

## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 13, 2012

**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 12<sup>TH</sup> ST NW and 19<sup>TH</sup> ST NW containing approximately 6.9292 acre(s). (H-13)[*Deferred from 5/2/12, 5/23/12, 6/6/12*]

At the June 13, 2012 Development Review Board meeting, based on the approved Grading Plan, engineer stamp dated 5-23-12 and with the signing of the infrastructure list dated 6/11/12 the Board Conditionally Approved the Preliminary Plat. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit 'B' dated 6-13-2012 in the Planning file.

Conditions of Final Plat:

- The Tri-Party Agreement between the developer, the City of Albuquerque, and the NMDOT is required prior to Final Plat.
- The railway crossing must be approved prior to Final Plat.
- Note 9: Show the 3 foot easement on Tract B and it will also be required to be shown on Tract C on the Final Plat.
- Note 10: The sidewalk culverts should be maintained by the property owner on the lot where the sidewalk culvert is built. Change the note by ending the sentence after the word "...owner" on the Final Plat
- A recorded SIA is required prior to applying for Final Plat.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

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: Mark Goodwin & Associates, P.A.  
Sawmill Crossings LLC  
Marilyn Maldonado  
file



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 6, 2012

### **Project# 1009046**

12DRB-70094 – VACATION OF RAILROAD EASEMENTS  
12DRB-70114 MAJOR - VACATION OF PUBLIC EASEMENTS  
12DRB-70115 MAJOR - PRELIMINARY PLAT APPROVAL  
12DRB-70116 SUBDIVISION DESIGN VARIANCE FROM DPM STANDARDS  
12DRB-70117 MINOR - TEMP DEFERRAL SIDEWALK CONSTRUCTION  
12DRB-70126 EPC APPROVED SDP FOR SUBDIVISION

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 12<sup>TH</sup> ST NW and 19<sup>TH</sup> ST NW containing approximately 6.9292 acre(s). (H-13)[*Deferred from 5/2/12, 5/23/12*]

At the June 6, 2012 Development Review Board meeting, the vacations were 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 Site Development Plan for Subdivision was approved with final sign-off delegated to Planning Department for revisions. The subdivision design variance(s) from minimum DPM design standards were approved based on the EPC site plan approval. The Preliminary Plat and Temporary Deferral of Sidewalk Construction requests were 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; Based on the proposed development and the existing adjacent railroad line, the City of Albuquerque does not anticipate any need to utilize the existing easements for utility or railroad 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.

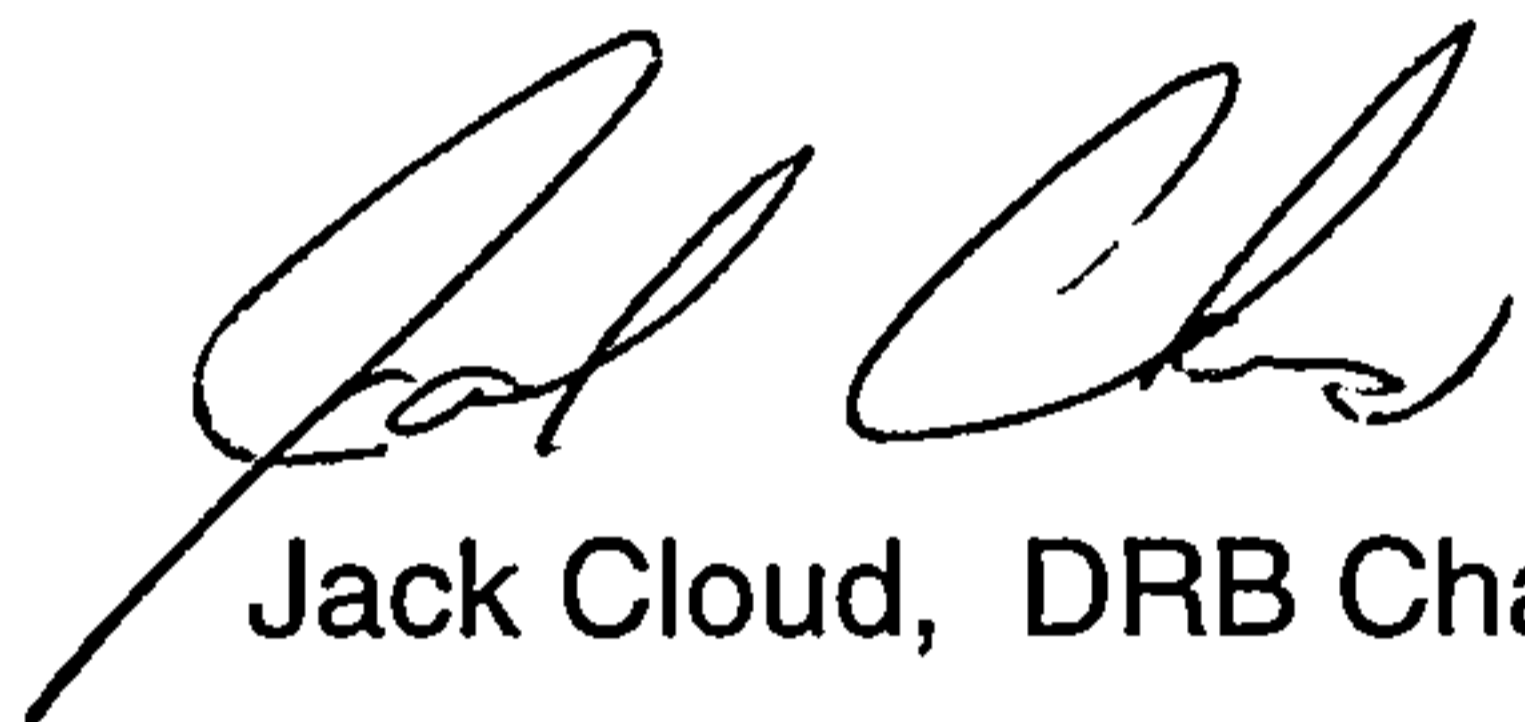
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Jack Cloud, DRB Chair

Cc: Mark Goodwin & Associates P.A.  
Sawmill Crossings LLC  
Marilyn Maldonado  
file

City of Albuquerque  
Planning Department  
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1009046

On January 12, 2012, the Environmental Planning Commission (EPC) approved Project #1009046/11EPC 40084, a sector development plan zone map amendment from SU-2/S-I to SU-2/SU-1 for PRD, for all or a portion of Tract B-1-A-2, Duke City Lumber Company Addn., located on Aspen Avenue, between Rio Grande Boulevard and 12<sup>th</sup> Street, containing approximately 7 acres.

On February 9, 2012, the EPC approved Project #1009046/11EPC 40085, a site development plan for subdivision, for all or a portion of Tract B-1-A-2, Duke City Lumber Company Addn., located on Aspen Avenue, between Rio Grande Boulevard and 12<sup>th</sup> Street, containing approximately 7 acres.

The applicant has generally satisfied all of the EPC conditions of approval for the sector development plan zone map amendment; however, an explanation is needed for the condition shown below.

2. A preliminary plat action has already been submitted.

The applicant has generally satisfied all of the EPC conditions of approval for the site development plan for subdivision; however, an explanation is needed for the conditions shown below.

- 5b. The applicant has stated that they will financially guarantee proposed infrastructure improvements.
- 5d. The applicant states that details on the RR crossing are in the process of being worked out with the City Engineer.
- 5e. The applicant states that a preliminary plat application request has already been submitted.
- 5f. The applicant states that an approved grading and drainage plan will be obtained from Hydrology prior to final site plan for subdivision approval.
- 5h. The applicant states that the site plan has been designated in accordance with requirements of the DPM except for variances being requested to comply with the site plan as it was approved by the EPC.
- 6e. The condition states that "The site development plan for subdivision shall be adjusted to be in compliance with the comments of PNM as handed out at the

hearing.” The additional conditions were as follows: 1) Mr. Mackenzie agreed to expand the easement around the transmission pole in the northern portion of the development for truck access. 2) Proposed playground equipment will be moved farther away from transmission line (at least 40’ away). 3) The proposed landscaping will be changed to use tree species, which will be shorter at maturity around transmission line easement (15’ max height). 4) The existing easement will be expanded from 10 to 20 feet in width. 5) Vertical clearance – 13’ for roofs not accessible to pedestrians. Any structure that does not meet horizontal clearance, must meet vertical. 6) PNM will continue to work with developers to safely develop property in relation to its transmission system.

The applicant has met all of PNM’s additional conditions. The changes are shown on the site plan for subdivision and under notes on the landscape plan.

7. The applicant states that they are continuing to pursue a pedestrian connection south to the Sawmill Village site with the Sawmill Community Land Trust.

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

Thank you.

# MARK GOODWIN & ASSOCIATES, PA

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## MEMORANDUM

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TO: MS. CARMEN MARRONE, CURRENT PLANNING SECTION MANAGER, CITY PLANNING DEPARTMENT

FROM: JOHN MACKENZIE *JMM*

SUBJECT: SAWMILL CROSSING – PROJECT # 1009046

DATE: 4/27/2012

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On February 9, 2012, the EPC approved a Site Plan for Subdivision for the referenced project, along with 8 findings and 10 conditions.

Displayed on the Site Plan for Subdivision just west of the site's entry off Aspen Ave. was a proposed vacation of approximately 209 SF of R/W at the time of EPC's approval. This is where Aspen Ave. transitions east to west from 75 feet of right-of-way to 46 feet of right-of-way for Mill Pond Road. At that time it was believed this area could be considered excess public R/W that could be more advantageous for the applicant to own instead of the City. The vacated area was to be absorbed into the development and then bounded by a site perimeter wall. See attached Exhibit A-1. The dead-end rail spur shown on top of this property is to be removed during site development.

Design of the site's infrastructure was started earlier this month, not long after a more detailed topographic survey of the site was obtained. At that time it was discovered that an existing 12" cast iron water line ran beneath the area of the R/W proposed vacation. If this small area of R/W were to be vacated and then purchased from the City by the applicant, he would have to immediately turn around and grant a new 20-foot wide waterline easement to the Utility Authority on top of it. The Authority typically does not allow CMU privacy walls to be constructed on their easements, so the area would have to remain outside of the site's perimeter wall, thus rendering the advantage of a vacation relatively worthless. See attached Exhibit A-2 identifying the water line and its mandatory easement, which would have to be located 10 feet on each side of the existing line.

The original vacation of R/W is not covered by any EPC-imposed or staff-recommended finding or condition, nor was it never discussed during the two very lengthy public hearings of the case. Furthermore, not vacating this R/W would not materially change the functionality of the site or its entry feature off Aspen Ave.

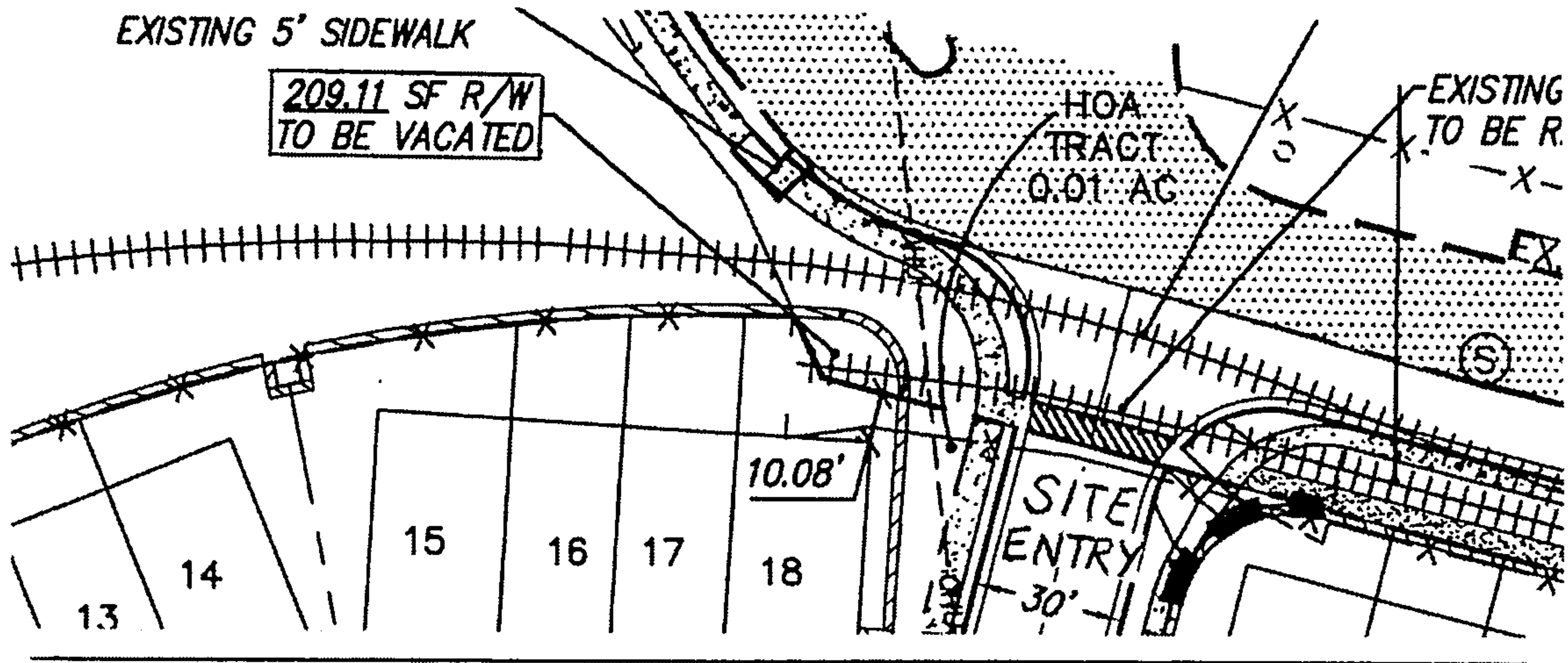
As a result I request that there be no mandate for this vacation to be pursued and the Site Plan for Subdivision be allowed to not display the 209SF of Aspen Ave. vacation as originally proposed, so it can be approved by the DRB in accordance with the attached Exhibit A-3. If you concur with this minor site plan modification, please initial in the following space so it can then be forwarded to the DRB Chair prior to final sign-off.           *CM Marrone*          

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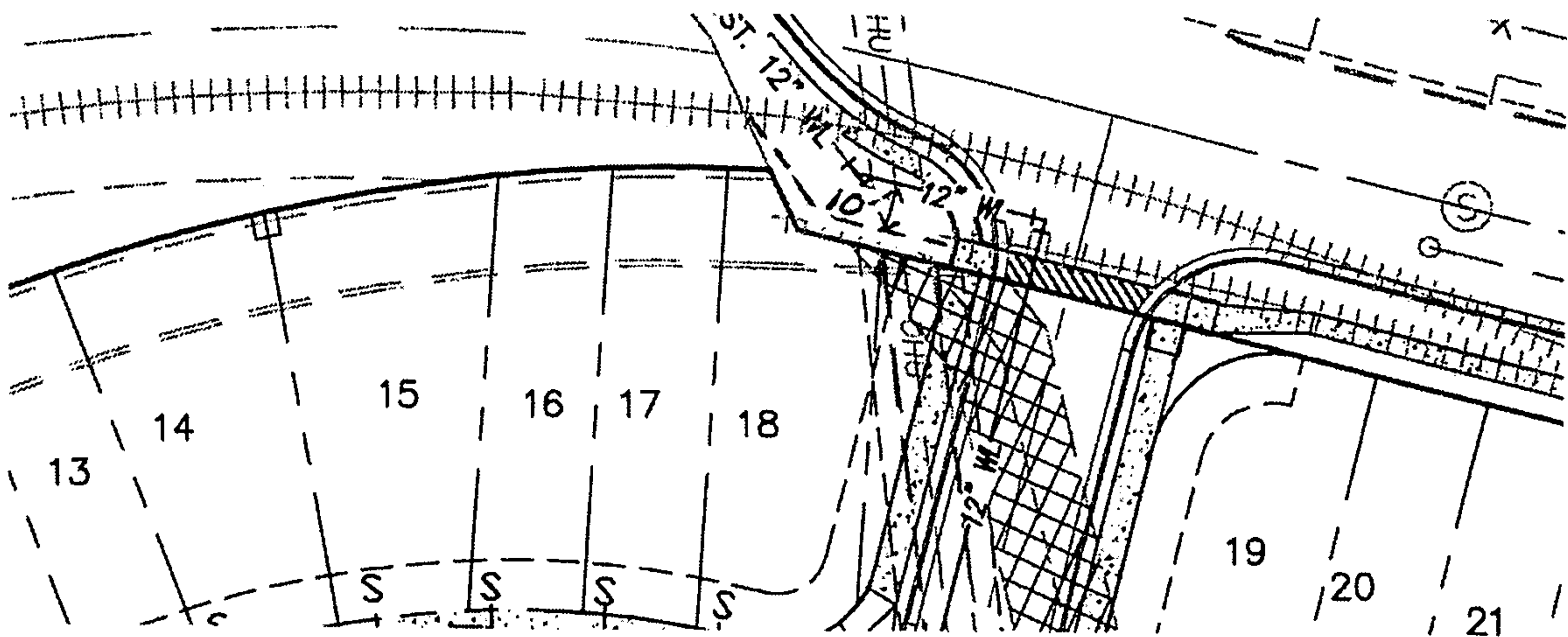
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PO Box 90606 Albuquerque, NM 87199  
(505) 828-2200 (505) 797-9539 fax mark@goodwinengineers.com  
[www.goodwinengineers.com](http://www.goodwinengineers.com)

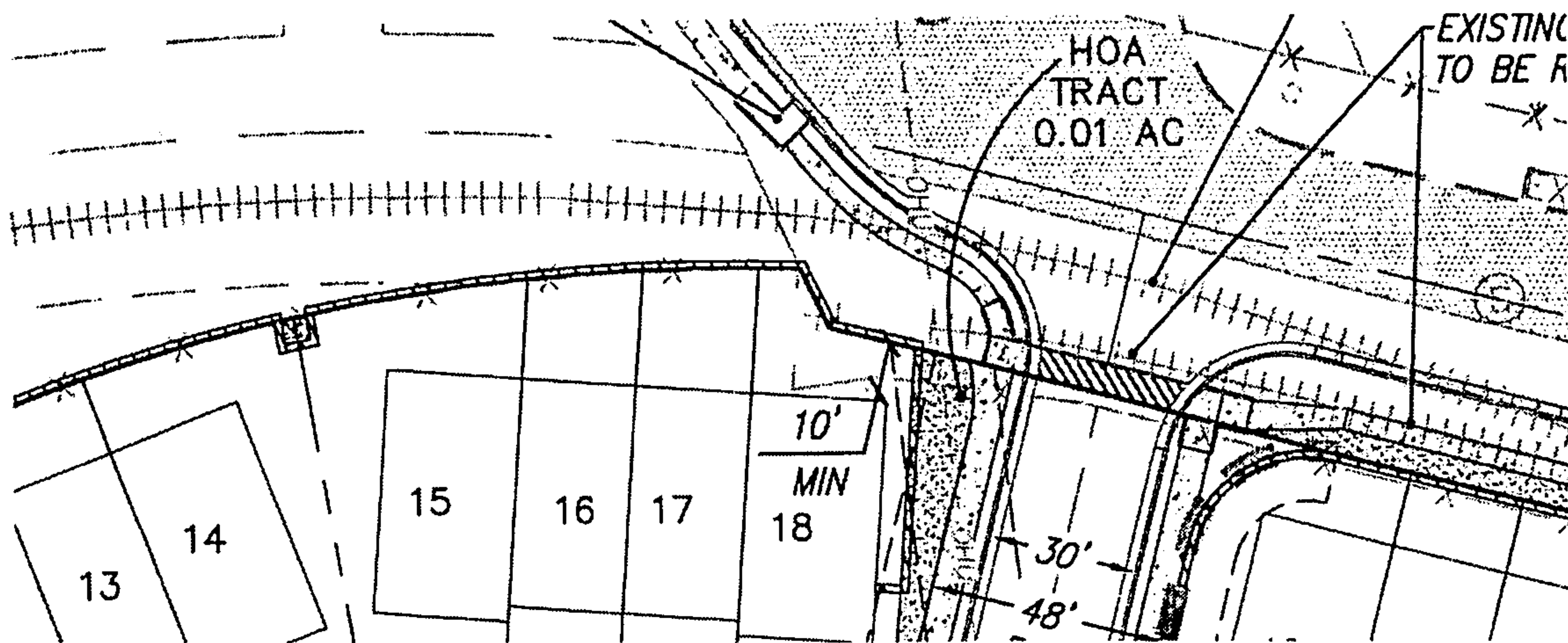
SAWMILL CROSSING - PROJECT NO. 1009046  
Exhibit A - Explanation for Not Vacating Aspen R/W at Site Entry



1 - Original EPC Site Plan for Subdivision Layout at West Side of Site Entry



2 - Location of Existing Water Line at Entry Discovered After EPC Approval of Site Plan



3 - Revised Location of Perimeter Wall at West Side of Site Entry



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

FIGURE 12

Date Submitted: 04/30/12

**INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No: 1009046  
DRB Application No.: \_\_\_\_\_

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

**Sawmill Crossing, Unit I**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Tract B-1-A-2, Duke City Lumber Company**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

| SIA Sequence # | COA DRC Project # | Size        | Type of Improvement                        | Location           | From                     | To                | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|-------------|--|--------------------|--------------------------|-------------------|-------------------|----------------|--------------------|
|                |                   |             | <b>PAVING</b>                              |                    |                          |                   |                   |                |                    |
|                |                   | 12'-16' F-E | Perm Pvmt (South Side)<br>C&G (South Side) | Aspen Ave          | W. Terminus of Aspen     | NE corner Tract B | /                 | /              | /                  |
|                |                   | 4'          | Sidewalk (South Side)                      |                    |                          |                   |                   |                |                    |
|                |                   | 26' FF      | Res Pvmt<br>C&G (both sides)               | Band Saw Dr.       | W. Terminus Band Saw     | Timber Dr.        | /                 | /              | /                  |
|                |                   | 4'          | Sidewalk (both sides)                      |                    |                          |                   |                   |                |                    |
|                |                   | 30' FF      | Res Pvmt<br>C&G (both sides)               | Timber Dr.         | Aspen Ave.               | Band Saw Pl.      | /                 | /              | /                  |
|                |                   | 4'          | Sidewalk (both sides)                      |                    |                          |                   |                   |                |                    |
|                |                   |             | RR Crossing per NMDOT Stds.                | Project Entrance   |                          |                   | /                 | /              | /                  |
|                |                   |             | <b>WATER</b>                               |                    |                          |                   |                   |                |                    |
|                |                   | 12"         | Waterline                                  | Timber Dr.         | Aspen Ave.               | Band Saw Pl.      | /                 | /              | /                  |
|                |                   | 6"          | Waterline                                  | Band Saw Pl.       | W. Terminus Band Saw     | Timber Dr.        | /                 | /              | /                  |
|                |                   | 6"          | Waterline                                  | S. Side of Tract C | Band Saw Pl. Terminus    | Tract B           | /                 | /              | /                  |
|                |                   |             | <b>SANITARY SEWER</b>                      |                    |                          |                   |                   |                |                    |
|                |                   | 8"          | Sanitary Sewer                             | Lot 5 SAS Easement | 60" Off-Site Interceptor | Band Saw Pl.      | /                 | /              | /                  |
|                |                   | 8"          | Sanitary Sewer                             | Band Saw Pl.       | Lot 5 SAS Easement       | Lumberton Dr.     | /                 | /              | /                  |
|                |                   | 8"          | Sanitary Sewer                             | Lumberton Dr.      | Band Saw Pl.             | Aspen Ave.        | /                 | /              | /                  |
|                |                   | 8"          | Remove Existing SAS                        | Aspen Ave.         | Lumberton Dr.            | NE Corner of Site | /                 | /              | /                  |
|                |                   |             | <b>STORM DRAIN</b>                         |                    |                          |                   |                   |                |                    |
|                |                   | 18"         | Storm Drain                                | Band Saw Pl.       | W. Terminus Band Saw     | Tract C Pond      | /                 | /              | /                  |

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

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

Project name: Sawmill Crossing

- 1 Sidewalks to be deferred
- 2 Water Infrastructure to include valves, fittings, and firehydrants.
- 3 SAS Infrastructure to include manholes and service connections.
- 4 Storm Drain Infrastructure includes manholes and inlets.
- 5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan )
- 6 \_\_\_\_\_
- 7 \_\_\_\_\_
- 8 \_\_\_\_\_

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

John M. MacKenzie, P.E.  
NAME (print)

Mark Goodwin & Associates  
FIRM

*John MacKenzie* 4.30.12  
SIGNATURE - date

\_\_\_\_\_  
DRB CHAIR - date

\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
PARKS & GENERAL RECREATION - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

|                                   |
|-----------------------------------|
| DESIGN REVIEW COMMITTEE REVISIONS |
|-----------------------------------|

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
|          |      |           |                 |               |
|          |      |           |                 |               |
|          |      |           |                 |               |



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

May 2, 2012

**Project# 1009046**

- 12DRB-70114 MAJOR - VACATION OF PUBLIC EASEMENTS
- 12DRB-70115 MAJOR - PRELIMINARY PLAT APPROVAL
- 12DRB-70116 SUBDIVISION DESIGN VARIANCE FROM DPM STANDARDS
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|   |                    |                                 |                             |                            |
|---|--------------------|---------------------------------|-----------------------------|----------------------------|
| <b>AMAFCA</b>   |                    |                                 |                             |                            |
| No comments   |                    |                                 |                             |                            |
| <b>COG</b>  |                    |                                 |                             |                            |
| No comments provided  |                    |                                 |                             |                            |
| <b>TRANSIT</b>  |                    |                                 |                             |                            |
| No comments provided  |                    |                                 |                             |                            |
| <b>ZONING ENFORCEMENT</b>   |                    |                                 |                             |                            |
| No comments provided  |                    |                                 |                             |                            |
| <b>NEIGHBORHOOD COORDINATION</b>  |                    |                                 |                             |                            |
| Letters sent to: notification should have only gone to: Sawmill Area NA (R) and Sawmill Community Land Trust <b>and NOT TO the North Valley Coalition.</b>  |                    |                                 |                             |                            |
| <b>APS</b>  |                    |                                 |                             |                            |
| <p><b>Duke City Lumber Co Addition</b>, Tract B1A2, is located on the south side of Aspen Ave NW between 12<sup>th</sup> St NW and 19<sup>th</sup> St NW. The owner of the above property requests approval of a Major Vacation of Public Easement, Major Preliminary Plat Approval, Subdivision Design Variance from DPM, and a Minor-Temporary Deferral of Sidewalk Construction, for a development that will consist of 27 multi-family homes. This will impact Reginald Chavez Elementary School, Washington Middle School, and Albuquerque High School. Currently, all three schools have excess capacity.</p> |                    |                                 |                             |                            |
|   |                    | <b>2011-12<br/>40th<br/>Day</b> | <b>2011-12<br/>Capacity</b> | <b>Space<br/>Available</b> |
| 330   | Reginald Chavez ES | 349                             | 406                         | 57                         |
| 465   | Washington MS      | 505                             | 739                         | 234                        |
| 590   | Albuquerque HS     | 1602                            | 1794                        | 192                        |
| <b>Residential Units: 27</b>  |                    |                                 |                             |                            |

**Est. Elementary School Students: 7**  
**Est. Middle School Students: 3**  
**Est. High School Students: 3**  
**Est. Total # of Students from Project: 27**

\*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

On March 29<sup>th</sup> 2012, Sawmill Crossing LLC, entered into a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools to pay a facility fee for each residential unit will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

**POLICE DEPARTMENT**

This project is in the Valley Area Command.

- No Crime Prevention of CPTED comments concerning the proposed Major Subdivision Preliminary Plat Approval; Vacation of Public Easement; Subdivision Design Variance From Minimum DPM Standards; Temporary Deferral of Sidewalk Construction requests at this time.

**FIRE DEPARTMENT**

No comments provided

**PNM ELECTRIC & GAS**

No comments provided

**COMCAST**

No comments provided

**CenturyLink**

No comments provided

**ENVIRONMENTAL HEALTH**

No comments provided

**M.R.G.C.D**

No adverse comments

**OPEN SPACE DIVISION**

No comments provided

**CITY ENGINEER**

**Preliminary Plat:**

\_An approved Grading and Drainage Plan is required.

\_Drainage easements will be required were the 2' drainage channel is being constructed.

\_Drainage easement will also be needed behind lots 67-70 (within Tract B) for the routing and of the runoff to the proposed pond on Tract C.

\_For the sake of consistency please add 20' to the easement note number 22.

\_Does the 30' easement (under easement note number 19) extend to the back of lots 15, 16, 17, and 18.

\_Existing utility easement shown under easement note 8 is shown at a different location on the original plat.

\_Clearly show portion of the easements 4 and 5 that extends into the subdivision.

**Infrastructure List Comments:**

We will provide comments once the grading and drainage plan is finalized.

**Variances:**

Hydrology defers to Planning and Transportation for the variance requests for the R/W width, street width, turnaround sizes, and number of required parking.

**Vacation of Public Easement:**

No comments

**Sidewalk Deferral:**

No comments

**TRANSPORTATION DEVELOPMENT**

**PARKS AND RECREATION**

**ABCWUA**

**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  
 DEVELOPMENT REVIEW BOARD

May 2, 2012

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|   |                       |                                 |                             |                            |
|---|-----------------------|---------------------------------|-----------------------------|----------------------------|
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| <b>COG</b>  |                       |                                 |                             |                            |
| No comments provided  |                       |                                 |                             |                            |
| <b>TRANSIT</b>  |                       |                                 |                             |                            |
| No comments provided  |                       |                                 |                             |                            |
| <b>ZONING ENFORCEMENT</b>   |                       |                                 |                             |                            |
| No comments provided  |                       |                                 |                             |                            |
| <b>NEIGHBORHOOD COORDINATION</b>  |                       |                                 |                             |                            |
| Letters sent to: notification should have only gone to: Sawmill Area NA (R) and Sawmill Community Land Trust <b>and NOT TO the North Valley Coalition.</b>  |                       |                                 |                             |                            |
| <b>APS</b>  |                       |                                 |                             |                            |
| <p><b>Duke City Lumber Co Addition</b>, Tract B1A2, is located on the south side of Aspen Ave NW between 12<sup>th</sup> St NW and 19<sup>th</sup> St NW. The owner of the above property requests approval of a Major Vacation of Public Easement, Major Preliminary Plat Approval, Subdivision Design Variance from DPM, and a Minor-Temporary Deferral of Sidewalk Construction, for a development that will consist of 27 multi-family homes. This will impact Reginald Chavez Elementary School, Washington Middle School, and Albuquerque High School. Currently, all three schools have excess capacity.</p> |                       |                                 |                             |                            |
|   |                       | <b>2011-12<br/>40th<br/>Day</b> | <b>2011-12<br/>Capacity</b> | <b>Space<br/>Available</b> |
| <b>Loc No</b>   | <b>School</b>         |                                 |                             |                            |
| 330   | Reginald Chavez<br>ES | 349                             | 406                         | 57                         |
| 465   | Washington MS         | 505                             | 739                         | 234                        |
| 590   | Albuquerque HS        | 1602                            | 1794                        | 192                        |
| <b>Residential Units: 27</b>  |                       |                                 |                             |                            |

**Est. Elementary School Students: 7**  
**Est. Middle School Students: 3**  
**Est. High School Students: 3**  
**Est. Total # of Students from Project: 27**

\*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

On March 29<sup>th</sup> 2012, Sawmill Crossing LLC, entered into a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools to pay a facility fee for each residential unit will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

**POLICE DEPARTMENT**

This project is in the Valley Area Command.

- No Crime Prevention of CPTED comments concerning the proposed Major Subdivision Preliminary Plat Approval; Vacation of Public Easement; Subdivision Design Variance From Minimum DPM Standards; Temporary Deferral of Sidewalk Construction requests at this time.

**FIRE DEPARTMENT**

No comments provided

**PNM ELECTRIC & GAS**

No comments provided

**COMCAST**

No comments provided

**CenturyLink**

No comments provided

**ENVIRONMENTAL HEALTH**

No comments provided

**M.R.G.C.D**

No adverse comments

**OPEN SPACE DIVISION**

No comments provided

**CITY ENGINEER**

**Preliminary Plat:**

\_An approved Grading and Drainage Plan is required.

\_Drainage easements will be required were the 2' drainage channel is being constructed.

\_Drainage easement will also be needed behind lots 67-70 (within Tract B) for the routing and of the runoff to the proposed pond on Tract C.

\_For the sake of consistency please add 20' to the easement note number 22.

\_Does the 30' easement (under easement note number 19) extend to the back of lots 15, 16, 17, and 18.

\_Existing utility easement shown under easement note 8 is shown at a different location on the original plat.

\_Clearly show portion of the easements 4 and 5 that extends into the subdivision.

**Infrastructure List Comments:**

We will provide comments once the grading and drainage plan is finalized.

**Variances:**

Hydrology defers to Planning and Transportation for the variance requests for the R/W width, street width, turnaround sizes, and number of required parking.

**Vacation of Public Easement:**

No comments

**Sidewalk Deferral:**

No comments

**TRANSPORTATION DEVELOPMENT**

**PARKS AND RECREATION**

**ABCWUA**

**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**





**DEVELOPMENT REVIEW BOARD  
AGENDA**

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

May 23, 2012 9:00 AM

MEMBERS:

Jack Cloud, DRB Chair

*Angela Gomez, Administrative Assistant*

Kristal Metro, Transportation Development  
Curtis Cherne, City Engineer

Allan Porter, ABCWUA  
Carol Dumont, Parks & Recreation

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project# 1009046**  
12DRB-70094 – VACATION OF  
RAILROAD EASEMENTS  
12DRB-70114 MAJOR - VACATION OF  
PUBLIC EASEMENTS  
12DRB-70115 MAJOR - PRELIMINARY  
PLAT APPROVAL  
12DRB-70116 SUBDIVISION DESIGN  
VARIANCE FROM DPM STANDARDS  
12DRB-70117 MINOR - TEMP  
DEFERRAL SIDEWALK  
CONSTRUCTION  
12DRB-70126 EPC APPROVED SDP  
FOR SUBDIVISION  
  
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 12<sup>TH</sup> ST NW and 19<sup>th</sup> ST NW  
containing approximately 6.9292 acre(s). (H-13)[*Deferred  
from 5/2/12*]**DEFERRED TO 6/6/12 AT THE AGENT'S  
REQUEST.**
  
2. **Project# 1008830**  
12DRB-70119 MAJOR – SITE  
DEVELOPMENT PLAN FOR  
BUILDING PERMIT  
  
AFRA CONSTRUCTION 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  
98<sup>TH</sup> ST NW and 102<sup>ND</sup> ST NW containing approximately  
5.3103 acre(s). (K-8, K-9) [*Deferred from 5/9/12*]  
**DEFERRED TO 5/30/12 AT THE AGENT'S REQUEST.**



**DEVELOPMENT REVIEW BOARD  
AGENDA**

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

May 2, 2012 9:00 AM

**MEMBERS:**

**Jack Cloud, DRB Chair**  
**Angela Gomez, Administrative Assistant**


**Kristal Metro, Transportation Development**  
**Curtis Cherne, City Engineer**

**Allan Porter, ABCWUA**  
**Carol Dumont, Parks & Recreation**



**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. Project# 1006989**  
12DRB-70118 MAJOR - 2 YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT (2YR  
SIA)

ADIL RIZVI agent for TIMOTHY & CHRISTINE HELMICK requests the referenced/above action for Lot 16-A, Block 16, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 FOR IP/ NC, located on the southwest corner of SAN PEDRO DR NE and ANAHEIM AVE NE containing approximately .9994 acre. (C-18)**A ONE YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**
- 2. Project# 1009046**  
12DRB-70094 – VACATION OF  
RAILROAD EASEMENTS  
12DRB-70114 MAJOR - VACATION  
OF PUBLIC EASEMENTS  
12DRB-70115 MAJOR -  
PRELIMINARY PLAT APPROVAL  
12DRB-70116 SUBDIVISION DESIGN  
VARIANCE FROM DPM  
STANDARDS  
12DRB-70117 MINOR - TEMP  
DEFERRAL SIDEWALK  
CONSTRUCTION  
12DRB-70126 EPC APPROVED SDP  
FOR SUBDIVISION 

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 12<sup>TH</sup> ST NW and 19<sup>TH</sup> ST NW containing approximately 6.9292 acre(s). (H-13)**DEFERRED TO 5/23/12 AT THE AGENT'S REQUEST.**

3. **Project# 1008585**  
 12DRB-70146 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT 
- TIERRA WEST LLC agent(s) for BRUCKNER TRUCK SALES request(s) the referenced/ above action(s) for all or a portion of Tract(s) B-20 & B-21, **TOWN OF ATRISCO Unit 5**, zoned SU-1 (IP USES & C-2 PERMISSIVE USES W/EXCEPTIONS), located on the north side of DAYTONA RD NW between UNSER BLVD AND 90TH ST NW containing approximately 7.2399 acre(s). (J-9) **DEFERRED TO 6/20/12 AT THE AGENT’S REQUEST.**
4. **Project# 1002062**  
 12DRB-70140 EPC APPROVED SDP FOR BUILD PERMIT  
 12DRB-70144 SIDEWALK WAIVER 
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for TEAM BROADCASTING INC request(s) the above action(s) for all or a portion of Lot(s) H-12-B, **RIVERVIEW** zoned SU-1/MIXED USE, located on COORS BLVD BETWEEN EAGLE RANCH AND BOSQUE MEADOWS containing approximately 2.15 acre(s). (D-13) [*Deferred from 5/16/12, 5/30/12*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/6/12, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER AND PLANNING. THE SIDEWALK VARIANCE WAS WITHDRAWN.**
5. **Project# 1009046**  
 12DRB-70094 – VACATION OF RAILROAD EASEMENTS  
 12DRB-70114 MAJOR - VACATION OF PUBLIC EASEMENTS  
 12DRB-70115 MAJOR - PRELIMINARY PLAT APPROVAL  
 12DRB-70116 SUBDIVISION DESIGN VARIANCE FROM DPM STANDARDS  
 12DRB-70117 MINOR - TEMP DEFERRAL SIDEWALK CONSTRUCTION  
 12DRB-70126 EPC APPROVED SDP FOR SUBDIVISION
- 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 12<sup>TH</sup> ST NW and 19<sup>TH</sup> ST NW containing approximately 6.9292 acre(s). (H-13)[*Deferred from 5/2/12, 5/23/12*] **THE VACATIONS WERE 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 SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REVISIONS. THE PRELIMINARY PLAT AND THE TEMPORARY DEFERRAL OF SIDEWALKS WAS DEFERRED TO 6/13/12 AT THE AGENT’S REQUEST.**

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 #: 1009046 Application #: 12DRB-70126  
Project Name: Duke City Lumber Co Addn  
Agent: Mark Goodwin & Assoc. Phone #:

\*\*Your request was approved on \_\_\_\_\_ 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): Revise "connection to Bellamah"  
Nate

**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

04/24/2012 Issued By: BLDAVM 143934

Category Code **910**  
**2012 070 126**

**Application Number:** 12DRB-70126, Epc Approved Sdp For Subdivision

**Address:**

**Location Description:** ASPEN AVE BETWEEN 12TH ST AND 18TH ST

**Project Number:** 1009046

#### Applicant

SAWMILL CROSSING, LLC

7400 HANCOCK CT NE SUITE B  
ALBUQUERQUE NM 87109  
797-8589

#### Agent / Contact

MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606  
ALBUQUERQUE NM 87199

#### Application Fees

|                |                   |                |
|----------------|-------------------|----------------|
| 441018/4943000 | APN Fee           |                |
| 441032/3416000 | Conflict Mgmt Fee | <b>\$20.00</b> |
| 441006/4958000 | DRB Actions       |                |
| <b>TOTAL:</b>  |                   | <b>\$20.00</b> |

City of Albuquerque Treasury  
Date: 4/24/2012 Office: ANNEX  
Stat ID: W50000006 Cashier: TRSLJS  
Batch: 115 Trans #: 15  
Permit: 2012070126  
Receipt Num 00009402  
Payment Total: \$20.00  
0901 Conflict Mgmt. Fee  
Check Tendered : \$20.00

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

04/06/2012 Issued By: E08375 142034

Category Code **910**  
**2012 070 114**

**Application Number:** 12DRB-70114, Vacation Of Public Easement

**Address:**

**Location Description:** ASPEN BETWEEN 12TH & 18TH ST.

**Project Number:** 1009046

#### Applicant

SAWMILL CROSSING LLC

7400 HANCOCK CT NE SUITE B  
ALBUQUERQUE NM 87109

#### Agent / Contact

MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606  
ALBUQUERQUE NM 87199

#### Application Fees

|                |                   |                 |
|----------------|-------------------|-----------------|
| 441018/4943000 | APN Fee           | \$75.00         |
| 441032/3416000 | Conflict Mgmt Fee | \$20.00         |
| 441006/4958000 | DRB Actions       | \$180.00        |
| <b>TOTAL:</b>  |                   | <b>\$275.00</b> |

City of Albuquerque Treasury  
Date: 4/6/2012 Office: ANNEX  
Stat ID: W5000007 Cashier: TRSCXG  
Batch: 40 Trans #: 19  
Permit: 2012070114  
Payment Total: \$275.00  
0900 APN Fee \$75.00  
0901 Conflict Mgmt. Fee \$20.00  
0903 DRB Actions \$180.00  
Check Tendered : \$1,495.00

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

04/06/2012 Issued By: E08375 142037

Category Code **910**  
**2012 070 115**

**Application Number:** 12DRB-70115, Major - Preliminary Plat Approval

**Address:**

**Location Description:** ASPEN BETWEEN 12TH & 18TH ST.

**Project Number:** 1009046

#### Applicant

SAWMILL CROSSING LLC

7400 HANCOCK CT NE SUITE B  
ALBUQUERQUE NM 87109

#### Agent / Contact

MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606  
ALBUQUERQUE NM 87199

#### Application Fees

|                |                   |                   |
|----------------|-------------------|-------------------|
| 441018/4943000 | APN Fee           |                   |
| 441032/3416000 | Conflict Mgmt Fee |                   |
| 441006/4958000 | DRB Actions       | <b>\$1,220.00</b> |
| <b>TOTAL:</b>  |                   | <b>\$1,220.00</b> |

City of Albuquerque Treasury  
Date: 4/6/2012 Office: ANNEX  
Stat ID: W5000007 Cashier: TRSCXG  
Batch: 40 Trans #: 19  
Permit: 2012070115  
Payment Total: \$1,220.00  
0903 DRB Actions  
Check Tendered : \$1,220.00  
\$1,495.00



**City of Albuquerque**  
**Parks and Recreation Department**  
 PO Box 1293, Albuquerque, New Mexico 87103  
 Inter-Office Correspondence  
Development Review Board Comments

**Project Number:** 1009046  
**Application Number:** 11DRB-70325

**DRB Date:** 11/16/2011  
**Item Number:** 12

**Subdivision:**

all or a portion of Lot(s) B-2-A Duke City Lumber Company

**Zoning:** SU-2 S-1

**Zone Page:** H-13

**New Lots (or units):** 86

**Request for:**

- 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

**Parks and Recreation Comments:**

The proposed development is in conflict with the Sawmill/Wells Park Community Metropolitan Redevelopment Area Plan. Also please note the existence of the Sawmill/Wells Park Sector Development Plan Transportation and Design Amendments Draft Document dated August 31, 2011 for additional proposed amendments to the Sector Development Plan.

**Signed:** Carol S. Dumont

Carol S. Dumont  
 Parks & Recreation Dept.

Phone: 768-5387



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
November 16, 2011  
DRB Comments**

**ITEM # 12**

**PROJECT # 1009046**

**APPLICATION # 11-70325**

**RE: Lot B1A2, Duke City Lumber Company Addition**

It appears Lot B1A3 needs to be included since a portion is being shown as part of proposed Lots 45-48.

It appears this project should be submitted for S-R or S-DR zoning rather than SU-1, as there is no apparent amenity being provided to require a site plan review; indeed, additional buffering may need to be considered for allowing residential development adjacent to industrial. Refer to the Sawmill- Wells Park Sector Development Plan and the Residential Building Design guidelines, as well as the Metropolitan Redevelopment Plan.

Based on suggested PLAN INDEX with Design Standards and a Landscape Plan, if SU-1 zoning is pursued this project should be submitted as a Site Development Plan for Subdivision and a Site Development Plan for Building Permit; there is no obvious point in having individual buildings being submitted for their own Site Plan approvals.

Proposed rights-of way appear inadequate even for P-2 parking requirements (minimum 45 ft) – refer to comments from Transportation Development.

Refer to comments from Hydrology regarding storm water detention/retention – it appears impervious area will be extensive, and a common drainage area may be needed similar to other residential developments in this area.

~ Section

---

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

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

11. **Project# 1008581**  
11DRB-70321 SKETCH PLAT REVIEW  
AND COMMENT

FORSTBAUER SURVEYING CO LLC agent(s) for URBAN SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) B-1-A, Block(s) 7, **PERFECTO, MARIANO & JESUS ARMIJO** zoned SU-2 HDA, located on 8TH ST NW BETWEEN MARQUETTE AND ROMA containing approximately .0807 acre(s). (J-14)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

12. **Project# 1009046**  
11DRB-70325 SKETCH PLAT REVIEW  
AND COMMENT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for RIO GRANDE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) B-2-A, DUKE CITY LUMBER COMPANY zoned SU-2 S-1, located on ASPEN BETWEEN RIO GRANDE AND 12TH containing approximately 7 acre(s). (H-13) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

13. Other Matters: None.

ADJOURNED:

HEARING DATE: 11-16-11(SK)

INFRASTRUCTURE LIST

Date Site Plan Approved: 08/22/12  
Date Preliminary Plat Approved: 05/15/13  
Date Preliminary Plat Expires: 05/15/14  
DRB Project No: 1009046  
DRB Application No.: \_\_\_\_\_

**ORIGINAL**

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

**Sawmill Crossing, Unit I**

PROPOSED NAME OF PLAT ~~AS FOR DEVELOPMENT PLAN~~

**Tract B-1-A-2, Duke City Lumber Company**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

| SIA Sequence # | COA DRC Project # | Size       | Type of Improvement                        | Location              | From                           | To  | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|------------|--|-----------------------|--------------------------------|---|-------------------|----------------|--------------------|
|                |                   |            | <b>PAVING</b>                              |                       |                                |   |                   |                |                    |
|                |                   | 0'-12' F-E | Perm Pvmt (South Side)<br>C&G (South Side) | Aspen Ave             | W. Terminus of Aspen           | NE corner Tract B                               | /                 | /              | /                  |
|                |                   | 6'         | Sidewalk (S.Side)                          | Aspen Ave             | Mill Pond                      | RR  | /                 | /              | /                  |
|                |                   | 6'         | Sidewalk (N.Side)                          | Aspen Ave             | W. Terminus of Aspen           | SE Corner Tract 2-A,<br>Land of Forest Products | /                 | /              | /                  |
|                |                   |            | C&G (N.Side)                               | Aspen Ave             | Tract 2-A Driveway<br>(E.Side) | SE Corner Tract 2A,<br>Land of Forest Products  | /                 | /              | /                  |
|                |                   | 26' FF     | Res Pvmt<br>C&G (both sides)               | Band Saw Dr.          | W. Terminus Band Saw           | Timber Dr.                                      | /                 | /              | /                  |
|                |                   | 4'         | Sidewalk (both sides Deferred) (1)         |                       |                                |   |                   |                |                    |
|                |                   | 30' FF     | Res Pvmt<br>C&G (both sides)               | Timber Dr.            | Aspen Ave.                     | Band Saw Pl.                                    | /                 | /              | /                  |
|                |                   | 6'         | Sidewalk (west side only)                  |                       |                                |   |                   |                |                    |
|                |                   | 4'         | Sidewalk                                   | South Side of Tract C | Bandsaw Pl. Terminus           | Tract B   | /                 | /              | /                  |
|                |                   | 4'         | Sidewalk                                   | Band Saw Pl.          | Lot 1                          | Lot 64  | /                 | /              | /                  |
|                |                   | 4'         | Sidewalk                                   | Band Saw Pl.          | Lot 72                         | Tract B   | /                 | /              | /                  |

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RR Crossing per NMDOT Stds. Aspen Ave. @ Timber Drive  
A tri-party agreement (Developer, City of Albuquerque, and DOT) is required for RR crossing

**WATER**

|     |           |                    |                       |              |
|-----|-----------|--------------------|-----------------------|--------------|
| 12" | Waterline | Timber Dr.         | Aspen Ave.            | Band Saw Pl. |
| 6"  | Waterline | Band Saw Pl.       | W. Terminus Band Saw  | Timber Dr.   |
| 6"  | Waterline | S. Side of Tract C | Band Saw Pl. Terminus | Tract B      |

**SANITARY SEWER**

|    |                     |                    |                          |                   |
|----|---------------------|--------------------|--------------------------|-------------------|
| 8" | Sanitary Sewer      | Lot 5 SAS Easement | 60" Off-Site Interceptor | Band Saw Pl.      |
| 8" | Sanitary Sewer      | Band Saw Pl.       | Lot 5 SAS Easement       | Lumberton Dr.     |
| 8" | Sanitary Sewer      | Lumberton Dr.      | Band Saw Pl.             | Aspen Ave.        |
| 8" | Remove Existing SAS | Aspen Ave.         | Lumberton Dr.            | NE Corner of Site |

**STORM DRAINAGE**

|         |              |                 |                      |              |
|---------|--------------|-----------------|----------------------|--------------|
| 18"     | RCP III      | Band Saw Pl.    | W. Terminus Band Saw | Tract C Pond |
| 18"     | RCP III      | E. Part Tract C | W. Boundary Tract B  | Tract C Pond |
| 1.04 AF | Pond Tract C | Tract C         |                      |              |

Pond Flood Wall (Continuously poured concrete) Tract C (Internal Perimeter)

Pond Percolation (Not to be Financially Guaranteed)

|     |                              |                               |       |       |
|-----|------------------------------|-------------------------------|-------|-------|
| 12" | Sidewalk Culverts (6)        | Per locations on Grading Plan |       |       |
| 12" | Rear Yard Channel (deferred) | Lots 1-3                      | Lot 1 | Lot 3 |
| 12" | Rear Yard Channel (deferred) | Lots 5-7                      | Lot 5 | Lot 7 |

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|---------|----------------------------------|----------------------|----------------------------|-------------------------------|
| 12"     | Rear Yard Channel (deferred)     | Lots 12-14           | Lot 12                     | Lot 14                        |
| 12"     | Rear Yard Channel (deferred)     | Lots 15-18           | Lot 15                     | Lot 18                        |
| 12"     | Rear Yard Channel (deferred)     | Lots 68-69 & Tract B | Tract C                    | Lot 69                        |
| 12"-24" | Pipe and Side/Front Yard Channel | Tract C              | 80' E. of Site's SW corner | Upper Part of Tr. C Pond      |
| 12"     | Side Yard Channel (deferred)     | Lot 5                | Rear Lot 5 Boundary        | Band Saw Pl.                  |
| 12"     | Side Yard Channel (deferred)     | Lot 8                | Rear Lot 8 Boundary        | Band Saw Pl.                  |
| 12"     | Side Yard Channel (deferred)     | Lot 12               | Rear Lot 12 Boundary       | Band Saw Pl.                  |
| 12"     | Side Yard Channel (deferred)     | Lot 15               | Rear Lot 15 Boundary       | Band Saw Pl.                  |
| 5'      | Concrete Channel                 | Tract C              | SW Corner of Site          | 80' east of SW corner of Site |

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

| Financially Guaranteed DRC #       | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Private Inspector             | City Inspector | City Cnst Engineer |
|------------------------------------|-------------------------|------|---------------------|----------|------|----|-------------------------------|----------------|--------------------|
|                                    |                         |      |                     |          |      |    | /                             | /              | /                  |
|                                    |                         |      |                     |          |      |    |                               |                |                    |
| Approval of Creditable Items:      |                         |      |                     |          |      |    | Approval of Creditable Items: |                |                    |
| Impact Fee Administrator Signature |                         |      |                     |          |      |    | Signature                     |                |                    |
| Date                               |                         |      |                     |          |      |    | Date                          |                |                    |

Project name: Sawmill Crossing

- 1 Sidewalks to be deferred per sidewalk exhibit.
- 2 Water Infrastructure to include valves, fittings, and firehydrants.
- 3 SAS Infrastructure to include manholes and service connections.
- 4 Storm Drain Infrastructure includes manholes and inlets.
- 5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)
- 6 Pond Agreement and Covenant required for Tract C
- 7
- 8

**AGENT / OWNER**

John M. MacKenzie, P.E.  
NAME (print)

Mark Goodwin & Associates  
FIRM

John MacKenzie 11-11-13  
SIGNATURE - date

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

[Signature] 11-13-13  
DRB CHAIR - date

[Signature] 11-13-13  
TRANSPORTATION DEVELOPMENT - date

[Signature] 11/13/13  
UTILITY DEVELOPMENT - date

[Signature] 11-13-13  
CITY ENGINEER - date

Carol S. Dumont 11-13-13  
PARKS & RECREATION - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

**DESIGN REVIEW COMMITTEE REVISIONS**

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
|          |      |           |                 |               |
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|          |      |           |                 |               |

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

03/09/2012 Issued By: BLDAVM 138919

Category Code **910**  
**2012 070 094**

**Application Number:** 12DRB-70094, Vacation Of Public Easement

**Address:**

**Location Description:** ASPEN BETWEEN 12TH AND RIO GRANDE

**Project Number:** 1009046

#### Applicant

SAWMILL CROSSINGS, LLC

7400 HANCOCK CT NE, SUITE B  
ALBUQUERQUE NM 87109

#### Agent / Contact

MARK GOODWIN AND ASSOCIATES, P.A.  
JOHN MACKENZIE  
P.O. BOX 90606  
ALBUQUERQUE NM 87199

#### Application Fees

|                |                   |                 |
|----------------|-------------------|-----------------|
| 441018/4943000 | APN Fee           | <b>\$75.00</b>  |
| 441032/3416000 | Conflict Mgmt Fee | <b>\$20.00</b>  |
| 441006/4958000 | DRB Actions       | <b>\$135.00</b> |
| <b>TOTAL:</b>  |                   | <b>\$230.00</b> |

City Of Albuquerque  
Treasury Division

3/9/2012 11:48AM LOC: ANNX  
WS# 008 TRANS# 0007  
RECEIPT# 00145063-00145063  
PERMIT# 2012070094 TRSBLC  
Trans Amt \$230.00  
APN Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$135.00  
CK \$230.00  
CHANGE \$0.00

Thank You



# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

01/07/2013 Issued By: BLDAVM 175904

Category Code **910**  
**2013 070 404**

**Application Number:** 13DRB-70404, Amendment To Preliminary Plat

**Address:**

**Location Description:** ASPEN BETWEEN RIO GRANDE AND 12TH ST

**Project Number:** 1009046

#### Applicant

SAWMILL CROSSING, LLC

7400 HANCOCK NE STE B  
ALBUQUERQUE NM 87109

#### Agent / Contact

MARK GOODWIN AND ASSOCIATES, P.A.  
JOHN MACKENZIE  
P.O. BOX 90606  
ALBUQUERQUE NM 87199

#### Application Fees

APN Fee

Conflict Mgmt Fee

DRB Actions **\$50.00**

**TOTAL: \$50.00**

City of Albuquerque Treasury  
Date: 1/7/2013 Office: ANNEX  
Stat ID: W5000008 Cashier: TRSSIV  
Batch: 1246 Trans #: 26  
Permit: 2013070404  
Receipt Num 00085464  
Payment Total: \$50.00  
0903 DRB Actions  
Check Tendered : \$50.00  
\$70.00

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

01/07/2013 Issued By: BLDAVM 175896

Category Code **910**  
**2013 070 403**

**Application Number:** 13DRB-70403, Sidewalk Waiver

**Address:**

**Location Description:** ASPEN BETWEEN RIO GRANDE AND 12TH ST

**Project Number:** 1009046

#### Applicant

SAWMILL CROSSING, LLC

7400 HANCOCK NE STE B  
ALBUQUERQUE NM 87109

#### Agent / Contact

MARK GOODWIN AND ASSOCIATES, P.A.  
JOHN MACKENZIE  
P.O. BOX 90606  
ALBUQUERQUE NM 87199

#### Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions

**TOTAL: \$20.00**

City of Albuquerque Treasury  
Date: 1/7/2013 Office: ANNEX  
Stat ID: W5000008 Cashier: TRSSIV  
Batch: 1246 Trans #: 26  
Permit: 2013070403  
Receipt Num 00085465  
Payment Total: \$20.00  
0901 Conflict Mgmt. Fee  
Check Tendered : \$20.00  
\$70.00

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

04/19/2013 Issued By: E08375 187742

Category Code **910**  
**2013 070 518**

**Application Number:** 13DRB-70518, Vacation Of Public Easement

**Address:**

**Location Description:** ASPEN AVE BETWEEN 12TH ST AND 18TH ST

**Project Number:** 1009046

**Applicant**  
SAWMILL CROSSING, LLC

7400 HANCOCK CT NE SUITE B  
ALBUQUERQUE NM 87109  
797-8589

**Agent / Contact**  
MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606  
ALBUQUERQUE NM 87199

#### Application Fees

|                   |                 |
|-------------------|-----------------|
| APN Fee           | \$75.00         |
| Conflict Mgmt Fee | \$20.00         |
| DRB Actions       | \$315.00        |
| <b>TOTAL:</b>     | <b>\$410.00</b> |

City of Albuquerque Treasury  
Date: 4/19/2013 Office: ANNEX  
Stat ID: 45000009 Cashier: TRSRMS  
Batch: 1817 Trans #: 14  
Permit: 2013070518  
Receipt Num 00119114  
Payment Total: \$410.00  
0900 APN Fee \$75.00  
0901 Conflict Mgmts. Fee \$20.00  
0903 DRB Actions \$315.00  
Check Tendered : \$460.00

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

04/19/2013 Issued By: E08375 187748

Category Code **910**  
**2013 070 519**

**Application Number:** 13DRB-70519, Ext Of Major Preliminary Plat

**Address:**

**Location Description:** ASPEN AVE BETWEEN 12TH ST AND 18TH ST

**Project Number:** 1009046

#### Applicant

SAWMILL CROSSING, LLC

7400 HANCOCK CT NE SUITE B  
ALBUQUERQUE NM 87109  
797-8589

#### Agent / Contact

MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606  
ALBUQUERQUE NM 87199

#### Application Fees

APN Fee

Conflict Mgmt Fee

DRB Actions \$50.00

**TOTAL: \$50.00**

City of Albuquerque Treasury  
Date: 4/19/2013 Office: ANNEX  
Stat ID: W2000009 Cashier: TRSRMS  
Batch: 1817 Trans #: 14  
Permit: 2013070519  
Receipt Num 00119113  
Payment Total: \$50.00  
0903 DRB Actions \$50.00  
Check Tendered : \$460.00

Completed  
2-26-14

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.

*Site Plans:* It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1009046 Application #: 14DRB-70030  
 Project Name: SAWMILL CROSSING UNIT 1  
 Agent: MARK GOODWIN & ASSOC. Phone #:

\*\*Your request was approved on 2-26-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA: Letter of Acceptance / Close Out

PARKS / CIP:

PLANNING (Last to sign): hardrail & to 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.
-

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1009046

AGENDA ITEM NO: 1

SUBJECT:

PRELIMINARY PLAT, SIDEWALK DEFERRAL  
SUBDIVISION DESIGN VARIANCE, SITE PLAN FOR SUBDIVISION  
VACATION OF PUBLIC EASEMENTS, VACATION OF RAILROAD EASEMENTS

ENGINEERING COMMENTS:

**Vacation Requests:**

No objection to vacation requests.

**Design Variance Requests:**

Please provide approval from the Fire Marshall's office prior to a final determination.

**Infrastructure List:**

The sidewalk tying Bandsaw Place to Chesire Court is not included on the infrastructure list.

Please add the following note to the body of the infrastructure list: "A tri-party agreement (Developer, City of Albuquerque, NMDOT) is required for the railroad crossing."

A revised layout was shown via email on May 10, 2012. The Infrastructure list must note this revision.

**Sidewalk Deferral Request:**

No objection to sidewalk deferral request.

**Preliminary Plat / Site Plan for Subdivision Requests:**

The proposed 20' PNM easement appears to interfere with the proposed pad sites.

A revised layout was shown via email on May 10, 2012. The Site Plan for Subdivision must show this revised layout.

*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:

**05-30-12**

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

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

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: MAY 23, 2012

# CITY OF ALBUQUERQUE



**DEVELOPMENT REVIEW BOARD MEETING – January 16, 2013**

## **PARKS & RECREATION DEPARTMENT COMMENTS**

### **Item #4**

#### **Project #1009046**

13DRB-70403 Sidewalk Waiver

13DRB-70404 Amendment to Preliminary Plat

The Parks & Recreation Department has no objections to the Sidewalk Waiver and Amendment to Preliminary Plat. It is understood that the applicant will enter into a Streetscape Maintenance Agreement with the City for the areas of landscaping to be installed in the City Right-of-Way. .

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

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

FIGURE 12

Date Submitted: 8/11/12

INFRASTRUCTURE LIST

Date Site Plan Approved: 6-13-12  
Date Preliminary Plat Approved: 6-13-12  
Date Preliminary Plat Expires: 6-13-13  
DRB Project No: 1009046  
DRB Application No.: \_\_\_\_\_

ORIGINAL

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

Sawmill Crossing, Unit I

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract B-1-A-2, Duke City Lumber Company

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

| SIA Sequence # | COA DRC Project # | Size        | Type of Improvement  | Location                  | From                     | To                | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|-------------|--|---------------------------|--------------------------|-------------------|-------------------|----------------|--------------------|
|                |                   |             | <b>PAVING</b>  |                           |                          |                   |                   |                |                    |
|                |                   | 12'-18' F-E | Perm Pvmt (South Side)<br>C&G (South Side)   | Aspen Ave                 | W. Terminus of Aspen     | NE corner Tract B | /                 | /              | /                  |
|                |                   | 4'          | Sidewalk (South Side)  |                           |                          |                   |                   |                |                    |
|                |                   | 28' FF      | Res Pvmt<br>C&G (both sides)   | Band Saw Dr.              | W. Terminus Band Saw     | Timber Dr.        | /                 | /              | /                  |
|                |                   | 4'          | Sidewalk (both sides Deferred) (1)   |                           |                          |                   |                   |                |                    |
|                |                   | 30' FF      | Res Pvmt<br>C&G (both sides)   | Timber Dr.                | Aspen Ave.               | Band Saw Pl.      | /                 | /              | /                  |
|                |                   | 4'          | Sidewalk (both sides)  |                           |                          |                   |                   |                |                    |
|                |                   | 4'          | Sidewalk   | South Side of Tract C     | Bandsaw Pl. Terminus     | Tract B           | /                 | /              | /                  |
|                |                   | 4'          | Sidewalk   | Band Saw Pl.              | Lot 1                    | Lot 64            | /                 | /              | /                  |
|                |                   | 4'          | Sidewalk   | Band Saw Pl.              | Lot 72                   | Tract B           | /                 | /              | /                  |
|                |                   | 6'          | Sidewalk   | Tract D                   | Bandsaw Pl.              | Tract B           | /                 | /              | /                  |
|                |                   |             | RR Crossing per NMDOT Stds.<br>A tri-party agreement (Developer, City of Albuquerque, and DOT) is required for RR crossing | Aspen Ave. @ Timber Drive |                          |                   | /                 | /              | /                  |
|                |                   |             | <b>WATER</b>   |                           |                          |                   |                   |                |                    |
|                |                   | 12"         | Waterline  | Timber Dr.                | Aspen Ave.               | Band Saw Pl.      | /                 | /              | /                  |
|                |                   | 6"          | Waterline  | Band Saw Pl.              | W. Terminus Band Saw     | Timber Dr.        | /                 | /              | /                  |
|                |                   | 6"          | Waterline  | S. Side of Tract C        | Band Saw Pl. Terminus    | Tract B           | /                 | /              | /                  |
|                |                   |             | <b>SANITARY SEWER</b>  |                           |                          |                   |                   |                |                    |
|                |                   | 8"          | Sanitary Sewer   | Lot 5 SAS Easement        | 60" Off-Site Interceptor | Band Saw Pl.      | /                 | /              | /                  |
|                |                   | 8"          | Sanitary Sewer   | Band Saw Pl.              | Lot 5 SAS Easement       | Lumberton Dr.     | /                 | /              | /                  |
|                |                   | 8"          | Sanitary Sewer   | Lumberton Dr.             | Band Saw Pl.             | Aspen Ave.        | /                 | /              | /                  |
|                |                   | 8"          | Remove Existing SAS  | Aspen Ave.                | Lumberton Dr.            | NE Corner of Site | /                 | /              | /                  |



| SIA<br>Sequence # | COA DRC<br>Project # |
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| Size    | Type of Improvement                                 | Location                      | From                         | To           |
|---------|---|-------------------------------|------------------------------|--------------|
|         | <b>STORM DRAINAGE</b>                               |                               |                              |              |
| 18"     | RCP III   | Band Saw Pl.                  | W. Terminus Band Saw         | Tract C Pond |
| 18"     | RCP III   | E. Part Tract C               | W. Boundary Tract B          | Tract C Pond |
| 1.04 AF | Pond Tract C  | Tract C                       |                              |              |
|         | Pond Flood Wall (Continuously poured concrete)      |                               | Tract C (Internal Perimeter) |              |
|         | Pond Percolation (Not to be Financially Guaranteed) |                               |                              |              |
| 12"     | Sidewalk Culverts (6)                               | Per locations on Grading Plan |                              |              |
| 12"     | Rear Yard Channel                                   | Lots 1-3                      | Lot 1                        | Lot 3        |
| 12"     | Rear Yard Channel                                   | Lots 5-7                      | Lot 5                        | Lot 7        |
| 12"     | Rear Yard Channel                                   | Lots 8-11                     | Lot 8                        | Lot 11       |
| 12"     | Rear Yard Channel                                   | Lots 12-14                    | Lot 12                       | Lot 14       |
| 12"     | Rear Yard Channel                                   | Lots 15-18                    | Lot 15                       | Lot 18       |
| 12"     | Rear Yard Channel                                   | Lots 68-69 & Tract B          | Tract C                      | Lot 70       |
| 12"     | Side Yard Channel                                   | Lot 1                         | Rear Lot 1 Boundary          | Band Saw Pl. |
| 12"     | Side Yard Channel                                   | Lot 5                         | Rear Lot 5 Boundary          | Band Saw Pl. |
| 12"     | Side Yard Channel                                   | Lot 8                         | Rear Lot 8 Boundary          | Band Saw Pl. |
| 12"     | Side Yard Channel                                   | Lot 12                        | Rear Lot 12 Boundary         | Band Saw Pl. |
| 12"     | Side Yard Channel                                   | Lot 15                        | Rear Lot 15 Boundary         | Band Saw Pl. |

| Private<br>Inspector | City<br>Inspector | City Cnst<br>Engineer |
|----------------------|-------------------|-----------------------|
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The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

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

Project name: Sawmill Crossing

- 1 Sidewalks to be deferred per sidewalk exhibit.
- 2 Water Infrastructure to include valves, fittings, and firehydrants.
- 3 SAS Infrastructure to include manholes and service connections.
- 4 Storm Drain Infrastructure includes manholes and inlets.
- 5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan )
- 6 Pond Agreement and Covenant required for Tract C
- 7 \_\_\_\_\_
- 8 \_\_\_\_\_

AGENT / OWNER

John M. MacKenzie, P.E.  
NAME (print)

Mark Goodwin & Associates  
FIRM

John MacKenzie 6-13-12  
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 6-13-12  
DRB CHAIR - date

[Signature] 06-13-12  
TRANSPORTATION DEVELOPMENT - date

[Signature] 06/13/12  
UTILITY DEVELOPMENT - date

[Signature] 6/13/12  
CITY ENGINEER - date

Carol S. Dumont 6-13-12  
PARKS & RECREATION - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRB CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
|          |      |           |                 |               |
|          |      |           |                 |               |
|          |      |           |                 |               |



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009046

TO: Application No. \_\_\_\_\_

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department (Richard Douke)

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development (Mig Salgado)

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

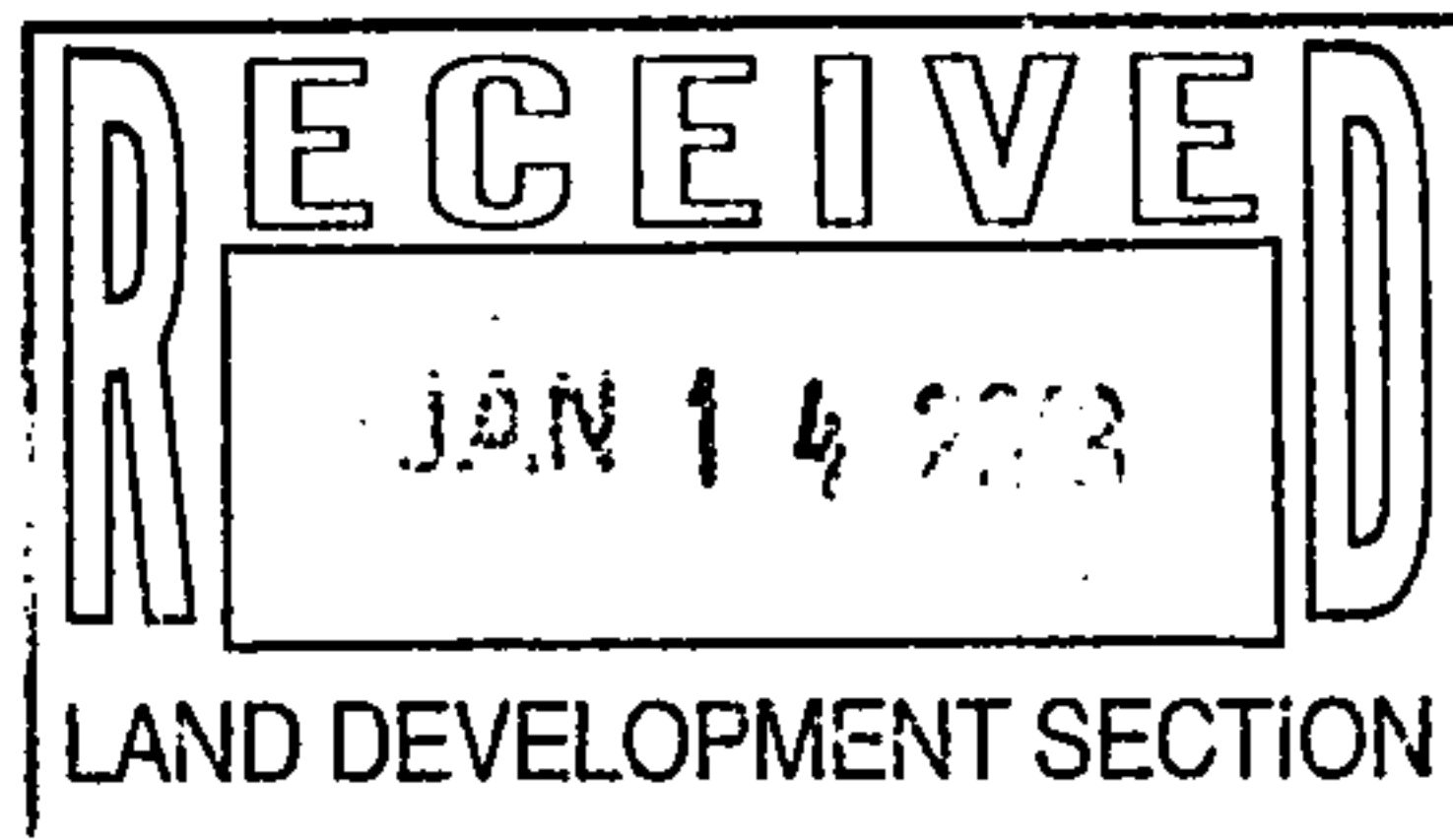
Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 1-16-13

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 INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Amended Infrastructure List

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



CONTACT NAME: John Mackenzie

TELEPHONE: 828-2200 EMAIL: john@goodwinengineers.com

**INFRASTRUCTURE LIST**

Date Site Plan Approved: 08/22/12

Date Preliminary Plat Approved: 06/13/12

Date Preliminary Plat Expires: 06/13/13

DRB Project No: 1009046

DRB Application No.: \_\_\_\_\_

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

**Sawmill Crossing, Unit I**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Tract B-1-A-2, Duke City Lumber Company**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

| SIA Sequence # | COA DRC Project # | Size       | Type of Improvement  | Location                  | From                           | To  | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|------------|--|---------------------------|--------------------------------|---|-------------------|----------------|--------------------|
|                |                   |            | <b>PAVING</b>  |                           |                                |   |                   |                |                    |
|                |                   | 0'-12' F-E | Perm Pvm (South Side)<br>C&G (South Side)  | Aspen Ave                 | W. Terminus of Aspen           | NE corner Tract B                               | /                 | /              | /                  |
|                |                   | 6'         | Sidewalk (S.Side)  | Aspen Ave                 | N&B Pond                       | RR  | /                 | /              | /                  |
|                |                   | 6'         | Sidewalk (N.Side)  | Aspen Ave                 | W. Terminus of Aspen           | SE Corner Tract 2-A,<br>Land of Forest Products | /                 | /              | /                  |
|                |                   |            | C&G (N.Side)   | Aspen Ave                 | Tract 2-A Driveway<br>(E.Side) | SE Corner Tract 2A,<br>Land of Forest Products  | /                 | /              | /                  |
|                |                   | 26' FF     | Res Pvm<br>C&G (both sides)  | Band Saw Dr.              | W. Terminus Band Saw           | Timber Dr.                                      | /                 | /              | /                  |
|                |                   | 4'         | Sidewalk (both sides Deferred) (1)   |                           |                                |   |                   |                |                    |
|                |                   | 30' FF     | Res Pvm<br>C&G (both sides)  | Timber Dr.                | Aspen Ave.                     | Band Saw Pl.                                    | /                 | /              | /                  |
|                |                   | 6'         | Sidewalk (west side only)  |                           |                                |   |                   |                |                    |
|                |                   | 4'         | Sidewalk   | South Side of Tract C     | Bandsaw Pl. Terminus           | Tract B   | /                 | /              | /                  |
|                |                   | 4'         | Sidewalk   | Band Saw Pl.              | Lot 1                          | Lot 64  | /                 | /              | /                  |
|                |                   | 4'         | Sidewalk   | Band Saw Pl.              | Lot 72                         | Tract B   | /                 | /              | /                  |
|                |                   | 6'         | Sidewalk   | Tract D                   | Bandsaw Pl.                    | Tract B   | /                 | /              | /                  |
|                |                   |            | RR Crossing per NMDOT Stds.<br>A tri-party agreement (Developer, City of Albuquerque, and DOT) is required for RR crossing | Aspen Ave. @ Timber Drive |                                |   | /                 | /              | /                  |
|                |                   |            | <b>WATER</b>   |                           |                                |   |                   |                |                    |
|                |                   | 12"        | Waterline  | Timber Dr.                | Aspen Ave.                     | Band Saw Pl.                                    | /                 | /              | /                  |
|                |                   | 6"         | Waterline  | Band Saw Pl.              | W. Terminus Band Saw           | Timber Dr.                                      | /                 | /              | /                  |
|                |                   | 6"         | Waterline  | S. Side of Tract C        | Band Saw Pl. Terminus          | Tract B   | /                 | /              | /                  |
|                |                   |            | <b>SANTARY SEWER</b>   |                           |                                |   |                   |                |                    |
|                |                   | 8"         | Sanitary Sewer   | Lot 5 SAS Easement        | 60" Off-Site Interceptor       | Band Saw Pl.                                    | /                 | /              | /                  |
|                |                   | 8"         | Sanitary Sewer   | Band Saw Pl.              | Lot 5 SAS Easement             | Lumberton Dr.                                   | /                 | /              | /                  |
|                |                   | 8"         | Sanitary Sewer   | Lumberton Dr.             | Band Saw Pl.                   | Aspen Ave.                                      | /                 | /              | /                  |
|                |                   | 8"         | Remove Existing SAS  | Aspen Ave.                | Lumberton Dr.                  | NE Corner of Site                               | /                 | /              | /                  |


| SIA Sequence # | COA DRC Project # | Size    | Type of Improvement                                 | Location                      | From                         | To           | Private Inspector | City Inspector | City Cnet Engineer |
|----------------|-------------------|---------|---|-------------------------------|------------------------------|--------------|-------------------|----------------|--------------------|
|                |                   |         | <b>STORM DRAINAGE</b>                               |                               |                              |              |                   |                |                    |
|                |                   | 18"     | RCP III   | Band Saw Pl.                  | W. Terminus Band Saw         | Tract C Pond | /                 | /              | /                  |
|                |                   | 18"     | RCP III   | E. Part Tract C               | W. Boundary Tract B          | Tract C Pond | /                 | /              | /                  |
|                |                   | 1.04 AF | Pond Tract C  | Tract C                       |                              |              | /                 | /              | /                  |
|                |                   |         | Pond Flood Wall (Continuously poured concrete)      |                               | Tract C (Internal Perimeter) |              | /                 | /              | /                  |
|                |                   |         | Pond Percolation (Not to be Financially Guaranteed) |                               |                              |              | /                 | /              | /                  |
|                |                   | 12"     | Sidewalk Culverts (6)                               | Per locations on Grading Plan |                              |              | /                 | /              | /                  |
|                |                   | 12"     | Rear Yard Channel                                   | Lots 1-3                      | Lot 1                        | Lot 3        | /                 | /              | /                  |
|                |                   | 12"     | Rear Yard Channel                                   | Lots 5-7                      | Lot 5                        | Lot 7        | /                 | /              | /                  |
|                |                   | 12"     | Rear Yard Channel                                   | Lots 8-11                     | Lot 8                        | Lot 11       | /                 | /              | /                  |
|                |                   | 12"     | Rear Yard Channel                                   | Lots 12-14                    | Lot 12                       | Lot 14       | /                 | /              | /                  |
|                |                   | 12"     | Rear Yard Channel                                   | Lots 15-18                    | Lot 15                       | Lot 18       | /                 | /              | /                  |
|                |                   | 12"     | Rear Yard Channel                                   | Lots 68-69 & Tract B          | Tract C                      | Lot 70       | /                 | /              | /                  |
|                |                   | 12"     | Side Yard Channel                                   | Lot 1                         | Rear Lot 1 Boundary          | Band Saw Pl. | /                 | /              | /                  |
|                |                   | 12"     | Side Yard Channel                                   | Lot 5                         | Rear Lot 5 Boundary          | Band Saw Pl. | /                 | /              | /                  |
|                |                   | 12"     | Side Yard Channel                                   | Lot 8                         | Rear Lot 8 Boundary          | Band Saw Pl. | /                 | /              | /                  |
|                |                   | 12"     | Side Yard Channel                                   | Lot 12                        | Rear Lot 12 Boundary         | Band Saw Pl. | /                 | /              | /                  |
|                |                   | 12"     | Side Yard Channel                                   | Lot 15                        | Rear Lot 15 Boundary         | Band Saw Pl. | /                 | /              | /                  |

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

| Financially Guaranteed DRC #                 | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification          |                |                    |
|--|-------------------------|------|---------------------|----------|------|----|-------------------------------------|----------------|--------------------|
|  |                         |      |                     |          |      |    | Private Inspector                   | City Inspector | City Cnet Engineer |
|  |                         |      |                     |          |      |    | /                                   | /              | /                  |
|  |                         |      |                     |          |      |    |                                     |                |                    |
| Approval of Creditable Items:                |                         |      |                     |          |      |    | Approval of Creditable Items:       |                |                    |
| Impact Fee Administrator Signature      Date |                         |      |                     |          |      |    | City User Dept. Signature      Date |                |                    |

Project name: Sawmill Crossing

- 1 Sidewalks to be deferred per sidewalk exhibit.
- 2 Water Infrastructure to include valves, fittings, and firehydrants.
- 3 SAS Infrastructure to include manholes and service connections.
- 4 Storm Drain Infrastructure includes manholes and inlets.
- 5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)
- 6 Pond Agreement and Covenant required for Tract C.
- 7
- 8

| AGENT / OWNER  | DEVELOPMENT REVIEW BOARD MEMBER APPROVALS  |   |
|--|--|---|
| <b>John M. MacKenzie, P.E.</b><br><small>NAME (print)</small><br><b>Mark Goodwin &amp; Associates</b><br><small>FIRM</small><br><br><small>SIGNATURE - date</small><br><b>01-14-13</b> | <small>DRB CHAIR - date</small><br><hr/> <small>TRANSPORTATION DEVELOPMENT - date</small><br><hr/> <small>UTILITY DEVELOPMENT - date</small><br><hr/> <small>CITY ENGINEER - date</small><br><hr/> | <small>PARKS &amp; GENERAL RECREATION - date</small><br><hr/> <small>AMAFCA - date</small><br><hr/> <small>- date</small><br><hr/> <small>- date</small><br><hr/> |

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

*Transportation  
Mark-Up*

EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
**Sawmill Crossing, Unit 1**  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
**Tract B-1-A-2, Duke City Lumber Company**  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

| SIA Sequence # | COA DRC Project # | Size            | Type of Improvement  | Location                  | From                         | To  | Private Inspector | City Inspector | City Engr |
|----------------|-------------------|-----------------|--|---------------------------|------------------------------|---|-------------------|----------------|-----------|
|                |                   | 0'-12' F-E      | PAVING   | Aspen Ave                 | W. Terminus of Aspen         | NE corner Tract B                               | /                 | /              | /         |
|                |                   | 6' SW (S. SIDE) | Perim Pymt (South Side)  | ASPEA                     | MILL ROAD                    | <del>Tract B</del> RR                           | /                 | /              | /         |
|                |                   | 6' SKI          | C&G (South Side)   | Aspen Ave                 | W. Terminus of Aspen         | SE Corner Tract 2-A,<br>Land of Forest Products | /                 | /              | /         |
|                |                   | 26' FF          | C&G (N. SIDE)  | ASPAW                     | Tract A<br>DRELUCKY (E.S.D.) | " "   | /                 | /              | /         |
|                |                   | 4'              | Res Pymt   | Band Saw Dr.              | W. Terminus Band Saw         | Timber Dr.                                      | /                 | /              | /         |
|                |                   | 4'              | C&G (both sides)   |                           |                              |   | /                 | /              | /         |
|                |                   | 4'              | SideWalk (both sides Deferred) (1)   |                           |                              |   | /                 | /              | /         |
|                |                   | 30' FF          | Res Pymt   | Timber Dr.                | Aspen Ave.                   | Band Saw Pl.                                    | /                 | /              | /         |
|                |                   | 6'              | C&G (both sides)   |                           |                              |   | /                 | /              | /         |
|                |                   | 6'              | SideWalk (west side only)  |                           |                              |   | /                 | /              | /         |
|                |                   | 4'              | SideWalk   | South Side of Tract C     | Band Saw Pl. Terminus        | Tract B   | /                 | /              | /         |
|                |                   | 4'              | SideWalk   | Band Saw Pl.              | Lot 1                        | Lot 84  | /                 | /              | /         |
|                |                   | 4'              | SKI  | Band Saw Pl.              | Lot 72                       | Tract B   | /                 | /              | /         |
|                |                   | 6'              | SKI  | Tract D                   | Band Saw Pl.                 | Tract B   | /                 | /              | /         |
|                |                   |                 | RR Crossing per NMDOT Sids.<br>A tri-party agreement (Developer, City of Albuquerque, and DOT) is required for RR crossing | Aspen Ave. @ Timber Drive |                              |   | /                 | /              | /         |
|                |                   | 12'             | Waterline  | Timber Dr.                | Aspen Ave.                   | Band Saw Pl.                                    | /                 | /              | /         |
|                |                   | 6'              | Waterline  | Band Saw Pl.              | W. Terminus Band Saw         | Timber Dr.                                      | /                 | /              | /         |
|                |                   | 6'              | Waterline  | S. Side of Tract C        | Band Saw Pl. Terminus        | Tract B   | /                 | /              | /         |
|                |                   | 6'              | SANITARY SEWER   |                           |                              |   | /                 | /              | /         |
|                |                   | 6'              | Sanitary Sewer   | Lot 5 SAS Easement        | 60" Off-Site Interceptor     | Band Saw Pl.                                    | /                 | /              | /         |
|                |                   | 6'              | Sanitary Sewer   | Band Saw Pl.              | Lot 5 SAS Easement           | Lumberton Dr.                                   | /                 | /              | /         |
|                |                   | 6'              | Sanitary Sewer   | Lumberton Dr.             | Band Saw Pl.                 | Aspen Ave.                                      | /                 | /              | /         |
|                |                   | 6'              | Remove Existing SAS  | Aspen Ave.                | Lumberton Dr.                | NE Corner of Site                               | /                 | /              | /         |

Current DRC  
Project Number:7225.83

**ORIGINAL**

FIGURE 12

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

**EXHIBIT "A"**

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

Date Submitted: APR. 05, 2012

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 4-11-12

Date Preliminary Plat Expires: 4-11-13

DRB Project No.:1009094

DRB Application No.:12DRB-70107

**LOT 11-A, BLOCK 2, LA MESA SUBDIVISION**

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOTS 3-11, BLOCK 2, LA MESA SUBDIVISION**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

| Financially Guaranteed<br>DRC # | Constructed Under<br>DRC # | Size           | Type of Improvement  | Location    | From                        | To        | Construction Certification |              |                    |
|---------------------------------|----------------------------|----------------|--|-------------|-----------------------------|-----------|----------------------------|--------------|--------------------|
|                                 |                            |                |  |             |                             |           | Private Inspector          | Private P.E. | City Cnst Engineer |
|                                 |                            |                |  |             |                             |           | /                          | /            | /                  |
|                                 |                            |                |  |             |                             |           | /                          | /            | /                  |
|                                 |                            | 8.5' W         | NEW PCC SIDEWALK   | CENTRAL AVE |                             |           | /                          | /            | /                  |
|                                 |                            | 6' W           | NEW PCC SIDEWALK   | CHAMA ST.   | FRONTAGE                    |           | /                          | /            | /                  |
|                                 |                            | DOUBLE C INLET | MODIFY/EXPAND EXIST .TO TYPE<br>DOUBLE D + DOUBLE D (QUAD) | CENTRAL AVE | 150' W. OF CHAMA            |           | /                          | /            | /                  |
|                                 |                            |                | WATER METER RELOCATION                                     | CENTRAL AVE | STA. 1+85<br>(NEW DRIVEWAY) | CHAMA ST. | /                          | /            | /                  |
|                                 |                            |                |  |             |                             |           | /                          | /            | /                  |
|                                 |                            |                |  |             |                             |           | /                          | /            | /                  |



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

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

NOTES

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

1

2

3

AGENT / OWNER

Philip W. Clark  
NAME (print)

Clark Consulting Engineers  
FIRM

Philip W. Clark 4.11.12  
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 4-11-12  
DRB CHAIR - date

[Signature] 04-11-12  
TRANSPORTATION DEVELOPMENT - date

Allen Peter 04/11/12  
UTILITY DEVELOPMENT - date

[Signature] 4-11-12  
CITY ENGINEER - date

Carol S. Dumont 4-11-12  
PARKS & RECREATION - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
|          |      |           |                 |               |
|          |      |           |                 |               |
|          |      |           |                 |               |



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

Development Review Board Comments

**Project Number:** 1009046

**Application Number:** 11DRB-70325

**DRB Date:** 11/16/2011

**Item Number:** 12

**Subdivision:**

all or a portion of Lot(s) B-2-A Duke City Lumber Company

**Zoning:** SU-2 S-1

**Zone Page:** H-13

**New Lots (or units):** 86

**Request for:**

- 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

**Parks and Recreation Comments:**

The proposed development is in conflict with the Sawmill/Wells Park Community Metropolitan Redevelopment Area Plan. Also please note the existence of the Sawmill/Wells Park Sector Development Plan Transportation and Design Amendments Draft Document dated August 31, 2011 for additional proposed amendments to the Sector Development Plan.

**Signed:**

*Carol S. Dumont*

*Carol S. Dumont  
Parks & Recreation Dept.*

Phone: 768-5387

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

FIGURE 12

Date Submitted: 6/11/12

**ORIGINAL**

**INFRASTRUCTURE LIST**

Date Site Plan Approved: 6-13-12  
Date Preliminary Plat Approved: 6-13-12  
Date Preliminary Plat Expires: 6-13-13  
DRB Project No: 1009046  
DRB Application No: 11-2-12

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

**Sawmill Crossing, Unit I**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Tract B-1-A-2, Duke City Lumber Company**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

| SIA Sequence # | COA DRC Project # | Size    | Type of Improvement  | Location                  | From                     | To                | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|---------|--|---------------------------|--------------------------|-------------------|-------------------|----------------|--------------------|
|                |                   |         | <b>PAVING</b>  |                           |                          |                   |                   |                |                    |
|                |                   | 18' F-E | Perm Pvmnt (South Side)<br>C&G (South Side)  | Aspen Ave                 | W. Terminus of Aspen     | NE corner Tract B | /                 | /              | /                  |
|                |                   | 4'      | Sidewalk (South Side)  |                           |                          |                   |                   |                |                    |
|                |                   | 26' FF  | Res Pvmnt<br>C&G (both sides)  | Band Saw Dr.              | W. Terminus Band Saw     | Timber Dr.        | /                 | /              | /                  |
|                |                   | 4'      | Sidewalk (both sides Deferred) (1)   |                           |                          |                   |                   |                |                    |
|                |                   | 30' FF  | Res Pvmnt<br>C&G (both sides)  | Timber Dr.                | Aspen Ave.               | Band Saw Pl.      | /                 | /              | /                  |
|                |                   | 4'      | Sidewalk (both sides)  |                           |                          |                   |                   |                |                    |
|                |                   | 4'      | Sidewalk   | South Side of Tract C     | Bandsaw Pl. Terminus     | Tract B           | /                 | /              | /                  |
|                |                   | 4'      | Sidewalk   | Band Saw Pl.              | Lot 1                    | Lot 64            | /                 | /              | /                  |
|                |                   | 4'      | Sidewalk   | Band Saw Pl.              | Lot 72                   | Tract B           | /                 | /              | /                  |
|                |                   | 6'      | Sidewalk   | Tract D                   | Bandsaw Pl.              | Tract B           | /                 | /              | /                  |
|                |                   |         | RR Crossing per NMDOT Stds.<br>A tri-party agreement (Developer, City of Albuquerque, and DOT) is required for RR crossing | Aspen Ave. @ Timber Drive |                          |                   | /                 | /              | /                  |
|                |                   |         | <b>WATER</b>   |                           |                          |                   |                   |                |                    |
|                |                   | 12"     | Waterline  | Timber Dr.                | Aspen Ave.               | Band Saw Pl.      | /                 | /              | /                  |
|                |                   | 6"      | Waterline  | Band Saw Pl.              | W. Terminus Band Saw     | Timber Dr.        | /                 | /              | /                  |
|                |                   | 6"      | Waterline  | S. Side of Tract C        | Band Saw Pl. Terminus    | Tract B           | /                 | /              | /                  |
|                |                   |         | <b>SANITARY SEWER</b>  |                           |                          |                   |                   |                |                    |
|                |                   | 8"      | Sanitary Sewer   | Lot 5 SAS Easement        | 60" Off-Site Interceptor | Band Saw Pl.      | /                 | /              | /                  |
|                |                   | 8"      | Sanitary Sewer   | Band Saw Pl.              | Lot 5 SAS Easement       | Lumberton Dr.     | /                 | /              | /                  |
|                |                   | 8"      | Sanitary Sewer   | Lumberton Dr.             | Band Saw Pl.             | Aspen Ave.        | /                 | /              | /                  |
|                |                   | 8"      | Remove Existing SAS  | Aspen Ave.                | Lumberton Dr.            | NE Corner of Site | /                 | /              | /                  |



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

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

Project name: Sawmill Crossing

- 1 Sidewalks to be deferred per sidewalk exhibit.
- 2 Water Infrastructure to include valves, fittings, and firehydrants.
- 3 SAS Infrastructure to include manholes and service connections.
- 4 Storm Drain Infrastructure includes manholes and inlets.
- 5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)
- 6 Pond Agreement and Covenant required for Tract C
- 7
- 8

AGENT / OWNER

John M. MacKenzie, P.E.

NAME (print)

Mark Goodwin & Associates

FIRM

*John MacKenzie* 6-13-12  
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*[Signature]* 6-13-12  
DRB CHAIR - date

*Carol S. Dumont* 6-13-12  
PARKS & GENERAL RECREATION - date

*[Signature]* 06-13-12  
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

*[Signature]* 06/13/12  
UTILITY DEVELOPMENT - date

- date

*[Signature]* 6/13/12  
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE    | DRC CHAIR          | USER DEPARTMENT    | AGENT / OWNER      |
|----------|---------|--------------------|--------------------|--------------------|
| Δ        | 11-2-12 | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> |
|          |         |                    |                    |                    |
|          |         |                    |                    |                    |

**INFRASTRUCTURE LIST**

Date Site Plan Approved: 08/22/12  
Date Preliminary Plat Approved: 06/13/12  
Date Preliminary Plat Expires: 06/13/13  
DRB Project No.: 1009046  
DRB Application No.: \_\_\_\_\_

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

**Sawmill Crossing, Unit I**

PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

**Tract B-1-A-2, Duke City Lumber Company**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

**ORIGINAL**

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

| SIA Sequence # | COA DRC Project # | Size       | Type of Improvement  | Location                  | From                           | To  | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|------------|--|---------------------------|--------------------------------|---|-------------------|----------------|--------------------|
|                |                   |            | <b>PAVING</b>  |                           |                                |   |                   |                |                    |
|                |                   | 0'-12' F-E | Perm Pvmt (South Side)<br>C&G (South Side)   | Aspen Ave                 | W. Terminus of Aspen           | NE corner Tract B                               | /                 | /              | /                  |
|                |                   | 6'         | Sidewalk (S.Side)  | Aspen Ave                 | Mill Pond                      | RR  | /                 | /              | /                  |
|                |                   | 6'         | Sidewalk (N.Side)  | Aspen Ave                 | W. Terminus of Aspen           | SE Corner Tract 2-A,<br>Land of Forest Products | /                 | /              | /                  |
|                |                   |            | C&G (N.Side)   | Aspen Ave                 | Tract 2-A Driveway<br>(E.Side) | SE Corner Tract 2A,<br>Land of Forest Products  | /                 | /              | /                  |
|                |                   | 26' FF     | Res Pvmt<br>C&G (both sides)   | Band Saw Dr.              | W. Terminus Band Saw           | Timber Dr.                                      | /                 | /              | /                  |
|                |                   | 4'         | Sidewalk (both sides Deferred) (1)   |                           |                                |   |                   |                |                    |
|                |                   | 30' FF     | Res Pvmt<br>C&G (both sides)   | Timber Dr.                | Aspen Ave.                     | Band Saw Pl.                                    | /                 | /              | /                  |
|                |                   | 6'         | Sidewalk (west side only)  |                           |                                |   |                   |                |                    |
|                |                   | 4'         | Sidewalk   | South Side of Tract C     | Bandsaw Pl. Terminus           | Tract B   | /                 | /              | /                  |
|                |                   | 4'         | Sidewalk   | Band Saw Pl.              | Lot 1                          | Lot 64  | /                 | /              | /                  |
|                |                   | 4'         | Sidewalk   | Band Saw Pl.              | Lot 72                         | Tract B   | /                 | /              | /                  |
|                |                   | 6'         | Sidewalk   | Tract D                   | Bandsaw Pl.                    | Tract B   | /                 | /              | /                  |
|                |                   |            | RR Crossing per NMDOT Stds.<br>A tri-party agreement (Developer, City of Albuquerque, and DOT) is required for RR crossing | Aspen Ave. @ Timber Drive |                                |   | /                 | /              | /                  |
|                |                   |            | <b>WATER</b>   |                           |                                |   |                   |                |                    |
|                |                   | 12"        | Waterline  | Timber Dr.                | Aspen Ave.                     | Band Saw Pl.                                    | /                 | /              | /                  |
|                |                   | 6"         | Waterline  | Band Saw Pl.              | W. Terminus Band Saw           | Timber Dr.                                      | /                 | /              | /                  |
|                |                   | 6"         | Waterline  | S. Side of Tract C        | Band Saw Pl. Terminus          | Tract B   | /                 | /              | /                  |
|                |                   |            | <b>SANITARY SEWER</b>  |                           |                                |   |                   |                |                    |
|                |                   | 8"         | Sanitary Sewer   | Lot 5 SAS Easement        | 60' Off-Site Interceptor       | Band Saw Pl.                                    | /                 | /              | /                  |
|                |                   | 8"         | Sanitary Sewer   | Band Saw Pl.              | Lot 5 SAS Easement             | Lumberton Dr.                                   | /                 | /              | /                  |
|                |                   | 8"         | Sanitary Sewer   | Lumberton Dr.             | Band Saw Pl.                   | Aspen Ave.                                      | /                 | /              | /                  |
|                |                   | 8"         | Remove Existing SAS  | Aspen Ave.                | Lumberton Dr.                  | NE Corner of Site                               | /                 | /              | /                  |



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

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification |                |                    |
|------------------------------|-------------------------|------|---------------------|----------|------|----|----------------------------|----------------|--------------------|
|                              |                         |      |                     |          |      |    | Private Inspector          | City Inspector | City Cnst Engineer |
|                              |                         |      |                     |          |      |    | /                          | /              | /                  |
|                              |                         |      |                     |          |      |    |                            |                |                    |

Approval of Creditable Items:  
 Impact Fee Administrator Signature \_\_\_\_\_ Date \_\_\_\_\_  
 City User Dept. Signature \_\_\_\_\_ Date \_\_\_\_\_

Project name: Sawmill Crossing

- 1 Sidewalks to be deferred per sidewalk exhibit.
- 2 Water infrastructure to include valves, fittings, and firehydrants.
- 3 SAS Infrastructure to include manholes and service connections.
- 4 Storm Drain Infrastructure includes manholes and inlets.
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- 6 Pond Agreement and Covenant required for Tract C
- 7
- 8

| AGENT / OWNER                             | DEVELOPMENT REVIEW BOARD MEMBER APPROVALS                        |   |
|---|--|---|
| John M. MacKenzie, P.E.<br>NAME (print)   | <i>[Signature]</i> 1-16-13<br>DRB CHAIR - date                   | <i>Carol S. Dumont</i> 1-16-13<br>PARKS & GENERAL RECREATION - date |
| Mark Goodwin & Associates<br>FIRM         | <i>[Signature]</i> 01/16/13<br>TRANSPORTATION DEVELOPMENT - date | AMAFCA - date   |
| <i>John MacKenzie</i><br>SIGNATURE - date | <i>[Signature]</i> 01/16/13<br>UTILITY DEVELOPMENT - date        | - date  |
| 01-14-13                                  | <i>Ante A. Chur</i> 1-16-13<br>CITY ENGINEER - date              | - date  |

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



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### 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

Supplemental form

### 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)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

### APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Assoc. PHONE: 828-2200  
 ADDRESS: PO Box 90606 FAX: \_\_\_\_\_  
 CITY: Albuq STATE NM ZIP 87199 E-MAIL: john@goodwinengineers  
 APPLICANT: Sawmill Crossing, LLC PHONE: 797-8589  
 ADDRESS: 7400 Hancock Ct. NE Ste B FAX: \_\_\_\_\_  
 CITY: Albuq STATE NM ZIP 87109 E-MAIL: reith@cheshire.com  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Pret. Plat, Vacation of Easements Vacation of A/W R/W Width Variance

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 B-1-A-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Duke City Lumber Co.  
 Existing Zoning: SU-2/SU-1 PRD Proposed zoning: N/C MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): H-13 UPC Code: 101305936402540210

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1009046  
12DRB-70094

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 1 No. of proposed lots: 31 Total area of site (acres): 6.9  
 LOCATION OF PROPERTY BY STREETS: On or Near: Aspen Ave  
 Between: 12th St. and 18th St.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 10-11-11

SIGNATURE John MacKenzie DATE 04-23-12  
 (Print) John MacKenzie 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

12DRB 70126

Action

SPS  
CMF

Form revised 4/07

S.F. Fees

\_\_\_\_\_  
 \_\_\_\_\_ \$ 0  
 \_\_\_\_\_ \$ 20.00  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 Total  
 \$ 20.00

Hearing date May 2, 2012

[Signature]

4-24-12  
 Planner signature / date

Project # 1009046

**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.

*\* Previously submitted w/ PP*

John MacKourie  
Applicant name (print)  
John MacKourie 4-23-12  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
12DRB-70126

Voyce 4-24-12  
Planner signature / date  
Project # 1009046



Supplemental form

|  |          |          |  |
|--|----------|----------|--|
| <b>SUBDIVISION</b>   | <b>S</b> | <b>Z</b> | <b>ZONING &amp; PLANNING</b>   |
| <input type="checkbox"/> Major Subdivision action            |          |          | <input type="checkbox"/> Annexation  |
| <input type="checkbox"/> Minor Subdivision action            |          |          | <input type="checkbox"/> County Submittal  |
| <input type="checkbox"/> Vacation                            | <b>V</b> |          | <input type="checkbox"/> EPC Submittal   |
| <input type="checkbox"/> Variance (Non-Zoning)               |          |          | <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)                                       |
| <b>SITE DEVELOPMENT PLAN</b>                                 | <b>P</b> |          | <input type="checkbox"/> Sector Plan (Phase I, II, III)  |
| <input checked="" type="checkbox"/> for Subdivision          |          |          | <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan                             |
| <input type="checkbox"/> for Building Permit                 |          |          | <input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)   |
| <input type="checkbox"/> Administrative Amendment (AA)       | <b>D</b> |          | <input type="checkbox"/> Street Name Change (Local & Collector)  |
| <input type="checkbox"/> IP Master Development Plan          | <b>L</b> | <b>A</b> | <b>APPEAL / PROTEST of...</b>  |
| <input type="checkbox"/> Cert. of Appropriateness (LUCC)     |          |          | <input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals |
| <b>STORM DRAINAGE (Form D)</b>                               |          |          |  |
| <input type="checkbox"/> Storm Drainage Cost Allocation Plan |          |          |  |

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 APPLICANT: Sawmill Crossing, LLC PHONE: 797-8589  
 ADDRESS: 7400 Hancock Ct. NE Ste B FAX: \_\_\_\_\_  
 CITY: Albuq STATE NM ZIP 87109 E-MAIL: reith@cheshire.com  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Prop. Plat, Vacation of Easements Vacation of R/W R/W Width Variance

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 B-1-A-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Duke City Lumber Co.  
 Existing Zoning: SU-2/SU-1 PRD Proposed zoning: N/C MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): H-13 UPC Code: 101305936402540210

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1009046  
12DRB-70094

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: 1 No. of proposed lots: 31 Total area of site (acres): 6.9  
 LOCATION OF PROPERTY BY STREETS: On or Near: Aspen Ave  
 Between: 12th St. and 18th St.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 10-11-11

SIGNATURE John MacKenzie DATE 04-23-12  
 (Print) John MacKenzie Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

|   |                                 |            |       |                 |
|---|---------------------------------|------------|-------|-----------------|
| <input type="checkbox"/> INTERNAL ROUTING                               | Application case numbers        | Action     | S.F.  | Fees            |
| <input checked="" type="checkbox"/> All checklists are complete         | <u>12DRB</u> <u>70126</u>       | <u>SPS</u> | _____ | \$ <u>0</u>     |
| <input checked="" type="checkbox"/> All fees have been collected        | _____                           | <u>CMF</u> | _____ | \$ <u>20.00</u> |
| <input checked="" type="checkbox"/> All case #s are assigned            | _____                           | _____      | _____ | \$ _____        |
| <input checked="" type="checkbox"/> AGIS copy has been sent             | _____                           | _____      | _____ | \$ _____        |
| <input checked="" type="checkbox"/> Case history #s are listed          | _____                           | _____      | _____ | \$ _____        |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill | _____                           | _____      | _____ | \$ _____        |
| <input type="checkbox"/> F.H.D.P. density bonus                         | Hearing date <u>May 2, 2012</u> | _____      | _____ | Total           |
| <input type="checkbox"/> F.H.D.P. fee rebate                            | _____                           | _____      | _____ | \$ <u>20.00</u> |

[Signature] 4-24-12 Project # 1009046  
 Planner signature / date

Form revised 4/07

**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.

*\* Previously submitted w/ PP*

John MacKenzie  
Applicant name (print)  
John MacKenzie 4-23-12  
Applicant signature / date

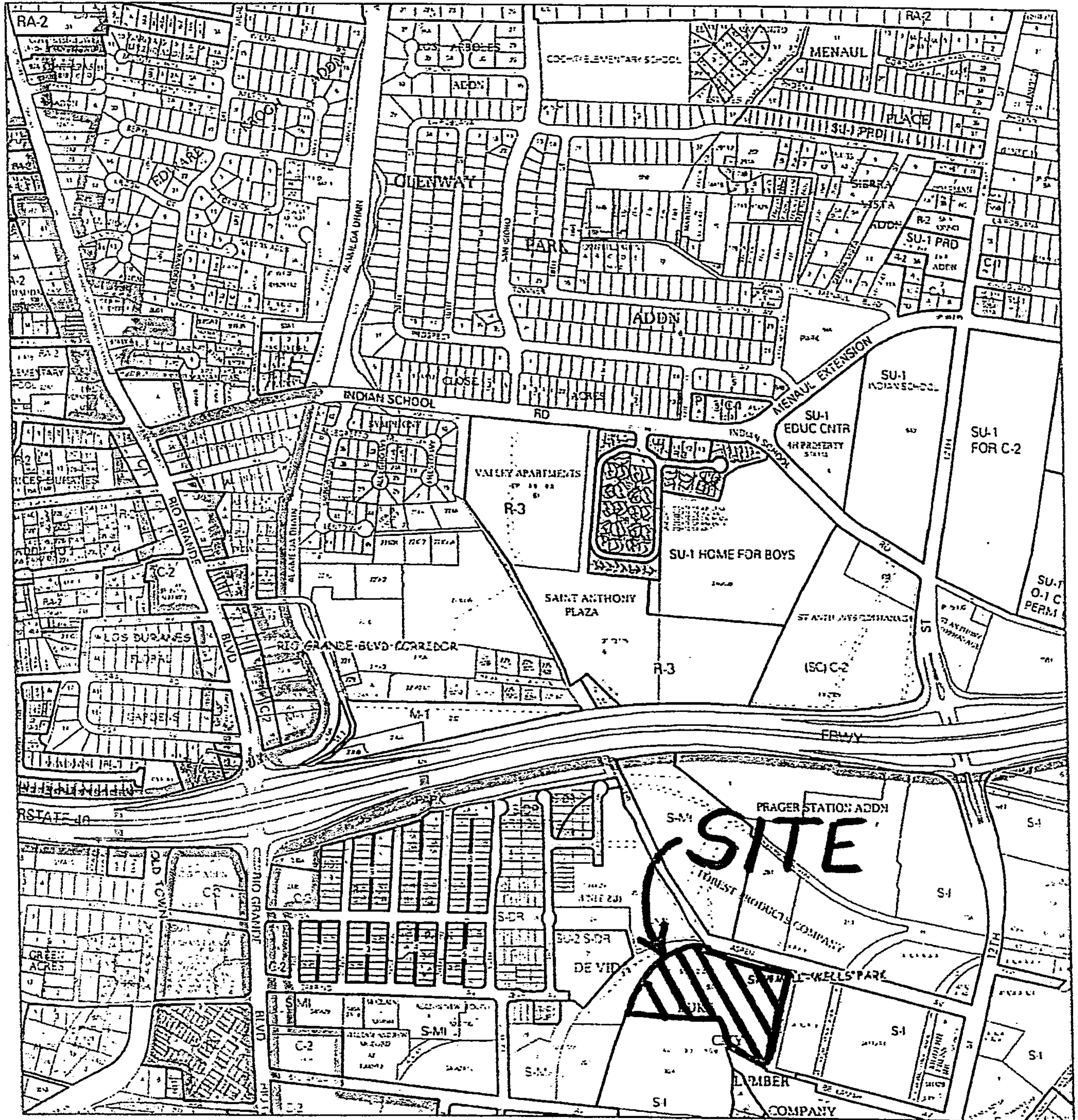


Form revised October 2007

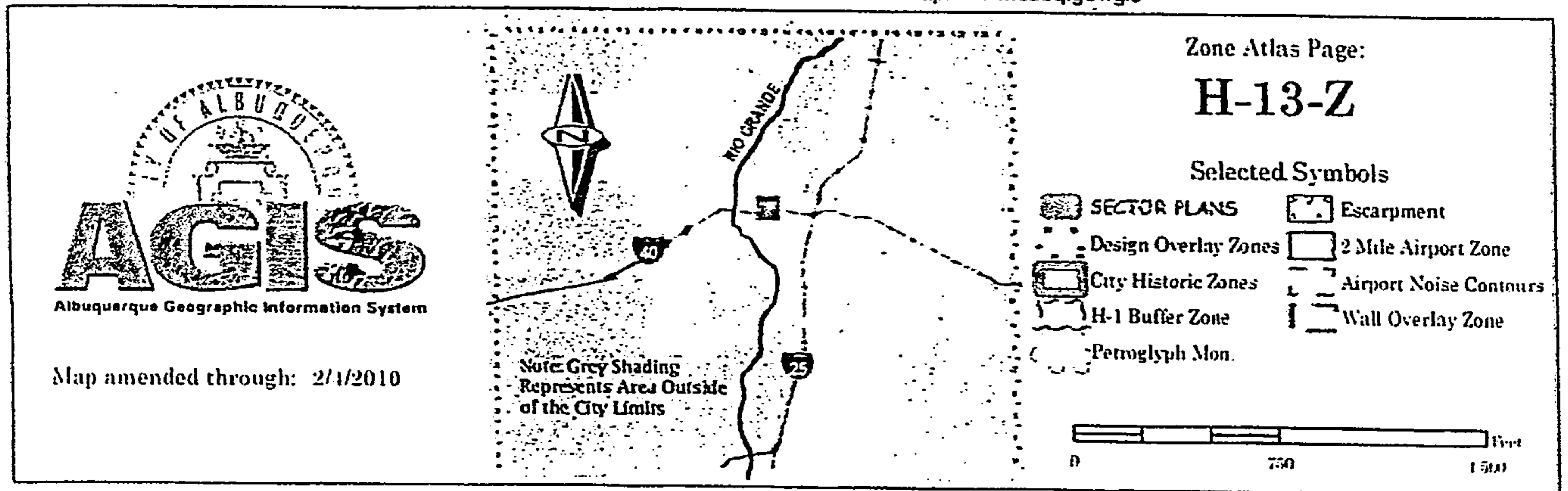
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
12DRB-70126

Vogel 4-24-12  
Planner signature / date  
Project # 1009046



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





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*~ 2011 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

April 23, 2012

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

**Re: Project #1009046 (Tract B-1-A-2, Duke City Lumber Co.)**

Dear Mr. Cloud:

*On behalf of Sawmill Crossing LLC, I am submitting this letter requesting final review of the Site Plan for Subdivision on the referenced project. On February 9, 2012, the EPC approved our request for a Sector Development Plan Zone Map Amendment and a Site Development Plan for Subdivision covering Tract B-1-A-2, Duke City Lumber Co. Attached is the Official Notice of Decision containing the Findings and Conditions.*

*The request is to create 80 new lots from the existing singular tract, which presently fronts on Aspen Ave., NW, just west of 12<sup>th</sup> St. This request for final site plan sign off is being submitted now so that it can be heard at the same time as the preliminary plat, which is now scheduled for May 2.*

*The EPC approved our request for Site Plan for Subdivision with ten conditions of approval. We have addressed these as follows:*

- 1) This letter fulfills Condition 1.*
- 2) I had a meeting with case planner Randall Falkner on April 23, 2012.*
- 3) Under "NOISE" Standard XII., Lot 46 has been changed to Lot 45.*
- 4) On Sheet One under "Pedestrian, Bicycle and Trail Access," a call for the mandatory 3-foot tall bollard lighting to be installed has been added. .*
- 5) City Engineer and Municipal Development's Conditions of Approval:*
  - a. Prior to this case, no previous action have been taken by either the EPC or DRB on this site.*
  - b. Developer will financially guaranty proposed infrastructure improvements.*
  - c. A statement delegating approval of Site Plan for Building Permit to Building Permit has been added to the plan under "APPROVAL PROCESS."*
  - d. Details on the RR crossing are in the process of being worked out with the City Engineer.*

- e. A preliminary plat application request for this site has already been submitted.
  - f. An approved grading and drainage plan will be obtained from Hydrology prior to final Site Plan for Subdivision approval.
  - g. All required easements are shown on the plan.
  - h. The site plan has been designed in accordance with requirements of the DPM, except for variances being requested to comply with the site plan as it was approved by the EPC.
- 6) All of PNM's requirements will be checked and verified at the time of PNM's Dry Utility Design Review and Approval Process, which is mandatory before service will be provided by PNM. Items to show PNM at that time will be the new 20-foot overhead transmission line easement and the typical limitations on the encroachment of vegetation into easement that PNM enforces to preserve their routine access for service. *show*
  - 7) The applicant is continuing to pursue a pedestrian connection south to the Sawmill Village site with the Sawmill Community Land Trust. *dimension*
  - 8) The Site Development Plan has been adjusted to address the Fire Marshal's comments. *send to Randall*
  - 9) The Summary of Plan Exceptions and Variances to the General SU-2 Regulations and the Zoning Code has been removed from the Plan.
  - 10) An allowance for handicap accessible units to be two stories is provided for in Standard III. d. on Sheet 2 of the plan set.

Please contact me if I can be of further assistance.

Sincerely,  
MARK GOODWIN & ASSOCIATES, P.A.



John M. MacKenzie  
Senior Engineer

JMM/kb

Attachments



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

Date: February 13, 2012

## OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1009046  
11EPC-40085 Site Development Plan for  
Subdivision

Sawmill Crossing, LLC  
7400 Hancock NE, Ste. B  
Albuquerque, NM 87109

### LEGAL DESCRIPTION:

Mark Goodwin & Associates, P.A. agent for Sawmill Crossing, LLC, requests the above action for all or a portion of Tract B-1-A-2, Duke City Lumber Company Addn., located on Aspen Avenue, between Rio Grande Boulevard and 12<sup>th</sup> Street containing approximately 7 acres. (H-13)  
Randall Falkner, Staff Planner

On February 9, 2012, the Environmental Planning Commission voted to APPROVE Project 1009046/11EPC-40085, a request for a Site Development Plan for Subdivision based on the following Findings and subject to the following Conditions:

### FINDINGS

1. This is a request for a site development plan for subdivision on a vacant 6.9 acre parcel of land located on Aspen Avenue between Rio Grande Boulevard and 12<sup>th</sup> Street. The site comprises Tract B-1-A-2, Duke City Lumber Company Addn.
2. The applicant intends to provide 80 small to medium sized townhomes, in arrangements of two, three, four or five attached units. The site would be built in two phases. Phase I (the nw portion of the site) would contain 27 lots for townhomes, a 20' SAS easement, and a 0.25 acre ponding area. Phase II (the eastern portion of the site) would contain 53 lots for townhomes.
3. The site is located in the Central Urban Area of the Comprehensive Plan (the Central Urban Area is a portion of the Established Urban Area) and is within the boundaries of the



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PROJECT #1009046

FEBRUARY 9, 2012

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Sawmill/Wells Park Metropolitan Redevelopment Area Plan and the Sawmill/Wells Park Sector Development Plan.

4. The Albuquerque/Bernalillo County Comprehensive Plan, the Sawmill/Wells Park Metropolitan Redevelopment Area Plan, the Sawmill/Wells Park Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The Sawmill/Wells Park Sector Development Plan (SWPSDP) applies to this request. The SWPSDP states that the EPC shall consider all General SU-2 Regulations when reviewing SU-1 zoning applications. The request complies with most applicable General SU-2 Regulations of the SWPSDP. However, there are some instances of non-compliance (exceptions), including min. 2<sup>nd</sup> story side setback, min. 2<sup>nd</sup> story front setback, max. garage frontage, min. garage setback, perimeter wall location, max. driveway width, and 2<sup>nd</sup> story roof slope. When analyzing these exceptions staff kept in mind the community goals of the SWPSDP and the SWPMRAP. Staff found that the exceptions meet all of the applicable goals and policies of both SWPSDP and the SWPMRAP and did not pose a threat to the community, and that the departure from the regulations is acceptable. The applicant will seek to obtain an encroachment agreement for the perimeter wall location.
6. The request furthers applicable policies of the Comprehensive Plan, Sawmill/Wells Park Sector Development Plan, and the Sawmill/Wells Park Metropolitan Redevelopment Area Plan, including the following:
  - a. Established Urban Area Goal – The request will help to create a quality urban environment by continuing the tradition of identifiable, individual but integrated communities within the metropolitan area and by offering variety and choice in housing, while creating a visually pleasing built environment.
  - b. Established Urban Area Policy II.B.5d – The request will provide new residential development (townhomes) in an area that is in need of reinvestment, which will further neighborhood values. The townhomes will be owner-occupied and will not interfere with existing carrying capacities, scenic resources and the natural environment. The request will be compatible with the residential developments to the south and west.
  - c. Established Urban Area Policy II.B.5e – The request will provide infill development on vacant land that is contiguous to existing urban facilities and services. Developing vacant land that was previously an industrial lumber yard into residential will help to ensure the integrity of the neighborhood.
  - d. Established Urban Area Policy II.B.5h – The request is located in an area with good access to the major street network, is compatible with existing area land uses where adequate infrastructure is or will be available, and provides a transition between residential housing (multi-family and single-family) to the south and west and warehousing and storage uses to the north and east.

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PROJECT #1009046

FEBRUARY 9, 2012

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- e. Established Urban Area Policy II.B.5o – The request would allow for redevelopment and rehabilitation of an older neighborhood. The subject site has been vacant for decades. The request would re-develop a vacant industrial property with affordable residential (townhomes) housing.
  - f. Noise Policy II.C.4a – The request will protect the public health and welfare by reducing noise and by integrating noise considerations into the planning process so that future noise/land use conflicts are prevented.
  - g. Developed Landscape Policy II.C.8d – The request would provide low water use and native vegetation that would control water erosion and dust, and create a pleasing visual environment.
  - h. Transportation and Transit Policy II.D.4g – The request will promote and integrate pedestrian opportunities into development to create safe and pleasant non-motorized travel conditions. The request will provide a 6 foot-wide north-south pedestrian walkway that ends at the south end of the site. When properties to the south are developed further there will be opportunities to complete the pedestrian link.
  - i. Housing Policy II.D.5a – The request will increase the supply of affordable housing and increase the opportunity to obtain standard housing for a reasonable proportion of income assured.
  - j. SWPMRAP Housing Goal – The request will enhance the Sawmill/Wells Park area as mixed-income by providing a permanent mix of affordable and market-rate homes.
  - k. SWPMRAP Infrastructure Goal – The request will help create a walkable and livable community by providing pedestrian opportunities throughout the site and the potential for linkages to properties to the south. While the north-south pedestrian walkway currently ends at the south end of the site, there will be opportunities to complete the pedestrian link when properties to the south are developed further. The request also provides new sidewalks in front of all new dwellings and along the south side of Aspen Avenue.
  - l. SWPSDP Community Goals – The request will ensure compatibility between housing and businesses, improve area appearance, improve and expand housing, and reuse vacant land in ways that will promote plan goals. The request will convert vacant industrial land that was once part of a lumber yard into attractive affordable housing.
7. Letters of opposition to the request have been received.
8. A facilitated meeting was held on January 31, 2012. According to the facilitated meeting project report, unresolved issues, interests, and concerns included the following: neighbors would like to see less density and a more open/community minded presentation and configuration, and are dissatisfied with walls.

## CONDITIONS

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. On Sheet 2 (Site Design Standards), XII. NOISE, A. Lot 46 shall be changed to Lot 45.
4. The 6-foot wide pedestrian trail between the townhomes shall contain pedestrian lighting in the form of 3-foot tall bollards. Bollards shall be provided every 100 feet along the pedestrian trail.
5. Conditions from City Engineer, Municipal Development and NMDOT:
  - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
  - c. Site Development Plan for Building Permit needs to be delegated to Building Permit. Please rephrase the statement for delegation on the Site Plan under the heading of Approval Process.
  - d. Details regarding the railway crossing must be clarified prior to approval by the DRB.
  - e. Concurrent Platting Action required at Development Review Board (DRB).
  - f. An approved Conceptual Grading and Drainage Plan is required for DRB approval.
  - g. All easements need to be shown and labeled on Site Plan.
  - h. Site plan shall comply and be designed per DPM Standards.
6. Conditions from Public Service Company of New Mexico:
  - a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
  - b. An existing 46kV overhead electric transmission line bisects the subject property from north to south. An electric distribution line is also located on the east side of the property. As a condition, it is necessary for the developer to contact PNM's Land

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Services Department to coordinate removal of any distribution facilities and any easement vacation; it is also necessary to contact PNM's New Service Delivery Department to coordinate electric service and options for the location of electric service equipment regarding this project. PNM's standard for public utility distribution easements is 10 feet in width to ensure adequate, safe clearances.

- c. It will be necessary to review tree placement and height at maturity, sign location and height, and lighting height along the existing 46kV transmission line that bisects the property in order to ensure sufficient safety clearances and to avoid interference with the existing electric line. PNM's standard is for trees to be planted outside the PNM easement.
  - d. As a condition, screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.
  - e. The site development plan for subdivision shall be adjusted to be in compliance with the comments of PNM as handed out at the hearing.
7. The applicant shall provide pedestrian connectivity to the property to the south where feasible.
  8. The site development plan for subdivision shall be adjusted if and as necessary to meet the approval of the City Fire Marshall.
  9. The summary of plan exceptions and variances to the General SU-2 Regulations of the SWPSDP and to the Zoning Code on Sheet 3 of 6 shall be deleted.
  10. Handicapped accessible units may be less than two stories.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY FEBRUARY 24, 2012 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.**

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning

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Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

**DEFERRAL FEES:** Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,



*for* Deborah Stover  
Planning Director

DS/RF/mc

cc: Sawmill Crossing, LLC, 7400 Hancock NE Suite B, Albuquerque, NM 87109  
John MacKenzie, Mark Goodwin & Assoc., P.O. Box 90606, Albuquerque, NM 87199  
Betsy Najjar, Sawmill Area N.A., 916 19<sup>th</sup> St. NW, Albuquerque, NM 87104  
Judy Gallegos, Sawmill Area N.A., 1036 18<sup>th</sup> ST. NW, Albuquerque, NM 87104

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Connie Chavez, P.O. Box 25181, Albuquerque, NM 87125  
Wendy Statkus, P.O. Box 25181, Albuquerque, NM 87125  
Chris Catechis, 5733 Guadalupe Trail NW, Albuquerque, NM 87107  
David Wood, 158 Pleasant NW, Albuquerque, NM 87107  
Wade Patterson, 990 18<sup>th</sup> St NW, Albuquerque, NM 87104  
Christopher Cates, 1801 Bellamah NW #320, Albuquerque, NM 87104  
Lora Lucero, 1323 15<sup>th</sup> St NW, Albuquerque, NM 87104  
Beth Lehman, 1215 Summer NW, Albuquerque, NM 87104  
Pete Lopez, 1214 Arias Ave NW, Albuquerque, NM 87104  
Jerry Miller, 1715 5<sup>th</sup> St NW, Albuquerque, NM 87102  
Lorrain McInnis, 1500 15<sup>th</sup> St NW, Albuquerque, NM 87104  
Fernando Vigil, PNM, Alvarado Square, Albuquerque, Nm 87158

D. MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606  
ALBUQUERQUE, NM 87199  
(505) 828-2200

583

95-681/1070

DATE 4-24-12

STYLE XPP

PAY TO THE ORDER OF City of Albuquerque \$ 20.00

Twenty and 00/100 DOLLARS



FOR Sewmill Submittal

Kay Brase

⑈005833⑈ ⑆107006813⑆ 283007003⑈

**INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No: 1009046  
DRB Application No.: \_\_\_\_\_

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

**Sawmill Crossing, Unit I**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Tract B-1-A-2, Duke City Lumber Company**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

| SIA Sequence #        | COA DRC Project # | Size        | Type of Improvement                        | Location           | From                     | To                | Private Inspector | City Inspector | City Cnst Engineer |
|-----------------------|-------------------|-------------|--|--------------------|--------------------------|-------------------|-------------------|----------------|--------------------|
| <b>PAVING</b>         |                   |             |  |                    |                          |                   |                   |                |                    |
|                       |                   | 12'-16' F-E | Perm Pvmt (South Side)<br>C&G (South Side) | Aspen Ave          | W. Terminus of Aspen     | NE corner Tract B | /                 | /              | /                  |
|                       |                   | 4'          | Sidewalk (South Side)                      |                    |                          |                   |                   |                |                    |
|                       |                   | 26' FF      | Res Pvmt<br>C&G (both sides)               | Band Saw Dr.       | W. Terminus Band Saw     | Timber Dr.        | /                 | /              | /                  |
|                       |                   | 4'          | Sidewalk (both sides)                      |                    |                          |                   |                   |                |                    |
|                       |                   | 30' FF      | Res Pvmt<br>C&G (both sides)               | Timber Dr.         | Aspen Ave.               | Band Saw Pl.      | /                 | /              | /                  |
|                       |                   | 4'          | Sidewalk (both sides)                      |                    |                          |                   |                   |                |                    |
| <b>WATER</b>          |                   |             |  |                    |                          |                   |                   |                |                    |
|                       |                   | 12"         | Waterline                                  | Timber Dr.         | Aspen Ave.               | Band Saw Pl.      | /                 | /              | /                  |
|                       |                   | 6"          | Waterline                                  | Band Saw Pl.       | W. Terminus Band Saw     | Timber Dr.        | /                 | /              | /                  |
|                       |                   | 6"          | Waterline                                  | S. Side of Tract C | Band Saw Pl. Terminus    | Tract B           | /                 | /              | /                  |
| <b>SANITARY SEWER</b> |                   |             |  |                    |                          |                   |                   |                |                    |
|                       |                   | 8"          | Sanitary Sewer                             | Lot 5 SAS Easement | 60" Off-Site Interceptor | Band Saw Pl.      | /                 | /              | /                  |
|                       |                   | 8"          | Sanitary Sewer                             | Band Saw Pl.       | Lot 5 SAS Easement       | Timber Dr.        | /                 | /              | /                  |
| <b>STORM DRAIN</b>    |                   |             |  |                    |                          |                   |                   |                |                    |
|                       |                   | 18"         | Storm Drain                                | Band Saw Pl.       | W. Terminus Band Saw     | Tract C Pond      | /                 | /              | /                  |
|                       |                   |             |  |                    |                          |                   | /                 | /              | /                  |



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

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

Project name: Sawmill Crossing

- 1 Sidewalks to be deferred.
- 2 Water Infrastructure to include valves, fittings, and firehydrants.
- 3 SAS Infrastructure to include manholes and service connections.
- 4 Storm Drain Infrastructure includes manholes and inlets.
- 5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)
- 6 \_\_\_\_\_
- 7 \_\_\_\_\_
- 8 \_\_\_\_\_

| AGENT / OWNER   | DEVELOPMENT REVIEW BOARD MEMBER APPROVALS |                                   |                                   |
|---|---|-----------------------------------|-----------------------------------|
| <u>John M. MacKenzie, P.E.</u><br>NAME (print)          | _____                                     | _____                             | _____                             |
| <u>Mark Goodwin &amp; Associates</u><br>FIRM            | DRB CHAIR - date                          | TRANSPORTATION DEVELOPMENT - date | PARKS & GENERAL RECREATION - date |
| <i>John MacKenzie</i><br>SIGNATURE date <u>04-05-12</u> | UTILITY DEVELOPMENT - date                | _____ - date                      | AMAFCA - date                     |
|   | CITY ENGINEER - date                      | _____ - date                      |                                   |

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



Supplemental form

|   |  |
|---|--|
| <p><b>SUBDIVISION</b></p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input checked="" type="checkbox"/> Vacation</p> <p><input checked="" type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> for Subdivision</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment (AA)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p><b>STORM DRAINAGE (Form D)</b></p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p> | <p><b>S Z ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local &amp; Collector)</p> <p><b>D A APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p> |
|---|--|

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin & Assoc. PHONE: 828-2200  
 ADDRESS: PO Box 90606 FAX: \_\_\_\_\_  
 CITY: Albuq STATE NM ZIP 87199 E-MAIL: john@goodwinengineers  
 APPLICANT: Sawmill Crossing, LLC PHONE: 797-8589  
 ADDRESS: 7400 Hancock Ct. NE Ste B FAX: \_\_\_\_\_  
 CITY: Albuq STATE NM ZIP 87109 E-MAIL: reith@cheshire.com  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Pret. Plat, Vacation of Easements Vacation of A/W R/W Width Variance

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 B-1-A-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Duke City Lumber Co.  
 Existing Zoning: SU-2/SU-1 PRD Proposed zoning: N/C MRGCD Map No. \_\_\_\_\_  
 Zone Atlas page(s): H-13 UPC Code: 101305936402540210

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1009046  
12DRB-70094

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: 1 No. of proposed lots: 31 Total area of site (acres): 6.9  
 LOCATION OF PROPERTY BY STREETS: On or Near: Aspen Ave  
 Between: 12th St. and 18th St.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 10-11-11

SIGNATURE John Mackenzie DATE 03-23-12  
 (Print) John Mackenzie 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

12 DRB 70114  
 \_\_\_\_\_  
12 DRB 70115  
12 DRB 70116  
12 DRB 70117

Action

VPE  
CME  
ADV  
PP  
SDV  
TDS

Form revised 4/07

| S.F.  | Fees       |
|-------|------------|
| _____ | \$ 180.00  |
| _____ | \$ 20.00   |
| _____ | \$ 75.00   |
| _____ | \$ 1220.00 |
| _____ | \$ 0       |
| _____ | \$ 0       |
|       | Total      |
|       | \$ 1495.00 |

Hearing date May 2, 2012

4-6-12  
 Planner signature / date

Project # 1009046

**FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING**

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)** *2 intersection*

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- na*  **Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**Preliminary plat approval expires after one year.**  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

**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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

**Amended preliminary plat approval expires after one year.**  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

**(Temporary sidewalk deferral extension use FORM-V)**

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

**DRB Public hearings are approximately 30 DAYS after the 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.

*John MacKenzie*  
 Applicant name (print)  
*John MacKenzie 03.26.12*  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
*12 - DRB - 70015*  
 \_\_\_\_\_  
 \_\_\_\_\_

*[Signature]* *4-6-12*  
 Planner signature / date  
 Project # *1009046*

**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) 4**  
 **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.

John MacKenzie  
 Applicant name (print)  
John MacKenzie 03 26 12  
 Applicant signature / date



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

Application case numbers  
12 - DRB - 70114  
12 - DRB - 70116  
12 - DRB - 70117

Form revised 4/07  
[Signature] 4-6-12  
 Planner signature / date  
 Project # 1009046

# 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 April 17, 2012 to May 2, 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.

John MacKainz 4-6-12  
(Applicant or Agent) (Date)

I issued 1 signs for this application, 4-6-12 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1009046



## 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 # 1009046

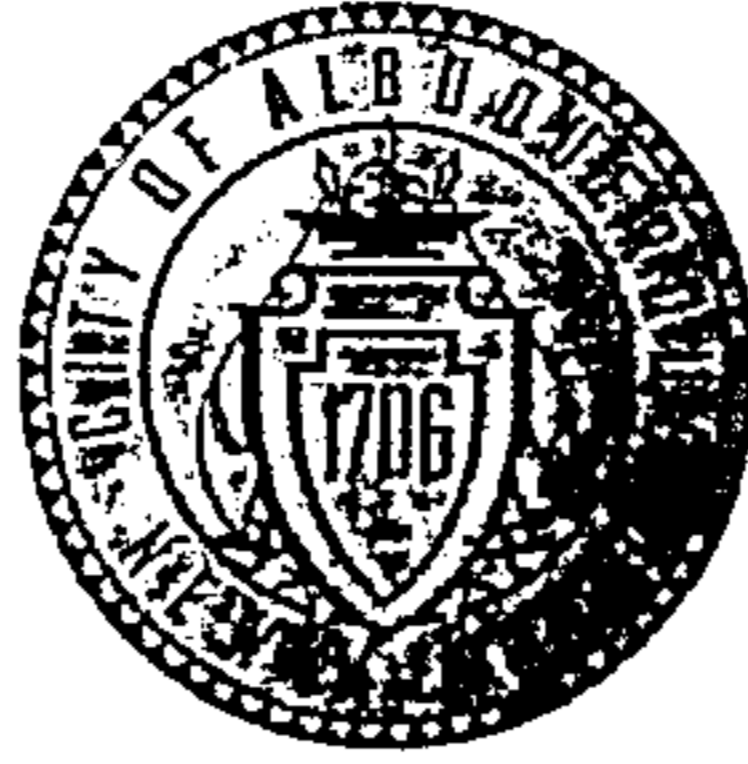
**Wednesday, May 2, 2012**

Comments must be received by:

**Friday, April 27, 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](mailto:agomez@cabq.gov)**



**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, May 2, 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, May 1, 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# 1006989**

12DRB-70118 MAJOR - 2 YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT (2YR SIA)


ADIL RIZVI agent for TIMOTHY & CHRISTINE HELMICK requests the referenced/above action for Lot 16-A, Block 16, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 FOR IP/ NC, located on the southwest corner of SAN PEDRO DR NE and ANAHEIM AVE NE containing approximately .9994 acre. (C-18)

**Project# 1009046**

12DRB-70114 MAJOR - VACATION OF  
PUBLIC EASEMENTS  
12DRB-70115 MAJOR - PRELIMINARY  
PLAT APPROVAL  
12DRB-70116 SUBDIVISION DESIGN  
VARIANCE FROM DPM STANDARDS  
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 12<sup>TH</sup> ST NW and 19<sup>TH</sup> ST NW containing approximately 6.9292 acre(s). (H-13)

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, APRIL 16, 2012.**



Supplemental form

|  |            |          |   |
|--|------------|----------|---|
| <b>SUBDIVISION</b>   | <b>S</b>   | <b>Z</b> | <b>ZONING &amp; PLANNING</b>  |
| <input checked="" type="checkbox"/> Major Subdivision action |            |          | Annexation  |
| <input checked="" type="checkbox"/> Minor Subdivision action |            |          | County Submittal  |
| <input checked="" type="checkbox"/> Vacation                 | <b>V</b>   |          | EPC Submittal   |
| <input checked="" type="checkbox"/> Variance (Non-Zoning)    |            |          | Zone Map Amendment (Establish or Change Zoning)                                       |
| <b>SITE DEVELOPMENT PLAN</b>                                 | <b>P</b>   |          | 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                               | <b>D</b>   |          |   |
| ___ Cert. of Appropriateness (LUCC)                          | <b>L A</b> |          | <b>APPEAL / PROTEST of...</b>   |
| <b>STORM DRAINAGE (Form D)</b>                               |            |          | 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin & Assoc. PHONE: 828-2200  
 ADDRESS: PO Box 90606 FAX: \_\_\_\_\_  
 CITY: Albuq STATE NM ZIP 87199 E-MAIL: john@goodwinengineers  
 APPLICANT: Sawmill Crossing, LLC PHONE: 797-8589  
 ADDRESS: 7400 Hancock Ct. NE Ste B FAX: \_\_\_\_\_  
 CITY: Albuq STATE NM ZIP 87109 E-MAIL: keith@cheshire.com  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Pret. Plat, Vacation of Easements Vacation of R/W  
R/W Width Variance

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

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**CASE HISTORY:**

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12DRB-70094

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 Between: 12th St. and 18th St.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 10-11-11

SIGNATURE John Mackenzie DATE 03-23-12  
 (Print) John Mackenzie Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

|  |                                 |            |      |                   |
|--|---------------------------------|------------|------|-------------------|
| <input checked="" type="checkbox"/> INTERNAL ROUTING             | Application case numbers        | Action     | S.F. | Fees              |
| <input checked="" type="checkbox"/> All checklists are complete  | <u>12 DRB 70114</u>             | <u>VPE</u> | ___  | \$ <u>180.00</u>  |
| <input checked="" type="checkbox"/> All fees have been collected | ___                             | <u>CMF</u> | ___  | \$ <u>20.00</u>   |
| <input checked="" type="checkbox"/> All case #s are assigned     | ___                             | <u>ADV</u> | ___  | \$ <u>75.00</u>   |
| <input type="checkbox"/> AGIS copy has been sent                 | <u>12 DRB 70115</u>             | <u>PP</u>  | ___  | \$ <u>1220.00</u> |
| <input type="checkbox"/> Case history #s are listed              | <u>12 DRB 70116</u>             | <u>SDV</u> | ___  | \$ <u>0</u>       |
| <input type="checkbox"/> Site is within 1000ft of a landfill     | <u>12 DRB 70117</u>             | <u>TDS</u> | ___  | \$ <u>0</u>       |
| <input type="checkbox"/> F.H.D.P. density bonus                  | Hearing date <u>May 2, 2012</u> |            |      | Total             |
| <input type="checkbox"/> F.H.D.P. fee rebate                     | <u>4-6-12</u>                   |            |      | \$ <u>1495.00</u> |

[Signature]  
 Planner signature / date

Project # 1009046



**FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING**

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

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    - 5 Acres or more: Certificate of No Effect or Approval
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    - Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the request
    - Property owner's and City Surveyor's signature on the proposed plat
    - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - no Signed Pre-Annexation Agreement if Annexation required.
    - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- Preliminary plat approval expires after one year.  
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**  
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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
    - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the request
    - Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - List any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**  
(Temporary sidewalk deferral extension use FORM-V)
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the request
    - Plat or plan reduced to 8.5" x 11"
    - Official D.R.B. Notice of the original approval
    - Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
    - Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - List any original and/or related file numbers on the cover application
    - Fee (see schedule)
- DRB Public hearings are approximately 30 DAYS after the 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.

John Mac Kenzie  
Applicant name (print)  
John MacKenzie 03.26.12  
Applicant signature / date



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

Application case numbers  
12 - DRB - 70015

Form revised October 2007  
[Signature] 4-6-12  
Planner signature / date  
Project # 1009046

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) 4**  
 **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.

John MacKenzie  
 Applicant name (print)  
John MacKenzie 03 26 12  
 Applicant signature / date



Form revised 4/07

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

Application case numbers  
12 - DRB - 70114  
12 - DRB - 70116  
12 - DRB - 70117

[Signature] 4-6-12  
 Planner signature / date  
 Project # 1009046



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

April 5, 2012

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

**Re: Subdivision of Tract B1A2, Duke City Lumber Co. and Vacation of Associated On-site Easements (to be known as Sawmill Crossing, Unit I - Project #1009046)**

Dear Mr. Cloud:

*On behalf of Sawmill Crossing, LLC, I am requesting preliminary plat approval of this subdivision's first unit, including vacation of power, water, sewer line easements, and a 68' Floating Public Roadway Easement across the entire property. A separate Vacation Memo and Vacation Exhibit have been created to help explain the reasons for the vacations. In order to conform to the site development plan approved by EPC, there are also some minor DPM variances that are also being requested at this time. An application for the vacation of other railroad easements was previously submitted due to complicated issues associated with only the railroad activity (12DRB-70094). It is expected that Unit II will be submitted sometime after Unit I is submitted and approved.*

*In February the EPC approved the site development plan for a maximum of 80 townhomes in two phases on 6.9 acres of land situated on the south side of Aspen Avenue at its western terminus, west of 12<sup>th</sup> St. The EPC also approved a sector plan zone map amendment and the site is now zoned SU-2/SU-1 PRD, subject to the site plan being signed-off. The site plan for subdivision was also approved by EPC, with final sign-off at DRB to be submitted under a separate cover. Site plan for building permit is delegated to the Building Permit Desk.*

*Several design variances from the standards of the DPM and Sawmill/Wells Park Sector Development Plan (SWPSDP) are being requested so that the infrastructure can be installed as approved by EPC. The site is located in the Central Urban Area of the Comprehensive Plan and in an area where higher residential densities have become routine. For example, to the south of the site is Sawmill Lofts, which was developed at a density of 23 units per acre and it contains a 26-foot wide street running down its core. Other developments in the nearby neighborhood approved for the Sawmill Community Land Trust range from 8 units per acre to 20 units per acre. Many of these approvals have been accompanied by variances for street width, minimum number of parking space, building height, and other exceptions to the general regulations of*

SWPSDP, thus allowing for higher density development to occur. Being located in the Central Urban Area this plan encourages the use of alternatives to the automobile for transportation needs. With on-site streets being "Access Local" the following variances are being requested with this application:

- Minimum street R/W widths have been reduced from 47' to 44'
- Typical face to face dimensions are reduced from 28' to 26'
- Minimum turnaround radii has been reduced from 45' to 40' for R/W and 40' to 35' to curb face
- The principal entry street R/W width is reduced from 51' to 48'
- 2 parking spaces for 2-bedroom homes instead of the typically required 3-parking spaces

Because the site is zoned SU-1, P-1 designations are not being requested the proposed lots, but these variances are consistent with the DPM criteria established for intermittent parking (P-1).

Please contact me if you have any questions or concerns.

Sincerely,  
MARK GOODWIN & ASSOCIATES, P.A.



John M. MacKenzie, P.E.  
Senior Engineer

JMM/kb

Enclosure

# MARK GOODWIN & ASSOCIATES, PA

## MEMORANDUM

TO: JACK CLOUD, DRB CHAIR  
FROM: JOHN MACKENZIE *JMM*  
SUBJECT: TRACT B-1-A-2, DUKE CITY LUMBER CO. (PROPOSED SAWMILL CROSSING SUBDIVISION, UNIT I)  
PROJECT 1009046  
DATE: 4/3/2012

### SUMMARY OF EASEMENT VACATIONS

The subject property is encumbered by the following on-site easements, all of which are to be vacated (numbering refers to easements designated on attached VACATION EXHIBIT):

1. West half of 75-foot reservation for public utilities created by Vacation Ordinance No. 2425 (formerly 15<sup>th</sup> Street), filed 03-16-1965
3. 10' PNM easement created by Judgment, filed 06-16-1968
8. 20' Public Waterline Easement created by Plat of Lots B-1-A and B-2-A, Duke City Lumber Company, filed 09-17-1990 (cross-hatched portion only)
28. Floating 68' Public Roadway Easement by Plat of Lots B-1-A-1, B-1-A-2 and B-1-A-3, Duke City Lumber Co., filed 12-15-1995

#### Explanation for Vacations

1 - With the vacation of 15<sup>th</sup> Street in 1965, a reservation for public utilities was maintained over the area of former right-of-way. A separate 20-foot sanitary sewer easement was granted through this reservation area in 1990 by the Plat of Lots B-1-A and B-1-A, Duke City Lumber. There is no need for any other utilities to be placed within this easement now or in the future. Any utilities located there now will be removed in connection with proposed redevelopment of this property, except for the existing SAS that will be removed with Unit II

3 - The existing 10-foot wide PNM easement is being vacated so that a new 20-foot easement can be granted in its place.

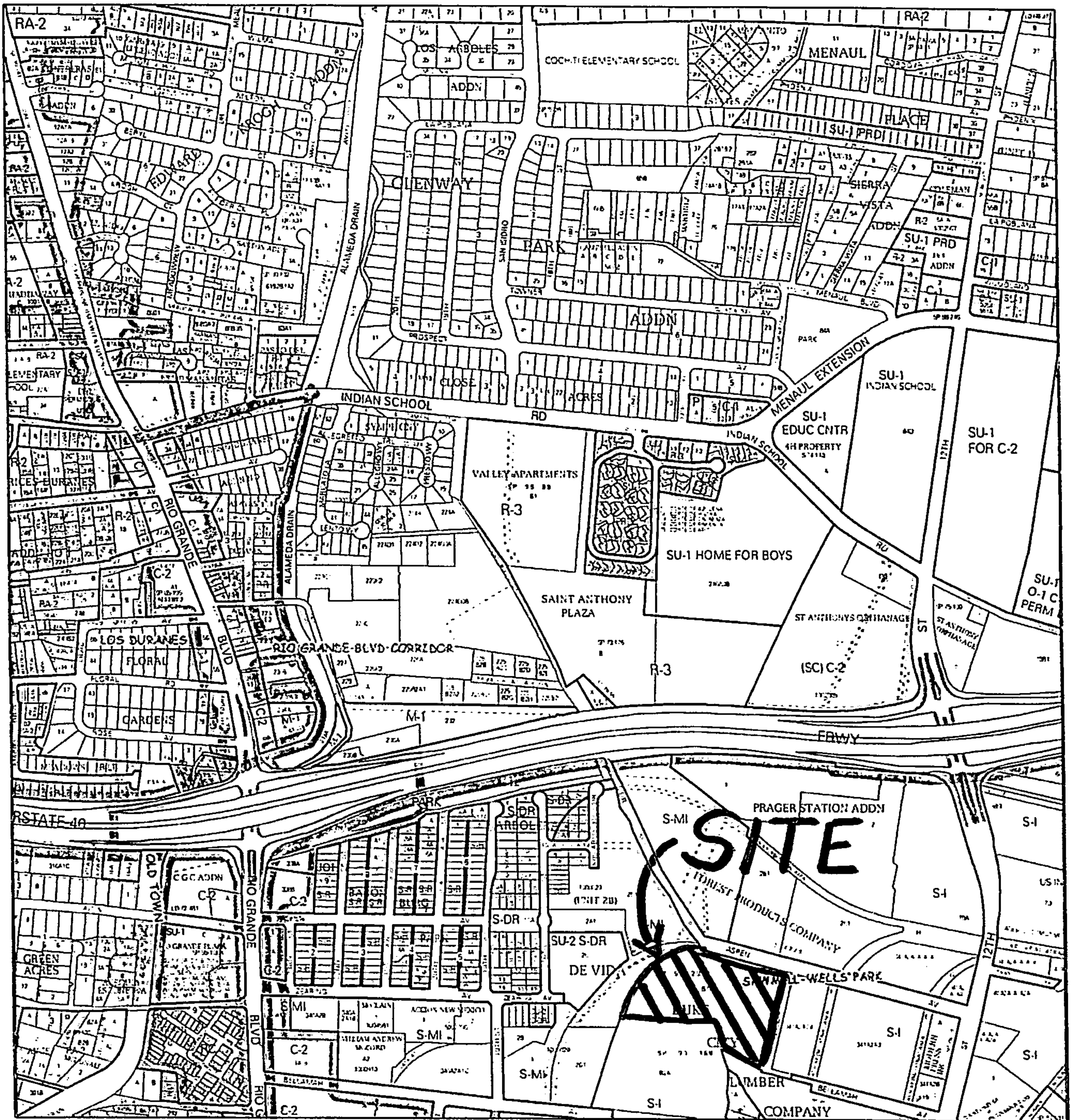
8 - The existing 20-foot public waterline easement running through the site contains an existing 12-inch waterline that will be removed and relocated into a proposed new public streets running into the site.

9 - The floating 68' public roadway easement from Bellamah Ave. westerly was granted in accordance with the Long Range Major Street Plan across Tracts B-1-A-1 and B-1-A-2, Duke City Lumber Co. in 2008. The west portion of this easement was vacated across Lot B-1-A-1 in connection with the plat of Arbolera de Vida, Unit 2B, filed 04-14-2008, since it was no longer shown on the LRMSP at that time. Since 2008, The Sawmill Community Land Trust has excavated a deep ponding area just west of Tract B-1-A-2, thus making it unlikely that a roadway connection to Bellamah west of the site can be made.

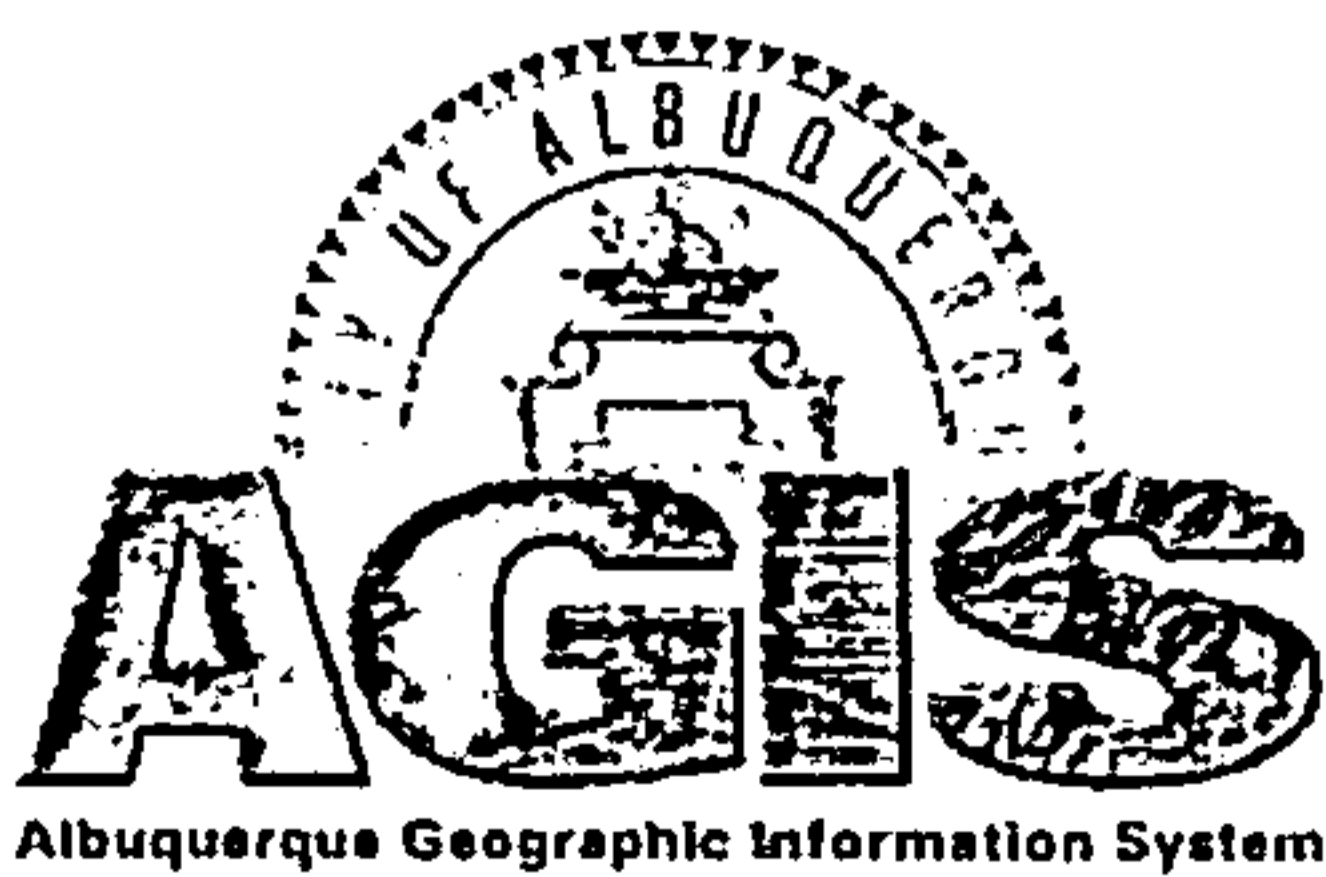
PO Box 90606 Albuquerque, NM 87199

(505) 828-2200 (505) 797-9539 fax mark@goodwinengineers.com

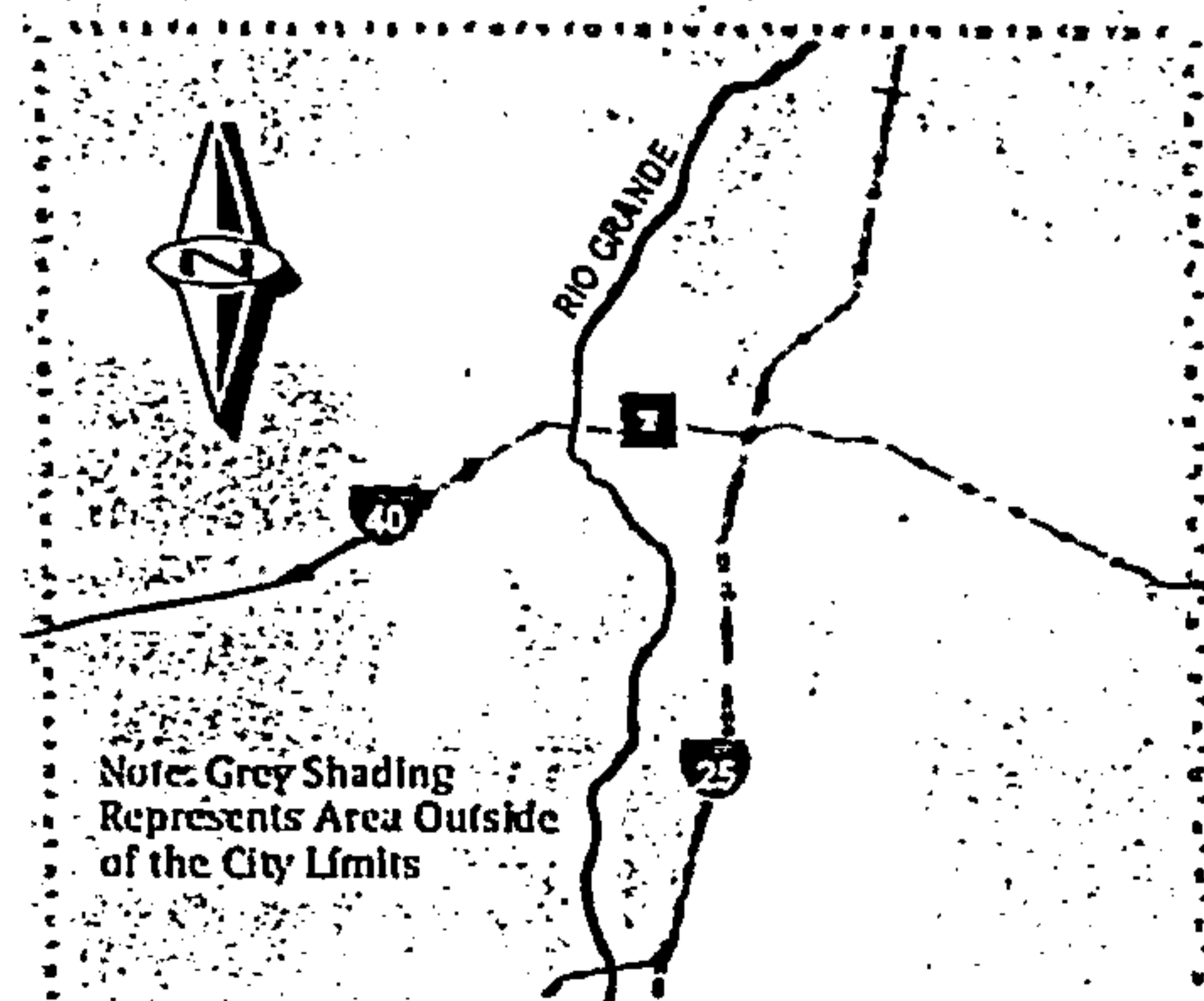
www.goodwinengineers.com



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



Map amended through: 2/1/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-13-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

EXHIBIT A

PRELIMINARY  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Sawmill Crossing, LLC, ("Developer") effective as of this 29th day of March, 2012, and pertains to the subdivision commonly known as SAWMILL CROSSING, and more particularly described as Tract B1A2, Duke City Lumber, recorded in the office of the County Clerk of Bernalillo County, 12/15/1995, Volume 95C, Folio 451 (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools:

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
  - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
  - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.

- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

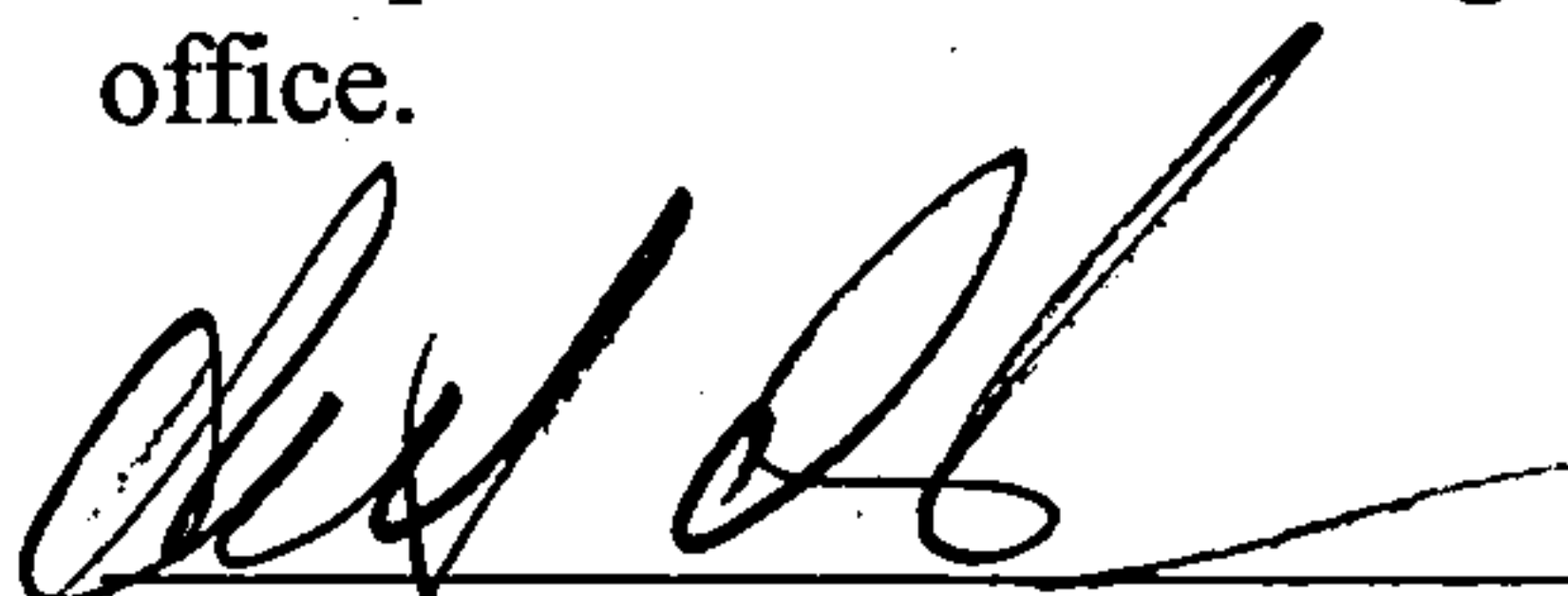
The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this Agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

  
Signature  
3/29/12  
Date

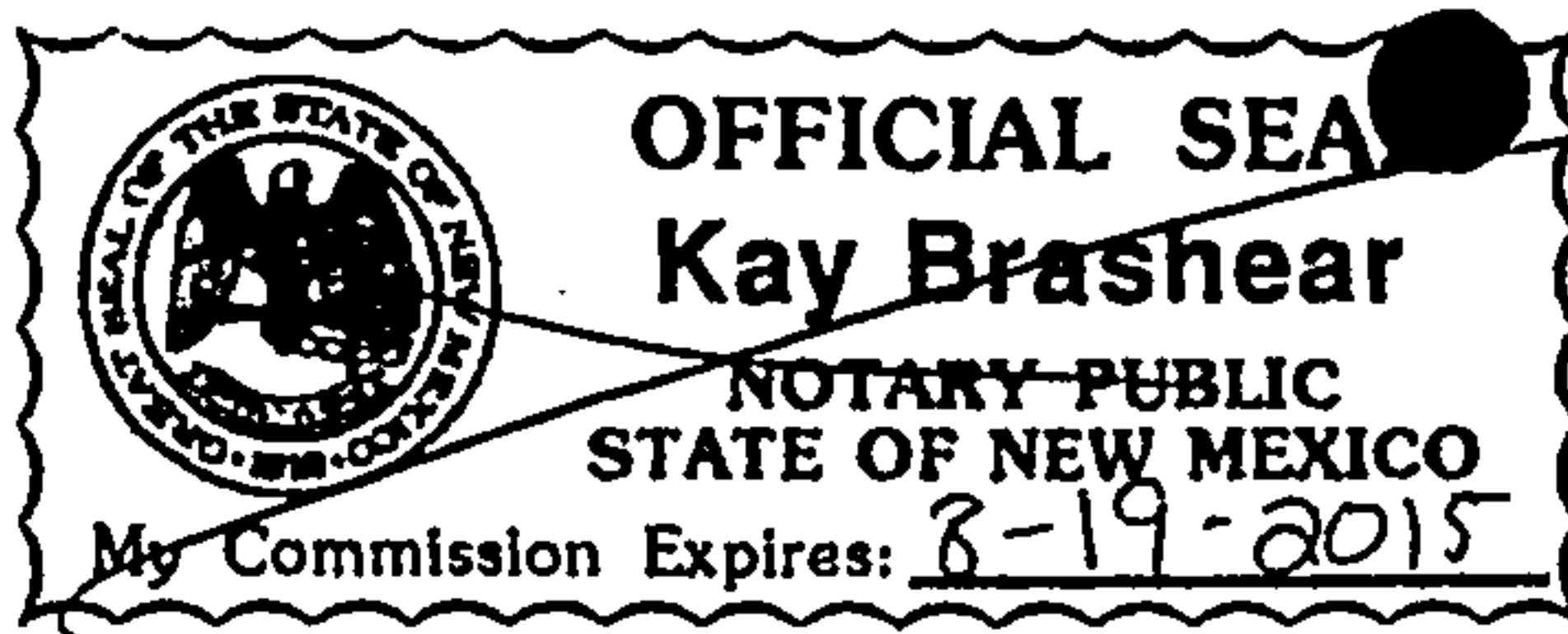
Keith Cheshire  
Name (typed or printed) and title

Sawmill Crossing, LLC  
Developer

*Section 2. fees see attached schedule.*

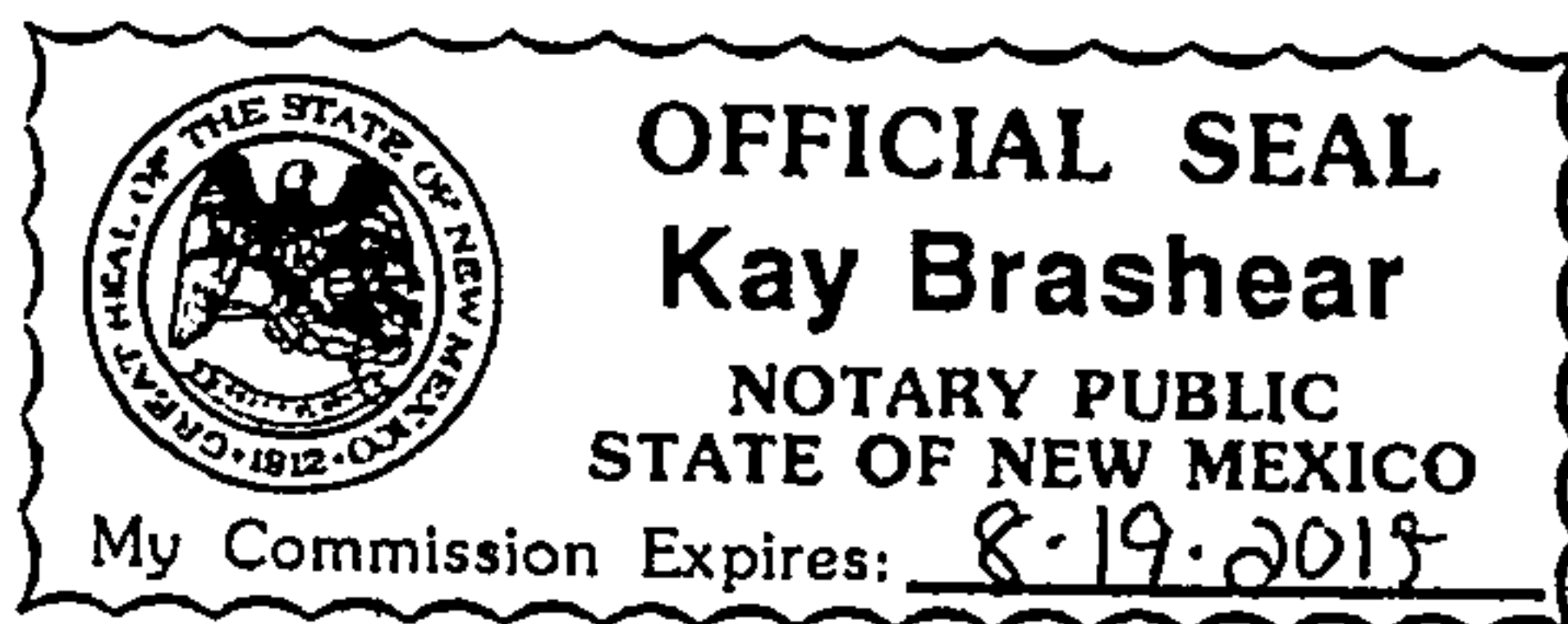


STATE OF NEW MEXICO  
COUNTY OF BERNALILLO



This instrument was acknowledged before me on the 29 day of march, 2012, by Keith Cheshire as Managing Member of Sawmill Crossing, LLC, a New Mexico Limited Liability Company.

(Seal)



Kay Brashear  
Notary Public

My commission expires: August 19, 2015

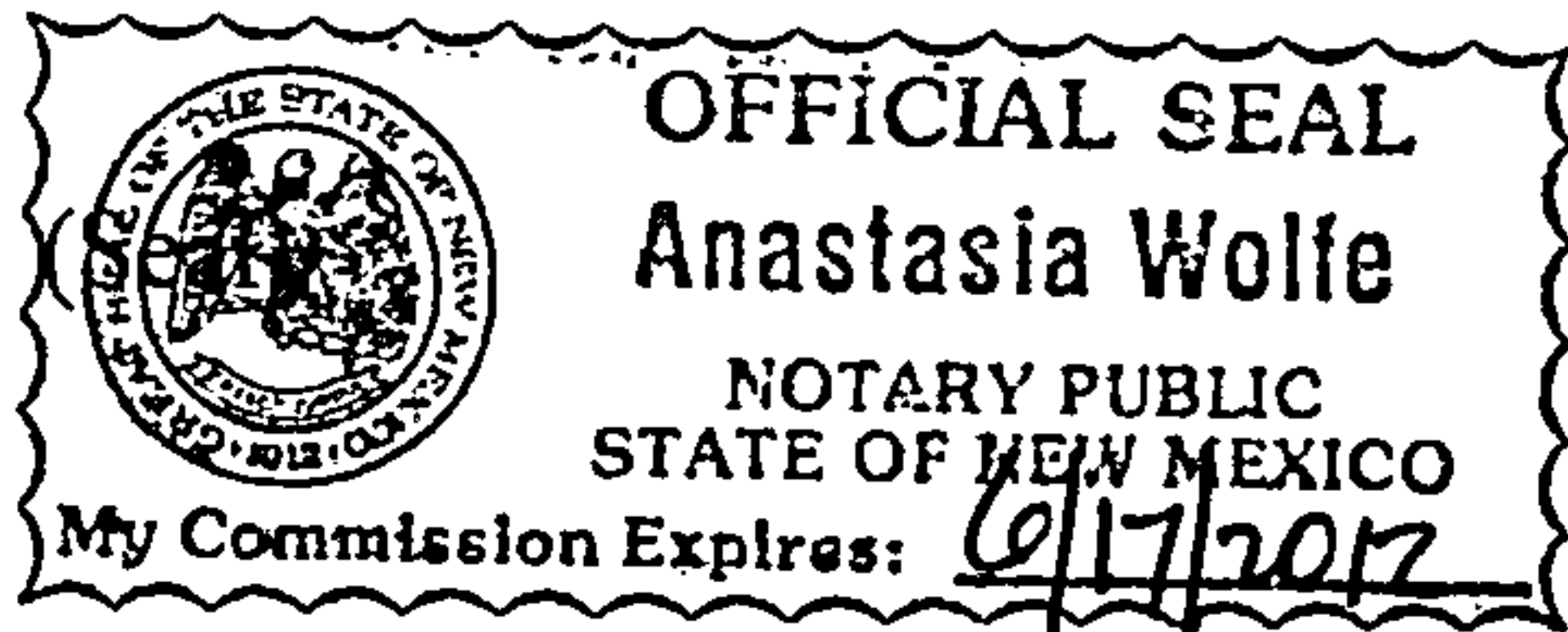
ALBUQUERQUE PUBLIC SCHOOLS

By: April Winters  
Signature

April Winters, Facilities Fee Planner  
Name (typed or printed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

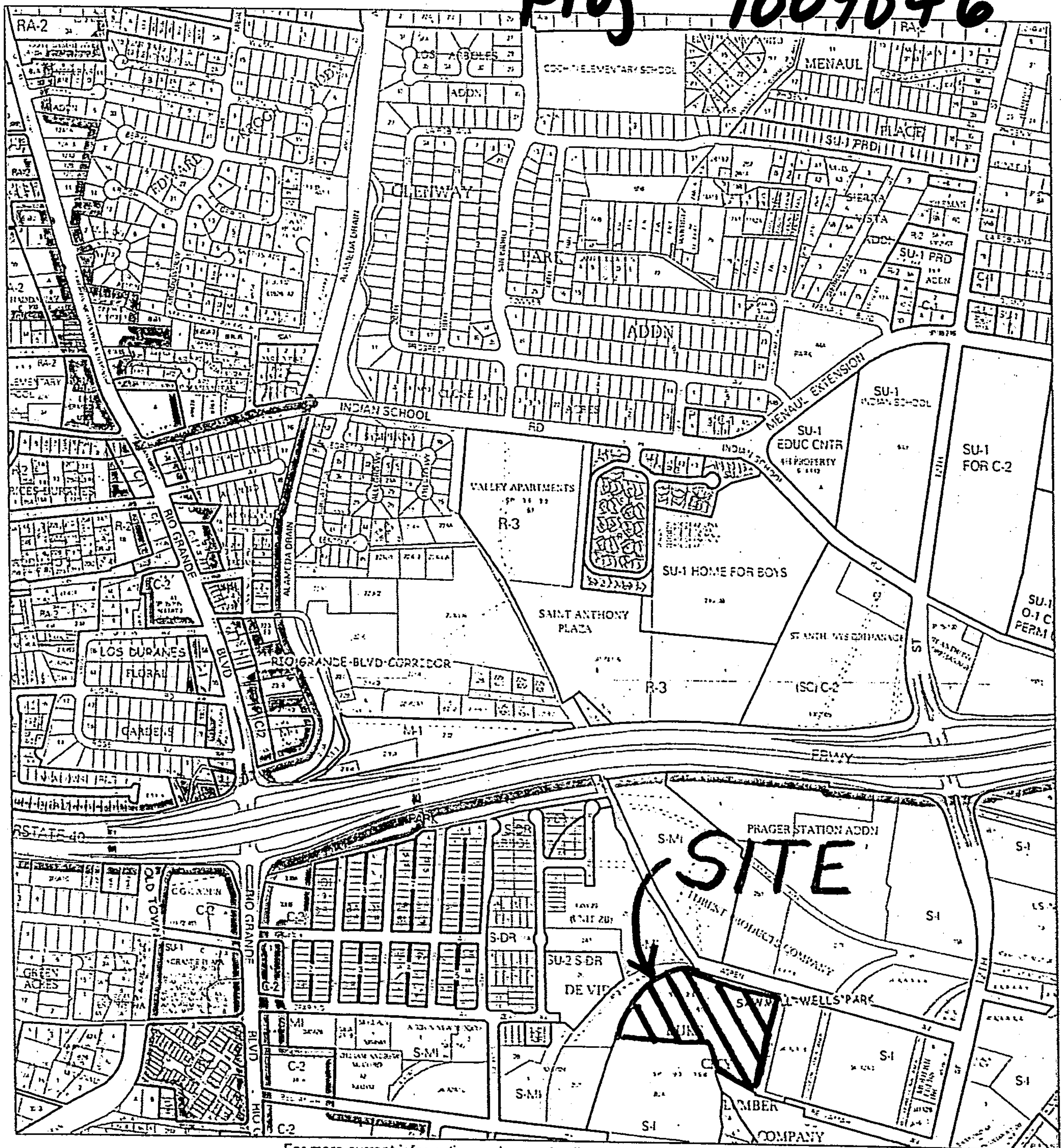
This instrument was acknowledged before me on March 29, 2012, by April Winters as Facilities Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.



Anastasia Wolfe  
Notary Public

My commission expires: 6/17/2012

Proj 1009046



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-13-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

Map amended through: 2/1/2010



### Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

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://construction.voteaps.com/LincolnMap.html>

Project # (if already assigned by DRB/EPC) 1009046

**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 Sawmill Crossing, Unit 1

Location of Project (address or major cross streets) West End of Aspen Ave. west of 12 th St. NW

Proposed Number of Units:     Single-Family   27   Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

**Waiver Information**

Property Owner Sawmill Crossing, LLC Legal Description Tract B1A2, Duke City Lumber Zoning SU-2/SU-1 PRD

Reason for Waiver/Deferral n/a

**Contact Information**

Name Kay Brashear

Company Mark Goodwin & Associates, PA

Phone (505) 828-2200

E-mail kbrashear@goodwinengineers.com

**Please include with your submittal:**

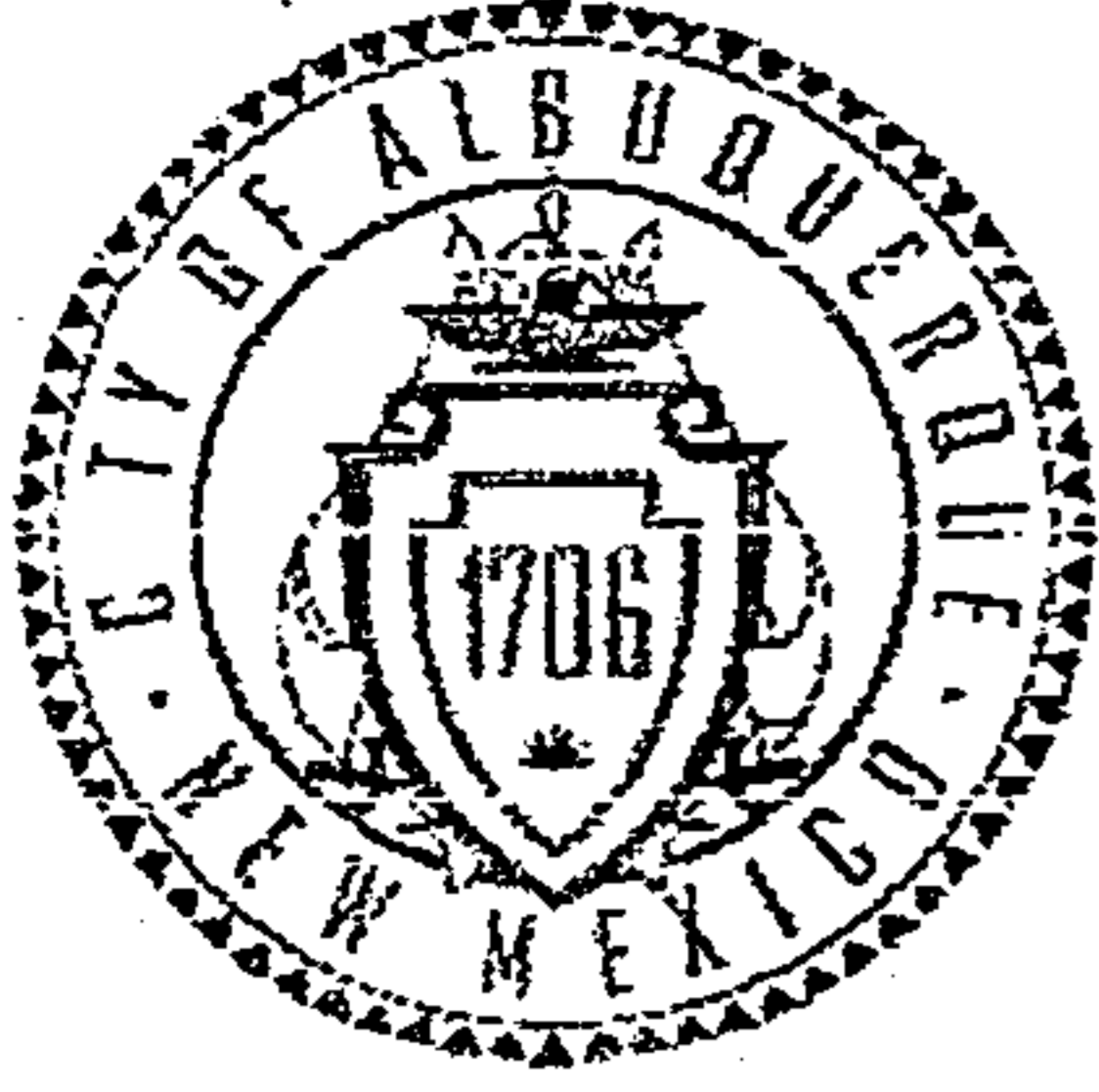
- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

**FOR OFFICE USE ONLY**

APS Cluster \_\_\_\_\_

Date Submitted \_\_\_\_\_

Date Completed \_\_\_\_\_



**City of Albuquerque**  
P.O. Box 1293 Albuquerque, New Mexico 87103  
**Planning Department**  
Deborah Stover, Director

**Richard J. Berry, Mayor**  
**Perry, CAO**  
November 18, 2011

**Robert J.**

---

**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation**

**Project Number(s):** 1009046  
**Case Number(s):**  
**Agent:** Mark Goodwin & Associates, PA  
**Applicant:** Sawmill Crossing, LLC  
**Legal Description:** Tract B-1-A-2, Duke City Lumber Co.  
**Zoning:** SU-2/S-I  
**Acreage:** 6.93 acres  
**Zone Atlas Page:** H-13

**CERTIFICATE OF NO EFFECT:** Yes  No

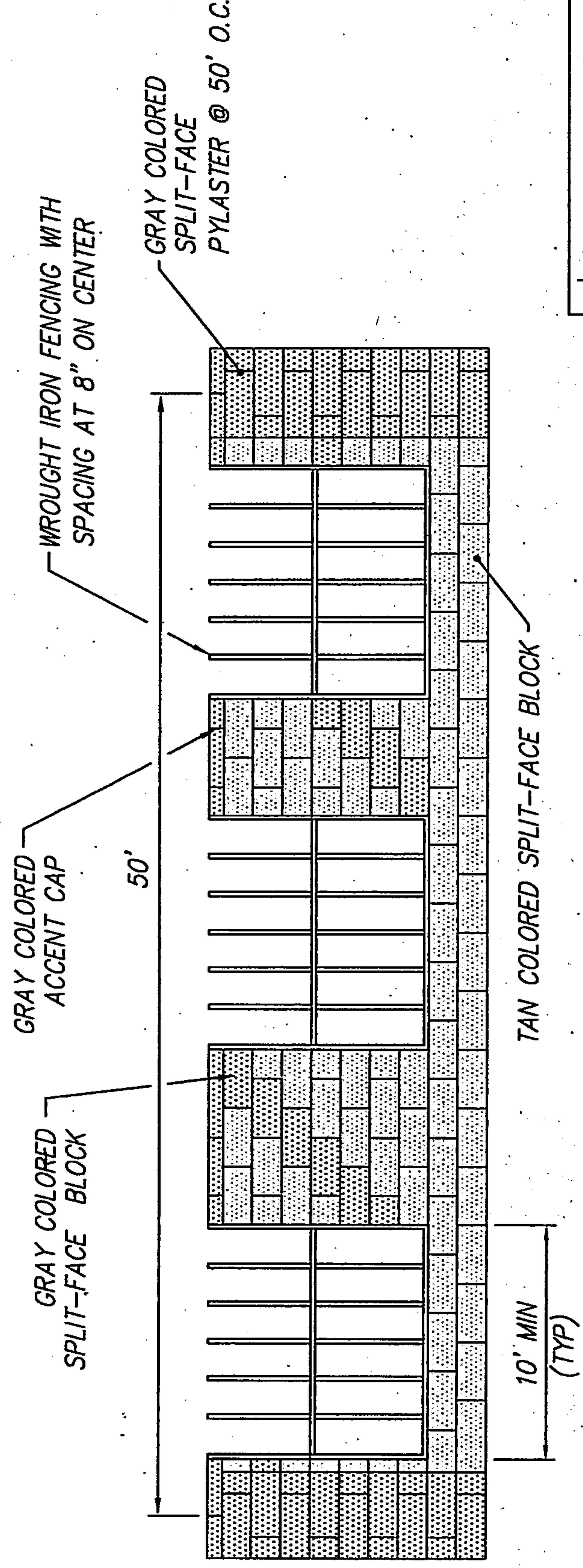
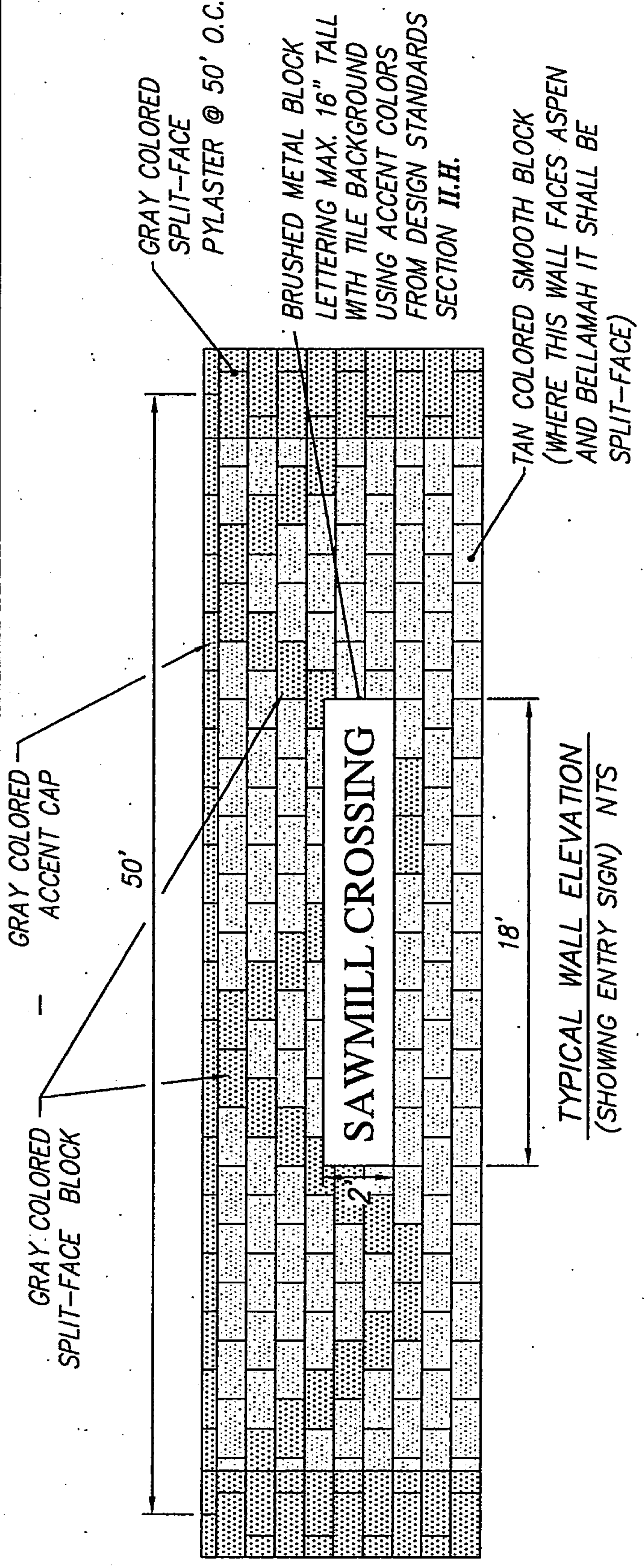
**SUPPORTING DOCUMENTATION:**  
**SITE VISIT:** November 17, 2011

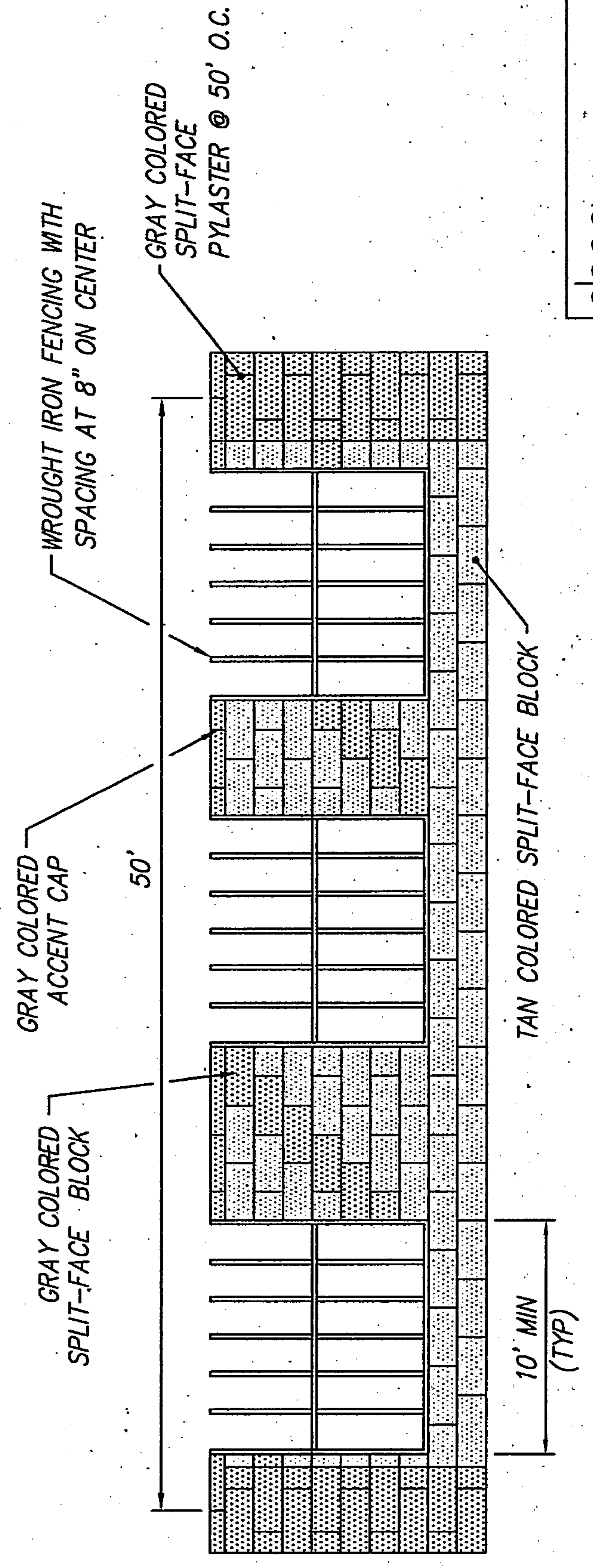
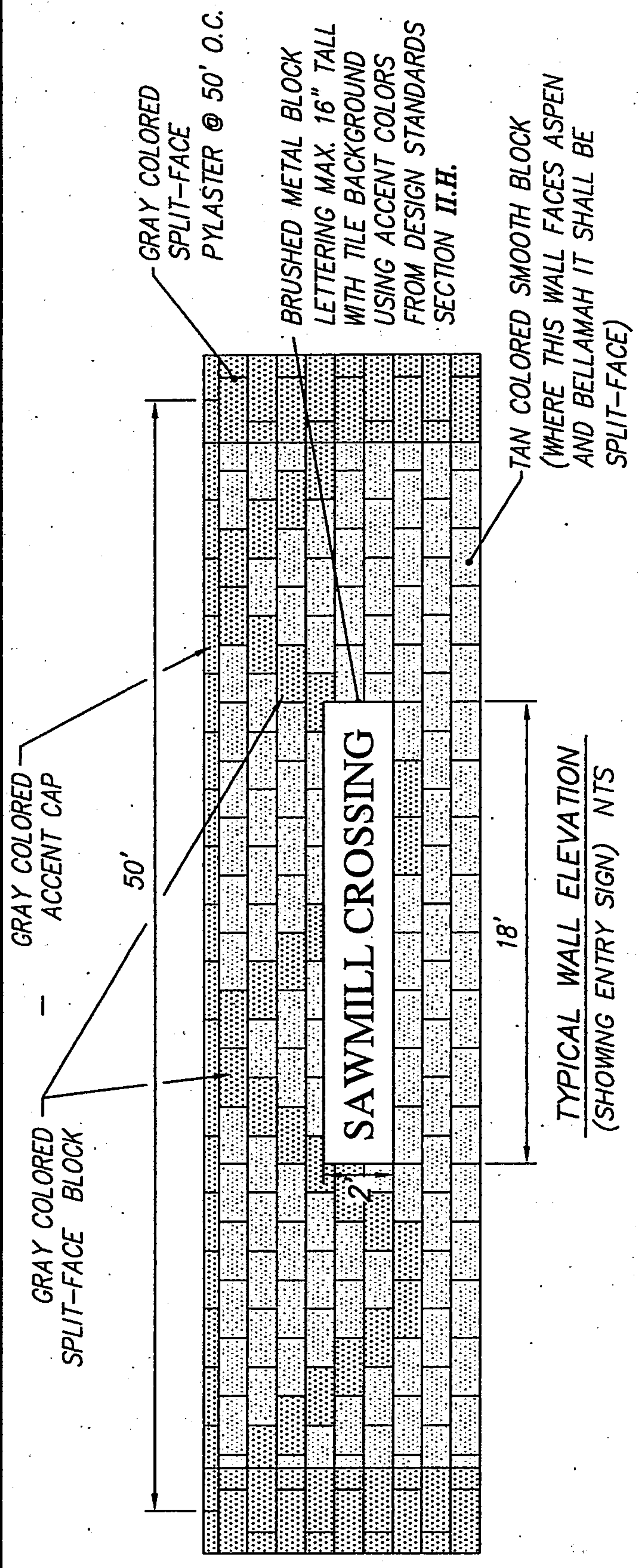
**RECOMMENDATION(S):**

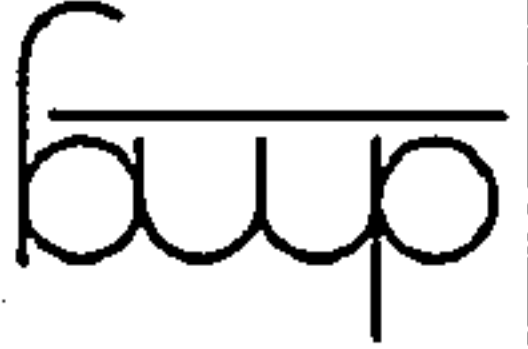
- 1. CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance) .**
- 2. No archaeological survey required due to extensive disturbance**
- 3. Monitoring of earth-moving activity required to determine if remnants of circa 1908 sawmill buildings or related features/artifacts are present.**

**SUBMITTED:**

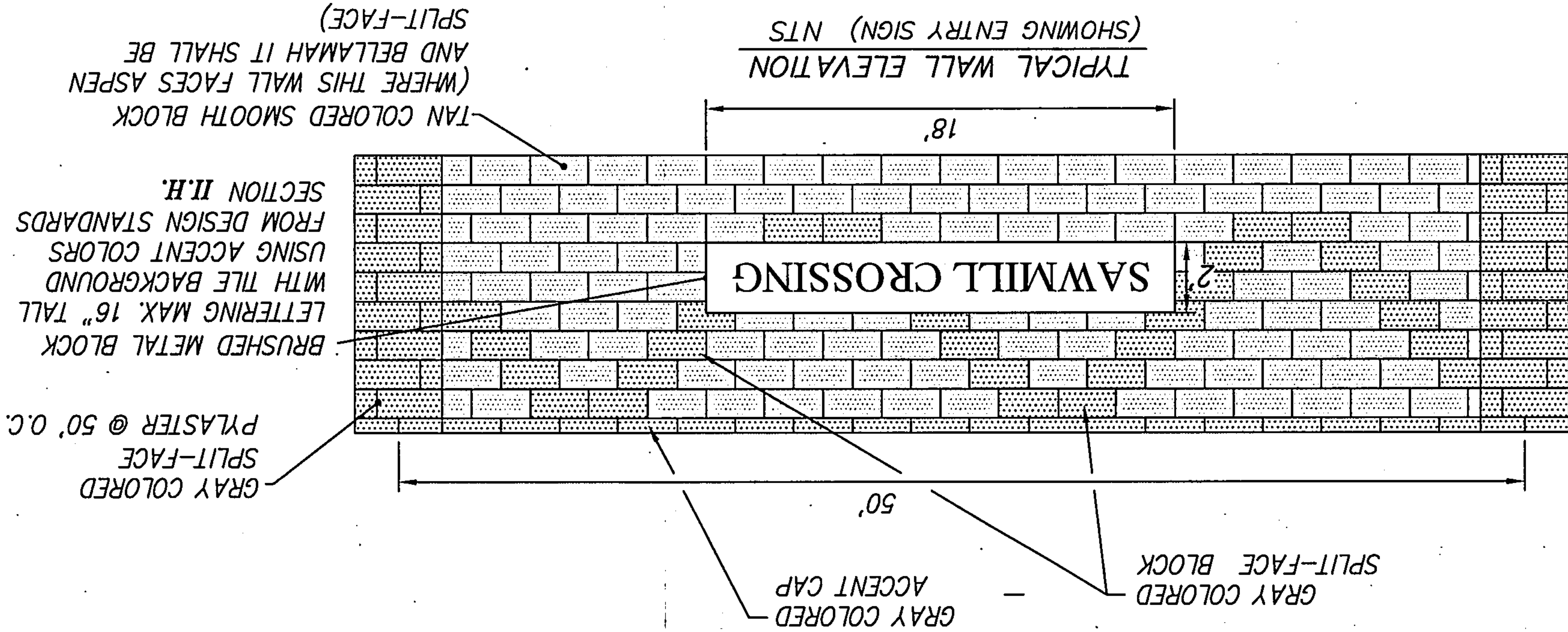
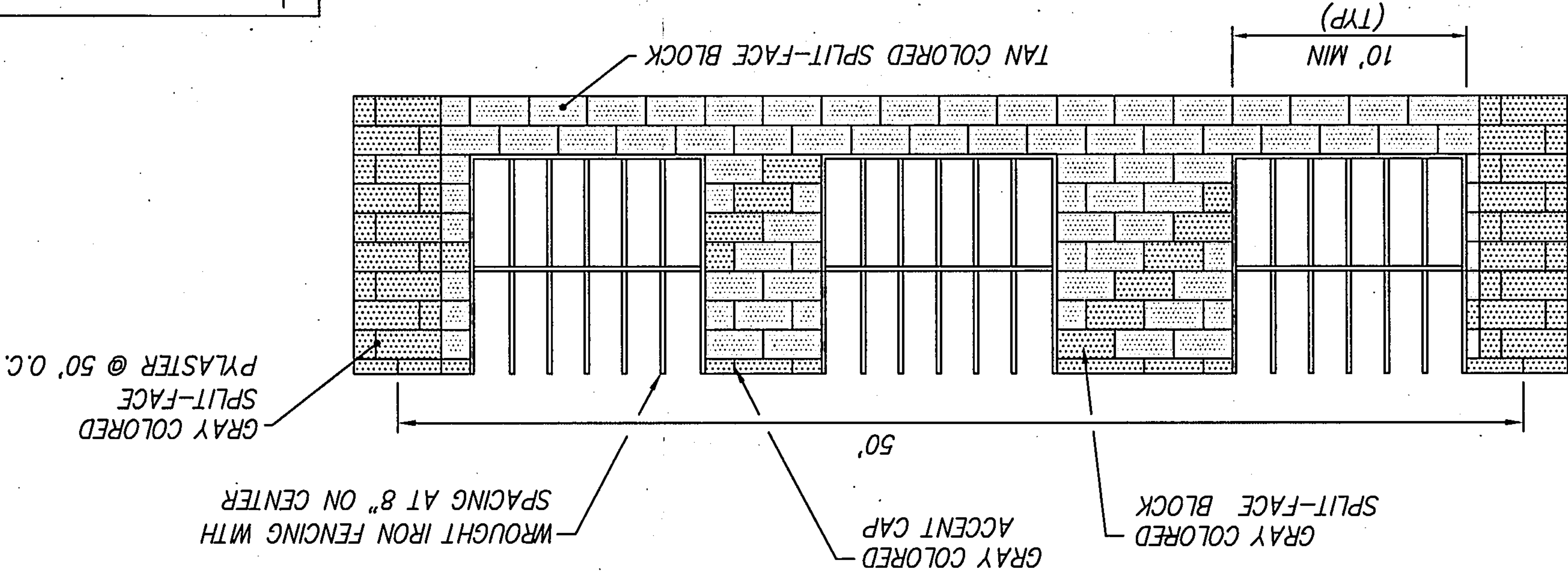
Matthew Schmader, PhD  
Superintendent, Open Space Division  
City Archaeologist







TYPICAL WALL ELEVATION ALONG WEST BOUNDARY AGAINST ADV PONDING AREA  
NTS



## Kay Brashear

---

**From:** Winters, April L <winters\_a@aps.edu>  
**Sent:** Tuesday, March 27, 2012 10:15 AM  
**To:** Kay Brashear  
**Subject:** RE: APS Facility Fees Agreement

And you are right in making sure everything is clear before getting started. There are only a few exceptions to a facility fee exemption (1) if you are building in an area that was approved before 10/31/2006, and (2) if you are a non-profit.

You had mentioned that you were building in an Metropolitan Redevelopment Area (MRA), that means that your facility fees will be reduced. I have attached the facility fee schedule.

| <i>Effective Date</i>                       | <i>Single-Family*<br/>(\$/unit)</i> | <i>Multi-Family*<br/>(\$/unit)</i> |
|---|-------------------------------------|------------------------------------|
| On or After January 1, 2007                 | \$1,875                             | \$1,125                            |
| On or After July 1, 2008                    | \$2,425                             | \$1,455                            |
| On or After January 1, 2010                 | \$2,975                             | \$1,785                            |
| <b>On or After August 1, 2011**</b>         | <b>\$1,075</b>                      | <b>\$645</b>                       |
| MRA Rates on or After January 1, 2010       | <b>\$893.00</b>                     | <b>\$536.00</b>                    |
| <b>MRA Rates on or After August 1, 2011</b> | <b>\$323</b>                        | <b>\$194</b>                       |

I hope that helps, if you have more questions, don't hesitate to ask!

**April L. Winters**  
**Facility Fee Planner**  
**Capital Master Plan**  
**Phone: (505) 848-8830**  
**Fax: (505) 848-8824**  
**915 Locust St SE**  
**Albuquerque NM 87106**

---

**From:** Kay Brashear [mailto:kbrashear@goodwinengineers.com]  
**Sent:** Tuesday, March 27, 2012 10:08 AM  
**To:** Winters, April L  
**Subject:** RE: APS Facility Fees Agreement

*Thanks!*

*We have one more question for you, in reference to Sawmill Crossing. Will these townhomes be exempt because they are located in the Sawmill Trust, but not apart of the Sawmill Trust. The townhomes will be in a Metropolitan Redevelopment District.*





# City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 22, 2012

John MacKenzie  
Mark Goodwin and Associates, PA  
P.O. Box 90606/87199  
Phone: 828-2200/Fax: 797-9539

Dear John:

Thank you for your inquiry of March 22, 2012 requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of O-92 by your proposed project at **(EPC SUBMITTAL) – TRACT B1A2, DUKE CITY LUMBER COMPANY, LOCATED ON ASPEN AVENUE NW BETWEEN 12<sup>TH</sup> STREET NW AND RIO GRANDE BOULEVARD NW** zone map **H-13**.

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

**See "Attachment A" for the names of the neighborhood and/or homeowner associations to contact in regards to this EPC 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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**PLEASE NOTE:** The Neighborhood and/or Homeowner Association and Coalition 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.

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

planningrnaform(03/20/12)

# "ATTACHMENT A"

John MacKenzie  
Mark Goodwin and Associates, PA  
P.O. Box 90606/87199  
Phone: 828-2200/Fax: 797-9539  
Zone Map: H-13

## **SAWMILL AREA N.A. (SMA) "R"**

**\*Betsy Najjar**

916 19<sup>th</sup> St. NW/87104 242-4646 (h)

Judy Gallegos

1036 18<sup>th</sup> St. NW/87104 843-6868 (h)

## **SAWMILL COMMUNITY LAND TRUST (SCL)**

Connie Chavez

P.O. Box 25181/87125 764-0359 (w)

Wendy Statkus

P.O. Box 25181/87125

## **NORTH VALLEY COALITION**

**\*Chris Catechis**

5733 Guadalupe Trail NW/87107 271-9876 (h) 844-7118 (w)

David Wood

158 Pleasant NW/87107 344-4674 (h) 250-0421 (c)

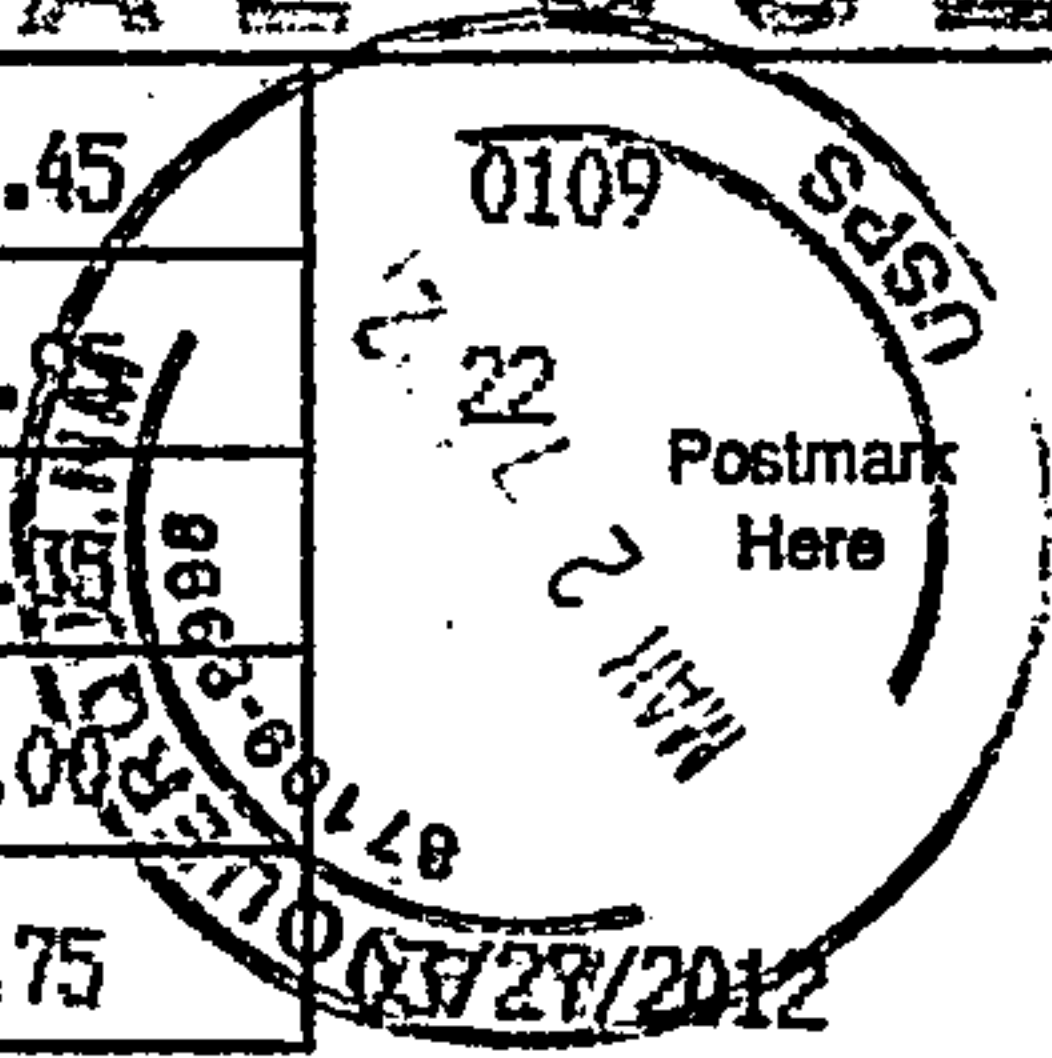
**\* denotes president of association/coalition**

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|  |           |               |
|--|-----------|---------------|
| Postage  | \$        | \$0.45        |
| Certified Fee                                  |           | \$2.95        |
| Return Receipt Fee (Endorsement Required)      |           | \$2.35        |
| Restricted Delivery Fee (Endorsement Required) |           | \$0.00        |
| <b>Total Postage &amp; Fees</b>                | <b>\$</b> | <b>\$5.75</b> |



Sent To  
Ms. Wendy Statkus  
Street, Apt. No.;  
or PO Box No. PO Box 25181  
City, State, ZIP+4  
Albuquerque, nm 87125

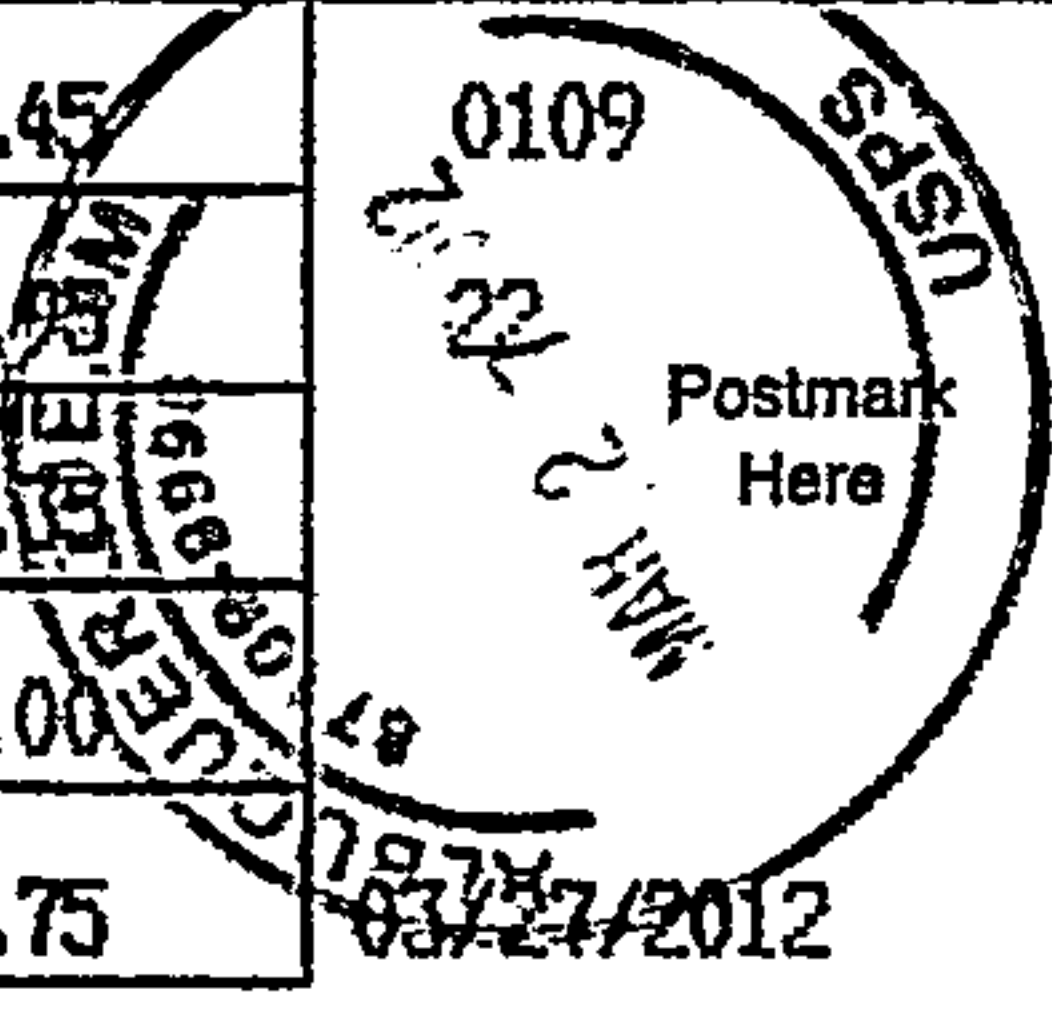
PS Form 3800, June 2002 See Reverse for Instructions

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| Certified Fee                                  |           | \$2.95        |
| Return Receipt Fee (Endorsement Required)      |           | \$2.35        |
| Restricted Delivery Fee (Endorsement Required) |           | \$0.00        |
| <b>Total Postage &amp; Fees</b>                | <b>\$</b> | <b>\$5.75</b> |



Sent To  
Mr. David Wood  
Street, Apt. No.;  
or PO Box No. 158 Pleasant NW  
City, State, ZIP+4  
Albuquerque, nm 87107

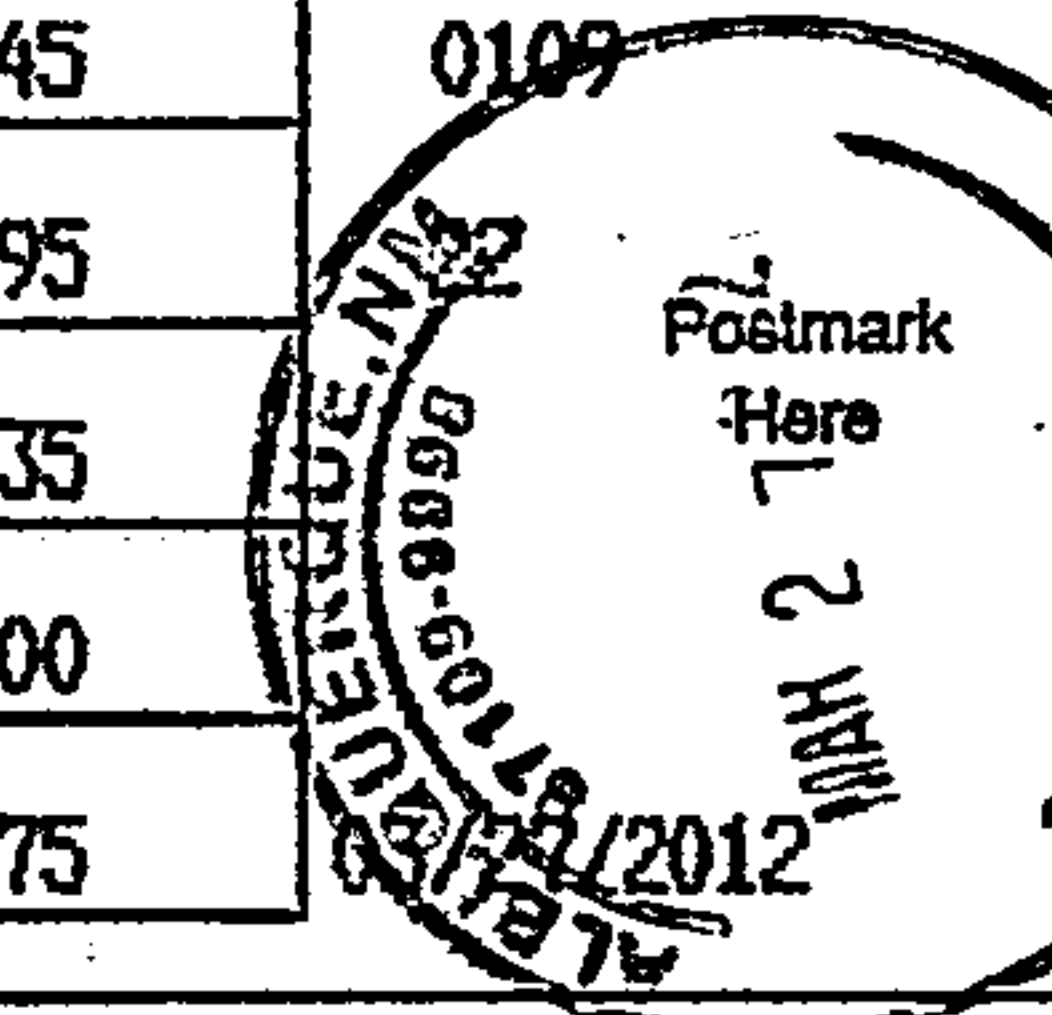
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| Postage  | \$        | \$0.45        |
| Certified Fee                                  |           | \$2.95        |
| Return Receipt Fee (Endorsement Required)      |           | \$2.35        |
| Restricted Delivery Fee (Endorsement Required) |           | \$0.00        |
| <b>Total Postage &amp; Fees</b>                | <b>\$</b> | <b>\$5.75</b> |



Sent To  
Ms. Judy Gallegos  
Street, Apt. No.;  
or PO Box No. 1036 18th street NW  
City, State, ZIP+4  
Albuquerque, nm 87104

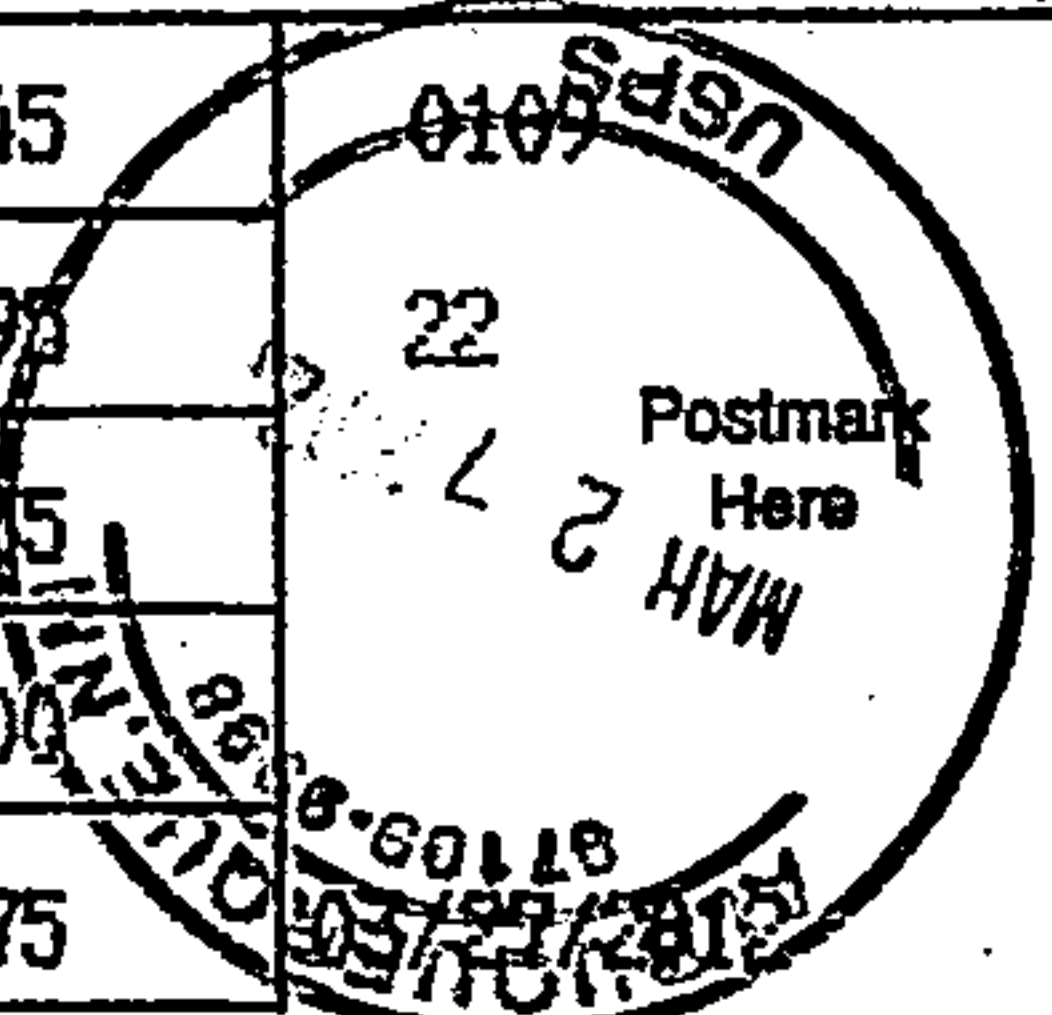
PS Form 3800, June 2002 See Reverse for Instructions

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ALBUQUERQUE, NM 87125 **OFFICIAL USE**

|  |           |               |
|--|-----------|---------------|
| Postage  | \$        | \$0.45        |
| Certified Fee                                  |           | \$2.95        |
| Return Receipt Fee (Endorsement Required)      |           | \$2.35        |
| Restricted Delivery Fee (Endorsement Required) |           | \$0.00        |
| <b>Total Postage &amp; Fees</b>                | <b>\$</b> | <b>\$5.75</b> |



Sent To  
Ms. Connie Chavez  
Street, Apt. No.;  
or PO Box No. PO Box 25181  
City, State, ZIP+4  
Albuquerque, nm 87125

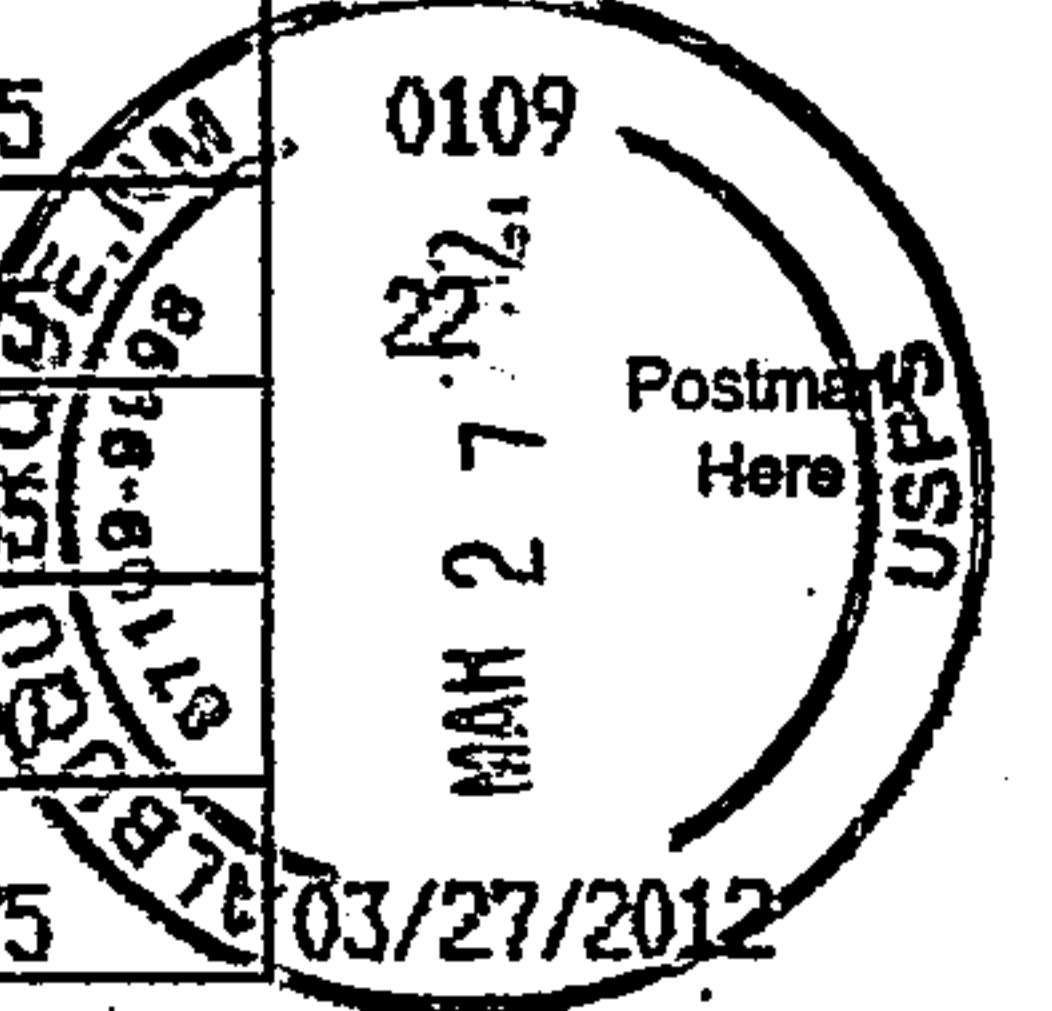
PS Form 3800, June 2002 See Reverse for Instructions

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ALBUQUERQUE, NM 87107 **OFFICIAL USE**

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|--|-----------|---------------|
| Postage  | \$        | \$0.45        |
| Certified Fee                                  |           | \$2.95        |
| Return Receipt Fee (Endorsement Required)      |           | \$2.35        |
| Restricted Delivery Fee (Endorsement Required) |           | \$0.00        |
| <b>Total Postage &amp; Fees</b>                | <b>\$</b> | <b>\$5.75</b> |



Sent To  
Mr. Chris Catechis  
Street, Apt. No.;  
or PO Box No. 5733 Guadalupe Trail NW  
City, State, ZIP+4  
Albuquerque, nm 87107

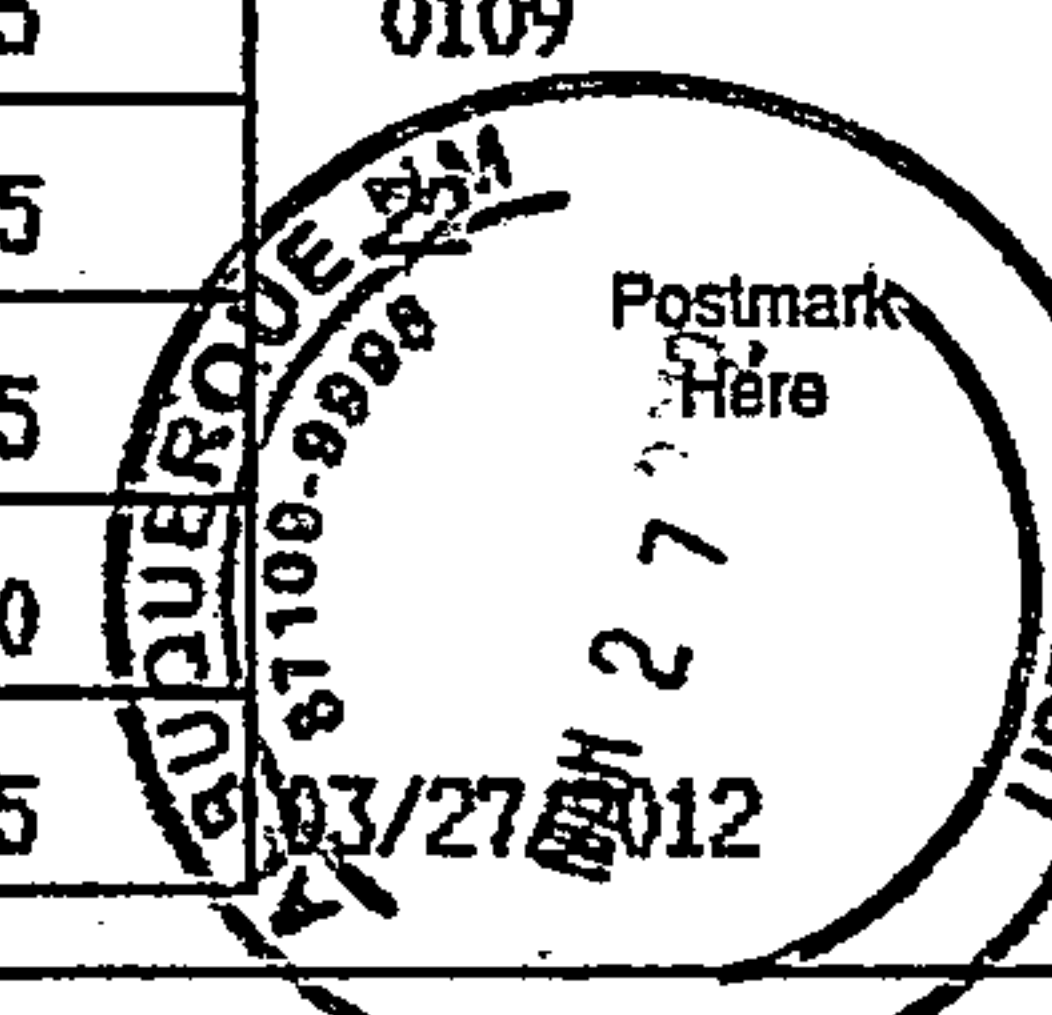
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ALBUQUERQUE, NM 87104 **OFFICIAL USE**

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|--|-----------|---------------|
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| Certified Fee                                  |           | \$2.95        |
| Return Receipt Fee (Endorsement Required)      |           | \$2.35        |
| Restricted Delivery Fee (Endorsement Required) |           | \$0.00        |
| <b>Total Postage &amp; Fees</b>                | <b>\$</b> | <b>\$5.75</b> |



Sent To  
Ms. Betsy Nayar  
Street, Apt. No.;  
or PO Box No. 916 19th Street NW  
City, State, ZIP+4  
Albuquerque, nm 87104

PS Form 3800, June 2002 See Reverse for Instructions

7006 0810 0004 6708 6090  
7006 0810 0004 6708 6076  
7006 0810 0004 6708 6052



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

March 26, 2012

Ms. Betsy Najjar  
Sawmill Area N.A.  
916 19<sup>th</sup> Street NW  
Albuquerque, NM 87104

Ms. Judy Gallegos  
Sawmill Area N.A.  
1036 18<sup>th</sup> Street NW  
Albuquerque, NM 87104

**Re: Subdivision of Tract B1A2, Duke City Lumber Company and Vacation of Associated On-site Easements for Sawmill Crossing, Unit I**

Dear Ms. Najjar and Ms. Gallegos:


On behalf of Sawmill Crossing, LLC, I am requesting preliminary plat approval of the subdivision's first unit, including vacation of several power, water and sewer line easements that now exist on the property. This will also include the vacation of approximately 260 SF of Aspen Ave. at the entrance to the subdivision. In order to conform with the site development plan there are also some minor DPM variances that are being requested at this time.

As you know from your involvement in the site development plan process for this project, Sawmill Crossing consists of a maximum of 80 townhomes on 6.9 acres of land situation at the western terminus of Aspen Avenue on its south side. The property is now zoned SU-2/SU-1 PRD.

This follow-up subdivision action is necessary to create legal lots of record for the individual townhomes in connection with their ultimate sale to future homeowners. Nothing has changed since the site development plan was approved by the EPC last month. The utility easements being vacated will be replaced with street right-of-way and public easements for areas outside of the new street so that new infrastructure can be installed. ~~The reason for vacation of these easements is to allow for the new development of Sawmill Crossing Townhomes to proceed upon the land now occupied by these easements.~~

Please contact me if you have any questions or concerns.

Sincerely,  
MARK GOODWIN & ASSOCIATES, P.A.

  
John M. MacKenzie, P.E.  
Senior Engineer

JMM/kb

Enclosure



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

March 26, 2012

Ms. Connie Chavez  
Sawmill Community Land Trust  
PO BOX 25181  
Albuquerque, NM 87125

Ms. Wendy Statkus  
Sawmill Community Land Trust  
PO BOX 25181  
Albuquerque, NM 87125

**Re: Subdivision of Tract B1A2, Duke City Lumber Company and Vacation of Associated On-site Easements for Sawmill Crossing, Unit I**

Dear Ms. Chavez and Ms. Statkus:


On behalf of Sawmill Crossing, LLC, I am requesting preliminary plat approval of the subdivision's first unit, including vacation of several power, water and sewer line easements that now exist on the property. This will also include the vacation of approximately 260 SF of Aspen Ave. at the entrance to the subdivision. In order to conform with the site development plan there are also some minor DPM variances that are being requested at this time.

As you know from your involvement in the site development plan process for this project, Sawmill Crossing consists of a maximum of 80 townhomes on 6.9 acres of land situation at the western terminus of Aspen Avenue on its south side. The property is now zoned SU-2/SU-1 PRD.

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Please contact me if you have any questions or concerns.

Sincerely,  
MARK GOODWIN & ASSOCIATES, P.A.

  
John M. MacKenzie, P.E.  
Senior Engineer

JMM/kb

Enclosure



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

March 26, 2012

Mr. Chris Catechis  
North Valley Coalition  
5733 Guadalupe Trail NW  
Albuquerque, NM 87107

Mr. David Wood  
North Valley Coalition  
158 Pleasant NW  
Albuquerque, NM 87107

**Re: Subdivision of Tract B1A2, Duke City Lumber Company and Vacation of Associated On-site Easements for Sawmill Crossing, Unit I**

Dear Mr. Catechis and Mr. Wood:

On behalf of Sawmill Crossing, LLC, I am requesting preliminary plat approval of the subdivision's first unit, including vacation of several power, water and sewer line easements that now exist on the property. This will also include the vacation of approximately 260 SF of Aspen Ave. at the entrance to the subdivision. In order to conform with the site development plan there are also some minor DPM variances that are being requested at this time.

As you know from your involvement in the site development plan process for this project, Sawmill Crossing consists of a maximum of 80 townhomes on 6.9 acres of land situation at the western terminus of Aspen Avenue on its south side. The property is now zoned SU-2/SU-1 PRD.

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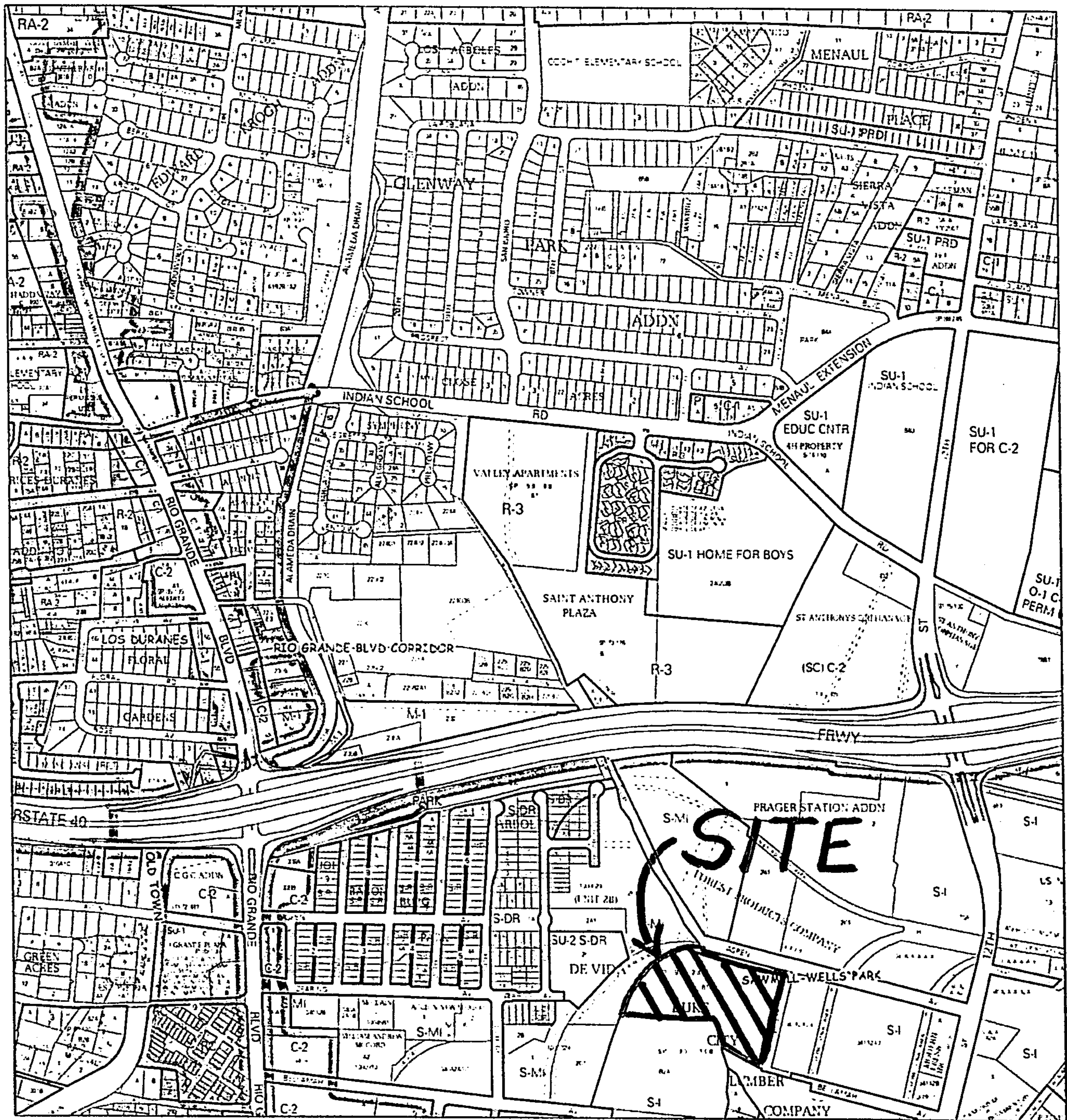
Please contact me if you have any questions or concerns.

Sincerely,  
MARK GOODWIN & ASSOCIATES, P.A.

John M. MacKenzie, P.E.  
Senior Engineer

JMM/kb

Enclosure



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

Map amended through: 2/1/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-13-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

## Railroad Easement

This Railroad Easement is made by and between ABQ Real Estate, L.L.C., a New Mexico limited liability company, as Grantor, and the City of Albuquerque, a New Mexico municipal corporation, whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, as Grantee.

1. Recital. Grantor is the owner of Tracts B-1-A-2 ("Property") as shown and designated on the Replat of Lot B-1-A, Duke City Lumber Company Addition in Albuquerque, Bernalillo County, New Mexico.

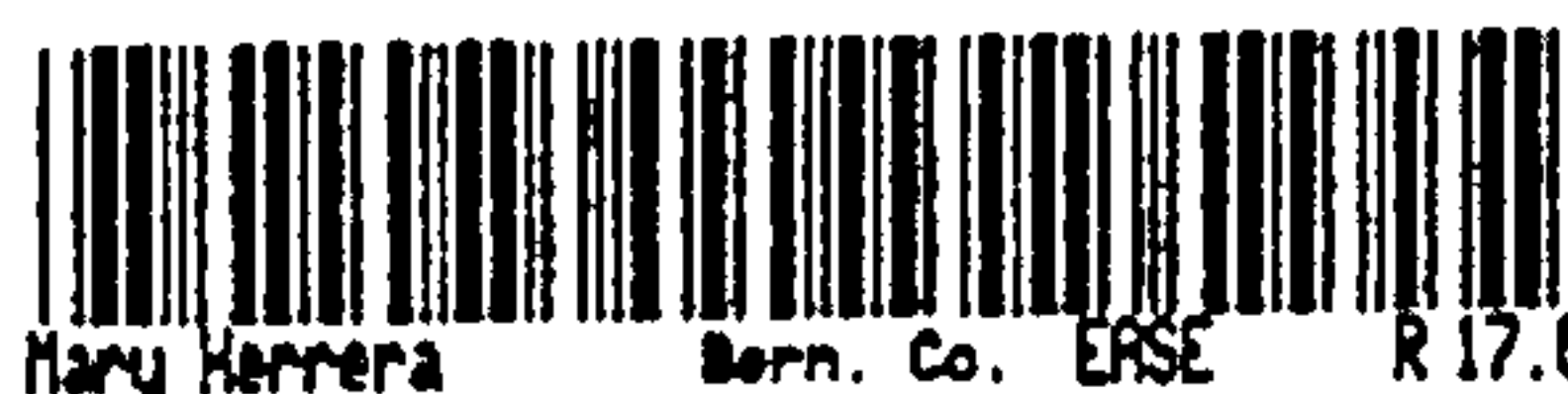
2. Grant of Easement. Grantor, for consideration paid, hereby grants to Grantee, its successors and assigns, a railroad easement, including, without limitation, the right, privilege and easement to construct, maintain, repair, renew, use, operate over, replace or remove railroad tracks, drainage facilities and appurtenances thereto in, along, over, upon or across that portion of the Property as shown or described on attached Exhibit "A";

To have and to hold the easement for so long as it is used or required for railroad purposes and until the Grantee, its successors or assigns, shall remove all such facilities from the premises with the intent to abandon the easement.

3. Warranty of Title. Grantor covenants and warrants that Grantor is the owner in fee simple of the Property and that Grantor has a good lawful right to grant this easement and that the Grantor will forever warrant and defend that title to the Property against all claims from all persons or entities.

4. Grade Crossing. If the City of Albuquerque or the Burlington Northern Santa Fe Railway requires that a grade crossing ("Grade Crossing") be installed on Industry

Herrera/Sawmill Railroad easement



Mary Herrera

Bern. Co. ERSE

R 17.69

2003195059  
5978891  
Page: 1 of 5  
10/24/2003 10:22A  
BX-A67 Pg-4653



Track Number 598 to provide ingress and egress to and from the Property and Aspen Avenue, Grantee shall, upon the written request of Grantor and at Grantee's cost and expense, construct or cause to be constructed the Grade Crossing. The Grade Crossing shall be constructed within six (6) months after the date of Grantor's written request to the Grantee, at a location that is agreed upon by the Grantor and the Grantee, by a contractor that is New Mexico licensed and approved by Burlington Northern Santa Fe Railway, and in accordance with the standards and specifications approved by Burlington Northern Santa Fe Railway. Notwithstanding the above, whether or not Grantor gives Grantee a written request to construct the Grade Crossing, Grantee shall construct the Grade Crossing as provided in this paragraph within twenty-four (24) months after the date of this Easement.

Witness my hand and seal this 19 day of September, 2003.

ABQ Real Estate, L.L.C.

By   
David Zimpleman, President

Accepted:  
City of Albuquerque

 By   
Jay Czar, Chief Administrative Officer

Housing/Sawmill Railroad easement Mary Herrera



Bern. Co. ERSE

R 17.00

2003195659  
5978931  
Page: 2 of 5  
10/24/2003 10:22A  
Bk-967 Pg-4653

LEGAL DESCRIPTION  
FOR  
A 17' WIDE RAILROAD EASEMENT  
WITHIN  
A PORTION OF TRACT B-1-A-2  
DUKE CITY LUMBER COMPANY ADDITION

*Being that certain strip of land situate within the Town of Albuquerque Grant in projected Section 7, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprised of a portion of Tract B-1-A-2, Duke City Lumber Company Addition, plat of which was filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 15, 1995, in Volume 95C, Folio 451, and said strip of land being also 8.5 feet on either side of the following described centerline:*

*BEGINNING at a point on the northerly boundary line of said Tract B-1-A-2 whence the most northerly corner of said Tract B-1-A-2 bears N. 24°39'11" W., a distance of 11.70 feet; thence,*

*N. 87°36'27" W., a distance of 5.32 along the centerline of the strip of land herein described to a point of curvature; thence,*

*Along the arc of a curve to the left a distance of 490.08 feet (said arc having a radius of 373.31 feet, a central angle of 75°13'04", and a chord which bears S.54°47'02"W., 455.64 feet) to a Point of Tangency; thence,*

*S. 18°25'02" W., a distance of 30.68 feet distance to a point being the end of the centerline of the strip of land herein described, prolonging or shortening to the boundary lines of the grantor, and said strip of land containing 9,050 square feet (0.2078 acre), more or less.*

SEE ATTACHED EXHIBIT "A"



2683195659  
5878881  
Page: 4 of 5  
18/24/2003 18:22R  
Bk-867 Pg-4653

SURVEYORS CERTIFICATION

*I, Christopher S. Groshaw, New Mexico Registered Professional Surveyor No. 14733, do hereby certify that this Legal Description and Exhibit were prepared by me or under my supervision and direction, meets the Minimum Requirements for Land Surveys in the State of New Mexico, and is true and correct to the best of my knowledge and belief.*

*Christopher S. Groshaw*  
CHRISTOPHER S. GROSHAW, N.M.R.P.S. No. 14733



15 AUGUST 2003

SHEET 1 OF 2

Exhibit "A"

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss  
 )

This instrument was acknowledged before me on September 19, 2003,  
2003, by David Zimpleman, president of ABQ Real Estate, L.L.C..

*Shirley F. Burns*

Notary Public

My Commission Expires:

March 28<sup>th</sup> 2005

Housing/Sawmill Railroad easement



Mary Herrera

Bern. Co. ERSE

R 17.88

2003195059

5870001

Page: 3 of 5

10/24/2003 10:22A

Bk-R67 Pg-4653

LOT B-1-A-1  
DUKE CITY LUMBER  
COMPANY ADDITION  
FILED: 12-15-1995  
VOLUME: 95C  
FOLIO: 451

(R=383.73')  
(L=503.51')  
(Δ=75°10'50")  
(CH=S.54°51'24"W.)  
(468.16')

ASPEN AVENUE, N.W.  
(S.75°53'11"E., 457.00')

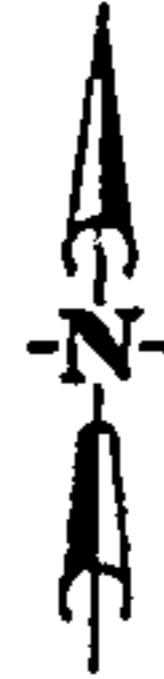
EXISTING  
R/R TRACKS  
598 CLIC-0555

EXISTING 20' WIDE "NON-EXCLUSIVE  
EASEMENT FOR RAILWAY PURPOSES"  
BY SPECIAL WARRANTY DEED  
FILED: 01-24-1980  
BK. 0113-A, PG. 278

R=373.31'  
L=490.08'  
Δ=75°13'04"  
T=287.58'  
CH=S.54°47'02"W.  
455.64'

CENTERLINE OF 17' WIDE  
RAILROAD EASEMENT

LOT B-1-A-2  
DUKE CITY LUMBER  
COMPANY ADDITION  
FILED: 12-15-1995  
VOLUME: 95C  
FOLIO: 451



SCALE: 1" = 100'

(87.82')  
(S.18°25'02"W.)

S.18°25'02"W.  
85.22'

(488.26')  
(S.86°09'28"E., 506.18')

FND. REBAR  
W/CAP STAMPED  
"LS 9750"

FND. 5/8" REBAR

FND. 1/2"  
REBAR

(N.11°43'06"W., 162.76')

(145.50')

FND. REBAR  
W/CAP STAMPED  
"LS 11808"

LOT B-2-A  
DUKE CITY LUMBER  
COMPANY ADDITION  
FILED: 09-17-1990  
VOLUME: 90C  
FOLIO: 222

(N.18°03'00"W.)  
(92.29')

FND. 5/8"  
REBAR

(N.63°08'15"W., 239.57')

LOT B-1-A-3  
DUKE CITY LUMBER  
COMPANY ADDITION  
FILED: 12-15-1995  
VOLUME: 95C  
FOLIO: 451

(S.04°18'E.)  
(52.00')

FND. 5/8"  
REBAR

(S.08°29'W.)  
(73.00')

FND. 5/8"  
REBAR

(S.12°04'E.)  
(54.00')

FND. 5/8"  
REBAR

FND. 5/8"  
REBAR  
(LINE ONLY)

(S.12°38'W.)  
(98.90')

FND. 5/8"  
REBAR (rejected)



Maru Herrera

Bern. Co. ERSE

R 17.69

2683195859  
587881  
Page: 3 of 5  
18/24/2003 10:22A  
Bk-A67 Pg-4653

(N.85°08'16"W., 721.46')

**WILSON  
& COMPANY**

4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109

(505) 348-4000

SHEET 2 OF 2





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 4, 2012

**Project# 1009046**  
12DRB-70094 VACATION OF PUBLIC EASEMENTS

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for SAWMILL CROSSINGS, LLC request(s) the referenced/ above action(s) for certain RAILROAD EASEMENTS on a portion of 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 12<sup>TH</sup> ST NW and 19<sup>TH</sup> ST NW containing approximately 6.9292 acre(s). (H-13)

|   |
|---|
| <b>AMAFCA</b><br>No comments  |
| <b>COG</b><br>No comments provided  |
| <b>TRANSIT</b><br>No comments   |
| <b>ZONING ENFORCEMENT</b><br>No comments provided                         |
| <b>NEIGHBORHOOD COORDINATION</b>  |
| <b>APS</b><br>No comments provided  |
| <b>POLICE DEPARTMENT</b><br>No comments provided                          |
| <b>FIRE DEPARTMENT</b><br>No comments provided                            |
| <b>PNM ELECTRIC &amp; GAS</b><br>No comments provided                     |
| <b>COMCAST</b><br>No comments provided                                    |
| <b>CenturyLink</b><br>No adverse comments                                 |
| <b>ENVIRONMENTAL HEALTH</b><br>No comments provided                       |
| <b>M.R.G.C.D</b><br>No comments provided                                  |
| <b>OPEN SPACE DIVISION</b><br>Reviewed: No Adverse Comment                |
| <b>CITY ENGINEER</b><br>Comments, if any, will be provided at the meeting |

**TRANSPORTATION DEVELOPMENT**

A vacation exhibit must be provided.

Does City Legal concur with the interpretation of the railroad easements to be vacated? Please provide written documentation from City Legal.

**PARKS AND RECREATION**

No objections to vacations.

**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**

Pg 2

1980

1980

2003

Google

3rd Party







Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- 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
- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin and Associates, PA. PHONE: 828-2200  
 ADDRESS: PO Box 90606 FAX: 197-5939  
 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrashear@goodwinengineers.com  
 APPLICANT: Sawmill Crossings, LLC PHONE: 505-797-8589  
 ADDRESS: 7400 Hancock Ct. NE Suite B FAX: 306-2999  
 CITY: Albuquerque STATE nm ZIP 87109 E-MAIL: Keith@cheshire.com  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Vacation of Public Easement for Duke City Lumber Company

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 B1Aa Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Duke city Lumber  
 Existing Zoning: SU-2/SU-1 (PRD) Proposed zoning: NA MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): H-13 UPC Code: 101305936402540210

**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/1009046

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: NA No. of proposed lots: \_\_\_\_\_ Total site area (acres): 6.9292  
 LOCATION OF PROPERTY BY STREETS: On or Near: Aspen  
 Between: 12<sup>th</sup> Street and Rio Grande Blvd.

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE John Mackenzie DATE 03-09-12  
 (Print Name) John Mackenzie Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

| INTERNAL ROUTING   | Application case numbers | Action     | S.F.  | Fees             |
|--|--------------------------|------------|-------|------------------|
| <input checked="" type="checkbox"/> All checklists are complete  | <u>12DRB - 70094</u>     | <u>VPE</u> | _____ | \$ <u>135.00</u> |
| <input checked="" type="checkbox"/> All fees have been collected | _____                    | _____      | _____ | \$ <u>20.00</u>  |
| <input checked="" type="checkbox"/> All case #s are assigned     | _____                    | _____      | _____ | \$ <u>75.00</u>  |
| <input type="checkbox"/> AGIS copy has been sent                 | _____                    | _____      | _____ | \$ _____         |
| <input type="checkbox"/> Case history #s are listed              | _____                    | _____      | _____ | \$ _____         |
| <input type="checkbox"/> Site is within 1000ft of a landfill     | _____                    | _____      | _____ | \$ _____         |
| <input type="checkbox"/> F.H.D.P. density bonus                  | _____                    | _____      | _____ | \$ _____         |
| <input type="checkbox"/> F.H.D.P. fee rebate                     | _____                    | _____      | _____ | \$ _____         |
| Hearing date <u>April 4, 2012</u>                                |                          |            |       | Total            |
| _____ <u>3-9-12</u>  |                          |            |       | \$ <u>230.00</u> |

[Signature]  
 Staff signature & Date

Project # 1009046

**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) 3**

**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.

John Mackenzie  
Applicant name (print)  
John Mackenzie 3/8/12  
Applicant signature / date



Form revised 4/07

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
12 - DRB - 70094

[Signature] 39-12  
Planner signature / date  
Project # 1009046

# 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 30, 2012 to April 4, 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.

Kay Brasei 3-9-12  
(Applicant or Agent) (Date)

Issued 2 signs for this application, 3-9-12 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 100946



## 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 # 1009046

**Wednesday, April 4, 2012**

Comments must be received by:

**Wednesday, April 2, 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](mailto:agomez@cabq.gov)**



**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, April 4, 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, April 3, 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# 1000650**  
12DRB-70091 MAJOR - 1YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS (1YR SIA)

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the referenced/ above action(s) for all or a portion of Tract(s) 1-A-1, LANDS OF LAMONICA AND WENK zoned SU-1 FOR C-1 PERMISSIVE USES, located in the southeast corner of COORS BLVD SW and RIO BRAVO BLVD SW containing approximately 20.05 acre(s). (P-10)

**Project# 1009046**  
12DRB-70094 VACATION OF PUBLIC  
EASEMENTS

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for SAWMILL CROSSINGS, LLC request(s) the referenced/ above action(s) for certain RAILROAD EASEMENTS on a portion of 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 12<sup>TH</sup> ST NW and 19<sup>TH</sup> ST NW containing approximately 6.9292 acre(s). (H-13)

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 19, 2012.**



Supplemental Form (SF)

|   |          |          |   |
|---|----------|----------|---|
| <b>SUBDIVISION</b>  | <b>S</b> | <b>Z</b> | <b>ZONING &amp; PLANNING</b>  |
| <input type="checkbox"/> Major subdivision action               |          |          | <input type="checkbox"/> Annexation   |
| <input type="checkbox"/> Minor subdivision action               |          |          |   |
| <input checked="" type="checkbox"/> Vacation                    | <b>V</b> |          | <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries) |
| <input type="checkbox"/> Variance (Non-Zoning)                  |          |          | <input type="checkbox"/> Sector Plan (Phase I, II, III)   |
| <b>SITE DEVELOPMENT PLAN</b>                                    | <b>P</b> |          | <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan  |
| <input type="checkbox"/> for Subdivision                        |          |          | <input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)  |
| <input type="checkbox"/> for Building Permit                    |          |          | <input type="checkbox"/> Street Name Change (Local & Collector)   |
| <input type="checkbox"/> Administrative Amendment/Approval (AA) | <b>D</b> |          |   |
| <input type="checkbox"/> IP Master Development Plan             |          |          |   |
| <input type="checkbox"/> Cert. of Appropriateness (LUCC)        | <b>L</b> | <b>A</b> | <b>APPEAL / PROTEST of...</b>   |
| <b>STORM DRAINAGE (Form D)</b>                                  |          |          | <input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals                             |
| <input type="checkbox"/> 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin and Associates, P.A. PHONE: 828-2200  
 ADDRESS: PO Box 90606 FAX: 797-5939  
 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrashere@goodwinengineers.com

APPLICANT: Sawmill Crossings, LLC PHONE: 505-797-8589  
 ADDRESS: 7400 Hancock Ct. NE Suite B FAX: 320-2999  
 CITY: Albuquerque STATE nm ZIP 87109 E-MAIL: Keith@ckashere.com

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

DESCRIPTION OF REQUEST: Vacation of Public Easement for Duke City Lumber Company

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 B1Aa Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Duke City Lumber  
 Existing Zoning: SU-2/SU-1 (PRD) Proposed zoning: NA MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): H-13 UPC Code: 101305936402540210

**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/1009046

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  no  
 No. of existing lots: NA No. of proposed lots: \_\_\_\_\_ Total site area (acres): 6.9292  
 LOCATION OF PROPERTY BY STREETS: On or Near: Aspen  
 Between: 12<sup>th</sup> Street and Rio Grande Blvd.

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE John Mackenzie DATE 03-09-12  
 (Print Name) John Mackenzie Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

|  |                          |            |       |                  |
|--|--------------------------|------------|-------|------------------|
| <input checked="" type="checkbox"/> INTERNAL ROUTING             | Application case numbers | Action     | S.F.  | Fees             |
| <input checked="" type="checkbox"/> All checklists are complete  | <u>12DRB - 70094</u>     | <u>VPE</u> | _____ | <u>\$ 135.00</u> |
| <input checked="" type="checkbox"/> All fees have been collected | _____                    | _____      | _____ | <u>\$ 20.00</u>  |
| <input checked="" type="checkbox"/> All case #s are assigned     | _____                    | _____      | _____ | <u>\$ 75.00</u>  |
| <input type="checkbox"/> AGIS copy has been sent                 | _____                    | _____      | _____ | \$ _____         |
| <input type="checkbox"/> Case history #s are listed              | _____                    | _____      | _____ | \$ _____         |
| <input type="checkbox"/> Site is within 1000ft of a landfill     | _____                    | _____      | _____ | \$ _____         |
| <input type="checkbox"/> F.H.D.P. density bonus                  | _____                    | _____      | _____ | Total            |
| <input type="checkbox"/> F.H.D.P. fee rebate                     | _____                    | _____      | _____ | <u>\$ 230.00</u> |

Hearing date April 4, 2012

3-9-12

Project # 1009046

Staff signature & Date

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

- VACATION OF PUBLIC EASEMENT (DRB27)** 3  
 **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)  
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 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  
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**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  
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- 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  
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- VACATION OF PRIVATE EASEMENT (DRB26)**  
 **VACATION OF RECORDED PLAT (DRB29)**  
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 \_\_\_ 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)  
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

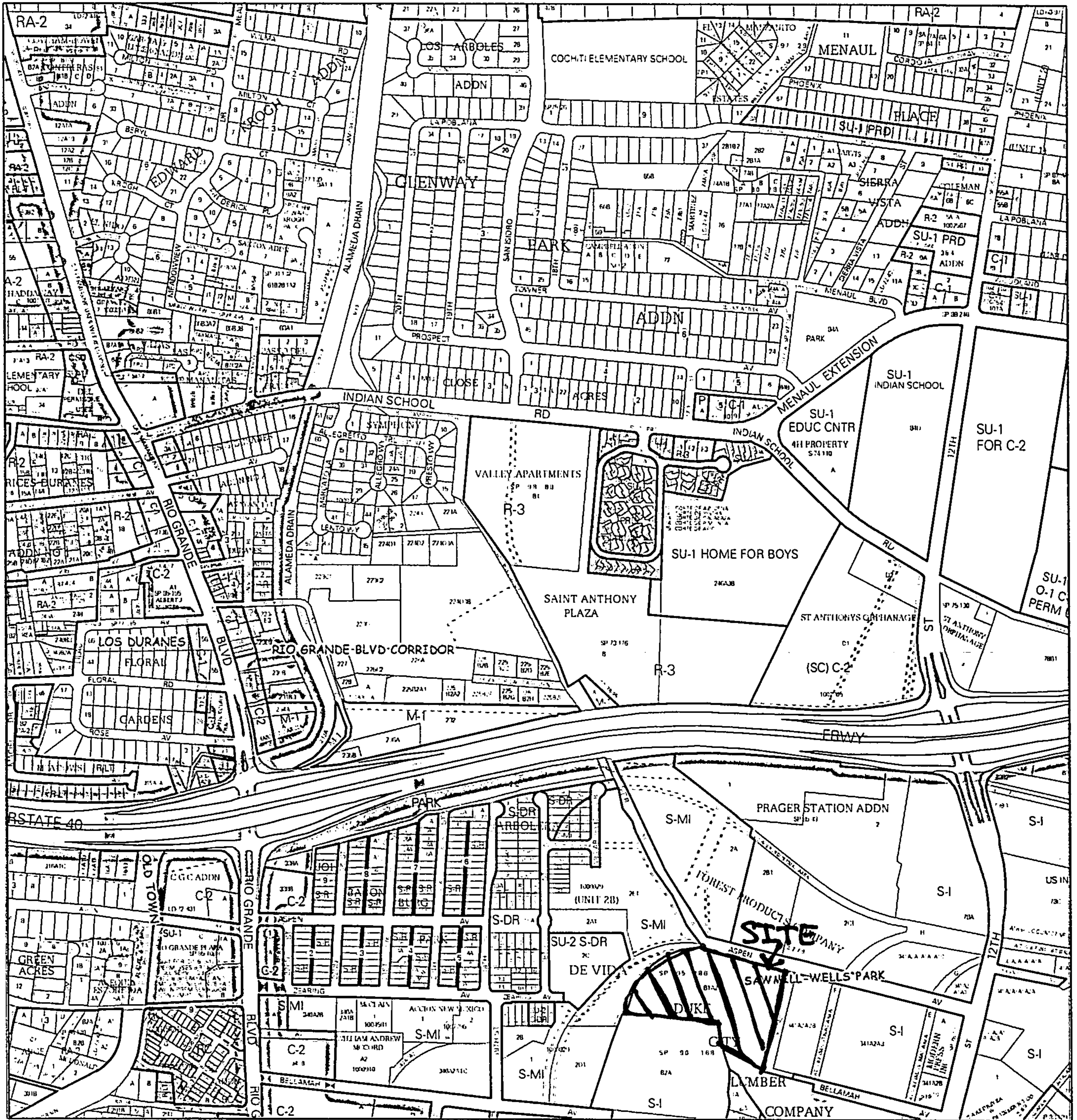
John Mackenzie  
 Applicant name (print)  
John Mackenzie 3/8/12  
 Applicant signature / date



Firm revised 4/07

- Checklists complete  
 Fees collected  
 Case #s assigned  
 Related #s listed
- Application case numbers  
12 - DRB - 70094

[Signature] 39-12  
 Planner signature / date  
 Project # 1009046



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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-13-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





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

March 9, 2012

Jack Cloud  
DRB Chairman  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**Re: Vacation of 20' Non-Exclusive Railroad Easement (01-24-1980, BK. D113A, PG. 278-280 (granting document is entitled "Special Warranty Deed")), Vacation of 17' Railroad Easement (10-24-2003, BK. A67, PG. 4653, and Vacation of Railroad Track Easement (12-02-2003, BK. A63, PG. 5313), all within Tract B-1-A-2, Duke City Lumber Company**

Dear Mr. Cloud:


On behalf of Sawmill Crossing, LLC, I am requesting vacation of several railroad easements on the referenced property. The reason for vacation of these easements is to allow for the new development of Sawmill Crossing Townhomes (City Project 1009046) to proceed upon the land now occupied by these easements. Project 1009046 was a sector plan amendment zone change and a site plan for subdivision request approved by EPC last month. The application for preliminary plat, final site plan sign-off and vacation of other easements will be submitted not long after the subject request is received. The vacations of these railroad easements need more attention than the other vacation requests due to their inherent complexities.

These easements and their associated tracks used to extend south of the subject property to and through Tract 1 of Sawmill Village (formerly Tract B-2-A, Duke City Lumber). Sawmill Village also vacated these same easements in association with its Project #1005354, the first phase of which has since been constructed. Railroad no longer serves any of these parcels and the railroad tracks were removed many years ago, so vacation of easements is in order.

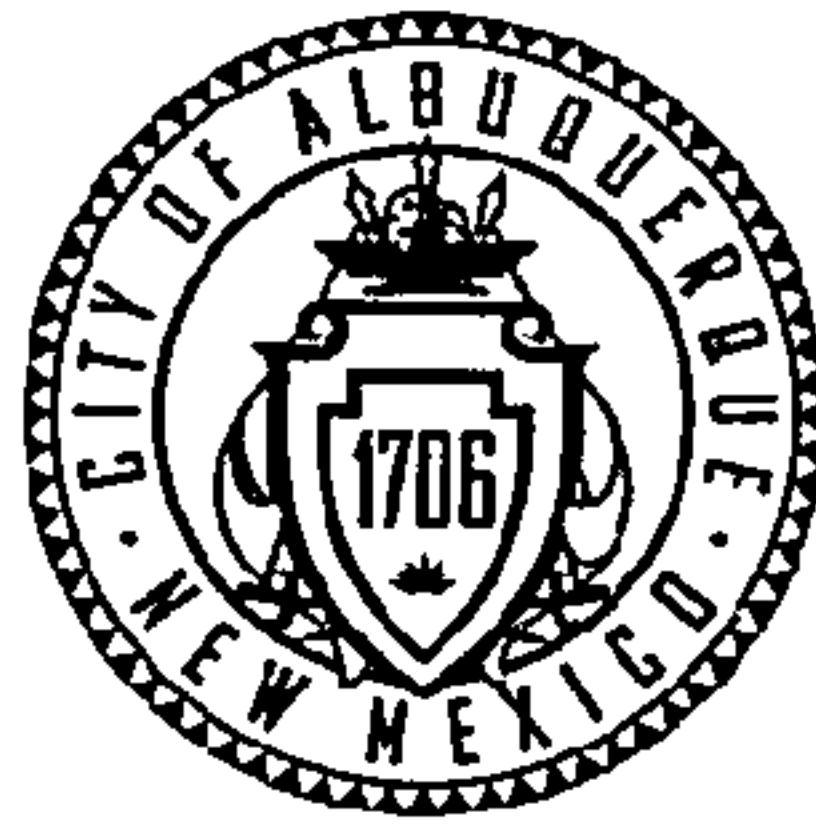
The 20' Non-exclusive Easement for "railroad purposes only" was granted in 1980 by Duke City Lumber Co. to Ponderosa Products, which occupied Tract B-2-A at the time. In 2003 ABQ Real Estate, LLC, (predecessor to the applicant) granted a 17' Railroad Easement to the City of Albuquerque "so long as it is used or required for railroad purposes and until the Grantee, its successors or assigns, shall remove all such facilities from the premises with the intent to abandon the easement." The physical railroad tracks across the subject property have already been removed at least five years ago, thus facilitating the easement vacation. In December of 2003 GE Capital Small Business Finance Corporation ("GE") filed a Railroad Track Easement in favor of the Sawmill Community Land Trust. The easement claims that GE was successor of title to Tract B-2-A through foreclosure on Ponderosa Products, and thus it assumed all the rights of Ponderosa Products. Ponderosa Products was the previous grantee of the above cited "20' Non-exclusive Railroad Easement," dated 01-24-1980. Provisions contained within this 20' Non-exclusive Railroad Easement from 1980 also stipulate that once the tracks are abandoned and no longer used for railroad purposes that the non-exclusive easement previously granted shall terminate (page two of original easement document).

Please contact me if you have any questions or concerns.

Sincerely,  
MARK GOODWIN & ASSOCIATES, P.A.

  
John M. MacKenzie, P.E.  
Senior Engineer

JMM/kb



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 8, 2012

John MacKenzie  
Mark Goodwin and Associates, PA  
P.O. Box 90606/87199  
Phone: 828-2200/Fax: 797-9539

Dear John:

Thank you for your inquiry of March 8, 2012 requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of O-92 by your proposed project at **(EPC SUBMITTAL) – TRACT B1A2, DUKE CITY LUMBER COMPANY, LOCATED ON ASPEN AVENUE NW BETWEEN 12<sup>TH</sup> STREET NW AND RIO GRANDE BOULEVARD NW** zone map **H-13.**

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

**See "Attachment A" for the names of the neighborhood and/or homeowner associations to contact in regards to this EPC 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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

*Stephani Winklepleck*  
Acting Division Manager  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**PLEASE NOTE:** The Neighborhood and/or Homeowner Association and Coalition 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.

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

planningrnaform(01/03/12)

# !!!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.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- 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](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: **03/08/12** Time Entered: **4:20 p.m.** ONC Rep. Initials: **siw**

# “ATTACHMENT A”

John MacKenzie  
Mark Goodwin and Associates, PA  
P.O. Box 90606/87199  
Phone: 828-2200/Fax: 797-9539  
Zone Map: H-13

## **SAWMILL AREA N.A. (SMA) “R”**

**\*Betsy Najjar**

916 19<sup>th</sup> St. NW/87104 242-4646 (h)

Judy Gallegos

1036 18<sup>th</sup> St. NW/87104 843-6868 (h)

## **SAWMILL COMMUNITY LAND TRUST (SCL)**

Connie Chavez

P.O. Box 25181/87125 764-0359 (w)

Wendy Statkus

P.O. Box 25181/87125

## **NORTH VALLEY COALITION**

**\*Chris Catechis**

5733 Guadalupe Trail NW/87107 271-9876 (h) 844-7118 (w)

David Wood

158 Pleasant NW/87107 344-4674 (h) 250-0421 (c)

**\* denotes president of association/coalition**



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

March 9, 2012

Mr. Chris Catechis  
North Valley Coalition  
5733 Guadalupe Trail NW  
Albuquerque, NM 87107

Mr. David Wood  
North Valley Coalition  
158 Pleasant NW  
Albuquerque, NM 87107

**Re: Vacation of Easement within Tract B1A2, Duke City Lumber Company**

Dear Mr. Catechis and Mr. Wood:

On behalf of Sawmill Crossing, LLC, I am requesting vacation of several railroad easements on the referenced property.

The reason for vacation of these easements is to allow for the new development of Sawmill Crossing Townhomes to proceed upon the land now occupied by these easements. These easements used to extend south of the subject property to and through Tract 1 of Sawmill Village (formerly Tract B-2-A, Duke City Lumber). Sawmill Village also vacated these same easements in association with its Project #1005354. Railroad no longer serves the subject parcel and so vacation of easements is in order.

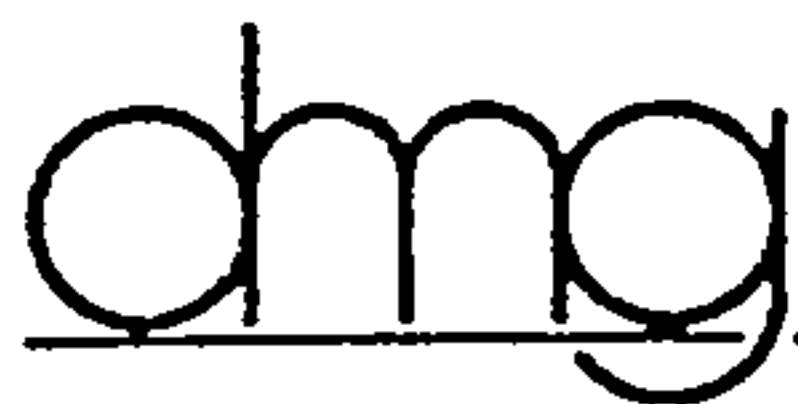
Please contact me if you have any questions or concerns.

Sincerely,  
MARK GOODWIN & ASSOCIATES, P.A.

John M. MacKenzie, P.E.  
Senior Engineer

JMM/kb

Enclosure



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

March 9, 2012

Mr. Chris Catechis  
North Valley Coalition  
5733 Guadalupe Trail NW  
Albuquerque, NM 87107

Mr. David Wood  
North Valley Coalition  
158 Pleasant NW  
Albuquerque, NM 87107

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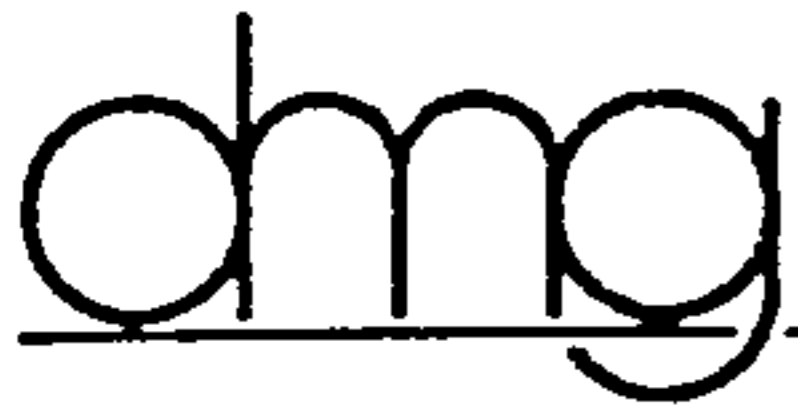
Please contact me if you have any questions or concerns.

Sincerely,  
MARK GOODWIN & ASSOCIATES, P.A.

  
John M. MacKenzie, P.E.  
Senior Engineer

JMM/kb

Enclosure



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

March 9, 2012

Ms. Betsy Najjar  
Sawmill Area N.A.  
916 19<sup>th</sup> Street NW  
Albuquerque, NM 87104

Ms. Judy Gallegos  
Sawmill Area N.A.  
1036 18<sup>th</sup> Street NW  
Albuquerque, NM 87104

**Re: Vacation of Easement within Tract B1A2, Duke City Lumber Company**


Dear Ms. Najjar and Ms. Gallegos:

On behalf of Sawmill Crossing, LLC, I am requesting vacation of several railroad easements on the referenced property.

The reason for vacation of these easements is to allow for the new development of Sawmill Crossing Townhomes to proceed upon the land now occupied by these easements. These easements used to extend south of the subject property to and through Tract 1 of Sawmill Village (formerly Tract B-2-A, Duke City Lumber). Sawmill Village also vacated these same easements in association with its Project #1005354. Railroad no longer serves the subject parcel and so vacation of easements is in order.

Please contact me if you have any questions or concerns.

Sincerely,  
MARK GOODWIN & ASSOCIATES, P.A.

  
John M. MacKenzie, P.E.  
Senior Engineer

JMM/kb

Enclosure



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

March 9, 2012

Ms. Connie Chavez  
Sawmill Community Land Trust  
PO BOX 25181  
Albuquerque, NM 87125

Ms. Wendy Statkus  
Sawmill Community Land Trust  
PO BOX 25181  
Albuquerque, NM 87125

**Re: Vacation of Easement within Tract B1A2, Duke City Lumber Company**


Dear Ms. Chavez and Ms. Statkus:

On behalf of Sawmill Crossing, LLC, I am requesting vacation of several railroad easements on the referenced property.

The reason for vacation of these easements is to allow for the new development of Sawmill Crossing Townhomes to proceed upon the land now occupied by these easements. These easements used to extend south of the subject property to and through Tract 1 of Sawmill Village (formerly Tract B-2-A, Duke City Lumber). Sawmill Village also vacated these same easements in association with its Project #1005354. Railroad no longer serves the subject parcel and so vacation of easements is in order.

Please contact me if you have any questions or concerns.

Sincerely,  
MARK GOODWIN & ASSOCIATES, P.A.

  
John M. MacKenzie, P.E.  
Senior Engineer

JMM/kb

Enclosure





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

March 9, 2012

Ms. Betsy Najjar  
Sawmill Area N.A.  
916 19<sup>th</sup> Street NW  
Albuquerque, NM 87104

Ms. Judy Gallegos  
Sawmill Area N.A.  
1036 18<sup>th</sup> Street NW  
Albuquerque, NM 87104

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Sincerely,  
MARK GOODWIN & ASSOCIATES, P.A.

John M. MacKenzie, P.E.  
Senior Engineer

JMM/kb

Enclosure



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

March 9, 2012

Ms. Connie Chavez  
Sawmill Community Land Trust  
PO BOX 25181  
Albuquerque, NM 87125

Ms. Wendy Statkus  
Sawmill Community Land Trust  
PO BOX 25181  
Albuquerque, NM 87125

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Please contact me if you have any questions or concerns.

Sincerely,  
MARK GOODWIN & ASSOCIATES, P.A.

John M. MacKenzie, P.E.  
Senior Engineer

JMM/kb

Enclosure

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 Mrs. Connie Chavez  
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 Albuquerque nm 87125

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| Total Postage & Fees                           | \$ | \$6.40 | 03/09/2012    |

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Sent To  
 Mrs. Wendy Statkus  
 Street, Apt. No.; or PO Box No. PO Box 25181  
 City, State, ZIP+4  
 Albuquerque nm 87125

PS Form 3800, June 2002 See Reverse for Instructions

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| Total Postage & Fees                           | \$ | \$6.40 | 03/09/2012    |

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Sent To  
 Mrs. Betsy Wigger  
 Street, Apt. No.; or PO Box No. 916 17th Street NW  
 City, State, ZIP+4  
 Albuquerque nm 87104

PS Form 3800, August 2006 See Reverse for Instructions

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| Restricted Delivery Fee (Endorsement Required) |    | \$0.00 | 6             |
| Total Postage & Fees                           | \$ | \$6.40 | 03/09/2012    |

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 Mrs. Judy Gallegos  
 Street, Apt. No.; or PO Box No. 103w 18th Street NW  
 City, State, ZIP+4  
 Albuquerque nm 87104

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| Restricted Delivery Fee (Endorsement Required) |    | \$0.00 | 6             |
| Total Postage & Fees                           | \$ | \$6.40 | 03/09/2012    |

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 03/09/2012  
 ALBUQUERQUE, NM 87109-9998  
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Sent To  
 Mr. Chris Catechis  
 Street, Apt. No.; or PO Box No. 5733 Guadalupe Trail  
 City, State, ZIP+4  
 Albuquerque nm 87107

PS Form 3800, June 2002 See Reverse for Instructions

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| Return Receipt Fee (Endorsement Required)      |    | \$2.35 | Postmark Here |
| Restricted Delivery Fee (Endorsement Required) |    | \$0.00 | 6             |
| Total Postage & Fees                           | \$ | \$6.40 | 03/09/2012    |

Postmark Here  
 03/09/2012  
 ALBUQUERQUE, NM 87109-9998  
 USPS

Sent To  
 Mr. David Ward  
 Street, Apt. No.; or PO Box No. 153 Pleasant NW  
 City, State, ZIP+4  
 Albuquerque nm 87107

PS Form 3800, June 2002 See Reverse for Instructions

NMTL A23473

80 5096

278

SPECIAL WARRANTY DEED

DUKE CITY LUMBER COMPANY, INC., a New Mexico corporation, whose address is 1224 Bellamah Avenue, N.W., Albuquerque, New Mexico, for consideration paid grants to PONDEROSA PRODUCTS, INC., a New Mexico corporation, whose address is Post Office Box 25506 (1701 Bellamah Avenue, N.W.), Albuquerque, New Mexico, 87125, the following described real property in Bernalillo County, New Mexico:

Lot B-2 as shown on the Replat of Lot "B" Duke City Lumber Company Addition in the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico on the 4th day of April, 1978.

Excluding from the Above Premises the following tract:

A certain tract of land situate in Section 18, Township 10 North, Range 3 East, N.M.P.M., within the City of Albuquerque, New Mexico, being and comprising a portion of Lot "B-2" of "REPLAT OF LOT "B" DUKE CITY LUMBER COMPANY ADDITION in the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 4th day of April, 1978 and being more particularly described as follows:

BEGINNING at the Southeast corner No. 1 of the tract herein set forth, whence the Southeast corner of said Lot "B-2" of the above mentioned DUKE CITY LUMBER COMPANY ADDITION bears S.49°08'40"E., 180.37 feet distant; and running thence

N.72°13'W., 11.24 feet to corner No. 2 of the tract herein set forth; thence  
S.17°47'W., 9.92 feet to corner No. 3 of the tract herein set forth; thence  
N.72°13'W., 15.75 feet to corner No. 4 of the tract herein set forth; thence  
N.17°47'E., 9.92 feet to corner No. 5 of the tract herein set forth; thence  
N.72°13'W., 12.39 feet to corner No. 6 of the tract herein set forth; thence  
N.17°47'E., 9.92 feet to corner No. 7 of the tract herein set forth; thence  
N.72°13'W., 9.16 feet to corner No. 8 of the tract herein set forth; thence  
N.17°47'E., 20.50 feet to corner No. 9 of the tract herein set forth; thence  
S.72°13'E., 9.16 feet to corner No. 10 of the tract herein set forth; thence  
N.17°47'E., 19.83 feet to corner No. 11 of the tract herein set forth; thence

S.72°13'E., 12.20 feet to corner No. 12 of the tract herein set forth; thence  
 N.17°47'E., 9.85 feet to corner No. 13 of the tract herein set forth; thence  
 S.72°13'E., 16.00 feet to corner No. 14 of the tract herein set forth; thence  
 S.17°47'W., 9.85 feet to corner No. 15 of the tract herein set forth; thence  
 S.72°13'E., 2.10 feet to corner No. 16 of the tract herein set forth; thence  
 S.17°47'W., 8.92 feet to corner No. 17 of the tract herein set forth; thence  
 S.72°13'E., 9.08 feet to corner No. 18 of the tract herein set forth; thence  
 S.17°47'W., 41.33 feet to the Southeast corner No. 1 and place of beginning. Containing Two-Thousand Three-Hundred Ninety-nine and Five-tenths (2,399.5) square feet, more or less.

SUBJECT to taxes and MRGCD assessment for the year 1980 and subsequent years, easements, restrictions, and reservations of record, and subject further to the easement for ingress and egress hereinafter described.

TOGETHER with a non-exclusive easement for railway purposes only across the property of Grantor (Lot B-1 as shown on the Replat of Lot "B" Duke City Lumber Company Addition in the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 4th day of April, 1978), which easement is for the purpose of the continued operation for railway purposes of the track presently located upon the lands of Grantor and constructed under that certain Contract for Industry Track dated as of June 28, 1969, between the Atchison, Topeka & Santa Fe Railway Company and Mexwood Products, Inc., (assigned by Mexwood Products, Inc., to Ponderosa Products, Inc.) and bearing Railway Company Secretary's No. 133667. The use of such easement for railway purposes shall include the switching and storage of cars only, and not for loading or unloading. In the event the existing railway right-of-way is abandoned and no longer used for such purposes, the non-exclusive easement herein granted shall terminate.

SUBJECT FURTHER to Contract for Industry Track between Mexwood Products, Inc. and The Atchison, Topeka and Santa Fe Railway Company, dated June 28, 1969; and Agreement dated August 26, 1974, between Ponderosa Products, Inc., Duke City Lumber Company, Inc., Freeway Old Town Limited, a limited partnership, and Blueher Lumber Company, Inc.

THERE IS HEREBY EXCEPTED AND RESERVED in favor of Grantor and its assigns an easement of ingress and egress across the property herein conveyed, to and from the parcel excluded from the property herein conveyed as such excluded parcel is above described, for purposes of exercise of the rights of Grantor under the Sanderdust Boiler Agreement entered into by Grantor and Grantee March 7, 1977, as amended by First Amendment to Sanderdust Boiler Agreement dated September 26, 1977, for purposes of ownership, maintenance, repair, use, inspection, and

the furnishing of utilities and fuel and condensate to, and the obtaining and conveying of steam from the Sanderdust Boiler Plant, presently owned by Grantor and situate upon such excluded premises as described above. This easement is appurtenant to the manufacturing facilities owned by Grantor and situate upon the premises located to the north and east of the premises herein conveyed, and the easement is binding upon and shall inure to the benefit of Grantor and Grantee and their successors and assigns. Grantor may exercise such right of ingress and egress across any portion or portions of the granted premises as may be necessary or convenient in the reasonable exercise of the rights granted to and reserved by Grantor under such Sanderdust Boiler Agreement as amended. In the event the Sanderdust Boiler Agreement, as amended, is terminated the easement herein granted shall terminate.

with special warranty covenants.

WITNESS its hand and seal this 24<sup>th</sup> day of January, 1980.

DUKE CITY LUMBER COMPANY, INC.

Jack Gurney  
Secretary

By Ira L. Liberman  
Its President

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
                                  ) ss.  
COUNTY OF BERNALILLO )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of January, 1980, by Ira L. Liberman President of Duke city Lumber Company, Inc., a New Mexico corporation, on behalf of said corporation.

Grant C. Vandegriff  
NOTARY PUBLIC

My commission expires:

4/25/81

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

JAN 24 3 07 PM '80  
113A PG 278-280  
PENNY C. CULP  
CLERK & RECORDER  
3-Juan DEPUTY

## Railroad Easement

This Railroad Easement is made by and between ABQ Real Estate, L.L.C., a New Mexico limited liability company, as Grantor, and the City of Albuquerque, a New Mexico municipal corporation, whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, as Grantee.

1. Recital. Grantor is the owner of Tracts B-1-A-2 ("Property") as shown and designated on the Replat of Lot B-1-A, Duke City Lumber Company Addition in Albuquerque, Bernalillo County, New Mexico.

2. Grant of Easement. Grantor, for consideration paid, hereby grants to Grantee, its successors and assigns, a railroad easement, including, without limitation, the right, privilege and easement to construct, maintain, repair, renew, use, operate over, replace or remove railroad tracks, drainage facilities and appurtenances thereto in, along, over, upon or across that portion of the Property as shown or described on attached Exhibit "A";

To have and to hold the easement for so long as it is used or required for railroad purposes and until the Grantee, its successors or assigns, shall remove all such facilities from the premises with the intent to abandon the easement.

3. Warranty of Title. Grantor covenants and warrants that Grantor is the owner in fee simple of the Property and that Grantor has a good lawful right to grant this easement and that the Grantor will forever warrant and defend that title to the Property against all claims from all persons or entities.

4. Grade Crossing. If the City of Albuquerque or the Burlington Northern Santa Fe Railway requires that a grade crossing ("Grade Crossing") be installed on Industry

Herrera/Cawmhill Railroad easement



Mary Herrera

Bern. Co. ERSE

R 17.69

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Page: 1 of 5

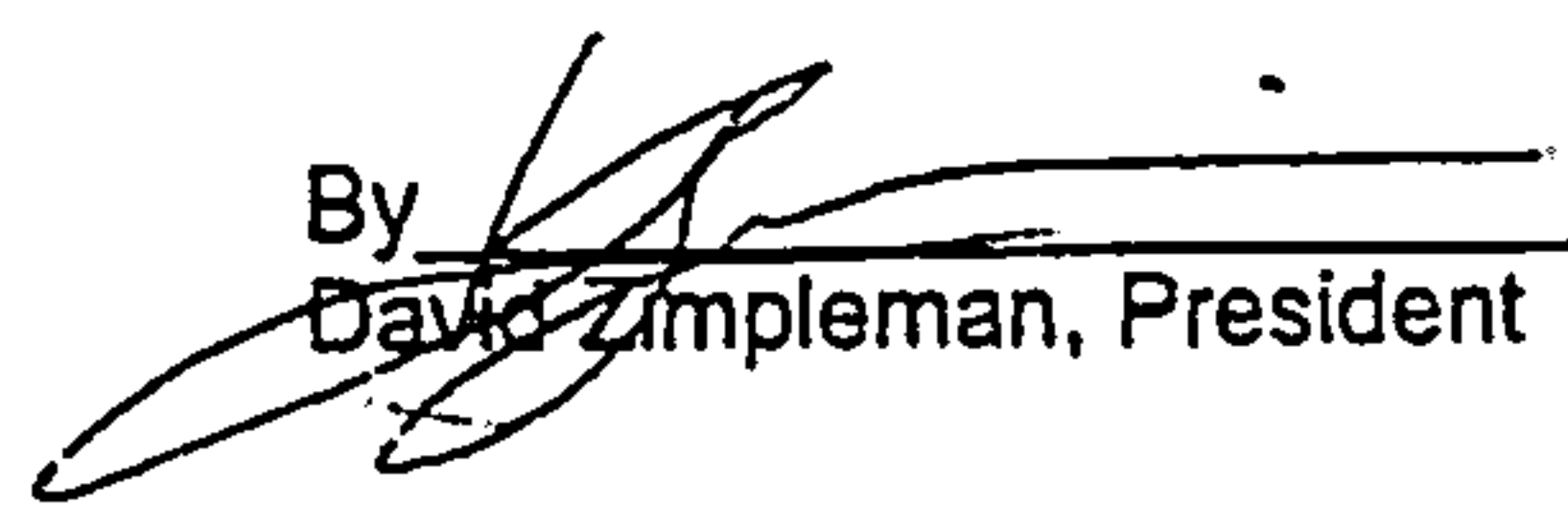
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Track Number 598 to provide ingress and egress to and from the Property and Aspen Avenue, Grantee shall, upon the written request of Grantor and at Grantee's cost and expense, construct or cause to be constructed the Grade Crossing. The Grade Crossing shall be constructed within six (6) months after the date of Grantor's written request to the Grantee, at a location that is agreed upon by the Grantor and the Grantee, by a contractor that is New Mexico licensed and approved by Burlington Northern Santa Fe Railway, and in accordance with the standards and specifications approved by Burlington Northern Santa Fe Railway. Notwithstanding the above, whether or not Grantor gives Grantee a written request to construct the Grade Crossing, Grantee shall construct the Grande Crossing as provided in this paragraph within twenty-four (24) months after the date of this Easement.

Witness my hand and seal this 19 day of September, 2003.

ABQ Real Estate, L.L.C.,

By   
David Zimpleman, President

Accepted:  
City of Albuquerque

 By   
Jay Czar, Chief Administrative Officer

Housing/Sawmill Railroad easement Mary Herrera  
Bern. Co. ERSE R 17.69  
2003195553  
3878991  
Page: 2 of 3  
19/24/2003 10:22A  
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LEGAL DESCRIPTION  
FOR  
A 17' WIDE RAILROAD EASEMENT  
WITHIN  
A PORTION OF TRACT B-1-A-2  
DUKE CITY LUMBER COMPANY ADDITION

*Being that certain strip of land situate within the Town of Albuquerque Grant in projected Section 7, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprised of a portion of Tract B-1-A-2, Duke City Lumber Company Addition, plat of which was filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 15, 1995, in Volume 95G, Folio 451, and said strip of land being also 8.5 feet on either side of the following described centerline:*

*BEGINNING at a point on the northerly boundary line of said Tract B-1-A-2 whence the most northerly corner of said Tract B-1-A-2 bears N. 24°39'11" W., a distance of 11.70 feet; thence,*

*N. 87°36'27" W., a distance of 5.32 along the centerline of the strip of land herein described to a point of curvature; thence,*

*Along the arc of a curve to the left a distance of 490.08 feet (said arc having a radius of 373.31 feet, a central angle of 75°13'04", and a chord which bears S.54°47'02"W., 455.64 feet) to a Point of Tangency; thence,*

*S. 18°25'02" W., a distance of 30.68 feet distance to a point being the end of the centerline of the strip of land herein described, prolonging or shortening to the boundary lines of the grantor, and said strip of land containing 9,050 square feet (0.2078 acre), more or less.*

SEE ATTACHED EXHIBIT "A"



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5978991  
Page: 4 of 5  
18/24/2003 10:22A  
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SURVEYORS CERTIFICATION

*I, Christopher S. Croshaw, New Mexico Registered Professional Surveyor No. 14733, do hereby certify that this Legal Description and Exhibit were prepared by me or under my supervision and direction, meets the Minimum Requirements for Land Surveys in the State of New Mexico, and is true and correct to the best of my knowledge and belief.*

*Christopher S. Croshaw*

CHRISTOPHER S. CROSHAW, N.M.R.P.S. No. 14733



15 AUGUST 2003

SHEET 1 OF 2

Exhibit "A"

STATE OF NEW MEXICO )

COUNTY OF BERNALILLO )

) ss  
)

This instrument was acknowledged before me on September 19, 2003,  
2003, by David Zimpleman, president of ABQ Real Estate, L.L.C..

*Shirley F. Burns*

Notary Public

My Commission Expires:

March 28<sup>th</sup> 2005

Housing/Sawmill Railroad easement



Mary Herrera

Bern. Co. ERSE

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LOT B-1-A-1  
DUKE CITY LUMBER  
COMPANY ADDITION  
FILED: 12-15-1995  
VOLUME: 95C  
FOLIO: 451

(R=383.73')  
(L=503.51')  
(Δ=75°10'50")  
(CH=S.54°51'24"W.)  
(468.16')

(S 24° .. 42.26')  
D. REBAR  
W/CAP STAMPED  
"LS 11808"

ASPEN AVENUE, N.W.  
(S.75°53'11"E., 457.00')

EXISTING  
R/R TRACKS  
598 CLC-0555

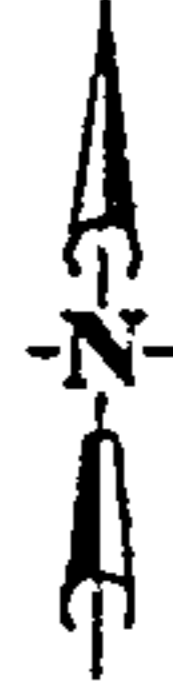
N.87°36'27"W.,  
5.32'

EXISTING 20' WIDE \*NON-EXCLUSIVE  
EASEMENT FOR RAILWAY PURPOSES\*  
BY SPECIAL WARRANTY CEED  
FILED: 01-24-1980  
BK. 0113-A, PG. 278

R=373.31'  
L=490.08'  
Δ=75°13'04"  
T=287.58'  
CH=S.54°47'02"W.  
455.64'

CENTERLINE OF 17' WIDE  
RAILROAD EASEMENT

LOT B-1-A-2  
DUKE CITY LUMBER  
COMPANY ADDITION  
FILED: 12-15-1995  
VOLUME: 95C  
FOLIO: 451



SCALE: 1" = 100'

(87.82')  
(S.18°25'02"W.)

S.18°25'02"W.,  
85.22'

(488.26')  
(S.86°09'28"E., 506.18')

FND. REBAR  
W/CAP STAMPED  
"LS 9750"

FND. 5/8" REBAR

FND. 1/2"  
REBAR

(N.11°30'06"W., 162.76')  
(145.50')

FND. REBAR  
W/CAP STAMPED  
"LS 11808"

(N.63°08'15"W., 239.57')

LOT B-2-A  
DUKE CITY LUMBER  
COMPANY ADDITION  
FILED: 09-17-1990  
VOLUME: 90C  
FOLIO: 222

(N.18°03'00"W.)  
(92.29')

FND. 5/8"  
REBAR

LOT B-1-A-3  
DUKE CITY LUMBER  
COMPANY ADDITION  
FILED: 12-15-1995  
VOLUME: 95C  
FOLIO: 451

(S.04°18'E.)  
(52.00')

FND. 5/8"  
REBAR

(S.08°29'W.)  
(73.00')

FND. 5/8"  
REBAR

(S.12°04'E.)  
(54.00')

FND. 5/8"  
REBAR

FND. 5/8"  
REBAR  
(LINE ONLY)

(S.12°38'W.)  
(98.90')

**WILSON  
& COMPANY**

4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000

SHEET 2 OF 2



Mary Herrera Bern. Co. ERSE R 17.69 Bk-A67 Pg-4553

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Page: 5 of 5  
18/24/2083 18:22R  
Bk-A67 Pg-4553

(N.85°08'16"W., 721.46')

FND. 5/8"  
REBAR (rejected)

*[Handwritten signature]*

## Railroad Track Easement

This Easement is made by GE Capital Small Business Finance Corporation, a Delaware corporation ("GE"), as grantor, whose address is 635 Maryville Centre Drive, Suite 120, St. Louis, MO 63141, to the Sawmill Community Land Trust ("SCLT"), a New Mexico non-profit corporation, as grantee, whose address is P.O. Box 25181, Albuquerque, New Mexico 87125.

### 1. Recitals.

A. Industry Railroad Track 598 is located (i) within the street right of way for Aspen Avenue, NW ("Aspen Ave."), which is owned by the City of Albuquerque; (ii) within Tract B-1-A-2 ("ABQ Property"), as shown and designated on the plat of Lots B-1-A-1, B-1-A-2 and B-1-A-3, Duke City Lumber Company Addition, City of Albuquerque, Bernalillo County, New Mexico, filed on December 15, 1995 in Volume 95C, Folio 451 of the records of Bernalillo County, New Mexico, which is owned by ABQ Real Estate, L.L.C., a New Mexico limited liability Company; and (iii) within Lot B-2-A ("GE Property") as shown and designated on the plat of Lots B-1-A and B-2-A, filed on September 17, 1990 in Volume 90C, Folio 222 of the records of Bernalillo County, New Mexico, which is owned by GE.

B. Track 598 was constructed pursuant to (i) that certain Contract for Industry Track Number 96955, dated December 1, 1949, between the Atchison, Topeka and Santa Fe Railway Company ("ATSF") and Transit Remanufacturing Corporation and (ii) that certain Contract for Industry Track Number 133667, dated June 28, 1969, between ATSF and Mexwood Products, Inc.

C. The segment of Track 598 that was constructed pursuant to Contract Number 96955 ("Aspen Track") is approximately 842.2 feet long and was constructed within Aspen Avenue.

D. The segment of Track 598 that was constructed pursuant to Contract Number 133667 ("GE Track") is approximately 1,106.5 feet long and was constructed within the ABQ Property and the GE Property.

E. Transit Remanufacturing Corporation became Duke City Lumber Company and was succeeded by USI Realty Corp., a Delaware corporation ("USI"). USI is the owner of the Aspen Track.

F. Contract Number 133667 was assigned by Mexwood Products, Inc., with the consent of ATSF, to Ponderosa Products, Inc.

G. GE is the successor, through mortgage foreclosure, of the GE Property and property rights of Ponderosa Products, Inc.. GE is the owner of the GE Track.

Housing/GE Track easement



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Page: 1 of 3  
12/02/2003 02:22P  
DL-C20 CAL-5210

H. On September \_\_\_\_, 2003, ABQ Real Estate, LLC granted the City an easement ("Railroad Easement") for a railroad track within that part of the ABQ Property that is described and shown on Exhibit A attached to this Easement. The Railroad Easement was filed on September \_\_\_\_, 2003 in Book \_\_\_\_, Page \_\_\_\_ of the records of Bernalillo County, New Mexico. The GE Track is partially located within the Railroad Easement.

1. The SCLT wishes to acquire an easement to use that part of the GE Track that lies within the Railroad Easement.

2. Grant of Easement. GE, for consideration paid, hereby grants to the SCLT, and to the successors, assigns and transferees of the SCLT, a nonexclusive easement to use that part of the GE Track that lies within the Railroad Easement ("Easement Track Segment") for all lawful uses connected with or incidental to a railroad track. This easement includes, without limitation, the right, privilege and easement to construct, maintain, repair, renew, use, and operate the Easement Track Segment and to run, switch, load, and unload of rail cars over and upon the Easement Track Segment, but expressly does not include the storage of rail cars. The benefits of this easement shall inure to the SCLT and to the successors, assigns and transferees of the SCLT forever.

3. Maintenance. The SCLT, the successors, assigns and transferees of the SCLT, and any other parties who use the Easement Track Segment shall have the responsibility for maintaining and repairing the Easement Track Segment in accordance with such terms and conditions as they may agree among themselves and otherwise in accordance with the terms and conditions of the Contracts for Industry Track and other private agreements for use of the Easement Track Segment and applicable law.

4. Assignment. The SCLT's right, title and interest in and to this easement is freely and fully assignable and transferable by the SCLT without the consent of GE or the successors, assigns or transferees of GE.

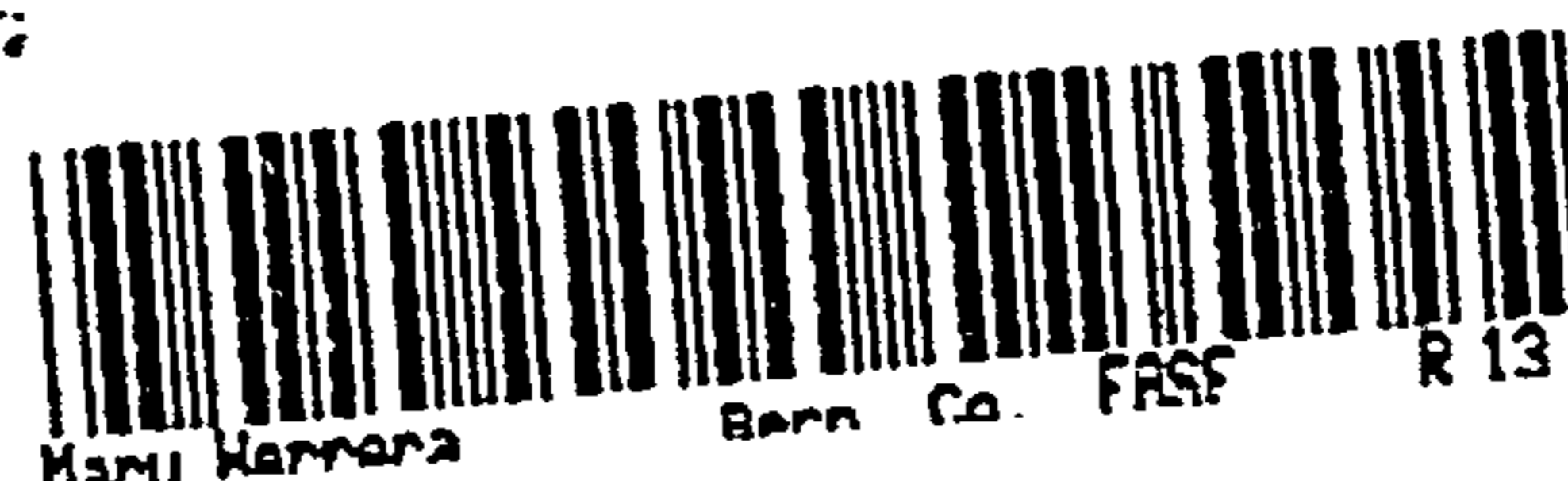
6. Binding Effect. This Agreement shall be binding upon GE, the SCLT, and their respective successors, assigns and transferees.

Witness my hand and seal this 12<sup>th</sup> day of November, 2003.

GE Capital Small Business Finance Corporation, a Delaware Corporation

By Cheryl Pinson  
Cheryl Pinson  
Asset Management Specialist

Housing/GE Track easement



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Page: 2 of 3  
12/02/2003 02:22P  
Bk-663 Pa-5318



EXHIBIT A  
LEGAL DESCRIPTION

Lot Numbered "B-1-A-2", Duke City Lumber Company Addition, as the same is shown and designated on the plat entitled "LOTS B-1-A1, B-1-A-2 AND B-1-A-3 (BEING A REPLAT OF LOT B-1-A) DUKE CITY LUMBER COMPANY ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 15, 1995 in Volume 95C, folio 451.



Maru Herrera

Bern. Co. SP10

R 11.09

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Page: 3 of 3

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Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin et Assoc PHONE: 828 2200  
 ADDRESS: PO Box 90606 FAX: 797-9539  
 CITY: Albuq STATE NM ZIP 87199 E-MAIL: johnagoodwinengi-  
neers.com  
 APPLICANT: Rio Grande Properties PHONE: 797-8589  
 ADDRESS: 7400 Hancock NE Ste B FAX: 797-1134  
 CITY: Albuq STATE NM ZIP 87109 E-MAIL: reith@cheshire.com  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Sketch Plan review

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

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

Lot or Tract No. B-2-A, Duke City Lumber Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: SU-2/S-1 Proposed zoning: SU-2/SU-1 RDRMRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): H-13 UPC Code: 101305936402540210

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): NONE

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 86 Total area of site (acres): 7  
 LOCATION OF PROPERTY BY STREETS: On or Near: Aspen  
 Between: Rio Grande and 12th St

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team  Date of review: 10-11-11

SIGNATURE John Mackenzie DATE 11-8-11

(Print) John Mackenzie Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

|  | Application case numbers         | Action    | S.F. | Fees              |
|--|----------------------------------|-----------|------|-------------------|
| <input type="checkbox"/> INTERNAL ROUTING                        |                                  |           |      |                   |
| <input checked="" type="checkbox"/> All checklists are complete  | <u>(DRB) - 70325</u>             | <u>SR</u> |      | <u>\$ 0</u>       |
| <input checked="" type="checkbox"/> All fees have been collected |                                  |           |      | \$ _____          |
| <input checked="" type="checkbox"/> All case #s are assigned     |                                  |           |      | \$ _____          |
| <input checked="" type="checkbox"/> AGIS copy has been sent      |                                  |           |      | \$ _____          |
| <input checked="" type="checkbox"/> Case history #s are listed   |                                  |           |      | \$ _____          |
| <input type="checkbox"/> Site is within 1000ft of a landfill     |                                  |           |      | \$ _____          |
| <input type="checkbox"/> F.H.D.P. density bonus                  |                                  |           |      | \$ _____          |
| <input type="checkbox"/> F.H.D.P. fee rebate                     |                                  |           |      | \$ _____          |
|  | Hearing date <u>Nov 16, 2011</u> |           |      | Total <u>\$ 0</u> |

[Signature]  
 11-8-11  
 Planner signature / date

Project # 1009046



**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.**

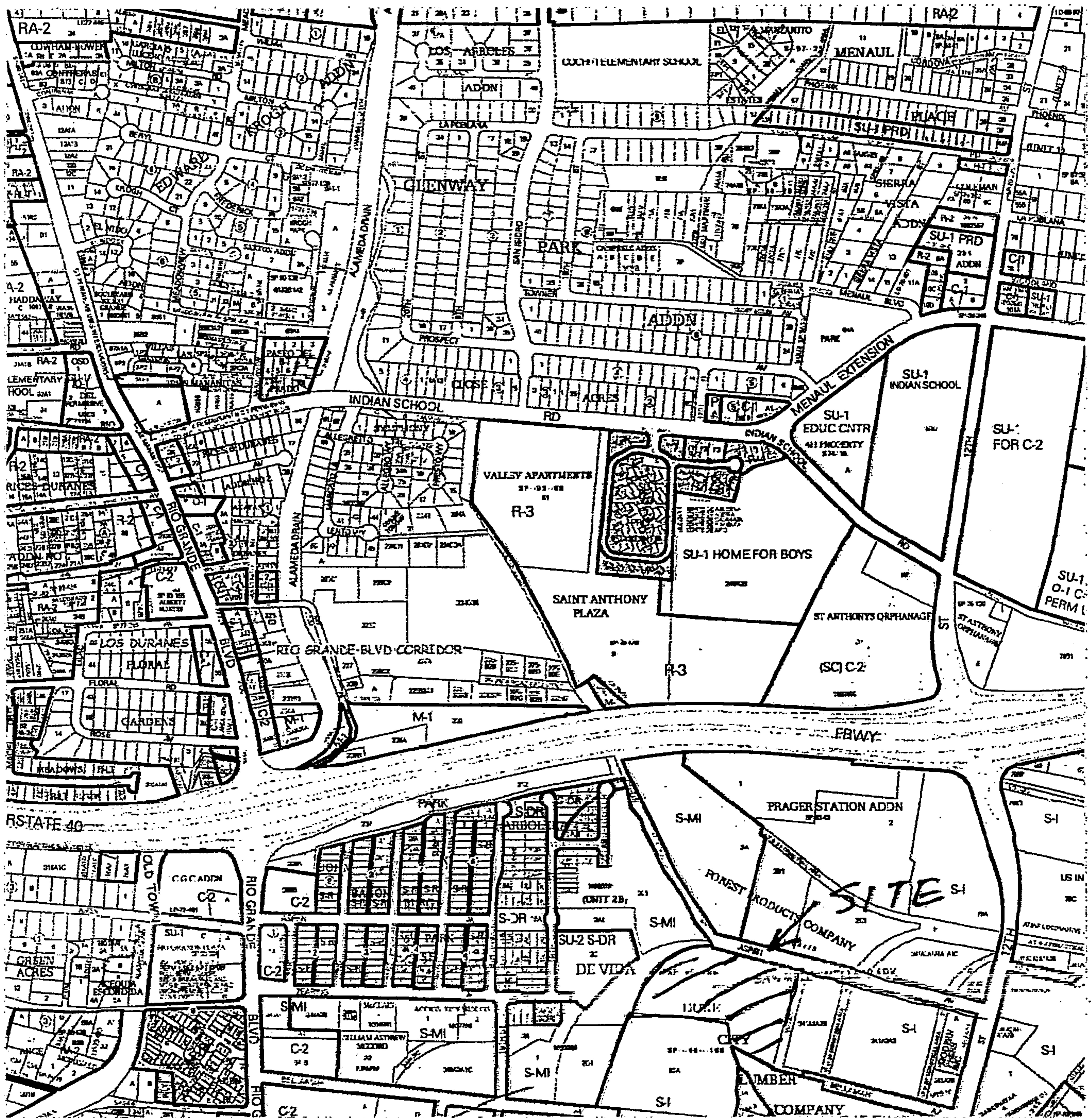
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

John Mackenzie  
Applicant name (print)  
John Mackenzie 11-8-11  
Applicant signature / date

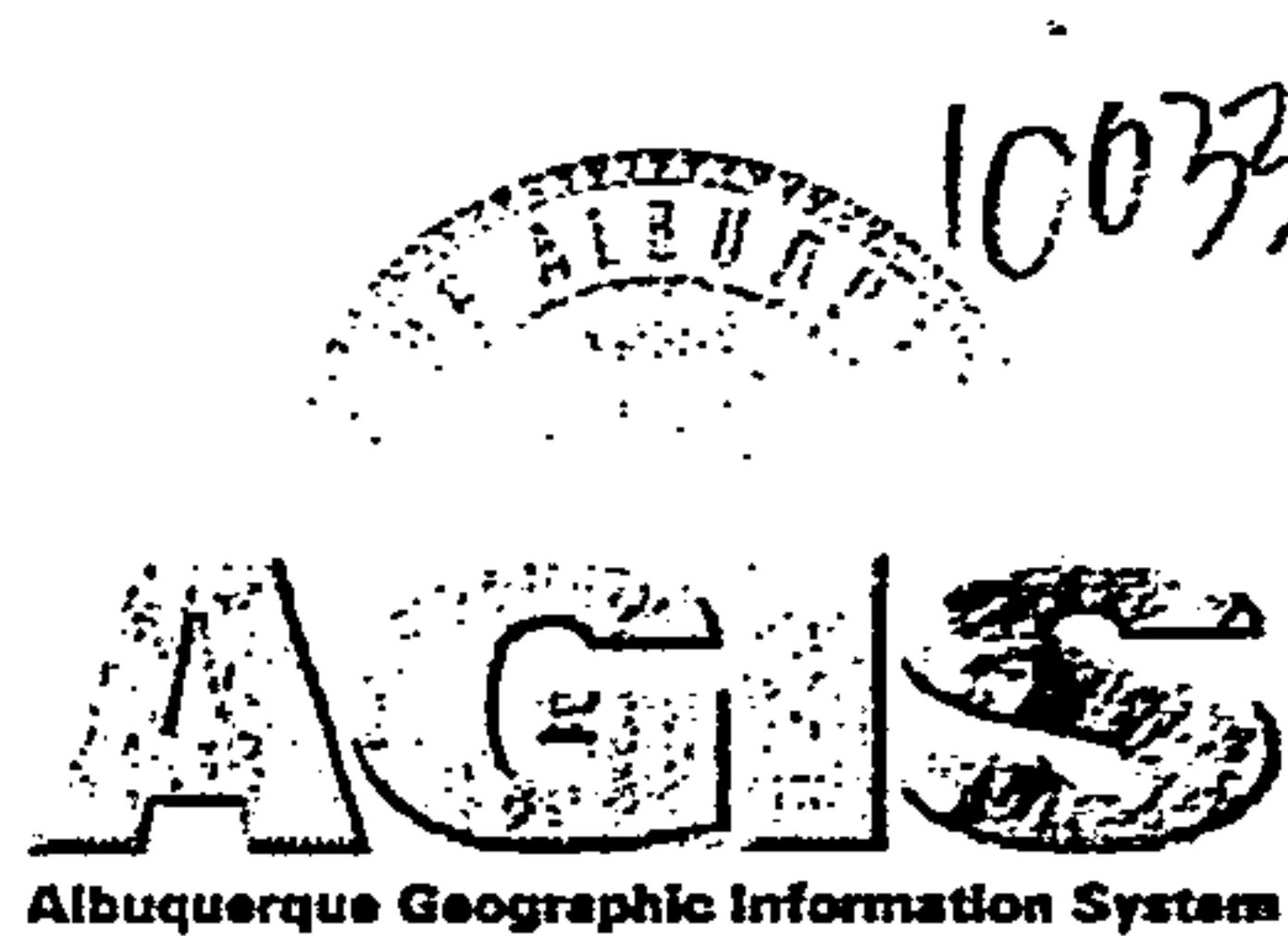


- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
11DRB - 70325

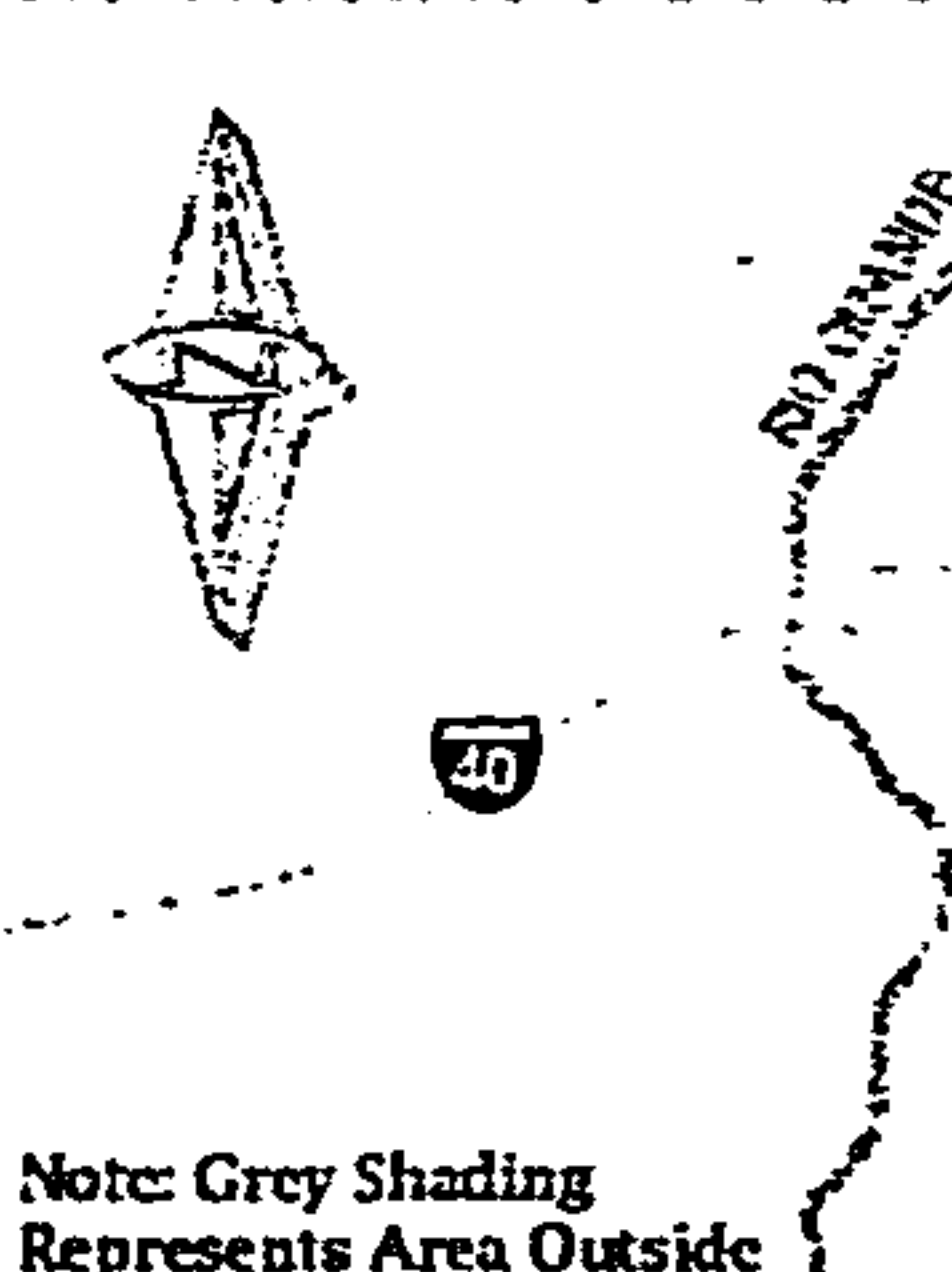
Form revised October 2007  
[Signature] 11-8-11  
Planner signature / date  
Project # 1009046



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



Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside

Zone Atlas Page:  
**H-13-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



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

November 8, 2011

Mr. Jack Cloud, Chair  
City of Albuquerque, DRB  
P.O. Box 1293  
Albuquerque, NM 87103

**Re: Tract B-2-A, Duke City Lumber Co.**

Dear Mr. Cloud:

This is a request for sketch plan review so that we can obtain comments on our proposed plan from members of the DRB.

The site is presently zoned SU-2/S-I and the plan is to change it to SU-2/SU-1 for PRD to allow for a maximum of 85 single-family units. A site plan for the subdivision will be reviewed by EPC and delegation of SP for building approval to DRB will be requested.

The proposed internal streets are to be public and narrowed somewhat from the DPM to comply with the Sawmill/Wells Park Sector Plan's recommendations to keep new streets in the plan area more narrow. A new 8' paved private trail will be installed as well, running between Aspen and Bellamah. Connection to Bellamah will also be made off-site in cooperation with off-site property owners so that new connectivity measures contained within proposed sector plan revisions can be achieved.

On-site utility and RR easement will be vacated and then removed and/or realigned elsewhere on the site.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.E.

John M. MacKenzie, P.E.  
Senior Engineer

JMM/kb

Attachments

TEMPORARY E  
CRASH GATE P  
REQUIREMENTS I  
BELLAMAH IS A  
THE COMPLETION

**DRAINAGE NOTE**

IF NECESSARY, EACH REAR YARD SHALL CONTAIN A PRIVATE DRAINAGE EASEMENT TO CONVEY REAR YARD RUNOFF FROM ADJOINING LOTS, TO BE FURTHER DETAILED ON THE FINAL PLAT. SIDE YARDS THAT ARE NOT PART OF AN ATTACHED WELLING SHALL ALSO CONTAIN A PRIVATE DRAINAGE EASEMENT TO CONVEY REAR YARDS FLOWS TO THE STREET.

TRACT 2-A  
LANDS OF FOREST PRODUCTS  
(05-05-1990, V. 90-C, F. 135)

TRACT 2-B  
LANDS OF FOREST PRODUCTS  
(05-05-1990, V. 90-C, F. 135)

LOT B-1-A-A  
DUKE CITY LUMBER COMPANY ADDITION (12-15-1995, V. 95C F. 451)

MILL POND  
ROAD  
(EXIST. 46' ROW)

NEW RAILROAD CROSSING  
TO BE INSTALLED

CONNECT NEW 6' SIDEWALK TO  
EXISTING 5' SIDEWALK

EXISTING RAILROAD SPUR  
TO BE REMOVED

5' TALL PERIMETER WALL  
ALONG ASPEN AVE.

EXIST 24' STREET

EXISTING 6' SIDEWALK  
ASPEN AVENUE  
(EXIST. 75' ROW)

NEW 16' PAVEMENT AND CURB/GUT

5' CMU PERIMETER WALL  
SEE DETAIL SHEET 2

SW Added  
to IL  
22

NEW 6' SIDEWALK

NEW 4' SIDEWALK  
(TYPICAL)

PHASE I

PHASE II

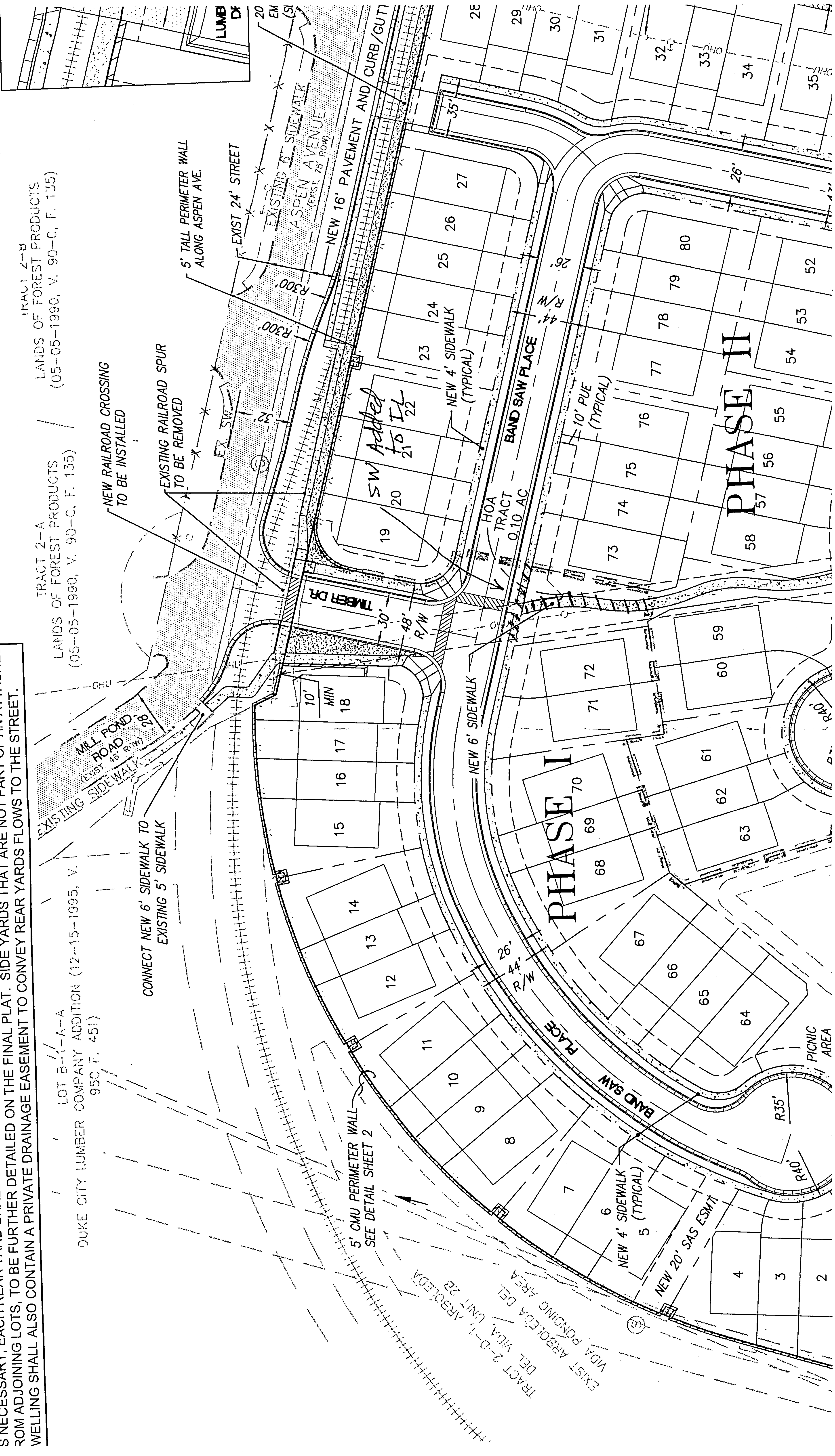
BAND SAW PLACE

BAND SAW

NEW 4' SIDEWALK  
(TYPICAL)

NEW 20' SAS ESMT

PICNIC AREA



ARBOLERA DE VIDA UNIT 2B  
(04-14-2008, 2008C-70)  
87.82'

N 18°25'02" E

# TEMPORARY DEFERRAL OF SIDEWALK EXHIBIT

N 86°05'42" W 488.67'

LOT B-2-A

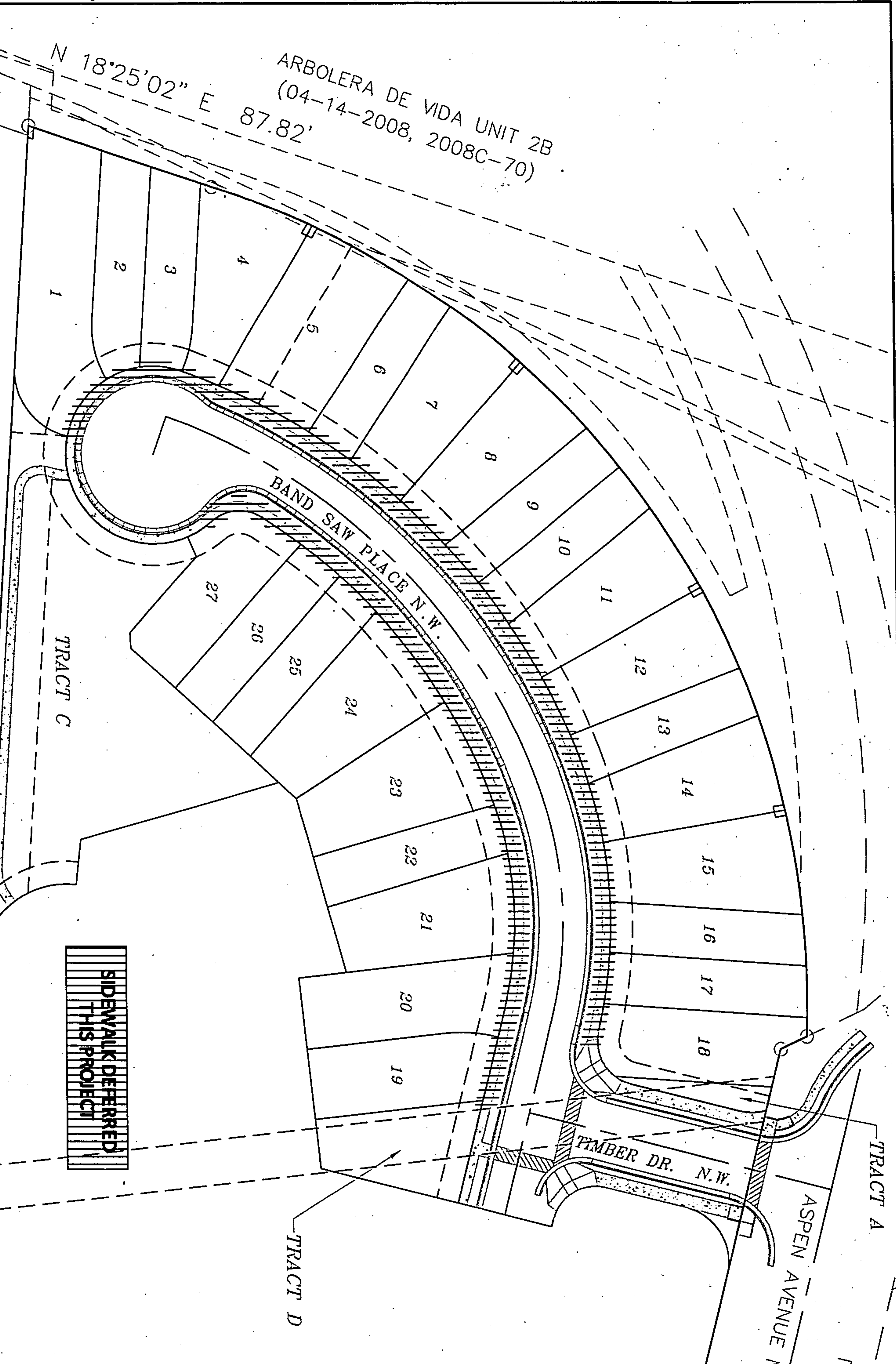
SAWMILL CROSSING  
UNIT 1

SIDEWALK DEFERRED  
THIS PROJECT

TRACT C

TRACT D

TRACT A



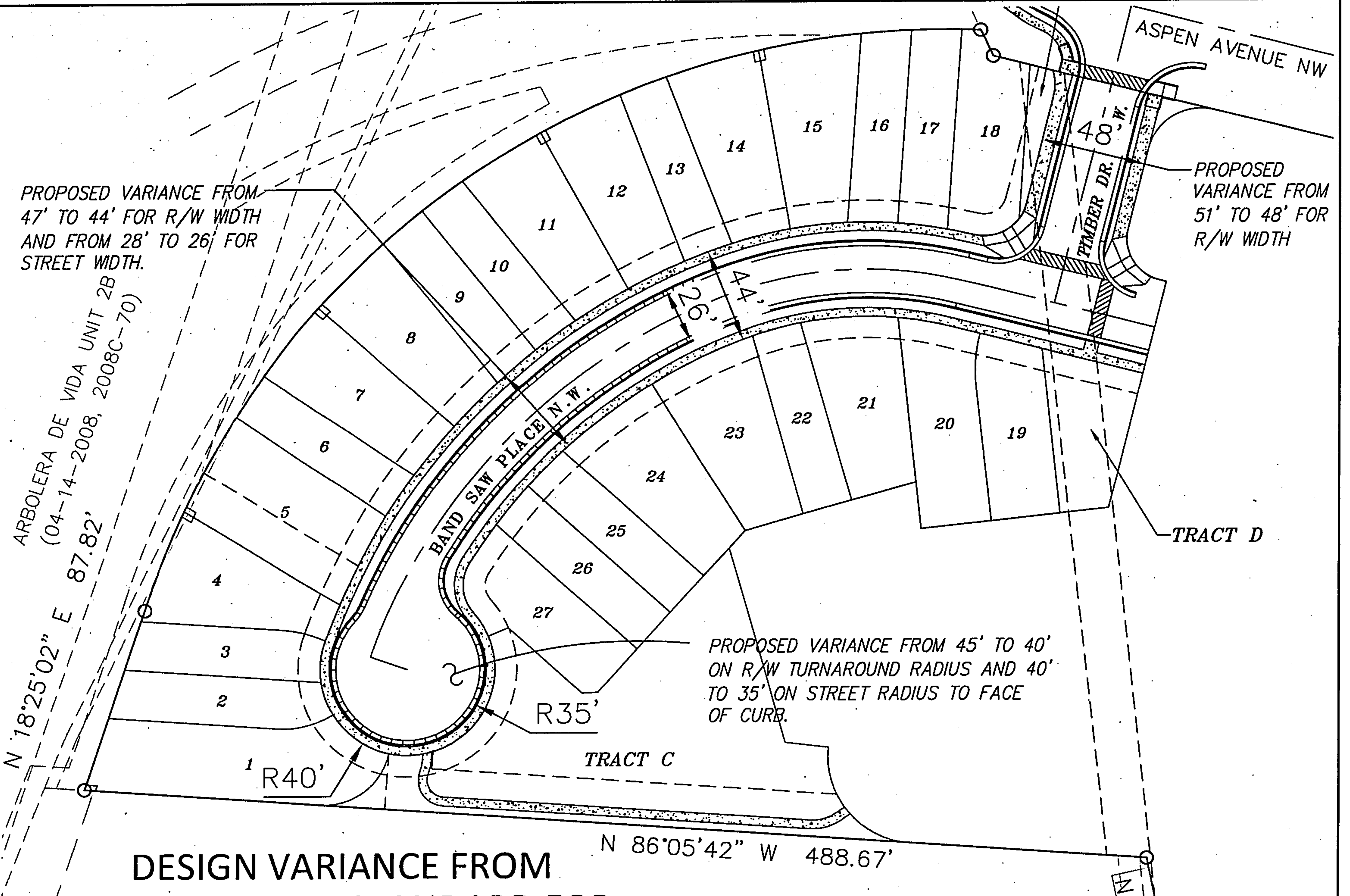
\\:\A11JOBS\A11047 Sawmill Crossing\EXHIBITS\A11047 SW & VARIANCE.dwg, 3/28/2012 4:40:49 PM, stephen

ARBOLERA DE VIDA UNIT 2B  
(04-14-2008, 2008C-70)  
N 18°25'02" E 87.82'

PROPOSED VARIANCE FROM  
47' TO 44' FOR R/W WIDTH  
AND FROM 28' TO 26' FOR  
STREET WIDTH.

PROPOSED VARIANCE FROM  
51' TO 48' FOR  
R/W WIDTH

PROPOSED VARIANCE FROM 45' TO 40'  
ON R/W TURNAROUND RADIUS AND 40'  
TO 35' ON STREET RADIUS TO FACE  
OF CURB.



R40'

R35'

TRACT C

TRACT D

# DESIGN VARIANCE FROM MINIMUM DPM STANDARD FOR STREET WIDTH & R/W WIDTH

LOT B-2-A  
SAWMILL VILLAGE

SAWMILL CROSSING  
UNIT 1



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009046

TO:  ALL MEMBERS

Application No. 12 DRB-70094 & 70126 & 70114

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

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 5-2-12

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 INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: See attached

RECEIVED  
APR 30 2012

CONTACT NAME: John MacKenzie

TELEPHONE: 828 2200 EMAIL: john@goodwinengineers.com

D. Mark Goodwin and Associates, P.A.  
Consulting Engineers

---

P.O. Box 90606 Albuquerque, NM 87199  
(505) 828-2200 (505) 797-9539 fax  
e-mail: john@goodwinengineers.com

**LETTER OF TRANSMITTAL**

TO: Jack Cloud, DRB Chair  
DRB - One Stop  
\_\_\_\_\_

Date: April 30, 2012

RE: Sawmill Crossing Subdivision (Project  
No. 1009046)

We are sending:

Revised Site Development Plan  
Revised Infrastructure List

For your Approval  For Review

As you requested  For a Statement

Request for Bid  Pre-Design Meeting

NOTES: Arcadia Dr. was changed to Band Saw Pl., RR Crossing added to IL, additional SAS on Band Saw Pl. added to IL, and 209 SF portion of Aspen original planned for vacation at entry was removed.

Project Engineer: John MacKenzie

Copy to:

Kristal Metro, Transportation  
Allan Porter, Water Authority  
Carol Dumont, Parks  
Curtis Cherne, Hydrology



# PROJECT #

1009046

*App #*

*Action*

*Date*

12-70126

SPS

5-2-12

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C P M

D. Mark Goodwin and Associates, P.A.  
Consulting Engineers

P.O. Box 90606 Albuquerque, NM 87199  
(505) 828-2200 (505) 797-9539 fax  
e-mail: john@goodwinengineers.com

**LETTER OF TRANSMITTAL**

TO: Jack Cloud, DRB Chair  
DRB - One Stop  
\_\_\_\_\_

Date: June 1, 2012

RE: Sawmill Crossing Subdivision (Project  
No. 1009046)

We are sending:

- Revised Site Development Plan
- Revised Infrastructure List
- Revised Prel. Plat
- Revised Grading and Drainage Plan

*FM Approval*

- For your Approval     For Review
- As you requested     For a Statement
- Request for Bid     Pre-Design Meeting

NOTES:

*JW, 450*  
*W 360*  
*LW*

Project Engineer: John MacKenzie

Copy to:

- Kristal Metro, Transportation
- Allan Porter, Water Authority
- Carol Dumont, Parks
- Curtis Cherne, Hydrology

*C. Ch...*



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009046

TO: Application No. \_\_\_\_\_

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

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 6-6-12

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 INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: see attached transmittal letters  
and internal memo

**RECEIVED**  
JUN 1 - 2012  
HYDROLOGY  
SECTION

CONTACT NAME: John MacKenzie

TELEPHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No: 1009046  
DRB Application No.: \_\_\_\_\_

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

**Sawmill Crossing, Unit I**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Tract B-1-A-2, Duke City Lumber Company**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

| SIA Sequence # | COA DRC Project # | Size        | Type of Improvement  | Location                  | From                     | To                | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|-------------|--|---------------------------|--------------------------|-------------------|-------------------|----------------|--------------------|
|                |                   |             | <b>PAVING</b>  |                           |                          |                   |                   |                |                    |
|                |                   | 12'-18' F-E | Perm Pvmnt (South Side)<br>C&G (South Side)  | Aspen Ave                 | W. Terminus of Aspen     | NE corner Tract B | /                 | /              | /                  |
|                |                   | 4'          | Sidewalk (South Side)  |                           |                          |                   |                   |                |                    |
|                |                   | 26' FF      | Res Pvmnt<br>C&G (both sides)  | Band Saw Dr.              | W. Terminus Band Saw     | Timber Dr.        | /                 | /              | /                  |
|                |                   | 4'          | Sidewalk (both sides)  |                           |                          |                   |                   |                |                    |
|                |                   | 30' FF      | Res Pvmnt<br>C&G (both sides)  | Timber Dr.                | Aspen Ave.               | Band Saw Pl.      | /                 | /              | /                  |
|                |                   | 4'          | Sidewalk (both sides)  |                           |                          |                   |                   |                |                    |
|                |                   | 4'          | Sidewalk   | South Side of Tract C     | Bandsaw Pl. Terminus     | Tract B           | /                 | /              | /                  |
|                |                   |             | RR Crossing per NMDOT Stds.<br>A tri-party agreement (Developer, City of Albuquerque, and DOT) is required for RR crossing | Aspen Ave. @ Timber Drive |                          |                   | /                 | /              | /                  |
|                |                   |             | <b>WATER</b>   |                           |                          |                   |                   |                |                    |
|                |                   | 12"         | Waterline  | Timber Dr.                | Aspen Ave.               | Band Saw Pl.      | /                 | /              | /                  |
|                |                   | 6"          | Waterline  | Band Saw Pl.              | W. Terminus Band Saw     | Timber Dr.        | /                 | /              | /                  |
|                |                   | 6"          | Waterline  | S. Side of Tract C        | Band Saw Pl. Terminus    | Tract B           | /                 | /              | /                  |
|                |                   |             | <b>SANITARY SEWER</b>  |                           |                          |                   |                   |                |                    |
|                |                   | 8"          | Sanitary Sewer   | Lot 5 SAS Easement        | 60" Off-Site Interceptor | Band Saw Pl.      | /                 | /              | /                  |
|                |                   | 8"          | Sanitary Sewer   | Band Saw Pl.              | Lot 5 SAS Easement       | Lumberton Dr.     | /                 | /              | /                  |
|                |                   | 8"          | Sanitary Sewer   | Lumberton Dr.             | Band Saw Pl.             | Aspen Ave.        | /                 | /              | /                  |
|                |                   | 8"          | Remove Existing SAS  | Aspen Ave.                | Lumberton Dr.            | NE Corner of Site | /                 | /              | /                  |
|                |                   |             | <b>STORM DRAIN</b>   |                           |                          |                   |                   |                |                    |
|                |                   | 18"         | Storm Drain  | Band Saw Pl.              | W. Terminus Band Saw     | Tract C Pond      | /                 | /              | /                  |

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

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

Project name: Sawmill Crossing

- 1 Sidewalks to be deferred.
- 2 Water Infrastructure to include valves, fittings, and firehydrants.
- 3 SAS Infrastructure to include manholes and service connections.
- 4 Storm Drain Infrastructure includes manholes and inlets.
- 5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)
- 6 \_\_\_\_\_
- 7 \_\_\_\_\_
- 8 \_\_\_\_\_

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

John M. MacKenzie, P.E.  
NAME (print)

Mark Goodwin & Associates  
FIRM

*John MacKenzie* 5.31.12  
SIGNATURE - date

\_\_\_\_\_  
DRB CHAIR - date

\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
PARKS & GENERAL RECREATION - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

**DESIGN REVIEW COMMITTEE REVISIONS**

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
|          |      |           |                 |               |
|          |      |           |                 |               |
|          |      |           |                 |               |

# MARK GOODWIN & ASSOCIATES, PA


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## MEMORANDUM

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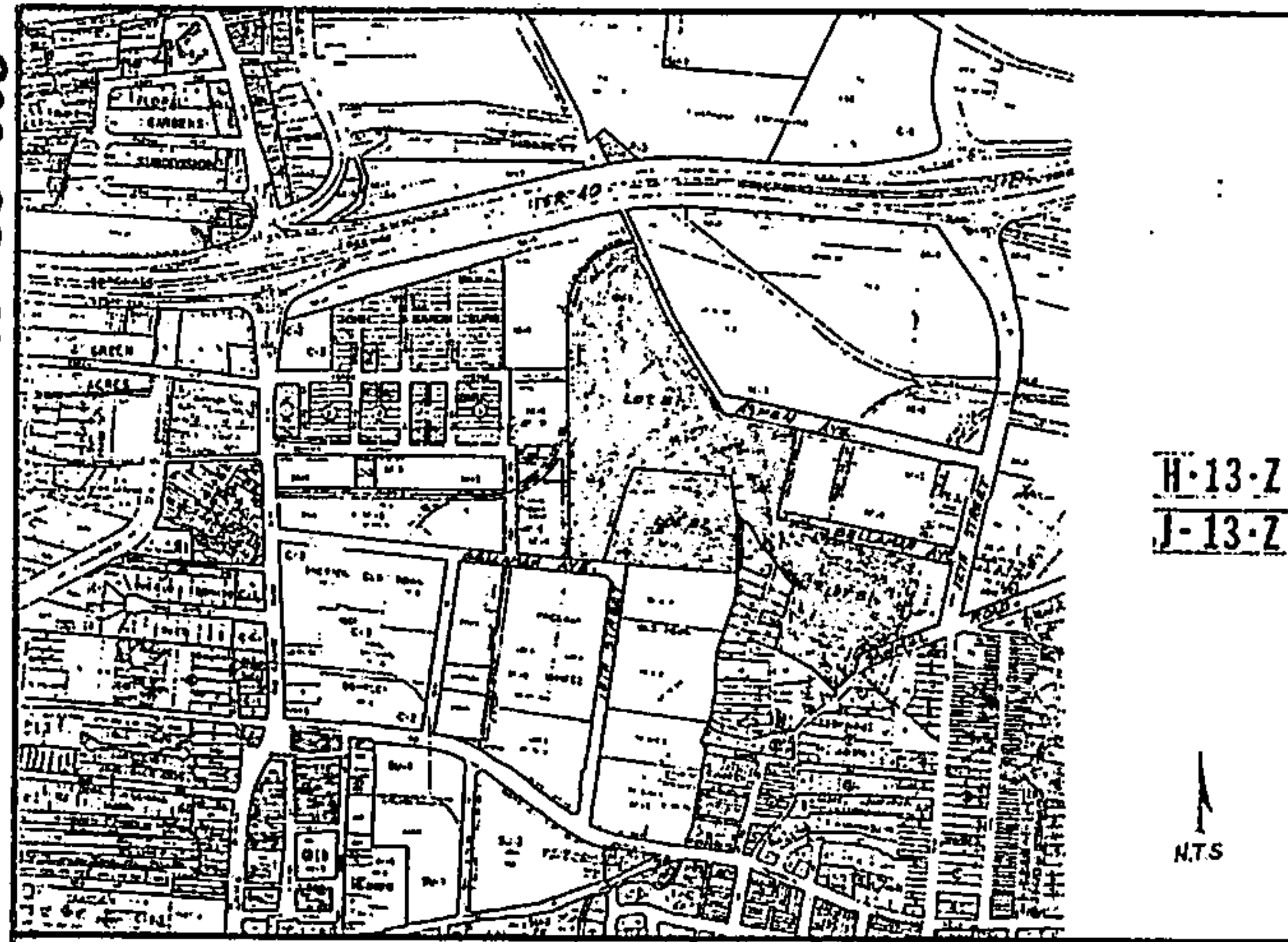
TO: DRB  
FROM: JOHN MACKENZIE   
SUBJECT: SAWMILL CROSSING – PROJECT # 1009046  
DATE: 6/1/2012

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The following changes have been made to the application materials now being resubmitted for final approval:

1. On the Site Plan the Aspen Ave. street width from east to west as it approaches its intersection with Timber Dr. at the front entry has been narrowed slightly to better prepare for the design of the RR crossing that will run through it.
2. On the Site Plan the sidewalk along the west side of Timber Dr. has been shifted west up against the west R/W line of Timber Dr. The landscape plan at this location has been adjusted to follow the new intersection configuration.
3. The landscape plan has been changed so that tree heights on the central trail will not exceed 15'.
4. On the Site Plan the playground structure has been moved from its original location to SW of the Picnic Area to be away from the overhead power line that runs down the center of the site.
5. Various dwelling pads that had extended into easements have been pulled back to avoid easement encroachment.
6. The 4-foot sidewalk connecting Band Saw Place and Cheshire Ct. has been added to the IL.
7. A Tri-party agreement for the RR crossing has also been added to the infrastructure list.
8. Notes-for new drainage easements in rear yards of lots have been added to the Site Plan & Prel. Plat.
9. On the Prel. Plat a SW corner detail has been added to better identify existing easements.

90C-222(1)



VICINITY MAP

H-13-7  
J-13-7

N.T.S.

DISCLOSURE STATEMENT: The purpose of this plat is to adjust lot lines between two (2) existing lots and create two (2) new lots.

GENERAL NOTES:

- 1) Bearings Based upon DUKE CITY LUMBER COMPANY ADDITION filed April 14, 1978 in Book DB, page 102.
- 2) Plat shows easements of record.
- 3) All distances and bearings are ground unless otherwise noted.
- 4) All distances and bearings in ( ) are per the Replat of Lot "B" DUKE CITY LUMBER COMPANY ADDITION, filed April 4, 1978, Volume DB, Folio 102.
- 5) All property corners identified as "set", are set with 1/2" rebar and cap stamped "L.S. 6446", unless otherwise indicated.
- 6) Rotate bearings clockwise 00 12'28" to adjust to New Mexico State Plane Coordinate System.

9072703

PLAT OF  
 LOTS B-1-A AND B-2-A  
 DUKE CITY LUMBER COMPANY ADDITION  
 IN THE CITY OF ALBUQUERQUE, NEW MEXICO  
 PROJECTED SECTIONS 7 AND 18, T.10 N., R.3 E., N.M.P.M.  
 MAY 1990  
 SHEET 1 OF 2

State of New Mexico }  
 County of Bernalillo } SS  
 The instrument was filed for record on  
 11<sup>th</sup> SEPT 7 1990  
 90C  
 of records of said County Folio 222  
 Register of Deeds Clerk & Recorder  
 Deputy Clerk

LEGAL DESCRIPTION AND FREE CONSENT

The undersigned owner(s) of the land hereon shown do hereby consent to the Replat of the land hereon shown: Lots lettered B-1 and B-2 Replat of Lot "B" DUKE CITY LUMBER COMPANY ADDITION, in the City of Albuquerque, New Mexico as the same is shown and designated on said Replat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on April 4, 1978, in Book DB, page 102 and is with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s) thereof, and hereby grants additional easements as shown hereon and hereby dedicates additional right-of-way as shown.

Owner(s) Duke City Lumber Co Date 5-17-90  
 ACKNOWLEDGEMENT LOT B-1-A

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS.

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of May, 1990, by: Carlos Sanchez

My Commission Expires: April 12, 1994 Harold J. Stewart  
 Notary Public

Owner(s) Ponderosa Products Inc. Date 5/17/90  
 ACKNOWLEDGEMENT LOT B-2-A

STATE OF NEW MEXICO }  
 COUNTY OF } SS.

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of May, 1990. By: ED STRUBERT

My Commission Expires: April 12, 1994 Harold J. Stewart  
 Notary Public

CITY/COUNTY APPROVALS:

- Property Management: N/A Date
- City Surveyor: Neil Chet Date 062590
- City Engineer: Robert W. Kane Date 9-7-90
- A.H.A.P.C.A.: Robert W. Kane Date 07-03-90
- Traffic Engineer: Frank J. Rogers Date 9-7-90
- Parks and Recreation: John M. Stone Date 7/3/90
- City Planning Director: Jack Clark Date 8/13/90

SURVEYOR'S CERTIFICATION  
 I, Franklin E. Wilson, a registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Survey of Ordinance, and that it is true and correct to the best of my knowledge and belief.  
Franklin E. Wilson 6/22/90  
 Franklin E. Wilson, No. 6446  
 SOUTHWEST SURVEYING CO., INC.  
 333 Lomas Blvd., N.W., Albuquerque, New Mexico 87102  
 (505) 247-4444

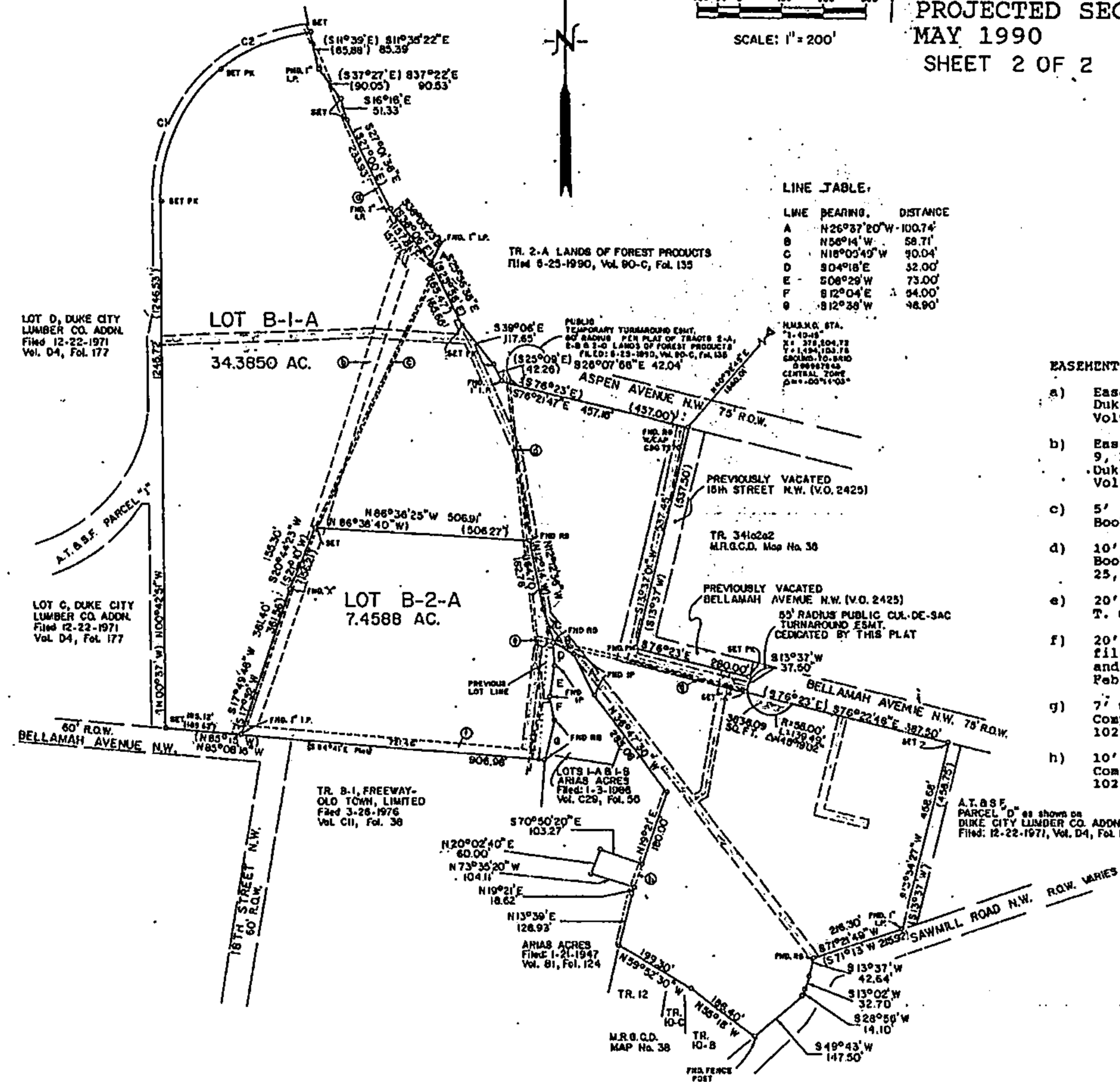
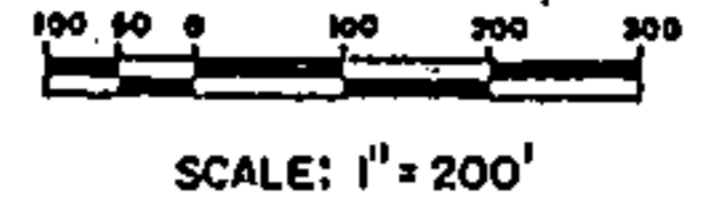
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1-013-058-333-515-12010  
 PROPERTY OWNER OF RECORD: Duke City Lumber Co + Ponderosa Products  
 BERNALILLO COUNTY TREASURER'S OFFICE: Chris Sampson 9-11-92  
1-013-058-333-515-12010

90C-222(1)

90C-222(1)

90C-222(2)

PLAT OF **9072193**  
 LOTS B-1-A AND B-2-A  
 DUKE CITY LUMBER COMPANY ADDITION  
 IN THE CITY OF ALBUQUERQUE, NEW MEXICO  
 PROJECTED SECTIONS 7 AND 18, T.10 N., R.3 E., N.M.P.M.  
 MAY 1990  
 SHEET 2 OF 2



LINE TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| A    | N26°37'20"W | 100.74'  |
| B    | N50°14'W    | 58.71'   |
| C    | N18°05'49"W | 90.04'   |
| D    | S04°18'E    | 32.00'   |
| E    | S08°29'W    | 73.00'   |
| F    | S12°04'E    | 94.00'   |
| G    | S12°29'W    | 48.90'   |

CURVE TABLE

| CURVE | LENGTH  | RADIUS  | CHORD BEARING | CHORD DISTANCE | DELTA     |
|-------|---------|---------|---------------|----------------|-----------|
| C1    | 344.37' | 388.20' | N24°55'41"E   | 333.07'        | S1°05'22" |
| C2    | 227.33' | 400.28' | N66°44'34"E   | 224.29'        | 32°32'24" |

EASEMENT TABLE

- Easement to the City of Albuquerque per plat of Lot "B" Duke City Lumber Company Addition filed on April 4, 1978; Volume D8, Folio 102.
- Easement to the City of Albuquerque per document filed April 9, 1968; Book Misc. 99, Pages 776-781, and per plat of Lot "B" Duke City Lumber Company Addition filed April 4, 1978; Volume D8, Folio 102.
- 5' P.N.M. easement per document filed March 18, 1950; Book D133, Page 547.
- 10' P.N.M. easement per document filed June 25, 1968; Book Misc. 107, Pages 297-300 and per document filed June 25, 1968; Book Misc. 107, Pages 301-304.
- 20' x 20' substation easement to P.N.M. and H.S.T. and T. Company filed June 2, 1969; Book Misc. 139, Page 478.
- 20' easement to the City of Albuquerque per document filed September 24, 1969; Book Misc. 151, Pages 32-34 and 20' easement to Southern Union Gas Company filed February 6, 1970; Book Misc. 163, Pages 779-780.
- 7' utility easement per plat of Lot "B" Duke City Lumber Company Addition filed April 4, 1978; Volume D8, Folio 102.
- 10' ditch easement per plat of Lot "B" Duke City Lumber Company Addition filed April 4, 1978; Volume D8, Folio 102.

All easements shown as            are 20' public waterline utility easements granted by this plat.  
 The locations of the "granted" easements are approximate.

State of New Mexico } SS  
 County of Bernalillo }  
 This instrument was filed for record on  
 SEP 17 1990  
 of records of said County file  
 Deputy Clerk

90C-222(2)



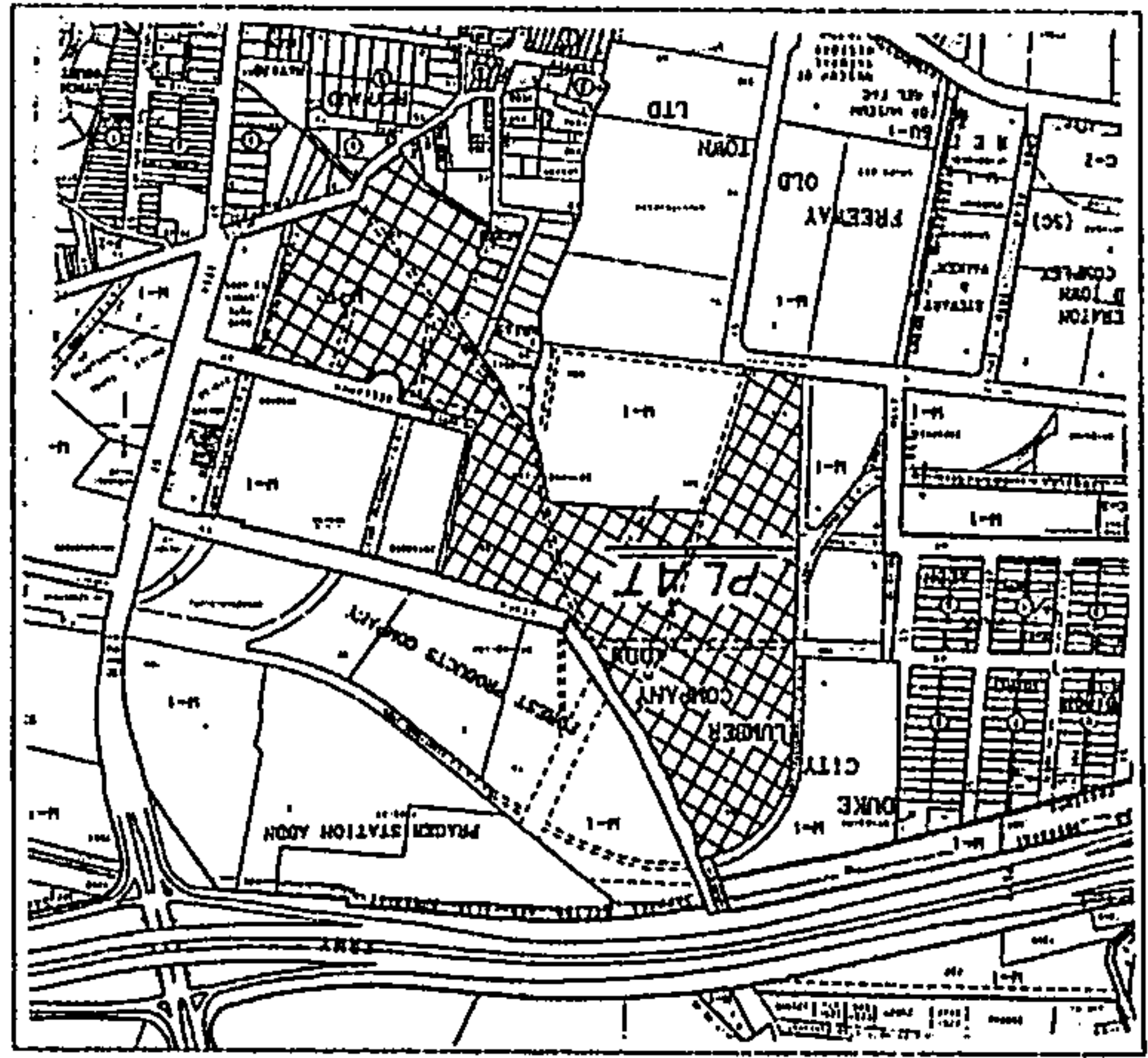
LOTS B-1-A-1, B-1-A-2 AND B-1-A-3  
( BEING A REPLAT OF LOT B-1-A )

DUKE CITY LUMBER COMPANY ADDITION  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JULY, 1995

State of New Mexico  
County of Bernalillo  
This instrument was filed for record on  
DEC 15 1995  
M. J. [Signature]  
in records of this County  
at [Signature], Clerk & Recorder  
[Signature]  
Witnessed by County Clerk, SSB

95128368



Vicinity Map  
N.T.S.

GENERAL NOTES

1. Bearings are given based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and referred to grid at the Albuquerque Control Survey Monument "4-17-15".
2. Distances are ground.
3. All corners are a 5/8" radii and survey stamped "NUGS-5".
4. Bearings and Distances shown in parentheses ( ) are recover.
5. Zone Atlas Pages N. 13 & J. 13.
6. U.S. Log Number B5C72010300254

DISCLOSURE STATEMENT

The purpose of this report is to create the lots shown hereon from the single previously existing lot (B-1-A).

NOTE:  
Prior to development, City of Albuquerque Water and Sanitary Sewer Service in this property must be verified and coordinated with the Public Works Department, City of Albuquerque, no a request for a water and sewer availability statement.

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

- A. The Public Service Company of New Mexico for installation, maintenance, and service of underground natural gas lines and other facilities. The Public Service Company of New Mexico for installation, maintenance, and service of such lines, cables and related equipment and facilities reasonably necessary to provide electric service.
- B. U.S. West Communications for the installation, maintenance and service of underground natural gas lines and other equipment and facilities reasonably necessary to provide electric service.
- C. The Gas Company of New Mexico for installation, maintenance and service of such lines, cables and related equipment and facilities reasonably necessary to provide natural gas service.

included, is the right to build, rebuild, correct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to run and remove lines, sheds or houses which interfere with the purposes set forth herein, no building, sign, deck, or other structure shall be erected or constructed on said property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, dishing, or any structures adjacent to or near easements shown on this plat.

I, approving this plat, FNM Electric Service and Gas Services (FNM) did not conduct a Title Search of the parcels shown hereon. FNM does not warrant any title or easement rights which may have been given by or not shown on this plat. 12-6-95

APPROVALS  
Date: 12-6-95  
Date: 12/1/95  
Date: 12-6-95  
U.S. West Communications  
Public Service Company of New Mexico  
Gas Company of New Mexico

APPROVALS

12-04-95 [Signature] Traffic Engineer, City of Albuquerque

080195 [Signature] City Surveyor, City of Albuquerque

11-21-95 Robert W. Korns Public Works Department, City of Albuquerque

11-21-95 Utility Development Division, City of Albuquerque

11-21-95 Albuquerque Metropolitan Trolley Flood Control Authority

11-21-95 City Engineer, City of Albuquerque

11-21-95 Property Management, City of Albuquerque

12-18-95 Parks and General Services, City of Albuquerque

Development Review Board

DZB-95-360

SURVEYORS CERTIFICATION

I, Garry P. Hugo, New Mexico Professional Surveyor Number 5023, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monuments of the Albuquerque Subdivision Ordinance; that it shows all easements of record, and that it is true and correct to the best of my knowledge and belief.



SHEET 1 OF 9

SURV-TEK, INC.

Consulting Surveyors  
0523 Avenida Blvd. N.E., Albuquerque, New Mexico 87110  
Phone: 806-827-3388 Fax: 806-827-3377

07154-056

07154-056

950158P1

95C-451(2)

LEGAL DESCRIPTION

That certain parcel of land hereby within the Town of Albuquerque... BERNALILLO COUNTY, NEW MEXICO

- 5 11' 08" 17" E. 183.881 feet to a point (a 1" rebar found in... 5 36' 37" 11" E. 92.025 feet to a point (a 5/8" rebar and cap...

95128808

State of New Mexico ) SS County of Bernalillo ) This instrument was filed for record on 12-28-1995 at 1:58 PM in the office of the County Clerk of Bernalillo County, New Mexico, and the same is shown on the plat of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 21, 1994, in Volume 81, folio 124 (a 1" rebar and cap stamped 'S 5823' set); Thence, along the line common to said Añes Acres, and Añes Acres, as the same is shown on the plat of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on said Lot 'B-1-A' on the following nine courses...

Approved by County Clerk Shaw

LOTS B-1-A-1, B-1-A-2 AND B-1-A-3 (BEING A REPLAT OF LOT B-1-A) DUKE CITY LUMBER COMPANY ADDITION BERNALILLO COUNTY, NEW MEXICO JULY, 1995

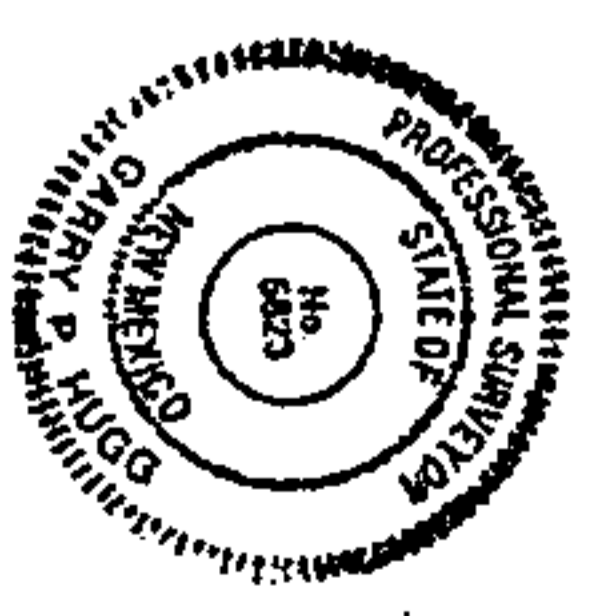
- N 59' 25' 02" W. 189.82 feet along said southerly line of Lot 'B-1-A' to the Southeast corner of Lot 12 of Añes Acres, as the same is shown on the Plat of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 21, 1994, in Volume 81, folio 124 (a 1" rebar and cap stamped 'S 5823' set); Thence, along the line common to said Añes Acres, and Añes Acres, as the same is shown on the plat of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on said Lot 'B-1-A' on the following nine courses...

Northeasterly 34.137 feet along the line common to said Lot B-1-A-2 and B-1-A-3 (BEING A REPLAT OF LOT B-1-A) DUKE CITY LUMBER COMPANY ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the center of a curve of 380.20 feet, a central angle of 31° 05' 22" and a chord which bears N 25° 25' 30" E. 133.07 feet to a point of compound curvature (a 3/8" rebar and cap stamped 'S 5823' set); Thence, Northeasterly 227.33 feet along the line common to said Lot B-1-A-1 and said Refroad Spur on the arc of a curve to the right (said curve having a radius of 400.20 feet, a central angle of 32° 32' 25" and a chord which bears N 67° 08' 12" E. 224.28 feet) which bears N 67° 08' 12" E. and a point of beginning of the parcel herein described.

SURVEYED and REPLATTED and now comprising LOTS B-1-A-1, B-1-A-2 AND B-1-A-3 (BEING A REPLAT OF LOT B-1-A) DUKE CITY LUMBER COMPANY ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the center of a curve of 380.20 feet, a central angle of 31° 05' 22" and a chord which bears N 25° 25' 30" E. 133.07 feet to a point of compound curvature (a 3/8" rebar and cap stamped 'S 5823' set); Thence, Northeasterly 227.33 feet along the line common to said Lot B-1-A-1 and said Refroad Spur on the arc of a curve to the right (said curve having a radius of 400.20 feet, a central angle of 32° 32' 25" and a chord which bears N 67° 08' 12" E. 224.28 feet) which bears N 67° 08' 12" E. and a point of beginning of the parcel herein described.

US REALTY CORP., a Delaware corporation, by Jeffrey Howard, Vice President, Notary Public, Henry Paul, City Clerk, County of Bernalillo, New Mexico, My Commission Expires March 11, 1997.

ACKNOWLEDGEMENT STATE OF GEORGIA COUNTY OF FULTON SS This instrument was acknowledged before me on this 21 day of 1995, by Jeffrey Howard, Notary Public, Henry Paul, City Clerk, County of Bernalillo, New Mexico, My Commission Expires March 11, 1997.



950188P2 95C-451(2)

SURV-TEK, INC. Consulting Surveyors Phone: 505-894-5060 6613 Avenida Blvd. N.E. Albuquerque, New Mexico 87114 Fax: 505-897-4177

95C-451(3)

95128368

LOTS B-1-A-1, B-1-A-2 AND B-1-A-3  
( BEING A REPLAT OF LOT B-1-A )  
DUKE CITY LUMBER COMPANY ADDITION

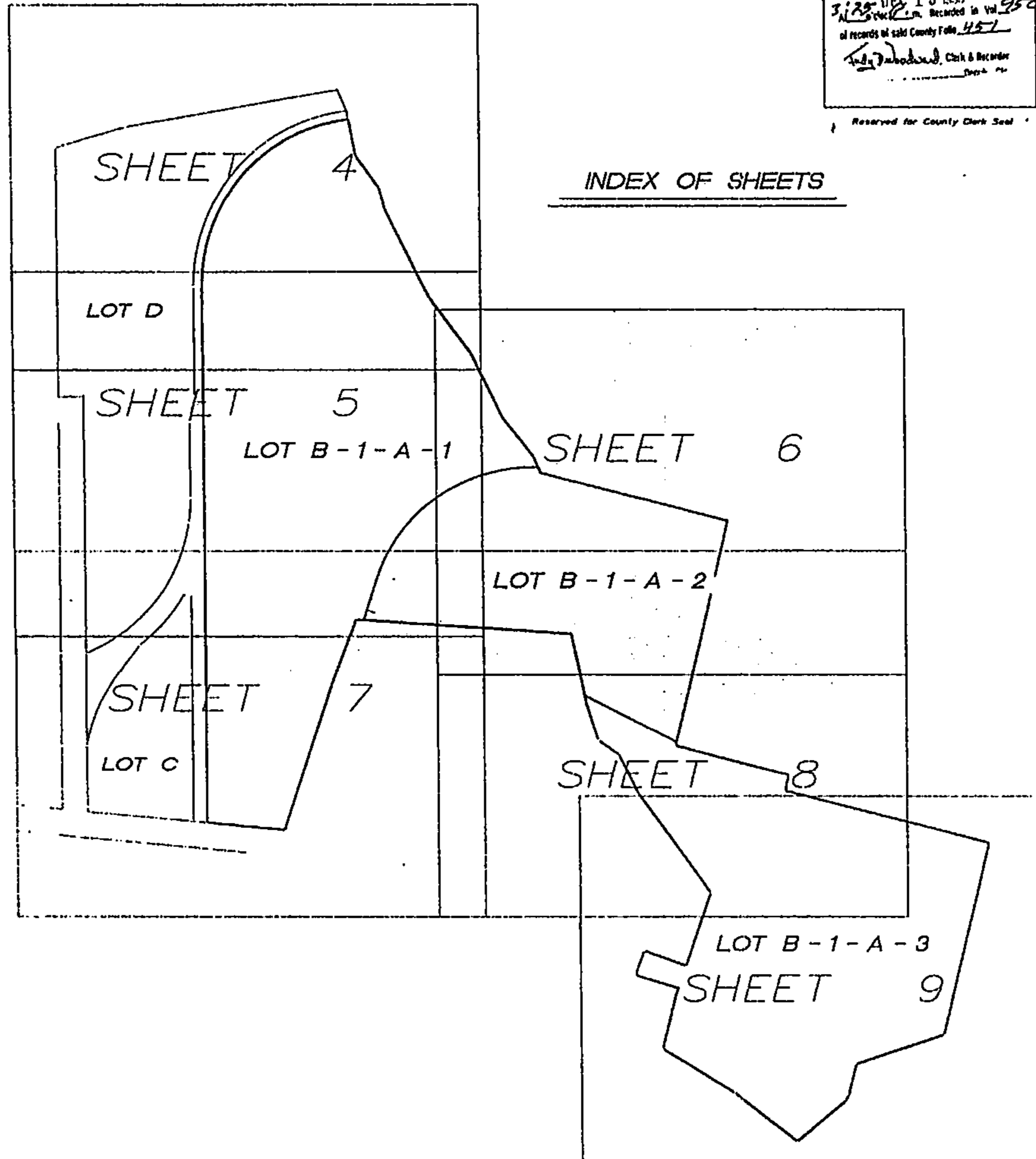
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JULY, 1995

State of New Mexico ) SS  
County of Bernalillo  
This instrument was filed for record on  
DEC 15 1995  
at records of said County File 451  
Garry P. Hugo, Clerk & Recorder

Reserved for County Clerk Seal

INDEX OF SHEETS



95C-451(3)



SHEET 3 OF 9

**SURVOTEK, INC.**

950158R.DWG Consulting Surveyors Phone: 505-897-3366  
6645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

95C-451(4)

95C-451(4)

JOHN BARON BURG PARK ADDITION Filed Feb. 14, 1923, Vol. C2, Folio 488

**CORNER LEGEND**

UNLESS OTHERWISE INDICATED:

- Center of Iron Pipe / Inset of Iron Pipe
- Center of Iron Pipe / Inset of Iron Pipe
- △ Set Iron Stake of Iron Pipe
- X Set end of Survey of Iron Pipe

TRACT 232  
MRCGD Map 35

95128388

State of New Mexico ) SS  
County of Bernalillo )  
This Instrument was filed for record on  
7:25 DEC 15 1995  
at the office of the County Clerk, Bernalillo  
County, New Mexico.  
Notary Public  
[Signature]

LOTS B-1-A-1, B-1-A-2 AND B-1-A-3  
( BEING A REPLAT OF LOT B-1-A )  
**DUKE CITY LUMBER COMPANY ADDITION**  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 1995

LOT D  
DUKE CITY LUMBER  
COMPANY ADDITION  
Filed Dec. 22, 1971, Vol. D4, Folio 177

A.T. & S.F.  
PARCEL "K"  
MARCA No. 35 - 1817

RAILROAD

SPUR

LOT B - 1 - A

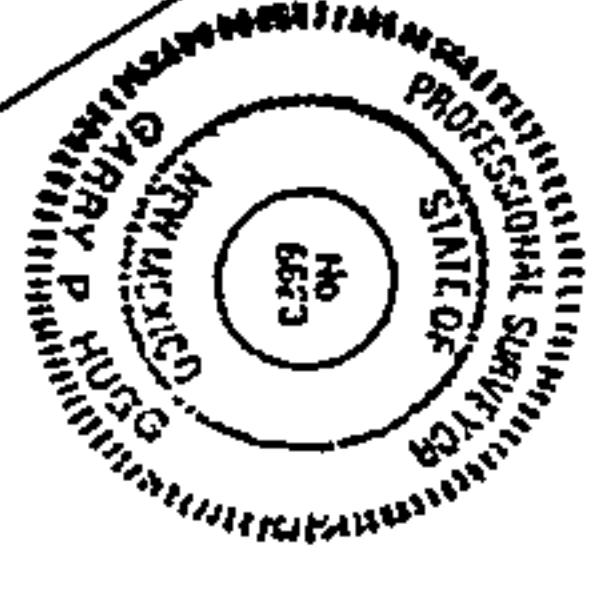
LOT B - 1 - A - 1  
16,263.6 ACRES

LANDS OF FOREST PRODUCTS  
TRACT 2-A  
Filed May 3, 1990, Vol. A3-C, Folio 135



MATCH LINE - SHEET 5

SHEET 4 OF 9

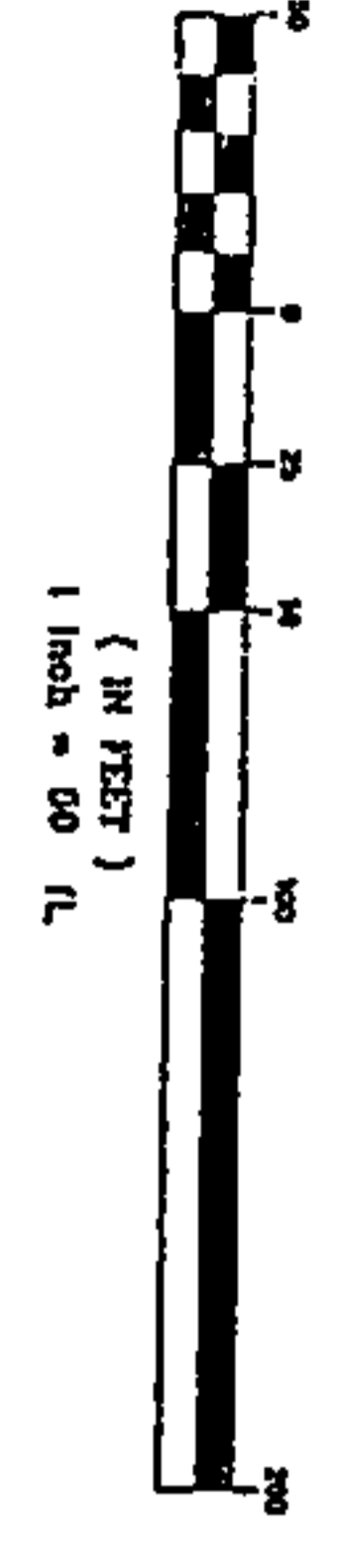
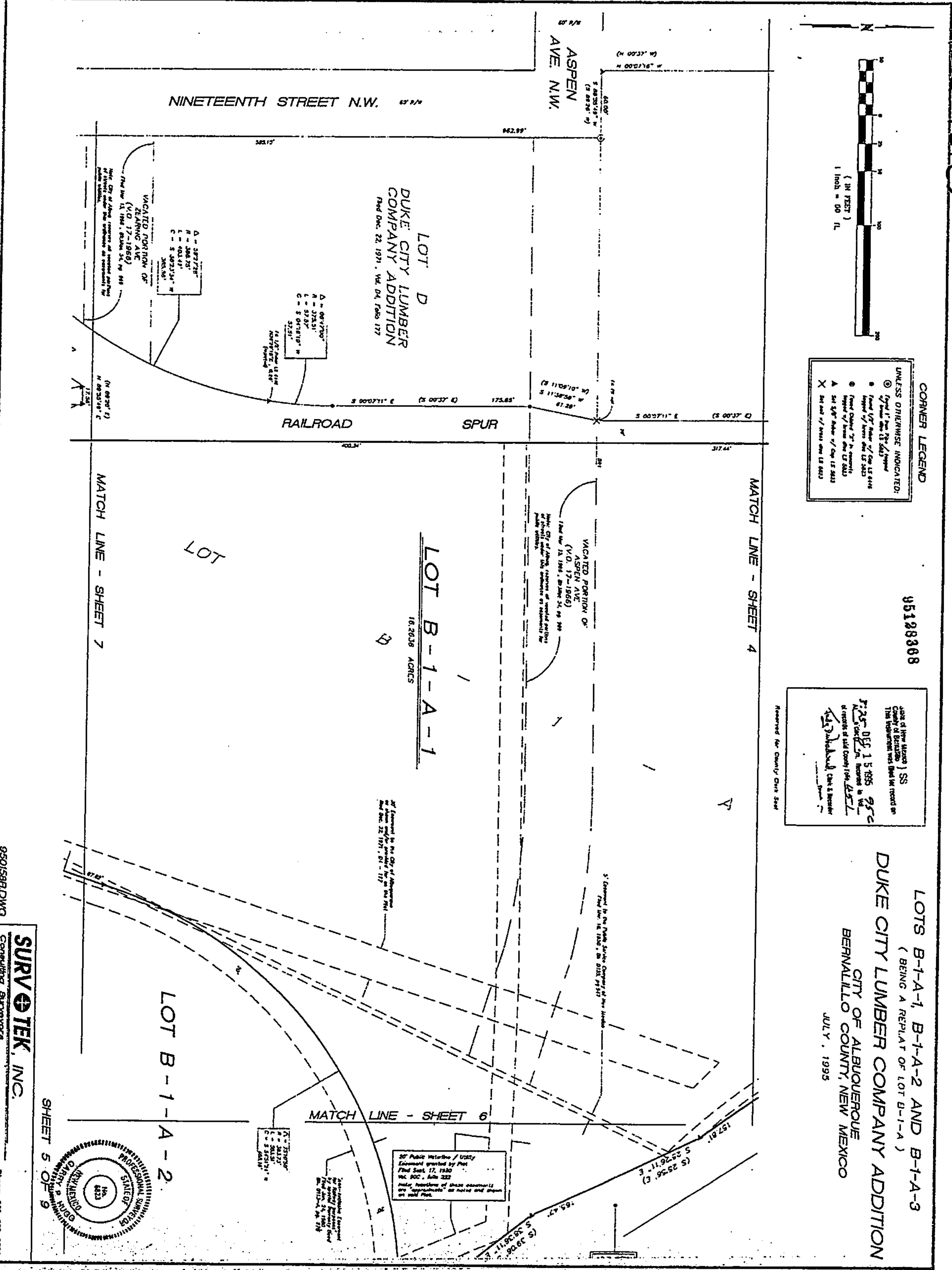


950158PLDWG

**SURVYTEK, INC.**  
Consulting Surveyors  
2615 Parkside Blvd., Albuquerque, N.M. 87114  
Phone: 840-877-5368  
Fax: 840-877-5377

95C-451(5)

95C-451(5)



**CORNER LEGEND**  
UNLESS OTHERWISE INDICATED:  
 (O) Found 1/2" Iron Nail  
 (X) Found 1/2" Iron Nail  
 (S) Found 1/2" Iron Nail  
 (N) Found 1/2" Iron Nail  
 (E) Found 1/2" Iron Nail  
 (W) Found 1/2" Iron Nail  
 (SE) Found 1/2" Iron Nail  
 (SW) Found 1/2" Iron Nail  
 (NE) Found 1/2" Iron Nail  
 (NW) Found 1/2" Iron Nail  
 (S 45° E) Found 1/2" Iron Nail  
 (N 45° W) Found 1/2" Iron Nail  
 (S 45° W) Found 1/2" Iron Nail  
 (N 45° E) Found 1/2" Iron Nail  
 (S 60° E) Found 1/2" Iron Nail  
 (N 60° W) Found 1/2" Iron Nail  
 (S 60° W) Found 1/2" Iron Nail  
 (N 60° E) Found 1/2" Iron Nail

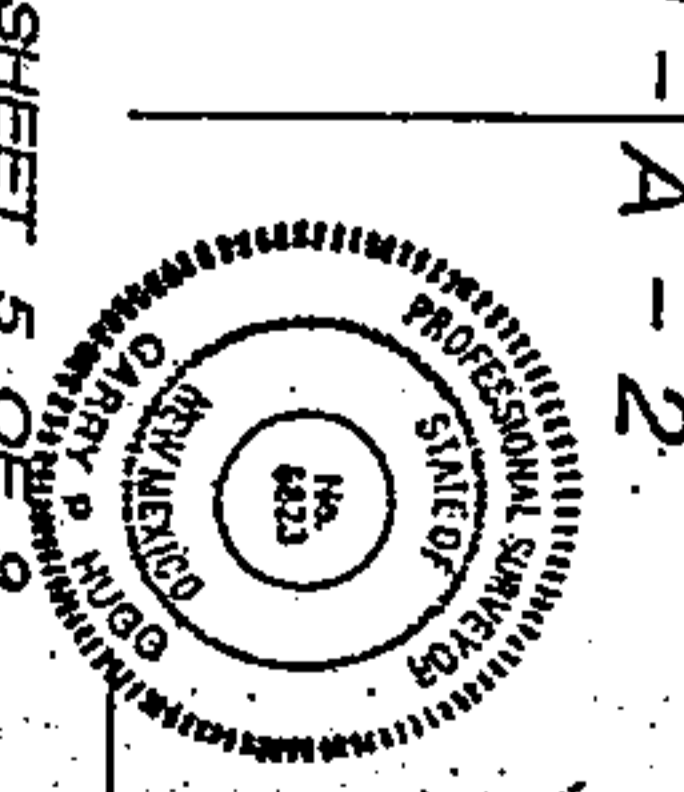
951298868

Case of New License SS  
 The Applicant has been in record on  
 7/25/95 Dec 15 1995 95C  
 at records of said County 194-1551  
 K. J. [Signature]  
 Recorder for County Clerk

LOTS B-1-A-1, B-1-A-2 AND B-1-A-3  
 ( BEING A REPLAT OF LOT B-1-A )  
 DUKE CITY LUMBER COMPANY ADDITION  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 1995

950158121WG

**SURVOTEK, INC.**  
 Consulting Surveyors  
 6643 Paradise Blvd. N.E. Albuquerque, New Mexico 87114  
 Phone: 505-887-2966  
 Fax: 505-887-2377



20' Public Utilities / Utility  
 Easement created by Plat  
 Plat Dec. 22, 1971  
 Vol. 04, Page 177  
 The easement is shown in  
 dashed lines on this plat.

Enclosed is the plat of  
 the proposed subdivision  
 of the land shown on  
 the plat of [Name]  
 Vol. 04, Page 177

95C-451(6)

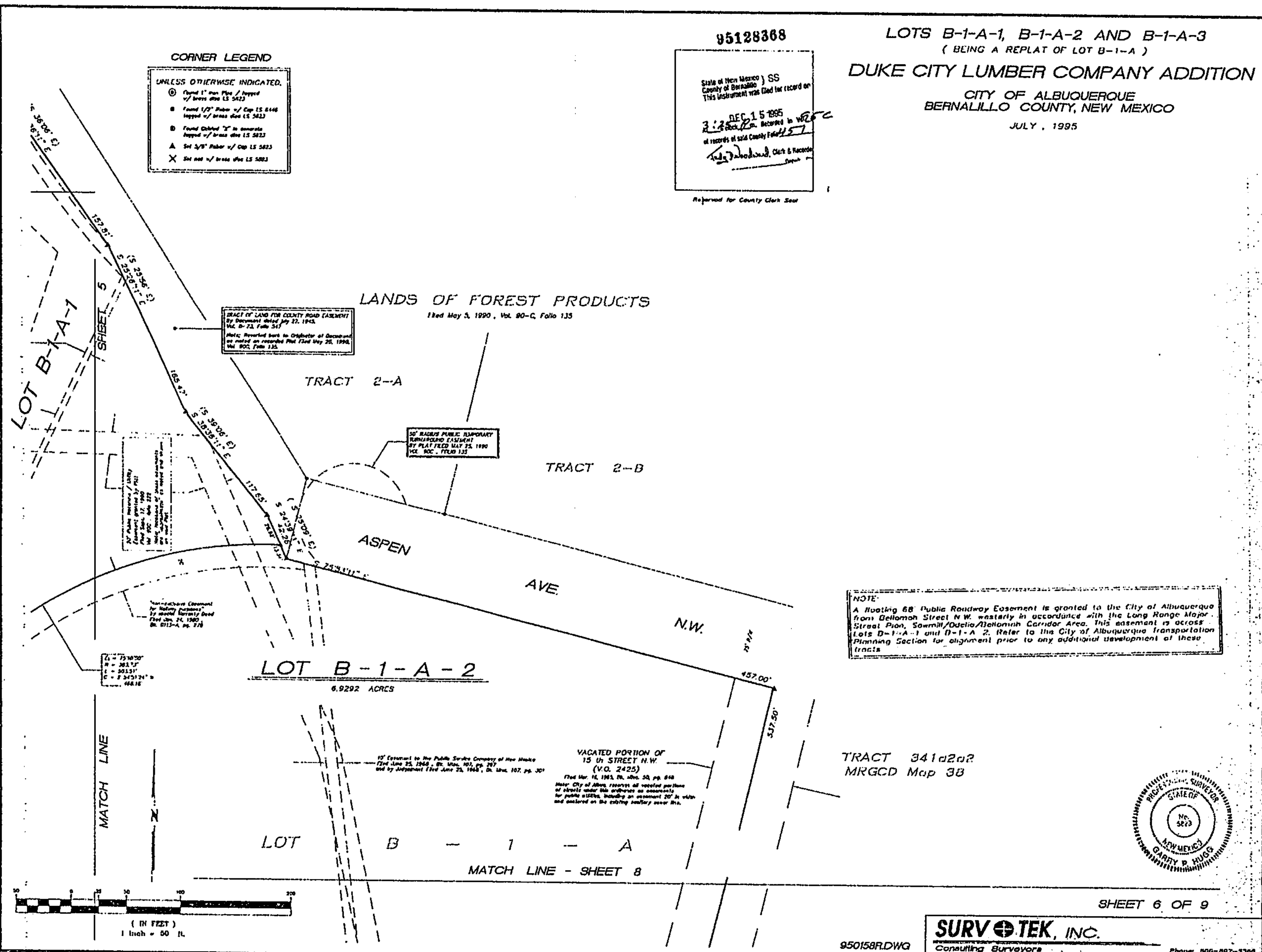
CORNER LEGEND

- UNLESS OTHERWISE INDICATED:
- ⊙ 1" Iron Pipe / capped / brass die LS 5823
  - Found 1/2" Rubber w/ Cap LS 8448 / capped w/ brass die LS 5823
  - ⊖ Found Galvanized "X" in concrete / capped w/ brass die LS 5823
  - ▲ Set 3/8" Rubber w/ Cap LS 5823
  - ✕ Set iron w/ brass die LS 5823

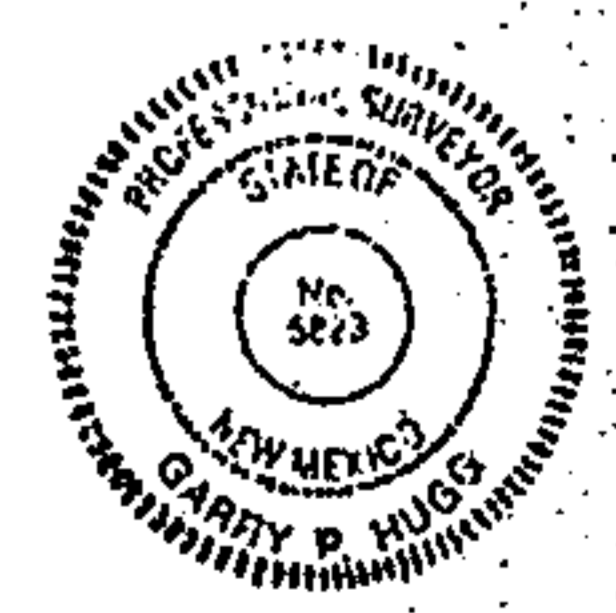
95128368

State of New Mexico )  
 County of Bernalillo )  
 This Instrument was filed for record on  
 DEC 15 1995  
 3:28 P.M. Recorded in Vol. 57  
 of records of said County Filed 15  
 [Signature]  
 Referred for County Clerk Seal

LOTS B-1-A-1, B-1-A-2 AND B-1-A-3  
 ( BEING A REPLAT OF LOT B-1-A )  
**DUKE CITY LUMBER COMPANY ADDITION**  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 1995



NOTE:  
 A Noting 68' Public Roadway Easement is granted to the City of Albuquerque from Bellomah Street N.W. westerly in accordance with the Long Range Major Street Plan, Sawmill/Oxley/Dehonish Corridor Area. This easement is across Lots B-1-A-1 and B-1-A-2. Refer to the City of Albuquerque Transportation Planning Section for alignment prior to any additional development of these tracts.



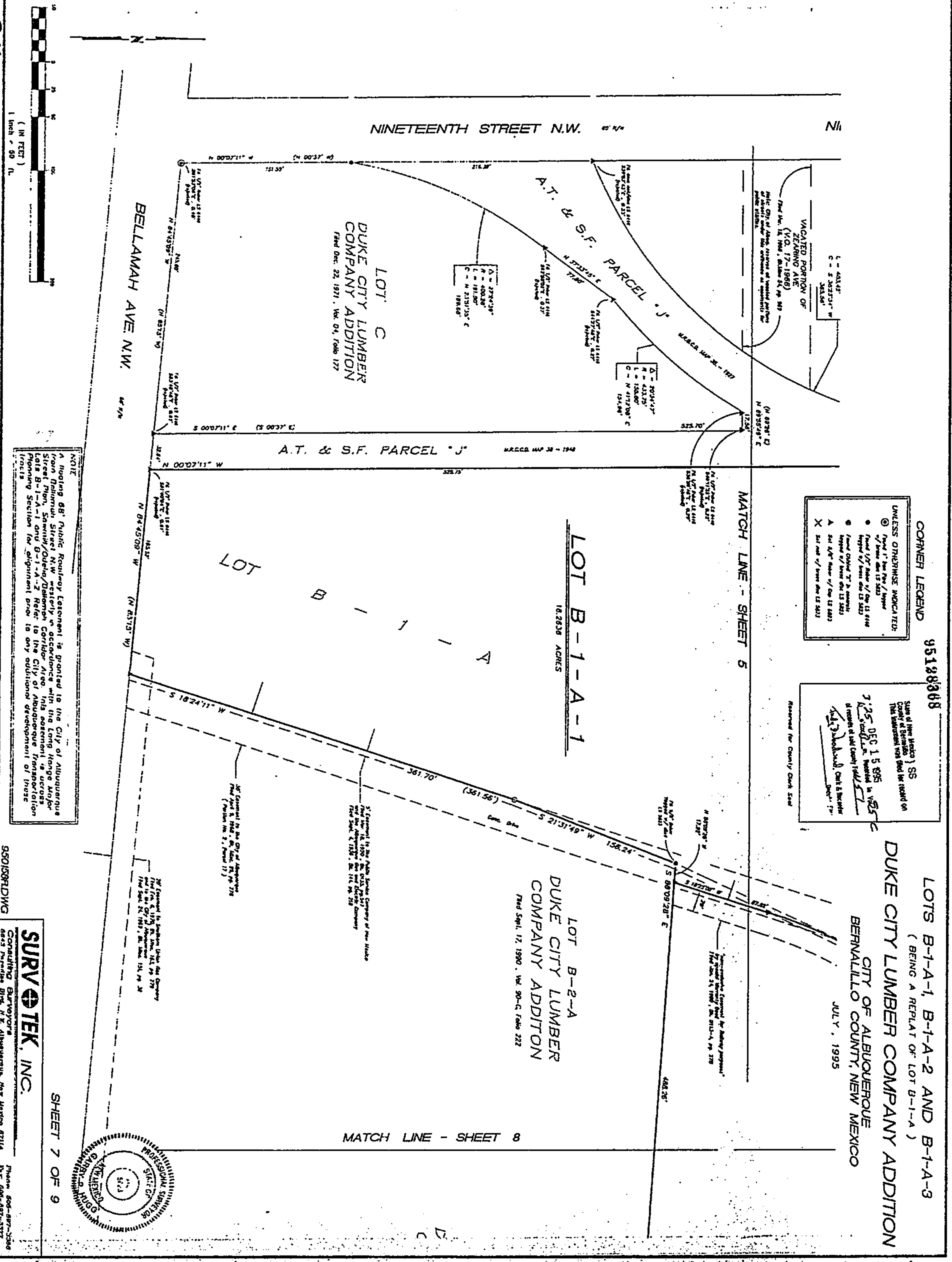
SHEET 6 OF 9

**SURVOTEK, INC.**  
 Consulting Surveyors  
 6842 Paradise Blvd., N.E. Albuquerque, New Mexico 87114  
 Phone: 505-887-3300  
 Fax: 505-887-3377

95C-451(6)

95C-451(7)

95C-451(7)



**CORNER LEGEND**

UNLESS OTHERWISE INDICATED:

- ⊙ Iron Pipe / Iron Nail
- Wood Stake 1/2" Dia
- Wood Stake 1/4" Dia
- ⊕ Found Old Iron Pipe 2" Dia
- ⊕ Found Old Iron Pipe 1.5" Dia
- ⊕ Found Old Iron Pipe 1.25" Dia
- ⊕ Found Old Iron Pipe 1" Dia

State of New Mexico ) SS  
 County of Bernalillo )  
 I, JAMES L. HARRIS, Surveyor,  
 do hereby certify that the above  
 plat is a true and correct copy  
 of the original on file in my  
 office.

7:25 DEC 15 1995  
 JAMES L. HARRIS, Surveyor

Received for County Clerk Seal

951288308

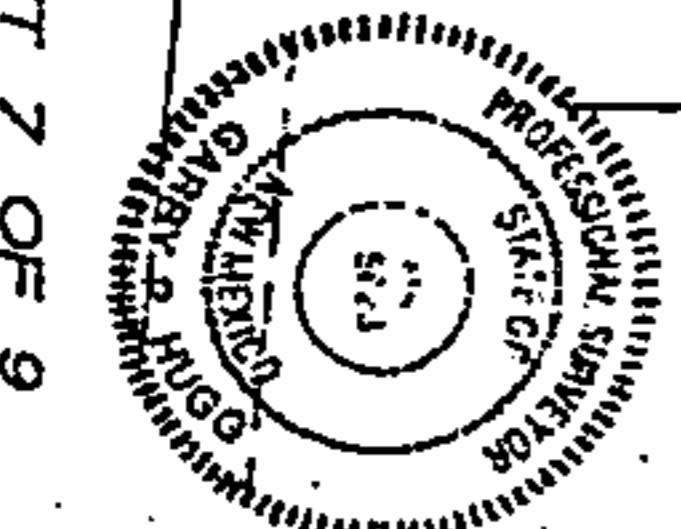
LOTS B-1-A-1, B-1-A-2 AND B-1-A-3  
 ( BEING A REPLAT OF LOT B-1-A )  
 DUKE CITY LUMBER COMPANY ADDITION  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 1995

**NOTE**

A Right-of-Way Easement is granted to the City of Albuquerque from Bellamah Street N.W. westerly to accordance with the plat of the Lot B-1-A-1 and B-1-A-2. Refer to the City of Albuquerque Transportation Planning Section for alignment and to any additional development of these lots.

55015891D1WG

**SURVYTEK, INC.**  
 Consulting Surveyors  
 6805 Avenida Blvd. N.E. Albuquerque, New Mexico 87114  
 Phone: 806-877-3266  
 Fax: 806-877-3377



SHEET 7 OF 9

95C-451(8)

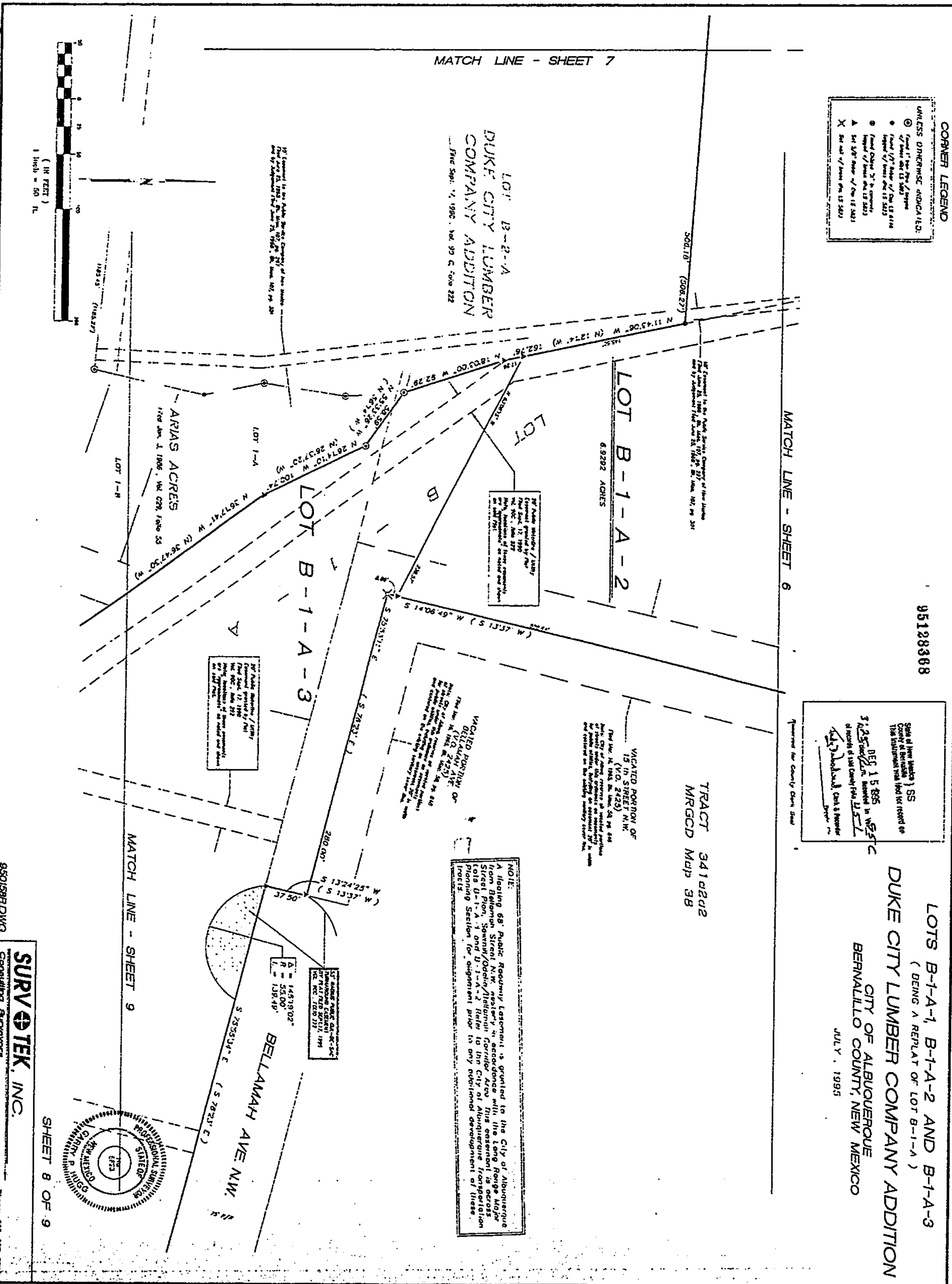
CORNER LEGEND

- UNLESS OTHERWISE INDICATED:
- Found 1" Iron Pipe Stake
- Found 1/2" Iron Pipe Stake
- Found 1/4" Iron Pipe Stake
- Found 3/8" Iron Pipe Stake
- Found 1/2" Iron Pipe Stake
- Found 3/4" Iron Pipe Stake
- Found 1" Iron Pipe Stake
- Found 1 1/2" Iron Pipe Stake
- Found 2" Iron Pipe Stake
- Found 3" Iron Pipe Stake
- Found 4" Iron Pipe Stake
- Found 6" Iron Pipe Stake
- Found 8" Iron Pipe Stake
- Found 10" Iron Pipe Stake
- Found 12" Iron Pipe Stake
- Found 14" Iron Pipe Stake
- Found 16" Iron Pipe Stake
- Found 18" Iron Pipe Stake
- Found 20" Iron Pipe Stake
- Found 24" Iron Pipe Stake
- Found 28" Iron Pipe Stake
- Found 32" Iron Pipe Stake
- Found 36" Iron Pipe Stake
- Found 40" Iron Pipe Stake
- Found 44" Iron Pipe Stake
- Found 48" Iron Pipe Stake
- Found 52" Iron Pipe Stake
- Found 56" Iron Pipe Stake
- Found 60" Iron Pipe Stake
- Found 64" Iron Pipe Stake
- Found 68" Iron Pipe Stake
- Found 72" Iron Pipe Stake
- Found 76" Iron Pipe Stake
- Found 80" Iron Pipe Stake
- Found 84" Iron Pipe Stake
- Found 88" Iron Pipe Stake
- Found 92" Iron Pipe Stake
- Found 96" Iron Pipe Stake
- Found 100" Iron Pipe Stake
- Found 104" Iron Pipe Stake
- Found 108" Iron Pipe Stake
- Found 112" Iron Pipe Stake
- Found 116" Iron Pipe Stake
- Found 120" Iron Pipe Stake
- Found 124" Iron Pipe Stake
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- Found 400" Iron Pipe Stake
- Found 404" Iron Pipe Stake
- Found 408" Iron Pipe Stake
- Found 412" Iron Pipe Stake
- Found 416" Iron Pipe Stake
- Found 420" Iron Pipe Stake
- Found 424" Iron Pipe Stake
- Found 428" Iron Pipe Stake
- Found 432" Iron Pipe Stake
- Found 436" Iron Pipe Stake
- Found 440" Iron Pipe Stake
- Found 444" Iron Pipe Stake
- Found 448" Iron Pipe Stake
- Found 452" Iron Pipe Stake
- Found 456" Iron Pipe Stake
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- Found 500" Iron Pipe Stake
- Found 504" Iron Pipe Stake
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- Found 568" Iron Pipe Stake
- Found 572" Iron Pipe Stake
- Found 576" Iron Pipe Stake
- Found 580" Iron Pipe Stake
- Found 584" Iron Pipe Stake
- Found 588" Iron Pipe Stake
- Found 592" Iron Pipe Stake
- Found 596" Iron Pipe Stake
- Found 600" Iron Pipe Stake
- Found 604" Iron Pipe Stake
- Found 608" Iron Pipe Stake
- Found 612" Iron Pipe Stake
- Found 616" Iron Pipe Stake
- Found 620" Iron Pipe Stake
- Found 624" Iron Pipe Stake
- Found 628" Iron Pipe Stake
- Found 632" Iron Pipe Stake
- Found 636" Iron Pipe Stake
- Found 640" Iron Pipe Stake
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- Found 696" Iron Pipe Stake
- Found 700" Iron Pipe Stake
- Found 704" Iron Pipe Stake
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- Found 712" Iron Pipe Stake
- Found 716" Iron Pipe Stake
- Found 720" Iron Pipe Stake
- Found 724" Iron Pipe Stake
- Found 728" Iron Pipe Stake
- Found 732" Iron Pipe Stake
- Found 736" Iron Pipe Stake
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- Found 744" Iron Pipe Stake
- Found 748" Iron Pipe Stake
- Found 752" Iron Pipe Stake
- Found 756" Iron Pipe Stake
- Found 760" Iron Pipe Stake
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- Found 768" Iron Pipe Stake
- Found 772" Iron Pipe Stake
- Found 776" Iron Pipe Stake
- Found 780" Iron Pipe Stake
- Found 784" Iron Pipe Stake
- Found 788" Iron Pipe Stake
- Found 792" Iron Pipe Stake
- Found 796" Iron Pipe Stake
- Found 800" Iron Pipe Stake
- Found 804" Iron Pipe Stake
- Found 808" Iron Pipe Stake
- Found 812" Iron Pipe Stake
- Found 816" Iron Pipe Stake
- Found 820" Iron Pipe Stake
- Found 824" Iron Pipe Stake
- Found 828" Iron Pipe Stake
- Found 832" Iron Pipe Stake
- Found 836" Iron Pipe Stake
- Found 840" Iron Pipe Stake
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- Found 860" Iron Pipe Stake
- Found 864" Iron Pipe Stake
- Found 868" Iron Pipe Stake
- Found 872" Iron Pipe Stake
- Found 876" Iron Pipe Stake
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- Found 884" Iron Pipe Stake
- Found 888" Iron Pipe Stake
- Found 892" Iron Pipe Stake
- Found 896" Iron Pipe Stake
- Found 900" Iron Pipe Stake
- Found 904" Iron Pipe Stake
- Found 908" Iron Pipe Stake
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- Found 932" Iron Pipe Stake
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- Found 992" Iron Pipe Stake
- Found 996" Iron Pipe Stake
- Found 1000" Iron Pipe Stake

95128368

State of New Mexico ) SS  
 County of Bernalillo )  
 I, John J. [Signature], Clerk of the County of Bernalillo, do hereby certify that the foregoing is a true and correct copy of the original as recorded in the County Clerk's Office on this 15th day of July, 1995.

LOTS B-1-A-1, B-1-A-2 AND B-1-A-3  
 ( BEING A REPLAT OF LOT B-1-A )  
 DUKE CITY LUMBER COMPANY ADDITION  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 1995



95C-451(8)

6501587D1WG

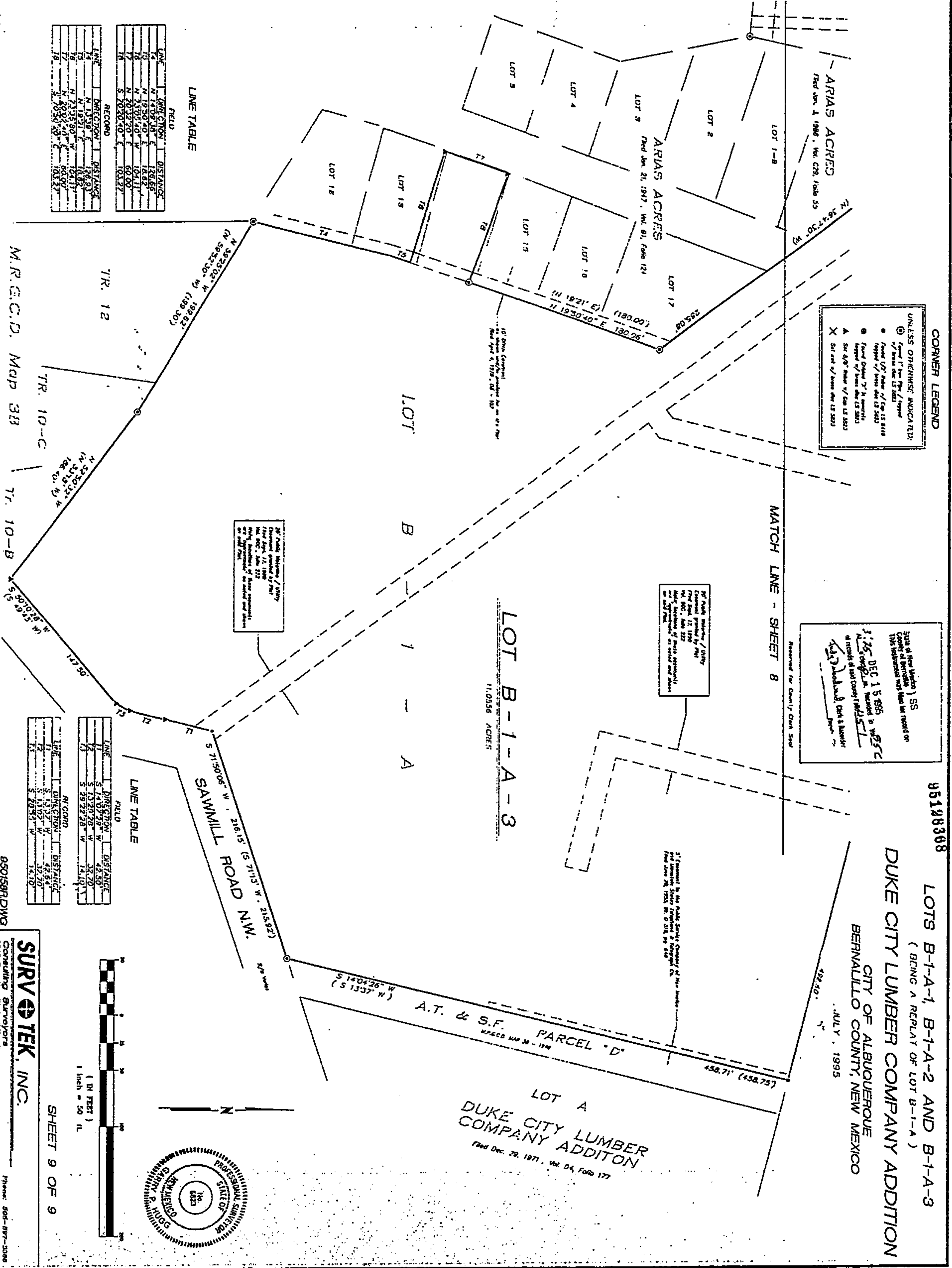
**SURVATEK, INC.**  
 Consulting Surveyors  
 6025 Pennington Ave. N.E. Albuquerque, New Mexico 87113  
 Phone: 505-897-5200  
 Fax: 505-897-5277

SHEET 8 OF 9



95C-451(9)

95C-451(9)



**CORNER LEGEND**  
 UNLESS OTHERWISE INDICATED:  
 (O) Found 1" Iron Pipe / Support  
 (X) Found 1/2" Iron Pipe / Support  
 (A) Found 3/4" Iron Pipe / Support  
 (S) Found 1" Iron Pipe / Support  
 (X) Set 1/2" Iron Pipe / Support  
 (X) Set 3/4" Iron Pipe / Support  
 (X) Set 1" Iron Pipe / Support

State of New Mexico ) SS  
 I, JAMES H. HARRIS, Surveyor  
 do hereby certify that the above  
 is a true and correct copy of the  
 original of said survey filed in  
 my office on this 15th day of  
 December, 1995.  
 JAMES H. HARRIS, Surveyor

1" Found 1/2" Iron Pipe / Support  
 Found Dec. 12, 1995  
 M.C. 222  
 M.C. 222  
 M.C. 222  
 M.C. 222

1" Found 1/2" Iron Pipe / Support  
 Found Dec. 12, 1995  
 M.C. 222  
 M.C. 222  
 M.C. 222  
 M.C. 222

FIELD

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| 1    | N 14°08'20" E | 126.87   |
| 2    | N 1°05'40" E  | 109.11   |
| 3    | N 20°13'20" E | 107.60   |
| 4    | S 10°20'40" E | 103.32   |

RECORD

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| 1    | N 14°08'20" E | 126.87   |
| 2    | N 1°05'40" E  | 109.11   |
| 3    | N 20°13'20" E | 107.60   |
| 4    | S 10°20'40" E | 103.32   |

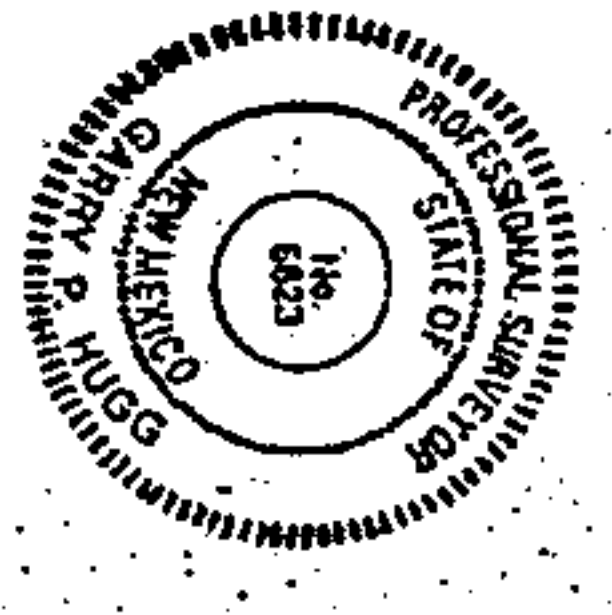
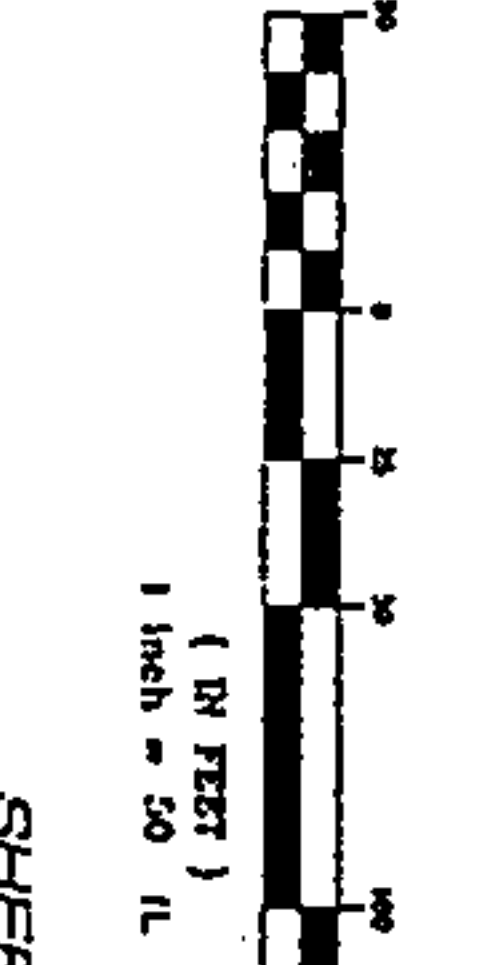
FIELD

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| 1    | S 1°13'37" W  | 458.75   |
| 2    | S 14°04'26" W | 422.50   |
| 3    | S 71°50'05" W | 216.15   |
| 4    | S 71°50'05" W | 216.15   |

RECORD

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| 1    | S 1°13'37" W  | 458.75   |
| 2    | S 14°04'26" W | 422.50   |
| 3    | S 71°50'05" W | 216.15   |
| 4    | S 71°50'05" W | 216.15   |

**SURVATEK, INC.**  
 CONSULTING SURVEYORS  
 1025 PAVILION DRIVE, N.E. ALBUQUERQUE, NEW MEXICO 87114  
 PHONE: 505-887-3068  
 FAX: 505-887-3077



SHEET 9 OF 9

95198368

LOTS B-1-A-1, B-1-A-2 AND B-1-A-3  
 ( BEING A REPLAY OF LOT B-1-A )  
 DUKE CITY LUMBER COMPANY ADDITION  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 1995

LOT A  
 DUKE CITY LUMBER  
 COMPANY ADDITION  
 Filed Dec. 29, 1971, Vol. 54, Folio 177

A.T. & S.F. PARCEL "D"  
 MAPED MAP M - 194

SAWMILL ROAD N.W.  
 S 71°50'05" W 216.15 (S 71°13' W 215.927)

LOT B-1-A-3  
 11.0356 ACRES

MATCH LINE - SHEET 8

ARIAS ACRES  
 Filed Jan. 1, 1986, Vol. C29, Folio 55

ARIAS ACRES  
 Filed Jan. 21, 1947, Vol. B1, Folio 124

M.R.C.D. Map 33

TR. 12

TR. 10-C

TR. 10-B

85018RDWG

CITY COMMISSION  
March 9, 1965  
V-428

70  
44256

ORDINANCE NO. 2425

848

AN ORDINANCE VACATING PORTIONS OF 15TH STREET NW AND BELLAMAH AVENUE NW, AND DECLARING AN EMERGENCY.

WHEREAS there has heretofore been dedicated and conveyed to the City of Albuquerque, New Mexico certain easements for street purposes as described below; and

WHEREAS said portions of these streets are not needed for public use except for easements reserved by Section 2 hereof,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALBUQUERQUE, NEW MEXICO:

SECTION 1. The portion of Fifteenth Street NW extending from the northeasterly right-of-way line of Millpond Road NW to the southerly right-of-way line of Aspen Avenue NW, and the portion of Bellamah Avenue NW extending from the northeasterly right-of-way line of Millpond Road NW to a point 80 ft. west of the westerly boundary of the AT&SF Millway Parcel F shall be and the same are hereby closed and vacated subject to easements reserved by Section 2 hereof.

SECTION 2. The City hereby reserves all of the vacated streets described in Section 1 as easements for public utilities, whether municipally or privately owned, which may be necessary for public use and benefit at the present time or in the future, including an easement 20 ft. in width and centered on the existing sanitary sewer line in the above-described portions of Bellamah Avenue and Fifteenth Street.

SECTION 3. Immediately upon the effective date of this ordinance, the land above-described shall be effectively vacated, and the City of Albuquerque by this ordinance disclaims from such date any further interest therein except for easements reserved in Section 2 hereof.

SECTION 4. This ordinance is an emergency measure because of urgent public need and will be effective upon passage and publication according to law.

ADOPTED March 9, 1965  
*[Signature]*  
Chairman, City Commission, Albuquerque, N.M.

ATTEST: \_\_\_\_\_, City Clerk

*[Signature]*

State of New Mexico  
County of Bernalillo  
This instrument was filed for record on  
9-11 MAR 16 1965  
At \_\_\_\_\_ m. Recorded in Vol. 58  
of records of said County Folio 248  
*[Signature]* Deputy Clerk

APPROVED AS TO FORM  
Date: 3-5-65  
*[Signature]*  
FRANK MORAN, CITY ATTORNEY

APPROVED AS TO DESCRIPTION  
Date: 3-5-65  
*[Signature]*  
WILLIAM T. STEVENS, CITY ENGINEER

15th St.  
Public Utility  
Easement  
Reservation



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

Date: January 12, 2012

## **OFFICIAL NOTIFICATION OF DECISION**

**FILE: Project # 1009046**  
11EPC-40084 Sector Development Plan Zone  
Map Amendment  
11EPC-40085 Site Development Plan for  
Subdivision

Sawmill Crossing, LLC.  
7400 Hancock NE, Ste. B  
Albuquerque, NM 87109

### **LEGAL DESCRIPTION:**

Mark Goodwin & Associates, P.A. agent for Sawmill Crossing, LLC, requests the above actions for all or a portion of Tract B-1-A-2, Duke City Lumber Company Addn., zoned SU-2/S-I to SU-2/SU-1 for PRD, located on Aspen Avenue, between Rio Grande Boulevard and 12<sup>th</sup> Street containing approximately 7 acres. (H-13)  
Randall Falkner, Staff Planner

On January 12, 2012, the Environmental Planning Commission voted to APPROVE Project 1009046 / 11EPC-40084, a request for a Sector Development Plan Zone Map Amendment based on the following Findings and subject to the following Conditions:

### **FINDINGS**

1. This is a request for a sector development plan zone map amendment from SU-2/S-I to SU-2/SU-1 for PRD on a vacant 6.9 acre parcel of land located on Aspen Avenue between Rio Grande Boulevard and 12<sup>th</sup> Street. The site comprises Tract B-1-A-2, Duke City Lumber Company Addn.
2. The applicant intends to provide 80 small to medium sized townhomes, in arrangements of two, three or four attached units. The site would be built in two phases. Phase I (the nw portion of the site) would contain 27 lots for townhomes, a 20' SAS easement, and a 0.25 acre ponding area. Phase II (the eastern portion of the site) would contain 53 lots for townhomes.

OFFICIAL NOTICE OF DECISION

PROJECT #1009046

JANUARY 12, 2012

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3. The subject site is currently zoned SU-2/S-I (per the Sawmill/Wells Park Sector Development Plan). The proposed use would not be permissive under the existing zoning. The proposed zoning is SU-2/SU-1 for PRD. The proposed use would be permissive under the proposed zoning.
4. The Environmental Planning Commission (EPC) is hearing the case because zone map amendments must receive approval from the EPC and development of an SU-1 zone may only occur in conformance with an approved site development plan. The applicant has provided justification for the zone map amendment pursuant to R270-1980 and an accompanying site development plan for subdivision with design standards.
5. The site is located in the Central Urban Area of the Comprehensive Plan (the Central Urban Area is a portion of the Established Urban Area) and is within the boundaries of the Sawmill/Wells Park Metropolitan Redevelopment Area Plan and the Sawmill/Wells Park Sector Development Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the Sawmill/Wells Park Metropolitan Redevelopment Area Plan, the Sawmill/Wells Park Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. A request for a site development plan for subdivision (11EPC 40085) accompanies this request.
8. The Sawmill/Wells Park Sector Development Plan (SWPSDP) applies to this request. The SWPSDP states that the EPC shall consider all General SU-2 Regulations when reviewing SU-1 zoning applications. The request complies with most applicable General SU-2 Regulations of the SWPSDP and Zoning Code Regulations. However, there are some instances of non-compliance (exceptions), including min. lot size, min. rear yard setback, min. 2<sup>nd</sup> story side setback, min. front yard setback, min. 2<sup>nd</sup> story front setback, max. garage frontage, min. garage setback, perimeter wall location, max. driveway width, 2<sup>nd</sup> story roof slope, and min. off-street parking spaces. When analyzing these exceptions staff kept in mind the community goals of the SWPSDP and the SWPMRAP. Staff found that the exceptions meet all of the applicable goals and policies of both SWPSDP and the SWPMRAP and did not pose a threat to the community, and that the departure from the regulations is acceptable. The applicant will seek to obtain an encroachment agreement for the perimeter wall location.
9. The applicant provided an adequate justification for the sector development plan zone map amendment pursuant to Resolution 270-1980:

- A. The proposed zone change request is consistent with the health, safety, morals, and general welfare of the City. The site, which is a former lumber yard, was declared a slum or blighted area by the SWPMRAP in 2006. Concrete slabs and unused overhead power lines will be removed with this request. The request will help eliminate blight and convert vacant unused property into new affordable housing. The request proposes residential uses, instead of industrial uses, which will result in less noise, cleaner air, and enhanced pedestrian walkways and landscaping throughout the site.
- B. The request for SU-2/SU-1 for PRD will provide stability of land use and zoning. The applicant has provided sufficient justification as to why the change should be made. The proposed zoning facilitates development of a lot that has been vacant for decades and will help stabilize land use in the area.
- C. The request furthers applicable policies of the Comprehensive Plan, Sawmill/Wells Park Sector Development Plan, and the Sawmill/Wells Park Metropolitan Redevelopment Area Plan, including the following:
  - i. Central Urban Area Policy II.B.6b – The zone change request will upgrade efforts in neighborhoods within the Central Urban Area and will create linkages between residential areas and cultural/arts/recreation facilities. The site is close to retail and service areas and the request will improve pedestrian connections on and around the site, which will allow pedestrians greater opportunities to access these areas.
  - ii. Established Urban Area Policy II.B.5a – The zone change request will allow a full range of urban land uses. The request will add residential townhomes to the variety of uses (warehousing and storage, manufacturing, park, and multi-family and single-family residential) that are in close proximity to the site.
  - iii. Established Urban Area Policy II.B.5d – The zone change request will respect existing neighborhood values by providing new residential development (townhomes) on a parcel of land that has been vacant for decades and by downzoning the site from SU-2/S-I (Sawmill Industrial Zone) to SU-2/SU-1 for PRD (Planned Residential Development). The request will be compatible with the residential developments to the south and west. There are still opportunities for jobs in the surrounding area.
  - iv. Established Urban Area Policy II.B.5e – The zone change request will provide infill development on vacant land that is contiguous to existing urban facilities and services. The integrity of the neighborhood would be ensured by allowing an SU-1 zone (permits EPC site plan control and neighborhood participation at a public hearing), by downzoning the site from industrial to residential, and by developing a site that has been vacant for many years.
  - v. Established Urban Area Policy II.B.5h – The zone change request for SU-2/SU-1 for PRD is located in an area with excellent access to the major street network, is compatible with existing area land uses where adequate infrastructure is or will be available, and provides a transition between

OFFICIAL NOTICE OF DECISION

PROJECT #1009046

JANUARY 12, 2012

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residential housing (multi-family and single-family) to the south and west and warehousing and storage uses to the north and east.

- vi. Established Urban Area Policy II.B.5o – The zone change request would allow for redevelopment and rehabilitation of an older neighborhood. The subject site has been vacant for decades. The zone change request from SU-2/SU-I to SU-2/SU-1 for PRD would re-develop a vacant industrial property with affordable residential (townhomes) housing.
  - vii. Air Quality Policy II.C.1d – The zone change request from an industrial zone to a residential zone will safeguard public health and enhance the quality of life. Air quality will be protected by providing a balanced circulation system that encourages mass transit use and alternative means of transportation while providing sufficient roadway capacity to meet mobility and access needs.
  - viii. Noise Policy II.C.4a – The zone change request will protect the public health and welfare by reducing noise and by integrating noise considerations into the planning process so that future noise/land use conflicts are prevented.
  - ix. Housing Policy II.D.5a – The zone change request from SU-2/S-I to SU-2/SU-1 for PRD will increase the supply of affordable housing and increase the opportunity to obtain standard housing for a reasonable proportion of income assured.
  - x. SWPMRAP Housing Goal – The zone change request will enhance the Sawmill/Wells Park area as mixed-income by providing a permanent mix of affordable and market-rate homes.
  - xi. SWPSDP Community Goals – The request will ensure compatibility between housing and businesses, improve area appearance, improve and expand housing, and reuse vacant land in ways that will promote plan goals. The request will convert vacant industrial land that was once part of a lumber yard into attractive affordable housing.
- D. 2. The applicant has demonstrated that changed neighborhood and community conditions justify the change. Over the last several years, the area has changed from an industrial site to one with mixed uses including residential. In 2005 the Sawmill/Wells Park Community Redevelopment Area Plan envisioned the area as a Neighborhood Residential Sub-Area. This subarea is to promote a safe environment for mixed-income families, owner-occupied housing and reinvestment in the area.
3. The applicant has also shown that a different use category is more advantageous to the community as articulated in the Comprehensive Plan, the Sawmill/Wells Park Metropolitan Redevelopment Area Plan, and the Sawmill/Wells Park Sector Development Plan. The applicant has sited a preponderance of policies in these plans that justify the request.
- E. The request would not be harmful to adjacent property, the neighborhood, or the community. The proposed zoning will allow for the removal of existing concrete slabs and unused overhead power lines that no longer further the goals of the area. The site

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PROJECT #1009046

JANUARY 12, 2012

Page 5 of 8

plan identifies appropriate residential uses on the subject site. Similar uses have been developed to the south and the west. Warehousing and industrial uses are still in use to the east and to the north. The development will use walls, landscaping, and 18 foot rear yard setbacks to buffer the site from these areas. The proposed uses do not pose a threat to the surrounding community.

- F. The request will not require major unprogrammed capital expenditures by the City. The request will require infrastructure improvements, which are the responsibility of the developer.
- G. The cost of land or other economic considerations are not the determining factor for the change of zone.
- H. The request is located on Aspen Avenue, which is not a collector or major street.
- I. The 10-acre site (Sawmill Village) that abuts the subject site to the south contains the same zoning (SU-2/SU-1 for PRD). As a result, the requested zoning is not a spot zone.
- J. The request does not constitute a strip zone.

10. Letters of opposition to the request have been received.

11. A facilitated meeting was not recommended by the Office of Neighborhood Coordination; however, the applicant and agent have met privately with the neighborhoods and surrounding property owners on a couple of occasions to discuss the project.

**CONDITIONS**

1. Pursuant to Zoning Code Section 14-16-4-1(C)(11), a zone map amendment does not become official until all Conditions/Requirements of Approval are met. If such requirements are not met within six months after the date of final City approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.
  2. Concurrent Platting action required.
  3. Final DRB sign-off of the accompanying site development plan (11EPC 40085).
-

On January 12, 2012, the Environmental Planning Commission voted to DEFER Project 1009046 / 11EPC-40085, a request for a Site Development Plan for Subdivision to the Environmental Planning Commission Hearing on February 9, 2012, based on the following Findings:

## **FINDINGS**

1. This is a request for a site development plan for subdivision on a vacant 6.9 acre parcel of land located on Aspen Avenue between Rio Grande Boulevard and 12<sup>th</sup> Street. The site comprises Tract B-1-A-2, Duke City Lumber Company Addn.
2. The applicant intends to provide 80 small to medium sized townhomes, in arrangements of two, three or four attached units. The site would be built in two phases. Phase I (the nw portion of the site) would contain 27 lots for townhomes, a 20' SAS easement, and a 0.25 acre ponding area. Phase II (the eastern portion of the site) would contain 53 lots for townhomes.
3. The site is located in the Central Urban Area of the Comprehensive Plan (the Central Urban Area is a portion of the Established Urban Area) and is within the boundaries of the Sawmill/Wells Park Metropolitan Redevelopment Area Plan and the Sawmill/Wells Park Sector Development Plan.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the Sawmill/Wells Park Metropolitan Redevelopment Area Plan, the Sawmill/Wells Park Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. A request for a sector development plan zone map amendment (11EPC 40084) accompanies this request.
6. Letters of opposition to the request have been received. There are neighborhood concerns about zoning exceptions, design, traffic, energy efficiency, integration with surrounding areas, pedestrian connectivity, walls, affordable housing, open space, railroad tracts, and safety.
7. A facilitated meeting was not recommended by the Office of Neighborhood Coordination; however, the applicant and agent have met privately with the neighborhoods and surrounding property owners on a couple of occasions to discuss the project.
8. A deferral is warranted in order to provide time for the Neighborhood Associations, the Sawmill Community Land Trust, and the Sawmill Advisory Council to meet with the



OFFICIAL NOTICE OF DECISION

PROJECT #1009046

JANUARY 12, 2012

Page 7 of 8

applicant. The EPC recommends a facilitated meeting take place between the applicant and any affected Neighborhood Associations and Coalitions.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 27, 2012** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2. of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,

Deborah Stover  
Planning Director

DS/CH/mc

cc: Sawmill Crossing, LLC, 7400 Hancock NE Suite B, Albuquerque, NM 87109  
John MacKenzie, Mark Goodwin & Assoc., P.O. Box 90606, Albuquerque, NM 87199  
Betsy Najjar, Sawmill Area N.A., 916 19<sup>th</sup> St. NW, Albuquerque, NM 87104  
Judy Gallegos, Sawmill Area N.A., 1036 18<sup>th</sup> ST. NW, Albuquerque, NM 87104  
Connie Chavez, P.O. Box 25181, Albuquerque, NM 87125  
Wendy Statkus, P.O. Box 25181, Albuquerque, NM 87125  
Chris Catechis, 5733 Guadalupe Trail NW, Albuquerque, NM 87107  
David Wood, 158 Pleasant NW, Albuquerque, NM 87107  
Wade Patterson, 990 18<sup>th</sup> St NW, Albuquerque, NM 87104  
Christopher Cates, 1801 Bellamah NW #320, Albuquerque, NM 87104  
Lora Lucero, 1323n 15<sup>th</sup> St NW, Albuquerque, NM 87104  
Beth Lehman, 1215 Summer NW, Albuquerque, NM 87104  
Pete Lopez, 1214 Arias Ave NW, Albuquerque, NM 87104  
Jerry Miller, 1715 5<sup>th</sup> St NW, Albuquerque, NM 87102  
Lorrain McInnis, 1500 15<sup>th</sup> St NW, Albuquerque, NM 87104

Public Service Company of New Mexico  
Land Services Department  
Alvarado Square  
Mailstop 2101  
Albuquerque, NM 87158-2101  
Department Phone : 505 241-4440  
Department Fax : 505 241-2376  
www.pnm.com



*PNM Condl's*

PNM first concern is the safe and reliable operation of its electric transmission system

PNM met with Mr. John MacKenzie of Mark Goodwin and Associates, PA

- Mr. Mackenzie agreed to expand the easement around the transmission pole in the northern portion of the development for truck access.
- Proposed playground equipment will be moved farther away from transmission line (at least 40' away).
- The proposed landscaping will be changed to use tree species, which will be shorter at maturity around transmission line easement (15' max height).
- The existing easement will be expanded from 10 to 20 feet in width.
- Vertical clearance ~13ft for roofs not accessible to pedestrians. Any structure that does not meet horizontal clearance, must meet vertical.
- PNM will continue to work with developers to safely develop property in relation to its transmission system.

OFFICIAL NOTICE OF DECISION

PROJECT #1009046

FEBRUARY 9, 2012

Page 6 of 7

Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,



*for* Deborah Stover  
Planning Director

DS/RF/mc

cc: Sawmill Crossing, LLC, 7400 Hancock NE Suite B, Albuquerque, NM 87109  
John MacKenzie, Mark Goodwin & Assoc., P.O. Box 90606, Albuquerque, NM 87199  
Betsy Najjar, Sawmill Area N.A., 916 19<sup>th</sup> St. NW, Albuquerque, NM 87104  
Judy Gallegos, Sawmill Area N.A., 1036 18<sup>th</sup> ST. NW, Albuquerque, NM 87104

OFFICIAL NOTICE OF DECISION

PROJECT #1009046

FEBRUARY 9, 2012

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Services Department to coordinate removal of any distribution facilities and any easement vacation; it is also necessary to contact PNM's New Service Delivery Department to coordinate electric service and options for the location of electric service equipment regarding this project. PNM's standard for public utility distribution easements is 10 feet in width to ensure adequate, safe clearances.

- c. It will be necessary to review tree placement and height at maturity, sign location and height, and lighting height along the existing 46kV transmission line that bisects the property in order to ensure sufficient safety clearances and to avoid interference with the existing electric line. PNM's standard is for trees to be planted outside the PNM easement.
  - d. As a condition, screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.
  - e. The site development plan for subdivision shall be adjusted to be in compliance with the comments of PNM as handed out at the hearing.
7. The applicant shall provide pedestrian connectivity to the property to the south where feasible.
  8. The site development plan for subdivision shall be adjusted if and as necessary to meet the approval of the City Fire Marshall.
  9. The summary of plan exceptions and variances to the General SU-2 Regulations of the SWPSDP and to the Zoning Code on Sheet 3 of 6 shall be deleted.
  10. Handicapped accessible units may be less than two stories.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY FEBRUARY 24, 2012 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.**

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning

OFFICIAL NOTICE OF DECISION

PROJECT #1009046

FEBRUARY 9, 2012

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**CONDITIONS**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. On Sheet 2 (Site Design Standards), XII. NOISE, A. Lot 46 shall be changed to Lot 45.
4. The 6-foot wide pedestrian trail between the townhomes shall contain pedestrian lighting in the form of 3-foot tall bollards. Bollards shall be provided every 100 feet along the pedestrian trail.
5. Conditions from City Engineer, Municipal Development and NMDOT:
  - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
  - c. Site Development Plan for Building Permit needs to be delegated to Building Permit. Please rephrase the statement for delegation on the Site Plan under the heading of Approval Process.
  - d. Details regarding the railway crossing must be clarified prior to approval by the DRB.
  - e. Concurrent Platting Action required at Development Review Board (DRB).
  - f. An approved Conceptual Grading and Drainage Plan is required for DRB approval.
  - g. All easements need to be shown and labeled on Site Plan.
  - h. Site plan shall comply and be designed per DPM Standards.
6. Conditions from Public Service Company of New Mexico:
  - a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
  - b. An existing 46kV overhead electric transmission line bisects the subject property from north to south. An electric distribution line is also located on the east side of the property. As a condition, it is necessary for the developer to contact PNM's Land

OFFICIAL NOTICE OF DECISION

PROJECT #1009046

FEBRUARY 9, 2012

Page 3 of 7

- e. Established Urban Area Policy II.B.5o – The request would allow for redevelopment and rehabilitation of an older neighborhood. The subject site has been vacant for decades. The request would re-develop a vacant industrial property with affordable residential (townhomes) housing.
  - f. Noise Policy II.C.4a – The request will protect the public health and welfare by reducing noise and by integrating noise considerations into the planning process so that future noise/land use conflicts are prevented.
  - g. Developed Landscape Policy II.C.8d – The request would provide low water use and native vegetation that would control water erosion and dust, and create a pleasing visual environment.
  - h. Transportation and Transit Policy II.D.4g – The request will promote and integrate pedestrian opportunities into development to create safe and pleasant non-motorized travel conditions. The request will provide a 6 foot-wide north-south pedestrian walkway that ends at the south end of the site. When properties to the south are developed further there will be opportunities to complete the pedestrian link.
  - i. Housing Policy II.D.5a – The request will increase the supply of affordable housing and increase the opportunity to obtain standard housing for a reasonable proportion of income assured.
  - j. SWPMRAP Housing Goal – The request will enhance the Sawmill/Wells Park area as mixed-income by providing a permanent mix of affordable and market-rate homes.
  - k. SWPMRAP Infrastructure Goal – The request will help create a walkable and livable community by providing pedestrian opportunities throughout the site and the potential for linkages to properties to the south. While the north-south pedestrian walkway currently ends at the south end of the site, there will be opportunities to complete the pedestrian link when properties to the south are developed further. The request also provides new sidewalks in front of all new dwellings and along the south side of Aspen Avenue.
  - l. SWPSDP Community Goals – The request will ensure compatibility between housing and businesses, improve area appearance, improve and expand housing, and reuse vacant land in ways that will promote plan goals. The request will convert vacant industrial land that was once part of a lumber yard into attractive affordable housing.
7. Letters of opposition to the request have been received.
8. A facilitated meeting was held on January 31, 2012. According to the facilitated meeting project report, unresolved issues, interests, and concerns included the following: neighbors would like to see less density and a more open/community minded presentation and configuration, and are dissatisfied with walls.

OFFICIAL NOTICE OF DECISION

PROJECT #1009046

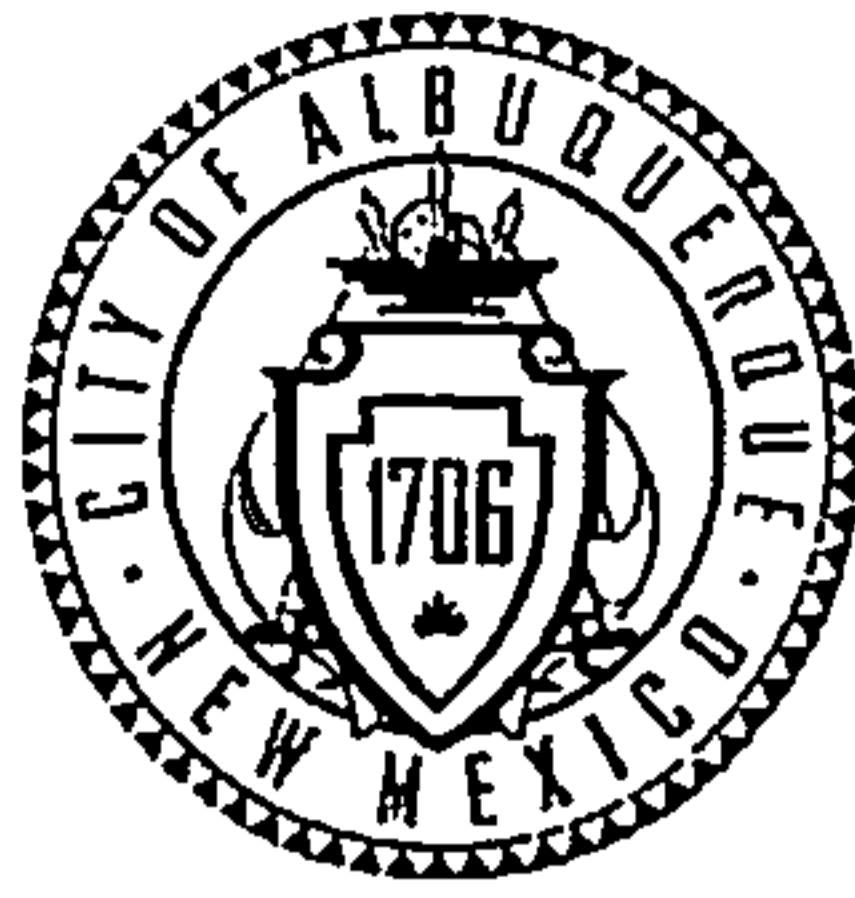
FEBRUARY 9, 2012

Page 2 of 7

Sawmill/Wells Park Metropolitan Redevelopment Area Plan and the Sawmill/Wells Park Sector Development Plan.

4. The Albuquerque/Bernalillo County Comprehensive Plan, the Sawmill/Wells Park Metropolitan Redevelopment Area Plan, the Sawmill/Wells Park Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The Sawmill/Wells Park Sector Development Plan (SWPSDP) applies to this request. The SWPSDP states that the EPC shall consider all General SU-2 Regulations when reviewing SU-1 zoning applications. The request complies with most applicable General SU-2 Regulations of the SWPSDP. However, there are some instances of non-compliance (exceptions), including min. 2<sup>nd</sup> story side setback, min. 2<sup>nd</sup> story front setback, max. garage frontage, min. garage setback, perimeter wall location, max. driveway width, and 2<sup>nd</sup> story roof slope. When analyzing these exceptions staff kept in mind the community goals of the SWPSDP and the SWPMRAP. Staff found that the exceptions meet all of the applicable goals and policies of both SWPSDP and the SWPMRAP and did not pose a threat to the community, and that the departure from the regulations is acceptable. The applicant will seek to obtain an encroachment agreement for the perimeter wall location.
6. The request furthers applicable policies of the Comprehensive Plan, Sawmill/Wells Park Sector Development Plan, and the Sawmill/Wells Park Metropolitan Redevelopment Area Plan, including the following:
  - a. Established Urban Area Goal – The request will help to create a quality urban environment by continuing the tradition of identifiable, individual but integrated communities within the metropolitan area and by offering variety and choice in housing, while creating a visually pleasing built environment.
  - b. Established Urban Area Policy II.B.5d – The request will provide new residential development (townhomes) in an area that is in need of reinvestment, which will further neighborhood values. The townhomes will be owner-occupied and will not interfere with existing carrying capacities, scenic resources and the natural environment. The request will be compatible with the residential developments to the south and west.
  - c. Established Urban Area Policy II.B.5e – The request will provide infill development on vacant land that is contiguous to existing urban facilities and services. Developing vacant land that was previously an industrial lumber yard into residential will help to ensure the integrity of the neighborhood.
  - d. Established Urban Area Policy II.B.5h – The request is located in an area with good access to the major street network, is compatible with existing area land uses where adequate infrastructure is or will be available, and provides a transition between residential housing (multi-family and single-family) to the south and west and warehousing and storage uses to the north and east.





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

Date: February 13, 2012

**OFFICIAL NOTIFICATION OF DECISION**

**FILE: Project # 1009046**  
11EPC-40085 Site Development Plan for  
Subdivision

Sawmill Crossing, LLC  
7400 Hancock NE, Ste. B  
Albuquerque, NM 87109

**LEGAL DESCRIPTION:**

Mark Goodwin & Associates, P.A. agent for  
Sawmill Crossing, LLC, requests the above  
action for all or a portion of Tract B-1-A-2, Duke  
City Lumber Company Addn., located on Aspen  
Avenue, between Rio Grande Boulevard and 12<sup>th</sup>  
Street containing approximately 7 acres. (H-13)  
Randall Falkner, Staff Planner

On February 9, 2012, the Environmental Planning Commission voted to APPROVE Project 1009046/11EPC-40085, a request for a Site Development Plan for Subdivision based on the following Findings and subject to the following Conditions:

**FINDINGS**

1. This is a request for a site development plan for subdivision on a vacant 6.9 acre parcel of land located on Aspen Avenue between Rio Grande Boulevard and 12<sup>th</sup> Street. The site comprises Tract B-1-A-2, Duke City Lumber Company Addn.
2. The applicant intends to provide 80 small to medium sized townhomes, in arrangements of two, three, four or five attached units. The site would be built in two phases. Phase I (the nw portion of the site) would contain 27 lots for townhomes, a 20' SAS easement, and a 0.25 acre ponding area. Phase II (the eastern portion of the site) would contain 53 lots for townhomes.
3. The site is located in the Central Urban Area of the Comprehensive Plan (the Central Urban Area is a portion of the Established Urban Area) and is within the boundaries of the



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

~ 2011 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

April 23, 2012

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

**Re: Project #1009046 (Tract B-1-A-2, Duke City Lumber Co.)**

Dear Mr. Cloud:

On behalf of Sawmill Crossing LLC, I am submitting this letter requesting final review of the Site Plan for Subdivision on the referenced project. On February 9, 2012, the EPC approved our request for a Sector Development Plan Zone Map Amendment and a Site Development Plan for Subdivision covering Tract B-1-A-2, Duke City Lumber Co. Attached is the Official Notice of Decision containing the Findings and Conditions.

The request is to create 80 new lots from the existing singular tract, which presently fronts on Aspen Ave., NW, just west of 12<sup>th</sup> St. This request for final site plan sign off is being submitted now so that it can be heard at the same time as the preliminary plat, which is now scheduled for May 2.

The EPC approved our request for Site Plan for Subdivision with ten conditions of approval. We have addressed these as follows:

- 1) This letter fulfills Condition 1.
- 2) I had a meeting with case planner Randall Falkner on April 23, 2012.
- 3) Under "NOISE" Standard XII., Lot 46 has been changed to Lot 45.
- 4) On Sheet One under "Pedestrian, Bicycle and Trail Access," a call for the mandatory 3-foot tall bollard lighting to be installed has been added.
- 5) City Engineer and Municipal Development's Conditions of Approval:
  - a. Prior to this case, no previous action have been taken by either the EPC or DRB on this site.
  - b. Developer will financially guaranty proposed infrastructure improvements.
  - c. A statement delegating approval of Site Plan for Building Permit to Building Permit has been added to the plan under "APPROVAL PROCESS."
  - d. Details on the RR crossing are in the process of being worked out with the City Engineer.

- e. A preliminary plat application request for this site has already been submitted.
  - f. An approved grading and drainage plan will be obtained from Hydrology prior to final Site Plan for Subdivision approval.
  - g. All required easements are shown on the plan.
  - h. The site plan has been designed in accordance with requirements of the DPM, except for variances being requested to comply with the site plan as it was approved by the EPC.
- 6) All of PNM's requirements will be checked and verified at the time of PNM's Dry Utility Design Review and Approval Process, which is mandatory before service will be provided by PNM. Items to show PNM at that time will be the new 20-foot overhead transmission line easement and the typical limitations on the encroachment of vegetation into easement that PNM enforces to preserve their routine access for service. *show*
  - 7) The applicant is continuing to pursue a pedestrian connection south to the Sawmill Village site with the Sawmill Community Land Trust. *dimension*
  - 8) The Site Development Plan has been adjusted to address the Fire Marshal's comments. *send to Randal*
  - 9) The Summary of Plan Exceptions and Variances to the General SU-2 Regulations and the Zoning Code has been removed from the Plan.
  - 10) An allowance for handicap accessible units to be two stories is provided for in Standard III. d. on Sheet 2 of the plan set.

Please contact me if I can be of further assistance.

Sincerely,  
MARK GOODWIN & ASSOCIATES, P.A.



John M. MacKenzie  
Senior Engineer

JMM/kb

Attachments

98293

*File 115  
Vol 72. 1st 73rd  
West*

297

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That First National Bank in Albuquerque, Trustee under Declaration of Trust dated November 17, 1967, hereinafter called the "Grantor", in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to the Grantor in hand paid by Public Service Company of New Mexico, a corporation organized and existing under the laws of the State of New Mexico, hereinafter called the "Grantee" the receipt of which consideration is hereby acknowledged by the Grantor, hereby grants unto the Grantee, its successors and assigns, an easement as follows:

A perpetual easement in and to the premises herein described with the right to construct, erect, maintain and repair such poles, structures, conduits and transmission lines as may be required to furnish electrical service, together with the right of egress and ingress for the purpose of making needed repairs and in the interest of safety, which easement includes and is subject to the following rights and limitations:

(A) The transmission of substantially more than 115,000 volts through any transmission lines constructed within the easement area is prohibited unless a right to do so is first acquired by purchase or condemnation from the grantee, its successors, assigns, or their heirs, executors, administrators and assigns.

(B) The erection and construction of buildings by the grantee, its successors, assigns, or their heirs and assigns, within the easement area is prohibited, provided that fences and the open storage of personal property not exceeding eight (8') feet in height are permitted.

(C) Overhead and underground distribution lines and conduits may be placed within the easement area by the petitioner.

The easement granted herein is over, upon and along a strip of land owned by Grantor, situate in Bernalillo County, State of New Mexico as is described as follows:

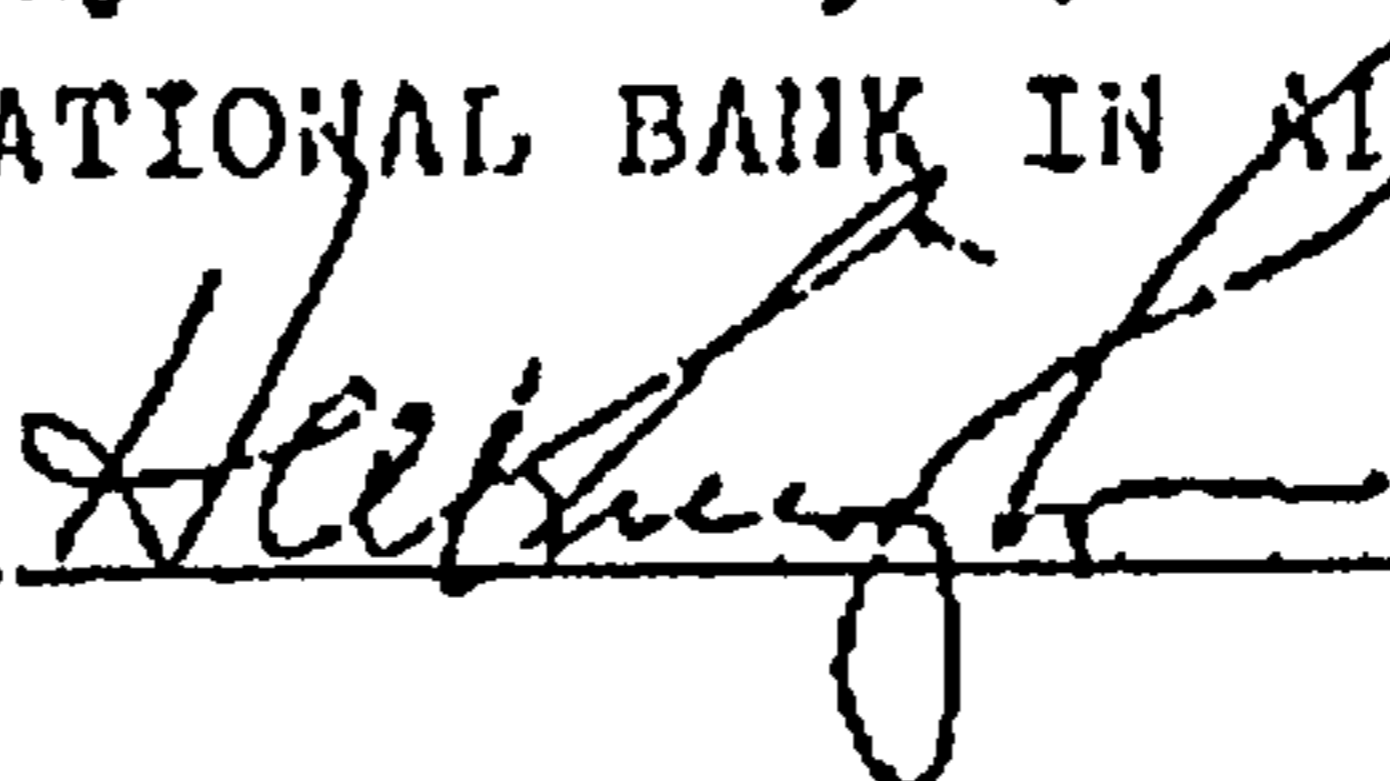
An easement within Tract 235 and 236 as shown on M.R.G.C.D. Map No. 38 and in Sections 7 and 18, T.10N., R.3E., N.M.P.M., Bernalillo County, New Mexico and more particularly described as follows: An easement ten (10) feet wide being five (5) feet on each side of the following described center-line survey: Beginning at survey station 92+83.72, a point in the Easterly boundary line of Tract 235, whence the Southeasterly corner of Tract 235 bears S. 7°33'30"W., 0.52 feet distant, and running thence as the herein described easement

N. 68°25'W., 7.28 feet to P. I. station 92+91.0; thence N. 11°01'00"E., 882.32 feet to station 101+73.32, a point in the Easterly Boundary line of Tract 236, whence an angle point in said Easterly boundary line bears S. 0°45'20"E., 39.85 feet distant; continuing thence as a traverse line, across adjoining lands, N. 11°0'00"E., 247.07 feet to survey station 104+20.39, the point of re-entry to Tract 236, whence an angle point in the Easterly boundary line of Tract 236 bears S. 24°14'W., 36.58 feet distant; continuing thence as the herein described easement N. 11°01'00"E., 465.01 feet to P.I. station 108+85.40; thence N. 6°23'00" W., 755.5 feet to station 116+40.9, the terminus point of this easement, whence an angle point in the Easterly boundary line of Tract 236 bears S. 29°09'E., 80.69 feet distant, the side line of said easement shortening or lengthening so as to terminate at the property lines; together with the necessary down guy and anchor easements bearing N. 68°25'W. from P.I. 92+91.0, 60.0 feet distant; and from P.I. 108+85.40, S. 87°47'E. to the property line, said easement containing 0.485 acres more or less, all as shown on Public Service Company of New Mexico Drawing No. A-716-D attached hereto and made a part hereof, and marked for identification as EXHIBIT "A".

IN WITNESS whereas the undersigned has caused these presents to be executed this 17<sup>th</sup> day of June, 1968.

FIRST NATIONAL BANK IN ALBUQUERQUE

By \_\_\_\_\_



STATE OF NEW MEXICO )  
 ) SS.  
 COUNTY OF BERNALILLO )

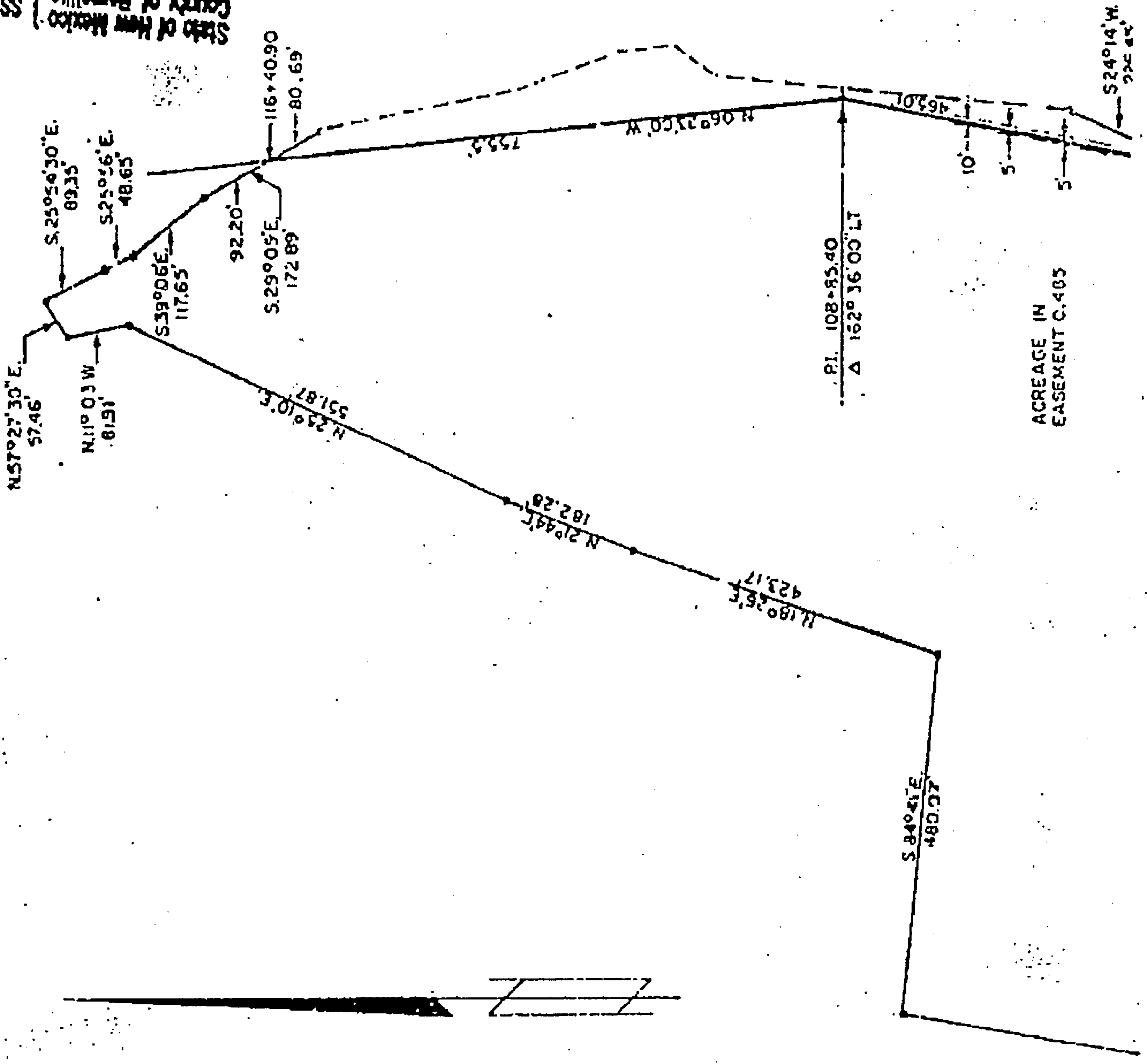
The foregoing instrument was acknowledged before me this 17 day of June, 1968, by H. M. Knight, VICE PRESIDENT of First National Bank in Albuquerque, a National Banking corporation, on behalf of said corporation.

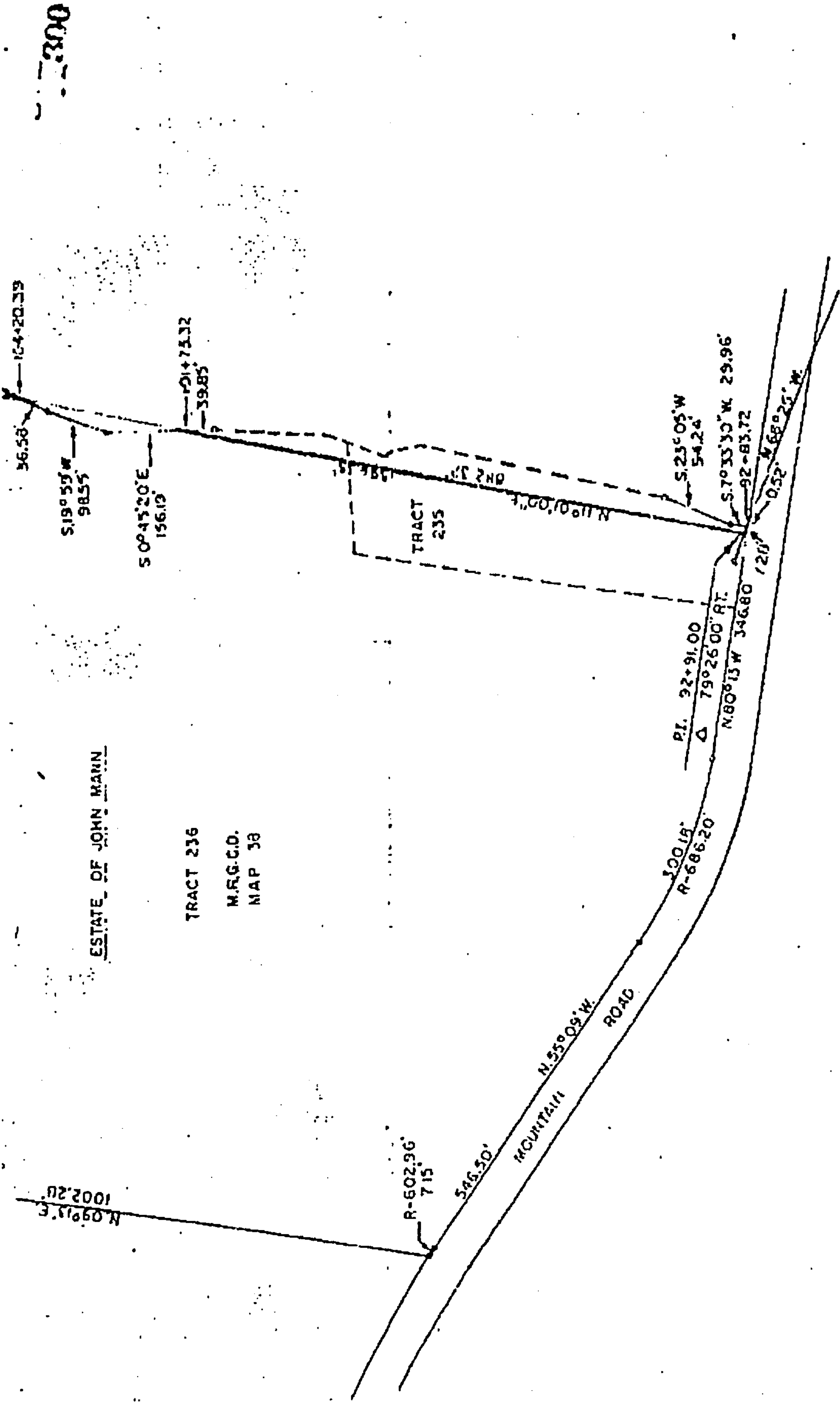
\_\_\_\_\_  
 Notary Public

My commission expires:

My Commission Expires April 7, 1973

JUN 25 1968  
 County of Berthelino } SS  
 This instrument was filed for record on  
 the clock of the Recorder of said County for  
 Clerk & Recorder  
 Deputy Clerk





300

ESTATE OF JOHN MANN

TRACT 236

M.R.G.C.D.  
MAP 38

EASEMENT  
 WITHIN LANDS OF ESTATE OF  
 JOHN MANN  
 SECTIONS 7, 8, 9, T. 10 N., R. 3 E.  
 BERNILLO COUNTY, NEW MEXICO  
 PUBLIC SERVICE CO. OF NEW MEXICO  
 ALBUQUERQUE, NEW MEXICO  
 DATE - JAN. 8, 1965  
 TRACED BY - MDW  
 APPROVED BY -  
 A-716-n

SCALE - 1" = 200'  
 DRAWN BY - MDW  
 CHECKED BY - *[Signature]*

Exhibit A

## Railroad Easement

This Railroad Easement is made by and between ABQ Real Estate, L.L.C., a New Mexico limited liability company, as Grantor, and the City of Albuquerque, a New Mexico municipal corporation, whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, as Grantee.

1. Recital. Grantor is the owner of Tracts B-1-A-2 ("Property") as shown and designated on the Replat of Lot B-1-A, Duke City Lumber Company Addition In Albuquerque, Bernalillo County, New Mexico.

2. Grant of Easement. Grantor, for consideration paid, hereby grants to Grantee, its successors and assigns, a railroad easement, including, without limitation, the right, privilege and easement to construct, maintain, repair, renew, use, operate over, replace or remove railroad tracks, drainage facilities and appurtenances thereto in, along, over, upon or across that portion of the Property as shown or described on attached Exhibit "A";

To have and to hold the easement for so long as it is used or required for railroad purposes and until the Grantee, its successors or assigns, shall remove all such facilities from the premises with the intent to abandon the easement.

3. Warranty of Title. Grantor covenants and warrants that Grantor is the owner in fee simple of the Property and that Grantor has a good lawful right to grant this easement and that the Grantor will forever warrant and defend that title to the Property against all claims from all persons or entities.

4. Grade Crossing. If the City of Albuquerque or the Burlington Northern Santa Fe Railway requires that a grade crossing ("Grade Crossing") be installed on Industry

Hickins/Sawmill Railroad easement



Mary Herrera

Bern. Co. ERSE

R 17.69

2003195659  
5978891  
Page: 1 of 5  
10/24/2003 10:22A  
Bk-#67 Pg-4653



Track Number 598 to provide ingress and egress to and from the Property and Aspen Avenue, Grantee shall, upon the written request of Grantor and at Grantee's cost and expense, construct or cause to be constructed the Grade Crossing. The Grade Crossing shall be constructed within six (6) months after the date of Grantor's written request to the Grantee, at a location that is agreed upon by the Grantor and the Grantee, by a contractor that is New Mexico licensed and approved by Burlington Northern Santa Fe Railway, and in accordance with the standards and specifications approved by Burlington Northern Santa Fe Railway. Notwithstanding the above, whether or not Grantor gives Grantee a written request to construct the Grade Crossing, Grantee shall construct the Grande Crossing as provided in this paragraph within twenty-four (24) months after the date of this Easement.

Witness my hand and seal this 19 day of September, 2003.

ABQ Real Estate, L.L.C.

By   
David Zimpleman, President

Accepted:  
City of Albuquerque

 By   
Jay Czar, Chief Administrative Officer

Housing/Sawmill Railroad easement Mary Herrera  
Bern. Co. EASE R 17.69  
2003195653  
5878991  
Page: 2 of 5  
19/24/2003 10:22A  
Bk-667 Pg-4653

LEGAL DESCRIPTION  
FOR  
A 17' WIDE RAILROAD EASEMENT  
WITHIN  
A PORTION OF TRACT B-1-A-2  
DUKE CITY LUMBER COMPANY ADDITION

Being that certain strip of land situate within the Town of Albuquerque Grant in projected Section 7, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprised of a portion of Tract B-1-A-2, Duke City Lumber Company Addition, plat of which was filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 15, 1995, in Volume 95G, Folio 451, and said strip of land being also 8.5 feet on either side of the following described centerline:

BEGINNING at a point on the northerly boundary line of said Tract B-1-A-2 whence the most northerly corner of said Tract B-1-A-2 bears N. 24°39'11" W., a distance of 11.70 feet; thence,

N. 87°36'27" W., a distance of 5.32 along the centerline of the strip of land herein described to a point of curvature; thence,

Along the arc of a curve to the left a distance of 490.08 feet (said arc having a radius of 373.31 feet, a central angle of 75°13'04", and a chord which bears S.54°47'02" W., 455.64 feet) to a Point of Tangency; thence,

S. 18°25'02" W., a distance of 30.68 feet distance to a point being the end of the centerline of the strip of land herein described, prolonging or shortening to the boundary lines of the grantor, and said strip of land containing 9,050 square feet (0.2078 acre), more or less.

SEE ATTACHED EXHIBIT "A"



2563195659  
3978991  
Page: 4 of 5  
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Bk-R67 Pg-4653

SURVEYORS CERTIFICATION

I, Christopher S. Croshaw, New Mexico Registered Professional Surveyor No. 14733, do hereby certify that this Legal Description and Exhibit were prepared by me or under my supervision and direction, meets the Minimum Requirements for Land Surveys in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

*Christopher S. Croshaw*

CHRISTOPHER S. CROSHAW, N.M.R.P.S. No. 14733



15 AUGUST 2003

EXHIBIT "A"

SHEET 1 OF 2

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss  
 )

This instrument was acknowledged before me on September 19, 2003,  
2003, by David Zimpleman, president of ABQ Real Estate, L.L.C..

*Law F. Burns*

Notary Public

My Commission Expires:

March 28<sup>th</sup> 2005

Housing/Sawmill Railroad easement



Mary Herrera

Bern. Co. ERSE

R 17.69

2003195059  
5970091  
Page: 3 of 5  
10/24/2003 10:22A  
Bk-657 Pg-4653

LOT B-1-A-1  
DUKE CITY LUMBER  
COMPANY ADDITION  
FILED: 12-15-1995  
VOLUME: 95C  
FOLIO: 451

(R=383.73')  
(L=503.51')  
(Δ=75°10'50")  
(CH=S.54°51'24"W.)  
(468.16')

ASPEN AVENUE, N.W.  
(S.75°53'11"E., 457.00')

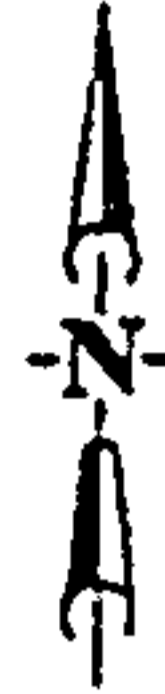
E EXISTING  
R/R TRACKS  
598 CLIC-0555

EXISTING 20' WIDE "NON-EXCLUSIVE  
EASEMENT FOR RAILWAY PURPOSES"  
BY SPECIAL WARRANTY DEED  
FILED: 01-24-1980  
BK. 0113-A, PG. 278

R=373.31'  
L=490.08'  
Δ=75°13'04"  
T=287.58'  
CH=S.54°47'02"W.  
455.64'

CENTERLINE OF 17' WIDE  
RAILROAD EASEMENT

LOT B-1-A-2  
DUKE CITY LUMBER  
COMPANY ADDITION  
FILED: 12-15-1995  
VOLUME: 95C  
FOLIO: 451



SCALE: 1" = 100'

(87.82')  
(S.18°25'02"W.)

S.18°25'02"W.  
85.22'

(488.26')  
(S.86°09'28"E., 506.18')

FND. REBAR  
W/CAP STAMPED  
"LS 9750"  
FND. 5/8" REBAR

FND. 1/2"  
REBAR

(N.11°43'06"W., 162.76')  
(145.50')

FND. REBAR  
W/CAP STAMPED  
"LS 11808"

LOT B-2-A  
DUKE CITY LUMBER  
COMPANY ADDITION  
FILED: 09-17-1990  
VOLUME: 90C  
FOLIO: 222

(N.18°03'00"W.)  
(92.29')

FND. 5/8"  
REBAR

LOT B-1-A-3  
DUKE CITY LUMBER  
COMPANY ADDITION  
FILED: 12-15-1995  
VOLUME: 95C  
FOLIO: 451

(S.04°18'E.)  
(52.00')

FND. 5/8"  
REBAR

(S.08°29'W.)  
(73.00')

FND. 5/8"  
REBAR

(S.12°04'E.)  
(54.00')

FND. 5/8"  
REBAR

FND. 5/8"  
REBAR  
(LINE ONLY)

(S.12°38'W.)  
(98.90')

**WILSON  
& COMPANY**

4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109

(505) 348-4000

SHEET 2 OF 2



Mary Herrera Bern. Co. ERSE R 17.69 2693195859 5978691 Page: 5 of 5 18/24/2003 18:22R Bk-R67 Pg-4553

(N.85°08'16"W., 721.45')

FND. 5/8"  
REBAR (rejected)

## Railroad Track Easement

This Easement is made by GE Capital Small Business Finance Corporation, a Delaware corporation ("GE"), as grantor, whose address is 635 Maryville Centre Drive, Suite 120, St. Louis, MO 63141, to the Sawmill Community Land Trust ("SCLT"), a New Mexico non-profit corporation, as grantee, whose address is P.O. Box 25181, Albuquerque, New Mexico 87125.

### 1. Recitals.

A. Industry Railroad Track 598 is located (i) within the street right of way for Aspen Avenue, NW ("Aspen Ave."), which is owned by the City of Albuquerque; (ii) within Tract B-1-A-2 ("ABQ Property"), as shown and designated on the plat of Lots B-1-A-1, B-1-A-2 and B-1-A-3, Duke City Lumber Company Addition, City of Albuquerque, Bernalillo County, New Mexico, filed on December 15, 1995 in Volume 95C, Folio 451 of the records of Bernalillo County, New Mexico, which is owned by ABQ Real Estate, L.L.C., a New Mexico limited liability Company; and (iii) within Lot B-2-A ("GE Property") as shown and designated on the plat of Lots B-1-A and B-2-A, filed on September 17, 1990 in Volume 90C, Folio 222 of the records of Bernalillo County, New Mexico, which is owned by GE.

B. Track 598 was constructed pursuant to (i) that certain Contract for Industry Track Number 96955, dated December 1, 1949, between the Atchison, Topeka and Santa Fe Railway Company ("ATSF") and Transit Remanufacturing Corporation and (ii) that certain Contract for Industry Track Number 133667, dated June 28, 1969, between ATSF and Mexwood Products, Inc.

C. The segment of Track 598 that was constructed pursuant to Contract Number 96955 ("Aspen Track") is approximately 842.2 feet long and was constructed within Aspen Avenue.

D. The segment of Track 598 that was constructed pursuant to Contract Number 133667 ("GE Track") is approximately 1,106.5 feet long and was constructed within the ABQ Property and the GE Property.

E. Transit Remanufacturing Corporation became Duke City Lumber Company and was succeeded by USI Realty Corp., a Delaware corporation ("USI"). USI is the owner of the Aspen Track.

F. Contract Number 133667 was assigned by Mexwood Products, Inc., with the consent of ATSF, to Ponderosa Products, Inc.

G. GE is the successor, through mortgage foreclosure, of the GE Property and property rights of Ponderosa Products, Inc.. GE is the owner of the GE Track.

Housing/GE Track easement



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Page: 1 of 3  
12/02/2003 02:22P  
DL-C20 6-5710

H. On September \_\_\_\_, 2003, ABQ Real Estate, LLC granted the City an easement ("Railroad Easement") for a railroad track within that part of the ABQ Property that is described and shown on Exhibit A attached to this Easement. The Railroad Easement was filed on September \_\_\_\_, 2003 in Book \_\_\_\_, Page \_\_\_\_ of the records of Bernalillo County, New Mexico. The GE Track is partially located within the Railroad Easement.

I. The SCLT wishes to acquire an easement to use that part of the GE Track that lies within the Railroad Easement.

2. Grant of Easement. GE, for consideration paid, hereby grants to the SCLT, and to the successors, assigns and transferees of the SCLT, a nonexclusive easement to use that part of the GE Track that lies within the Railroad Easement ("Easement Track Segment") for all lawful uses connected with or incidental to a railroad track. This easement includes, without limitation, the right, privilege and easement to construct, maintain, repair, renew, use, and operate the Easement Track Segment and to run, switch, load, and unload of rail cars over and upon the Easement Track Segment, but expressly does not include the storage of rail cars. The benefits of this easement shall inure to the SCLT and to the successors, assigns and transferees of the SCLT forever.

3. Maintenance. The SCLT, the successors, assigns and transferees of the SCLT, and any other parties who use the Easement Track Segment shall have the responsibility for maintaining and repairing the Easement Track Segment in accordance with such terms and conditions as they may agree among themselves and otherwise in accordance with the terms and conditions of the Contracts for Industry Track and other private agreements for use of the Easement Track Segment and applicable law.

4. Assignment. The SCLT's right, title and interest in and to this easement is freely and fully assignable and transferable by the SCLT without the consent of GE or the successors, assigns or transferees of GE.

6. Binding Effect. This Agreement shall be binding upon GE, the SCLT, and their respective successors, assigns and transferees.

Witness my hand and seal this 12<sup>th</sup> day of November, 2003.

GE Capital Small Business Finance Corporation, a Delaware Corporation

By Cheryl Pinson  
Cheryl Pinson  
Asset Management Specialist

Housing/GE Track easement



2003215765  
598896  
Page: 2 of 3  
12/02/2003 02:22P  
Bk-AGS Pa-5318



EXHIBIT A  
LEGAL DESCRIPTION

Lot Numbered "B-1-A-2", Duke City Lumber Company Addition, as the same is shown and designated on the plat entitled "LOTS B-1-A1, B-1-A-2 AND B-1-A-3 (BEING A REPLAT OF LOT B-1-A) DUKE CITY LUMBER COMPANY ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 15, 1995 in Volume 95C, folio 451.



Maru Herrera

Bern. Co. SPWD

R 11.09

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Page: 3 of 3

06/23/2002 03:22P

Bk-R38 Pa-3111



NMTC A23473

80 5096

278

SPECIAL WARRANTY DEED

DUKE CITY LUMBER COMPANY, INC., a New Mexico corporation, whose address is 1224 Bellamah Avenue, N.W., Albuquerque, New Mexico, for consideration paid grants to PONDEROSA PRODUCTS, INC., a New Mexico corporation, whose address is Post Office Box 25506 (1701 Bellamah Avenue, N.W.), Albuquerque, New Mexico, 87125, the following described real property in Bernalillo County, New Mexico:

Lot B-2 as shown on the Replat of Lot "B" Duke City Lumber Company Addition in the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico on the 4th day of April, 1978.

Excluding from the Above Premises the following tract:

A certain tract of land situate in Section 18, Township 10 North, Range 3 East, N.M.P.M., within the City of Albuquerque, New Mexico, being and comprising a portion of Lot "B-2" of "REPLAT OF LOT "B" DUKE CITY LUMBER COMPANY ADDITION in the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 4th day of April, 1978 and being more particularly described as follows:

BEGINNING at the Southeast corner No. 1 of the tract herein set forth, whence the Southeast corner of said Lot "B-2" of the above mentioned DUKE CITY LUMBER COMPANY ADDITION bears S.49°08'40"E., 180.37 feet distant; and running thence

N.72°13'W., 11.24 feet to corner No. 2 of the tract herein set forth; thence  
S.17°47'W., 9.92 feet to corner No. 3 of the tract herein set forth; thence  
N.72°13'W., 15.75 feet to corner No. 4 of the tract herein set forth; thence  
N.17°47'E., 9.92 feet to corner No. 5 of the tract herein set forth; thence  
N.72°13'W., 12.39 feet to corner No. 6 of the tract herein set forth; thence  
N.17°47'E., 9.92 feet to corner No. 7 of the tract herein set forth; thence  
N.72°13'W., 9.16 feet to corner No. 8 of the tract herein set forth; thence  
N.17°47'E., 20.50 feet to corner No. 9 of the tract herein set forth; thence  
S.72°13'E., 9.16 feet to corner No. 10 of the tract herein set forth; thence  
N.17°47'E., 19.83 feet to corner No. 11 of the tract herein set forth; thence

S.72°13'E., 12.20 feet to corner No. 12 of the tract herein set forth; thence  
 N.17°47'E., 9.85 feet to corner No. 13 of the tract herein set forth; thence  
 S.72°13'E., 16.00 feet to corner No. 14 of the tract herein set forth; thence  
 S.17°47'W., 9.85 feet to corner No. 15 of the tract herein set forth; thence  
 S.72°13'E., 2.10 feet to corner No. 16 of the tract herein set forth; thence  
 S.17°47'W., 8.92 feet to corner No. 17 of the tract herein set forth; thence  
 S.72°13'E., 9.08 feet to corner No. 18 of the tract herein set forth; thence  
 S.17°47'W., 41.33 feet to the Southeast corner No. 1 and place of beginning. Containing Two-Thousand Three-Hundred Ninety-nine and Five-tenths (2,399.5) square feet, more or less.

SUBJECT to taxes and MRGCD assessment for the year 1980 and subsequent years, easements, restrictions, and reservations of record, and subject further to the easement for ingress and egress hereinafter described.

TOGETHER with a non-exclusive easement for railway purposes only across the property of Grantor (Lot B-1 as shown on the Replat of Lot "B" Duke City Lumber Company Addition in the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 4th day of April, 1978), which easement is for the purpose of the continued operation for railway purposes of the track presently located upon the lands of Grantor and constructed under that certain Contract for Industry Track dated as of June 28, 1969, between the Atchison, Topeka & Santa Fe Railway Company and Mexwood Products, Inc., (assigned by Mexwood Products, Inc., to Ponderosa Products, Inc.) and bearing Railway Company Secretary's No. 133667. The use of such easement for railway purposes shall include the switching and storage of cars only, and not for loading or unloading. In the event the existing railway right-of-way is abandoned and no longer used for such purposes, the non-exclusive easement herein granted shall terminate.

SUBJECT FURTHER to Contract for Industry Track between Mexwood Products, Inc. and The Atchison, Topeka and Santa Fe Railway Company, dated June 28, 1969; and Agreement dated August 26, 1974, between Ponderosa Products, Inc., Duke City Lumber Company, Inc., Freeway Old Town Limited, a limited partnership, and Blueher Lumber Company, Inc.

THERE IS HEREBY EXCEPTED AND RESERVED in favor of Grantor and its assigns an easement of ingress and egress across the property herein conveyed, to and from the parcel excluded from the property herein conveyed as such excluded parcel is above described, for purposes of exercise of the rights of Grantor under the Sanderdust Boiler Agreement entered into by Grantor and Grantee March 7, 1977, as amended by First Amendment to Sanderdust Boiler Agreement dated September 26, 1977, for purposes of ownership, maintenance, repair, use, inspection, and

the furnishing of utilities and fuel and condensate to, and the obtaining and conveying of steam from the Sanderdust Boiler Plant, presently owned by Grantor and situate upon such excluded premises as described above. This easement is appurtenant to the manufacturing facilities owned by Grantor and situate upon the premises located to the north and east of the premises herein conveyed, and the easement is binding upon and shall inure to the benefit of Grantor and Grantee and their successors and assigns. Grantor may exercise such right of ingress and egress across any portion or portions of the granted premises as may be necessary or convenient in the reasonable exercise of the rights granted to and reserved by Grantor under such Sanderdust Boiler Agreement as amended. In the event the Sanderdust Boiler Agreement, as amended, is terminated the easement herein granted shall terminate.

with special warranty covenants.

WITNESS its hand and seal this 24<sup>th</sup> day of January, 1980.

DUKE CITY LUMBER COMPANY, INC.

Jack J. J...  
Secretary

By Ira L. Liberman  
Its President

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
                                  ) ss.  
COUNTY OF BERNALILLO )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of January, 1980, by Ira L. Liberman, President of Duke city Lumber Company, Inc., a New Mexico corporation, on behalf of said corporation.

Grant C. Vandegriff  
NOTARY PUBLIC

My commission expires:  
4/25/81

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD  
Jan 24 3 07 PM '80  
113A PG 278-280  
HENNY C. CULP  
CLERK & RECORDER  
3 J... DEPUTY



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 4, 2012

**Project# 1009046**

**12DRB-70094 VACATION OF PUBLIC EASEMENTS**

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for SAWMILL CROSSINGS, LLC request(s) the referenced/ above action(s) for certain RAILROAD EASEMENTS on a portion of 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 12<sup>TH</sup> ST NW and 19<sup>TH</sup> ST NW containing approximately 6.9292 acre(s). (H-13)

|   |
|---|
| <b>AMAFCA</b><br>No comments  |
| <b>COG</b><br>No comments provided  |
| <b>TRANSIT</b><br>No comments   |
| <b>ZONING ENFORCEMENT</b><br>No comments provided                         |
| <b>NEIGHBORHOOD COORDINATION</b>  |
| <b>APS</b><br>No comments provided  |
| <b>POLICE DEPARTMENT</b><br>No comments provided                          |
| <b>FIRE DEPARTMENT</b><br>No comments provided                            |
| <b>PNM ELECTRIC &amp; GAS</b><br>No comments provided                     |
| <b>COMCAST</b><br>No comments provided                                    |
| <b>CenturyLink</b><br>No adverse comments                                 |
| <b>ENVIRONMENTAL HEALTH</b><br>No comments provided                       |
| <b>M.R.G.C.D</b><br>No comments provided                                  |
| <b>OPEN SPACE DIVISION</b><br>Reviewed: No Adverse Comment                |
| <b>CITY ENGINEER</b><br>Comments, if any, will be provided at the meeting |

**TRANSPORTATION DEVELOPMENT**

A vacation exhibit must be provided.  
Does City Legal concur with the interpretation of the railroad easements to be vacated? Please provide written documentation from City Legal.

**PARKS AND RECREATION**

**No objections to vacations.**

**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**



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 4, 2012

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| <b>FIRE DEPARTMENT</b><br>No comments provided                            |
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**PARKS AND RECREATION**

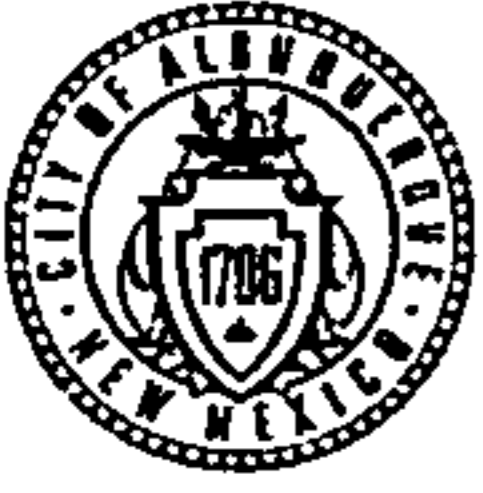
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**ABCWUA**

**PLANNING DEPARTMENT**

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CITY OF ALBUQUERQUE  
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**Project# 1009046**  
12DRB-70094 VACATION OF PUBLIC EASEMENTS

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for SAWMILL CROSSINGS, LLC request(s) the referenced/ above action(s) for certain RAILROAD EASEMENTS on a portion of 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 12<sup>TH</sup> ST NW and 19<sup>TH</sup> ST NW containing approximately 6.9292 acre(s). (H-13)

|   |
|---|
| <b>AMAFCA</b><br>No comments  |
| <b>COG</b><br>No comments provided  |
| <b>TRANSIT</b><br>No comments   |
| <b>ZONING ENFORCEMENT</b><br>No comments provided                         |
| <b>NEIGHBORHOOD COORDINATION</b>  |
| <b>APS</b><br>No comments provided  |
| <b>POLICE DEPARTMENT</b><br>No comments provided                          |
| <b>FIRE DEPARTMENT</b><br>No comments provided                            |
| <b>PNM ELECTRIC &amp; GAS</b><br>No comments provided                     |
| <b>COMCAST</b><br>No comments provided                                    |
| <b>CenturyLink</b><br>No adverse comments                                 |
| <b>ENVIRONMENTAL HEALTH</b><br>No comments provided                       |
| <b>M.R.G.C.D</b><br>No comments provided                                  |
| <b>OPEN SPACE DIVISION</b><br>Reviewed: No Adverse Comment                |
| <b>CITY ENGINEER</b><br>Comments, if any, will be provided at the meeting |

**TRANSPORTATION DEVELOPMENT**

A vacation exhibit must be provided.  
Does City Legal concur with the interpretation of the railroad easements to be vacated? Please provide written documentation from City Legal.

**PARKS AND RECREATION**

**No objections to vacations.**

**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**



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 4, 2012

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