OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 31, 2013

Project# 1008435
13DRB-70616 VACATION OF PUBLIC RIGHT-OF-WAY

ISAACSON AND ARFMAN PA agent(s) for MECHENBIER CONSTRUCTION, INC. request(s) the referenced/ above action(s) for all or a portion of PANORAMA/ TRAMWAY BOULEVARD NE adjacent to Tract N-2 **TANOAN PROPERTIES** and Tracts 17 & 18 **HIGH DESERT SUBDIVISION** zoned R-D, located on the west side of TRAMWAY BLVD NE north of ACADEMY RD NE containing approximately 5.2885 acre(s). (E-22) *[Deferred from 3/21/12, 3/28/12]*

On July 31, 2013, the Development Review Board concluded an advertised public hearing on the proposed vacation per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the proposed vacation as shown on *the attached* Exhibit "B" *and* in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

(A)(1) The vacation of public right-of-way 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 right of way. The City of Albuquerque does not need to utilize the platted street for roadway or other purposes based on the surrounding development, subject to provision of adequateaccess and utility easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing, *notice was published in a newspaper of general circulation 15 days before the date of the hearing,* and signs were posted on the site 15 days prior to the hearing; no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

2. 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.
3. Adequate easements shall be retained/ provided for public utilities and infrastructure and access to abutting properties; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat.

PROTEST: IT I S NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB's DECISION, WHICH IS BY August 15, 2013.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest 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 protest. You will receive notice if any other person files a protest.

Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Jack Cloud, DRB Chair

Cc: Isaacson & Arfman PA
Cc: Mechenbier Construction Inc.
Marilyn Maldonado
file

Per Jack Cloud, Signed notice is in City Council packet provided to Dora Henry-

4. **Project# 1008435**
13DRB-70616 VACATION OF FUTURE RIGHT OF WAY & PUBLIC RIGHT-OF-WAY

ISAACSON AND ARFMAN PA agents for MECHENBIER CONSTRUCTION, INC. request the referenced/ above action(s) for FUTURE RIGHT OF WAY for TENNYSON ST on Tract N-2 and for all or a portion of PANORAMA/ TRAMWAY BOULEVARD NE adjacent to Tract N-2, **TANOAN PROPERTIES** and Tracts 17 & 18 **HIGH DESERT SUBDIVISION** zoned R-D, located on the west side of TRAMWAY BLVD NE north of ACADEMY RD NE containing approximately 5.2885 acre(s). (E-22) **THE VACATION WAS RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL BASED 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

5. **Project# 1007099**
12DRB-70243 MINOR - FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Block(s) 16-17, Tract(s) A, **ZUNI ADDITION** zoned SU-2 FOR C-2, located on MENAUL BETWEEN PENNSYLVANIA AND MESILLA containing approximately 4.1826 acre(s). (H-19) *[Deferred on 8/15/12]]* **DEFERRED TO 8/7/13.**

6. **Project# 1006703**
13DRB-70606 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for JMP WORKS LLC request(s) the above action(s) for all or a portion of Lot(s) 3-6, Block(s) 2, **SUMMER GARDEN ADDITION** zoned S-R, located on ROSEMONT AND 15TH containing approximately .3262 acre(s). (J-13) *[Deferred on 7/10/13]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGTED TO PLANNING FOR DOCUMENTATION FOR PRE-1979 DEED.**

7. **Project# 1009619**
13DRB-70574 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
13DRB-70612 SUBDN DESIGN VARIANCE FROM MIN DPM STDS

PAUL CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 107-A-1-B-2, **MRGCD MAP #31** zoned RA-2, located on PEDRONCELLI BETWEEN RIO GRANDE AND DURANES LATERAL containing approximately .41 acre(s). (F-13) *[Deferred from 7/17/13]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGTED TO PLANNING FOR AGIS DXF, AMAFCA SIGNATURE AND UTILITY COMPANY SIGNATURES. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1008435 **AGENDA ITEM NO: 4**

SUBJECT:

Vacation of ROW

ENGINEERING COMMENTS:

Hydrology has no objection.

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 7-31-13

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008435 AGENDA ITEM NO: 4

SUBJECT:

VACATION OF FUTURE RIGHT-OF-WAY
VACATION OF PUBLIC RIGHT-OF-WAY

ENGINEERING COMMENTS:

No objection to vacation requests.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

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: JULY 31, 2013

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 31, 2013

Project# 1008435
13DRB-70616 VACATION OF FUTURE RIGHT OF WAY & PUBLIC RIGHT-OF-WAY

ISAACSON AND ARFMAN PA agents for MECHENBIER CONSTRUCTION, INC. request the referenced/ above action(s) for FUTURE RIGHT OF WAY for TENNYSON ST on Tract N-2 and for all or a portion of PANORAMA/ TRAMWAY BOULEVARD NE adjacent to Tract N-2, **TANOAN PROPERTIES** and Tracts 17 & 18 **HIGH DESERT SUBDIVISION** zoned R-D, located on the west side of TRAMWAY BLVD NE north of ACADEMY RD NE containing approximately 5.2885 acre(s). (E-22)

AMAFCA
No objection to the vacation request. AMAFCA will sign the forthcoming Bulk Land Plat.

COG
No comments provided.

TRANSIT
Adjacent and nearby routes - Routes #93, Academy commuter route passes the site on Academy.

ZONING ENFORCEMENT
No comments provided.

NEIGHBORHOOD COORDINATION

APS
Tanoan Tract N-2 and N-3 and **High Desert Subdivision** Tracts 17 and 18, is located on the west side of Tramway Blvd NE north of Academy Rd NE. The owner of the above property requests a Vacation of Future Right of Way and a Public Right-of-Way for a development that will consist of residential units. Any residential development in this area will impact Georgia O'Keeffe Elementary School, Eisenhower Middle School, and La Cueva High School. Currently, Georgia O'Keeffe Elementary is exceeding capacity, while Eisenhower Middle School and La Cueva High School have excess capacity.

Loc No	School	2012-13 40th Day	2012-13 Capacity	Space Available
328	Georgia O'Keeffe ES	605	570	-35
480	Eisenhower MS	888	998	110
525	La Cueva HS	1849	2100	251

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions

- Add portables
- Use of non-classroom spaces for temporary classrooms
- Lease facilities
- Use other public facilities

- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

POLICE DEPARTMENT

No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Right-Of-Way or Vacation of Public Roadway Alignment requests at this time.

FIRE DEPARTMENT

No comments provided.

PNM ELECTRIC & NMGCO

No comments provided.

COMCAST

No comments provided.

CENTURYLINK

No comments provided.

ENVIRONMENTAL HEALTH

No comments provided.

M.R.G.C.D

No comments provided.

OPEN SPACE DIVISION

no adverse comments

CITY ENGINEER

TRANSPORTATION DEVELOPMENT

PARKS AND RECREATION

No comments.

ABCWUA

PLANNING DEPARTMENT

Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation.

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

9. **Project# 1008435**
13DRB-70568 SKETCH PLAT REVIEW AND COMMENT

ISAACSON AND ARFMAN PA agent(s) for MECHENBIER CONSTRUCTION, INC request(s) the above action(s) for all or a portion of Tract(s) N-2 & N-3, **TANOAN PROPERTIES** zoned R-D 24 DU/A MAX AND RD, located on TRAMWAY BLVD NE BETWEEN SAN ANTONIO DR NE AND ACADEMY BLVD NE containing approximately 17.47 acre(s). (E-22) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

10. **Project# 1009721**
13DRB-70569 SKETCH PLAT REVIEW AND COMMENT

COMMUNITY SCIENCES CORP. agent(s) for JACK FREED request(s) the above action(s) for all or a portion of Lot(s) 10-A-3, **ALVARADO GARDENS Unit(s) 2,** zoned RA-2/W, located on CAMPBELL AND RIO GRANDE BLVD containing approximately 1.0424 acre(s). (G-12) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

11. Approval of the Development Review Board Minutes for **May 22, 2013**.

Other Matters: None

ADJOURNED:

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 5, 2013
DRB Comments

ITEM # 9
PROJECT # 1008435 **APPLICATION # 13-70568**

RE: Tracts N-2 & N-3, Tanoan Properties
High Desert Tracts 17 & 18

The Real Property Division will have to verify disposition of the vacated right of way by signature on the plat.
Please clarify the basis for the 'Exception Area' description; it is a violation of the Subdivision Ordinance to transfer 'portions of' a tract without platting that portion.
How will access be provided to Tract A/ Tramway Substation?
– refer to comments from Transportation Development.

_____

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 13, 2013

Projec# 1008435
13DRB-70413 VACATION OF PUBLIC EASEMENT

ISAACSON AND ARFMAN PA agent(s) for MECHENBIER CONSTRUCTION, INC. request(s) the referenced/ above action(s) for FUTURE RIGHT OF WAY for TENNYSON ST on Tract N-2, **TANOAN PROPERTIES** zoned R-D, located on west side of TRAMWAY BLVD NE south of SAN ANTONIO DR NE containing approximately 2.5579 acre(s). (E-22)

At the February 13, 2013 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.

Findings

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

(B)(1) The public welfare is in no way served by retaining the public easement. The City of Albuquerque does not anticipate any need to utilize the existing easement for roadway purposes, based on the terrain and lack of adequate easement width.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by February 28, 2013 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, DRB Chair

Cc: ISAACSON AND ARFMAN PA
Marilyn Maldonado
File

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 13, 2013

Projec# 1008435
13DRB-70413 VACATION OF PUBLIC EASEMENT

ISAACSON AND ARFMAN PA agent(s) for MECHENBIER CONSTRUCTION, INC. request(s) the referenced/ above action(s) for FUTURE RIGHT OF WAY for TENNYSON ST on Tract N-2, **TANOAN PROPERTIES** zoned R-D, located on west side of TRAMWAY BLVD NE south of SAN ANTONIO DR NE containing approximately 2.5579 acre(s). (E-22)

At the February 13, 2013 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.

Findings

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

(B)(1) The public welfare is in no way served by retaining the public easement. The City of Albuquerque does not anticipate any need to utilize the existing easement for roadway purposes, based on the terrain and lack of adequate easement width.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by February 28, 2013 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, DRB Chair

Cc: ISAACSON AND ARFMAN PA
Marilyn Maldonado
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 30, 2013

Projec# 1008435
13DRB-70413 VACATION OF PUBLIC EASEMENT

ISAACSON AND ARFMAN PA agent(s) for MECHENBIER CONSTRUCTION, INC. request(s) the referenced/ above action(s) for FUTURE RIGHT OF WAY for TENNYSON ST on Tract N-2, **TANOAN PROPERTIES** zoned R-D, located on west side of TRAMWAY BLVD NE south of SAN ANTONIO DR NE containing approximately 2.5579 acre(s). (E-22)

AMAFCA No comments provided
COG No comments provided
TRANSIT No comments
ZONING ENFORCEMENT No comments provided
NEIGHBORHOOD COORDINATION
APS No comments received
POLICE DEPARTMENT No comments received
FIRE DEPARTMENT No comments received
PNM ELECTRIC & GAS . No comments received
COMCAST No comments received
CENTURYLINK No comments received
ENVIRONMENTAL HEALTH No comments received
M.R.G.C.D No comments received
OPEN SPACE DIVISION No comments received
CITY ENGINEER

TRANSPORTATION DEVELOPMENT
PARKS AND RECREATION
ABCWUA
PLANNING DEPARTMENT Refer to comments from affected agencies/ Transportation Development plus any public hearing comments regarding proposed vacation.

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 12, 2012
DRB Comments

ITEM # 6

PROJECT # 1008435 **APPLICATION # 12-70370**

RE: Tract N-2, Tanoan Properties

What is the status of re-platting for the approved vacation of 'Old Tennyson;' is this plat meant to be an interim plat? All of the vacated right of way of 'Old Tennyson' needs to be re-platted simultaneously, or turnaround(s) and infrastructure may be required.

_____

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

#1

DRB PUBLIC HEARING SIGN IN SHEET

Project #: 1008435

Date: 06-20-12

NAME: FRED ARFMAN ADDRESS: 128 MONROE ST. NE ZIP: 87108

NAME:_____ ADDRESS: _____ ZIP:_____

NAME:_____ ADDRESS: _____ ZIP:_____

NAME:_____ ADDRESS: _____ ZIP:_____

NAME:_____ ADDRESS: _____ ZIP:_____

NAME:_____ ADDRESS: _____ ZIP:_____

NAME:_____ ADDRESS: _____ ZIP:_____

NAME:_____ ADDRESS: _____ ZIP:_____

DRB CASE ACTION LOG – BLUE SHEET

☒ *Preliminary/Final Plat [FP]*

☐ *Site Plan – Subdivision [SPS]*

☐ *Site Plan – Building Permit [SBP]*

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

Project #: 1008435 *Application #:* 11DRB-70270

Project Name: TANOAN PROPERTIES

Agent: Jack's High Country *Phone #:*

Your request was approved on 6-20-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

☐ TRANSPORTATION:

☐ ABCWUA:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☒ PLANNING (Last to sign):

PLATS:

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

ALL SITE PLANS:

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

DEVELOPMENT REVIEW BOARD

Action Sheet

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

June 20, 2012 9:00 AM
MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant
Kristal Metro, Transportation Development **Allan Porter, ABCWUA**
Curtis Cherne, City Engineer **Carol Dumont, Parks & Recreation**

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

1. **Project# 1008435**
12DRB-70142 BULK LAND VARIANCE
11DRB-70270 PRELIMINARY/FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for WILLIAM E GALBRETH LAND DEVELOPMENT LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) N-7-A, **TANOAN PROPERTIES,** zoned R-D, located on the south side of SAN ANTONIO DR NE between LOWELL ST NE and TENNYSON ST NE containing approximately 6.8328 acre(s). (E-22) *[Deferred from 6/6/12, 6/13/12]* **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE, AGIS DXF, UTILITY SIGNATURE AND 15 DAY APPEAL PERIOD.**

2. **Project# 1005410**
12DRB-70062 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

MECHENBIER CONSTRUCTION INC. request(s) the referenced/ above action(s) for all or a portion of Lot(s) 5A, **RICHFIELD PARK SUBDIVISION** zoned SU-2 NC, located on the north side of ALAMEDA BLVD NE between JEFFERSON ST NE and WASHINGTON ST NE containing approximately 2.0192 acre(s). (C-17) *[Deferred from 3/21/12, 4/11/1, 5/23/12]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/12, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR RECORDING OF SIA AND TO PLANNING FOR FILING OF PLAT AND 15 DAY APPEAL PERIOD.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1008435

AGENDA ITEM NO: 1

SUBJECT:	**ENGINEERING COMMENTS:**
Vacation of Public Park Site Easement	Hydrology has no objection.
Bulk Land Variance	Hydrology was expecting a revised plat with ROW dedication. AMAFCA will sign the plat.

RESOLUTION/COMMENTS:

SIGNED:
Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 6-20-12

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008435 AGENDA ITEM NO: 1

SUBJECT:

BULK LAND VARIANCE
FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

A 10-foot wide right of way dedication will be required with this plat.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

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: JUNE 20, 2012

2. **Project# 1008830**
12DRB-70119 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

AFRA CONSTRUCTI ... agent(s) for PARADISE RV PARK request(s) the referenced/ above action(s) for Tract 3E, **TOWN OF ATRISCO GRANT,** ROW 2, UNIT A, zoned SU-1 FOR C-2 USES AND CAMP GROUND, located on the north side of VOLCANO RD NW between 98TH ST NW and 102ND ST NW containing approximately 5.3103 acre(s). (K-8, K-9))*[Deferred from 5/9/12, 5/23/12, 5/30/12]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR THE RECORDING OF SIA AND TO PLANNING FOR REVISION TO LANDSCAPE PLAN AND WALL.**

3. **Project# 1008435**
12DRB-70142 BULK LAND VARIANCE
11DRB-70270 PRELIMINARY/FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for WILLIAM E GALBRETH LAND DEVELOPMENT LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) N-7-A, **TANOAN PROPERTIES,** zoned R-D, located on the south side of SAN ANTONIO DR NE between LOWELL ST NE and TENNYSON ST NE containing approximately 6.8328 acre(s). (E-22) *[Deferred from 6/6/12]***DEFERRED TO 6/20/12 AT THE AGENT'S REQUEST.**

4. **Project# 1009046**
12DRB-70115 MAJOR - PRELIMINARY PLAT APPROVAL
12DRB-70117 MINOR - TEMP DEFERRAL SIDEWALK CONSTRUCTION

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for SAWMILL CROSSINGS, LLC request(s) the referenced/ above action(s) for Tract B1A2, **DUKE CITY LUMBER CO ADDITION,** zoned SU-2/S-I (proposed SU-2/ SU-1 PRD), located on the south side of ASPEN AVE NW between 12TH ST NW and 19th ST NW containing approximately 6.9292 acre(s). (H-13)*[Deferred from 5/2/12, 5/23/12, 6/6/12]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/13/12 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'B' IN THE PLANNING FILE. CONDITIONS AS INDICATED BY CITY ENGINEER AND TRANSPORTATION DEVELOPMENT MUST BE MET FOR FINAL PLAT.**

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

5. **Project# 1006703**
12DRB-70160 SKETCH PLAT REVIEW AND COMMENT

FREDDIE RIVERA JR. request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5, 6, & 7, Block(s) 2, SUMMER GARDEN ADDN zoned SR, located on MOUNTAIN AND 15TH ST containing approximately .36 acre(s). (J-13)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 6, 2012

Project# 1008435
12DRB-70141 VACATION OF PUBLIC PARK SITE EASEMENT
12DRB-70142 BULK LAND VARIANCE
11DRB-70270 PRELIMINARY/FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for WILLIAM E GALBRETH LAND DEVELOPMENT LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) N-7-A, **TANOAN PROPERTIES,** zoned R-D, located on the south side of SAN ANTONIO DR NE between LOWELL ST NE and TENNYSON ST NE containing approximately 6.8328 acre(s). (E-22)

At the June 6, 2012 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance. The bulk land variance and preliminary/final plat was deferred to 6/13/12 at the agent's request.

Findings

The public welfare is in no way served by retaining the way or easement;
With the adoption of the Impact Fee Ordinances and based on current development, the City of Albuquerque does not anticipate any need to utilize the existing easement for park purposes.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by June 21, 2012 in the manner described below.

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

The date the determination in question is issued is not included in the 15-day period for filing an appeal.
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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, DRB Chair

Cc: Jack's High Country Inc.
William Galbreth Land Development
Marilyn Maldonado
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 6, 2012
DRB Comments

ITEM # 2

PROJECT # 1008435 **APPLICATION # 11-70270**

RE: Tract N-7-A, Tanoan Properties

Easements need to be corrected – No. 6 is an Interim Drainage Easement; the plat drawing has No. 6 and No. 7 reversed from the previous plat of record; the vacation reference needs to be updated for the current vacation application # (12DRB-70141); another easement (No. 8) is needed to show the Access easement granted to AMAFCA with the previous plat of record; land use demarcation needs to show Open Space Boundary per the Academy / Tramway/ Eubank Sector Development Plan (see lot lines eliminated by previous plat).

_____

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 6, 2012

Project# 1008435
12DRB-70141 VACATION OF PUBLIC PARK SITE EASEMENT
12DRB-70142 BULK LAND VARIANCE

JACKS HIGH COUNTRY INC agent(s) for WILLIAM E GALBRETH LAND DEVELOPMENT LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) N-7-A, **TANOAN PROPERTIES,** zoned R-D, located on the south side of SAN ANTONIO DR NE between LOWELL ST NE and TENNYSON ST NE containing approximately 6.8328 acre(s). (E-22)

AMAFCA No comments.
COG No comments.
TRANSIT No comments.
ZONING ENFORCEMENT No comments.
NEIGHBORHOOD COORDINATION
APS No comments.
POLICE DEPARTMENT No comments.
FIRE DEPARTMENT No comments.
PNM ELECTRIC & GAS No comments.
COMCAST No comments.
QWEST No comments.
ENVIRONMENTAL HEALTH No comments.
M.R.G.C.D No comments.
OPEN SPACE DIVISION No comments.
CITY ENGINEER Comments, if any, will be provided at the meeting

TRANSPORTATION DEVELOPMENT Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication will be required with this plat. Does this site meet bulk land variance criteria?
PARKS AND RECREATION No objection
ABCWUA
PLANNING DEPARTMENT Refer to comments from Parks and Recreation plus any public hearing comments regarding proposed extension.

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 4, 2012

Project# 1008435
12DRB-70053 VACATION OF PUBLIC RIGHT-OF-WAY

ISAACSON AND ARFMAN PA agent(s) for MECHENBIER CONSTRUCTION, INC. request(s) the referenced/ above action(s) for all or a portion of PANORAMA/ TRAMWAY BOULEVARD NE adjacent to Tract N-2 **TANOAN PROPERTIES** and Tracts 17 & 18 **HIGH DESERT SUBDIVISION** zoned R-D, located on the west side of TRAMWAY BLVD NE north of ACADEMY RD NE containing approximately 5.2885 acre(s). (E-22) *[Deferred from 3/21/12, 3/28/12]*

On April 4, 2012, the Development Review Board concluded an advertised public hearing on the proposed vacation per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the proposed vacation as shown on *the attached* Exhibit "B" *and* in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

(A)(1) The vacation of public right-of-way 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 right of way. The City of Albuquerque does not need to utilize the platted street for roadway or other purposes based on the surrounding development, subject to provision of adequateaccess and utility easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing, *notice was published in a newspaper of general circulation 15 days before the date of the hearing,* and signs were posted on the site 15 days prior to the hearing; no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

2. 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.
3. Adequate easements shall be retained/ provided for public utilities and infrastructure and access to abutting properties; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat.

PROTEST: IT I S NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB's DECISION, WHICH IS BY April 19, 2012.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest 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 protest. You will receive notice if any other person files a protest.

Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Jack Cloud, DRB Chair

Cc: Isaacson & Arfman PA
Cc: Mechenbier Construction Inc.
Marilyn Maldonado
file

3. Project# 1002632
12DRB-70013 MAJOR - FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for FLASH RESOURCES, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, 3, & 7, **BLK LAND PLAT OF SUNDANCE ESTATES** zoned R-LT, located on UNSER BLVD NE BETWEEN PARADISE BLVD NW AND PASEO DEL NORTE NW (B-10 & 11) **THE FINAL PLAT WAS APROVED.**

4. Project# 1002739
12DRB-70005 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS Unit(s) 2,** zoned R-D, located on 118TH BETWEEN DENNIS CHAVEZ AND GIBSON containing approximately 24.07 acre(s). (N-8)**A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

5. Project# 1004715
12DRB-70006 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Block(s) 19, 20, Tract(s) 1-A-4, **JUAN TABO HILLS Unit(s) 2,** located on POCONO BETWEEN SALVATOR AND MAYWOOD containing approximately 82.9917 acre(s). (M-21&22) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

6. Project# 1008961
11DRB-70338 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SBS CONSTRUCTION , LLC agent(s) for ANDRE AND BEVERLY CHACON request(s) the above action(s) for all or a portion of Tract(s) 28-B-7-A, zoned RA-2, located on LOS ANAYAS NW BETWEEN GABALDON RD NW AND LOS LUCEROS NW containing approximately .7168 acre(s). (G-12) **DEFERRED TO 1/25/12 AT THE AGENT'S REQUEST.**

7. Project# 1006007
12DRB-70010 EXT OF MAJOR PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **MESA DEL SOL INNOVATION PARK** zoned PC, located on UNIVERSITY BLVD SE BETWEEN AVEDON DR SE AND ARBUS DR SE containing approximately 21.8 acre(s). (R-15, 16 AND S-15, 16) **DEFERRED TO 1/25/12 AT THE AGENT'S REQUEST.**

8. Project# 1008435
11DRB-70270 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for WILLIAM E GALBRETH LAND DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) N-7-A, **TANOAN ADDITION** zoned R-D, located on SAN ANTONIO BETWEEN TRAMWAY AND SOUVGNON containing approximately 6.8328 acre(s). (E-22) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 18, 2012
DRB Comments

ITEM # 8

PROJECT # 1008435 APPLICATION # 11-70270

RE: Tract N-7-A, Tanoan Properties

Plat needs to show all easements of record (refer to SHEET 3 of previous plat – it appears additional sheets will be needed to clearly show easements). Additionally, land use demarcation needs to be shown per the Academy / Tramway/ Eubank Sector Development Plan (see lot lines eliminated on SHEET 2 of previous plat and AGIS Zone Boundary line – this is the demarcation which can be labeled "Land Use Boundary").

_____

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

City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1008435
Application Number: 11DRB-70314

DRB Date: 11/9/2011
Item Number: 10

Subdivision:
Tracts N-2 & N-3 Tanoan Properties

Request for:
- [x] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Zoning: RD

Zone Page: E-22

New Lots (or units) :

Parks and Recreation Comments:

The RD zone requires open space for each dwelling unit. For multifamily units, the usable open space required is as follows: Minimum of 200 sq. ft. for each efficiency or one bedroom unit, minimum 250 sq. ft. for each two bedroom unit and minimum 300 sq. ft. for each three or more bedroom unit. When an aggregate of 2 or more dwelling units is constructed on any given lot, the open space shall include landscaping of the ground level usable open space planted and maintained according to a landscaping plan approved by the Zoning Hearing Officer. Please provide the open space calculations on the Plat.

Signed: Carol S. Dumont

Carol S. Dumont
Parks & Recreation Dept.

Phone: 768-5387

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 9, 2011
DRB Comments

ITEM # 10

PROJECT # 1008435 **APPLICATION # 11-70314**

RE: Tracts N-2 and N-3-A, Tanoan Properties

Vacation of Tenneyson connection does not appear to be consistent with the Subdivision Ordinance requirements, as this would appear to be a major detriment to the public welfare.

_____

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 28, 2011
DRB Comments

ITEM # 7

PROJECT # 1008435 **APPLICATION # 11-70270**

RE: Tract N-7-A, Tanoan Properties

Plat needs to show all easements of record (refer to previous plat – it appears additional sheets will be needed to clearly show easements). Additionally, land use demarcation needs to be shown per the Academy / Tramway/ Eubank Sector Development Plan (see lot lines eliminated by previous plat).

_____

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

3. **Project# 1003445**
11DRB-70234 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

BOHANNAN HOUSTON INC agent(s) for JASON SHAFFER request(s) the referenced/ above action(s) for all or a portion of **FOUNTAIN HILLS PLAZA SUBDIVISION** zoned SU-1/ PDA/ C-3/ IP, located on the north side of PASEO DEL NORTE NW between EAGLE RANCH RD NW and RICHLAND HILLS DR NW containing approximately 39.9074 acre(s). (C-12) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED TO SEPTEMBER 30TH 2012.**

4. **Project# 1003272**
11DRB-70074 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DAC ENTERPRISES, INC agent(s) for LEGACY HOSPITALITY request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2,** zoned SU-1 PDA & C-3, located on HIGH ASSETS WAY NW bewteen ALL SAINTS RD NW and EAGLE RANCH RD NW, south of PASEO DEL NORTE NW containing approximately 1.5401 acre(s). (C-13) *[Deferred from 4/27/11, 5/11/11, 6/1/11, 6/8/11, 6/15/1, 7/13/11, 7/27/11, 8/10/11, 8/24/11, 8/31/11]* **DEFERRED TO 10/12/11 AT THE AGENT'S REQUEST.**

5. **Project# 1000111**
11DRB-70231 VACATION OF PUBLIC RIGHT-OF-WAY

JOSHUA SKARSGARD agent(s) for ZIA RISING LTD CO request(s) vacation of a portion of public right-of-way for INDIAN SCHOOL ROAD NE adjacent to Tract B, **ALTURA COMPLEX, NETHERWOOD PARK ADDITION** located on the north side of INDIAN SCHOOL RD between WASHINGTON ST NE and CARLISLE BLVD NE. (H-17)**WITHDRAWN AT THE AGENT'S REQUEST.**

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

6. **Project# 1002629**
11DRB-70268 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
11DRB-70267 SUBDIVISION DESIGN VARIANCE

RIO GRANDE ENGINEERING agent(s) for BOB MCKINLE AND JASON BUCHANAN request(s) the above action(s) for all or a portion of Lot(s) A&B, Block(s) C, **DAVIDSON ADDITION No.1,** zoned SU-2 RT, located on CANDELARIA BETWEEN 10TH ST AND 7TH ST containing approximately .869 acre(s). (G-14) **DEFERRED TO 10/5/11 AT THE AGENT'S REQUEST.**

7. **Project# 1008435**
11DRB-70270 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for WILLIAM E GALBRETH LAND DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) N-7-A, **TANOAN ADDITION,** zoned R-D, located on SAN ANTONIO BETWEEN TRAMWAY AND SOUVGNON containing approximately 6.8328 acre(s). (E-22)**INDEFINITELY AT THE AGENT'S REQUEST.**

DRB 9-28-11

HEARING DATE: 9-28-11

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 2, 2011

Project# 1008435
11DRB-70001 VACATION OF PUBLIC PARK SITE EASEMENT

BOHANNAN HUSTON INC agent(s) for DR WILLIAM GALBRETH request(s) the referenced/ above action(s) for a portion of Tract(s) N-7, **TANOAN PROPERTIES,** zoned R-D, located on the south side of SAN ANTONIO DR NE between LOWELL ST NE and TENNYSON ST NE containing approximately .1132 acre. (E-22)

At the February 2, 2011 Development Review Board meeting, the vacation was approved as shown on Exhibit 'C' in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

Findings
The Subdivision Ordinance, Section 14-14-7-2, specifies that a vacation may be approved only when the following items are determined:

The public welfare is in no way served by retaining the way or easement;
The City of Albuquerque does not anticipate any need to utilize the existing easement for roadway purposes.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office

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

If you wish to appeal this decision, you must do so by February 17, 2011 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning

Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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

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

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

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: Bohannan Huston Inc.
Cc: Marilyn Maldonado
Scott Howell
file

2. **Project# 1002962**
11DRB-70003 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

THE TRAILS LLC request(s) the referenced/ above action(s) for **HERITAGE AT THE TRAILS Unit(s) I & 2, plus SANTA FE, TAOS, & RESERVE AT THE TRAILS** [Tract(s) A, B, C, D, & F of THE TRAILS], zoned RD, located on either side of RAINBOW BLVD NW between PASEO DEL NORTE NW and WOODMONT AVE NW containing approximately 76 acre(s). (C-9) **DEFERRED TO 2/9/11 AT THE AGENT'S REQUEST.**

3. **Project# 1004353**
11DRB-70004 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for **SANTA FE 2 AT THE TRAILS UNIT 2,** zoned R-D, located on the west side of OAKRIDGE ST NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 17.0028 acre(s). (C-9) **DEFERRED TO 2/9/11 AT THE AGENT'S REQUEST.**

4. **Project# 1008435**
11DRB-70001 VACATION OF PUBLIC PARK SITE EASEMENT

BOHANNAN HUSTON INC agent(s) for DR WILLIAM GALBRETH request(s) the referenced/ above action(s) for a portion of Tract(s) N-7, **TANOAN PROPERTIES,** zoned R-D, located on the south side of SAN ANTONIO DR NE between LOWELL ST NE and TENNYSON ST NE containing approximately .1132 acre. (E-22) **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.**

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

5. **Project# 1000936**
11DRB-70016 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
11DRB-70017 EPC APPROVED SDP FOR BUILD PERMIT
11DRB-70018 EPC APPROVED SDP FOR SUBDIVISION

TIERRA WEST LLC agent(s) for DIAMOND SHAMROCK STATIONS, INC. request(s) the above action(s) for all or a portion of Lot(s) H-1, **ZOLIN, KUNATH, TRES EQUINAS, LLC & CURB, INC.,** zoned SU-1/ C-1, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND CALLE PERRO NW containing approximately 2.92 acre(s). (A-11) **DEFERRED TO 2/16/11 AT THE AGENT'S REQUEST.**

6. **Project# 1003674**
11DRB-70005 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARA HAMMONDS request(s) the above action(s) for all or a portion of Lot(s) 9, **RICH CT SUBD,** zoned RD 3DUA, located on ALAMEDA BETWEEN BARSTOW AND VENTURA containing approximately 0.1682 acre(s). (C-20)*[Deferred from 1/19/11]* **DEFERRED TO 2/23/11 AT THE AGENT'S REQUEST.**

7. Approval of the Development Review Board Minutes for 12/1/10, 12/8/10, 12/15/10, 12/22/10.
Other Matters: None.

ADJOURNED:

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 2, 2011

Project# 1008435
11DRB-70001 VACATION OF PUBLIC PARK SITE EASEMENT

BOHANNAN HUSTON INC agent(s) for DR WILLIAM GALBRETH request(s) the referenced/ above action(s) for a portion of Tract(s) N-7, **TANOAN PROPERTIES,** zoned R-D, located on the south side of SAN ANTONIO DR NE between LOWELL ST NE and TENNYSON ST NE containing approximately .1132 acre. (E-22)

AMAFCA
No comments

COG
MRCOG has no comment on the proposed application.

TRANSIT
Project # 1008435
11DRB-70001
VACCATION OF PUBLIC PARK SITE EASEMENT

Adjacent and nearby routes	None.
Adjacent bus stops	None.
Site plan requirements	None.
Large site TDM suggestions	None.
Other information	None.

ZONING ENFORCEMENT
No comments

NEIGHBORHOOD COORDINATION

APS
This will have no adverse impacts to the APS district.

POLICE DEPARTMENT
No comments

FIRE DEPARTMENT
No comments

PNM ELECTRIC & GAS
No comments

COMCAST
No comments

QWEST
Concerning the subject case number(s), Qwest has no objection to the vacation of the public park site easement as submitted. Prior to any final plat approval, we will need a copy for review.

ENVIRONMENTAL HEALTH No comments
M.R.G.C.D no adverse comments
OPEN SPACE DIVISION No comments
CITY ENGINEER
TRANSPORTATION DEVELOPMENT No objection to vacation request.
PARKS AND RECREATION No objection
ABCWUA no adverse comments
PLANNING DEPARTMENT Refer to comments from affected agencies/ Parks plus any public hearing comments regarding proposed vacation.

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 2, 2011,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000934 11DRB-70002 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	LONGFORD HOMES request(s) the referenced/ above action(s) for **SUNRISE RANCH WEST Unit(s) 2,** zoned R-D, located on the southeast corner of 106TH ST SW and SUNSET GARDENS SW containing approximately 9.0586 acre(s). (L-8)
Project# 1002962 11DRB-70003 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	THE TRAILS LLC request(s) the referenced/ above action(s) for **HERITAGE AT THE TRAILS Unit(s) I & 2, plus SANTA FE, TAOS, & RESERVE AT THE TRAILS** [Tract(s) A, B, C, D, & F of THE TRAILS], zoned RD, located on either side of RAINBOW BLVD NW between PASEO DEL NORTE NW and WOODMONT AVE NW containing approximately 76 acre(s). (C-9)
Project# 1004353 11DRB-70004 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	LONGFORD HOMES request(s) the referenced/ above action(s) for **SANTA FE 2 AT THE TRAILS UNIT 2,** zoned R-D, located on the west side of OAKRIDGE ST NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 17.0028 acre(s). (C-9)
Project# 1008435 11DRB-70001 VACATION OF PUBLIC PARK SITE EASEMENT	BOHANNAN HUSTON INC agent(s) for DR WILLIAM GALBRETH request(s) the referenced/ above action(s) for a portion of Tract(s) N-7, **TANOAN PROPERTIES,** zoned R-D, located on the south side of SAN ANTONIO DR NE between LOWELL ST NE and TENNYSON ST NE containing approximately .1132 acre. (E-22)

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

Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 17, 2011.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: February 2, 2011 **Project#** 1008435

Zone Atlas Page: E-22 **App#** 11 DRB 70001

Notification Radius: 100'

Cross Reference and Location: San Antonio Between

Lowell st and Tennyson st

Applicant: Dr. William Zinsbroth
4830 Juan Tabo Blvd NE
Alb NM 87111

Agent: Bohannan Huston Inc
7500 Jefferson St
Alb NM 87109

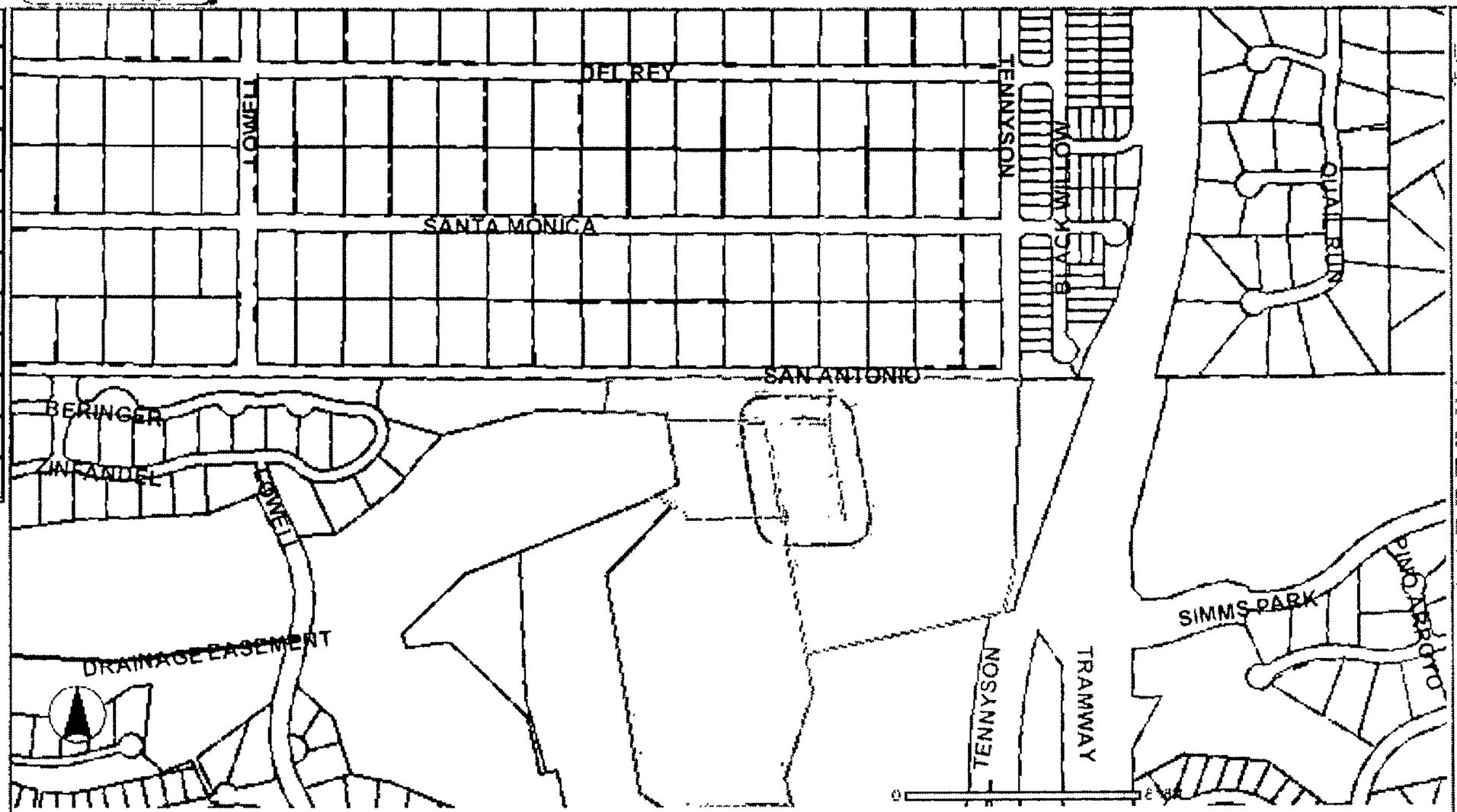
Special Instructions:

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

Date Mailed: January 14 2011
Signature:

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- STREETS
- BASEMAP
  - PARCELS
  - LOT NUMBERS
  - METRO ADDRESS
  - ZONING
  - OWNERSHIP
  - 2FT CONTOUR
  - ADDRESS POINTS
  - LANDUSE
  - EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2010 AIR PHOTO
  - 2008 AIR PHOTO
  - 2006 AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

- Closed group, click to open
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible
- Visible group/layer, click to hide.
- Layer not visible at this scale.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE
1	102206242837210207	AMERIWEST CORPORATION C/O TANOAN COMMUNITIES EAST	PO BOX 94748	ALBUQUERQUE	NM	87199
2	102206245949510203	WILLIAM F GALBRETH LAND DEVELOPMENT CO LLC	4830 JUAN TABO BLVD NE	ALBUQUERQUE	NM	87111

Buffer SEARCH REFRESH HELP MAIN PAGE CONTACT GIS TEAM

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCO	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	1022062426372100000	AMERIWEST CORPORATION C/O TANOAN COMMUNITIES E AST	PO BOX 94748	ALBUQUERQUE	NM	87199	V	A1A	TR N-5 REVISION PLAT OF TANOAN PROPERTIES CONT 15 2136 AC ML	15 1617195
2	1022062459495100000	WILLIAM E GALBRETH LAND DEVELOPMENT CO LLLC	4830 JUAN TABO BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	TR N-7 REVISION PLAT OF TANOAN PROPERTIES CONT 1 6073 AC M/L	1 60763708
3	1022062429500100000	GALBRETH WILLIAM E LAND DEVELOPMENT CO LLLC	4830 JUAN TABO BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	TR N-4 REVISION PLAT OF TANOAN PROPERTIES CONT 2 7077 AC M/L	2 70499657
4	1022062496493100000	AMERICUS LLC	7736 JACOBO DR NE	ALBUQUERQUE	NM	87109	V	A1A	TR N-3 REVISION PLAT OF TANOAN PROPERTIES CONT 16 3499 AC ML	16 53225523

OR CURRENT OWNER
WILLIAM E GALBRETH LAND DEVELOPMENT
CO LLLC
4830 JUAN TABO BLVD NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
AMERICUS LLC
7736 JACOBO DR NE
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
AMERIWEST CORPORATION C/O TANOAN
COMMUNITIES EAST
PO BOX 94748
ALBUQUERQUE, NM 87199

HEARING DATE 2-2-11 (VPE)

HEARING DATE : 12-22-10 (UPE, BLV, ALJ)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 22, 2010

Project# 1008435
10DRB-70332 VACATION OF PUBLIC EASEMENT
10DRB-70333 BULK LAND VARIANCE
10DRB-70334 - PRELIMINARY/ FINAL PLAT APPROVAL

FORSTBAUER SURVEYING CO LLC agent(s) for AMERICUS LLC et al request(s) the referenced/ above action(s) for all or a portion of Lot(s) N-3, N-4, and N-7, **TANOAN PROPERTIES** zoned R-D, located on the south side of SAN ANTONIO DR NE between LOWELL ST NE and TRAMWAY BLVD NE containing approximately 20.6654 acre(s). (E-22)

At the December 22, 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.

Findings

(A)(1) The public right of way vacation request was filed by the owners of all of the footage of land abutting the proposed vacation, Americus LLC.

(B)(1) The public welfare is in no way served by retaining the future right of way; the City of Albuquerque does not anticipate any need to utilize the existing easement for roadway purposes based on the existing roadway network..

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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

The Bulk Land Variance was approved. The Preliminary/Final plat was approved with final sign off delegated to the Planning Department to record.

If you wish to appeal this decision, you must do so by January 6, 2011 in the manner described below.

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

The date the determination in question is issued is not included in the 15-day period for filing an appeal.
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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: Forstbauer Surveying LLC – 4116 Lomas Blvd. NE – Albuquerque, NM 87110
Cc: Americus LLC – 8500 Washington NE A-6 – Albuquerque, NM 87113
Marilyn Maldonado
File

DRB CASE ACTION LOG (PRE/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-70334 Project # 10008435

Project Name: Tanoan Properties

Agent: Forstbauer Surveying Co. LLC Phone No.:

Your request was approved on 12-22-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION:

☐ UTILITIES:

✓ ☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign): - AMAFCA sign off, and to record

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

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

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

Created On:

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: December 22, 2010 **Project#** 1008435

Zone Atlas Page: E-22 **App#** 10DRB 70333
70334

Notification Radius: 150'

Cross Reference and Location: San Antonio Dr NE Between
Lowell NE and Tramway NE

Applicant: Americas LLC
8500 Washington NE A-6
Alb NM 87113

Agent: Forstbauer Surveying LLC
4116 Lomas Bl NE
Alb NM 87110

Special Instructions:

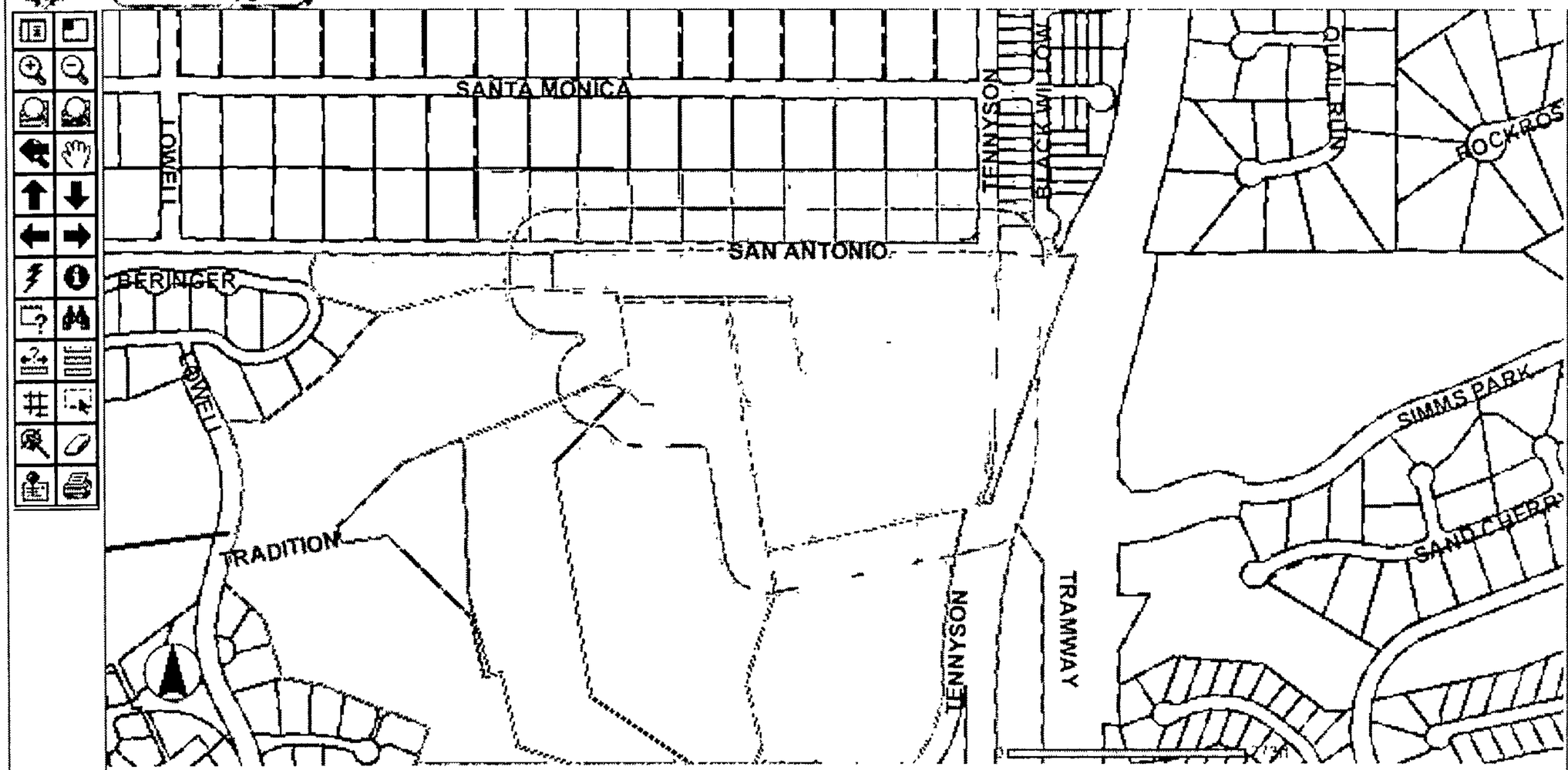
Notice must be mailed from the
City's 15 day's prior to the meeting.

Date Mailed: 12-3-10
Signature:

CITY OF ALBUQUERQUE

www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- STREETS
- BASEMAP
  - PARCELS
  - LOT NUMBERS
  - METRO ADDRESS
  - ZONING
  - OWNERSHIP
  - 2FT CONTOUR
  - ADDRESS POINTS
  - LANDUSE
  - EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
  - CITY LANDMARKS
  - HISTORIC PLACES
  - CASE TRACKING
  - CASE HISTORY
  - CENTERS
  - CRP LOCATIONS
  - CITY FACILITIES
  - PUBLIC ART
  - BUILDING PERMITS
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2010 AIR PHOTO
  - 2008 AIR PHOTO
  - 2006 AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

Refresh Map

Auto Refresh

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OW ZIP
1	102206351901540116	PROTESTANT EPISCOPAL CHURCH	7171 TENNYSON NE	ALBUQUERQUE	NM	871
2	102206338901540108	WILLIAMS FLOYD & DONNA	12201 SAN ANTONIO DR NE	ALBUQUERQUE	NM	871
3	102306301400431211	NUCKOLLS BARBARA A	2148 BLACK WILLOW DR NE	ALBUQUERQUE	NM	871

Buffer SEARCH REFRESH HELP MAIN PAGE CONTACT GIS TEAM

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCO	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	10220635190154000	PROTESTANT EPISCOPAL CHURCH	7171 TENNYSON NE	ALBUQUERQUE	NM	87122	C	X1A	* 032 019TR 2 UNIT 2 NO ALBUQ AC	0 70754796
2	10220633890154000	WILLIAMS FLOYD & DONNA	12201 SAN ANTONIO DR NE	ALBUQUERQUE	NM	87122	R	X1A	* 024 019TR 2 UNIT 2 NO ALBUQ AC	0 84583968
3	10230630140043100	NUCKOLLS BARBARA A	2148 BLACK WILLOW DR NE	ALBUQUERQUE	NM	87122	R	X1A	LT 2148 PLAT OF WILLOW BEND SUBDIVISION CONT 0 3415 AC M/L OR 14,876 SQ FT M/L	0 34144666
4	10220634390154000	OTERO STEPHEN L & BARBARA C CO-TRUSTEES OTERO RVT	12305 SAN ANTONIO DR NE	ALBUQUERQUE	NM	87122	R	X1A	* 027 019TR 2 UNIT 2 NO ALBUQ AC	0 87806776
5	10220634880154000	PROTESTANT EPISCOPAL CHURCH	7171 TENNYSON NE	ALBUQUERQUE	NM	87122	V	X1A	* 030 019TR 2 UNIT 2 NO ALBUQ AC	0 87323991
6	10220634540154000	KEITH A CLARK & BOWERS E DIANE	12401 SAN ANTONIO DR NE	ALBUQUERQUE	NM	87122	R	X1A	* 028 019TR 2 UNIT 2 NO ALBUQ AC	0 86446329
7	10220624283721000	AMERIWEST CORPORATION C/O TANOAN COMMUNITIES E AST	PO BOX 94748	ALBUQUERQUE	NM	87199	V	A1A	TR N-5 REVISION PLAT OF TANOAN PROPERTIES CONT 15 2136 AC ML	15 1617195
8	10220624594951000	WILLIAM E GALBRETH LAND DEVELOPMENT CO LLLC	4830 JUAN TABO BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	TR N-7 REVISION PLAT OF TANOAN PROPERTIES CONT 1 6073 AC M/L	1 60763708
9	10220624295001000	GALBRETH WILLIAM E LAND DEVELOPMENT CO LLLC	4830 JUAN TABO BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	TR N-4 REVISION PLAT OF TANOAN PROPERTIES CONT 2 7077 AC M/L	2 70499657
10	10220635030154000	PROTESTANT EPISCOPAL CHURCH	7171 TENNYSON NE	ALBUQUERQUE	NM	87122	C	X1A	* 031 019TR 2 UNIT 2 NO ALBUQ AC	0 86689287
11	10220634050154000	KNOWLSON RICHARD F & DANELLE	12209 SAN ANTONIO DR NE	ALBUQUERQUE	NM	87122	R	X1A	* 025 019TR 2 UNIT 2 NO ALBUQ AC	0 87937742
12	10220623814171000	B & A DEVELOPMENT CORP	PO BOX 3671	ALBUQUERQUE	NM	87190	V	A1A	TR N-6-B PLAT OF TRS N-6-A & N-6-B TANOAN PROPERTIES CONT 10 2000 AC M/L	10 2049772
13	10220623244191000	DAVID PRICE ETAL C/O AMERICAN GOLF CORP	2951 28TH ST	SANTA MONICA	CA	90405	C	A1A	OPEN SPACE 5-B-2 THIRD REVISION PLAT TANOAN PROPERTIES CONT29 1901 AC M/L	29 18258186
14	10220624964931000	AMERICUS LLC	7736 JACOBO DR NE	ALBUQUERQUE	NM	87109	V	A1A	TR N-3 REVISION PLAT OF TANOAN PROPERTIES CONT 16 3499 AC ML	16 53225523
15	10230630120153100	MACLAY JAMES E & JANIS L TRUSTEES OF MACLAY FAMIL Y TRUST	2150 BLACK WILLOW DR NE	ALBUQUERQUE	NM	87111	R	X1A	LT 2150 PLAT OF WILLOW BEND SUBDIVISION CONT 0 1010 AC M/L OR 4 400 SQ FT M/L	0 10095603
16	10220634220154000	BURCHAM ROY F & MARGARET L	8810 HORIZON BLVD APT 127	ALBUQUERQUE	NM	87113	R	X1A	* 026 019TR 2 UNIT 2 NO ALBUQ AC	0 85454463
17	10220634710154000	SWEDBERG JODY CRYSTAL CALL	12411 SAN ANTONIO DR NE	ALBUQUERQUE	NM	87122	R	X1A	* 029 019TR 2 UNIT 2 NO ALBUQ AC	0 87282694
18	10230630120113100	ALLETZHAUSER GERALD J & MARILYN	2149 BLACK WILLOW DR NE	ALBUQUERQUE	NM	87122	R	X1A	LT 2149 PLAT OF WILLOW BEND SUBDIVISION CONT 0 1010 AC M/L OR 4,400 SQ FT M/L	0 10100823
19	10220624863951000	FARNAM REALTY INC ATTN CHARLES B DUFF	7150 E CAMELBACK RD	SCOTTSDALE	AZ	85251	R	A1A	TR N-1 AMENDED PLAT OF DESERT HEIGHTS AT TANOAN A REPLAT OFTRACT N-1, TANOAN PROPERTIES CONT 12 1110 AC	12 09619535
20	10230620055102000	AMERICUS LLC	7736 JACOBO DR NE	ALBUQUERQUE	NM	87109	V	A1A	TR N-2 (EXC PORT OUT TO R/W) OF TANOAN PROPERTIES CONT 1 9840 AC M/L OR 86,423 SQ FT M/L	2 35344458
21	10230620103512000	AMERICUS LLC	7736 JACOBO DR NE	ALBUQUERQUE	NM	87109	V	A1A	TRACT 18 PLAT OF HIGH DESERT CONT 4 6794 AC M/L OR 203,835 SQ FT M/L	4 68017658
22	10220633720154000	WANG XINGIAO & XIAOMIN XIE	12109 SAN ANTONIO NE	ALBUQUERQUE	NM	87122	R	X1A	* 023 019TR 2 UNIT 2 NO ALBUQ AC	0 90077328
23	10220623425141000	WILLIAM E GALBRETH LAND DEVELOPMENT CO LLLC	4830 JUAN TABO BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	TR C-2 PLAT OF TRACTS C-1 & C-2 SAUVIGNON SUBDIVISIONPHASE II CONT 2 5707 AC	2 54944067

OR CURRENT OWNER
ALLETZHAUSER GERALD J & MARILYN
2149 BLACK WILLOW DR NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
AMERICUS LLC
7736 JACOBO DR NE
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
AMERIWEST CORPORATION C/O TANOAN COMMUNITIES EAST
PO BOX 94748
ALBUQUERQUE, NM 87199

OR CURRENT OWNER
B & A DEVELOPMENT CORP
PO BOX 3671
ALBUQUERQUE, NM 87190

OR CURRENT OWNER
BURCHAM ROY F & MARGARET L
8810 HORIZON BLVD APT 127
ALBUQUERQUE, NM 87113

OR CURRENT OWNER
DAVID PRICE ETAL C/O AMERICAN GOLF CORP
2951 28TH ST
SANTA MONICA, CA 90405

OR CURRENT OWNER
FARNAM REALTY INC ATTN. CHARLES B DUFF
7150 E CAMELBACK RD
SCOTTSDALE, AZ 85251

OR CURRENT OWNER
GALBRETH WILLIAM E LAND DEVELOPMENT CO LLLC
4830 JUAN TABO BLVD NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
KEITH A CLARK & BOWERS E DIANE
12401 SAN ANTONIO DR NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
KNOWLSON RICHARD F & DANELLE
12209 SAN ANTONIO DR NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
MACLAY JAMES E & JANIS L TRUSTEES OF MACLAY FAMILY TRUST
2150 BLACK WILLOW DR NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
NUCKOLLS BARBARA A
2148 BLACK WILLOW DR NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
OTERO STEPHEN L & BARBARA C CO-TRUSTEES OTERO RVT
12305 SAN ANTONIO DR NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
PROTESTANT EPISCOPAL CHURCH
7171 TENNYSON NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
SWEDBERG JODY CRYSTAL CALL
12411 SAN ANTONIO DR NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
WANG XINGIAO & XIAOMIN XIE
12109 SAN ANTONIO NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
WILLIAM E GALBRETH LAND DEVELOPMENT CO LLLC
4830 JUAN TABO BLVD NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
WILLIAM E GALBRETH LAND DEVELOPMENT CO LLLC
4830 JUAN TABO BLVD NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
WILLIAMS FLOYD & DONNA
12201 SAN ANTONIO DR NE
ALBUQUERQUE, NM 87122

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 22, 2010

Project# 1008435
10DRB-70332 VACATION OF PUBLIC EASEMENT
10DRB-70333 BULK LAND VARIANCE
10DRB-70334 - PRELIMINARY/ FINAL PLAT APPROVAL

FORSTBAUER SURVEYING CO LLC agent(s) for AMERICUS LLC et al request(s) the referenced/ above action(s) for all or a portion of Lot(s) N-3, N-4, and N-7, **TANOAN PROPERTIES** zoned R-D, located on the south side of SAN ANTONIO DR NE between LOWELL ST NE and TRAMWAY BLVD NE containing approximately 20.6654 acre(s). (E-22)

AMAFCA No objection to requested actions. AMAFCA will sign the Bulk Land Plat.
COG No comments.
TRANSIT No comments.
ZONING ENFORCEMENT No comments.
NEIGHBORHOOD COORDINATION
APS No comments.
POLICE DEPARTMENT No comments.
FIRE DEPARTMENT No comments.
PNM ELECTRIC & GAS No comments.
COMCAST No comments.
QWEST No comments.
ENVIRONMENTAL HEALTH No comments.
M.R.G.C.D No comments.
OPEN SPACE DIVISION Open Space has no adverse comments

CITY ENGINEER No objection to the Vacation or Bulk Land Variance. Show the Special Flood Hazard Areas on the plat. AMAFCA will sign the plat.
TRANSPORTATION DEVELOPMENT No adverse comments.
PARKS AND RECREATION No objection.
ABCWUA
PLANNING DEPARTMENT Refer to comments from affected agencies/ Transportation Development plus any public hearing comments regarding proposed Vacation(s) and Bulk Land Variance.

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, December 22, 2010,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002739
10DRB-70326 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO, INC request(s) the referenced/ above action(s) for all or a portion of **ANDERSON HEIGHTS Unit 9,** zoned R-LT, located east of 118TH ST SW between AMOLE MESA SW and COLOBEL AVE SW containing approximately 56.3327 acre(s). (N-8)

Project# 1008435
10DRB-70332 VACATION OF PUBLIC EASEMENT
10DRB-70333 BULK LAND VARIANCE
10DRB-70334 - PRELIMINARY/ FINAL PLAT APPROVAL

FORSTBAUER SURVEYING CO LLC agent(s) for AMERICUS LLC et al request(s) the referenced/ above action(s) for all or a portion of Lot(s) N-3, N-4, and N-7, **TANOAN PROPERTIES** zoned R-D, located on the south side of SAN ANTONIO DR NE between LOWELL ST NE and TRAMWAY BLVD NE containing approximately 20.6654 acre(s). (E-22)

Project# 1008589
10DRB-70327 VACATION OF PUBLIC RIGHT-OF-WAY
10DRB-70328 VACATION OF PUBLIC EASEMENT
10DRB-70329 MINOR - TEMPORARY DEFERAL SIDEWALK CONST
10DRB-70330 MAJOR - PRELIMINARY PLAT APPROVAL

ESMAIL HAIDARI request(s) the referenced/ above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 1, **NORTH ALBUQUERQUE ACRES Tract 2, Unit 3,** zoned R-D, located on the west side of WYOMING BLVD NE between EAGLE ROCK NE and MODESTO AVE NE containing approximately 2.1424 acre(s). (C-19)

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, DECEMBER 6, 2010.

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/23/2010 Issued By: E08375 94156

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2010 070 332** **Category Code 910**

Application Number: 10DRB-70332, Vacation Of Public Easement

Address:

Location Description: SAN ANTONIO DR NE BETWEEN LOWELL NE AND TRAMWAY NE

Project Number: 1008435

Applicant
AMERICAS LLC
8500 WASHINGTON NE A-6
ALBUQUERQUE NM 87113
314-7700

Agent / Contact
Forstbauer Surveying Co Llc
Terese Forstbauer
4116 Lomas Blvd Ne
Albuquerque NM 87110

forstsurv@aol.com

Application Fees

441018/4943000	APN Fee	$75.00
441032/3416000	Conflict Mgmt Fee	$20.00
441006/4958000	DRB Actions	$135.00
	TOTAL:	**$230.00**

City Of Albuquerque
Treasury Division

11/23/2010 9:44AM LOC: ANNX
USR# 006 TRANS# 0003
RECEIPT# 00126918-00126919
PERMIT# 2010070332 TRSSVC
Trans Amt $660.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $135.00
Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/23/2010 Issued By: E08375 94157

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2010 070 333** **Category Code 910**

Application Number: 10DRB-70333, Bulk Land Variance

Address:

Location Description: SAN ANTONIO DR NE BETWEEN LOWELL NE AND TRAMWAY NE

Project Number: 1008435

Applicant

AMERICAS LLC

8500 WASHINGTON NE A-6
ALBUQUERQUE NM 87113
314-7700

Agent / Contact

Forstbauer Surveying Co Llc
Terese Forstbauer
4116 Lomas Blvd Ne
Albuquerque NM 87110

forstsurv@aol.com

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	
441006/4958000	DRB Actions	$145.00
	TOTAL:	**$145.00**

City Of Albuquerque
Treasury Division

11/23/2010 9:45AM LOC: ANNX
WS# 006 TRANS# 0003
RECEIPT# 00126918-00126917
PERMIT# 2010070333 TRSSVG
Trans Amt $660.00
DRB Actions $145.00
Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/23/2010 Issued By: E08375 94158

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2010 070 334** **Category Code 910**

Application Number: 10DRB-70334, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: SAN ANTONIO DR NE BETWEEN LOWELL NE AND TRAMWAY NE

Project Number: 1008435

Applicant
AMERICAS LLC

8500 WASHINGTON NE A-6
ALBUQUERQUE NM 87113
314-7700

Agent / Contact
Forstbauer Surveying Co Llc
Terese Forstbauer
4116 Lomas Blvd Ne
Albuquerque NM 87110

forstsurv@aol.com

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	
441006/4958000	DRB Actions	$285.00
	TOTAL:	**$285.00**

City Of Albuquerque
Treasury Division

11/23/2010 9:45AM LOC: ANAX
WS# 006 TRANS# 0003
RECEIPT# 00126918-00126920
PERMIT# 2010070334 TRSSVC
Trans Amt $660.00
DRB Actions $285.00
CK $660.00
CHANGE $0.00

Thank You

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

9. **Project# 1008203**
10DRB-70207 SKETCH PLAT REVIEW AND COMMENT

ISAACSON AND ARFMAN PA agent(s) for UNSER SAGE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF ALBUQUERQUE SOUTH Unit(s) 1-B,** zoned C-1, located on UNSER BLVD SW BETWEEN SAGE RD SW AND ARENAL RD SW containing approximately 9.159 acre(s). (C-1)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

10. **Project# 1008435**
10DRB-70198 SKETCH PLAT REVIEW AND COMMENT

FORSTBAUER SURVEYING CO LLC agent(s) for AMERICUS LLC request(s) the above action(s) for all or a portion of Lot(s) N-3, **TANOAN PROPERTIES,** zoned R-D, located on SAN ANTONIO DR NE BETWEEN LOWELL NE AND TRAMWAY NE containing approximately 16.35 acre(s). (E-22) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

11. Approval of the Development Review Board Minutes for 7/21/10

Other Matters: None

ADJOURNED:

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
July 28, 2010
DRB Comments

ITEM # 10

PROJECT # 1008435 **APPLICATION # 10-70198**

RE: Lot N-3, Tanoan Properties

Proposed Lot N-3B does not appears developable, and thus not suitable for subdivision (§ 14-14-2-3 of the Subdivision Ordinance); if the property is to be combined with other lots, they should be included with this plat and the area incorporated – a development sketch would be appropriate.

Title Warranty information is not appropriate to be included on plat.

Easements from 1985 may be appropriate for vacation at this time.

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

HEARING DATE 7-28-10 (SK)

Complete

DRB CASE ACTION LOG - BLUE SHEET

☒ *Preliminary/Final Plat [FP]*

☐ *Site Plan - Subdivision [SPS]*

☐ *Site Plan - Building Permit [SBP]*

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

Project #: 1008435 *Application #:* 11DRB-70270

Project Name: TANOAN PROPERTIES

Agent: Jack's High Country *Phone #:*

****Your request was approved on** 6-20-12 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☒ **PLANNING (Last to sign):** AMAFCA & City signatures - dxf, 12-dcp, mylar & record

PLATS:

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

ALL SITE PLANS:

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

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 616

07/03/2013 Issued By: BLDAVM 197129

Application Number: **13DRB-70616**, Vacation Of Public Right-Of-Way

Address:

Location Description: SAN ANTONIO BETWEEN TENNYSON AND TRAMWAY

Project Number: 1008435

Applicant
MECHENBIER CONSTRUCTION, INC.

8500 WASHINGTON ST NE, SUITE A-5
ALBUQUERQUE NM 87113

Agent / Contact
ISAACSON AND ARFMAN PA
GENNY DONART
128 MONROE ST NE
ALBUQUERQUE NM 87108

IAMENGRS@SWCP.COM

Application Fees	
APN Fee	$75.00
Conflict Mgmt Fee	$20.00
DRB Actions	$600.00
TOTAL:	$695.00

City of Albuquerque Treasury
Date:7/3/2013 Office:ANNEX
Stat ID:WS0009003 Cashier:TRSCAG
Batch: 2213 Trans #: 426
Permit#: 20130706b
Receipt Num 00147097
Payment Total:$695.00

0900	APN Fee	$75.00
0901	Conflict Manag. Fee	$20.00
0913	DRB Actions	$600.00
	Check Tendered =	$695.00

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

		S	Z	
SUBDIVISION				**ZONING & PLANNING**
___	Major subdivision action			____ Annexation
____	Minor subdivision action			
X	Vacation	V		____ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
____	Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN		P		____ Adoption of Rank 2 or 3 Plan or similar
____	for Subdivision			____ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
____	for Building Permit			
____	Administrative Amendment/Approval (AA)			
____	IP Master Development Plan	D		____ Street Name Change (Local & Collector)
____	Cert. of Appropriateness (LUCC)			
		L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)				____ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
____	Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): Isaacson & Arfman, P.A. PHONE: 268-8828

ADDRESS: 128 Monroe Street NE FAX: None

CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: gennyd@iacivil.com

APPLICANT: Mechenbier Construction, Inc. PHONE: 314-7700

ADDRESS: 8500 Washington Street NE, Suite A-5 FAX: 314-7799

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: jmechenbier@mechenbier.com

Proprietary interest in site: Owner **List all owners**:

DESCRIPTION OF REQUEST: Approval of Vacation of Public Right-of-Way & Vaction of Public Roadway Alignment

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

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

Lot or Tract No. Tract N-3-A and A Portion of Tract N-2, Tanoan Properties together with Tracts 17 & 18, High Desert Block: Unit:

Subdiv/Addn/TBKA:

Existing Zoning: R-D 24 DU/A MAX & R-D Proposed zoning: Same MRGCD Map No NA

Zone Atlas page(s): E-22 UPC Code: Tr N-3-A: 102206249148210202 / Tr N-2: 102306200551020201
Tr 17: 102306201027320303 / Tr 18: 102306201035120302

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 10DRB-70334
11DRB-70314; 12DRB-70053; 13DRB-70568

CASE INFORMATION:

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

No. of **existing** lots: 4 No. of **proposed** lots: 3 Total site area (acres): 20.677

LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio Drive NE

Between: Tennyson Street NE and Tramway Blvd. NE

Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☐. Review Date: 06/06/2013

SIGNATURE Genny L. Donart DATE July 3, 2013

(Print Name) Genny L. Donart Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

		Application case numbers	Action	S.F.	Fees
☒	**INTERNAL ROUTING**				
☒	All checklists are complete	13DRB-706116	VPR	___	$ 600.00
☒	All fees have been collected	____-____	CMF	___	$ 20.00
☒	All case #s are assigned	____-____	ADV	___	$ 75.00
☒	AGIS copy has been sent	____-____			$
☐	Case history #s are listed	____-____			$
☐	Site is within 1000ft of a landfill	____-____			Total
☐	F.H.D.P. density bonus				$ 695.00
☐	F.H.D.P. fee rebate				

Hearing date July 31, 2013

7-3-13
Staff signature & Date

Project # 1008435

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)** [1] **VACATION OF PUBLIC ROADWAY ALIGNMENT**

☒ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)** [1] **VACATION OF PUBLIC RIGHT-OF-WAY**
- X 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.)
- X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- X Fee (see schedule)
- X 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.

Genny L. Donart
Applicant name (print)

July 3, 2013
Applicant signature / date

Form revised 4/07

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

Application case numbers
13 - DRB - 70616
____ - ____ - ____
____ - ____ - ____

7-3-13
Planner signature / date

Project # 1008435

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from July 16, 2013 To July 31, 2013

5. REMOVAL

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

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

(Applicant or Agent) 7-3-13 (Date)

I issued 1 signs for this application, 7-3-13 (Date) (Staff Member)

DRB PROJECT NUMBER: 1008435

Rev. 1/11/05

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1008435

Wednesday, *July 31, 2013*

Comments must be received by:

Wednesday, *July 24, 2013*

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

S	Z		
		SUBDIVISION	
		___	Major subdivision action
		___	Minor subdivision action
		X	Vacation
		___	Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN	
		___	for Subdivision
		___	for Building Permit
		___	Administrative Amendment/Approval (AA)
		___	IP Master Development Plan
		___	Cert of Appropriateness (LUCC)
		STORM DRAINAGE (Form D)	
		___	Storm Drainage Cost Allocation Plan

S	Z		
		ZONING & PLANNING	
		___	Annexation
	V	___	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
	P	___	Adoption of Rank 2 or 3 Plan or similar
		___	Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd Regulations
	D	___	Street Name Change (Local & Collector)
L	A	**APPEAL / PROTEST of...**	
		___	Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): Isaacson & Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: None
CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: gennyd@iacivil.com

APPLICANT: Mechenbier Construction, Inc. PHONE: 314-7700
ADDRESS: 8500 Washington Street NE, Suite A-5 FAX: 314-7799
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: jmechenbier@mechenbier.com
Proprietary interest in site: Owner **List all owners**:

DESCRIPTION OF REQUEST: Approval of Vacation of Public Right-of-Way & Vaction of Public Roadway Alignment

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

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

Lot or Tract No. Tract N-3-A and A Portion of Tract N-2, Tanoan Properties together with Tracts 17 & 18, High Desert Block: Unit:
Subdiv/Addn/TBKA.
Existing Zoning. R-D 24 DU/A MAX & R-D Proposed zoning. Same MRGCD Map No NA
Zone Atlas page(s): E-22 UPC Code. Tr N-3-A: 102206249148210202 / Tr N-2: 10230620055102020l
Tr 17: 102306201027320303 / Tr 18: 102306201035120302

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 10DRB-70334
11DRB-70314; 12DRB-70053; 13DRB-70568

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 4 No. of **proposed** lots: 3 Total site area (acres): 20.677
LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio Drive NE
Between: Tennyson Street NE and Tramway Blvd. NE

Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☐. Review Date: 06/06/2013

SIGNATURE [signature] DATE July 3, 2013
(Print Name) Genny V. Donart Applicant: ☐ Agent. ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

		Application case numbers	Action	S.F.	Fees
☑	**INTERNAL ROUTING**				
☑	All checklists are complete	13DRB-70616	VPR		$ 600.00
☑	All fees have been collected		CMF		$ 20.00
☑	All case #s are assigned		ADV		$ 75.00
☑	AGIS copy has been sent				$
☐	Case history #s are listed				$
☐	Site is within 1000ft of a landfill				Total
☐	F.H.D P. density bonus				
☐	F.H.D.P. fee rebate				$ 695.00

Hearing date July 31, 2013

[signature] 7-3-13
Staff signature & Date

Project # 1008435

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)** [1] VACATION OF PUBLIC ROADWAY ALIGNMENT
☒ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)** [1] VACATION OF PUBLIC RIGHT-OF-WAY
X 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)
X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
X Sign Posting Agreement
X Fee (see schedule)
X 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

Genny L. Donart
Applicant name (print)
July 3, 2013
Applicant signature / date

Form revised 4/07

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

Application case numbers
13 - DRB - 70616
____ - ____ - ____
____ - ____ - ____

7-3-13
Planner signature / date

Project # 1008435

Vacation Request

PROPERTIES

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

Albuquerque Geographic Information System

Map amended through: 4/2/2012

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

E-22-Z

Selected Symbols

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

0 750 1 500 Feet

Isaacson & Arfman, P.A. Consulting Engineering Associates

*Thomas O. Isaacson, PE (Ret.) & LS (Ret.) * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE*

July 3, 2013

Mr. Jack Cloud, DRB Chair
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87102

RE: Vacation Action for Old Tramway Blvd R.O.W. Adjacent to Tracts N-2 & N-3-A, Tanoan Subdivision, and Tracts 17 & 18, High Desert Subdivision.

Dear Mr. Cloud;

Isaacson & Arfman, P.A., as agent for Mechenbier Construction, Inc., hereby applies for vacation of the Old Tramway R.O.W. as designated in the attached application.

A vacation action for the same warea was applied for and approved in February of 2012, but has since expired. The owner is still interested in vacating this right-of-way, and is in the process of preparing a bulk land plat to complete the vacation action. We are therefore re-applying for the right-of-way vacation.

Background:

1. Mechenbier Construction Inc., (MCI) as the owner of the adjacent property located along the westerly boundary of said Tracts 17 & 18 and to the east of said Tracts N-2 & N-3 in Albuquerque, NM (the property) hereby requests the vacation of the City of Albuquerque right-of-way (the "Vacation"). The property was recently heard as part of a Sketch Plat by the Development Review Board as Project No 1008435. MCI desires to develop their properties which are divided by the vacant right-of-way.
2. The subject vacant right-of-way was originally deeded to Bernalillo County for the construction of Panorama Boulevard on August 16, 1969 (Document No. 60821-921). In the past forty-three (43) years, the City of Albuquerque Municipal Limits have expanded in the immediate vicinity, more particularly, to the north right-of-way line of San Antonio DR., being north and non-contiguous to the said vacant right-of-way. This request for the vacation is based on the following reasons.

Reasons:

A. A vacation is appropriate in this case as the property is vacant and would be better utilized being incorporated into the adjacent properties to provide housing and neighborhood offices and commercial services..

128 Monroe St. N.E. * Albuquerque, NM 87108 * (505) 268-8828 * Fax: (505) 268-2632 * www.iacivil.com

B. The public improvements to Tramway Blvd. and Tennyson St. now make it practical for the vacation of the vacant right-of-way. As such, the City of Albuquerque has the right to act on this request by the joint agreement between the City of Albuquerque and Bernalillo County, whereby the disbursement of vacant right-of-way deemed suitable for third party acquisition lies with the jurisdiction having the subject property within their governing limits. Therefore, the City of Albuquerque has the right to sell the property upon vacation approval.

C. The granting of this Vacation is appropriate to prevent the unnecessary hardship that would result if the Vacation is not allowed. In this case, if the Vacation is not allowed then MCI would not be able to develop said Tracts 17 & 18 due to their exceptional configuration.

D. The granting of the Vacation will not significantly interfere with the enjoyment of the other lands in the vicinity.

E. The granting of the Vacation would be consistent with the spirit of the Albuquerque's development process, substantial justice and the general interest of the public. Financial gain or loss is not the sole determining factor in requesting the Vacation. MCI is a for profit corporation; but they wish to conduct business in the City of Albuquerque within the framework of their proven development methods.

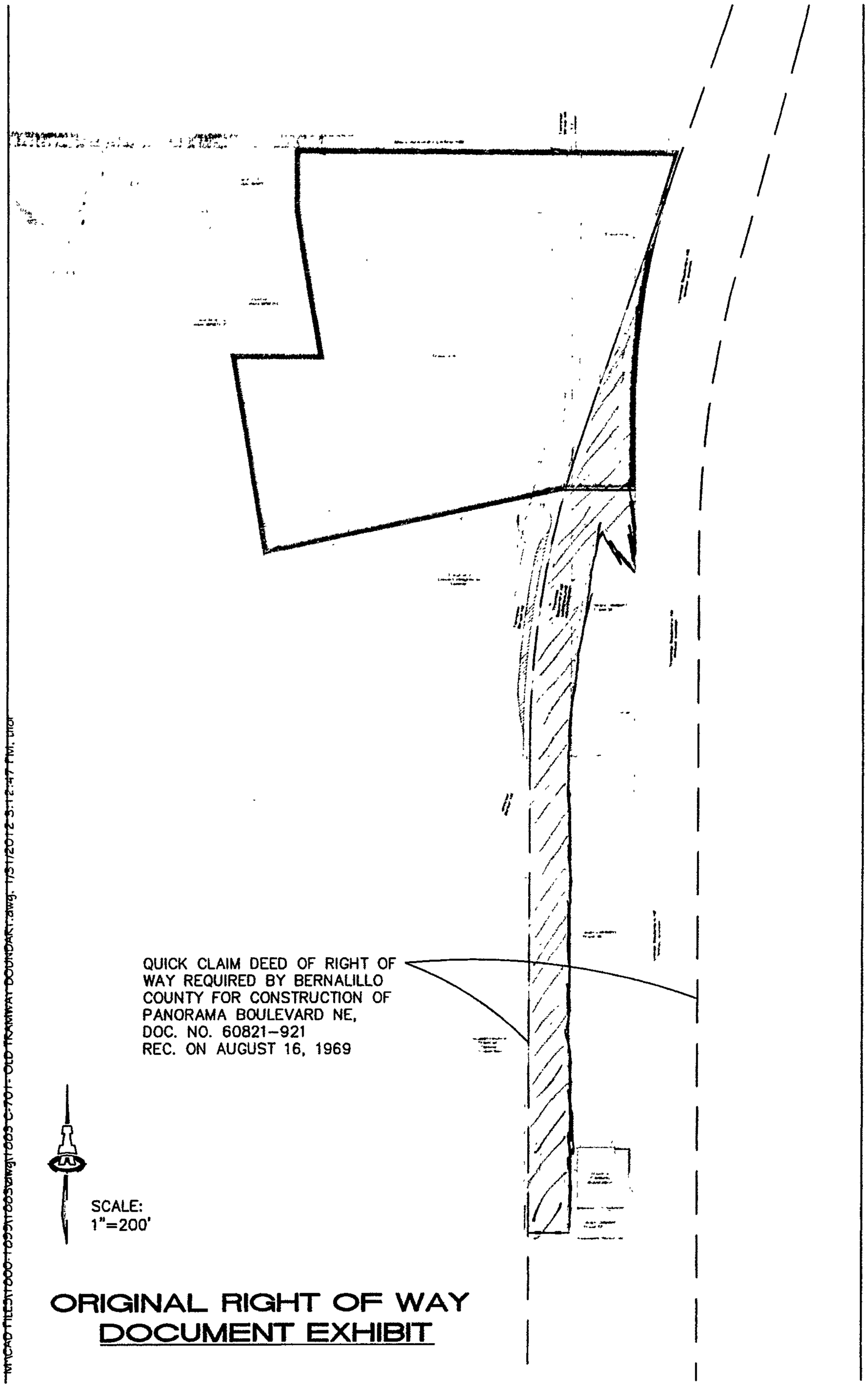
Request:

Therefore, MCI respectfully request that a Vacation be allowed, whereas MCI would compensate the City for the valve of the vacant land in accordance to the value set by the City of Albuquerque, Legal Department, Real Property Division.

Sincerely,
ISAACSON & ARFMAN P.A.

Genevieve Donart, PE
GD/gld

128 Monroe St. N.E. * Albuquerque, NM 87108 * (505) 268-8828 * Fax: (505) 268-2632 * www.iacivil.com



SCALE:
1"=200'

ORIGINAL RIGHT OF WAY
DOCUMENT EXHIBIT

M:\CAD FILES\1000-1099\1069\dwg\1069-C701-OLD ROW PLAT BOUNDARY.dwg, 1/31/2012 3:11:12 PM, Brian

Quitclaim Deed

87-1 SHORT FORM [redacted] Rev. U-M-Wis Marks Statutory Form THE VALLIANT CO. ALBUQUERQUE, N. M.

[redacted]

60821 921

QUITCLAIM DEED

JOHN S. SIMMS, JR. and DR. ALBERT G. SIMMS, II, both married men dealing with their sole and separate estates, as individuals and as residual legatees under the last will and testament of ALBERT G. SIMMS, deceased, THE ALBUQUERQUE NATIONAL BANK and JOHN F. SIMMS, JR., Co-Trustees under a trust designated as "THE ACADEMY FOR BOYS TRUST" as established both by a Trust Indenture from ALBERT G. SIMMS to said Co-Trustees under date of April 24, 1950 and under the terms of a Testamentary Trust contained in the last will and testament of ALBERT G. SIMMS, deceased, HORACE F. MC KAY, JR. and ELMYRA K. MC KAY, his wife and JOHN J. CRAIG and MARY D. CRAIG, his wife,

to ... COUNTY OF BERNA[redacted]LO, a subdivision of the State of New Mexico (1)

the following described real estate in ... BERNALILLO ... County, New Mexico

LEGAL DESCRIPTION OF RIGHT-OF-WAY REQUIRED BY BERNALILLO COUNTY FOR CONSTRUCTION OF PANORAMA BOULEVARD N. E.

A tract of land in Bernalillo County, New Mexico, for use as a right-of-way for Panorama Boulevard, lying within the ELENA GALLEGOS GRANT, T 11 N, R 4 E, N. M. P. M., being more particularly described as follows:
BEGINNING at the South end of the herein described tract, a point marked with a U. S. B. L. M. brass cap corner set for the closing corner marking the intersection of the Section Line between Sections 34 and 35 T 11 N, R 4 E, N. M. P. M. with the South boundary of said Elena Gallegos Grant; thence from the BEGINNING point N. 89° 59' E., 116.0 feet to the intersection of the East boundary of the herein described tract with the South boundary of said Elena Gallegos Grant; thence, North 25.26 feet to the point of curvature of a curve to the right with a radius of 1,223.71 feet; thence, following said curve to the right an arc distance of 261.77 feet; thence, N. 13° 12' E., 495.23 feet to the point of curvature of a curve to the left with a radius of 1,361.73 feet; thence, following said curve to the left an arc distance of 322.15 feet; thence, N. 0° 10' W., 7,053.62 feet to the point of curvature of a curve to the right with a radius of 2,522.61 feet; thence, following said curve to the right an arc distance of 603.61 feet; thence, N. 15° 22' E., 603.07 feet to the point of curvature of a curve to the left with a radius of 2,703.16 feet; thence, following said curve to the left an arc distance of 730.7 feet; thence, N. 0° 07' W., 9,012.70 feet to the point of curvature of a curve to the right with a radius of 2,035.39 feet; thence, following said curve to the right an arc distance of 497.51 feet to the point of reverse curve of a curve to the left with a radius of 2,035.39 feet; thence, following said curve to the left an arc distance of 497.51 feet to a point which is also on the North boundary of said Elena Gallegos Grant; thence, N. 0° 07' W., 166.08 feet to the intersection of the East boundary of the herein described tract with the South boundary of the Sandia Pueblo Grant; thence, N. 89° 05' W., 102.33 feet to a U. S. B. L. M. brass cap corner marking the 6 mile corner on the boundary of said Sandia Pueblo Grant; thence, N. 89° 05' W., 233.29 feet to the intersection of the West boundary of the herein described tract with said Sandia Pueblo Grant boundary; thence, S. 0° 07' E., 172.26 feet to the North boundary of the Elena Gallegos Grant and the point of curvature of a curve to the right with a radius of 5,797.43 feet; thence, following said curve to the right an arc distance of 510.93 feet to a point of reverse curve to the left with a radius of 5,797.43 feet; thence, following said curve to the left an arc distance of 510.93 feet; thence, N. 6° 07' E., 9,012.70 feet to the point of curvature of a curve to the right with a radius of 1,970.70 feet; thence, following said curve to the right an arc distance of 669.39 feet; thence, S. 19° 20' W., 1016.66 feet to the point of curvature of a curve to the left with a radius of 2,191.85 feet; thence, following said curve to the left an arc distance of 745.99 feet; thence, S. 0° 10' E., 6,560.69 feet to the point of curvature of a curve to the right with a radius of 11,753.36 feet; thence, following said curve to the right an arc distance of 52.24 feet; thence, S. 2° 23' W., 321.13 feet to the point of curvature of a curve to the left with a radius of 9,565.45 feet; thence, following said curve to the left an arc distance of 393.58 feet to the intersection of the West boundary of the herein described tract with the South boundary of said Elena Gallegos Grant; thence, N. 89° 59' E., 116.0 feet to the point of BEGINNING.
Included with the above described tract is whatever right-of-way is required to connect, to Panorama Boulevard, the following streets: Elena D; San Antonio Ave., San Francisco Ave., Los Angeles Ave., together with NE, the required area for "Y" or Delta intersections.

EXCEPTION FOR 150.0 FOOT PUBLIC SERVICE EASEMENT

Excepted from the above described tract is a strip of land now occupied by an easement of the Public Service Company of New Mexico, and more particularly described as follows:
BEGINNING at the South end of the herein described tract, a point from which the U. S. B. L. M. brass cap closing corner marking the intersection of the Section line between Sections 34 and 35, T 11 N, R 4 E, N. M. P. M. with the South line of said Elena Gallegos Grant, bears S. 65° 59' W., 327.20 feet distant; thence, from the BEGINNING point, N. 13° 12' E., 500.00 feet to the point of curvature of a curve to the left with a radius of 1,265.73 feet; thence, following said curve to the left an arc distance of 295.11 feet; thence, N. 0° 10' W., 7,465.59 feet; thence, S. 19° 20' W., 92.66 feet to the point of curvature of a curve to the left with a radius of 2,075.65 feet; thence, following a curve to the left an arc distance of 706.51 feet; thence, S. 0° 10' E., 7,340.56 feet to the point of BEGINNING.

924

APPROVED AS TO LEGAL FORM
WILLIAM F. BINGHAM
Assistant District Attorney

with warranty covenants.

WITNESS hand and seal this ____ day of ____, 19____.

_____ (Seal) _____ Co-Trustee (Seal)

ALBUQUERQUE NATIONAL BANK Co-Trustee

By _____

_____ (Seal) _____ (Seal)

Attest: _____

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me this 2nd day of August, 19 67.

by John J. Craig, Mary D. Craig, Horace F. McKay, Jr., & Eleanor R. McKay
(Name or Names of Person or Persons Acknowledged)

My commission expires:
(Seal) 7/10/69

_____
Notary Public

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

...925

The foregoing instrument was acknowledged before me this 2nd day of August, 1967 by John F. Simms, Jr. and Dr. Albert G. Simms, II, Co-executors under the last will and testament of Albert G. Simms, deceased; and John F. Simms, Jr. and Dr. Albert G. Simms, II, both married men dealing with their sole and separate estates, as individuals and as residual legatees under the last will and testament of Albert G. Simms, deceased.

Notary Public

My commission expires:

9-19-70

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 2nd day of August, 1967 by John F. Simms, Jr. and George F. Jenks, Trust Officer of the ALBUQUERQUE NATIONAL BANK, Co-Trustees of the ACADEMY FOR BOYS TRUST.

Notary Public

My commission expires:

9-19-70

Mitchell for the following

926

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

AUG 16 11 18 AM 1967

BK M-531 PG. 921-926

LUCY JARAMILLO
CO. CLERK & RECORDER

Shirley Davis DEPUTY

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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.

July 2, 2013

Ruth Lozano
Isaacson & Arfman, P.A.
128 Monroe St. NE/87108
Phone: 505-268-8828 Fax: 505-268-2632

Dear Ruth:

Thank you for your inquiry of **July 2, 2013** requesting the names of **ALL Neighborhood and/or Homeowners Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) TRACK N-3-A AND A PORTION OF TRACT N-2, TANOAN PROPERTIES TOGETHER WITH TRACT S 17 & 18, HIGH DESERT LOCATED ON SAN ANTONIO DR. NE BETWEEN TENNYSON ST. NE AND TRAMWAY BLVD. NE** zone map **E-22**

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

SEE ATTACHMENT "A"

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at dlcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

SEE ATTACHMENT "A"

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL - please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

(DRB SUBMITTAL) TRACK N-3-A AND A PORTION OF TRACT N-2, TANOAN PROPERTIES TOGETHER WITH TRACT S 17 & 18, HIGH DESERT LOCATED ON SAN ANTONIO DR. NE BETWEEN TENNYSON ST. NE AND TRAMWAY BLVD.
NE zone map **E-22**

ANTELOPE RUN N.A. (ATR) "R"
***Alex Robinson** *e-mail:* alexlrnm@comcast.net
12033 Ibex NE/87111 294-0473 (h)
Dean Willingham *e-mail:* dhwillingham@q.com
11809 Ibex NE/87111 293-8986 (h)
Website: www.home.comcast.net/~antelope.run **NA E-mail:** antelope.run@comcast.net
Council District: 8
County District: 4
Police Beat: 534/FH
Zone Map #: E-22-23

HIGH DESERT RESIDENTIAL OWNERS ASSOC. (HDR)
Dave Janik *e-mail:* david@hoamco.com
P.O. Box 67590/87193 314-5862 (w)
Mary Kurkjian *e-mail:* mary.kurkjian@gmail.com
13709 Canada Del Oso NE/87111 797-2638 (h)
Council District: 8
County District: 5
Police Beat: 533/FH
Zone Map #: E-23,24, F-23

NORTH ALBUQ. ACRES COMM. ASSOC. (NAA) "R"
***Lorri Zumwalt** *e-mail:* zumwaltl@yahoo.com
11300 Eagle Rock NE/87122 821-6544 (h)
Peter Ziesmann *e-mail:* rune_stone@mac.com
12509 Modesto NE/87122 977-7770 (h)
Website: www.naaca.net **NA E-mail:** naacamail@gmail.com
Council District: 4&County
County District: 4
Police Beat: 434/NE
Zone Map #: B-E-19-23

PEPPERTREE/ROYAL OAK RESIDENTS ASSOC. (PRO) "R"
***Cheri Schlagel** *e-mail:* cmschlagel@q.com
12508 Tamarac Tr. NE/87111 294-8696 (h) 235-5226 (c)
Keith Almquist *e-mail:* keithalm@comcast.net
12104 Hickory Ct. NE/87111 294-5651 (h) 280-5953 (c)
Website: www.prora.us
Council District: 8
County District: 4
Police Beat: 534/FH
Zone *Map #:* E-F-22-23

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

July 3, 2013 CERTIFIED MAIL – 7005 1160 0001 1329 8983

Alex Robinson
Antelope Run Neighborhood Assoc.
12033 Ibex Ave. NE
Albuquerque, NM 87111

RE: Tracts N-2 & N-3-A, Tanoan Properties
(DRB Project No. 1008435)

Dear: Mr. Robinson:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Antelope Run Neighborhood Association that a request for Vacation of the Public Right-of-Way for the Old Tramway Blvd. alignment from Academy Blvd. and projecting approximately 2,400 feet north to the point of intersection with the west right-of-way line of Tramway Blvd. is being submitted to the City of Albuquerque Development Review Board. We have attached a vacation exhibit sketch for your use in understanding this action.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Genny Donart, PE
GLD/rtl
Attachments

7005 1160 0001 1329 8983

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	$ $0.46	0108
Certified Fee	$3.10	
Return Receipt Fee (Endorsement Required)	$2.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.41	07/03/2013

HIGHLAND STATION USPS ALBUQUERQUE NM 87106 JUL 3 2013

Sent To: Alex Robinson
Street, Apt. No.; or PO Box No.: Antelope Run Neighborhood Assoc.
City, State, ZIP+4: 12033 Ibex Ave. NE, Albuquerque, NM 87111

PS Form 3800 June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

July 3, 2013 CERTIFIED MAIL – 7005 1160 0001 1329 8976

Dean Willingham
Antelope Run Neighborhood Assoc.
11809 Ibex Ave. NE
Albuquerque, NM 87111

RE: Tracts N-2 & N-3-A, Tanoan Properties
(DRB Project No. 1008435)

Dear: Mr. Willingham:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Antelope Run Neighborhood Association that a request for Vacation of the Public Right-of-Way for the Old Tramway Blvd. alignment from Academy Blvd. and projecting approximately 2,400 feet north to the point of intersection with the west right-of-way line of Tramway Blvd. is being submitted to the City of Albuquerque Development Review Board. We have attached a vacation exhibit sketch for your use in understanding this action.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Genny Donart, PE
GLD/rtl
Attachments

7005 1160 0001 1329 8976

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
ALBUQUERQUE NM 87111 OFFICIAL USE

Postage	$ 0.46	0108
Certified Fee	$3.10	18
Return Receipt Fee (Endorsement Required)	$2.55	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.11	07/03/2013

HIGHLAND STATION USPS ALBUQUERQUE NM 87108-9998 JUL 3 2013

Sent To: Dean Willingham
Street, Apt. No.; or PO Box No.: Antelope Run Neighborhood Assoc.
City, State, ZIP+4: 11809 Ibex Ave. NE, Albuquerque, NM 87111

PS Form 3800, June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfman, PE · Asa Nilsson-Weber, PE

July 3, 2013

CERTIFIED MAIL – 7005 1160 0001 1329 9003

Dave Janik
High Desert Residential Owners Assoc.
P.O. Box 67590
Albuquerque, NM 87193

RE: Tracts N-2 & N-3-A, Tanoan Properties
(DRB Project No. 1008435)

Dear: Mr. Janik:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the High Desert Residential Owners Association that a request for Vacation of the Public Right-of-Way for the Old Tramway Blvd. alignment from Academy Blvd. and projecting approximately 2,400 feet north to the point of intersection with the west right-of-way line of Tramway Blvd. is being submitted to the City of Albuquerque Development Review Board. We have attached a vacation exhibit sketch for your use in understanding this action.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Genny Donart, PE
GLD/rtl
Attachments

7005 1160 0001 1329 9003

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
ALBUQUERQUE NM 87193

Postage	$ $0.46
Certified Fee	$3.10
Return Receipt Fee (Endorsement Required)	$2.55
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $6.11

JUL - 3 2013
ALBUQUERQUE NM 87108
Postmark Here
07/03/2013

Sent To Dave Janik
Street, Apt. No.; or PO Box No. High Desert Residential Owners Assoc.
P.O. Box 67590
City, State, ZIP+4 Albuquerque, NM 87193

PS Form 3800, June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

July 3, 2013 CERTIFIED MAIL – 7005 1160 0001 1329 9010

Mary Kurkjian
High Desert Residential Owners Assoc.
13709 Canada Del Sol NE
Albuquerque, NM 87111

RE: Tracts N-2 & N-3-A, Tanoan Properties
(DRB Project No. 1008435)

Dear: Ms. Kurkjian:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the High Desert Residential Owners Association that a request for Vacation of the Public Right-of-Way for the Old Tramway Blvd. alignment from Academy Blvd. and projecting approximately 2,400 feet north to the point of intersection with the west right-of-way line of Tramway Blvd. is being submitted to the City of Albuquerque Development Review Board. We have attached a vacation exhibit sketch for your use in understanding this action.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Genny Donart, PE
GLD/rtl
Attachments

7005 1160 0001 1329 9010

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
ALBUQUERQUE NM 87111 OFFICIAL USE

Postage	$ $0.46	0108
Certified Fee	$3.10	
Return Receipt Fee (Endorsement Required)	$2.35	
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.11	07/03/2013

Postmark Here
JUL 3 2013
HIGH DESERT STATION USPS 18
ALBUQUERQUE NM 87108-9998

Sent To: Mary Kurkjian
Street, Apt. No.; or PO Box No.: High Desert Residential Owners Assoc.
13709 Canada Del Sol NE
City, State, ZIP+4: Albuquerque, NM 87111

PS Form 3800, June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

July 3, 2013 CERTIFIED MAIL – 7005 1160 0001 1329 9027

Lorri Zumwalt
North ABQ Acres Comm. Assoc.
11300 Eagle Rock Ave. NE
Albuquerque, NM 87122

RE: Tracts N-2 & N-3-A, Tanoan Properties
(DRB Project No. 1008435)

Dear: Ms. Zumwalt:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the North ABQ Acres Comm Association that a request for Vacation of the Public Right-of-Way for the Old Tramway Blvd. alignment from Academy Blvd. and projecting approximately 2,400 feet north to the point of intersection with the west right-of-way line of Tramway Blvd. is being submitted to the City of Albuquerque Development Review Board. We have attached a vacation exhibit sketch for your use in understanding this action.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Genny Donart, PE
GLD/rtl
Attachments

7005 1160 0001 1329 9027

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
ALBUQUERQUE NM 87122 OFFICIAL USE

Postage	$	$0.46
Certified Fee		$3.10
Return Receipt Fee (Endorsement Required)		$2.55
Restricted Delivery Fee (Endorsement Required)		$0.00
Total Postage & Fees	$	$6.11

Postmark Here: JUL 3 2013 07/03/2013

Sent To: Lorri Zumwalt
Street, Apt. No.; or PO Box No.: North ABQ Acres Comm. Assoc.
City, State, ZIP+4: 11300 Eagle Rock Ave. NE, Albuquerque, NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfman, PE · Asa Nilsson-Weber, PE

July 3, 2013

CERTIFIED MAIL – 7005 1160 0001 1329 9034

Peter Ziesmann
North ABQ Acres Comm. Assoc.
12509 Modesto Ave. NE
Albuquerque, NM 87122

RE: Tracts N-2 & N-3-A, Tanoan Properties
(DRB Project No. 1008435)

Dear: Mr. Ziesmann:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the North ABQ Acres Comm Association that a request for Vacation of the Public Right-of-Way for the Old Tramway Blvd. alignment from Academy Blvd. and projecting approximately 2,400 feet north to the point of intersection with the west right-of-way line of Tramway Blvd. is being submitted to the City of Albuquerque Development Review Board. We have attached a vacation exhibit sketch for your use in understanding this action.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Genny Donart, PE
GLD/rtl
Attachments

7005 1160 0001 1329 9034

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
ALBUQUERQUE NM 87122

Postage	$ $0.46	0108
Certified Fee	$3.10	18
Return Receipt Fee (Endorsement Required)	$2.55	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.11	07/03/2013

JUL - 3 2013
POST OFFICE STATION USPS 87108-8666 ALBUQUERQUE NM

Sent To: Peter Ziesmann
Street, Apt. No.; or PO Box No.: North ABQ Acres Comm. Assoc.
City, State, ZIP+4: 12509 Modesto Ave. NE, Albuquerque, NM 87122

PS Form 3800 June 2002 — See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

July 3, 2013 CERTIFIED MAIL – 7005 1160 0001 1329 8990

Cheri Schlagel
Peppertree/Royal Oak Residents Assoc.
12508 Tamarac Tr. NE
Albuquerque, NM 87111

RE: Tracts N-2 & N-3-A, Tanoan Properties
(DRB Project No. 1008435)

Dear: Ms. Schlagel:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Peppertree/Royal Oak Residents Association that a request for Vacation of the Public Right-of-Way for the Old Tramway Blvd. alignment from Academy Blvd. and projecting approximately 2,400 feet north to the point of intersection with the west right-of-way line of Tramway Blvd. is being submitted to the City of Albuquerque Development Review Board. We have attached a vacation exhibit sketch for your use in understanding this action.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Genny Donart, PE
GLD/rtl
Attachments

7005 1160 0001 1329 8990

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	$ $0.46	0108
Certified Fee	$3.10	
Return Receipt Fee (Endorsement Required)	$2.55	
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.11	07/03/2013

JUL - 3 2013 Postmark Here
HIGHLAND STATION USPS 8666-8 ALBUQUERQUE NM 87

Sent To: Cheri Schlagel
Street, Apt. No. or PO Box No.: Peppertree/Royal Oak Residents Assoc.
City, State, ZIP+4: 12508 Tamarac Tr. NE, Albuquerque, NM 87111

PS Form 3800 June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

July 3, 2013 CERTIFIED MAIL – 7005 1160 0001 1329 9041

Keith Almquist
Peppertree/Royal Oak Residents Assoc.
12104 Hickory Ct. NE
Albuquerque, NM 87111

RE: Tracts N-2 & N-3-A, Tanoan Properties
(DRB Project No. 1008435)

Dear: Mr. Almquist:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Peppertree/Royal Oak Residents Association that a request for Vacation of the Public Right-of-Way for the Old Tramway Blvd. alignment from Academy Blvd. and projecting approximately 2,400 feet north to the point of intersection with the west right-of-way line of Tramway Blvd. is being submitted to the City of Albuquerque Development Review Board. We have attached a vacation exhibit sketch for your use in understanding this action.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Genny Donart, PE
GLD/rtl
Attachments

7005 1160 0001 1329 9041

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
ALBUQUERQUE NM 87111

Postage	$ $0.46
Certified Fee	$3.10
Return Receipt Fee (Endorsement Required)	$2.55
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $6.11

0108
18
Postmark Here
JUL - 3 2013
HIGHLAND STATION USPS 87108-9998
07/03/2013

Sent To Keith Almquist
Street, Apt. No.; or PO Box No. Peppertree/Royal Oak Residents Assoc.
12104 Hickory Ct. NE
City, State, ZIP+4 Albuquerque, NM 87111

PS Form 3800, June 2002 See Reverse for Instructions

Quitclaim Deed

SF-1 SHORT FORM [redacted] Rev. 11-81—New Mexico Statutory Form

THE PRUDENT CO. [redacted]

[redacted]

60921 921

QUITCLAIM DEED

JOHN H. SIMMS, JR. and DR. ALBERT G. SIMMS, II, both married men dealing with their sole and separate estates, as individuals and as residual legatees under the last will and testament of ALBERT G. SIMMS, deceased, THE ALBUQUERQUE NATIONAL BANK and JOHN F. SIMMS, JR., Co-Trustees under a trust designated as "THE ACADEMY FOR BOYS TRUST" as established both by a Trust Indenture from ALBERT G. SIMMS to said Co-Trustees under date of April 24, 1959 and under the terms of a 'testamentary Trust contained in the last will and testament of ALBERT G. SIMMS, deceased, HORACE F. MC KAY, JR. and ELMYRA K. MC KAY, his wife and JOHN J. CRAIG and MARY D. CRAIG, his wife,

to ..... COUNTY OF BERN, ... a subdivision of the State of ..... for ..... purposes
the following described real estate in ..... BERNALILLO ..... County, New Mexico:

LEGAL DESCRIPTION OF RIGHT-OF-WAY REQUIRED BY BERNALILLO COUNTY FOR CONSTRUCTION OF PANORAMA BOULEVARD N. E.

A tract of land in Bernalillo County, New Mexico, for use as a Right-of-Way for Panorama Boulevard, lying within the ELENA GALLEGOS GRANT, T 11 N, R 4 E, N. M. P. M., being more particularly described as follows:
BEGINNING at the South end of the herein described tract, a point marked with a U. S. B. L. M. brass cap corner set for the closing corner marking the intersection of the Section Line between Sections 34 and 35 T 11 N, R 4 E, N. M. P. M. with the South boundary of said Elena Gallegos Grant; thence from the BEGINNING point N. 89° 59' E., 116.0 feet to the intersection of the East boundary of the herein described tract with the South boundary of said Elena Gallegos Grant; thence, North 25.26 feet to the point of curvature of a curve to the right with a radius of 1,223.71 feet; thence, following said curve to the right an arc distance of 261.77 feet; thence, N. 13° 12' E., 495.23 feet to the point of curvature of a curve to the left with a radius of 1,361.73 feet; thence, following said curve to the left an arc distance of 322.15 feet; thence, N. 0° 10' W., 7,053.62 feet to the point of curvature of a curve to the right with a radius of 2,522.61 feet; thence, following said curve to the right an arc distance of 603.61 feet; thence, N. 15° 22' E., 603.07 feet to the point of curvature of a curve to the left with a radius of 2,703.16 feet; thence, following said curve to the left an arc distance of 730.7 feet; thence, N. 0° 07' W., 9,012.70 feet to the point of curvature of a curve to the right with a radius of 2,035.39 feet; thence, following said curve to the right an arc distance of 497.51 feet to the point of reverse curve of a curve to the left with a radius of 2,035.39 feet; thence, following said curve to the left an arc distance of 497.51 feet to a point which is also on the North boundary of said Elena Gallegos Grant; thence, N. 0° 07' W., 166.38 feet to the intersection of the East boundary of the herein described tract with the South boundary of the Sandia Pueblo Grant; thence, N. 89° 05' W., 102.33 feet to a U. S. B. L. M. brass cap corner marking the 6 mile corner on the boundary of said Sandia Pueblo Grant; thence, N. 89° 05' W., 133.29 feet to the intersection of the West boundary of the herein described tract with said Sandia Pueblo Grant boundary; thence, S. 0° 07' E., 172.26 feet to the North boundary of the Elena Gallegos Grant and the point of curvature of a curve to the right with a radius of 5,797.48 feet; thence, following said curve to the right an arc distance of 510.93 feet to a point of reverse curve to the left with a radius of 5,797.48 feet; thence, following said curve to the left an arc distance of 510.93 feet; thence, N. 0° 07' E., 9,012.70 feet to the point of curvature of a curve to the right with a radius of 1,970.70 feet; thence, following said curve to the right an arc distance of 669.39 feet; thence, S. 19° 20' W., 1016.66 feet to the point of curvature of a curve to the left with a radius of 2,191.85 feet; thence, following said curve to the left an arc distance of 745.99 feet; thence, S. 0° 10' E., 6,560.69 feet to the point of curvature of a curve to the right with a radius of 11,553.36 feet; thence, following said curve to the right an arc distance of 522.44 feet; thence, S. 2° 23' W., 321.13 feet to the point of curvature of a curve to the left with a radius of 9,565.45 feet; thence, following said curve to the left an arc distance of 396.58 feet to the intersection of the West boundary of the herein described tract with the South boundary of said Elena Gallegos Grant; thence, N. 89° 59' E., 116.0 feet to the point of BEGINNING.
Included with the above described tract is whatever right-of-way is required to connect, to Panorama Boulevard, the following streets: Elena Dr., San Antonio Ave., San Francisco Ave., Los Angeles Ave., together with the required area for "Y" or Delta intersections.

EXECPTION FOR 100.0 FOOT PUBLIC SERVICE EASEMENT

Excepted from the above described tract is a strip of land now occupied by an encroach of the Public Service Company of New Mexico, and more particularly described as follows:
BEGINNING at the South end of the herein described tract, a point from which the U. S. B. L. M. brass cap closing corner marking the intersection of the Section line between Sections 34 and 35, T 11 N, R 4 E, N. M. P. M. with the South line of said Elena Gallegos Grant, bears S. 65° 59' W., 327.20 feet distant; thence, from the BEGINNING point, N. 13° 12' E., 500.98 feet to the point of curvature of a curve to the left with a radius of 1,265.73 feet; thence, following said curve to the left an arc distance of 295.11 feet; thence, N. 0° 10' W., 7,465.59 feet; thence, S. 19° 20' W., 92.66 feet to the point of curvature of a curve to the left with a radius of 2,975.65 feet; thence, following a curve to the left an arc distance of 706.71 feet; thence, S. 0° 10' E., 7,340.56 feet to the point of BEGINNING.

APPROVED AS TO LEGAL FORM
WILLIAM J. BINGHAM
Assistant District Attorney

with warranty covenants.

WITNESS hand and seal this ____ day of _____, 19____.

_____ (Seal) John J. Craig Co-Trustee (Seal)
ALBUQUERQUE NATIONAL BANK Co-Trustee
By _____
_____ (Seal) _____ (Seal)

Attest: _____ Asst. Cashier

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
ss.
COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 2nd day of August, 19 67
by John J. Craig, Mary D. Craig, Horace F. McKay, Jr., & Eleanor R. McKay
(Name or Names of Person or Persons Acknowledged)

My commission expires:
(Seal) 7/10/69

_____
Notary Public

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

925

The foregoing instrument was acknowledged before me this 2nd day of August, 1967 by John F. Simms, Jr. and Dr. Albert G. Simms, II, Co-executors under the last will and testament of Albert G. Simms, deceased; and John F. Simms, Jr. and Dr. Albert G. Simms, II, both married men dealing with their sole and separate estates, as individuals and as residual legatees under the last will and testament of Albert G. Simms, deceased.

Notary Public

My commission expires:

9-19-70

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 2nd day of August, 1967 by John F. Simms, Jr. and George F. Jenks, Trust Officer of the ALBUQUERQUE NATIONAL BANK, Co-Trustees of the ACADEMY FOR BOYS TRUST.

Notary Public

My commission expires:

9-19-70

926

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

AUG 16 11 18 AM 1967

BK D-531 PG. 921-926
LUCY JARAMILLO
CO. CLERK & RECORDER
Wally Davis DEPUTY

Quitclaim Deed

SF-1 SHORT FORM [redacted] Rev. 11-91-New Mexico Statutory Form THE PELLIANT CO. ALBUQUERQUE, N. M.

[redacted]

60921 921

QUITCLAIM DEED

JOHN S. SIMMS, JR. and DR. ALBERT G. SIMMS, II, both married men dealing with their sole and separate estates, as individuals and as resident legatees under the last will and testament of ALBERT G. SIMMS, deceased, THE ALBUQUERQUE NATIONAL BANK and JOHN F. SIMMS, JR., Co-Trustees under a trust designated as "THE ACADEMY FOR BOYS TRUST" as established both by a Trust Indenture from ALBERT G. SIMMS to said Co-Trustees under date of April 24, 1950 and under the terms of a Testamentary Trust contained in the last will and testament of ALBERT G. SIMMS, deceased, HORACE F. MC KAY, JR. and ELMYRA K. MC KAY, his wife and JOHN J. CRAIG and MARY D. CRAIG, his wife,

to ... COUNTY OF BERN ... a subdivision of the State o... for tracts paid grant
... Mexico ...
the following described real estate in ... BERNALILLO ... County, New Mexico:

LEGAL DESCRIPTION OF RIGHT OF WAY REQUIRED BY BERNALILLO COUNTY FOR CONSTRUCTION OF PANORAMA BOULEVARD N. E.

A tract of land in Bernalillo County, New Mexico, for use as a right-of-way for Panorama Boulevard, lying within the ELENA GALLEGOS GRANT, T 11 N, R 4 E, N. M. P. M., being more particularly described as follows:
BEGINNING at the South end of the herein described tract, a point marked with a U. S. B. L. M. brass cap corner set for the closing corner marking the intersection of the Section Line between Sections 34 and 35 T 11 N, R 4 E, N. M. P. M. with the South boundary of said Elena Gallegos Grant; thence from the BEGINNING point N. 89° 59' E., 116.0 feet to the intersection of the East boundary of the herein described tract with the South boundary of said Elena Gallegos Grant; thence, North 25.26 feet to the point of curvature of a curve to the right with a radius of 1,223.71 feet; thence, following said curve to the right an arc distance of 261.77 feet; thence, N. 13° 12' E., 495.23 feet to the point of curvature of a curve to the left with a radius of 1,361.73 feet; thence, following said curve to the left an arc distance of 322.15 feet; thence, N. 0° 10' W., 7,053.62 feet to the point of curvature of a curve to the right with a radius of 2,522.61 feet; thence, following said curve to the right an arc distance of 603.61 feet; thence, N. 15° 22' E., 603.07 feet to the point of curvature of a curve to the left with a radius of 2,703.16 feet; thence, following said curve to the left an arc distance of 730.7 feet; thence, N. 0° 07' W., 9,012.70 feet to the point of curvature of a curve to the right with a radius of 2,035.39 feet; thence, following said curve to the right an arc distance of 497.51 feet to the point of reverse curve of a curve to the left with a radius of 2,035.39 feet; thence, following said curve to the left an arc distance of 497.51 feet to a point which is also on the North boundary of said Elena Gallegos Grant; thence, N. 90 07' W., 166.02 feet to the intersection of the East boundary of the herein described tract with the South boundary of the Sandia Pueblo Grant; thence, N. 80° 05' W., 102.33 feet to a U. S. B. L. M. brass cap corner marking the 6 mile corner on the boundary of said Sandia Pueblo Grant; thence, N. 80° 05' W., 233.29 feet to the intersection of the West boundary of the herein described tract with said Sandia Pueblo Grant boundary; thence, S. 0° 07' E., 172.26 feet to the North boundary of the Elena Gallegos Grant and the point of curvature of a curve to the right with a radius of 5, 797.48 feet; thence, following said curve to the right an arc distance of 510.93 feet to a point of reverse curve to the left with a radius of 5,797.48 feet; thence, following said curve to the left an arc distance of 510.93 feet; thence, N. 0° 07' E., 9,012.70 feet to the point of curvature of a curve to the right with a radius of 1,970.70 feet; thence, following said curve to the right an arc distance of 669.39 feet; thence, S. 19° 20' W., 1016.66 feet to the point of curvature of a curve to the left with a radius of 2,191.85 feet; thence, following said curve to the left an arc distance of 745.99 feet; thence, S. 00 10' E., 6,560.69 feet to the point of curvature of a curve to the right with a radius of 11,753.36 feet; thence, following said curve to the right an arc distance of 742.64 feet; thence, S. 2° 23' W., 321.13 feet to the point of curvature of a curve to the left with a radius of 9,565.45 feet; thence, following said curve to the left an arc distance of 393.58 feet to the intersection of the West boundary of the herein described tract with the South boundary of said Elena Gallegos Grant; thence, N. 89° 59' E., 116.0 feet to the point of BEGINNING.
Included with the above described tract is whatever right-of-way is required to connect, to Panorama Boulevard, the following streets: Elena Dr, San Antonio Ave., San Francisco Ave., Los Angeles Ave., together with NE, the required area for "Y" or Delta intersections.

EXECPTION FOR 150.0 FOOT PUBLIC SERVICE EASEMENT

Excepted from the above described tract is a strip of land now occupied by an encroach of the Public Service Company of New Mexico, and more particularly described as follows:
BEGINNING at the South end of the herein described tract, a point from which the U. S. B. L. M. brass cap closing corner marking the intersection of the Section line between Sections 34 and 35, T 11 N, R 4 E, N. M. P. M. with the South line of said Elena Gallegos Grant, bears S. 65° 59' W., 327.20 feet distant; thence, from the BEGINNING point, N. 13° 12' E., 500.98 feet to the point of curvature of a curve to the left with a radius of 1,265.73 feet; thence, following said curve to the left an arc distance of 295.11 feet; thence, N. 0° 10' W., 7,465.59 feet; thence, S. 19° 20' W., 92.66 feet to the point of curvature of a curve to the left with a radius of 2,975.65 feet; thence, following a curve to the left an arc distance of 706.71 feet; thence, S. 0° 10' E., 7,340.56 feet to the point of BEGINNING.

924

APPROVED AS TO LEGAL FORM
WILLIAM F. BINGHAM
Assistant District Attorney

with warranty covenants.

WITNESS hand and seal this ____ day of ____, 19____.

_____ (Seal)

_____ (Seal)

_____ (Seal)

John J. Craig, Co-Trustee (Seal)

ALBUQUERQUE NATIONAL BANK Co-Trustee

By _____

_____ (Seal)

Horace K. McKay (Seal)

Attest: _____

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me this 2nd day of August, 19 67

by John J. Craig, Mary D. Craig, Horace K. McKay, [illegible] & Howard R. McKay
(Name or Names of Person or Persons Acknowledging)

My commission expires:
(Seal) 7/10/69

_____ Notary Public

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

925

The foregoing instrument was acknowledged before me this 2nd day of August, 1967 by John F. Simms, Jr. and Dr. Albert G. Simms, II, Co-executors under the last will and testament of Albert G. Simms, deceased; and John F. Simms, Jr. and Dr. Albert G. Simms, II, both married men dealing with their sole and separate estates, as individuals and as residual legatees under the last will and testament of Albert G. Simms, deceased.

Notary Public

My commission expires:

6-19-70

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 2nd day of August, 1967 by John F. Simms, Jr. and George F. Jenks, Trust Officer of the ALBUQUERQUE NATIONAL BANK, Co-Trustees of the ACADEMY FOR BOYS TRUST.

Notary Public

My commission expires:

6-19-70

926

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

AUG 16 11 18 AM 1967

BK M-531 PG. 921-926
LUCY JARAMILLO
CO. CLERK & RECORDER
Nelly Davis DEPUTY

July 31. 2013

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — **S**
- ___ Major subdivision action
- x Minor subdivision action
- ___ Vacation — **V**
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan — **D**
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

Z **ZONING & PLANNING**
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- ___ 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, 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): Isaacson & Arfman, P.A. PHONE: 268-8828

ADDRESS: 128 Monroe Street NE FAX:

CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: Mechenbier Construction, Inc. PHONE: 314-7700

ADDRESS: 8500 Washington NE, Suite A-5 FAX: 314-7799

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: jmechenbier@mechenbier.com

Proprietary interest in site: Owner **List all owners**:

DESCRIPTION OF REQUEST: Approval of Sketch Plat

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

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

Lot or Tract No. Tracts N-2 & N-3, Tanoan Properties and Tracts 17 & 18 High Desert Block: Unit:

Subdiv/Addn/TBKA: Same As Above

Existing Zoning: R-D 24 DU/A MAX and RD Proposed zoning: Same MRGCD Map No NA

Zone Atlas page(s): E-22 UPC Code: 102306200551020201; 102306200551020201
Tr 18 102306201035120302; Tr 19 102306201027320303

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 10DRB-70334; 11DRB-70314; 12DRB-70053

CASE INFORMATION:

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

No. of **existing** lots: 4 No. of **proposed** lots: 3 Total site area (acres): 17.47

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

Between: San Antonio Drive NE and Academy Blvd. NE

Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☐. Review Date: 11/09/2011

SIGNATURE Fred C. Arfman DATE 05-28-13

(Print Name) Fred C. Arfman Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 6/2011

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	13DRB - 70568	SK		$ 0
☒ 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				Total
☐ F.H.D.P. fee rebate				$ 0

Hearing date June 5, 2013

5-28-13
Staff signature & Date

Project # 1008435

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

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

X 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.
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X 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.

Fred C. Arfman
Applicant name (print)

Applicant signature / date 05-28-13

Form revised **October 2007**

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

Application case numbers
13DRB - [redacted] - 10568

Planner signature / date 5-28-13

Project # 1008435

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): Isaacson & Arfman, P.A. PHONE: 268-8828

ADDRESS: 128 Monroe Street NE FAX:

CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: Mechenbier Construction, Inc. PHONE: 314-7700

ADDRESS: 8500 Washington NE, Suite A-5 FAX: 314-7799

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: jmechenbier@mechenbier.com

Proprietary interest in site: Owner **List all owners**:

DESCRIPTION OF REQUEST: Approval of Sketch Plat

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

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

Lot or Tract No: Tracts N-2 & N-3, Tanoan Properties and Tracts 17 & 18 High Desert Block: Unit:

Subdiv/Addn/TBKA: Same As Above

Existing Zoning: R-D 24 DU/A MAX and RD Proposed zoning: Same MRGCD Map No NA

Zone Atlas page(s): E-22 UPC Code: 102306200551020201, 102306200551020201
Tr 18 102306201035120302; Tr 19 102306201027320303

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.) 10DRB-70334; 11DRB-70314, 12DRB-70053

CASE INFORMATION:

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

No. of **existing** lots: 4 No. of **proposed** lots: 3 Total site area (acres): 17.47

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

Between: San Antonio Drive NE and Academy Blvd. NE

Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☐. Review Date: 11/09/2011

SIGNATURE Fred C. Arfman DATE 05-28-13

(Print Name) Fred C. Arfman Applicant: ☐ Agent. ☒

FOR OFFICIAL USE ONLY Revised. 6/2011

	Application case numbers	Action	S F	Fees
☐ **INTERNAL ROUTING**				
☒ All checklists are complete	13DRB - 70568	SK	___	$ 0
☒ 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				Total
☐ F.H D P. fee rebate	**Hearing date** June 5, 2013			$ 0

5-28-13
Staff signature & Date

Project # 1008435

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

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

X 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
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X 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

Fred C. Arfman
Applicant name (print)

Applicant signature / date 05-28-13

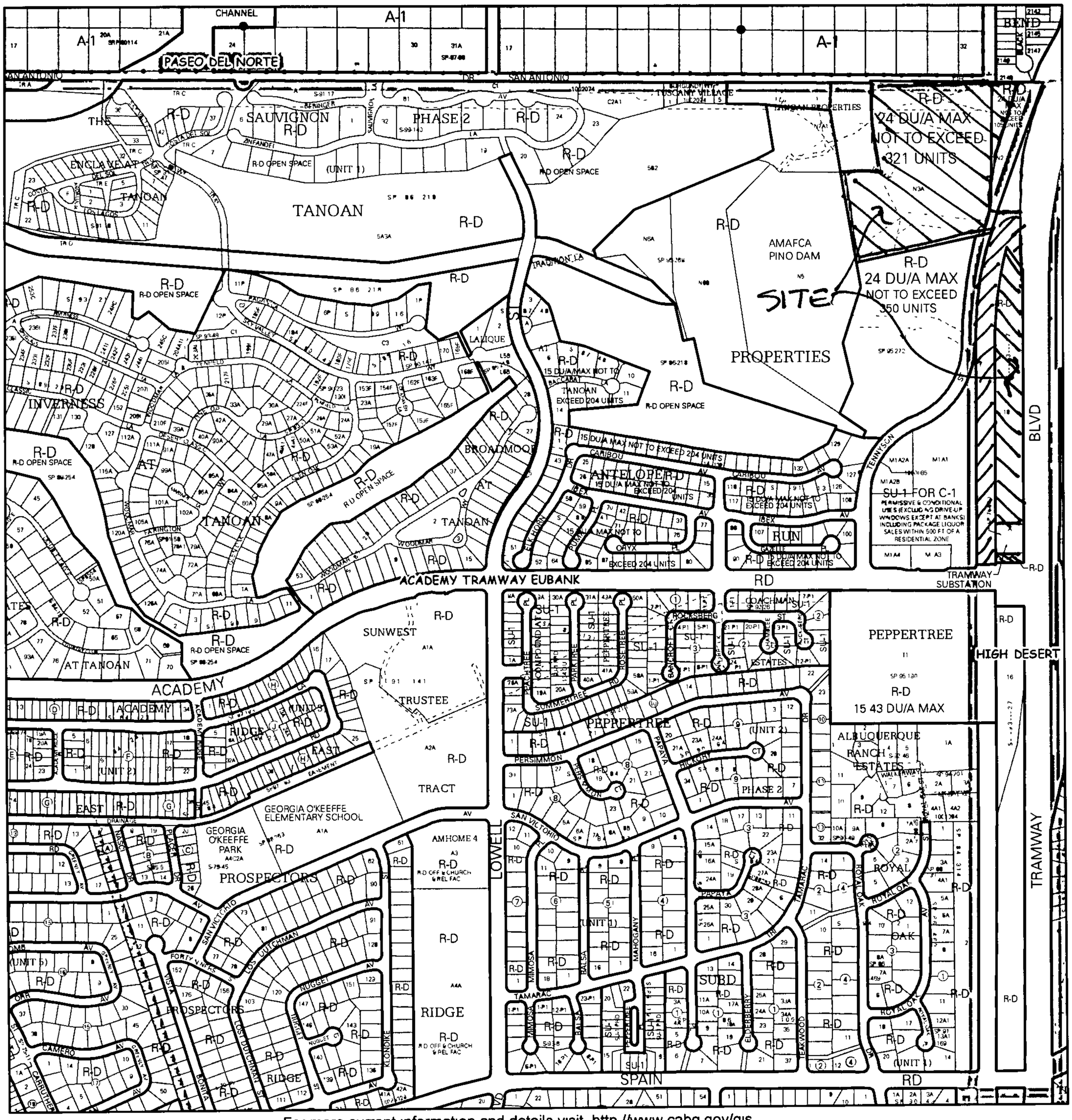
Form revised **October 2007**

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

Application case numbers
13DRB - [redacted] -
- - 10568
- -

5-28-13
Planner signature / date

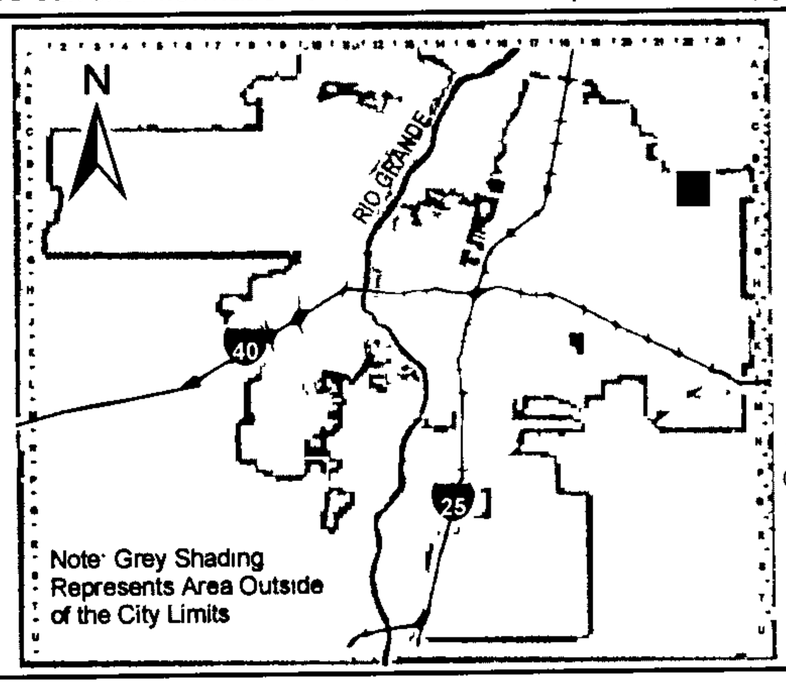
Project # 1008435



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

Albuquerque Geographic Information System

Map amended through: 1/10/2013



Zone Atlas Page:

E-22-Z

Selected Symbols

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

0 750 1 500 Feet

Isaacson & Arfman, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE*

May 28, 2013

Mr. Jack Cloud, Chairman
Development Review Board, Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87102

RE: Tanoan Properties, Tracts N-2 & N-3-A
High Desert Tracts 17 & 18

Dear Mr. Cloud:

Isaacson & Arfman, Pa is under contract to Mechenbier Construction, Inc. to administer and perform those services required to replat the previously vacated right-of –way of old Tennyson St and the subject four (4) tracts into three tracts..

The attached Sketch Plat consists of information from the previous DRB Actions, proposed realign PNM easements and the future Pino Channel right-of-way.

1. CONSOLIDATE TRACT N-3-A, N-2 AND THE NORTHERLY PORTION (1.0762 AC.) OF THE VACATED "OLD" TENNYSON ST. RIGHT-OF-WAY ALONG WITH TRACTS 17 & 18, HIGH DESERT..

2. FINAL PLAT TO DEDICATE RIGHT-OF-WAY FOR THE PINO CHANNED AND ADDITIONAL RIGHT-OF-WAY FOR THE WIDENING OF SANANTONIO DR.

3. FINAL PLAT TO GRANT THE REQUIRED WATERLINE AND SANITARY SEWER EASEMENTS TO ACCOMMODATE THE EXTENSION (LOOPING) OF THE 10" WL IN TENNYSON STREET AND FOR THE ONSITE WATER DISTRIBUTION SYSTEM INCLUDING FIRE HYDRANTS AND WATER SERVICES.

4 GRANT P.U.E. AS REQUIRE BY PNM, NMGC CENTURY LINK AND COMCAST.

Please contact our office if additional information is required on this action.

Sincerely,
ISAACSON & ARFMAN P.A.

Fred C. Arfman, PE

128 Monroe St. N.E. * Albuquerque, NM 87108 * (505) 268-8828 * Fax: (505) 268-2632 * www.iacivil.com

June 5. 2013

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 10098435

Wednesday, February 13, 2013

Comments must be received by:

Friday, February 8, 2013

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 413

01/18/2013 Issued By: BLDAVM 177277

Application Number: **13DRB-70413**, Vacation Of Public Easement

Address:

Location Description: SAN ANTONIO BETWEEN LOWELL AND TRAMWAY

Project Number: 1008435

Applicant
MECHENBIER CONSTRUCTION, INC.

8500 WASHINGTON NE, SUITE A-5
ALBUQUERQUE NM 87113

Agent / Contact
ISAACSON AND ARFMAN PA
FRED C ARFMAN
128 MONROE ST NE
ALBUQUERQUE NM 87108

Application Fees

APN Fee	**$75.00**
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$45.00**
TOTAL:	**$140.00**

City of Albuquerque Treasury
Date:1/18/2013 Office:ANNEX
Stat ID:WS000008 Cashier:TRSSIV
Batch: 1313 Trans #:10
Permit: 20130704 13
Receipt Num 00089268
Payment Total:$140.00

0900 APH Fee $75.00
0901 Conflict Manag. Fee $20.00
0903 DRB Actions $45.00
Check Tendered : $140.00

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- ___ Major subdivision action
- ___ Minor subdivision action
- X Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation

V
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)

P
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan

D
- ___ 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, 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): Isaacson & Arfman, P.A. PHONE: 268-8828

ADDRESS: 128 Monroe Street NE FAX: 268-2632

CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: Mechenbier Construction, Inc. PHONE: 314-7700

ADDRESS: 8500 Washington NE, Suite A-5 FAX: 314-7799

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: jmechenbier@mechenbier.com

Proprietary interest in site: Owner **List all owners**:

DESCRIPTION OF REQUEST: Approval of Vacation of Public Roadway Alignment

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

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

Lot or Tract No. Tract N-2 Block: Unit:

Subdiv/Addn/TBKA: Tanoan Properties

Existing Zoning: R-D 24 DU/A MAX Proposed zoning: Same MRGCD Map No NA

Zone Atlas page(s): E-22 UPC Code: 102306200551020201

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 10DRB-70334; 11DRB-70314

CASE INFORMATION:

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

No. of **existing** lots: 1 No. of **proposed** lots: 1 Total site area (acres): 7

LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio Drive NE

Between: Lowell Street NE and Tramway Blvd. NE

Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☐. Review Date: 11/09/2011

SIGNATURE Fred C. Arfman DATE 01.18.13

(Print Name) Fred C. Arfman Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 6/2011

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

Application case numbers	Action	S.F.	Fees
13DRB-70413	VPE	___	$45.00
___-___	CMF	___	$20.00
___-___	ADV	___	$75.00
___-___	___	___	$___
___-___	___	___	$___
			Total $140.00

Hearing date Feb. 13, 2013

1-18-13
Staff signature & Date

Project # 1008435

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)** [1] **VACATION OF PUBLIC ROADWAY ALIGNMENT**
❑ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
X 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.)
X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
X Sign Posting Agreement
X Fee (see schedule)
X 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.

Fred C. Arfman
Applicant name (print)
Fred C. Arfman 01.18.13
Applicant signature / date

Form revised 4/07

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

Application case numbers
13 - DRB - 70413
____ - ____ - ____
____ - ____ - ____

1-15-13
Planner signature / date

Project # 1008435

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Jan. 29, 2013 To Feb. 13, 2013

5. REMOVAL

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

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

Ruth Lozano — (Applicant or Agent)

1/18/13 — (Date)

I issued 1 signs for this application, 1-18-13 (Date)

(Staff Member)

DRB PROJECT NUMBER: 1008435

Rev. 1/11/05

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ___ Major subdivision action
- ___ Minor subdivision action
- X Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision — P
- ___ for Building Permit — P
- ___ Administrative Amendment/Approval (AA) — D
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan — D

ZONING & PLANNING — Z
- ___ Annexation — A
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries) — A
- ___ Sector Plan **(Phase I, II, III)** — A
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan — A
- ___ Text Amendment (Zoning Code/Sub Regs) — A
- ___ Street Name Change (Local & Collector) — A

APPEAL / PROTEST of... — A
- ___ Decision by. DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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): Isaacson & Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: Mechenbier Construction, Inc. PHONE: 314-7700
ADDRESS: 8500 Washington NE, Suite A-5 FAX: 314-7799
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: jmechenbier@mechenbier.com
Proprietary interest in site Owner **List all owners**:

DESCRIPTION OF REQUEST: Approval of Vacation of Public Roadway Alignment

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

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

Lot or Tract No. Tract N-2 Block: ___ Unit ___
Subdiv/Addn/TBKA: Tanoan Properties
Existing Zoning: R-D 24 DU/A MAX Proposed zoning: Same MRGCD Map No NA
Zone Atlas page(s): E-22 UPC Code: 102306200551020201

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 10DRB-70334; 11DRB-70314

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots. 1 No. of **proposed** lots: 1 Total site area (acres): 7
LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio Drive NE
Between: Lowell Street NE and Tramway Blvd. NE

Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☐. Review Date: 11/09/2011

SIGNATURE Fred C. Arfman DATE 01.18.13
(Print Name) Fred C Arfman Applicant ☐ Agent. ☒

FOR OFFICIAL USE ONLY Revised: 6/2011

- ☐ **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: 13DRB - 70413

Action	S.F.	Fees
VPE	___	$45.00
CMF	___	$20.00
ADV	___	$75.00
___	___	$
___	___	$
		Total $140.00

Hearing date Feb. 13, 2013

1-18-13
Staff signature & Date

Project # 1008435

FORM V: SUBDIVISION VARIANCES & VAC IS

☐ **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)** [1] VACATION OF PUBLIC ROADWAY ALIGNMENT
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
X 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.)
X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
X Sign Posting Agreement
X Fee (see schedule)
X 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.

Fred C. Arfman
Applicant name (print)
Fred C. Arfman 01.18.13
Applicant signature / date

Form revised 4/07

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

Application case numbers
13 - DRB - 70413
_____ - _____ - _____
_____ - _____ - _____

1-18-13
Planner signature / date

Project # 1008435

Isaacson & Arfman, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE (Ret.) & LS (Ret.) * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE*

January 18, 2013

Mr. Jack Cloud, Chairman
Development Review Board, Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico

RE: Vacation of Tennyson St. Alignment
Tract N-2, Tanoan Properties (E-22)

Dear Mr. Cloud,

Isaacson & Arfman, PA are the consulting engineers for the Mechenbier Construction, Owner of the reference property south of San Antonio Dr. and west of Tramway Blvd NE. The Tennyson alignment was not granted as an easement on the plat creating it, but was shown as a future "alignment" straddling the common property line between Tracts N-2 &N-3. The westerly 34' of the roadway alignment was previously vacated by the "Bulk Land Plat, Tracts N-3-A & N-7-A, Tanoan Properties (DRB # 1008435) and the approval of this request will complete the removal of the roadway alignment through the subject property. The justification of this request is as follows:

1. The westerly half of the roadway alignment was previously vacated by the City of Albuquerque, see attached plat exhibit.
2. Bernalillo County Public Works Department supports eliminating the roadway alignment due to the fact that the existing established residential neighbor to the north would suffer from the projected increase of vehicular traffic.
3. The subject tracts are adequately serve by San Antonio Dr to the north and Tennyson St. to the south.
4. Per the DPM ; 14-14-7; the test listed below are satisfied:
   (1) The public welfare is in no way served by retaining the sidewalk; or
   (2) There is a net benefit to the public welfare because the development made possible by eliminating the alignment is clearly more beneficial to the public welfare than the minor detriment resulting from the alignment vacation; and in addition to divisions (1) or (2) of this division (B):
   (3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

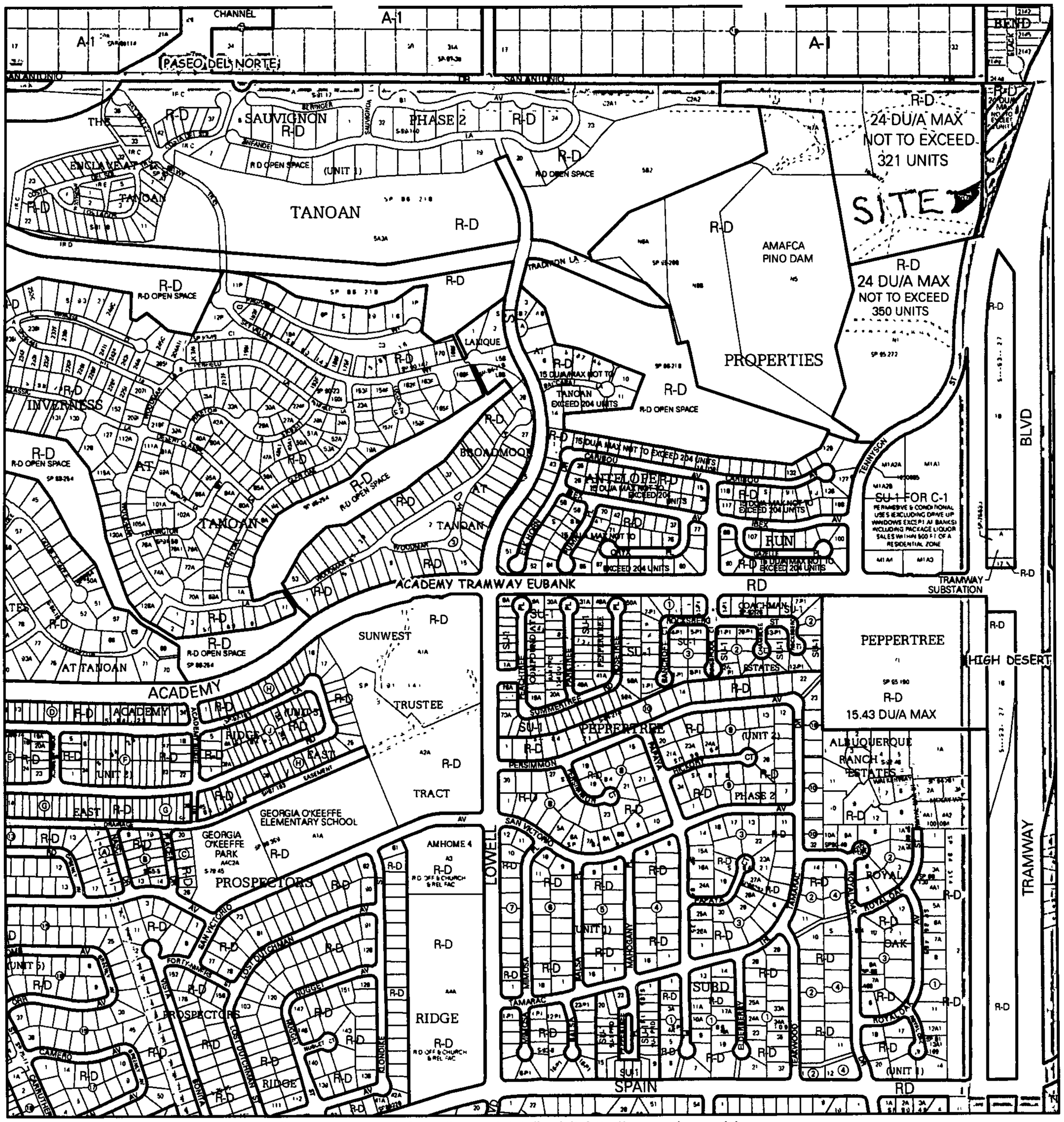
Please accept his action into the DRB process and contact our office if there are any questions.

Sincerely,
ISAACSON & ARFMAN P.A.

Fred C. Arfman, PE

Attachment: submittal

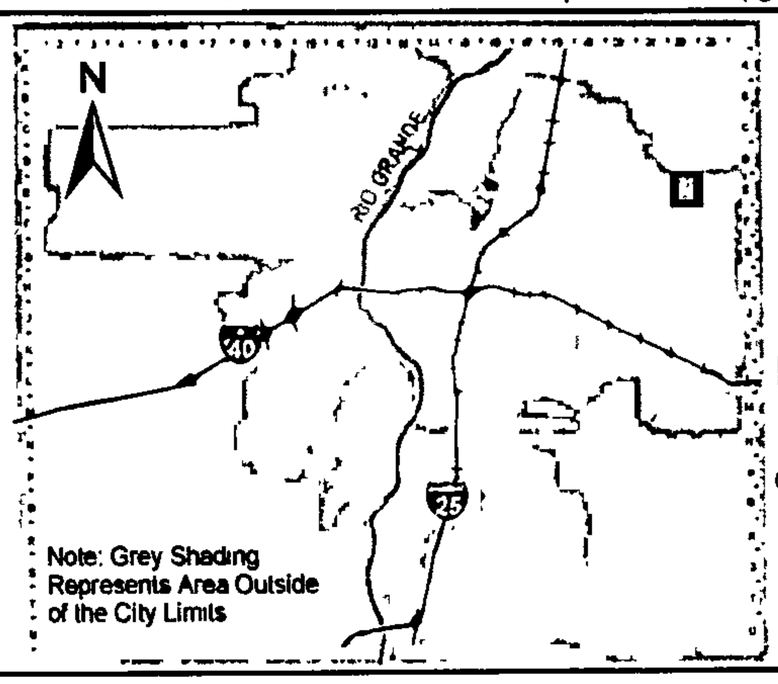
128 Monroe St. N.E. * Albuquerque, NM 87108 * (505) 268-8828 * Fax: (505) 268-2632 * www.iacivil.com



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

Albuquerque Geographic Information System

Map amended through: 4/2/2012



Zone Atlas Page:

E-22-Z

Selected Symbols

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

0 750 1 500 Feet

MUNICIPAL LIMITS

30 | 31 | 32

Tennyson Street NE
(64' right-of-way)

Willow Bend
filed May 21, 1993,
Book 93C, Page 145

(30' right-of-way) SAN ANTONIO DR (1411.66') 1411.39'

647.77'

set ½" rebar with
cap PS 6126

574.65'

Tract N-2
Revision Plat of
Tanoan Properties
filed May 7, 1985,
Book C27, Page 37

Tract N-3-A

13.8323 acres

EAST ½ (34') OF TENNYSON ROADWAY ALIGNMENT TO BE VACATED

34' 34'

As to the note referring to:

"future 68' right-of-way for Tennyson Street NE"
as shown on the Revision Plat of Tanoan Properties
filed May 7, 1985, Book C27, Page 37

The portion within Tract N-3 vacated by this plat

VACATED BY PLAT ACTION"

" rebar and
3 6126

set ½" rebar with
cap PS 6126

L=172.85'
R=600.00'
Delta=16°30'22"
CH BRG=S8°39'52"W
Chord=172.26'

N.T.S.

public street"
f-way vacated
this plat

Note Above

set ½" rebar with
cap PS 6126

L=66.86'
R=2231.90'
Delta=01°41'27"
CH BRG=S16°04'20"W
Chord=66.86'

set ½" rebar with
cap PS 6126

689.45'

Tennyson Street NE
(74' right-of-way)

Tract N-1
Desert Heights at Tanoan
filed September 24, 1997,
Book 97C, Page 293

Vacation of Tennyson St. Alignment Exhibit

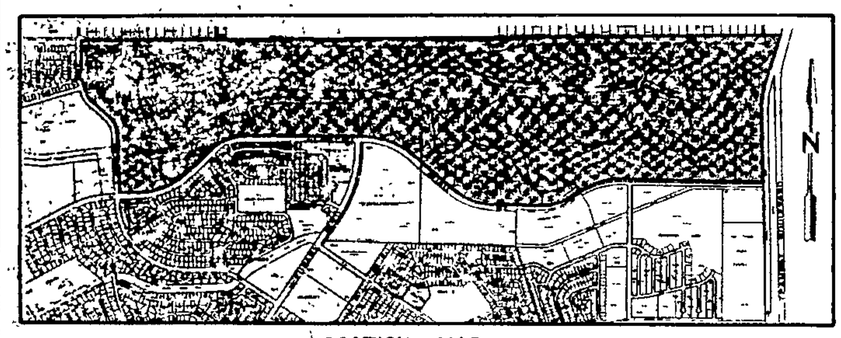
1-DL-85

SECOND REVISION PLAT OF TANOAN PROPERTIES

ALBUQUERQUE, NEW MEXICO

JULY, 1985

85-316



LOCATION MAP

Zone Atlas Map No E-20Z, E21Z, E22Z & E23-Z

SUBDIVISION DATA

1. DRB Number: ~~84-449~~ 85-316
2. Zone Atlas Index Nos.: E-20-Z, E-21-Z, E-22-Z and E-23-Z.
3. Site is located within Sections 26, 27, 28 and 29, T11N, R4E, N.M.P.M.
4. This plat was compiled from Plats of Record. No field survey was performed and no corners were found or set.
5. This plat shows existing easements.
6. Total mileage of Full-Width or Half-Width Streets created or deleted: None
7. Gross Subdivision Acreage: 316.7709 Acres
8. Total Number of Tracts: 15

NOTES

1. Bearings are Plat bearings as shown on the Revision Plat of TANOAN PROPERTIES filed May 7,1985
   Basis of Bearings: New Mexico State Plane Grid Bearings.
2. Distances are ground distances.
3. Record bearings and distances of adjoining recorded plats are shown in parenthesis.
4. The purpose of the filing of this plat is to revise the tract boundaries defined by the Revision Plat of TANOAN PROPERTIES filed May 7, 1985 to adjust tract acreages according to puchase agreements between AMERIWEST CORPORATION and David Price and Dallas Price.
5. All temporary and permanent easements of record are not affected by the filing of the plat.
6. There shall be a ten (10) foot Pedestrian Pathway and Access Easement along those boundaries of the Open Space tracts that adjoin developed or developable tracts.
7. A variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.

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

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

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

APPROVALS

PLAT NUMBER SP. 85-909

PLANNING DIRECTOR Richard Dineen	DATE 9-23-85
CITY ENGINEER Fred J. Cagnin	DATE 9/23/85
A.M.A.F.C.A. Fred J. Cagnin	DATE 9/23/85
TRAFFIC ENGINEER George Meador	DATE 7/30/85
CITY SURVEYOR	DATE 07 SEP 85
PROPERTY MANAGEMENT O. Val Valdez	DATE 7-25-85
WATER RESOURCES Brenda Baugh	DATE 7-30-85
PARKS AND RECREATION Jack Saiers	DATE 7-30-85
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE 7-25-85
MOUNTAIN BELL	DATE 7/26/85
GAS COMPANY OF NEW MEXICO Paula J. Miller	DATE 7-25-86

SEE NOTIFICATION OF SUBDIVISION PLAT CONDITIONS FILED FOLIO M27 PAGE 962 DATE 9 23 85

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver
P.L.S. No. 6544
New Mexico

Bohannan-Huston, Inc.
4125 Carlisle Blvd. N.E.
Albuquerque, NM 87107

State of New Mexico)
ss
County of Bernalillo

The foregoing instrument was acknowledged before me this 16 day of July, 1985, by A. Dwain Weaver.

My Commission Expires: 2/23/86

OFFICIAL SEAL
MARSHA M. ELLER
NOTARY PUBLIC - NEW MEXICO
My Commission Expires 2/23/86

Notary Public

DEDICATION

The foregoing Second Revision Plat of that certain tract of land situate in the City of Albuquerque, New Mexico within Projected Sections 26, 27, 28 and 29, Township 11 North, Range 4 East, N.M.P.M., being and comprising Open Spaces "5-A-1" and "5-B" and Tracts "K-1-A", "K-2-A", "K-2-B", "K-2-C", "K-2-D", "K-2-E", "K-3-A", "K-4", "K-4-A", "L-1-A", "L-2", "L-2-A", "L-4", "L-6", "L-7", "M-2", "O-1", "O-2", "O-3", and "P-1" of the Revision Plat of TANOAN PROPERTIES as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 1985 in Volume C27, Folio 37 and now hereon shown and comprising Open Spaces "5-A-2" and "5-B-1", and Tracts "K-1-A-1", "K-3-A-1", "K-4-A-1", "L-2-A-1", "L-4-A-1", "L-6-A-1", "M-2-A-1", "O-1-A-1", "O-2-A-1", "O-3-A-1", "P-1-A-1", L-3-A" and "L-3-B" is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant drainage easements as shown hereon, including the right of ingress and egress and the right to trim interfering trees. Future development will require additional PNM easements to serve future customers.

AMERIWEST CORPORATION (Owner of Tracts "K-1-A-1", K-3-A-1", "K-4-A-1", "L-2-A-1", "L-4-A-1", "L-6-A-1", "M-2-A-1", "O-1-A-1", "O-2-A-1", "O-3-A-1" "P-1-A-1", "L-3-A" and "L-3-B")

Allan L. Whitesel, Vice President 7/18/85

State of New Mexico)
ss
County of Bernalillo)

The foregoing instrument was duly acknowledged before me this 18th day of July, 1985, by Allan L. Whitesel, Vice President of AMERIWEST CORPORATION, a New Mexico corporation on behalf of said corporation.

My Commission Expires: 10-11-88 10-11-88

Notary Public

David Price (Co-owner of Open Spaces "5-A-2" and "5-B-1")

State of California)
ss
County of Los Angeles)

The foregoing instrument was duly acknowledged before me this 22 day of July, 1985, by David Price.

My Commission Expires: OCT. 20 1988

Notary Public

Dallas Price (Co-Owner of Open Spaces "5-A-2" and "5-B-1")

State of California)
ss
County of Los Angeles

The foregoing instrument was acknowledged before me this 22nd day of July, 1985, by Dallas Price.

My Commission Expires: OCT. 20, 1985

Notary Public

E-22

JOB NO 51442

Revised 11-27-87

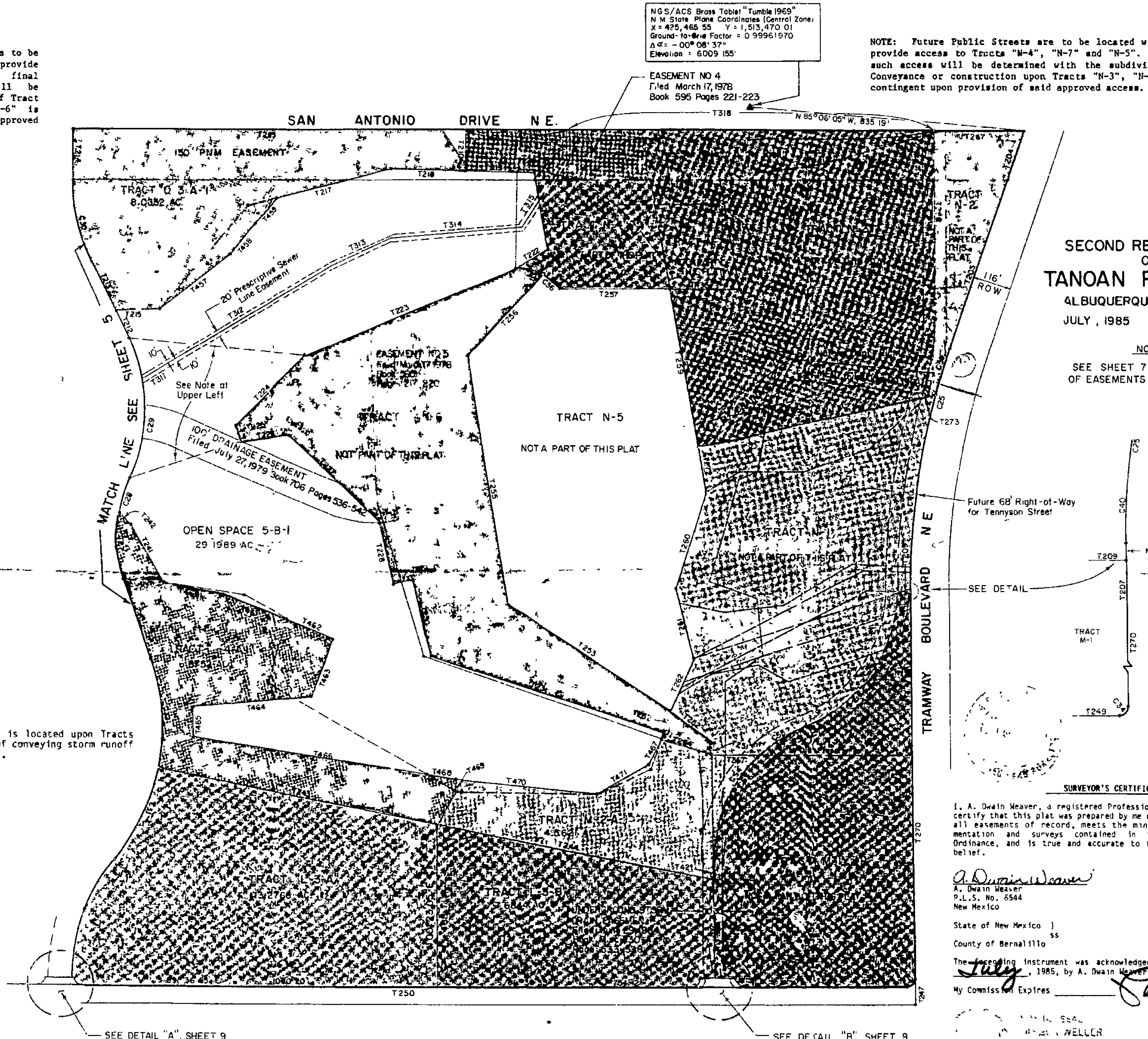
SHEET 1 OF 9 SHEETS

C28-79-1

9-62-829

NOTE: A Future Private Street is to be located within these limits to provide access to Tract "N-6". The final location of such access will be determined with the replatting of Tract "N-6". Conveyance of Tract "N-6" is contingent upon provision of approved access.

NOTE: Future Public Streets are to be located within these limits to provide access to Tracts "N-4", "N-7" and "N-5". The final location of such access will be determined with the subdivision of Tract "N-3". Conveyance or construction upon Tracts "N-3", "N-4" and "N-5" will be contingent upon provision of said approved access.



NOTE: A floating drainage easement is located upon Tracts "L-3-A" and "L-3-B" for the purpose of conveying storm runoff from Tract "M-2-A-1" to Lowell Street.

SECOND REVISION PLAT OF TANOAN PROPERTIES

ALBUQUERQUE, NEW MEXICO

JULY, 1985 SCALE: 1" = 200'

NOTE

SEE SHEET 7 FOR LOCATION OF EASEMENTS ON THIS SHEET

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver
P.L.S. No. 6544
New Mexico

Bohannan-Huston, Inc.
4125 Carlisle Blvd. N.E.
Albuquerque, NM 87107

State of New Mexico)
ss
County of Bernalillo

The foregoing instrument was acknowledged before me this 16 day of July, 1985, by A. Dwain Weaver.

My Commission Expires 8/23/86

Notary Public

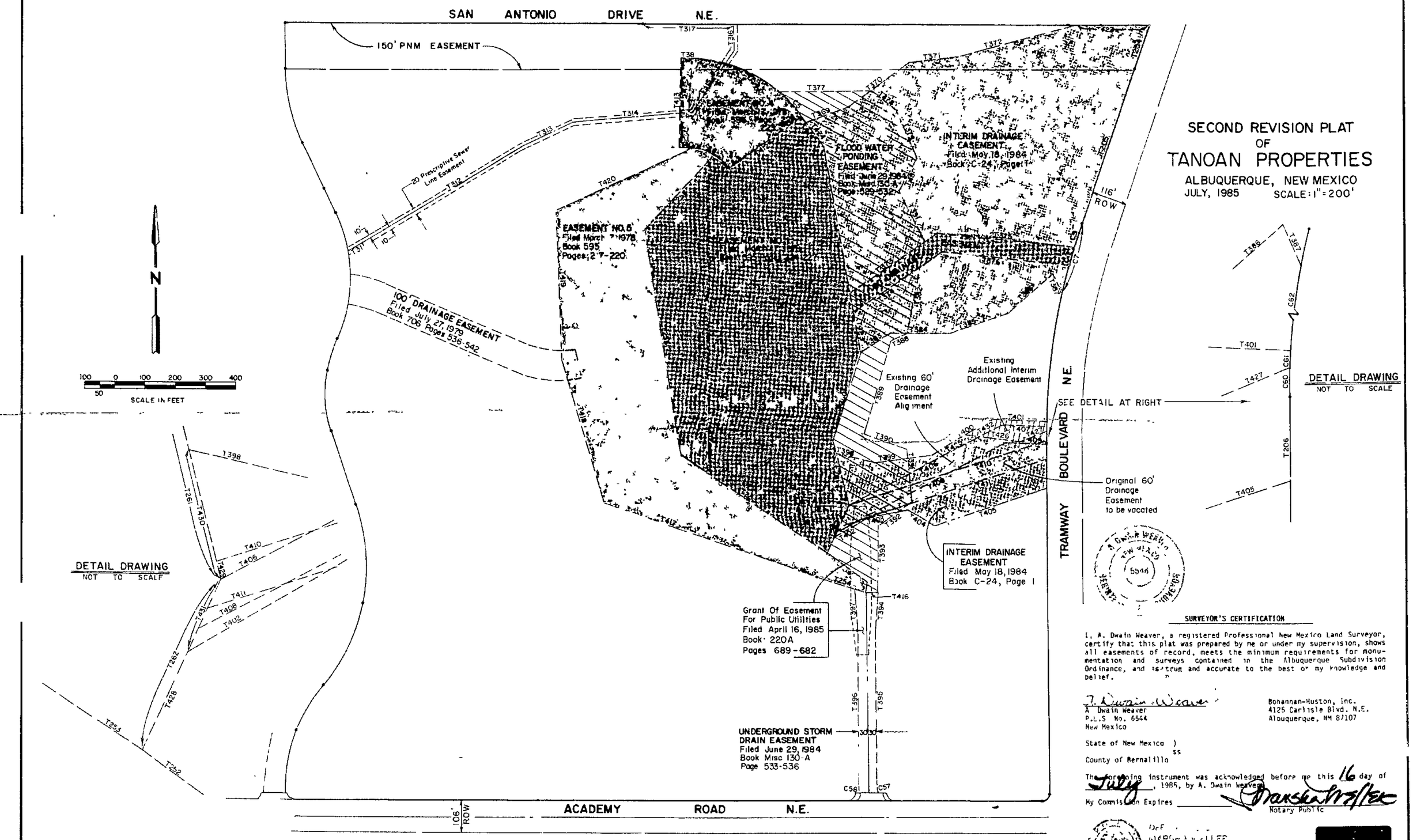
[redacted]

JOB NO 51442

SHEET 6 OF 9 SHEETS

C28-79-6

C28-79-7



SECOND REVISION PLAT OF TANOAN PROPERTIES

ALBUQUERQUE, NEW MEXICO
JULY, 1985 SCALE: 1" = 200'

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and as true and accurate to the best of my knowledge and belief.

A. Dwain Weaver
A. Dwain Weaver
P.L.S. No. 6544
New Mexico

Bohannan-Huston, Inc.
4125 Carlisle Blvd. N.E.
Albuquerque, NM 87107

State of New Mexico)
ss
County of Bernalillo

The foregoing instrument was acknowledged before me this 16 day of July, 1985, by A. Dwain Weaver.

My Commission Expires _____ Notary Public

2/28/86

[redacted]

JOB NO 51442

SHEET 7 OF 9 SHEETS

C28-79-7

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office

January 14, 2013

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: (505) 268-8828/Fax: (505) 268-2632
E-Mail: Ruthl@iacivil.com

Dear Ruth:

Thank you for your inquiry of **January 14, 2013** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT N-2, TANOAN PROPERTIES, LOCATED ON SAN ANTONIO DRIVE NE AND BETWEEN LOWELL STREET NE AND TRAMWAY BOULEVARD NE** zone map **E-22.**

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

SEE "ATTACHMENT A" FOR THE NAMES OF THE NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS THAT NEED TO BE CONTACTED IN REGARDS TO THIS DRB SUBMITTAL – please attach this letter and Attachment A to your application packet – siw.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(03/20/12)

"ATTACHMENT A"

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: (505) 268-8828/Fax: (505) 268-2632
E-Mail: Ruthl@iacivil.com
Zone Map: E-22

ANTELOPE RUN N.A. "R"
***Alex Robinson**
12033 Ibex NE/87111 294-0473 (h)
Dean Willingham
11809 Ibex NE/87111 265-9521 (h)

HIGH DESERT RESIDENTIAL OWNERS ASSOC.
***Tom Murdock**
11005 Spain NE, Ste. 16/87111 314-5862 (o)
Dave Janik
11005 Spain NE, Ste. 16/87111 314-5862 (o)

NORTH ALBUQ. ACRES COMM. ASSOC "R"
***Lorri Zumwalt**
11300 Eagle Rock NE/87122 821-6544 (h)
Peter Ziesmann
12509 Modesto NE/87122 977-7770 (h)

*** President of Neighborhood Association**

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

January 17, 2013 CERTIFIED MAIL – 7005 1160 0001 1329 8822

Alex Robinson
Antelope Run Neighborhood Association
12033 Ibex Ave. NE
Albuquerque, NM 87111

RE: Tract N-2, Tanoan Properties
(DRB Project No. 1008435)

Dear Mr. Robinson:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Antelope Run Neighborhood Association that a request for approval of Vacation of Public Roadway Alignment of the undeveloped portion of the east half of Tennyson Street NE (34' width), being south of San Antonio and north of the existing roadway terminus within Tract N-1. This action is being submitted to the City of Albuquerque Development Review Board. The City of Albuquerque will notify your association with the date, time, and location of the public hearing. We have attached a vacation exhibit sketch for your use in understanding this action.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachments

7005 1160 0001 1329 8822

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

For delivery information visit our website at www.usps.com®
ALBUQUERQUE NM 87111 OFFICIAL USE

Postage	$ $0.45	0108
Certified Fee	$2.95	18
Return Receipt Fee (Endorsement Required)	$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.75	01/17/2013

Sent To: Alex Robinson
Street, Apt. No.; or PO Box No.: Antelope Run Neighborhood Assoc.
12033 Ibex Ave. NE
City, State, ZIP+4: Albuquerque, NM 87111

PS Form 3800, June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfman, PE · Asa Nilsson-Weber, PE

January 17, 2013 CERTIFIED MAIL – 7005 1160 0001 1329 8860

Dean Willingham
Antelope Run Neighborhood Association
11809 Ibex Ave. NE
Albuquerque, NM 87111

RE: Tract N-2, Tanoan Properties
(DRB Project No. 1008435)

Dear Mr. Willingham:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Antelope Run Neighborhood Association that a request for approval of Vacation of Public Roadway Alignment of the undeveloped portion of the east half of Tennyson Street NE (34' width), being south of San Antonio and north of the existing roadway terminus within Tract N-1. This action is being submitted to the City of Albuquerque Development Review Board. The City of Albuquerque will notify your association with the date, time, and location of the public hearing. We have attached a vacation exhibit sketch for your use in understanding this action.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachments

7005 1160 0001 1329 8860

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
ALBUQUERQUE NM 87111
OFFICIAL USE

Postage	$ $0.45	0108
Certified Fee	$2.95	18
Return Receipt Fee (Endorsement Required)	$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.75	01/17/2013

Sent To Dean Willingham
Street, Apt. No.; or PO Box No. Antelope Run Neighborhood Assoc.
11809 Ibex Ave. NE
City, State, ZIP+4 Albuquerque, NM 87111

PS Form 3800, June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

January 17, 2013 CERTIFIED MAIL – 7005 1160 0001 1329 8877

Tom Murdock
High Desert Residential Owners Association
11005 Spain Road. NE, Suite 16
Albuquerque, NM 87111

RE: Tract N-2, Tanoan Properties
(DRB Project No. 1008435)

Dear Mr. Murdock:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the High Desert Residential Owners Association that a request for approval of Vacation of Public Roadway Alignment of the undeveloped portion of the east half of Tennyson Street NE (34' width), being south of San Antonio and north of the existing roadway terminus within Tract N-1. This action is being submitted to the City of Albuquerque Development Review Board. The City of Albuquerque will notify your association with the date, time, and location of the public hearing. We have attached a vacation exhibit sketch for your use in understanding this action.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/rtl
Attachments

7005 1160 0001 1329 8877

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

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

ALBUQUERQUE NM 87101 OFFICIAL USE

Postage	$ $0.45
Certified Fee	$2.95
Return Receipt Fee (Endorsement Required)	$2.35
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.75

0108
18
Postmark Here
01/17/2013

Sent To Tom Murdock
Street, Apt. No.; or PO Box No. High Desert Residential Owners Assoc.
11005 Spain Rd. NE, Suite 16
City, State, ZIP+4 Albuquerque, NM 87111

PS Form 3800 June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

January 17, 2013 CERTIFIED MAIL – 7005 1160 0001 1329 8884

Dave Janik
High Desert Residential Owners Association
11005 Spain Road. NE, Suite 16
Albuquerque, NM 87111

RE: Tract N-2, Tanoan Properties
(DRB Project No. 1008435)

Dear Mr. Janik:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the High Desert Residential Owners Association that a request for approval of Vacation of Public Roadway Alignment of the undeveloped portion of the east half of Tennyson Street NE (34' width), being south of San Antonio and north of the existing roadway terminus within Tract N-1. This action is being submitted to the City of Albuquerque Development Review Board. The City of Albuquerque will notify your association with the date, time, and location of the public hearing. We have attached a vacation exhibit sketch for your use in understanding this action.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/rtl
Attachments

7005 1160 0001 1329 8884

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
ALBUQUERQUE, NM 87101 OFFICIAL USE

Postage	$ $0.45	0108
Certified Fee	$2.95	18
Return Receipt Fee (Endorsement Required)	$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.75	01/17/2013

Sent To: Dave Janik
Street, Apt. No.; or PO Box No.: High Desert Residential Owners Assoc.
11005 Spain Rd. NE, Suite 16
City, State, ZIP+4: Albuquerque, NM 87111

PS Form 3800, June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

January 17, 2013 CERTIFIED MAIL – 7005 1160 0001 1329 8891

Lorri Zumwalt
North ABQ Acres Comm. Association
11300 Eagle Rock Ave. NE
Albuquerque, NM 87122

RE: Tract N-2, Tanoan Properties
(DRB Project No. 1008435)

Dear Ms. Zumwalt:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the North ABQ Acres Comm. Association that a request for approval of Vacation of Public Roadway Alignment of the undeveloped portion of the east half of Tennyson Street NE (34' width), being south of San Antonio and north of the existing roadway terminus within Tract N-1. This action is being submitted to the City of Albuquerque Development Review Board. The City of Albuquerque will notify your association with the date, time, and location of the public hearing. We have attached a vacation exhibit sketch for your use in understanding this action.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/rtl
Attachments

7005 1160 0001 1329 8891

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
ALBUQUERQUE NM 87122
OFFICIAL USE

Postage	$	$0.45
Certified Fee		$2.95
Return Receipt Fee (Endorsement Required)		$2.35
Restricted Delivery Fee (Endorsement Required)		$0.00
Total Postage & Fees	$	$5.75

0108
18
HIGHLAND STA ALBUQUERQUE
Postmark Here
01/17/2013

Sent To: Lorri Zumwalt
Street, Apt. No.; or PO Box No.: North ABQ Acres Comm. Assoc.
City, State, ZIP+4: 11300 Eagle Rock Ave. NE, Albuquerque, NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfman, PE · Asa Nilsson-Weber, PE

January 17, 2013 CERTIFIED MAIL – 7005 1160 0001 1329 8907

Peter Ziesmann
North ABQ Acres Comm. Assoc.
12509 Modesto Ave. NE
Albuquerque, NM 87122

RE: Tract N-2, Tanoan Properties
(DRB Project No. 1008435)

Dear Mr. Ziesmann:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the North ABQ Acres Comm. Association that a request for approval of Vacation of Public Roadway Alignment of the undeveloped portion of the east half of Tennyson Street NE (34' width), being south of San Antonio and north of the existing roadway terminus within Tract N-1. This action is being submitted to the City of Albuquerque Development Review Board. The City of Albuquerque will notify your association with the date, time, and location of the public hearing. We have attached a vacation exhibit sketch for your use in understanding this action.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/rtl
Attachments

7005 1160 0001 1329 8907

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

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

ALBUQUERQUE NM 87122 OFFICIAL USE

Postage	$ $0.45	0108
Certified Fee	$2.95	
Return Receipt Fee (Endorsement Required)	$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	JAN 17
Total Postage & Fees	$ $5.75	01/17/2013

Sent To Peter Ziesmann
North ABQ Acres Comm. Assoc.
Street, Apt. No.; or PO Box No. 12509 Modesto Av. NE
City, State, ZIP+4 Albuquerque, NM 87122

PS Form 3800 June 2002 See Reverse for Instructions

February 13. 2013

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

		S	Z
SUBDIVISION			
___	Major subdivision action		
X	Minor subdivision action sketch plat		
___	Vacation	V	
___	Variance (Non-Zoning)		
SITE DEVELOPMENT PLAN		P	
___	for Subdivision		
___	for Building Permit		
___	Administrative Amendment/Approval (AA)		
___	IP Master Development Plan	D	
___	Cert. of Appropriateness (LUCC)		
STORM DRAINAGE (Form D)			
___	Storm Drainage Cost Allocation Plan		

		S	Z
ZONING & PLANNING			
___	Annexation		
___	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)		
___	Adoption of Rank 2 or 3 Plan or similar		
___	Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations		
___	Street Name Change (Local & Collector)	L	A
APPEAL / PROTEST of...			
___	Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other		

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): FORSTBAUER SURVEYING LLC PHONE: 268-2112
ADDRESS: 4116 LOMAS BL NE FAX: 346-2017
CITY: ALBQ STATE NM ZIP 87110 E-MAIL: terese@forstbauersurveying.com

APPLICANT: Americus LLC PHONE:
ADDRESS: 8500 WASHINGTON NE A-5 FAX:
CITY: ALBQ STATE NM ZIP 87113 E-MAIL:
Proprietary interest in site: OWNER **List all owners**:

DESCRIPTION OF REQUEST: VACATE "future right-of-way of Tennyson Street NE" as noted on plat recorded 5/7/85

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

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

Lot or Tract No. N-2 Block: Unit:
Subdiv/Addn/TBKA: REVISION Plat of TANOAN Properties
Existing Zoning: R-D Proposed zoning: MRGCD Map No
Zone Atlas page(s): E-22 UPC Code: 102306200551020201

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 1008435; DRB APPLICATION # 10DRB70334 (VACATed Westerly 1/2 of "future row of Tennyson"

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 1 Total site area (acres): 2.5579
LOCATION OF PROPERTY BY STREETS: On or Near: TRAMWAY BL NE
Between: ACADEMY RD and SAN ANTONIO DR

Check if project was previously reviewed by: Sketch Plat/Plan X or Pre-application Review Team(PRT) ☐. Review Date: 11/9/2011

SIGNATURE DATE 12/4/2012
(Print Name) FORSTBAUER SURVEYING LLC BY RONALD FORSTBAUER Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY **Revised: 4/2012**

		Application case numbers	Action	S.F.	Fees
☐	**INTERNAL ROUTING**				
X	All checklists are complete	12DRB - 70379	SK		$ 0
X	All fees have been collected	-			$
X	All case #s are assigned	-			$
X	AGIS copy has been sent	-			$
X	Case history #s are listed	-			$
☐	Site is within 1000ft of a landfill	-			$
☐	F.H.D.P. density bonus				Total
☐	F.H.D.P. fee rebate				$ 0

Hearing date December 12, 2012

12-4-12
Staff signature & Date

Project # 1008435

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year

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

Forstbauer Surveying LLC
by Ronald Forstbauer
Applicant name (print)

Applicant signature / date 12/4/12

ALBUQUERQUE NEW MEXICO

Form revised **October 2007**

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

Application case numbers
12DRB-_____-70370
_____-_____-_____
_____-_____-_____

12-4-12
Planner signature / date

Project # 1008435

8435

DXF Electronic Approval Form

DRB Project Case #: 1008435

Subdivision Name: TANOAN PROPERTIES TRACT N7A1

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 6/27/2012 Hard Copy Received: 6/27/2012

Coordinate System: NMSP Grid (NAD 83)

Approved

6-28-12

Date

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

AGIS Use Only

Copied fc **8435** to agiscov on **6/28/2012** Contact person notified on **6/28/2012**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

S	Z	
		SUBDIVISION
		___ Major subdivision action
		X Minor subdivision action sketch plat
		___ Vacation
		___ Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN
		___ for Subdivision
		___ for Building Permit
		___ Administrative Amendment/Approval (AA)
		___ IP Master Development Plan
		___ Cert. of Appropriateness (LUCC)
		STORM DRAINAGE (Form D)
		___ Storm Drainage Cost Allocation Plan
		ZONING & PLANNING
		___ Annexation
	V	___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
	P	___ Adoption of Rank 2 or 3 Plan or similar
		___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
	D	___ Street Name Change (Local & Collector)
L	A	**APPEAL / PROTEST of...**
		___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): FORSTBAUER SURVEYING LLC PHONE: 268-2112
ADDRESS: 4116 LOMAS BL NE FAX: 346-2017
CITY: ALBQ STATE NM ZIP 87110 E-MAIL: terese@forstbauersurveying.com

APPLICANT: Americus LLC PHONE:
ADDRESS: 8500 WASHINGTON NE A-5 FAX:
CITY: ALBQ STATE NM ZIP 87113 E-MAIL:
Proprietary interest in site: OWNER **List all owners**:

DESCRIPTION OF REQUEST: VACATE "future right-of-way of Tennyson Street NE" as noted on plat recorded 5/7/85

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

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

Lot or Tract No. N-2 Block: Unit:
Subdiv/Addn/TBKA: REVISION Plat of TANOAN Properties
Existing Zoning: R-D Proposed zoning: MRGCD Map No
Zone Atlas page(s): E-22 UPC Code: 102306200551020201

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 1008435; DRB APPLICATION # 10DRB70334 (VACATED Westerly 1/2 of "future row of Tennyson")

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 1 Total site area (acres): 2.5579
LOCATION OF PROPERTY BY STREETS: On or Near: TRAMWAY BL NE
Between: ACADEMY RD and SAN ANTONIO DR

Check if project was previously reviewed by: Sketch Plat/Plan X or Pre-application Review Team(PRT) ☐. Review Date: 11/9/2011

SIGNATURE DATE 12/4/2012
(Print Name) FORSTBAUER SURVEYING LLC BY RONALD FORSTBAUER Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY **Revised: 4/2012**

		Application case numbers	Action	S.F.	Fees
☐	**INTERNAL ROUTING**				
X	All checklists are complete	12DRB - 70379	SK		$ 0
X	All fees have been collected	-			$
X	All case #s are assigned	-			$
X	AGIS copy has been sent	-			$
X	Case history #s are listed	-			$
☐	Site is within 1000ft of a landfill	-			$
☐	F.H.D.P. density bonus				Total
☐	F.H.D.P. fee rebate	**Hearing date** December 12, 2012			$ 0

12-4-12
Staff signature & Date

Project # 1008435

FORM S(3): SUBDIVISION - D.R.B. ME G (UNADVERTISED) OR INTERNAL ROUTI

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year

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

FORSTHAUER SURVEYING LLC
by RONALD FORSTHAUER
Applicant name (print)

Applicant signature / date 12/4/12

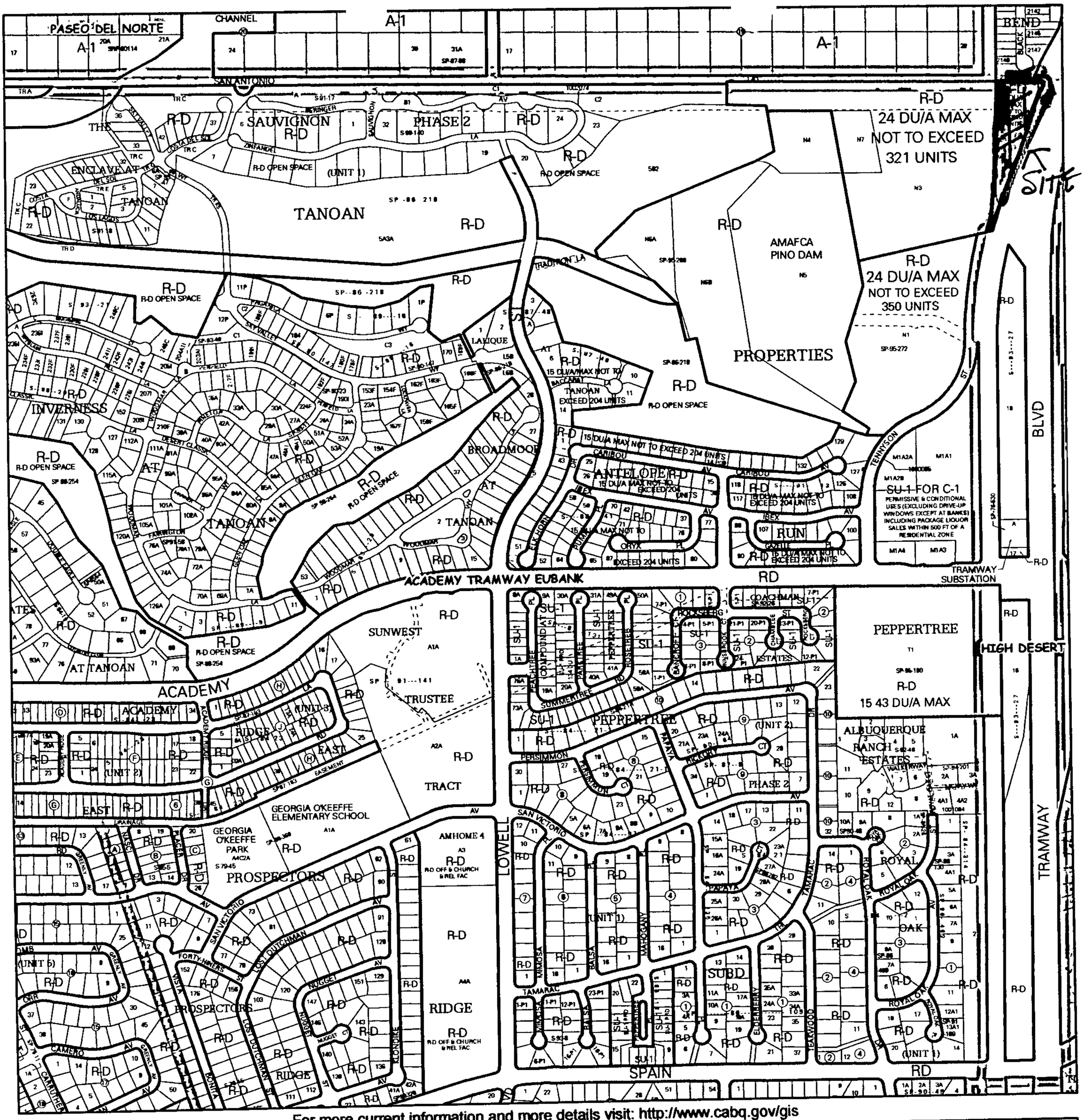
Form revised **October 2007**

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

Application case numbers
12DRB-_____-70370
_____-_____-_____
_____-_____-_____

12-4-12
Planner signature / date

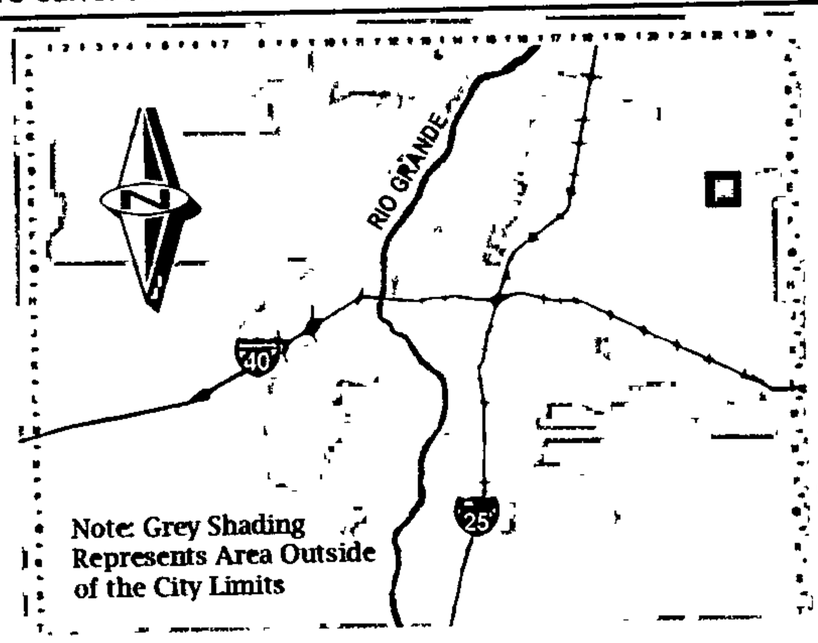
Project # 1008435



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

E-22-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

Feet

Forstbauer Surveying Company, LLC

Professional Surveyor
New Mexico • Arizona • Colorado
United States Mineral Surveyor

December 4, 2012

To: Development Review Board

From: Terese C. Forstbauer

Re: Replat of Tract N-2, Revision Plat of Tanoan Properties, Albuquerque, NM

Forstbauer Surveying LLC, agent for Americus LLC, requests sketch plat review and comments for replat of said Tract N-2. The purpose of the replat is to vacate "future right-of-way of Tennyson Street NE" as noted on the plat recorded May 7, 1985. The request is for the easterly half of said future right-of-way. The westerly half within Tract N-3 was vacated by plat filed April 5, 2011, Book 2011C, Page 31 at the request of Brad Bingham, City of Albuquerque. The vacation is necessary to allow for future development.

4116 Lomas Boulevard NE • Albuquerque, NM 87110 • (505) 268-2112
Fax (505) 346-2017 • email: forstsurv@forstbauersurveying.com

December 12, 2012

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 141

05/07/2012 Issued By: BLDAVM 145712

Application Number: **12DRB-70141**, Vacation Of Public Easement

Address:

Location Description: SAN ANTONIO DR NE BETWEEN TRAMWAY NE AND SAUVIGNON NE

Project Number: 1008435

Applicant
WILLIAM E GALBRETH LAND DEVELOPMENT LLC

4830 JUAN TABO NE SUITE H
ALBUQUERQUE NM 87111
298-8103

Agent / Contact
JACKS HIGH COUNTRY INC

8953 2ND ST NW
ALBUQUERQUE NM 87114

Application Fees

441018/4943000	APN Fee	**$75.00**
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$45.00**
	TOTAL:	**$140.00**

City of Albuquerque Treasury
Date:5/7/2012 Office:ANNEX
Stat ID:WS000008 Cashier:TRSCCS
Batch: 182 Trans #:42
Permit: 20120701 41
Receipt Num 00013443
Payment Total:$140.00

0900	APN Fee	$75.00
0901	Conflict Manag. Fee	$20.00
0903	DRB Actions	$45.00
	Check Tendered :	$285.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 142

05/07/2012 Issued By: BLDAVM 145715

Application Number: **12DRB-70142**, Bulk Land Variance

Address:

Location Description: SAN ANTONIO DR NE BETWEEN TRAMWAY NE AND SAUVIGNON NE

Project Number: 1008435

Applicant
WILLIAM E GALBRETH LAND DEVELOPMENT LLC

4830 JUAN TABO NE SUITE H
ALBUQUERQUE NM 87111
298-8103

Agent / Contact
JACKS HIGH COUNTRY INC

8953 2ND ST NW
ALBUQUERQUE NM 87114

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	
441006/4958000	DRB Actions	**$145.00**
	TOTAL:	**$145.00**

City of Albuquerque Treasury
Date:5/7/2012 Office:ANNEX
Stat ID:WS000008 Cashier:TRSCCS
Batch: 182 Trans #:42
Permit: 20120701142
Receipt Num 00013444
Payment Total:$145.00
0903 DRB Actions $145.00
Check Tendered : $285.00

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — **S**

___ Major subdivision action
___ Minor subdivision action
✓ Vacation — **V**
✓ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

___ for Subdivision — **P**
___ for Building Permit
___ Administrative Amendment/Approval (AA)
___ IP Master Development Plan — **D**
___ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D)

___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — **Z**

___ Annexation
___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Adoption of Rank 2 or 3 Plan or similar
___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ Street Name Change (Local & Collector) — **A**

APPEAL / PROTEST of...

___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): Jacks High Country Inc (Jack Spilman Pres.) PHONE: 898-3707
ADDRESS: 8953 2nd NW FAX:
CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: jackshighcountry@comcast.net

APPLICANT: William E. Galbreth land development LLC PHONE: 298-8103
ADDRESS: 4830 Juan Tabo N.E. Suite H FAX:
CITY: Albuquerque STATE NM ZIP 87111 E-MAIL:
Proprietary interest in site: owner **List all owners:**

DESCRIPTION OF REQUEST: we request no infrastructure requirements at this time. This plat is only platting a park easement, That has been approved.

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

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

Lot or Tract No: Tract lettered N-7-A Block: Township 11 N Unit: Range 4 East
Subdiv/Addn/TBKA: Tanoan Addition
Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No
Zone Atlas page(s): E 22 Z UPC Code: 102206242950010204

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Vacated by vacation action No 11DRB-70001 and 11DRB 70270

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: One No. of **proposed** lots: One Total site area (acres): 6.8328
LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio Dr. N.E.
Between: Tramway and Sauvignon

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

SIGNATURE Jack A. Spilman DATE May 7 2012
(Print Name) Jack Spilman Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 6/2011

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

Application case numbers		Action	S.F.	Fees
12DRB	- 70141	YPE	___	$ 45.00
12DRB	- 70142	BLV	___	$ 145.00
12DRB	- 70270	ADV	___	$ 75.00
	-	CMF	___	$ 20.00
	-	PWF	___	$
				Total $ 285.00

Hearing date June 6, 2012

5-7-12
Staff signature & Date

Project # 1008435

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.

Jack Spilman
Applicant name (print)

Jack A. Spilman May 7 2012
Applicant signature / date

Form revised 4/07

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

Application case numbers
12DRB-_____-70141
12DRB-_____-70142
_____-_____-_____

5-7-13
Planner signature / date

Project # 1008435

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from May 22, 2012 To June 6, 2012

5. REMOVAL

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

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

Jack A. Spielmann — May 7 2012
(Applicant or Agent) (Date)

I issued 1 signs for this application, 5-7-12 (Date) _____ (Staff Member)

DRB PROJECT NUMBER: 1008435

Rev. 1/11/05

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

S	Z		
		SUBDIVISION	**ZONING & PLANNING**
		___ Major subdivision action	___ Annexation
		___ Minor subdivision action	
V		✓ Vacation	___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
V		✓ Variance (Non-Zoning)	
		SITE DEVELOPMENT PLAN	
P		___ for Subdivision	___ Adoption of Rank 2 or 3 Plan or similar
		___ for Building Permit	___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
		___ Administrative Amendment/Approval (AA)	
D		___ IP Master Development Plan	___ Street Name Change (Local & Collector)
		___ Cert. of Appropriateness (LUCC)	
L	A		**APPEAL / PROTEST of...**
		STORM DRAINAGE (Form D)	___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
		___ Storm Drainage Cost Allocation Plan	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): Jacks High Country Inc (Jack Spilman Pres.) PHONE: 898-3707
ADDRESS: 8953 2nd NW FAX:
CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: jackshighcountry@comcast.net

APPLICANT: William E. Galbreth land development LLC PHONE: 298-8103
ADDRESS: 4830 Juan Tabo NE. Suite H FAX:
CITY: Albuquerque STATE NM ZIP 87111 E-MAIL:
Proprietary interest in site: owner **List all owners:**

DESCRIPTION OF REQUEST: we request no infrastructure requirements at this time. This plat is only platting a park easement ; that has been approved.

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

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

Lot or Tract No: Tract lettered N-7-A Block: Twnshp 11 N Unit: Range 4 East
Subdiv/Addn/TBKA: Tanoan Addition
Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No
Zone Atlas page(s): E 22 Z UPC Code: 102206242950010209

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Vacated by vacation action No 11DRB-70001 and 11DRB 70270

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: One No. of **proposed** lots: One Total site area (acres): 6.8328
LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio Dr. N.E.
Between: Tramway and Sauvignon

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

SIGNATURE Jack A. Spilman DATE May 7 2012
(Print Name) Jack Spilman Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Revised: 6/2011

☐	**INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☒	All checklists are complete	11DRB - 70141	VPE		$ 45.00
☒	All fees have been collected	11DRB - 70142	BLV		$ 145.00
☒	All case #s are assigned	-	ADV		$ 75.00
☒	AGIS copy has been sent	-	CMF		$ 20.00
☒	Case history #s are listed	-			$
☐	Site is within 1000ft of a landfill	-			Total
☐	F.H.D.P. density bonus				$ 285.00
☐	F.H.D.P. fee rebate	Hearing date June 6, 2012			

5-7-12
Staff signature & Date

Project # 1008435

FORM V: SUBDIVISION VARIANCES & VACA S

☑ **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. <u>Your attendance is required.</u>

☑ **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. <u>Your attendance is required.</u>

☐ **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. <u>Your attendance is required.</u>

☐ **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. <u>Your attendance is required.</u>

☐ **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. <u>Your attendance is required.</u>

☐ **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. <u>Your attendance is required.</u>

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

Jack Spilman
Applicant name (print)

Jack A. Spilman May 7 2012
Applicant signature / date

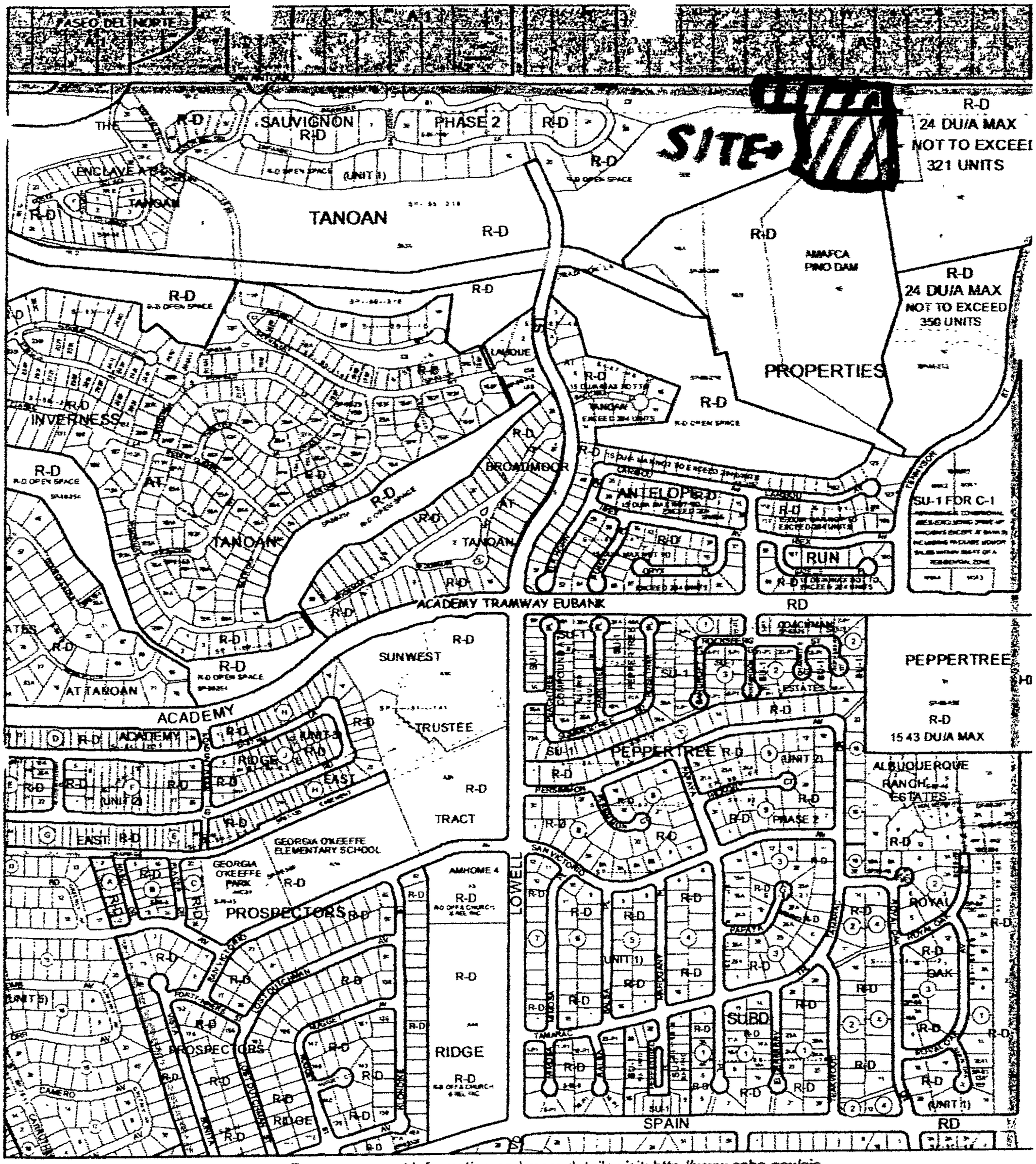
Form revised 4/07

☑ Checklists complete
☐ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
12DRB - ____ - 70141
12DRB - ____ - 70142
____ - ____ - ____

5-7-13
Planner signature / date

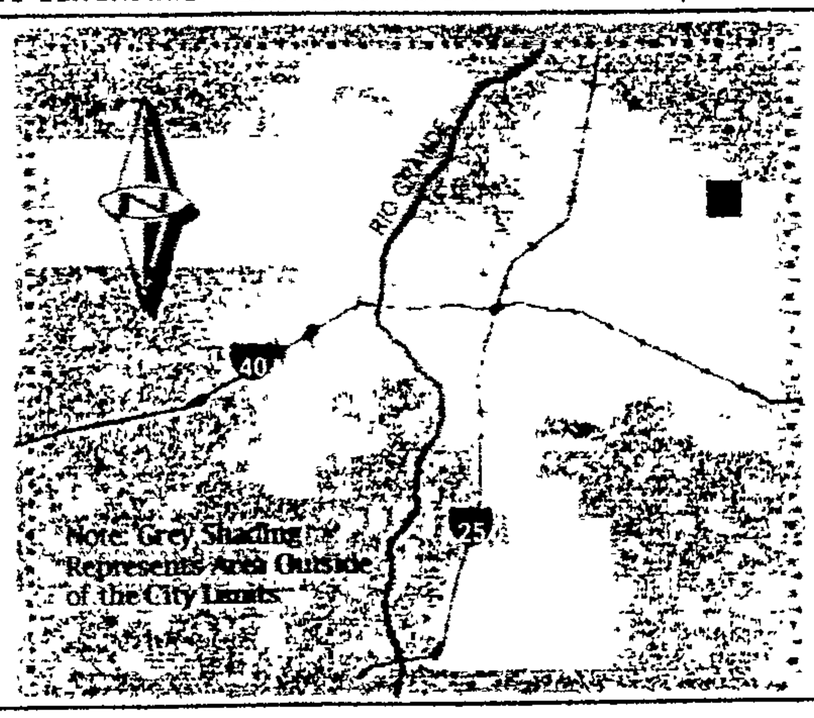
Project # 1008435



AGIS

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

E-22-Z

Selected Symbols

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

0 750

Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, New Mexico

TO; DEVELOPMENT REVIEW BOARD MEMBERS

REF ;TRACT LETTERED N 7 A TOWNSHIP NORTH RANGE 4 EAST, TANOAN ADDITION
SAN ANTONIO BETWEEN TRAMWAY AND SAUVIGAN
(WILLIAM E GALBRETH LAND DEVELOPMENT LLC)

THE PURPOSE OF THIS VARIANCE REQUEST IS TO NOT AT THIS TIME HAVE INFRASTRUCTURE REQUIREMENTS FOR THE PLAT. ALL THE PLAT IS DOING IS PLATTING A PARK EASEMENT THAT HAS BEEN APPROVED.

IF THERE ARE ANY QUESTIONS, PLEASE CONTACT ME AT 505-8983707

THANK YOU.

JACK SPILMAN//JACKS HIGH COUNTRY INC.

TRACT N-3-A
BULK LAND PLAT OF
TANDAN PROPERTIES
FILED: APRIL 5, 2011
BOOK 2011C, PAGE 31

50' 25' 0 50'

SCALE: 1" = 50'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 40°36'31" E	93.12'
L2	N 80°30'27" E	153.05'
L3	N 45°34'09" E	103.99'
L4	N 09°37'16" W	105.23'
L5	N 10°37'42" E	33.04'
L6	N 00°24'26" E	64.53'
L7	N 89°34'18" W	72.00'
L8	S 00°24'26" W	67.63'
L9	S 09°37'16" E	241.75'
L10	S 45°34'09" W	27.49'
L11	S 80°30'27" W	146.76'
L12	N 49°23'29" W	19.77'
L13	S 40°36'31" W	109.68'
L14	S 00°07'42" E	85.12'
L15	S 33°21'27" W	148.35'
L16	S 00°07'42" E	110.00'
L17	N 89°34'18" W	50.00'
L18	S 00°07'42" E	110.00'
L19	N 01°07'34" E	4.04'
L20	N 89°16'16" E	30.00'
L21	S 35°34'33" E	29.83'
L22	S 35°34'33" E	97.87'
L23	S 08°57'15" E	77.20'
L24	N 70°39'04" E	145.48'
L25	N 53°31'28" E	118.89'
L26	S 52°14'22" E	27.78'
L27	S 89°47'35" E	307.22'

TRACT N-3-A
BULK LAND PLAT OF
TANDAN PROPERTIES
FILED: APRIL 5, 2011
BOOK 2011C, PAGE 31

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: **The NA/HOA 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.**

May 2, 2012

Jack Spilman
Jack's High Country, Inc.
8953 Second St. NW/87114
Phone: 505-898-3707/Fax: 505-890-0645

Dear Jack:

Thank you for your inquiry of **May 2, 2012**requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT N7A, TANOAN ADDITION, LOCATED ON SAN ANTONIO DRIVE NE** zone map **E-22.**

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

ANTELOPE RUN N.A. (ATR) "R"
Cliff & Sylvia Ho, 6324 Elk Horn Dr. NE/87111 237-2668 (h)
Leslie Starr, 6309 Puma Pl. NE/87111 265-9521 (h)

NORTH ALBUQ. ACRES COMM. ASSOC. (NAA) "R"
Lorri Zumwalt, 11300 Eagle Rock NE/87122 821-6544 (h)
Jerry Janicke, 12505 Del Rey NE/87122 856-1136 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS LUCC SUBMITTAL.

Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, New Mexico

TO; JERRY JANICKE
12505 DEL REY N.E.
ALBUQUERQUE, NEWMEXICO 87122

NORTH ALBUQUERQUE ACRES COMM. ASSOC.(NAA) "R"

REF; TRACT LETTERED N 7 A TOWNSHIP NORTH, RANGE 4 EAST, TANOAN ADDITION

WE ARE SENDING THIS LETTER TO YOU AT THE REQUEST OF OUR CLIENT AND THE CITY OF ALBUQUERQUE. WE HAVE APPROVAL TO VACATE AN EXISTING PARK EASEMENT AND BY SUBMITTING THE PLAT, WE WILL ALSO BE ASKING FOR A BULK LAND VARIANCE SO THAT AT THIS TIME, INFRASTRUCTURE IMPROVEMENTS CAN BE WAIVED.

IF THERE ARE ANY QUESTIONS, FEEL FREE TO CONTACT ME AT 505-898-3707

THANK YOU.

JACK SPILMAN/ JACKS HIGH COUNTRY INC.

7006 2760 0002 6210 3367

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

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

ALBUQUERQUE NM 87111

Postage	$ $0.45
Certified Fee	$2.95
Return Receipt Fee (Endorsement Required)	$2.35
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.75

0114
ALAMEDA STATION
06 MA Postmark Here 2012
ALBUQUERQUE NM 87114
05/03/2012

Sent To Leslie Stark
Street, Apt. No., or PO Box No. 6309 Puma Pl NE
City, State, ZIP+4 Albuquerque NM 87111

PS Form 3800, August 2006 See Reverse for Instructions

7006 2760 0002 6210 3350

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

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

ALBUQUERQUE NM 87111

Postage	$ $0.45
Certified Fee	$2.95
Return Receipt Fee (Endorsement Required)	$2.35
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.75

0114
ALAMEDA STATION
06 Postmark Here MA - 3 2012
ALBUQUERQUE NM 87114
05/03/2012

Sent To Lorri Zumwalt
Street, Apt. No., or PO Box No. 11300 Eagle Rock NE
City, State, ZIP+4 Albuquerque NM 87111

PS Form 3800, August 2006 See Reverse for Instructions

7006 2760 0002 6210 3374

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

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

ALBUQUERQUE NM 87111

Postage	$ $0.45
Certified Fee	$2.95
Return Receipt Fee (Endorsement Required)	$2.35
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.75

0114
ALAMEDA STATION
06 Postmark Here MA - 3 2012
ALBUQUERQUE NM 87114
05/03/2012

Sent To Cliff and Sylvia Ho
Street, Apt. No., or PO Box No. 6324 Elkhorn Dr
City, State, ZIP+4 Albuquerque NM 87111

PS Form 3800, August 2006 See Reverse for Instructions

7006 2760 0002 6210 3381

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

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

ALBUQUERQUE NM 87111

Postage	$ $0.45
Certified Fee	$2.95
Return Receipt Fee (Endorsement Required)	$2.35
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.75

0114
ALAMEDA STATION
06 Postmark Here MA - 3 2012
ALBUQUERQUE NM 87114
05/03/2012

Sent To Jerry Janicke
Street, Apt. No., or PO Box No. 12505 Del Rey NE
City, State, ZIP+4 Albuquerque NM 87111

PS Form 3800, August 2006 See Reverse for Instructions

LETTER OF AUTHORIZATION

SUBJECT PROPERTY: Tract N-7-A-1
Tanoan properties

I, THE UNDERSIGNED OWNER OF SUBJECT PROPERTY, HEREBY DESIGNATE JACK'S HIGH COUNTRY, INC . TO BE MY AUTHORIZED REPRESENTATIVE AGENT FOR THE PROCESSING AND RECORDING OF PLANNING, ZONING OR APPEALS ACTIONS ON THIS PROPERTY.

William E Gerrard — 5-7-12

OWNER — DATE

June 6, 2012

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 053

02/16/2012 Issued By: BLDAVM 136635

Application Number: **12DRB-70053**, Vacation Of Public Right-Of-Way

Address:

Location Description: SAN ANTONIO BETWEEN LOWELL AND TRAMWAY

Project Number: 1008435

Applicant
MECHENBIER CONSTRUCTION, INC.

8500 WASHINGTON NE, SUITE A-5
ALBUQUERQUE NM 87113

Agent / Contact
ISAACSON AND ARFMAN PA
FRED C. ARFMAN
128 MONROE ST NE
ALBUQUERQUE NM 87108

Application Fees

441018/4943000	APN Fee	**$75.00**
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$300.00**
	TOTAL:	**$395.00**

City Of Albuquerque
Treasury Division

2/16/2012 10:18AM LOC: ANNX
WS# 008 TRANS# 0016
RECEIPT# 00144347-00144347
PERMIT# 2012070053 TRSARG
Trans Amt $395.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $300.00
CK $395.00
CHANGE $0.00

Thank You

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1008435

Wednesday, March 21, 2012

Comments must be received by:

Wednesday, March 14, 2012

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): Isaacson & Arfman, P.A. PHONE: 268-8828

ADDRESS: 128 Monroe Street NE FAX: 268-2632

CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: Mechenbier Construction, Inc. PHONE: 314-7700

ADDRESS: 8500 Washington NE, Suite A-5 FAX: 314-7799

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: jmechenbier@mechenbier.com

Proprietary interest in site: Owner **List all owners**:

DESCRIPTION OF REQUEST: Vacation of Public Right-of-Way Approval

...

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

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

Lot or Tract No. Tracts N-2 & N-3 Block: Unit:

Subdiv/Addn/TBKA: Tanoan Properties (tbka Tracts N-2 & N-3-A, Tanoan Properties)

Existing Zoning: R-D 24 DU/A MAX Proposed zoning: Same MRGCD Map No NA

Zone Atlas page(s): E-22 UPC Code: 102206249649310202 102306200551020201

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 10DRB-70334; 11DRB-70314

CASE INFORMATION:

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

No. of **existing** lots: 2 No. of **proposed** lots: 1 Total site area (acres): 17.47

LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio Drive NE

Between: Lowell Street NE and Tramway Blvd. NE

Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☐. Review Date: 11/09/2011

SIGNATURE Fred C. Arfman DATE 02.16.12

(Print Name) Fred C. Arfman Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 6/2011

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

Application case numbers	Action	S.F.	Fees
12DRB - 70053	VRW	___	$ 300.00
-	CMF	___	$ 20.00
-	ADV	___	$ 75.00
-		___	$
-		___	$
			Total $ 395.00

Hearing date March 21, 2012

2-16-12
Staff signature & Date

Project # 1008435

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.

Fred C. Arfman
Applicant name (print)
Fred C. Arfman 02.16.12
Applicant signature / date

Form revised 4/07

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

Application case numbers
12 - DRB - 70053
____ - ____ - ____
____ - ____ - ____

2-16-12
Planner signature / date

Project # 1008435

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from March 6, 2012 To March 21, 2012

5. REMOVAL

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

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

Ruth Lozano — 2/16/12

(Applicant or Agent) for Isaacson & Artman, PA — (Date)

I issued 7 signs for this application, 2-16-12 (Date) — (Staff Member)

DRB PROJECT NUMBER: 1008435

Rev. 1/11/05

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE & LS · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

VACATION OF PUBLIC RIGHT-OF-WAY REQUEST

I&A Project No.1883

Project: Old Tennyson St.

Zone Atlas Page: E-22

Legal: Tracts N-23 & N-3, Tanoan Properties together with Tracts 17 & 18, High Desert

Background:

1. Mechenbier Construction Inc., (MCI) as the owner of the adjacent property located along the westerly boundary of said Tracts 17 & 18 and to the east of said Tracts N-2 & N-3 in Albuquerque, NM (the property) hereby requests the vacation of the City of Albuquerque right-of-way (the "Vacation"). The property was recently heard as part of a Sketch Plat by the Development Review Board as Project No 1008435. MCI desires to develop their properties which are divided by the vacant right-of-way.

2. The subject vacant right-of-way was originally deeded to Bernalillo County for the construction of Panorama Boulevard on August 16, 1969 (Document No. 60821-921). In the past forty-three (43) years, the City of Albuquerque Municipal Limits have expanded in the immediate vicinity, more particularly, to the north right-of-way line of San Antonio DR., being north and non-contiguous to the said vacant right-of-way. This request for the vacation is based on the following reasons.

Reasons:

A. A vacation is appropriate in this case as the property is vacant and would be better utilized being incorporated into the adjacent properties to provide housing and neighborhood offices and commercial services..

B. The public improvements to Tramway Blvd. and Tennyson St. now make it practical for the vacation of the vacant right-of-way. As such, the City of Albuquerque has the right to act on this request by the joint agreement between the City of Albuquerque and Bernalillo County, whereby the disbursement of vacant right-of-way deemed suitable for third party acquisition lies with the jurisdiction having the subject property within their governing limits. Therefore, the City of Albuquerque has the right to sell the property upon vacation approval.

C. The granting of this Vacation is appropriate to prevent the unnecessary hardship that would result if the Vacation is not allowed. In this case, if the Vacation is not allowed then MCI would not be able to develop said Tracts 17 & 18 due to their exceptional configuration.

D. The granting of the Vacation will not significantly interfere with the enjoyment of the other lands in the vicinity.

E. The granting of the Vacation would be consistent with the spirit of the Albuquerque's development process, substantial justice and the general interest of the public. Financial gain or loss is not the sole determining factor in requesting the Vacation. MCI is a for profit corporation; but they wish to conduct business in the City of Albuquerque within the framework of their proven development methods.

Request:

Therefore, MCI respectfully request that a Vacation be allowed, whereas MCI would compensate the City for the valve of the vacant land in accordance to the value set by the City of Albuquerque, Legal Department, Real Property Division.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

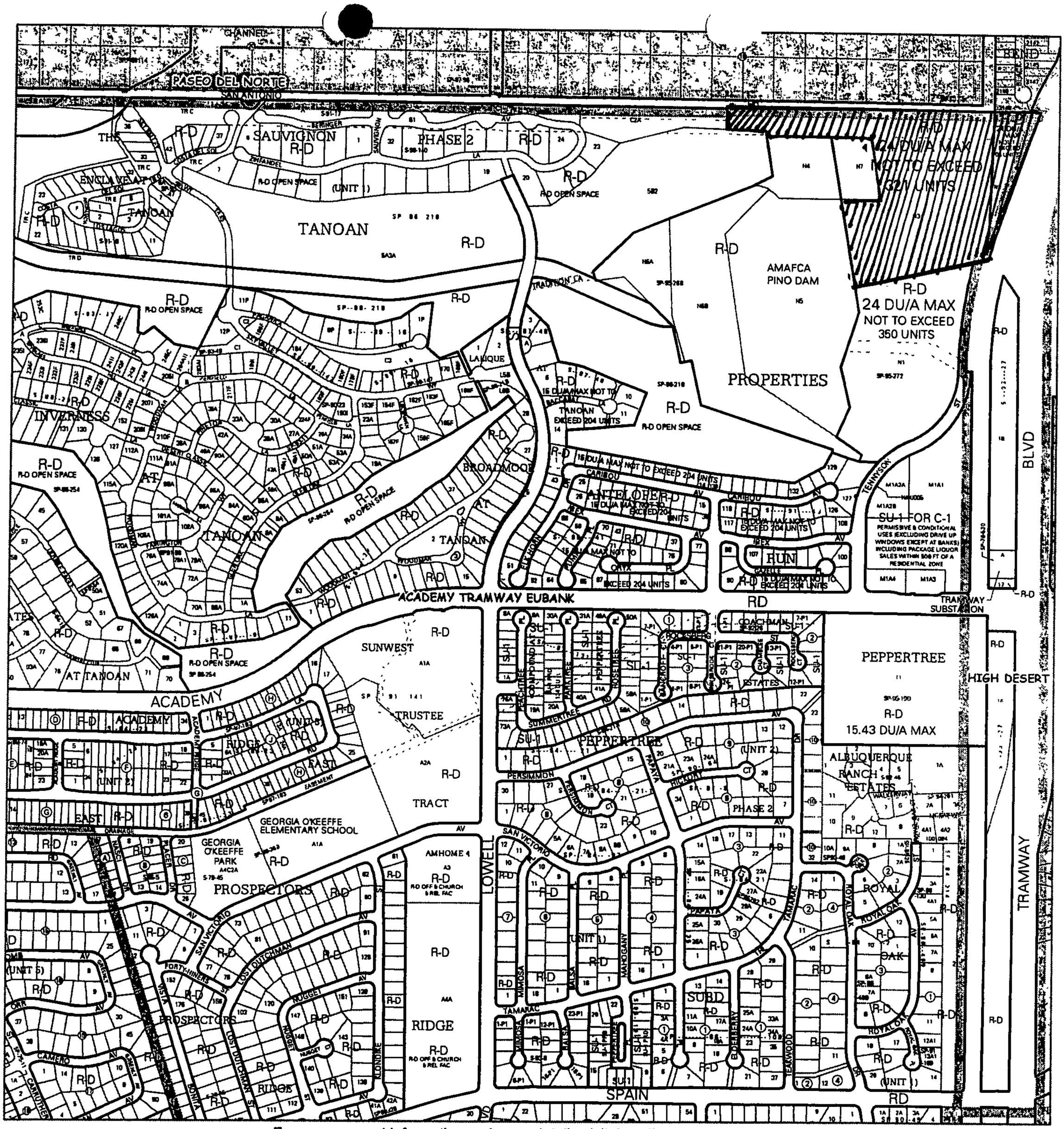
Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, March 21, 2012** beginning at **9:00 a.m.** for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday, **March 20, 2012**, beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1004355 12DRB-70063 MAJOR - 2YEAR SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION (2YR SIA)	WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO, INC request(s) the referenced/ above action(s) for **VISTA VIEJA SUBDIVISION Unit 2,** zoned RD, located on VISTA DEL SOL DR NW between GO WEST RD NW and SCENIC RD NW containing approximately 40.86 acre(s). (D-9)
Project# 1005354 12DRB-70060 VACATION OF PUBLIC RIGHT-OF-WAY 12DRB-70061 VACATION OF PUBLIC EASEMENT	BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the referenced/ above action(s) for a portion of MILL POND ROAD NW and EASEMENT adjacent to Tract 2-E-1, **ARBOLERA DE VIDA UNIT 2B** zoned S-MI, located on at the terminus of ASPEN AVE NW west of 12TH ST NW containing approximately 6.0172 acre(s). (H-13)
Project# 1005410 12DRB-70062 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT	MECHENBIER CONSTRUCTION INC. request(s) the referenced/ above action(s) for all or a portion of Lot(s) 5A, **RICHFIELD PARK SUBDIVISION** zoned SU-2 NC, located on the north side of ALAMEDA BLVD NE between JEFFERSON ST NE and WASHINGTON ST NE containing approximately 2.0192 acre(s). (C-17)
Project# 1008435 12DRB-70053 VACATION OF PUBLIC RIGHT-OF-WAY	ISAACSON AND ARFMAN PA agent(s) for MECHENBIER CONSTRUCTION, INC. request(s) the referenced/ above action(s) for all or a portion of PANORAMA/ TRAMWAY BOULEVARD NE adjacent to Tract N-2 **TANOAN PROPERTIES** and Tracts 17 & 18 **HIGH DESERT SUBDIVISION** zoned R-D, located on the west side of TRAMWAY BLVD NE north of ACADEMY RD NE containing approximately 5.2885 acre(s). (E-22)

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

Jack Cloud, DRB Chair
Development Review Board

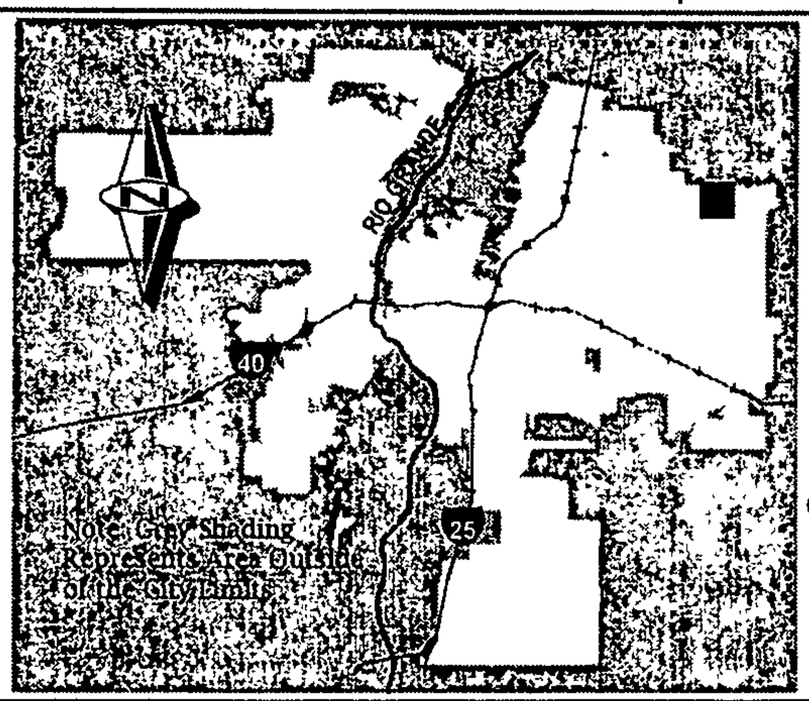
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, March 3, 2012.



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

CITY OF ALBUQUERQUE
AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011



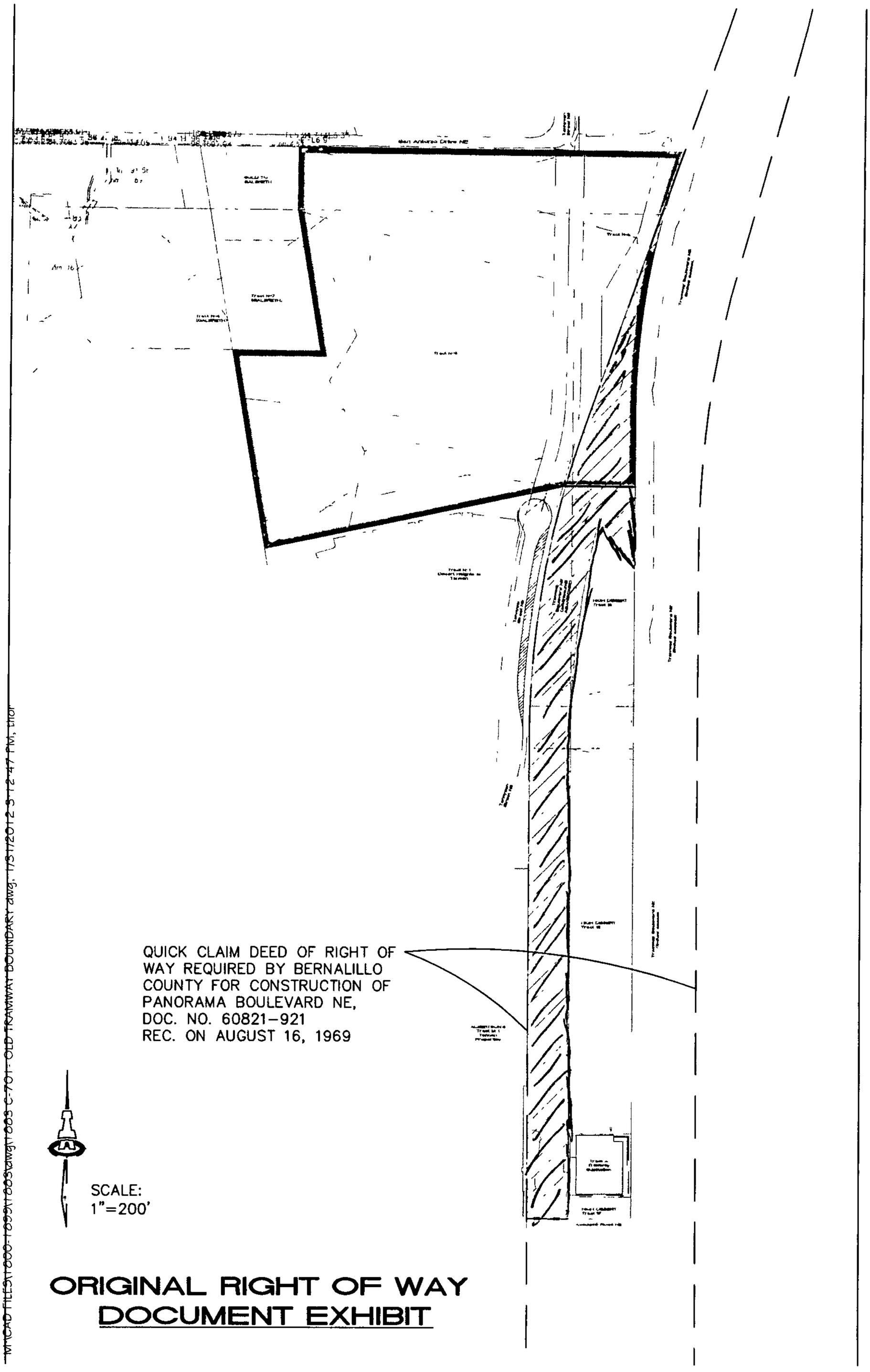
Zone Atlas Page:

E-22-Z

Selected Symbols

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

0 — 750 — 1,500 Feet



SCALE:
1"=200'

ORIGINAL RIGHT OF WAY DOCUMENT EXHIBIT

M:\CAD FILES\1800-1899\1883\dwg\1883 C-701- OLD TRAMWAY BOUNDARY.dwg, 1/31/2012 3:12:47 PM, thor

Quitclaim Deed

97-1 SHORT FORM [redacted] Rev. 1-91-NM Modified Statutory Form THE VALLIANT CO. ALBUQUERQUE, N. M.

[redacted]

QUITCLAIM DEED

(0821 921

JOHN S. SIMMS, JR. and DR. ALBERT G. SIMMS, II, both married men dealing with their sole and separate estates, as individuals and as residual legatees under the last will and testament of ALBERT G. SIMMS, deceased, THE ALBUQUERQUE NATIONAL BANK and JOHN F. SIMMS, JR., Co-Trustees under a trust designated as "THE ACADEMY FOR BOYS TRUST" as established both by a Trust Indenture from ALBERT G. SIMMS to said Co-Trustees under date of April 24, 1959 and under the terms of a Testamentary Trust contained in the last will and testament of ALBERT G. SIMMS, deceased, HORACE F. MC KAY, JR. and ELMYRA K. MC KAY, his wife and JOHN J. CRAIG and MARY D. CRAIG, his wife,

to ....COUNTY OF BERNA ....O. a subdivision of the State of New Mexico ....

the following described real estate in ....BERNALILLO.... County, New Mexico:

LEGAL DESCRIPTION OF RIGHT-OF-WAY REQUIRED BY BERNALILLO COUNTY FOR CONSTRUCTION OF PANORAMA BOULEVARD N. E.

A tract of land in Bernalillo County, New Mexico, for use as a right-of-way for Panorama Boulevard, lying within the ELENA GALLEGOS GRANT, T 11 N, R 4 E, N. M. P. M., being more particularly described as follows:
BEGINNING at the South end of the herein described tract, a point marked with a U. S. B. L. M. brass cap corner set for the closing corner marking the intersection of the Section Line between Sections 34 and 35 T 11 N, R 4 E, N. M. P. M. with the South boundary of said Elena Gallegos Grant; thence from the BEGINNING point N. 89° 59' E., 116.0 feet to the intersection of the East boundary of the herein described tract with the South boundary of said Elena Gallegos Grant; thence, North 25.26 feet to the point of curvature of a curve to the right with a radius of 1,223.71 feet; thence, following said curve to the right an arc distance of 261.77 feet; thence, N. 13° 12' E., 495.23 feet to the point of curvature of a curve to the left with a radius of 1,361.73 feet; thence, following said curve to the left an arc distance of 322.15 feet; thence, N. 0° 10' W., 7,053.62 feet to the point of curvature of a curve to the right with a radius of 2,522.61 feet; thence, following said curve to the right an arc distance of 603.61 feet; thence, N. 15° 22' E., 603.07 feet to the point of curvature of a curve to the left with a radius of 2,703.16 feet; thence, following said curve to the left an arc distance of 730.7 feet; thence, N. 0° 07' W., 9,012.70 feet to the point of curvature of a curve to the right with a radius of 2,035.39 feet; thence, following said curve to the right an arc distance of 497.51 feet to the point of reverse curve of a curve to the left with a radius of 2,035.39 feet; thence, following said curve to the left an arc distance of 497.51 feet to a point which is also on the North boundary of said Elena Gallegos Grant; thence, N. 0° 07' W., 166.08 feet to the intersection of the East boundary of the herein described tract with the South boundary of the Sandia Pueblo Grant; thence, N. 80° 05' W., 102.33 feet to a U. S. B. L. M. brass cap corner marking the 6 mile corner on the boundary of said Sandia Pueblo Grant; thence, N. 80° 05' W., 233.29 feet to the intersection of the West boundary of the herein described tract with said Sandia Pueblo Grant boundary; thence, S. 0° 07' E., 172.26 feet to the North boundary of the Elena Gallegos Grant and the point of curvature of a curve to the right with a radius of 5,797.43 feet; thence, following said curve to the right an arc distance of 510.93 feet to a point of reverse curve to the left with a radius of 5,797.43 feet; thence, following said curve to the left an arc distance of 510.93 feet; thence, N. 0° 07' E., 9,012.70 feet to the point of curvature of a curve to the right with a radius of 1,970.70 feet; thence, following said curve to the right an arc distance of 669.39 feet; thence, S. 19° 20' W., 1016.66 feet to the point of curvature of a curve to the left with a radius of 2,191.85 feet; thence, following said curve to the left an arc distance of 745.99 feet; thence, S. 0° 10' E., 6,560.69 feet to the point of curvature of a curve to the right with a radius of 11,753.35 feet; thence, following said curve to the right an arc distance of 742.46 feet; thence, S. 2° 23' W., 321.13 feet to the point of curvature of a curve to the left with a radius of 9,565.45 feet; thence, following said curve to the left an arc distance of 396.58 feet to the intersection of the West boundary of the herein described tract with the South boundary of said Elena Gallegos Grant; thence, N. 89° 59' E., 116.0 feet to the point of BEGINNING.
Included with the above described tract is whatever right-of-way is required to connect, to Panorama Boulevard, the following streets: Elena Dr., San Antonio Ave., San Francisco Ave., Los Angeles Ave., together with NE, the required area for "Y" or Delta intersections.

EXCEPTION FOR 150.0 FOOT PUBLIC SERVICE EASEMENT

Excepted from the above described tract is a strip of land now occupied by an easement of the Public Service Company of New Mexico, and more particularly described as follows:
BEGINNING at the South end of the herein described tract, a point from which the U. S. B. L. M. brass cap closing corner marking the intersection of the Section line between Sections 34 and 35, T 11 N, R 4 E, N. M. P. M. with the South line of said Elena Gallegos Grant, bears S. 65° 59' W., 327.20 feet distant; thence, from the BEGINNING point, N. 13° 12' E., 500.98 feet to the point of curvature of a curve to the left with a radius of 1,265.73 feet; thence, following said curve to the left an arc distance of 295.11 feet; thence, N. 0° 10' W., 7,465.59 feet; thence, S. 19° 20' W., 92.66 feet to the point of curvature of a curve to the left with a radius of 2,075.65 feet; thence, following a curve to the left an arc distance of 706.51 feet; thence, S. 0° 10' E., 7,340.56 feet to the point of BEGINNING.

924

APPROVED AS TO LEGAL FORM
WILLIAM F. BINGHAM
Assistant District Attorney

with warranty covenants.

WITNESS hand and seal this ____ day of _____, 19____.

_____ (Seal) John J. _____ Co-Trustee (Seal)
ALBUQUERQUE NATIONAL BANK Co-Trustee
By _____
_____ (Seal) _____ (Seal)
_____ (Seal)

Attest: _____

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me this 2nd day of August, 19 67
by John J. Craig, Mary D. Craig, Horace E. McKay, Jr., & Eleanor R. McKay
(Name or Names of Person or Persons Acknowledging)

My commission expires:
(Seal) 7/10/69

_____ Notary Public

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

...925

The foregoing instrument was acknowledged before me this 2nd day of August, 1967 by John F. Simms, Jr. and Dr. Albert G. Simms, II, Co-executors under the last will and testament of Albert G. Simms, deceased; and John F. Simms, Jr. and Dr. Albert G. Simms, II, both married men dealing with their sole and separate estates, as ...dividuals and as residual legatees under the last will and testament of Albert G. Simms, deceased.

Notary Public

My commission expires:

9-19-70

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 2nd day of August, 1967 by John F. Simms, Jr. and George F. Jenks, Trust Officer of the ALBUQUERQUE NATIONAL BANK, Co-Trustees of the ACADEMY FOR BOYS TRUST.

Notary Public

My commission expires:

9-19-70

926

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

AUG 16 11 18 AM 1967

BK M-531 PG. 921-926
LUCY JARAMILLO
CO. CLERK & RECORDER
Wally Davis DEPUTY

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

February 14, 2012

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: (505) 268-8828/Fax: (505) 268-2632

Dear Ruth:

Thank you for your inquiry of **February 14, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACTS N-2 AND N-3, TANOAN PROPERTIES, LOCATED ON SAN ANTONIO DRIVE NE BETWEEN LOWELL STREET NE AND TRAMWAY BOULEVARD NE** zone map **E-22**.

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

See "Attachment A" for names of neighborhood and/or homeowner associations to contact in regards to this DRB Submittal - swinklepleck

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Acting Division Manager
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(01/03/12)

"Attachment A"

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: (505) 268-8828/Fax: (505) 268-2632
Zone Map – E-22

ANTELOPE RUN N.A. "R"
***Cliff & Sylvia Ho**
6324 Elk Horn Dr. NE/87111 237-2668 (h)
Leslie Starr
6309 Puma Pl. NE/87111 265-9521 (h)

NORTH ALBUQ. ACRES COMM. ASSOC. "R"
***Lorri Zumwalt**
11300 Eagle Rock NE/87122 821-6544 (h)
Jerry Janicke
12505 Del Rey NE/87122 856-1136 (h)

HIGH DESERT RESIDENTIAL OWNERS ASSOC.
***Reg Rider**
11005 Spain NE/87111 314-5862 (o)
Dave Janik
11005 Spain NE/87111 314-5862 (o)

* President of Association

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE & LS · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

February 14, 2012 CERTIFIED MAIL - 7005 1160 0001 1329 8013

Cliff & Sylvia Ho
Antelope Run Neighborhood Assoc.
6324 Elk Horn Drive NE
Albuquerque, NM 87111

RE: Tracts N-2 & N-3, Tanoan Properties
(DRB Project No. 1008435)

Dear: Cliff & Sylvia Ho:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Antelope Run Neighborhood Association that a request for Vacation of the Public Right-of-Way for the Old Tennyson Street alignment from Academy Blvd. and projecting approximately 2,400 feet north to the point of intersection with the west right-of-way line of Tramway Blvd. is being submitted to the City of Albuquerque Development Review Board. We have attached a vacation exhibit sketch for your use in understanding this action.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachments

7005 1160 0001 1329 8013

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

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

ALBUQUERQUE NM 87111 OFFICIAL USE

Postage	$ $0.45
Certified Fee	$2.95
Return Receipt Fee (Endorsement Required)	$2.35
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.75

0108 09 FEB 2012 Postmark Here
ALBUQUERQUE NM USPS HIGHLAND STA
02/15/2012

Sent To Cliff & Sylvia Ho
Street, Apt. No.; or PO Box No. Antelope Run Neighborhood Assoc.
City, State, ZIP+4 6324 Elk Horn Drive NE
Albuquerque, NM 87111

PS Form 3800, June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE & LS · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

February 14, 2012 CERTIFIED MAIL - 7005 1160 0001 1329 8020

Leslie Starr
Antelope Run Neighborhood Assoc.
6309 Puma Place NE
Albuquerque, NM 87111

RE: Tracts N-2 & N-3, Tanoan Properties
(DRB Project No. 1008435)

Dear: Leslie Starr:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Antelope Run Neighborhood Association that a request for Vacation of the Public Right-of-Way for the Old Tennyson Street alignment from Academy Blvd. and projecting approximately 2,400 feet north to the point of intersection with the west right-of-way line of Tramway Blvd. is being submitted to the City of Albuquerque Development Review Board. We have attached a vacation exhibit sketch for your use in understanding this action.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachments

7005 1160 0001 1329 8020

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
ALBUQUERQUE NM 87111
OFFICIAL USE

Postage	$ $0.45
Certified Fee	$2.95
Return Receipt Fee (Endorsement Required)	$2.35
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.75

0108
Postmark Here
02/15/2012

Sent To
Leslie Starr
Street, Apt. No. or PO Box No.
Antelope Run Neighborhood Assoc.
6309 Puma Place NE
City, State, ZIP
Albuquerque, NM 87111

PS Form 3800, June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE & LS · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

February 14, 2012 CERTIFIED MAIL - 7005 1160 0001 1329 8037

Lorri Zumwalt
North Albuquerque Acres Community Assoc.
11300 Eagle Rock NE
Albuquerque, NM 87122

RE: Tracts N-2 & N-3, Tanoan Properties
(DRB Project No. 1008435)

Dear: Ms. Zumwalt:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the North Albuquerque Acres Community Association that a request for Vacation of the Public Right-of-Way for the Old Tennyson Street alignment from Academy Blvd. and projecting approximately 2,400 feet north to the point of intersection with the west right-of-way line of Tramway Blvd. is being submitted to the City of Albuquerque Development Review Board. We have attached a vacation exhibit sketch for your use in understanding this action.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachments

7005 1160 0001 1329 8037

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

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

ALBUQUERQUE NM 87122 OFFICIAL USE

Postage	$ $0.45	0108
Certified Fee	$2.95	09
Return Receipt Fee (Endorsement Required)	$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	FEB 15 2012
Total Postage & Fees	$ $5.75	02/15/2012

Sent To Lorri Zumwalt
Street, Apt. or PO Box North ABQ Acres Comm. Assoc.
City, State, 11300 Eagle Rock NE
Albuquerque, NM 87122

PS Form 3800 June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE & LS · Fred C. Arfman, PE · Asa Nilsson-Weber, PE

February 14, 2012 CERTIFIED MAIL - 7005 1160 0001 1329 8044

Jerry Janicke
North Albuquerque Acres Community Assoc.
12505 Del Rey NE
Albuquerque, NM 87122

RE: Tracts N-2 & N-3, Tanoan Properties
(DRB Project No. 1008435)

Dear: Mr. Janicke:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the North Albuquerque Acres Community Association that a request for Vacation of the Public Right-of-Way for the Old Tennyson Street alignment from Academy Blvd. and projecting approximately 2,400 feet north to the point of intersection with the west right-of-way line of Tramway Blvd. is being submitted to the City of Albuquerque Development Review Board. We have attached a vacation exhibit sketch for your use in understanding this action.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/rtl
Attachments

7005 1160 0001 1329 8044

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

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

ALBUQUERQUE NM 87122 OFFICIAL USE

Postage	$ $0.45	0108
Certified Fee	$2.95	09
Return Receipt Fee (Endorsement Required)	$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.75	02/15/2012

ALBUQUERQUE NM

Sent To Jerry Janicke
Street, Apt. or PO Box North ABQ Acres Comm. Assoc.
City, State, 12505 Del Rey NE
Albuquerque, NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE & LS · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

February 14, 2012 CERTIFIED MAIL - 7005 1160 0001 1329 7320

Reg Rider
High Desert Residential Owners Assoc.
11005 Spain NE
Albuquerque, NM 87111

RE: Tracts N-2 & N-3, Tanoan Properties
(DRB Project No. 1008435)

Dear: Mr. Rider:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the High Desert Residential Owners Association that a request for Vacation of the Public Right-of-Way for the Old Tennyson Street alignment from Academy Blvd. and projecting approximately 2,400 feet north to the point of intersection with the west right-of-way line of Tramway Blvd. is being submitted to the City of Albuquerque Development Review Board. We have attached a vacation exhibit sketch for your use in understanding this action.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachments

7005 1160 0001 1329 7320

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only: No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
ALBUQUERQUE NM 87111 OFFICIAL USE

Postage	$ $0.45	0108
Certified Fee	$2.95	09
Return Receipt Fee (Endorsement Required)	$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.75	02/15/2012

Sent To Reg Rider
Street, Apt. No. or PO Box No High Desert Residential Owners Assoc.
City, State, ZI 11005 Spain NE
Albuquerque, NM 87111

PS Form 3800, June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE & LS · Fred C. Arfman, PE · Asa Nilsson-Weber, PE

February 14, 2012 CERTIFIED MAIL - 7005 1160 0001 1329 8112

Dave Janik
High Desert Residential Owners Assoc.
11005 Spain NE
Albuquerque, NM 87111

RE: Tracts N-2 & N-3, Tanoan Properties
(DRB Project No. 1008435)

Dear: Mr. Janik:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the High Desert Residential Owners Association that a request for Vacation of the Public Right-of-Way for the Old Tennyson Street alignment from Academy Blvd. and projecting approximately 2,400 feet north to the point of intersection with the west right-of-way line of Tramway Blvd. is being submitted to the City of Albuquerque Development Review Board. We have attached a vacation exhibit sketch for your use in understanding this action.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachments

7005 1160 0001 1329 8112

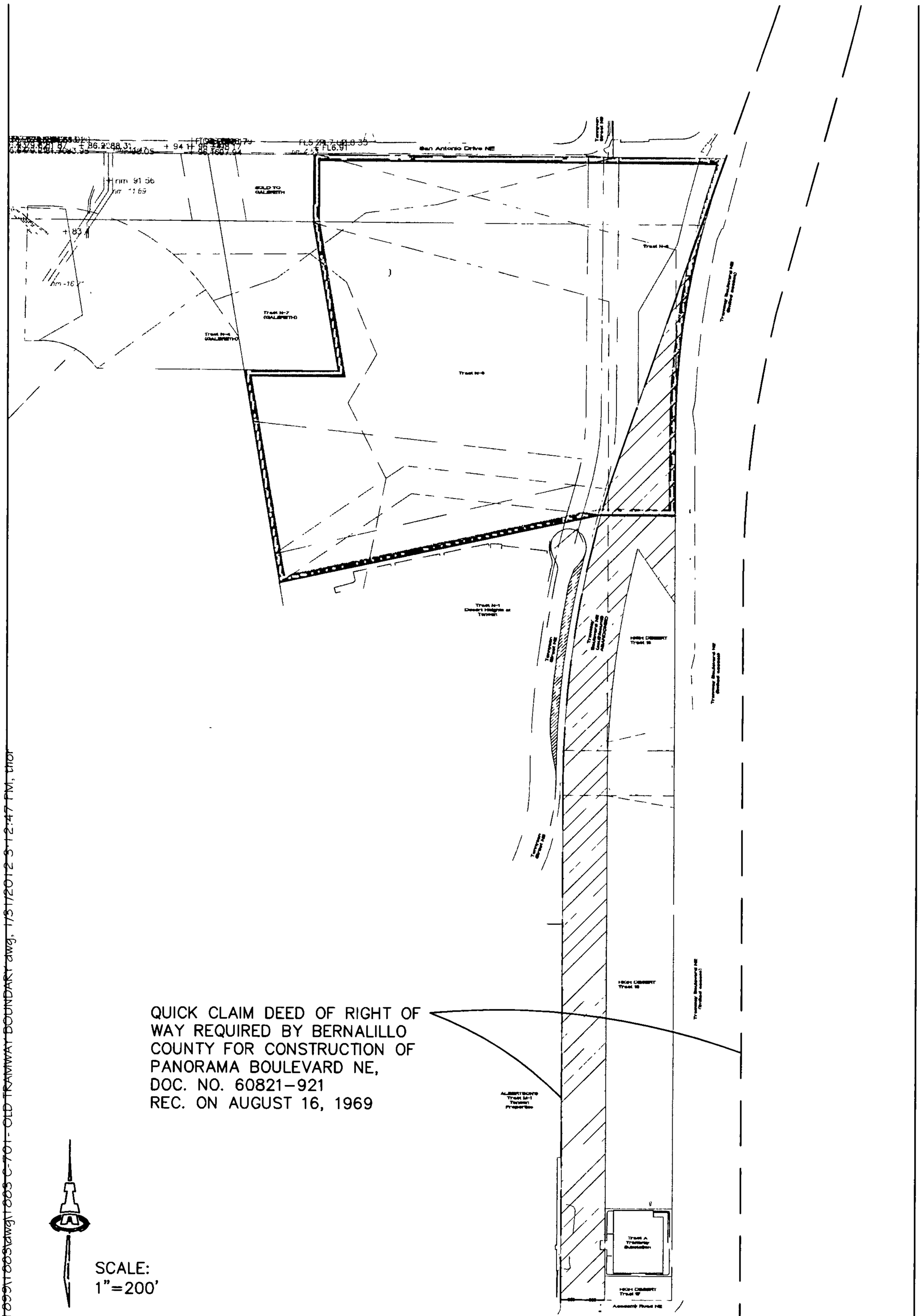
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
ALBUQUERQUE, NM 87101
OFFICIAL USE

Postage	$ $0.45
Certified Fee	$2.95
Return Receipt Fee (Endorsement Required)	$2.35
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.75

0108
09
Postmark Here
02/15/2012

Sent To
Dave Janik
Street, Ap or PO Bo
High Desert Residential Owners Assoc.
11005 Spain NE
City, Stat
Albuquerque, NM 87111

PS Form 3800, June 2002 See Reverse for Instructions



ORIGINAL RIGHT OF WAY DOCUMENT EXHIBIT

M:\CAD FILES\1800-1899\1883\dwg\1883 C-701 - OLD TRAMWAY BOUNDARY.dwg, 1/31/2012 3:12:47 PM, thor

FUTURE TRACT N-2-A

FUTURE TRACT 18-A

TRAMWAY BLVD.

(NBL)

(SBL)

TRACT 17 HIGH DESERT

TRACT N-2

TRACT 18 HIGH DESERT

TENNYSON R.O.W. (OLD TRAMWAY)

TRACT N-3

TRACT LINE

TENNYSON ST.

ACADEMY BLVD.

SAN ANTONIO DR.

MONTGOMERY BLVD.

RIGHT-OF-WAY TO BE VACATED

FUTURE IMPROVEMENT FOR TENNYSON ST.

0 100 200 400 600

SCALE 1"=200'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

1883 C-701-TENNYSON VACATION.dwg Nov 15,2011

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

TRACT N-2 TANOAN PROPERTIES, TRACTS 17 AND 18 HIGH DESERT, AND VACATED TENNYSON R.O.W.

TENNYSON RIGHT-OF-WAY VACATION EXHIBIT

X:\CAD-FILES\1800-1899\1883\dwg\1883-TENNYSON VACATION.dwg, 11/1/2011 5:20:01 PM, Arthor

San Antonio Drive NE

1411 66'

1411 66'

S89° 35' 19"E

273 41'

5' PRIVATE DRAINAGE EASEMENT (05-21-93, 93C-145)

PUBLIC STORM DRAIN EASEMENT (BERN CO.) (05-21-93, 93C-145)

Tennyson Street NE

574 85'

700 45'

SOLD TO GALBRETH

150' PNM EASEMENT (05-18-54, BK C24, PG 1) (TO BE VACATED)

(NORTH LIMITS) INTERIM DRAINAGE EASEMENT (05-18-84, BK C-24, PG 1) (TO BE VACATED)

340 73'

N89° 36' 20"W

210 49'

337 61'

NOT A PART

Tract N-7 (GALBRETH)

Tract N-4 (GALBRETH)

S89° 36' 20"E

210 49'

PORTION OF FUTURE 68' ROW (WEST ½) FOR TENNYSON ST NE VACATED BY BULK LAND PLAT TRACTS N-3-A & N-7-A TANOAN PROPERTIES (REC 04-05-11, BK 2011C, PG 0031M)

150' PNM TRANSMISSION LINE EASEMENT (08-10-56, BK D359, PG 275) (TO BE VACATED AND RELOCATED)

Tract N-2 (2 5579± AC.)

Tramway Boulevard NE (limited access)

Tennyson Street NE

PNM EASEMENT FOR ANCHORS & DOWN GUYS (NO WIDTH) (08-05-59, BK D467, PG 459) (TO BE VACATED)

PARCEL B-CME-1, NMSHC SEE NOTE 5, SHEET 1, PLAT HIGH DESERT, (11-23-93, BK 93C, PG 325)

PUBLIC DRAINAGE EASEMENT (01-05-96, BK 96-1, PG 4248-4251)

9,870 63 SF PROJECTED DRAINAGE EASEMENT TO BE RETAINED BY COA

PORTION OF Tract N-3 (13 8388± AC.)

FUTURE 34' ROW (EAST ½) FOR TENNYSON ST NE (09-23-85, C28-79) (APPROXIMATE LOCATION) (TO BE VACATED)

THIS AREA REPRESENTS THE EXCEPTION TO TRACT N-2 DESCRIBED IN EXHIBIT A OF COMMITMENT FOR TITLE INSURANCE FILE NO 6217001218, EFFECTIVE DATE MAY 6, 2010 ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY IT IS ADDED HERETO BASED ON THE LEGAL DESCRIPTION PROVIDED AND NOT BY FIELD SURVEY. THESE LINES SHOULD BE CONSIDERED APPROXIMATE.

OLD TENNYSON ROW TO BE VACATED (3 2884± AC.)

HIGH DESERT Tract 18

Tramway Boulevard NE (limited access)

FLOOD WATER PONDING EASEMENT (06-29-84, BK 130-A, PG 529-532) (TO BE MODIFIED)

FUTURE ACCESS EASEMENT FOR PUBLIC STREET, APPROX LOCATION (09-27-85, C28-79) (TO BE VACATED)

60' DRAINAGE EASEMENT (05-18-84, C24-1) (TO BE VACATED)

41,208 91 SF ENCUMBERED BY PNM EASEMENT

NORTHERLY OLD TENNYSON ROW (1 0762± AC.) (TO BE VACATED)

PROJECTED LOT LINE

ALBERTSON'S Tract M-1 Tanoan Properties

150' PNM TRANSMISSION LINE EASEMENT (08-10-56, BK D359, PG 275)

SOUTHERLY OLD TENNYSON ROW (4 2123± AC.) (TO BE VACATED)

27,452 18 SF ENCUMBERED BY PNM EASEMENT

(SOUTH LIMITS) INTERIM DRAINAGE EASEMENT (05-18-84, BK C-24, PG 1)

Tract N-1 Desert Heights at Tanoan

25' PUE (09-24-97, 97C-293)

Tramway Boulevard NE (abandoned)

HIGH DESERT Tract 18

EASTERLY PORTION OF TENNYSON ST TO BE COMPLETED TO SUPPORT SITE DEVELOPMENT

EXISTING PCC RETAINING WALL TO BE MODIFIED FOR SITE ACCESS PER FUTURE ALBERTSONS AGREEMENT

NM DOT ACCESS CONTROL

Tract A Tramway Substation

HIGH DESERT Tract 17

Academy Road NE

0 30 60 120 180

SCALE 1"=60'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N E
Albuquerque New Mexico 87108
Ph 505-268-8828 www.iacivil.com

1883 C-701-BOUNDARY AND E

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

TANOAN PROPERTIES
TRACTS N-2, N-3 AND VACATED R.O.W.

MECHENBIER CONSTRUCTION

BOUNDARY, EASEMENTS, AND VACATION EXHIBIT

Date	No.	Revision	Date	Job No.
Drawn By				PAGE
Ckd By				SH 2 OF 6

M:\CAD FILES\1600-1699\1683dwg\1683 C-701 BOUNDARY AND EASEMENT dwg 2/15/2012 8 57 43 AM thor

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — **S**

___ Major subdivision action
X Minor subdivision action
___ Vacation — **V**
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**

___ for Subdivision
___ for Building Permit
___ Administrative Amendment/Approval (AA)
___ IP Master Development Plan — **D**
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — **Z**

___ Annexation
___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
___ Sector Plan **(Phase I, II, III)**
___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ Text Amendment (Zoning Code/Sub Regs)
___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — **L** **A**

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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): Isaacson + Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: fred@iacivil.com

APPLICANT: Mechenbier Construction, Inc. PHONE: 314-7700
ADDRESS: 8500 Washington NE, Suite A-5 FAX: 314-7799
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: jmechenbier@mechenbier.com
Proprietary interest in site: Owner **List all owners**:

DESCRIPTION OF REQUEST: Sketch Plat Review + Comment Approval

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

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

Lot or Tract No. Tracts N-2 + N-3 Block: Unit:
Subdiv/Addn/TBKA: Tamoan Properties (fbka Tract N-2, N-3-A Tamoan Properties)
Existing Zoning: R-D 24 DU/A MAX Proposed zoning: Same MRGCD Map No NA
Zone Atlas page(s): E-22 UPC Code: 102206249649310202
102306200551020201

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1008435; 10DRB-70334;

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 2 No. of **proposed** lots: 1 Total site area (acres): 17.47
LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio Dr. NE
Between: Lowell St. NE and Tramway Blvd. NE

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

SIGNATURE Fred C. Arfman DATE OCT. 27, 2011
(Print Name) Fred C. Arfman Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 6/2011

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

Application case numbers	Action	S.F.	Fees
11DRB - 70314	SK	___	$ 0
-	___	___	$
-	___	___	$
-	___	___	$
-	___	___	$
			Total
			$ 0

Hearing date Nov. 9 2011

10-27-11
Staff signature & Date

Project # 1008435

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.

Fred C. Arfman
Applicant name (print)
Fred C. Arfman 10.27.11
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
LUDRB - _____ - 70314
_____ - _____ - _____
_____ - _____ - _____

10-27-11
Planner signature / date

Project # 1008435

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2011 070 270

09/21/2011 Issued By: E08375 123226

Application Number: **11DRB-70270**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: SAN ANTONIO BETWEEN TRAMWAY AND SOUVGNON

Project Number: 1008435

Applicant
WILLIAM E GALBRETH LAND DEVELOPMENT LLC

4830 JUAN TABO NE SUITE H
ALBUQUERQUE NM 87111
298-8103

Agent / Contact
JACKS HIGH COUNTRY INC

8953 2ND ST NW
ALBUQUERQUE NM 87114

Application Fees		
441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$215.00**
	TOTAL:	**$235.00**

City Of Albuquerque
Treasury Division

9/21/2011 8:53AM LOC: ANNX
WS# 007 TRANS# 0001
RECEIPT# 00148490-00148490
PERMIT# 2011070270 TRSSVC
Trans Amt $235.00
Conflict Manag. Fee $20.00
DRB Actions $215.00
CK $235.00
CHANGE $0.00

Thank You

Isaacson & Arfman, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE*

December 10, 2008

Mr. Jack Cloud, Chairman
Development Review Board, Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Tanoan Properties, Tracts N-2 & N-3-A

Dear Mr. Cloud:

Isaacson & Arfman, Pa is under contract to Mechenbier Construction, Inc. to administer and perform those services required to develop the backbone infrastructure and platting for the above reference property as a multi-family community.

The attached Sketch Plat consists of six sheets of information for the DRB to use in their review of the application. In particular, Sheet 1 states the "Purpose of Plat" as:

1. CONSOLIDATE TRACT N-3-A, N-2 AND THE NORTHERLY PORTION (1.0762 AC.) OF THE VACATED "OLD" TENNYSON ST. RIGHT-OF-WAY.

2. VACATE ALL OR A PORTION OF THE FUTURE TENNYSON ST. ALIGNMENT (C28-79; 09-23-85).

3. VACATE THE PNM 150 FT WIDE TRANSMISSION LINE EASEMENT AND TO GRANT A REPLACEMENT 65 FT EASEMENT IN A NEW ALIGNMENT.

4. VACATE DRAINAGE EASEMENT AND TO GRANT REPLACEMENT DRAINAGE EASEMENTS FOR THE NEW PINO ARROYO ALIGNMENT AND THE PINO TRIBUTARY DIVERSION STORM DRAIN.

5. FINAL PLAT TO GRANT THE REQUIRED WATERLINE AND SANITARY SEWER EASEMENTS TO ACCOMMODATE THE EXTENSION (LOOPING) OF THE 10" WL IN TENNYSON STREET AND FOR THE ONSITE WATER DISTRIBUTION SYSTEM INCLUDING FIRE HYDRANTS AND WATER SERVICES.

6. GRANT P.U.E. AS REQUIRE BY PNM, NMGC CENTURY LINK AND COMCAST.

Please contact our office if additional information is required on this action.

Sincerely,
ISAACSON & ARFMAN P.A.

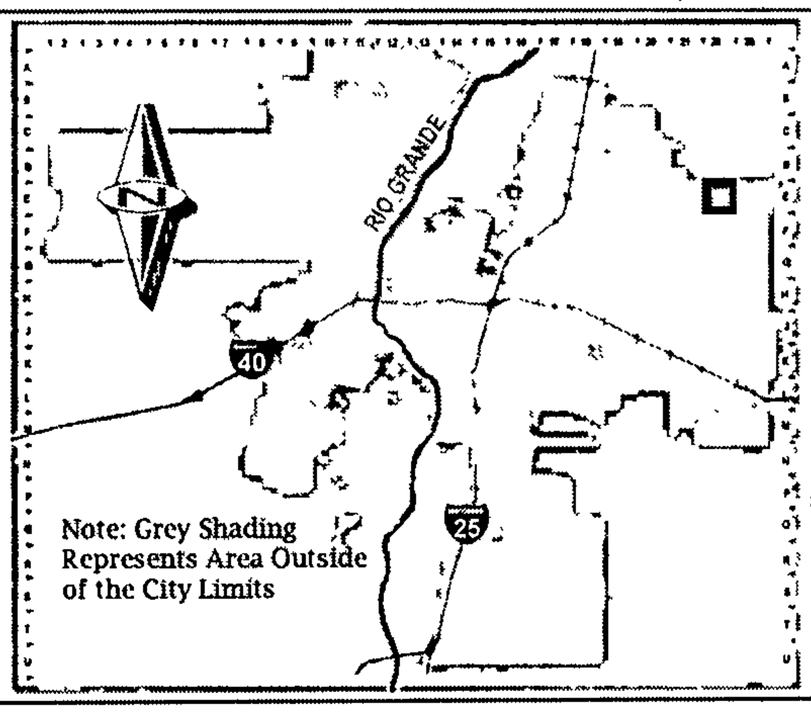
Fred C. Arfman, PE

128 Monroe St. N.E. * Albuquerque, NM 87108 * (505) 268-8828 * Fax: (505) 268-2632 * www.iacivil.com

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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

E-22-Z

Selected Symbols

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

0 750 1,500 Feet

November 9. 2011

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — **S**
- ___ Major subdivision action
- ✓ Minor subdivision action
- ___ Vacation — **V**
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan — **D**
- ___ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

Z ZONING & PLANNING
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

A APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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): Jacks High Country Inc (Jack Spilman Pres.) PHONE: 505-898-3707
ADDRESS: 8953 2nd NW FAX: ___
CITY: Albuquerque, STATE NM ZIP 87114 E-MAIL: Jackshighcountry@comcast.net

APPLICANT: William E. Galbreth Land development LLC PHONE: 298-8103
ADDRESS: 4830 Juan Tabo NE. Suite H FAX: ___
CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: ___
Proprietary interest in site: Owner **List all owners:** ___

DESCRIPTION OF REQUEST: We wish to vacate the 12 foot public park site easement, and grant any easements as shown

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

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

Lot or Tract No. Tract lettered N-7-A Block: Township 11 N. Range 4 East
Subdiv/Addn/TBKA: Tanoan Addition
Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No —
Zone Atlas page(s): E-22-Z UPC Code: 102206242950010204

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___
Vacated by vacation action No. 11DRB-70001

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: One No. of **proposed** lots: One Total site area (acres): 6.8328
LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio Dr. NE
Between: ___ and ___

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

SIGNATURE Jack A. Spilman DATE Sept 2011
(Print Name) Jack Spilman Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Revised: 6/2011

	Application case numbers	Action	S.F.	Fees
☐ INTERNAL ROUTING				
☒ All checklists are complete	11DRB - 70270	1st	$3	$ 215.00
☒ All fees have been collected	-			$ 20.00
☒ 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				Total
☐ F.H.D.P. fee rebate	Hearing date 9-28-11			$ 235.00

9-21-11
Staff signature & Date

Project # 1008435

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
- X Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- N/A 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**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X 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.

Jack Spilman
Applicant name (print)

Jack A. Spilman 9/20/2011
Applicant signature / date

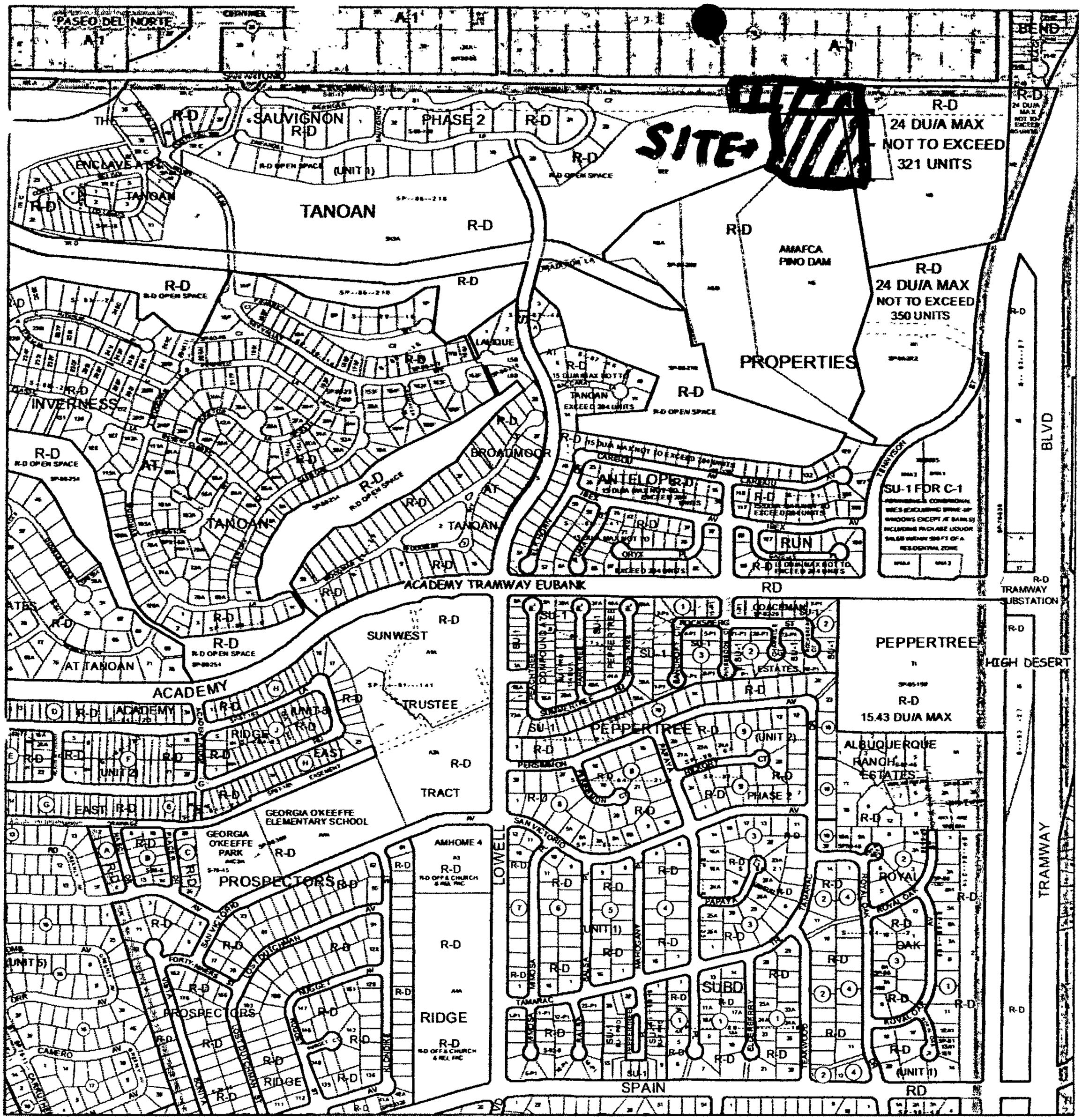
Form revised **October 2007**

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

Application case numbers
11DRB - ____ - 70270
____ - ____ - ____
____ - ____ - ____

[redacted] 9-21-11
Planner signature / date

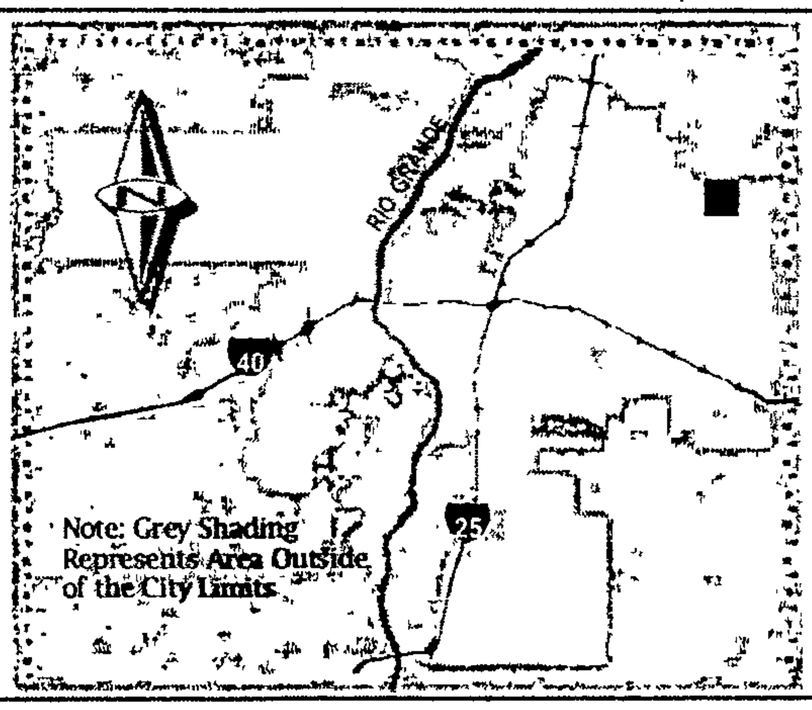
Project # 1008435



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

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

E-22-Z

Selected Symbols

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

0 750 1,500 Feet

Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

TO; CITY OF ALBUQUERQUE, DEVELOPMENT REVIEW BOARD

RE; TRACT LETTERED N-SEVEN-A, TOWNSHIP 11 NORTH, RANGE 4 EAST,CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SUBJECT: THE PURPOSE OF THIS PLAT IS TO VACATE THE 12' PUBLIC PARK SITE EASEMENT AND GRANT ANY EASEMENTS AS SHOWN.

GALBRETH

SEPTEMBER 19, 2011

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Deborah Stover, Director

Richard J. Berry, Mayor **Robert J. Perry, CAO**

September 20, 2011

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):
Case Number(s):
Agent: JACK SPILMAN (JACKS HIGH COUNTRY INC.)
Applicant: WILLIAM E. GALBRETH, LAND DEVELPMENT LLC
Legal Description: TRACT N-7-A, TANOAN ADDITION
Zoning: R-D
Acreage: 6.83 acres
Zone Atlas Page: E-22

PROVISIONAL CERTIFICATE OF NO EFFECT: Yes __X__ No _____

CERTIFICATE OF APPROVAL: Yes _____ No _____

SUPPORTING DOCUMENTATION:
SITE VISIT: n/a

RECOMMENDATION(S):

- ***PROVISIONAL CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)***
- ***(ref O-07-72 Section 4B(2)—extensive previous land disturbance) .***

NOTE—Provisional Certificate of No Effect issued for submittal purposes only. Archaeological study prior to issuance of building certificate.

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

ALBUQUERQUE PU[illegible] SCHOOLS
Capital Master Plan
Expect Great Things!

Winston Brooks
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF)
Cover Sheet

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS Capital Master Plan office. The office is located in Suite 9, 2nd Floor of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://apsfacilities.org/capital/map.php

Project # (if already assigned by DRB) _____

Please check one:

☐ Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

☐ Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

☐ Waiver/Deferral
(Must provide reason for Waiver/deferral)

Project Information

Subdivision Name: Tanoan Properties
Legal Description: Tract N-7-A-1

Location of Project (address or major cross streets) San Antonio Dr NE
Proposed Number of Units ____ Single-Family _____ Multi-Family ___Total Units

Waiver Information

Property Owner: William Galbreth Legal Description: Tract N-7-A-1, Tanoan Properties
Zoning: R-D
Reason for Waiver/Deferral: The property owner proposes to vacate the 12' public park site easement. This will result in no net gain of residential units.

Contact Information

Name: Jack Spillman
Company: Jack' High Country
Phone:
E-Mail:

Please include with your submittal:

☐ Zone Atlas map with the entire property (ies) precisely and clearly outlined
☐ Copy of a plat or plan for the proposed project
☐ List of new legal description (e.g. lot, block) and street address for each lot **(for final plat only)**
☐ Please include project number on the top right corner of all documents

APS Project #812
APS Cluster: La Cueva

ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Tract N-7-A-1, Tanoan Properties which is zoned as R-D , on September 20, 2011 submitted by William E. Galbreth, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) propose to vacate the 12' public park site easement. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters, Facilities Fee Planner
Name (printed or typed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on Sept. 20, 2011, by April L. Winters as Facilities Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Anastasia Wolfe
Notary Public

My commission expires: 6/17/2012

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2012

September 28, 2011

NOTICE OF SUBDIVISION PLAT CONDITIONS: TRACTS N-3-A & N-7-A, TANOAN PROPERTIES

THE PLAT OF TRACTS N-3-A & N-7-A, TANOAN PROPERTIES, HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE.

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

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

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

1. WATER AND SANITARY SEWER AVAILABILITY.
2. FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS.
3. PARK AND OPEN SPACE REQUIREMENTS.
4. DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS.
5. EXCAVATION, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIAGE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

ACKNOWLEDGED:

CHAIRMAN DEVELOPMENT REVIEW BOARD

OFFICIAL SEAL
Terese Forstbauer
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8/10/2014

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF April, ~~2010~~ 2011 BY JACK CLOUD.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

Doc# 2011032926
04/05/2011 02:07 PM Page 1 of 2
NOT R $11.00 M. Toulouse Oliver, Bernalillo County

NOTICE OF SUBDIVISION PLAT CONDITIONS: TRACTS N-3-A & N-7-A, TANOAN PROPERTIES

ACKNOWLEDGED:

JOHN E. MECHENBIER, MANAGING MEMBER
AMERICUS, LLC

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

OFFICIAL SEAL
Terese Forstbauer
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: Aug. 10, 2014

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF November, 2010 BY John E Mechenbier

MY COMMISSION EXPIRES: August 10, 2014

Terese Forstbauer
NOTARY PUBLIC

ACKNOWLEDGED:

WILLIAM E. GALBRETH, MANAGING MEMBER
WILLIAM E. GALBRETH LAND DEVELOPMENT CO., LLC

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

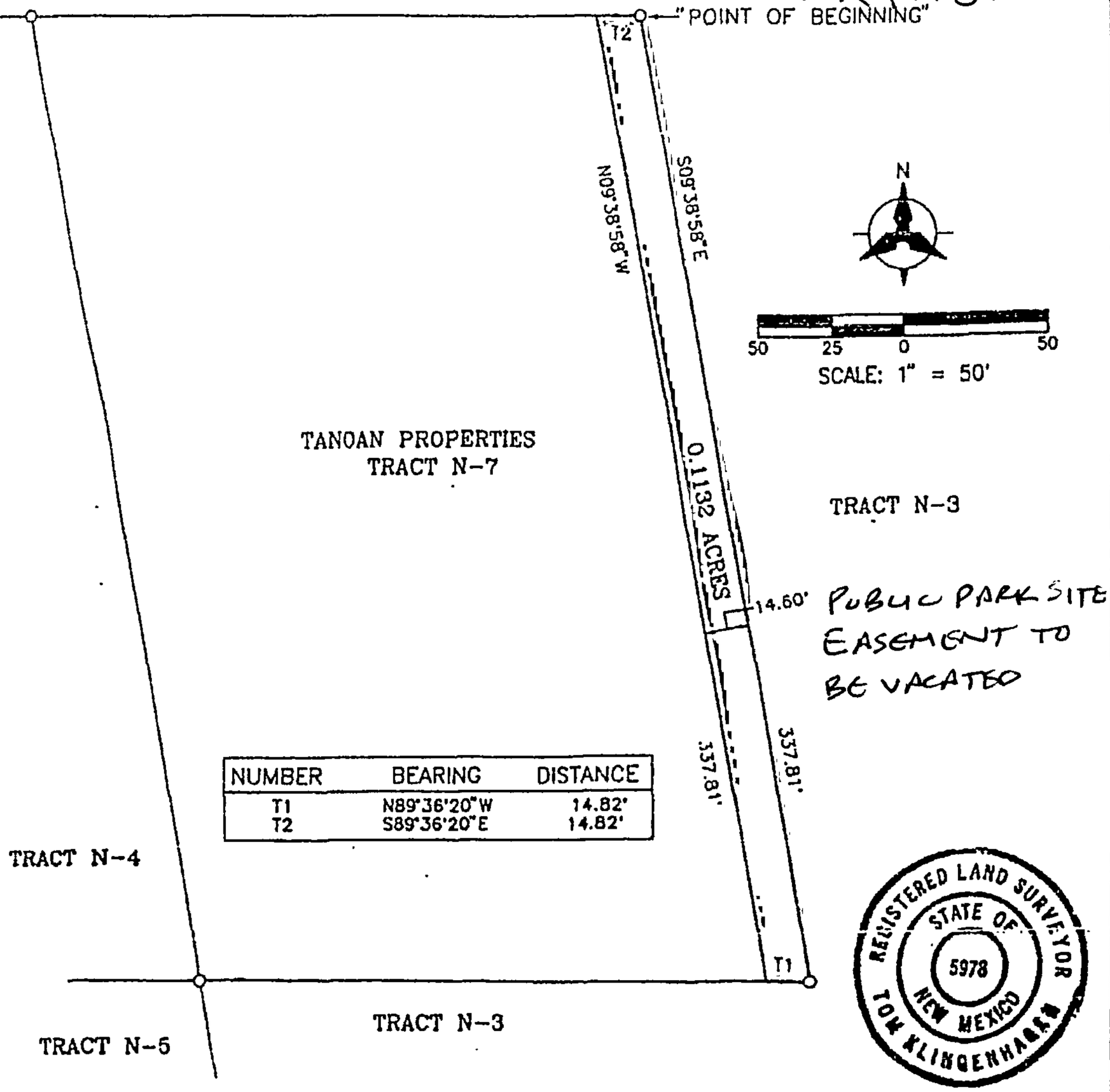
OFFICIAL SEAL
Terese Forstbauer
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: Aug. 10, 2014

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF November, 2010 BY William E Galbreth

MY COMMISSION EXPIRES: August 10, 2014

Terese Forstbauer
NOTARY PUBLIC

ORIGINAL
EXHIBIT C



DESCRIPTION

A certain tract of land situate within the northeast one-quarter of Section 27, T11N, R4E, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico. Said tract also being an easterly portion of Tract N-7, TANOAN PROPERTIES, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 1985, in Volume C27, Folio 37, and now being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the northeast corner of said Tract N-7; thence along the easterly boundary line of said Tract N-7,
S09°38'58"E a distance of 337.81 feet to the southeast corner of said Tract N-7; thence along the southerly boundary line of said Tract N-7,
N89°36'20"W a distance of 14.82 feet to the southwest corner of the tract herein described; thence,
N09°38'58"W a distance of 337.81 feet to the northwest corner of the tract herein described, being a point on the northerly boundary line of said Tract N-7; thence along said northerly boundary line,
S89°36'20"E a distance of 14.82 feet to the point and place of beginning.

This tract contains 4931 square feet (0.1132 of an acre), more or less.

SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenhagen, a registered Surveyor in the State of New Mexico, hereby certify that the above description was prepared by me and is true and correct to the best of my knowledge and belief.

BOHANNAN-HUSTON INC.
Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM 87109
(505)823-1000

Thomas G. Klingenhagen
New Mexico Surveyor No. 5978

Date: 12-17-93

Paul Wymer

From: Sandoval, Christina M. [cmsandoval@cabq.gov]
Sent: Tuesday, November 16, 2010 11:05 AM
To: Paul Wymer
Cc: Cloud, Jack W.
Subject: RE: Remnant Park Easement on San Antonio Parcel

Paul- I assume the easement is on a plat? Since it is a public easement it will have to go before DRB as an advertised case. Parks will have no objections.

Christina Sandoval
Senior Planner
Parks & Recreation Department
768-5370(w) 768-5305(f)

From: Paul Wymer [mailto:Pwymer@bhinc.com]
Sent: Tuesday, November 16, 2010 9:48 AM
To: Sandoval, Christina M.
Subject: Remnant Park Easement on San Antonio Parcel

Hi Christina,

I left you a voice mail message regarding the attached easement. As you will recall, we vacated another easement in this exact area several months ago. Apparently the attached easement was there too and not discovered until recently. We need to vacate it as well. How would you recommend we proceed?

Thanks for your help.

Paul M. Wymer, AIA
Project Manager
Community Development and Planning
Direct line: 505-798-7895

Bohannan Huston
Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 **facsimile:** 505.798.7988 **toll free:** 800.877.5332

DISCLAIMER This e-mail, including attachments may include conf dential and/or proprietary information, and may be used only by the person or entity to which it is addressed Any unauthorized review, use, disclosure or dissemination is strictly prohibited If you received this e-mail in error, please notify the sender by reply e-mail and delete this e-mail immediately

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

01/07/2011 Issued By: E08375 97572

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2011 070 001** **Category Code 910**

Application Number: 11DRB-70001, Vacation Of Public Easement

Address:

Location Description: SAN ANTONIO BETWEEN LOWELL ST AND TENNYSON

Project Number: 1008435

Applicant
DR WILLIAM GALBRETH

4830 JUAN TABO BLVD NE
ALBUQUERQUE NM 87111
825-1000

Agent / Contact
Bohannan Huston Inc

7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4943000	APN Fee	$75.00
441032/3416000	Conflict Mgmt Fee	$20.00
441006/4958000	DRB Actions	$45.00
	TOTAL:	**$140.00**

City Of Albuquerque
Treasury Division

1/7/2011 10:10AM LOC: ANNX
WS# 008 TRANS# 0010
RECEIPT# 00126346-00126346
PERMIT# 2011070001 TRSCCS
Trans Amt $140.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $45.00
VI $140.00

CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S** — **Z** — **ZONING & PLANNING**

- ___ Major Subdivision action
- ___ Minor Subdivision action
- X Vacation — **V**
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**

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

STORM DRAINAGE (Form D) — **L**

- ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING

- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector) — **A**

APPEAL / PROTEST of...

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): BOHANNAN HUSTON, INC. PHONE: 505-823-1000

ADDRESS: 7500 JEFFERSON ST. FAX: 505-798-7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: PWYMER@BHINC.COM

APPLICANT: DR. WILLIAM GALBRETH PHONE:

ADDRESS: 4830 JUAN TABO BLVD., NE. FAX:

CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL:

Proprietary interest in site: OWNER **List all owners**:

DESCRIPTION OF REQUEST: VACATION OF PUBLIC PARK SITE EASEMENT

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

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

Lot or Tract No. TRACT N-7 Block: Unit:

Subdiv/Addn/TBKA: REVISION PLAT OF TANOAN PROPERTIES

Existing Zoning: R-D Proposed zoning: NO CHANGE MRGCD Map No

Zone Atlas page(s): E-22 UPC Code: 102206245949510203

CASE HISTORY:

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

1008435

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO

No. of **existing** lots: 1 No. of **proposed** lots: 1 Total area of site (acres):

LOCATION OF PROPERTY BY STREETS: On or Near: SAN ANTONIO

Between: LOWELL ST. and TENNYSON ST.

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

SIGNATURE DATE 1/6/11

(Print) PAUL M. WYMER Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **INTERNAL ROUTING**

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

Application case numbers	Action	S.F.	Fees
11DRB - ____ - 70001	VPE	___	$ 45.00
____ - ____ - ____	ADV	___	$ 75.00
____ - ____ - ____	CMF	___	$ 20.00
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
			Total
			$ 140.00

Hearing date February 2, 2011

1-7-11
Planner signature / date

Project # 1008435

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.

PAUL M. WYMER
Applicant name (print)

1/6/11
Applicant signature / date

Form revised 4/07

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

Application case numbers
11DRB - 70001
_____
_____

1-7-11
Planner signature / date

Project # 1006435

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from January 18, 2011 To February 2, 2011

5. REMOVAL

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

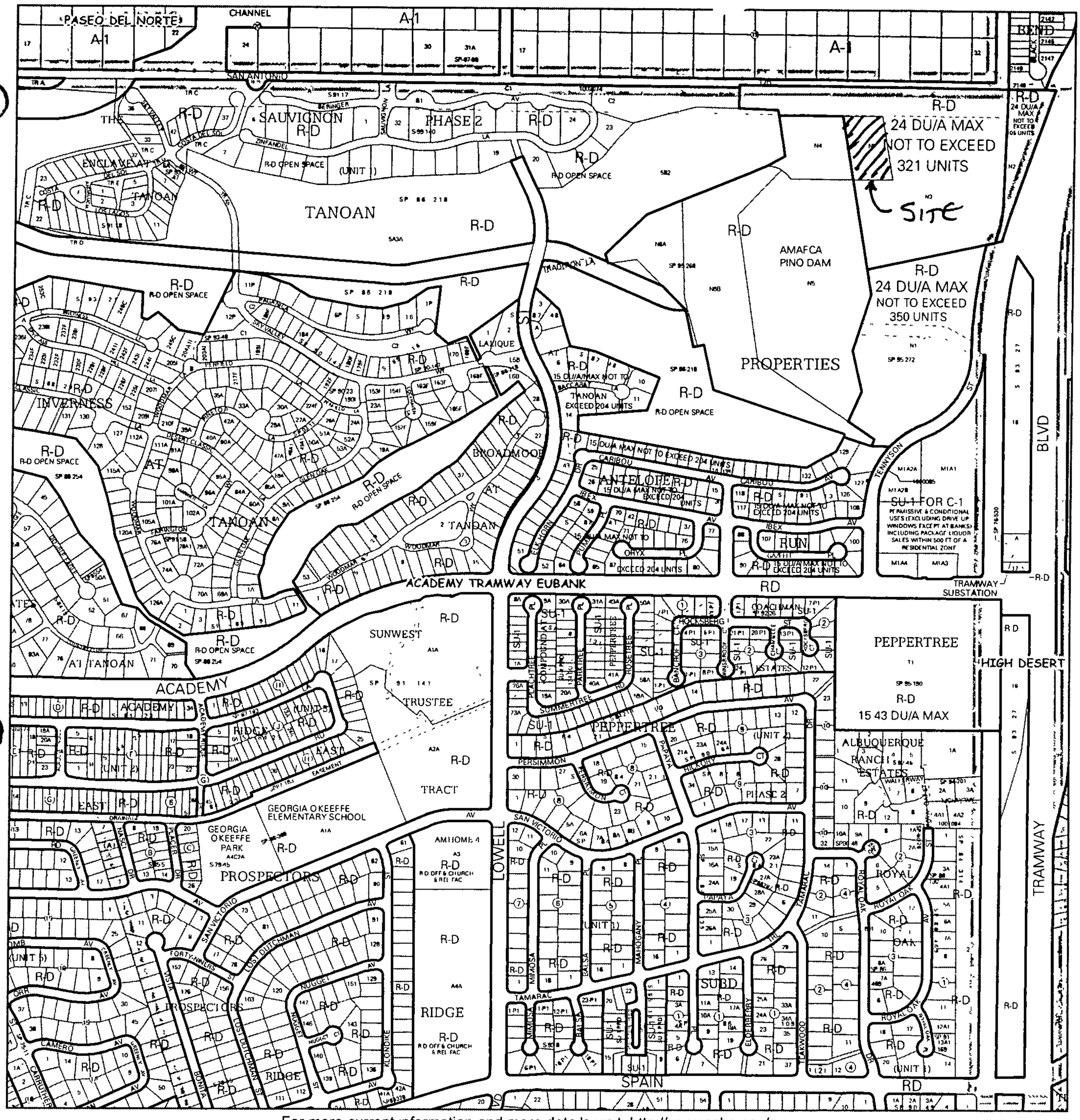
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[signature] 1/7/11
(Applicant or Agent) (Date)

I issued 1 signs for this application, 1-2-11 [signature] 1-7-11
(Date) (Staff Member)

DRB PROJECT NUMBER: 10084435

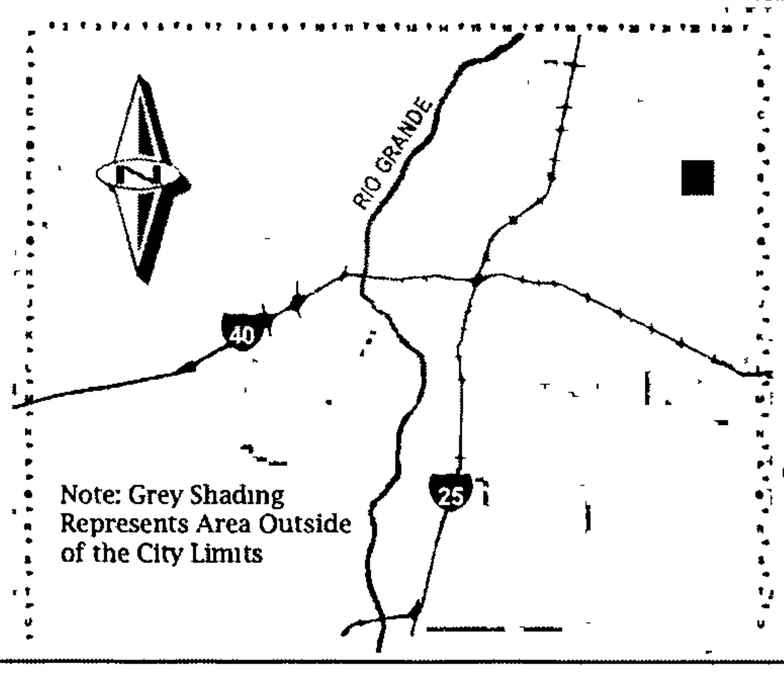
Rev. 1/11/05



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

Albuquerque Geographic Information System

Map amended through: 6/5/2009



Zone Atlas Page:

E-22-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan ▲ Huston Inc.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 6, 2011

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

Re: Request for Vacation of Public Park Site Easement: Tract N-7: Revision Plat of Tanoan Properties

Dear Mr. Cloud:

Enclosed herewith are copies of the following documents associated with the subject vacation request:

1. This letter describing the request
2. 24 copies of the document that created the easement files January 5, 1994 with Bernalillo County.
3. 24 copies of a drawing depicting the location of the easement to be vacated.
4. Development Review Application
5. Form V: Subdivision Variances and Vacations
6. Zone Atlas Page E-22 depicting the site location
7. Office of Community and Neighborhood Coordination inquiry Sheet
8. Copies of letters of neighborhood notification and certified mail receipts
9. E-mail message from Christina Sandoval regarding the request

The purpose of this request is to vacate a 14.82' wide easement created for a public park site. Discussions with Ms. Christina Sandoval, City of Albuquerque Parks and Recreation representative have resulted in the determination that this easement is no longer necessary.

Please review the enclosed information and call with comments or questions.

Sincerely,

Paul M. Wymer, AIA, AICP
Project Manager
Community Development and Planning

cc: Dr. William Galbreth

P:\060297\cdp\corres\Letters\Pino Easement Vacation.docx

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

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

January 5, 2011

Paul Wymer
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000/Fax: 505-798-7988

Dear Paul:

Thank you for your inquiry of **January 5, 2011** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT N-7, REVISION PLAT OF TANOAN PROPERTIES, LOCATED ON SAN ANTONIO ROAD NE BETWEEN LOWELL STREET NE AND TENNYSON STREET NE** zone map **E-22.**

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

ANTELOPE RUN N.A. "R"
Cliff & Sylvia Ho, 6324 Elk Horn Dr. NE/87111 237-2668 (h)
Mark Piccione, 6308 Elk Horn Dr. NE/87111 292-3037 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(12/06/07)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

[X] **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.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

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

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

****

(below this line for ONC use only)

Date of Inquiry: **01/05/11** Time Entered: **10:35 a.m.** ONC Rep. Initials: **siw**

Bohannan ▲ Huston INC.

Courtyard
7500 Jefferson St. NI
Albuquerque, NM
87109-433.

www.bhinc.con

voice: 505.823.100(
facsimile: 505.798.798!
toll free: 800.877.533:

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

January 6, 2011

Cliff and Sylvia Ho
6324 Elk Horn Dr., NE
Albuquerque, NM 87111

Re: Vacation of Public Park Site Easement; Tract N-7, Revision Plat of Tanoan Properties

Dear Mr. and Mrs. Ho:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Antelope Run Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Dr. William Galbreth, the owner of the subject property, is seeking approval for Vacation of a Public Park Site Easement located on Tract N-7, Revision Plat of Tanoan Properties. See the attached Zone Atlas Page E-22 and exhibit depicting the exact location of the easement. This request is being made because the subject easement is no longer required by the City Parks and Recereation Department and is too narrow (14.82') to construct any improvement on. This request will be made to the City of Albuquerque's Development Review Board (DRB).

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Paul M. Wymer, AIA
Project Manager
Community Development and Planning Group

PMW/cc
Enclosures

P:\060297\cdp\corres\Letters\Park Easement Vacation Neighborhood Notification.docx

Bohannan ▲ Huston INC.

Courtyard
7500 Jefferson St. NE
Albuquerque, NM
87109-433

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798 7988
toll free: 800 877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

January 6, 2011

Mr. Mark Piccione
6308 Elk Horn Drive
Albuquerque, NM 87111

Re: Vacation of Public Park Site Easement; Tract N-7, Revision Plat of Tanoan Properties

Dear Mr. Piccione:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Antelope Run Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Dr. William Galbreth, the owner of the subject property, is seeking approval for Vacation of a Public Park Site Easement located on Tract N-7, Revision Plat of Tanoan Properties. See the attached Zone Atlas Page E-22 and exhibit depicting the exact location of the easement. This request is being made because the subject easement is no longer required by the City Parks and Recereation Department and is too narrow (14.82') to construct any improvement on. This request will be made to the City of Albuquerque's Development Review Board (DRB).

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Paul M. Wymer, AIA
Project Manager
Community Development and Planning Group

PMW/cc
Enclosures

P:\060297\cdp\corres\Letters\Park Easement Vacation Neighborhood Notification docx

Bohannan Huston

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

CERTIFIED MAIL

91 7108 2133 3935 6709 9949

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.98⁰
0003100114 JAN 06 2011
MAILED FROM ZIP CODE 87109

Cliff and Sylvia Ho
6324 Elk Horn Dr., NE
Albuquerque, NM 87111

Bohannan Huston

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

CERTIFIED MAIL

91 7108 2133 3935 6709 9956

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.98⁰
0003100114 JAN 06 2011
MAILED FROM ZIP CODE 87109

Mr. Mark Piccione
6308 Elk Horn Drive
Albuquerque, NM 87111

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Cliff and Sylvia Ho
6324 Elk Horn Dr., NE
Albuquerque, NM 87111

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3935 6709 9949

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Mark Piccione
6308 Elk Horn Drive
Albuquerque, NM 87111

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3935 6709 9956

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

February 2. 2011

8435

DXF Electronic Approval Form

DRB Project Case #: 1008435

Subdivision Name: TANOAN PROPERTIES TRACTS N3A & N7A

Surveyor: RONALD A FORSTBAUER

Contact Person: RONALD A FORSTBAUER

Contact Information: 268-2112

DXF Received: 11/23/2010 Hard Copy Received: 11/23/2010

Coordinate System: Ground rotated to NMSP Grid

Approved

11-23-2010
Date

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

AGIS Use Only

Copied fc **8435** to agiscov on **11/23/2010** Contact person notified on **11/23/2010**

Subj: **Project No. 1008435**
Date: 11/23/2010 11:42:16 A.M. Mountain Standard Time
From: dmzamora@cabq.gov
To: forstsurv@aol.com
The .dxf file for Project No. 1008435 (Tanoan Properties) 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

Subj: **Tracts N-3-A & N-7A Tanoan Properties**
Date: 9/16/2010 1:58:30 P.M. Mountain Daylight Time
From: Michele.Redman@qwest.com
To: ForstSurv@aol.com

[Unable to display image]

This email is to state Qwest has no objections or requirements at this time, and is specific only to the Bulk Land Plat Tracts N-3-A & N-7-A Tanoan Properties, A Replat of Tracts N-3, N-4 & N-7, dated September 2010.

Any changes made to the above plat will need to be resubmitted to Qwest for review.

Thank you,

Michele Ramirez
505-245-6628
Michele.Redman@qwest.com

This communication is the property of Qwest and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

Subj: **Plat 1467 - Tanoan Properties**
Date: 9/20/2010 11:06:26 A.M. Mountain Daylight Time
From: brandon.kauffman@nmgco.com
To: ForstSurv@aol.com
Terese:

I have reviewed the subject plat and it looks acceptable for NMGC's approval. Please feel free to contact me to schedule an appointment for my signature on behalf of NMGC.

Sincerely,

Brandon J. Kauffman
New Mexico Gas Co.
Right of Way Agent
(505) 798-3398

Subj: **RE: Follow up – Tanoan Properties Replat**
Date: 9/22/2010 10:27:19 A.M. Mountain Daylight Time
From: Fernando.Vigil@pnm.com
To: ForstSurv@aol.com

Yes, and it looks good to go.

Fernando Vigil, Senior Land Specialist, SR/WA
PNM, Land Services Department
(505) 241-4434

From: ForstSurv@aol.com [mailto:ForstSurv@aol.com]
Sent: Wednesday, September 22, 2010 10:20 AM
To: Vigil, Fernando
Subject: Follow up -- Tanoan Properties Replat

Hi Fernando,

Have you had a chance to review the file I sent for a replat of Tracts N-3, N-4 and N-7, Tanoan Properties?

Terese Forstbauer
Forstbauer Surveying LLC
4116 Lomas Boulevard N.E.
Albuquerque, NM 87110
Phone: 505-268-2112
Fax: 505-268-2032

Subj: **RE: follow up on replat for Tracts N-3, N-4 and N-7**
Date: 11/23/2010 3:12:25 P.M. Mountain Standard Time
From: Robert_Martinez@cable.comcast.com
To: ForstSurv@aol.com

I can sign the plat. Did you want to do today or wait till next week, December 1 or 2?
Thanks,

Robert Martinez
Senior Designer
Comcast Cable
505-271-3642 (Phone)

From: ForstSurv@aol.com [mailto:ForstSurv@aol.com]
Sent: Tuesday, November 23, 2010 2:59 PM
To: Martinez, Robert (Albuquerque)
Subject: Re: follow up on replat for Tracts N-3, N-4 and N-7

Robert,

The file is attached. No utility easements are granted by the replat as the property is almost entirely burdened by easements already. When the tracts shown are replatted for development at a later date I'm sure that some easements will be vacated and new easements granted. At this time we are just trying to combine a 2.5 acre portion of Tract N-3 with existing Tracts N-4 and N-7 -- and plat the remainder of Tract N-3 into one tract.

Terese Forstbauer

Forstbauer Surveying LLC
4116 Lomas Boulevard N.E.
Albuquerque, NM 87110
Phone: 505-268-2112
Fax: 505-268-2032

DRB CASE ACTION LOG (PRE/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-70334 Project # 1008435

Project Name: Tanoan Properties

Agent: Forsthauer Surveying Co. LLC Phone No.:

Your request was approved on 12-22-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ **TRANSPORTATION:**
- ☐ **UTILITIES:**
- ☐ **CITY ENGINEER / AMAFCA:**
- ☐ **PARKS / CIP:**
- ☑ **PLANNING (Last to sign):** – AMAFCA sign off, and to recon

☑ **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.**
- ☐ N/A **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

Created On:

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): FORSTBAUER SURVEYING LLC PHONE: 268-2112
ADDRESS: 4116 LOMAS BL NE FAX: 268-2032
CITY: ABQ STATE NM ZIP 87110 E-MAIL: FORSTSURV@AOL.com

APPLICANT: AMERICUS LLC PHONE: 314-7700
ADDRESS: 8500 WASHINGTON NE A-6 FAX: 314-7799
CITY: ABQ STATE NM ZIP 87113 E-MAIL:
Proprietary interest in site: OWNER - TR. N-3 List **all** owners: WILLIAM E GALBRETH LAND DEVELOPMENT LLC (owner TR. N-4 and N-7)

DESCRIPTION OF REQUEST: CONSOLIDATE A PORTION OF TR. N-3 & TRACTS N-4 & N-7 INTO 1 TRACT; REPLAT REMAINDER OF TR. N-3 INTO 1 TRACT; VACATE FUTURE PUBLIC STREETS & FUTURE ROW OF TENNYSON ST NE; GRANT ACCESS EASEMENTS; BULK LAND VARIANCE

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

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

Lot or Tract No. N-3, N-4 and N-7 Block: — Unit: —
Subdiv/Addn/TBKA: TANOAN PROPERTIES
Existing Zoning: R-D Proposed zoning: N/A MRGCD Map No N/A
Zone Atlas page(s): E-22 UPC Code: 102206249649310202; 102206242950010204; 102206245949510203

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): PROJ # 1008435 10DRB 70198

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 3 No. of **proposed** lots: 2 Total area of site (acres): 20,6654
LOCATION OF PROPERTY BY STREETS: On or Near: SAN ANTONIO DR NE
Between: LOWELL and TRAMWAY

Check-off if project was previously reviewed by Sketch Plat/Plan ☒ or Pre-application Review Team ☐. Date of review: 7/28/10 (TR N-3)

SIGNATURE Terese Forstbauer DATE 11/23/2010

(Print) FORSTBAUER SURVEYING LLC by Terese Forstbauer Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers			Action	S.F.	Fees
10DRB -	- 70332	VPE			$ 135.00
10DRB -	- 70333		BLV		$ 145.00
10DRB -	- 70334		PLE		$ 285.00
-	-		ADV		$ 75.00
-	-		CMF		$ 20.00
					Total
					$ 660.00

Hearing date December 22, 2010

11-23-10
Planner signature / date

Project # 1008435

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.**

X 5 Acres or more: Certificate of No Effect or Approval
X Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
WAIVER Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
X 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**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)**
X 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.

FORSTBAUER SURVEYING LLC
BY TERESE FORSTBAUER
Applicant name (print)

Terese Forstbauer 11/23/2010
Applicant signature / date

Form revised October 2007

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

Application case numbers
10DRB - _____ - 20334
_____ - _____ - _____
_____ - _____ - _____

11-23-10
Planner signature / date

Project # 1008435

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.

FORSTBAUER SURVEYING LLC.
by Terese FORSTBAUER
Applicant name (print)

Terese Forstbauer 11/23/2010
Applicant signature / date

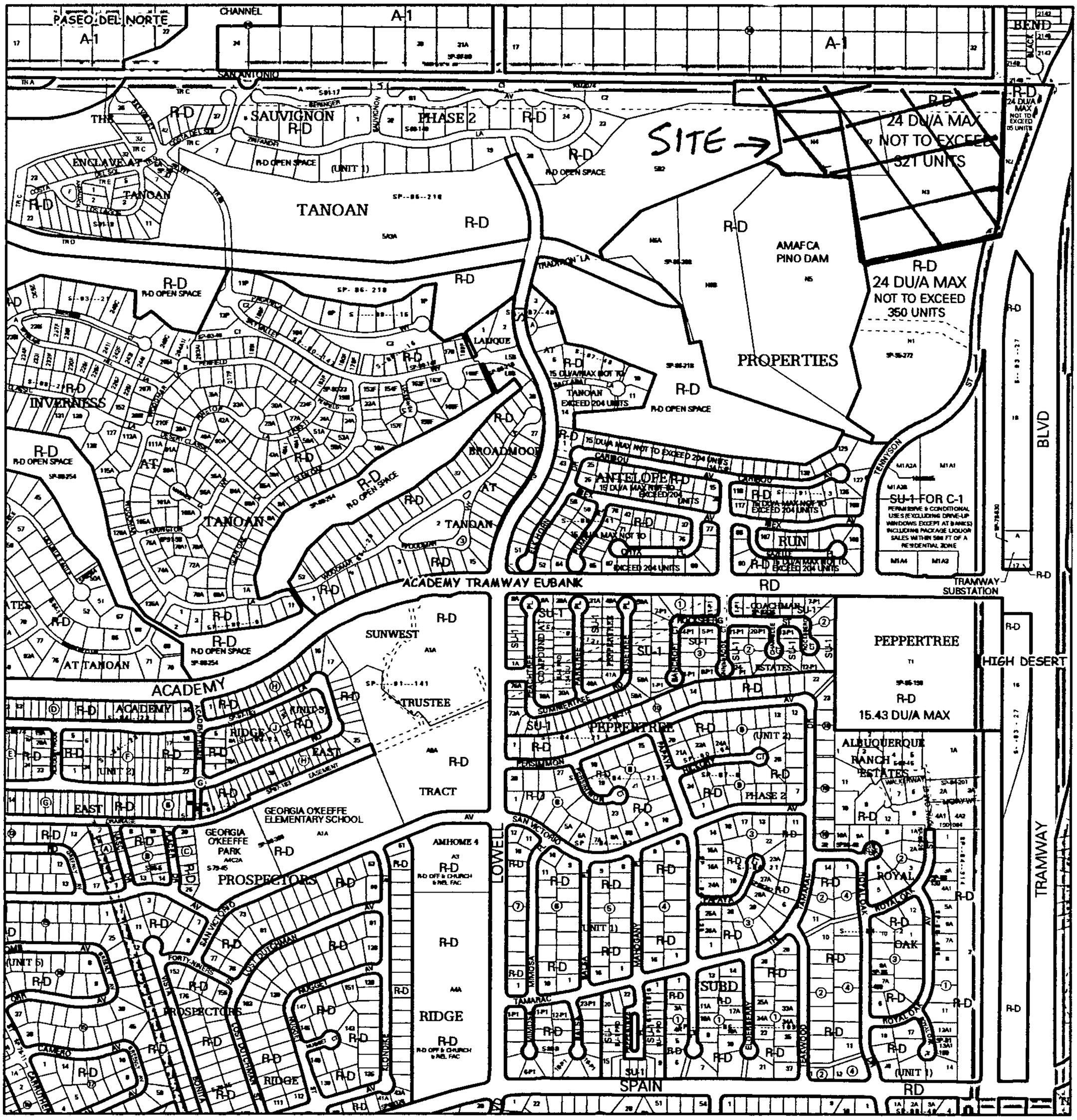
Form revised 4/07

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

Application case numbers
10DRB - ____ - 70332
10DRB - ____ - 70333
____ - ____ - ____

Val 11-23-10
Planner signature / date

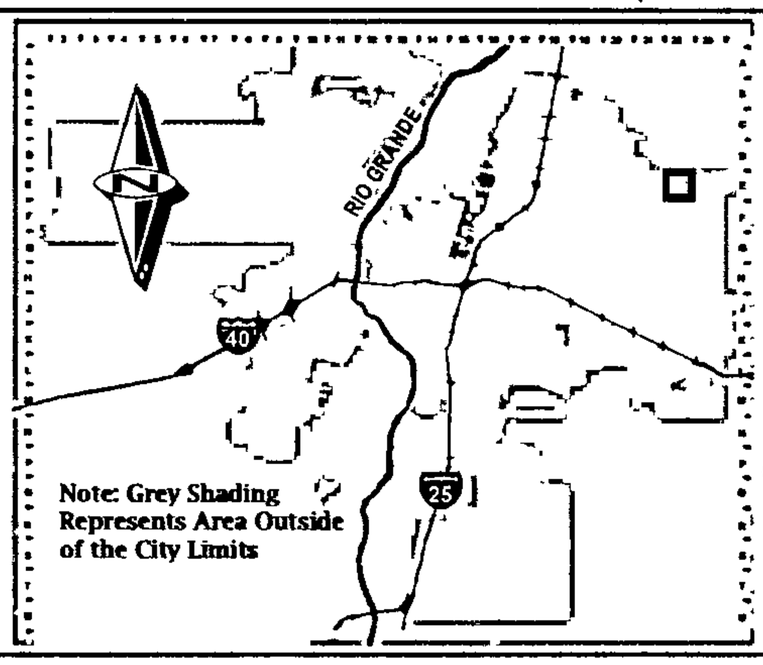
Project # 10084435



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

E-22-Z

Selected Symbols

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

0 750 1,500 Feet

Forstbauer Surveying Company, LLC

Professional Surveyor
New Mexico • Arizona • Colorado
United States Mineral Surveyor

November 22, 2010

To: Development Review Board

From: Terese C. Forstbauer

Re: Replat of Tracts N-3, N-4 and N-7, Tanoan Properties

Forstbauer Surveying LLC, agent for the property owners, Americus LLC and William E. Galbreth Land Development LLC, requests DRB approval of a Bulk Land Variance for the attached replat of Tracts N-3, N-4 and N-7, Tanoan Properties. The Bulk Land Variance is requested to allow for a replat, consolidating a portion of Tract N-3 with existing Tracts N-4 and N-7 and platting of the remainder of said Tract N-3 into one tract. The Bulk Land Variance is requested to allow the sale of a portion of Tract N-3 to proceed without delay due to requests for infrastructure, grading and drainage, easements or additional right-of-way. Both proposed properties will be replatted for development at a future date. At that time infrastructure needs, grading and drainage, easements, additional right-of-way or any other requirements by the City of Albuquerque may be addressed. Preliminary / Final plat approval is also requested at this time.

An additional purpose of the replat is to vacate notes relating to "future public streets" and "future right-of-way" of Tennyson St. NE. The prior plat, included in this submittal, did not dedicate right-of-way for these areas which were reserved for future public streets and future right-of-way of Tennyson St. NE. The platting of Tracts N-4, N-7 and a portion of Tract N-3 allows proposed Tract N-7-A direct access from San Antonio. Thus, no additional access is required. The location of "future right-of-way" of Tennyson St. NE is incompatible with the location of drainage structures within Tract N-3. The replat will grant access easements needed by AMAFCA and the owner of Tract N-5.

4116 Lomas Boulevard NE • Albuquerque, NM 87110 • (505) 268-2112
Fax (505) 268-2032 • email: Forstsurv@aol.com

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1 The street address of the subject property.

2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.

3. A physical description of the location, referenced to streets and existing land uses.

4 A complete description of the actions requested of the EPC:

a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

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

[X] **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.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(If there are associations)*. A copy must be submitted with application packet.**

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

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at <u>swinklepleck@cabq.gov</u>.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **<u>11/19/10</u>** Time Entered: **<u>1:20 p.m.</u>** ONC Rep. Initials: **<u>siw</u>**

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

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

November 19, 2010

Terese Forstbauer
Forstbauer Surveying, LLC
4116 Lomas Boulevard NE/87110
Phone. 505-268-2112/Fax: 505-268-2032

Dear Terese:

Thank you for your inquiry of **November 19, 2010** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACTS N-3, N-4 AND N-7, TANOAN PROPERTIES, LOCATED ON SAN ANTONIO DRIVE NE BETWEEN LOWELL STREET NE AND TRAMWAY BOULEVARD NE** zone map **E-22.**

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

ANTELOPE RUN N.A. (ATR) "R"
Cliff & Sylvia Ho, 6324 Elk Horn Dr. NE/87111 237-2668 (h)
Mark Piccione, 6308 Elk Horn Dr. NE/87111 292-3037 (h)

NORTH ALBUQ. ACRES COMM. ASSOC. (NAA) "R"
Michael Flynn, P.O. Box 94376/87199 856-1540 (h)
Lorri Zumwalt, 11300 Eagle Rock NE/87122 400-3699 (h) 821-6544 (w)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck
Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(06/08/10)

Forstbauer Surveying Company, LLC

Professional Surveyor
New Mexico • Arizona • Colorado
United States Mineral Surveyor

November 22, 2010

To: Antelope Run N.A. (ATR) "R"

Attention: Cliff & Sylvia Ho, 6324 Elk Horn Drive NE, Albuquerque, NM 87111
Mark Piccione, 6308 Elk Horn Drive NE, Albuquerque, NM 87111

To: North Albuq. Acres Comm. Assoc. (NAA) "R"

Attention: Michael Flynn, PO Box 94376, Albuquerque, NM 87199
Lorri Zumwalt, 11300 Eagle Rock NE, Albuquerque, NM 87122

From: Terese C. Forstbauer

Re: Replat of Tracts N-3, N-4 and N-7, Tanoan Properties, located on San Antonio Drive NE, south of the intersection of San Antonio Drive NE and Tennyson Street NE between Lowell Street NE and Tramway Boulvard NE, as shown and designated on enclosed zone atlas page (VACANT LAND)

Forstbauer Surveying LLC will be filing application for a Bulk Land Plat with the City of Albuquerque Development Review Board on behalf of the property owners (Americus LLC and William E. Galbreth Land Development Company, LLC), to request the following:

Consolidation of a portion of Tract N-3 and Tracts N-4 and N-7 into one tract;
Replat of the remainder of Tract N-3 into one tract;
Vacation of "future public streets" and "future right-of-way of Tennyson Street NE within Tract N-3;
Grant access easements for the benefit of Tract N-5 and AMAFCA.

The requested action is shown on the proposed replat included in this mailing. Please note that the Bulk Land Plat is subject to Subdivision Plat Conditions as shown on sheet 2 of the proposed replat. A sign will be posted at the property indicating the Development Review Board hearing date.

If you have any questions regarding the replat please contact me at 268-2112 or by e-mail at Forstsurv@aol.com.

4116 Lomas Boulevard NE • Albuquerque, NM 87110 • (505) 268-2112
Fax (505) 268-2032 • email: Forstsurv@aol.com

7010 1060 0001 2314 7366

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

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

ALBUQUERQUE NM 87111

Postage	$	$1.39
Certified Fee		$2.80
Return Receipt Fee (Endorsement Required)		$2.30
Restricted Delivery Fee (Endorsement Required)		$0.00
Total Postage & Fees	$	$6.49

0110 — ALBUQUERQUE, NM 87101 — USPS — NOV 22 2010

11/22/2010

Sent To: CLIFF AND SYLVIA HO
Street, Apt. No. or PO Box No: 6324 ELK HORN DR NE
City, State, ZIP+4: ABQ, NM 87111

PS Form 3800, August 2006 — See Reverse for Instructions

7010 1060 0001 2314 7373

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

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

ALBUQUERQUE NM 87111

Postage	$	$1.39
Certified Fee		$2.80
Return Receipt Fee (Endorsement Required)		$2.30
Restricted Delivery Fee (Endorsement Required)		$0.00
Total Postage & Fees	$	$6.49

0110 — ALBUQUERQUE, NM 87101 — USPS — NOV 22 2010

11/22/2010

Sent To: MARK PICCIONE
Street, Apt. No. or PO Box No: 6308 ELK HORN DR NE
City, State, ZIP+4: ABQ, NM 87111

PS Form 3800, August 2006 — See Reverse for Instructions

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from December 7, 2010 To December 22, 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 Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Ernest Fonjtbawa — (Applicant or Agent)

11/23/2010 — (Date)

I issued 3 signs for this application, 11-23-10 (Date) — (Staff Member)

DRB PROJECT NUMBER: 1008435

Rev. 1/11/05

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Deborah Stover, Director

Richard J. Berry, Mayor
CAO
DATE

David S. Campbell,

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation
Project Number(s):
Case Number(s):
Agent: **Forstbauer Surveying LLC**
Applicant:
Legal Description: **Tract N-3 Tanoan Properties**
Zoning:
Acreage:
Zone Atlas Page: E-22

CERTIFICATE OF NO EFFECT: Yes __X__ No _____
Provisional for purposes of replatting 2.5 acres. Survey of remainder will be required when balance of property is platted.

CERTIFICATE OF APPROVAL: Yes _____ No _____

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION:
SITE VISIT: n/a

RECOMMENDATION(S):
PROVISIONAL CERTIFICATE OF NO EFFECT IS ISSUED for replatting purposes only. Survey of remainder will be required when balance of property is platted.

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

APS Project # 759
APS Cluster: La Cueva

ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER

Albuquerque Municipal School District No 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Tracts N-3-A and N-7-A, Tanoan Properties which is zoned as R-D on September 15, 2010 submitted by Americus, LLC and William E. Galbreth Land Development Co., LLC, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) is removing consolidating 3 lots into 2 lots, creating two new lots N-3-A and N-7-A. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

RUJI RAJBHANDARI, PLANNER
Name (printed or typed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on September 28, 2010 by Ruji Rajbhandari as APS Planner of the Albuquerque Municipal School District No 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

OFFICIAL SEAL
April L. Winters
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5-18-2011

April L. Winters
Notary Public

My commission expires: May 18, 2011

December 22, 2010

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- X Minor Subdivision action SKETCH
- ___ Vacation — **V**
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — **D**
- ___ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D) — **A**
- ___ Storm Drainage Cost Allocation Plan

Z **ZONING & PLANNING**
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): FORSTBAUER SURVEYING LLC PHONE: 268-2112
ADDRESS: 4116 LOMAS BL NE FAX: 268-2032
CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: Forstsurv@AOL.com

APPLICANT: AMERICUS LLC PHONE: 314-7700
ADDRESS: 8500 WASHINGTON NE A-6 FAX: 314-7799
CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL:
Proprietary interest in site: OWNER **List all owners:**
DESCRIPTION OF REQUEST: DIVIDE TRACT N-3 INTO TWO TRACTS

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

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

Lot or Tract No. N-3 Block: Unit:
Subdiv/Addn/TBKA: TANOAN PROPERTIES
Existing Zoning: R-D Proposed zoning: N/A MRGCD Map No N/A
Zone Atlas page(s): E-22 UPC Code: 102206249649310202

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 2 Total area of site (acres): 16.3500
LOCATION OF PROPERTY BY STREETS: On or Near: SAN ANTONIO DR NE
Between: LOWELL and TRAMWAY

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

SIGNATURE Terese Forstbauer DATE 7/19/2010
(Print) FORSTBAUER SURVEYING LLC BY TERESE FORSTBAUER Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	10DRB - 70198	SK	S(3)	$ 0
☑ 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				Total
☑ F.H.D.P. fee rebate	Hearing date 07/28/10			$ 0

Sandy Handley 07/19/10
Planner signature / date

Project # 1008435

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

FORSTBAUER SURVEYING LLC
BY TERESE FORSTBAUER
Applicant name (print)

Terese Forstbauer 7/19/10
Applicant signature / date

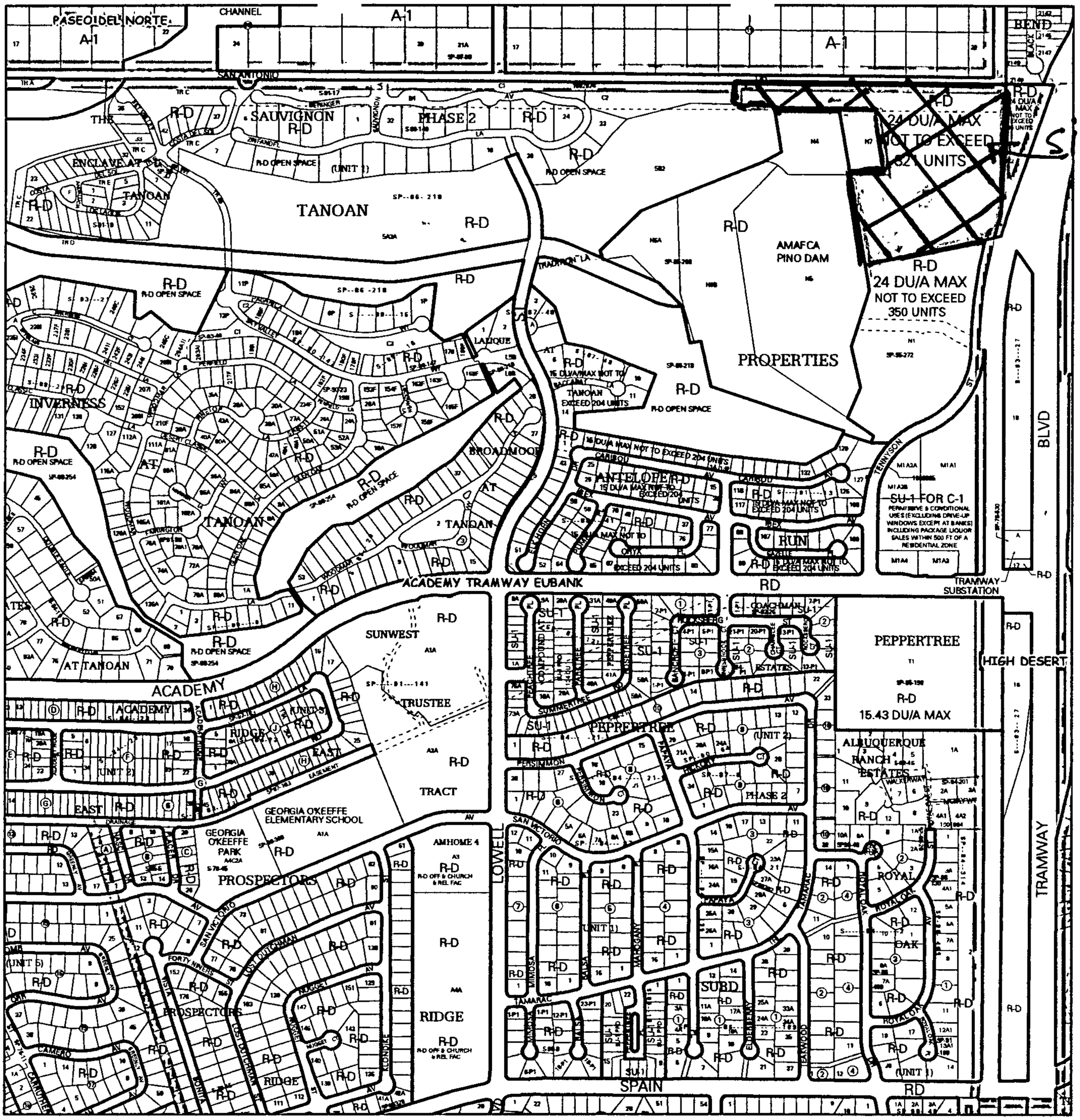
Form revised **October 2007**

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

Application case numbers
10DRB - 70198
- -
- -

Sandy Handley 07/19/10
Planner signature / date

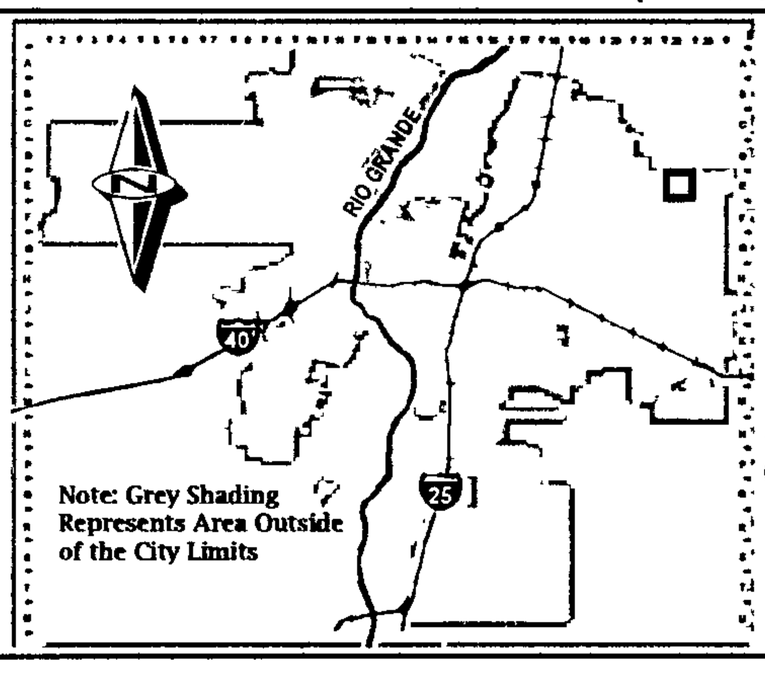
Project # 1008435



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

E-22-Z

Selected Symbols

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

0 750 1,500 Feet

Forstbauer Surveying Company, LLC

Professional Surveyor
New Mexico • Arizona • Colorado
United States Mineral Surveyor

July 19, 2010

To: Development Review Board

From: Terese C. Forstbauer

Re: Replat of Tract N-3, Tanoan Properties

Forstbauer Surveying LLC, agent for Americus, LLC requests sketch plat review and comments for replat dividing said Tract N-3 into two Tracts. The smaller Tract will be sold to the owner of adjoining property. The larger Tract will be developed at a later date.

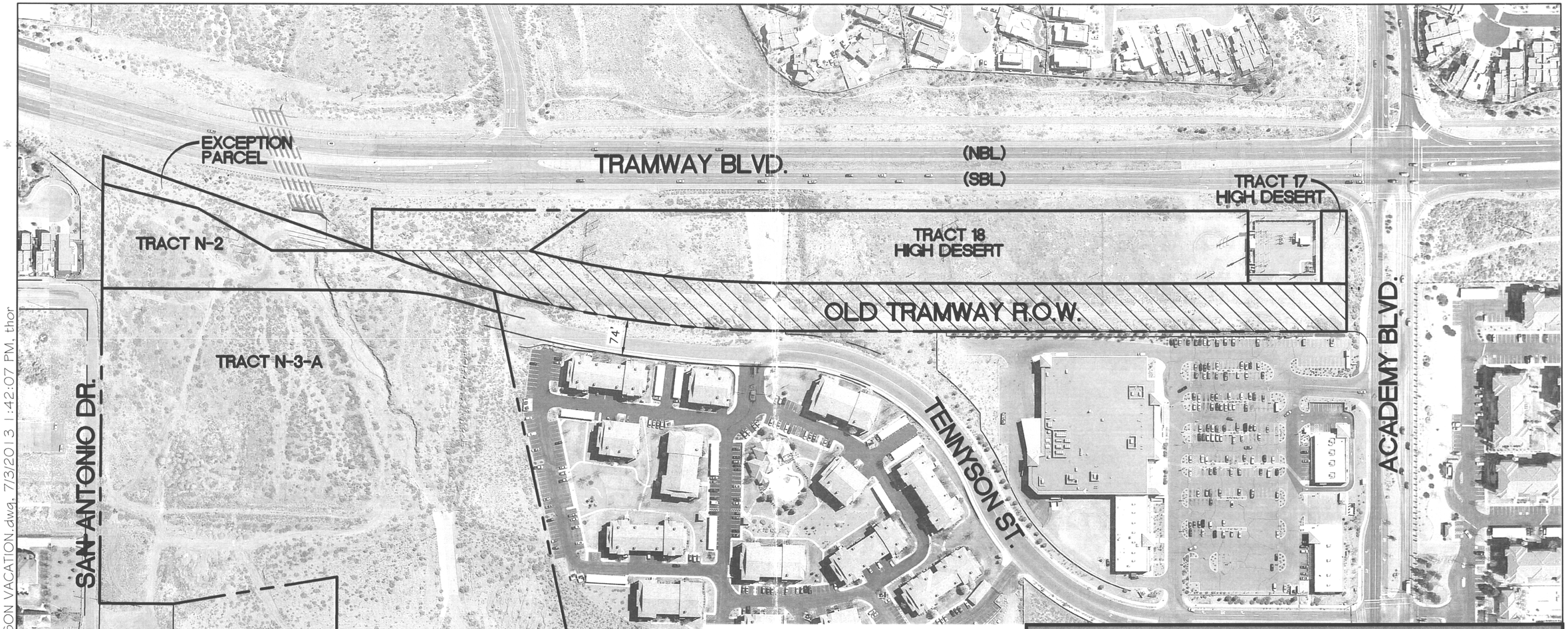
4116 Lomas Boulevard NE • Albuquerque, NM 87110 • (505) 268-2112
Fax (505) 268-2032 • email: Forstsurv@aol.com

July 28. 2010

PROJECT

1008135

App #	Action	Date
13-70616	VPR	7-31-13



M:\CAD FILES\1800-1899\1883\dwg\1883 C-701-TENNYSON VACATION.dwg, 7/3/2013 1:42:07 PM, thor

LEGEND

PUBLIC RIGHT-OF-WAY TO BE VACATED

0 100 200 400 600

SCALE 1"=200'

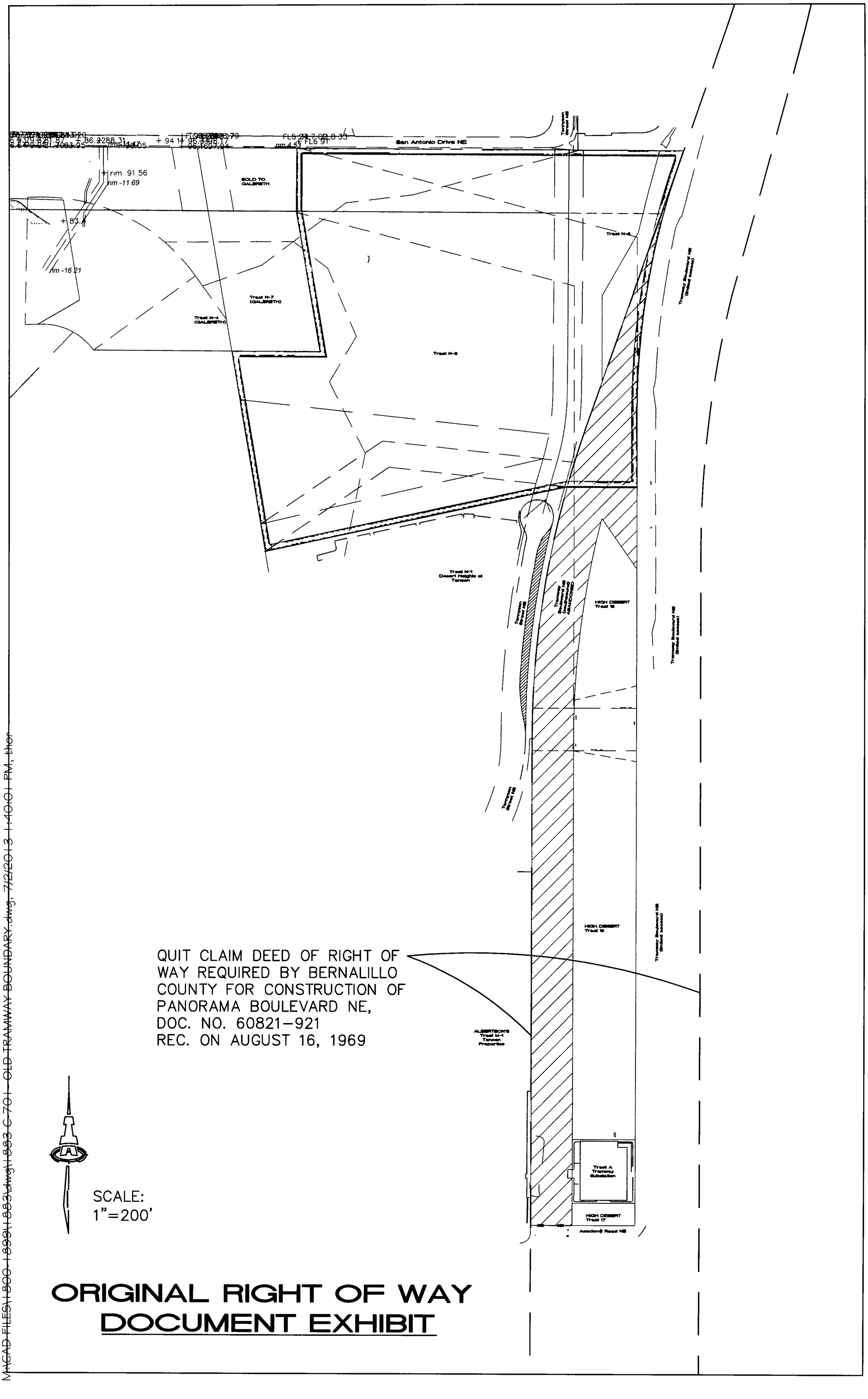
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

1883 C-701-TENNYSON VACATION.dwg Jul 03,2013

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

TRACT N-2, N-3-A TANOAN PROPERTIES, TRACTS 17 AND 18 HIGH DESERT, AND VACATED OLD TRAMWAY R.O.W.

OLD TRAMWAY RIGHT-OF-WAY VACATION EXHIBIT

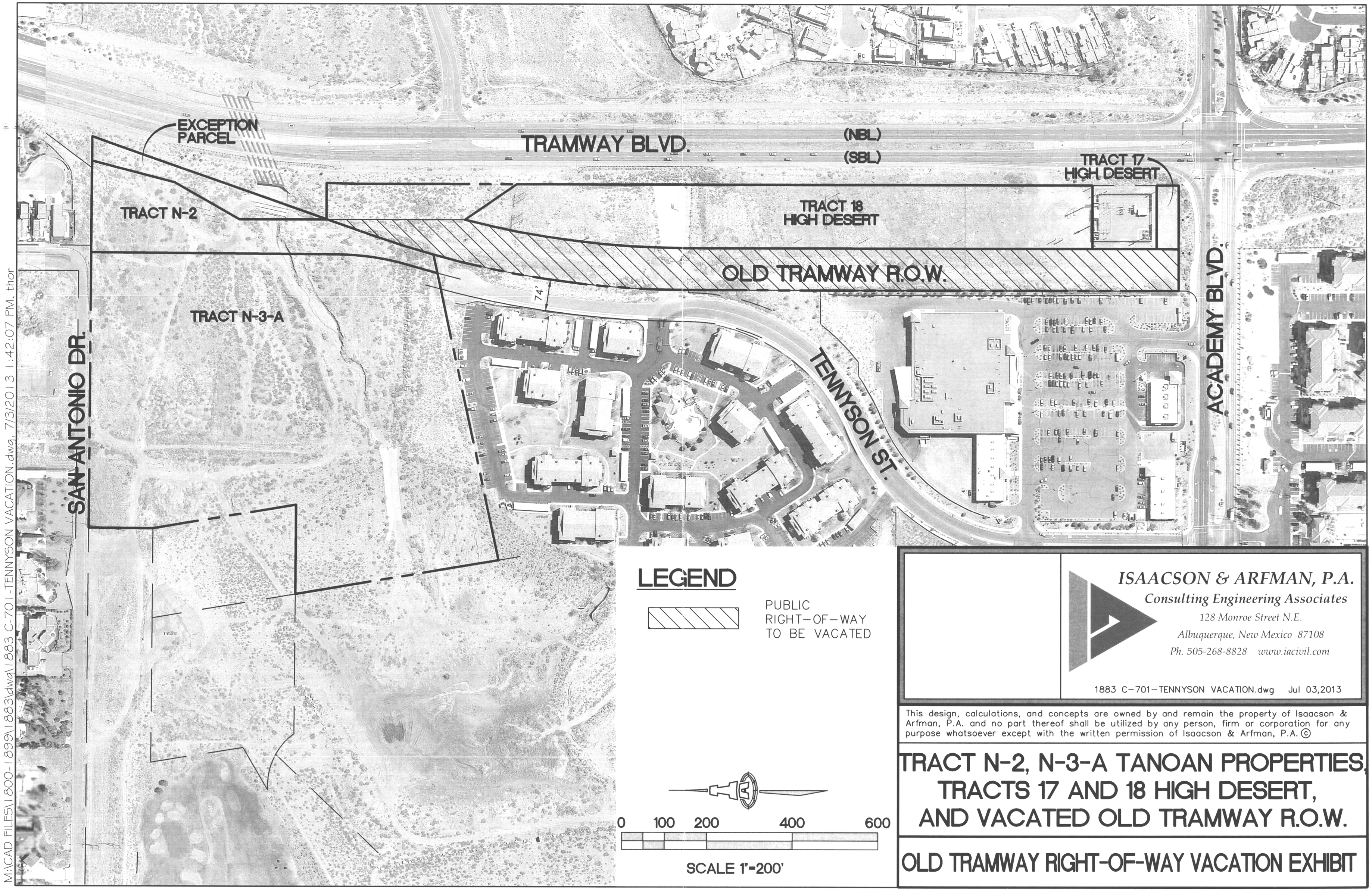


QUIT CLAIM DEED OF RIGHT OF WAY REQUIRED BY BERNALILLO COUNTY FOR CONSTRUCTION OF PANORAMA BOULEVARD NE, DOC. NO. 60821–921 REC. ON AUGUST 16, 1969

SCALE:
1"=200'

ORIGINAL RIGHT OF WAY DOCUMENT EXHIBIT

M:\CAD FILES\1800-1899\1883\dwg\1883 C-701 - OLD TRAMWAY BOUNDARY.dwg, 7/2/2013 1:40:01 PM, thor



LEGEND

PUBLIC RIGHT-OF-WAY TO BE VACATED

0 100 200 400 600

SCALE 1"=200'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

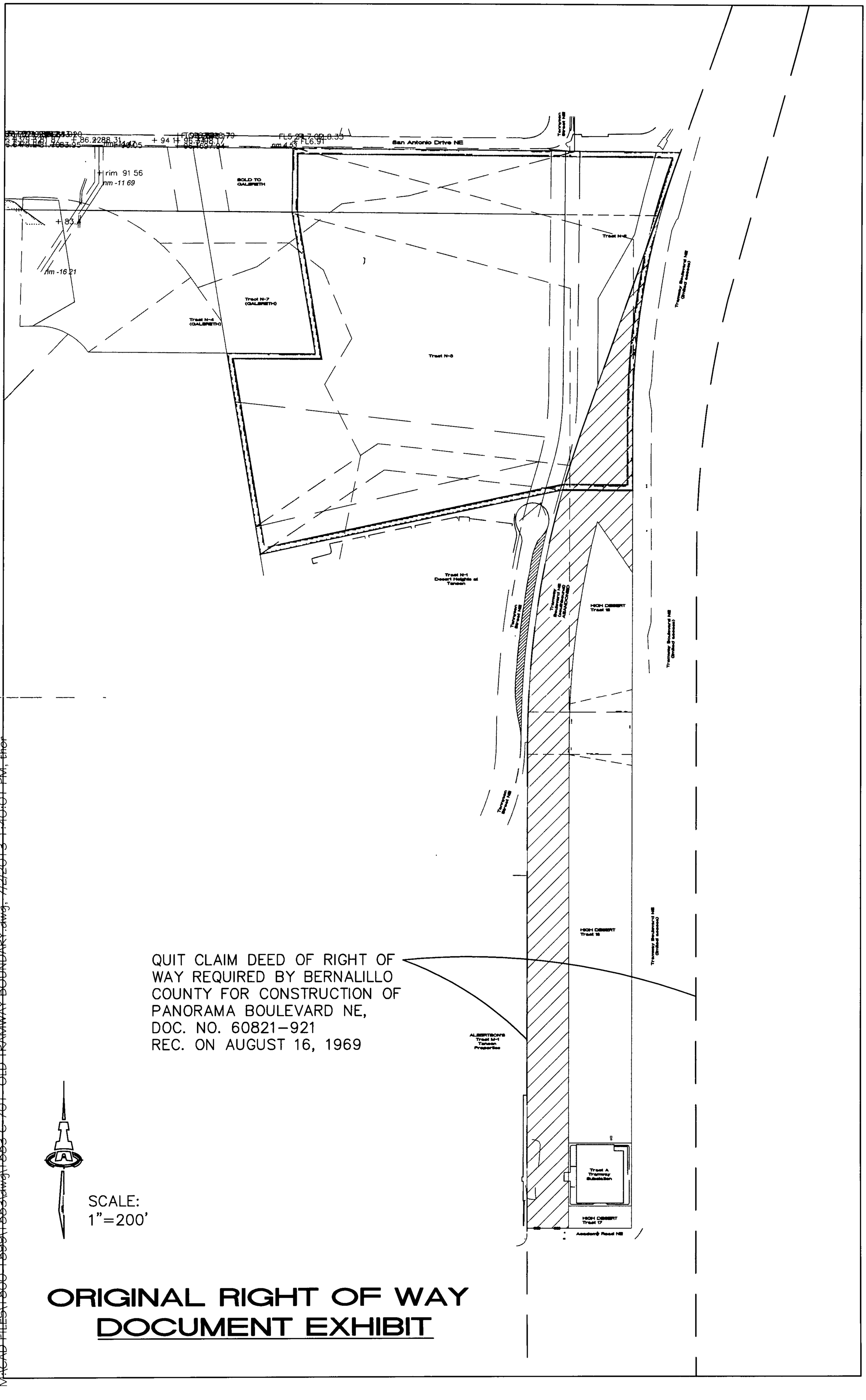
1883 C-701-TENNYSON VACATION.dwg Jul 03,2013

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

TRACT N-2, N-3-A TANOAN PROPERTIES, TRACTS 17 AND 18 HIGH DESERT, AND VACATED OLD TRAMWAY R.O.W.

OLD TRAMWAY RIGHT-OF-WAY VACATION EXHIBIT

M:\CAD FILES\1800-1899\1883\dwg\1883 C-701-TENNYSON VACATION.dwg, 7/3/2013 1:42:07 PM, thor



QUIT CLAIM DEED OF RIGHT OF WAY REQUIRED BY BERNALILLO COUNTY FOR CONSTRUCTION OF PANORAMA BOULEVARD NE, DOC. NO. 60821–921 REC. ON AUGUST 16, 1969

SCALE:
1"=200'

ORIGINAL RIGHT OF WAY
DOCUMENT EXHIBIT

M:\CAD FILES\1800-1899\1883\dwg\1883-C-701-OLD TRAMWAY BOUNDARY.dwg, 7/12/2013 1:40:01 PM, thor

PROJECT

10084135

App #	Action	Date
13-70413	VPE	2-13-13

MUNICIPAL LIMITS

30 | 31 | 32

Tennyson Street NE
(64' right-of-way)

Willow Bend
filed May 21, 1993,
Book 93C, Page 145

(30' right-of-way) SAN ANTONIO DR (1411.66') 1411.39'

647.77'

set ½" rebar with cap PS 6126

574.85'

Tract N-2
Revision Plat of
Tanoan Properties
filed May 7, 1985,
Book C27, Page 37

Tract N-3-A

13.8323 acres

EAST 1/2 (34') OF TENNYSON ROADWAY ALIGNMENT TO BE VACATED

34' 34'

As to the note referring to:

"future 66' right-of-way for Tennyson Street NE"
as shown on the Revision Plat of Tanoan Properties
filed May 7, 1985, Book C27, Page 37

The portion within Tract N-3 vacated by this plat
VACATED BY PLAT ACTION."

" rebar and
3 6126

set ½" rebar with cap PS 6126

N44°42'40"W 600.00'

L=172.85'
R=600.00'
Delta=16°30'22"
CH BRG=S8°39'52"W
Chord=172.26'

N.T.S.

public street"
f-way vacated
this plat

Note Above

set ½" rebar with cap PS 6126

L=66.86'
R=2231.90'
Delta=01°41'27"
CH BRG=S16°04'20"W
Chord=66.86'

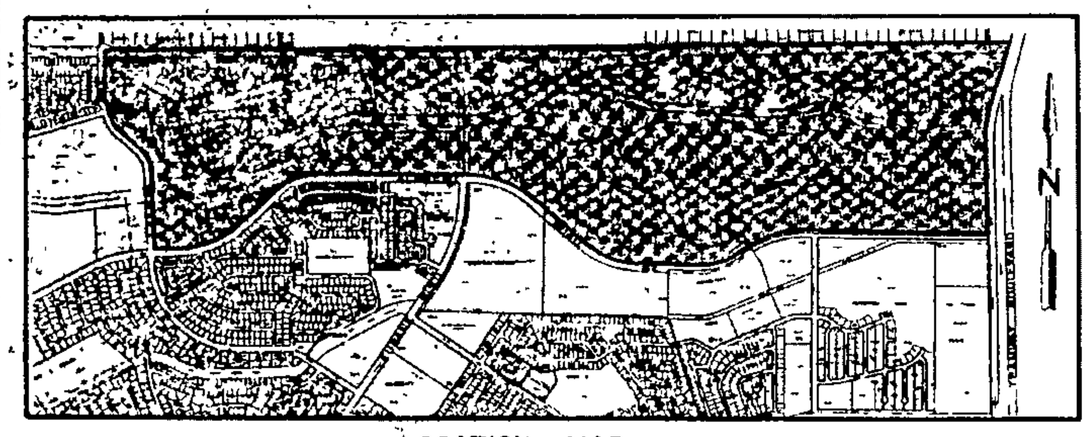
set ½" rebar with cap PS 6126

689.45'

Tennyson Street NE
(74' right-of-way)

Tract N-1
Desert Heights at Tanoan
filed September 24, 1997,
Book 97C, Page 293

Vacation of Tennyson St. Alignment Exhibit



LOCATION MAP
Zone Atlas Map No E-20 Z, E 21 Z, E 22 Z & E 23-Z

SECOND REVISION PLAT OF TANOAN PROPERTIES

ALBUQUERQUE, NEW MEXICO

JULY, 1985

SUBDIVISION DATA

1. DRB Number: 85-316
2. Zone Atlas Index Nos.: E-20-Z, E-21-Z, E-22-Z and E-23-Z.
3. Site is located within Sections 26, 27, 28 and 29, T11N, R4E, N.M.P.M.
4. This plat was compiled from Plats of Record. No field survey was performed and no corners were found or set.
5. This plat shows existing easements.
6. Total mileage of Full-Width or Half-Width Streets created or deleted: None
7. Gross Subdivision Acreage: 316.7709 Acres
8. Total Number of Tracts: 15

NOTES

1. Bearings are Plat bearings as shown on the Revision Plat of TANOAN PROPERTIES filed May 7,1985
   Basis of Bearings New Mexico State Plane Grid Bearings.
2. Distances are ground distances.
3. Record bearings and distances of adjoining recorded plats are shown in parenthesis.
4. The purpose of the filing of this plat is to revise the tract boundaries defined by the Revision Plat of TANOAN PROPERTIES filed May 7, 1985 to adjust tract acreages according to puchase agreements between AMERIWEST CORPORATION and David Price and Dallas Price.
5. All temporary and permanent easements of record are not affected by the filing of the plat.
6. There shall be a ten (10) foot Pedestrian Pathway and Access Easement along those boundaries of the Open Space tracts that adjoin developed or developable tracts.
7. A variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.

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

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

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

APPROVALS

PLAT NUMBER SP. 85-909

Richard Bowen PLANNING DIRECTOR	9.23.85 DATE
Frank J. Cyguin CITY ENGINEER	9/23/85 DATE
Frank J. Cyguin A.M.A.F.C.A.	9/23/85 DATE
George Meader TRAFFIC ENGINEER	7/30/85 DATE
CITY SURVEYOR	07 SEP 85 DATE
O. Val Valdez PROPERTY MANAGEMENT	7.25.85 DATE
Rhonda S. Faught WATER RESOURCES	7-30-85 DATE
Jack Sayers PARKS AND RECREATION	7-30-85 DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO	7-25-85 DATE
NORTHWEST [illegible]	7/26/85 DATE
Paula Y. Miller GAS COMPANY OF NEW MEXICO	7-25-86 DATE

SEE NOTIFICATION OF SUBDIVISION PLAT CONDITIONS FILED FOLIO M21 PAGE 96 DATE 9-23-85

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver
P.L.S. No. 6544
New Mexico

Bohannan-Huston, Inc.
4125 Carlisle Blvd. N.E.
Albuquerque, NM 87107

State of New Mexico)
ss
County of Bernalillo

The foregoing instrument was acknowledged before me this 16 day of July, 1985, by A. Dwain Weaver.

My Commission Expires: 2/23/86 Notary Public

OFFICIAL SEAL
MARSHA WELLER
NOTARY PUBLIC - NEW MEXICO
My Commission Expires 2/23/86

DEDICATION

The foregoing Second Revision Plat of that certain tract of land situate in the City of Albuquerque, New Mexico within Projected Sections 26, 27, 28 and 29, Township 11 North, Range 4 East, N.M.P.M., being and comprising Open Spaces "5-A-1" and "5-B" and Tracts "K-1-A", "K-2-A", "K-2-B", "K-2-C", "K-2-D", "K-2-E", "K-3-A", "K-4", "K-4-A", "L-1-A", "L-2", "L-2-A", "L-4", "L-6", "L-7", "M-2", "O-1", "O-2", "O-3", and "P-1" of the Revision Plat of TANOAN PROPERTIES as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 1985 in Volume C27, Folio 37 and now hereon shown and comprising Open Spaces "5-A-2" and "5-B-1", and Tracts "K-1-A-1", "K-3-A-1", "K-4-A-1", "L-2-A-1", "L-4-A-1", "L-6-A-1", "M-2-A-1", "O-1-A-1", "O-2-A-1", "O-3-A-1", "P-1-A-1"," L-3-A" and "L-3-B" is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant drainage easements as shown hereon, including the right of ingress and egress and the right to trim interfering trees. Future development will require additional PNM easements to serve future customers.

AMERIWEST CORPORATION (Owner of Tracts "K-1-A-1", K-3-A-1", "K-4-A-1", "L-2-A-1", "L-4-A-1", "L-6-A-1", "M-2-A-1", "O-1-A-1", "O-2-A-1", "O-3-A-1" "P-1-A-1","L-3-A" and "L-3-B")

Allan L. Whitesel, Vice President 7/18/85

State of New Mexico)
ss
County of Bernalillo)

The foregoing instrument was duly acknowledged before me this 18th day of July, 1985, by Allan L. Whitesel, Vice President of AMERIWEST CORPORATION, a New Mexico corporation on behalf of said corporation.

My Commission Expires: 10-11-88 Lisa A. Carmichael Notary Public

David Price (Co-owner of Open Spaces "5-A-2" and "5-B-1")

State of California)
ss
County of Los Angeles)

The foregoing instrument was duly acknowledged before me this 22nd day of July, 1985, by David Price.

My Commission Expires: Oct. 20 1988 Bonnie Matteson Notary Public

Dallas Price (Co-Owner of Open Spaces "5-A-2" and "5-B-1")

State of California)
ss
County of Los Angeles

The foregoing instrument was acknowledged before me this 22nd day of July, 1985, by Dallas Price.

My Commission Expires: Oct. 20, 1988 Bonnie Matteson Notary Public

E-22

JOB NO 51442

SHEET 1 OF 9 SHEETS

C28-79-1

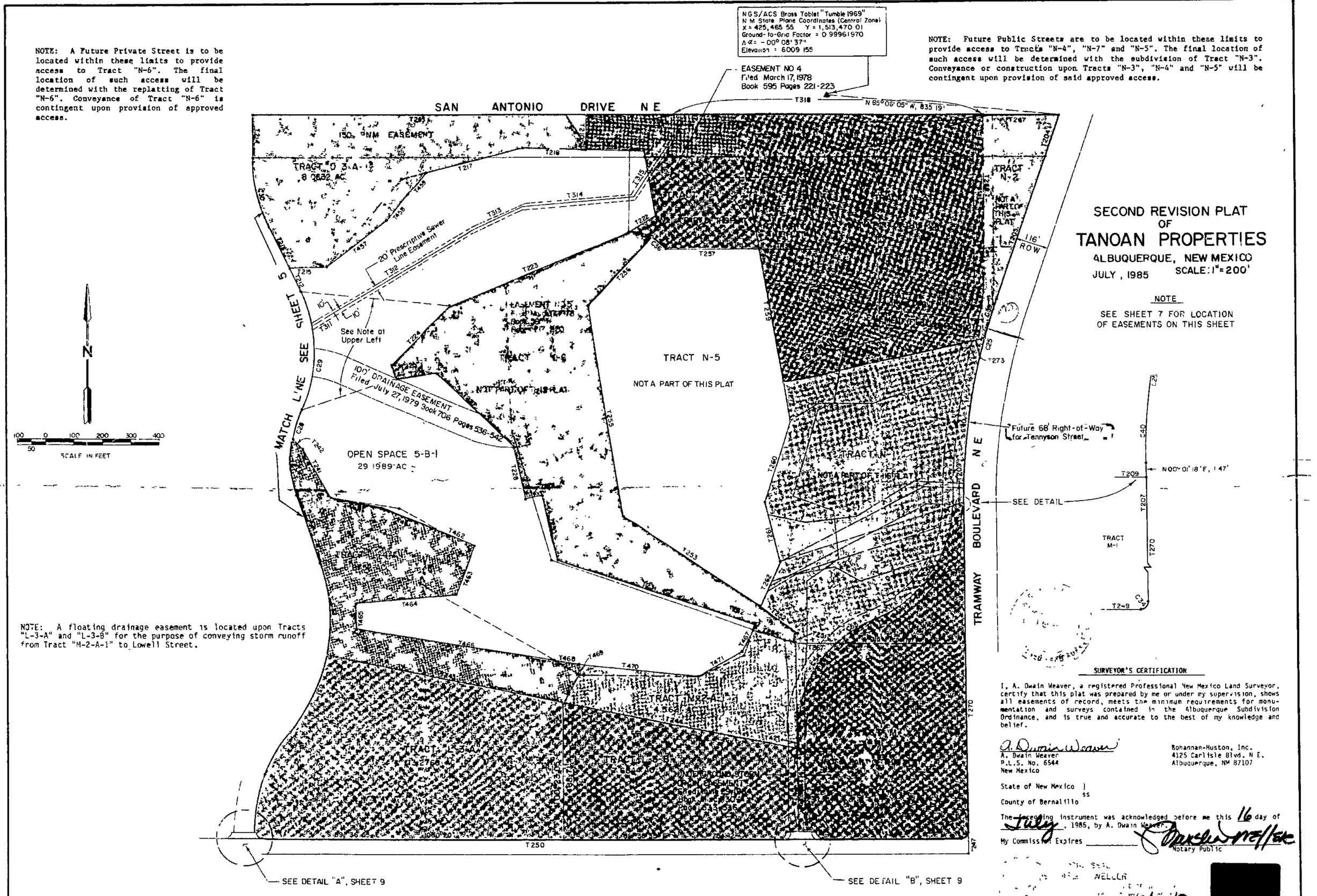
J-DL-DCJ

NOTE: A Future Private Street is to be located within these limits to provide access to Tract "N-6". The final location of such access will be determined with the replatting of Tract "N-6". Conveyance of Tract "N-6" is contingent upon provision of approved access.

NGS/ACS Brass Tablet "Tumble 1969"
N M State Plane Coordinates (Central Zone)
X = 425,466 55 Y = 1,513,470 01
Ground-to-Grid Factor = 0 99961970
$\Delta\alpha$ = -00° 08' 37"
Elevation = 6009 155

EASEMENT NO 4
Filed March 17, 1978
Book 595 Pages 221-223

NOTE: Future Public Streets are to be located within these limits to provide access to Tracts "N-4", "N-7" and "N-5". The final location of such access will be determined with the subdivision of Tract "N-3". Conveyance or construction upon Tracts "N-3", "N-4" and "N-5" will be contingent upon provision of said approved access.



NOTE: A floating drainage easement is located upon Tracts "L-3-A" and "L-3-B" for the purpose of conveying storm runoff from Tract "M-2-A-1" to Lowell Street.

100 0 100 200 300 400
50
SCALE IN FEET

SECOND REVISION PLAT OF TANOAN PROPERTIES

ALBUQUERQUE, NEW MEXICO
JULY, 1985 SCALE: 1" = 200'

NOTE

SEE SHEET 7 FOR LOCATION OF EASEMENTS ON THIS SHEET

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver
A. Dwain Weaver
P.L.S. No. 6544
New Mexico

Bohannan-Huston, Inc.
4125 Carlisle Blvd. N E.
Albuquerque, NM 87107

State of New Mexico)
ss
County of Bernalillo

The foregoing instrument was acknowledged before me this 16 day of July, 1985, by A. Dwain Weaver.

My Commission Expires _____ Notary Public

[redacted]

JOB NO 51442

9/23/86

SHEET 6 OF 9 SHEETS

C28-79-6

C28-79-7

SAN ANTONIO DRIVE N.E.

150' PNM EASEMENT

20 Prescriptive Sewer Line Easement

EASEMENT NO. 5
Filed March 7, 1978
Book: 595
Pages: 217-220

100' DRAINAGE EASEMENT
Filed July 27, 1979
Book 706 Pages 536 542

FLOOD WATER PONDING EASEMENT
Filed June 29, 1984
Book Misc 130 A
Page 532-535

INTERIM DRAINAGE EASEMENT
Filed May 18, 1984
Book C-24 Page 1

116' ROW

Existing Additional Interim Drainage Easement

Existing 60' Drainage Easement Alignment

Original 60' Drainage Easement to be vacated

INTERIM DRAINAGE EASEMENT
Filed May 18, 1984
Book C-24, Page 1

Grant Of Easement For Public Utilities
Filed April 16, 1985
Book 220A
Pages 689-682

UNDERGROUND STORM DRAIN EASEMENT
Filed June 29, 1984
Book Misc 130 A
Page 533-536

30'

106' ROW

ACADEMY ROAD N.E.

TRAMWAY BOULEVARD N.E.

SEE DETAIL AT RIGHT

DETAIL DRAWING
NOT TO SCALE

DETAIL DRAWING
NOT TO SCALE

100 0 100 200 300 400
50
SCALE IN FEET

N

SECOND REVISION PLAT OF TANOAN PROPERTIES

ALBUQUERQUE, NEW MEXICO
JULY, 1985 SCALE 1"=200'

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver
P.L.S No. 6544
New Mexico

Bohannan-Huston, Inc.
4125 Carlisle Blvd. N.E.
Albuquerque, NM 87107

State of New Mexico)
ss
County of Bernalillo

The foregoing instrument was acknowledged before me this 16 day of July, 1985, by A. Dwain Weaver.

My Commission Expires 2/28/86

Notary Public

[redacted]

JOB NO 51442

SHEET 7 OF 9 SHEETS

C28-79-7

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO:

PROJECT NO. 1008435

✓ ALL MEMBERS

___Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 1-18-12

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Plat for Tract N-7-A-1

Tanoan Properties

- Indefinitely deferred on 9-28-11

70270?

CONTACT NAME:_____

TELEPHONE:_____ EMAIL:_____

PROJECT

1008435

App #	Action	Date
13-705568	SK	6-5-13

PROJECT

1008435

App #	Action	Date
12-70370	SK	12-12-12

PROJECT

1008435

App #	Action	Date
12-70141	VPC	6-6-12
12-70142	BLV	"
12-70270	P&F	"

PROJECT

1008435

App #	Action	Date
11-70314	SK	11-9-11

SKETCH PLAT

FOR

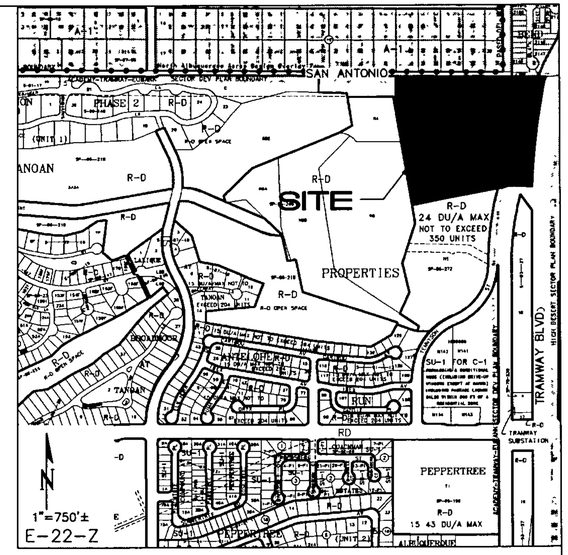
TRACT N-2, N-3-A, TANOAN PROPERTIES

TOGETHER WITH A PORTION OF THE

VACATED RIGHT-OF-WAY OF OLD TENNYSON ST. NE

ALBUQUERQUE, NEW MEXICO

OCTOBER 2011



INDEX TO DRAWINGS

SHEET NO.	TITLE
1	COVER SHEET
2	BOUNDARY, EASEMENTS, AND VACATION EXHIBIT
3	FLOOD PLAIN AND DRAINAGE WAY EXHIBIT
4	PHOTO BASE WITH LAYOUT
5	SITE LAYOUT AND GRADING STUDY
6	CONCEPTUAL UTILITY PLAN

PURPOSE OF PLATTING ACTION

1. CONSOLIDATE TRACT N-3-A, N-2 AND THE NORTHERLY PORTION (1.0762 AC.) OF THE VACATED "OLD" TENNYSON ST. RIGHT-OF-WAY.
2. VACATE ALL OR A PORTION OF THE FUTURE TENNYSON ST. ALIGNMENT (C28-79; 09-23-85).
3. VACATE THE PNM 150 FT WIDE TRANSMISSION LINE EASEMENT AND TO GRANT A REPLACEMENT 65 FT EASEMENT IN A NEW ALIGNMENT.
4. VACATE DRAINAGE EASEMENT AND TO GRANT REPLACEMENT DRAINAGE EASEMENTS FOR THE NEW PINO ARROYO ALIGNMENT AND THE PINO TRIBUTARY DIVERSION STORM DRAIN.
5. FINAL PLAT TO GRANT THE REQUIRED WATERLINE AND SANITARY SEWER EASEMENTS TO ACCOMMODATE THE EXTENSION (LOOPING) OF THE 10" WL IN TENNYSON STREET AND FOR THE ONSITE WATER DISTRIBUTION SYSTEM INCLUDING FIRE HYDRANTS AND WATER SERVICES.
6. GRANT P.U.E. AS REQUIRE BY PNM, NMGC CENTURY LINK AND COMCAST.

PREPARED BY:

ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

PREPARED FOR:

MECHENBIER CONSTRUCTION INC.
8500 WASHINGTON ST NE SUITE A-5
ALBUQUERQUE, NM 87113

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico 87108
Ph 505-268-8828 www.iacnm.com

1883 C-001.dwg Oct 27,2011

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

APARTMENT COMPLEX
TENNYSON ST. and SAN ANTONIO NE
MECHENBIER CONSTRUCTION

SKETCH PLAT

Date: 10-26-11	No.	Revision	Date	Job No 1883
Drawn By FCA				C-001
Ckd By FCA				SH. 1 OF 6

M:\CAD FILES\1800-1899\1883\dwgs\1883 C-001.dwg, 10/27/2011 10:21:06 AM, thor

NOT A PART

San Antonio Drive NE

1411.66'

S89° 35' 19"E 273.41'

5' PRIVATE DRAINAGE EASEMENT (05-21-93, 93C-145)

PUBLIC STORM DRAIN EASEMENT (BERN CO.) (05-21-93, 93C-145)

Tennyson Street NE

SOLD TO GALBRETH

150' PNM EASEMENT (05-18-54, BK C24, PG 1) (TO BE VACATED)

(NORTH LIMITS) INTERIM DRAINAGE EASEMENT (05-18-84, BK. C-24, PG 1) (TO BE VACATED)

340.73' N89° 36' 20"W 210.49'

574.85'

Tract N-2 (2.5579± AC.)

Tract N-7 (GALBRETH)

Tract N-4 (GALBRETH)

150' PNM TRANSMISSION LINE EASEMENT (08-10-56, BK D359, PG 275) (TO BE VACATED AND RELOCATED)

Tramway Boulevard NE (limited access)

Tennyson Street NE

PNM EASEMENT FOR ANCHORS & DOWN GUYS (NO WIDTH) (08-05-59, BK D467, PG 459) (TO BE VACATED)

S89° 36' 20"E 210.49'

451.28'

PORTION OF Tract N-3 (13.8388± AC.)

68'

FUTURE 68' ROW FOR TENNYSON ST NE (09-23-85, C28-79) (APPROXIMATE LOCATION) (TO BE VACATED)

THIS AREA REPRESENTS THE EXCEPTION TO TRACT N-2 DESCRIBED IN EXHIBIT A OF COMMITMENT FOR TITLE INSURANCE FILE NO. 6217001218, EFFECTIVE DATE MAY 6, 2010 ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY. IT IS ADDED HERETO BASED ON THE LEGAL DESCRIPTION PROVIDED AND NOT BY FIELD SURVEY. THESE LINES SHOULD BE CONSIDERED APPROXIMATE.

FLOOD WATER PONDING EASEMENT (06-29-84, BK. 130-A, PG. 529-532) (TO BE MODIFIED)

FUTURE ACCESS EASEMENT FOR PUBLIC STREET, APPROX LOCATION (09-27-85, C28-79) (TO BE VACATED)

OLD TENNYSON ROW (0.2884± AC.) TO BE VACATED

HIGH DESERT Tract 18

PARCEL 8-CME-1, NMSHC SEE NOTE 5, SHEET 1, PLAT HIGH DESERT. (11-23-93, BK 93C, PG 325)

100'

PUBLIC DRAINAGE EASEMENT (01-05-96, BK 96-1, PG 4248-4251)

60' DRAINAGE EASEMENT (05-18-84, C24-1) (TO BE VACATED)

NORTHERLY OLD TENNYSON ROW (1.0762± AC.) (TO BE VACATED)

SOUTHERLY OLD TENNYSON ROW (4.2123± AC.) (TO BE VACATED)

689.44' S78° 00' 25"W

ALBERTSON'S Tract M-1 Tanoan Properties

150' PNM TRANSMISSION LINE EASEMENT (08-10-56, BK D359, PG 275)

150'

(SOUTH LIMITS) INTERIM DRAINAGE EASEMENT (05-18-84, BK C-24, PG 1)

25' PUE (09-24-97, 97C-293)

Tract N-1 Desert Heights at Tanoan

Tennyson Street NE

Tramway Boulevard NE (southbound) ABANDONED

HIGH DESERT Tract 18

Tramway Boulevard NE (limited access)

EASTERLY PORTION OF TENNYSON ST TO BE COMPLETED TO SUPPORT SITE DEVELOPMENT

EXISTING PCC RETAINING WALL TO BE MODIFIED FOR SITE ACCESS PER FUTURE ALBERTSONS AGREEMENT

Tract A Tramway Substation

HIGH DESERT Tract 17

Academy Road NE

0 30 60 120 180

SCALE 1"=60'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacnet.com

1717 C-701-BOUNDARY AND EASEMENTS.dwg

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfmen, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfmen, P.A. ©

TANOAN PROPERTIES
TRACTS N-2, N-3 AND VACATED R.O.W.
MECHENBIER CONSTRUCTION

BOUNDARY, EASEMENTS, AND VACATION EXHIBIT

Date.	No.	Revision	Date	Job No.
Drawn By				PAGE
Ckd By				SH 2 OF 6

M:\CAD FILES\1700-1799\1717\C-701-BOUNDARY AND EASEMENT.dwg, 10/27/2011 8:49:43 AM, thor

San Antonio Drive NE

1411.66'

SOLD TO ORLBRETH

340.73'

N89° 36' 20"W

210.48'

DIRT PILE

ZONE AO
(DEPTH 1')

Tract N-2

Tract N-3

Tramway Boulevard NE
(limited access)

Tennyson Street NE

ZONE AO
(DEPTH 3')

FINISH FLOOR

CONCRETE RUNDOWN

ZONE AO
(DEPTH 1')

ZONE AE
(ELEV 6019)

ALBERTSON'S
Tract M-1
Tanoan
Properties

ZONE AE

Tract N-1
Desert Heights at
"Tanoan"

Tennyson Street NE

Tramway Boulevard NE
(Southbound)
ABANDONED

HIGH DESERT
Tract 18

Tramway Boulevard NE
(limited access)

HIGH DESERT
Tract 18

Tract A
Tramway
Substation

HIGH DESERT
Tract 17

N89° 57' 23"W 150.06'
Academy Road NE

0 30 60 120 180
SCALE 1"=60'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph 505-268-8828 www.iacnsl.com

1717 C-701-FLOOD AND DRAINAGE 2011

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

TANOAN PROPERTIES

MECHENBIER CONSTRUCTION

FLOOD PLAIN AND DRAINAGE WAY EXHIBIT

Date.	No.	Revision	Date	Job No
Drawn By				PAGE
Ckd By				SH.3 OF 6

M:\CAD FILES\1700-1799\1717\Dwg\1717 C-701-FLOOD AND DRAINAGE.dwg, 10/26/2011 4:23:59 PM, bror

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

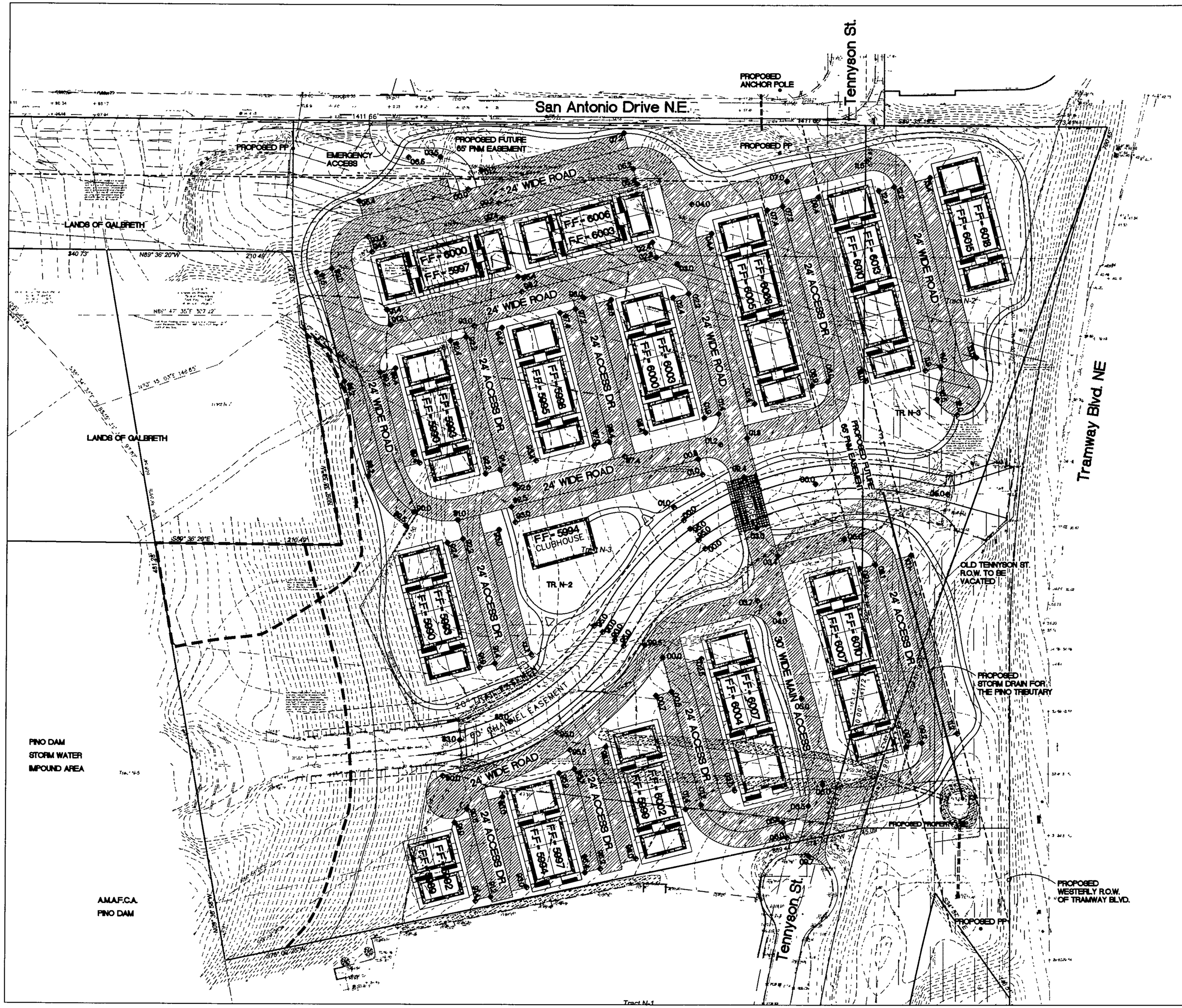
1883 EXH-PHOTO.dwg Oct 25,2011

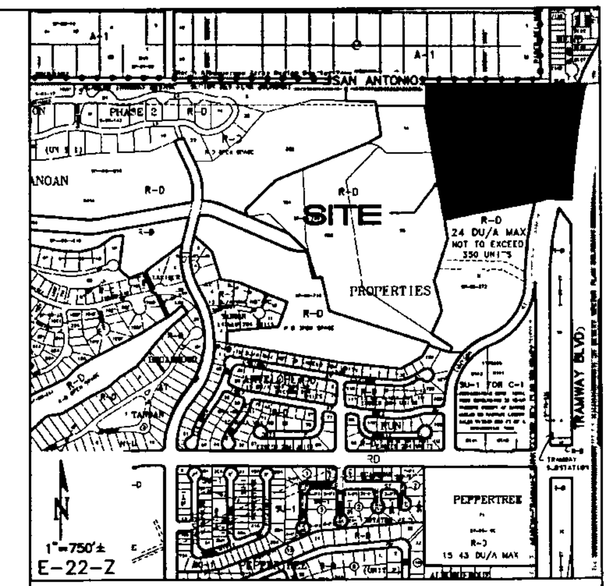
This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A.©

APARTMENT COMPLEX
TENNYSON ST. and SAN ANTONIO NE
MECHENBIER CONSTRUCTION
PHOTO BASE WITH LAYOUT

Date:	No.	Revision	Date	Job No.
10-25-11				1883
Drawn By: BJB				-
Chd By: FCA				SH 4 OF 6

M:\CAD FILES\1800-1899\1883\dwg\1883 EXH-PHOTO.dwg, 10/26/2011 4:26:24 PM, thor





LEGAL: TRACTS N-2 & N-3 AND A PORTION OF THE FUTURE VACATED ROW OF OLD TENNYSON ST.

AREAS: N-2: 2.5579
N-3: 13.8388
VACATED ROW: 1.0762
TOTAL 17.4729 AC.

ZONING: RD 24 DU/AC
NTE: 026 DU (N-2 & N-3)

0 25 50 100 150
SCALE 1"=50'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph 505-268-8828 www.iacnm.com

1883 SG-101.dwg Oct 25,2011

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

APARTMENT COMPLEX
TENNYSON ST. and SAN ANTONIO NE
MECHENBIER CONSTRUCTION

SITE LAYOUT AND GRADING STUDY

Date	No.	Revision	Date	Job No.
10-18-11				1883
Drawn By BJB				SG-1
Ckd By FCA				SH.5 OF 6

M:\CAD FILES\1600-1699\1683\dwg\1683 SG-101.dwg, 10/26/2011 4:27:51 PM, thor

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph 505-268-8828 www.iacnet.com

1883 SU-101.dwg Oct 25,2011

The design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

APARTMENT COMPLEX
TENNYSON ST. and SAN ANTONIO NE
MECHENBIER CONSTRUCTION
CONCEPTUAL UTILITY PLAN

Date	No.	Revision	Date	Job No.
10-18-11				1883
Drawn By: BJB				SU-1
Ckd By: FCA				SHEET 6 OF 6

M:\CAD FILES\1600-1699\1683\dwg\1683 SU-101.dwg, 10/26/2011 4:29:57 PM, mor

SKETCH PLAT

FOR

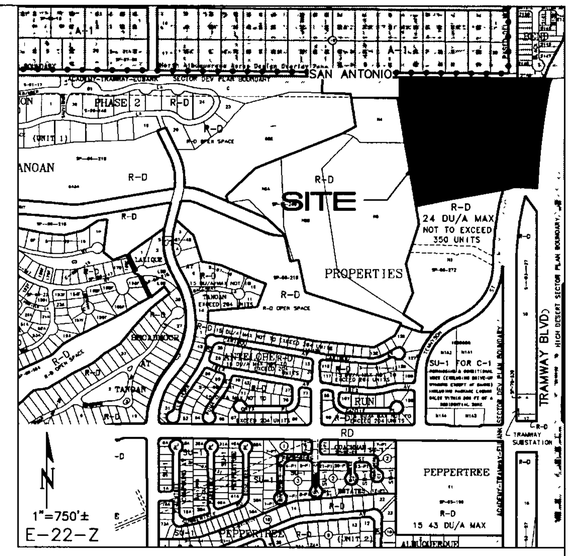
TRACT N-2, N-3-A, TANOAN PROPERTIES

TOGETHER WITH A PORTION OF THE

VACATED RIGHT-OF-WAY OF OLD TENNYSON ST. NE

ALBUQUERQUE, NEW MEXICO

OCTOBER 2011



INDEX TO DRAWINGS

SHEET NO.	TITLE
1	COVER SHEET
2	BOUNDARY, EASEMENTS, AND VACATION EXHIBIT
3	FLOOD PLAIN AND DRAINAGE WAY EXHIBIT
4	PHOTO BASE WITH LAYOUT
5	SITE LAYOUT AND GRADING STUDY
6	CONCEPTUAL UTILITY PLAN

PURPOSE OF PLATTING ACTION

1. CONSOLIDATE TRACT N-3-A, N-2 AND THE NORTHERLY PORTION (1.0762 AC.) OF THE VACATED "OLD" TENNYSON ST. RIGHT-OF-WAY.
2. VACATE ALL OR A PORTION OF THE FUTURE TENNYSON ST. ALIGNMENT (C28-79; 09-23-85).
3. VACATE THE PNM 150 FT WIDE TRANSMISSION LINE EASEMENT AND TO GRANT A REPLACEMENT 65 FT EASEMENT IN A NEW ALIGNMENT.
4. VACATE DRAINAGE EASEMENT AND TO GRANT REPLACEMENT DRAINAGE EASEMENTS FOR THE NEW PINO ARROYO ALIGNMENT AND THE PINO TRIBUTARY DIVERSION STORM DRAIN.
5. FINAL PLAT TO GRANT THE REQUIRED WATERLINE AND SANITARY SEWER EASEMENTS TO ACCOMMODATE THE EXTENSION (LOOPING) OF THE 10" WL IN TENNYSON STREET AND FOR THE ONSITE WATER DISTRIBUTION SYSTEM INCLUDING FIRE HYDRANTS AND WATER SERVICES.
6. GRANT P.U.E. AS REQUIRE BY PNM, NMGC CENTURY LINK AND COMCAST.

PREPARED BY:

ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

PREPARED FOR:

MECHENBIER CONSTRUCTION INC.
8500 WASHINGTON ST NE SUITE A-5
ALBUQUERQUE, NM 87113

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph 505-268-8828 www.iacivil.com

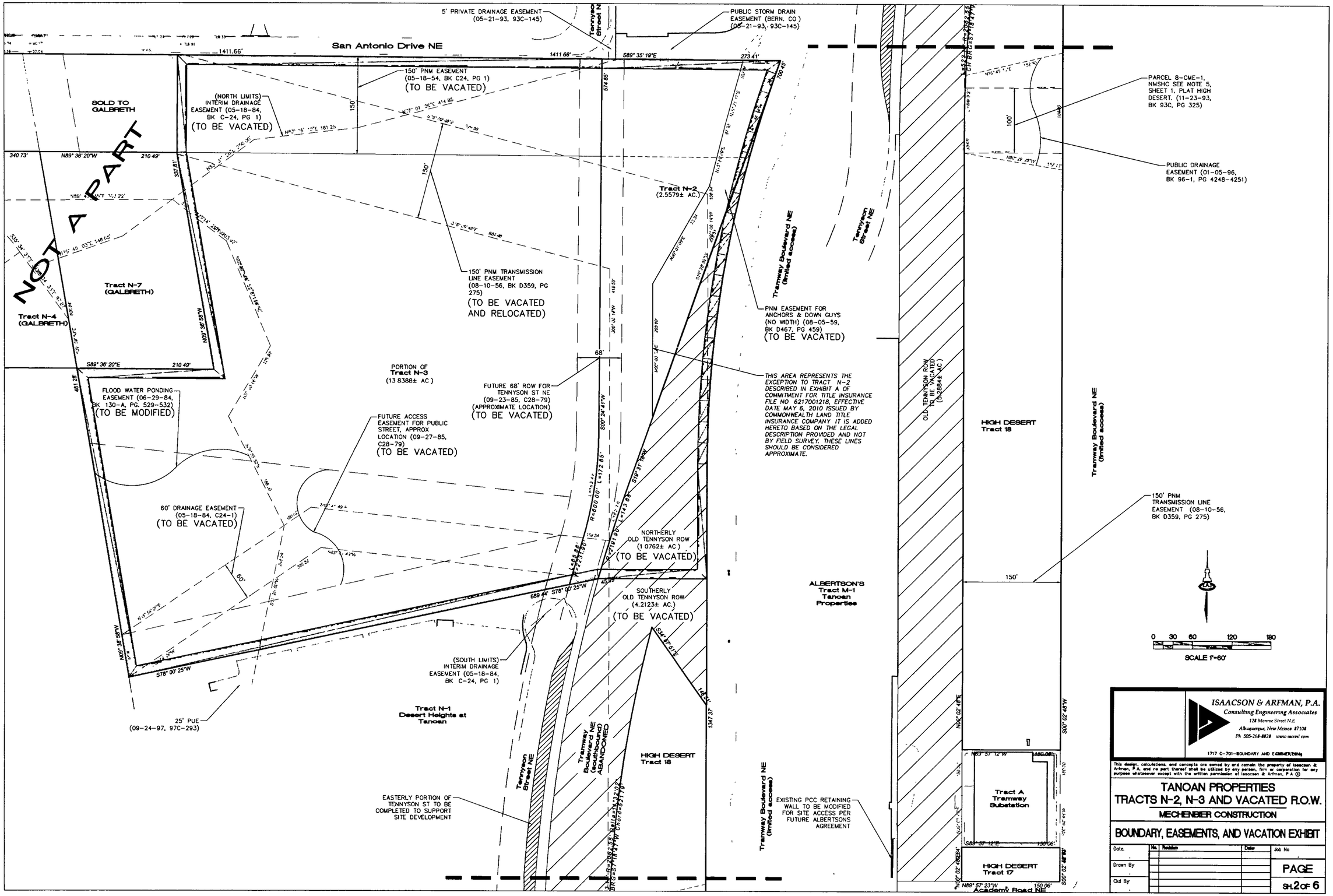
1883 C-001.dwg Oct 27,2011

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

APARTMENT COMPLEX
TENNYSON ST. and SAN ANTONIO NE
MECHENBIER CONSTRUCTION
SKETCH PLAT

Date	No.	Revision	Date	Job No
10-26-11				1883
Drawn By FCA				C-001
Ckd By FCA				SH. 1 OF 6

M:\CAD FILES\1600-1699\1683dwgs\1683 C-001.dwg, 10/27/2011 10:21:06 AM, thor



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph 505-268-8828 www.iacivil.com

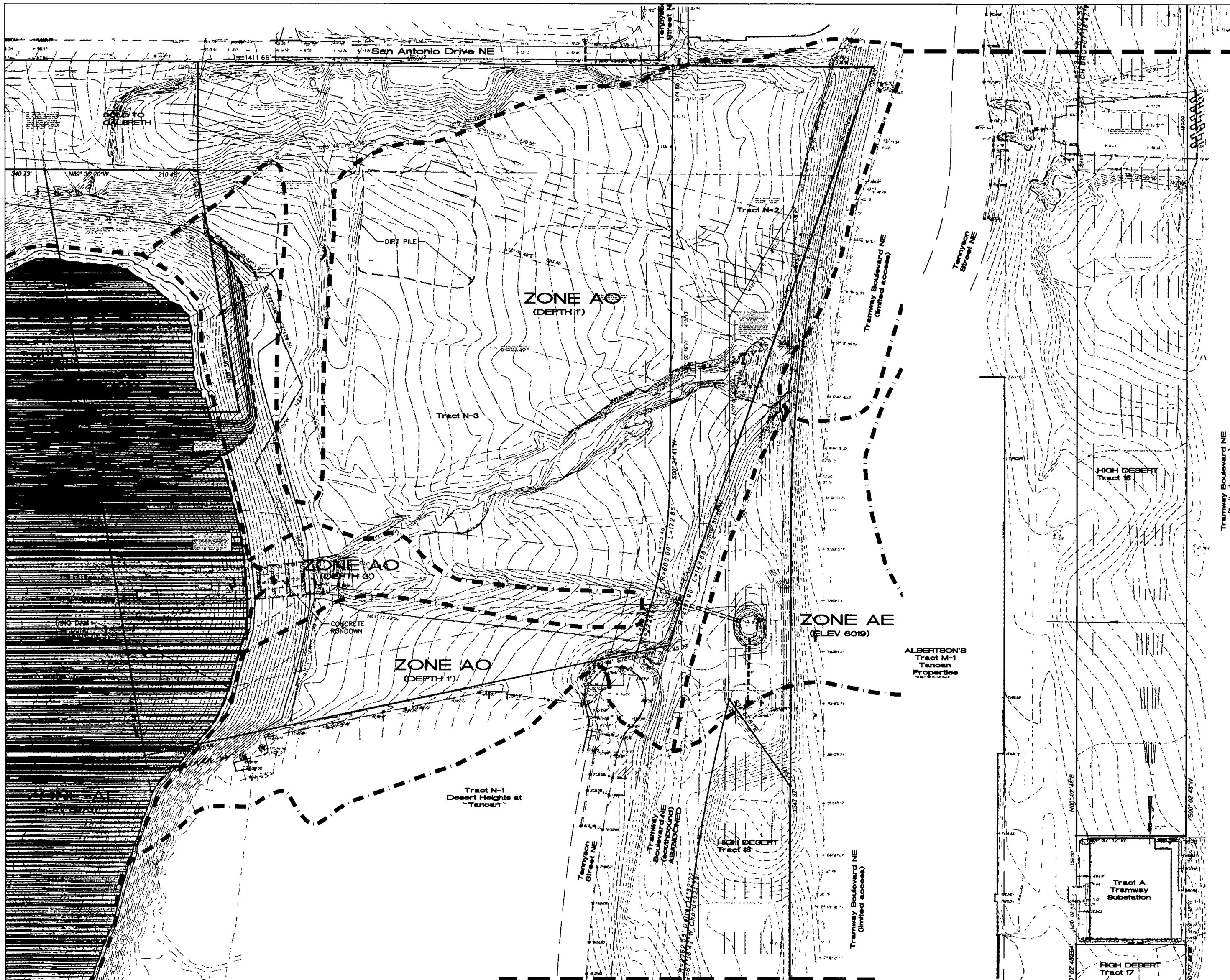
1717 C-701-BOUNDARY AND EASEMENTS.dwg

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A.

TANOAN PROPERTIES
TRACTS N-2, N-3 AND VACATED R.O.W.
MECHENBIER CONSTRUCTION
BOUNDARY, EASEMENTS, AND VACATION EXHIBIT

Date	No.	Revisions	Date	Job No
Drawn By				PAGE
Ckd By				SH.2 OF 6

M:\CAD FILES\1700-1799\1717\dwg\1717 C-701-BOUNDARY AND EASEMENT.dwg, 10/27/2011 8:49:43 AM, thor



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph 505-268-8828 www.iacivil.com

1717 C-701-FLOOD AND DRAINAGE 2011

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

TANOAN PROPERTIES

MECHENBIER CONSTRUCTION

FLOOD PLAIN AND DRAINAGE WAY EXHIBIT

Date.	No.	Revisions	Date	Job No
Drawn By				PAGE
Ckd By				SH.3 OF 6

M:\CAD FILES\1700-1799\1717\dwg\1717 C-701-FLOOD AND DRAINAGE.dwg, 10/26/2011 4:23:59 PM, tnor

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

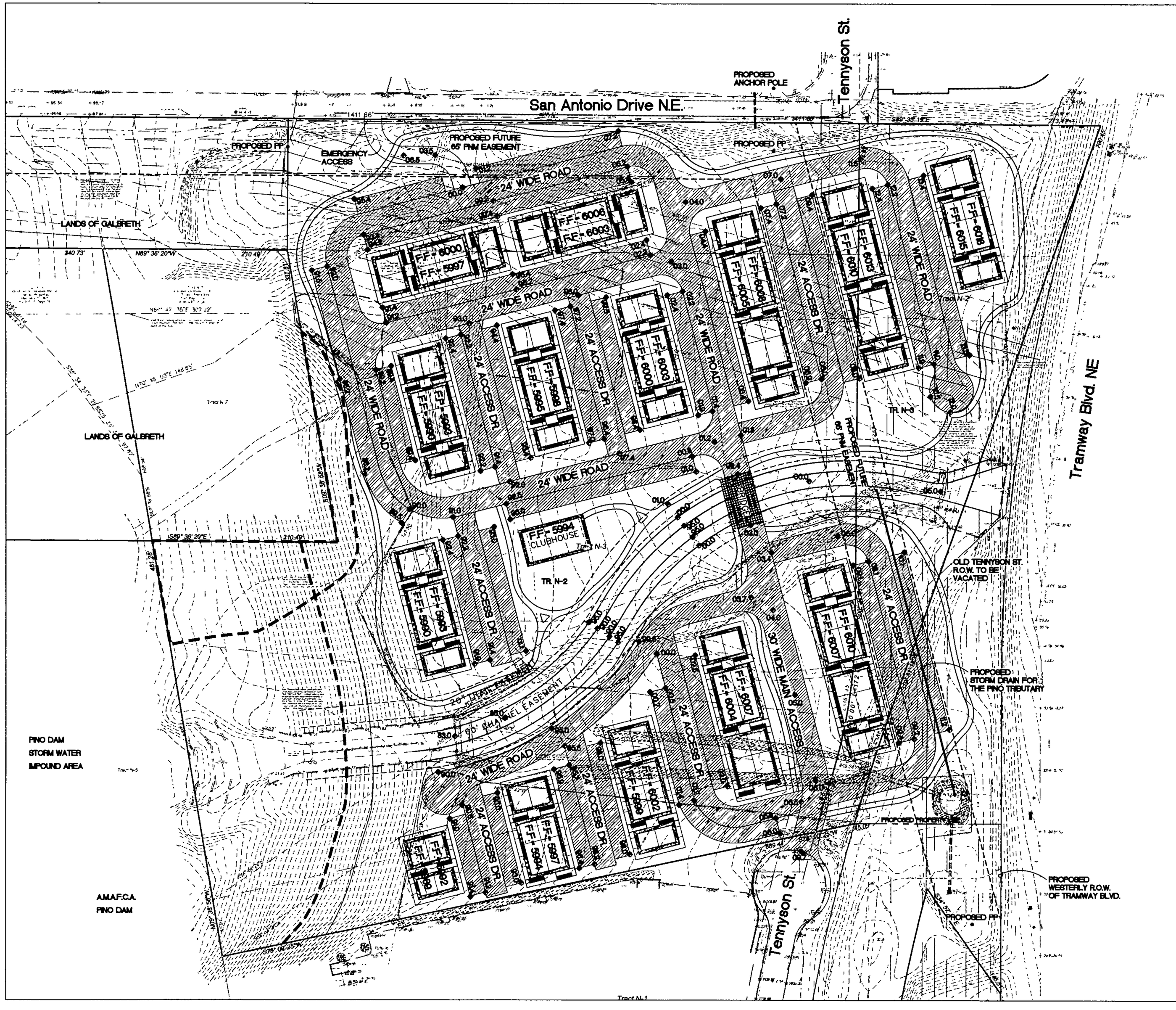
1883 EXH-PHOTO.dwg Oct 25,2011

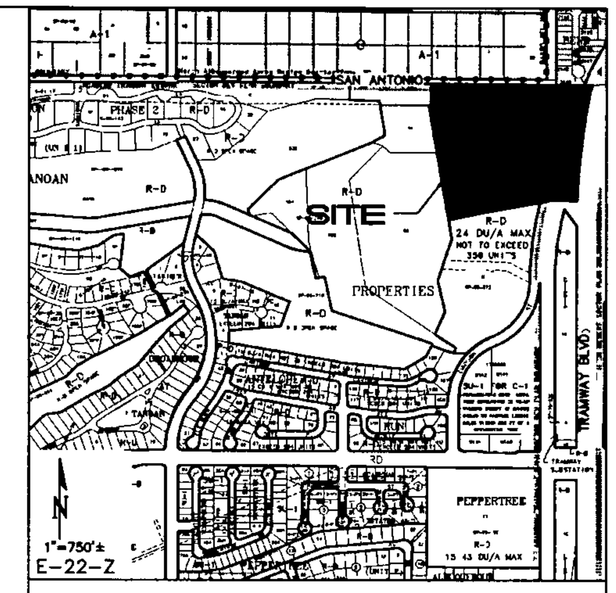
This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A.©

APARTMENT COMPLEX
TENNYSON ST. and SAN ANTONIO NE
MECHENBIER CONSTRUCTION
PHOTO BASE WITH LAYOUT

Date:	No.	Revision	Date	Job No.
10-25-11				1883
Drawn By: BJB				
Ckd By: FCA				SH 4 OF 6

M:\CAD FILES\1800-1899\1883\dwg\1883 EXH-PHOTO.dwg, 10/26/2011 4:26:24 PM, thor





LEGAL: TRACTS N-2 & N-3 AND A PORTION OF THE FUTURE VACATED ROW OF OLD TENNYSON ST.

AREAS: N-2: 2.5579
N-3: 13.8388
VACATED ROW: 1.0762
TOTAL 17.4729 AC.

ZONING: RD 24 DU/AC
NTE: 026 DU (N-2 & N-3)

0 25 50 100 150
SCALE 1"=50'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph 505-268-8828 www.iacivil.com

1883 SG-101.dwg Oct 25,2011

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

APARTMENT COMPLEX
TENNYSON ST. and SAN ANTONIO NE
MECHENBIER CONSTRUCTION

SITE LAYOUT AND GRADING STUDY

Date	No.	Revision	Date	Job No
10-18-11				1883
Drawn By: BJB				SG-1
Ckd By: FCA				SH.5 OF 6

M:\CAD FILES\1800-1899\1883\dwg\1883 SG-101.dwg, 10/26/2011 4:27:51 PM, thor

APARTMENT COMPLEX
TENNYSON ST. and SAN ANTONIO NE
MECHENBER CONSTRUCTION
CONCEPTUAL UTILITY PLAN

No.	Revision	Date	Job No. 1883
			Date 10-18-11
			Drawn By BJB
			Chkd By FCA

SU-1

Sheet 6 of 6

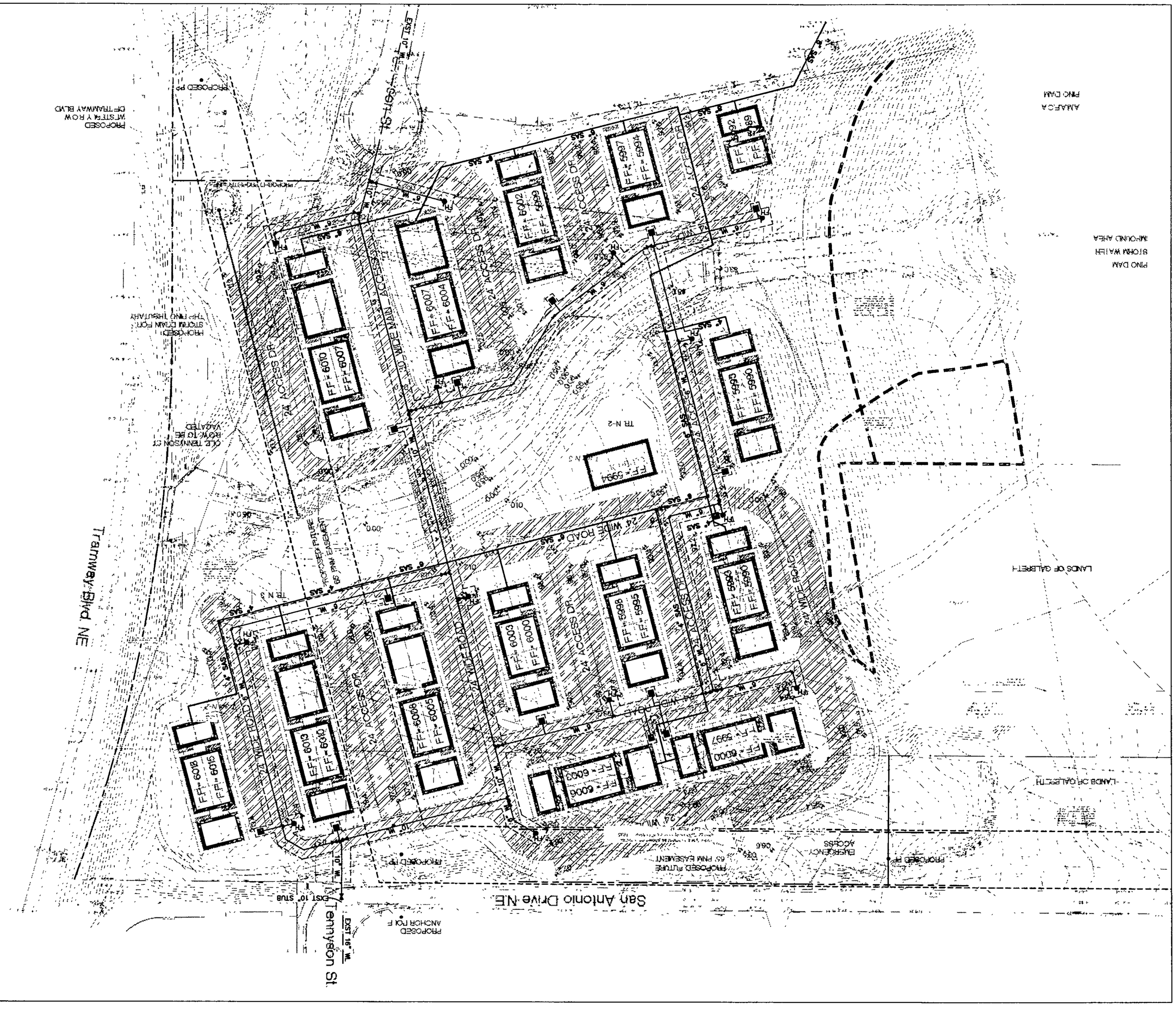
This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street NE
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

1883 SU-101.dwg Oct. 25,2011

SCALE 1"=50'

0 25 50 100 150



M:\CAD FILES\1800-1899\1883\dwg\1883 SU-101.dwg, 10/26/2011 4:29:57 PM, tror

PROJECT

1008135

App #	Action	Date
11-70270	P&F	9-28-11

AMENDMENTS THROUGH:

SD-78-1-12 FINAL MAP
ACADEMY-TRAMWAY-EUBANK
SECTOR DEVELOPMENT PLAN

TO BE EXTENDED
TABLE(S)
...

Δ9 SINGLE FAMILY DETACHED, R-D ZONED MAXIMUM DENSITY 4 D.U./AC.

LOCAL STREETS, PROVIDING ACCESS TO THE VARIOUS PARCELS. EXACT LOCATION & DEDICATION TO BE DETERMINED W/PLAT SUBMITTALS.

EXACT LOCATION & DEDICATION OF PROPOSED PARK TO BE DETERMINED WITH PLAT SUBMITTALS

OCAL STREETS, PROVIDING
CCESS TO THE VARIOUS PARCELS
ACT LOCATION & DEDICATION TO BE
TERMINED W/PLAT SUBMITTALS.

EXISTING 150' EASEMENT FOR PNM TRANSMISSION LINES

IXED RESIDENTIAL
MAX. DENSITY
24 DU/AC
105 UNITS

EXACT LOCATION & DEDICATION OF TENNYSON ST. TO BE DETERMINED WITH PLAT SUBMITTALS.

SINGLE FAMILY DETACHED
MAX. DENSITY 4 DU/AC.
125 UNITS

MIXED RESIDENTIAL
MAX. DENSITY 20 DU/AC.
204 UNITS

OS

AMAFCA FLOOD CONTROL STRUCTURE

AMAFCA FLOOD WATER RETENTION FACILITY W/ RECREATIONAL USES

MIXED RESIDENTIAL
MAX. DENSITY
24 DU/AC
300 UNITS

LIMITS OF DECEMBER, 1984 AMENDMENTS (SD-78-1-7)

SINGLE FAMILY DETACHED MAX DENSITY 6DU/Ac 27 UNITS (SD-78-1-8)

OFFICE PARK AND RESTAURANTS WITH FULL SERVICE LIQUOR USES SU-1 FOR C-1 PERMISSIVE AND CONDITIONAL USES (EXCLUDING DRIVE-UP WINDOWS EXCEPT AT BANKS) AND INCLUDING PACKAGE LIQUOR SALES WITHIN 600 FEET OF R RESIDENTIAL ZONE (SUPERCEDES #4)

Δ2

R-C OFFICE USE) APPROVED Z-7[illegible] AS ADDITIONAL TO SHOPPING CENTER LOCATION

PARK LOCATION TO CONFORM TO ½ MILE SPACING OR CASH IN LIEU OF DEDICATION TO BE DETERMINED WITH PLAT SUBMITTALS. (SEE NOTE 2 AND FINDING 11).

SINGLE FAMILY ATTACHED OR DETACHED MAX DENSITY: 9 DU/AC 484 UNITS

R-D Z-78-15

SINGLE FAMILY DETACHED MAX DENSITY 4 DU/AC. 197 UNITS

4 DU/AC. 59 UNITS

MIXED RESIDENTIAL MAX. DENSITY 8 DU/AC. 368 UNITS

SINGLE FAMILY ATTACHED OR DETACHED MAX 9 DU/AC 79 UNITS

MIXED RES. 20 DU/AC. 108 UNITS

MIXED RES. 20 DU/AC 198 UNITS

SINGLE FAMILY MAX. 6.0DU/AC

PROSPECTORS RIDGE

MIXED RESIDENTIAL MAX. 12 DU/AC 120 UNITS

UNIT 5A

LA VISTA GRANDE

R-D Z-78-16

SINGLE FAMILY MAX. 9.5DU/AC. 96 UNITS

TRAMWAY

MIXED RESIDENTIAL MAX. DENSITY: 10 DU/AC 212 UNITS

Δ1

ACADEMY ROAD

SPAIN ROAD

OVERLOOK

PLACE

PLACE

OS

P

S

EATMENT, EASEMENTS AND OTHER
SHALL BE RESOLVED WITH SPECIFIC
WITH PLAN APPROVAL AND IN
Y.NCE STUDY (SUBMITTED 11/78)

AMING (FINDING NO. 8) SHALL BE
EMENTS PROGRAM AND AGREEMENTS
DEPENDENT INPUT SHALL BE MADE
RTMENTS AND COMMITTEES AND ARE

AS REVISED (ACCORDING TO E.P.C.
78-1, REVISED APRIL, 1979 (FINAL
ISION OF THE APPROVED PLAN AND
OPOSED DEVELOPMENT PATTERNS AND
G WHICH HAS OCCURRED SUBSEQUENT

D-78-1 1) WAS OBTAINED BY THE
TS THAT ACTION. ADDITIONALLY,
ROVAL REQUIRES THAT AT THE TIME
WAY FOR DRAINAGE EASEMENTS MUST
E STUDY IS REQUIRED PRIOR TO
LANS FURTHER, ALL FUTURE SITE
SHOW PROPOSED TREATMENT OF

L PLANNING COMMISSION MEETING OF

OR THE TWO SU-1 TRACTS IN THE
OT AFFECT THE OVERALL SECTOR

A NET DECREASE OF OVERALL SECTOR
ADDITIONAL INCREASES APPEAR
NTAL PLANNING COMMISSION FINDING

ICIENT RIGHT-OF-WAY FOR DRAINAGE

REQUIRED PRIOR TO APPROVAL OF
FURTHER, ALL FUTURE SITE PLANS
SHOW PROPOSED TREATMENT OF

PROVED BY THE ENVIRONMENTAL
JNCIL SINCE ADOPTION OF THE ORIGI

E EPC TOOK THE FOLLOWING ACTION
JBMITTED BY AICO-WOOD FOR A PAR-
R OF SPAIN ROAD AT TRAMWAY BOU-
R DEVELOPMENT PLAN FOR THIS PAR-
" THE MAXIMUM DENSITY - 10 DWELL-
ITS." (Z-78-15-1)

OUNCIL PASSED AN ORDINANCE EX-
TO INCLUDE THE RIGHT-OF-WAY OF

Δ4 SD-78-1-7: ON DECEMBER 17, 1984 THE EPC APPROVED A REQUEST BY HERBERT M. DENISH AND ASSOCIATES, AGENTS FOR AMERIWEST, FOR THE NORTHEAST CORNER OF THE INTERSECTION OF TRAMWAY AND ACADEMY (11 ACRES) AND 4.5 ACRES TO THE WEST OF TENNYSON TO ALLOW "OFFICE PARK AND RESTAURANTS WITH FULL-SERVICE LIQUOR".

Δ5 SD-78-1-8: ON SEPTEMBER 16, 1980 THE EPC APPROVED A REQUEST BY CENTEX HOMES FOR AMENDMENT FROM "OFFICE PARK AND RESTAURANT WITH FULL SERVICE LIQUOR" TO "RESIDENTIAL - 6 DWELLING UNITS PER ACRES - 27 UNITS" FOR 4.5 ACRES WEST OF TENNYSON ROAD.

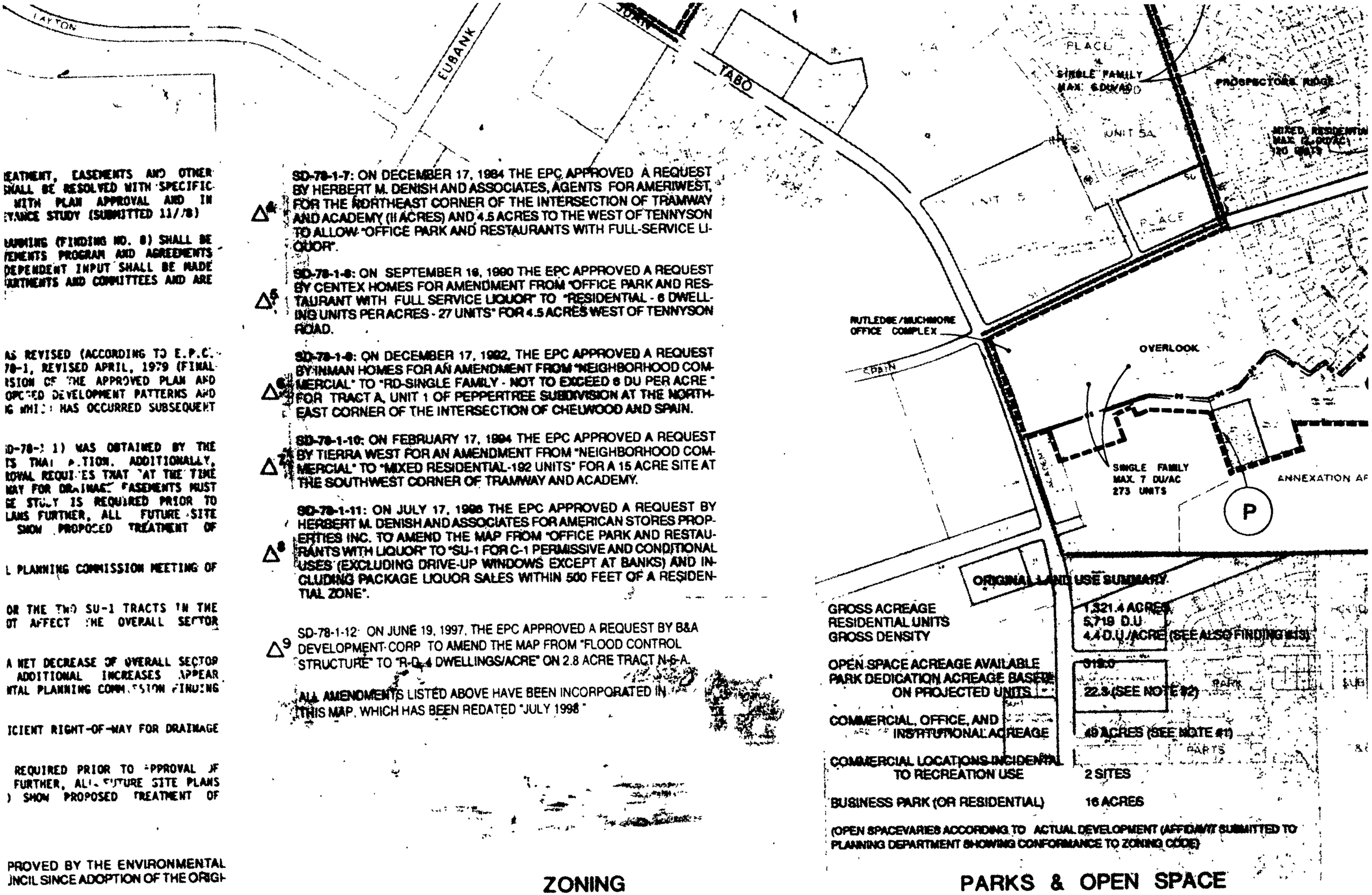
Δ6 SD-78-1-9: ON DECEMBER 17, 1982, THE EPC APPROVED A REQUEST BY INMAN HOMES FOR AN AMENDMENT FROM "NEIGHBORHOOD COMMERCIAL" TO "RD-SINGLE FAMILY - NOT TO EXCEED 6 DU PER ACRE" FOR TRACT A, UNIT 1 OF PEPPERTREE SUBDIVISION AT THE NORTHEAST CORNER OF THE INTERSECTION OF CHELWOOD AND SPAIN.

Δ7 SD-78-1-10: ON FEBRUARY 17, 1994 THE EPC APPROVED A REQUEST BY TIERRA WEST FOR AN AMENDMENT FROM "NEIGHBORHOOD COMMERCIAL" TO "MIXED RESIDENTIAL-192 UNITS" FOR A 15 ACRE SITE AT THE SOUTHWEST CORNER OF TRAMWAY AND ACADEMY.

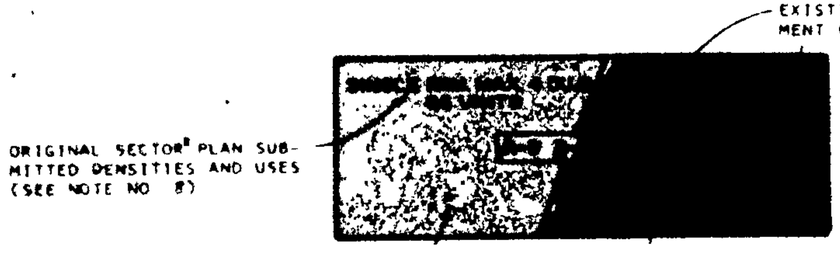
Δ8 SD-78-1-11: ON JULY 17, 1996 THE EPC APPROVED A REQUEST BY HERBERT M. DENISH AND ASSOCIATES FOR AMERICAN STORES PROPERTIES INC. TO AMEND THE MAP FROM "OFFICE PARK AND RESTAURANTS WITH LIQUOR" TO "SU-1 FOR C-1 PERMISSIVE AND CONDITIONAL USES (EXCLUDING DRIVE-UP WINDOWS EXCEPT AT BANKS) AND INCLUDING PACKAGE LIQUOR SALES WITHIN 500 FEET OF A RESIDENTIAL ZONE".

Δ9 SD-78-1-12: ON JUNE 19, 1997, THE EPC APPROVED A REQUEST BY B&A DEVELOPMENT CORP. TO AMEND THE MAP FROM "FLOOD CONTROL STRUCTURE" TO "R-D, 4 DWELLINGS/ACRE" ON 2.8 ACRE TRACT N-6-A.

ALL AMENDMENTS LISTED ABOVE HAVE BEEN INCORPORATED IN THIS MAP, WHICH HAS BEEN REDATED "JULY 1998"



ZONING



PARKS & OPEN SPACE

P — GENERALIZED NEIGHBORHOOD PARK LOCATIONS TO CONFORM WITH EXISTING POLICIES SPECIFIC LOCATIONS AND SIZES TO BE DETERMINED COINCIDENT WITH PLAT SUBMITTALS. (SEE NOTE 2 AND FINDING 12).

OS — OPEN SPACE GENERAL AREAS (SPECIFIC OPEN SPACE DEDICATION TO BE COINCIDENT WITH PLAT SUBMITTALS (SEE FINDING 11 AND

1990 (SD-78-1-8)

USE DESIGNATION FOR TRACT M-2-A-1, TANOAN
ERVICE LIQUOR TO SINGLE FAMILY RESIDENTIAL,.
UST 16, 1990.

NIO ROAD BETWEEN VENTURA
RANGE MASTER STREET PLAN
C. DISCUSSION INDICATED
BE FROM WITHIN P.N.M.
S IN NORTH ALBUQUERQUE

ESTABLISHED URBAN

DEVELOPING URBAN

SINGLE FAMILY, ATT. OR DET, MAX. 7 DU/AC 231 UNITS

EXISTING 150' EASEMENT FOR P.N.M. TRANSMISSION LINES

SINGLE FAMILY
ATTACHED OR DETACHED
MAX. DENSITY: 4 DU/AC
284 UNITS

OS

BUSINESS PARK WITH RELATED
COMMERCIAL OR HIGH DENSITY
RESIDENTIAL MAX. 12 DU/AC
192 UNITS

FAIRWAY ESTATES AT TANOAN

UNIT ONE
FILED 6-21-79

R-D 2-78-68

GOLF COURSE, DRAINAGE, RETENT
BASIN AND RELATED USES

136'

EUBANK BLVD.

R-T

SIDENTIAL
DU/AC

OS

VILLAGE GREENS
AT TANOAN
FILED 8-1-79

ACADEMY

STREET

VILLAGE GREENS WEST

VENTURA

SU-1
(SPECIAL USE FOR A MIXED DEVELOPMENT
INCLUDING FINANCIAL / COMMERCIAL, OFFICE,
INSTITUTIONAL (NURSING HOME AND DAY CARE)
AND MIXED RESIDENTIAL DEVELOPMENT WITH
GARDEN, HIGH RISE AND ELDERLY DEPENDENT
APARTMENTS)

Z-80-147

SINGLE FAMILY RES.
MAX DENSITY 6 DU/AC
(56 UNITS

P

EXISTING

AREA WITHIN BOUNDARY DESIGNATED ..... SUITABLE
FOR SITE DEVELOPMENT PLAN REVIEWS (SU-1) IN
ACCORDANCE WITH CONCEPTUAL PLAN APPROVED BY
E.P.C. WITH ZONING REQUEST (Z-80-147) NOTE:
ESTABLISHED URBAN CRITERIA.

VILLA ENCANTADA
SU-1
8 D.U. AC.

UNIT

AVEN

JUAN

EUBANK

TABO

DESIGN, DRAINAGEWAY TREATMENT, EASEMENTS AND OTHER
MAFCA RESOLUTION 1972-2 SHALL BE RESOLVED WITH SPECIFIC
MENT PLANS SUBMITTED WITH PLAN APPROVAL AND IN
HE APPROVED MASTER CONVEYANCE STUDY (SUBMITTED 11//8)

ING AND DEVELOPMENT PROGRAMMING (FINDING NO. 8) SHALL BE
OF THE CAPITAL IMPROVEMENTS PROGRAM AND AGREEMENTS
HIS PLAN. AS SUCH, INDEPENDENT INPUT SHALL BE MADE
RESPECTIVE BOARDS, DEPARTMENTS AND COMMITTEES AND ARE
PLAN.

SUBMITTAL OF SD-78-1 WAS REVISED (ACCORDING TO E.P.C.
AND REPUBLISHED AS SD-78-1, REVISED APRIL, 1979 (FINAL
ER 1980) AN AMENDED VERSION OF THE APPROVED PLAN AND
UPDATES, CHANGES IN PROPOSED DEVELOPMENT PATTERNS AND

Δ^{6} **SD-78-1-7:** ON DECEMBER 17, 1984 THE EPC APPROVED A REQUEST BY HERBERT M. DENISH AND ASSOCIATES, AGENTS FOR AMERIWEST, FOR THE NORTHEAST CORNER OF THE INTERSECTION OF TRAMWAY AND ACADEMY (11 ACRES) AND 4.5 ACRES TO THE WEST OF TENNYSON TO ALLOW "OFFICE PARK AND RESTAURANTS WITH FULL-SERVICE LIQUOR".

Δ^{8} **SD-78-1-8:** ON SEPTEMBER 16, 1990 THE EPC APPROVED A REQUEST BY CENTEX HOMES FOR AMENDMENT FROM "OFFICE PARK AND RESTAURANT WITH FULL SERVICE LIQUOR" TO "RESIDENTIAL - 6 DWELLING UNITS PER ACRES - 27 UNITS" FOR 4.5 ACRES WEST OF TENNYSON ROAD.

Δ^{9} **SD-78-1-9:** ON DECEMBER 17, 1992, THE EPC APPROVED A REQUEST BY INMAN HOMES FOR AN AMENDMENT FROM "NEIGHBORHOOD COMMERCIAL" TO "RD-SINGLE FAMILY - NOT TO EXCEED 6 DU PER ACRE"

BUTLE
OFFICE

PROJECT

1008435

App #	Action	Date
10-70332	VPE	12-22-10
10-70333	BLV	"
10-70334	P&F	"

PROJECT

1008435

App #	Action	Date
10-70198	SK	7-28-10