

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

3. **Project# 10079583**
10DRB-70096 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
10DRB-70097 EPC APPROVED SDP
FOR BUILD PERMIT
10DRB-70130 VACATION OF PRIVATE
EASEMENT.
- TIERRA WEST LLC agent(s) for LARRY H MILLER CHRYSLER JEEP DODGE request(s) the above action(s) for all or a portion of Lot(s) 36B-1, Block(s) S, **BOSQUE REDONDO ADDITION** zoned C-2, located on LOMAS BLVD NE BETWEEN WYOMING BLD NE AND UTAH ST NE containing approximately 5 acre(s). (K-19)
[Deferred from 3/31/10, 4/7/10, 4/14/10, 4/21/10, 4/28/10]
THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND TO PLANNING TO RECORD AND FOR AGIS DXF FILE. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND TO PLANNING FOR CASE PLANNER APPROVAL. 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.

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

4. **Project# 1002819**
10DRB-70090 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- GPS LLC agent(s) for 98TH STREET LLC request(s) the above action(s) for all or a portion of Tract(s) E-5-A, **ALBUQUERQUE SOUTH Unit(s) 3**, zoned C-2, located on GIBSON BLVD SW BETWEEN 98TH ST SW AND AMAFCA AMOLE CHANNEL containing approximately 3.8954 acre(s). (M-9) *[Deferred from 3/24/10, 4/7/10, 4/14/10, 4/21/10]* **DEFERRED TO 5/12/10 AT THE AGENT'S REQUEST.**
5. **Project# 1008319**
10DRB-70127 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- ALPHA PROFESSIONAL SURVEYING INC agent(s) for SUMMERTREE HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 2 & 20, Block(s) 15, **JUAN TABO HILLS Unit(s) 1A**, zoned R-D, located on NATIVE DANCER RD SE AND MAN O WAR ST SE containing approximately .374 acre(s). (M-21) **THE PRELIMINARY/FINAL PLAT WAS APPROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED FOR THE PLANNING FILE.**

#6



COMPLETED 08/24/10 stt.
DRB CASE ACTION LOG (Preliminary/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.: 10DRB-70096 Project # 1007958
Project Name: BOSQUE RENOALDO ANNEX
Agent: Terra West Phone No.:

Your request was approved on 05-05-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - address comments

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.

#6



DRB CASE ACTION LOG

REVISED 10/08/07

(Preliminary / Final)

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

DRB Application No.: 10DRB-70096 Project # 1007958
 Project Name: BOSQUE REDONDO ANNEX
 Agent: TWITA WIST Phone No: _____

Your request was approved on 05-05-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: - address comments
- UTILITIES: _____
- CITY ENGINEER / AMAFCA: _____
- PARKS / CIP: _____
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 - Property Management's signature must be obtained prior to Planning Department's signature.
 - AGIS DXF File approval required.
 - Copy of recorded plat for Planning.

OK

Created On:

Jon Niski

From: Rusty Hugg [russhugg@survtek.com]
Sent: Thursday, May 06, 2010 3:33 PM
To: Jon Niski; Keli Krueger
Subject: FW: Project No. 1007958

FYI- DXF approval

Surv-Tek, Inc.

*Rusty Hugg
9384 Valley View Drive, Albuquerque, NM 87114
Phone (505) 897-3366 Fax (505) 897-3377
russhugg@survtek.com*

From: Zamora, David M. [mailto:dmzamora@cabq.gov]
Sent: Thursday, May 06, 2010 3:24 PM
To: Rusty Hugg
Subject: Project No. 1007958

The .dxf file for Project No. 1007958 (Bosque Redondo) has been approved.

David M. Zamora
GIS Coordinator - AGIS
City of Albuquerque
Planning Department
505.924.3929 phone
505.924.3812 fax
www.cabq.gov/planning/agis/
dmzamora@cabq.gov

If this email is spam, report it here:
<http://www.OnlyMyEmail.com/ReportSpam>

7958

DXF Electronic Approval Form

DRB Project Case #: 1007958

Subdivision Name: BOSQUE REDONDO ADDN BLOCK S LOT 36B1A

Surveyor: RUSS P HUGG


Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 5/6/2010

Hard Copy Received: 5/6/2010

Coordinate System: NMSP Grid (NAD 83)


Approved

05-06-2010
Date

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

AGIS Use Only
Copied fc **7958** to agiscov on **5/6/2010** Contact person notified on **5/6/2010**

Complete

#6



DRB CASE ACTION LOG (Site Plan - Building 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.: 10DRB-70097 Project # 1007958
 Project Name: BOSQUE BEDONNO ADDN
 Agent: TERRA WEST Phone No.: _____

Your request was approved on 05-05-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: ok address comments

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): ok case planner approval

- 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:

#6



DRB CASE ACTION LOG (Site Plan - Building Permi

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 10DRB-70097 Project # 1007958
 Project Name: BOSQUE BEDONNO ADDAL
 Agent: TIERRA WEST Phone No.:

Your request was approved on 05-05-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - address comments

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): case planner approval

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

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

3. **Project# 1007958**
10DRB-70096 MINOR - PRELIMINARY/
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10DRB-70130 VACATION OF PRIVATE
EASEMENT.
- TIERRA WEST LLC agent(s) for LARRY H MILLER
CHRYSLER JEEP DODGE request(s) the above action(s)
for all or a portion of Lot(s) 36B-1, Block(s) S, **BOSQUE
REDONDO ADDITION** zoned C-2, located on LOMAS
BLVD NE BETWEEN WYOMING BLD NE AND UTAH
ST NE containing approximately 5 acre(s). (K-19)
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THE SITE DEVELOPMENT PLAN FOR BUILDING
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APPROVAL. 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
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ALBUQUERQUE SOUTH Unit(s) 3, zoned C-2, located
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3.8954 acre(s). (M-9) *[Deferred from 3/24/10, 4/7/10, 4/14/10,
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10DRB-70127 MINOR - PRELIMINARY/
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NATIVE DANCER RD SE AND MAN O WAR ST SE
containing approximately .374 acre(s). (M-21) **THE
PRELIMINARY/FINAL PLAT WAS APPROVED. A COPY
OF THE RECORDED PLAT MUST BE PROVIDED FOR
THE PLANNING FILE.**

HEARING DATE 8-31-10 (P, F, S, B)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 17, 2010

Project# 1007958

10DRB-70032 VACATION OF PUBLIC UTILITY EASEMENTS

TIERRA WEST LLC agent(s) for LARRY H MILLER CHRYSLER JEEP DODGE request(s) the referenced/ above action(s) for 3 utility easements on Lot(s) 36B-1, Block(s) S, **BOSQUE REDONDO ADDITION**, zoned C-2, located on the southwest corner of LOMAS BLVD NE and WYOMING BLVD NE containing approximately 5.000 acre(s). (K-19)

At the February 17, 2010 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

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

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

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

CONDITIONS:

1. 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.
2. Utility Companies shall acknowledge vacation via signature on the plat.

If you wish to appeal this decision, you must do so by March 4, 2010 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: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109

Cc: Larry H. Miller Chrysler Jeep Dodge – 9530 S 150 E, Ste 1000 – Sandy, UT 84070

Marilyn Maldonado

Scott Howell

File

ROUTING SHEET FOR DRB & EPC REVIEWS

Date: 2/4/10

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

DRB: 1007958

EPC: _____

Please return originals to Lupe Gallegos @ 768-2175, APD/Planning Division, by: 2/10/10 (to expedite fax comments forms to 768-2324 on/before date).

_____ **VALLEY AREA COMMAND**
Yvette Garcia

_____ **NORTHWEST AREA COMMAND (Cottonwood Sub)**
Pete Gelabert

X **SOUTHEAST AREA COMMAND**
~~Laura Kuehn~~ *Steve Sink*

_____ **SOUTHWEST AREA COMMAND**
Bill Jackson

✓ ~~**CRIME PREVENTION**
(FH and NE) Steve Sink~~

REVIEWED BY: Steve Sink PHONE: 924-3600

DATE: 2/12/10

DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1007958 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 indicted 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 Crime Prevention or CPTED comments concerning the proposed Vacation of Public Easement at this time.*



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

February 17, 2010

Project# 1007958
 10DRB-70032 VACATION OF PUBLIC UTILITY EASEMENTS

TIERRA WEST LLC agent(s) for LARRY H MILLER CHRYSLER JEEP DODGE request(s) the referenced/ above action(s) for 3 utility easements on Lot(s) 36B-1, Block(s) S, **BOSQUE REDONDO ADDITION**, zoned C-2, located on the southwest corner of LOMAS BLVD NE and WYOMING BLVD NE containing approximately 5.000 acre(s). (K-19)

AMAFCA No comment.
COG No comment.
TRANSIT Adjacent and nearby routes Route #11, Lomas route, passes the site on Lomas Blvd. Route #31, Wyoming route, and Route #98, Peak hour Wyoming route, pass the site on Wyoming Adjacent bus stops There are two bus stops adjacent to site located on Lomas, serving the eastbound Route #11, and Wyoming, serving the southbound Routes #31 and #98. Site plan requirements None Large site TDM suggestions None.
ZONING ENFORCEMENT No comment.
NEIGHBORHOOD COORDINATION Letters sent to: La Mesa Community Improvement Association (R)
APS This will have no adverse impacts to the APS district.
POLICE DEPARTMENT No comment.
FIRE DEPARTMENT
PNM ELECTRIC & GAS PNM has existing facilities in the PUE and will not vacate until arrangements are made to relocate said facilities utility easements. Contact: Anthony Kozlowski 241-3637
COMCAST Comcast has facilities on the same power lines as PNM. The letter from Tierra West, LLC

mentions that their client has begun coordination with PNM but does not mention that they have begun coordination with Comcast for a physical relocation. Our construction department has not been contacted regarding a relocation request. The owner should contact Mike Mortus, Comcast construction coordinator, at 505-761-6252.

QWEST

No comment.

ENVIRONMENTAL HEALTH

No comment.

M.R.G.C.D

No Adverse Comments.

OPEN SPACE DIVISION

No comment.

CITY ENGINEER

The Hydrology section has no objection to the vacation request.

TRANSPORTATION DEVELOPMENT

No adverse comments.

PARKS AND RECREATION

No comment.

ABCWUA

No comment.

PLANNING DEPARTMENT

Refer to comments from affected utilities plus any public hearing comments regarding proposed vacations.

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



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, February 27, 2010, beginning at 9:00 a.m.** for the purpose of considering the following:

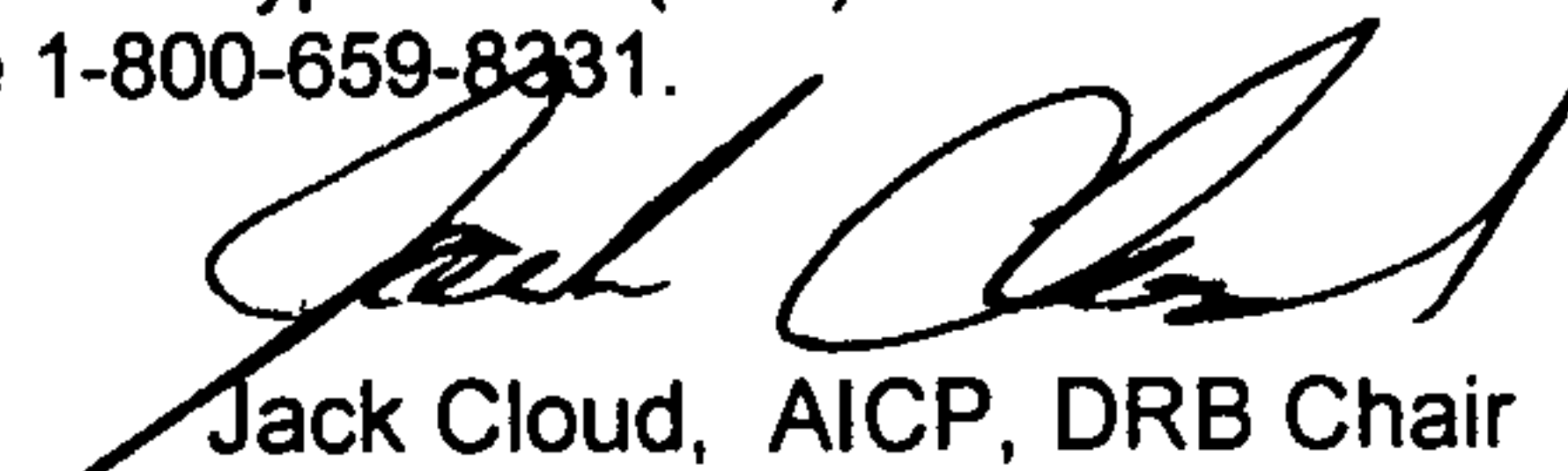
Project# 1004071
10DRB-70030 MAJOR – 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-1, **ANCIENT MESA SUBDIVISION**, zoned RO-20, located on the west side of RAINBOW BLVD NW between WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 63.313 acre(s). (C-9)

Project# 1007958
10DRB-70032 VACATION OF PUBLIC
UTILITY EASEMENTS

TIERRA WEST LLC agent(s) for LARRY H MILLER CHRYSLER JEEP DODGE request(s) the referenced/ above action(s) for 3 utility easements on Lot(s) 36B-1, Block(s) S, **BOSQUE REDONDO ADDITION**, zoned C-2, located on the southwest corner of LOMAS BLVD NE and WYOMING BLVD NE containing approximately 5.000 acre(s). (K-19)

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


Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 1, 2010.

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

Meeting Date: February 17, 2010
Zone Atlas Page: (K-19)
Notification Radius: 100 Ft.

Project# 1007958
App# 10DRB-70032

Cross Reference and Location: located on LOMAS BLVD NE BETWEEN
WYOMING BLVD NE AND UTAH ST NE

Applicant: Larry Miller Chrysler Jeep Dodge
9350 S 150 E., Ste 1000
Sandy, UT 84070

Agent: Tierra West LLC
5571 Midway Park Place NE,
Albuquerque, NM 87109

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

Date Mailed: JANUARY 29, 2010
SIGNATURE: *ERIN TREMLIN - A.T.*

R e c	UPC CODE	OWNER	OWNER ADDRES S	OWN ER CITY	OWN ER STA TE	OWN ER ZI PC ODE	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL	AC RES
1	10190 57490 45311 533	CONWELL WADE RAY ETUX	6334 MAR BLE AVE	ALTA LOM A	C A	91 70 1	R	A1 A	* 013 00SBOSQUEREDONDO	0 21 240 489
2	10190 57470 47412 008	MONTANA CYNTHI A L & BRENT A MC CLURE	8413 ROM A AVE NE	ALB UQU ERQ UE	N M	87 11 0	R	A1 A	*11 G BOSQUE REDONDO ADD	0.21 077 499
3	10190 57471 50812 013	BOSQUE REDOND O DEV CORP C/O ROGERS JAMES W	PO BOX 6 631	ALB UQU ERQ UE	N M	87 19 7	C	A1 A	LOT 49-A BLK C PLAT OF LOTS 23-A & 49- A BLK C OFBOSQUE REDONDO ADD'N CONT .3 160 AC	0.27 779 425
4	10190 57458 49012 029	ARNDT BRYAN M & SHARON	8320 FRUI T AVE NE	ALB UQU ERQ UE	N M	87 10 8	R	A1 A	* 030 C BOSQUE REDONDO	0.26 665 124
5	10190 57490 47311 525	ALIRES ORLANDO & THERESA R	8501 ROM A AVE NE	ALB UQU ERQ UE	N M	87 10 8	R	A1 A	* 005 00SBOSQUEREDONDO	0.21 561 422
6	10200 57281 39010 130	CITY OF ALBUQUE RQUE	PO BOX 1 293	ALB UQU ERQ UE	N M	87 10 3	C	A1 A	TR 4 MUNICIPAL ADDN #2 EXC THOSE PORT O UT TO R/W AND EXC THE NWLY PORT SOLD C ONT 168.8531 AC M/L OR 7,355,241 SQ FT M/L	178. 412 085 04
7	10190 58465 02840 618	ETG PROPERTIES LLC C/O GARCIA E DWARD	8220 LOM AS BLVD NE	ALB UQU ERQ UE	N M	87 11 0	C	A1 A	LT 18-A-1 BLK 25 PLAT OF LOTS 5-A, 7-A, 18-A- 1-A BLOCK 24 & LOT 13-A, 15-A & 18-A- 1 BLOCK 25 EAST END ADDITIONCONT 6202 A C	0 59 441 961
8	10190 57527 46911 513	BOSQUE VISTA LT D CO C/O JAMES W ROGERS JR	PO BOX 6 631	ALB UQU ERQ UE	N M	87 19 7	C	A1 A	* 034 S BOSQUE REDONDO	0.37 645 32
9	10190 58512 01840 721	G3 INVESTORS LL C	PO BOX 2 6207	ALB UQU ERQ UE	N M	87 11 0	V	A1 A	NORTH 30FT OF LOT 15 & SOUTH 30FT LOT 16 BLK 26 EAST END ADDITION	0 21 569 816
10	10190 57463 47412 007	PARKS DAVID A E TUX	8409 ROM A AVE NE	ALB UQU ERQ UE	N M	87 10 8	R	A1 A	* 012 G BOSQUE REDONDO	0.19 328 702
11	10190 57457 47412 006	MUNIZ IRENE L & ROSEMARIE F & F RANK R & ROSALI E T	8405 ROM A AVE NE	ALB UQU ERQ UE	N M	87 10 8	R	A1 A	G BOSQUE REDONDO ADD LOT 13 EXC WEST 5FT	0 21 256 518
12	10190 58512 01140 722	G3 INVESTORS LL C C/O EDWARD G ARCIA	PO BOX 2 6207	ALB UQU ERQ UE	N M	87 12 5	C	A1 A	0026EAST END ADD LOT 14 & SO 20 FT OF LOT 15	0.26 254 41
13	10190 57451 50512 027	GARLEY PEDRO J M & TINA M	8317 FRUI T AVE NE	ALB UQU ERQ UE	N M	87 10 8	R	A1 A	* 028 C BOSQUE REDONDO	0.28 145 646
14	10190 58489 02540 604	ETG PROPERTIES LLC C/O ED GARCIA	PO BOX 2 6207	ALB UQU ERQ UE	N M	87 12 5	C	A1 A	* 008 025EAST END ADD S40FT L8 X N20FT L9	0.21 220 727

1 5	10190 57463 45411 712	CARR CATHERINE E	8408 ROMA AVE NE	ALB UQU ERQ UE	N M	87 10 8	R	A1 A	* 007 L BOSQUE REDONDO	0.19 145 626
1 6	10190 58467 01240 601	PECK VERE R JR	406 SOLANO SE	ALB UQU ERQ UE	N M	87 10 8	C	A1 A	LT 13-A BLK 25 PLAT OF LOTS 5-A, 7-A, 18-A-1-A BLOCK 24 & LOTS 13-A, 15-A & 18-A-1 BLOCK 25 EAST END ADDITION CONT .4465 AC	0.44 583 538
1 7	10190 58465 01540 619	ETG PROPERTIES LLC C/O GARCIA E D	PO BOX 2 6207	ALB UQU ERQ UE	N M	87 12 5	C	A1 A	LT 15-A BLK 25 PLAT OF LOTS 5-A, 7-A, 18-A-1-A BLOCK 24 & LOTS 13-A, 15-A & 18-A-1 BLOCK 25 EAST END ADDITION CONT .3817 AC	0.35 400 976
1 8	10190 58489 01940 603	ETG PROPERTIES LLC C/O ED GARCIA A	PO BOX 2 6207	ALB UQU ERQ UE	N M	87 12 5	C	A1 A	* 010 025 EAST END ADD S30FT L9 & N30FT L10	0.24 295 046
1 9	10190 57458 50212 028	OHNLEITER SHEL LEY M	8321 FRUIT AVE NE	ALB UQU ERQ UE	N M	87 10 8	R	A1 A	* 029 C BOSQUE REDONDO	0.33 372 463
2 0	10190 58477 01240 602	ETG PROPERTIES LLC C/O ED GARCIA A	PO BOX 2 6207	ALB UQU ERQ UE	N M	87 12 5	C	A1 A	LT 11-A BLK 25 EAST END ADDN EXC PORT OUT TO R/W CONT 16,274 OR 0.3736 AC	0.37 143 839
2 1	10190 57477 47412 009	LUNA VIRGINIA M & MANUEL A	8417 ROMA AVE NE	ALB UQU ERQ UE	N M	87 10 8	R	A1 A	* 010 G BOSQUE REDONDO	0.23 058 443
2 2	10190 57450 52012 019	BOSQUE VISTA LTD CO C/O ROGER S JAMES W	PO BOX 6 631	ALB UQU ERQ UE	N M	87 19 7	C	A1 A	LOT 23-A BLK C PLAT OF LOTS 23-A & 49-A BLK C OF BOSQUEREDONDO ADD'N CONT 1.9390 AC	1.83 068 07
2 3	10190 57477 45411 710	LAFORTE JOSEPH & SANDRA	715 VIRGINIA AVE NE	ALB UQU ERQ UE	N M	87 10 8	R	A1 A	* 009 L BOSQUE REDONDO	0.22 818 282
2 4	10190 57512 45311 530	HOLE ROBERT D E TUX	8512 ROMA AVE NE	ALB UQU ERQ UE	N M	87 10 8	R	A1 A	* 010 S BOSQUE REDONDO ADD	0.31 511 637
2 5	10190 58524 03940 713	HEIGHTS CLUB INC C	8520 MARBLE NE	ALB UQU ERQ UE	N M	87 11 0	C	A1 A	TR X BLK 26 EAST END ADDN (REPLAT OF VAC PORT OF MARBLE AVE & PORTIONS OF LOTS 1 THRU 9 BLK 26 EAST END ADDN) CONT 1.0940 AC	1.09 101 427
2 6	10190 57513 46311 529	JARAMILLO EVETT E	8516 ROMA AVE NE	ALB UQU ERQ UE	N M	87 12 3	R	A1 A	* 009 00S BOSQUE REDONDO	0.18 792 104
2 7	10190 57470 45411 711	GALLIGAN ROBERT B ETUX	8414 ROMA AVE NE	ALB UQU ERQ UE	N M	87 10 8	R	A1 A	* 008 L BOSQUE REDONDO	0.20 239 38
2 8	10190 57503 47311 527	MARTINEZ HELEO DORO & MARTHA	8509 ROMA NE	ALB UQU ERQ UE	N M	87 10 8	R	A1 A	* 007 S BOSQUEREDONDO	0.19 194 885
2 9	10200 58082 02330 105	RICHARDSON PROPERTIES INC	PO BOX 3 487	ALB UQU ERQ UE	N M	87 19 0	C	A1 A	TRACT 1 PLAT OF TRACT 1 LANDS OF THE RICHARDSON FAMILY TRUST CONT 16.6905 AC	16.8 591 438 5
3 0	10190 57527 47711 514	ETG PROPERTIES LLC	8220 LOMAS BLVD NE	ALB UQU ERQ UE	N M	87 11 0	V	A1 A	* 035 S BOSQUE REDONDO	0.23 210 448
3 1	10190 57527	GRECO CELESTE	638 S 26TH ST	RICHMOND	C A	94 80	V	A1 A	* 032 S BOSQUE REDONDO ADDN	0.30 881

	45311 511			D		4							785
3 2	10190 57497 45311 532	GUTIERREZ CHAR LES F ETUX	41823 EN TERPRIS E CIRCLE N	TEM ECU LA	C A	92 59 0	R	A1 A			* 012 00SBOSQUEREDONDO		0 18 663 774
3 3	10190 57503 45311 531	BROWN LILLIAN	8508 ROM A AVE NE	ALB UQU ERQ UE	N M	87 10 8	R	A1 A			* 011 S BOSQUE REDONDO ADD		0.18 933 52
3 4	10190 58528 01140 703	G3 INVESTORS LL C C/O EDWARD G ARCIA	PO BOX 2 6207	ALB UQU ERQ UE	N M	87 12 5	C	A1 A			0026EAST END ADD LOT 11 EXCEPT EAST POR TION		0 15 786 861
3 5	10190 58528 00840 702	G3 INVESTORS LL C C/O EDWARD G ARCIA	PO BOX 2 6207	ALB UQU ERQ UE	N M	87 12 5	C	A1 A			LT 12 BLK 26 EXC SOUTH 20 FT TO RW & EXC AN ADDITIONAL PORTOUT TO RW EAST END ADDITON CONT 3,310 SF		0 07 598 028
3 6	10190 57472 49212 010	SANDERSON WILL IAM E	909 VIRGI NIA ST N E SUITE 1 04	ALB UQU ERQ UE	N M	87 10 8	C	A1 A			* 46A C SUMMARY PLAT LTS 45 46 47 POR LT 4 9 & POR OF 20 FT ALLEY VACATED BY V-81- 2 2 IN BLK C BOSUQ REDONDO ADDN CONT 0. 9975 AC		0.98 823 551
3 7	10190 58511 00840 701	G3 INVESTORS LL C C/O EDWARD G ARCIA	PO BOX 2 6207	ALB UQU ERQ UE	N M	87 12 5	C	A1 A			LT 13 BLOCK 26 EXC SOUTH 20 FT TO RW & E XC AN ADDITIONALPORT OUT TO RW EAST E ND ADDITION CONT 4,088 SF		0.09 384 972
3 8	10190 58528 01540 704	G3 INVESTORS LL C C/O EDWARD G ARCIA	PO BOX 2 6207	ALB UQU ERQ UE	N M	87 12 5	C	A1 A			026WLY 144 FT LOT 10 EAST END ADD		0.15 757 223
3 9	10190 57527 46011 512	GRECO CELESTE	638 S 26T H ST	RICH MON D	C A	94 80 4	C	A1 A			* 033 S BOSQUE REDONDO ADDN		0 27 969 221
4 0	10190 57497 50311 518	ROGERS FAMILY L TD PARTNERSHIP	913 VIRGI NIA ST N E	ALB UQU ERQ UE	N M	87 10 8	C	A1 A			LT 36B-1, BLK S PLAT OFLOT 36B- 1, BLK S OF BOSQUE REDONDOADDITION CON T 5.000 AC OR 217,810 SF		4.86 345 284
4 1	10190 57497 47311 526	HART CLYDE LEE & JEANNE H RIGH T OF SURVIVORS HIP	7609 DAK OTA ST	MER RILL VILL E	I N	46 41 0	R	A1 A			* 006 00SBOSQUEREDONDO		0.17 924 521
4 2	10190 57450 48612 030	ROSENHEIM ROB ERT R & SARA L	8316 FRUI T NE	ALB UQU ERQ UE	N M	87 10 8	R	A1 A			* 031 C BOSQUE REDONDO		0.25 121 22
4 3	10190 58512 02540 720	G3 INVESTORS LL C	PO BOX 2 6207	ALB UQU ERQ UE	N M	87 11 0	V	A1 A			* 017 026EAST END ADD N20FT L16 & S40FT L1 7		0.23 864 494
4 4	10190 57511 47311 528	GALLEGOS GILBE RTINA Y	8513 ROM A AVE NE	ALB UQU ERQ UE	N M	87 10 5	R	A1 A			* 008 00SBOSQUEREDONDO		0.30 994 945

Project# 1007958
TIERRA WEST LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NM 87109

Project# 1007958
LARRY H. MILLER
Chrysler Jeep Dodge
9350 S. 150 E. STE 1000
SANDY, UT 84070

Project# 1007958
NANCY BEARCE
La Mesa Community Improvement
600 SAN PABLO NE
ALBUQUERQUE, NM 87108

Project# 1007958
ROSE WALKER
La Mesa Community Improvement
1033 UTAH NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101905749047311525
ALIRES ORLANDO & THERESA R
8501 ROMA AVE NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101905750345311531
BROWN LILLIAN
8508 ROMA AVE NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101905752747711514
ETG PROPERTIES LLC
8220 LOMAS BLVD NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101905751147311528
GALLEGOS GILBERTINA Y
8513 ROMA AVE NE
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101905752745311511
GRECO CELESTE
638 S 26TH ST
RICHMOND, CA 94804

OR CURRENT RESIDENT
101905852403940713
HEIGHTS CLUB INC
8520 MARBLE NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101905747745411710
LAFORTE JOSEPH & SANDRA
715 VIRGINIA AVE NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101905747047412008
MONTANA CYNTHIA L & BRENT A
MCCLURE
8413 ROMA AVE NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101905746347412007
PARKS DAVID A ETUX
8409 ROMA AVE NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101905749750311518
ROGERS FAMILY LTD PARTNERSHIP
913 VIRGINIA ST NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101905745849012029
ARNDT BRYAN M & SHARON
8320 FRUIT AVE NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101905746345411712
CARR CATHERINE E
8408 ROMA AVE NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101905848902540604
ETG PROPERTIES LLC C/O ED GARCIA
PO BOX 26207
ALBUQUERQUE, NM 87125

OR CURRENT RESIDENT
101905747045411711
GALLIGAN ROBERT B ETUX
8414 ROMA AVE NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101905749745311532
GUTIERREZ CHARLES F ETUX
41823 ENTERPRISE CIRCLE N
TEMECULA, CA 92590

OR CURRENT RESIDENT
101905751245311530
HOLE ROBERT D ETUX
8512 ROMA AVE NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101905747747412009
LUNA VIRGINIA M & MANUEL A
8417 ROMA AVE NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101905745747412006
MUNIZ IRENE L & ROSEMARIE F &
FRANK R & ROSALIE T
8405 ROMA AVE NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101905846701240601
PECK VERE R JR
406 SOLANO SE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101905745048612030
ROSENHEIM ROBERT R & SARA L
8316 FRUIT NE
ALBUQUERQUE, NM 87108

R CURRENT RESIDENT
101905747150812013
BOSQUE REDONDO DEV CORP C/O
ROGERS JAMES W
PO BOX 6631
ALBUQUERQUE, NM 87197

OR CURRENT RESIDENT
101905749045311533
CONWELL WADE RAY ETUX
6334 MARBLE AVE
ALTA LOMA, CA 91701

OR CURRENT RESIDENT
101905851201840721
G3 INVESTORS LLC
PO BOX 26207
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101905745150512027
GARLEY PEDRO J M & TINA M
8317 FRUIT AVE NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101905749747311526
HART CLYDE LEE & JEANNE H RIGHT
OF SURVIVORSHIP
7609 DAKOTA ST
MERRILLVILLE, IN 46410

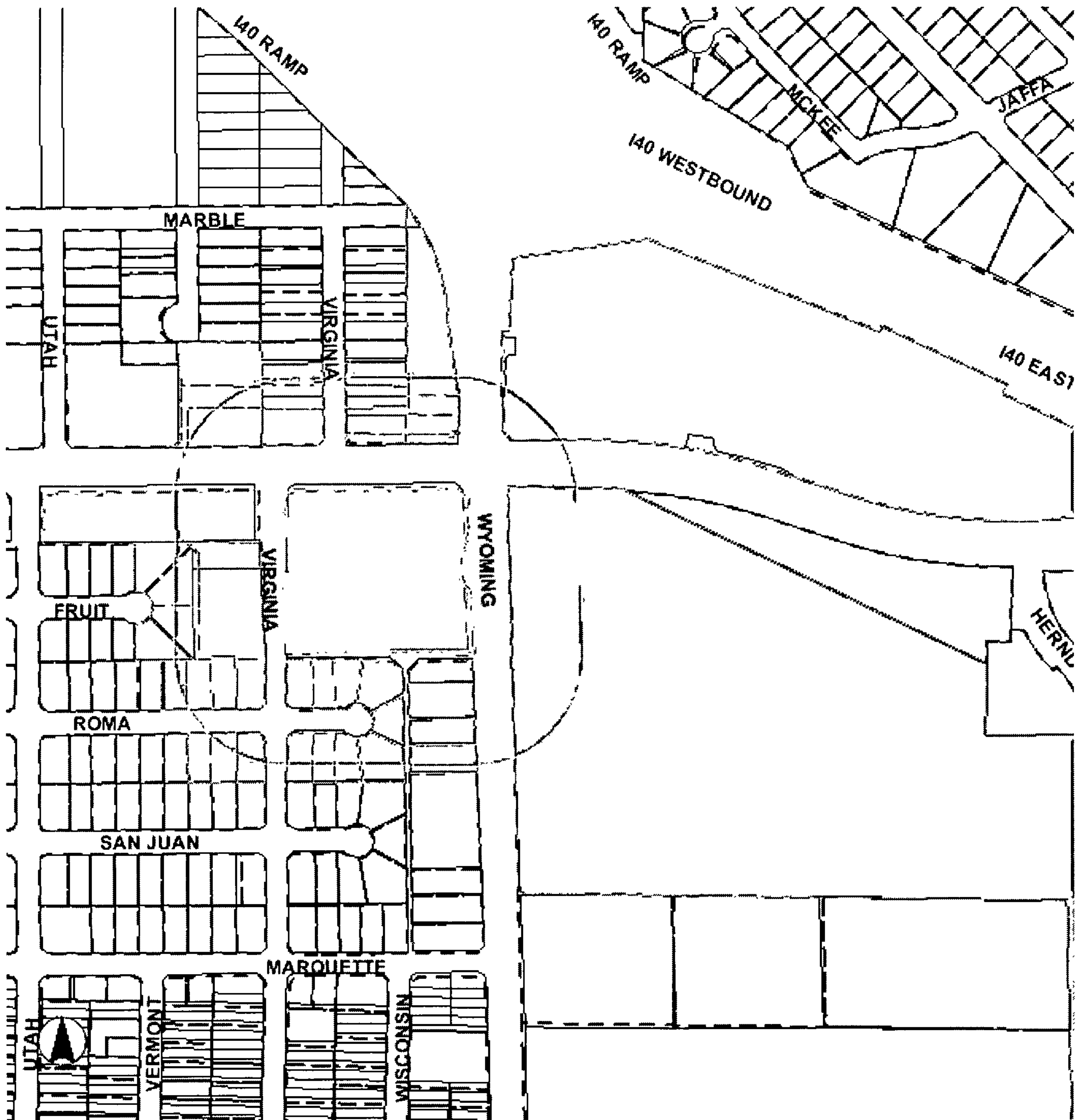
OR CURRENT RESIDENT
101905751346311529
JARAMILLO EVETTE
8516 ROMA AVE NE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
101905750347311527
MARTINEZ HELEODORO & MARTHA
8509 ROMA NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101905745850212028
OHNLEITER SHELLEY M
8321 FRUIT AVE NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
102005808202330105
RICHARDSON PROPERTIES INC
PO BOX 3487
ALBUQUERQUE, NM 87190

OR CURRENT RESIDENT
101905747249212010
SANDERSON WILLIAM E
909 VIRGINIA ST NE SUITE 104
ALBUQUERQUE, NM 87108



HEARING DATE 2-17-0(VAC)

gar

TIERRA WEST, LLC

April 14, 2010

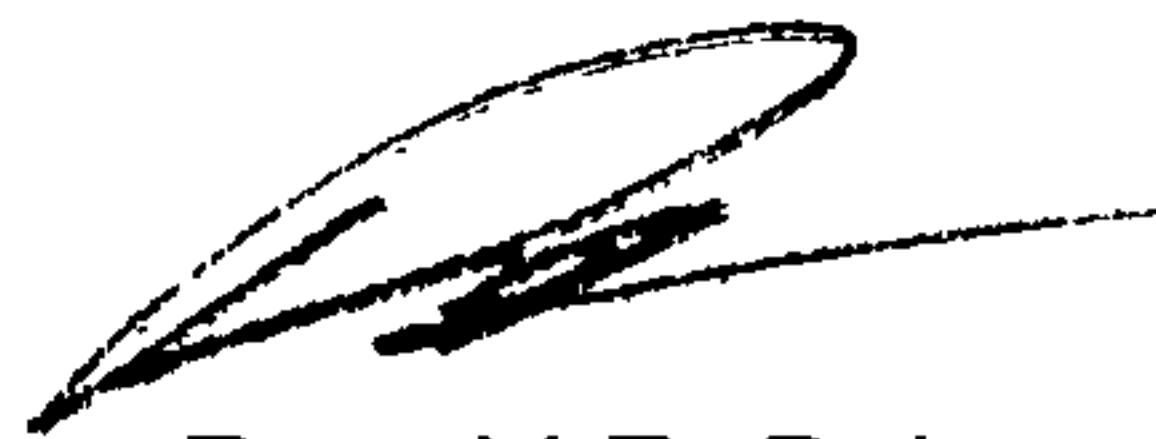
Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Lot 36B-1, Bosque Redondo Addition
Project # 1007958
Application # 10-70096**

Dear Mr. Cloud:

Tierra West LLC on behalf of Larry H. Miller Chrysler Dodge Jeep requests a one week deferral to the April 21, 2010 hearing for the above-referenced project to allow additional time to work out details with adjacent neighbors. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Pat Joseph

JN: 29040
RRB/kdk

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

gar

TIERRA WEST, LLC

April 21, 2010

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Lot 36B-1, Bosque Redondo Addition
Project # 1007958
Application # 10-70096**

Dear Mr. Cloud:

Tierra West LLC on behalf of Larry H. Miller Chrysler Dodge Jeep requests a one week deferral to the April 28, 2010 hearing for the above-referenced project to allow additional time to work out details with adjacent neighbors. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

cc: Pat Joseph

JN: 29040
RRB/kdk

2009 29040 Jack Cloud Deferral Request 040610

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

INTER-OFFICE MEMO

DATE: March 30, 2010
TO: Jack Cloud, DRB Chair
FROM: Catalina Lehner, Senior Planner *CL*
RE: Project #1007958, Larry Miller Auto Dealership
Site Development Plan for Building Permit

On October 15, 2009, the EPC voted to approve a Site Development Plan for Building Permit for the Larry Miller Auto Dealership, on all or a portion of Lots 36B-1, Block S, Lot 23A, Block C, and Lot 49A, Block C, Bosque Redondo Addition.

Staff met with the agent on February 23 and March 16, 2010 to check for compliance with the Conditions of Approval.

The Site Development Plan for Building Permit does not meet all of the EPC conditions of approval in the Official Notification of Decision, as explained below:

Condition 6C: The condition requires that light poles in vehicle display areas be protected by concrete bollards. The applicant proposes that the light poles be mounted on a 2.5 ft. concrete pedestal instead of, for example, bollards around the light poles. Note that this condition applies to all light poles in vehicle display areas, existing and new.

Condition 7B: The landscaping buffer near the northwestern corner, fronting Lomas Blvd., is 11 ft. on the site plan (Sheet C-1). However, the landscaping plan (Sheet C4) shows this buffer as 8.5 ft. Both plans must show the buffer as 11 ft.

Condition 9C: The existing topped trees are located in the northwestern quadrant of the site. This condition (suggested by the City Forrester) requires that topped trees be replaced. However, the note regarding existing vegetation states that "existing trees will remain." A qualifying phrase, such as "except for topped trees" needs to be added to clarify the note.

Condition 12C: Note: The elevations, measured using a 3/32 scale, are about 1/2 ft. shorter than they should be.

Condition 14B: For signs, letter color shall be at least 70% contrast with the sign's background. The note on Sheet C-5 states that "All signs will contrast with the building by at least 70%." The note needs to be revised to match the condition.

Condition 15B: The plaza area, noted as "800 sf of public space", I understand will be used for vehicle display. The area in front of the entrance could be used to meet the

public space requirement [14-16-3-18(C)(4)] and should be labeled accordingly. The public space requirement applies to buildings 60,000 sf or greater, and the proposed building measures 65,350 sf. Shading over at least 25% of the public space area needs to be provided.

Condition 15D: The pathway to the employee area needs to be shown on the landscaping plan (Sheet C4).

Note: Planning Staff did not check for compliance with conditions from Transportation Staff.

If you have any questions regarding this case, please call me at 924-3935.

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

SMITH'S # 496 FUEL CENTER

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1-5 & EAST 1' LOT 6 OF UNIT 3, BLOCK 12 - BUSINESS SECTION OF THE McDUFFIE PLACE SUBDIVISION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		20'-37' wide	20' ALLEY PAVING & GUTTER	So Prop LINE	WEST Prop LINE	EAST Prop LINE	/	/	/
			TYPE C STORM INLET BOX	NE COR CARUSIE & CONSTITUTION	Existing Low Point	Low Point	/	/	/
		std 6" x 9"	Std curb and gutter	Constitution	entrance	Carlisle	/	/	/
			std curb and gutter	Carlisle	Constitution	entrance	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

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

NOTES

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
---------------	---	--

Kirk Randall
NAME (print)
GREAT BASIN ENG - SOUTH
FIRM

K. J. Hill 8-24-09
SIGNATURE - date
[Signature] 8/25/09

[Signature] 8-26-09
DRB CHAIR - date
[Signature] 8-26-09
TRANSPORTATION DEVELOPMENT - date
[Signature] 8-26-09
UTILITY DEVELOPMENT - date
[Signature] 8-26-09
CITY ENGINEER - date

Christina Sandoval 8/26/09
PARKS & RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007958

AGENDA ITEM NO: 5

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT
SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Plat Comment:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

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

Site Plan Comments:

The southwest corner of the site has an existing 20' public utility and drainage easement and private access easement for the benefit of lots 5 thru 8, Block S, Bosque Redondo Addition. This access easement cannot be blocked with curbing, refuse, landscaping, and employee parking. These encroachments into the access easement must be removed.

The entrance off of Lomas Boulevard is allowed right in, right out access only. Per EPC Condition 20.D, relocate the existing drive 120 feet to the east. This measurement should be from the centerline of the existing drive to the centerline of the proposed drive.

Call out the width of all sidewalk.

Provide geometric information for the handicapped spaces. The handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.

All ramps located within the City Right of Way must have truncated domes.

Clarify the purposed for the large number of painted arrows shown. Many appear to conflict with each other.

Parking spaces cannot cross over lot lines. Please add concrete barriers.

Please clarify how the vehicle display areas are designated (per EPC Condition 20.C).

Clearly label all ramps and provide details.

RESOLUTION:

04-21-10

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

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

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

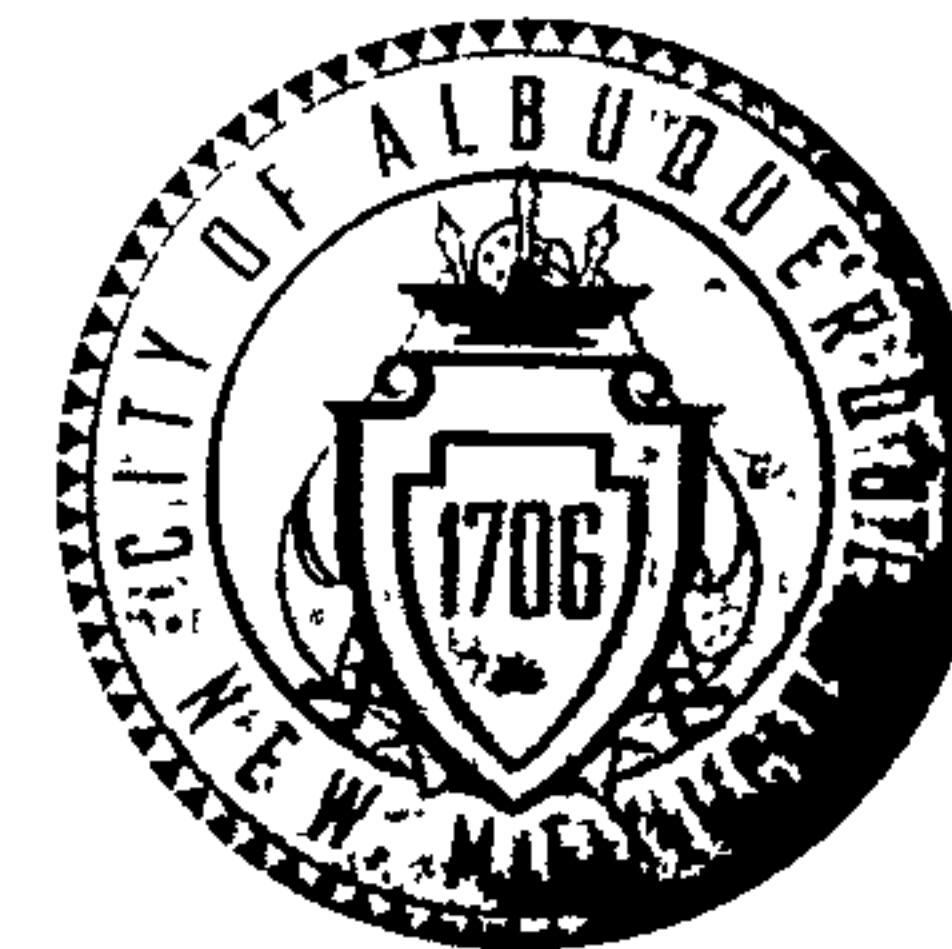
SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: APRIL 14, 2010

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007958

AGENDA ITEM NO: 5

SUBJECT:

Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

NM 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

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

DATE: April 14, 2010

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

04/21/2010 Issued By: E08375 71546

.....
Permit Number: 2010 070 096 **Category Code 910**

Application Number: 10DRB-70096, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: LOMAS BLVD NE BETWEEN WYOMING BLD NE AND UTAH ST NE

Project Number: 1007958

Applicant

Larry H Miller Chrysler Jeep Dodge

9350 S 150 E Suite 1000
Sandy UT 84070
801-563-4100

Agent / Contact

Tierra West Llc
Ronald Bohannon
5571 Midway Park Pl Ne
Albuquerque NM 87109

twllc@tierrawestllc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Deferral	\$50.00
TOTAL:		\$50.00

City Of Albuquerque
Treasury Division

4/21/2010 10:46AM LOC: ANNX
US# 007 TRAIL# 0017
RECEIPT# 00130006-00130006
PERMIT# 2010070096 TRSACT
Trans Amt \$50.00
DRB Actions \$50.00
CK \$50.00
CHANGE \$0.00

Thank You

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

04/27/2010 Issued By: E08375 71546

Permit Number: 2010 070 096 **Category Code 910**

Application Number: 10DRB-70096, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: LOMAS BLVD NE BETWEEN WYOMING BLD NE AND UTAH ST NE

Project Number: 1007858

Applicant

Larry H Miller Chrysler Jeep Dodge

8350 S 150 E Suite 1000
Sandy UT 84070
801-583-4100

Agent / Contact

Tierra West Llc
Ronald Bohannon
5571 Midway Park Pl Ne
Albuquerque NM 87109

twllc@tierrawestllc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Deferral	\$50.00
TOTAL:		\$50.00

City Of Albuquerque
Treasury Division

4/27/2010 2:42PM LOC: ANNX
WSH 008 TRANSH 0046
RECEIPT# 00117836-00117836
PERMITH 2010070096 TRSCXG
Trans Amt \$50.00
DFB Actions \$50.00
CK \$50.00
CHANGE \$0.00

Thank You

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

04/14/2010 Issued By: E08375 71546

Permit Number: 2010 070 096 **Category Code 910**

Application Number: 10DRB-70096, Minor - Preliminary/Final Plat Approval

Address:

Location Description: LOMAS BLVD NE BETWEEN WYOMING BLD NE AND UTAH ST NE

Project Number: 1007958

Applicant
Larry H Miller Chrysler Jeep Dodge

9350 S 150 E Suite 1000
Sandy UT 84070
801-563-4100

Agent / Contact
Tierra West Llc
Ronald Bohannon
5571 Midway Park Pl Ne
Albuquerque NM 87109

twllo@tierrawestllc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$100.00
(2) DEFERRAL FEES		
TOTAL:		\$100.00

SH

City Of Albuquerque
Treasury Division

4/14/2010 B:58AM LOC: ANNX
WS# 006 TRANS# 0003
RECEIPT# 00118778-00118778
PERMIT# 2010070096 TRSLJS
Trans Amt \$100.00
DRB Actions \$100.00
CK \$50.00
CK \$50.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

05/04/2010 Issued By: PLNSDH 75230

Permit Number: 2010 070 130 **Category Code 910**

Application Number: 10DRB-70130, Vacation Of Private Easement

Address:

Location Description: LOMAS BLVD NE BETWEEN WYOMING BLVD NE AND VIRGINIA ST NE

Project Number: 1007958

Applicant

Larry H Miller Chrysler Jeep Dodge

9350 S 150 E Ste 1000
Sandy UT 84070
801-583-4100

Agent / Contact

Tierra West Llc
Ronald Bohannon
5571 Midway Park Pl Ne
Albuquerque NM 87108

twllc@tierrawestllc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$45.00
TOTAL:		\$65.00

City Of Albuquerque
Treasury Division

5/4/2010 11:01AM LOC: ANNX
 WS# 008 TRANS# 0013
 RECEIPT# 00118062-00118062
 PERMIT# 2010070130 TRSBLC
 Trans Amt \$65.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$45.00
 CK \$65.00
 CHANGE \$0.00

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/23/2010 Issued By: E08375 71548

Permit Number: 2010 070 096

Category Code 910

Application Number: 10DRB-70096, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: LOMAS BLVD NE BETWEEN WYOMING BLD NE AND UTAH ST NE

Project Number: 1007958

Applicant

Larry H Miller Chrysler Jeep Dodge

9350 S 150 E Suite 1000
Sandy UT 84070
801-563-4100

Agent / Contact

Tierra West Llc
Ronald Bohannon
5571 Midway Park Pl Ne
Albuquerque NM 87109

twllc@tierrawestllc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$215.00
TOTAL:		\$235.00

City Of Albuquerque
Treasury Division

3/23/2010 11:10AM LOC: ANX
MSH 008 TRANS# 0013
RECEIPT# 00116693-00116693
PERMIT# 2010070096 TRSBLC
Trans Amt \$235.00
Conflict Manaq. Fee \$20.00
LRB Actions \$215.00
CK- \$235.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

01/22/2010 Issued By: PLNSDH 66353

Permit Number: 2010 070 032 **Category Code 910**

Application Number: 10DRB-70032, Vacation Of Public Easement

Address:

Location Description: LOMAS BLVD NE BETWEEN WYOMING BLVD NE AND UTAH ST NE

Project Number: 1007958

Applicant

Larry H Miller Chrysler Jeep Dodge

9350 S 150 E Suite 1000
Sandy UT 84070
801-563-4100

Agent / Contact

Tierra West Llc
Ronald Bohannon
5571 Midway Park Pl Ne
Albuquerque NM 87109

twllc@tierrawestllc.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$135.00
TOTAL:		\$230.00

City Of Albuquerque
Treasury Division

```

1/22/2010    11:45AM    LDC: ANIX
WS# 007      TRASH# 0013
RECEIPT# 00125140-00126140
PERMIT# 201007032    TRSL:15
Trans Amt          $230.00
APN Fee              $75.00
Conflict Manag. Fee $20.00
DRB Actions         $135.00
  CK                 $230.00
CHANGE              $0.00
  
```

Thank You

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007958

AGENDA ITEM NO: 3

SUBJECT:

Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

NM 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

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

DATE: April 7, 2010

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007958

AGENDA ITEM NO: 3

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT
SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Plat Comment:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

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

Site Plan Comments:

The southwest corner of the site has an existing 20' public utility and drainage easement and private access easement for the benefit of lots 5 thru 8, Block S, Bosque Redondo Addition.

This access easement cannot be blocked with curbing, refuse, landscaping, and employee parking. These encroachments into the access easement must be removed.

The entrance off of Lomas Boulevard is allowed right in, right out access only. Per EPC Condition 20.D, relocate the existing drive 120 feet to the east. This measurement should be from the centerline of the existing drive to the centerline of the proposed drive.

Call out the width of all sidewalk.

Provide geometric information for the handicapped spaces. The handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.

All ramps located within the City Right of Way must have truncated domes.

Clarify the purposed for the large number of painted arrows shown. Many appear to conflict with each other.

Parking spaces cannot cross over lot lines. Please add concrete barriers.

Please clarify how the vehicle display areas are designated (per EPC Condition 20.C).

Clearly label all ramps and provide details.

RESOLUTION:

04-14-10

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

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

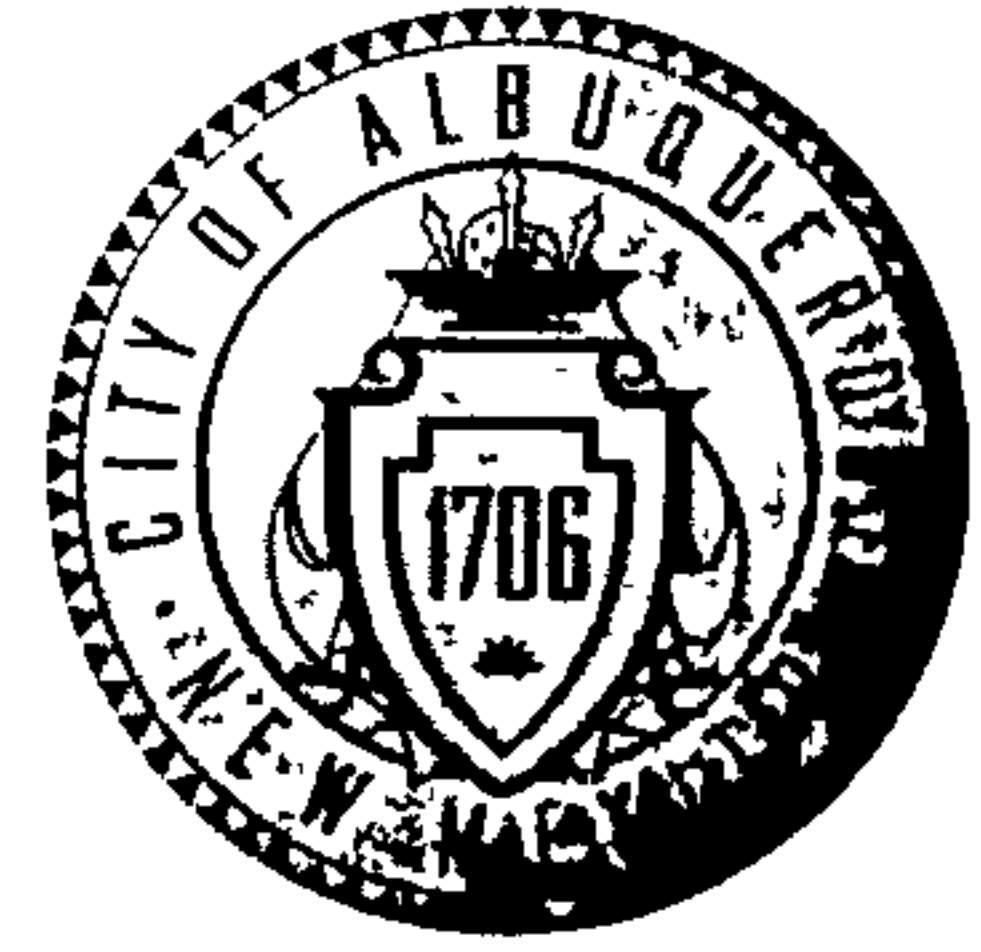
SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: APRIL 7, 2010

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007958

AGENDA ITEM NO: 3

SUBJECT:

Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

NM 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

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

DATE: April 28, 2010

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007958

AGENDA ITEM NO: 3

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT
SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Plat Comment:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

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

Site Plan Comments:

The southwest corner of the site has an existing 20' public utility and drainage easement and private access easement for the benefit of lots 5 thru 8, Block S, Bosque Redondo Addition. This access easement cannot be blocked with curbing, refuse, landscaping, and employee parking. These encroachments into the access easement must be removed.

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Clarify the purposed for the large number of painted arrows shown. Many appear to conflict with each other.

Parking spaces cannot cross over lot lines. Please add concrete barriers.

Please clarify how the vehicle display areas are designated (per EPC Condition 20.C).

Clearly label all ramps and provide details.

RESOLUTION:

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: APRIL 28, 2010

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007958

AGENDA ITEM NO: 2

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT
SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Plat Comment:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

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

Site Plan Comments:

The southwest corner of the site has an existing 20' public utility and drainage easement and private access easement for the benefit of lots 5 thru 8, Block S, Bosque Redondo Addition. This access easement cannot be blocked with curbing, refuse, landscaping, and employee parking. These encroachments into the access easement must be removed.

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Parking spaces cannot cross over lot lines. Please add concrete barriers.

Please clarify how the vehicle display areas are designated (per EPC Condition 20.C).

Clearly label all ramps and provide details.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: APRIL 21, 2010

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007958

AGENDA ITEM NO: 2

SUBJECT:

Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

NM 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

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

DATE: April 21, 2010

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100

ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: Larry H. Miller Chrysler Jeep Dodge PHONE: 801-563-4100

ADDRESS: 9350 S 150 E, Suite 1000 FAX: _____

CITY: Sandy STATE UT ZIP 84070 E-MAIL: _____

Proprietary interest in site: Developer List all owners: _____

DESCRIPTION OF REQUEST: Vacation of Private Access Easement

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

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

Lot or Tract No. Lot 36B-1 Block: S Unit: _____

Subdiv/Addn/TBKA: Bosque Redondo Addition

Existing Zoning: C-2 Proposed zoning: No Change MRGCD Map No _____

Zone Atlas page(s): K-19 UPC Code: 101905749750311518

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): DRB-96-301/96-424

DRB-97-382/09EPC-40056/Project # 1007958 *See attached for additional #'s

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 5.0+/-

LOCATION OF PROPERTY BY STREETS: On or Near: Lomas Blvd. NE

Between: Wyoming Blvd. NE and Virginia St. NE

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

SIGNATURE [Signature] DATE 5/3/10

(Print) Ronald R. Bohannon, P.E. 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

10DRB-70130

Action

VPRE
CMF

S.F.

X

Fees

\$ 45.00

\$ 20.00

\$

\$

\$

\$

Total

\$ 65.00

Hearing date 05/05/10

Project # 1007958

Sandy Handley 05/04/10
Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

- VACATION OF PUBLIC EASEMENT (DRB27)**
 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.

NOT A Part of S.F.M. 4 May 10

- 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.

Ronald R. Behannon, P.E.

[Signature]
 Applicant name (print) _____
 Applicant signature / date 5/3/10



Form revised 4/07

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

Application case numbers
 10DRB- _____ - 70130

[Signature] 05/04/10
 Project # 1007958
 Planner signature / date

gar

TIERRA WEST, LLC

April 6, 2010

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Lot 36B-1, Bosque Redondo Addition
Project # 1007958
Application # 10-70096**

Dear Mr. Cloud:

Tierra West LLC on behalf of Larry H. Miller Chrysler Dodge Jeep requests a one week deferral to the April 14, 2010 hearing for the above-referenced project to allow additional time to work out details with adjacent neighbors. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Pat Joseph

JN: 29040
RRB/kdk

gar

TIERRA WEST, LLC

May 4, 2010

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: VACATION OF PRIVATE ACCESS EASEMENT
LARRY H. MILLER JEEP CHRYSLER DODGE
PROJECT # 1007958
ZONE ATLAS PAGE K-19**

Dear Mr. Cloud:

Tierra West LLC on behalf of Larry H. Miller Jeep Chrysler Dodge, requests approval of the vacation of a private access easement for the above-referenced site. The site is the location of the existing Larry H. Miller auto dealership, which is to be rebuilt later this year. The Site Development Plan for Building Permit was approved at the Environmental Planning Commission October 15, 2009 and the vacation of the highlighted easement is required for the construction of the new building. The easement is shown on the accompanying exhibit.

The easement is located in a previously vacated public alley on the south end of the site which retained a public utility easement along with a public drainage easement and a private access for the benefit of lots 5, 6, 7 & 8, Block S, Bosque Redondo Addition. The only portion of said easement we wish to vacate is the private access portion, leaving the other easements unchanged.

Enclosed are letters from the property owners who benefited from the easement indicating they no longer wish to utilize that easement. The owners for Lots 5 and 8 have access from Virginia Street and another alley respectively. The owners for Lots 6 and 7 will be granted a new private access easement as shown on the proposed plat.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



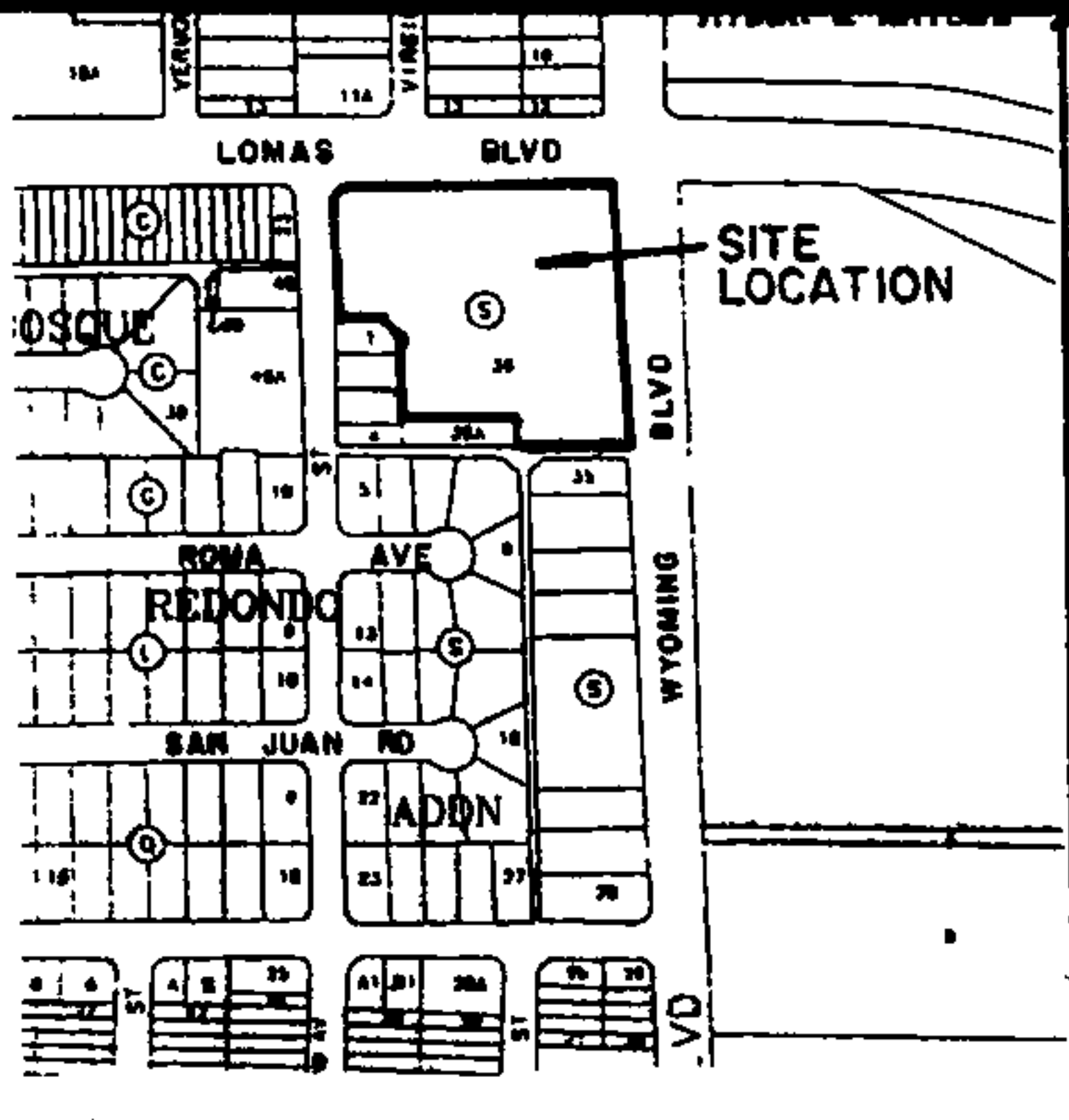
Ronald R. Bohannon, P.E.

cc: Pat Joseph – PJ Development Commercial Construction

JN: 29040
RRB/jdn/cla

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

96C-391(1)



LOCATION MAP
Zone Atlas Map No. K-19-Z

SUBDIVISION DATA

- 1) DRB Case number: DRB-96-301 **424**
- 2) Zone Atlas Map number: K-19-Z
- 3) Gross acreage: 4.1880 Acres
- 4) Total lots created: 3 Lots
- 5) Mileage of streets created: 0 Acres
- 6) Utility Council Log Number: 96061113460426

NOTES:

- 1. All property corners shown thus \blacksquare are 5/8" rebar with a 3" by 3" plastic cap marked "CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT SURVEY SECTION, SURVEY MARKER, P.S. 5340" unless otherwise indicated.
- 2. This plat was compiled from plats of record filed for record in the office of the County Clerk of Bernalillo County. Record documents are listed as follows: BOSQUE REDONDO ADDITION filed on March 24, 1954, in volume D1, folio 118; BOSQUE REDONDO ADDITION filed on February 24, 1961, in volume C5, folio 51; First American Title Insurance Company commitment number UT10357E95 dated October 5, 1965, and United Title Company of New Mexico commitment number UT10357E95 dated October 5, 1965; NOTE: All bearings and distances shown within parentheses are referenced to above mentioned plats of record.
- 3. All distances are ground distances unless otherwise indicated.
- 4. All bearings are New Mexico State Plane Grid bearings as established by field traverse occupying Albuquerque Control Survey Station "16-L19" back-sighting Albuquerque Control Survey Station "17-L19" as published by the City of Albuquerque Survey Section.
- 5. Plat shows all easements made known to me by the City of Albuquerque Real Property Division, utility companies or other parties expressing an interest in said property.
- 6. Existing Building sets up to 0.7' into vacated portion of Wyoming Blvd as shown hereon.
- 7. Existing Building sets up to 7.1' into vacated 20' alley as shown hereon.

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 overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- 2) The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- 3) U.S. West for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to the above ground pedestals and closures.
- 4) 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.

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 easements, 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 purpose set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected 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 poles, decking, or any structures adjacent to, within, or near easements shown on this plat.

By approving this document, the utility companies do not waive or release any easement rights which may have been granted by prior plat, replat or document, except as noted hereon.

DISCLOSURE STATEMENT

The purpose of this plat is to combine the remaining portion of Lot 36, Block S, BOSQUE REDONDO ADDITION, a vacated portion of Wyoming Blvd. N.E. and a portion of vacated 20' alley into Three Lots to acquire additional street right-of-way as shown hereon.

LEGAL DESCRIPTION

A parcel of land situate within the Bosque Redondo Addition to the City of Albuquerque, New Mexico being and comprising all of Lot 36, Block S, said Addition filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 24, 1954, in volume D1, folio 118, together with all of the vacated 20' alley as per city commission vacation ordinance number 1847, a portion of vacated Wyoming Boulevard N.E. as per city commission vacation ordinance number 2082, and EXCEPTING all of Lot 36A, Block S, Bosque Redondo Addition filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 24, 1961, in volume C5, folio 51 and being more particularly described by New Mexico State Plane Grid Bearings and ground distances as follows:

Commencing at City of Albuquerque Control Monument 18-K19 having New Mexico State Plane Grid N.A.G. 1927 Coordinates of X=10,242.20, Y=1,487,111.74, Thence S 82°47'28" W, a distance of 55.09 feet to the POINT OF BEGINNING being a point on the easterly boundary of said vacation of Wyoming Boulevard N.E. (now being the current westerly right-of-way line of Wyoming Boulevard N.E.).

Thence S 02°35'32" E along said westerly right-of-way line, a distance of 428.17 feet to the intersection of said westerly right-of-way line and the easterly projection of the northerly right-of-way line of a 20' alley.

Thence S 89°28'14" W along said easterly projection and said northerly right-of-way line, a distance of 183.24 feet to the southeast corner of said Lot 36A.

Thence N 00°31'48" W along the easterly boundary of said Lot 36A, a distance of 50.00 feet to the northeast corner of said Lot 36A.

Thence S 89°28'14" W along the northerly boundary of said Lot 36A, a distance of 200.00 feet to the northwest corner of said Lot 36A.

Thence N 00°31'48" W along the easterly boundary of Lots 3, 2 and 1 of said Bosque Redondo Addition filed on February 24, 1961, a distance of 145.00 feet.

Thence N 45°31'48" W along the northeasterly boundary of said Lot 1, a distance of 35.38 feet.

Thence S 89°28'14" W along the northerly boundary of said Lot 1, a distance of 77.50 feet to the easterly right-of-way line of Virginia Street N.E.

Thence N 00°31'48" W along said easterly right-of-way line, a distance of 204.99 feet to a point of curve.

Thence, northeasterly along said curve, (said curve being concave to the southeast, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord of N 44°28'14" E, a distance of 35.38 feet) a distance of 39.27 feet to a point of tangent on the southerly right-of-way line of Lomas Boulevard N.E.;

Thence, N 89°28'14" E along said southerly right-of-way line and its easterly projection said easterly projection being the northerly boundary of said vacated portion of Wyoming Boulevard N.E. (now being the current southerly right-of-way line of Lomas Boulevard N.E.), a distance of 420.38 feet to a point of curve;

Thence, southeasterly along said curve, (said curve being concave to the southwest, having a radius of 25.00 feet a central angle of 88°55'54" and a chord of S 48°33'48" E, a distance of 34.71 feet) a distance of 38.37 feet to the POINT OF BEGINNING and containing 4.1880 acres (182428 square feet) more or less. Now being and comprising Lots 36B, 36C and 36D, Block S, Bosque Redondo Addition as shown and designated hereon.

OWNER'S CERTIFICATE

The survey shown hereon is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof, and hereby grant utility easements as shown hereon; said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this platting is their free act and deed.

LOT 12-A, BLOCK 18, EMIL MANN ADDITION
Bosque Vista LTD. Co. (A Limited Liability Company)

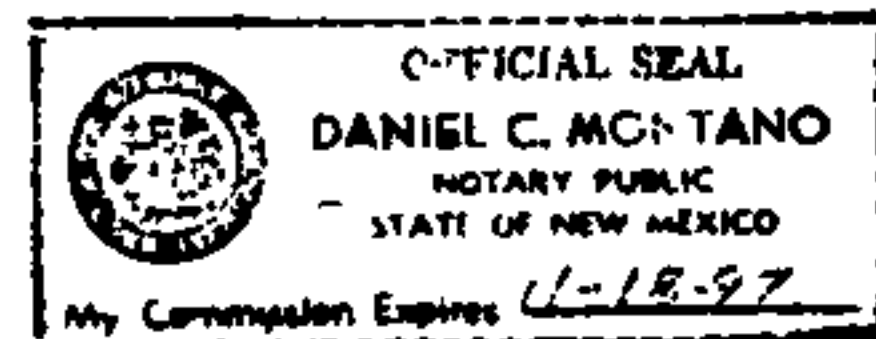
James W. Rodgers Jr. 8-20-96
James W. Rodgers Jr. DATE

ACKNOWLEDGEMENTS

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

On this 30th day of AUGUST, 1996 this instrument was acknowledged before me, a Notary Public, by James W. Rodgers Jr., Manager for Bosque Vista Ltd. Co. (a Limited Liability Company), on the behalf of said Company.

Nov. 18, 1997
MY COMMISSION EXPIRES Nov 18 1997 *W. C. ...* NOTARY PUBLIC.



96102262

PLAT OF
LOTS 36B, 36C AND 36D, BLOCK S
BOSQUE REDONDO ADDITION
WITHIN SECTION 19, TOWNSHIP 10 NORTH
RANGE 4 EAST, N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 1996

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

9:56 SEP 16 1996
Albuquerque, N.M. Recorded in Vol. 1391
of records of said County Folio 1391

APPROVED AND ACCEPTED BY:

S.P. NUMBER	96-96-200	DATE	9-3-96
CITY SURVEYOR	<i>[Signature]</i>	DATE	9-19-96
PLANNING DIRECTOR	<i>[Signature]</i>	DATE	9-10-96
CITY ENGINEER	<i>[Signature]</i>	DATE	9-10-96
A.M.P. ENGINEER	<i>[Signature]</i>	DATE	9-10-96
TRAFFIC ENGINEER	<i>[Signature]</i>	DATE	9-10-96
PROPERTY MANAGEMENT	<i>[Signature]</i>	DATE	9-10-96
WATER RESOURCES	<i>[Signature]</i>	DATE	9-10-96
PARKS AND RECREATION Design & Development	<i>[Signature]</i>	DATE	9-5-96
P.N.M. ELECTRIC SERVICE	<i>[Signature]</i>	DATE	9-5-96
U.S. WEST COMMUNICATIONS, INC.	<i>[Signature]</i>	DATE	9-5-96
JONES INTERCABLE	<i>[Signature]</i>	DATE	9-5-96
P.N.M. GAS SERVICES	<i>[Signature]</i>	DATE	9-5-96

This is To Certify That Taxes Are Current And Paid On

1-019-057-519-503-11578 / 1-019-057-497-509-11520
U.P.C. NUMBER

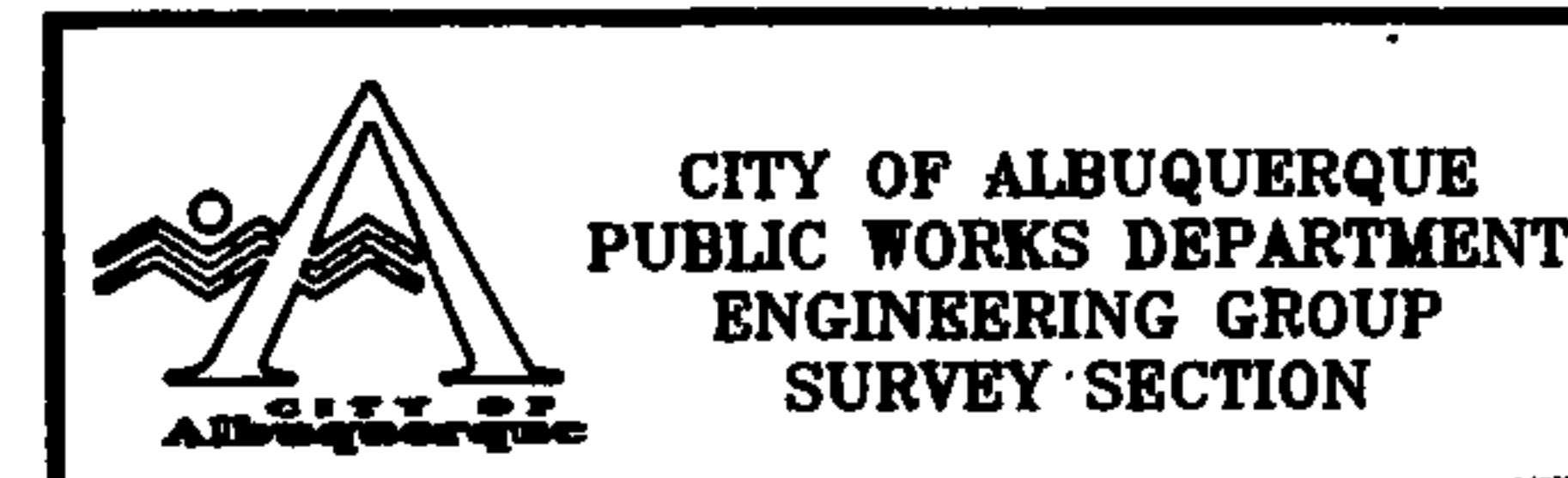
Rogelio Family Limited
PROPERTY OWNER OF RECORD

[Signature]
BERNALILLO COUNTY TREASURER'S OFFICE

SURVEYORS CERTIFICATE

I, Daniel C. Mentano, City Surveyor for the City of Albuquerque and Professional Surveyor, hereby certify that this plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and meets the Minimum Standards for surveys in New Mexico and is true to the best of my knowledge and belief.

[Signature] 083096
Daniel C. Mentano DATE
N.M.P.S. No. 5340



96C-391(1)

96C-391(1)

96C-391(1)

96C-391(2)

15/196 - 148

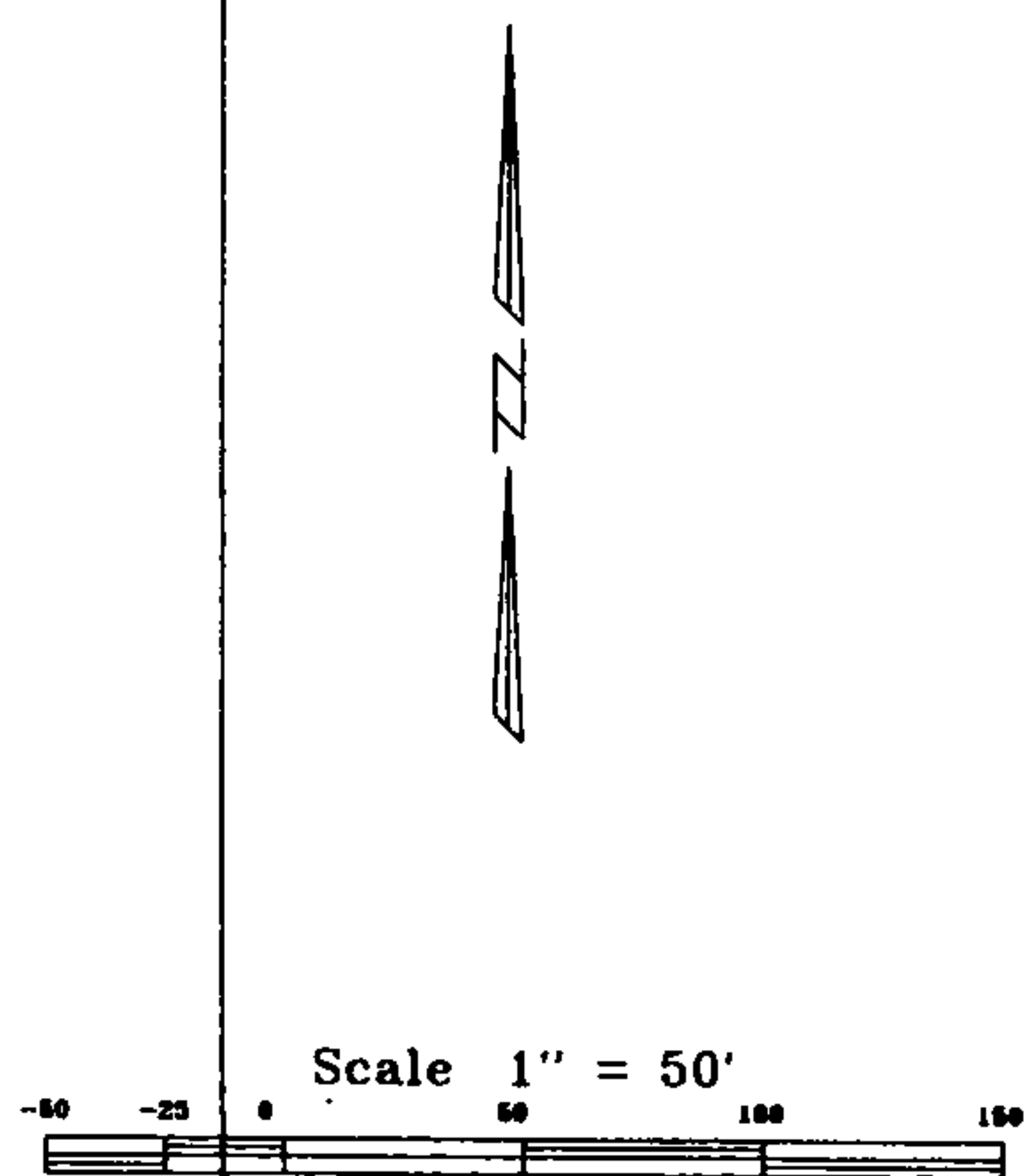
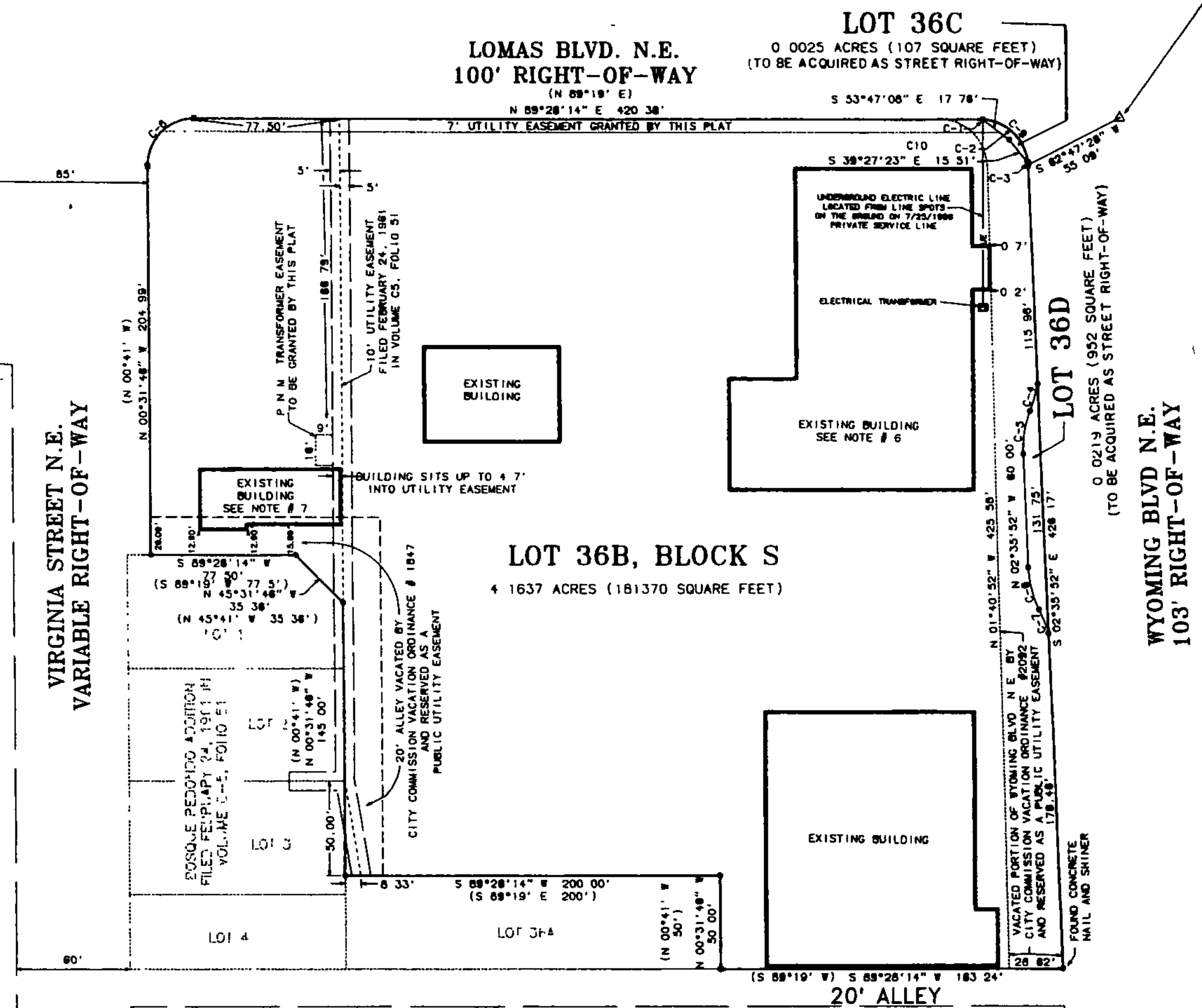
96C-391(2)

CURVE TABLE	Name	Delta	Radius	Length	Bearing	Chord	Tangent
C-1	D = 02°03'54"	25.00	0.90		S 89°28'49" E	0.90	0.45
C-2	D = 82°42'13"	28.00	36.09		S 47°08'48" E	33.03	22.00
C-3	D = 03°09'47"	28.00	1.38		S 04°10'48" E	1.38	0.69
C-4	D = 08°15'05"	25.00	15.00		S 15°41'58" E	7.32	NOT TANGENT
C-5	D = 23°04'26"	57.00	22.82		S 08°47'13" E	11.84	NOT TANGENT
C-6	D = 23°08'02"	57.00	13.56		S 21°38'17" E	6.81	NOT TANGENT
C-7	D = 08°22'28"	25.00	39.27		N 44°28'14" E	25.00	24.11
C-8	D = 90°00'00"	25.00	36.37		N 48°33'48" E	24.11	24.50
C-9	D = 87°55'54"	25.00	36.77		N 48°08'19" E	24.50	
C-10	D = 86°50'54"	25.00	36.77		N 48°08'19" E	24.50	

PLAT OF 96102262
 LOTS 36B, 36C AND 36D, BLOCK S
 BOSQUE REDONDO ADDITION
 WITHIN SECTION 19, TOWNSHIP 10 NORTH
 RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 1996

State of New Mexico } SS
 County of Bernalillo }
 This instrument was filed for record on
 9:54 SEP 18 2005 auc
 At _____ o'clock _____
 of records of said _____
 Deputy Clerk

ALBUQUERQUE CONTROL SURVEY
 MONUMENT 18-K19
 NEW MEXICO STATE PLANE
 GRID COORDINATES
 CENTRAL ZONE, NAD 1927
 X = 410,242.20
 Y = 1,487,111.74
 CR/G FACTOR = 0.89965277
 DELTA ALPHA = -00°10'21"
 NGVD 1928 ELEVATION = 5363.320



SURVEYORS CERTIFICATE

I, Daniel C. Montano, City Surveyor for the City of Albuquerque and Professional Surveyor, hereby certify that this plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and meets the Minimum Standards for surveys in New Mexico and is true to the best of my knowledge and belief.

Daniel C. Montano
 Daniel C. Montano
 N.M.P.S. No. 5340
 083096
 DATE



SHEET 2 OF 2

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP
 SURVEY SECTION

- SET PK NAIL AND SHINER UNLESS OTHERWISE INDICATED
- SET 5/8" REPAIR WITH CAP SEE NOTE 1

96C-391(2)

STATEMENT

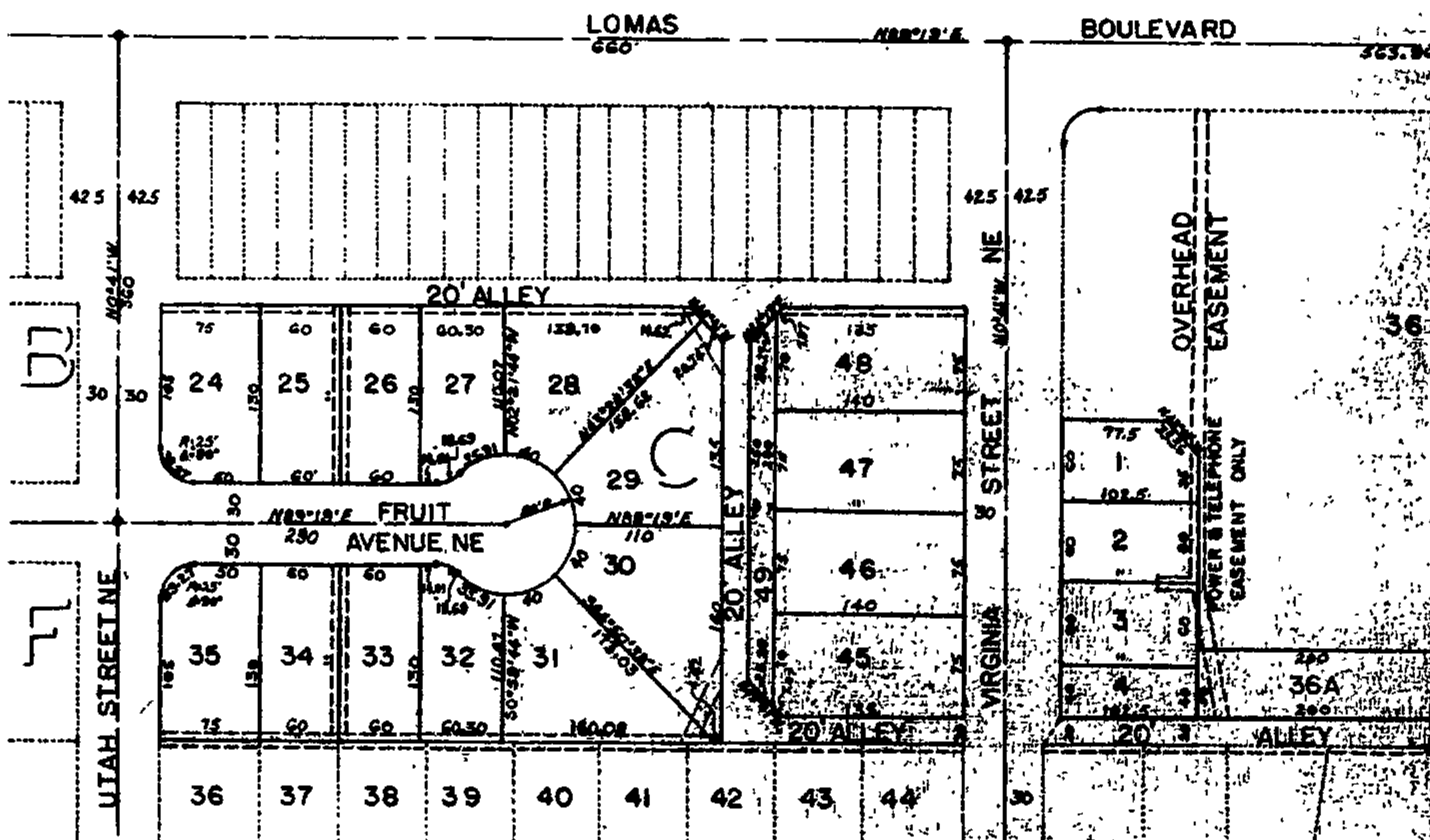
The subdivision shown hereon is a replat of a certain tract of land lying within the Northeast Quarter of the North-east Quarter of Section 19, Township 10 North, Range 4 East, New Mexico Principal Meridian; and is more particularly described by notes-and-bounds as follows: Beginning, for a tie, at the Northeast Corner of Said Section and bearing S89°19'W along the North Boundary of Said Section for a distance of 1193.96 feet to a point; thence bearing S0°41'E for a distance of 200.00 feet to the Northwest Corner and Point of Beginning of the tract herein described; thence bearing N89°19'E for a distance of 600.00 feet to the North-east Corner of the tract herein described; thence bearing S0°41'E for a distance of 80.00 feet to a point; thence bearing N89°19'E for a distance of 150.00 feet to a point; thence bearing S45°41'E for a distance of 35.36 feet to a point; thence bearing S0°41'E for a distance of 215.00 feet to the Southeast Corner of the tract herein described; thence bearing S89°19'W for a distance of 775.00 feet to the South-west Corner of the tract herein described; thence bearing N0°41'W for a distance of 320.00 feet to the Northwest Corner and Point of Beginning of the tract herein described. Said tract has been platted and subdivided into Blocks, Lots, Streets, and Public Utility Easements as it appears hereon. That the owners of the property do hereby dedicate easements shown on the plat, including easements for overhang of service wires for pole-type utilities. Also included are easements for underground or buried service wires or utilities, including the right of ingress or egress and rights to trim interfering trees. Said tract of land platted hereon shall henceforth be known as Portions of Blocks C and S of the Bosque Redondo Addition to the City of Albuquerque, New Mexico; and said plat was done with the consent and in accord with the desires of the undersigned owners and proprietors thereof.

REPLAT OF PORTIONS OF BLOCKS C, G, S, AND THE ELIMINATION OF BLOCK G OF THE BOSQUE REDONDO ADDITION

TO THE CITY OF ALBUQUERQUE, NEW MEXICO
J. E. PINO
OCTOBER 1960
SCALE
1" = 100'

For partial vacation of plat see Vol. M. page 423

N



ATTEST: Donald R. Hesselden Secretary
By Anna P. Hesselden President
Mary Ann Keleher Rogers
OWNERS AND PROPRIETORS

ACKNOWLEDGEMENTS:

State of New Mexico }
County of Bernalillo } SS
On this 12th day of September 1960, before me, a notary public in and for Said County, personally appeared Donald R. Hesselden, personally known to me, who being duly sworn, did say that he is the President of Homes, Inc., a corporation organized under the laws of the State of New Mexico, and that the seal affixed to said instrument is the Corporate Seal of Said Corporation, and that said instrument was signed and sealed on behalf of Said Corporation, by authority of its Board of Directors, and said Donald R. Hesselden acknowledged said instrument to be the free act and deed of Said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.
My commission expires Feb 14, 1961

James H. Green
Notary Public

State of New Mexico }
County of Bernalillo } SS
On this 13th day of September 1960, before me, a notary public in and for Said County, personally appeared S. E. Whittmore and Ruth Collins Whittmore, to me known to be the persons described in the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.
My commission expires April 22, 1961

Mary Ann Keleher Rogers
Notary Public

State of New Mexico }
County of Bernalillo } SS
On this 13th day of September 1960, before me, a notary public in and for Said County, personally appeared Mary Ann Keleher Rogers, to me known to be the person described in the foregoing instrument and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.
My commission expires April 22, 1961

Mary Ann Keleher Rogers
Notary Public

CERTIFICATIONS:
This is to certify that I am a Registered P.E. & L.S. in the State of New Mexico, and that the replat as it appears hereon was prepared by me from the original plat, and that the plat shown hereon is true and correct to the best of my knowledge and belief.

by J. E. Pino
P. E. & L. S. No. 1627
I, Ida V. Malone, City Clerk of the City of Albuquerque, New Mex., hereby certify that the plat upon which this certificate appears was approved and accepted for filing by the City Commission of said City at its meeting held on the 24th day of December 1960.

APPROVALS:
Approved: 12th day of Sept. 1960
CITY ENGINEERING DEPARTMENT
Albuquerque, New Mexico

Approved: 13th day of Sept. 1960
CITY ENGINEERING DEPARTMENT
Albuquerque, New Mexico

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Albuquerque, New Mexico

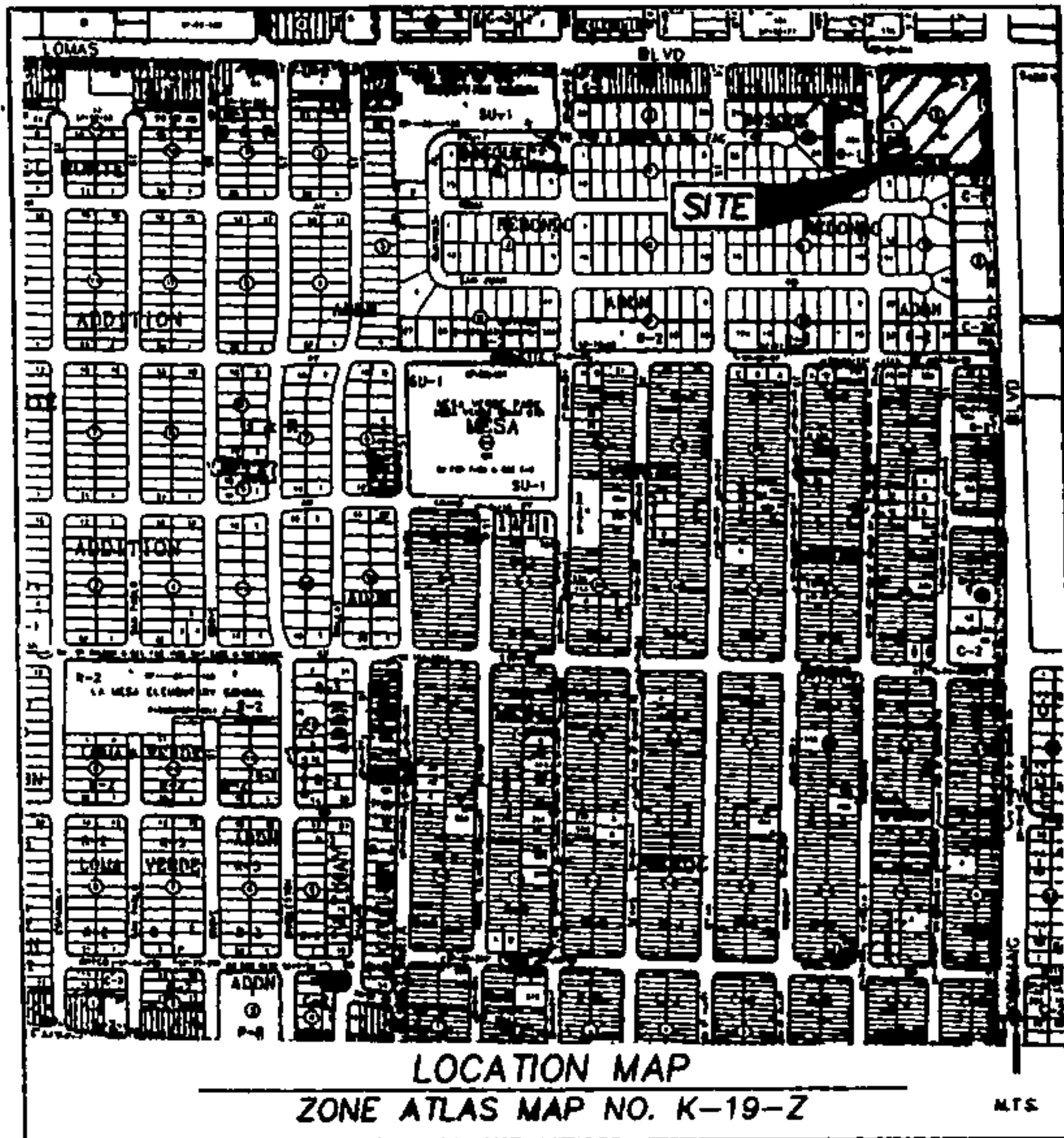
Approved: 13th day of Sept. 1960
CITY ENGINEERING DEPARTMENT
Albuquerque, New Mexico

Approved: 13th day of Sept. 1960
CITY ENGINEERING DEPARTMENT
Albuquerque, New Mexico



State of New Mexico
County of Bernalillo
This instrument is a

Notary Public
of New Mexico



LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, COMPRISING ALL OF LOT 368, BLOCK S, BOSQUE REDONDO ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 16, 1996, IN VOLUME 94C, FOLIO 391, TOGETHER WITH THE VACATED 20' ALLEY AS PER VACATION ORDINANCE NUMBER V-97-48, AND ALL OF LOTS 1, 2, 3, 4, AND 36A, BLOCK S, BOSQUE REDONDO ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 24, 1981, IN VOLUME 05, FOLIO 51, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT LYING ON THE WEST RIGHT OF WAY LINE OF WYOMING BOULEVARD, N.E., MARKED BY A FOUND REBAR WITH CAP "CITY OF ALBUQUERQUE", FROM WHENCE A TIE TO ACS MONUMENT "18-K18" BEARS N 82°47'28" E, A DISTANCE OF 55.00 FEET.

THENCE FROM SAID BEGINNING POINT, S 02°35'50" E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 116.00 FEET TO A POINT OF CURVATURE MARKED BY A FOUND PK NAIL WITH SHINER;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 93.00 FEET, AN ARC LENGTH OF 15.01 FEET, AND A CHORD OF S 45°40'15" W, 14.99 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A FOUND PK NAIL WITH SHINER,

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 57.00 FEET, AN ARC LENGTH OF 22.82 FEET, AND A CHORD OF S 08°47'31" W, 22.77 FEET TO A POINT MARKED BY A FOUND PK NAIL WITH SHINER.

THENCE S 02°35'50" E, A DISTANCE OF 60.02 FEET TO A POINT OF CURVATURE MARKED BY A FOUND PK NAIL WITH SHINER;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 57.00 FEET, AN ARC LENGTH OF 22.89 FEET, AND A CHORD OF S 14°45'00" E, 22.84 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A FOUND PK NAIL WITH SHINER,

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 93.00 FEET, AN ARC LENGTH OF 13.58 FEET, AND A CHORD OF S 21°48'43" E, 13.54 FEET TO A POINT MARKED BY A FOUND PK NAIL WITH SHINER;

THENCE S 02°34'19" E, A DISTANCE OF 178.50 FEET TO THE SOUTHEAST CORNER OF SAID TRACT MARKED BY A FOUND CONCRETE NAIL, LYING ON THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE NORTH RIGHT OF WAY LINE OF A 20 FOOT ALLEY;

THENCE LEAVING SAID RIGHT OF WAY LINE, S 89°28'43" W ALONG SAID NORTH ALLEY LINE, A DISTANCE OF 207.84 FEET TO A POINT MARKED BY A SET REBAR WITH CAP "PS 11893";

THENCE LEAVING SAID NORTH LINE, S 00°31'17" E, A DISTANCE OF 20.00 FEET TO THE SOUTH LINE OF SAID ALLEY MARKED BY A SET REBAR WITH CAP "PS 11893";

THENCE S 89°28'43" W ALONG SAID SOUTH LINE, A DISTANCE OF 277.61 FEET TO THE SOUTHWEST CORNER OF SAID TRACT LYING ON THE INTERSECTION OF SAID SOUTH LINE AND THE EAST RIGHT OF WAY LINE OF VIRGINIA STREET, N.E. MARKED BY A SET REBAR WITH CAP "PS 11893";

THENCE N 00°34'32" E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 444.89 FEET TO A POINT OF CURVATURE MARKED BY A FOUND REBAR WITH CAP "CITY OF ALBUQUERQUE";

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.28 FEET, AND A CHORD OF N 44°28'35" E, 35.37 FEET TO THE NORTHWEST CORNER OF SAID TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF LOMAS BOULEVARD, N.E. MARKED BY A FOUND REBAR WITH CAP "CITY OF ALBUQUERQUE";

THENCE N 89°27'45" E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 420.48 FEET TO A POINT MARKED BY A FOUND PK NAIL WITH SHINER,

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 0.91 FEET, AND A CHORD OF S 89°58'51" E, 0.91 FEET TO A POINT MARKED BY A FOUND PK NAIL WITH SHINER;

THENCE S 53°55'06" E, A DISTANCE OF 17.81 FEET TO A POINT MARKED BY A FOUND PK NAIL WITH SHINER,

THENCE S 39°31'33" E, A DISTANCE OF 15.52 FEET TO A POINT MARKED BY A FOUND PK NAIL WITH SHINER;

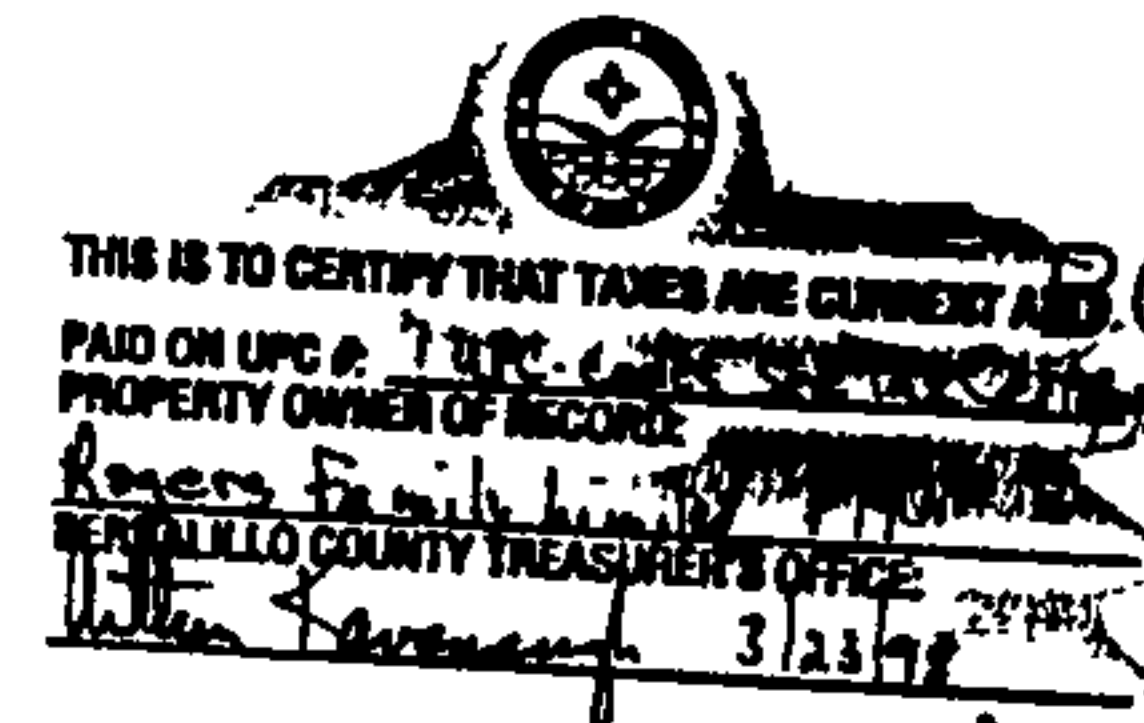
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 1.41 FEET, AND A CHORD OF S 03°36'32" E, 1.41 FEET TO THE POINT POINT OF BEGINNING CONTAINING 5.031 ACRES (219,155 SQUARE FEET) MORE OR LESS, NOW COMPRISING LOT 368-1, BLOCK S, BOSQUE REDONDO ADDITION

EASEMENTS

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF
1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE
 2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
 3. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 4. 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

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 EASEMENTS, 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, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, 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 OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT



PLAT OF
 LOT 368-1, BLOCK S OF
 BOSQUE REDONDO ADDITION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST 1997

SP. 98-64

APPROVALS	DATE
<i>[Signature]</i> CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	7/20/98
<i>[Signature]</i> CITY ENGINEER	10-31-97
<i>[Signature]</i> A.M.A.F.S.A.	10-31-97
<i>[Signature]</i> TRAFFIC ENGINEER	8-26-97
<i>[Signature]</i> CITY SURVEYOR	080797
<i>[Signature]</i> PROPERTY MANAGEMENT	2-26-98
<i>[Signature]</i> WATER RESOURCES DEPARTMENT	8-26-97
<i>[Signature]</i> DESIGN AND DEVELOPMENT, CI	9-26-97
<i>[Signature]</i> PNM ELECTRIC SERVICES	9-26-97
<i>[Signature]</i> PNM GAS SERVICES	9-26-97
<i>[Signature]</i> U.S. WEST COMMUNICATIONS	08-23-97
<i>[Signature]</i> JONES INTERCABLE, INC.	9/10/97

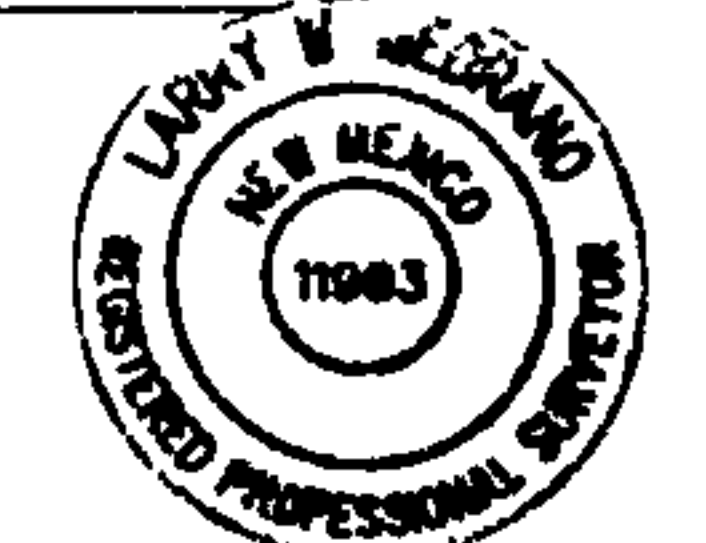
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SP. 98-64

SURVEYOR'S CERTIFICATE

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature]
 LARRY W. MEDRANO
 N.M.P.S. No. 11903
 DATE 8/1/97



2828 COOPER BLVD NW, SUITE 106 ALBUQUERQUE, NEW MEXICO 87120
 PHONE 808 880 0580 FAX 505 639 4183

DRB CASE NO. 97-162
 SHEET 1 OF 2

SUBDIVISION DATA:

GROSS SUBDIVISION ACREAGE 5.031 ACRES±
 ZONE ATLAS INDEX NO. K-19-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 1
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY JUNE 9, 1997

NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT RATE MAP NO. 350002 00358, DATED SEPTEMBER 20, 1986
2. MISC. DATA. ZONING C-2
3. BEARINGS SHOWN ARE GRID BEARINGS (NM STATE PLANE CENTRAL ZONE - NAD 1927).
4. ALL DISTANCES ARE GROUND DISTANCES.
5. THIS PROPERTY LIES WITHIN SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO
6. THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING 6 LOTS AND THE VACATED PORTION OF A ALLEY INTO ONE LOT
7. PLAT SHOWS ALL EASEMENTS OF RECORD
8. SP NO 97080708470169
9. OWNER IS RESPONSIBLE FOR MAINTAINING THE PRIVATE ACCESS EASEMENT FOR LOTS 5, 6, 7 & 8, BLOCK S, BOSQUE REDONDO ADDITION, AS SHOWN ON THIS PLAT

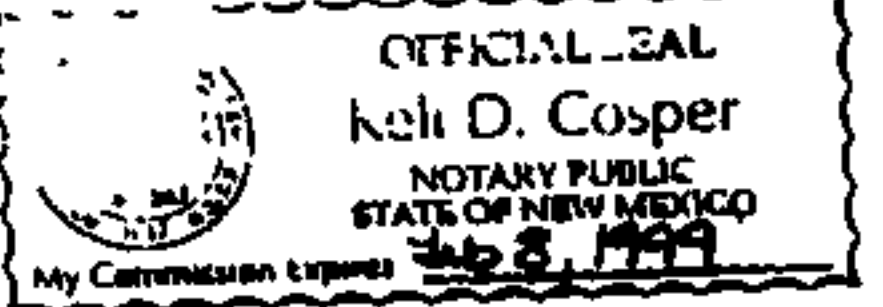
FREE CONSENT AND DEDICATION

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL, POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT EASEMENT FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES SAID OWNER AND/OR PROPRIETOR DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT-OF-WAYS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

[Signature]
 JIM ROGERS, JR.
 BOSQUE VISTA, LLC
 DATE 8-5-97

ACKNOWLEDGEMENT

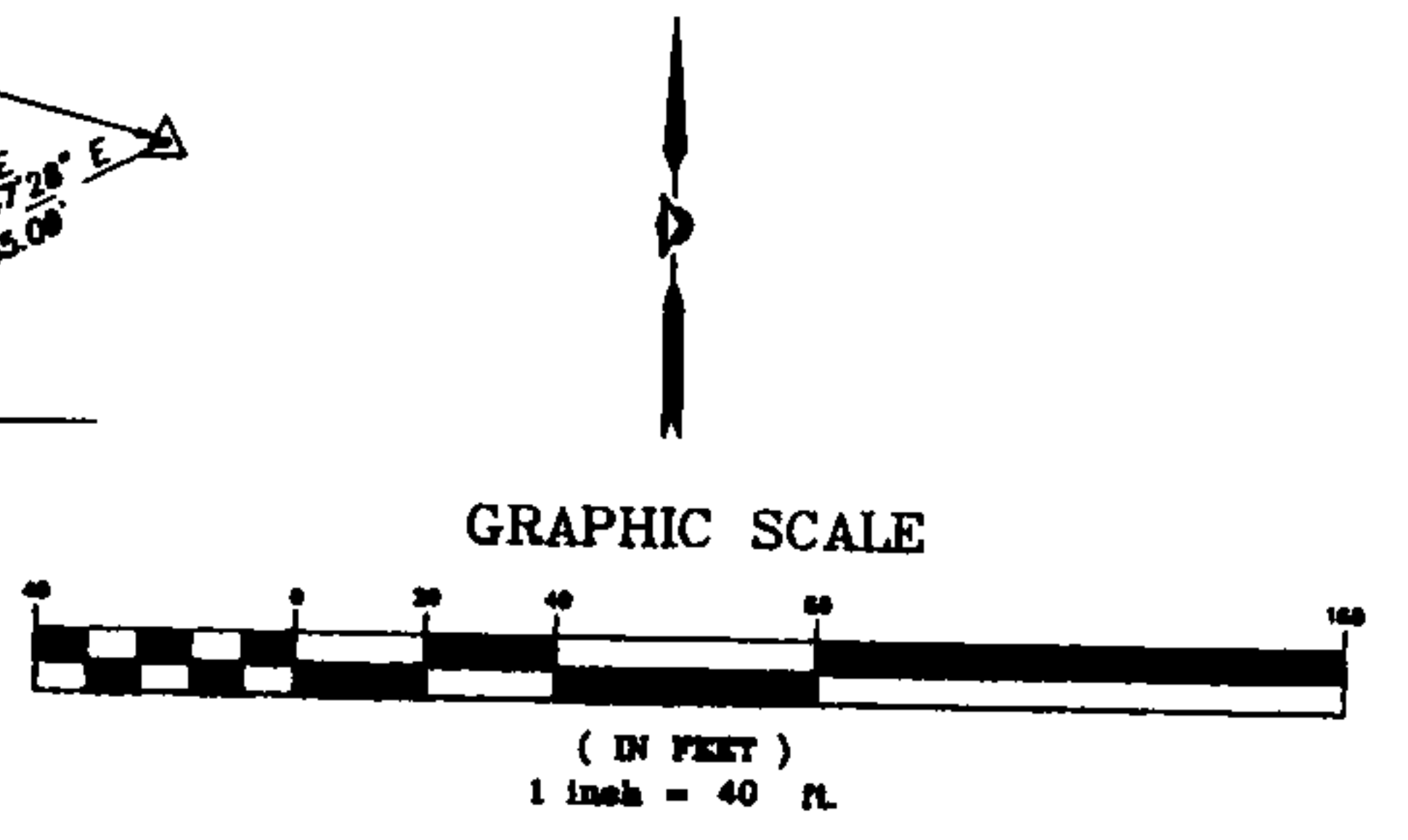
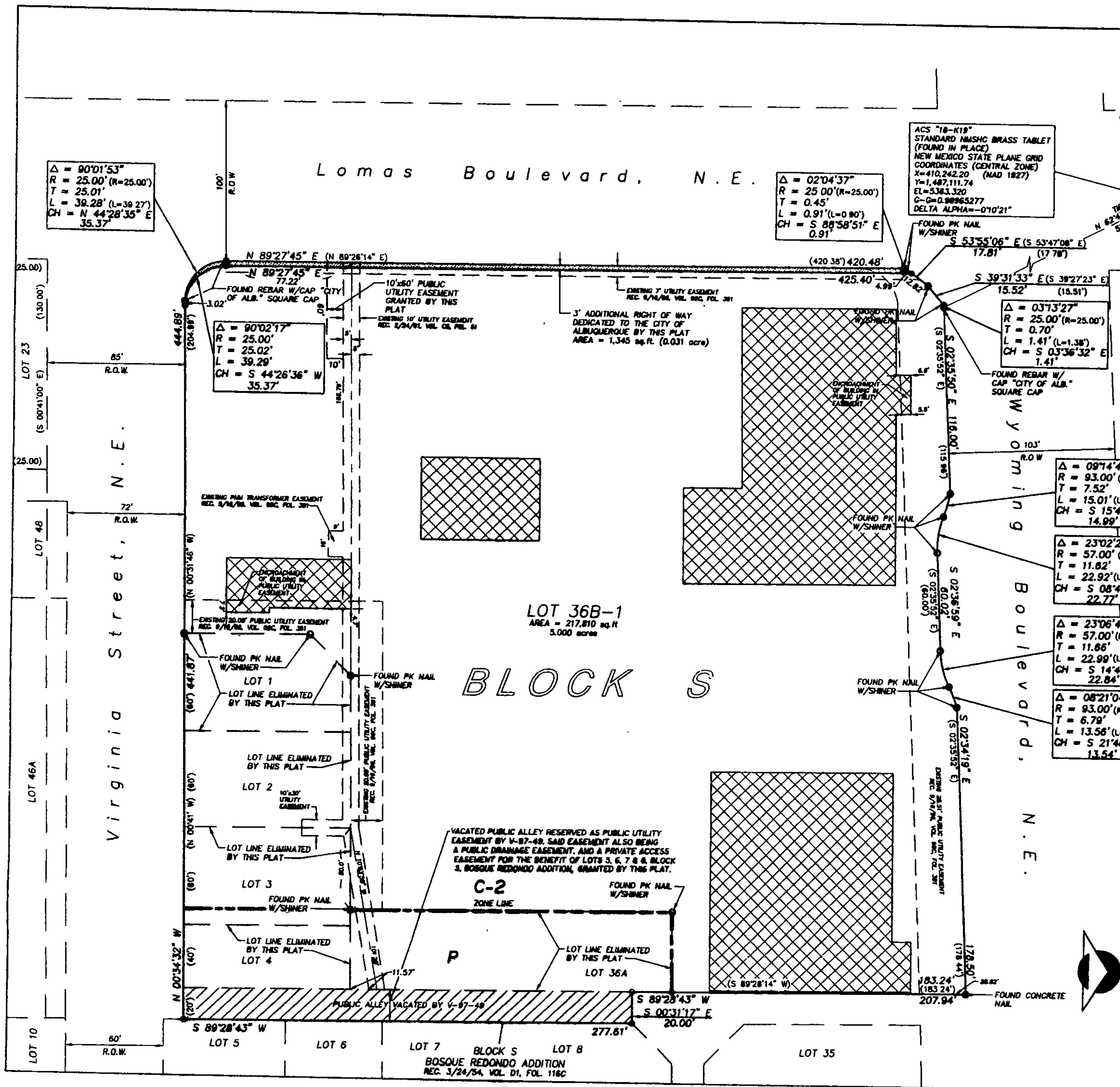
STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF August 1997
 BY JIM ROGERS, JR., BOSQUE VISTA, LLC



BY *[Signature]*
 KELI D. COSPO
 NOTARY PUBLIC
 MY COMMISSION EXPIRES Feb 8, 1999

98C-80(1)

PLAT OF
 LOT 36B-1, BLOCK S OF
 BOSQUE REDONDO ADDITION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST 1997



LEGEND

RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES

N 80°00'00" E MEASURED BEARING AND DISTANCES

FOUND AND USED MONUMENT AS DESIGNATED

○ DENOTES REBAR WITH CAP "PS 11993" SET BY THIS SURVEY—UNLESS NOTED OTHERWISE

PRECISION SURVEYS, INC.

2800 COORS BLVD NW, SUITE 105 ALBUQUERQUE, NEW MEXICO 87120
 PHONE 505 898 0888 FAX 505 898 4163

DRB CASE NO. 97-162
 SHEET 2 OF 2

98C-80(A)

**Legal Description, UPC#'s, Ownership Information and
Previous Case Numbers for Proposed Larry H. Miller Dodge**

**Legal: Lot 36B-1, Block S, Bosque Redondo Addition
Owner: Bosque Vista Ltd. Co.
UPC#: 101905749750311518**

Previous Case #'s

DRB-96-301, DRB-96-424, DRB-97-382, DRB-97-162

V- 97-49, V- 98-69, V- 84-95, V- 127

Z-1027, Z-687, Z-66

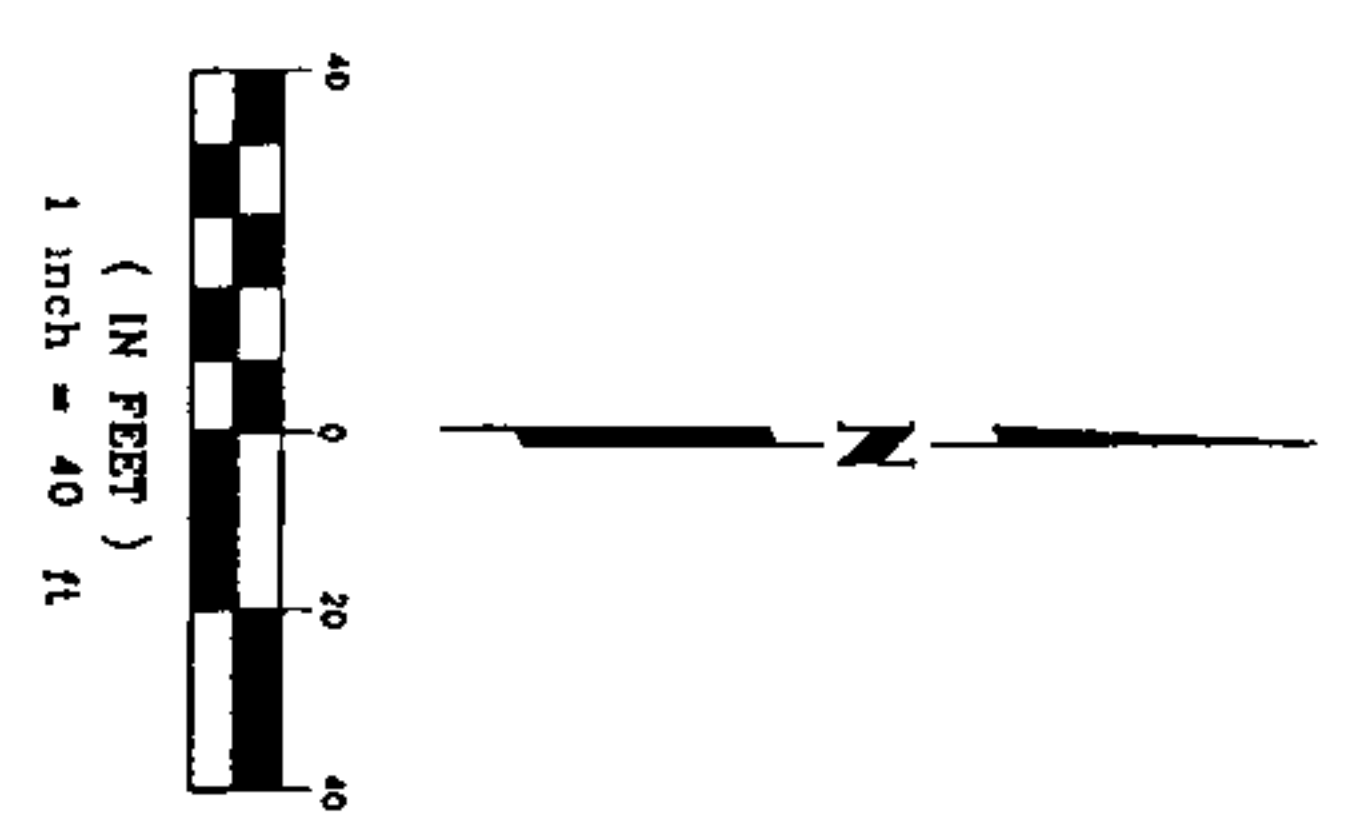
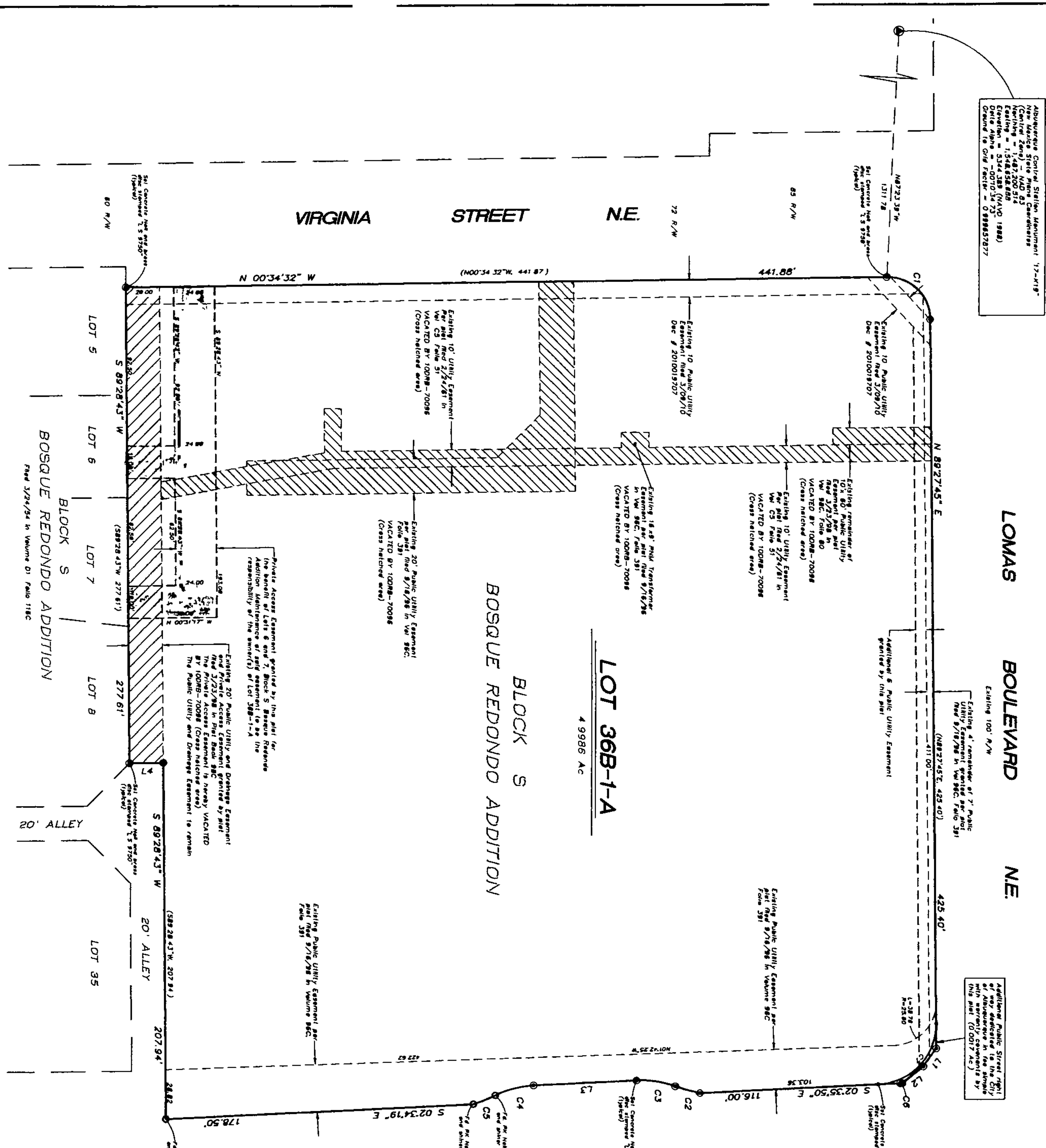
ZA-94-377

PROPOSED EASEMENT

Albuquerque Central Station Monument 17-419
 New Mexico State Plane Coordinates
 (Central Zone) - NAD 83
 Elevation = 5344.385 (NAVD 1988)
 Delta Alpha = -0010'14.23" (NAVD 1988)
 Gamma = 0.9999999999999999
 Gamma Prime = 0.9999999999999999

Additional Public Street right of way dedicated to the City of Albuquerque in the shape of this plat (0.0017 ac.)

PLAT OF
LOT 36B-1-A, BLOCK S
BOSQUE REDONDO ADDITION
 (BEING A REPLAT OF LOT 36B-1, BOSQUE REDONDO ADDITION)
 SITUATE WITHIN
 SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2010



SURV-TEK, INC.
 Consulting Surveyors
 8894 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-887-3388
 Fax: 505-887-3377

INTER-OFFICE MEMO

18
18
18
18
18

DATE: March 30, 2010
TO: Jack Cloud, DRB Chair
FROM: Catalina Lehner, Senior Planner *CLL*
RE: Project #1007958, Larry Miller Auto Dealership
Site Development Plan for Building Permit

On October 15, 2009, the EPC voted to approve a Site Development Plan for Building Permit for the Larry Miller Auto Dealership, on all or a portion of Lots 36B-1, Block S, Lot 23A, Block C, and Lot 49A, Block C, Bosque Redondo Addition.

Staff met with the agent on February 23 and March 16, 2010 to check for compliance with the Conditions of Approval.

The Site Development Plan for Building Permit does not meet all of the EPC conditions of approval in the Official Notification of Decision, as explained below:

Condition 6C: The condition requires that light poles in vehicle display areas be protected by concrete bollards. The applicant proposes that the light poles be mounted on a 2.5 ft. concrete pedestal instead of, for example, bollards around the light poles. Note that this condition applies to all light poles in vehicle display areas, existing and new.

Condition 7B: The landscaping buffer near the northwestern corner, fronting Lomas Blvd., is 11 ft. on the site plan (Sheet C-1). However, the landscaping plan (Sheet C4) shows this buffer as 8.5 ft. Both plans must show the buffer as 11 ft.

Condition 9C: The existing topped trees are located in the northwestern quadrant of the site. This condition (suggested by the City Forrester) requires that topped trees be replaced. However, the note regarding existing vegetation states that "existing trees will remain." A qualifying phrase, such as "except for topped trees" needs to be added to clarify the note.

Condition 12C: Note: The elevations, measured using a 3/32 scale, are about 1/2 ft. shorter than they should be.

Condition 14B: For signs, letter color shall be at least 70% contrast with the sign's background. The note on Sheet C-5 states that "All signs will contrast with the building by at least 70%." The note needs to be revised to match the condition.

Condition 15B: The plaza area, noted as "800 sf of public space", I understand will be used for vehicle display. The area in front of the entrance could be used to meet the

public space requirement [14-16-3-18(C)(4)] and should be labeled accordingly. The public space requirement applies to buildings 60,000 sf or greater, and the proposed building measures 65,350 sf. Shading over at least 25% of the public space area needs to be provided.

Condition 15D: The pathway to the employee area needs to be shown on the landscaping plan (Sheet C4).

Note: Planning Staff did not check for compliance with conditions from Transportation Staff.

If you have any questions regarding this case, please call me at 924-3935.

3-30-10
○ Here are 3 copies of my comments. I talked to John of Tierra west, so he knows that I noted several items. Thanks. - Catalina

gan

TIERRA WEST, LLC

April 27, 2010


Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Lot 36B-1, Bosque Redondo Addition
Project # 1007958
Application # 10-70096**

Dear Mr. Cloud:

Tierra West LLC on behalf of Larry H. Miller Chrysler Dodge Jeep requests a one week deferral to the May 5, 2010 hearing for the above-referenced project to allow additional time to work out details with adjacent neighbors. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

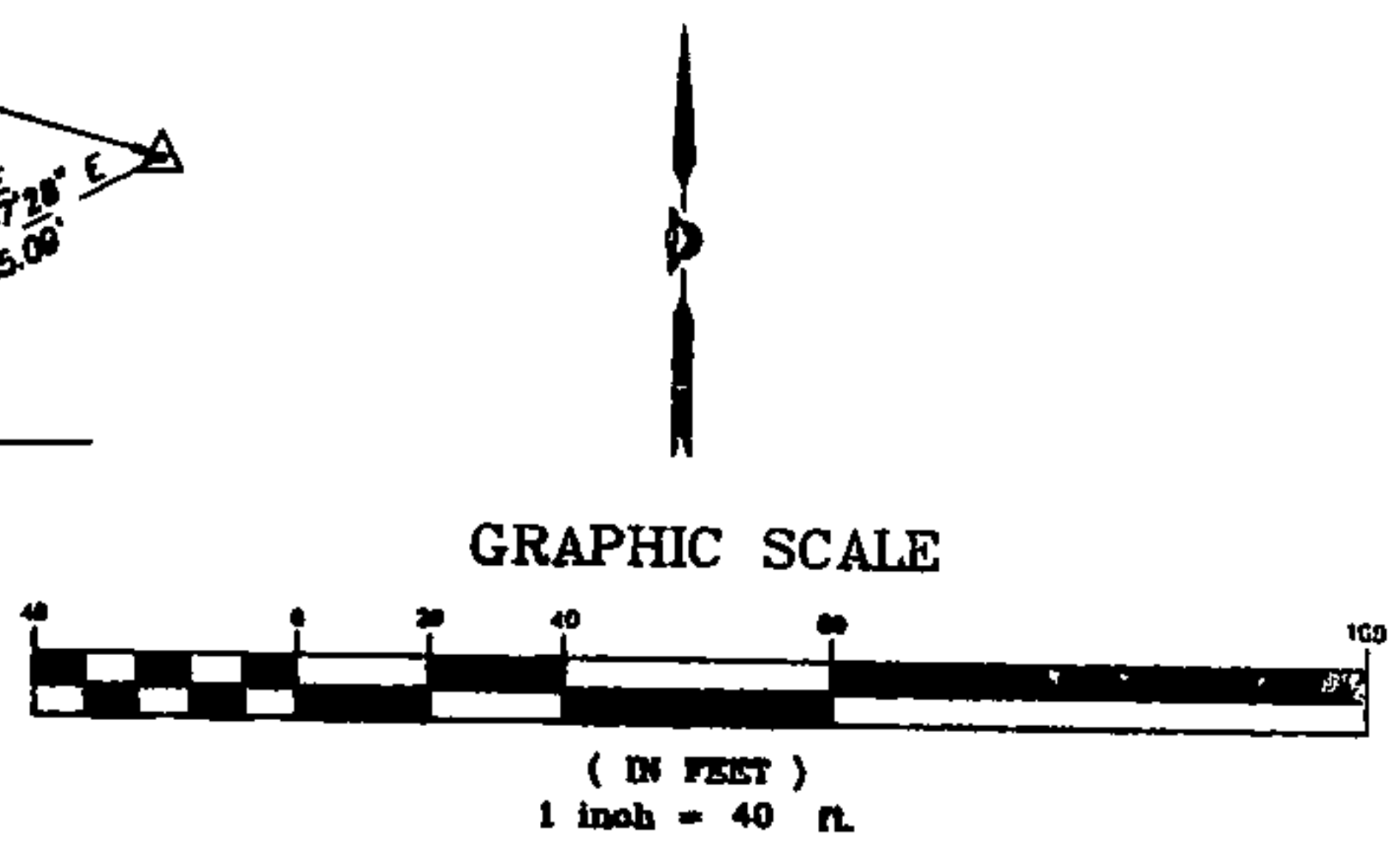
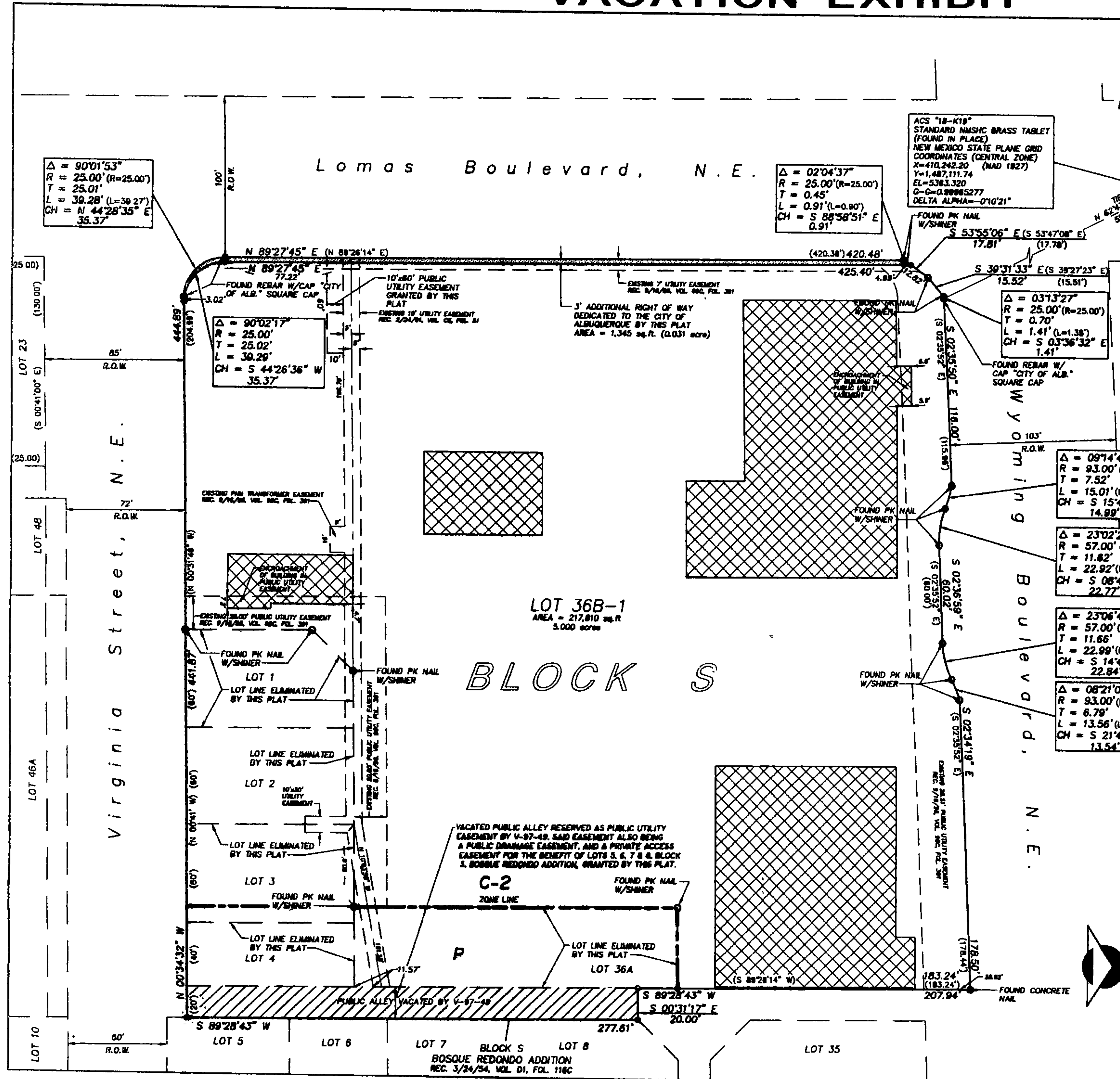
Enclosure/s

cc: Pat Joseph

JN: 29040
RRB/kdk

VACATION EXHIBIT

PLAT OF
 LOT 36B-1, BLOCK S OF
 BOSQUE REDONDO ADDITION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST 1997



LEGEND

- RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES REBAR WITH CAP "PS 11993" SET BY THIS SURVEY—UNLESS NOTED OTHERWISE

PRECISION SURVEYS, INC.

8888 COORS BLVD NW, SUITE 106 ALBUQUERQUE, NEW MEXICO 87120
 PHONE 505 800 0880 FAX 505 838 4182

DRB CASE NO. **97-162**
 SHEET 2 OF 2

98C-80(2)

4: PUBLIC PLATS - SURVEY PLATS 19750959P Mon Sep 22 15 09 22 1997



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100

ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: Larry H. Miller Chrysler Jeep Dodge PHONE: 801-563-4100

ADDRESS: 9350 S 150 E, Suite 1000 FAX: _____

CITY: Sandy STATE UT ZIP 84070 E-MAIL: _____

Proprietary interest in site: Developer List all owners: _____

DESCRIPTION OF REQUEST: Final Sign Off of EPC Approved Site Plan for Building Permit & Preliminary/Final Plat

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

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

Lot or Tract No. Lot 36B-1 Block: S Unit: _____

Subdiv/Addn/TBKA: Bosque Redondo Addition

Existing Zoning: C-2 Proposed zoning: No Change MRGCD Map No _____

Zone Atlas page(s): K-19 UPC Code: 101905749750311518

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB-96-301/96-424

DRB-97-382/09EPC-40056/Project # 1007958 *See attached for additional #'s

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 5.0+/-

LOCATION OF PROPERTY BY STREETS: On or Near: Lomas Blvd. NE

Between: Wyoming Blvd. NE and Utah St. NE

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

SIGNATURE [Signature] DATE 3/23/10

(Print) Ronald R. Bohannon, P.E. Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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-

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

10DRB - 70096
10DRB - 70097

Action

PBF
SDP
CMF

S.F.

Fees

Total
\$ 235.00

Hearing date 3-31-10

Project # 1007958

[Signature]
3-23-10
Planner signature / date

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

Ronald R. Bohannon, P.E.

[Signature] Applicant name (print)
3/23/10 Applicant signature / date



Form revised **October 2007**

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

Application case numbers
 10DRB - 70096

[Signature] 3-23-10
 Planner signature / date

Project # 1007958

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.

Ronald R. Bohannon, P.E.
 Applicant name (print)
 Applicant signature / date *3/23/10*

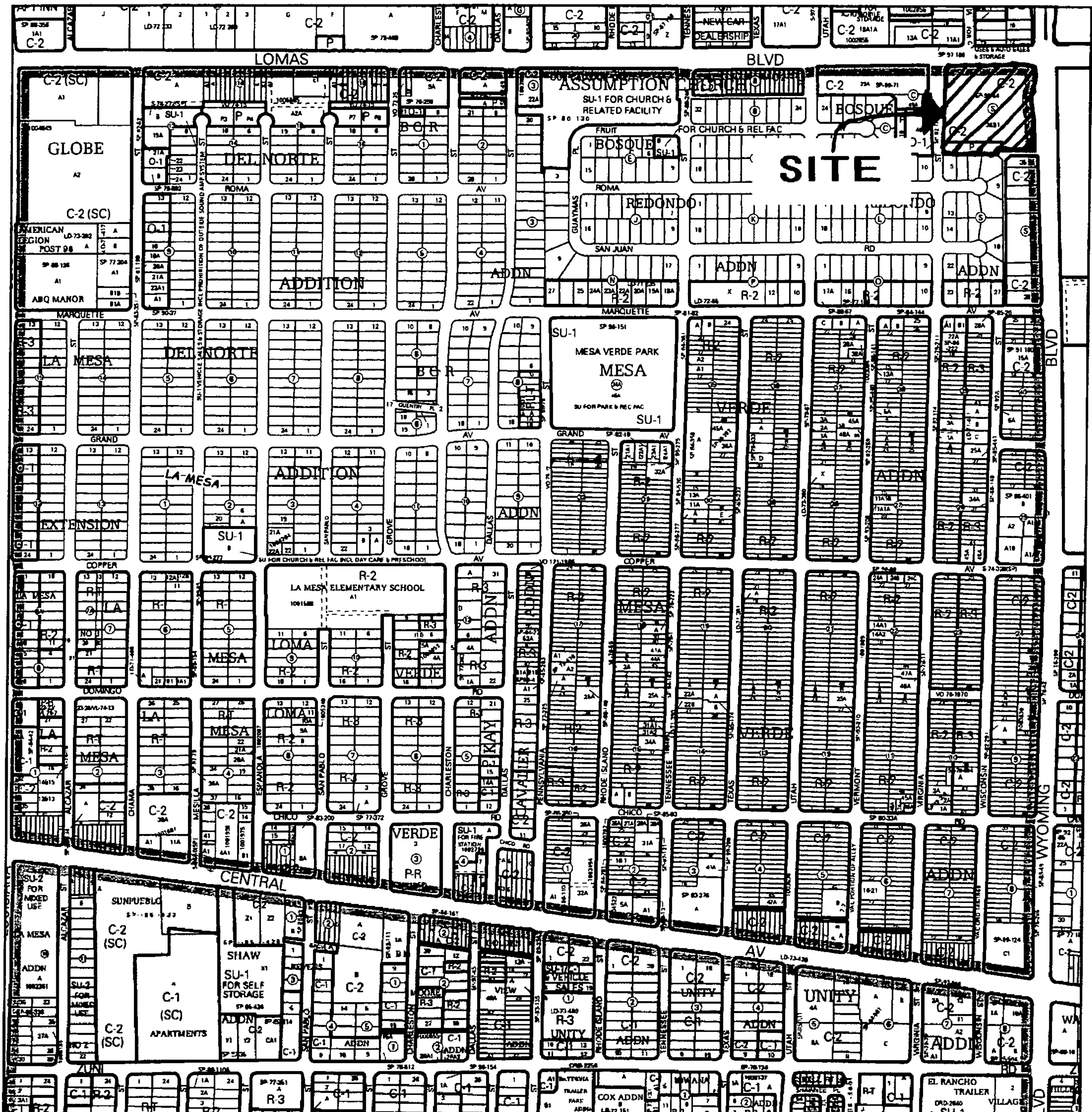


Form revised October 2007

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

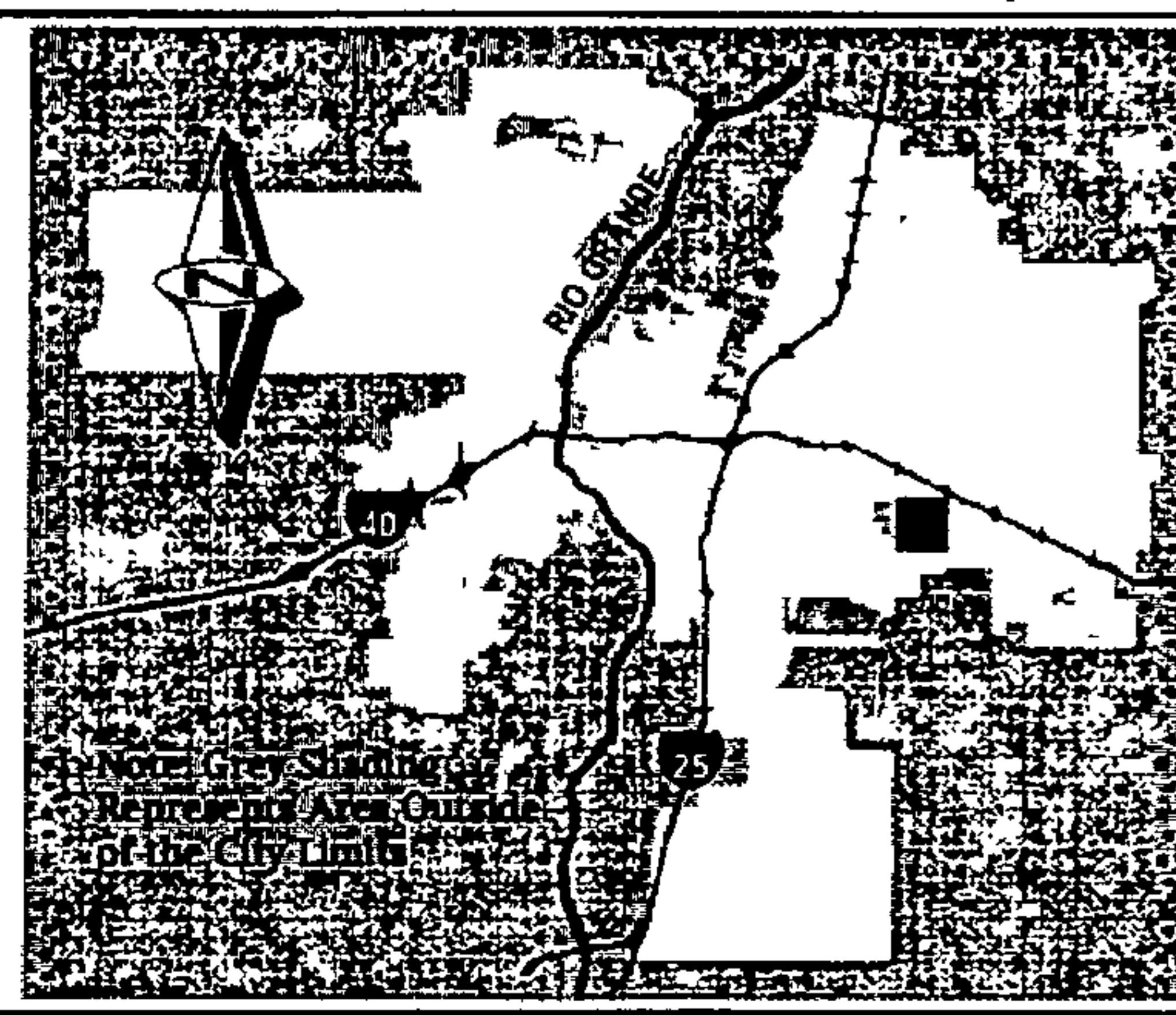
Application case numbers
 10DRB - 70097

[Signature] 3-23-10
 Planner signature / date
 Project # 1007958



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

Map amended through: 3/10/2009



Zone Atlas Page:
K-19-Z

Selected Symbols

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

0 750 1,500 Feet

gaw

TIERRA WEST, LLC

March 23, 2010

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: EPC FINAL SIGN-OFF / PRELIMINARY AND FINAL PLAT SIGN-OFF
LARRY MILLER DODGE
PROJECT # 1007958**

Dear Mr. Cloud:

Tierra West LLC, on behalf of the Larry Miller Dodge Group, requests approval of the Site Development Plan, Preliminary and Final Plat Sign-off for the above-referenced site. We have addressed the conditions from EPC in the following manner:

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 explains how all the conditions have been met and all modifications due to those conditions.
2. Prior to final DRB sign off, the applicant shall meet with the Staff planner to insure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.
We met with Catalina Lehner, the staff planner, to ensure all the EPC conditions have been met to her satisfaction.
3. Walls/Fences
 - A. The wall detail shall correctly depict the existing wall on the subject site's southern side.
The wall detail on sheet C7 was updated to correctly depict the southern wall.
 - B. Existing chain link fencing shall be removed.
Note 12 was added to Sheet C1 stating that all chain link fence will be removed.

5571 Midway Park Place NE
(505) 858-3100
Albuquerque, NM 87109
Fax (505) 858-1118
1-800-245-3102
tierrawestllc.com

4. Access and Parking

A. Drive aisle crossing shall be clearly demarcated by textured (scored) colored concrete or thermoplastic.

This is stated in Note 7 on Sheet C1.

B. A conspicuously posted, upright sign shall indicate the location of the motorcycle parking [Zoning Code 14-16-3-1(C)(2)].

A note was added to the Site Plan and a sign detail added to Sheet C6.

5. Pedestrian and Bicycle Access and Circulation

A. Pedestrian pathways that cross parking areas shall be made of textured (scored), colored concrete.

Note 7 on Sheet C1 states this.

B. A symbol for textured (scored), colored concrete shall be added to the legend and shall be used consistently on the drawings.

A symbol for textured (scored), colored concrete was added to the legend on Sheet C1.

C. Note 7 shall be clarified to address pedestrian pathways and drive aisle crossings, and specify the material as textured (scored), colored concrete or thermoplastic.

Note 7 was revised to include pedestrian pathways and drive aisle crossings.

D. An 8 ft. clear pedestrian sidewalk shall be provided [14-16-3-18(C)].

An 8-ft pedestrian sidewalk is provided for in front of the building.

6. Site Lighting

A. Any light poles within 100 feet of an abutting residential zone shall not exceed 16 feet from top to grade [Zoning Code 14-16-3-9 (F)].

All light poles on the site are 16' high.

B. Existing light poles and proposed light poles shall be differentiated on the site development plan.

Existing and new light poles are differentiated by symbols in the legend.

C. Light poles in the vehicle display areas shall be protected by concrete bollards.

New light poles will be mounted on a 2' diameter concrete pedestal. There is no need for bollards to protect the light poles.

7. Landscaping – Coverage

A. Where coverage with living, vegetative material does not amount to 75% of a planting bed, additional plant material shall be added [14-16-3-10(G)(3)].

A note was placed on the Landscape Plan (Sheet C4) that all vegetation will achieve 75% living cover.

B. The landscaping buffer near the subject site's northwestern corner shall be at least 11 feet wide [Zoning Code 14-16-3-10(E)].

This area was revised to maintain the required 11-foot buffer.

- C. The numbers used in the landscaping calculations shall be consistent with the numbers used on the site development plan for building permit sheet.
The Landscape numbers on the Site Plan and Landscape Plan are now the same.

8. Landscaping – Southern Buffer

- A. The landscaping in the southern buffer, which abuts a residential zone, shall consist primarily of trees which shall be at least 8 ft. high at time of planning and capable of reaching a height at maturity of at least 25 ft. [Zoning Code 14-16-3-1(E)(4)].
The Landscape Plan shows the height of each tree being installed in the legend; which meet the requirements of the zoning code.
- C. Spacing of the trees in the southern buffer shall equal to 75% of the mature canopy diameter of the trees [Zoning Code 14-16-3-10(E)(4)].
The spacing meets the requirements of the Zoning Code.

9. Landscaping Trees

- A. The Ash trees shall be replaced by a less allergenic tree from the City Forrester's list of preferred trees.
The Ash trees have been replaced by Lace Bark Elm.
- B. The existing street trees along Wyoming Blvd., proposed to remain, shall be indicated.
A note was added to sheet C4 stating "the existing trees will remain".
- C. The street trees and parking lot trees near Lomas Blvd., which have been "topped" shall be replaced by a tree from the landscape plan.
The "topped" trees will be removed and replaced with the new trees indicated on the Landscape Plan (sheet C4).
- D. The harmful pruning practice of "topping" shall not be used.
A note was added to the Landscape Plan.
- E. Autumn Blaze Maple, and other large proposed street trees, shall be replaced by smaller trees that do not conflict with the existing power lines.
The Autumn Blaze Maple on Lomas Blvd has been replaced with Chinese Pistache which is a smaller tree.

10. Sustainability/Water Harvesting

- A. Curb notches shall be added to the large landscape islands near the subject site's eastern side and to the southwestern portion of the main lot to allow runoff water to be used for supplemental irrigation purposes.
Curb notches were added to all landscape islands on the east side of the property and the large landscape area at the southwest corner of the property.
- B. Landscaping islands and beds shall be at grade with the parking lot (not raised) so the curb notches can function.
A detail was added to the grading plan (Sheet C2) showing the grades in the landscape islands.

11. Architecture

- A. An additional design option from the list in the Zoning Code 14-16-3-18(D)(2) shall be applied to the south elevation and the east elevation.
The South and East facades have been modified as requested to integrate the design options as stipulated in Zoning Code 14-16-3-18 (D)(2). Visual interest on the two referenced facades has been enhanced with the addition of vertical pilasters, parapet height variations, and vertical changes in texture and color. This is in addition to the material and textured base treatment originally proposed.
- B. The color of the metal panels shall be specified as metallic or Delphi silver.
The colors of the metal panels on the North façade have been revised by the Chrysler Corporation per their brand image requirements. The new material colors are "Silver Metallic" in the field of the Entry Element, and "Bright Specular" as a band around the edge of the arched storefront.
- C. The color and finish of the service doors shall be specified.
The color and the finish of the Service Doors will be white. This will contrast and compliment the façade colors that are varied tones of gray.

12. Architecture – Clean-up

- A. The correct scale shall be listed on the elevations.
The correct scale of the building elevations is 3/32"=1'-0". This shown on sheet C5.
- B. The elevations shall be labeled with the correct cardinal directions (north, south, east and west).
The Cardinal directions were revised.
- C. The elevations shall be drawn so that they match the correct scale.
The elevations match the scale shown on the drawings.

13. Signage – Free-standing

- A. The recently updated, free-standing signs shall comply with the Shopping Center regulations [Zoning Code 14-16-3-2].
The sign faces have been revised to comply with the Zoning Code.
- B. All dimensions of the free-standing signs, including height, shall be specified.
All dimensions are shown on Sheet C-7.
- C. Lighting of the free-standing signs, if any, shall be specified.
Lighting is specified on Sheet C-7.

14. Signage – Building-mounted

- A. The size of the building-mounted signs shall be calculated and the sign area shall be shown clearly on the elevations, and comply with Zoning Code 14-16-2-17.
This information has been added to the elevations (Sheet C5).

B. Letter color shall be specified and shall be at least 70% contrast with the background.
The letter colors are now shown on Sheet C5 along with a note stating contrast requirements.

C. The size of proposed sign E-1 and P-1 shall be specified.
The size and area of sign E-1 and P-1 are shown on Sheet C5.

15. Outdoor Space

A. Seating along at least one façade shall be provided at the rate of 1 seat for every 25 linear feet, which is 11 seats for the primary façade [Zoning Code 14-16-3-18(D)(3)].
Four 3-person benches are shown on the north side of the building, Sheet C1.

B. Seating and shading covering at least 25% of the plaza area shall be provided [Zoning Code 14-16-3-18(C)(4)].
The plaza area is called out on Sheet C1 and specifies that 25% of the area will be shaded with landscaping as reflected on the Landscape Plan.

C. 300 square feet of outdoor gathering space for employees, with shading, shall be provided pursuant to Zoning Code 14-16-3-18(D)(3).
A 300sf patio area is shown, on the south side of the property. This area will be shaded by trees in the landscape area.

D. A pathway across the landscaping to the employee break area shall be provided.
A sidewalk is shown to the patio area.

16. Utilities

All exterior utility boxes, electrical and gas meters, transformers, etc., shall be appropriately and safely screen from view.
This is stated in Note 13 on Sheet C1.

17. Grading and Drainage Plan

The vicinity map and the aerial map shall show the subject site as depicted on the site development plan for building permit sheet.
The vicinity map and FEMA map show the correct site location.

18. Minor "clean-up"

A. A note shall be added to state that all mechanical work shall be conducted indoors.
This is stated in Note 15 on Sheet C1.

B. Cross-hatching shall be deleted from the landscape buffer.
Cross-hatching was deleted from the landscape buffer.

C. The existing flagpole shall be shown as proposed for removal and, if desired, a new location for the flag pole shall be shown.
The flagpole will be removed and this is stated as Note 14 on Sheet C1.

D. Minor spelling, grammar, and typographical errors shall be corrected.
To the best of our knowledge, all minor errors have been corrected.

19. Conditions from PNM

A. PNM has numerous electric facilities at this site currently serving existing customers. The applicant shall coordinate with PNM regarding these existing facilities. Any relocation, changes or realignment of existing electric utilities will be the developer's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints.

This note was added to sheet C3.

B. PNM will review all technical needs, issues and safety clearances for its electric power systems. Any existing and proposed public utility easements shall be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements is 10-feet in width to ensure adequate, safe clearances.

This note was added to sheet C3.

C. Screening shall be designed to allow for access to utility facilities. It is necessary to provide adequate clearance of 10-feet surrounding all ground-mounted utilities for safe operation, maintenance and repair purposes.

This is shown as Note 10 on Sheet C1.

20. Conditions from the 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.

To the best of our knowledge, all previous actions have been completed.

B. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

The surrounding streets are existing and we do not anticipate improvements to the adjacent transportation facilities.

C. The applicant should only provide striped parking to meet zoning requirements (i.e. customer and employee parking). All other parking should be designated as vehicle display areas. In addition, unless required to meet zoning requirements (i.e. landscaping, lighting, etc.), the applicant could delete parking end caps for vehicle display areas. However, the applicant will need to provide protection for site lighting (i.e. bollards, concrete posts, landscaped end caps, etc.).

To the best of our knowledge this site meets all of the parking requirements.

D. Virginia Street provided full access to the site. Therefore, delete the 35' full access site drive located on Lomas Boulevard east of Virginia Street. Right turn in right turn out access to the site from Lomas may be considered per the DPM. A suggested location could be approximately 120 feet to the east of the existing drive, which would align with a proposed, continuous north-south drive-aisle.

The full access site drive has been deleted and a right-in, right-out access added.

E. Label existing site drives.

The existing site drives are labeled.

- F. Label the service department entrance and exit. Label parts department.
The service and parts departments are labeled on Sheet C1.
- G. Provide location of new vehicle transport trucks.
This is shown as Note 16 – the vehicle transport trucks will unload on the property to the west (Lot 23-A, Block C, Bosque Redondo Addition).
- H. Site plan shall comply and be designed per DPM Standards.
The site plan is designed per DPM standards.

21. Other

A note shall be added to state that strings of light bulbs, tinsel and reflective flags shall not be allowed.

This is shown as Note 17 on Sheet C1.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

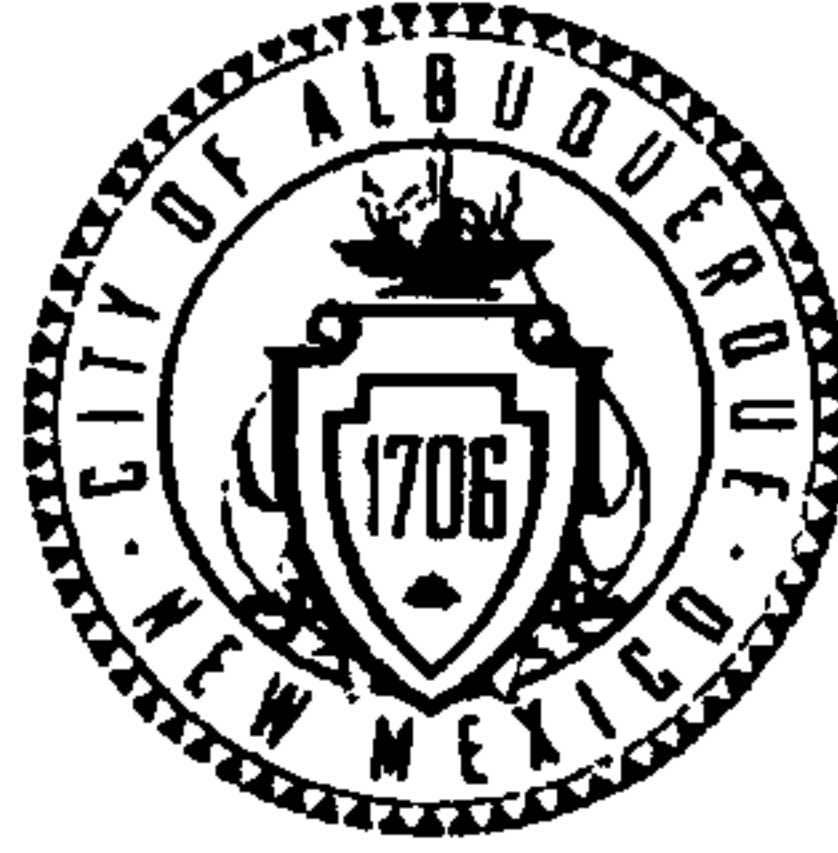


Jonathan D. Niski, P.E.

Enclosure/s

cc: Pat Joseph – PJ DEVELOPMENT COMMERCIAL CONSTRUCTION

JN: 29040
JN/kdk/cla



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

Date: October 16, 2009

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1007958**
09EPC-40053 SITE DEVELOPMENT -
BUILDG PRMT
09EPC-40056 AMNDT TO ZONE MAP (ESTB
ZONING/ZONE CHG)

Larry H. Miller Chrysler Jeep Dodge
9350 S 150 E
Suite 1000
Sandy, UT 84070

LEGAL DESCRIPTION: TIERRA WEST LLC,
agents for LARRY H MILLER CHRYSLER
JEEP DODGE, request the above actions for all
or a portion of Lots 36B-1, Block S, Lot 23A,
Block C and Lot 49A, Block C, BOSQUE
REDONDO ADDITION zoned C-2 & P to C-2,
located on LOMAS BLVD. NE, BETWEEN
WYOMING BLVD. NE AND UTAH ST NE,
containing approximately 7.3 acre(s). (K-19)
Catalina Lehner, Staff Planner

On October 15, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007958 / 09EPC-40056, a zone map amendment, based on the following Findings:

FINDINGS:

1. The subject request is for a zone map amendment for an approximately 0.5 acre portion of an approximately 5 acre site located at the southwestern corner of Lomas and Wyoming Boulevards. The subject site lies within the boundaries of the Established Urban Area of the Comprehensive Plan and the La Mesa Sector Development Plan (LMSDP).
2. The zone map amendment is for a change from P (Parking) to C-2 (Community Commercial). The applicant proposes to redevelop the subject site with another vehicle dealership. The zone map amendment would create uniform zoning on the subject site, so that the proposed building could be placed where the P zoning existed.

3. Because the subject site is not greater than 10 acres, the Environmental Planning Commission (EPC) is the approval authority. The subject request is not required to be transmitted to the City Council.
4. The subject request is accompanied by a request for a site development plan for building permit (09EPC-40053).
5. The Comprehensive Plan, the La Mesa Sector Development Plan (LMSDP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject request furthers the following relevant Comprehensive Plan policies:
 - A. Policy II.B.5a-full range of urban land uses. The proposal would generally promote urban land use variety because the proposed C-2 zoning would allow many commercial uses. Though the proposed site development plan is for a vehicle dealership, the zoning goes with the land.
 - B. Policy II.B.5d-neighborhood values/natural environmental conditions. The location on two major arterials and the relatively low intensity of the use would generally respect neighborhood values and other resources. There is no known neighborhood opposition.
 - C. Policy II.B.5e-programmed facilities/neighborhood integrity. The subject site is contiguous to existing urban facilities and services, the use of which is unlikely to disrupt neighborhood integrity.
7. The subject request partially furthers the following relevant Comprehensive Plan Goal and policies:
 - A. Noise Goal. The service bays would be located approx. 50 ft. north of existing residences. Though the service doors would remain closed during business hours and loudspeakers would not be allowed, there is still some potential for noise issues. However, the subject site is already zoned for commercial uses.
 - B. Policy II.B.5i-employment/service use location. The building is proposed near the middle of the subject site and could be further from the residences to the south. However, the wall, landscape buffer and site plan controls regarding noise would help to minimize adverse effects on the residential area.
 - C. Policy II.B.5j-location of new commercial development. The subject site is not in any of the locations where commercial development should generally be located. It is not a small neighborhood-oriented center or a larger area-wide shopping center. Nor is free-standing retailing proposed. However, the subject site is an existing commercially zoned area.
 - D. Policy II.B.5k-land adjacent to arterial streets. Adjacent to Lomas and Wyoming Blvds., the subject site would have two entrances on its western side (facing Virginia St.) before the street reaches the residences to the south. Virginia St. is the main access point for this established residential neighborhood, so its livability and safety could potentially be affected.

E. Policy II.B.51-quality design/new development. The proposed building generally includes architectural elements and colors that would be appropriate for new development along this portion of Lomas Blvd. and in the Plan area. However, some parts of the building would benefit from an additional, required design element.

8. The subject request furthers long-term Objective 4 of the La Mesa Sector Development Plan (LMSDP), which envisioned strips of commercial uses on the north, east and south of residential areas. The proposed commercial use would be located on the northeastern corner of the Plan area, in a commercial strip along the area's northern and eastern sides.

9. The applicant has adequately justified the zone change request pursuant to Resolution 270-1980:

- A. Section 1A: The applicant has adequately demonstrated that the proposed zone change is consistent with the City's health, safety, morals and general welfare because the zone change furthers goals and policies in applicable Plans.
- B. Section 1B: The proposed zone change would not introduce uses that would adversely affect stability of existing land use and zoning in the area. The applicant has adequately demonstrated why the zone change should be made.
- C. Section 1C: General consistency with the applicable, overarching policies of the Comprehensive Plan and the applicable policies of the La Mesa Sector Development Plan (LMSDP) has been demonstrated. There is no "significant conflict" with an adopted element of the Comprehensive Plan or other City master plan such as a sector development plan.
- D. Section 1D: The applicant's policy-based discussion generally demonstrates that the proposed zoning would be more advantageous to the community than the current zoning, as articulated in the Comprehensive Plan and the La Mesa Sector Development Plan (LMSDP).
- E. Section 1E: The majority of C-2 uses, which are intended for area residents' day-to-day use, would not be harmful to adjacent property, the neighborhood or the community. Any development requests for the subject site, which is 5 acres in size, would return to the EPC.
- F. Section 1F: The proposed zone change would require no major or unprogrammed capital expenditures by the City.
- G. Section 1G: Economic considerations are not the determining factor for the proposed zone change. The primary reasons are to allow part of a proposed building where the P zone was, and to have a single zoning designation on the subject site.
- H. Section 1H: The P zoned area is not located on a collector or major street. Therefore, such location is not being used as justification for the proposed zone change.
- I. Section 1I: The proposed zone change would not create a spot zone. The proposed C-2 zoning would be the same as most of the zoning in the area.
- J. Section 1J: The proposed zone change would not create a strip zone, but would eliminate one. The request would result in zoning that is the same as the majority of the surrounding zoning in the area.

10. The affected neighborhood associations (NAs) are the La Mesa Community Improvement Association (LMCIA) and the District 6 Coalition of NAs. The Office of Neighborhood Coordination (ONC) recommended a facilitated meeting, but neighborhood representatives declined and no meeting was held. As of this writing, there is no known neighborhood or other opposition. There is general support from a nearby dealership.

On October 15, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007958 / 09EPC-40053, a site development plan for building permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The subject request is for a site development plan for building permit for an approximately 5 acre site located at the southwestern corner of Lomas and Wyoming Boulevards. The subject site lies within the boundaries of the Established Urban Area of the Comprehensive Plan and the La Mesa Sector Development Plan (LMSDP).
2. The subject request is accompanied by a request for a zone map amendment (0EPC-40056). The zone map amendment has been adequately justified pursuant to R270-1980.
3. The Comprehensive Plan, the La Mesa Sector Development Plan (LMSDP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The subject request furthers the following relevant Comprehensive Plan policies:
 - A. Policy II.B.5a-full range of urban land uses. The proposal would generally promote urban land use variety because the proposed C-2 zoning would allow many commercial uses. Though the proposed site development plan is for a vehicle dealership, the zoning goes with the land.
 - B. Policy II.B.5d-neighborhood values/natural environmental conditions. The location on two major arterials and the relatively low intensity of the use would generally respect neighborhood values and other resources. There is no known neighborhood opposition.
 - C. Policy II.B.5e-programmed facilities/neighborhood integrity. The subject site is contiguous to existing urban facilities and services, the use of which is unlikely to disrupt neighborhood integrity.
5. The subject request partially furthers the following relevant Comprehensive Plan Goal and policies:
 - A. Noise Goal. The service bays would be located approx. 50 ft. north of existing residences. Though the service doors would remain closed during business hours and loudspeakers would not be

allowed, there is still some potential for noise issues. However, the subject site is already zoned for commercial uses.

- B. Policy II.B.5j-employment/service use location. The building is proposed near the middle of the subject site and could be further from the residences to the south. However, the wall, landscape buffer and site plan controls regarding noise would help to minimize adverse effects on the residential area.
 - C. Policy II.B.5j-location of new commercial development. The subject site is not in any of the locations where commercial development should generally be located. It is not a small neighborhood-oriented center or a larger area-wide shopping center. Nor is free-standing retailing proposed. However, the subject site is an existing commercially zoned area.
 - D. Policy II.B.5k-land adjacent to arterial streets. Adjacent to Lomas and Wyoming Blvds., the subject site would have two entrances on its western side (facing Virginia St.) before the street reaches the residences to the south. Virginia St. is the main access point for this established residential neighborhood, so its livability and safety could potentially be affected.
 - E. Policy II.B.5l-quality design/new development. The proposed building generally includes architectural elements and colors that would be appropriate for new development along this portion of Lomas Blvd. and in the Plan area. However, some parts of the building would benefit from an additional, required design element.
6. The subject request furthers long-term Objective 4 of the La Mesa Sector Development Plan (LMSDP), which envisioned strips of commercial uses on the north, east and south of residential areas. The proposed commercial use would be located on the northeastern corner of the Plan area, in a commercial strip along the area's northern and eastern sides.
7. A Traffic Impact Study (TIS) was not required.
8. The applicant has obtained a Certificate of No Effect to demonstrate compliance with the City's Archaeological Ordinance.
9. The affected neighborhood associations (NAs) are the La Mesa Community Improvement Association (LMCIA) and the District 6 Coalition of NAs. The Office of Neighborhood Coordination (ONC) recommended a facilitated meeting, but neighborhood representatives declined and no meeting was held. As of this writing, there is no known neighborhood or other opposition. There is general support from a nearby dealership.

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 final DRB sign off, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.

3. Walls/Fences:

- A. The wall detail shall correctly depict the existing wall on the subject site's southern side.
- B. Existing chain line fencing shall be removed.

4. Access & Parking:

- A. Drive aisle crossings shall be clearly demarcated by textured (scored) colored concrete or thermoplastic.
- B. A conspicuously posted, upright sign shall indicate the location of the motorcycle parking [Zoning Code §14-16-3-1(C)(2)].

5. Pedestrian and Bicycle Access and Circulation:

- A. Pedestrian pathways that cross parking areas shall be made of textured (scored), colored concrete.
- B. A symbol for textured (scored), colored concrete shall be added to the legend and shall be used consistently on the drawings.
- C. Note 7 shall be clarified to address pedestrian pathways and drive aisle crossings, and specify the material as textured (scored), colored concrete or thermoplastic.
- D. An 8 ft. clear pedestrian sidewalk shall be provided [§14-16-3-18(C)].

6. Site Lighting:

- A. Any light poles within 100 feet of an abutting residential zone shall not exceed 16 feet from top to grade [Zoning Code §14-16-3-9(F)].
- B. Existing light poles and proposed light poles shall be differentiated on the site development plan.
- C. Light poles in the vehicle display areas shall be protected by concrete bollards.

7. Landscaping- Coverage:

- A. Where coverage with living, vegetative material does not amount to 75% of a planting bed, additional plant material shall be added [§14-16-3-10(G)(3)].
- B. The landscaping buffer near the subject site's northwestern corner shall be at least 11 feet wide [Zoning Code §14-16-3-10(E)].
- C. The numbers used in the landscaping calculations shall be consistent with the numbers used on the site development plan for building permit sheet.

8. Landscaping- Southern Buffer:

- A. The landscaping in the southern buffer, which abuts a residential zone, shall consist primarily of trees which shall be at least 8 ft. high at time of planting and capable of reaching a height at maturity of at least 25 ft. [Zoning Code §14-16-3-10(E)(4)].
- B. Spacing of the trees in the southern buffer shall be equal to 75% of the mature canopy diameter of the trees [Zoning Code §14-16-3-10(E)(4)].

9. Landscaping – Trees:

- A. The Ash trees shall be replaced by a less allergenic tree from the City Forrester’s list of preferred trees.
- B. The existing street trees along Wyoming Blvd., proposed to remain, shall be indicated.
- C. The street trees and parking lot trees near Lomas Blvd., which have “topped” shall be replaced by a tree from the landscape plan.
- D. The harmful pruning practice of “topping” shall not be used.
- E. Autumn Blaze Maple, and other large proposed street trees, shall be replaced by smaller trees that do not conflict with the existing power lines.

10. Sustainability/Water Harvesting:

- A. Curb notches shall be added to the large landscape islands near the subject site’s eastern side and to the southwestern portion of the main lot to allow runoff water to be used for supplemental irrigation purposes.
- B. Landscaping islands and beds shall be at grade with the parking lot (not raised) so the curb notches can function.

11. Architecture:

- A. An additional design option from the list in Zoning Code §14-16-3-18 (D)(2) shall be applied to the south elevation and the east elevation.
- B. The color of the metal panels shall be specified as metallic or Delphi silver.
- C. The color and finish of the service doors shall be specified.

12. Architecture- Clean-up:

- A. The correct scale shall be listed on the elevations.
- B. The elevations shall be labeled with the correct cardinal direction (north, south, east and west).
- C. The elevations shall be drawn so that they match the correct scale.

13. Signage- Free-standing:

- A. The recently updated, free-standing signs shall comply with the Shopping Center regulations [Zoning Code §14-16-3-2].
- B. All dimensions of the free-standing signs, including height, shall be specified.
- C. Lighting of the free-standing signs, if any, shall be specified.

14. Signage- Building-mounted:

- A. The size of the building-mounted signs shall be calculated and the sign area shall be shown clearly on the elevations, and comply with Zoning Code §14-16-2-17.
- B. Letter color shall be specified and shall be at least 70% contrast with the background.
- C. The size of proposed sign E-1 and P-1 shall be specified.

15. Outdoor Space:

- A. Seating along at least one façade shall be provided at the rate of 1 seat for every 25 linear feet, which is 11 seats for the primary façade [Zoning Code §14-16-3-18(D)(3)].
- B. Seating and shading covering at least 25% of the plaza area shall be provided [Zoning Code §14-16-3-18(C)(4)].
- C. 300 square feet of outdoor gathering space for employees, with shading, shall be provided pursuant to Zoning Code §14-16-3-18(D)(3).
- D. A pathway across the landscaping to the employee break area shall be provided.

16. Utilities:

All exterior utility boxes, electrical and gas meters, transformers, etc., shall be appropriately and safely screened from view.

17. Grading & Drainage Plan:

The vicinity map and the aerial map shall show the subject site as depicted on the site development plan for building permit sheet.

18. Minor "clean-up":

- A. A note shall be added to state that all mechanical work shall be conducted indoors.
- B. Cross-hatching shall be deleted from the landscape buffer.
- C. The existing flagpole shall be shown as proposed for removal and, if desired, a new location for the flag pole shall be shown.
- D. Minor spelling, grammar and typographical errors shall be corrected.

19. CONDITIONS FROM PNM:

- A. PNM has numerous electric facilities at this site currently serving existing customers. The applicant shall coordinate with PNM regarding these existing facilities. Any relocation, changes or realignment of existing electric utilities will be the developer's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints.
- B. PNM will review all technical needs, issues and safety clearances for its electric power systems. Any existing and proposed public utility easements shall be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances.
- C. Screening shall be designed to allow for access to utility facilities. It is necessary to provide adequate clearance of ten feet surrounding all ground-mounted utilities for safe operation, maintenance and repair purposes.

20. CONDITIONS FROM THE 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, as may be required by the Development Review Board (DRB).
- C. The applicant should only provide striped parking to meet zoning requirements (i.e. customer and employee parking). All other parking should be designated as vehicle display areas. In addition, unless required to meet zoning requirements (i.e. landscaping, lighting, etc.), the applicant could delete parking end caps for vehicle display areas. However, the applicant will need to provide protection for site lighting (i.e. bollards, concrete posts, landscaped end caps, etc.).
- D. Virginia Street provides full access to the site. Therefore, delete the 35' full access site drive located on Lomas Boulevard east of Virginia Street. Right turn in right turn out access to the site from Lomas may be considered per the DPM. A suggested location could be approximately 120 feet to the east of the existing drive, which would align with a proposed, continuous north-south drive-aisle.
- E. Label existing site drives.
- F. Label the service department entrance and exit. Label parts department.
- G. Provide location of new vehicle transport trucks.
- H. Site plan shall comply and be designed per DPM Standards.

21. Other:

A note shall be added to state that strings of light bulbs, tinsel and reflective flags shall not be allowed.

OFFICIAL NOTICE OF DECISION
OCTOBER 15, 2009
PROJECT 1007958
PAGE 10 OF 10

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY OCTOBER 30, 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.

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).

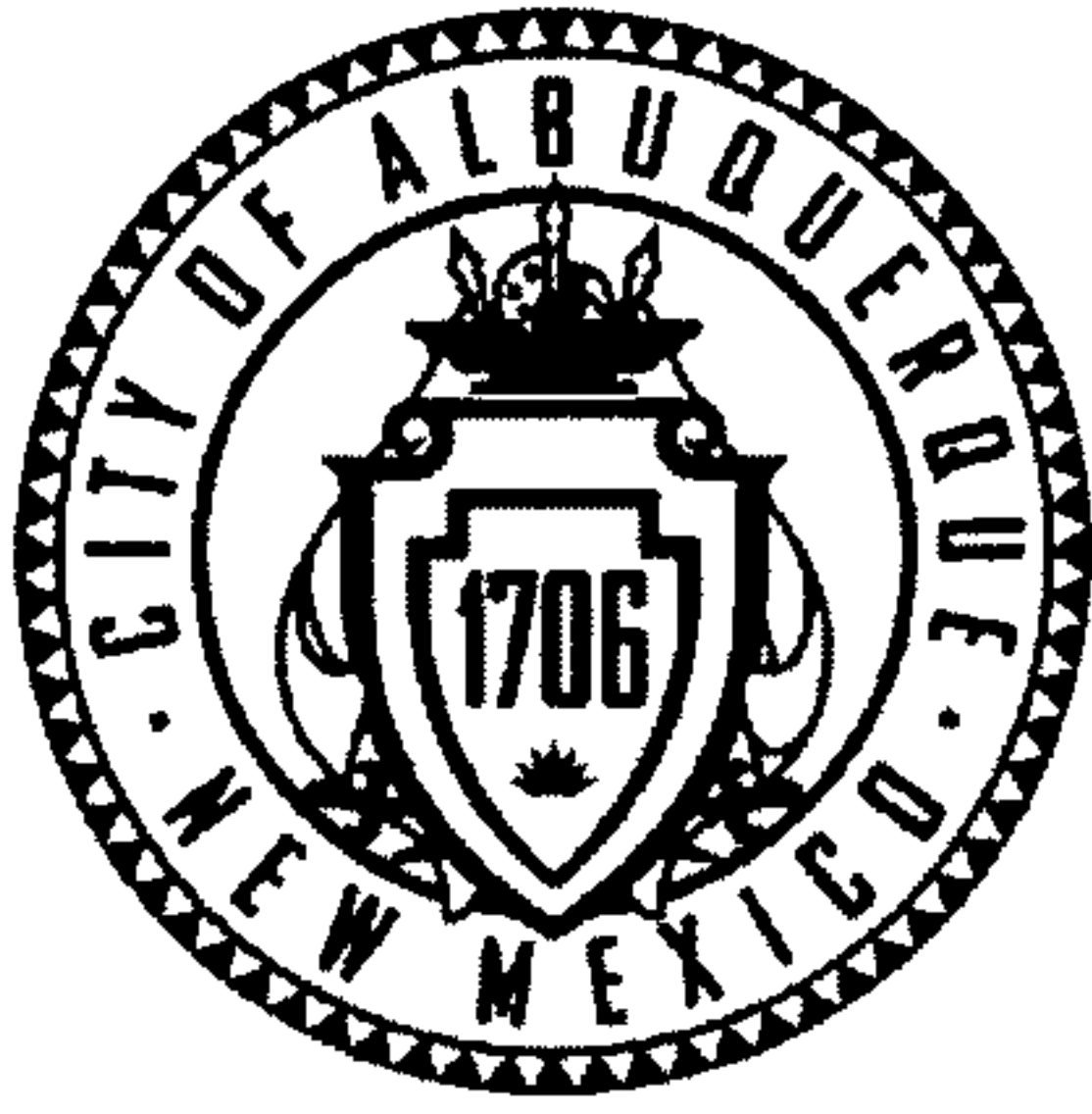
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

Catalina Lehner
for Richard Dineen
Planning Director

RD/CL/ma

cc: Larry H. Miller Chrysler Jeep Dodge, 9350 S 150 E, Suite 1000, Sandy, UT 84070
Tierra West LLC, 5571 Midway Park Place NE, Albuquerque, NM 87109
Nancy Bearce, La Mesa Comm. Improvement Assoc./District 6 Coalition of N.A.s, 600 San Pablo NE, Albuquerque, NM 87108
Rose Walker, La Mesa Community Improvement Assoc., 1033 Utah NE, Albuquerque, NM 87110
Claude Lewis, District 6 Coalition of N.A.s, 465 Jefferson NE, Albuquerque, NM 87108



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

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

August 31, 2009

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Tierra West LLC

Applicant: Bosque Vista Limited & Bosque Redondo Development Corporation

Legal Description: Lot 23-A Block C, Bosque Redondo Addition
Lot 49-A, Block C, Bosque Redondo Addition
Lot 36B-1, Block S, Bosque Redondo Addition

Zoning: C-2

Acreage: 7.2 acres +/-

Zone Atlas Page: K-19

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION:
SITE VISIT: n/a

RECOMMENDATION(S):

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

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 17, 2010

Project# 1007958

10DRB-70032 VACATION OF PUBLIC UTILITY EASEMENTS

TIERRA WEST LLC agent(s) for LARRY H MILLER CHRYSLER JEEP DODGE request(s) the referenced/ above action(s) for 3 utility easements on Lot(s) 36B-1, Block(s) S, **BOSQUE REDONDO ADDITION**, zoned C-2, located on the southwest corner of LOMAS BLVD NE and WYOMING BLVD NE containing approximately 5.000 acre(s). (K-19)

At the February 17, 2010 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

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

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

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

CONDITIONS:

1. 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.
2. Utility Companies shall acknowledge vacation via signature on the plat.

If you wish to appeal this decision, you must do so by March 4, 2010 in the manner described below:

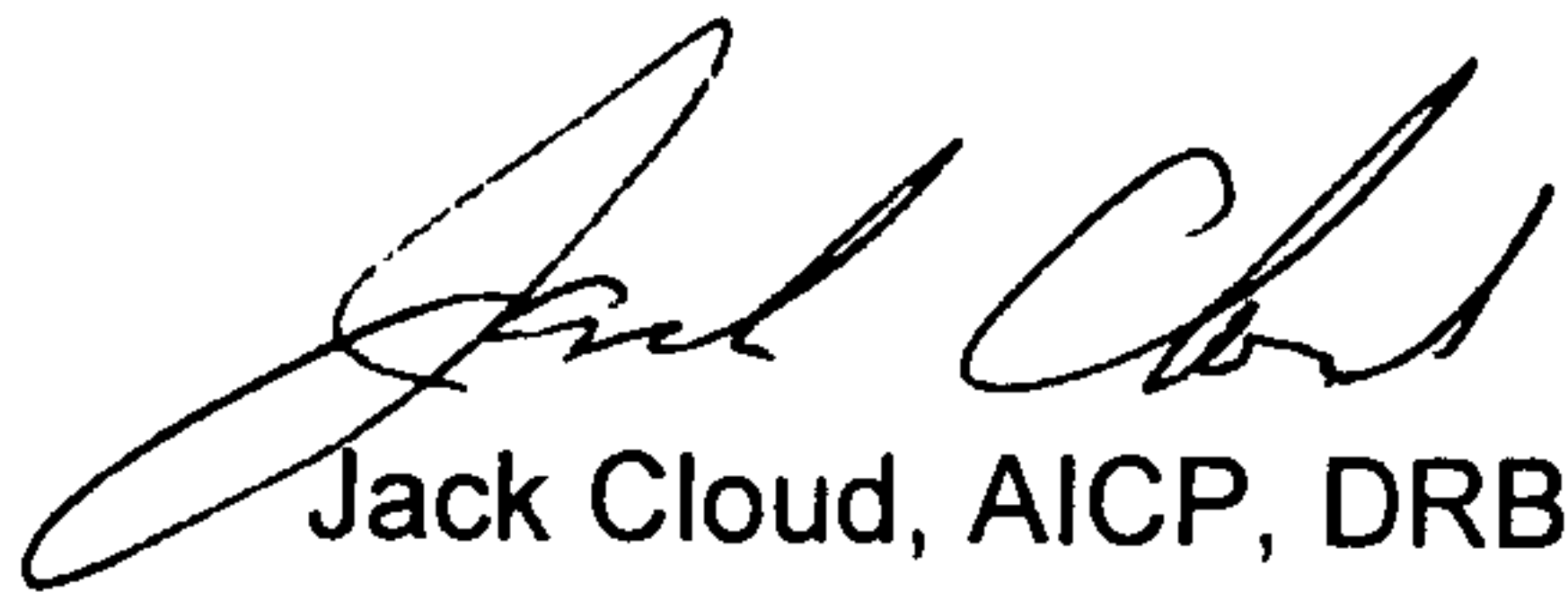
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109

Cc: Larry H. Miller Chrysler Jeep Dodge – 9530 S 150 E, Ste 1000 – Sandy, UT 84070

Marilyn Maldonado

Scott Howell

File



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: Larry H. Miller Chrysler Jeep Dodge PHONE: 801-563-4100
 ADDRESS: 9350 S 150 E, Suite 1000 FAX: _____
 CITY: Sandy STATE UT ZIP 84070 E-MAIL: _____

Proprietary interest in site: Developer List all owners: _____

DESCRIPTION OF REQUEST: Vacation of Public Easements

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

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

Lot or Tract No. Lot 36B-1 Block: S Unit: _____
 Subdiv/Addn/TBKA: Bosque Redondo Addition
 Existing Zoning: C-2 Proposed zoning: No Change MRGCD Map No _____
 Zone Atlas page(s): K-19 UPC Code: 101905749750311518

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB-96-301/96-424
DRB-97-382/09EPC-40056/Project # 1007958 *See attached for additional #'s

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 5.0+/-
 LOCATION OF PROPERTY BY STREETS: On or Near: Lomas Blvd. NE
 Between: Wyoming Blvd. NE and Utah St. NE

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

SIGNATURE [Signature] DATE _____
 (Print) Ronald R. Bohannon, P.E. Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

NA	<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
	<input checked="" type="checkbox"/>	All checklists are complete	<u>10DRB - 70034</u>	<u>YPE</u>		<u>\$ 135.00</u>
	<input checked="" type="checkbox"/>	All fees have been collected		<u>ADV</u>		<u>\$ 75.00</u>
	<input checked="" type="checkbox"/>	All case #'s are assigned		<u>CMF</u>		<u>\$ 20.00</u>
	<input checked="" type="checkbox"/>	AGIS copy has been sent				\$
	<input checked="" type="checkbox"/>	Case history #'s are listed				\$
NA	<input type="checkbox"/>	Site is within 1000ft of a landfill				\$
NA	<input type="checkbox"/>	F.H.D.P. density bonus				Total
NA	<input type="checkbox"/>	F.H.D.P. fee rebate				<u>\$ 230.00</u>

Hearing date February 17 2010

Project # 1007958

[Signature]
 Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

- VACATION OF PUBLIC EASEMENT (DRB27)**
 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.

Ronald R. Bohannon, P.E.

Applicant name (print)

Applicant signature / date



Form revised 4/07

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

Application case numbers
 10 DRB - _____ - 70034
 _____ - _____ - _____
 _____ - _____ - _____

Project # 1007958
 Planner signature / date
 1-22-10

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from February 2, 2010 To February 17, 2010

5. REMOVAL

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

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

Keli D. Krueger, 1/22/10
(Applicant or Agent) (Date)

I issued 3 signs for this application, 1/22/10, [Signature]
(Date) (Staff Member)

**Legal Description, UPC#'s, Ownership Information and
Previous Case Numbers for Proposed Larry H. Miller Dodge**

**Legal: Lot 36B-1, Block S, Bosque Redondo Addition
Owner: Bosque Vista Ltd. Co.
UPC#: 101905749750311518**

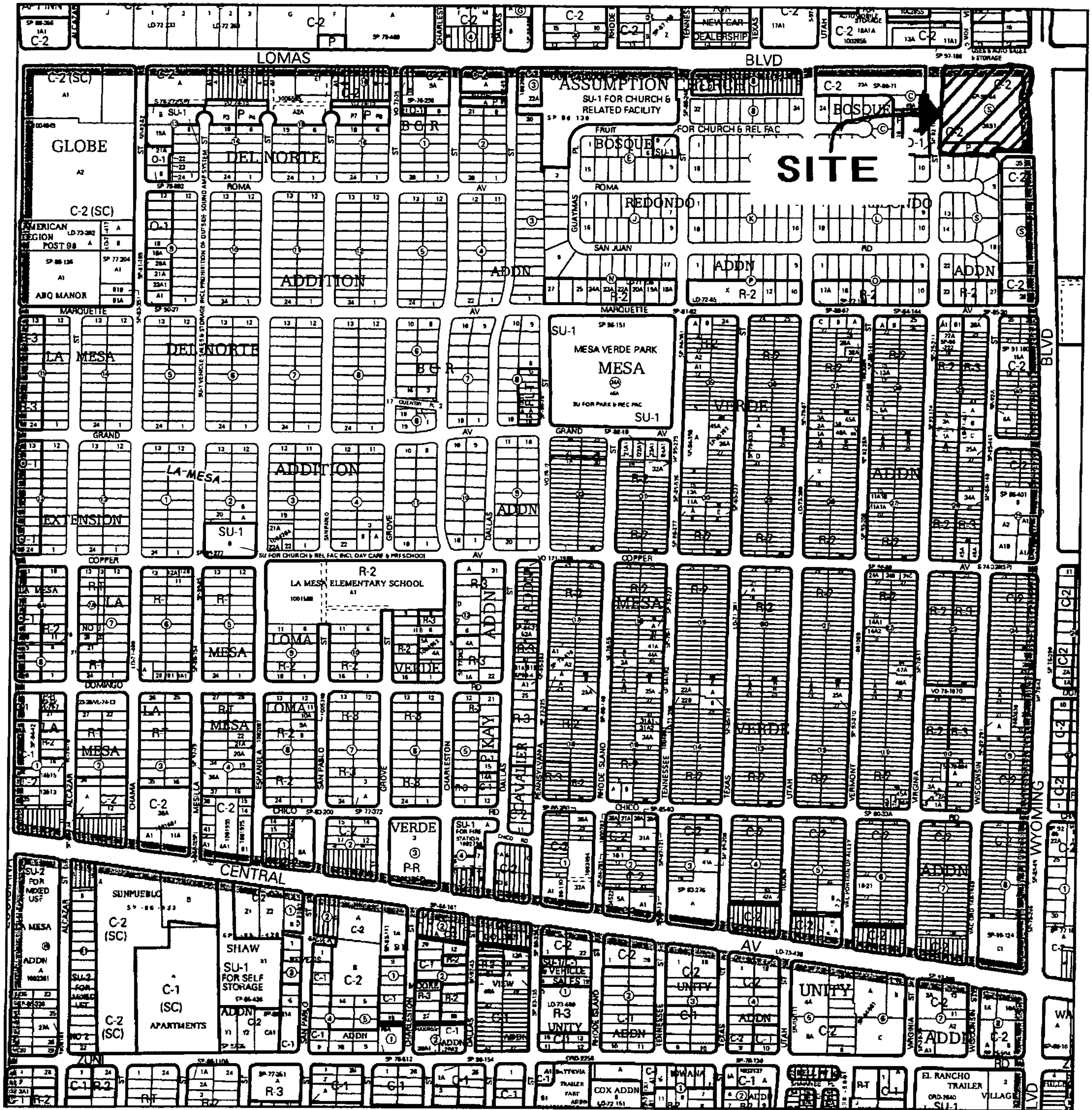
Previous Case #'s

DRB-96-301, DRB-96-424, DRB-97-382, DRB-97-162

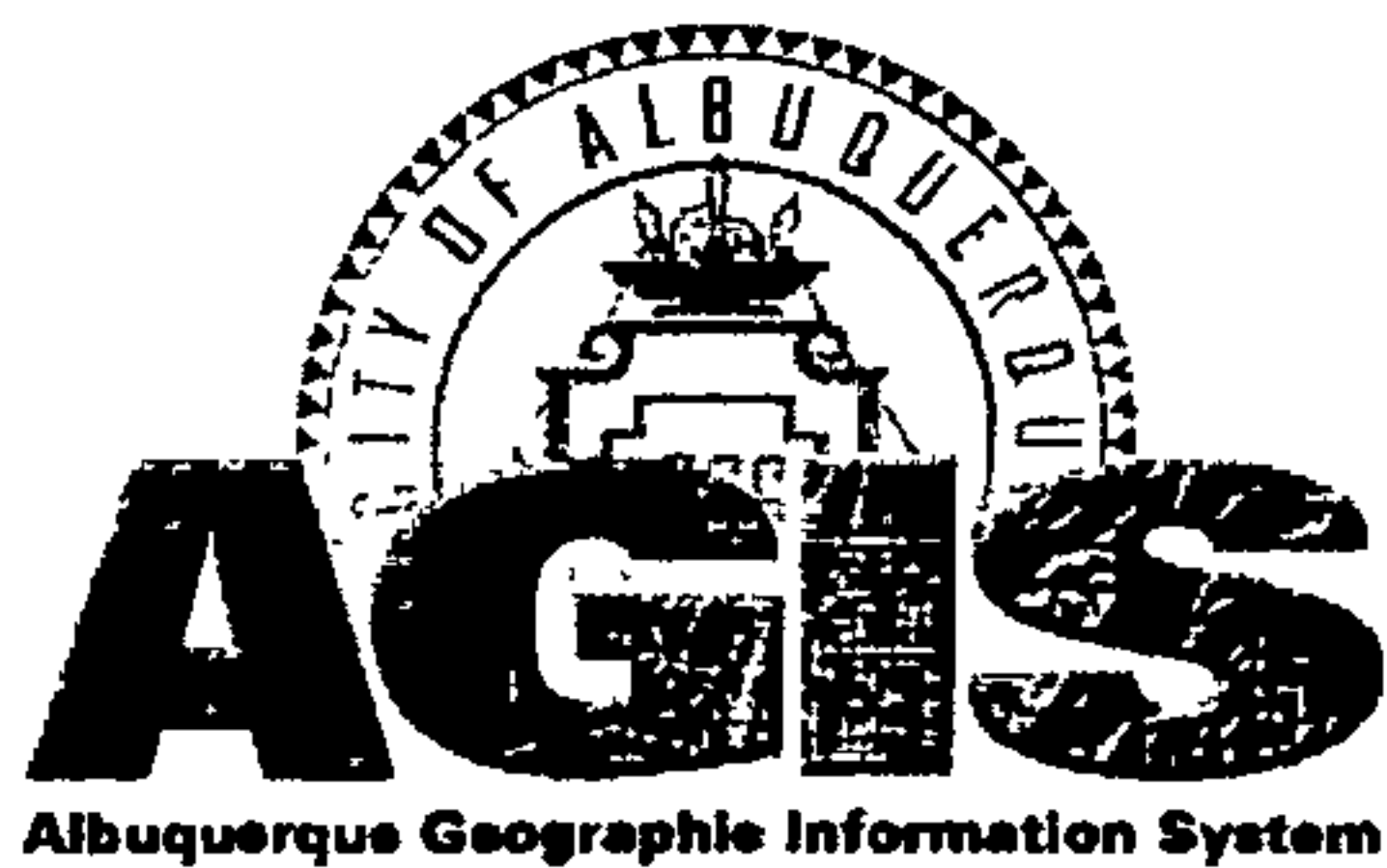
V- 97-49, V- 98-69, V- 84-95, V- 127

Z-1027, Z-687, Z-66

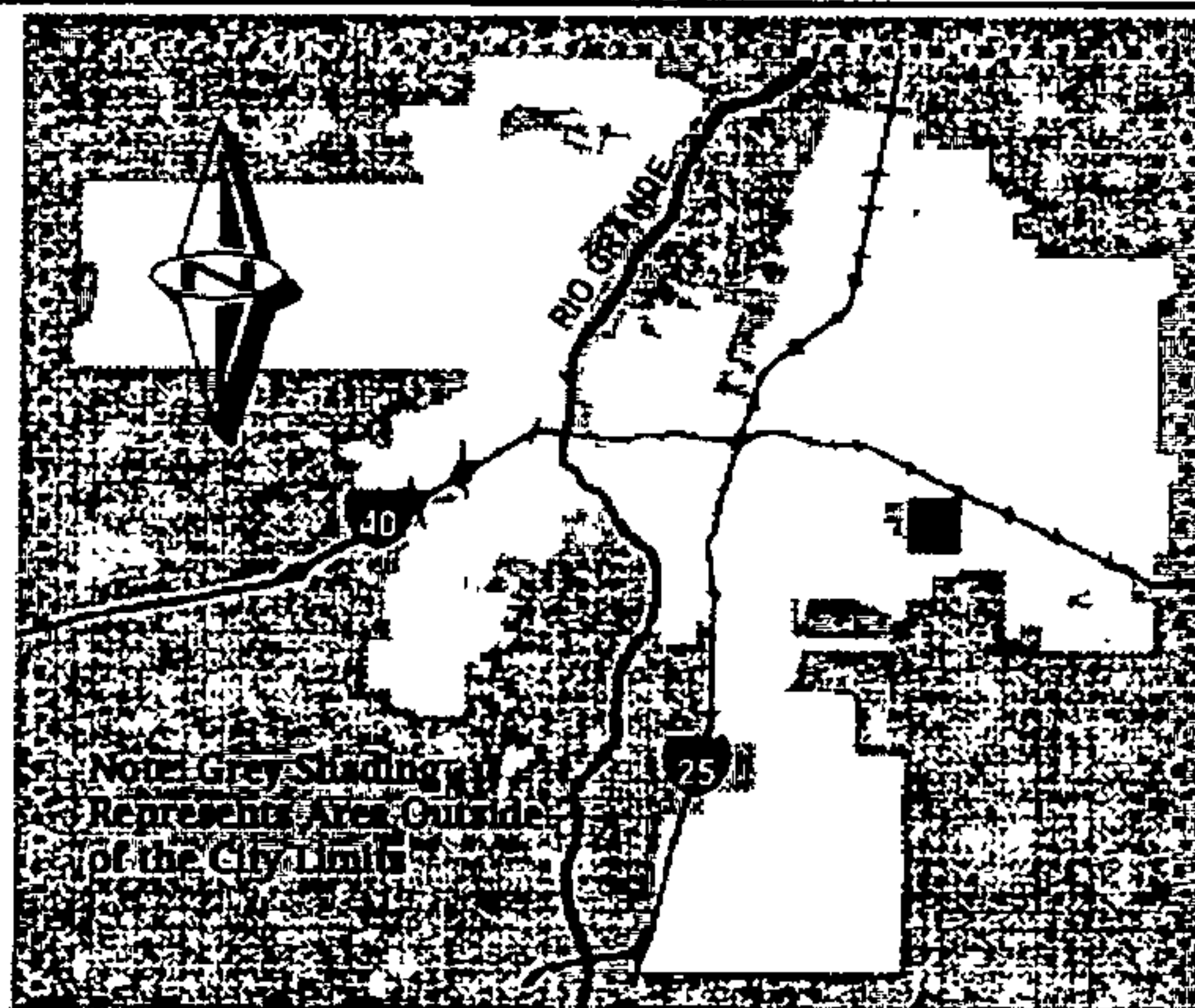
ZA-94-377



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












Map amended through: 3/10/2009



Zone Atlas Page:

K-19-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



gaw

TIERRA WEST, LLC

January 22, 2010

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Vacation of Public Easements
Larry H. Miller Jeep Chrysler Dodge
Project # 1007958
Zone Atlas Page K-19**


Dear Mr. Cloud:

Tierra West LLC on behalf of Larry H. Miller Jeep Chrysler Dodge, requests approval of the vacation of three public utility easements for the above-referenced site. The site is the location of the existing Larry H. Miller auto dealership, which is to be rebuilt later this year. The Site Development Plan for Building Permit was approved at the Environmental Planning Commission October 15, 2009 and the vacation of the highlighted easements is required for the construction of the new building. Easements numbered one through three on the accompanying exhibit currently contain power lines that will be relocated. Easement number three is located in a previously vacated public alley on the south end of the site which retained a public utility easement along with a public drainage easement and a private access for the benefit of lots 5, 6, 7 & 8, Block S, Bosque Redondo Addition. The only portion of said easement we wish to vacate is the public utility portion, leaving the other easements unchanged. Our client has already begun coordination with PNM for the physical relocation of the line and the location of the new easement on the replat.

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron R. Bohannon', written over a horizontal line.

Ronald R. Bohannon, P.E.

cc: Pat Joseph
Nancy Bearce, La Mesa Community Improvement Assoc.
Rose Walker, La Mesa Community Improvement Assoc.

JN: 24105
RRB/kdk



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

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

Cell Tower & Type: Free-Standing Tower -OR- Concealed Tower

Private Development EPC DRB LUCC Liquor Submittal
 Administrative Amendments (AA's)

City Project Special Exception Application (ZHE)

CONTACT NAME: Keli Krueger

COMPANY NAME: Tierra West LLC

ADDRESS/ZIP: 5571 Midway Park Place NE Albuquerque, NM 87109

PHONE: 505-858-3100 FAX: 505-858-1118

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:
Lot 36 B-1, Bosque Redondo Addition, Lot 23-A, Block C, Bosque Redondo Addition, Lot 49-A, Block C, Bosque Redondo Addition

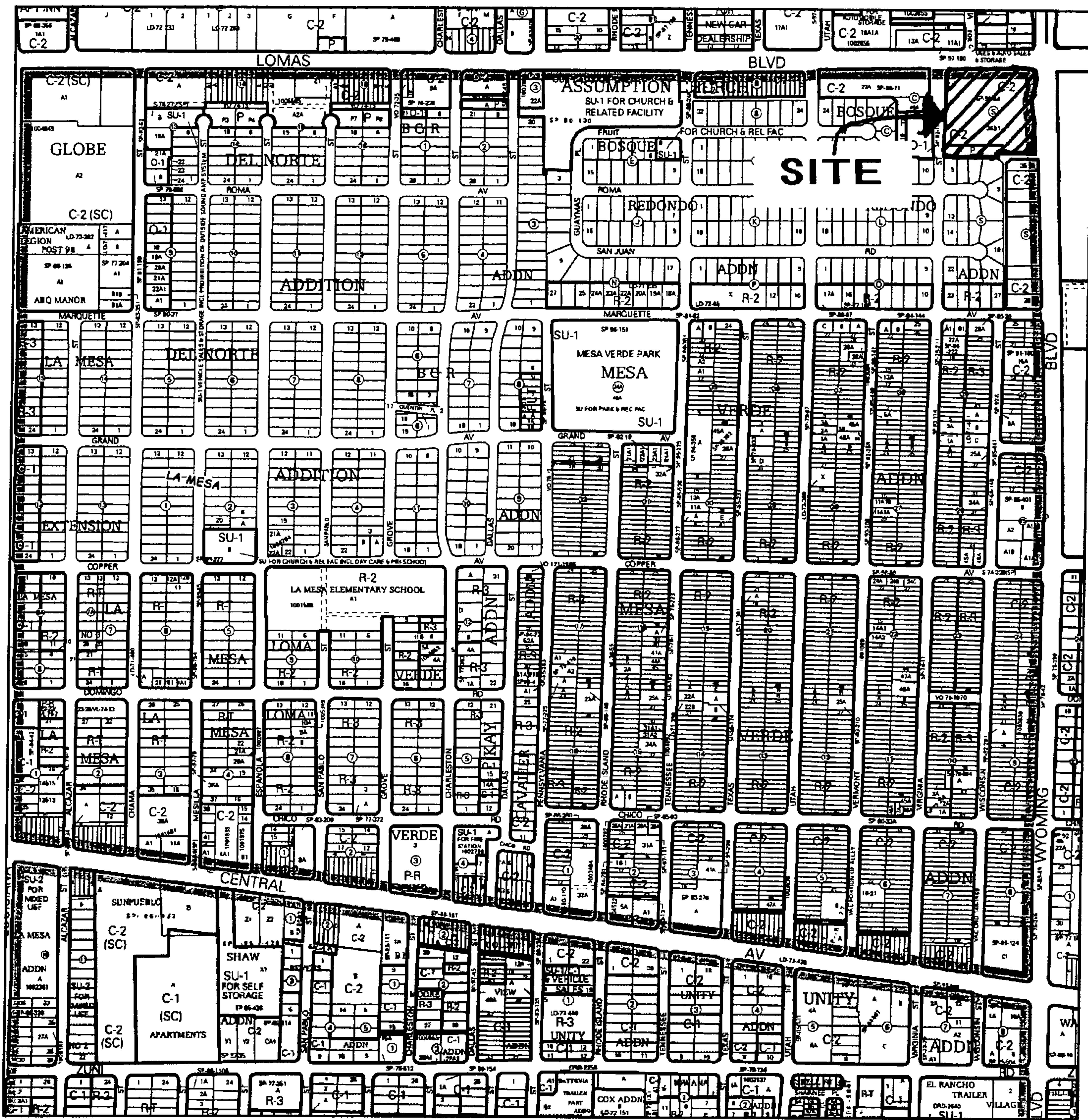
LEGAL DESCRIPTION

LOCATED ON Lomas Boulevard NE
STREET NAME OR OTHER IDENTIFYING LANDMARK

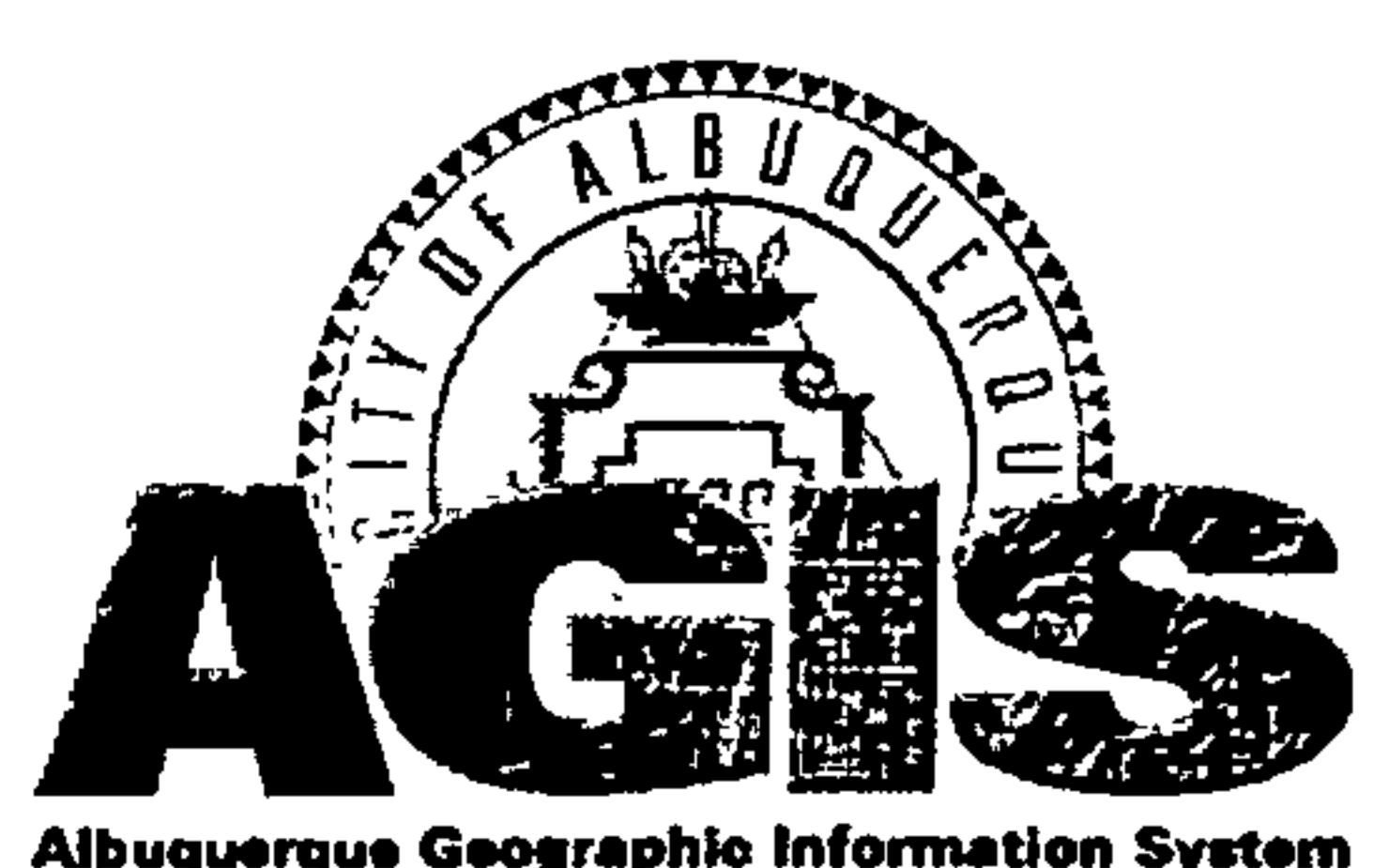
BETWEEN Wyoming Boulevard NE AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

Utah Street NE
STREET NAME OR OTHER IDENTIFYING LANDMARK

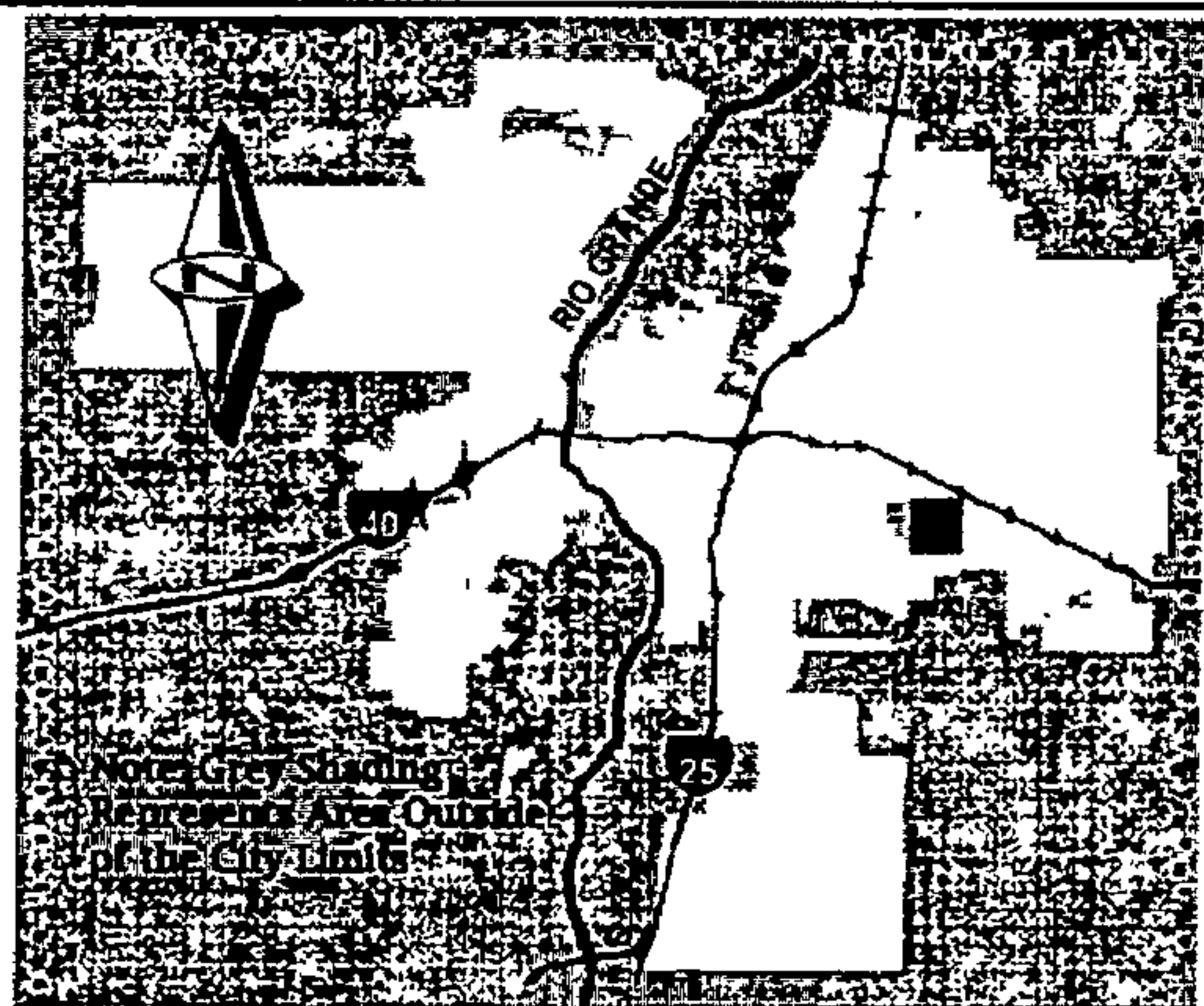
THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (K-19).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map MUST be provided with request)



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



Map amended through: 3/10/2009

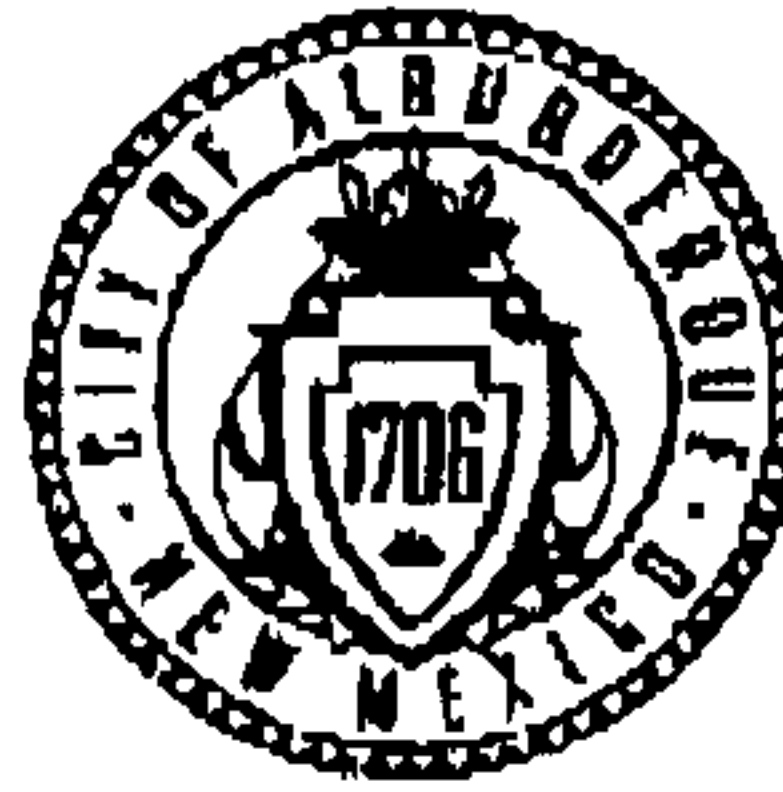


Zone Atlas Page:
K-19-Z

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





City of Albuquerque

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

Date: January 22, 2010

TO CONTACT NAME: Keli Krueger
 COMPANY/AGENCY: Tierra West LLC
 ADDRESS/ZIP: 5571 Midway Park Pl NE 87109
 PHONE/FAX #: 858-3100 / 858-1118

Thank you for your inquiry of 1-22-10 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at lot 30 B-1, Bosque Redondo Addition, lot 23-A, Block C, Bosque Redondo Addition, lot 49-A, Block C, Bosque Redondo Addition located on Lomas Blvd. NE.
 zone map page(s) K-19

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

La Mesa Community Improvement

Neighborhood or Homeowner Association
 Contacts: Nancy Bearce
600 San Pablo NE 87108
990-3487 (w)
Rose Walker
1033 Utah NE 87110
226-6213 (w)

Neighborhood or Homeowner Association
 Contacts: _____

See reverse side for additional Neighborhood and/or Homeowner Associations Information:

YES { } NO

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

Sincerely,

Dalaina Carmona
 OFFICE OF NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

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

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

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

(Below this line for ONC use only)

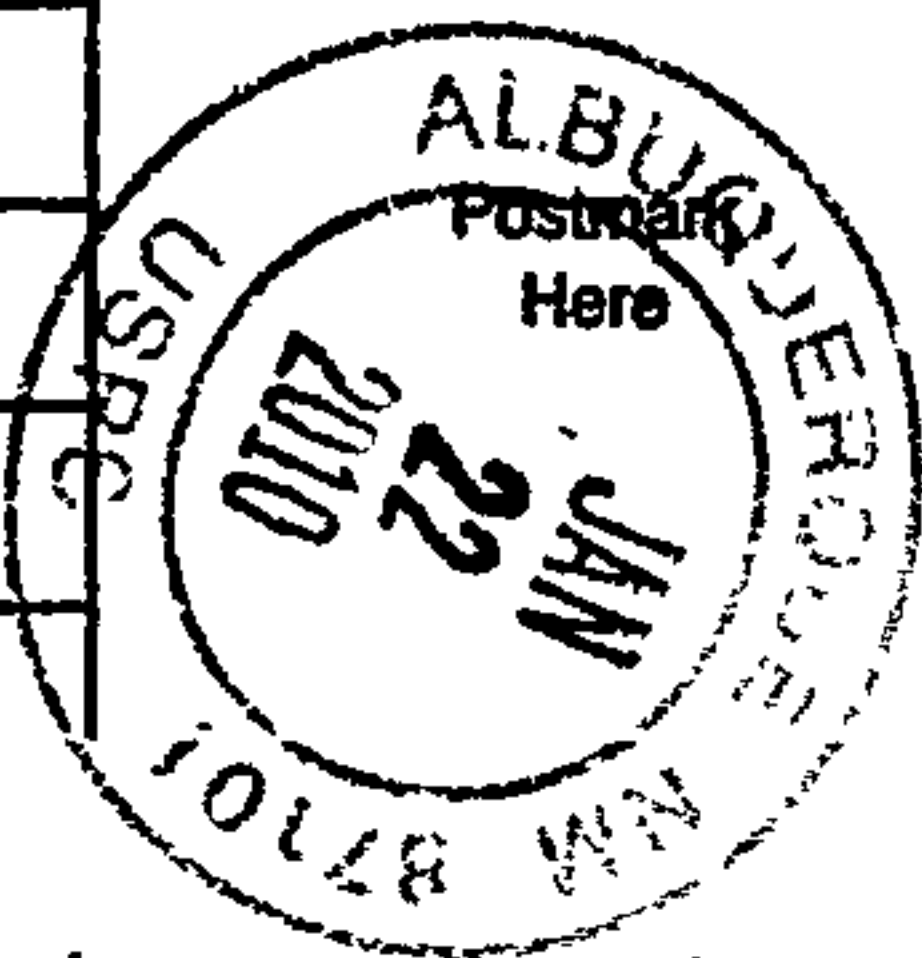
Date of Inquiry: 1-22-10 Time Entered: 10:15am ONC Rep. Initials: JD

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 4.90
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 10.00



Sent To: Nancy Bearce
La Mesa Community Improvement
Association
600 San Pablo NE
Albuquerque, NM 87108

PS Form 3800

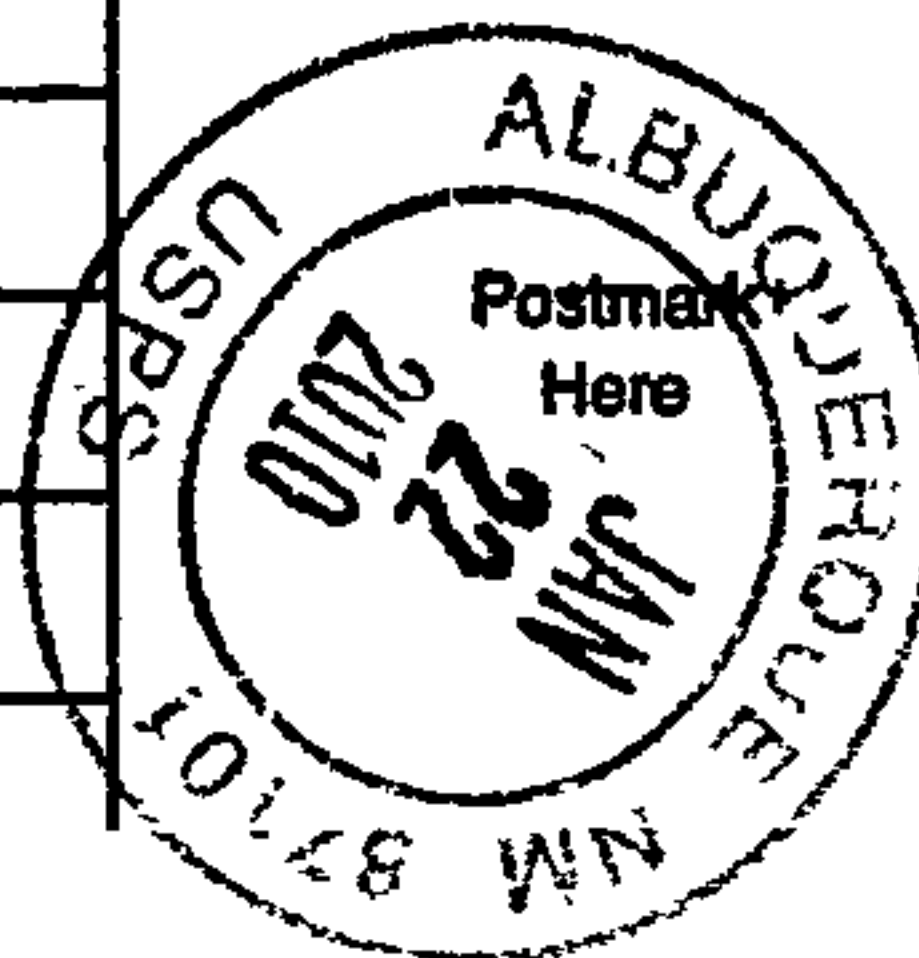
7005 1160 0000 1000 4694

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 4.90
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 10.00



Sent To: Rose Walker
La Mesa Community Improvement
Association
1033 Utah NE
Albuquerque, NM 87110

PS Form

uctions

7005 1160 0000 1000 4700

PUBLIC SERVICE COMPANY OF NEW MEXICO
EASEMENT (ELECTRIC)

THIS EASEMENT made this 12th day of February, 2010 by and between

BOSQUE VISTA LTD. Co., a New Mexico limited liability company

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation (Grantee), and its successors and assigns.

WITNESSETH

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantee a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain overhead and/or underground facilities for the transmission and distribution of electric power and energy and facilities for fiber optics and other communication purposes. Such facilities may include (but are not limited to) lines, cables, poles, guy wires, anchors, conduits and other equipment, fixtures, appurtenances and structures necessary to maintain such facilities on, over, beneath, through and across the easement hereinafter described, together with free access to, from and over said easement with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the easement to extend services to customers of Grantee and to trim and remove any trees, shrubs, bushes or vegetation and remove any structures which interfere with the purposes set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM ROWT Number 18328

An easement within Lot 36B-1, Block S of Plat of BOSQUE REDONDO ADDITION, situate in Section 19, T. 10 N., R. 4 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County on March 23, 1998, in Plat Book 98C, Page 80 and being more particularly described as follows:

An easement ten (10) feet wide, being the west ten (10) feet of said Lot 36B-1, Block S.

Also and easement ten (10) feet wide being five (5) feet on each side of the following described centerline: Beginning at a point on the west boundary line of said Lot 36B-1, Block S, whence the South Point of Curve (S.P.C.) at the northwest corner of said Lot 36B-1, Block S bears N.00°34'32"W., 4.62 feet distant; running thence as an easement N.47°13'03"E., 44.07 feet to the north boundary line of said Lot 36B-1, Block S.

All as generally shown on the drawing attached hereto and made a part hereof as EXHIBIT "A".

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates provisions of the National Electrical Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, mortgagees, lessees, tenants, successors and assigns of the parties hereto. Grantee shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement, and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantor.

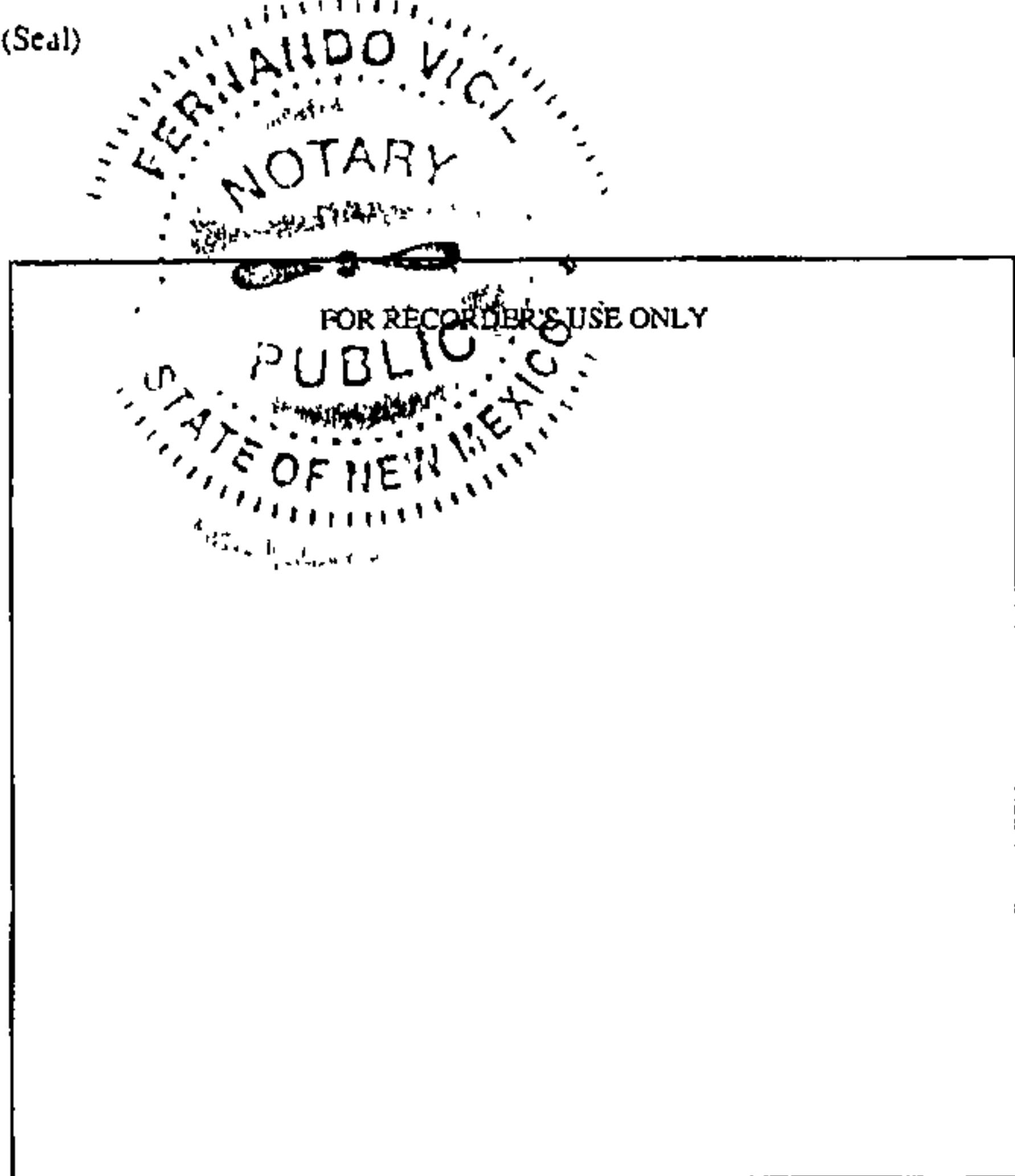
WITNESS _____ hand _____ this _____ day of _____, 20_____
James W. Rogers Jr. (SIGNATURE) _____ (SIGNATURE)
James W. Rogers Jr., Chief Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
This instrument was acknowledged before me on February 12, 2010

By James W. Rogers Jr., Chief Manager

My commission expires: April 12, 2010
(Seal)

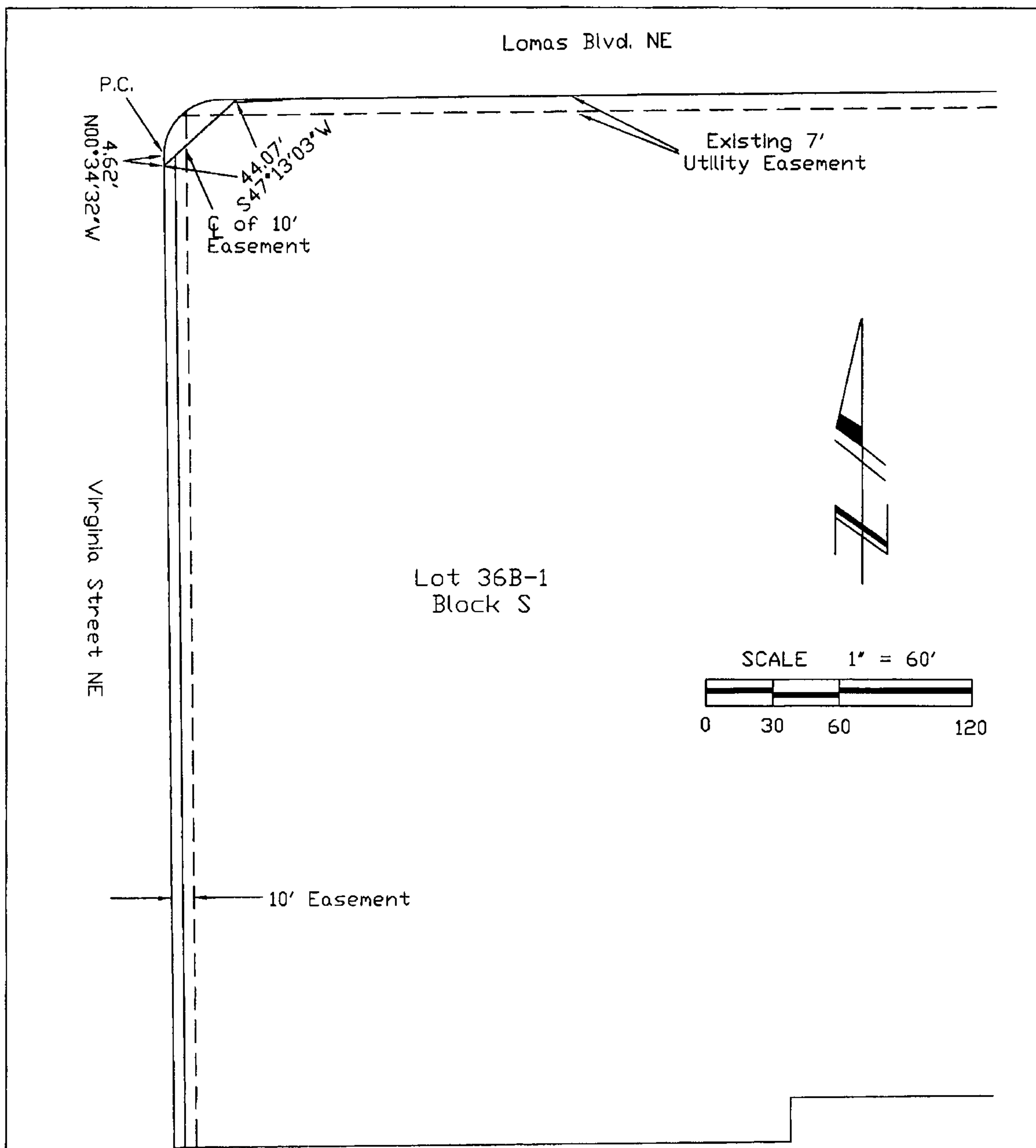


Fernando Vigil
Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me on _____, 20_____
By _____ (Name of Officer) _____ (Title of Officer)
of _____ (Corporation Acknowledgment)
a _____ corporation, on behalf of said corporation
(State of Incorporation)
Said officer hereby acknowledges that s/he is the duly authorized signatory for said corporation

My Commission Expires _____
(Seal) _____
Notary Public



SURVEYOR'S CERTIFICATION

I, Tom Goss, New Mexico Professional Land Surveyor No. 16006, certify that this map was prepared from field notes of actual surveys made by me or under my supervision; and that it is true and correct to the best of my knowledge and belief.

Tom Goss, N.M.L.S. No. 16006

Exhibit "A"

PROPOSED ELECTRIC LINE IN
 Lot 36B-1, Block S of
 BOSQUE REDONDO ADDITION
 WITHIN SEC. 19, T.10 N., R.4 E., N.M.P.M.
 BERNALILLO COUNTY, NEW MEXICO
 PUBLIC SERVICE CO. OF NEW MEXICO
 ALBUQUERQUE, NEW MEXICO

DWN BY: L.G.M.
 OKD BY:

DATE: 11-06-2009
 SCALE SHOWN

Req. No. 18328

gaw

TIERRA WEST, LLC

May 4, 2010

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: VACATION OF PRIVATE ACCESS EASEMENT
LARRY H. MILLER JEEP CHRYSLER DODGE
PROJECT # 1007958
ZONE ATLAS PAGE K-19**

Dear Mr. Cloud:

Tierra West LLC on behalf of Larry H. Miller Jeep Chrysler Dodge, requests approval of the vacation of a private access easement for the above-referenced site. The site is the location of the existing Larry H. Miller auto dealership, which is to be rebuilt later this year. The Site Development Plan for Building Permit was approved at the Environmental Planning Commission October 15, 2009 and the vacation of the highlighted easement is required for the construction of the new building. The easement is shown on the accompanying exhibit.

The easement is located in a previously vacated public alley on the south end of the site which retained a public utility easement along with a public drainage easement and a private access for the benefit of lots 5, 6, 7 & 8, Block S, Bosque Redondo Addition. The only portion of said easement we wish to vacate is the private access portion, leaving the other easements unchanged.

Enclosed are letters from the property owners who benefited from the easement indicating they no longer wish to utilize that easement. The owners for Lots 5 and 8 have access from Virginia Street and another alley respectively. The owners for Lots 6 and 7 will be granted a new private access easement as shown on the proposed plat.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

cc: Pat Joseph – PJ Development Commercial Construction

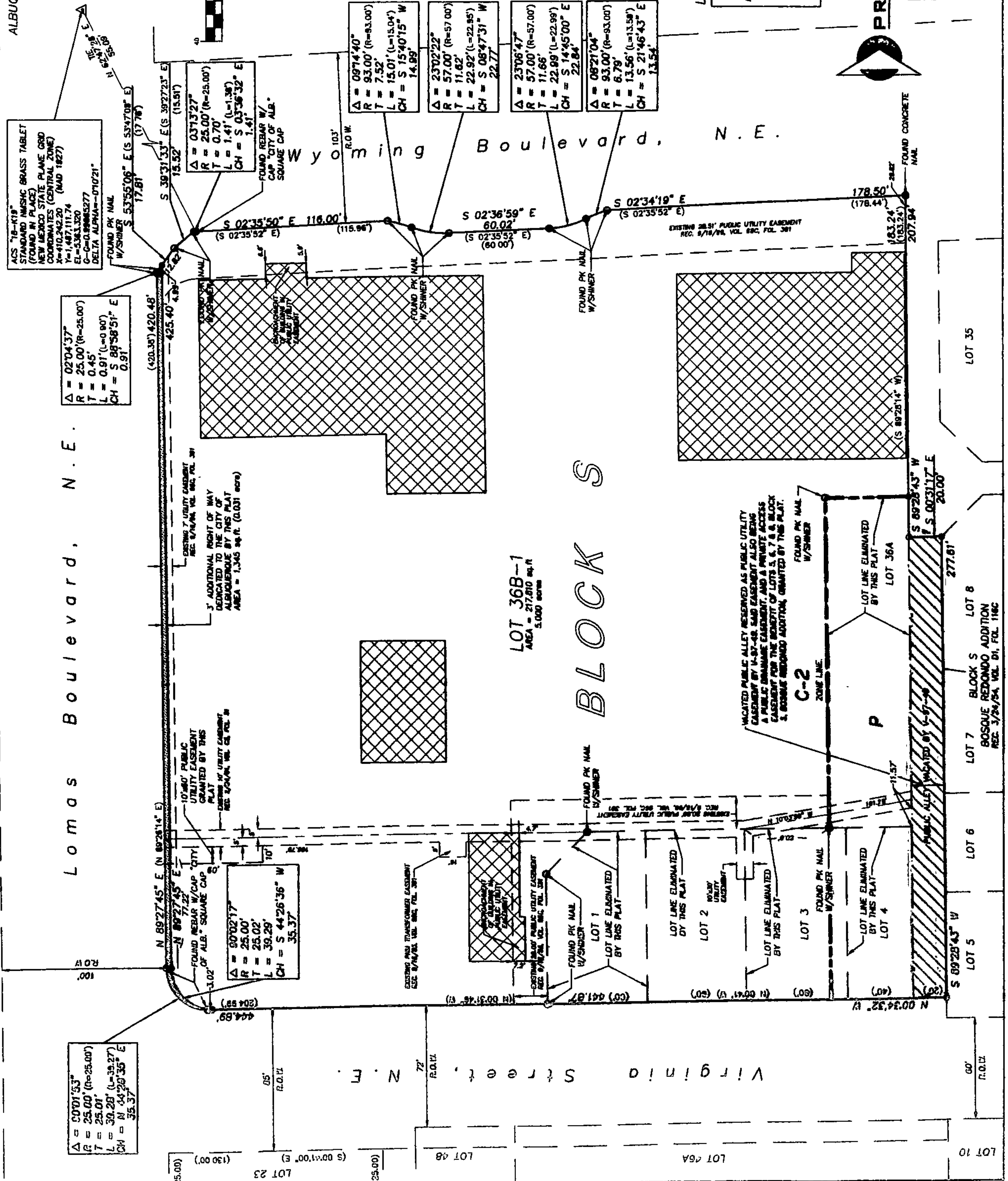
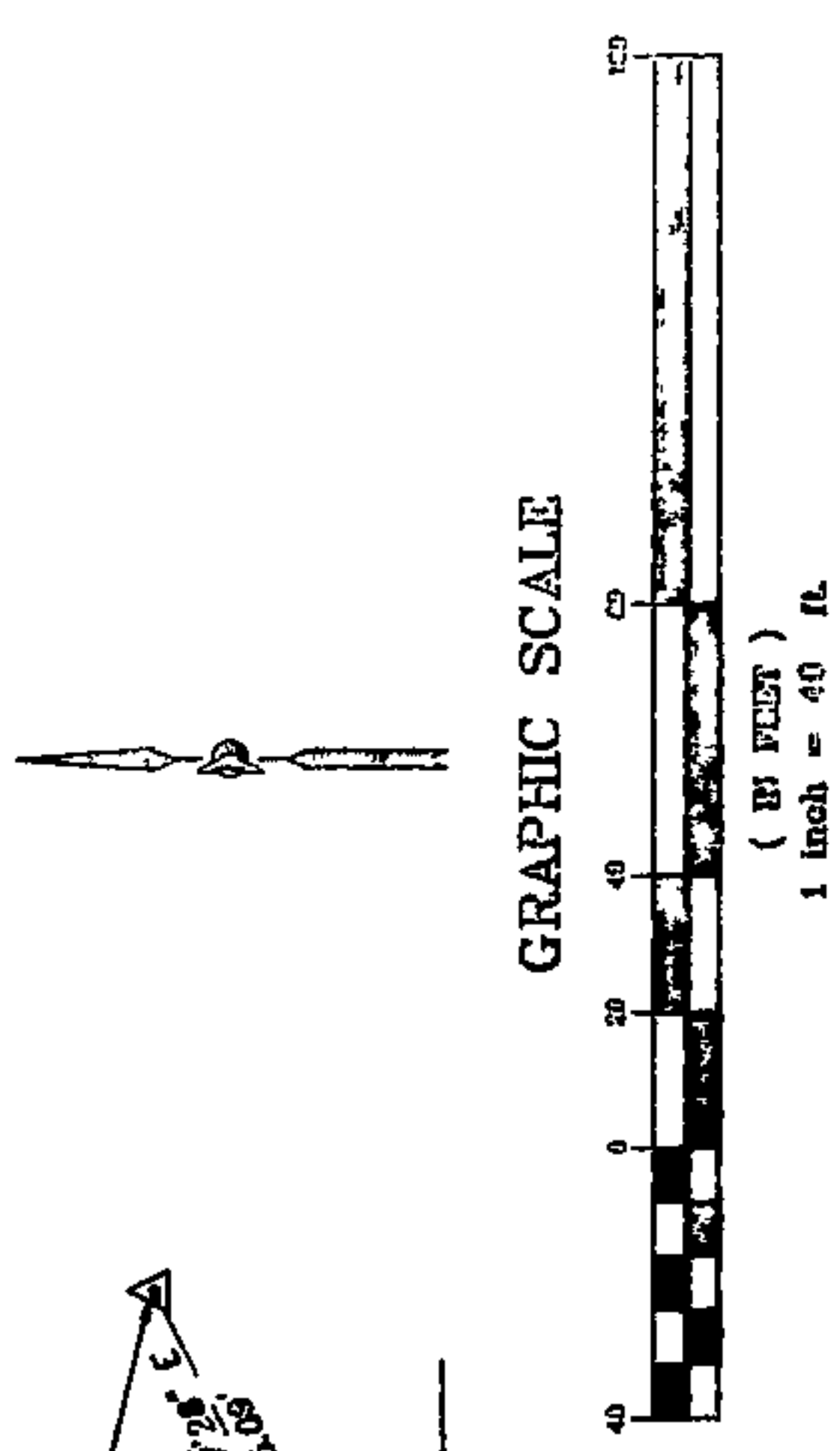
JN: 29040
RRB/jdn/cla

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

VACATION EXHIBIT

1998052702
 Page 1 of 2
 08/25/1998 01:08P
 Job: D. Woodbury
 Date: 12/00
 DRB-300-PP-00

PLAT OF
LOT 36B-1, BLOCK S OF
BOSQUE REDONDO ADDITION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST 1997



$\Delta = 50'01'53''$
 $R = 25.00'$ (R=25.00)
 $T = 25.01'$ (L=39.27)
 $L = 39.28'$ (L=39.27)
 $CH = N 44'28'35'' E$
 $35.37'$

$\Delta = 50'02'17''$
 $R = 25.00'$
 $T = 25.02'$
 $L = 39.29'$
 $CH = S 44'26'36'' W$
 $35.37'$

$\Delta = 02'04'37''$
 $R = 25.00'$ (R=25.00)
 $T = 0.45'$
 $L = 0.91'$ (L=0.90)
 $CH = S 88'58'51'' E$
 $0.91'$

ACS 74-418
 STANDARD MASHC BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE GRID
 COORDINATES (CENTRAL ZONE)
 $X = 410,242.20$
 $Y = 1,487,111.74$
 $EL = 5363.320$
 $G = 0.99865277$
 $\Delta = 01'02'21''$
 FOUND PK NAIL
 W/SURVEYOR

$\Delta = 03'13'27''$
 $R = 25.00'$ (R=25.00)
 $T = 0.70'$
 $L = 1.41'$ (L=1.38)
 $CH = S 03'36'32'' E$
 $1.41'$
 FOUND REBAR W/
 CAP "CITY OF ALB."

$\Delta = 08'74'40''$
 $R = 93.00'$ (R=93.00)
 $T = 7.52'$
 $L = 15.01'$ (L=15.04)
 $CH = S 15'40'15'' W$
 $14.99'$

$\Delta = 23'02'22''$
 $R = 57.00'$ (R=57.00)
 $T = 11.62'$
 $L = 22.92'$ (L=22.95)
 $CH = S 08'47'31'' W$
 $22.77'$

$\Delta = 23'06'47''$
 $R = 57.00'$ (R=57.00)
 $T = 11.66'$
 $L = 22.99'$ (L=22.99)
 $CH = S 14'45'00'' E$
 $22.84'$

$\Delta = 08'21'04''$
 $R = 93.00'$ (R=93.00)
 $T = 6.79'$
 $L = 13.56'$ (L=13.58)
 $CH = S 21'46'43'' E$
 $13.54'$

LEGEND
 N 90°00'00" E
 RECORDED BEARINGS AND DISTANCES
 SHOWN IN PARENTHESES
 MEASURED BEARING AND DISTANCES
 FOUND AND USED MONUMENT
 AS DESIGNATED
 DENOTES REBAR WITH CAP "PS 11993"
 SET BY THIS SURVEY—UNLESS NOTICED
 OTHERWISE

PRECISION SURVEYS, INC.

SEE COORD. BLVD. REV. DATE: N/A
 ALBUQUERQUE, NEW MEXICO 07120
 PHONE: 505-263-8800
 FAX: 505-263-8800

DRB CASE NO. **97-162**
 SHEET 2 OF 2

98C-30(a)

PROPOSED EASEMENT

FLAT OF
LOT 36B-1-A, BLOCK S
BOSQUE REDONDO ADDITION
 (BEING A REPLAT OF LOT 36B-1, BOSQUE REDONDO ADDITION)
 SITUATE WITHIN
 SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2010

Albuquerque Central Station Monument "17-K19"
 New Mexico State Plane Coordinates
 (Central Zone, NAD 83)
 Easting = 1,548,635.685
 Northing = 5344,369 (NAVD 1988)
 Delta Alpha = -007034.73
 Ground to Grid Factor = 0.999857877

LOMAS BOULEVARD
 N.E.
 Existing 100' R/W

WYOMING BOULEVARD
 N.E.
 Existing 103' R/W

LOT 36B-1-A
 4.9986 Ac

BLOCK S
BOSQUE REDONDO ADDITION

VIRGINIA STREET
 N.E.
 Existing 72' R/W

BLOCK S
BOSQUE REDONDO ADDITION
 Filed 3/24/54 in Volume D1 Folio 118C

Additional Public Street Right of Way to the City of Albuquerque in fee simple with warranty easements by this plat (0.0017 ac)

Existing 4' remainder of 7' Public Utility Easement granted per plat filed 9/18/86 in Vol 96C, Folio 391 (N8927.45°E 425.40')

Additional 6' Public Utility Easement granted by this plat

Existing remainder of 10 x 60' Public Utility Easement per plat filed 3/23/86 in Vol 96C, Folio 391 VACATED BY 100RB-70096 (Cross hatched area)

Existing 10' Utility Easement per plat filed 2/24/81 in Vol C5 Folio 51 VACATED BY 100RB-70096 (Cross hatched area)

Existing 15 x 8' P.U. Transformer Easement per plat filed 9/16/86 in Vol 96C, Folio 391 VACATED BY 100RB-70096 (Cross hatched area)

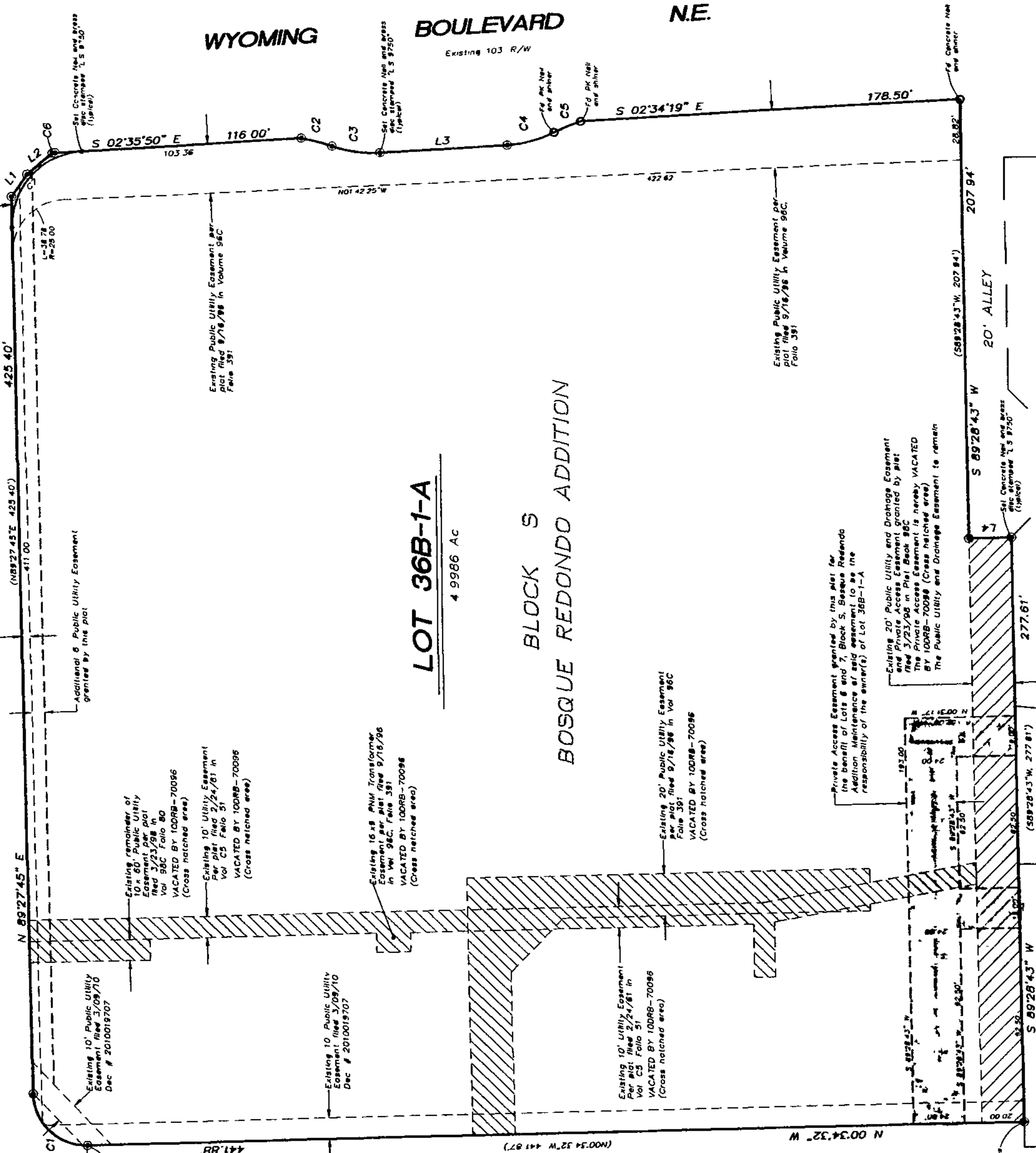
Existing 20' Public Utility Easement per plat filed 9/16/86 in Vol 96C, Folio 391 VACATED BY 100RB-70096 (Cross hatched area)

Existing 10' Utility Easement per plat filed 2/24/81 in Vol C5 Folio 51 VACATED BY 100RB-70096 (Cross hatched area)

Private Access Easement granted by this plat for the minimum lot width of 7' Block S, Bosque Redondo. The Public Utility and Drainage Easement to remain the responsibility of the owner(s) of Lot 36B-1-A.

Existing 20' Public Utility and Drainage Easement and Private Access Easement granted by plat filed 3/23/86 in Plat Block 89C BY 100RB-70096 (Cross hatched area). The Public Utility and Drainage Easement to remain.

Set Concrete Net and Brass die stamped L S 9750 (typical)



96C-391(1)

96102262

PLAT OF
LOTS 36B, 36C AND 36D, BLOCK S
BOSQUE REDONDO ADDITION
WITHIN SECTION 19, TOWNSHIP 10 NORTH
RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 1996

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record
at _____ o'clock _____ m. Recorded in _____
of records of said County Folio 391

APPROVED AND ACCEPTED BY:

FOR	CITY SURVEYOR	<i>[Signature]</i>	9-3-96
	PLANNING DIRECTOR	<i>[Signature]</i>	9-10-96
	CITY ENGINEER	<i>[Signature]</i>	9-10-96
	A.M.P.P.A.	<i>[Signature]</i>	9-10-96
	TRAFFIC ENGINEER	N/A	
	PROPERTY MANAGEMENT	<i>[Signature]</i>	9-10-96
	WATER RESOURCES	<i>[Signature]</i>	9-10-96
	PARKS AND RECREATION Design & Development	<i>[Signature]</i>	9-5-96
	P.U. ELECTRIC SERVICES	<i>[Signature]</i>	9-5-96
	U.S. WEST COMMUNICATIONS, INC.	<i>[Signature]</i>	9-5-96
	JONES INTERCABLE	<i>[Signature]</i>	9-5-96
	P.N.M. GAS SERVICES	<i>[Signature]</i>	

This is To Certify That Taxes Are Current And Paid On
1-019-057-519-503-11518 / 1-019-057-497-504-11520
U.P.C NUMBER

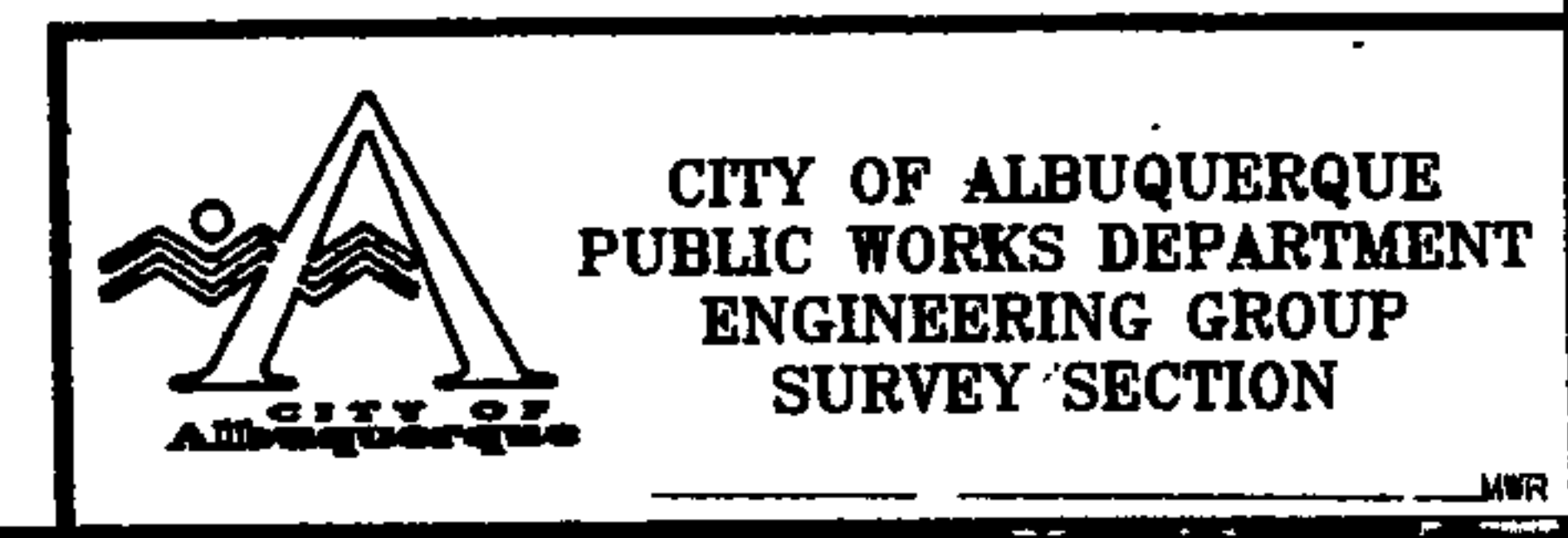
[Signature]
PROPERTY OWNER OF RECORD
[Signature]
BERNALILLO COUNTY TREASURER'S OFFICE

SURVEYORS CERTIFICATE

I Daniel C. Montano, City Surveyor for the City of Albuquerque and Professional Surveyor, hereby certify that this plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and meets the Minimum Standards for surveys in New Mexico and is true to the best of my knowledge and belief.

[Signature] 083046
Daniel C. Montano
N.M.P.S. No. 5340
DATE

SHEET 1 OF 2



DISCLOSURE STATEMENT

The purpose of this plat is to combine the remaining portion of Lot 36, Block S, Bosque Redondo Addition, a vacated portion of Wyoming Blvd. N.E. and a portion of vacated 20' alley into three lots to acquire additional street right-of-way as shown hereon.

LEGAL DESCRIPTION

A parcel of land situate within the Bosque Redondo Addition to the City of Albuquerque, New Mexico, being and comprising all of Lot 36, Block S, said Addition filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 24, 1954, in volume D1, folio 118, together with all of the vacated 20' alley as per city commission vacation ordinance number 1847, a portion of vacated Wyoming Boulevard N.E. as per city commission vacation ordinance number 2082, and EXCEPTING all of Lot 36A, Block S, Bosque Redondo Addition filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 24, 1961, in volume C5, folio 51 and being more particularly described by New Mexico State Plane Grid Bearings and ground distances as follows:

Commencing at City of Albuquerque Control Monument 18-K18 having New Mexico State Plane Grid N.A.D. 1927 Coordinates of X=410,242.20 Y=1,487,111.74; Thence S 82°47'28" W, a distance of 55.09 feet to the POINT OF BEGINNING being a point on the easterly boundary of said vacation of Wyoming Boulevard N.E. (now being the current westerly right-of-way line of Wyoming Boulevard N.E.);

Thence, S 02°35'52" E along said westerly right-of-way line, a distance of 428.17 feet to the intersection of said westerly right-of-way line and the easterly projection of the northerly right-of-way line of a 20' alley;

Thence, S 89°28'14" W along said easterly projection and said northerly right-of-way line, a distance of 183.24 feet to the southeast corner of said Lot 36A;

Thence, N 00°31'48" W along the easterly boundary of said Lot 36A, a distance of 50.00 feet to the northeast corner of said Lot 36A;

Thence, S 88°28'14" W along the northerly boundary of said Lot 36A, a distance of 200.00 feet to the northwest corner of said Lot 36A;

Thence, N 00°31'48" W along the easterly boundary of Lots 3, 2 and 1 of said Bosque Redondo Addition filed on February 24, 1961, a distance of 145.00 feet;

Thence, N 45°31'48" W along the northeasterly boundary of said Lot 1, a distance of 35.38 feet;

Thence, S 89°28'14" W along the northerly boundary of said Lot 1, a distance of 77.50 feet to the easterly right-of-way line of Virginia Street N.E.;

Thence, N 00°31'48" W along said easterly right-of-way line, a distance of 204.88 feet to a point of curve;

Thence, northeasterly along said curve, (said curve being concave to the southeast, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord of N 44°28'14" E, a distance of 35.38 feet) a distance of 39.27 feet to a point of tangent on the southerly right-of-way line of Lomas Boulevard N.E.;

Thence, N 88°28'14" E along said southerly right-of-way line and its easterly projection said easterly projection being the northerly boundary of said vacated portion of Wyoming Boulevard N.E. (now being the current southerly right-of-way line of Lomas Boulevard N.E.), a distance of 420.38 feet to a point of curve;

Thence, southeasterly along said curve, (said curve being concave to the southwest, having a radius of 23.00 feet a central angle of 89°55'54" and a chord of S 48°33'48" E, a distance of 34.71 feet) a distance of 38.37 feet to the POINT OF BEGINNING and containing 4.1880 acres (182428 square feet) more or less. Now being and comprising Lots 36B, 36C and 36D, Block S, Bosque Redondo Addition as shown and designated hereon.

OWNER'S CERTIFICATE

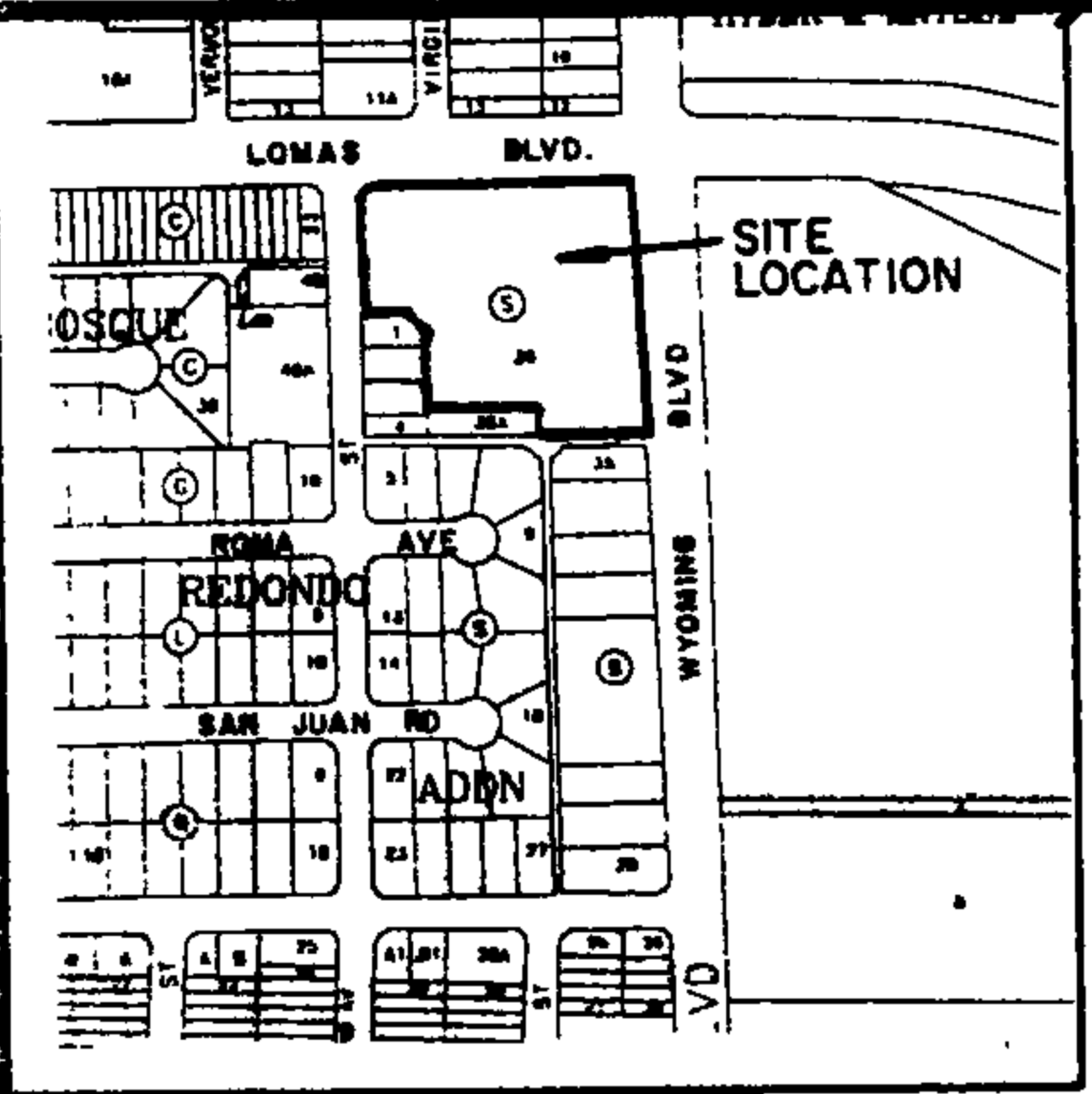
The survey shown hereon is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof; and hereby grant utility easements as shown hereon; said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this platting is their free act and deed.

LOT 12-A, BLOCK 18, EMIL MANN ADDITION
Bosque Vista LTD. Co. (A Limited Liability Company)
[Signature] 9-20-96
James W. Rogers Jr. DATE
Manager

ACKNOWLEDGEMENTS

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }
On this 30th day of August, 1996, this instrument was acknowledged before me, a Notary Public, by James W. Rogers Jr., Manager for Bosque Vista Ltd. Co. (a Limited Liability Company), on the behalf of said Company.

Nov. 18, 1997
My Commission Expires
[Signature]
NOTARY PUBLIC.
OFFICIAL SEAL
DANIEL C. MONTANO
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 11-18-97



LOCATION MAP
Zone Atlas Map No. K-19-2

SUBDIVISION DATA

- 1) DRB Case number: DRB-96-301 424
- 2) Zone Atlas Map number: K-19-2
- 3) Gross acreage: 4.1880 Acres
- 4) Total lots created: 3 Lots
- 5) Mileage of streets created: 0 Acres
- 6) Utility Council Log Number: 96061113460426

NOTES:

1. All property corners shown thus \blacksquare are 5/8" rebar with a 3" by 3" plastic cap marked "CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT SURVEY SECTION, SURVEY MARKER, P S 5340" unless otherwise indicated.
2. This plat was compiled from plats of record filed for record in the office of the County Clerk of Bernalillo County. Record documents are listed as follows: BOSQUE REDONDO ADDITION filed on March 24, 1954, in volume D1, folio 118; BOSQUE REDONDO ADDITION filed on February 24, 1961, in volume C5, folio 51; First American Title Insurance Company commitment number UT10357E95 dated October 5, 1995, and United Title Company of New Mexico commitment number UT10357E95 dated October 5, 1995. NOTE: All bearings and distances shown within parentheses are referenced to above mentioned plats of record.
3. All distances are ground distances unless otherwise indicated.
4. All bearings are New Mexico State Plane Grid bearings as established by field traverse occupying Albuquerque Control Survey Station "18-L18" back-sighting Albuquerque Control Survey Station "17-L19" as published by the City of Albuquerque Survey Section.
5. Plat shows all easements made known to me by the City of Albuquerque Real Property Division, utility companies or other parties expressing an interest in said property.
6. Exiting Building sets up to 0.7' into vacated portion of Wyoming Blvd as shown hereon.
7. Exiting Building sets up to 7.1' into vacated 20' alley as shown hereon.

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 overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- 2) The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- 3) U.S. West for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to the above ground pedestals and closures.
- 4) Jones Intercable for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

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 easements, 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 purpose set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected 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, within, or near easements shown on this plat.

By approving this document, the utility companies do not waive or release any easement rights which may have been granted by prior plat, reprint or document, except as noted hereon.

96C-391(1)

96C-391(1)

96C-391(1)

96C-391(2)

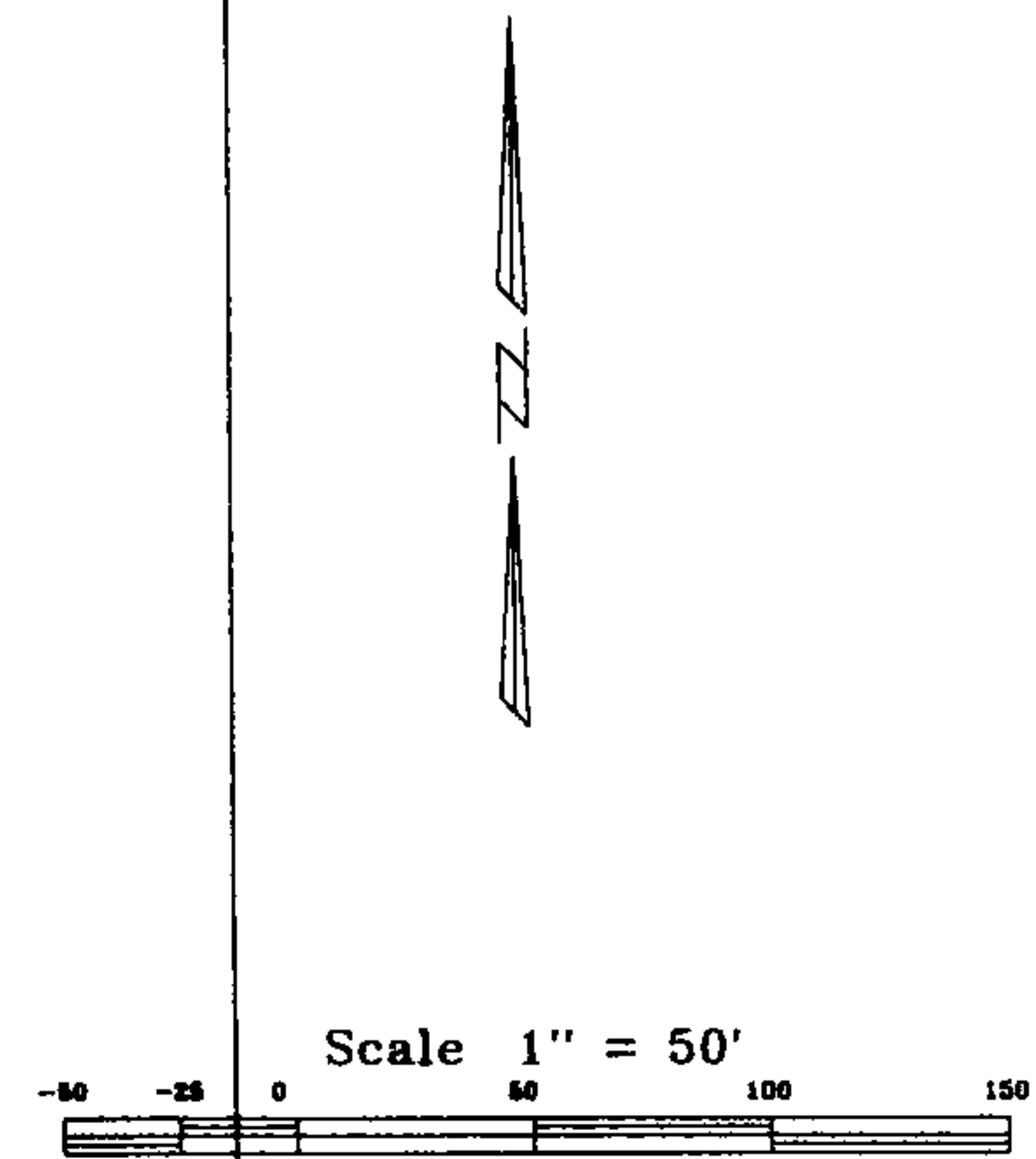
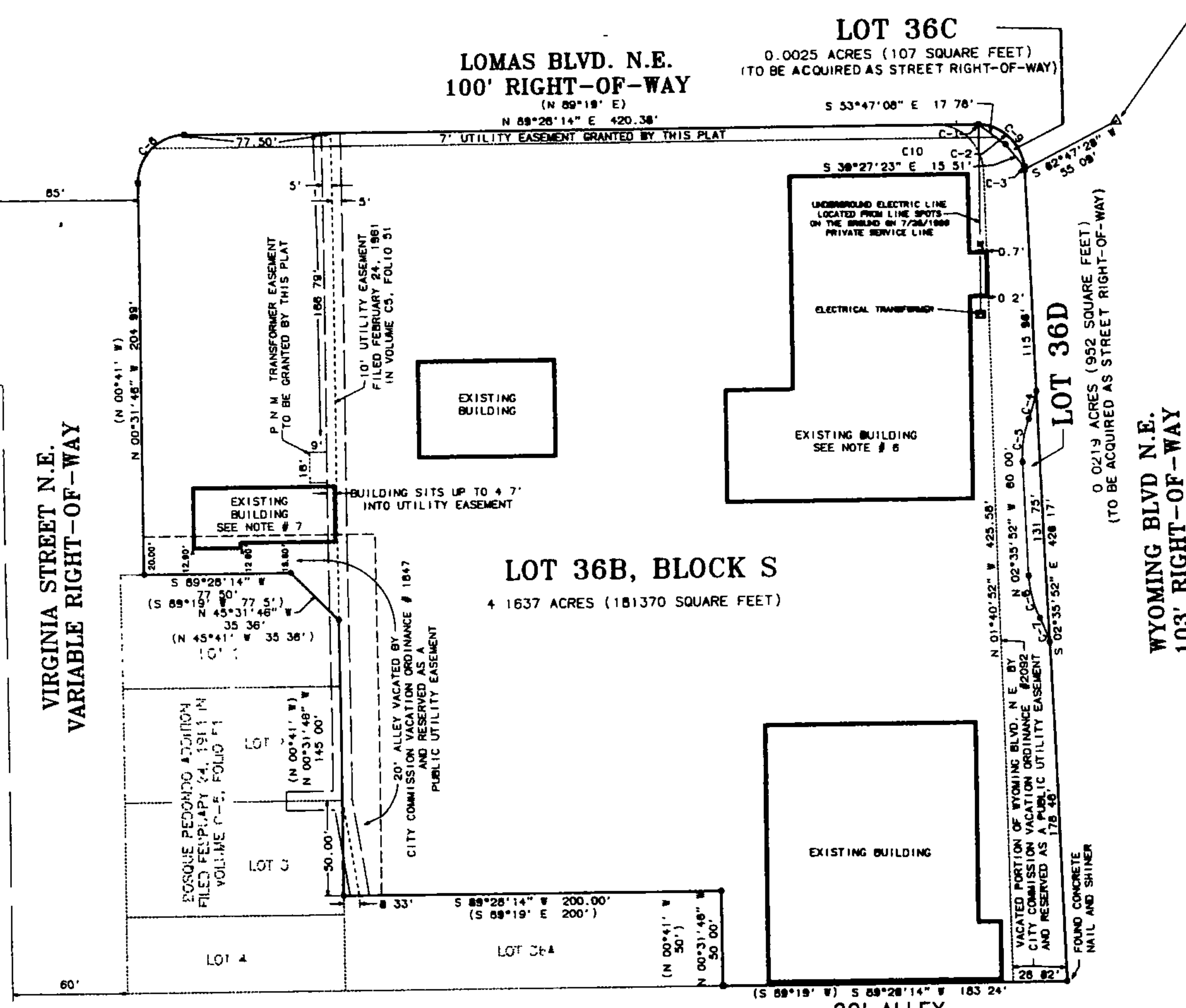
96C-391(2)

Curve Name	Delta	Radius	Length	Bearing	Chord	Tangent
C-1	D = 02°03'54"	25.00	0.90	S 89°29'49" E	0.90	0.45
C-2	D = 82°42'13"	25.00	36.09	S 47°08'46" E	33.03	22.00
C-3	D = 03°09'47"	25.00	1.36	S 04°10'46" E	1.36	0.69
C-4	D = 09°15'05"	93.00	15.02	S 15°41'56" W	15.00	7.52
C-5	D = 23°04'26"	57.00	22.85	S 08°47'13" W	22.80	11.64
C-6	D = 23°06'02"	57.00	22.96	S 14°41'04" E	22.83	11.65
C-7	D = 08°22'26"	93.00	13.59	S 21°38'17" E	13.56	6.81
C-8	D = 90°00'00"	25.00	36.27	S 44°28'14" E	35.36	25.00
C-9	D = 87°55'54"	25.00	36.37	S 48°33'48" E	34.71	24.11
C-10	D = 88°50'54"	25.00	36.77	N 46°08'19" W	35.00	24.50

PLAT OF 96102262
 LOTS 36B, 36C AND 36D, BLOCK S
 BOSQUE REDONDO ADDITION
 WITHIN SECTION 19, TOWNSHIP 10 NORTH
 RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 1996

State of New Mexico) SS
 County of Bernalillo)
 This instrument was filed for record on
 9:56 SEP 2 1996 auc
 of records of sec. 1996 391
 Clerk & Recorder
 Deputy Clerk

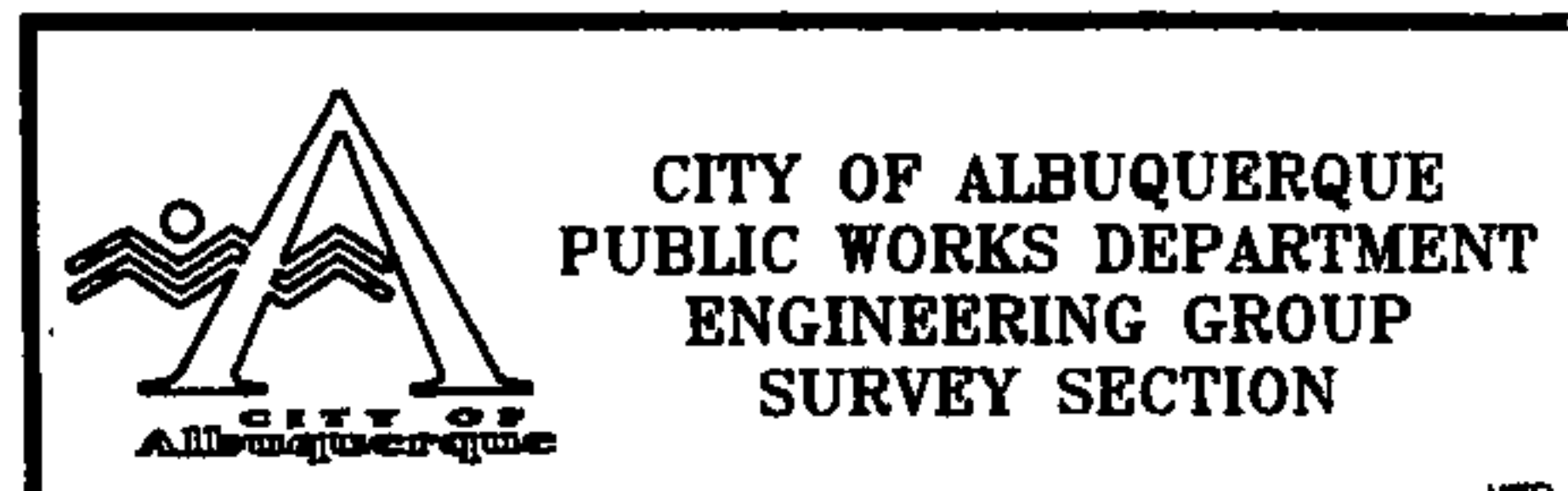
ALBUQUERQUE CONTROL SURVEY
 MONUMENT 18-K19
 NEW MEXICO STATE PLANE
 GRID COORDINATES
 CENTRAL ZONE, NAD 1927
 X = 410,242.20
 Y = 1,487,111.74
 GR/G FACTOR = 0.99985277
 DELTA ALPHA = -00°10'21"
 NGVD 1929 ELEVATION = 5363.320



SURVEYORS CERTIFICATE

I, Daniel C. Montano, City Surveyor for the City of Albuquerque and Professional Surveyor, hereby certify that this plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and meets the Minimum Standards for surveys in New Mexico and is true to the best of my knowledge and belief.

Daniel C. Montano 083096
 Daniel C. Montano DATE
 N.M.P.S. No. 5340



- SET PK NAIL AND SHINER UNLESS OTHERWISE INDICATED
- SET 5/8" REPAR WITH CAP SEE NOTE 1

96C-391(2)

96C-391(2)

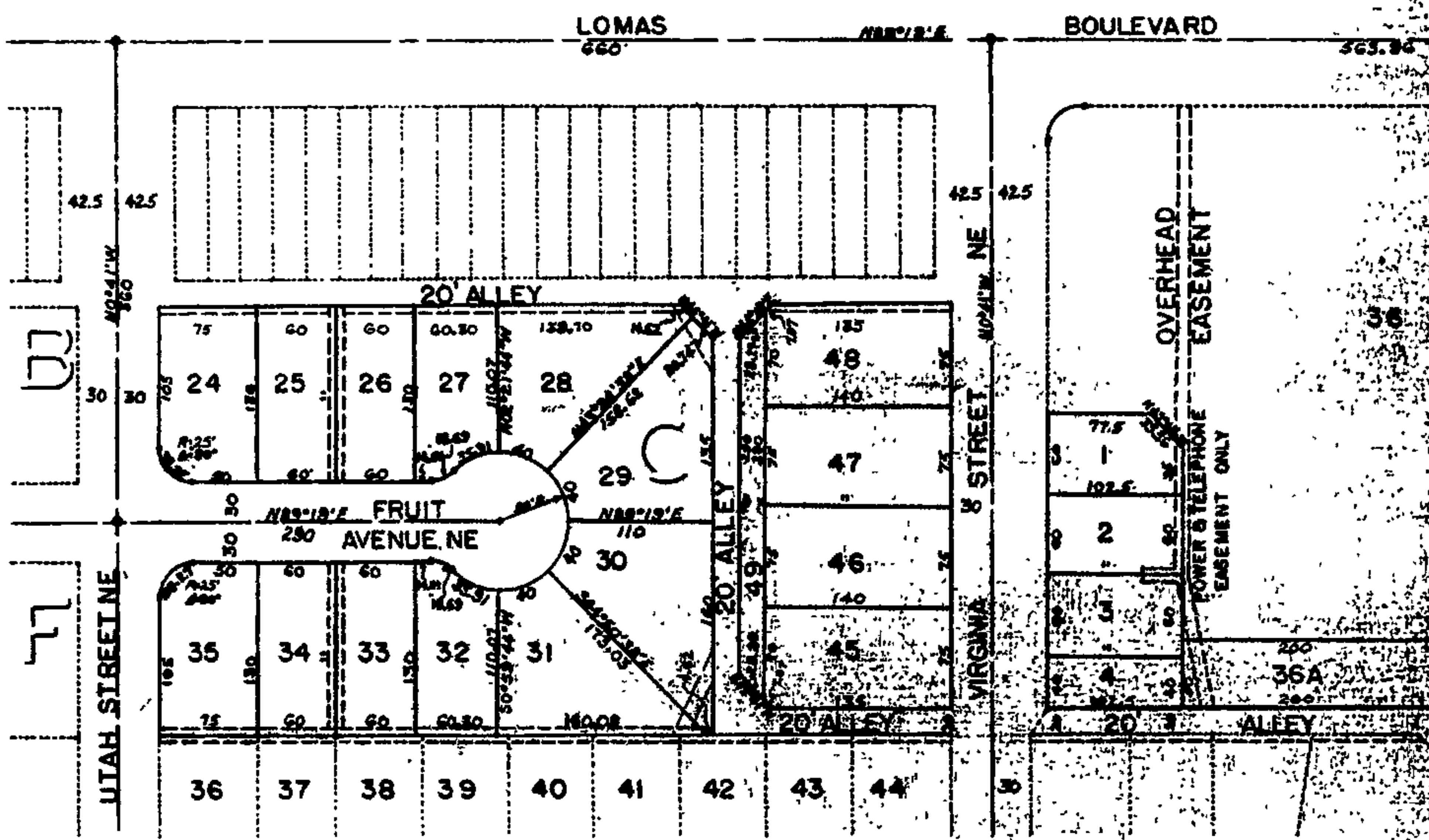
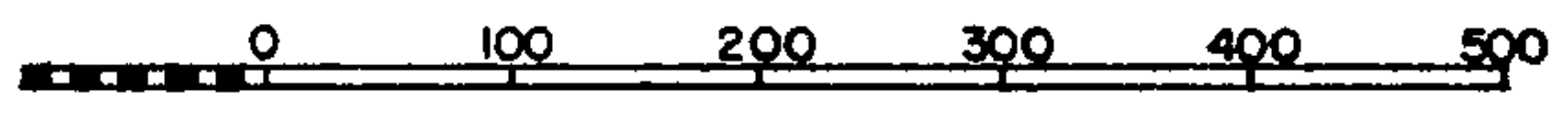
STATEMENT

The subdivision shown hereon is a replat of a certain tract of land lying within the Northeast Quarter of the Northeast Quarter of Section 19, Township 10 North, Range 4 East, New Mexico Principal Meridian; and is more particularly described by metes-and-bounds as follows: Beginning, for a tie, at the Northeast Corner of Said Section and bearing S89°19'W along the North Boundary of Said Section for a distance of 1193.96 feet to a point; thence bearing S0°41'E for a distance of 200.00 feet to the Northwest Corner and Point of Beginning of the tract herein described; thence bearing N89°19'E for a distance of 600.00 feet to the Northeast Corner of the tract herein described; thence bearing S0°41'E for a distance of 80.00 feet to a point; thence bearing N89°19'E for a distance of 150.00 feet to a point; thence bearing S45°41'E for a distance of 35.36 feet to a point; thence bearing S0°41'E for a distance of 215.00 feet to the Southeast Corner of the tract herein described; thence bearing S89°19'W for a distance of 775.00 feet to the Southwest Corner of the tract herein described; thence bearing N0°41'W for a distance of 320.00 feet to the Northwest Corner and Point of Beginning of the tract herein described. Said tract has been platted and subdivided into Blocks, Lots, Streets, and Public Utility Easements as it appears hereon. That the owners of the property do hereby dedicate easements shown on the plat, including easements for overhang of service wires for pole-type utilities. Also included are easements for underground or buried service wires or utilities, including the right of ingress or egress and rights to trim interfering trees. Said tract of land platted hereon shall henceforth be known as Portions of Blocks C and S of the Bosque Redondo Addition to the City of Albuquerque, New Mexico; and said plat was done with the consent and in accord with the desires of the undersigned owners and proprietors thereof.

REPLAT OF PORTIONS OF BLOCKS C, G, BS AND THE ELIMINATION OF BLOCK G OF THE BOSQUE REDONDO ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO

J. E. PINO
OCTOBER 1960
SCALE
1" = 100'

For partial vacat...
of plat see Vol. M...
page 423



State of New Mexico
County of Bernalillo
This instrument is filed for record in the Public Records of the County of Bernalillo, New Mexico, on this 12th day of September, 1960.

ATTEST:
By Donald R. Hesselde Secretary
By Donald R. Hesselde President
Mary Ann Kelleher Rogers
OWNERS AND PROPRIETORS

ACKNOWLEDGEMENTS:

State of New Mexico }
County of Bernalillo } SS
On this 12th day of September, 1960, before me, a notary public in and for Said County, personally appeared Donald R. Hesselde, personally known to me, who being duly sworn, did say that he is the President of Homes, Inc., a corporation organized under the laws of the State of New Mexico, and that the seal affixed to said instrument is the Corporate Seal of Said Corporation, and that said instrument was signed and sealed on behalf of Said Corporation, by authority of its Board of Directors, and said Donald R. Hesselde acknowledged said instrument to be the free act and deed of Said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.
My commission expires Feb 14, 1961

John H. Speer
Notary Public

State of New Mexico }
County of Bernalillo } SS
On this 13th day of September, 1960, before me, a notary public in and for Said County, personally appeared S. E. Whitmore and Ruth Collins Whitmore, to me known to be the persons described in the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.
My commission expires My Commission Expires April 12, 1964

Mary Ann Kelleher Rogers
Notary Public

State of New Mexico }
County of Bernalillo } SS
On this 13th day of September, 1960, before me, a notary public in and for Said County, personally appeared Mary Ann Kelleher Rogers, to me known to be the person described in the foregoing instrument and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.
My commission expires My Commission Expires April 12, 1964

Mary Ann Kelleher Rogers
Notary Public

CERTIFICATIONS:
This is to certify that I am a Registered P.E. & L.S. in the State of New Mexico, and that the replat as it appears hereon was prepared by me from the original plat, and that the plat shown hereon is true and correct to the best of my knowledge and belief.

by J. E. Pino
P.E. & L.S. No. 1627
I, Ida V. Malone, City Clerk of the City of Albuquerque, New Mex., hereby certify that the plat upon which this certificate appears was approved and accepted for filing by the City Commission of said City at its meeting held on the 12th day of September, 1960.

APPROVALS:
Approved: [Signature] day of Sept. 1960
CITY ENGINEERING DEPARTMENT
Albuquerque, New Mexico

Approved: [Signature] day of Sept. 1960
CITY ENGINEER
Albuquerque, New Mexico

Approved: [Signature] day of Sept. 1960
CITY PUBLIC WORKS DEPARTMENT
Albuquerque, New Mexico

Approved: [Signature] day of Sept. 1960
CITY PARKS DEPARTMENT
Albuquerque, New Mexico

Approved: [Signature] day of Sept. 1960
CITY PLANNING COMMISSION
Albuquerque, New Mexico

Approved: [Signature] day of Sept. 1960
CITY PLANNING COMMISSION
Albuquerque, New Mexico

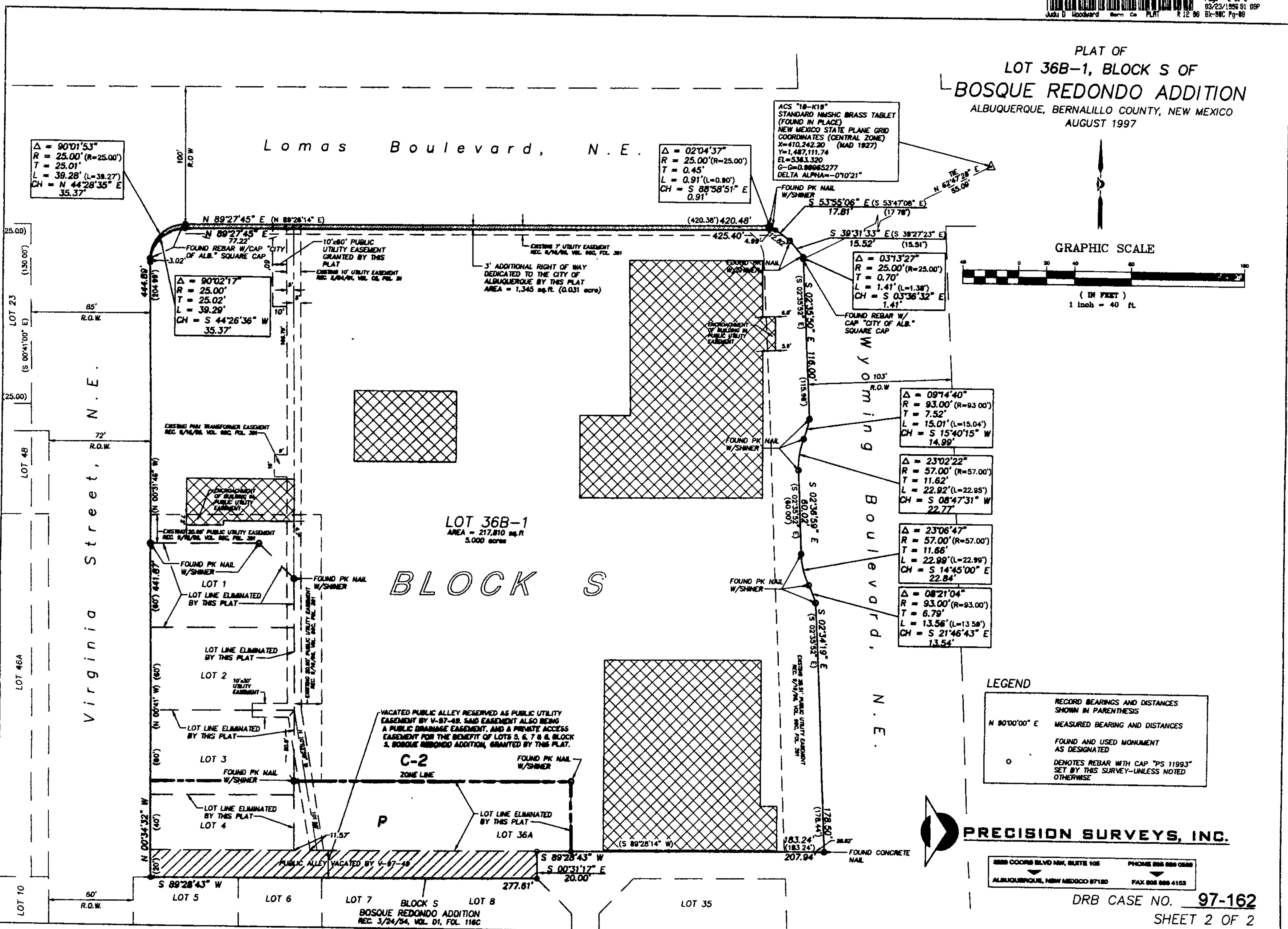


PLAT OF
 LOT 36B-1, BLOCK S OF
 BOSQUE REDONDO ADDITION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST 1997

Lomas Boulevard, N.E.

Virginia Street, N.E.

Wyoming Boulevard, N.E.



$\Delta = 90^{\circ}01'53''$
 $R = 25.00'$ (R=25.00')
 $T = 25.01'$
 $L = 39.28'$ (L=39.27')
 $CH = N 44^{\circ}28'35'' E$
 $35.37'$

$\Delta = 02^{\circ}04'37''$
 $R = 25.00'$ (R=25.00')
 $T = 0.45'$
 $L = 0.91'$ (L=0.90')
 $CH = S 89^{\circ}58'51'' E$
 $0.91'$

ACS "18-K19"
 STANDARD NMASHC BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE GRID
 COORDINATES (CENTRAL ZONE)
 $X = 410,242.20$ (NAD 1927)
 $Y = 4,487,111.74$
 $EL = 5,363.320$
 $G = 0.89665277$
 $\Delta = 07^{\circ}02'21''$

$\Delta = 90^{\circ}02'17''$
 $R = 25.00'$
 $T = 25.02'$
 $L = 39.29'$
 $CH = S 44^{\circ}26'36'' W$
 $35.37'$

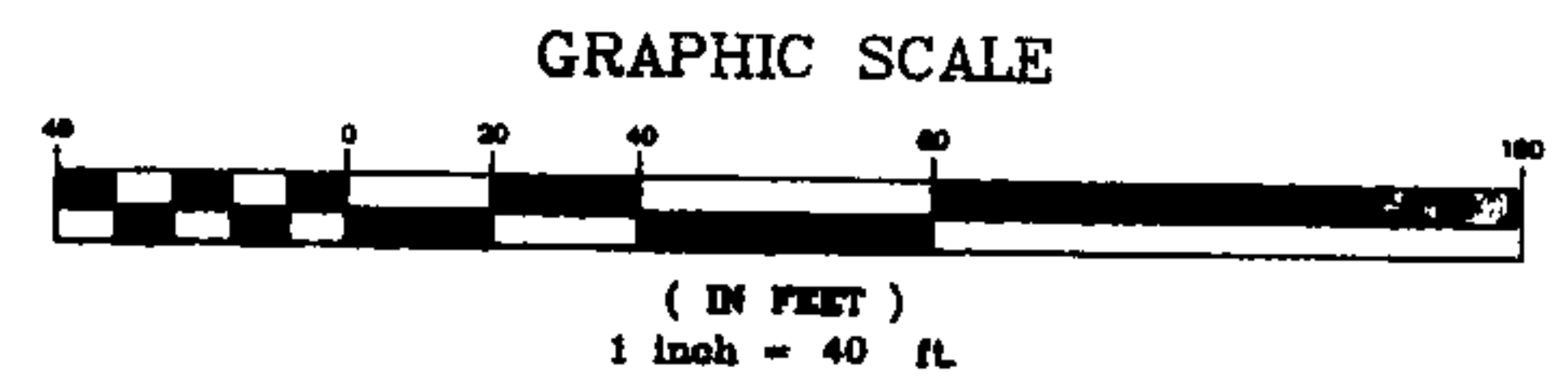
$\Delta = 03^{\circ}13'27''$
 $R = 25.00'$ (R=25.00')
 $T = 0.70'$
 $L = 1.41'$ (L=1.38')
 $CH = S 03^{\circ}36'32'' E$
 $1.41'$

$\Delta = 09^{\circ}14'40''$
 $R = 93.00'$ (R=93.00')
 $T = 7.52'$
 $L = 15.01'$ (L=15.04')
 $CH = S 15^{\circ}40'15'' W$
 $14.99'$

$\Delta = 23^{\circ}02'22''$
 $R = 57.00'$ (R=57.00')
 $T = 11.62'$
 $L = 22.92'$ (L=22.95')
 $CH = S 08^{\circ}47'31'' W$
 $22.77'$

$\Delta = 23^{\circ}06'47''$
 $R = 57.00'$ (R=57.00')
 $T = 11.66'$
 $L = 22.99'$ (L=22.99')
 $CH = S 14^{\circ}45'00'' E$
 $22.84'$

$\Delta = 08^{\circ}21'04''$
 $R = 93.00'$ (R=93.00')
 $T = 6.79'$
 $L = 13.56'$ (L=13.58')
 $CH = S 21^{\circ}46'43'' E$
 $13.54'$



LEGEND
 RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
 N 90°00'00" E MEASURED BEARING AND DISTANCES
 FOUND AND USED MONUMENT AS DESIGNATED
 DENOTES REBAR WITH CAP "PS 11993" SET BY THIS SURVEY—UNLESS NOTED OTHERWISE

PRECISION SURVEYS, INC.

8888 COORS BLVD NW, SUITE 106 ALBUQUERQUE, NEW MEXICO 87120
 PHONE 808 888 0588 FAX 808 888 4153

DRB CASE NO. 97-162
 SHEET 2 OF 2

98C-80(2)

gwr

TIERRA WEST, LLC

May 4, 2010

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: VACATION OF PRIVATE ACCESS EASEMENT
LARRY H. MILLER JEEP CHRYSLER DODGE
PROJECT # 1007958
ZONE ATLAS PAGE K-19**

Dear Mr. Cloud:

Tierra West LLC on behalf of Larry H. Miller Jeep Chrysler Dodge, requests approval of the vacation of a private access easement for the above-referenced site. The site is the location of the existing Larry H. Miller auto dealership, which is to be rebuilt later this year. The Site Development Plan for Building Permit was approved at the Environmental Planning Commission October 15, 2009 and the vacation of the highlighted easement is required for the construction of the new building. The easement is shown on the accompanying exhibit.

The easement is located in a previously vacated public alley on the south end of the site which retained a public utility easement along with a public drainage easement and a private access for the benefit of lots 5, 6, 7 & 8, Block S, Bosque Redondo Addition. The only portion of said easement we wish to vacate is the private access portion, leaving the other easements unchanged.

Enclosed are letters from the property owners who benefited from the easement indicating they no longer wish to utilize that easement. The owners for Lots 5 and 8 have access from Virginia Street and another alley respectively. The owners for Lots 6 and 7 will be granted a new private access easement as shown on the proposed plat.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

cc: Pat Joseph – PJ Development Commercial Construction

JN: 29040
RRB/jdn/cla

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

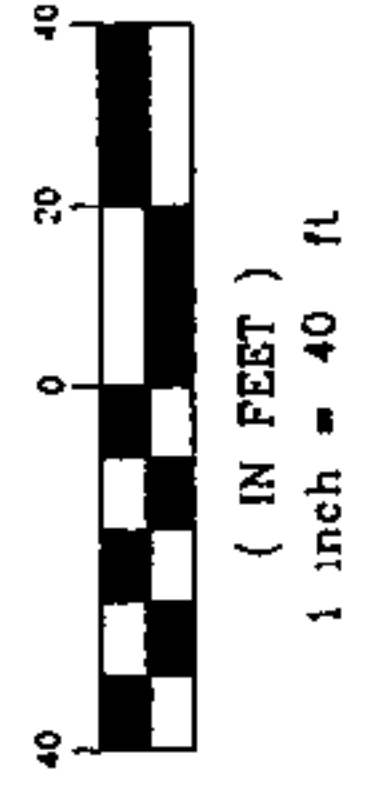
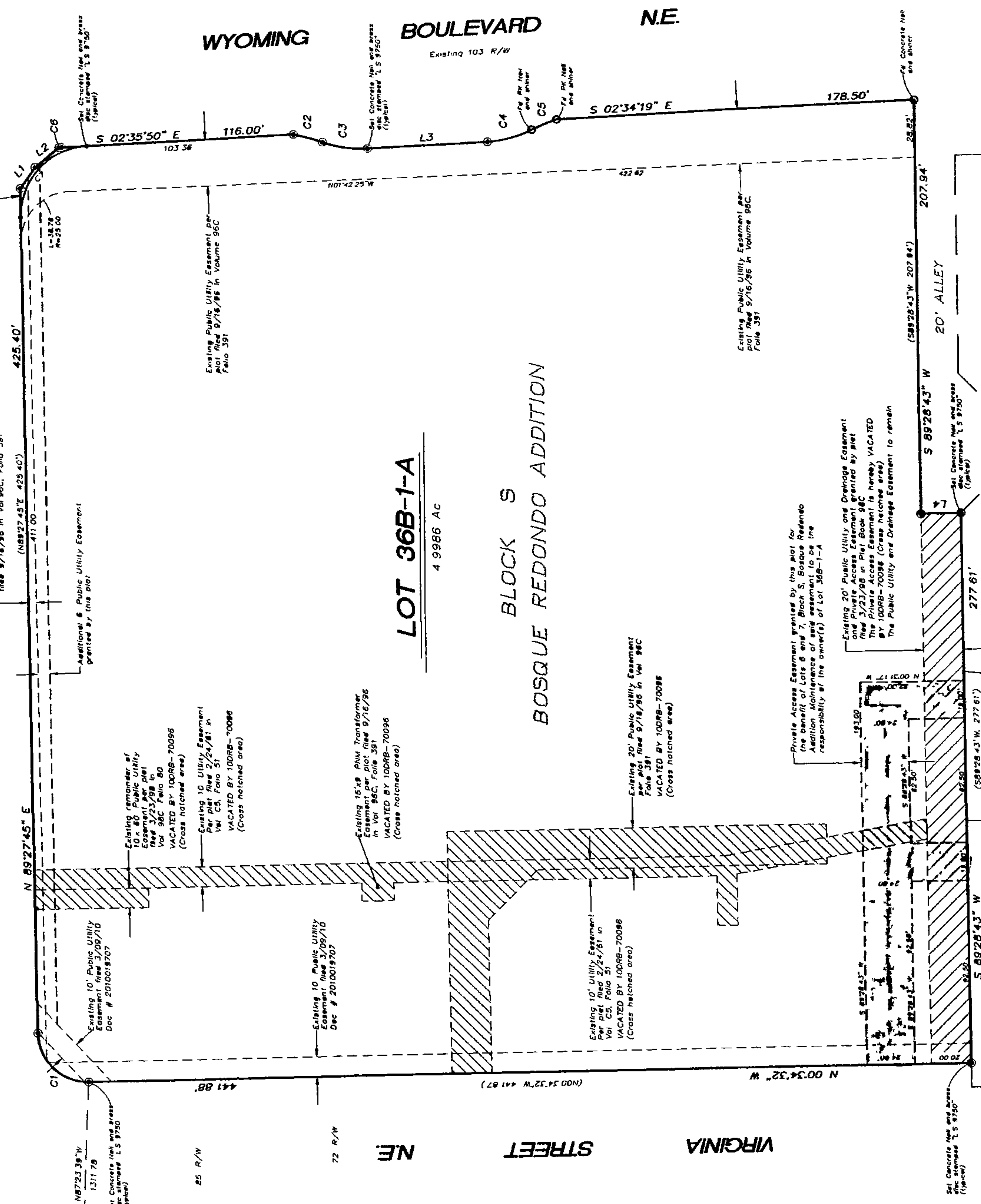
PROPOSED EASEMENT

FLAT OF
LOT 36B-1-A, BLOCK S
BOSQUE REDONDO ADDITION
 (BEING A REPLAT OF LOT 36B-1, BOSQUE REDONDO ADDITION)
 SITUATE WITHIN
 SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2010

Albuquerque Control Station Monument "17-K19"
 New Mexico State Plane Coordinates
 (Central Zone) 47° 20' 51"
 Easting = 1,548,658.086
 Northing = 5,344,389 (NAD 1983)
 Date Alpha = -0070.34
 Ground to Air Factor = 0.999857827

Additional Public Street, right of way, or easement, in fee simple with warranty covenants by this plat (0.0017 Ac.)

LOMAS BOULEVARD NE.
 Existing 100' R/W
 Existing 4' remainder of 7' Public Utility Easement granted per plat filed 9/16/96 in Vol 96C, Folio 391 (N8927.45°E 425.40')



Filed 3/24/10 in Volume D1 Folio 118C

96C-391(1)

96102262

PLAT OF
 LOTS 36B, 36C AND 36D, BLOCK S
 BOSQUE REDONDO ADDITION
 WITHIN SECTION 19, TOWNSHIP 10 NORTH
 RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 1996

State of New Mexico } SS
 County of Bernalillo }
 This instrument was filed for record
 of records of said County Folio 391
 9:56 SEP 16 1996
 At a clock 9:56 m Recorded in 96C
 of records of said County Folio 391

APPROVED AND ACCEPTED BY:

S. P. NUMBER 96-96-200 Clerk & Recorder
 Deputy Clerk

FOR CITY SURVEYOR [Signature] DATE 9-3-96

PLANNING DIRECTOR [Signature] DATE 9-10-96

CITY ENGINEER [Signature] DATE 9-10-96

A.M.P.F. [Signature] DATE 9-10-96

TRAFFIC ENGINEER [Signature] DATE 9-10-96

PROPERTY MANAGEMENT [Signature] DATE 9-10-96

WATER RESOURCES [Signature] DATE 9-10-96

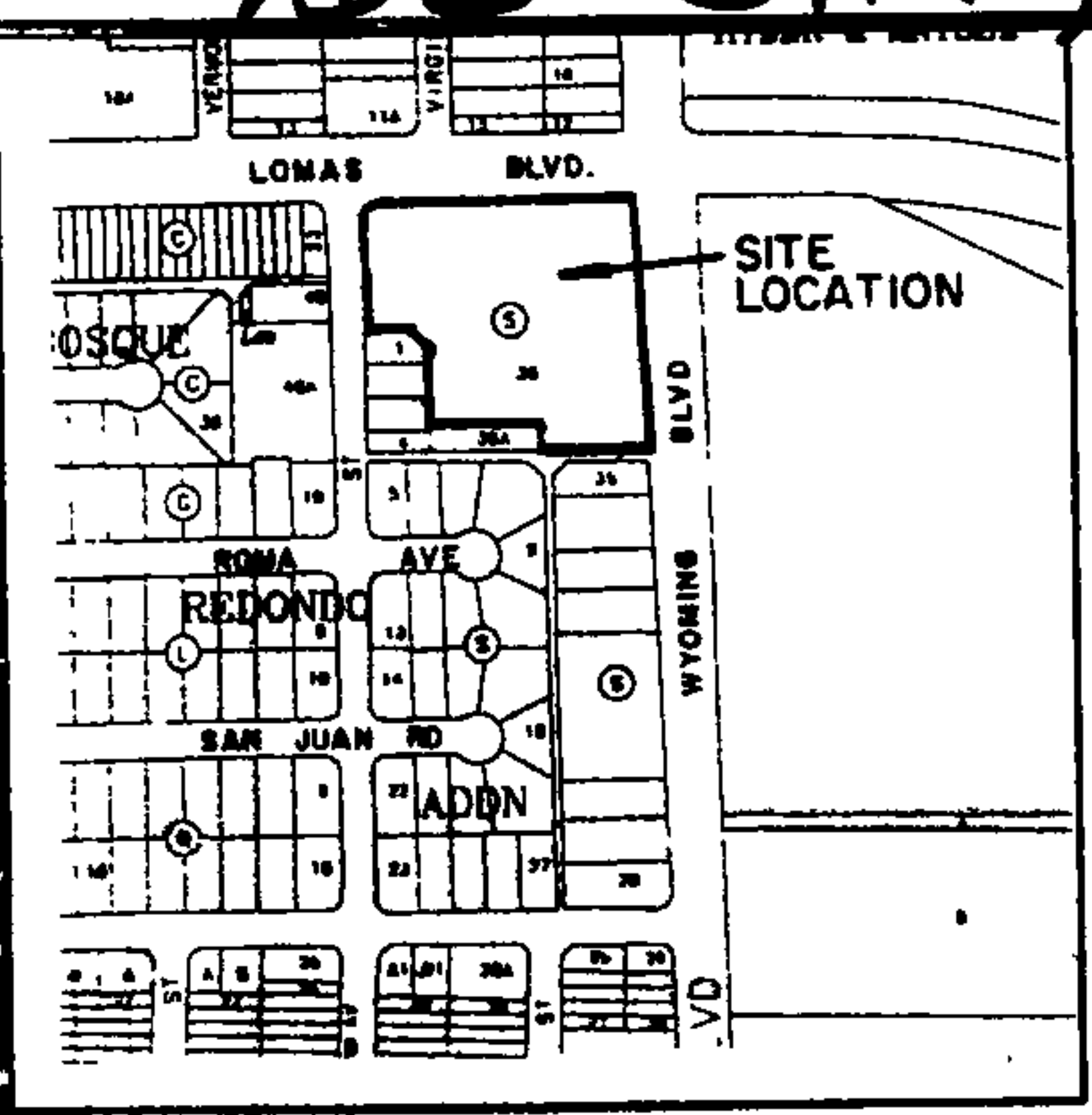
PARKS AND RECREATION [Signature] DATE 9-5-96

ELECTRIC SERVICE [Signature] DATE 9-5-96

U.S. WEST COMMUNICATIONS/INC [Signature] DATE 9-5-96

JONES INTERCABLE [Signature] DATE 9-5-96

P.N.M. GAS SERVICES [Signature] DATE 9-5-96



LOCATION MAP
 Zone Atlas Map No. K-19-Z

SUBDIVISION DATA

- 1) DRB Case number: DRB-96-301 424
- 2) Zone Atlas Map number: K-19-Z
- 3) Gross acreage: 4.1880 Acres
- 4) Total lots created: 3 Lots
- 5) Mileage of streets created: 0 Acres
- 6) Utility Council Log Number: 96061113460426

NOTES:

1. All property corners shown thus \blacksquare are 5/8" rebar with a 3" by 3" plastic cap marked "CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT SURVEY SECTION, SURVEY MARKER, P.S. 5340" unless otherwise indicated.
2. This plat was compiled from plats of record filed for record in the office of the County Clerk of Bernalillo County. Record documents are listed as follows: BOSQUE REDONDO ADDITION filed on March 24, 1954, in volume D1, folio 118; BOSQUE REDONDO ADDITION filed on February 24, 1961, in volume C5, folio 51; First American Title Insurance Company commitment number UT10357E95 dated October 5, 1995, and United Title Company of New Mexico commitment number UT10357E95 dated October 5, 1995. NOTE: All bearings and distances shown within parentheses are referenced to above mentioned plats of record.
3. All distances are ground distances unless otherwise indicated.
4. All bearings are New Mexico State Plane Grid bearings as established by field traverse occupying Albuquerque Control Survey Station "18-L19" back-sighting Albuquerque Control Survey Station "17-L19" as published by the City of Albuquerque Survey Section.
5. Plat shows all easements made known to me by the City of Albuquerque Real Property Division, utility companies or other parties expressing an interest in said property.
6. Existing Building sets up to 0.7' into vacated portion of Wyoming Blvd as shown hereon.
7. Existing Building sets up to 7.1' into vacated 20' alley as shown hereon.

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 overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- 2) The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- 3) U.S. West for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to the above ground pedestals and closures.
- 4) 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.

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 easements, 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 purpose set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for contracting any violations of National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

By approving this document, the utility companies do not waive or release any easement rights which may have been granted by prior plat, replat or document, except as noted hereon.

DISCLOSURE STATEMENT

The purpose of this plat is to combine the remaining portion of Lot 36, Block S, BOSQUE REDONDO ADDITION, a vacated portion of Wyoming Blvd N.E. and a portion of vacated 20' alley into Three Lots to acquire additional street right-of-way as shown hereon.

LEGAL DESCRIPTION

A parcel of land situate within the Bosque Redondo Addition to the City of Albuquerque, New Mexico, being and comprising all of Lot 36, Block S, said Addition filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 24, 1954, in volume D1, folio 118, together with all of the vacated 20' alley as per city commission vacation ordinance number 1847, a portion of vacated Wyoming Boulevard N.E. as per city commission vacation ordinance number 2082, and EXCEPTING all of Lot 36A, Block S, Bosque Redondo Addition filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 24, 1961, in volume C5, folio 51 and being more particularly described by New Mexico State Plane Grid Bearings and ground distances as follows:

Commencing at City of Albuquerque Control Monument 18-K19 having New Mexico State Plane Grid N.A.D. 1927 Coordinates of X=10,242.20 Y=1,487,111.74; Thence S 82°47'28" W, a distance of 55.08 feet to the POINT OF BEGINNING being a point on the easterly boundary of said vacation of Wyoming Boulevard N.E. (now being the current westerly right-of-way line of Wyoming Boulevard N.E.);

Thence, S 02°35'32" E along said westerly right-of-way line, a distance of 428.17 feet to the intersection of said westerly right-of-way line and the easterly projection of the northerly right-of-way line of a 20' alley;

Thence, S 89°28'14" W along said easterly projection and said northerly right-of-way line, a distance of 183.24 feet to the southeast corner of said Lot 36A;

Thence, N 00°31'48" W along the westerly boundary of said Lot 36A, a distance of 50.00 feet to the northeast corner of said Lot 36A;

Thence, S 89°28'14" W along the northerly boundary of said Lot 36A, a distance of 200.00 feet to the northwest corner of said Lot 36A;

Thence, N 00°31'48" W along the easterly boundary of Lots 3, 2 and 1 of said Bosque Redondo Addition filed on February 24, 1961, a distance of 145.00 feet;

Thence, N 45°31'48" W along the northeasterly boundary of said Lot 1, a distance of 35.38 feet;

Thence, S 88°28'14" W along the northerly boundary of said Lot 1, a distance of 77.50 feet to the easterly right-of-way line of Virginia Street N.E.;

Thence, N 00°31'48" W along said easterly right-of-way line, a distance of 204.99 feet to a point of curve;

Thence, northeasterly along said curve, (said curve being concave to the southeast, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord of N 44°28'14" E, a distance of 35.38 feet) a distance of 38.27 feet to a point of tangent on the southerly right-of-way line of Lomas Boulevard N.E.;

Thence, N 88°28'14" E along said southerly right-of-way line and its easterly projection and easterly projection being the northerly boundary of said vacated portion of Wyoming Boulevard N.E. (now being the current southerly right-of-way line of Lomas Boulevard N.E.), a distance of 420.38 feet to a point of curve;

Thence, southeasterly along said curve, (said curve being concave to the southwest, having a radius of 25.00 feet a central angle of 89°35'54" and a chord of S 48°33'48" E, a distance of 34.71 feet) a distance of 38.37 feet to the POINT OF BEGINNING and containing 4.1880 acres (182429 square feet) more or less. Now being and comprising Lots 36B, 36C and 36D, Block S, Bosque Redondo Addition as shown and designated hereon.

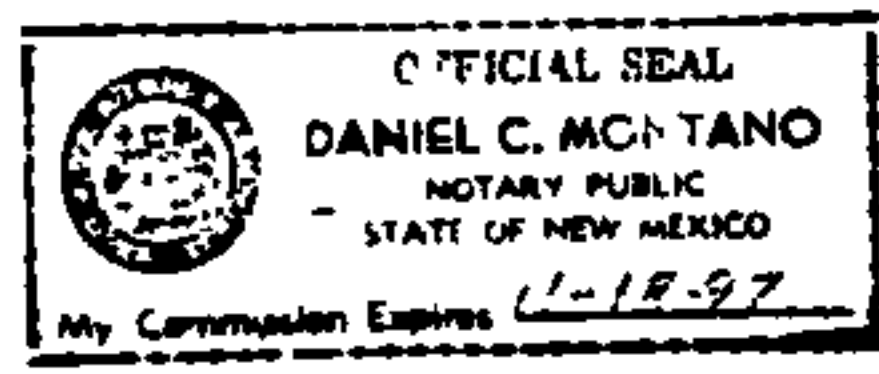
OWNER'S CERTIFICATE

The survey shown hereon is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof; and hereby grant utility easements as shown hereon: said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this platting is their free act and deed.

LOT 12-A, BLOCK 18, EMIL MANN ADDITION
 Bosque Vista LTD. Co. (A Limited Liability Company)
James W. Rogers Jr. 9-30-96
 Manager DATE

ACKNOWLEDGEMENTS

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 On this 30th day of August, 1996 this instrument was acknowledged before me, a Notary Public, by James W. Rogers Jr., Manager for Bosque Vista Ltd. Co. (a Limited Liability Company), on the behalf of said Company.
Nov. 18, 1992
 MY COMMISSION EXPIRES 11-18-97
[Signature]
 NOTARY PUBLIC.



SURVEYORS CERTIFICATE

I Daniel C. Montano, City Surveyor for the City of Albuquerque and Professional Surveyor, hereby certify that this plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and meets the Minimum Standards for surveys in New Mexico and is true to the best of my knowledge and belief.

[Signature] 083046
 Daniel C. Montano
 N.M.P.S. No. 5340
 DATE



CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP
 SURVEY SECTION

96C-391(1)

96C-391(1)

96C-391(1)

96C-391(2)

96C-391(2)

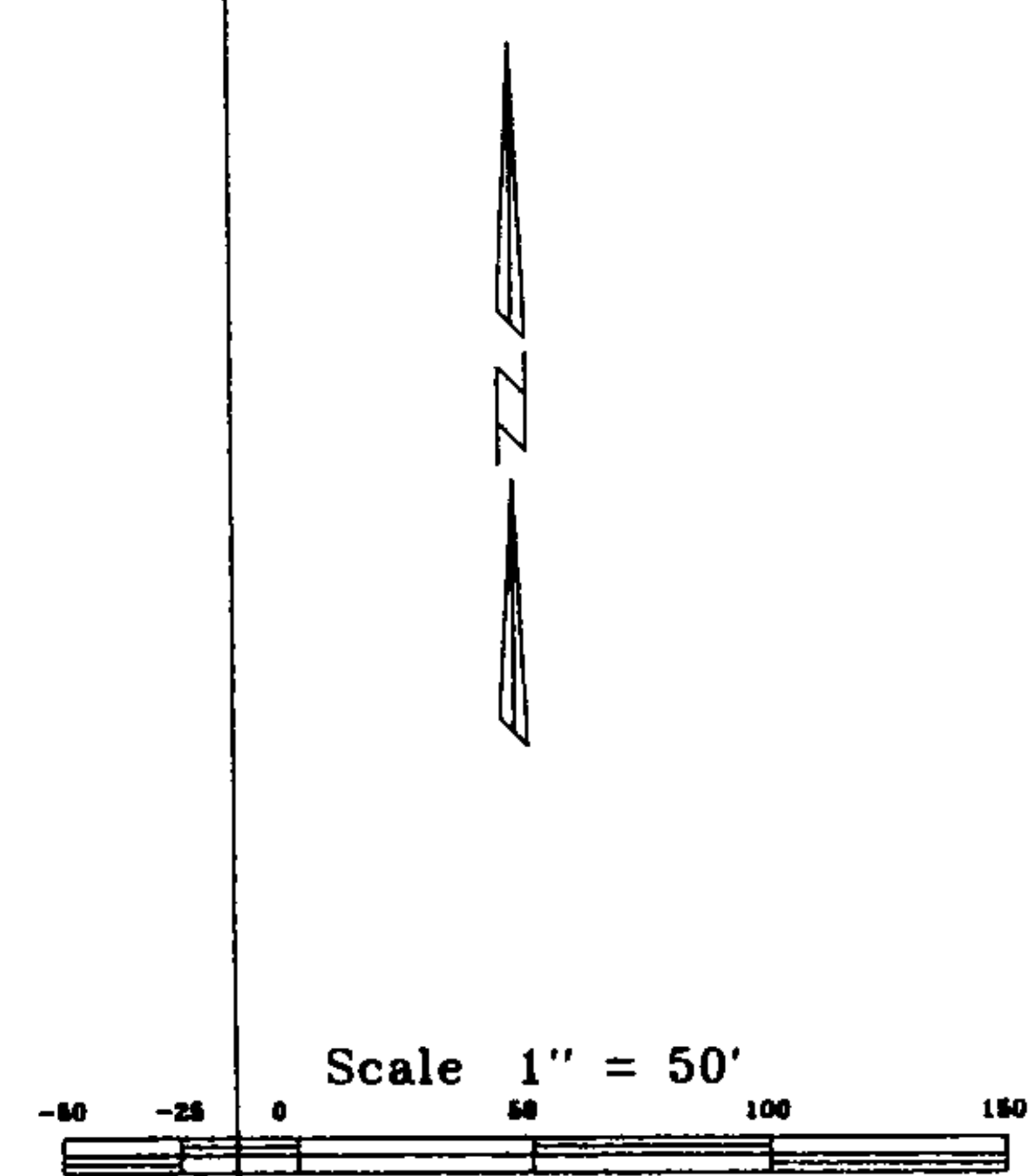
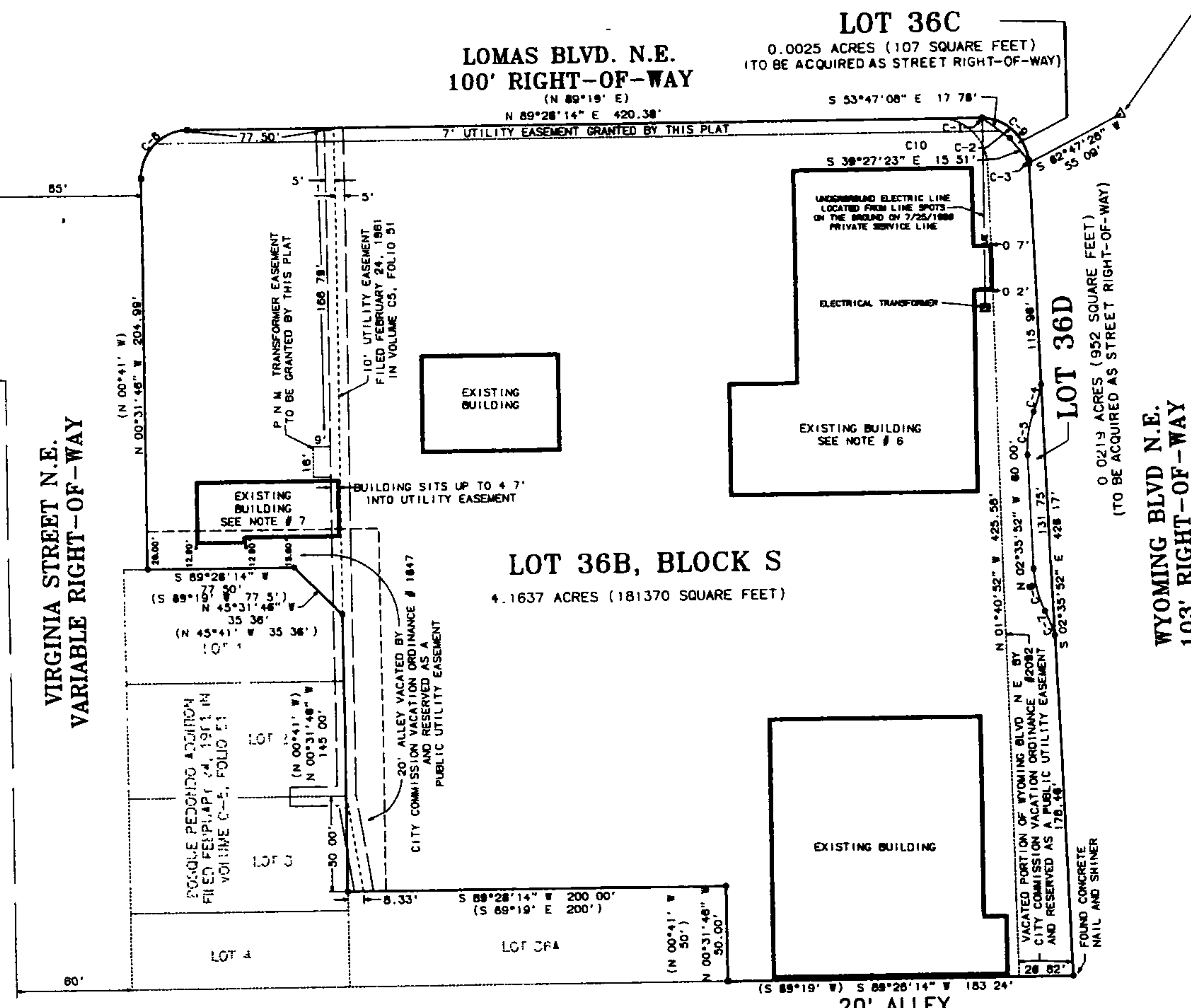
96C-391(2)

CURVE TABLE	Name	Delta	Radius	Length	Bearing	Chord	Tangent
C-1	D	02°03'54"	25.00	0.90	S 89°28'14" E	0.90	0.45
C-2	D	02°42'13"	25.00	1.58	S 89°28'14" E	33.03	22.00
C-3	D	03°08'43"	25.00	1.58	S 89°28'14" E	1.58	0.89
C-4	D	03°15'05"	25.00	1.58	S 89°28'14" E	1.58	0.89
C-5	D	23°04'26"	57.00	22.85	S 89°28'14" E	15.00	7.32
C-6	D	23°08'02"	57.00	22.85	S 89°28'14" E	22.85	11.84
C-7	D	08°22'02"	25.00	13.58	S 89°28'14" E	11.85	6.81
C-8	D	08°22'02"	25.00	13.58	S 89°28'14" E	13.58	7.32
C-9	D	08°22'02"	25.00	13.58	S 89°28'14" E	13.58	7.32
C-10	D	08°22'02"	25.00	13.58	S 89°28'14" E	13.58	7.32

PLAT OF **96102262**
LOTS 36B, 36C AND 36D, BLOCK S
BOSQUE REDONDO ADDITION
 WITHIN SECTION 19, TOWNSHIP 10 NORTH
 RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 1996

State of New Mexico } SS
 County of Bernalillo }
 This instrument was filed for record on
 9:54 SEP 1 1996 auc
 of records of said -pho 391
 Deputy Clerk

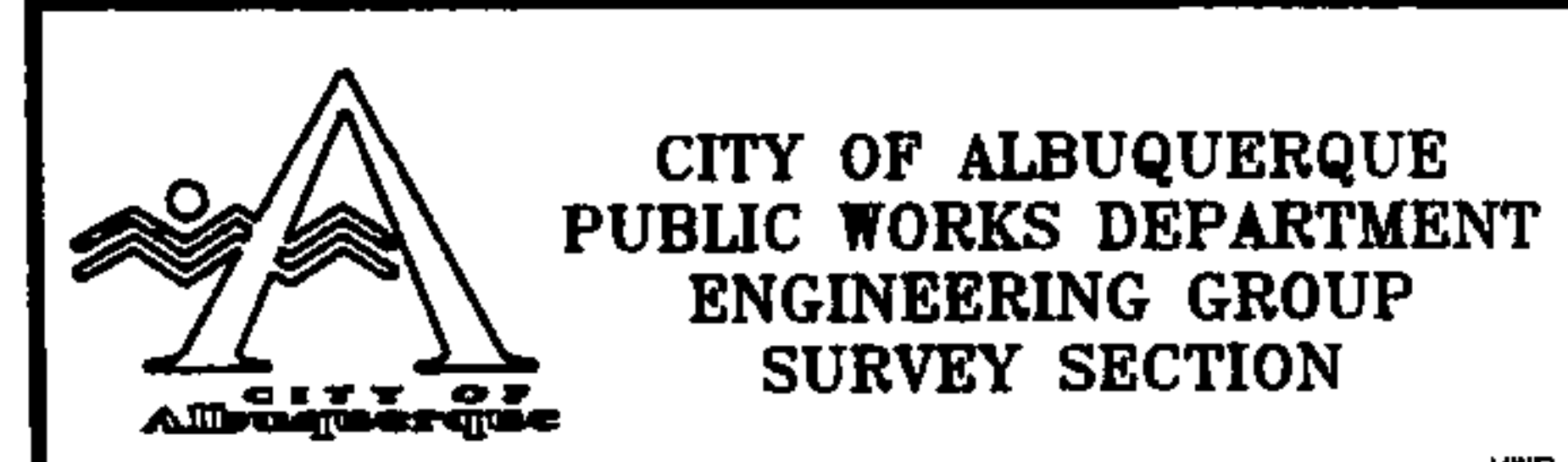
ALBUQUERQUE CONTROL SURVEY
 MONUMENT 1B-K19
 NEW MEXICO STATE PLANE
 GRID COORDINATES
 CENTRAL ZONE, NAD 1927
 X = 410,242.20
 Y = 1,487,111.74
 GR/G FACTOR = 0.99985277
 DELTA ALPHA = -00°10'21"
 NGVD 1929 ELEVATION = 5383.320



SURVEYORS CERTIFICATE

I, Daniel C. Montano, City Surveyor for the City of Albuquerque and Professional Surveyor, hereby certify that this plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and meets the Minimum Standards for surveys in New Mexico and is true to the best of my knowledge and belief.

Daniel C. Montano 083096
 Daniel C. Montano DATE
 N.M.P.S. No. 5340



- SET PK NAIL AND SHINER UNLESS OTHERWISE INDICATED
- SET 5/8" REPAIR WITH CAP SEE NOTE 1

96C-391(2)

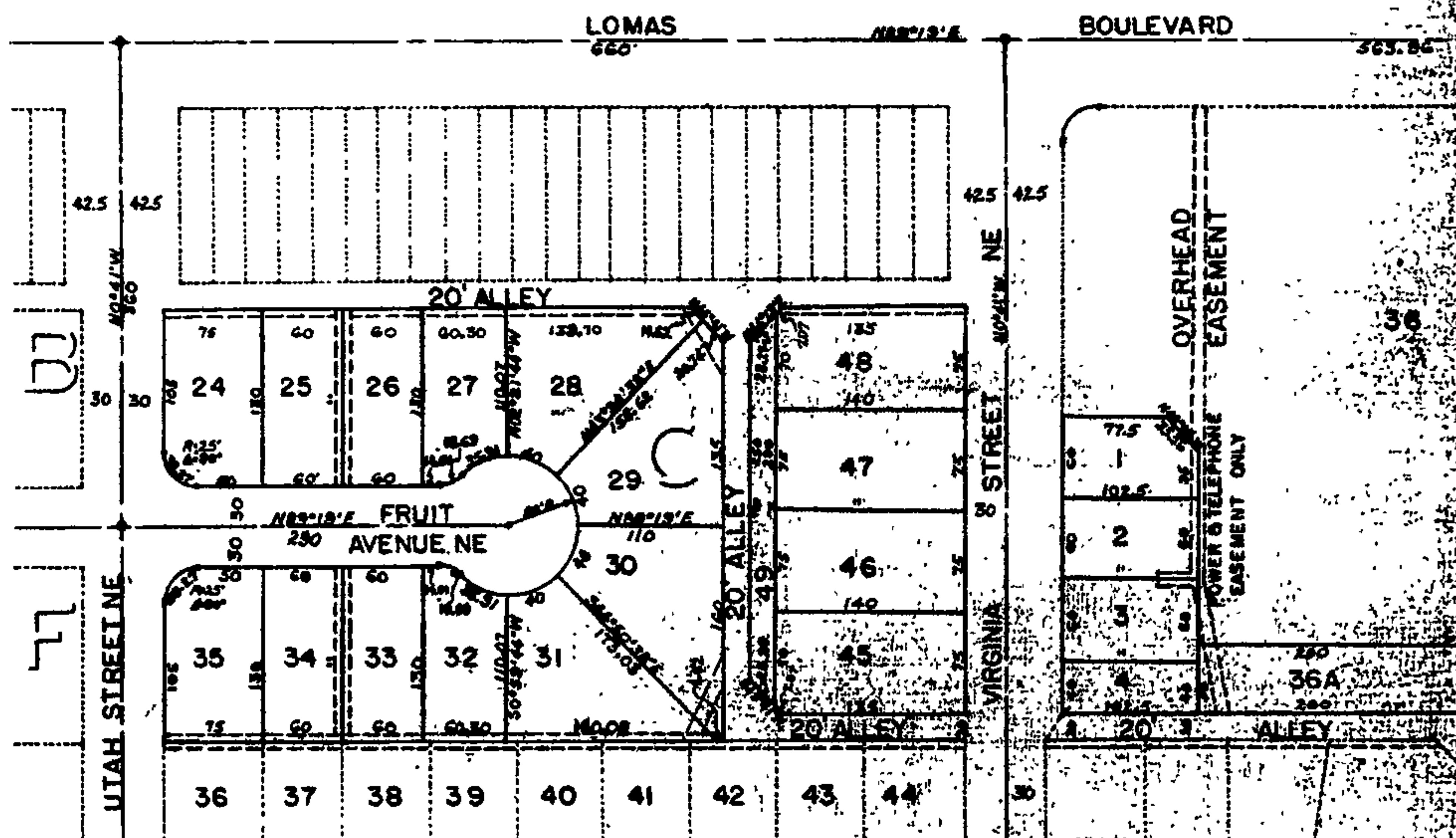
STATEMENT

The subdivision shown hereon is a replat of a certain tract of land lying within the Northeast Quarter of the Northeast Quarter of Section 19, Township 10 North, Range 4 East, New Mexico Principal Meridian; and is more particularly described by metes-and-bounds as follows: Beginning, for a tie, at the Northeast Corner of Said Section and bearing S89°19'W along the North Boundary of Said Section for a distance of 1193.96 feet to a point; thence bearing S0°41'E for a distance of 200.00 feet to the Northwest Corner and Point of Beginning of the tract herein described; thence bearing N89°19'E for a distance of 600.00 feet to the Northeast Corner of the tract herein described; thence bearing S0°41'E for a distance of 80.00 feet to a point; thence bearing N89°19'E for a distance of 150.00 feet to a point; thence bearing S45°41'E for a distance of 35.36 feet to a point; thence bearing S0°41'E for a distance of 215.00 feet to the Southeast Corner of the tract herein described; thence bearing S89°19'W for a distance of 775.00 feet to the Southwest Corner of the tract herein described; thence bearing N0°41'W for a distance of 320.00 feet to the Northwest Corner and Point of Beginning of the tract herein described. Said tract has been platted and subdivided into Blocks, Lots, Streets, and Public Utility Easements as it appears hereon. That the owners of the property do hereby dedicate easements shown on the plat, including easements for overhang of service wires for pole-type utilities. Also included are easements for underground or buried service wires or utilities, including the right of ingress or egress and rights to trim interfering trees. Said tract of land platted hereon shall henceforth be known as Portions of Blocks C and S of the Bosque Redondo Addition to the City of Albuquerque, New Mexico; and said plat was done with the consent and in accord with the desires of the undersigned owners and proprietors thereof.

REPLAT OF PORTIONS OF BLOCKS C, G, BS AND THE ELIMINATION OF BLOCK G OF THE BOSQUE REDONDO ADDITION

TO THE CITY OF ALBUQUERQUE, NEW MEXICO
J. E. PINO
OCTOBER 1960
SCALE
1" = 100'

For partial vacation of plat see Vol. M. No. 423 page 423



ATTEST: James R. Hesselton Secretary
By Donald R. Hesselton President
Mary Ann Keleher Rogers
OWNERS AND PROPRIETORS

ACKNOWLEDGEMENTS:
State of New Mexico } SS
County of Bernalillo }
On this 12th day of September 1960, before me, a notary public in and for Said County, personally appeared Donald R. Hesselton, personally known to me, who being duly sworn, did say that he is the President of Homes, Inc., a corporation organized under the laws of the State of New Mexico, and that the seal affixed to said instrument is the Corporate Seal of Said Corporation, and that said instrument was signed and sealed on behalf of Said Corporation, by authority of its Board of Directors, and said Donald R. Hesselton acknowledged said instrument to be the free act and deed of Said Corporation.
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.
My commission expires Feb 4, 1961
James H. Green
Notary Public

State of New Mexico } SS
County of Bernalillo }
On this 13th day of September 1960, before me, a notary public in and for Said County, personally appeared S. E. Whitmore and Ruth Collins Whitmore, to me known to be the persons described in the foregoing instrument and acknowledged that they executed the same as their free act and deed.
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.
My commission expires April 12, 1961
Mary Ann Keleher Rogers
Notary Public

State of New Mexico } SS
County of Bernalillo }
On this 13th day of September 1960, before me, a notary public in and for Said County, personally appeared Mary Ann Keleher Rogers, to me known to be the person described in the foregoing instrument and acknowledged that she executed the same as her free act and deed.
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.
My commission expires April 12, 1961
Mary Ann Keleher Rogers
Notary Public

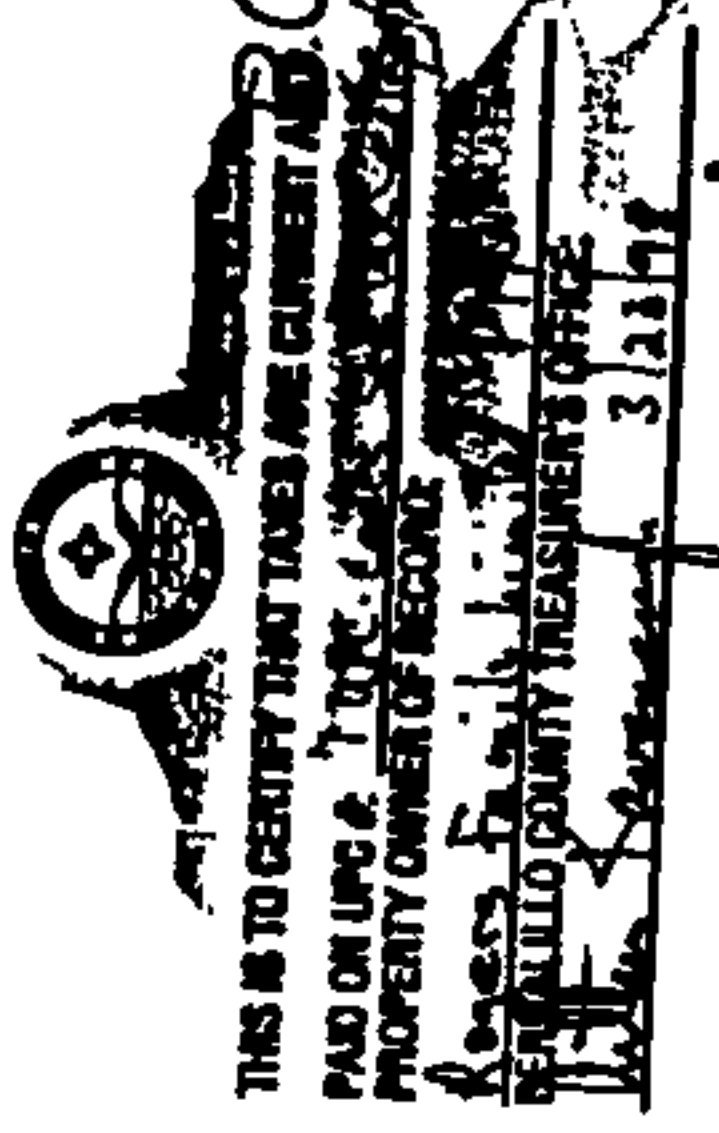
CERTIFICATIONS:
This is to certify that I am a Registered P.E. & L.S. in the State of New Mexico, and that the replat as it appears hereon was prepared by me from the original plat, and that the plat shown hereon is true and correct to the best of my knowledge and belief.
by J. E. Pino
P. E. & L. S. No. 1027
I, Ida V. Malone, City Clerk of the City of Albuquerque, New Mex., hereby certify that the plat upon which this certificate appears was approved and accepted for filing by the City Commission of said City at its meeting held on the 2nd day of September 1960.
by J. E. Pino
City Clerk

APPROVALS:
Approved: 10th day of September 1960
CITY ENGINEERING DEPARTMENT
Albuquerque, New Mexico.
by J. E. Pino
Approved: 10th day of September 1960
CITY TRAFFIC ENGINEER
Albuquerque, New Mexico
by J. E. Pino
Approved: 12th day of September 1960
CITY PLANNING DEPARTMENT
Albuquerque, New Mexico
by J. E. Pino
Approved: 12th day of September 1960
CITY PUBLIC WORKS DEPARTMENT
Albuquerque, New Mexico
by J. E. Pino
Approved: 12th day of September 1960
CITY PARKS, RECREATION AND CULTURAL DEPARTMENT
Albuquerque, New Mexico
by J. E. Pino
Approved: 12th day of September 1960
CITY PLANNING COMMISSION
Albuquerque, New Mexico
by J. E. Pino

State of New Mexico }
County of Bernalillo }
This instrument was filed for record on the _____ day of _____ 1960.
At _____
of records of said County.



PLAT OF
LOT 36B-1, BLOCK S OF
BOSQUE REDONDO ADDITION
BERNALILLO COUNTY, NEW MEXICO
AUGUST 1997
SP. 98-64



THIS IS TO CERTIFY THAT THESE ARE CURRENT AND CORRECT PLATS ON FILE IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO. PROPERTY OWNER OF RECORD: BERNALILLO COUNTY TREASURER'S OFFICE.

APPROVALS	DATE
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION <i>John L. Davis</i>	10-31-97
CITY ENGINEER <i>John J. Gagnier</i>	10-31-97
A.M.A.P.A. <i>Robert W. Kene</i>	8-26-97
TRAFFIC ENGINEER <i>Robert W. Kene</i>	8-26-97
CITY SURVEYOR <i>Robert W. Kene</i>	8-26-97
PROPERTY MANAGEMENT <i>Robert W. Kene</i>	8-26-97
WATER RESOURCES DEPARTMENT <i>Robert W. Kene</i>	8-26-97
DESIGN AND DEVELOPMENT OF <i>Robert W. Kene</i>	8-26-97
PLUM ELECTRIC SERVICES <i>Robert W. Kene</i>	8-26-97
PLUM GAS SERVICES <i>Robert W. Kene</i>	8-26-97
<i>Orlando Stanchina</i>	09-23-97
U.S. WEST COMMUNICATIONS <i>Orlando Stanchina</i>	09-23-97
JONES INTERCABLE, INC. <i>Orlando Stanchina</i>	09-23-97

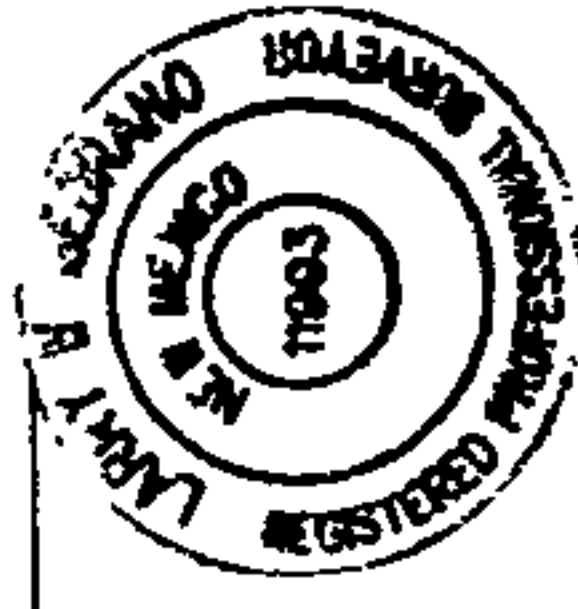
I, approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any assessment or easement rights to which it may be entitled.

SP. 98-64

SURVEYOR'S CERTIFICATE

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY

Larry W. Medrano
LARRY W. MEDRANO
N.M. No. 11983
DATE 8/19/97



PRECISION SURVEYS, INC.



2828 COOPER BLVD NW, SUITE 108
ALBUQUERQUE, NEW MEXICO 87120
PHONE 606 628 0888
FAX 606 628 4163

DRB CASE NO. 97-162
SHEET 1 OF 2

98C-80(1)

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST, ALBUQUERQUE COUNTY, NEW MEXICO, COMPRISING ALL OF LOT 36B, BLOCK S, BOSQUE REDONDO ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT HEREBY FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, AND AS PER VACATION ORDINANCE NUMBER V-97-48, AND ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 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550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 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950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 83.00 FEET, AN ARC LENGTH OF 15.01 FEET, AND A CHORD OF S 45°40'15" W, 14.99 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A FOUND PK NAIL WITH SHINER.

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 57.00 FEET, AN ARC LENGTH OF 22.92 FEET, AND A CHORD OF S 08°47'31" W, 22.77 FEET TO A POINT MARKED BY A FOUND PK NAIL WITH SHINER.

THENCE S 02°35'59" E, A DISTANCE OF 60.02 FEET TO A POINT OF CURVATURE MARKED BY A FOUND PK NAIL WITH SHINER.

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 57.00 FEET, AN ARC LENGTH OF 22.89 FEET, AND A CHORD OF S 14°45'00" E, 22.84 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A FOUND PK NAIL WITH SHINER.

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 93.00 FEET, AN ARC LENGTH OF 13.56 FEET, AND A CHORD OF S 21°48'43" E, 13.54 FEET TO A POINT MARKED BY A FOUND PK NAIL WITH SHINER.

THENCE S 02°34'19" E, A DISTANCE OF 178.50 FEET TO THE SOUTHEAST CORNER OF SAID TRACT MARKED BY A FOUND CONCRETE NAIL, LYING ON THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE NORTH RIGHT OF WAY LINE OF A 20 FOOT ALLEY.

THENCE LEAVING SAID RIGHT OF WAY LINE, S 89°28'43" W ALONG SAID NORTH ALLEY LINE, A DISTANCE OF 207.84 FEET TO A POINT MARKED BY A SET REBAR WITH CAP "PS 11893".

THENCE LEAVING SAID NORTH LINE, S 00°31'17" E, A DISTANCE OF 20.00 FEET TO THE SOUTH LINE OF SAID ALLEY MARKED BY A SET REBAR WITH CAP "PS 11893".

THENCE S 89°28'43" W ALONG SAID SOUTH LINE, A DISTANCE OF 277.61 FEET TO THE SOUTHWEST CORNER OF SAID TRACT LYING ON THE INTERSECTION OF SAID SOUTH LINE AND THE EAST RIGHT OF WAY LINE OF WYOMIA STREET, N.E. MARKED BY A SET REBAR WITH CAP "PS 11893".

THENCE N 00°34'32" E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 444.80 FEET TO A POINT OF CURVATURE MARKED BY A FOUND REBAR WITH CAP "CITY OF ALBUQUERQUE".

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.28 FEET, AND A CHORD OF N 44°28'35" E, 35.37 FEET TO THE NORTHEAST CORNER OF SAID TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF LOMAS BOULEVARD, N.E. MARKED BY A FOUND REBAR WITH CAP "CITY OF ALBUQUERQUE".

THENCE N 89°27'45" E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 420.48 FEET TO A POINT MARKED BY A FOUND PK NAIL WITH SHINER.

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 0.91 FEET, AND A CHORD OF S 89°58'51" E, 0.91 FEET TO A POINT MARKED BY A FOUND PK NAIL WITH SHINER.

THENCE S 53°55'08" E, A DISTANCE OF 17.81 FEET TO A POINT MARKED BY A FOUND PK NAIL WITH SHINER.

THENCE S 39°31'33" E, A DISTANCE OF 15.52 FEET TO A POINT MARKED BY A FOUND PK NAIL WITH SHINER.

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 1.41 FEET, AND A CHORD OF S 03°36'32" E, 1.41 FEET TO THE POINT OF BEGINNING CONTAINING 5.031 ACRES (219,155 SQUARE FEET) MORE OR LESS, NOW COMPRISING LOT 36B-1, BLOCK S, BOSQUE REDONDO ADDITION

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF

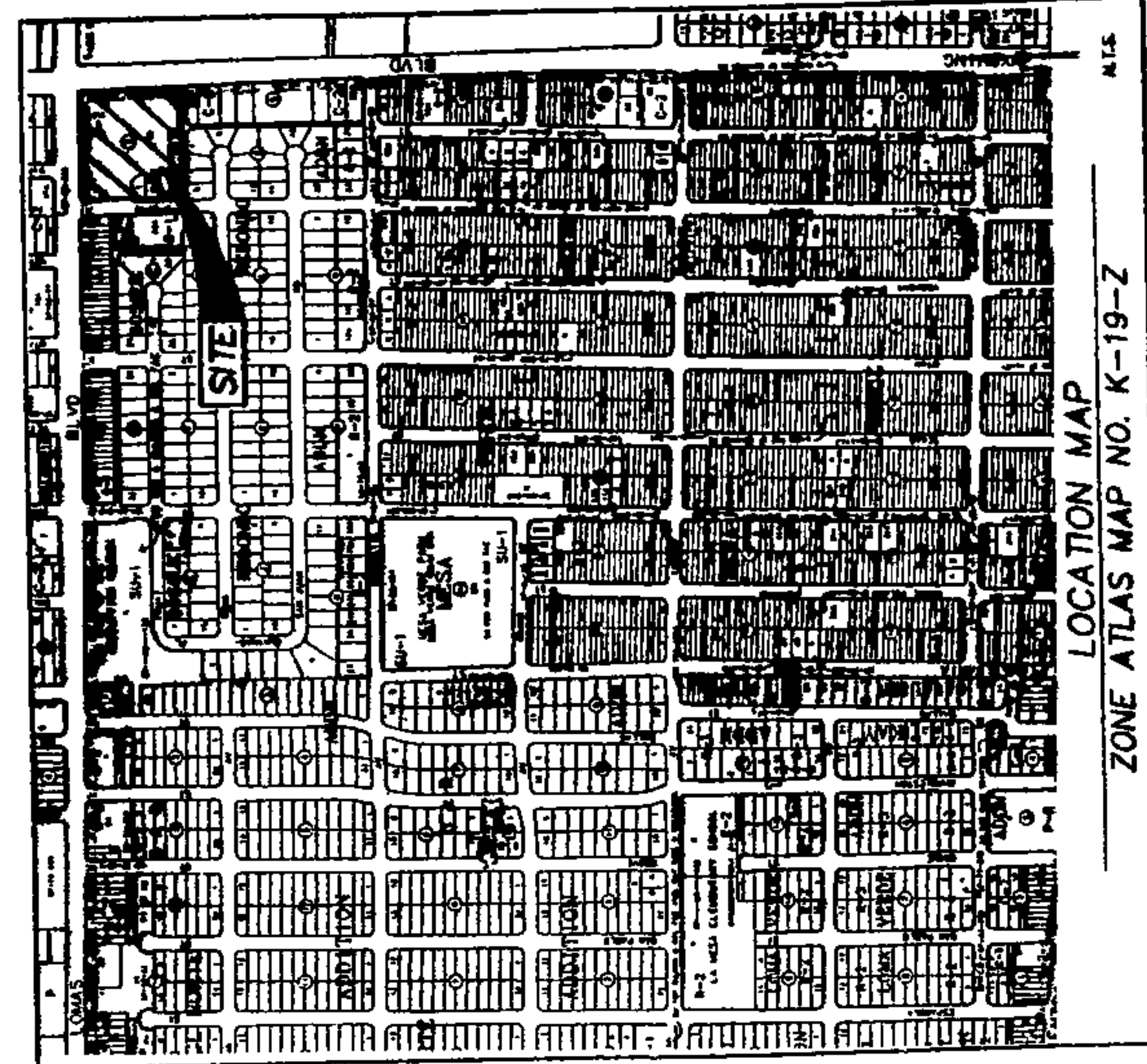
1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FITURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS

3. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

4. 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.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, REPAIR, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FULL ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL 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, POOL, (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, 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 OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT



LOCATION MAP
ZONE ATLAS MAP NO. K-19-Z

SUBDIVISION DATA:
GROSS SUBDIVISION ACREAGE: 5.031 ACRES
ZONE ATLAS INDEX NO.: K-19-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 1
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: JUNE 9, 1997

NOTES:
1 THE SUBJECT PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT RATE MAP NO. 350002 00354 DATED SEPTEMBER 20, 1986
2 MISC DATA ZONING C-2
3 BEARINGS SHOWN ARE GRID BEARINGS (NM STATE PLANE CENTRAL ZONE - NAD 1987).
4 ALL DISTANCES ARE GROUND DISTANCES.
5 THIS PROPERTY LIES WITHIN SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO
6 THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING 6 LOTS AND THE VACATED PORTION OF A ALLEY INTO ONE LOT
7 PLAT SHOWS ALL EASEMENTS OF RECORD.
8 SP NO 92080204020105
9 OWNER IS RESPONSIBLE FOR MAINTAINING THE PRIVATE ACCESS EASEMENT FOR LOTS 5, 6, 7 & 8, BLOCK S, BOSQUE REDONDO ADDITION, AS SHOWN ON THIS PLAT

FREE CONSENT AND DEDICATION
THE REBAR SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR, EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER LINES, UNDERGROUND UTILITIES FOR BURIED AND/OR OVERHEAD 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT EASEMENT FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE OR EXISTING UTILITIES, SAID OWNER AND/OR PROPRIETOR DO HEREBY DEDICATE AND STIPULATE TO THE CITY OF ALBUQUERQUE IN FULL COMPLIANCE WITH NEBULARY COVENANTS.

John D. Cooper
JOHN D. COOPER, JR.
BOESQUE MSTA, LLC
DATE 8-5-97

ACKNOWLEDGEMENT
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF August 1997
BY JIM ROGERS, JR., BOSQUE MSTA, LLC

BY *John D. Cooper*
JOHN D. COOPER, JR.
BOESQUE MSTA, LLC
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4th 8, 1999

OFFICIAL SEAL
John D. Cooper
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8-8-1999

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