this time to accompany the preliminary/final plat being submitted simultaneously by Surv-Tek. The Site Plan for Building Permit will be submitted separately in the near future by Bencor, LLC. The EPC granted conditional approval on the Site Development Plan for Subdivision cases at the December 18, 2008 hearing. The following outlines how we have revised the plans to comply with the conditions of approval. *Conditions are italicized*; applicant's response is in normal text.

**Site Development Plan for Subdivision**

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

This letter and the attached revised Site Development Plan for Subdivision specify all modifications that have been made since the December 18, 2008 EPC hearing.

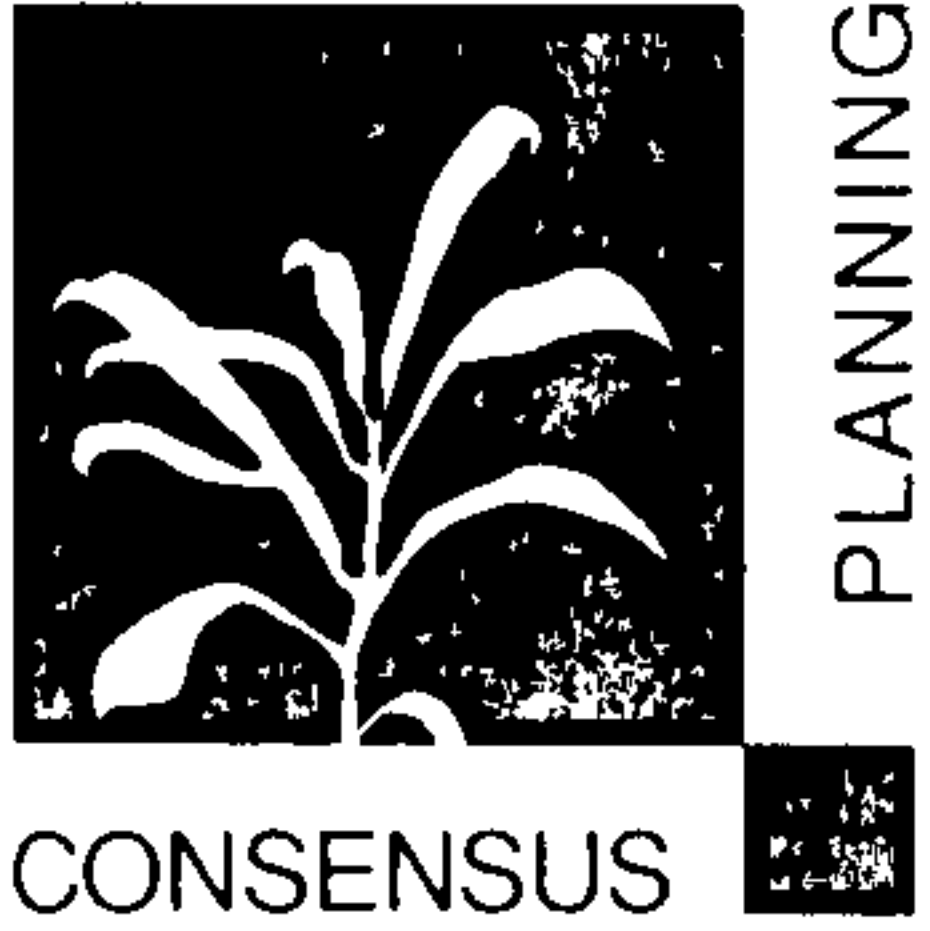
2. *Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.*

PRINCIPALS

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

ASSOCIATES

Jacqueline Fishman, AICP



Jacqueline Fishman with Consensus Planning, agent for Rupinder Bindra, has scheduled to meet with Randall Falkner, Case Planner to review the changes and verify that all conditions of approval are met.

3. *The Amole Arroyo Corridor Plan/Design Overlay Zone generally discourages walls adjacent to the arroyos right-of-way; however, where walls or fencing are required for privacy or security reasons the regulations found in the Amole Arroyo Corridor Plan/Design Overlay Zone, Policy 20 would apply. The applicant shall show the preceding statement on the Design Standards for the site plan for subdivision.*

This statement is included as a note on the Design Standards, Sheet 2, under section 3, Screening Walls & Fences.

4. *If applicable, the developer shall comply with Policy 19 of The Amole Arroyo Corridor Plan and Design Overlay Zone in order to preserve topsoil and existing vegetation within the existing rights-of-way, easements and other portions of the arroyo.*

This statement is included as a note on the Design Standards, Sheet 2, under section 1, Site Design, General.

5. *Future site development plans shall return to the EPC for review unless approval authority is delegated.*

This statement has been included as a note on the Design Standards, Sheet 2; it is the last sentence of the introductory paragraph.

6. *Continuing development in this area may require additional electric facilities to be built.*

The applicant acknowledges that additional electric facilities may be required with future development.

7. *Future development on the sites adjacent to proposed Tract E-4-A shall be designed to provide direct connections to the pedestrian walkways shown on site development plan for building permit 08EPC-40116.*

This statement has been added to the Site Development Plan for Subdivision on Sheet 1 as General Note 1.

8. *Specific free-standing sign programming (locations, heights, design and dimensions) shall be noted as part of an amendment to the site development plan for subdivision. Future development beyond proposed Tract E-8-A (08EPC-40116) shall not occur until specific details are provided.*

The condition should state "Tract E-4-A"; Tract E-8-A does not exist within this site. This condition has been added to the Design Standards, Sheet 3, section 7, Signage.



9. *The interior of the center shall be very accommodating to the pedestrian, even within the predominantly off-street parking areas.*

This statement has been added to the Design Standards, Sheet 2, section 1, Site Design, Circulation.

10. *Design Standards 1. Site design, public space, first bullet, delete "150 square feet" and in its place add "250 per 20,000 square feet pro rata".*

The standard has been revised to reflect this condition.

11. *To enhance community activity centers and walkability the total number of drive-up uses shall be limited to Four Drive-up uses shall be designed so traffic and cueing shall cause no deleterious effects on the pedestrian qualities of the center.*

This statement has been added to the Design Standards, Sheet 2, section 1. Site Design, general. This condition has also been added as General Note 2 on the Site Plan for Subdivision, Sheet 1.

12. *Semi truck access (ingress/egress) shall be limited to Gibson Boulevard and 98<sup>th</sup> Street. Semi-truck access to DeAnza Drive is prohibited.*

This statement has been added to the Design Standards, Sheet 2, section 1. Site Design, circulation. This condition has also been added as General Note 3 on the Site Plan for Subdivision, Sheet 1.

13. *Design Standards, 2. Sustainability, 3<sup>rd</sup> bullet, add the words "where possible" between the words "winter" and "while".*

This change has been made.

14. *Recommended Conditions from City Engineer, Municipal Development, and NMDOT.*

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

We agree.

- b. *The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).*



No infrastructure is required at this time with the Site Development Plan for Subdivision; a sidewalk variance has been submitted with the Bulk Plat by Surv-Tek.

- c. *Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.*

No infrastructure is required at this time with the Site Development Plan for Subdivision.

- d. *Right turn deceleration lane/taper on Gibson Blvd., at site drive, may be required by DPM. Provide driveway trip assignment to determine.*

A Taper for the Gibson Boulevard entry is shown on Sheet 1.

- e. *Provide applicable cross access agreements.*

Cross-access is provided with the Plat by Survtek.

- f. *Concurrent platting action required.*

As mentioned previously, a Plat was submitted concurrently with this Site Plan for Subdivision by Surv-Tek

- g. *Site plan shall comply and be designed per DPM Standards.*

We agree.

- h. *Construction of a minimum 10 foot wide multi-use trail adjacent the site along the north side of Gibson Boulevard between De Anza Drive and 98<sup>th</sup> Street as designated on the Long Range Bikeway System map.*

Ten-foot wide trails are shown on the Site Plan for Subdivision for 98<sup>th</sup> Street and Gibson Boulevard. Construction of the trail will be deferred until later in conjunction with development of the site.

- i. *Construction of a minimum 10 foot wide multi-use trail adjacent the site along the west side of 98<sup>th</sup> Street between De Anza Drive (at the crossing of the Snow Vista Channel) and Gibson Boulevard as shown on the site plan for subdivision.*

Ten-foot wide trails are shown on the Site Plan for Subdivision for 98<sup>th</sup> Street and Gibson Boulevard. Construction of the trail will be deferred until later in conjunction with development of the site.



PLANNING

CONSENSUS

*15. Design Standards, 1. Site Design, circulation, 2<sup>nd</sup> bullet, delete the rest of the words in the sentence after "a permanent nature".*

The words have been deleted.

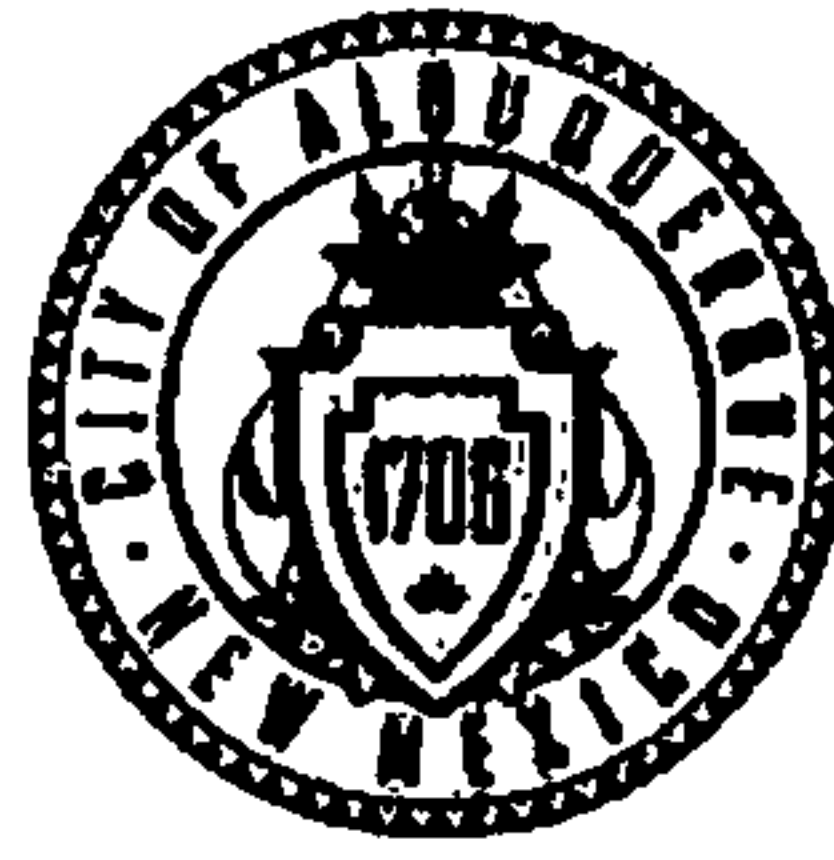
We have complied with EPC's conditions for the Site Plan for Subdivision and request your final sign-off.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Jacqueline Fishman', with a long horizontal line extending to the right.

Jacqueline Fishman, AICP  
Associate



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

Date: December 19, 2008

**OFFICIAL NOTIFICATION OF DECISION**

**FILE: Project# 1007504\***  
08EPC-40115 SITE DEVELOPMENT -  
SUBDIVISION  
08EPC-40116 SITE DEVELOPMENT -  
BUILDG PRMT

Rupinder Bindra  
550 South Hill, Suite 1649  
Los Angeles, CA 90013

**LEGAL DESCRIPTION:** for all or a portion of tract E-4, Albuquerque South, Unit 3 zoned C-2 located on 98TH ST SW BETWEEN GIBSON SW AND DE ANZA SW containing approximately 28 acres. (M-9) Randall Falkner, Staff Planner

On December 18, 2008 the Environmental Planning Commission voted to approve Project 1007504/ 08EPC 40115, a site development plan for subdivision, for Tract E-4, Albuquerque South, Unit 3, based on the following Findings and subject to the following Conditions.

**FINDINGS:**

1. This is a request for a site development plan for subdivision, for Tract E-4, Albuquerque South, Unit 3, located on the northwest corner of 98<sup>th</sup> Street SW and Gibson Boulevard SW containing approximately 27.8 acres.
2. This request is accompanied by a site development plan for building permit (08EPC 40116).
3. The site plan for subdivision includes a request to subdivide Tract E-4 into two tracts, Tract E-4-B and Tract E-4-A, and design standards to govern the entire site.
4. The subject site lies within the boundaries of the West Side Strategic Plan, the Rio Bravo Sector Development Plan, and the Amole Arroyo Corridor Plan.
5. A portion of the subject site is within the Developing Urban Area, while another portion of the subject site is within the Established Urban Area.



6. Pursuant to Zoning Code Section 14-16-1-5, Definitions, the minimal elements of a site development plan for subdivision are: the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements, maximum height, minimum setback, and nonresidential uses' maximum floor area ration (FAR). The request includes all of the essential elements of a site development plan for subdivision, including design standards.
7. The following Comprehensive Plan policies for Developing and Established Urban Areas are partially furthered by the proposal:
  - a. Policy II.B.5d – The circulation and design of the subject site would help to minimize potential impacts on adjacent streets; however, drive-thrus are high trip generators. The subject site is located in a proposed Community Activity Center.
  - b. Policy II.B.5l – Building material and landscape standards have been used to provide a quality development.
8. The following Comprehensive Plan policies for Developing and Established Urban Areas are furthered by the proposal:
  - a. Policy II.B.5e – The project would provide infill development in an area that is contiguous to existing and programmed urban facilities. There are design standards that address lighting, noise, screening, landscaping, architectural design, sustainability, parking and circulation, signage, utilities, and maintenance. These design standards will not impair the integrity of the existing neighborhoods.
  - b. Policy II.B.5g – The request continues the existing asphalt trails along both 98<sup>th</sup> Street and Gibson Boulevard and provides pedestrian connections to these trails.
  - c. Policy II.B.5i – Design standards are included in the site plan for subdivision which limit light fixture height, prohibit illuminated signs towards residential development, and buffer truck bays. Primary access will be along 98<sup>th</sup> and Gibson, with secondary access along De Anza, a local street. The residential neighborhood along De Anza has rear yards and a 6 foot CMU block wall facing the proposed development.
  - d. Policy II.B.5j – The proposed development will be located on an existing commercially zoned site that is designated as a proposed Community Activity Center. Pedestrian and bicycle access is provided from the proposed site to both 98<sup>th</sup> Street and Gibson Boulevard. The proposed development will be located at the intersection of 98<sup>th</sup> Street and Gibson Boulevard, two arterial streets.
9. The request furthers the Activity Centers Goal and Policy II.B.7a of the Comprehensive Plan. 98<sup>th</sup>/Gibson Street is a proposed Community Activity Center. The request meets several of the goals of Community Activity Centers, which include the following: very accessible by automobile, located on minor and major arterial streets, community wide trail network should provide access to center, the interior of the center is accommodating to pedestrians with multiple connections between the building and sidewalks, bicycle parking is provided on site, and a small public open space is provided.

**OFFICIAL NOTICE OF DECISION**

**DECEMBER 18, 2008**

**PROJECT #1007504**

**PAGE 3 OF 10**

10. The following Goal and Policies of the West Side Strategic Plan are furthered by the proposal:
  - a. Goal 10 – The request helps to build a framework where citizens can live, work and shop together while also protecting the quality of life and natural and cultural resources of West Side residents. The proposed development will be close to surrounding neighborhoods, and offer employment and shopping in a proposed Community Activity Center. Design guidelines, which protect the neighborhood and surrounding area, will help to protect the quality of life and natural and cultural resources of neighboring residents.
  - b. Policy 1.3 – The request for development is located in a proposed Community Activity Center at Gibson/98<sup>th</sup> Street, in a parcel zoned for community commercial activities (C-2). This parcel will have an appropriate use for the existing zoning. This request will provide needed services to nearby neighborhoods.
  - c. Policy 3.40 – In recent years there have been many public infrastructure improvements in the Bridge/Westgate Community, including the extension of both 98<sup>th</sup> Street and Gibson Boulevard to the subject site. Improvements to the Snow Vista Channel by AMAFCA and expansion and improvements to utilities have also been made. The request for design standards for this site and for a quality commercial development is appropriate in the Bridge/Westgate Community.
  - d. Policy 3.41 – The proposed request would encourage development growth in the Bridge/Westgate Community.
  - e. Policy 3.42 – The subject site is zoned C-2 and is within a proposed Community Activity Center that has SU-1 Mixed Use and SU-1 R-2 & R-T zoning across Gibson Boulevard and 98<sup>th</sup> Street, and R-2 and R-LT zoning across De Anza Drive. The request would provide needed commercial development and jobs for an area that is primarily residential. Commercial development would add a greater variety of uses which is needed in designated Community Activity Centers.
  
11. The following Policies of the Rio Bravo Sector Development Plan are furthered by the proposal:
  - a. A mixed use community with housing and employment opportunities in close proximity – The request will provide some employment opportunities for those living in the neighboring residential areas. The subject site has homes surrounding the site on all four sides, approximately 800 to 1,200 feet away from the proposed development. This would be the first commercial development at this intersection, and in the proposed 98<sup>th</sup>/Gibson Community Activity Center.
  - b. Anticipated build-out of Plan area in fifteen years – The request will help the City to develop vacant land in a proposed Community Activity Center at 98<sup>th</sup> and Gibson, and help to comply with the fifteen year goal.
  
12. Policy 19 of the Amole Arroyo Corridor Plan/Design Overlay Zone may not be met by the request. In order to preserve topsoil and existing vegetation within the existing rights-of-way, easements and other portions of the arroyo shall be preserved to the greatest extent feasible. Therefore, if applicable, the developer shall comply with Policy 19 of The Amole Arroyo Corridor Plan and Design Overlay Zone.

13. The Westgate Heights Neighborhood Association was notified of this request and did not present any opposition to the request. There was a letter received from the Sierra Ranch N.A. expressing concern about alcohol sales and the number of Walgreens in their area. Sierra Ranch N.A. is not the recognized N.A. in this area.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Amole Arroyo Corridor Plan/Design Overlay Zone generally discourages walls adjacent to the arroyos right-of-way; however, where walls or fencing are required for privacy or security reasons the regulations found in the Amole Arroyo Corridor Plan/Design Overlay Zone, Policy 20 would apply. The applicant shall show the preceding statement on the Design Standards for the site plan for subdivision.
4. If applicable, the developer shall comply with Policy 19 of The Amole Arroyo Corridor Plan and Design Overlay Zone in order to preserve topsoil and existing vegetation within the existing rights-of-way, easements and other portions of the arroyo.
5. Future site development plans shall return to the EPC for review unless approval authority is delegated.
6. Continuing development in this area may require additional electric facilities to be built.
7. Future development on the sites adjacent to proposed Tract E-4-A shall be designed to provide direct connections to the pedestrian walkways shown on site development plan for building permit 08EPC-40116.
8. Specific free-standing sign programming (locations, heights, design and dimensions) shall be noted as part of an amendment to the site development plan for subdivision. Future development beyond proposed Tract E-8-A (08EPC-40116) shall not occur until specific sign details are provided.

9. The interior of the center shall be very accommodating to the pedestrian, even within the predominantly off-street parking areas.
  10. Design standards 1. Site design, public space, first bullet, delete "150 square feet" and in its place add "250 per 20,000 square feet pro rata".
  11. To enhance community activity centers and walkability the total number of drive-up uses shall be limited to Four Drive-up uses shall be designed so traffic and cueing shall cause no deleterious effects on the pedestrian qualities of the center.
  12. Semi truck access (ingress/egress) shall be limited to Gibson Boulevard and 98<sup>th</sup> Street. Semi-truck access to DeAnza Drive is prohibited.
  13. Design standards, 2. Sustainability, 3<sup>rd</sup> bullet, add the words "where possible" between the words "winter" and "while."
  1. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:**
    - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
    - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
    - c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
    - d. Right turn deceleration lane/taper on Gibson Blvd., at site drive, may be required per the DPM. Provide driveway trip assignment to determine.
    - e. Provide applicable cross access agreements.
    - f. Concurrent platting action required.
    - g. Site plan shall comply and be designed per DPM Standards.
    - h. Construction of a *minimum* 10 foot wide multi-use trail adjacent the site along the north side of Gibson Boulevard between De Anza Drive and 98<sup>th</sup> Street as designated on the Long Range Bikeway System map.
    - i. Construction of a *minimum* 10 foot wide multi-use trail adjacent the site along the west side of 98<sup>th</sup> Street between De Anza Drive (at the crossing of the Snow Vista Channel) and Gibson Boulevard as shown on the site plan for subdivision.
  14. Design standards, 1. Site Design, circulation, 2<sup>nd</sup> bullet, delete the rest of the words in the sentence after "a permanent nature".
-

**OFFICIAL NOTICE OF DECISION  
DECEMBER 18, 2008  
PROJECT #1007504  
PAGE 6 OF 10**

On December 18, 2008 the Environmental Planning Commission voted to approve Project 1007504/08EPC 40116, a site development plan for building permit, for Tract E-4 and proposed Tract E-4-A, Albuquerque South, Unit 3, based on the following Findings and subject to the following Conditions.

**FINDINGS:**

1. This is a request for a site development plan for building permit, for Tract E-4 and proposed Tract E-4-A, Albuquerque South, Unit 3, located on the northwest corner of 98<sup>th</sup> Street SW and Gibson Boulevard SW containing approximately 1.77 acres.
2. This request is accompanied by a site development plan for subdivision (08EPC 40115).
3. The subject site lies within the boundaries of the West Side Strategic Plan, the Rio Bravo Sector Development Plan, and the Amole Arroyo Corridor Plan.
4. The following Comprehensive Plan policies for Developing and Established Urban Areas are partially furthered by the proposal:
  - a. Policy II.B.5d – The circulation and design of the subject site would help to minimize potential impacts on adjacent streets; however, drive-thrus are high trip generators. The subject site is located in a proposed Community Activity Center.
  - b. Policy II.B.5l – Building material and landscaping have been used to provide a quality development. The design is not innovative in design, but rather plain corporate architecture.
5. The following Comprehensive Plan policies for Developing and Established Urban Areas are furthered by the proposal:
  - a. Policy II.B.5e – The project would provide infill development in an area that is contiguous to existing and programmed urban facilities. There are design standards that address lighting, noise, screening, landscaping, architectural design, sustainability, parking and circulation, signage, utilities, and maintenance. These design standards would help to ensure the integrity of the existing neighborhoods.
  - b. Policy II.B.5g – The request continues the existing asphalt trails along both 98<sup>th</sup> Street and Gibson Boulevard and provides pedestrian connections to these trails.
  - c. Policy II.B.5j – The proposed development will be located on an existing commercially zoned site that is designated as a proposed Community Activity Center. Pedestrian and bicycle access is provided from the proposed site to both 98<sup>th</sup> Street and Gibson Boulevard. The proposed development will be located at the intersection of 98<sup>th</sup> Street and Gibson Boulevard, two arterial streets.

6. The request furthers the Activity Centers Goal and Policy II.B.7a of the Comprehensive Plan. 98<sup>th</sup>/Gibson Street is a proposed Community Activity Center. The request meets several of the goals of Community Activity Centers, which include the following: very accessible by automobile, located on minor and major arterial streets, community wide trail network should provide access to center, the interior of the center is accommodating to pedestrians with multiple connections between the building and sidewalks, bicycle parking is provided on site, and a small public open space is provided.
7. The following Goal and Policies of the West Side Strategic Plan are furthered by the proposal:
  - a. Goal 10 – The request helps to build a framework where citizens can live, work and shop together while also protecting the quality of life and natural and cultural resources of West Side residents. The proposed development will be close to surrounding neighborhoods, and offer employment and shopping in a proposed Community Activity Center.
  - b. Policy 1.3 – The request for development is located in a proposed Community Activity Center at Gibson/98<sup>th</sup> Street, in a parcel zoned for community commercial activities (C-2). This parcel will have an appropriate use for the existing zoning. This request will provide needed services to nearby neighborhoods.
  - c. Policy 3.40 – In recent years there have been many public infrastructure improvements in the Bridge/Westgate Community, including the extension of both 98<sup>th</sup> Street and Gibson Boulevard to the subject site. Improvements to the Snow Vista Channel by AMAFCA and expansion and improvements to utilities have also been made. The request for design standards for this site and for a quality commercial development is appropriate in the Bridge/Westgate Community.
  - d. Policy 3.41 – The proposed request would encourage development growth in the Bridge/Westgate Community.
  - e. Policy 3.42 – The subject site is zoned C-2 and is within a proposed Community Activity Center that has SU-1 Mixed Use and SU-1 R-2 & R-T zoning across Gibson Boulevard and 98<sup>th</sup> Street, and R-2 and R-LT zoning across De Anza Drive. The request would provide needed commercial development and jobs for an area that is primarily residential. Commercial development would add a greater variety of uses which is needed in designated Community Activity Centers.
8. The following Policies of the Rio Bravo Sector Development Plan are furthered by the proposal:
  - a. A mixed use community with housing and employment opportunities in close proximity – The request will provide some employment opportunities for those living in the neighboring residential areas. The subject site has homes surrounding the site on all four sides, approximately 800 to 1,200 feet away from the proposed development. This would be the first commercial development at this intersection, and in the proposed 98<sup>th</sup>/Gibson Community Activity Center.
  - b. Anticipated build-out of Plan area in fifteen years – The request will help the City to develop vacant land in a proposed Community Activity Center at 98<sup>th</sup> and Gibson, and help to comply with the fifteen year goal.

9. Policy 19 of the Amole Arroyo Corridor Plan/Design Overlay Zone may not be met by the request. In order to preserve topsoil and existing vegetation within the existing rights-of-way, easements and other portions of the arroyo shall be preserved to the greatest extent feasible. Therefore, if applicable, the developer shall comply with Policy 19 of The Amole Arroyo Corridor Plan and Design Overlay Zone.
10. The Westgate Heights Neighborhood Association was notified of this request and did not present any opposition to the request. There was a letter received from the Sierra Ranch N.A. expressing concern about alcohol sales and the number of Walgreens in their area. Sierra Ranch N.A. is not the recognized N.A. in this area.

**CONDITIONS:**

2. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
4. The screening walls on the landscape plan shall be changed to 2'6" to remain consistent with the site plan for building permit.
5. The parking calculations shall reflect the accurate number.
6. The note on the building elevations that reads "south façade allowable = 207 sf" shall be changed from 207 sf to 238.4 sf, which is 6 percent of the façade area on the south façade.
7. Landscaping:
  - a. The required number of street trees along 98<sup>th</sup> Street SW shall be 8 instead of 9.
  - b. Street trees shall be along the street, between curb and the sidewalk. Additional street trees shall be planted along both Gibson Boulevard SW and 98<sup>th</sup> Street SW, until the street tree requirement of Gibson (7) and 98<sup>th</sup> (8) are met.
  - c. Because Catalpas drop large leaves and seeds, they shall be removed from areas adjacent to pedestrian trails or sidewalks, and replaced with either Locust or Pistache.
  - d. Parking lot trees shall be provided as per the general parking regulations and shall not be counted as street trees.

8. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
  - d. Right turn deceleration lane/taper on Gibson Blvd., at site drive, may be required per the DPM. Provide driveway trip assignment to determine.
  - e. Provide applicable cross access agreements.
  - f. Concurrent platting action required.
  - g. Site plan shall comply and be designed per DPM Standards.
  - h. Construction of a *minimum* 10 foot wide multi-use trail adjacent the site along the north side of Gibson Boulevard between De Anza Drive and 98<sup>th</sup> Street as designated on the Long Range Bikeway System map.
  - i. Construction of a *minimum* 10 foot wide multi-use trail adjacent the site along the west side of 98<sup>th</sup> Street between De Anza Drive (at the crossing of the Snow Vista Channel) and Gibson Boulevard as shown on the site plan for subdivision.
9. Add viewing windows on either side of the doorway next to the entrance.

**PROTEST: IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION, WHICH IS BY JANUARY 2, 2009.**

**APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY JANUARY 2, 2009 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**



OFFICIAL NOTICE OF DECISION  
DECEMBER 18, 2008  
PROJECT #1007504  
PAGE 10 OF 10

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

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

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

Sincerely,

Richard Dineen  
Planning Director

RD/RF/ac

cc: Bencor LLC, 90 So Cascade Ave., Suite 330, Colorado Springs, CO, 80903  
Mathew Archuleta, Westgate Heights NA, 1628 Summerfield SW, Albuquerque, NM 87121  
Libby McIntosh, Westgate Heights NA, 1316 Ladrones Ct. SW, Albuquerque, NM 87121  
Ken Maestas, PNM, 414 Silver SW, Albuquerque, NM 87102



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366  
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377  
 CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: THE BINDRA FAMILY TRUST PHONE: \_\_\_\_\_  
 ADDRESS: 550 SOUTH HILL ST. SUITE 1649 FAX: \_\_\_\_\_  
 CITY: LOS ANGELES STATE CA ZIP 90013 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW

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-4 Block: --- Unit: ---  
 Subdiv/Addn/TBKA: ALBUQUERQUE SOUTH UNIT THREE  
 Existing Zoning: C-2 Proposed zoning: SAME MRGCD Map No ---  
 Zone Atlas page(s): M-9 UPC Code: 100905521002532124

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1001896

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? N/A  
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 27.8174  
 LOCATION OF PROPERTY BY STREETS: On or Near: GIBSON BLVD SW  
 Between: 98TH STREET SW and DE ANZA DRIVE SW

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

SIGNATURE [Signature] DATE 10.6.08  
 (Print) RUSS HUGG 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	06DRB - 70436	SK		\$ 0
<input checked="" type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ 0

Hearing date October 15, 2008

[Signature] 10.7.08  
 Planner signature / date

Project # 1007504

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

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

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

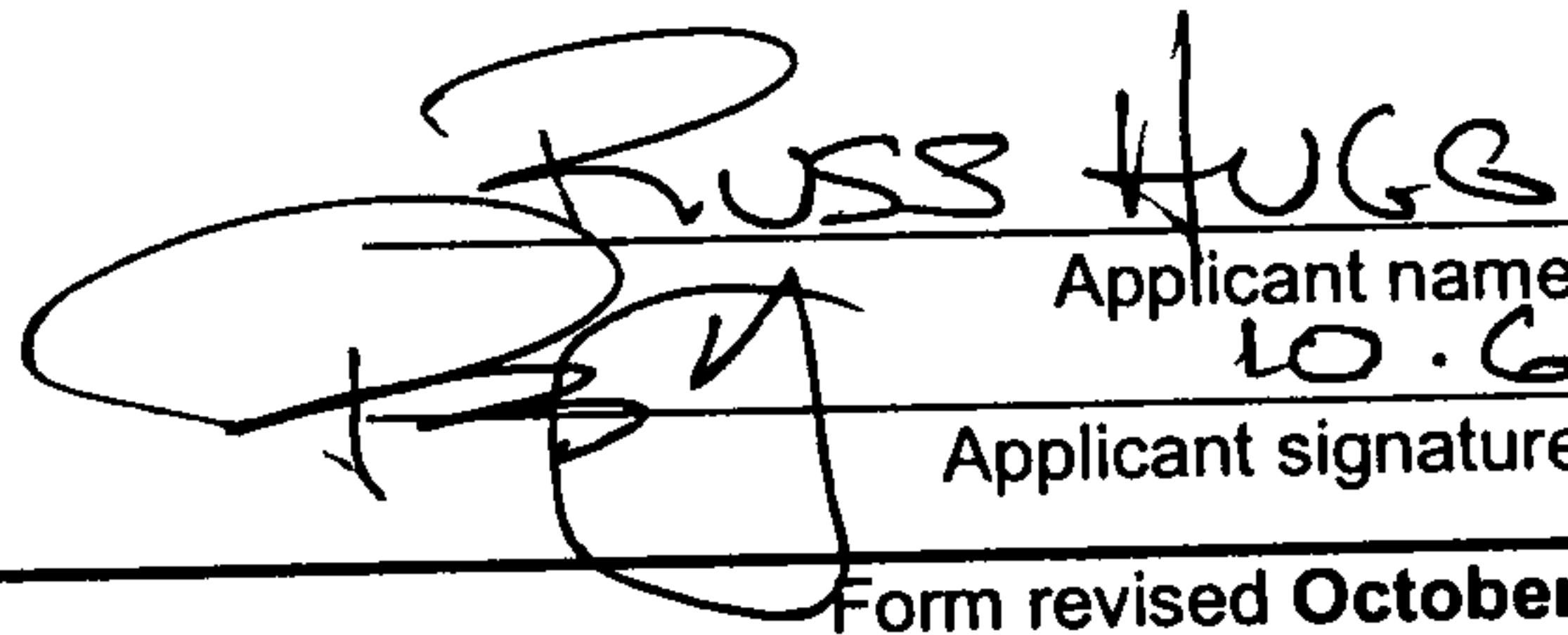
- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
- required.
- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure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

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

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

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

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

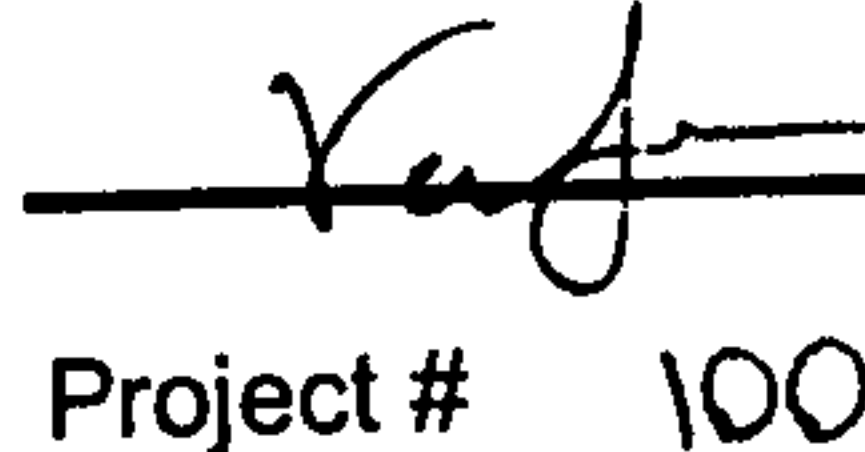
  
 Applicant name (print) Russ Hugg  
 Applicant signature / date 10.6.08

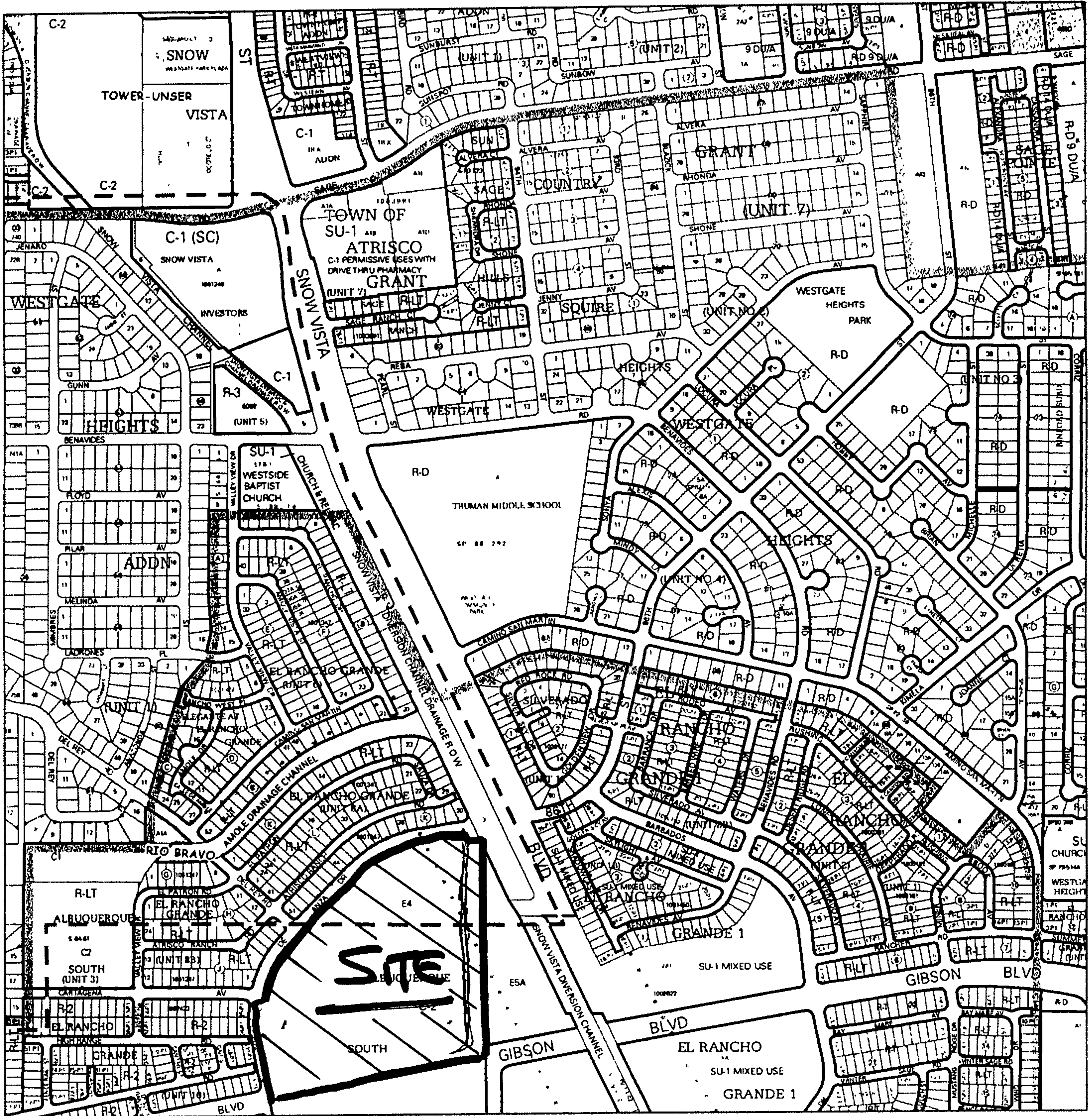


Form revised October 2007


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

Application case numbers  
04DRB - - 70436  
 \_\_\_\_\_  
 \_\_\_\_\_

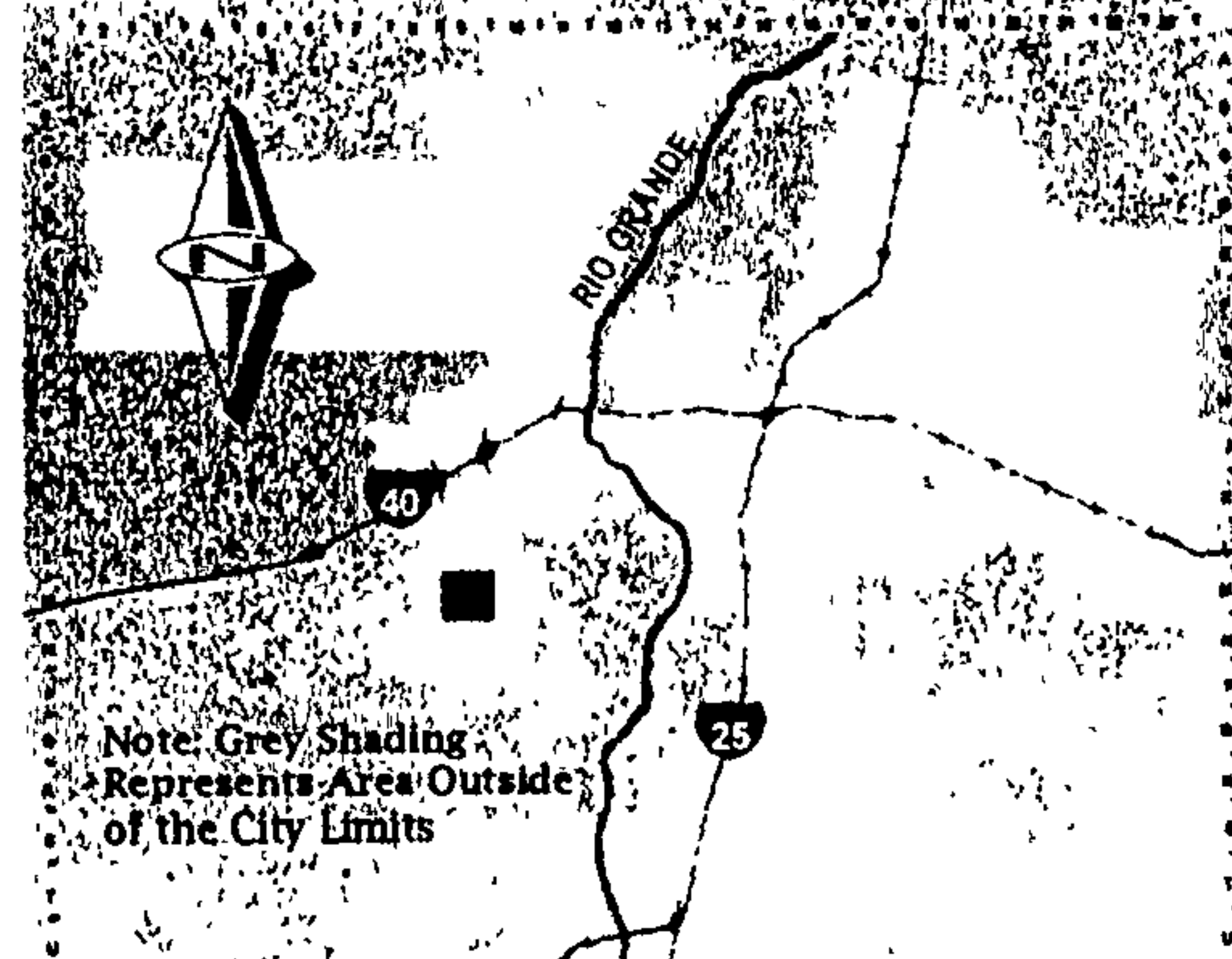
  
 Planner signature / date 10.7.08  
 Project # 1007504



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





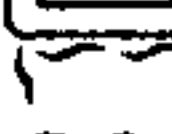






Map amended through: 6/13/2008

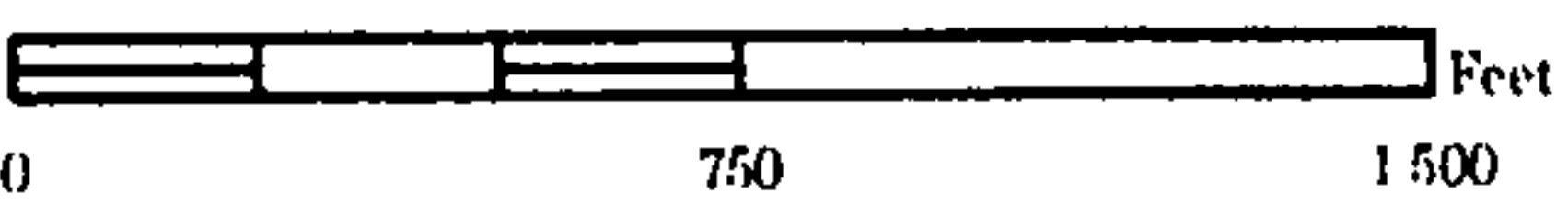


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**M-09-Z**

Selected Symbols

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



0 750 1500 Feet

# **SURV TEK, INC.**

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## **Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

October 6, 2008

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

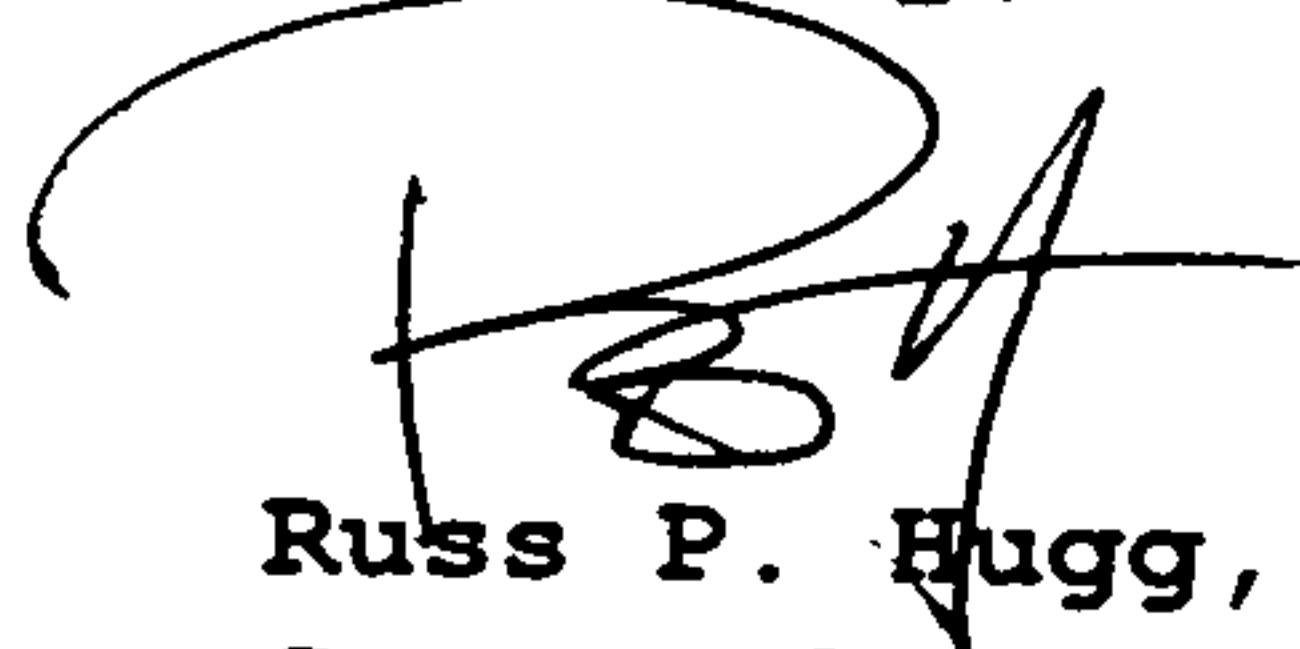
RE: *Sketch Plat Review for Proposed Tracts E-4-A and E-4-B,  
Albuquerque South Unit 3, (Being a replat of Tract E-4,  
Albuquerque South Unit 3), City of Albuquerque, Bernalillo  
County, New Mexico as shown on Zone Atlas Page M-19.*

Dear Mr. Cloud

The owners of the above captioned property, The Bindra Family Trust, are hereby filing application with the City of Albuquerque Development Review Board for Sketch Plat review to divide existing Tract E-4 into two (2) tracts and grant private and public easements to support said division.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.