



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 29, 2010

Project# 1008490

10DRB-70255 VACATION OF PUBLIC UTILITY EASEMENTS

DSA ARCHITIECTS LLC agent(s) for MECHTRONIC SOLUTIONS INC request(s) the referenced/above action(s) for all or a portion Lot 9, Block A, **INTERSTATE INDUSTRIAL TRACT UNIT 1**, zoned M-1, located on the north side of ACADEMY PARKWAY NORTH NE between ACADEMY PARKWAY WEST NE and ACADEMY PARKWAY EAST NE containing approximately 2.432 acre(s). (E-17)

At the September 29, 2010 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

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

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

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

CONDITIONS:

1. 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 October 14, 2010 in the manner described below.

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

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

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

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: DSA Architects LLC – 4700 Lincoln Road N Ste 111 – Albuquerque, NM 87109

Cc: Mechtronic Solutions Inc. – 3801 Academy Parkway North NE – Albuquerque, NM 87109

Scott Howell
Marilyn Maldonado
file



PROJECT # 1008490

#3

Date: 9-29-10

**DRB PUBLIC HEARING
SIGN IN SHEET**

**Please provide your name and address for an opportunity to speak and/or
receive an official notice of decision**

1. Name: _____ Address: _____ zip: _____

2. Name: _____ Address: _____ zip: _____

3. Name: _____ Address: _____ zip: _____

4. Name: _____ Address: _____ zip: _____

5. Name: _____ Address: _____ zip: _____

6. Name: _____ Address: _____ zip: _____

7. Name: _____ Address: _____ zip: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 29, 2010

Project# 1008490
10DRB-70255 VACATION OF PUBLIC UTILITY EASEMENTS

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| |
|---|
| AMAFCA No comments. |
| COG MRCOG has no comment on the proposed application. |
| TRANSIT No comments. |
| ZONING ENFORCEMENT |
| NEIGHBORHOOD COORDINATION Letters sent to: Alameda North Valley Association (R) |
| 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 No comments. |
| ENVIRONMENTAL HEALTH No comments. |
| M.R.G.C.D No comments. |
| OPEN SPACE DIVISION No comments. |
| CITY ENGINEER The Hydrology section has no objection to the vacation request. |

TRANSPORTATION DEVELOPMENT

No objection to vacation request.

PARKS AND RECREATION

No comments.

ABCWUA

No comments.

PLANNING DEPARTMENT

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

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

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

Meeting Date: September 29, 2010
Zone Atlas Page: E-17
Notification Radius: 100 Ft.

Project # 1008490
App# 10DRB-70255

Cross Reference and Location: on ACADEMY PARKWAY NORTH NE between
ACADEMY PARKWAY WEST NE and ACADEMY PARKWAY EAST NE

Applicant: MECHTRONIC SOLUTIONS INC
3801 ACADEMY PARKWAY NORTH NE
ALBUQUERQUE, NM 87109

Agent: DSA ARCHITIECTS LLC
4700 LINCOLN RD NE STE 111
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: September 10, 2010

Signature:

Sandy Handley



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any) DSA Architects, LLC. PHONE 505-342-6200
 ADDRESS: 4700 Lincoln Road N Suite 111 FAX: 505-342-6201
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: angela.b@dsaabq.com

APPLICANT: Mechtronie Solutions, Inc. PHONE: 505-821-4740
 ADDRESS: 3801 Academy Parkway North NE FAX: 505-821-5210
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: JSpruce@m-s-i.com

Proprietary interest in site 0 Owner/Occupied List all owners: Mechtronie Solutions

DESCRIPTION OF REQUEST: Vacate Public Utility Easement located at 3801 Academy Parkway North NE

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

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

Lot or Tract No Lot 9 Block A, Unit 1 Unit 1
 Subdiv/Addn/TBKA: Interstate Industrial Tract
 Existing Zoning: M-1 Proposed zoning: no change MRGCD Map No _____
 Zone Atlas page(s): E17 UPC Code: 101706203649320235

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App, DRB-, AX, Z, V, S, etc) _____
No Case History Found

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 2.43 Acres

LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: Academy Parkway North Academy Parkway West

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

SIGNATURE Angela Grapsas, DSA Architects DATE Aug. 20, 2010
 (Print) Angela Grapsas, DSA Architects, LLC. Applicant. Agent

FOR OFFICIAL USE ONLY

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

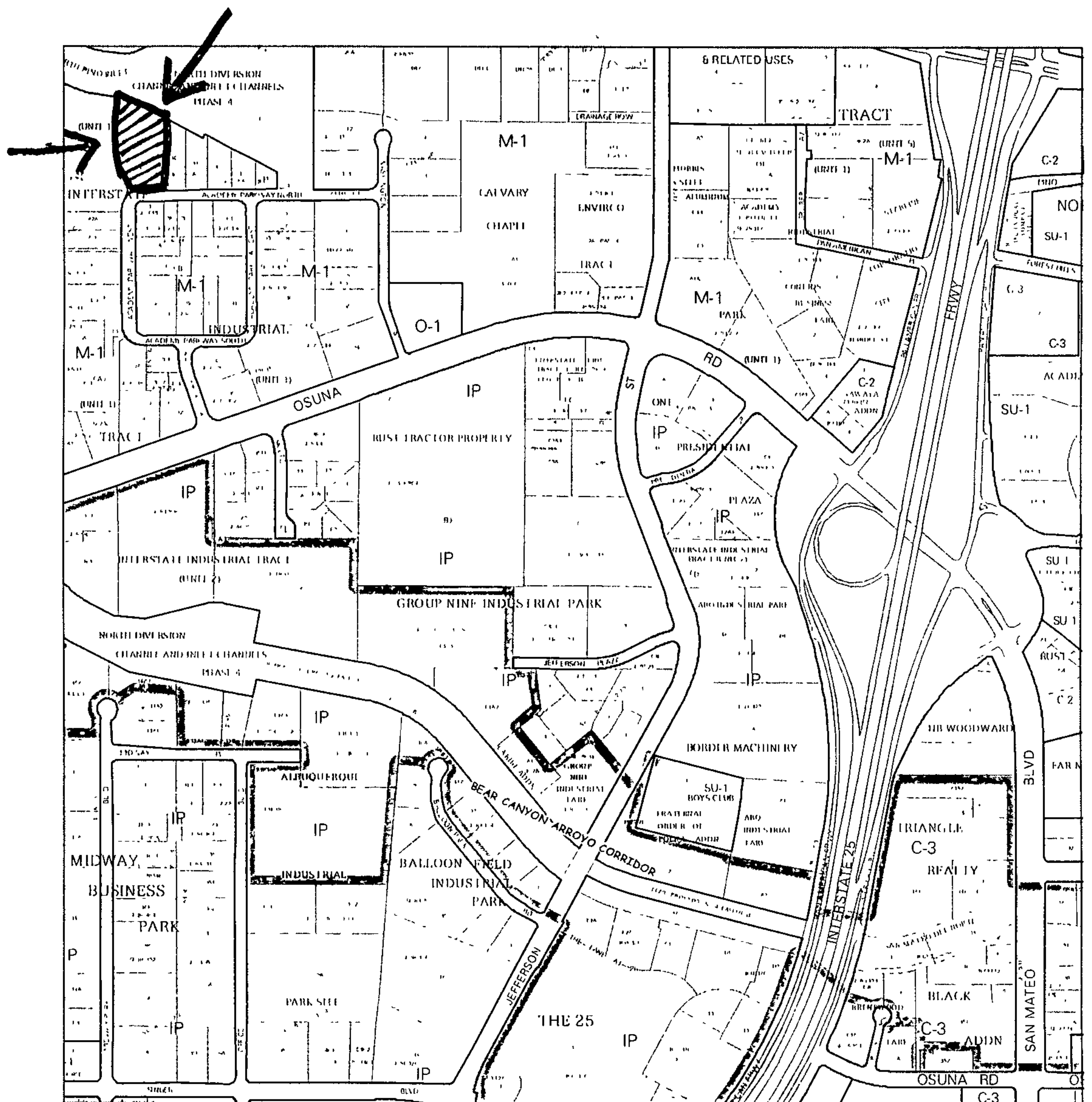
| Application case numbers | Action | SF | Fees |
|--------------------------|------------|----|------------------|
| <u>10DRB 70255</u> | <u>VPE</u> | | \$ <u>45.00</u> |
| | | | \$ <u>75.00</u> |
| | | | \$ <u>20.00</u> |
| | | | \$ _____ |
| | | | \$ _____ |
| | | | \$ _____ |
| | | | \$ _____ |
| | | | Total |
| | | | \$ <u>140.00</u> |

Hearing date 09/29/10

Sandy Handley 08/31/10
 Planner signature / date

Project # 1008490

Form revised 4/07



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

Map amended through 2/18/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page
E-17-Z

Selected Symbols

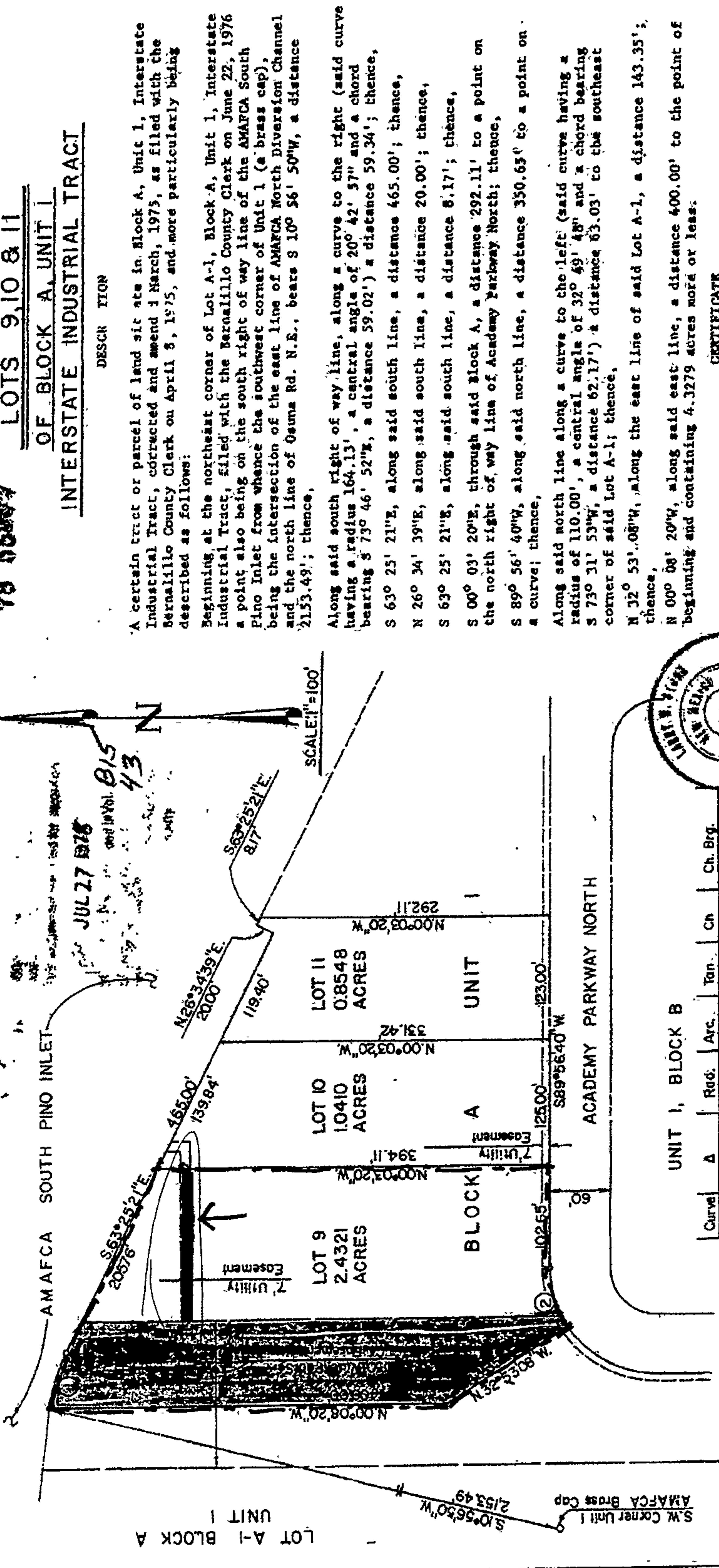
| | |
|----------------------|------------------------|
| SECTOR PLANS | Escarpment |
| Design Overlay Zones | 2 Mile Airport Zone |
| City Historic Zones | Airport Noise Contours |
| H-1 Buffer Zone | Wall Overlay Zone |
| Petroglyph Mon | |

0 750 1500 Feet

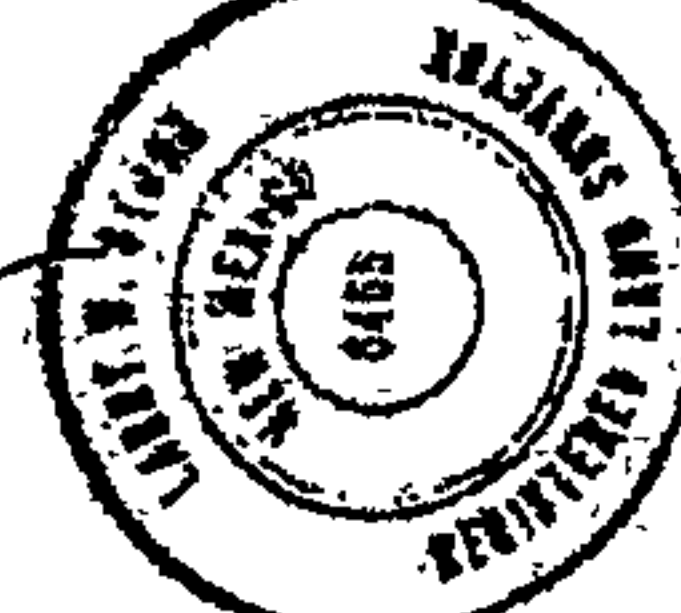
B15-43

78 55007

B15-43



| Curve | Δ | Rad. | Arc. | Tan. | Ch. | Ch. Brg. |
|-------|-------------|---------|--------|--------|--------|-----------------|
| 1 | 20° 42' 57" | 164.13' | 59.34' | 30.00' | 59.02' | S 73° 46' 52" E |
| 2 | 32° 49' 48" | 110.00' | 63.05' | 32.41' | 62.17' | S 73° 31' 53" W |



On this 26th day of July, 1978, the foregoing instrument was acknowledged before me by
Jack H. Hofford, President of Mechtron Solutions, Inc.
 My Commission Expires: *Sept. 12, 1979*
 Notary Public

The subdivision of the land hereon described is with free consent and in accordance with the desires of the undersigned owner and proprietor thereof, and said owner and proprietor does hereby dedicate the public right of way shown hereon, together with all easements shown on this plat, power and communication easements are reserved where shown by dashed lines, being 14 feet in width centered on the rear lot lines and 10 feet in width centered on the side lot lines, except as noted, including the right of ingress and egress and the right to trim interfering trees. Any drainage easements shown hereon are also easements shown hereon are also easements for underground sewer and water lines.

78 55007 LOTS 9, 10 & 11
 OF BLOCK A, UNIT I
 INTERSTATE INDUSTRIAL TRACT

DESCRIPTION

A certain tract or parcel of land situate in Block A, Unit 1, Interstate Industrial Tract, corrected and amended March, 1975, as filed with the Bernalillo County Clerk on April 5, 1975, and more particularly being described as follows:

Beginning at the northeast corner of Lot A-1, Block A, Unit 1, Interstate Industrial Tract, filed with the Bernalillo County Clerk on June 22, 1976 a point also being on the south right of way line of the AMAFCA South Pino Inlet from whence the southwest corner of Unit 1 (a brass cap), being the intersection of the east line of AMAFCA North Diversion Channel and the north line of Osuna Rd. N.E., bears S 10° 56' 50" W, a distance 2153.49'; thence,

Along said south right of way line, along a curve to the right (said curve having a radius 164.13', a central angle of 20° 42' 57" and a chord bearing S 73° 46' 52" E, a distance 59.02') a distance 59.34'; thence, S 63° 25' 21" E, along said south line, a distance 465.00'; thence, N 26° 34' 39" E, along said south line, a distance 20.00'; thence, S 63° 25' 21" E, along said south line, a distance 8.17'; thence, S 00° 03' 20" E, through said Block A, a distance 292.11' to a point on the north right of way line of Academy Parkway North; thence, S 89° 56' 40" W, along said north line, a distance 350.65' to a point on a curve; thence,

Along said north line along a curve to the left (said curve having a radius of 110.00', a central angle of 32° 49' 48" and a chord bearing S 73° 31' 53" W, a distance 62.17') a distance 63.05' to the southeast corner of said Lot A-1; thence, N 32° 53' 08" W, along the east line of said Lot A-1, a distance 143.35'; thence, N 00° 03' 20" W, along said east line, a distance 400.00' to the point of beginning and containing 4.3279 acres more or less.

CERTIFICATE

I, under the laws of New Mexico, certify that I am a registered Land Surveyor and that this Plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge.

Larry W. Sebne
 Larry W. Sebne, N.M.L.S. #6455
 Date July 26, 1978

Approval and conditional acceptance, as specified in Subsection 22A20 of the Albuquerque Subdivision Ordinance.

Subdivision No.

Approved by *W. P. Plouffe, City Planning Director*
 Date 7-27-78

Approval and filing with the County Clerk of Bernalillo County of this Plat does not vacate or in any way affect public or private easements.

John H. Hofford
 Property Management

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

GORDON HERKENHOFF & ASSOCIATES, INC.
 302 Eighth Street, N.W.
 Albuquerque, New Mexico 87102

(806) 247-0294

Description

Date JULY 1978


Drawing No.

Page

B15-43

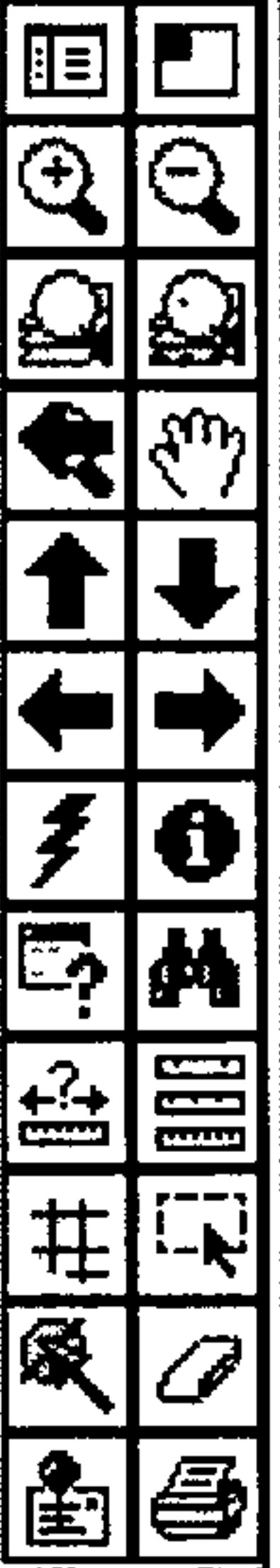
B15-43

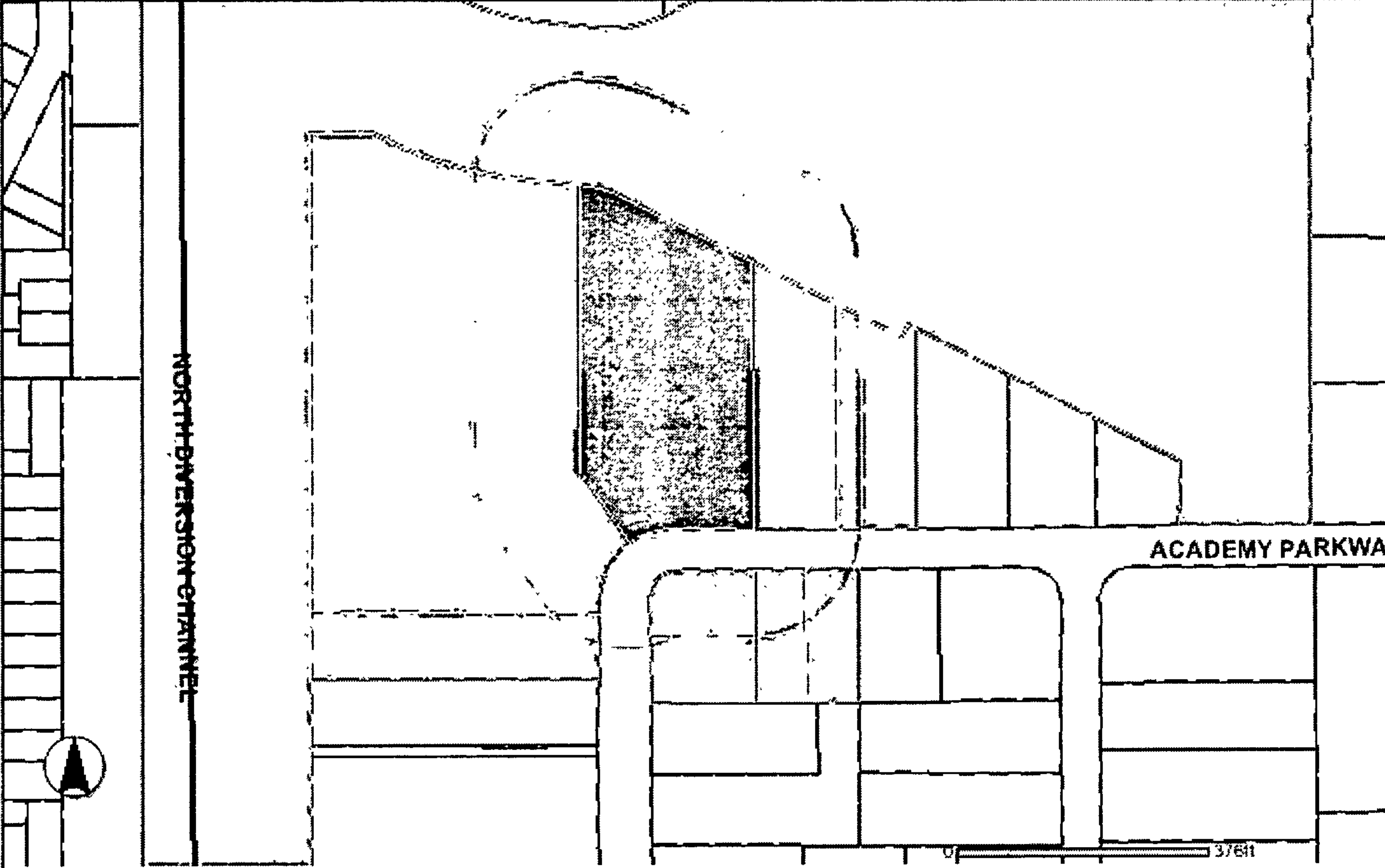
DSA Architects, LLC.
 Mechtron Solutions, Inc.
 Exhibit Showing Public Easement To Be Vacated



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
 - 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

OWNERSHIP

| Rec | UPC CODE | OWNER | OWNER ADDRESS | OWNER CITY |
|-----|--------------------|------------------------------|------------------------------|-------------|
| 1 | 101706200745020232 | ACADEMY PARKWAY VENTURES LLC | 6817 ACDEMY PKWY NE | ALBUQUERQUE |
| 2 | 101706206044020306 | JUSTUS REP 1 LLC | 95 JUNIPER HILL RD NE | ALBUQUERQUE |
| 3 | 101706204145220204 | SMITH JAMES E. & DOROTHY | 6822 ACADEMY PARKWAY WEST NE | ALBUQUERQUE |

Buffer
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[REFRESH](#)
[HELP](#)
[MAIN PAGE](#)
[CONTACT GIS TEAM](#)

OR CURRENT OWNER
ACADEMY PARKWAY VENTURES LLC
6817 ACDEMY PKWY NE
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
JUSTUS REP 1 LLC
95 JUNIPER HILL RD NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
SMITH JAMES E & DOROTHY
6822 ACADEMY PARKWAY WEST NE
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
MARCH DOUGLAS B REVOCABLE TRUST
AGREEMENT
9305 SEABROOK NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
RAEL RALPH J & CATHERINE E TRUSTEES
RAEL RVT
3804 ACADEMY PARKWAY NORTH NE
ALBUQUERQUE, NM 87109

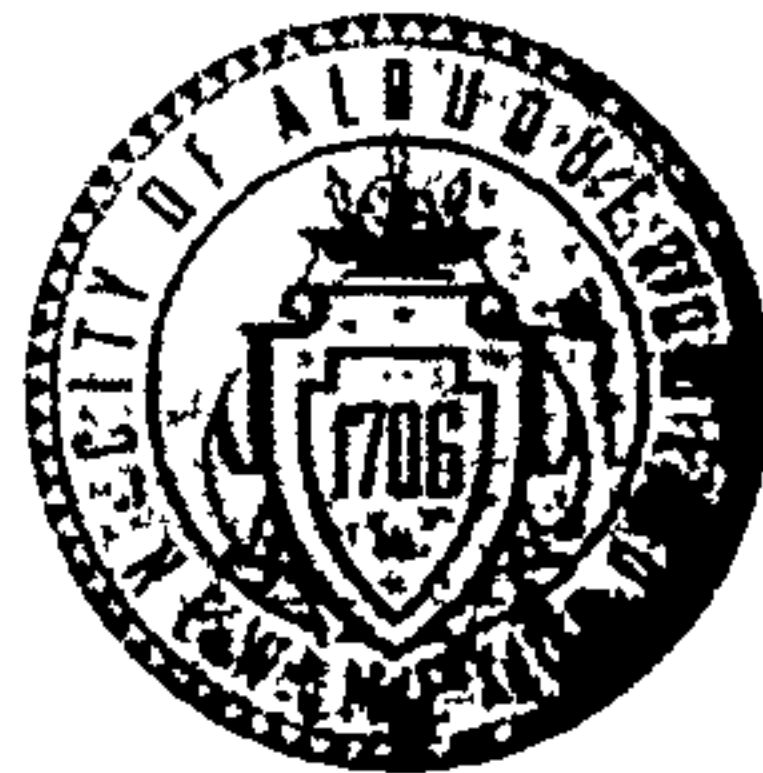
OR CURRENT OWNER
DWYER TERRANCE J & KATE L
9505 VILLAGE GREEN NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
JUSTUS REP 1 LLC
3812 ACADEMY PARKWAY NORTH NE
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
WCS PROPERTIES LLC
3801 ACADEMY PARKWAY NORTH NE
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
SALVATION ARMY C/O CAPTAIN GEORGE
BEAUCHAMP
44301 BRYN MAWR DR NE
ALBUQUERQUE, NM 87107

OR CURRENT OWNER
AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE, NM 87107



**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, September 29, 2010, beginning at 9:00 a.m.** for the purpose of considering the following:

Project# 1003674

10DRB-70260 VACATION OF PUBLIC DRAINAGE EASEMENTS

CARA HAMMOND request(s) the referenced/above action(s) for all or a portion Lot 9, **RICH COURT SUBDIVISION**, zoned RD, located on RICH CT NE north of ALAMEDA BLVD NE between BARSTOW ST NE and VENTURA ST NE containing approximately .168 acre(s). (C-20)

Project# 1006520

10DRB-70264 MAJOR - - 6 MONTH EXTENSION OF SUBDIVISION IMPROVEMENTS (6 MO SIA)

HIGH MESA CONSULTING GROUP agent(s) for PROTESTANT EPISCOPAL CHURCH IN NM request(s) the referenced/ above action(s) for all or a portion of **HOPE PLAZA** zoned SU-2/ O-1 & R-T, located on the south side of ALAMEDA BLVD NE between BARSTOW ST NE and VENTURA ST NE containing approximately 6.192 acre(s). (C-20)

Project# 1008490

10DRB-70255 VACATION OF PUBLIC UTILITY EASEMENTS

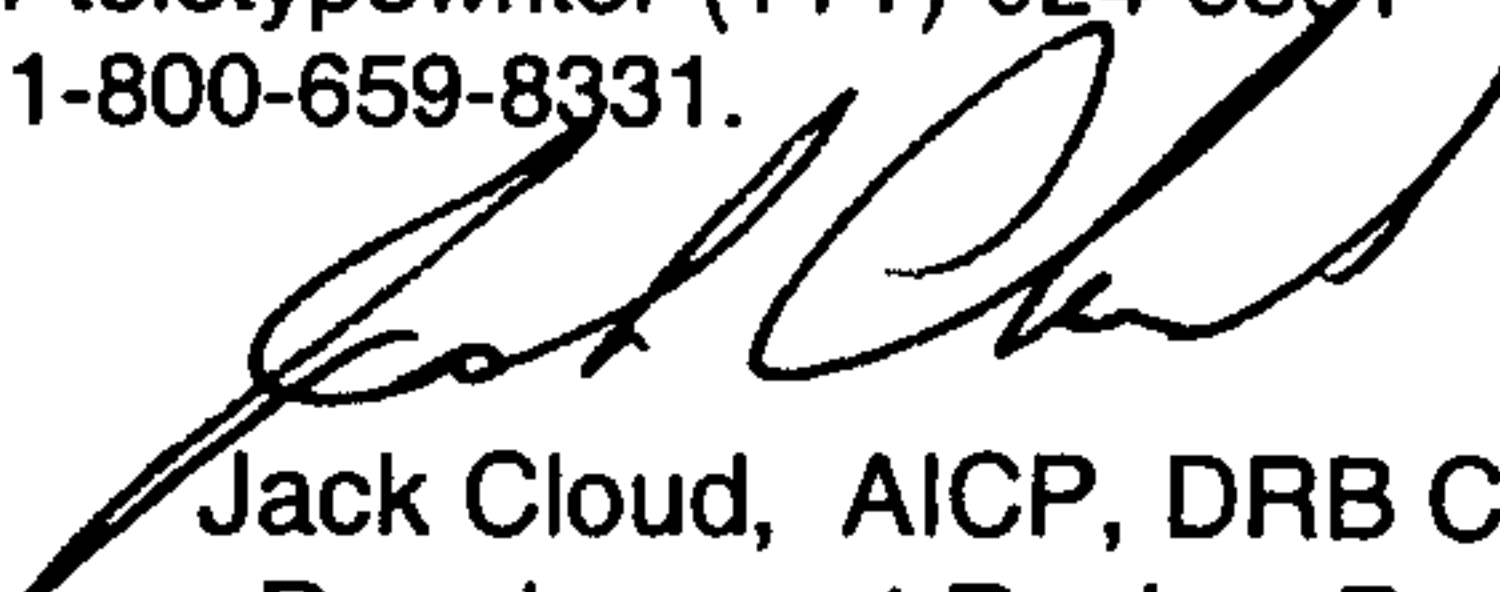
DSA ARCHITIECTS LLC agent(s) for MECHTRONIC SOLUTIONS INC request(s) the referenced/above action(s) for all or a portion Lot 9, Block A, **INTERSTATE INDUSTRIAL TRACT UNIT 1**, zoned M-1, located on the north side of ACADEMY PARKWAY NORTH NE between ACADEMY PARKWAY WEST NE and ACADEMY PARKWAY EAST NE containing approximately 2.432 acre(s). (E-17)

Project# 1008493

10DRB-70259 MAJOR - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SLAGLE HERR ARCHITIECTS agent(s) for MECHENBIER CONSTRUCTION INC request(s) the referenced/ above action(s) for all or a portion of Lots 4 and 5, Block 3, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on the south side of PASADENA AVE NE between SAN MATEO BLVD NE and PAN AMERICAN/ I-25 FREEWAY containing approximately 1.766 acres. (B-18)

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, SEPTEMBER 13, 2010.

HEARINGS DATE 9-29-10 (VFE)

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

08/31/2010 Issued By: PLNSDH 86383

Permit Number: 2010 070 255 **Category Code 910**

Application Number: 10DRB-70255, Amndt Site Dev Pl- Bp Downtown Su-3 Zone

Address:

Location Description: ACADEMY PARKWAY NORTH NE AND ACADEMY PARK WAY WEST NE

Project Number: 1008480

Applicant
MECHRONIC SOLUTIONS INC

Agent / Contact
Dsa Llc

3801 ACADEMY PARKWAY NORTH NE
ALBUQUERQUE NM 87109
821-4740

Albuquerque NM 87109
505-342-8200

Application Fees

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

City Of Albuquerque
Treasury Division

8/31/2010 3:33PM LOC: ANNX
WS# 010 TRANSH 0022
RECEIPT# 00000528-00000528
PERMIT# 2010070255 TRSLJS
Trans Amt \$140.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$45.00
CK \$140.00
CHANGE \$0.00

Thank You



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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Professional/Agent (if any): DSA Architects, LLC. PHONE: 505-342-6200
 ADDRESS: 4700 Lincoln Road N Suite 111 FAX: 505-342-6201
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: angela.b@dsaabq.com

APPLICANT: Mechtronic Solutions, Inc. PHONE: 505-821-4740
 ADDRESS: 3801 Academy Parkway North NE FAX: 505-821-5210
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: JSpruce@m-s-i.com

Proprietary interest in site: Owner/occupied List all owners: Mechtronic Solutions

DESCRIPTION OF REQUEST: Vacate Public Utility Easement located at 3801 Academy Parkway North NE

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

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

Lot or Tract No. Lot 9 Block: A, Unit 1 Unit: 1
 Subdiv/Addn/TBKA: Interstate Industrial Tract
 Existing Zoning: M-1 Proposed zoning: no change MRGCD Map No _____
 Zone Atlas page(s): E17 UPC Code: 101706203649320235

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
No Case History Found

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 2.43 Acres

LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: Academy Parkway North Academy Parkway West

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

SIGNATURE Angela Grapsas, DSA Architects DATE Aug. 20, 2010
 (Print) Angela Grapsas, DSA Architects, LLC. Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

| Application case numbers | Action | S.F. | Fees |
|--------------------------|------------|------|------------------|
| <u>10DRB 70255</u> | <u>VPE</u> | | \$ <u>4502</u> |
| | | | \$ <u>7500</u> |
| | | | \$ <u>20.</u> |
| | | | \$ _____ |
| | | | \$ _____ |
| | | | \$ _____ |
| | | | Total |
| | | | \$ <u>140.00</u> |

Sandy Handley 08/31/10
 Planner signature / date

Project # 1008490

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
- N/A 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.

Angela M. Grapsas
Applicant name (print)
Angela Grapsas 8/31
Applicant signature / date



Form revised 4/07

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

Application case numbers
10DEB - 70255
_____-_____
_____-_____

Sandy Handley 08/31/10
Planner signature / date
Project # 1008490

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 SEPT. 14, 2010 To SEPT. 29, 2010

5. REMOVAL

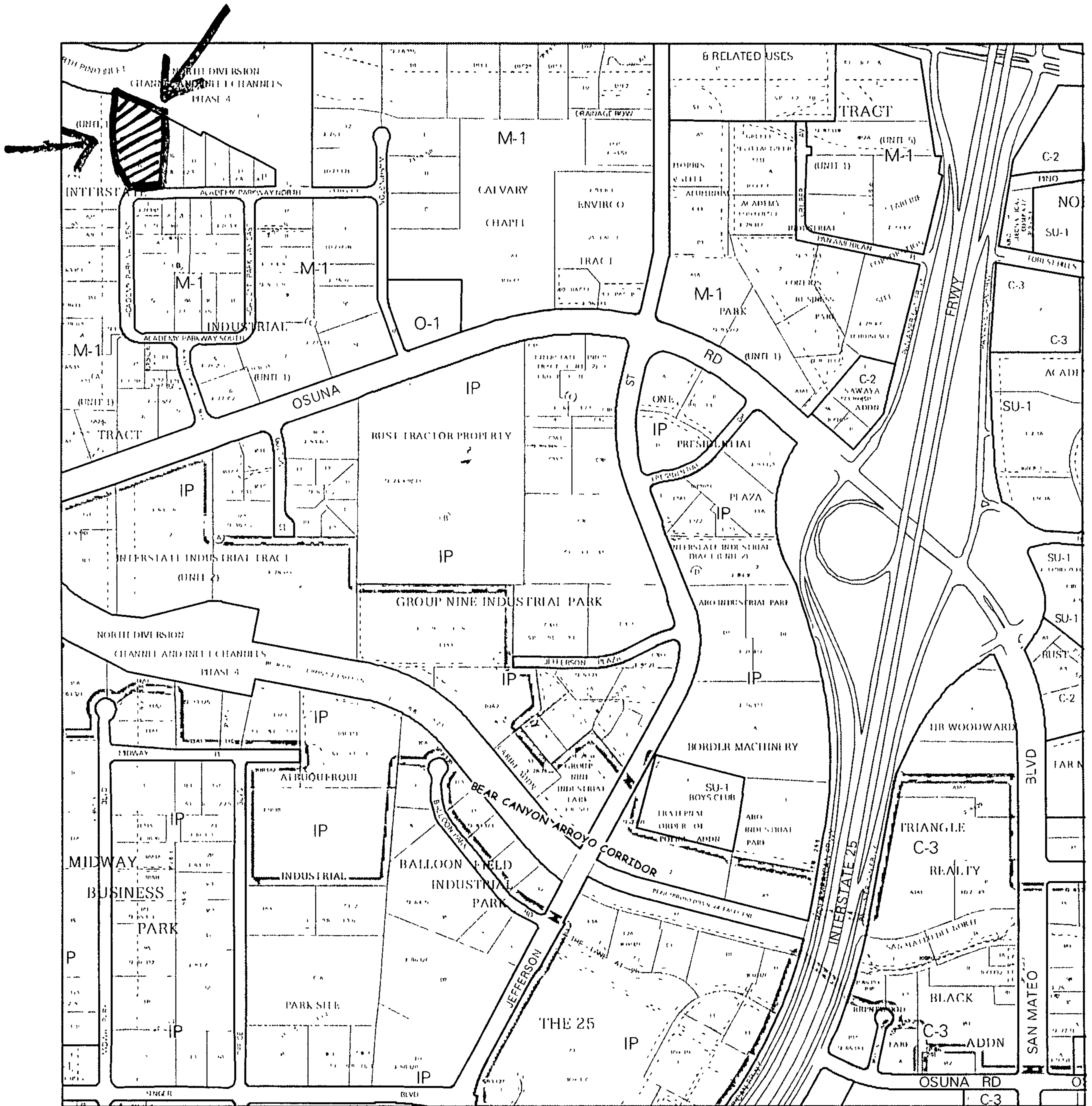
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

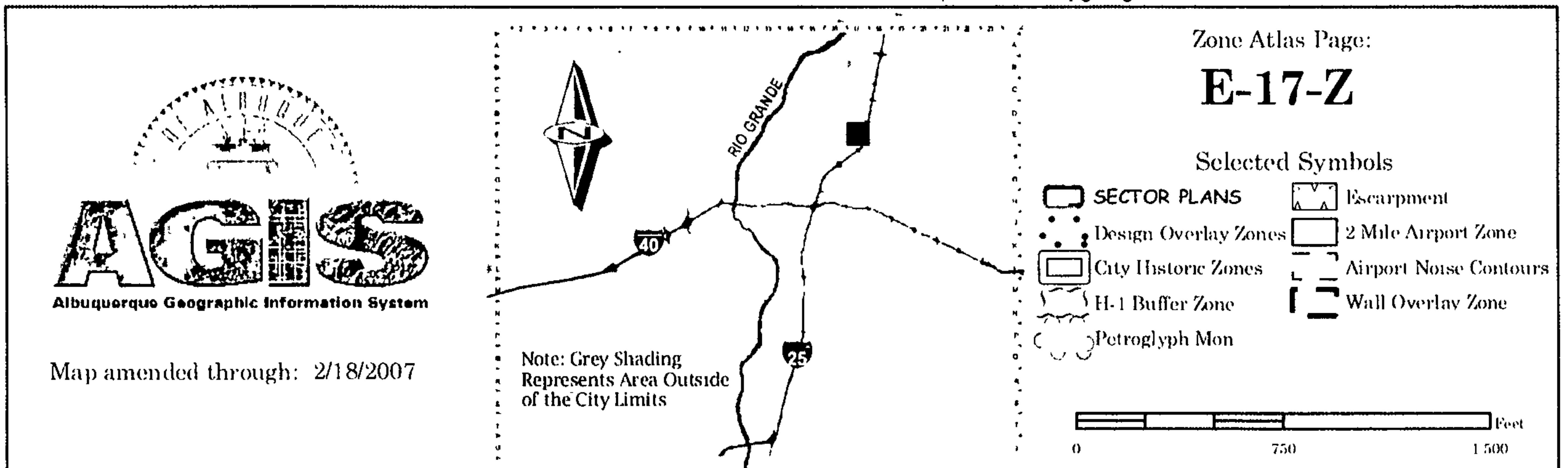
Angela Krapsas/Agent 8/31/10
(Applicant or Agent) (Date)

I issued 1 signs for this application, 08/31/10 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1008490



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





August 31, 2010

Mr. Jack Cloud, DRB Chairman
Design Review Board
City of Albuquerque Planning Department
600 Second Street NW
Albuquerque, NM. 87103
Phone: 505.324.3946

Re: Request to Vacate a Public Utility Easement - 3801 Academy Parkway North NE

Mr. Cloud and DRB Members,

DSA Architects, LLC., agent of record for Mechtronic Solutions, Inc., are requesting to vacate a 7' public utility easement located at 3801 Academy Parkway North NE., Albuquerque, New Mexico. Legal Description: Lot 9 of Block A, Unit 1 Interstate Industrial Tract.

Mechtronic Solutions, Inc. would like the option to expand their current facility but are unable to do so due to the location of the utility easement. On July 13, 2010 we (DSA Architects) requested a "Design Locate" of all utilities on the property in order to establish ownership and usage of the 7' easement located at the rear of the property. This request was received and confirmed by New Mexico One Call (Ticket No. 2010291409) for field verification by the following utilities:

| Request Number | Utility Provider | Network Type | Status |
|----------------|---------------------|--------------|--------|
| 2010291409 | City of Albuquerque | Water | Clear |
| 2010291409 | ABCWUA | Water | Clear |
| 2010291409 | Qwest Network | Telecom | Clear |
| 2010291409 | PNM Electric | Electric | Clear |
| 2010291409 | NM Gas Company | Gas | Clear |
| 2010291409 | TW Telecom | Fiber | Clear |
| 2010291409 | Comcast | Telecom | Clear |
| 2010291409 | City of Albuquerque | Traffic | Clear |

On July 15, 2010 we were notified by each of the utility providers above that there were no utilities located within this 7' easement. Based on this information our team spoke with Charles F. Brown, Senior Right of Way Agent with Land Services Department at the Public Service Company of New Mexico. Mr. Brown agreed to release any interest they may have in the easement and authorized us to pursue a request to vacate with the City of Albuquerque.

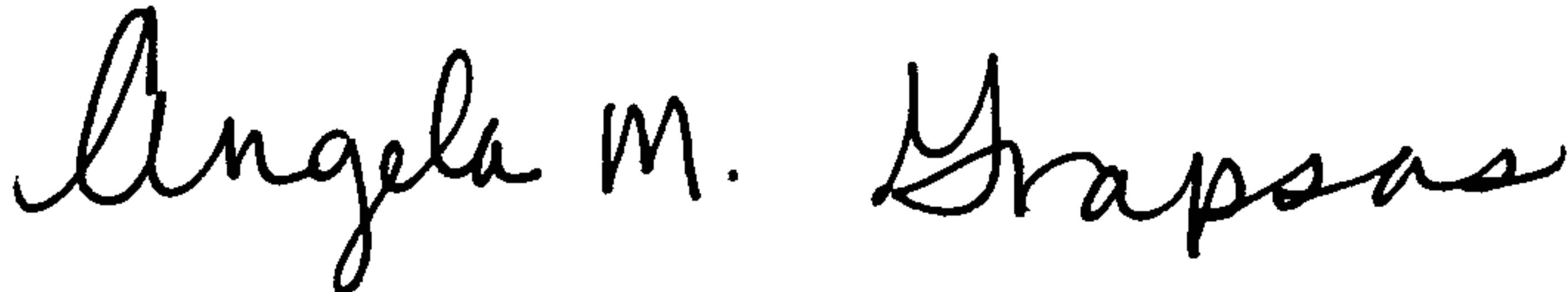
In order to ensure that the City of Albuquerque had no public utilities located within the easement that were not documented, we requested the as-built drawings for

water, sewer and storm drain facilities. Those documents also verified that there were no public utilities located within this easement.

We have established that there are no utilities located within the easement and therefore the easement is not necessary. However, the 7' easement was recorded with the platting action recorded and legal description therefore requiring a vacation and re-plat to legally vacate the easement shown on the survey.

If you have any questions regarding this narrative please do not hesitate to contact my office at 505-342-6200 or email me at: angelab@dsaabq.com.

Respectfully Submitted,

A handwritten signature in black ink that reads "Angela M. Grapsas". The signature is written in a cursive, flowing style.

Angela M. Grapsas
Director of Entitlements
DSA Architects, LLC.
4700 Lincoln Road NE, Suite 111
Albuquerque, NM. 87109
Phone: 505-342-6200
Fax: 505-342-6201
www.dsaabq.com



August 13, 2010

Jack Cloud, DRB Chair
Design Review Board,
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87103

RE: Mechtronic Solutions, Inc.

Dear Mr. Cloud,

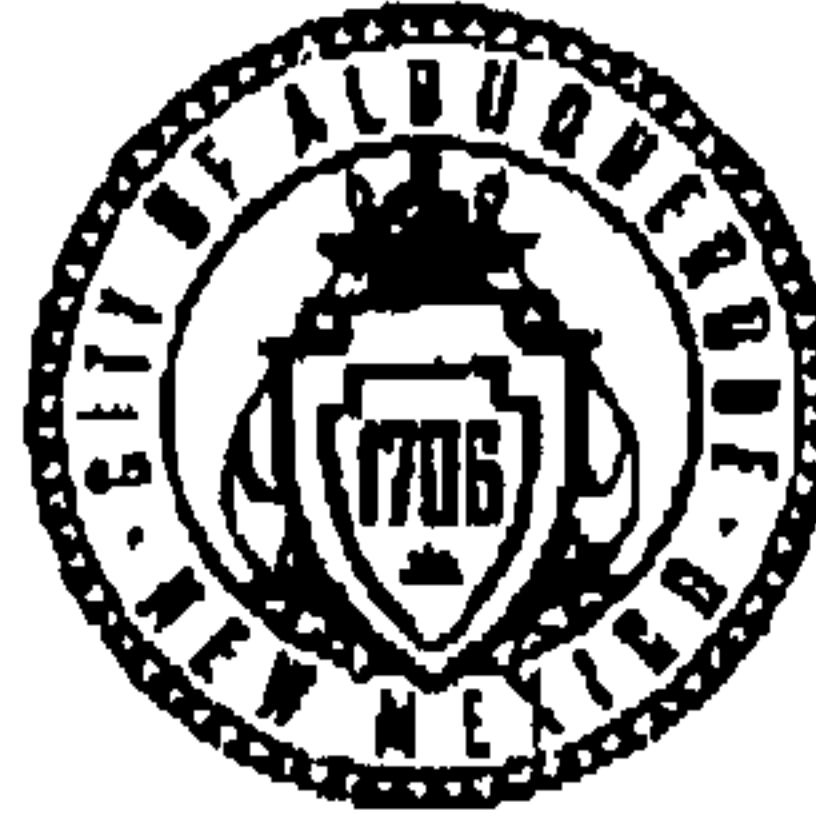
The purpose of this letter is to authorize DSA Architects, LLC to act as our agent of record on this request to vacate a public utility easement located on our property as well as to file a request for a formal re-plat with the City of Albuquerque Design Review Board. Mechtronic Solutions, Inc., is the owner of the property located at 3801 Academy Parkway North NE. Please feel free to contact me at (505) 821-4740 with any questions or concerns.

Respectfully,

Dave Brown

Vice President of Manufacturing

Mechtronic Solutions, Inc.
3801 Academy Parkway N, NE
Albuquerque, NM 87109
(505) 821-4740 Fax: (505) 821-5210



City of Albuquerque

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

Date: 8-20-10

TO CONTACT NAME: ANGELA CRASAS
 COMPANY/AGENCY: USA Architects, LLC
 ADDRESS/ZIP: 4700 LINCOLN ROAD
 PHONE/FAX #: 342-6200 342-6201

Thank you for your inquiry of 8-20-10 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at 3801 Academy Parkway NE

zone map page(s) E-17

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

Alameda North Valley
 Neighborhood or Homeowner Association
 Contacts: [Signature]

Neighborhood or Homeowner Association
 Contacts: _____

See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES () NO

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

Sincerely,
[Signature]
 OFFICE OF NEIGHBORHOOD COORDINATION

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

ALAMEDA NORTH VALLEY ASSN. (ANV) "R"

***Steve Wentworth**

8919 Boe Ln. NE/87113-2328 897-3052 (h)

David Lindner *e-mail:* dauidilindner@comcast.net

10407 4th St. NW/87114 898-4465 (h)

Website: www.anvanews.com

Council District: 2&County

County District: 1

Police Beat: 244/VA

Zone Map #: A-E-14-17

NA E-mail: anvanews@aol.com



August 24, 2010

Property Owner/ Neighborhood Association Representative
Albuquerque, New Mexico

RE: Notice of DRB (Design Review Board) Public Hearing requesting to vacate a 7' Utility Easement

Dear Property Owner/ Neighborhood Association Representative:

This letter is to notify you that DSA Architects, LLC., Agent of Record for Mechtronic Solutions, Inc., located at 3801 Academy Parkway North has filed an application with the DRB to vacate a 7' public utility easement located on their property.

The specifics of the project are as follows:

- **Location:** 3801 Academy Parkway North NE., Albuquerque, New Mexico
- **Legal Description:** Lots 9, 10 & 11 of Block A, Unit 1 Interstate Industrial Tract
- **Project Description:** Mechtronic Solutions Inc. operates a business at the above address. Possible future plans to expand the building are obstructed by a 7' utility easement located on the rear of their property. All public utilities were contacted and did a line location on site to determine if utilities were in fact in the easement. It was determined that no utilities are in the easement therefore we are requesting to vacate this easement.

•
DATE: **SEPTEMBER 29, 2010**

TIME: **9 AM**

PLACE: **PLAZA DEL SOL BUILDING
600 2ND STREET NW - HEARING ROOM
ALBUQUERQUE, NEW MEXICO**

If you have questions about this project or the public meeting, please feel free to call me at (505) 342-6200 or email: angelab@dsaabq.com.

Sincerely,

A handwritten signature in black ink that reads "Angela Grapsas".

Angela M. Grapsas
Director of Entitlements
DSA Architects, LLC

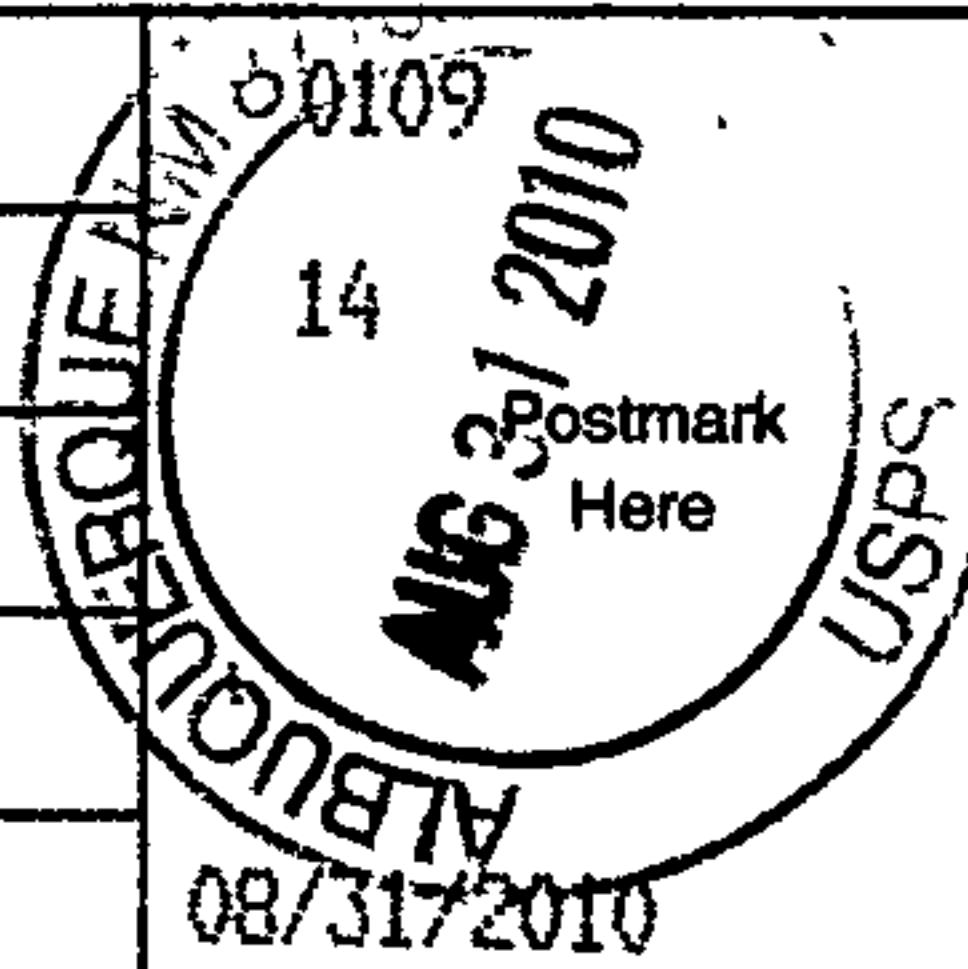
7010 0780 0000 9188 6663

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ALBUQUERQUE NM 87114
OFFICIAL USE

| | | |
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| Postage | \$ | \$0.44 |
| Certified Fee | | \$2.80 |
| Return Receipt Fee (Endorsement Required) | | \$2.30 |
| Restricted Delivery Fee (Endorsement Required) | | \$0.00 |
| Total Postage & Fees | \$ | \$5.54 |



Sent To David Lindner
 Street, Apt. No.,
 or PO Box No. 10407 4th Street NW.
 City, State, ZIP+4 Albuquerque NM, 87114

PS Form 3800, August 2006 See Reverse for Instructions

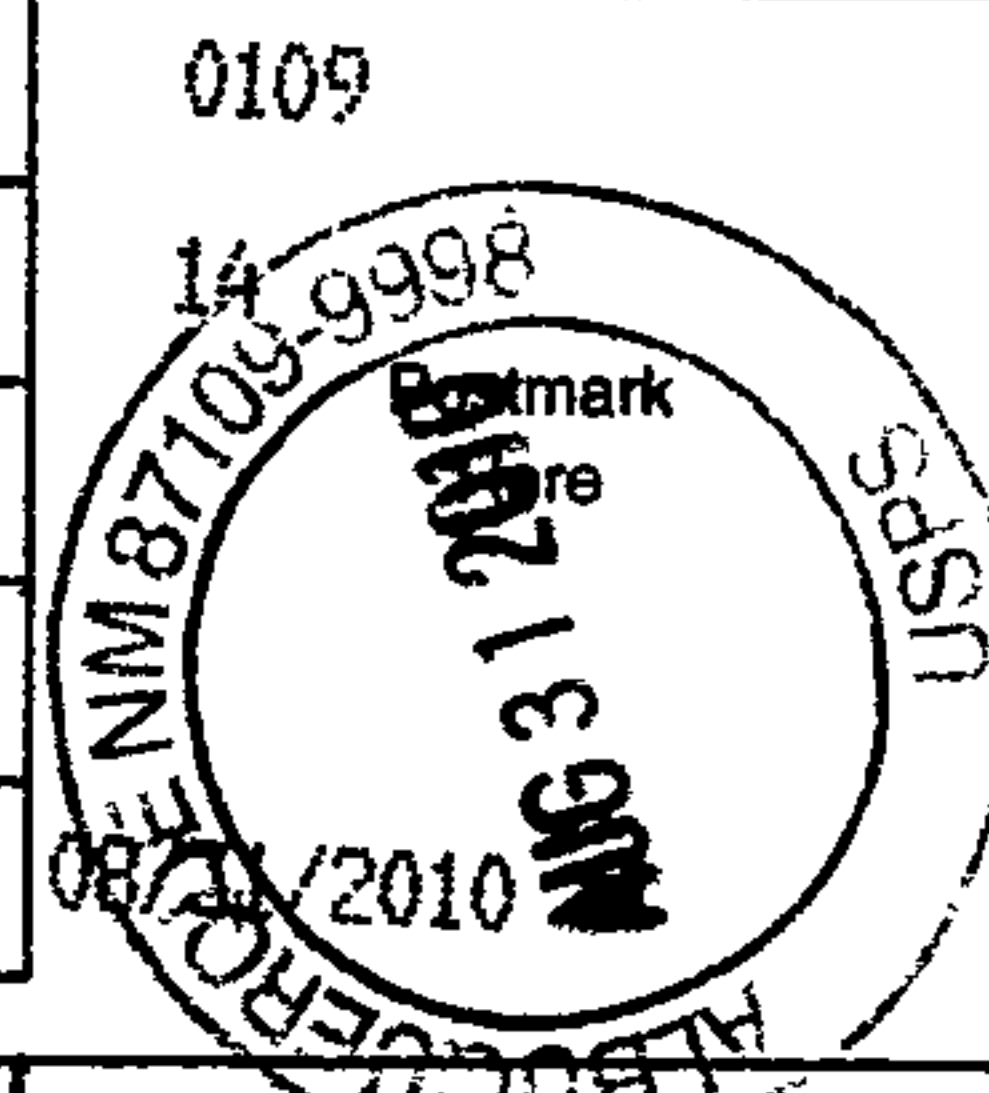
7010 0780 0000 9188 6670

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OFFICIAL USE

| | | |
|---|-----------|---------------|
| Postage | \$ | \$0.44 |
| Certified Fee | | \$2.80 |
| Return Receipt Fee (Endorsement Required) | | \$2.30 |
| Restricted Delivery Fee (Endorsement Required) | | \$0.00 |
| Total Postage & Fees | \$ | \$5.54 |



Sent To Steve Wentworth
 Street, Apt. No.,
 or PO Box No. 8919 Boe Lane NE
 City, State, ZIP+4 Albuquerque, NM, 87113

PS Form 3800, August 2006 See Reverse for Instructions

BIS-43

78 55007

BIS-43

78 55007 LOTS 9, 10 & 11 OF BLOCK A, UNIT I INTERSTATE INDUSTRIAL TRACT

DESCRIPTION

A certain tract or parcel of land sit in Block A, Unit I, Interstate Industrial Tract, contracted and amended March 1, 1975, as filed with the Bernalillo County Clerk on April 8, 1975, and more particularly being described as follows:

Beginning at the northeast corner of Lot A-1, Block A, Unit I, Interstate Industrial Tract, filed with the Bernalillo County Clerk on June 22, 1976 a point also being on the south right of way line of the AMAFCA South Pino Inlet from whence the southwest corner of Unit 1 (a brass cap), being the intersection of the east line of AMAFCA North Diversion Channel and the north line of Osuna Rd. N.E., bears S 10° 56' 50" W, a distance 2153.49'; thence,

Along said south right of way line, along a curve to the right (said curve having a radius 164.13', a central angle of 20° 42' 57" and a chord bearing S 73° 46' 52" W, a distance 59.02') a distance 59.34'; thence, S 63° 25' 21" W, along said south line, a distance 465.00'; thence, N 26° 34' 39" E, along said south line, a distance 20.00'; thence, S 63° 25' 21" W, along said south line, a distance 8.17'; thence, S 00° 03' 20" W, through said Block A, a distance 292.11' to a point on the north right of way line of Academy Parkway North; thence, S 89° 56' 40" W, along said north line, a distance 350.63' to a point on a curve; thence,

Along said north line along a curve to the left (said curve having a radius of 110.00', a central angle of 32° 49' 48" and a chord bearing S 73° 31' 53" W, a distance 62.17') a distance 63.03' to the southeast corner of said Lot A-1; thence, N 32° 53' 08" W, along the east line of said Lot A-1, a distance 143.35'; thence, N 00° 04' 20" W, along said east line, a distance 400.00' to the point of beginning and containing 4.3279 acres more or less.

I, under the laws of New Mexico, certify that I am a registered Land Surveyor and that this Plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge.

Larry V. Sebne, N.M.L.S. #6453 Date July 26, 1978

Approval and conditional acceptance, as specified in Subsection 22A20 of the Albuquerque Subdivision Ordinance.

Subdivision No. Approved by Planning Director SP-78-428 7-27-78

Approval and filing with the County Clerk of Bernalillo County of this Plat does not vacate or in any way affect public or private easements.

STATE OF NEW MEXICO COUNTY OF BERNALILLO

Property Management

RODOLFO WERNECKOFF & ASSOCIATES, INC. 302 Uptown Plaza, N.W. Albuquerque, New Mexico 87102 (505) 247-6284

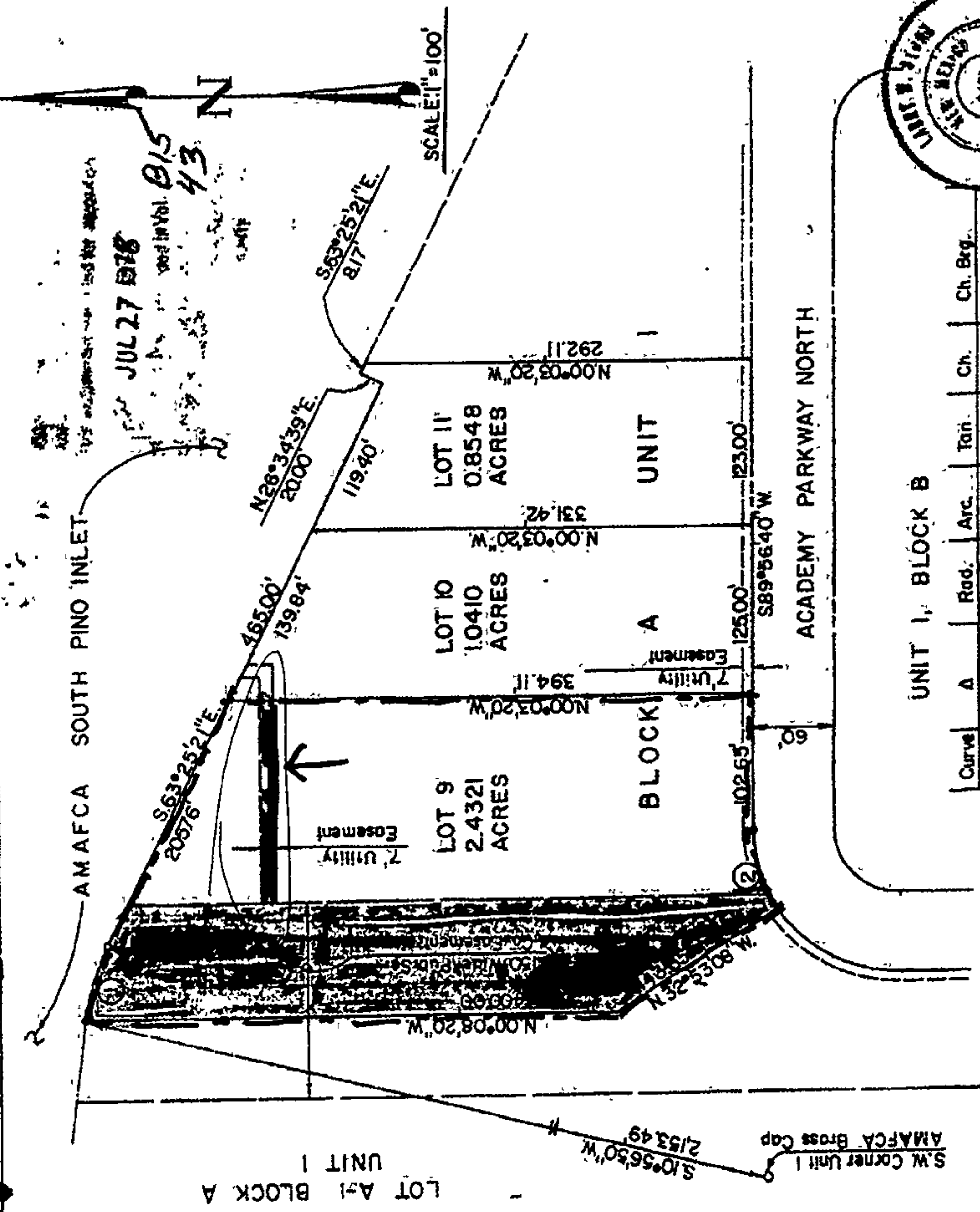
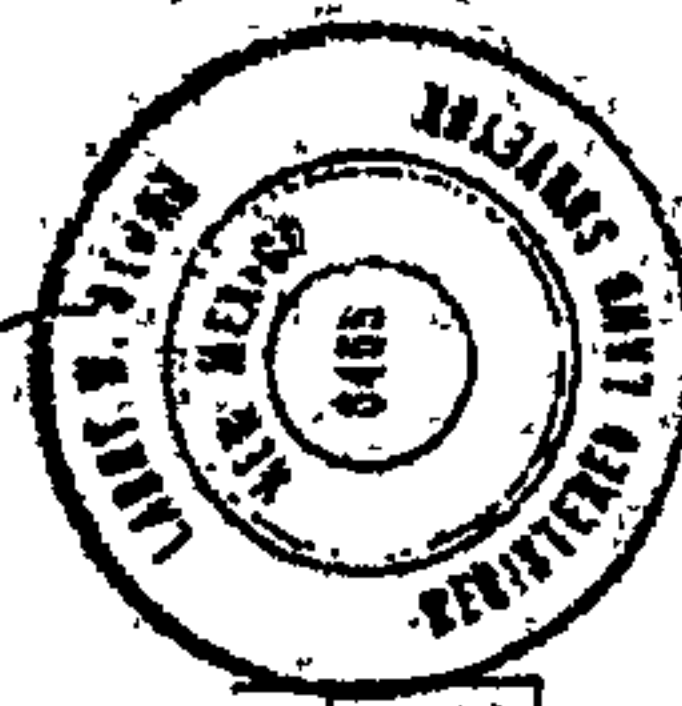


Table with 5 columns: Curve, Rad., Arc, Tan, Ch. Brg. Curve 1: 20°42'57", 164.13', 59.34', 30.00', S73°46'52"E. Curve 2: 32°49'48", 110.00', 63.03', 32.41', S73°31'53"W.



On this 26th day of July, 1978, the foregoing instrument was acknowledged before me by [Name] President of [Company] in [City], New Mexico. My Commission Expires: [Date]

The subdivision of the land hereon described is with free consent and in accordance with the desires of the undersigned owner and proprietor thereof, and said owner and proprietor does hereby dedicate the public right of way shown hereon, together with all easements shown on this plat. Power and communication easements are reserved where shown by dashed lines, being 14 feet in width centered on the rear lot lines and 10 feet in width centered on the side lot lines, except as noted, including the right of ingress and egress, and the right to trim interfering trees. Any drainage easements shown hereon are also easements shown hereon and are also easements for underground sewer and other lines.

DSA Architects, LLC. Mechtronic Solutions, Inc. Exhibit Showing Public Easement To Be Vacated

BIS-43 Exhibit 'C'

BIS-43