#8

Completed 1/25/06

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

Project Number 1002247

DRB Application No.: **06DRB-00052 (P&F)** Project # **1002247**

Project Name: **ABQ UPTOWN SITE**

Agent: Bohannan Huston Inc. Phone No.: 823-1000

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 1/18/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐

- ☐ UTILITIES:
- ☐
- ☐
- ☐

- ☐ CITY ENGINEER / AMAFCA:
- ☐
- ☐
- ☐

- ☐ PARKS / CIP:
- ☐
- ☐
- ☐

- ☒ PLANNING (Last to sign): AGIS dxf
- ☐
- ☐
- ☐

1/22/06

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

#8

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: **06DRB-00052 (P&F)** Project # **1002247**

Project Name: **ABQ UPTOWN SITE**

Agent: Bohannan Huston Inc. Phone No.: 823-1000

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 1/18/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): AGIS dxf

☐ **Planning must record this plat. Please submit the following items:**
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). - RECORDED DATE: _____
-Tax printout from the County Assessor.

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

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

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

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

☒ **Copy of recorded plat for Planning.**

Project Number 1002247

2247

DXF Electronic Approval Form

DRB Project Case #: 1002247

Subdivision Name: ABQ UPTOWN SITE TR A1

Surveyor: ROBERT GROMATZKY

Contact Person: LINCOLN RICHEY

Contact Information:

DXF Received: 1/19/2006 Hard Copy Received: 1/19/2006

Coordinate System: Ground rotated to NMSP Grid

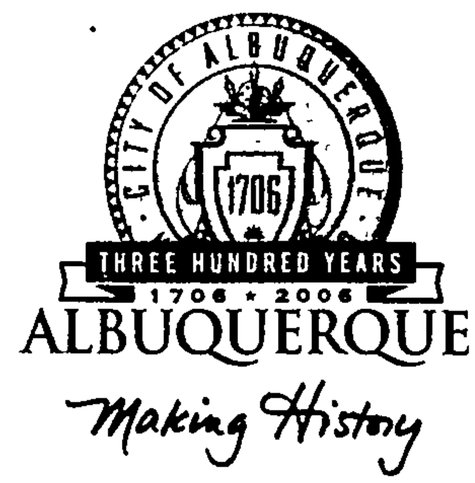
Approved 1/20/06 Date

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

AGIS Use Only

Copied fc **2247** to agiscov on **1/20/2006** Contact person notified on **1/20/2006**

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002247 **AGENDA ITEM NO: 8**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 18, 2006

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

January 18, 2006 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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.

A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 10: 25 A.M.

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

1. **Project # 1001696**
05DRB-01919 Major-Two Year SIA

TIERRA WEST LLC agent(s) for PICO LLC request(s) the above action(s) for all or a portion of Tract(s) 1-13 & A, **PICO LA CUEVA,** zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and ALAMEDA BLVD NE [REF: 03DRB-01952] (C-20) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1003585**
05DRB-01925 Major-Vacation of Public Easements
05DRB-01926 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for 3900 SILVER AVE LLC, PHILLIP RABY MANAGER request(s) the above action(s) for Lot(s) 1-A-1, 10-A-1, 11-A-1 and 20-A-1, **SILVER STREET TOWNHOMES,** zoned O-R, located on SILVER AVE SE between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 1 acre(s). [REF:05DRB-00737, 05DRB-01191,05DRB-01190] (K-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD.**

3. **Project # 1004464**
05DRB-01540 Major-Vacation of Pub Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION,** zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. *[Deferred from 10/26/05 & 1/18/06]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/29/06.**

4. **Project # 1004282**
05DRB-01061 Major-Preliminary Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION,** zoned R-T residential zone, located on TRUJILLO RD SW, between 62nd ST SW and BATAAN DR SW containing approximately 2 acre(s).*[Deferred from 7/20/05 & 7/27/05 & 1/11/06 & 1/18/06]* (K-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/06.**

5. **Project # 1004404**
05DRB-01364 Major-Bulk Land Variance
05DRB-01365 Major-Vacation of Public Easements
05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, THE TRAILS, UNIT 1, and unplatted lands (to be known as **THE TRAILS, UNIT 3**) zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). *[Deferred from 9/21/05 & 10/5/05 & 10/26/05 & 12/7/05 & 1/18/06]* (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**

6. **Project # 1004607**
05DRB-01904 Major-Preliminary Plat Approval
05DRB-01905 Minor-Temp Defer SDWK

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION,** zoned RD, located on SCENIC NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] *[Deferred from 1/11/06 & 1/18/06]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/06.**

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

7. **Project # 1004360**
06DRB-00025 Minor-Amnd SiteDev Plan Subd
06DRB-00024 Minor-Amnd Prelim Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, **ENTRADA DEL BOSQUE,** zoned RA-2, located on MOUNTAIN RD NW, between GALBALDON NW and LULAC NW containing approximately 5 acre(s). [REF: 05DRB-01736, 05DRB-01737] (J-12) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED**

TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND CLEAR DEFINITION OF TRACT A BOUNDARY. THE AMENDED GRADING PLAN ENGINEER STAMP DATED 1/9/06 WAS APPROVED. THE AMENDED PRELIMNARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.

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

8. **Project # 1002247**
06DRB-00052 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB00830, 00831, 00832] (H-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

9. **Project # 1003687**
06DRB-00054 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, VENTANA RANCH WEST (to be known as **WESTERN RIDGE, UNIT 2**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 05DRB-01418] (B-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE ON THE PLAT AND TO RECORD.**

10. **Project # 1003366**
06DRB-00056 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO, containing approximately 9 acre(s). [REF: 05DRB01272, 05DRB01273, 04EPC00498, 04DRB00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] *[Deferred from 1/18/06]* (A-12/B-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/06.**

11. **Project # 1004637**
06DRB-00050 Minor-Prelim&Final Plat Approval

WILKS COMPANY agent(s) for DONALD & BARBARA MAESTAS request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 66, **BEL AIR SUBDIVISION,** zoned C-1, located on COMANCHE NE NE and SAN MATEO NE, containing approximately 1 acre(s). (G-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TRAFFIC ISSUES.**

12. **Project # 1004638**
06DRB-00051 Minor-Prelim&Final Plat Approval

WILKS COMPANY agent(s) for LARRY LANDINI, GALA III LLC request(s) the above action(s) for all or a portion of Tract(s) 5-D3, **PARADISE VALLEY SUBDIVISION,** zoned SU-1, C-2 & IP, located on MARNA LYNN AVE NW, between GOLF COURSE RD NW and COORS BLVD NW containing approximately 4 acre(s). [REF: DRB-99-66, DRB-99-189] (C-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS AND PLANNING FOR AMENDMENT TO EXISTING SITE PLAN, NMU INC SIGNATURE ON THE PLAT, CORRECTION OF ZONING ON THE PLAT AND AGIS DXF FILE.**

13. **Project # 1001568**
05DRB-01422 Minor- Final Plat Approval

BORDENAVE DESIGNS agent(s) for ED HADDAWAY request(s) the above action(s) for all or a portion of Tract(s) 90 and 91A-1, A1-B1-A1-B2, **MRGCD MAP NO 35,** zoned RA-2 & R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and LOS ANAYAS NW containing approximately 3 acre(s). *[Final Plat was Indef deferred 9/21/05 for SIA]* (A-2) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

14. **Project # 1004634**
06DRB-00044 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Tract(s) A-1, B-1 & C-1, **BLACK ARROYO DAM,** zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 14 acre(s). (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004639**
06DRB-00055 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, **ACRES ADDITION,** zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON DR NW and LULAC AVE NW containing approximately 5 acre(s). [REF: BA-1771] (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 11, 2006. **THE DRB MINUTES FOR JANUARY 11, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:25 A.M.

ARVADA
SU-3
B2A
B2B
H18
H19
SU-3
A
SU-2
B2
UPTOWN LOOP
SU-3
B1
LEAH
EUCLID
ESPANOLA
LOUISIANA
D1
INDIAN SCHOOL + NE

CITY OF ALBUQUERQUE
Planning Department
January 18, 2006
DRB Comments

ITEM # 8

PROJECT #1002247 APPLICATION # 06-00052

RE: ABQ Uptown Site/P&f

The revised vacation exhibit is missing.

The zoning designation is missing on the plat Subdivision Data.

AGIS dxf is not on file.

Andrew Garcia, Planning Alternate
924-3858 fax 924-3864 agarcia@cabq.gov

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 4, 2006

2. Project # 1002247
05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)

At the January 4, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file with following conditions of final plat approval:

- Replace the easement being narrowed with a new easement that will result in a 20-foot easement.
- On the portion of Indian School Road being vacated a minimum of 5-feet from the existing Well Collection Line to the proposed vacation is required.

If you wish to appeal this decision, you must do so by January 19, 2006, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

for Sheran Matson, AICP, DRB Chair

Cc:Hunt Uptown LLC, 500 Marquette NW, Suite 350, 87102
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002247 AGENDA#: 2 DATE: 1/4/06

1. Name: Bruce Studzinski Address: BHI Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

ARVADA
C2A1B
C2A2A
C2A2B1
UPTOWN
H18
D1A
SU-3
LOUISIANA
INDIAN SCHOOL
A
SU-3
H19
UPTOWN LOOP
SU-3
B1
B2
SU-2
LEAH
ESPANOLA
INDIAN SCHOOL + NE UPTOWN LOOP NE

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002247 **AGENDA ITEM NO: 2**

SUBJECT:

Vacation

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 4, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 4, 2006

Project # 1002247
05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)

AMAFCA — No adverse comments.

COG

For information, the adjoining portion of Uptown Loop Rd on the eastern boundary of the project is identified for on-street bike lanes on the Long Range Bikeway System.

Transit — No objection to the request.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to Uptown NA List – Alvarado Park NA (R), Classic Uptown NA (R), Inez NA (R), Jerry Cline Park NA (R), Mark Twain NA (R), Quigley Park NA (R), Snow Heights NA (R), Uptown Progress Team, Inc. (R), Winrock South NA (R) and Zuni NA (R).

APS

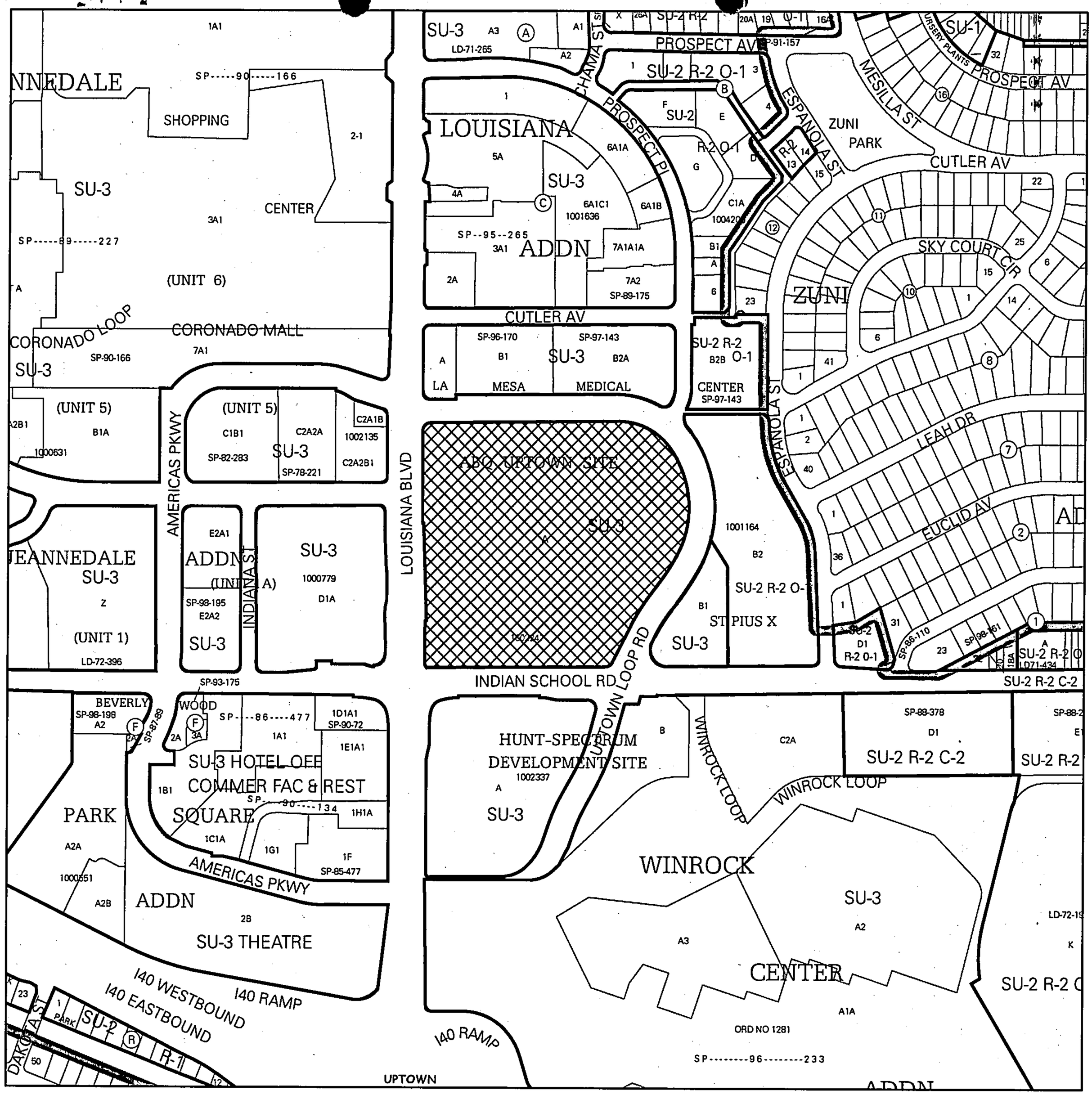
The request to vacate an existing utility easement and portions of the water and sewer easements that are no longer valid on the **ABQ Uptown Site** will have no adverse effects to the APS district at this time.

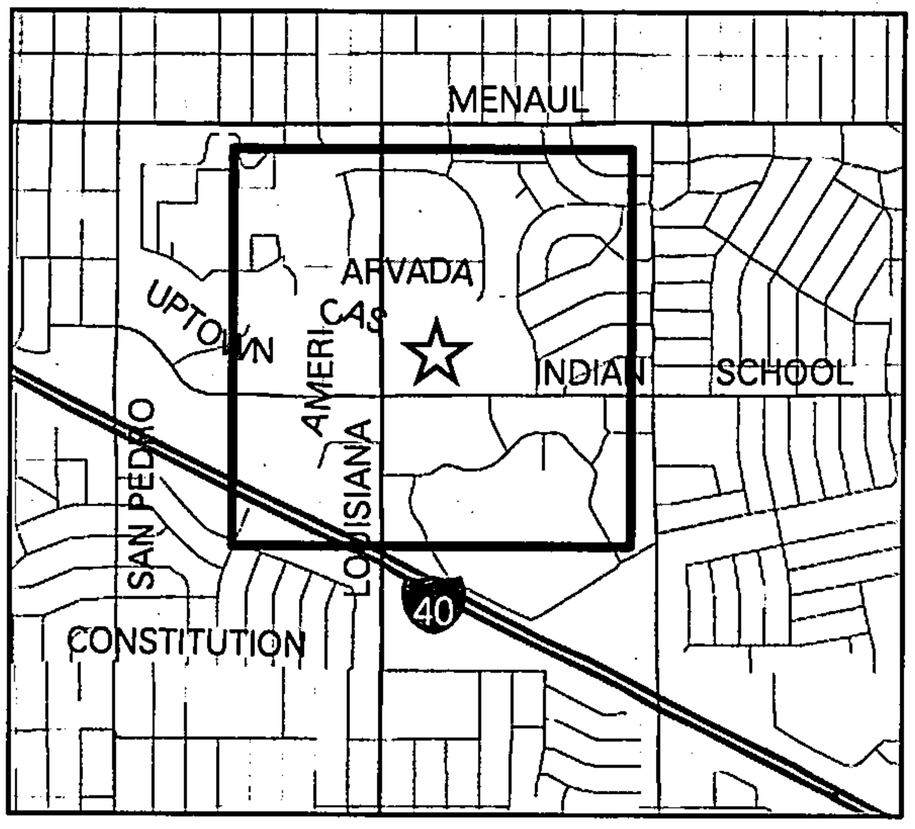
Please note that APS will provide additional comments to EPC when the ABQ Uptown Site project submits its request to build apartment units at this site.

Police Department	No CPTED or crime prevention comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	The Hydrology section has no objection to the vacation request.
Transportation Development	Defer to Utilities affected by the vacation request.
Parks & Recreation	Defer to Utilities
Utilities Development	The proposed vacation on Indian School, appears to have an existing 18" well collector line. Also the proposed vacation in the center of tract leaves little room for water and sewer lines.
Planning Department	No objection to the requested vacation actions. Defer to affected agencies.
Impact Fee Administrator	No comment on requested vacation.

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

cc: Hunt Uptown LLC, 500 Marquette NW, Suite 350, 87102
Bohannan Huston Inc., 7500 Jefferson NE, 87109





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number: 1002247

Hearing Date: 1/4/06

Zone Map Page: H-19

Additional Case Numbers: 05DRB-01815

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, January 4, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003172
05DRB-01845 Major-Two Year SIA

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)

Project # 1002247
05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)

Project # 1002743
05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)

Project # 1003762
05DRB-01822 Major-Preliminary Plat Approval
05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

SEE PAGE 2 . . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004083
05DRB-01849 Major-Vacation of Pub Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

Project # 1004456
05DRB-01817 Major-Preliminary Plat Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, 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.

Sheran Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 19, 2005.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JANUARY 4, 2006
Zone Atlas Page: H-19-Z
Notification Radius: 100 Ft.

Project# 1002247
App#05DRB-01815

Cross Reference and Location: LOUISIANA BLVD NE / BETWEEN ARVADA AVE NE AND INDIAN SCHOOL RD NE

Applicant: HUNT UPTOWN, LLC
Address: 500 MARQUETTE NW SUITE 350
ALBUQUERQUE, NM 87102

Agent: BOHANNAN HUSTON INC.
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: DECEMBER 16, 2005
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1002247
Application#

PAGE 1 **OF** 1

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
11-19	1019059	051-050	301-34	
		125-053	317-02	
		101-022	01	
		114-118	310-10	
		074-117	09	
		030-116	08	
		011-117	01	
17-18	1018059	447-118	402-05	
		517-093	21	
		514-082	20	
		489-088	04	
		465-089	03	
		497-034	405-11	
		455-050	404-10	
		455-021	06	
	1018058	480-510	116-21	
	1019058	083-504	204-16	
		028-499	14	
	1018058	507-518	116-22	
		508-497	18	
		451-499	20	

mainframe@coa1mp3.cabq.gov
12/12/2005 03:38 PM

To
cc
bcc
Subject

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1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01019059                  ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101905905105030134   LEGAL: TRAC T A- 1 PLAT OF TRACTS A-1, B-1 & B-2 ST PIUS
X   LAND USE:
                          PROPERTY ADDR: 00000
                             OWNER NAME: HUNT UPTOWN DEVELOPMENT LLC
                             OWNER ADDR: 04401   NORTH MESA
EL PASO             TX 79902
0101905912505331702   LEGAL: TRAC T B- 2 PLAT OF TRACTS A-1, B-1 & B-2 ST PIUS
X   LAND USE:
                          PROPERTY ADDR: 00000
                             OWNER NAME: HUNT UPTOWN DEVELOPMENT LLC
                             OWNER ADDR: 04401   NORTH MESA
EL PASO             TX 79902
0101905910102231701   LEGAL: TRAC T B- 1 PLAT OF TRACTS A-1, B-1 & B-2 ST PIUS
X   LAND USE:
                          PROPERTY ADDR: 00000
                             OWNER NAME: HUNT UPTOWN DEVELOPMENT LLC
                             OWNER ADDR: 04401   NORTH MESA
EL PASO             TX 79902
0101905911411831010   LEGAL: TR B 2B P LAT OF TRACTS B-2-A AND B-2-B LA MESA
MEDI  LAND USE:
                          PROPERTY ADDR: 00000    7201 PROSPECT PL NE
                             OWNER NAME: THE WOODMARK AT UPTOWN LLC
                             OWNER ADDR: 11747   NE FIRST                ST
BELLEVUE            WA 98005
0101905907411731009   LEGAL: TR B 2A P LAT OF TRACTS B-2-A AND B-2-B LA MESA
MEDI  LAND USE:
                          PROPERTY ADDR: 00000    7101 ARVADA AVE NE
                             OWNER NAME: PROMUS HOTELS FLORIDA INC C/O
                             OWNER ADDR: 00755   CROSSOVER               LN
MEMPHIS             TN 38117
0101905903011631008   LEGAL: TR B -1 P LAT OF TRS B-1 & B-2 LA MESA MEDICAL
CENTE  LAND USE:
                          PROPERTY ADDR: 00000    6901 ARVADA  NE
                             OWNER NAME: EQI FINANCING PARTNERSHIP C/O
                             OWNER ADDR: PO BOX 771020
MEMPHIS             TN 38177
0101905901111731001   LEGAL: TRAC T A  EXC THOSE PORTIONS OUT TO R/W LOUISIANA
BL  LAND USE:
                          PROPERTY ADDR: 00000    2300 LOUISIANA  NE
                             OWNER NAME: BRONSTEIN BEN & MARY JO ETAL
                             OWNER ADDR: 04416   ROYENE                  NE
ALBUQUERQUE         NM 87110
0101805944711840205   LEGAL: LOT  7-A- 1 PLAT OF LTS 1A1 & 2-1 UNIT 6 & LT 7A1
UN  LAND USE:
                          PROPERTY ADDR: 00000    N/A
                             OWNER NAME: HEITMAN PROPERTIES OF N M LTD
                             OWNER ADDR: 00630   DAVIS                   ST
EVANSTON            IL 60201
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010180595170934022 1 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
010180595140824022 0 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
010180594890884020 4 LEGAL: TR C 2A2A OF DALE J BELLAMAH'S JEANNEDALE ADDN
CONT LAND USE:
PROPERTY ADDR: 00000 6701 UPTOWN NE
OWNER NAME: ELKINS DUGAN ETUX
OWNER ADDR: 06701 UPTOWN BL NE
ALBUQUERQUE NM 87110
010180594650894020 3 LEGAL: TRAC T C- 1-B-1 SUMMARY PLAT OF TR C-1-B-1 DALE J
BE/ LAND USE:
PROPERTY ADDR: 00000 6605 UPTOWN NE
OWNER NAME: UPTOWN SQUARE VENTURE ETAL % R
OWNER ADDR: 06605 UPTOWN BL NE
ALBUQUERQUE NM 87110
010180594970344051 1 LEGAL: TR D -1-A PLAT OF TR D-1-A & ROW TR D-1-B UNIT
1-A LAND USE:
PROPERTY ADDR: 00000 2155 LOUISIANA NE
OWNER NAME: CITY PLACE LLC C/O ALVARADO RE
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
010180594550504041 0 LEGAL: TR E -2A1 PLAT OF TRS E-2A1 & E-2A2 JEANNEDALE
ADDN LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE REAL ESTA
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
010180594550214040 6 LEGAL: TR E -2A2 PLAT OF TRS E-2A1 & E-2A2 JEANNEDALE
ADDN LAND USE:
PROPERTY ADDR: 00000 6501 INDIAN SCHOOL NE
OWNER NAME: N M EDUCATORS FEDERAL CREDIT U
OWNER ADDR: 06501 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87111
010180584805101162 1 LEGAL: TR 1 -A-1 REPL OF TRS 1-A-1, 1-B-1, 1-C-1,
1-D-1A, LAND USE:
PROPERTY ADDR: 00000 6000 INDIAN SCHOOL NE
OWNER NAME: HUB ACQUISITION TRUST C/O HRPT
OWNER ADDR: 00400 CENTRE ST
NEWTON MA 02458
010190580835042041 5 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
010190580284992041 4 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
010180585075181162 2 LEGAL: TRAC T 1- D-1A1 PLAT OF TR 1-D-1A1 PARK SQUARE
ADDN LAND USE:
PROPERTY ADDR: 00000 6670 INDIAN SCHOOL NE
OWNER NAME: MELLON PIER I PROP LTD PTNS C/
OWNER ADDR: PO BOX 1600
ROWLETT TX 75030
010180585084971161 8 LEGAL: TRAC T 1- E-1A-1 PARK SQUARE ADDN PLAT OF TRS
1-C-1A LAND USE:
PROPERTY ADDR: 00000 2125 LOUISIANNA NE
OWNER NAME: HUB ACQUISITION TRUST C/O HRPT
OWNER ADDR: 00400 CENTRE ST
NEWTON MA 02458
010180584514991162 0 LEGAL: TR 1 -B-1 REPL OF TRS 1-A-1, 1-B-1, 1-C-1,
1-D-1A, LAND USE:
PROPERTY ADDR: 00000 6588 INDIAN SCHOOL RD NE
OWNER NAME: HUB ACQUISITION TRUST C/O HRPT
OWNER ADDR: 00400 CENTRE ST
NEWTON MA 02458

101905903011631008 LEGAL: TR B-1 PLAT OF TRS B-1 & B-2 LA MESA MEDICAL 0 194 AC M/L OR 87,9
PROPERTY ADDR: 6901 ARVADA AVE NE

OWNERS NAME: EQI FINANCING PARTNERSHIP
OWNERS ADDR: PO BOX 771020
MEMPHIS, TN 38177

101805951709340221 LEGAL: TR C-2-A-1-B PLAT OF TRACT C-2-A-2-B-1 AND C O 5 OF DALE J BELLAM
PROPERTY ADDR: LOUISIANA

OWNERS NAME: GELTMORE INC
OWNERS ADDR: 4408 CANYON CT NE
ALBUQUERQUE, NM 87111

101805951408240220 LEGAL: TR C-2-A-2-B-1 PLAT OF TRACT C-2-A-2-B-1 AND NO 5 OF DALE J BELLAM
PROPERTY ADDR: 2201 LOUISIANA BLVD NE

OWNERS NAME: UPTOWN PARK KKC
OWNERS ADDR: 6211 SAN MATEO BLVD NE 130
ALBUQUERQUE, NM 87109

101805945505040410 LEGAL: TR E-2A1 PLAT OF TRS E-2A1 & E 2A2 JEANNEDAL 507 AC
PROPERTY ADDR: N/A

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87102

101905808350420415 LEGAL: TR B PLAT OF TRACTS A & B HUNT-SPECTRUM DEVE REPLAT OF A PORTION
PROPERTY ADDR: N/A

OWNERS NAME: PRUWINROCK LLC
OWNERS ADDR: 8 CAMPUS DR 4TH
PARSIPPANY, NJ 07054

101905802849920414 LEGAL: TR A PLAT OF TRACTS A & B HUNT-SPECTRUM DEVE REPLAT OF A PORTION
PROPERTY ADDR: LOUISIANA

OWNERS NAME: HUNT UPTROWN II LLC
OWNERS ADDR: 1801 WYOMING AVE 701
EL PASO, TX 79902

101805850751811622 LEGAL: TRACT 1-D 1A1 PLAT OF TR 1-D-1 A1 PARK SQUARE 3 2 SQ FT M/L
PROPERTY ADDR: 6670 INDIAN SCHOOL NE

OWNERS NAME: MELLON PIER I PROP LTD PTNS
OWNERS ADDR: PO BOX 1600
ROWLETT, TX 75030

Quigley Park Neighborhood Association "R"

Lou Weiss
2838 Alvarado Dr. NE/87110 830-9455 (h)

Winnie Schmidt
2916 Cuervo Dr. NE/87110 881-2155 (h)

Snow Heights Neighborhood Association "R"

Mary A. Glasener
7742 Haines NE/87110-5518 299-6451 (h)

Shirley Marquez
7905 Hannett NE/87110 265-5513 (h)

Uptown Progress Team, Inc. "R"

Evelyn Carter
6501 Americas Parkway NE #1000/87110 881-5443 (w)

Paul Bidwell
6400 Indian School Rd. NE/87110 875-6013 (w)

Winrock South Neighborhood Association "R"

Richard Peterson
1112 San Pedro NE #309/87110-6724 266-6070 (h)
(message)

Virginia Kinney
1112 San Pedro NE #309/87110-6724 255-0414

Zuni Neighborhood Association "R"

Davis Lee
7401 Euclid Ave. NE/87110 888-1432 (h)

Lois Ranftle
7602 Euclid Ave. NE/87110 480-4950 (h)

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

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(11/21/05)

ALBUQUERQUE
Making History
City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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

December 1, 2005

Stephanie Stratton
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988

Dear Stephanie:

Thank you for your inquiry of **December 1, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **ABQ UPTOWN SITE - TRACT A** zone map **H-19**.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

Alvarado Park Neighborhood Association "R"

Gene Tatum
1916 Madeira NE/87110 255-1960 (h)

Bill Sterchi
5607 Princess Jeanne NE/87110 255-0579 (h)

Classic Uptown Neighborhood Association "R"

David Stafford
2812 San Pablo NE/87110 681-4082 (h)

Collin Hallahan
2701 Chama NE/87110 845-1236 (h)

Inez Neighborhood Association "R"

Evelyn B. Feltner
2014 Utah St. NE/87110 271-9027 (h)

Bette Weber
1927 Virginia St. NE/87110 292-1756 (h)

Jerry Cline Park Neighborhood Association "R"

Julie Jones
7625 Winter Ave. NE/87110 232-4638 (h)

Eric Shirley
900 Grove St. NE/87110 268-2595 (h)

Mark Twain Neighborhood Association "R"

Mike Hatchell
1013 California NE/87110 265-4857 (h)

Kelly Frey
6014 Aspen NE/87110 268-5909 (h)

Project # 1002247

HUNT UPTOWN, LLC
500 MARQUETTE NW SUITE 350
ALBUQUERQUE, NM 87102

Project # 1002247

BOHANNAN HUSTON INC.
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Project # 1002247
GENE TATUM
Alvardo Park N.A.
1916 MADEIRA NE
ALBUQUERQUE, NM 87110

Project # 1002247
BILL STERCHI
Alvarado Park N.A.
5607 PRINCESS JEANNE NE
ALBUQUERQUE, NM 87110

Project # 1002247
DAVID STAFFORD
Classic Uptown N.A.
2812 SAN PABLO NE
ALBUQUERQUE, NM 87110

Project # 1002247
COLLIN HALLAHAN
Classic Uptown N.A.
2701 CHAMA NE
ALBUQUERQUE, NM 87110

Project # 1002247
EVELYN B FELTNER
Inez N.A.
2014 UTAH ST NE
ALBUQUERQUE, NM 87110

Project # 1002247
BETTE WEBER
Inez N.A.
1927 VIRGINIA ST NE
ALBUQUERQUE, NM 87110

Project # 1002247
JULIE JONES
Jerry Cline Park N.A.
7625 WINTER AVE NE
ALBUQUERQUE, NM 87110

Project # 1002247
ERIC SHIRLEY
Jerry Cline Park N.A.
900 GROVE ST NE
ALBUQUERQUE, NM 87110

Project # 1002247
MIKE HATCHELL
Mark Twain N.A.
1013 CALIFORNIA NE
ALBUQUERQUE, NM 87110

Project # 1002247
KELLY FREY
Mark Twain N.A.
6014 ASPEN NE
ALBUQUERQUE, NM 87110

Project # 1002247
LOU WEISS
Quigley Park N.A.
2838 ALVARADO DR NE
ALBUQUERQUE, NM 87110

Project # 1002247
WINNIE SCHMIDT
Quigley Park N.A.
2916 CUERVO DR NE
ALBUQUERQUE, NM 87110

Project # 1002247
MARY A GLASENER
Snow Heights N.A.
7742 HAINES NE
ALBUQUERQUE, NM 87110

Project # 1002247
SHIRLEY MARQUEZ
Snow Heights N.A.
7905 HANNETT NE
ALBUQUERQUE, NM 87110

Project # 1002247
EVELYN CARTER
Uptown Progress Team Inc.
6501 AMERICAS PARKWAY NE
ALBUQUERQUE, NM 87110

Project # 1002247
PAUL BIDWELL
Uptown Progress Team Inc.
6400 INDIAN SCHOOL RD NE
ALBUQUERQUE, NM 87110

Project # 1002247
RICHARD PETERSON
Winrock South N.A.
1112 SAN PEDRO NE # 309
ALBUQUERQUE, NM 87110

Project # 1002247
VIRGINIA KINNEY
Winrock South N.A.
1112 SAN PEDRO NE # 309
ALBUQUERQUE, NM 87110

Project # 1002247
DAVIS LEE
Zuni N.A.
7401 EUCLID AVE NE
ALBUQUERQUE, NM 87110

Project # 1002247
LOIS RANFTLE
Zuni N.A.
7602 EUCLID AVE NE
ALBUQUERQUE, NM 87110

101905905105030134

HUNT UPTOWN DEVELOPMENT LLC
4401 NORTH MESA
EL PASO TX 79902

101905911411831010

THE WOODMARK AT UPTOWN LLC
11747 NE FIRST ST
BELLEVUE WA 98005

101905907411731009

PROMUS HOTELS FLORIDA INC C/O
755 CROSSOVER LN
MEMPHIS TN 38117

101905903011631008

EQI FINANCING PARTNERSHIP C/O
PO BOX 771020
MEMPHIS, TN 38177

101905901111731001

BRONSTEIN BEN & MARY JO ETAL
4416 ROYENE NE
ALBUQUERQUE NM 87110

101805944711840205

HEITMAN PROPERTIES OF N M LTD
630 DAVIS ST
EVANSTON IL 60201

101805948908840204

ELKINS DUGAN ETUX
6701 UPTOWN BL NE
ALBUQUERQUE NM 87110

101805946508940203

UPTOWN SQUARE VENTURE ETAL
6605 UPTOWN BL NE
ALBUQUERQUE NM 87110

101805949703440511

CITY PLACE LLC C/O ALVARADO R
10 TRAMWAY LP NE
ALBUQUERQUE NM 87122

101805945502140406

N M EDUCATORS FEDERAL CREDIT
6501 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87111

101805848051011621

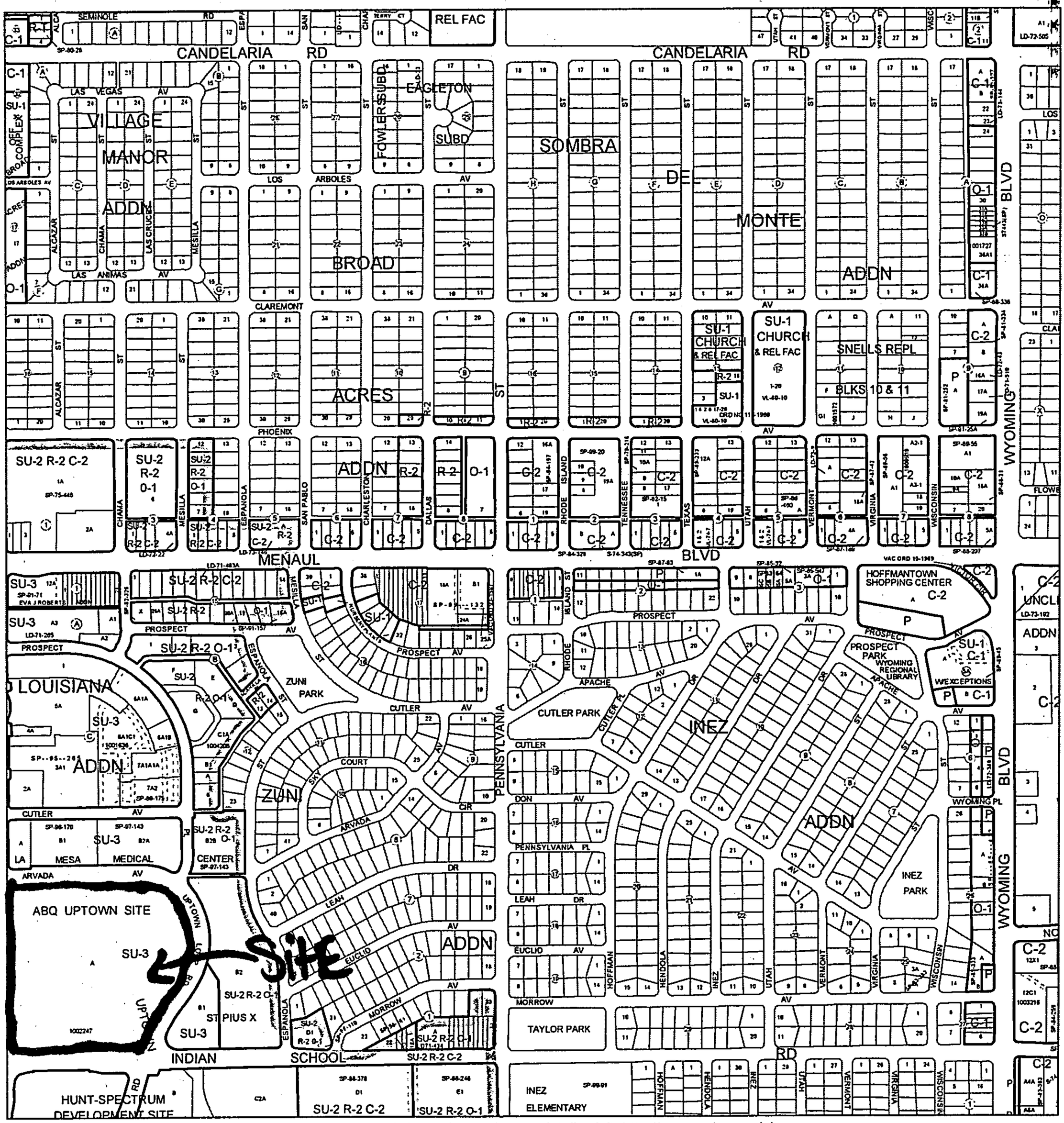
HUB ACQUISITION TRUST C/O HRP
400 CENTRE ST
NEWTON MA 02458

101805850751811622

MELLON PIER I PROP LTD PTNS C
PO BOX 1600
ROWLETT, TX 75030

101805850849711618

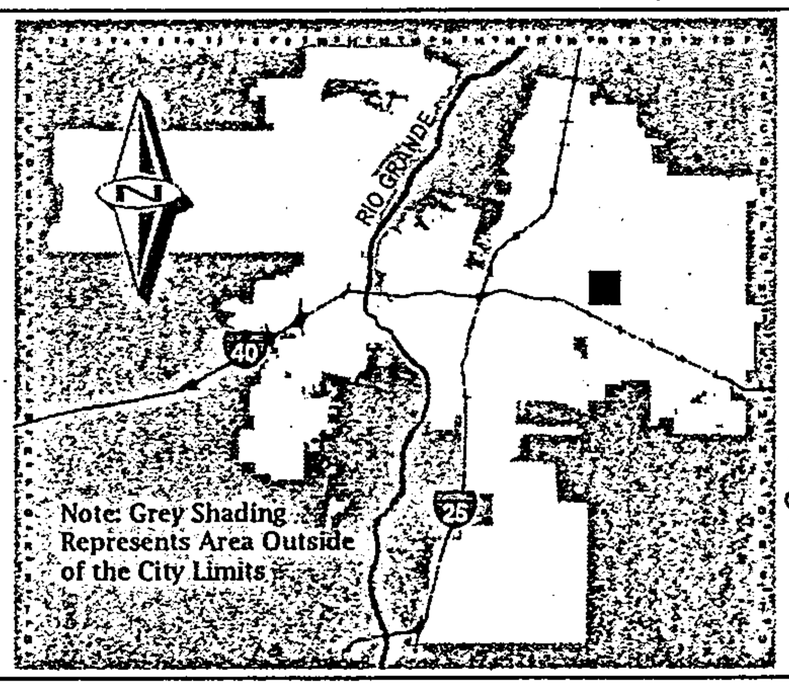
HUB ACQUISITION TRUST C/O HRP
400 CENTRE ST
NEWTON MA 02458



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

Albuquerque Geographic Information System

Map amended through: 11/2/2005



Zone Atlas Page:

H-19-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

December 2, 2005

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
P O Box 1293
Albuquerque, NM 87103

Re: Vacation of Public Easements
Tract A ABQ Uptown Site (DRB# 1002247, 03EPC-00914)

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications;
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A");
- Letter from the Office of Neighborhood Coordination and related data;
- Neighborhood Notifications to adjacent neighbors;
- Zone Atlas Map showing the location of the property; and
- Fee in the amount of $185.00.

Recently, an existing utility easement was discovered along the southern boundary of the ABQ Uptown property. This easement was previously part of the Indian School Right of Way. In 1967 the Right of Way was vacated, but the utility easement was reserved. To our knowledge there are no existing or planned utilities within the easement. The purpose of this vacation action request is to vacate this existing utility easement.

Also, a public water and sewer easement was recorded for the onsite water and sewer lines for the ABQ Uptown project. The water meters for each of the buildings are within this easement. During the course of design, some of these water meter locations have changed, as well as the alignment of the water line around a proposed fountain. This vacation action also serves as a request to vacate the portions of the water and sewer easement that are no longer valid. A plat will be prepared showing the correct locations of these revised water line items.

Please place this item on the DRB Agenda to be heard on January 4, 2006. If you have any questions or require further information, please contact me.

Sincerely,

for

Bruce J. Stidworthy, P.E.
Vice President
Community Development and Planning

BJS/JM/am
Enclosures
cc: James Topmiller, BHI
Jeff Mulbery, BHI
Lawrence Kline
John Myers

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

CITY OF ALBUQUERQUE

FYI

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

December 19, 2005

TO: See Attached Distribution List of "Recognized" Neighborhood Association(s):

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately eighteen (18) acre(s): Major Vacation of Public Easements for the existing utility easement and to vacate portions of the water and sewer easement that are no longer valid.**

Proposed by: **Bohannan Huston, Inc. at 823-1000**
Agent for: **Hunt Uptown, LLC**

For property located: **On or near Louisiana Boulevard NE between Arvada Avenue NE and Indian School Road NE.**

The case number(s) assigned is: **05DRB- 01815, Project # 1002247.**

City Planning accepted application for this request on **December 2, 2005.**

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, January 4, 2006** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

28

COMPLETED 06/02/05 SH

DRB CASE ACTION LOG ~~(PREL & FINAL)~~ FINAL

REVISED 2/5/04

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

DRB Application No.: **04DRB-00890 (P&F)** Project # **1002247**

Project Name: **ABQ UPTOWN SITE, ST PIUS X**

Agent: Bohannan Huston Inc. Phone No.: 823-1000

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4/20/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☒ TRANSPORTATION: – AGIS DXF
☐
☐ – SIDEWALK EASEMENTS w/ EXHIBIT dkg
☐
☐

☐ UTILITIES:
☐
☐
☐

☒ CITY ENGINEER / AMAFCA: PAPER EASEMENT BB. OK 5/25/05
☐
☐
☐
☐

☐ PARKS / CIP:
☐
☐
☐

☒ PLANNING (Last to sign): ~~AGIS DXF required~~
☐
☐
☐

☐ **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.

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

Project Number 1002247

#2

Completed 2/11/05

DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00928 (SBP)** Project # **1002247**

Project Name: **ST. PIUS X SUBDIVISION**

Agent: Denish Kline Associates Phone No.: 842-6461

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 6/23/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☒ 7-7-04 Signed
- ☒ UTILITIES: Revise Utility Plan, Provide Fire Marshal fire flow requirements
- ☒ CITY ENGINEER / AMAFCA: Signed 2-10-05
  SIA
  PUBLIC SIDEWALK EASEMENTS AROUND SITE
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign):
- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
  - ☒ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **AGIS DXF File approval required.**
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1002247

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 23, 2004

2. Project # 1002247
04DRB-00830 Major-Vacation of Public Easements
04DRB-00831 Major-Vacation of Public Easements
04DRB-00832 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract A1, **ST. PIUS X SUBDIVISION,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 03EPC-00914, 02EPC-01472, Z-81-87, Z-94-133, ZA96-379] (H-19)

At the June 23, 2004, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

2. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

04DRB-00928 Minor-SiteDev Plan BldPermit/EPC

DENISH KLINE ASSOCIATES, INC. agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A1, **ST PIUS X SUBDIVISION,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 1002124, 1001164] (H-19)

At the June 23, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 6/23/04 the site plan for building permit was approved with final sign off delegated to City Engineer for SIA and public sidewalk easements around site and Utilities Development for a revised utility plan and provide Fire Marshal fire flow requirements.

04DRB-00890 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION,** zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] *(Deferred from 6/16/04)* (H-19)

At the June 23, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 6/23/04 and approval of the grading plan engineer stamp dated 6/11/04 the preliminary plat was approved with the following conditions of final plat:

The final plat must be signed by PNM before the Development Review Board's approval. The final plat must reflect the sidewalk easements.

The final plat was indefinitely deferred for the Subdivision Improvements Agreement (SIA).

If you wish to appeal this decision, you must do so by July 8, 2004 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, 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.)

Sheran Matson, AICP, DRB Chair

cc: Hunt Uptown LLC, 500 Marquette NW, Suite 350, 87102
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Denish-Kline Associates Inc., 500 Marquette NW, Suite 350, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 23, 2004

Project # 1002247
04DRB-00830 Major-Vacation of Public Easements
04DRB-00831 Major-Vacation of Public Easements
04DRB-00832 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract A1, **ST. PIUS X SUBDIVISION,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 03EPC-00914, 02EPC-01472, Z-81-87, Z-94-133, ZA96-379] (H-19)

AMAFCA — No comment.

COG — No adverse comments.

Transit — No objections.

Zoning Enforcement — No comments received.

Neighborhood Coordination

Letters sent to Alvarado Park (R), Classic Uptown (R), East End Historical & Cultural (R), Inez (R), Jerry Cline Park (R), Quigley Park (R), Snow Heights (R), Winrock South (R), Uptown Progress Team, Inc. (R), Zuni (R) and New Kimo Neighborhood Associations.

APS — No comments received.

Police Department — No comments at this time.

Fire Department — No adverse comments.

PNM Electric & Gas

PNM objects to the vacating of the 10' PUE surrounding the Site. With respect to the setback variances PNM will work with the developer to change or reshape the existing easements as long as we have replacement easements to cover any existing or new gas and electric utilities. Contact PNM Engineer Gary Zedalis at 241-3409 for utility requirements and design. This department will work with Gary to release or secure any needed easements.

Comcast	No comments received
QWEST	No comments received
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer

The Hydrology section has no objection to the vacation requests.

Transportation Development

Why aren't the utility easements being vacated that cross Uptown Loop Road? The 4' jog and the radius at the SW corner should be addressed with the plat. Are there any PUE's left in Arvada? Will any right-of-way be needed for sidewalk ramps at the proposed entrances?

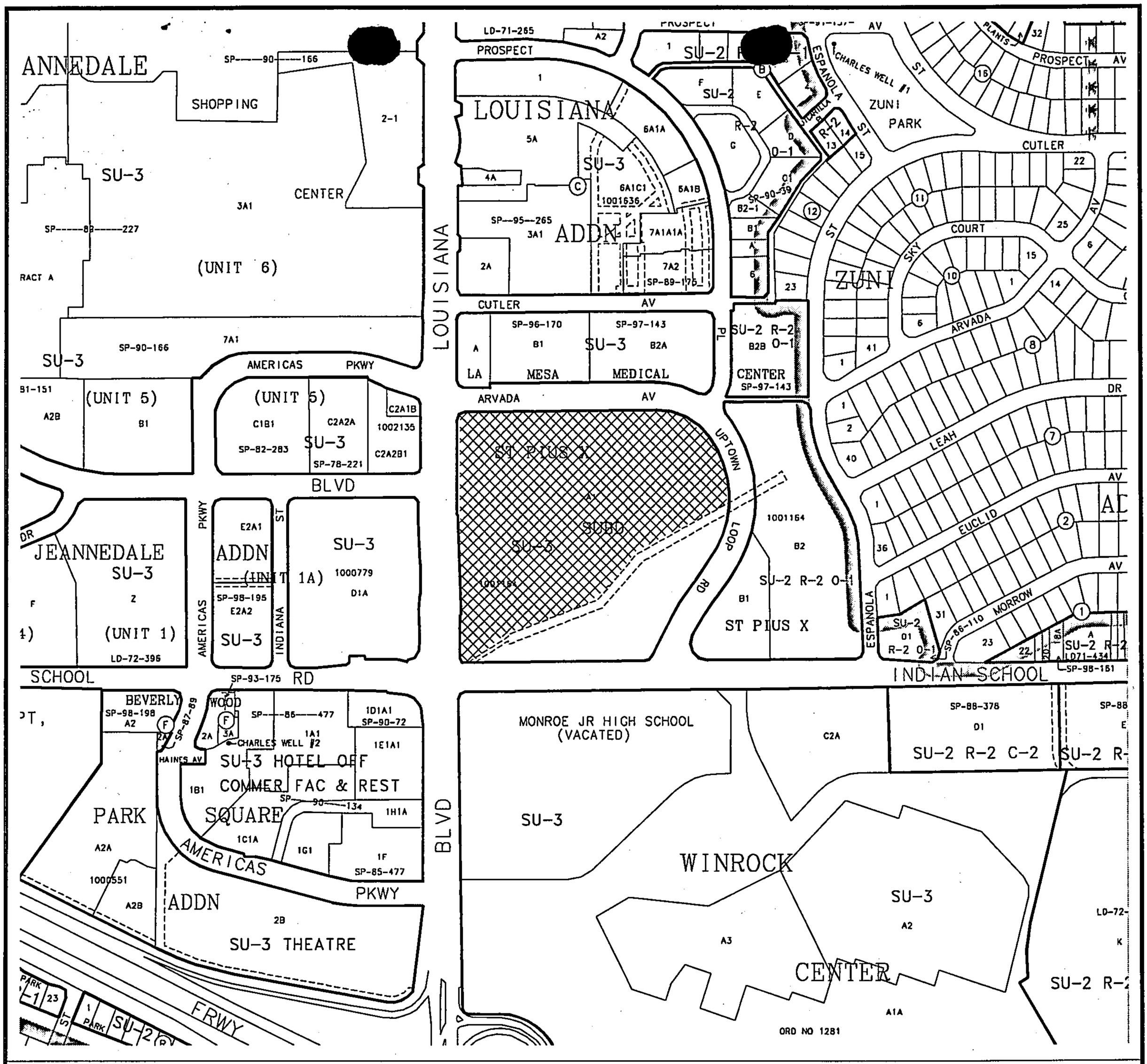
Parks & Recreation	Defer to the affected agencies.
Utilities Development	No objection to Vacation requests.

Planning Department

No objection to the requested easements. Be advised that, once these vacations are approved, applicant has one year from the approval date to complete the vacation action by filing a plat.

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

cc:Hunt Uptown LLC, 500 Marquette NW, Ste #350, 87102
Bohannan Huston Inc., 7500 Jefferson NE, 87109



Note: Shaded area indicates County Not to Scale

ZONING MAP

AGIS

Scale 1"= 512 '

PROJECT NO.
1002247

HEARING DATE
6-24-04

MAP NO.
H-19

ADDITIONAL CASE NUMBER(S)
04DRB-00830
04DRB-00831
04DRB-00832

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002247 **AGENDA ITEM NO: 2**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(14) Other

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An approved drainage report dated 6-11-04 is on file for Preliminary Plat approval.
An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off by City Engineer.
Cannot sign Final Plat until storm drain is accepted by City Engineer.

RESOLUTION:

APPROVED X signed I.L.; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 23, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002247 AGENDA#: 2 DATE: 6/23/04

1. Name: Lawrence Klene Address: Dennis Klene Zip: _____
2. Name: James Sopnullo Address: Bohannan Zip: _____
3. Name: Cheryl Solgyom Address: Deeper Pleasure Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

DISTRIBUTION LIST:

Gene Tatum and Bill Sterchi, Alvarado Park NA
David Stafford and Collin Hallahan, Classic Uptown NA
Evelyn B. Feltner and Bette Weber, Inez NA
Julie Jones and Eric Shirley, Jerry Cline Park NA
Mike Hatchell and Kelly Frey, Mark Twain NA
Lou Weiss and Winnie Schmidt, Quigley Park NA
Mary A. Glasener and Shirley Marquez, Snow Heights NA
Evelyn Carter and Paul Bidwell, Uptown Progress Team, Inc.
Richard Peterson and Virginia Kinney, Winrock South NA
David Lee and Lois Ranftle, Zuni NA

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, June 23, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002247 04DRB-00830 Major-Vacation of Public Easements 04DRB-00831 Major-Vacation of Public Easements 04DRB-00832 Major-Vacation of Public Easements	BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract A1, **ST. PIUS X SUBDIVISON,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 03EPC-00914, 02EPC-01472, Z-81-87, Z-94-133, ZA96-379] (H-19)
Project # 1003280 04DRB-00835 Major-Preliminary Plat Approval	TIERRA WEST, LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract 168, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB-00568] (K-11)
Project # 1003471 04DRB-00826 Major-Preliminary Plat Approval 04DRB-00827 Minor-Temp Defer SDWK	SURV-TEK, INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA ST NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s). [REF: 1000630, 1001743, 1001891, 1001306/02DRB-01791, 02DRB-01250] (A-10)

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 meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, June 7, 2004.

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, January 4, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003172 05DRB-01845 Major-Two Year SIA	TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)
Project # 1002247 05DRB-01815 Major-Vacation of Public Easements	BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)
Project # 1002743 05DRB-01818 Major-Preliminary Plat Approval	BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)
Project # 1003762 05DRB-01822 Major-Preliminary Plat Approval 05DRB-01823 Minor-Sidewalk Waiver 05DRB-01824 Minor-Temp Defer SDWK	ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

SEE PAGE 2 . . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1004083 05DRB-01849 Major-Vacation of Pub Right-of-Way	RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)
Project # 1004456 05DRB-01817 Major-Preliminary Plat Approval 05DRB-01819 Minor-Temp Defer SDWK	BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, 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.

Sheran Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 19, 2005.

CITY OF ALBUQUERQUE

Planning Department

Memo

RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

UNITED STATES POSTAGE
PITNEY BOWES
02 1A
0004329277
$ 00.37⁰
DEC 16 2005
MAILED FROM ZIP CODE 87102

Project # 1002247

HUNT UPTOWN, LLC
500 MARQUETTE NW SUITE 350
ALBUQUERQUE, NM 87102

87102+5317-75 C0

EPC

P O Box 1293 Albuquerque New Mexico 87103

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JUNE 23, 2004
Zone Atlas Page: H-19-Z
Notification Radius: 100 Ft.

Project# 1002247
App# 04DRB-00830
App# 04DRB-00831
App# 04DRB-00832

Cross Reference and Location:

Applicant: HUNT UPTOWN, LLC
Address: 500 MARQUETTE NW, STE# 350
ALBUQUERQUE NM 87102

Agent: BOHANNAN HUSTON, INC.
Address: 7500 JEFFERSON ST NE
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: JUNE 4, 2004

Signature: KYLE TSETHLIKAI

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Mr. Gene Tatum
1916 Madeira NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Mr. Tatum:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Alvarado Park Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

P:\020110\cdp\corres\Neighborhood approval letter1.doc

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

UPTOWN NEIGHBORHOOD ASSOCIATION LIST

(as of May 19, 2004)

Alvarado Park Neighborhood Association "R"

Gene Tatum
1916 Madeira NE/87110 255-1960 (h)

Dennis Miller
5706 Bellamah NE/87110 252-9774 (h)

Classic Uptown Neighborhood Association "R"

David Stafford
2812 San Pablo NE/87110 681-4082 (h)

Colin Hallaman
2701 Chama NE/87110 884-3873 (h)

East End Historical and Cultural Neighborhood Association "R"

Stephen Anderson
1010 Virginia St. NE/87110 256-2560 (h)

Vernice Spencer
1028 Vermont St. NE/87110 256-3886 (h)

Inez Neighborhood Association "R"

Evelyn B. Feltner
2014 Utah St. NE/87110 271-9027 (h)

Bette Weber
1927 Virginia St. NE/87110 292-1756 (h)

Jerry Cline Park Neighborhood Association "R"

Julie Jones
7625 Winter Ave. NE/87110 232-4638 (h)

Eric Shirley
900 Grove St. NE/87110 268-2595 (h)

Quigley Park Neighborhood Association "R"

David Young
2935 Cagua Dr. NE/87110 883-7267 (h)

Nancy Tecumseh
2704 Valencia NE/87110 889-3249 (h)

Snow Heights Neighborhood Association "R"

Mary Tervithick
8031 Princess Jeanne NE/87110 296-0748 (h)

Joyce Mortimer
1702 Vermont NE/87110 298-0122 (h)

Winrock South Neighborhood Association "R"

Richard Peterson
1112 San Pedro NE #309/87110-6724 266-6070 (h)

Virginia Kinney
1112 San Pedro NE #309/87110-6724 255-0414 (message)

Uptown Progress Team, Inc. "R"

David Campbell
6100 Uptown Blvd. NE #500/87110 884-8444 (w)

Evelyn Carter
6501 Americas Parkway NE #1000/87110 881-5443 (w)

Zuni Neighborhood Association "R"

Mark Mathes
7413 Arvada Ave. NE/87110 888-1454 (h)

Susan McIntyre
7521 Leah Dr. NE/87110 881-0480 (h)

PLEASE NOTE: ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY THE O-92 ORDINANCE, the associations listed below are "Unrecognized" associations and don't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know.

New Kimo Neighborhood Association

Valorie Vigil
2408 Madiera NE/87110 830-3590 (h)

Mark Trujillo
5507 Euclid NE/87110 875-0617 (h)

"Attachment A"

```
101905911411831010   LEGAL: TR B 2B P LAT OF TRACTS B-2-A AND B-2-B LA MESA MEDI  LAND USE:
                     PROPERTY ADDR: 00000   PROSPECT
                        OWNER NAME: THE WOODMARK AT UPTOWN LLC
                        OWNER ADDR: 11747   NE FIRST                ST   BELLEVUE   WA      98005

101905907411731009   LEGAL: TR B 2A P LAT OF TRACTS B-2-A AND B-2-B LA MESA MEDI  LAND USE:
                     PROPERTY ADDR: 00000   ARVADA
                        OWNER NAME: APPLE HOSPITALITY FIVE INC
                        OWNER ADDR: 07101   ARVADA              AV NE ALBUQUERQUE NM      87110

101905903011631008   LEGAL: TR B -1 P LAT OF TRS B-1 & B-2 LA MESA MEDICAL CENTE  LAND USE:
                     PROPERTY ADDR: 00000   ARVADA
                        OWNER NAME: EQI FINANCING PARTNERSHIP
                        OWNER ADDR: 00000                           MEMPHIS     TN      38177

101905901111731001   LEGAL: TRAC T A  EXC THOSE PORTIONS OUT TO R/W LOUISIANA BL  LAND USE:
                     PROPERTY ADDR: 00000   LOUISIANA
                        OWNER NAME: BRONSTEIN BEN & MARY JO ETAL
                        OWNER ADDR: 04416   ROYENE                NE ALBUQUERQUE NM      87110

101805944711840205   LEGAL: LOT  7-A- 1 PLAT OF LTS 1A1 & 2-1 UNIT 6 & LT 7A1 UN  LAND USE:
                     PROPERTY ADDR: 00000   AMERICAS PARKWAY
                        OWNER NAME: HEITMAN PROPERTIES OF N M LTD
                        OWNER ADDR: 00630   DAVIS               ST   EVANSTON    IL      60201

101805951408240220   LEGAL: TR C -2-A -2-B-1 PLAT OF TRACT C-2-A-2-B-1 AND C-2-A  LAND USE:
                     PROPERTY ADDR: 00000   LOUISIANA
                        OWNER NAME: GELTMORE INC
                        OWNER ADDR: 04408   CANYON              CT NE ALBUQUERQUE NM      87111

101805951709340221   LEGAL: TR C -2-A -1-B PLAT OF TRACT C-2-A-2-B-1 AND C-2-A-1  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: GELTMORE INC
                        OWNER ADDR: 04408   CANYON              CT NE ALBUQUERQUE NM      87111

101905912505331702   LEGAL: TRAC T B- 2 PLAT OF TRACTS A-1, B-1 & B-2 ST PIUS X  LAND USE:
                     PROPERTY ADDR: 00000   LOUISIANA
                        OWNER NAME: HUNT UPTOWN DEVELOPMENT LLC
                        OWNER ADDR: 04401   NORTH MESA                  EL PASO     TX      79902

101905905105030134   LEGAL: TRAC T A- 1 PLAT OF TRACTS A-1, B-1 & B-2 ST PIUS X  LAND USE:
                     PROPERTY ADDR: 00000   LOUISIANA
                        OWNER NAME: HUNT UPTOWN DEVELOPMENT LLC
                        OWNER ADDR: 04401   NORTH MESA                  EL PASO     TX      79902

101805949703440511   LEGAL: TR D -1-A  PLAT OF TR D-1-A & ROW TR D-1-B UNIT 1-A  LAND USE:
                     PROPERTY ADDR: 00000   LOUISIANA
                        OWNER NAME: CITY PLACE LLC
                        OWNER ADDR: 00010   TRAMWAY             LP NE ALBUQUERQUE NM      87122

101905910102231701   LEGAL: TRAC T B- 1 PLAT OF TRACTS A-1, B-1 & B-2 ST PIUS X  LAND USE:
                     PROPERTY ADDR: 00000   LOUISIANA
                        OWNER NAME: HUNT UPTOWN DEVELOPMENT LLC
                        OWNER ADDR: 04401   NORTH MESA                  EL PASO     TX      79902
```

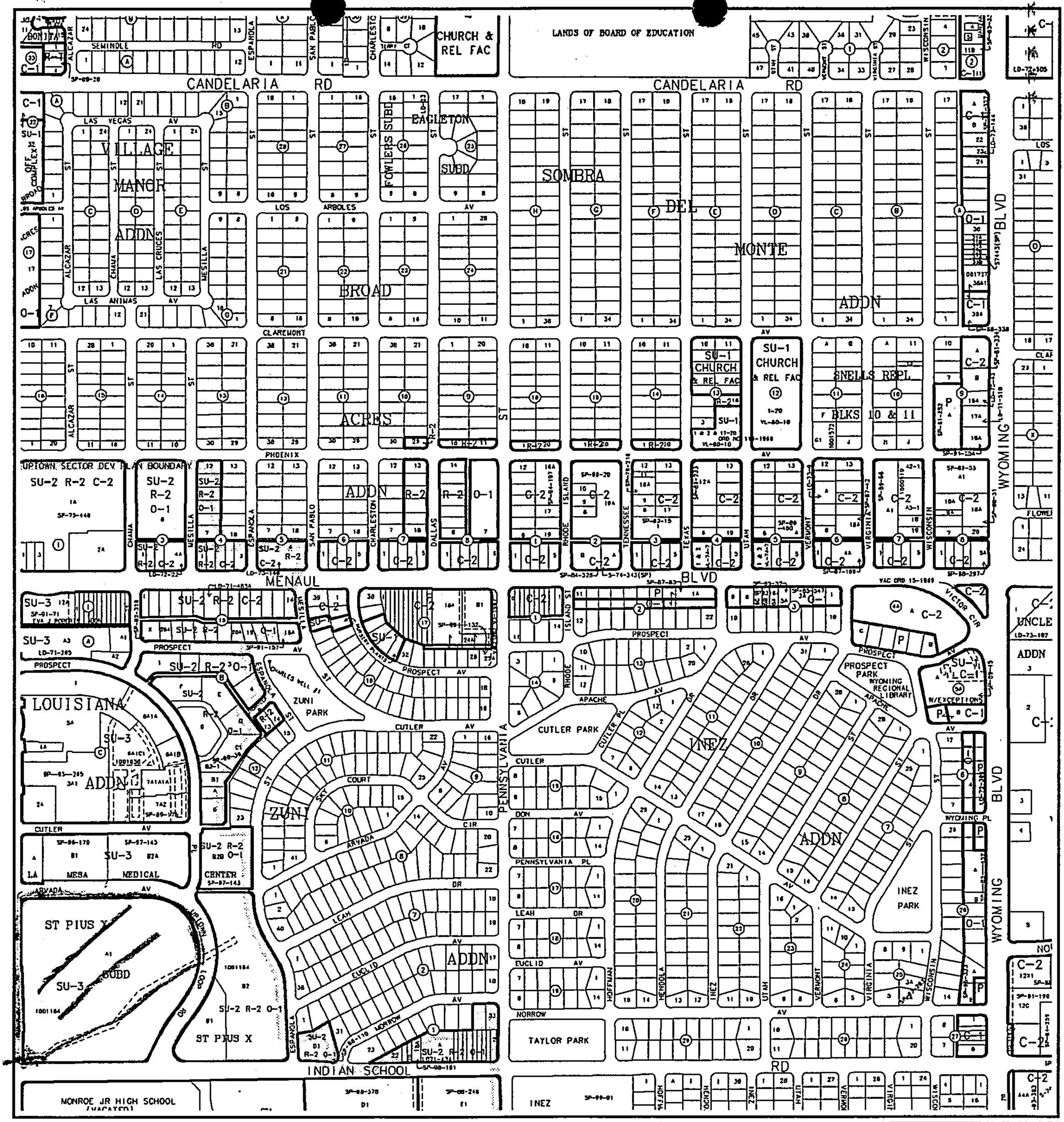


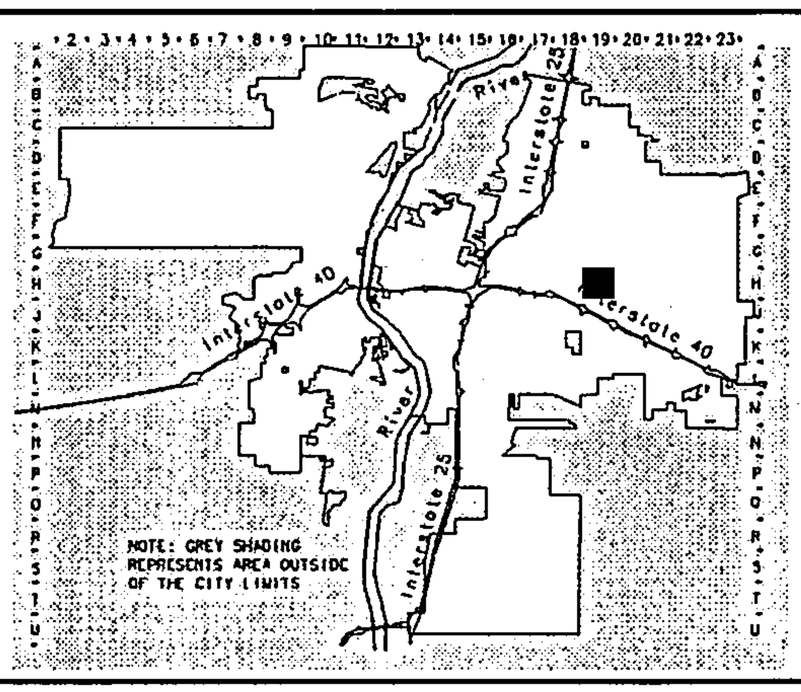
```
101905813040020410L1 LEGAL: PARC EL A -1-A OF PARCEL A-1-A WINROCK CENTER ADD'N  LAND USE:
                     PROPERTY ADDR: 00000   LOUISIANA
                        OWNER NAME: PRUWINROCK LLC
                        OWNER ADDR: 00002   RAVINIA             DR   ATLANTA     GA      30346

101905804849720414   LEGAL: TRAC T A  IN NW NW NW OF SECTION 18 T10N R4E AKA MON  LAND USE:
                     PROPERTY ADDR: 00000   LOUISIANA
                        OWNER NAME: HUNT UPTOWN II LLC
                        OWNER ADDR: 01801   WYOMING             AV   EL PASO     TX      79902

101805850751811622   LEGAL: TRAC T 1- D-1A1 PLAT OF TR 1-D-1A1 PARK SQUARE ADDN  LAND USE:
                     PROPERTY ADDR: 00000   INDIAN SCHOOL
                        OWNER NAME: MELLON PIER I PROP LTD PTNS
                        OWNER ADDR: 00000                           ROWLETT     TX      75030

101805850849711618   LEGAL: TRAC T 1- E-1A-1 PARK SQUARE ADDN PLAT OF TRS 1-C-1A  LAND USE:
                     PROPERTY ADDR: 00000   LOUISIANNA
                        OWNER NAME: HUB ACQUISITION TRUST
                        OWNER ADDR: 00400   CENTRE              ST   NEWTON      MA      02458
```





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

H-19-Z

Map Amended through May 04, 2004

H-18 to J-19

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 $3.50 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 6-8-04 To 6-23-04

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.

Stephanie Stratton 5-27-04
(Applicant or Agent) (Date)

I issued 3 signs for this application, 5-27-04, [signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002247

Rev. 5/9/03

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, June 23, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002247 04DRB-00830 Major-Vacation of Public Easements 04DRB-00831 Major-Vacation of Public Easements 04DRB-00832 Major-Vacation of Public Easements	BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract A1, **ST. PIUS X SUBDIVISON,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 03EPC-00914, 02EPC-01472, Z-81-87, Z-94-133, ZA96-379] (H-19)
Project # 1003280 04DRB-00835 Major-Preliminary Plat Approval	TIERRA WEST, LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract 168, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB-00568] (K-11)
Project # 1003471 04DRB-00826 Major-Preliminary Plat Approval 04DRB-00827 Minor-Temp Defer SDWK	SURV-TEK, INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA ST NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s). [REF: 1000630, 1001743, 1001891, 1001306/02DRB-01791, 02DRB-01250] (A-10)

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 meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, June 7, 2004.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

RETURN TO SENDER ** INSUFFICIENT ADDRESS

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 JUN 07 2004
MAILED FROM ZIP CODE 87102

DRB

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

10190581304002041 0L1

PRUWINROCK LLC
2 RAVINIA DR
ATLANTA GA 30346

30346+2104 05

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
☐ Major Subdivision action	
☒ Minor Subdivision action	
☐ Vacation	**V**
☐ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
☐ ...for Subdivision Purposes	
☐ ...for Building Permit	
☐ IP Master Development Plan	
☐ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING & PLANNING	**Z**
☐ 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	
APPEAL / PROTEST of...	**A**
☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: HUNT UPTOWN, LLC. PHONE: 915-533-1122
ADDRESS: 500 MARQUETTE NW SUITE 350 FAX: 915-298-4371
CITY: ALBUQUERQUE STATE NM ZIP87102 E-MAIL: _____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: PRELIMINARY/FINAL PLAT APPROVAL
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. TRACT A Block: _____ Unit: _____

Subdiv. / Addn. ABQ UPTOWN SITE

Current Zoning: SU-3 Proposed zoning: _____

Zone Atlas page(s): H19 No. of **existing** lots: 1 No. of **proposed** lots: 1

Total area of site (acres): 17.6729 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 101905905105030134 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: LOUISIANA BLVD. NE
Between: ARVADA AVE NE and INDIAN SCHOOL RD. NE

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# 1002247/04DRB-00830-00831-00832

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

SIGNATURE Stephanie Walton DATE 01/10/2006
(Print) BRUCE STIDWORTHY ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

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

Application case numbers	Action	S.F.	Fees
06DRB-_____-00052	P&F	5(3)	$ 215.00
_____-_____-_____	CMF		$ 20.00
_____-_____-_____			$
_____-_____-_____			$
_____-_____-_____			$
			Total $ 235.00

Hearing date 01/18/06

Sandy Handley 01/10/06
Planner signature / date

Project # 1002247

Uptown

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

✓ ✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, 4 copies for internal routing.
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ ✓ Letter briefly describing, explaining, and justifying the request
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
N/A __ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ __ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
N/A __ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor 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, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

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

BRUCE Stidworthy
Applicant name (print)

for Stephanie Walton 1-9-06
Applicant signature / date

Form revised 8/04, 1/05 & 10/05

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

Application case numbers
06DRB- - 00052
- -
- -

Sandy Handley 01/10/06
Planner signature / date

Project # 1002247

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 10, 2006

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Preliminary/Final Plat Approval
Tract A-1 ABQ Uptown Site
DRB# 1002247

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Fee on the amount of $ 235.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property
- Revised Vacation Action Exhibit

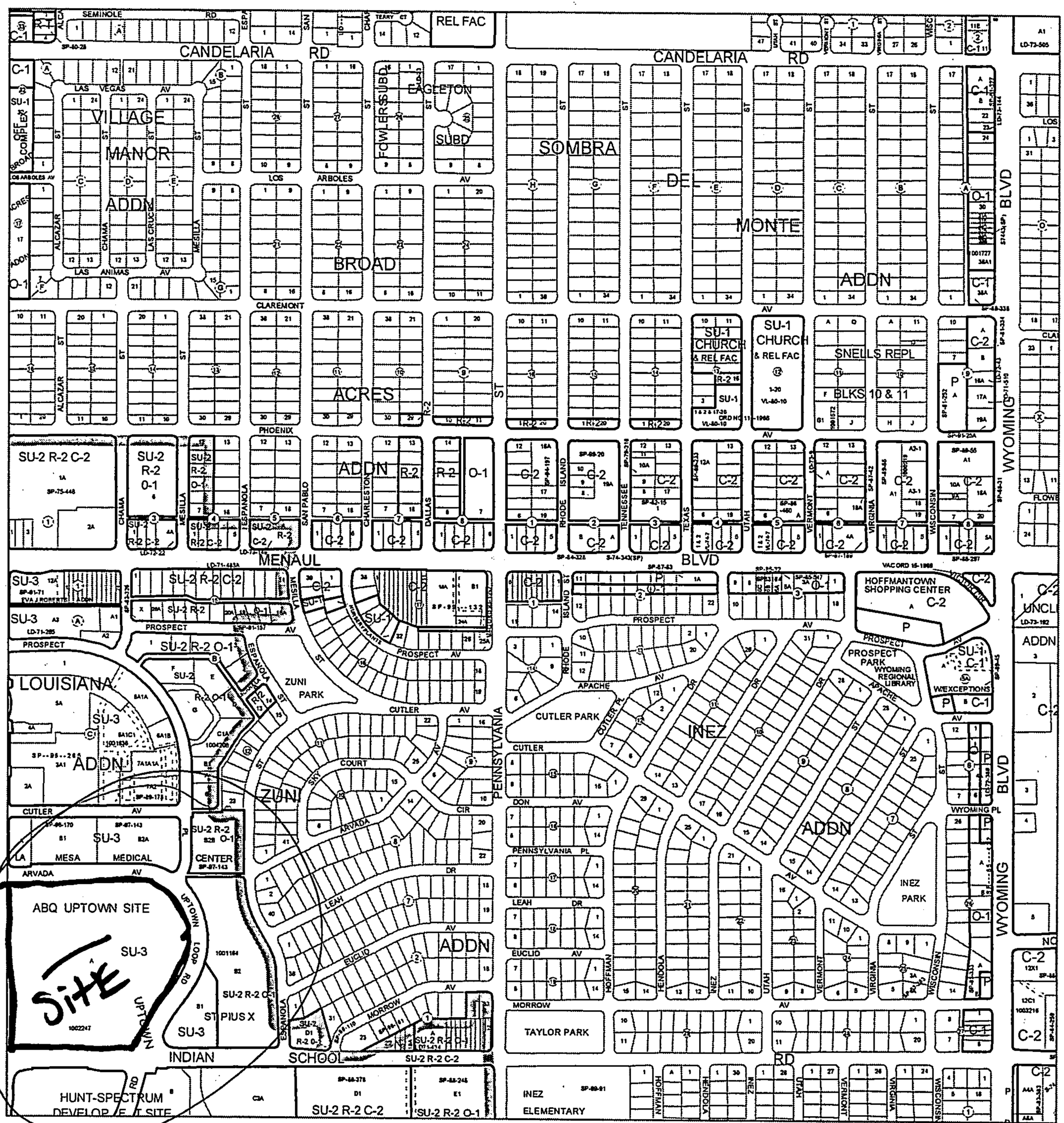
The purpose of this plat is to vacate portions of two existing easements. In accordance with the conditions of final plat approval which were received at DRB hearing for the vacation action, we have revised to vacation action exhibit to indicate that the southern most 4' of the existing 17' easement along Indian School is to remain in place. In addition, the plat shows the new easement being granted in order to restore the full 20' easement width required for the waterline onsite (this is also in response to a condition of final plat approval).

Please place this item on the DRB Agenda to be heard on January 18, 2006. If you have any questions or require additional information, please contact me.

Sincerely,

Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

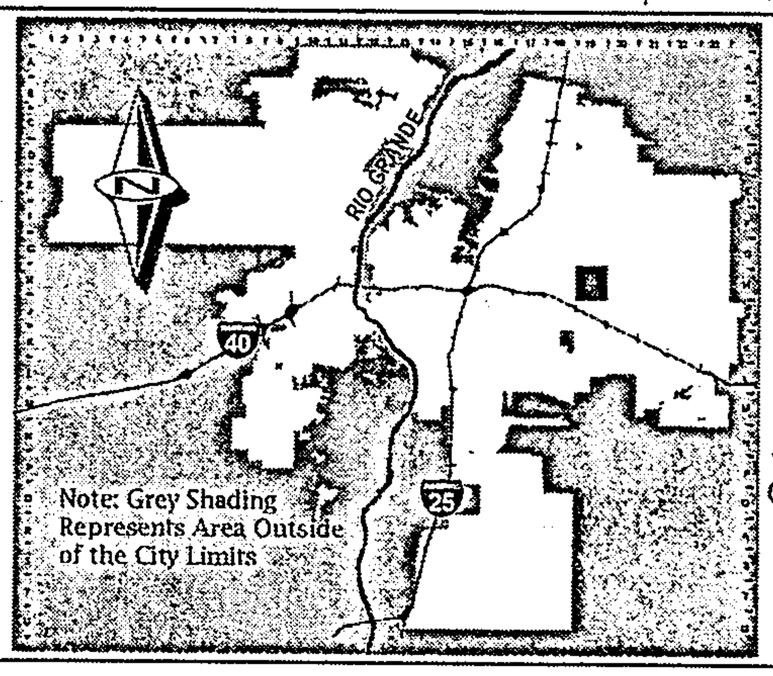
ss
Enclosure
CC. Aaron Docsa, Hunt Building Corporation



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

Albuquerque Geographic Information System

Map amended through: 11/2/2005



Zone Atlas Page:

H-19-Z

Selected Symbols

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

0 750 1,500 Feet

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME HUNT UPTOWN LLC

AGENT BOHANNAN HUSTON INC

ADDRESS 7500 JEFFERSON NE

PROJECT & APP # 1002247/06 DRB 00052

PROJECT NAME TR. A-1 ABQ UPTOWN SITE

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 215.00 **441006/4983000 DRB Actions**

$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ _____ **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 235.00 **TOTAL AMOUNT DUE**

******NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* additional charge.**

1/10/2006
RECEIPT# 00052555
Account 441032
Activity 3424000
Trans Amt $235.00
J24 Misc
CK $235.00
CHANGE $0.00

Bohannan Huston INC.
COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.1000

Thank You

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-32 / 1070
136956

1/3/2006

City Of Albuquerque
Treasury Division

NO. 136956

**********235.00

**********00 1/10/2006 $1:29AM LOC: ANNX
RECEIPT# 00052555 WS# 006 TRANS# 0012
Account 441032 BOHANNAN-HUSTON INC. Fund 0110
Activity 3424000 TRSEJA
Trans Amt $235.00
J24 Misc 20.00

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

City of Albuquerque
Planning Division
600 2nd Street NW
Albuquerque, NM 87102 US

TO THE ORDER OF

PAY **********235 DOLLARS & 00 CENTS

Fund 0110 TRSEJA
$235.00
LOC: ANNX
TRANS# 0012
WS# 006
RECEIPT# 00052555
1/10/2006 $1:29AM

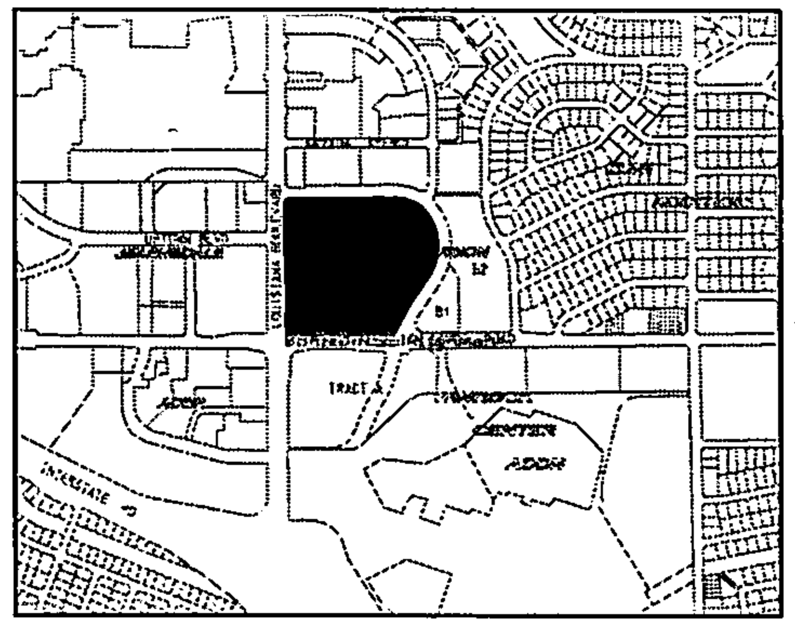
⑈136956⑈ ⑆107000327⑆ 0028653994⑈

VACATION EXHIBIT

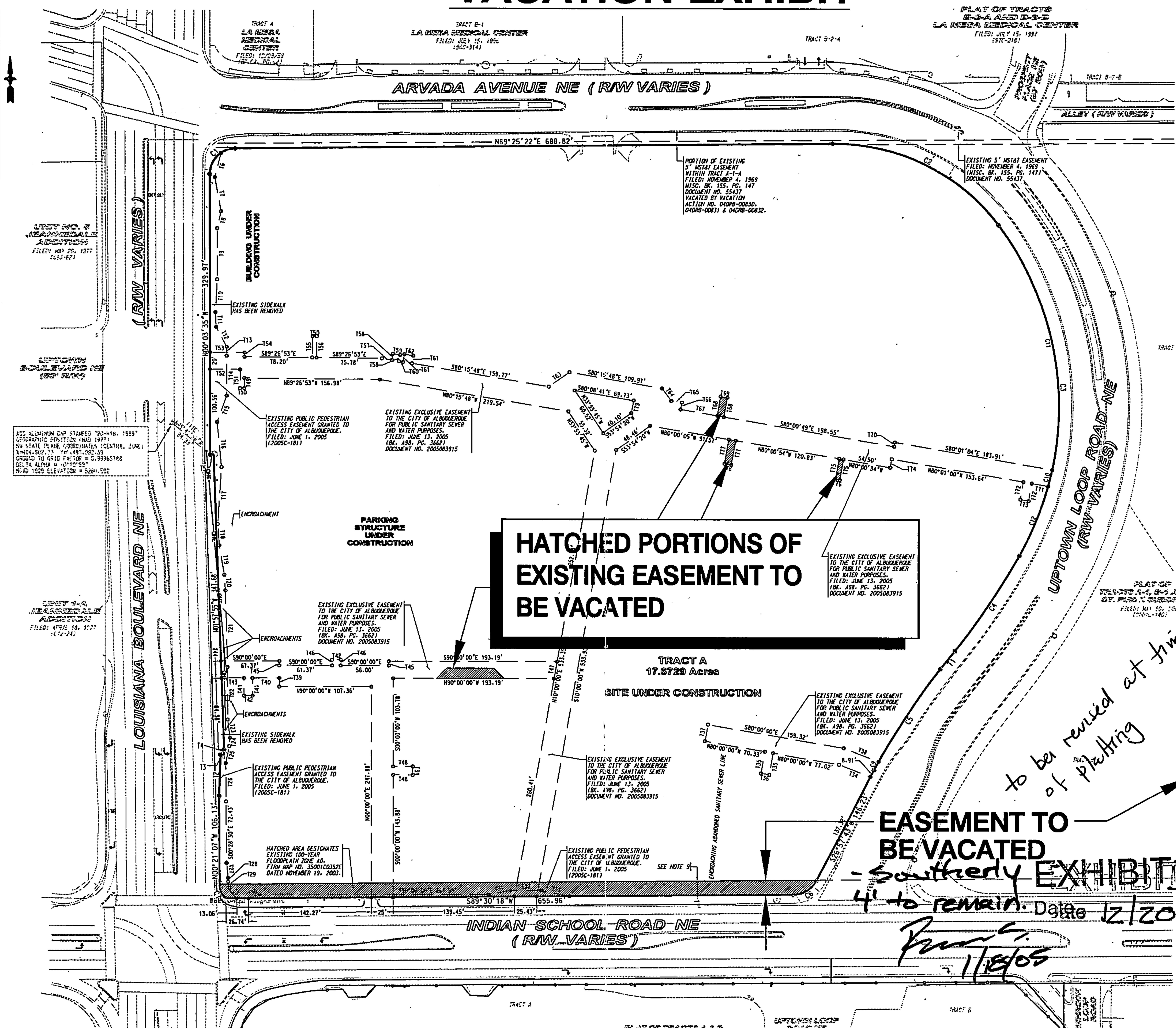
ALTA/ACSM LAND TITLE SURVEY

TRACT A
ABQ UPTOWN SITE

ALBUQUERQUE, NEW MEXICO
AUGUST, 2005



LOCATION MAP
NOT TO SCALE



- Southerly 4' to remain.
to be revised at time of platting

EXHIBIT B
Date 12/20/05
11/18/05

DESCRIPTION

Tract lettered "A" of the ABQ UPTOWN SITE, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 2005 in Map Book 2005C, Folio 181.

ACS ALUMINUM CAP STAMPED "20-H18, 1999"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=404,502.73 Y=1,493,082.39
GROUND TO GRID FACTOR = 0.99965788
DELTA ALPHA = -0°10'59"
NGVD 1929 ELEVATION = 5280.592

TANGENT DATA

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
T1	S37°46'11"W	27.12'	T41	S00°00'00"W	20.61'
T2	N01°54'12"E	48.08'	T42	N90°00'00"W	10.00'
T3	N87°25'03"E	4.00'	T43	N90°00'00"W	26.46'
T4	N01°45'58"E	6.07'	T44	N01°57'55"W	20.01'
T5	N89°37'02"W	4.04'	T45	S00°00'00"W	5.00'
T6	S14°00'41"W	29.17'	T46	N00°00'00"E	6.73'
T7	S10°01'12"E	40.62'	T47	S10°00'00"W	20.31'
T8	S12°26'39"W	20.48'	T48	S90°00'00"E	22.00'
T9	S00°05'10"W	60.00'	T49	S00°34'23"W	11.85'
T10	S03°04'09"W	39.04'	T50	N90°00'00"W	5.00'
T11	S03°09'22"E	17.10'	T51	N00°34'23"E	21.90'
T12	S27°46'04"E	26.49'	T52	N89°26'53"W	35.18'
T13	S00°33'17"W	10.50'	T53	S89°26'53"E	40.40'
T14	S00°00'00"E	47.07'	T54	S00°33'07"W	5.00'
T15	S19°49'45"W	32.94'	T55	N00°33'07"E	24.97'
T16	S05°33'32"E	53.11'	T56	S00°33'07"W	25.02'
T17	S03°47'33"W	67.23'	T57	S80°15'48"E	11.60'
T18	S04°09'25"E	25.07'	T58	N09°44'12"E	7.44'
T19	S09°33'17"E	35.49'	T59	S80°15'48"E	8.00'
T20	S03°55'15"E	18.37'	T60	S80°15'48"E	4.79'
T21	S01°35'35"E	90.40'	T61	N09°44'12"E	9.12'
T22	S00°00'00"E	61.76'	T62	S80°15'48"E	10.00'
T23	S07°41'13"E	21.60'	T63	N54°51'19"E	29.48'
T24	S06°15'14"W	9.94'	T64	S35°08'41"E	17.93'
T25	S11°10'12"W	20.51'	T65	S80°15'48"E	11.86'
T26	S00°31'20"E	45.00'	T66	S09°44'12"W	8.21'
T27	S05°49'15"E	17.56'	T67	S80°00'54"E	42.44'
T28	S00°00'00"E	4.43'	T68	N09°59'06"E	22.92'
T29	S12°53'04"E	7.50'	T69	S80°00'54"E	8.00'
T30	N69°15'18"E	13.42'	T70	N09°59'06"E	5.00'
T31	N78°29'03"E	25.05'	T71	N80°01'00"W	19.07'
T32	N90°00'00"E	35.90'	T72	S09°59'06"W	20.83'
T33	S78°29'12"E	32.85'	T73	N80°00'54"W	10.00'
T34	N68°45'00"W	39.37'	T74	S09°59'06"W	10.02'
T35	S10°00'00"W	25.14'	T75	S10°00'00"W	24.63'
T36	N80°00'00"W	10.00'	T76	N80°00'00"W	5.00'
T37	N10°00'00"E	20.00'	T77	S10°00'00"W	28.67'
T38	S68°45'00"E	43.42'	T78	N80°00'00"W	8.00'
T39	N00°00'00"E	10.00'	T79	S09°51'19"W	14.89'
T40	N90°00'00"W	30.22'			

LEGEND

Symbol	Description
———	PROPERTY BOUNDARY LINE
— — —	EXISTING EASEMENT LINE
———	ADJOINING PROPERTY LINE
———	EXISTING STORM DRAIN LINE
—SS—	EXISTING SANITARY SEWER LINE
—W—	EXISTING WATER LINE
—G—	EXISTING GAS LINE
—UC—	EXISTING UNDERGROUND COMMUNICATIONS
—OH—	EXISTING OVERHEAD LINE
△	CITY OF ALBUQUERQUE CONTROL MONUMENT
●	SET 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY", "PS 16469"
✕	FOUND CHISELED "+" IN CONCRETE
⊙	FOUND 1/2" REBAR WITH RED SURVEY CAP STAMPED "PS 10464"
SD	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN DROP INLET
●	EXISTING SANITARY SEWER MANHOLE
⋈	EXISTING WATER VALVE
EPB	EXISTING ELECTRIC PULLBOX
○☼	EXISTING STREET LIGHT
Ⓣ	EXISTING TELEPHONE MANHOLE
TPB	EXISTING TRAFFIC CONTROL BOX

SURVEYOR'S CERTIFICATE

I the undersigned being a duly qualified surveyor in the State of New Mexico hereby certify to:

Hunt Uptown III LLC, a New Mexico limited liability company, Rio Grande Title Company, Inc., Lawyers Title Insurance Corporation, and WellsFargo Bank, National Association.

That on this 1st day of August 2005, this survey was made on the ground as per the field notes shown on this plat and is true, correct and accurate as to boundaries and areas of the subject property and the size, location type of buildings and improvements thereon, if any, and the other matters shown thereon, that the area or quantity of the subject property as set forth in this survey is accurate to the nearest one thousandth (1/1000) of an acre, and that this survey correctly shows the location of all easements and rights-of-way and any other matters of record (or which I have knowledge or have been advised, whether or not of record) affecting the subject property. Except as shown on this survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments, conflicts or protrusions on adjacent property, streets or alleys by party walls or by improvements on the subject property. Turnout, sidewalk, curb and gutter located in Right-of-way of Arvada Avenue NE encroaches into the northerly portion of Tract A.

Adequate ingress to and egress from the property is provided by Indian School Road NE, Arvada Avenue NE and Uptown Loop Road NE being paved public rights-of-way maintained by the City of Albuquerque, New Mexico.

Earth moving entire site as of field survey performed August 1, 2005.
Site is not being used as a solid waste dump or sanitary landfill.
The existing sidewalk along Louisiana Boulevard NE has been demolished and is being removed as date of field survey.

A portion of Tract A, along the southerly boundary, has a Zone AO (Depth 1) designation which is further described as "Special Flood Hazard Areas inundated by 100-Year Flood", flood depths of 1 to 3 feet (usually sheet flow on sloping terrain). The remaining portions of the subject property hereon have a Zone X designation which is further described as "Area determined to be outside 500-Year floodplain" based upon review of the National Flood Insurance Program, Flood Insurance Rate Maps, Panel 352 of 825, dated November 19, 2003. This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Requirements for ALTA/ACSM Land Title Surveys," jointly established by ALTA and ACSM on October 6, 1999 and October 19, 1999 and include items 1, 2, 3, 4, 6, 8, 10, 11(a), 13, 14, 15 and 16 of Table thereof, pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of certification) of an "Urban" Class A Survey, and it meets minimum requirements of the Standards for Land Surveys in New Mexico.

EXECUTED this 22nd day of August 2005.

Robert Gromatzky
N.M.P.S. No. 16469

NOTES

1. Tract A is located within the Southwest One-quarter (SW1/4) of Section 7, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico.
2. Tract A is located on Zone Atlas Index Map No. H-19-Z.
3. Gross Acreage of Tract A: 17.6729 Acres.
4. Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 1927 Datum). Basis of Bearings: N00°49'51"W between ACS Monuments "20-H18" and "15-H18"
5. This ALTA/ACSM Land Title Survey was prepared with information included in Title Commitment issued by Rio Grande Title Company, Inc., File No. 02300340-COM(hp) dated July, 2005.
6. Tract A is subject to Reservations contained in Patent from the United States of America, recorded February 28, 1927 in Book 77, page 91, records of Bernalillo County, New Mexico. (Not Plottable)
7. Tract A is subject to Easements and notes as shown, noted and provided for on the plats recorded July 2, 1958 in Volume C3, Folio 168; October 15, 1963 in Volume C5, Folio 187 as Document No. 62958; May 10, 2001 in Book 2001C, Page 140 as Document No. 2001053735 and June 1, 2005 in Book 2005C, Page 181 as Document No. 2005077645, records of Bernalillo County, New Mexico. (As shown on the Survey)
8. Vacated portion of the five (5) foot wide Mountain State Telephone and Telegraph Utility Easement, recorded November 4, 1969 in Volume Misc. 155, Folio 147 as Document No. 55437, records of Bernalillo County, New Mexico. Portion vacated by Vacation Action 04DRB-00830, 04DRB-00831 and 04DRB-00832. (As shown on the Survey)
9. Tract A is subject to Utilities, whether publicly or privately owned, which may be necessary for the public use and benefit, at the present or in the future, along, over under the southerly 17 feet of the land as provided for or refered to in Ordinance No. 141-1967, recorded October 31, 1967 in Volume Misc. 84, Folio 643 as Document No. 70248, records of Bernalillo County, New Mexico. (As shown on the Survey)
10. Tract A is subject to a Public Pedestrian Access Easement, filed June 1, 2005 in Volume 2005C, Folio 181 as Document No. 2005077645, records of Bernalillo County, New Mexico. (As shown on the Survey)
11. Tract A is zoned by the City of Albuquerque as SU-3 Special Center, Intense Core, Uptown Sector Development Plan.
12. Tract A is subject to Agreement to Construct Subdivision Improvements, recorded January 14, 2005 in Book A90, Page 7454 and modified by Extension Agreement recorded April 6, 2005 in Book A94, Page 6862, records of Bernalillo County, New Mexico. (Not Plottable)
13. Permanent Easements for Public Sanitary Sewer and Water Lines, recorded June 13, 2005 in Book A98, Page 3662, records of Bernalillo County, New Mexico. (As shown on the Survey)

CURVE DATA

NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	89°28'51"	29.73'	46.85'	30.00'	42.23'	N44°40'54"E
C2	54°17'40"	119.68'	221.18'	233.41'	213.00'	S63°25'48"E
C3	65°19'28"	231.42'	411.59'	361.00'	389.65'	S03°35'30"E
C4	08°41'57"	67.55'	134.85'	888.16'	134.72'	S33°25'13"W
C5	10°48'28"	70.76'	141.10'	748.00'	140.89'	S32°21'57"W
C6	62°32'35"	18.22'	32.75'	30.00'	31.15'	S58°14'01"W
C7	51°44'57"	9.06'	16.86'	18.67'	16.30'	N26°29'08"W
C8	45°21'12"	8.15'	15.44'	19.51'	15.04'	S35°33'40"E
C9	00°51'26"	5.60'	11.19'	748.00'	11.19'	S27°27'12"W
C10	03°10'50"	10.02'	20.04'	361.00'	20.04'	S13°26'20"W
C11	48°06'08"	161.11'	303.08'	361.00'	294.25'	S12°12'09"W
C12	14°02'30"	44.46'	88.47'	361.00'	88.25'	S22°02'59"W

Bohannan ▲ Huston Inc.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

DGN_NAME
MMDDYY
$TIME
$USERNAME$

JOB NO. 060057 003

P:\040371\cdp\Exhibits\Vacation Exhibit.dwg, Model
December 02, 2005 - 8:48am

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☐ Major Subdivision action		☐ Annexation	
☐ Minor Subdivision action		☐ County Submittal	
☒ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**	**APPEAL / PROTEST of...**	**A**
		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: HUNT UPTOWN, LLC. PHONE: 915-533-1122
ADDRESS: 500 MARQUETTE NW SUITE 350 FAX: 915-298-4371
CITY: ALBUQUERQUE STATE NM ZIP87102 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENTS
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. TRACT A Block: ____ Unit: ____

Subdiv. / Addn. ABQ UPTOWN SITE

Current Zoning: SU-3 Proposed zoning: ____

Zone Atlas page(s): H19 No. of **existing** lots: 1 No. of **proposed** lots: 1

Total area of site (acres): 17.7 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 101905905105030134 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: LOUISIANA BLVD. NE
Between: ARVADA AVE NE and INDIAN SCHOOL RD. NE

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# 1002247/04DRB-00830-00831-00832

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

SIGNATURE for Stephanie Walton DATE 12/2/2005
(Print) JAMES TOPMILLER ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

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

Application case numbers	Action	S.F.	Fees
05DRB - ____ - 01815	VPE	V	$ 90.00
____ - ____ - ____	ADV		$ 75.00
____ - ____ - ____	CFM		$ 20.00
____ - ____ - ____			$
____ - ____ - ____			$
			Total $ 185.00

Hearing date 01/04/2006

Sandy Handley 12/02/05
Planner signature / date

Project # 1002247

uptown

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any 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) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**
☒ **VACATION OF PUBLIC EASEMENT**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
✓ __ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24** copies
✓ __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ __ 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)
__ Any original and/or related file numbers are listed 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 ONE MONTH after the filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
☐ **SIDEWALK DESIGN VARIANCE**
☐ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc.(not to exceed 8.5" by 14") **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed 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.

James Topmiller
Applicant name (print)

for Stephanie Walton 12-02-2005
Applicant signature / date

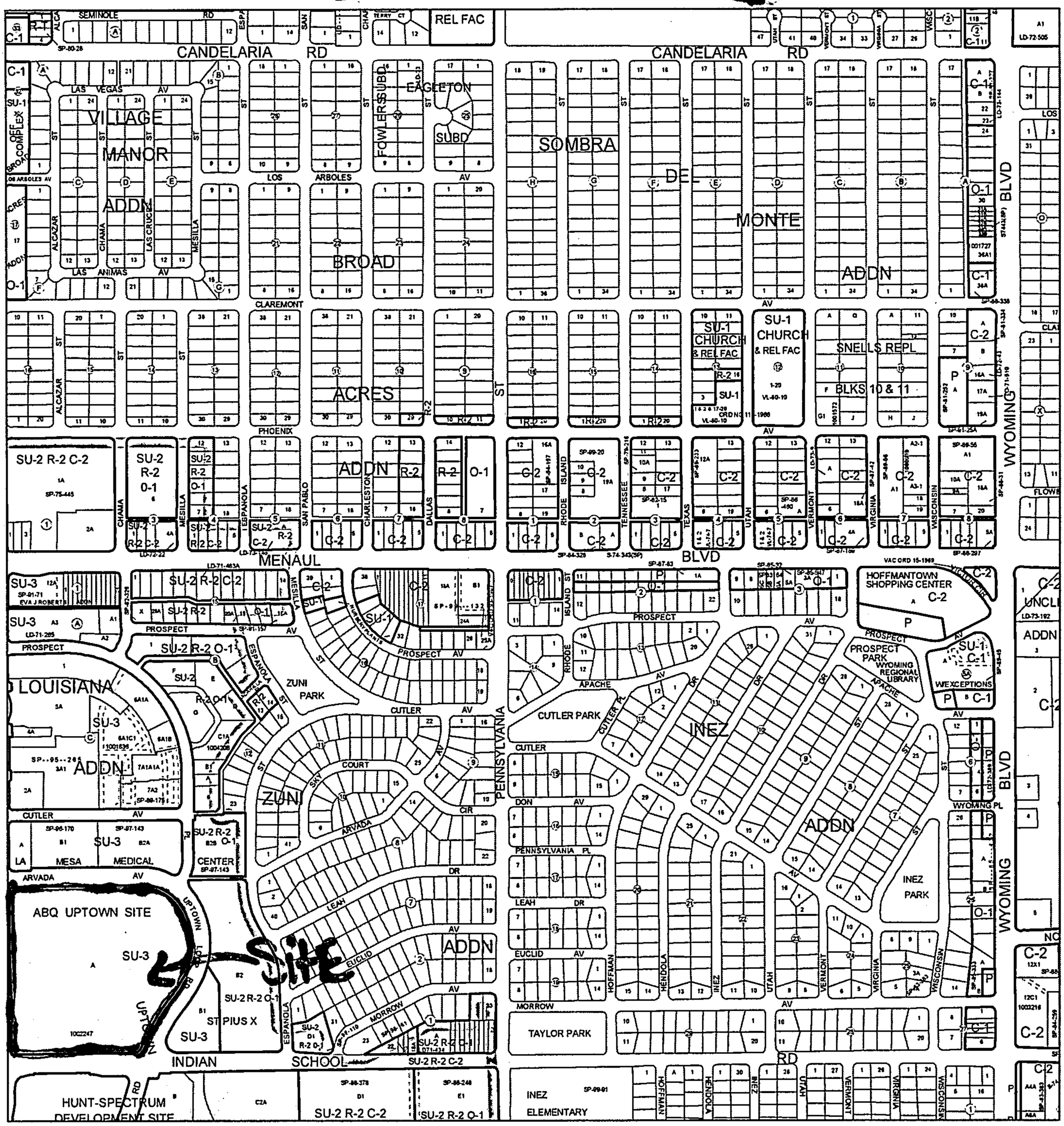
Form revised 4/03, 10/03 and **JUNE 2005**

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

Application case numbers
05DRB-_____-01815
_____-_____-_____
_____-_____-_____

Sandy Handley 12/02/05
Planner signature / date

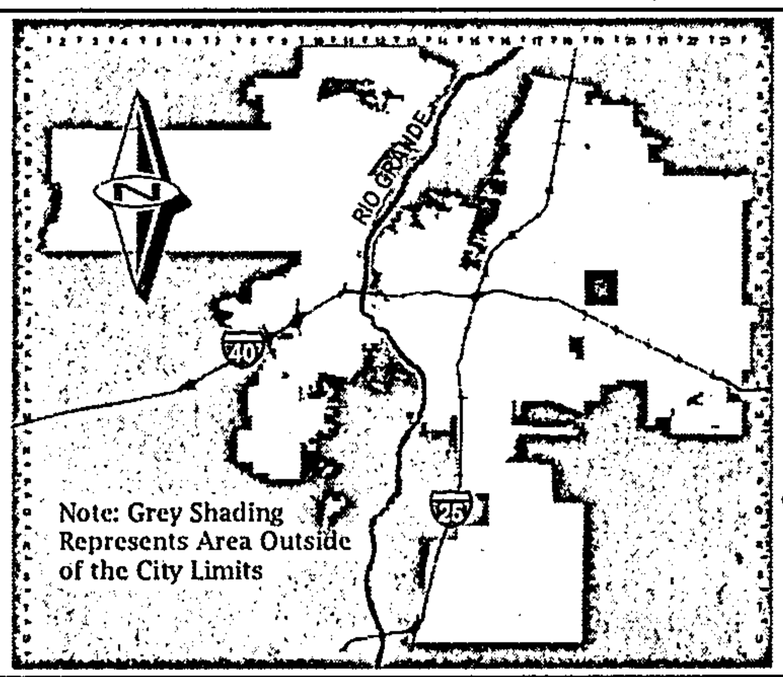
Project # 1002247



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

Albuquerque Geographic Information System

Map amended through: 11/2/2005



Zone Atlas Page:

H-19-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

December 2, 2005

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
P O Box 1293
Albuquerque, NM 87103

Re: Vacation of Public Easements
Tract A ABQ Uptown Site (DRB# 1002247, 03EPC-00914)

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications;
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A");
- Letter from the Office of Neighborhood Coordination and related data;
- Neighborhood Notifications to adjacent neighbors;
- Zone Atlas Map showing the location of the property; and
- Fee in the amount of $185.00.

Recently, an existing utility easement was discovered along the southern boundary of the ABQ Uptown property. This easement was previously part of the Indian School Right of Way. In 1967 the Right of Way was vacated, but the utility easement was reserved. To our knowledge there are no existing or planned utilities within the easement. The purpose of this vacation action request is to vacate this existing utility easement.

Also, a public water and sewer easement was recorded for the onsite water and sewer lines for the ABQ Uptown project. The water meters for each of the buildings are within this easement. During the course of design, some of these water meter locations have changed, as well as the alignment of the water line around a proposed fountain. This vacation action also serves as a request to vacate the portions of the water and sewer easement that are no longer valid. A plat will be prepared showing the correct locations of these revised water line items.

Please place this item on the DRB Agenda to be heard on January 4, 2006. If you have any questions or require further information, please contact me.

Sincerely,

for

Bruce J. Stidworthy, P.E.
Vice President
Community Development and Planning

BJS/JM/am
Enclosures
cc: James Topmiller, BHI
Jeff Mulbery, BHI
Lawrence Kline
John Myers

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

December 1, 2005

Stephanie Stratton
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988

Dear Stephanie:

Thank you for your inquiry of **December 1, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **ABQ UPTOWN SITE - TRACT A** zone map **H-19**.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

Alvarado Park Neighborhood Association "R"

Gene Tatum
1916 Madeira NE/87110 255-1960 (h)

Bill Sterchi
5607 Princess Jeanne NE/87110 255-0579 (h)

Classic Uptown Neighborhood Association "R"

David Stafford
2812 San Pablo NE/87110 681-4082 (h)

Collin Hallahan
2701 Chama NE/87110 845-1236 (h)

Inez Neighborhood Association "R"

Evelyn B. Feltner
2014 Utah St. NE/87110 271-9027 (h)

Bette Weber
1927 Virginia St. NE/87110 292-1756 (h)

Jerry Cline Park Neighborhood Association "R"

Julie Jones
7625 Winter Ave. NE/87110 232-4638 (h)

Eric Shirley
900 Grove St. NE/87110 268-2595 (h)

Mark Twain Neighborhood Association "R"

Mike Hatchell
1013 California NE/87110 265-4857 (h)

Kelly Frey
6014 Aspen NE/87110 268-5909 (h)

Quigley Park Neighborhood Association "R"

Lou Weiss
2838 Alvarado Dr. NE/87110 830-9455 (h)

Winnie Schmidt
2916 Cuervo Dr. NE/87110 881-2155 (h)

Snow Heights Neighborhood Association "R"

Mary A. Glasener
7742 Haines NE/87110-5518 299-6451 (h)

Shirley Marquez
7905 Hannett NE/87110 265-5513 (h)

Uptown Progress Team, Inc. "R"

Evelyn Carter
6501 Americas Parkway NE #1000/87110 881-5443 (w)

Paul Bidwell
6400 Indian School Rd. NE/87110 875-6013 (w)

Winrock South Neighborhood Association "R"

Richard Peterson
1112 San Pedro NE #309/87110-6724 266-6070 (h)
(message)

Virginia Kinney
1112 San Pedro NE #309/87110-6724 255-0414

Zuni Neighborhood Association "R"

Davis Lee
7401 Euclid Ave. NE/87110 888-1432 (h)

Lois Ranftle
7602 Euclid Ave. NE/87110 480-4950 (h)

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

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(11/21/05)

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 recognized neighborhood 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 describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* *

(below this line for ONC use only)

Date of Inquiry: **12/01/05** Time Entered: **3:20 p.m.** ONC Rep. Initials: **SW**

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 1, 2005

Ms. Kelly Frey
6014 Aspen NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
Tract A ABQ Uptown Site

Dear Ms. Frey:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Mark Twain Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for Tract A ABQ Uptown Site from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted along with an exhibit that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Walton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

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CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 1, 2005

Ms. Lois Ranftle
7602 Euclid Ave. NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
Tract A ABQ Uptown Site

Dear Ms. Ranftle:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Zuni Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for Tract A ABQ Uptown Site from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Stephanie Walton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

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CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 1, 2005

Ms. Evelyn Carter
6501 Americas Parkway NE #1000
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
Tract A ABQ Uptown site

Dear Ms. Carter:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Uptown Progress Team, Inc.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for Tract A ABQ Uptown Site from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Stephanie Walton

for James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 1, 2005

Mr. Paul Bidwell
6400 Indian School Rd. NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
Tract A ABQ Uptown Site

Dear Mr. Bidwell:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Uptown Progress Team, Inc.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for Tract A ABQ Uptown site from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Stephanie Walton

for James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

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CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 1, 2005

Ms. Virginia Kinney
1112 San Pedro NE #309
Albuquerque, New Mexico 87110-6724

RE: Vacation of Public Easements
Tract A ABQ Uptown site

Dear Ms. Kinney:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Winrock South Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for Tract A ABQ Uptown site from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Stephanie Walton

for James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

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CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 1, 2005

Mr. Davis Lee
7401 Euclid Ave. NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
Tract A ABQ Uptown Site

Dear Mr. Lee:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Zuni Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for Tract A ABQ Uptown Site from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Walton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 1, 2005

Mr. Lou Weiss
2838 Alvarado Dr. NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
Tract A ABQ Uptown site

Dear Mr. Weiss:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Quigley Park Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for Tract A ABQ Uptown site from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Walton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

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Bohannan Huston INC.

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facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 1, 2005

Ms. Winnie Schmidt
2916 Cuervo Dr. NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
Tract A ABQ Uptown Site

Dear Ms. Schmidt:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Quigley Park Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for Tract A ABQ Uptown Site from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Walton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

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facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 1, 2005

Ms. Shirley Marquez
7905 Hannett NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
Tract A ABQ Uptown site

Dear Ms. Marquez:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Snow Heights Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for Tract A ABQ Uptown site from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Walton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

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Bohannan Huston INC.

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 1, 2005

Mary A. Glasener
7742 Haines NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
Tract A ABQ Uptown Site

Dear Ms. Glasener:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Snow Heights Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for Tract A ABQ Uptown site from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Stephanie Walton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

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Bohannan Huston INC.

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 1, 2005

Mr. Richard Peterson
1112 San Pedro NE #309
Albuquerque, New Mexico 87110-6724

RE: Vacation of Public Easements
Tract A ABQ Uptown site

Dear Mr. Peterson:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Winrock South Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for Tract A ABQ Uptown site from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Stephanie Walton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

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Bohannan Huston INC.

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facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 1, 2005

Ms. Evelyn B. Feltner
2014 Utah St. NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
Tract A ABQ Uptown Site

Dear Ms. Feltner:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Inez Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for Tract A ABQ Uptown Site from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Walton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

Bohannan Huston INC.

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87109-4335

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 1, 2005

Mr. Colin Hallaman
2701 Chama NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
Tract A ABQ Uptown Site

Dear Mr. Hallaman:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Classic Uptown Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for Tract A ABQ Uptown Site from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Walton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

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Bohannan Huston INC.

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facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 1, 2005

Mr. David Stafford
2812 San Pablo NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
Tract A ABQ Uptown Site

Dear Mr. Stafford:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Classic Uptown Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for Tract A ABQ Uptown Site from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Walton

James Topmiller, P.E.
Senior Vice President
Community Development and Planning Group

SS
Enclosure

ENGINEERING
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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 1, 2005

Mr. Bill Sterchi
5607 Princess Jeanne NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
Tract A ABQ Uptown Site

Dear Mr. Sterchi:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Alvarado Park Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for Tract A ABQ Uptown Site from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Walton

Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

SS
Enclosure

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Bohannan Huston INC.

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87109-4335

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 1, 2005

Mr. Gene Tatum
1916 Madeira NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
Tract A ABQ Uptown Site

Dear Mr. Tatum:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Alvarado Park Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for Tract A ABQ Uptown Site from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Walton

Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

SS
Enclosure

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Bohannan Huston INC.

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 1, 2005

Ms. Bette Weber
1927 Virginia St. NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
Tract A ABQ Uptown Site

Dear Ms. Weber:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Inez Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for Tract A ABQ Uptown Site from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Stephanie Walton

for James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

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Bohannan Huston INC.

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 1, 2005

Mr. Eric Shirley
900 Grove St. NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
Tract A ABQ Uptown Site

Dear Mr. Shirley:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Jerry Cline Park Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for Tract A ABQ Uptown Site from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Walton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

ENGINEERING ▲
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ADVANCED TECHNOLOGIES ▲

Bohannan Huston INC.

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 1, 2005

Ms. Julie Jones
7625 Winter Ave. NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
Tract A ABQ Uptown Site

Dear Ms. Jones:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Jerry Cline Park Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for Tract A ABQ Uptown Site from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Walton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

P:\020110\cdp\corres\Neighborhood approval letter9j.doc

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

December 1, 2005

Mr. Mike Hatchell
1013 California NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
Tract A ABQ Uptown Site

Dear Mr. Hatchell:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Mark Twain Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for Tract A ABQ Uptown Site from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted along with an exhibit that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Walton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

INC.
NE
37109

CERTIFIED MAIL

91 7108 2133 3931 1991 3365

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $04.65⁰
0002368945 DEC 02 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Julie Jones
7635 Winter Ave. NE
Albuquerque, NM 87110

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3365

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

N, INC.
NE
87109

CERTIFIED MAIL

91 7108 2133 3931 1991 3372

UNITED STATES POSTAGE
PITNEY BOWES
$04.65⁰
02 1P
0002368945 DEC 02 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Bette Wilber
1927 Virginia St. NE
Albuquerque, NM 87110

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3372

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

INC
E
7109

CERTIFIED MAIL

91 7108 2133 3931 1991 3389

UNITED STATES POSTAGE
PITNEY BOWES
$04.65⁰
02 1P
0002368945 DEC 02 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Evelyn Fehner
2014 Utah St. NE
Albuquerque, NM 87110

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3389

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

NC.

109

CERTIFIED MAIL

91 7108 2133 3931 1991 3396

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $04.65⁰
0002368945 DEC 02 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Collin Hallahan
2701 Chama NE
Albuquerque, NM 87110

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3396

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

INC.
E
7109

CERTIFIED MAIL

91 7108 2133 3931 1991 3402

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $04.65⁰
0002368945 DEC 02 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Bill Sterchi
5607 Princess Jeanne NE
Albuquerque, NM 87110

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3402

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

N, INC
NE
87109

CERTIFIED MAIL

91 7108 2133 3931 1991 3419

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $04.65⁰
0002368945 DEC 02 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
David Stafford
2812 San Pablo NE
Albuquerque, NM 87110

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3419

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

91 7108 2133 3931 1991 3426

UNITED STATES POSTAGE
PITNEY BOWES
$04.65⁰
02 1P
0002368945 DEC 02 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gene Tatum
1916 Madeira NE
Albuquerque, NM
87110

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3426

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

N, INC.
NE
87109

CERTIFIED MAIL

91 7108 2133 3931 1991 3433

UNITED STATES POSTAGE
PITNEY BOWES
$04.65⁰
02 1P
0002368945 DEC 02 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Lois Ranaffie
7602 Euclid ave. NE
Albuquerque, NM 87110

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3433

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

J, INC.
NE
87109

CERTIFIED MAIL

91 7108 2133 3931 1991 3273

UNITED STATES POSTAGE
PITNEY BOWES
$04.65⁰
02 1P
0002368945 DEC 02 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Eric Shirley
900 Grove St. NE
Albuquerque, NM 87110

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3273

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CERTIFIED MAIL

91 7108 2133 3931 1991 3266

UNITED STATES POSTAGE
PITNEY BOWES
$04.65⁰
02 1P
0002368945 DEC 02 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mike Hatchell
1013 California NE
Albuquerque, NM
87110

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3266

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

STON, INC.
ON NE
NM 87109

CERTIFIED MAIL

91 7108 2133 3931 1991 3259

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $04.65⁰
0002368945 DEC 02 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Paul Bichwell
6400 Indian School Rd NE
Albuquerque, NM 87110

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3259

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

N. INE.
NE
87108

CERTIFIED MAIL

91 7108 2133 3931 1991 3242

UNITED STATES POSTAGE
PITNEY BOWES
$04.65⁰
02 1P
0002368945 DEC 02 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Winnie Schmidt
2916 Cuervo Dr. NE
Albuquerque, NM 87110

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3242

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

INC.
7109

CERTIFIED MAIL

91 7108 2133 3931 1991 3235

UNITED STATES POSTAGE
PITNEY BOWES
$04.65⁰
02 1P
0002368945 DEC 02 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Mary Gasener
7742 Haines NE
Albuquerque, NM 87110

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3235

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

N, INC.
NE
87109

CERTIFIED MAIL

91 7108 2133 3931 1991 3228

UNITED STATES POSTAGE
PITNEY BOWES
$04.65⁰
02 1P
0002368945 DEC 02 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Shirley Marquez
7905 Hannett NE
Albuquerque, NM 87110

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3228

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

NC.

09)

CERTIFIED MAIL

91 7108 2133 3931 1991 3211

UNITED STATES POSTAGE
PITNEY BOWES
$04.65⁰
02 1P
0002368945 DEC 02 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Richard Peterson
1118 San Pedro NE
#309
Albuquerque, NM 87110

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3211

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

NC

109

CERTIFIED MAIL

91 7108 2133 3931 1991 3204

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $04.65⁰
0002368945 DEC 02 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Evelyn Carter
6501 Americas Parkway NE
#1000
Albuquerque, NM 87110

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3204

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

, INC.
NE
7109

CERTIFIED MAIL

91 7108 2133 3931 1991 3198

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $04.65⁰
0002368945 DEC 02 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kelly Frey
6014 Aspen NE
Albuquerque, NM
87110

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3198

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

N, INC.
NE
87109

CERTIFIED MAIL

91 7108 2133 3931 1991 3181

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $04.65⁰
0002368945 DEC 02 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

David Lee
7401 Euclid Ave. NE
Albuquerque, NM 87110

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3181

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

INC
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7109

91 7108 2133 3931 1991 3174

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $04.65⁰
0002368945 DEC 02 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
LOU WEISS
2838 Alvarado Dr. NE
Albuquerque, NM 87110

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3174

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME BOHANNAN HUSTON INC.

AGENT JAMES TOPMILLER

ADDRESS 7500 JEFFERSON NE

PROJECT & APP # 1002247/05DRB01815

PROJECT NAME ABQ UPTOWN

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 90.00 441006/4983000 **DRB Actions**

$ _____ 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ 75.00 441018/4971000 **Public Notification**

$ _____ 441006/4983000 **DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 185.00 **TOTAL AMOUNT DUE**

******NOTE:* *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* **additional charge.**

DUPLICATE
City Of Albuquerque
Treasury Division
12/2/2005 11:08AM LOC: ANNX
RECEIPT# 00049151 WS# 008 TRANS# 0022
Account 441018 Fund 0110
Activity 4971000 TRSASR
Trans Amt $185.00
J24 Misc $75.00 $185.00
CK $0.00
CHANGE

Bohannan ▲ Huston INC.
COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.1000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-32 / 1070

136655

12/2/2005

NO. 136655

DUPLICATE
City Of Albuquerque
Treasury Division

TO THE ORDER OF
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102 US

************************185 DOLLARS & ***********00 CENTS $ ************************185.00

12/2/2005 11:08AM LOC: ANNX
RECEIPT# 00049147 WS# 008 TRANS# 0022
Account 441032 Fund 0110
Activity 3424000 TRSASR
Trans Amt $20.00
J24 Misc

BOHANNAN-HUSTON INC.
AUTHORIZED SIGNATURE
AUTHORIZED SIGNATURE

12/2/2005 11:08AM LOC: ANNX
RECEIPT# 00049150 WS# 008 TRANS# 0022
Account 441006 Fund 0110
Activity 4983000 TRSASR
Trans Amt $90.00
J24 Misc $185.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

⑈136655⑈ ⑆107000327⑆ 0028653994⑈ Thank You

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 DEC 13, 2005 To JAN. 4, 2006

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.

Stephanie Walton — (Applicant or Agent) 12-2-05 — (Date)

I issued 4 signs for this application, 12/02/05 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1002247

Rev. 1/11/05

4-6C 18D

PERMANENT EASEMENT

Grant of Permanent Easement, between Hunt Uptown, LLC ("Grantor"), whose address is 4401 Mesa, El Paso, TX 79902 And the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibits "A", "B", and "C" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of Public Water and Sanitary Sewer together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements "(Improvements") within the Easement, the City has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property of any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the City and its successors and assigns until terminated.

WITNESS my hand and seal this 2nd day of June, 2005.

APPROVED:

City Engineer

6-09-05
Dated

6/9/05

6/9/05.

For ABC Water Utility Authority, Executive Dir.
6/10/05
Dated

GRANTOR:

(Individual)

GRANTOR:

By: Gary Sapp
(printed or typed name goes here)

Its: Executive Vice President
(Corporation or Partnership)

Mary Herrera Bern. Co. EASE R 25.00

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Page: 1 of 9
06/13/2005 03:20P
Bk-A98 Pg-3662

INDIVIDUAL

STATE OF _____)
)ss
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 199 ____, by _____.

_____
Notary Public

My Commission Expires:

_____

CORPORATION

STATE OF New Mexico)
)ss
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 2nd day of June, ~~199~~ 2005 by Larry Sapp.

Lily L. MacArthur
Notary Public

My Commission Expires:

9/10/07

PARTNERSHIP

STATE OF _____)
)ss
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 199 ____, by _____.

_____
Notary Public

My Commission Expires:

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Page: 2 of 9
06/13/2005 03:20P
Bk-A98 Pg-3662
Mary Herrera Bern. Co. EASE R 25.00

ABC WATER UTILITY AUTHORITY

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on June 10, 2005 by Roger A. Green, Executive Director, Albuquerque Bernalillo County Water Authority, a New Mexico Water and Sanitary Sewer Utility, on behalf of the Utility.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

CITY

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on June 9, 2005 by Richard Dourte, City Engineer, Planning Department, for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

Mary Herrera Bern. Co. EASE R 25.00
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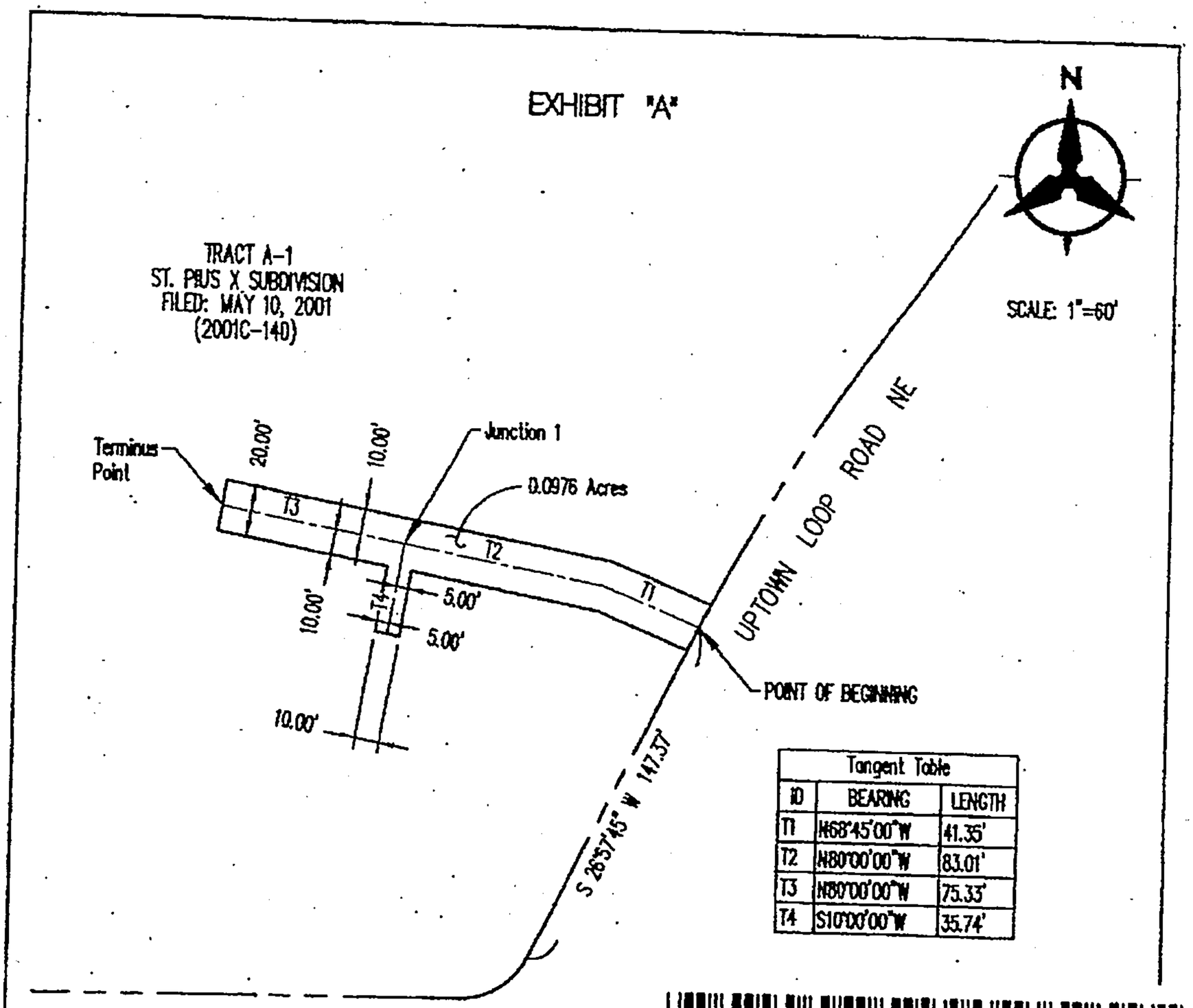
Page: 3 of 9
06/13/2005 03:20P
Bk-A98 Pg-3662

EXHIBIT "A"



Tangent Table		
ID	BEARING	LENGTH
T1	N68°45'00"W	41.35'
T2	N80°00'00"W	83.01'
T3	N80°00'00"W	75.33'
T4	S10°00'00"W	35.74'

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Page: 4 of 9
06/13/2005 03:20P
Bk-A98 Pg-3662
Mary Herrera Bern. Co. EASE R 25.00

DESCRIPTION

A certain tract of land situate within the Southwest One-quarter (SW1/4) of Section 7, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising an easterly portion of Tract A-1 of the PLAT OF TRACTS A-1, B-1 AND B-1 ST. PIUS X SUBDIVISION, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 10, 2001 in Book 2001C, Page 140 as Document No. 2001053735 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

Said tract being twenty (20) feet wide and being ten (10) feet on each side of the following described centerline: BEGINNING at a point on a curve on the easterly boundary line of said Tract A-1, also being a point on the westerly right-of-way line of Uptown Loop Road NE, whence the southeast corner of said Tract A-1 bears S26°57'45"W, a distance of 147.37 feet and from said point of beginning running thence, N68°45'00"W, a distance of 41.35 feet to a point; thence, N80°00'00"W, a distance of 83.01 feet to Junction point number one (1); thence, N80°00'00"W, a distance of 75.33 feet to the terminus of the centerline herein described.

Also beginning at said Junction point number one (1), running thence S10°00'00"W, a distance of 35.74 feet, being ten (10) feet wide and five (5) feet left and right of said centerline.

Tract contains 0.0975 acre, more or less.

A. Dwain Weaver
N.M.P.S. No. 6544

Date: June 1, 2005

A. DWAIN WEAVER
NEW MEXICO
6544
REGISTERED PROFESSIONAL SURVEYOR

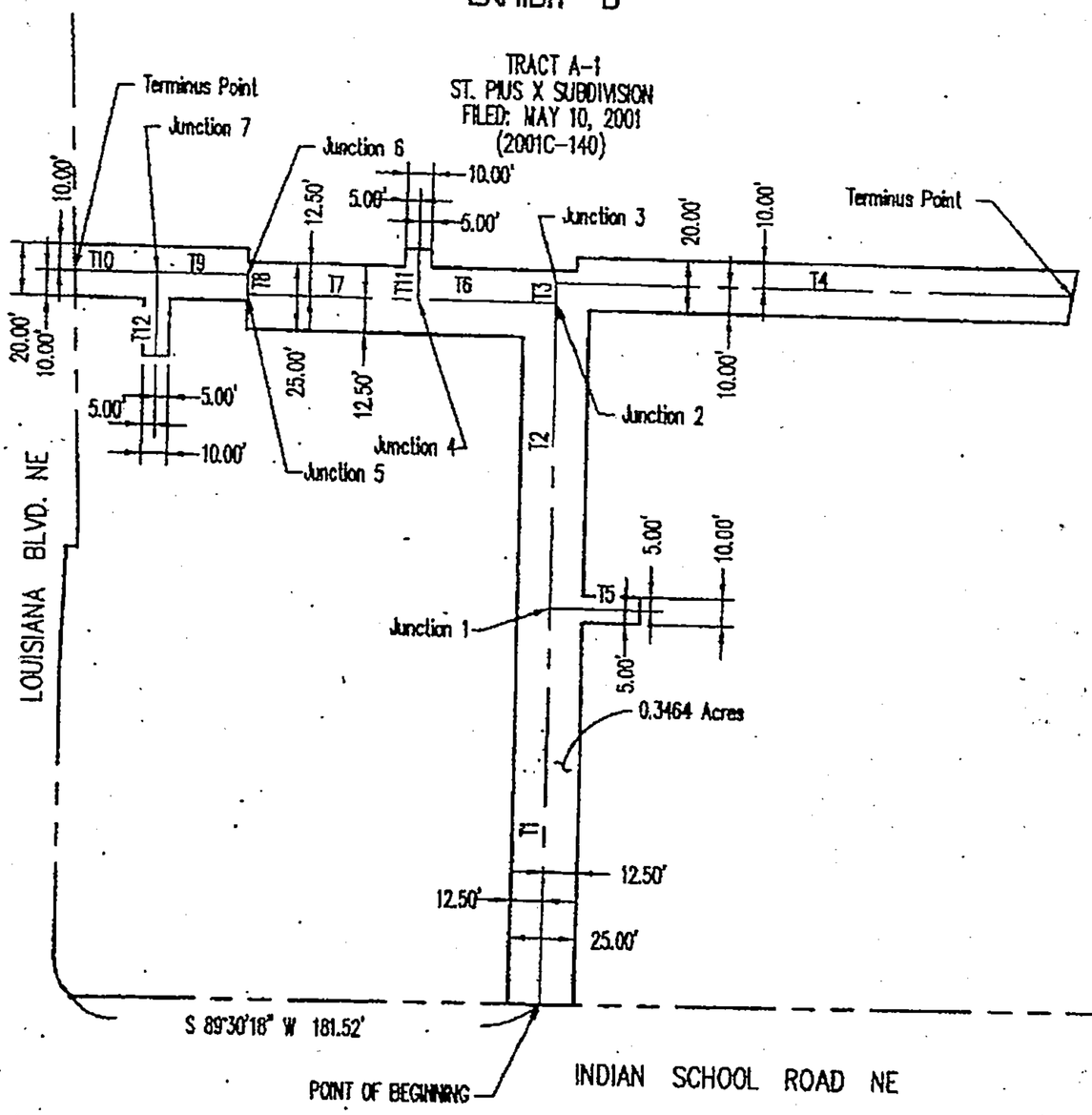
Job No. 040371 008 jt

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

Sheet 1 of 1

P:\040371\cdp\design\water-sos easement.dwg, Exhibit A June 01, 2005 - 1:14pm

EXHIBIT "B"



Tangent Table		
ID	BEARING	LENGTH
T1	N00°00'00"E	148.99'
T2	N00°00'00"E	111.28'
T3	N00°00'00"E	7.50'
T4	S90°00'00"E	198.93'
T5	N90°00'00"E	34.50'
T6	N90°00'00"W	53.50'
T7	N90°00'00"W	66.37'
T8	N00°00'00"E	7.50'
T9	N90°00'00"W	35.22'
T10	N90°00'00"W	31.81'
T11	N00°00'00"E	19.24'
T12	S00°00'00"E	30.61'

N

SCALE 1"=60'

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Mary Herrera Bern. Co. EASE R 25.00 Bk-A98 Pg-3662

Job No. 040371 008 jrt

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

Sheet 1 of 2

P:\040371\cdp\design\water-sos easement.dwg Exhibit B June 01, 2005 - 1:14pm

EXHIBIT "B"

DESCRIPTION

A certain tract of land situate within the Southwest One-quarter (SW1/4) of Section 7, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising a southwesterly portion of Tract A-1 of the PLAT OF TRACTS A-1, B-1 AND B-1 ST. PIUS X SUBDIVISION, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 10, 2001 in Book 2001C, Page 140 as Document No. 2001053735 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

Said tract being twenty-five (25) feet wide and being twelve and one-half (12.50) feet on each side of the following described centerline: BEGINNING at a point on the southerly boundary line of said Tract A-1, also being a point on the northerly right-of-way line of Indian School Road NE, whence the southwest corner of said Tract A-1 bears S89°30'18"W, a distance of 181.52 feet and from said point of beginning running thence,
N00°00'00"E, a distance of 148.99 feet to Junction point number one (1); thence,
N00°00'00"E, a distance of 111.28 feet to Junction point number two (2); thence,
N00°00'00"E, a distance of 7.50 feet to Junction point number three (3); thence,

Also beginning at said Junction point number one (1), running thence
N90°00'00"E, a distance of 34.50 feet, being ten (10) feet wide and five (5) feet left and right of said centerline.

Also beginning at said Junction point number two (2), running thence
N90°00'00"W, a distance of 53.50 feet, being twenty-five (25) feet wide and being twelve and one-half (12.50) feet on each side of the following described centerline,
N90°00'00"W, a distance of 53.50 feet to Junction point number four (4); thence,
N90°00'00"W, a distance of 66.37 feet to Junction point number five (5); thence,
N00°00'00"E, a distance of 7.50 feet to Junction point number six (6); the end of said twenty-five foot wide tract and the beginning of a twenty (20) foot wide tract, being ten (10) foot on each side of the following described centerline,
N90°00'00"W, a distance of 35.22 feet to Junction point number seven (7); thence,
N90°00'00"W, a distance of 31.81 feet to a point on the westerly boundary line of said Tract A-1 and also being a point on the easterly right-of-way line of Louisiana Boulevard NE, the terminus of the centerline herein described,

Also beginning at said Junction point number three (3), running thence
S90°00'00"E, a distance of 198.93 feet, being twenty (20) feet wide and ten (10) feet left and right of said centerline, to the terminus of the centerline herein described,

Also beginning at said Junction point number four (4), running thence
N00°00'00"E, a distance of 19.24 feet, being ten (10) feet wide and five (5) feet left and right of said centerline,

Also beginning at said Junction point number seven (7), running thence,
S00°00'00"E, a distance of 30.61 feet, being ten (10) feet wide and five (5) feet left and right of said centerline,

Tract contains 0.3464 acre, more or less.

A. Dwain Weaver
N.M.P.S. No. 6544

Date: June 1, 2005

A. DWAIN WEAVER
NEW MEXICO
6544
REGISTERED PROFESSIONAL SURVEYOR

Mary Herrera Bern. Co. EASE R 25.00

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Job No. 040371 008 jrt

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

Sheet 2 of 2

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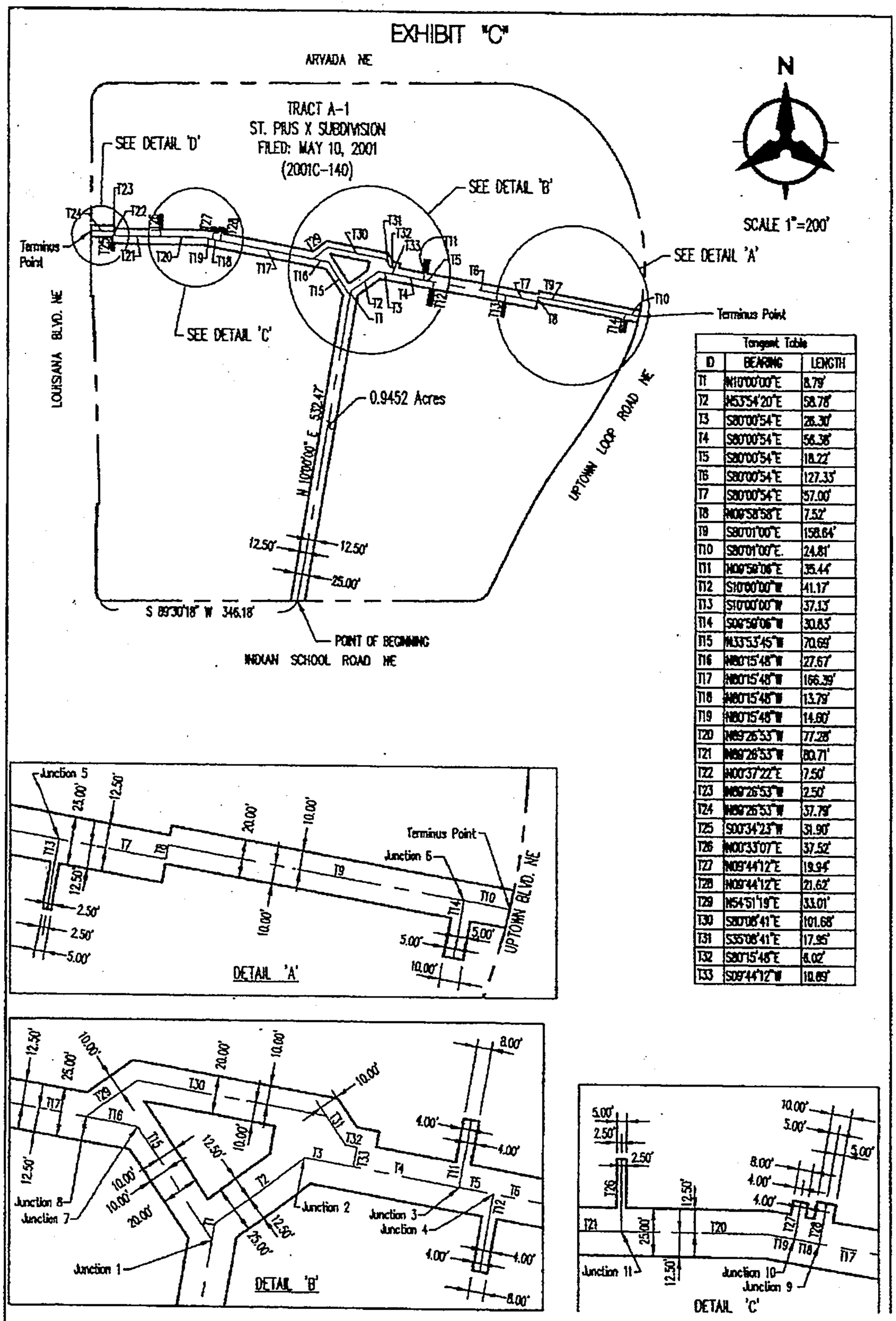
EXHIBIT "C"



Tangent Table		
ID	BEARING	LENGTH
T1	N10°00'00"E	8.79'
T2	N53°54'20"E	58.78'
T3	S80°00'54"E	28.30'
T4	S80°00'54"E	56.38'
T5	S80°00'54"E	18.22'
T6	S80°00'54"E	127.33'
T7	S80°00'54"E	57.00'
T8	N09°58'58"E	7.52'
T9	S80°01'00"E	158.64'
T10	S80°01'00"E.	24.81'
T11	N09°58'06"E	35.44'
T12	S10°00'00"W	41.17'
T13	S10°00'00"W	37.13'
T14	S09°58'06"W	30.83'
T15	N33°53'45"W	70.69'
T16	N80°15'48"W	27.67'
T17	N80°15'48"W	166.39'
T18	N80°15'48"W	13.79'
T19	N80°15'48"W	14.60'
T20	N89°26'53"W	77.28'
T21	N89°26'53"W	80.71'
T22	N00°37'22"E	7.50'
T23	N89°26'53"W	2.50'
T24	N89°26'53"W	37.79'
T25	S00°34'23"W	31.90'
T26	N00°33'07"E	37.52'
T27	N09°44'12"E	19.94'
T28	N09°44'12"E	21.62'
T29	N54°51'19"E	33.01'
T30	S80°08'41"E	101.68'
T31	S35°08'41"E	17.95'
T32	S80°15'48"E	8.02'
T33	S09°44'12"W	10.89'

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Mary Herrera Bern. Co. EASE R 25.00

Job No. 040371 008 jt

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

Sheet 1 of 3

P:\040371\cdp\design\water-sos easement.dwg, Exhibit C June 01, 2005 - 1:58pm

EXHIBIT "C"

DESCRIPTION

A certain tract of land situate within the Southwest One-quarter (SW1/4) of Section 7, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising a portion of Tract A-1 of the PLAT OF TRACTS A-1, B-1 AND B-1 ST. PIUS X SUBDIVISION, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 10, 2001 in Book 2001C, Page 140 as Document No. 2001053735 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

Said tract being twenty-five (25) feet wide and being twelve and one-half (12.50) feet on each side of the following described centerline: BEGINNING at a point on the southerly boundary line of said Tract A-1, also being a point on the northerly right-of-way line of Indian School Road NE, whence the southwest corner of said Tract A-1 bears S89°30'18"W, a distance of 346.18 feet and from said point of beginning running thence,
N10°00'00"E, a distance of 532.47 feet to Junction point number one (1); thence,
N10°00'00"E, a distance of 8.79 feet to a point; thence,
N53°54'20"E, a distance of 58.78 feet to Junction point number two (2); thence,
S80°00'54"E, a distance of 26.30 feet to a point; thence,
S80°00'54"E, a distance of 56.38 feet to Junction point number three (3); thence,
S80°00'54"E, a distance of 18.22 feet to Junction point number four (4); thence,
S80°00'54"E, a distance of 127.33 feet to Junction point number five (5); thence,
S80°00'54"E, a distance of 57.00 feet to a point; thence,
N09°58'58"E, a distance of 7.52 feet to a point; the end of said twenty-five (25) foot wide tract and the beginning of a twenty (20) foot wide tract,
S80°01'00"E, a distance of 158.64 feet, being twenty (20) feet wide and ten (10) feet left and right of said centerline to Junction point number six (6); thence,
S80°01'00"E, a distance of 24.81 feet to a point on the easterly boundary line of said Tract A-1 and also being a point on the westerly right-of-way line of Uptown Loop Road NE, the terminus of the centerline herein described,

Also beginning at said Junction point number three (3), running thence N09°59'06"E, a distance of 35.44 feet, being eight (8) feet wide and four (4) feet left and right of said centerline.

Also beginning at said Junction point number four (4), running thence S10°00'00"W, a distance of 41.17 feet, being eight (8) feet wide and being four (4) feet on each side of the following described centerline,

Also beginning at said Junction point number five (5), running thence S10°00'00"W, a distance of 37.13 feet, being five (5) feet wide and being two and one-half (2.50) feet left and right of said centerline,

Also beginning at said Junction point number six (6), running thence S09°59'06"W, a distance of 30.83 feet, being ten (10) feet wide and being five (5) feet left and right of said centerline,

Mary Herrera Bern. Co. EASE R 25.00
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Job No. 040371 008 jt

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

Sheet 2 of 3

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EXHIBIT "C"

Also beginning at said Junction point number one (1), running thence
N33°53'45"W, a distance of 70.69 feet being twenty (20) feet wide and being ten (10) feet left and right of said centerline to Junction point number seven (7); the end of said twenty (20) foot wide tract and the beginning of a twenty-five (25) foot wide tract,
N80°15'48"W, a distance of 27.67 feet to Junction point number eight (8); thence,
N80°15'48"W, a distance of 166.39 feet to Junction point number nine (9); thence,
N80°15'48"W, a distance of 13.79 feet to Junction point number ten (10); thence,
N80°15'48"W, a distance of 14.60 feet to a point; thence,
N89°26'53"W, a distance of 77.28 feet to Junction point number eleven (11); thence,
N89°26'53"W, a distance of 80.71 feet to a point; thence,
N00°37'22"E, a distance of 7.50 feet to a point being the end of said twenty-five (25) foot wide tract and the beginning of a twenty (20) foot wide tract, being ten (10) foot on each side of the following described centerline,
N89°26'53"W, a distance of 2.50 feet to Junction point number twelve (12); thence,
N89°26'53"W, a distance of 37.79 feet to a point on the westerly boundary line of said Tract A-1 and also being a point on the easterly right-of-way line of Louisiana Boulevard NE, the terminus of the centerline herein described.

Also beginning at said Junction point number nine (9), running thence
N09°44'12"E, a distance of 21.62 feet, being ten (10) feet wide and five (5) feet left and right of said centerline,

Also beginning at said Junction point number ten (10), running thence
N09°44'12"E, a distance of 19.94 feet, being eight (8) feet wide and four (4) feet left and right of said centerline,

Also beginning at said Junction point number eleven (11), running thence,
N00°33'07"E, a distance of 37.52 feet, being five (5) feet wide and two and one-half (2.50) feet left and right of said centerline,

Also beginning at said Junction point number twelve (12), running thence,
S00°34'23"W, a distance of 31.90 feet, being five (5) feet wide and two and one-half (2.50) feet left and right of said centerline,

Also beginning at said Junction point number eight (8), running thence,
N54°51'19"E, a distance of 33.01 feet, being twenty (20) feet wide and being ten (10) feet wide on each side of of the following described centerline,
S80°08'41"E, a distance of 101.68 feet to a point; thence,
S35°08'41"E, a distance of 17.95 feet to a point; thence,
S80°15'48"E, a distance of 6.02 feet to a point; thence,
S09°44'12"W, a distance of 10.69 feet to the terminus of the centerline herein described.

Tract contains 0.9452 acre, more or less.

A. Dwain Weaver

A. Dwain Weaver
N.M.P.S. No. 6544

Date: June 1, 2005

Mary Herrera Bern. Co. EASE R 25.00

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6279963
Page: 9 of 9
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Bk-A98 Pg-3662

A. DWAIN WEAVER
NEW MEXICO
6544
REGISTERED PROFESSIONAL SURVEYOR

Job No. 040371 008 jrt

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

Sheet 3 of 3

P:\040371\cdp\design\water-sos easement.dwg, Exhibit C June 01, 2005 - 2:00pm

Legal

CITY COMMISSION
October 16, 1967
V-605

702487

ORDINANCE NO. 141-1967 643

AN ORDINANCE VACATING THE NORTHERLY 17 FT. OF INDIAN SCHOOL ROAD NE BETWEEN LOUISIANA BOULEVARD & ESPANOLA STREET, AND DECLARING AN EMERGENCY.

WHEREAS, there has heretofore been dedicated and conveyed to the City of Albuquerque, New Mexico a certain easement for street purposes, more particularly described below, and

WHEREAS, said right of way is not needed for public use except for easements reserved in Section 2 hereof,

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE, NEW MEXICO:

SECTION 1. The following described right of way is hereby closed and vacated subject to easements reserved in Section 2 hereof:

The north 17 ft. of Indian School Road NE between the east right of way line of Louisiana Boulevard and the west right of way line of Espanola Street as shown on Paving District No. 134, dated January 30, 1961.

SECTION 2. The City hereby reserves 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.

SECTION 3. Immediately upon the effective date of this ordinance, the land above-described shall be effectively vacated, subject to easements reserved in Section 2 hereof, and the City of Albuquerque by this ordinance disclaims from such date any further interest therein.

SECTION 4. This ordinance is an emergency measure due to urgent public need and will be effective five days after publication in full in accordance with law.

ADOPTED: October 16, 1967

Chairman, City Commission, Albuquerque, N.M.

ATTEST: City Clerk

State of New Mexico
County of Bernalillo } SS
This instrument was filed for record on
OCT 31 1967 at 7 o'clock A.M. Recorded in Vol. 3765
of records of said County Folio 645
LUCY JARAMILLO Clerk & Recorder
Deputy Clerk

APPROVED AS TO FORM
Date: 10-12-67
FRANK HORAN, CITY ATTORNEY

APPROVED AS TO DESCRIPTION
Date: 10-12-1967
WILLIAM T. STEVENS, CITY ENGINEER

Current DRC
Project No. N.A.

Date Submitted: June 23, 2004
Date Site Plan for Bldg Permit App 6/23/04
Date Site Plan for Sub. Approved: N.A.

Date Preliminary Plat Approved: 6/23/04

Date Preliminary Plat Expires: 6/23/05

DRB Project No. 1002247 04 DRB 00928 04 DRB 00890

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

ABQ UPTOWN
Tract A, ABQ Uptown Site (a replat of Tract A-1, St Plus X Subdivision)
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND PLAT

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 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
			PUBLIC ROADWAY IMPROVEMENTS						
		12' WIDE, 200' APPROX.	WESTBOUND DUAL LEFT LANE, MODIFY EXISTING SIGNALIZATION, AS REQUIRED, INDIAN SCHOOL / LOUISIANA INTERSECTION.				/	/	/
			MODIFY EASTBOUND APPROACH STRIPING, INDIAN SCHOOL/LOUISIANA INTERSECTION, FOR EASTBOUND DUAL, LEFT TURNS.						
		12' WIDE	EASTBOUND (60' LENGTH) & WESTBOUND (110' LENGTH) LEFT TURN LANES, INDIAN SCHOOL/Q STREET INTERSECTION.				/	/	/
		12' WIDE, 50' APPROX.	SOUTHBOUND LEFT TURN LANE	LOUISIANA/UPTOWN BLVD INTERSECTION			/	/	/
			CLOSE EXISTING MEDIAN OPENING	LOUISIANA, 340' NORTH OF INDIAN SCHOOL			/	/	/
			MISC.MEDIAN & LANEAGE CHANGES, PER TRAFFIC ENGINEER APPROVAL- LOUISIANA, INDIAN SCHL BLVDS, LOOP RD.				/	/	/
		12' WIDE, 160' APPROX.	EASTBOUND LEFT TURN LANE	INDIAN SCHOOL/LOOP ROAD INTERSECTION					
		12' WIDE	WESTBOUND LEFT TURN LANE	INDIAN SCHOOL & LOOP ROAD INTERSECTION *					
			SIGNALIZATION	INDIAN SCHOOL & LOOP ROAD INTERSECTION*					
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	ABANDON/REMOVE EXISTING SANITARY SEWER LINE, AS REQ'D	EXISTING ONSITE EASEMENT	LOOP ROAD	INDIAN SCHOOL			
		8" DIA	PUBLIC SANITARY SEWER W/APPURTENCES (MH'S, ETC.)	WITHIN PUBLIC EASEMENT INTERNAL TO THE SITE	SITE	INDIAN SCHOOL BLVD.			
			PUBLIC WATERLINE IMPROVEMENTS						
		10" - 12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WITHIN PUBLIC EASEMENTS INTERNAL TO SITE AND "LOOPING" BETWEEN LOUISIANA AND LOOP ROAD			/	/	/
							/	/	/

* TO BE BUILT WITH CITY LOOP ROAD PROJECT, NOT TO BE FINANCIALLY GUARANTEED.

See Section 2 →

[redacted] Final

ORIGINAL

PUBLIC STORM DRAIN IMPROVEMENTS

48" DIA - 84" DIA	STORM DRAIN WITH NEC. INLETS AND MANHOLES	LOOP ROAD	EXISTING 60"SD IN LOOP ROAD, NORTH OF INDIAN SCHOOL	INDIAN SCHOOL	/ / /
48' DIA	STORM DRAIN WITH NEC. INLETS AND MANHOLES	INDIAN SCHOOL BLVD	LOOP ROAD	LOUISIANA BLVD	/ / /

PUBLIC STORM DRAIN (NO FINANCIAL GUARANTEE REQUIRED)

84" DIA	(DOC # 2002165390) BK A46, PG 4958 (HUNT/CITY AGREEMENT)	LOOP ROAD & PUBLIC EASEMENTS ON WINROCK LANDS	SOUTH ROW LINE INDIAN SCHOOL	I40 DRAINAGE CHANNEL	/ / /

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

JAMES TOPMILLER — 6/23/2004
PREPARED BY: PRINT NAME — DATE

Sherry Matson — 6/23/04
DRB CHAIR — DATE

Christina Sandoval — 6/23/04
PARKS & GENERAL SERVICES — DATE

BOHANNAN HUSTON INC.
FIRM:

SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

6-23-04
TRANSPORTATION DEVELOPMENT — DATE

6/23/2004
UTILITY DEVELOPMENT — DATE

AMAFCA — DATE

Brad J. Bohnen — 6/23/04
CITY ENGINEER — DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

DEVELOPMENT REVIEW BOARD

UTILITY DEVELOPMENT

Standard Comment Sheet

DRB-1002247 Item No. 2 Zone Atlas H-19

DATE ON AGENDA 6/23/04

INFRASTRUCTURE REQUIRED (X)YES ()NO

CROSS REFERENCE:

TYPE OF APPROVAL REQUESTED: (X) ANNEXATION

( )SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

(X)SITE PLAN FOR BUILDING PERMIT

No.	Comment
	1. Site Utility Plan must be revised to eliminate any water line connections to the 30" water line in Indian School. The other 16" water line in Indian School is a well collector line and can not be used either.
	2. The infrastructure list should include all sanitary sewer lines, as these can be public lines.
	3. Prior to approval, I need fire flow calculation sheets and Fire Marshall's approval of the Site Plan.

If you have any questions or comments please call Roger Green at 924-3989.

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Ms. Susan McIntyre
7521 Leah Dr. NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Ms. McIntyre:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Zuni Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Stephanie Stratton

JBT

James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S
- ___ Major Subdivision action
- ✓ Minor Subdivision action
- ✓ Vacation V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P
- ___ ...for Subdivision Purposes
- ___ ...for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC) L

Supplemental form

ZONING & PLANNING Z
- ___ 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)

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

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

APPLICANT INFORMATION:

NAME: Hunt Uptown, LLC PHONE: 915-533-1122
ADDRESS: 500 Marquette NW Suite 350 FAX: 915-298-4371
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: garys@huntbuilding.com
Proprietary interest in site: owner **List all owners:**
AGENT (if any): Bohannan Huston, Inc. PHONE: 823-1000
ADDRESS: 7500 Jefferson NE FAX: 798-7988
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

DESCRIPTION OF REQUEST: Vacation of Public Easements

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

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

Lot or Tract No. Tract A1 Block: Unit:
Subdiv. / Addn. St. Pius X Subdivision
Current Zoning: SU-3 Inside Intense Core Proposed zoning:
Zone Atlas page(s): H-19 No. of **existing** lots: 1 No. of **proposed** lots: 1
Total area of site (acres): 17.7 Density if applicable: dwellings per gross acre: 41 dwellings per net acre: 41
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101905905105030134 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Louisiana Blvd. NE
Between: Arvada Ave NE (loop road) and Indian School Rd. NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Z-81-87
DRB# 1002247/ 03EPC-00914 Z-94-133 ZA 96-379

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

SIGNATURE for Stephanie Stratton DATE 5-27-04
(Print) James Topmiller ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

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

Application case numbers	Action	S.F.	Fees
04DRB - - 00830	VPE	V	$ 45.00
04DRB - - 00831	VPE	V	$ 45.00
04DRB - - 00832	VPE	V	$ 45.00
- -	Ad. Fee		$ 75.00
- -	CMF		$ 20.00
		Total	$ 230.00

Hearing date 6-23-04

5-27-04
Planner signature / date

Project # 1002247

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ BULK LAND VARIANCE (PUBLIC HEARING CASE)

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any 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) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

☐ VACATION OF PUBLIC RIGHT-OF-WAY
☒ VACATION OF PUBLIC EASEMENT

✓ __ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
✓ __ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
✓ __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ __ 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)
✓ __ Any original and/or related file numbers are listed 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 ONE MONTH after the filing deadline. Your attendance is required.

☐ SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)
☐ SIDEWALK DESIGN VARIANCE
☐ SIDEWALK WAIVER

__ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

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

☐ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
☐ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

__ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ Any original and/or related file numbers are listed on the cover application

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

☐ VACATION OF PRIVATE EASEMENT

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed 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.

James Topmiller
for Stephanie Stratton
Applicant name (print)

5-27-04
Applicant signature / date

Form revised 4/03 and October 2003

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

Application case numbers
04DRB- - 00830
04DRB- - 00831
04DRB- - 00832

5-27-04
Planner signature / date

Project # 1002247

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 $3.50 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 6-8-04 To 6-23-04

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.

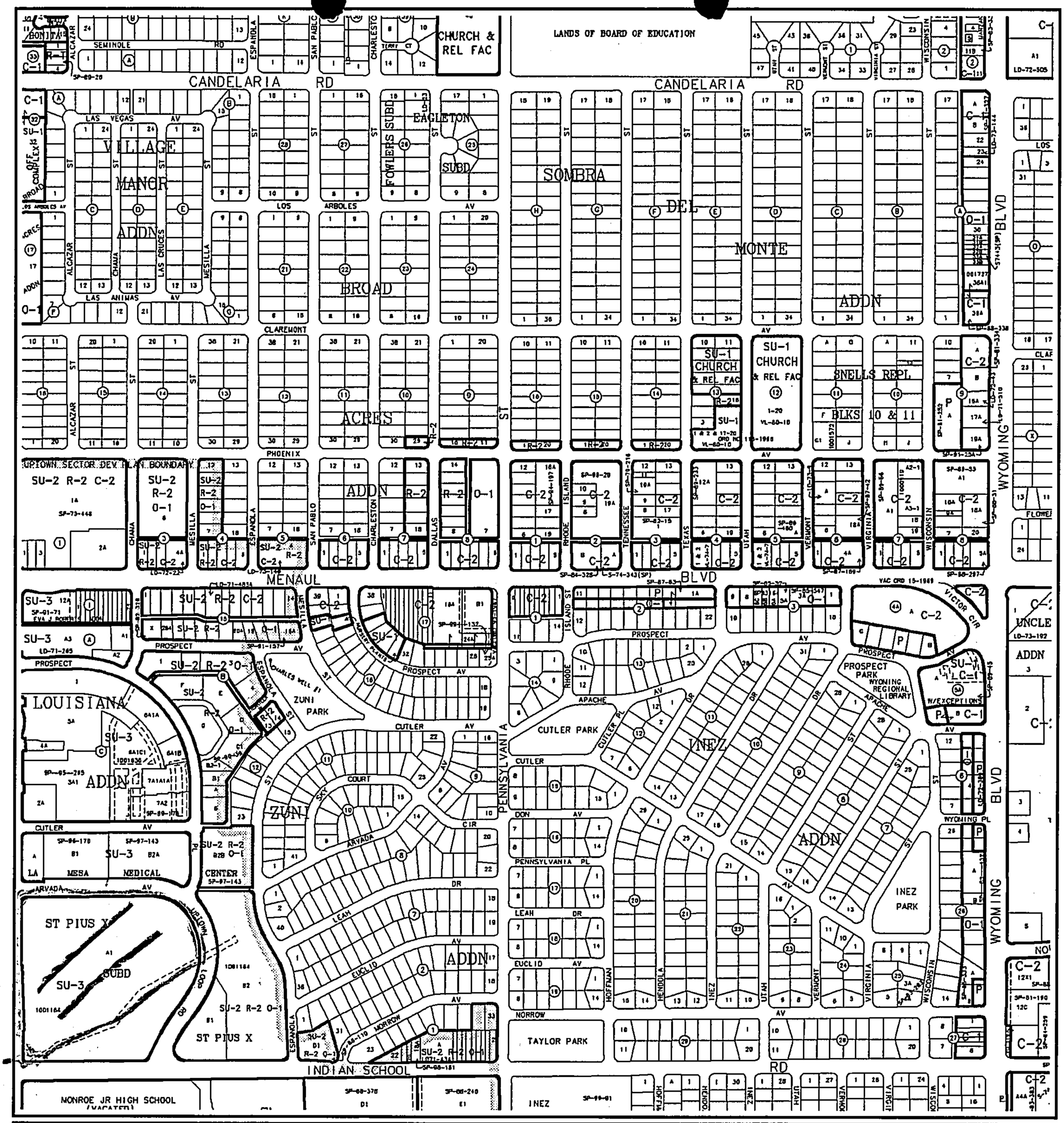
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

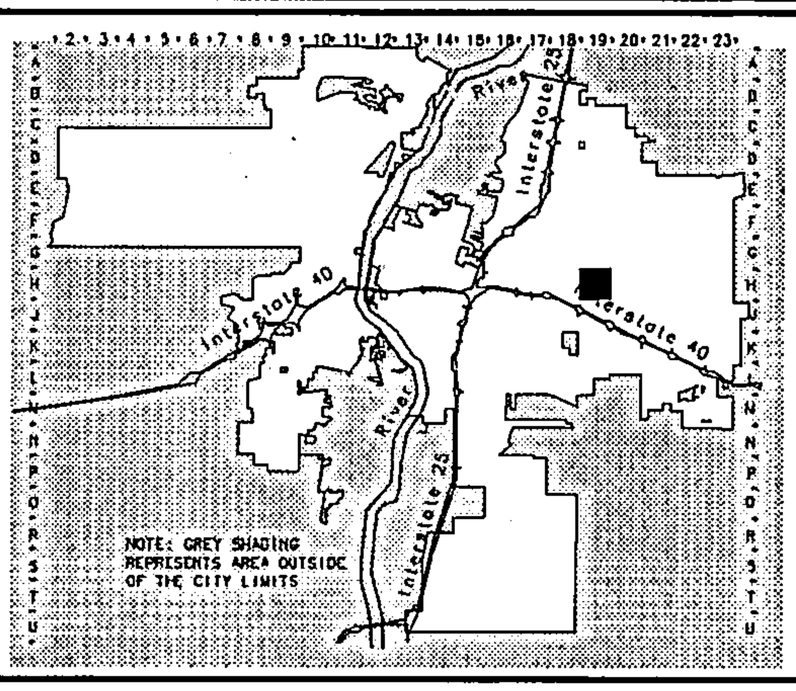
Stephanie Stratton — (Applicant or Agent) 5-27-04 — (Date)

I issued 3 signs for this application, 5-27-04 (Date), [signature] (Staff Member)

DRB PROJECT NUMBER: 1002247

Rev. 5/9/03





Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

H-19-Z

Map Amended through May 04, 2004

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

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facsimile: 505.798.7988
toll free: 800.877.5332

May 26, 2004

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Vacation of Public Easements
St. Pius X Subdivision (DRB# 1002247, 03EPC-00914

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A")
- Letter from the Office of Neighborhood Coordination and related data
- Neighborhood Notifications to adjacent neighbors
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of $230.00

With the recent agreement between the major contesting parties in the Uptown area, the ABQ Uptown project will be proceeding with the DRB process for the site plans and replats. An initial first step is the vacations of several existing easements on the ABQ Uptown property. Accordingly, the purpose of this vacation action request is to vacate existing storm drain easements, a sanitary sewer and PUE's. The existing utilities within these easements will be relocated to existing City ROW and/or proposed drives on the site, with any new easements being granted perhaps by paper document when these have become more clear in design.

Please place this item on the DRB Agenda to be heard on June 23, 2004. If you have any questions or require further information, please contact me.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
President
Community Development and Planning Group

Cc: Lawrence Kline
John Myers

P:\020110\cdp\corres\VACATION REQUEST StPius.doc

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Mr. Mark Mathes
7413 Arvada Ave. NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Mr. Mathes:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Zuni Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Stephanie Stratton

for James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

Bohannan Huston INC.

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7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Ms. Evelyn Carter
6501 Americas Parkway NE #1000
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Ms. Carter:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Uptown Progress Team, Inc.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

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ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

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facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Mr. David Campbell
6100 Uptown Blvd. NE #500
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Mr. Campbell:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Uptown Progress Team, Inc.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

P:\020110\cdp\corres\Neighborhood approval letter17.doc

Bohannan Huston INC.

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Albuquerque, NM
87109-4335

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Ms. Virginia Kinney
1112 San Pedro NE #309
Albuquerque, New Mexico 87110-6724

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Ms. Kinney:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Winrock South Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

P:\020110\cdp\corres\Neighborhood approval letter16.doc

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Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Mr. Richard Peterson
1212 San Pedro NE #309
Albuquerque, New Mexico 87110-6724

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Mr. Peterson:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Winrock South Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
President
Community Development and Planning Group

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CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Ms. Joyce Mortimer
1702 Vermont NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Ms. Mortimer:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Snow Heights Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
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facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Ms. Mary Tervithick
8031 Princess Jeanne NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Ms. Tervithick:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Snow Heights Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Ms. Nancy Tecumseh
2704 Valencia NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Ms. Tecumseh:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Quigley Park Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
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facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Mr. David Young
2935 Cagua Dr. NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Mr. Young:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Quigley Park Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Mr. Eric Shirley
900 Grove St. NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Mr. Shirley:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Jerry Cline Park Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
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CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Ms. Julie Jones
7625 Winter Ave. NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Ms. Jones:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Jerry Cline Park Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
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CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Ms. Bette Weber
1927 Virginia St. NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Ms. Weber:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Inez Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Ms. Evelyn B. Feltner
2014 Utah St. NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Ms. Feltner:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Inez Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Ms. Vernice Spencer
1028 Vermont St. NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Ms. Spencer:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the East End Historical and Cultural Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Mr. Stephen Anderson
1010 Virginia St. NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Mr. Anderson:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the East End Historical and Cultural Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Mr. Colin Hallaman
2701 Chama NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Mr. Hallaman:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Classic Uptown Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

Bohannan Huston INC.

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Albuquerque, NM
87109-4335

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Mr. David Stafford
2812 San Pablo NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Mr. Stafford:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Classic Uptown Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
Enclosure

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Mr. Dennis Miller
5706 Bellamah NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Mr. Miller:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Alvarado Park Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
President
Community Development and Planning Group

SS
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www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 27, 2004

Mr. Gene Tatum
1916 Madeira NE
Albuquerque, New Mexico 87110

RE: Vacation of Public Easements
St. Pius X Subdivision

Dear Mr. Tatum:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Alvarado Park Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Hunt Uptown, LLC, is seeking approval of Vacation of Public Easements for St. Pius X Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
President
Community Development and Planning Group

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UPTOWN NEIGHBORHOOD ASSOCIATION LIST

(as of May 19, 2004)

Alvarado Park Neighborhood Association "R"

Gene Tatum
1916 Madeira NE/87110 255-1960 (h)

Dennis Miller
5706 Bellamah NE/87110 252-9774 (h)

Classic Uptown Neighborhood Association "R"

David Stafford
2812 San Pablo NE/87110 681-4082 (h)

Colin Hallaman
2701 Chama NE/87110 884-3873 (h)

East End Historical and Cultural Neighborhood Association "R"

Stephen Anderson
1010 Virginia St. NE/87110 256-2560 (h)

Vernice Spencer
1028 Vermont St. NE/87110 256-3886 (h)

Inez Neighborhood Association "R"

Evelyn B. Feltner
2014 Utah St. NE/87110 271-9027 (h)

Bette Weber
1927 Virginia St. NE/87110 292-1756 (h)

Jerry Cline Park Neighborhood Association "R"

Julie Jones
7625 Winter Ave. NE/87110 232-4638 (h)

Eric Shirley
900 Grove St. NE/87110 268-2595 (h)

Quigley Park Neighborhood Association "R"

David Young
2935 Cagua Dr. NE/87110 883-7267 (h)

Nancy Tecumseh
2704 Valencia NE/87110 889-3249 (h)

Snow Heights Neighborhood Association "R"

Mary Tervithick
8031 Princess Jeanne NE/87110 296-0748 (h)

Joyce Mortimer
1702 Vermont NE/87110 298-0122 (h)

Winrock South Neighborhood Association "R"

Richard Peterson
1112 San Pedro NE #309/87110-6724 266-6070 (h)

Virginia Kinney
1112 San Pedro NE #309/87110-6724 255-0414 (message)

Uptown Progress Team, Inc. "R"

David Campbell
6100 Uptown Blvd. NE #500/87110 884-8444 (w)

Evelyn Carter
6501 Americas Parkway NE #1000/87110 881-5443 (w)

Zuni Neighborhood Association "R"

Mark Mathes
7413 Arvada Ave. NE/87110 888-1454 (h)

Susan McIntyre
7521 Leah Dr. NE/87110 881-0480 (h)

PLEASE NOTE: ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY THE O-92 ORDINANCE, the associations listed below are "Unrecognized" associations and don't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know.

New Kimo Neighborhood Association

Valorie Vigil
2408 Madiera NE/87110 830-3590 (h)

Mark Trujillo
5507 Euclid NE/87110 875-0617 (h)

"Attachment A"

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

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

May 26, 2004

Stephanie Stratton
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988

Dear Stephanie:

Thank you for your inquiry of **May 26, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **ST. PIUS X. SUBDIVISION**, zone map **H-19.**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(03/09/04)

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Gene Tatum
Street, Apt. or PO Box
1916 Madeira NE
City, State
Albuquerque, NM 87110

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Total Postage & Fees	$ 465

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Sent To
Mark Mathes
Street, Apt. or PO Box
7413 Arvada Ave. NE
City, State
Albuquerque, NM 87110

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Total Postage & Fees	$ 465

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Sent To
Susan McIntyre
Street, Apt. or PO Box
7521 Leah Dr. NE
City, State
Albuquerque, NM 87110

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Total Postage & Fees	$ 465

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Sent To
Joyce Mortimer
Street, Apt. or PO Box
1702 Vermont NE
City, State
Albuquerque, NM 87110

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Sent To
David Campbell
Street, Apt. or PO Box
6100 Uptown Blvd. NE #500
City, State
Albuquerque, NM 87110

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Total Postage & Fees	$ 465

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Evelyn Carter
Street, Apt. or PO Box
6501 Americas Parkway NE #1000
City, State
Albuquerque, NM 87110

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Total Postage & Fees	$

PB METER 5049727 Postmark Here
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Virginia Kinney
1112 San Pedro NE #309
Albuquerque, NM 87110

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Richard Peterson
1112 San Pedro NE #309
Albuquerque, NM 87110

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 465

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2704 Valencia NE
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 465

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Eric Shirley
900 Grove St. NE
Albuquerque, NM 87110

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Sent To
Street,
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David Young
2935 Cagua Dr. NE
Albuquerque, NM 87110

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7002 3150 0000 5061 5881

Postage	$ 60
Certified Fee	230
Return Reciept Fee (Endorsement Required)	175
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 465

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City, State
David Stafford
2812 San Pablo NE
Albuquerque, NM 87110

PS Form 3800, August 2006 See Reverse for Instructions

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Postage	$ 60
Certified Fee	230
Return Reciept Fee (Endorsement Required)	175
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 465

PB METER 5049727
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Street, Apt. or PO Box
City, State
Colin Hallaman
2701 Chama NE
Albuquerque, NM 87110

PS Form 3800, August 2006 See Reverse for Instructions

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Postage	$ 60
Certified Fee	230
Return Reciept Fee (Endorsement Required)	175
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 465

PB METER 5049727
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Sent To
Street, Apt. or PO Box
City, State
Stephen Anderson
1010 Virginia St. NE
Albuquerque, NM 87110

PS Form 3800, August 2006 See Reverse for Instructions

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Postage	$ 60
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Return Reciept Fee (Endorsement Required)	175
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Total Postage & Fees	$ 465

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Sent To
Street, Apt. or PO Box
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Dennis Miller
5706 Bellamah NE
Albuquerque, NM 87110

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Postage	$ 60
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Return Reciept Fee (Endorsement Required)	175
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 465

PB METER 5049727
Postmark Here
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Sent To
Street, Apt. or PO Box
City, State
Evelyn B. Feltner
2014 Utah St. NE
Albuquerque, NM 87110

PS Form 3800, August 2006 See Reverse for Instructions

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Postage	$ 60
Certified Fee	230
Return Reciept Fee (Endorsement Required)	175
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 465

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Sent To
Street, Apt. or PO Box
City, State
Vernice Spencer
1028 Vermont St. NE
Albuquerque, NM 87110

PS Form 3800, August 2006 See Reverse for Instructions

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Bette Weber
1927 Virginia St. NE
Albuquerque, NM 87110

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Total Postage & Fees	$ 465

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Julie Jones
7625 Winter Ave. NE
Albuquerque, NM 87110

PS Form
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ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Hunt uptown

AGENT Bohannan Huston

ADDRESS 7500 Jefferson NE

PROJECT & APP # 1002247/04DRB-00830/00831

PROJECT NAME St. Pius X Subd.

$ 20.00 469099/4916000 Conflict Management Fee

$ 135.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ 75.00 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 230.00 TOTAL AMOUNT DUE

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.*

DUPLICATE
City Of Albuquerque
Treasury Division
05/27/2004 1:01PM LOC: ANNX
RECEIPT# 00026659 WS# 007 TRANS# 0027
Account 469099 Fund 0110
Activity 4916000 TRSLJS
Trans Amt $230.00
J24 Misc $20.00
Thank You

Bohannan Huston INC.
COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.1000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-32 / 1070

130723

5/27/2004 NO. 130723

DUPLICATE
City Of Albuquerque
Treasury Division

PAY ********230 DOLLARS & **********00 CENTS $**********230.00

TO THE ORDER OF
CITY OF ALBUQUERQUE
PO Box 1313
Albuquerque, NM 87103-1313 US

05/27/2004 BOHANNAN-HUSTON INCANNX
RECEIPT# 00026661 WS# 007 TRANS# 0027
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $230.00
J24 Misc $75.00
CK $230.00
$0.00

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

Thank You

⑈130723⑈ ⑆107000327⑆ 0028653994⑈

08891992 **UNDERGROUND EASEMENT** 571

THIS INDENTURE made this 23rd day of September, 1988 by and between ROMAN CATHOLIC CHURCH OF THE ARCHDIOCESE OF SANTA FE, a Corporation Sole, and WAGNER & BROWN, a Texas general partnership, as lessee under a ground lease dated Dec.31,1984 (Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation authorized to do business in New Mexico (Grantees), their successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantees, their successors and assigns, an easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain underground facilities for the transmission and distribution of electric power and energy and facilities for communication purposes, or either of, any or all such purposes, including lines, conduits, and other equipment, fixtures and structures necessary to maintain such facilities upon, under and through the easement hereinafter described, together with free access to, from, and over said easement, with the right and privilege of going upon, over and across lands of Grantor for the purposes set forth herein and with the right to trim and remove any trees, shrubs or bushes which interfere with the purposes set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM Proj. No. 10365L

An easement within Tract A of Plat of ST. PIUS X SUBDIVISION REPLAT situate in Section 7, T.10 N., R. 4 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk in Bernalillo County in Plat Book C5, Page 187 on October 15, 1983 and being more particularly described as follows:

An easement seven (7) feet wide being three and one half (3 1/2) feet on each side of the following described centerline. Beginning at a point within said Tract A, whence the Albuquerque City Survey Monument "I-40-7" bears S.01°34'42"W., 1985.78 feet, also the Albuquerque City Survey Monument "Landmark" bears N.89°07'16"W., 1525.80 feet distant; running thence as an easement N.02°12'00"W., 53.00 feet; running thence as a fourteen (14) foot easement being three and one-half (3 1/2) feet to the left and ten and one-half (10 1/2) feet to the right of the following described centerline N.02°12'00"W., 14.00 feet, the whole of the described real estate being hereinafter called the "Real Estate".

Subject to the attached Addendum to Underground Easement.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect or construct any building, pool, or other structure thereon, nor drill or operate any well thereon.

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

WITNESS its hand and seal this 23rd day of September, 1988

WAGNER & BROWN, a Texas General Partnership (SEAL)
By: Jack E. Brown (SEAL)
A Partner

ROMAN CATHOLIC CHURCH OF THE ARCHDIOCESE OF SANTA FE, a corporation sole (SEAL)
By: Robert F. Sanchez (SEAL)
Its Archbishop President
REVIEWED AND APPROVED AS TO LEGAL FORM: Esq. Albuquerque

ACKNOWLEDGEMENT FOR ~~INDIVIDUAL~~ PARTNERSHIP

DATE 9/21/88
BY Charles F. Reynolds

STATE OF ~~NEW MEXICO~~ Texas
COUNTY OF Midland

The foregoing instrument was acknowledged before me this 9th day of September 1988.
by Jack E. Brown, a partner of WAGNER & BROWN, a Texas general partnership; on behalf of said partnership.

My commission expires:
(Seal)

CATHY A. MUNDY
Notary Public, State of Texas
My Comm. Expires: 11-8-88

Cathy A. Mundy
Notary Public

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 23rd day of September, 1988,
by Robert F. Sanchez, Archbishop and President
(Name of Officer) (Title of Officer)
of ROMAN CATHOLIC CHURCH OF THE ARCHDIOCESE OF SANTA FE
(Corporation Acknowledgement)
a sole corporation, on behalf of said corporation.
(State of Incorporation)

My Commission Expires:
(Seal)
OFFICIAL SEAL
BESSIE G. TORREZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires May 17, 1991

Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

88 OCT 12 PM 12: 10

M 5673 P 571-572

GLADYS M. DAVIS
CO. CLERK & RECORDER

PNM REFERENCE NUMBER

PNM 4565 81

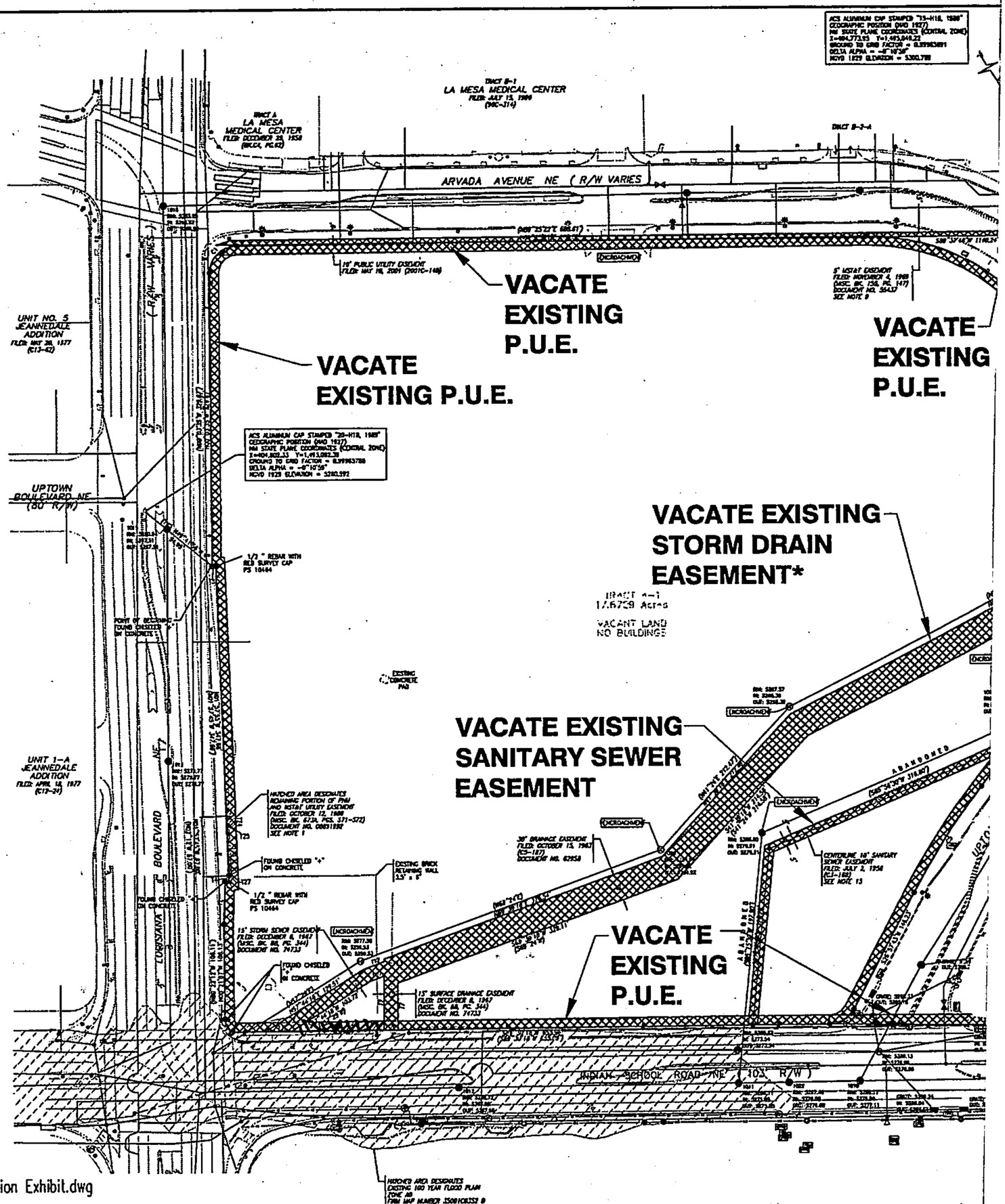
ADDENDUM TO UNDERGROUND EASEMENT

Grantor, by giving written notice to Grantee, will have the right to require Grantee to relocate any of Grantee's improvements located on the Real Estate, including without limitation any switch gear pad, when such relocation is reasonably necessary for the use of the Real Estate, or property adjoining the Real Estate, by Grantor. Any relocation of such improvements will be accomplished by Grantee within a reasonable time, and at the expense of the Grantee.

Grantee, upon the completion of any work performed by Grantee on the Real Estate, will restore the Real Estate and any property disturbed by Grantee surrounding the Real Estate to as close to its previous condition as reasonably possible, including without limitation restoration of all landscaping.

This Underground Easement will remain in effect so long as Grantee continues to use the Real Estate for the purposes stated in this Underground Easement. Whenever Grantee vacates, abandons or ceases to use, for a period of sixty (60) consecutive days, the Real Estate for the purposes stated in this Underground Easement, then ownership of the Real Estate will automatically and immediately revert to and revest in Grantor, without any action on the part of the Grantor, as fully and completely as if this Underground Easement had never been executed by Grantor, and this Underground Easement will then become void.

As part of the consideration for this Underground Easement, Grantee will maintain any improvements owned or placed by Grantee on the Real Estate and will hold Grantor harmless for and indemnify Grantor against any and all liability that may arise as a result of the construction or maintenance of any improvements on the Real Estate by Grantee and the use of the Real Estate for the purposes as provided in this Underground Easement.



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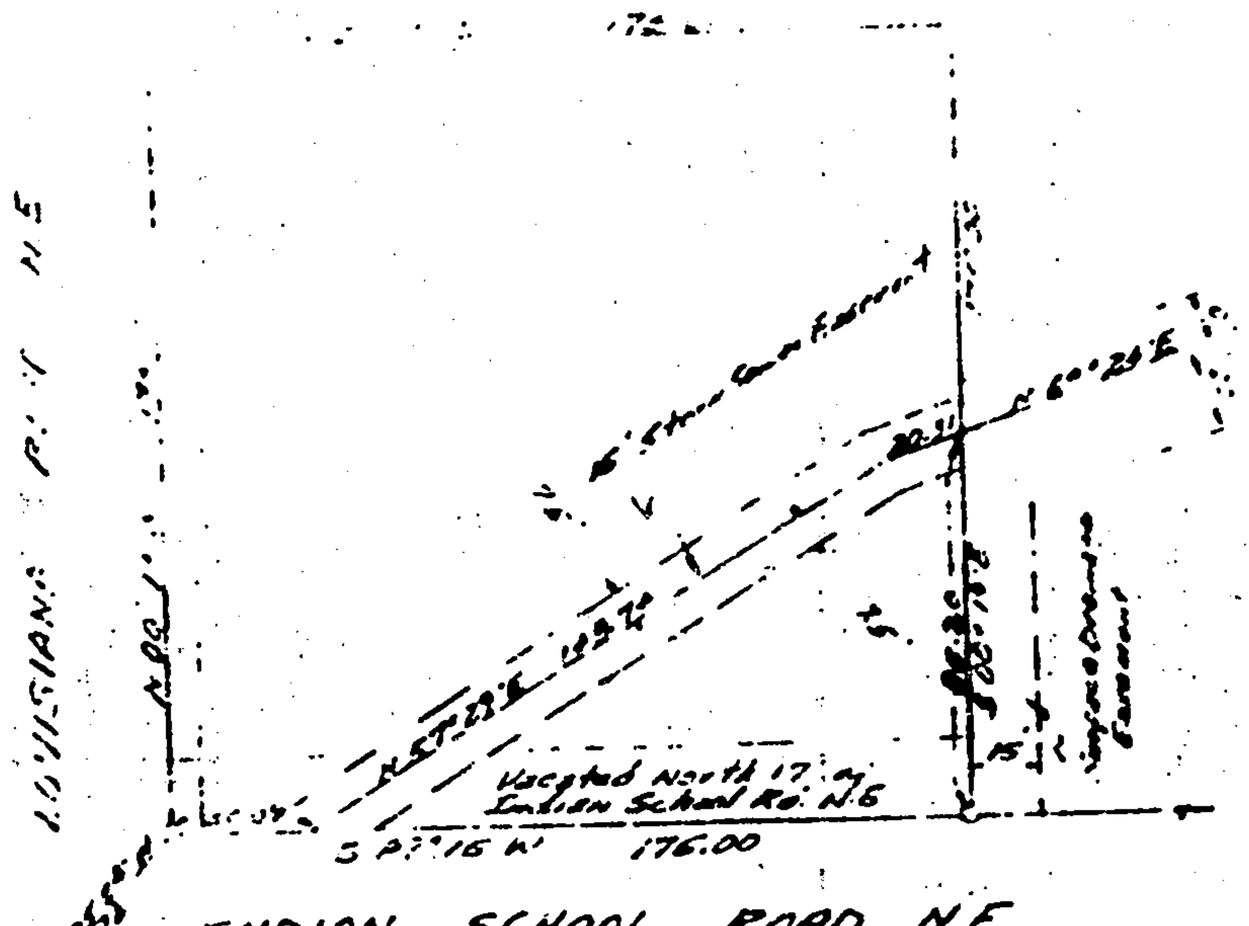

INDIAN SCHOOL ROAD N.E.

FILE NO. LD-116

DATE OCT 25, 1967.

George L. Carruthers

[illegible] ENGR.

[illegible], N. MEX.

I, Frank C. Norwider, New Mexico Registered Land Surveyor [illegible], do hereby certify that the survey as shown hereon was made by me or under my direct supervision and the same is true and correct to the best of my belief and knowledge.

Frank C. Norwider

A certain parcel of land situate within the City of Albuquerque, Bernalillo County, New Mexico and being identified as the southerly portion of Tracts "A" and "B" of the SUBDIVISION PLAT OF [illegible] as the same is shown and designated on said plat filed in the office of the County Clerk of Bernalillo County, New Mexico on October 15, 1963, together with vacated Seventeen (17) foot portion of Indian School Road N.E. adjacent thereto as vacated by the City Commission of the City of Albuquerque, New Mexico by Ordinance No. [illegible]-1967, on October 16, 1967 and being more particularly described by metes and bounds as follows:

Beginning at the Southwest Corner of the Parcel herein described, being the point of intersection of the easterly right-of-way line of Louisiana Blvd. N.E. with the new northerly right-of-way line of Indian School Road N.E., whence the Section Corner common to Sections 12 and 13, Township 10 North, Range 3 East, and Sections [illegible] and 1, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico bears S 39° 35' 04" W, 82.61 feet distance; thence,

N 00° 19' W, 175.00 feet distance along said easterly right-of-way line of Louisiana Blvd. N.E. to the Northwest corner of the parcel herein described, thence,

N 89° 15' E, 175.00 feet distance to the Northeast corner of the parcel herein described; thence,

S 00° 19' E, 175.00 feet distance to the Southeast corner of the parcel herein described, said Southeast corner being a point on the new northerly right-of-way line of Indian School Road N.E.; thence,

S 89° 15' W, 175.00 feet distance along said new northerly right-of-way line of Indian School Road N.E. to the place of beginning and containing 0.705 acre, more or less, as the same is shown and designated on the plat filed [illegible] December 8th, 1967, records of BernCo., N.M.

THE OWNER HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON.

ROMAN CATHOLIC CHURCH OF THE ARCHDIOCESE OF SANTA FE, A CORPORATION SOLE

James P. Davis

JAMES P. DAVIS, ARCHBISHOP

State of New Mexico
County of Bernalillo } SS

This instrument was filed for record on

DEC 8 - 1967

At 1:40 o'clock P. m. Recorded in Vol. 93 of records of said County Folio 34-44

LUCY BRAMILLO Clerk & Recorder

Deputy Clerk

ASSOCIATED LAND SURVEYORS
108 SAN MATEO BLVD. N.E.
ALBUQUERQUE, N.MEX.
OCT. 16, 1967

THIS DOCUMENT MAY BE ILLEGIBLE

55437

M.S.P. & T. CO. FORM 7321 (3-69)

W.O. 14169

FOR NEW MEXICO OUTSIDE PORTALES ONLY

RIGHT-OF-WAY EASEMENT

117

The Undersigned Grantor (and each and all of them if more than one) for and in consideration of Certain Valuable Considerations dollars ($////////////) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and conveys unto The Mountain States Telephone and Telegraph Company, a Colorado corporation, 931 14th Street, Denver, Colorado, 80202, Grantee, its successors, assigns, lessees, licensees and agents a Right-of-Way Easement and the right to construct, operate, maintain and remove such communication and other facilities, from time to time, as said Grantee may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to wit:

The northerly five (5) feet of Tract "A" of the St. Pius X Subdivision, being a Replat of Zuni Park Addition to Albuquerque, New Mexico. The aforementioned Tract "A" is shown and designated of the plat of St. Pius X Addition which was filed in the Bernalillo County Clerks Office, October 15, 1963.

situate in County of Bernalillo, State of New Mexico.
TOGETHER with the right of ingress and egress over and across the lands of the Grantor to and from the above-described property, the right to clear and keep cleared all trees and other obstructions as may be necessary and the right to permit other utility companies to use the right of way jointly with Grantee for their utility purposes.

The Grantor reserves the right to occupy, use, and cultivate said property for all purposes not inconsistent with the rights herein granted.

Signed and delivered this 13th day of October, A. D., 1969.

at Albuquerque, New Mexico

THE ROMAN CATHOLIC CHURCH OF THE ARCHDIOCESE OF SANTA FE

BY James P. Davis
ARCHBISHOP OF SANTA FE

(Add below a form of acknowledgement appropriate for the state in which the right-of-way is located and for the party who is granting the right-of-way. See I.M. 173, Sec. 5 for proper form.)

State of NEW MEXICO)
County of BERNALILLO) ss.

The foregoing instrument was acknowledged before me this 13th day of October, 1969 by James P. Davis, Archbishop of Santa Fe.

Notary Public

My Commission Expires:
June 17, 1971

State of New Mexico
County of Bernalillo } ss
This instrument was filed for record on
NOV 4 1969
At 2 o'clock p.m. Recorded in Vol. 155 misc
of records of said County Folio 147
Clerk & Recorder
Deputy Clerk

CITY COMMISSION
October 16, 1967
V-605

70248

ORDINANCE NO. 141-1967

643

AN ORDINANCE VACATING THE NORTHERLY 17 FT. OF INDIAN SCHOOL ROAD NE BETWEEN LOUISIANA BOULEVARD & ESPANOLA STREET, AND DECLARING AN EMERGENCY.

WHEREAS, there has heretofore been dedicated and conveyed to the City of Albuquerque, New Mexico a certain easement for street purposes, more particularly described below, and

WHEREAS, said right of way is not needed for public use except for easements reserved in Section 2 hereof,

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE, NEW MEXICO:

SECTION 1. The following described right of way is hereby closed and vacated subject to easements reserved in Section 2 hereof:

The north 17 ft. of Indian School Road NE between the east right of way line of Louisiana Boulevard and the west right of way line of Espanola Street as shown on Paving District No. 134, dated January 30, 1961.

SECTION 2. The City hereby reserves 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.

SECTION 3. Immediately upon the effective date of this ordinance, the land above-described shall be effectively vacated, subject to easements reserved in Section 2 hereof, and the City of Albuquerque by this ordinance disclaims from such date any further interest therein.

SECTION 4. This ordinance is an emergency measure due to urgent public need and will be effective five days after publication in full in accordance with law.

ADOPTED: October 16, 1967

Chairman, City Commission, Albuquerque, N.M.

ATTEST: , City Clerk

State of New Mexico
County of Bernalillo } SS
This instrument was filed for record on
OCT 31 1967
At 1:32 o'clock P.M. Recorded in Vol. 854
of records of said County Folio 643
LUCY JARAMILLO Clerk & Recorder
Deputy Clerk

APPROVED AS TO FORM
Date: 10-12-67
FRANK HORAN, CITY ATTORNEY

APPROVED AS TO DESCRIPTION
Date: 10-12-1967
WILLIAM T. STEVENS, CITY ENGINEER

28

Final

DRB CASE ACTION LOG (~~PREL & FINAL~~)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00890 (P&F)**	Project # **1002247**
Project Name: **ABQ UPTOWN SITE, ST PIUS X**	
Agent: Bohannan Huston Inc.	Phone No.: 823-1000

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 4/20/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☒ TRANSPORTATION: – AGIS DXF
– SIDEWALK EASEMENTS w/ EXHIBIT

☐ UTILITIES:

☒ CITY ENGINEER / AMAFCA: PAPER EASEMENT

☐ PARKS / CIP:

☒ PLANNING (Last to sign): ~~AGIS DXF required~~

☐ **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.

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

Project Number 1002247

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002247 **AGENDA ITEM NO: 28**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

There is still an active storm drain in the easement being vacated with this plat and I cannot sign plat until rerouted storm drain is accepted by the City Engineer.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 20, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 20, 2005
DRB Comments

ITEM # 28

PROJECT # 1002247 **APPLICATION # 05-00890/minor plat**

Albuquerque Uptown Site, St. Pius X Subdivision

Recorded SIA is on file.

Are there any changes on the plat from the preliminary plat?

Planning will record plat.

Andrew Garcia

Andrew Garcia, Planning Alternate
924-3895 Fax 924-3864 agarcia@cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 23, 2004 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.
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.

A. Call to Order: 9:00 A.M. Adjourned: 12:55 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003471**
04DRB-00826 Major-Preliminary Plat Approval
04DRB-00827 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA ST NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s). [REF: 1000630, 1001743, 1001891, 1001306/02DRB-01791, 02DRB-01250] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/25/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: APPROVAL OF PERIMETER WALL SUBMITTAL IS REQUIRED PRIOR TO FINAL PLAT APPROVAL. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2.	**Project # 1002247** 04DRB-00830 Major-Vacation of Public Easements 04DRB-00831 Major-Vacation of Public Easements 04DRB-00832 Major-Vacation of Public Easements	BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract A1, **ST. PIUS X SUBDIVISION,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 03EPC-00914, 02EPC-01472, Z-81-87, Z-94-133, ZA96-379] (H-19) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
	04DRB-00928 Minor-SiteDev Plan BldPermit/EPC	DENISH KLINE ASSOCIATES, INC. agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A1, **ST PIUS X SUBDIVISION,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 1002124, 1001164] (H-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PUBLIC SIDEWALK EASEMENTS AROUND SITE AND UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN. PROVIDE FIRE MARSHAL FIRE FLOW REQUIREMENTS.**
	04DRB-00890 Minor-Prelim&Final Plat Approval	BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION,** zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] *(Deferred from 6/16/04)* (H-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/11/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: THE FINAL PLAT MUST BE SIGNED BY PNM BEFORE DRB'S APPROVAL. FINAL PLAT MUST REFLECT THE SIDEWALK EASEMENTS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

3. **Project # 1003280**
04DRB-00835 Major-Preliminary Plat Approval
04DRB-00870 Minor-Temp Defer SDWK

TIERRA WEST, LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract 168, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB-00568] (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/28/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: ENVIRONMENTAL HEALTH'S SIGNATURE IS REQUIRED ON THE PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat Approval
03DRB-02009 Major-Vacation of Public Easements
03DRB-02010 Minor-Vacation of Private Easements
03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1,** zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04 & 6/23/04]* [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

5. **Project # 1002506**
04DRB-00636 Major-Preliminary Plat Approval
04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH,** zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] *[Deferred from 5/19 & 6/9/04 & 6/23/04]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

6. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION,** zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

7. **Project # 1003236**
04DRB-00802 Major-Vacation of Public Easements
04DRB-00801 Major-Preliminary Plat Approval
04DRB-00799 Minor-SiteDev Plan Subd/EPC
04DRB-00800 Minor-SiteDev Plan BldPermit/EPC
04DRB-00804 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA,** zoned SU-1 special use zone, for PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04EPC-00150] *(Deferred from 6/16/04)* (B-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 66/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE VACATION ACTION SHALL BE SHOWN ALONG PARADISE BLVD NW. THE LOTS SHALL BE LABELED P-1. THE SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND SIGNED OFF BY THE BOARD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

8. **Project # 1003220**
04DRB-00922 Minor-SiteDev Plan BldPermit/EPC

INNERCITY DEVELOPMENT CORP agent(s) for DESERT HILLS TREATMENT CENTER request(s) the above action(s) for all or a portion of Tract(s) 22-A, **CORONA DEL SOL,** zoned SU-1 PRD, located on SEQUOIA RD NW, between COORS RD NW and ALAMOGORDO RD NW containing approximately 3 acre(s). [REF: 04EPC00107] **[Makita Hill, EPC Case Planner]** *[Deferred from 6/23/04]*(G-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

9. **Project # 1001157**
04DRB-00931 Minor-SiteDev Plan BldPermit/EPC

URS CORPORATION agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT, request(s) the above action(s) for **UNPLATTED - UNM,** zoned SU-1 AIRPORT AND RELATED FACILITIES, located on CLARK CARR BLVD SE, between SPIRIT DR SE and ACCESS RD C containing approximately 6 acre(s). [REF: 03EPC-00075, 01EPC-00428, 01DRB-01066, 01DRB-01067, 01DRB-01068, 01DRB-00054 (SK) 02DRB-01058 (P&F) heard under Project #1000270] **[Chris Hyer, EPC Case Planner]** (N-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR CORRECTIONS TO UTILITIES SITE PLAN. REVISE UTILITY PLAN TO ADDRESS SAS. CANNOT DRAIN SURFACE WATER/OR WASH DOWN AREAS TO SEWER WITHOUT APPROVAL FROM STUART REEDER.**

10. **Project # 1003239**
04DRB-00899 Minor-SiteDev Plan Subd/EPC
04DRB-00900 Minor-SiteDev Plan BldPermit
04DRB-00947 Minor-Prelim&Final Plat Approval

BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT,** zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64th STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] **[Makita Hill, EPC Case Planner]** *(Deferred from 6/16/04 & 6/23/04)* (H-10 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

11. **Project # 1000367**
04DRB-00918 Minor-Ext of SIA for Temp Defer SDWK

CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) ALL, **SOLTERRA SUBDIVISION, UNIT 2 @ HIGH DESERT,** zoned SU-2/HD-RT, located on GOLDEN ASTER RD NE, between IMPERATA ST NE and CORTADERA NE containing approximately 9 acre(s). [REF: 02DRB00469,03DRB00972, DRB-94-150,04DRB-00366, 04DRB-00367,01DRB00825] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

12. **Project # 1001939**
04DRB-00933 Minor-Final Plat Approval

WILSON & COMPANY, INC agent(s) for WESTLAND DEVELOPMENT COMPANY, INC request(s) the above action(s) for all or a portion of Lot(s) A-1-B, **CIELO OESTE** and Tract(s) A-1, Unit(s) 2-B, **THE CROSSING,** zoned R-1, located on GUNNISON PL NW, between UNSER BLVD NW and 98th ST NW containing approximately 15 acre(s). [REF: 1000150, 1000207, 1000515, 03DRB-00752, 03DRB-00753] (H-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE AND MAINTENANCE & BENEFICIARIES FOR TRACT A.**

13. **Project # 1002224**
04DRB-00938 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for CITY OF ALBUQUERQUE, PARKS & RECREATION DEPARTMENT, OPEN SPACE DIVISION, request(s) the above action(s) for all or a portion of Tract(s) 1A1, 1A2, 6B2, 8A1A2B1 AND 218B, M.R.G.C.D. MAP #31 AND 39B1, 39C1, 39D1, 39E1, 41A1, 42A1, 73A1, 173A, 174A, 175A AND 176A1, M.R.G.C.D. MAP #32, **LOS POBLANOS RANCH,** zoned MAJOR PUBLIC OPEN SPACE, located on MONTANO RD NW, between GRIEGO DRAIN and TIERRA VIVA SUBDIVISION (south of Anderson Fields) containing approximately 48 acre(s). [REF: 03DRB01172,03EPC00695, 04DRB00335, 02EPC01482, 02DRB01425] (F-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1002339**
04DRB-00917 Minor-Vacation of Private Easements

PRECISION SURVEYS, INC agent(s) for RICHARD TARANGO & HOLLY ARROYO request(s) the above action(s) for all or a portion of Lot(s) 10-A-1-& 10-A-2, **ALVARADO GARDENS UNIT 2,** zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between CALLE TRANQUILO NW and ALEJANDRO NW containing approximately 1 acre(s).[REF:03DRB00449,03DRB01035,4DRB00450, 02DRB01711, 02DRB01958, 03DRB00571] (G-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1002593**
04DRB-00911 Major-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29B & 29D, **VISTA DE ARENAL UNIT 3 @ VENTANA RANCH,** zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 14 acre(s). [REF: 03DRB00623,03DRB01186,03DRB01187,03DRB01376, 03DRB00624,03DRB01158,03DRB01188, 3DRB01546, 04DRB00371, 04DRB00372, 00373, 00374] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002743**
04DRB-00927 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 special use zone, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, 03DRB-02083, 04DRB-00399, 04DRB-00888, 04DRB-00886] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/17/79 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: ZONING IS ADDED AS A NOTE ON THE PLAT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

17. **Project # 1003027**
04DRB-00924 Major-Final Plat Approval

WAYJOHN SURVEYING, INC agent(s) for DRAGONFLY DEVELOPMENT, PHIL LINBORG request(s) the above action(s) for all or a portion of Lot(s) 3, 4 & 5, Block(s) 4, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, **TREMENTINA OESTE,** zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). [REF: 03DRB01721,03DRB02159,03DRB02161.02172/02173, 04DRB0090] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU, DETACHED OPEN SPACE PAYMENT AND OPEN SPACE NOTE ON THE PLAT.**

18. **Project # 1003494**
04DRB-00925 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING, INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 6, 7-11 and 32-39 and Block(s) 1 **MESA VERDE,** zoned C-2, located on CENTRAL AVE NE, between RHODE ISLAND ST NE and PENNSYLVANIA ST NE containing approximately 2 acre(s). [REF: Z-73-66, Z-73-66-1] (K-19) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003469**
04DRB-00891 Minor-Prelim&Final Plat Approval
04DRB-00892 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND SUBDIVISION)** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] *(Deferred from 6/16/04 & 6/23/04)* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

20. **Project # 1003495**
04DRB-00932 Minor-Sketch Plat or Plan

PAUL BENNETT request(s) the above action(s) for all or a portion of Tract(s) 18-P1, **PASEO DE ESTRELLA,** zoned R-1, located on VISTA DEL NORTE NW between PASEO DEL NORTE NW and OSUNA NW. (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002250**
04DRB-00926 Minor-Sketch Plat or Plan

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES,** zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA ROAD NW and containing approximately 7 acre(s). [REF: 02DRB-01886, 02DRB-01882, 02DRB-01887, 02DRB-01890, 02DRB-01891] (B-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1002473**
04DRB-00921 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for D. R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 and 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES TRACT 3, (to be known as **DESERT VISTA SUBDIVISION,** zoned R-D 5 DU/A, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB-00207] (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1002962**
04DRB-00929 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for LONGFORD HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) G & J, THE TRAILS and a portion of Tract(s) 4, BLACK RANCH, TOWN OF ALAMEDA GRANT, (to be known as **THE TRAILS PHASE II,** zoned RD, located on PASEO DEL NORTE, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 03DRB-01527,03DRB-01528, 03DRB-01529, 03DRB-01530] (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003475**
04DRB-00842 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for FELIX RABADI request(s) the above action(s) for an UNPLATTED PORTION of Tract(s) 7, **HORIZON LAND CORPORATION,** zoned SU-1 special use zone, PRD - FAR 0.5, located on the south side of PARADISE BLVD NW, between LYON BLVD NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: Z-94-83, DRB-94-120] *(Deferred from 6/16/04)* (B-10 & B-11) **WITHDRAWN AT THE AGENT'S REQUEST.**

25. Approval of the Development Review Board Minutes for May 12, May 19, May 26 and June 2, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 12, MAY 19, MAY 26 AND JUNE 2, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:55 P.M.

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 16, 2004 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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.

A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 12:55 P.M.

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

1. **Project # 1002002**
   04DRB-00803 Major-Vacation of Public Easements
   04DRB-00805 Minor-Prelim&Final Plat Approval

   ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO,** zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743] (E-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/02 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. FINAL PLAT WAS INDEFINITELY DEFERRED.**

2. **Project # 1002397**
   04DRB-00798 Major-Vacation of Public Easements
   04DRB-00797 Minor-Vacation of Private Easements

   TIERRA WEST, LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF TAYLOR - MARTIN L.,** zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 04DRB-00762] (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003236**
04DRB-00802 Major-Vacation of Public Easements
04DRB-00801 Major-Preliminary Plat Approval
04DRB-00799 Minor-SiteDev Plan Subd/EPC
04DRB-00800 Minor-SiteDev Plan BldPermit/EPC
04DRB-00804 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA,** zoned SU-1 special use zone, for PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04EPC-00150] *(Deferred from 6/16/04)* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

4. **Project # 1002632**
04DRB-00760 Major-Bulk Land Variance
04DRB-00761 Minor-Prelim&Final Plat Approval

TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, PARAGON RESOURCES, (to be known as **SUNDANCE ESTATES)** zoned R-D residential and related uses zone, developing area FOR R-LT, located on PARADISE BLVD. NW, between LYONS BLVD. NW and BLANDA COURT NW containing approximately 122 acre(s). [REF: 03EPC-00690, 03DRB-01306] [Deferred from 6/9/04] (B-11) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL PLAT DELEGATED TO PLANNING FOR AGIS DXF FILE AND THE 15-DAY APPEAL PERIOD AND TO CITY ENGINEER FOR AMAFCA SIGNATURE.**

5. **Project # 1002718**
04DRB-00758 Major-Preliminary Plat Approval
04DRB-00759 Minor-Temp Defer SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1 TRACT 334B2B, 334B1, **RIVERVIEW ACRES, UNIT 2,** zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). [Deferred from 6/9/04]. (H-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat Approval
04DRB-00263 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT,** zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 5/19/04 & 6/9/04] (N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/3/04 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE**

7. **Project # 1002739**
04DRB-00641 Major-Preliminary Plat Approval
04DRB-00642 Major-Vacation of Pub Right-of-Way
04DRB-00645 Major-Vacation of Public Easements
04DRB-00646 Minor-Sidewalk Waiver
04DRB-00647 Minor-Subd Design (DPM) Variance
04DRB-00648 Minor-Temp Defer SDWK
04DRB-00818 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, **ANDERSON HEIGHTS,** zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] [*Deferred from 5-19-04 & 6-2-04]* (P-8/N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/23/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

04DRB-00894 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HEIGHTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-D, LANDS OF RIO BRAVO PARTNERS, **ANDERSON HEIGHTS,** zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 119 acre(s). [REF: 04DRB00641, 00642-00645,00646,00647 & 0064848, 04DRB00818] (N-8/P-8) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

8. **Project # 1002792**
04DRB-00896 Minor-SiteDev Plan Subd
04DRB-00897 Minor-SiteDev Plan BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agent(s) for TRUST OF ALBERT & MARY BLACK (JOHN BLACK), request(s) the above action(s) for all or a portion of Tract(s) 14A &14B, **BLACK RANCH,** zoned SU-1 FOR C3 (Restaurant w/full service liquor) & SU-1 FOR 0-1, located on COORS BLVD NW, between SEVEN BAR LOOP NW and ALAMEDA BLVD NW containing approximately 10 acre(s). REF: 04DRB-00184, 03DRB-01945,03DRB-1946,03DRB-02884 ,03DRB017880,03EPC02037,03EPC02036, 03EPC02034, 0EPC02035, 3EPC01085, 03EPC01086, 0AA00222] **[Debbie Stover, EPC Case Planner]** *(Deferred from 6/16/04)* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

9. **Project # 1003239**
04DRB-00900 Minor-SiteDev Plan BldPermit
04DRB-00899 Minor-SiteDev Plan Subd/EPC
04DRB-00947 Minor-Prelim&Final Plat Approval

BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT,** zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64th STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] **[Makita Hill, EPC Case Planner]** *(Deferred from 6/16/04)* (H-10 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

10. **Project # 1000418**
04DRB-00824 Minor-SiteDev Plan BldPermit

LPDJ ARCHITECTS, LLC, LELAND GRAY agent(s) for VICTORY LOVE FELLOWSHIP CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1 VICTORY LOVE FELLOWSHIP CHURCH (to be known as **LEGACY CHURCH,** zoned SU-1 FOR CHURCH & RELATED FACILITIES, located on CENTRAL AVE NW, between COORS BLVD NW and UNSER BLVD NW [REF: 00128-00459, 02EPC-01952, 03EPC 01471] *[Deferred from 6/2/04]* **[Makita Hill, EPC Case Planner]** K-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. AN INFRASTRUCTURE LIST DATED 6/16/04 WAS APPROVED.**

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

11. **Project # 1002247**
04DRB-00890 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE, ST. PIUS X,** zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] *(Deferred from 6/16/04)* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

12. **Project # 1002404**
04DRB-00904 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) 1, **LADERA INDUSTRIAL CENTER,** zoned SU-1 FOR I-P, located on UNSER BLVD NW, between OLD OURAY RD NW and VISTA ORIENTE ST NW containing approximately 10 acre(s). [REF: Z-92-45, Z-81-49-1, DRB-99-102, 02EPC01948, 03EPC10192, 03EPC-01211, 03EPC01116,04DRB00673, 04DRB00672] (H-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SPS LOT ACREAGE – AA SUBMITTED TO AMEND TO MATCH PLAT.**

13. **Project # 1002520**
04DRB-00893 Minor-Prelim&Final Plat Approval
04DRB-00895 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Tract(s) 2, Block(s) 4, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB00705] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/31/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

14. **Project # 1003469**
04DRB-00891 Minor-Prelim&Final Plat Approval
04DRB-00892 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND SUBDIVISION)** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] *(Deferred from 6/16/04)* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

15. **Project # 1002743**
04DRB-00888 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s).[REF:Z-03-01007, 03DRB00989] (F-11) WITH **THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/17/79 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

04DRB-00886 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB01544, 03DRB02083, 04DRB00399] (F-11) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD WITH THE FINDING THAT THE REPLAT DOES NOT REQUIRE A REVISED INFRASTRUCTURE LIST OR SUBDIVISION IMPROVEMENTS AGREEMENT.**

16. **Project # 1003111**
04DRB-00715 Major-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR,** zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: 04DRB-00377, Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 01988, 01989] (Deferred from 5-19-04, Indef. Deferred on 5/26/04) (E-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003430**
04DRB-00721 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 03, **CRYSTAL RIDGE,** zoned R-LT, located on BARRETT AV E NW, between LOREN AVE. NW and LA CANADA DR. NW containing approximately 1 acre(s). [*Deferred from 5/19/04 & 6/2/04* [REF: DRB 97-298, DRB 98-410] (Deferred from 6/16/04) (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

18. **Project # 1003486**
04DRB-00887 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for SERGIO ROMAN request(s) the above action(s) for all or a portion of Lot(s) 3, 4 & 4A, Block(s) 1, **APODACA & SEDILLO ADDITION,** zoned SU-2 special neighborhood zone, R-1 & LCR, located on EIGHTH ST SW, between BELL AVE. SW and LEWIS SW containing approximately 1 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003475**
04DRB-00842 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for FELIX RABADI request(s) the above action(s) for an UNPLATTED PORTION of Tract(s) 7, **HORIZON LAND CORPORATION,** zoned SU-1 special use zone, PRD - FAR 0.5, located on the south side of PARADISE BLVD NW, between LYON BLVD NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: Z-94-83, DRB-94-120] *(Deferred from 6/16/04)* (B-10 & B-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

20. **Project # 1003488**
04DRB-00898 Minor-Sketch Plat or Plan

JEFF HENRY request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-3, **JOURNAL CENTER BUSINESS PARK,** zoned IP, located on JOURNAL CENTER BLVD NW, between PAN AMERICAN and I-25 FRONTAGE RD containing approximately 7 acre(s). [REF: DRB-94-324, DRB-94-563, V-94-97] (D-17 & D-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003487**
04DRB-00901 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORPORATION, agent(s) for PETERSON PROPERTIES REAL ESTATE SERVICES INC. request(s) the above action(s) for all or a portion of Tract(s) 8 - 15 **BELMONT ADDITION AND** Tract(s) 10, **HARWOOD ADDITION,** zoned C-2 community commercial zone & P, located on 4TH ST NW, between SAN CLEMENTE NW and FREEMAN ST NW containing approximately 2 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Other Matters:

Project # 1003403
04DRB-00634 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04, 6/2/04) [On 6/9/04 the Preliminary Plat, Vacation of Public Easements and Temporary Deferral of Sidewalks was approved. The above request was omitted in error.] (C-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

ADJOURNED: 12:55 P.M.

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

6/23

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002247 **AGENDA ITEM NO: 11**

SUBJECT:

(01) Sketch Plat/Plan	(05) Site Plan for Subd	(10) Sector Dev Plan
(02) Bulk Land Variance	(06) Site Plan for BP	(11) Grading Plan
(03) Sidewalk Variance	(07) Vacation	(12) SIA Extension
(03a) Sidewalk Deferral	(08) Final Plat	(13) Master Development Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Other

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 16, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002247 **AGENDA ITEM NO: 11**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(14) Other

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION: 6-23-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 16, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

Proj 1002247

FIGURE 18

1st EXTENSION AGREEMENT
Procedure "B"
PROJECT NO. W001.81

This Agreement made this ____ day of _____, 20___, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) HUNT UPTOWN, LLC. ("Developer"), whose address is PO BOX 12220 El Paso, TX 79913-0220 and whose telephone number is 915-298-4326 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 12 day of January 2005, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on Jan. 14, 2005, at Book Misc. A90, pages 7454 through XXX, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 23 day of March 2005; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated _____ recorded _____, in Book Misc. _____, pages _____ through _____, records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 23 day of July, 2005.

B. on portions of the improvements as follows:

IMPROVEMENTS	COMPLETION DATE

Mary Herrera Bern. Co. AGRE . R 13.00
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6243074
Page: 1 of 3
04/06/2005 02:01P
Bk-A94 Pg-6882

2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Letter of Credit Amendment # BOK04SDF02229
Amount: $2,645,891.67 Name of Financial Institution or Surety providing Guaranty: Bank of Oklahoma
Date City first able to call Guaranty (Construction Completion Deadline): 7-23-2005.
If Guaranty other than a Bond, last day City able to call Guaranty is: 9-23-2005.
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER:

HUNT UPTOWN, II, LLC, a New Mexico limited liability company

By: Hunt ELP, Ltd., a Texas limited partnership, Its Managing Member

By: HB GP, LLC, a Nevada limited liability company, General Partner

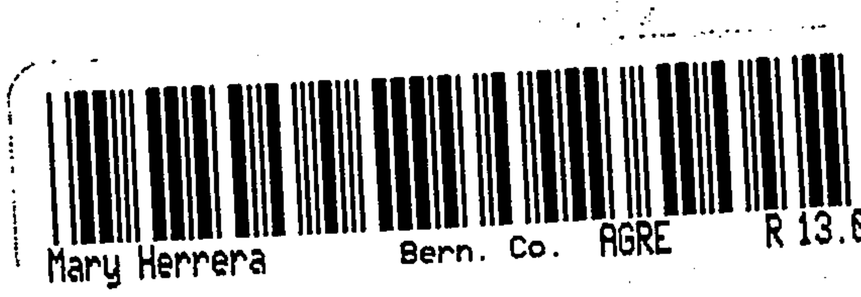
By: _____ 3/29/05
Gary B. Sapp, Ex. Vice President

CITY OF ALBUQUERQUE:

_____
City Engineer
Dated: 4-01-05

3-29-05

kfl 4/1/05



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Page: 2 of 3
04/06/2005 02:01P
Bk-A94 Pg-6882

DEVELOPER'S NOTARY

STATE OF TEXAS)
) ss.
COUNTY OF EL PASO)

This instrument was acknowledged before me on 29th day of March, 2005 by (name of person:) Gary B. Sapp, Ex. Vice President, (title or capacity, for instance, "President" or "Owner") of HG GP, LLC, a Nevada limited ~~xxxxDeveloperxx~~ liability company, General Partner of Hunt ELP, Ltd., a Texas limited partnership, Managing Member of Hunt Uptown II, LLC, a New Mexico limited liability company.

Martha M. Elias
Notary Public

My Commission Expires:

MARTHA M. ELIAS NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-17-2005

CITY'S NOTARY

STATE OF New Mexico
) ss.
COUNTY OF Bernalillo

This instrument was acknowledged before me on 1st day of April, 2005 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

GLORIA D. SAAVEDRA NOTARY PUBLIC STATE OF NEW MEXICO

Figure 18 - Page 3

07/02

2005047026
6243074
Page: 3 of 3
04/06/2005 02:01P
Bk-A94 Pg-6882
Mary Herrera Bern. Co. AGRE R 13.00

BANK OF OKLAHOMA N.A.

IRREVOCABLE STANDBY LETTER OF CREDIT AMENDMENT

DATE:	03/21/05
LETTER OF CREDIT NO.:	BOK04SDF02229
AMENDMENT NO.:	1
LC ISSUE DATE:	12/23/04
APPLICANT/CUSTOMER:	HUNT UPTOWN, LLC 4401 NORTH MESA EL PASO, TX 79902-1107
BENEFICIARY:	CITY OF ALBUQUERQUE P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
BENEFICIARY'S CONSENT:	Not Required
AMOUNT:	NO CHANGE
BY:	.00
NEW EXPIRY DATE:	09/23/05

THIS AMENDMENT IS TO BE CONSIDERED AS PART OF THE ABOVE MENTIONED CREDIT AND MUST BE ATTACHED THERETO. ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

APPROVED AS ISSUED

Didier Flores

AUTHORIZED SIGNATURE
DIDIER FLORES

No. of Lots:
Nearest Major Streets
Indian School & Louisiana
660181

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 12th day of January, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Hunt Uptown LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Limited Liability Corporation whose address is PO Box 12220 El Paso, TX 79913-0220 and whose telephone number is 915-298-4201, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract A-1 St. Pius X Subdivision, recorded on May 10, 2001 in the records of the Bernalillo County Clerk at Book 2001C, pages 140 through XXX (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Hunt Uptown LLC. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Tract A ABQ Uptown Site describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 23 day of March, 2005 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 660181.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

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shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by AMEC, and field testing of the private Improvements shall be performed by _____, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Letter of Credit - BOK04SDF02229
Amount: $2,645,891.67 Name of Financial Institution or Surety
Date City first able to call Guaranty: March 23, 2005
[Construction Completion Deadline]: March 23 20 05
If Guaranty other than a Bond, last day City able to call Guaranty is:
May 23, 2005, 20_____
Additional information: _____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

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8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

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11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

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Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:
HUNT UPTOWN, II, LLC, a New Mexico limited liability company

By: Hunt ELP, Ltd., a Texas limited partnership
Its Managing Member

By: HB GP, LLC, a Nevada limited liability company, General Partner

By: _____
Gary B. Sapp, Ex. Vice President

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: 1-12-05

1/11/05

1/11/05

SUBDIVIDER'S NOTARY

STATE OF TEXAS)
) ss.
COUNTY OF El Paso)

This instrument was acknowledged before me on 29 day of December, 2004, by Gary B. Sapp, Executive Vice President of HG GP, LLC, a Nevada limited liability company, General Partner of Hunt ELP, Ltd., a Texas limited partnership, Managing Member of Hunt Uptown, II, LLC, a New Mexico limited liability company.

Martha M. Elias
Notary Public

MARTHA M. ELIAS NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-17-2005

My Commission Expires:
_____

CITY'S NOTARY

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

This instrument was acknowledged before me on 12th day of January, 2005 by Richard Dourte, City Engineer of the City of Albuquerque a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

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Current DRC Project No. N.A.

Date Submitted: June 23, 2004
Date Site Plan for Bldg Permit App 6/23/04
Date Site Plan for Sub. Approved: N.A.
Date Preliminary Plat Approved: 6/23/04
Date Preliminary Plat Expires: 6/23/05

DRB Project No. 1002247 04 DRB 00428 04 DRB 00890

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

ABQ UPTOWN
Tract A, ABQ Uptown Site (a replat of Tract A-1, St Plus X Subdivision)
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND PLAT

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 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
			PUBLIC ROADWAY IMPROVEMENTS						
		12' WIDE, 200' APPROX.	WESTBOUND DUAL LEFT LANE, MODIFY EXISTING SIGNALIZATION, AS REQUIRED, INDIAN SCHOOL / LOUISIANA INTERSECTION.				/	/	/
			MODIFY EASTBOUND APPROACH STRIPING, INDIAN SCHOOL/LOUISIANA INTERSECTION, FOR EASTBOUND DUAL, LEFT TURNS.						
		12' WIDE	EASTBOUND (60' LENGTH) & WESTBOUND (110' LENGTH) LEFT TURN LANES, INDIAN SCHOOL/Q STREET INTERSECTION.				/	/	/
		12' WIDE, 50' APPROX.	SOUTHBOUND LEFT TURN LANE	LOUISIANA/UPTOWN BLVD INTERSECTION			/	/	/
			CLOSE EXISTING MEDIAN OPENING	LOUISIANA, 340' NORTH OF INDIAN SCHOOL			/	/	/
			MISC.MEDIAN & LANEAGE CHANGES, PER TRAFFIC ENGINEER APPROVAL- LOUISIANA, INDIAN SCHL BLVDS, LOOP RD.				/	/	/
		12' WIDE, 160' APPROX.	EASTBOUND LEFT TURN LANE	INDIAN SCHOOL/LOOP ROAD INTERSECTION			/	/	/
		12' WIDE	WESTBOUND LEFT TURN LANE	INDIAN SCHOOL & LOOP ROAD INTERSECTION *					
			SIGNALIZATION	INDIAN SCHOOL & LOOP ROAD INTERSECTION*					
			* TO BE BUILT WITH CITY LOOP ROAD PROJECT, NOT TO BE FINANCIALLY GUARANTEED.						
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	ABANDON/REMOVE EXISTING SANITARY SEWER LINE, AS REQ'D	EXISTING ONSITE EASEMENT	LOOP ROAD	INDIAN SCHOOL			
		8" DIA	PUBLIC SANITARY SEWER W/APPURTENCES (MH'S, ETC.)	WITHIN PUBLIC EASEMENT INTERNAL TO THE SITE	SITE	INDIAN SCHOOL BLVD.			
			PUBLIC WATERLINE IMPROVEMENTS						
		10" - 12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WITHIN PUBLIC EASEMENTS INTERNAL TO SITE AND "LOOPING" BETWEEN LOUISIANA AND LOOP ROAD			/	/	/
							/	/	/

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PUBLIC STORM DRAIN IMPROVEMENTS

48" DIA - 84" DIA	STORM DRAIN WITH NEC. INLETS AND MANHOLES	LOOP ROAD	EXISTING 60"SD IN LOOP ROAD, NORTH OF INDIAN SCHOOL	INDIAN SCHOOL	/ / / / / /
48' DIA	STORM DRAIN WITH NEC. INLETS AND MANHOLES	INDIAN SCHOOL BLVD	LOOP ROAD	LOUISIANA BLVD	

PUBLIC STORM DRAIN (NO FINANCIAL GUARANTEE REQUIRED)

84" DIA	(DOC # 2002165390) BK A46, PG 4958 (HUNT/CITY AGREEMENT)	LOOP ROAD & PUBLIC EASEMENTS ON WINROCK LANDS	SOUTH ROW LINE INDIAN SCHOOL	I40 DRAINAGE CHANNEL	/ / / / / /

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

JAMES TOPMILLER — PREPARED BY: PRINT NAME — 6/23/2004 DATE

Sherry Matson — DRB CHAIR — 6/23/04 DATE

Christina Sandoval — PARKS & GENERAL SERVICES — 6/23/04 DATE

BOHANNAN HUSTON INC. — FIRM:

SIGNATURE

TRANSPORTATION DEVELOPMENT — 6-23-04 DATE

UTILITY DEVELOPMENT — 6/23/2004 DATE

AMAFCA — DATE

CITY ENGINEER — 6/23/04 DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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Return to James T.

FINANCIAL GUARANTY AMOUNT

07/30/2004

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 660181, ABQ Uptown Storm Dr. & Median Modif's, Phase/Un

Requested By: **Bruce Stidworthy, PE w/ Bohannan Huston**

Approved estimate amount:		$1,670,620.00
Contingency Amount:	10.00%	$167,062.00
Subtotal:		$1,837,682.00
NMGRT	6.0625%	$111,409.47
Subtotal:		$1,949,091.47
Engineering Fee	6.60%	$128,640.04
Testing Fee	2.00%	$38,981.83
Subotal:		$2,116,713.34
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$2,645,891.67**

APPROVAL: DATE: 7-30-2004

Notes: 10% contingency, plans not approved.

BANK OF OKLAHOMA N.A.

IRREVOCABLE STANDBY LETTER OF CREDIT BOK04SDF02229
ISSUED IN TULSA, OKLAHOMA ON 12/23/04

BENEFICIARY:
CITY OF ALBUQUERQUE
P.O. BOX 1293
ALBUQUERQUE, NEW MEXICO 87103

APPLICANT:
HUNT UPTOWN, LLC
4401 NORTH MESA
EL PASO, TX 79902-1107

DATE AND PLACE OF EXPIRY: 05/23/05 TULSA, OKLAHOMA

AMOUNT: 2,645,891.67 USD
USD two million six hundred forty five thousand eight hundred ninety one 67/100

WE HEREBY ISSUE IN YOUR FAVOR THIS IRREVOCABLE STANDBY LETTER OF CREDIT AVAILABLE BY YOUR SIGHT DRAFT(S) ON BANK OF OKLAHOMA, N.A., ACCOMPANIED BY THE FOLLOWING DOCUMENTS:

1. THE CITY OF ALBUQUERQUE'S NOTARIZED CERTIFICATION STATING: "1) HUNT UPTOWN, LLC HAS FAILED TO COMPLY WITH THE TERMS OF THE AGREEMENT; 2) THE UNDERSIGNED IS A CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF ALBUQUERQUE AND IS AUTHORIZED TO SIGN THIS CERTIFICATION; AND 3) THE AMOUNT OF THE DRAFT DOES NOT EXCEED 125% OF THE CITY'S ESTIMATED COST OF COMPLETING THE IMPROVEMENTS SPECIFIED IN THE AGREEMENTS."

SPECIAL CONDITIONS:

THIS LETTER OF CREDIT IS FOR THE BENEFIT OF THE CITY OF ALBUQUERQUE AND SHALL BE IRREVOCABLE UNTIL THE EARLIER OF:
1. SIXTY (60) DAYS AFTER THE CITY ACCEPTS THE COMPLETED IMPROVEMENTS SPECIFIED IN THE AGREEMENT; OR
2. CITY NOTIFICATION OF HUNT UPTOWN, LLC'S FAILURE TO COMPLY WITH THE TERMS OF THE AGREEMENT, AND PAYMENT FROM BANK OF OKLAHOMA, N.A. TO THE CITY OF ALBUQUERQUE OF 125% OF THE CITY'S ESTIMATED COST OF COMPLETING THE IMPROVEMENTS SPECIFIED IN THE AGREEMENT; OR
3. THE EXPIRATION DATE; OR
4. WRITTEN TERMINATION OF THIS LETTER OF CREDIT BY THE CITY OF ALBUQUERQUE, SIGNED BY ITS CHIEF ADMINISTRATIVE OFFICER.

THIS LETTER OF CREDIT IS FOR THE EXCLUSIVE PURPOSE OF PROVIDING THE FINANCIAL GUARANTEE WHICH THE CITY REQUIRES HUNT UPTOWN, LLC ('SUBDIVIDER') TO PROVIDE FOR THE INSTALLATION OF THE IMPROVEMENTS WHICH MUST BE CONSTRUCTED AT TRACT A ABQ UPTOWN SITE, PROJECT NO. 6601.81 ('PROJECT'). THE AMOUNT OF THE LETTER OF CREDIT IS 125% OF THE CITY'S ESTIMATED COST OF CONSTRUCTION OF IMPROVEMENTS AS REQUIRED BY THE CITY'S SUBDIVISION ORDINANCE. THE IMPROVEMENTS ARE IDENTIFIED IN THE AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND SUBDIVIDER, WHICH WAS RECORDED ON .....(DATE), IN THE RECORDS OF THE CLERK OF BEMALILLO COUNTY, NEW MEXICO IN BOOK

BANK OF OKLAHOMA N.A.

MISC, ... AT PAGES ....., AS AMENDED ('AGREEMENT').

THIS LETTER OF CREDIT EXPIRES AT 4:00 P.M., ON THE STATED EXPIRATION DATE, AT THE OFFICE OF BANK OF OKLAHOMA, N.A. INTERNATIONAL BANKING CENTER, ONE WILLIAMS CENTER, TULSA, OKLAHOMA, 74172.

DRAFT(S) DRAWN AND NEGOTIATED UNDER THIS LETTER OF CREDIT MUST BE ENDORSED HEREON AND BEAR THE CLAUSE 'DRAWN UNDER BANK OF OKLAHOMA, N.A., LETTER OF CREDIT NUMBER (ABOVE) DATED (ABOVE).'

WE HEREBY ENGAGE WITH YOU THAT DRAFTS DRAWN STRICTLY IN COMPLIANCE WITH THE TERMS OF THIS CREDIT AND AMENDMENTS SHALL MEET WITH DUE HONOR UPON PRESENTATION TO US.

THIS LETTER OF CREDIT IS SUBJECT TO THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS (1993 REVISION) ICC PUBLICATION NO. 500.

THIS ORIGINAL LETTER OF CREDIT AND ALL AMENDMENTS THERETO MUST BE SUBMITTED TO US TOGETHER WITH ANY DRAWINGS HEREUNDER FOR OUR ENDORSEMENTS OF ANY PAYMENTS EFFECTED BY US AND/OR FOR CANCELLATION.

IF PRIOR TO THE EXPIRATION DATE, THE APPLICANT'S OBLIGATION WITH YOU HAS BEEN COMPLETED AND YOU NO LONGER AVAIL YOURSELF OF OUR LETTER OF CREDIT, WE KINDLY ASK YOU TO RETURN THE ORIGINAL LETTER OF CREDIT AND ALL AMENDMENTS ALONG WITH A LETTER GIVING US YOUR CONSENT TO CLOSE THE LETTER OF CREDIT SO THAT THE APPLICANT'S LIABILITY WITH THE BANK IS RELEASED.

PLEASE DIRECT ANY INQUIRIES REGARDING THIS LETTER OF CREDIT TO OUR LETTER OF CREDIT ISSUANCE DESK AT TEL:(918)588-6601.

APPROVED AS ISSUED

Marta A. Morrow

AUTHORIZED SIGNATURE
MARTA MORROW
SENIOR VICE PRESIDENT

Bohannan Huston Inc.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

SENT VIA FAX

#11

June 10, 2004

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for Deferral
Preliminary/Final Plat Approval Tract A ABQ Uptown Site- St. Pius X Subdivision

Dear Sheran:

We request a one week deferral of the following items associated with Project number 1002247 on the June 16, 2004 agenda: Preliminary/Final Plat Approval. We are deferring this project one week, due to the related vacation request which will be heard on June 23, 2004. Further, the site plan request will also be heard June 23, 2004. We anticipate that the DRB would like to hear theses three (3) items together. Based on this request, we anticipate a hearing date of June 23, 2004.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

for Stephanie Stratton

James Topmiller
Senior Vice President
Community Development and Planning Group

Cc: Lawrence Kline, Denish-Kline & Associates

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Bohannan ▲ Huston inc.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

FACSIMILE TRANSMITTAL COVER SHEET

Date: 6/10/04

To: Claire Senova

Company: City of Albuquerque

Fax No.: 924-3864

From: Stephanie Stratton

Project No: DRB# 1002247

Project Name: Tract A ABQ Uptown Site- St. Pius X Subdivision

Number of Pages (including Cover): 2

Re: **Deferral**

Comments:

Original to Follow: ☐ **Yes** ☐ **No**

If you do not receive all pages, please contact Stephanie at 823-1000.

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

____ Major Subdivision action
X Minor Subdivision action
____ Vacation V
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

____ ...for Subdivision Purposes
____ ...for Building Permit
____ IP Master Development Plan
____ Cert. of Appropriateness (LUCC) L

Supplemental form

ZONING & PLANNING Z

____ 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)

APPEAL / PROTEST of... A

____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Hunt Uptown LLC. PHONE: 915-533-1122
ADDRESS: 500 Marquette NW Suite 350 FAX: 915-298-4371
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: Owner List all owners:
AGENT (if any): Bohannan Huston, Inc. PHONE: 823-1000
ADDRESS: 7500 Jefferson NE FAX: 798-7988
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

DESCRIPTION OF REQUEST: Preliminary/Final plat approval

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

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

Lot or Tract No. Tract A Block: Unit:
Subdiv. / Addn. ABQ Uptown Site (ST, PLUS X)
Current Zoning: SU-3 Proposed zoning:
Zone Atlas page(s): H-19 No. of existing lots: 1 No. of proposed lots: 1
Total area of site (acres): 17.6729 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101905905105030134 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Indian School Road NE
Between: Louisiana Blvd. NE and ESPANOLA ST. NE.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1001164
DRB# 1002247/ 04DRB-00830
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE Stephanie Stratton DATE 6-8-04
(Print) James Topmiller ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

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

Application case numbers	Action	S.F.	Fees
04DRB - - 00890	P&F	S(3)	$ 215
- -			$
- -	Conf. Mons		$ 20.00 Fee
- -			$
- -			$
			Total $ 235.00

Hearing date JUNE 16, 04

Planner signature / date 6/8/04

Project # 1002247

PREC - FINAL

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, 4 copies for internal routing.
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
N/A Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor 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, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

James Topmiller
Applicant name (print)

for Stephanie Stratton 6-8-04
Applicant signature / date

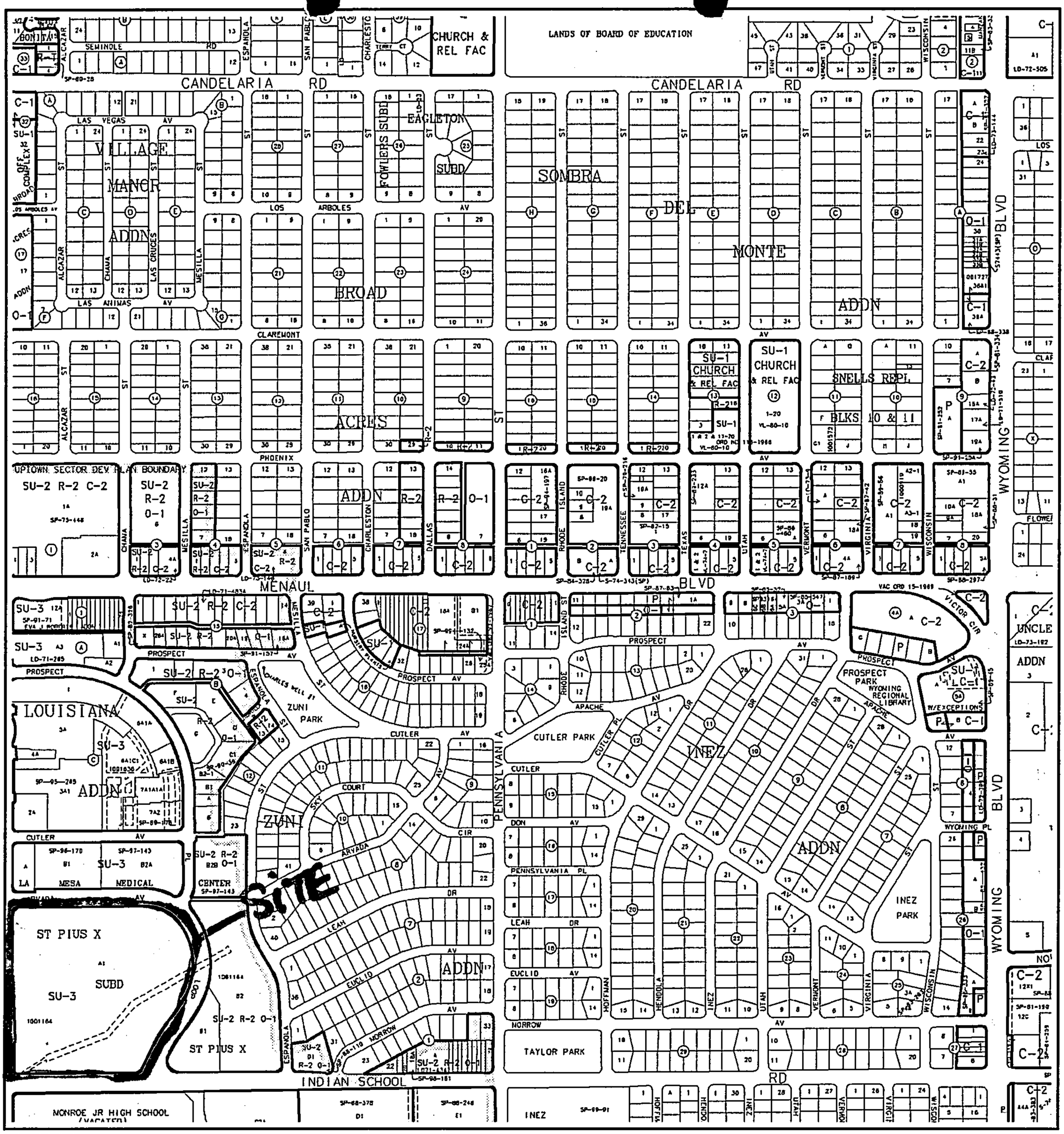
Form revised 3/03, 8/03 and 11/03

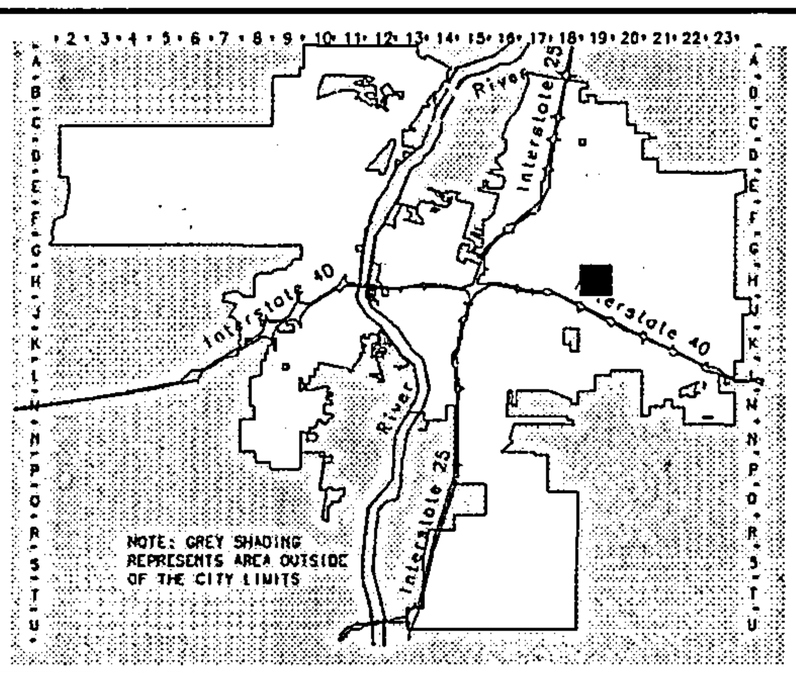
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
_____-_____-_____
_____-_____-_____
_____-_____-_____

BSerbert 6/8/04
Planner signature / date

Project # 1002247





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-19-Z

Map Amended through September 02, 2003

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

June 3, 2004

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Preliminary/Final Plat Approval
Tract A ABQ Uptown Site
DRB# 1002247

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Fee on the amount of $ 235.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property
- ALTA Survey for additional reference

This plat submittal is related to the ABQ Uptown project to be submitted to EPC and the vacation action which was submitted on May 27, 2004. Since the existing sanitary sewer was abandoned a few years ago, the storm sewer will be relocated to the existing loop road right of way and we will negotiate with the dry utility companies to provide them easements by paper document upon completion of their design for this project.

Please place this item on the DRB Agenda to be heard on June 16, 2004. If you have any questions or require additional information, please contact me.

Sincerely,

Stephanie Stratton

James Topmiller, P.E.
Senior Vice President
Community Development and Planning Group

ss
Enclosure

Cc: Lawrence Kline, Denish Kline
Tom Waggoner, Hunt Building

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Hunt uptown

AGENT Bohannan Huston

ADDRESS 7500 Jefferson NE

PROJECT & APP # 1002247/

PROJECT NAME St Pius X

$ _____ 441032/3424000 Conflict Management Fee

$ 50.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 50.00 TOTAL AMOUNT DUE

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.*

TOTAL: 50.00

Bohannan ▲ Huston INC.
COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.1000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-32 / 1070

130895

6/16/2004 NO. 130895

DUPLICATE

PAY **********50 DOLLARS & **********00 CENTS

City Of Albuquerque
Treasury Division
$ **********50.00

TO THE ORDER OF
CITY OF ALBUQUERQUE
PO Box 1313
Albuquerque, NM 87103-1313 US

06/22/2004 BOHANNAN-HUSTON INC: ANN
X
RECEIPT# 00024791 WS# 006 TRANS# 0018
Account 441006
Activity 4983000
Trans Amt
AUTHORIZED SIGNATURE
TRSEJA
AUTHORIZED SIGNATURE

J24 Misc	$50.00
	$50.00
CHANGE	$0.00

⑈130895⑈ ⑆107000327⑆ 00286539940 4⑈

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

SENT VIA FAX

June 10, 2004

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for Deferral
Preliminary/Final Plat Approval Tract A ABQ Uptown Site- St. Pius X Subdivision

Dear Sheran:

We request a one week deferral of the following items associated with Project number 1002247 on the June 16, 2004 agenda: Preliminary/Final Plat Approval. We are deferring this project one week, due to the related vacation request which will be heard on June 23, 2004. Further, the site plan request will also be heard June 23, 2004. We anticipate that the DRB would like to hear theses three (3) items together. Based on this request, we anticipate a hearing date of June 23, 2004.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

Stephanie Stratton

James Topmiller
Senior Vice President
Community Development and Planning Group

Cc: Lawrence Kline, Denish-Kline & Associates

P:\020110\cdp\corres\DRB.DEFERRAL.doc

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME HUNT UPTOWN LLC

AGENT Bohannan Huston, Inc.

ADDRESS 7500 Jefferson NE

PROJECT & APP # DRB#1002247 / 04DRB-00890

PROJECT NAME Tract A St. Pius X Subdivision

$ 20.00 469099/4916000 **Conflict Management Fee**

$ 215.00 441006/4983000 **DRB Actions**

$ _____ 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ _____ 441018/4971000 **Public Notification**

$ _____ 441006/4983000 **DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 235.00 **TOTAL AMOUNT DUE**

******NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an***

Bohannan ▲ Huston INC.
COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.1000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-32 / 1070

130781

6/3/2004 NO. 130781

DUPLICATE
PAY *****************************235 DOLLARS & ************00 CENTS ***$ *****************235.00***
City of Albuquerque
Treasury Division

BOHANNAN-HUSTON INC.
City of Albuquerque
Treasury Division

TO THE ORDER OF
CITY OF ALBUQUERQUE
PO Box 1313
Albuquerque, NM 87103-1313 US

06/08/2004 10:32AM LOC: ANN
TRANS# 0018
Account 441006 Fund 0110
Activity 4983000 TRSEJA

06/08/2004 10:31AM
CEQ $.00 TRANS# 0018
AUTHORIZED SIGNATURE
AUTHORIZED SIGNATURE

Trans Amt $235.00 Activity 4916000 TRSEJA
J24 Misc ⑈130781⑈ ⑆107000327⑆ 0028653994⑈ $235.00
CK $235.00 J24 Misc $20.00
CHANGE $0.00

Thank You

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 23, 2004 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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.

A. Call to Order: 9:00 A.M. Adjourned: 12:55 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003471**
04DRB-00826 Major-Preliminary Plat Approval
04DRB-00827 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA ST NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s). [REF: 1000630, 1001743, 1001891, 1001306/02DRB-01791, 02DRB-01250] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/25/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: APPROVAL OF PERIMETER WALL SUBMITTAL IS REQUIRED PRIOR TO FINAL PLAT APPROVAL. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2.	**Project # 1002247** 04DRB-00830 Major-Vacation of Public Easements 04DRB-00831 Major-Vacation of Public Easements 04DRB-00832 Major-Vacation of Public Easements	BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract A1, **ST. PIUS X SUBDIVISION,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 03EPC-00914, 02EPC-01472, Z-81-87, Z-94-133, ZA96-379] (H-19) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
	04DRB-00928 Minor-SiteDev-Plan BldPermit/EPC	DENISH KLINE ASSOCIATES, INC. agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A1, **ST PIUS X SUBDIVISION,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 1002124, 1001164] (H-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PUBLIC SIDEWALK EASEMENTS AROUND SITE AND UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN. PROVIDE FIRE MARSHAL FIRE FLOW REQUIREMENTS.**
	04DRB-00890 Minor-Prelim&Final Plat Approval	BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION,** zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] *(Deferred from 6/16/04)* (H-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/11/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: THE FINAL PLAT MUST BE SIGNED BY PNM BEFORE DRB'S APPROVAL. FINAL PLAT MUST REFLECT THE SIDEWALK EASEMENTS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

3. **Project # 1003280**
04DRB-00835 Major-Preliminary Plat Approval
04DRB-00870 Minor-Temp Defer SDWK

TIERRA WEST, LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract 168, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB-00568] (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/28/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: ENVIRONMENTAL HEALTH'S SIGNATURE IS REQUIRED ON THE PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat Approval
03DRB-02009 Major-Vacation of Public Easements
03DRB-02010 Minor-Vacation of Private Easements
03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1,** zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04 & 6/23/04]* [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

5. **Project # 1002506**
04DRB-00636 Major-Preliminary Plat Approval
04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH,** zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] *[Deferred from 5/19 & 6/9/04 & 6/23/04]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

6. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION,** zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

7. **Project # 1003236**
04DRB-00802 Major-Vacation of Public Easements
04DRB-00801 Major-Preliminary Plat Approval
04DRB-00799 Minor-SiteDev Plan Subd/EPC
04DRB-00800 Minor-SiteDev Plan BldPermit/EPC
04DRB-00804 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA,** zoned SU-1 special use zone, for PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04EPC-00150] *(Deferred from 6/16/04)* (B-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 66/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE VACATION ACTION SHALL BE SHOWN ALONG PARADISE BLVD NW. THE LOTS SHALL BE LABELED P-1. THE SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND SIGNED OFF BY THE BOARD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

8. **Project # 1003220**
04DRB-00922 Minor-SiteDev Plan BldPermit/EPC

INNERCITY DEVELOPMENT CORP agent(s) for DESERT HILLS TREATMENT CENTER request(s) the above action(s) for all or a portion of Tract(s) 22-A, **CORONA DEL SOL,** zoned SU-1 PRD, located on SEQUOIA RD NW, between COORS RD NW and ALAMOGORDO RD NW containing approximately 3 acre(s). [REF: 04EPC00107] **[Makita Hill, EPC Case Planner]** *[Deferred from 6/23/04](*G-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

9. **Project # 1001157**
04DRB-00931 Minor-SiteDev Plan BldPermit/EPC

URS CORPORATION agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT, request(s) the above action(s) for **UNPLATTED - UNM,** zoned SU-1 AIRPORT AND RELATED FACILITIES, located on CLARK CARR BLVD SE, between SPIRIT DR SE and ACCESS RD C containing approximately 6 acre(s). [REF: 03EPC-00075, 01EPC-00428, 01DRB-01066, 01DRB-01067, 01DRB-01068, 01DRB-00054 (SK) 02DRB-01058 (P&F) heard under Project #1000270] **[Chris Hyer, EPC Case Planner]** (N-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR CORRECTIONS TO UTILITIES SITE PLAN. REVISE UTILITY PLAN TO ADDRESS SAS. CANNOT DRAIN SURFACE WATER/OR WASH DOWN AREAS TO SEWER WITHOUT APPROVAL FROM STUART REEDER.**

10. **Project # 1003239**
04DRB-00899 Minor-SiteDev Plan Subd/EPC
04DRB-00900 Minor-SiteDev Plan BldPermit
04DRB-00947 Minor-Prelim&Final Plat Approval

BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT,** zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64th STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] **[Makita Hill, EPC Case Planner]** *(Deferred from 6/16/04 & 6/23/04)* (H-10 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

11. **Project # 1000367**
04DRB-00918 Minor-Ext of SIA for Temp Defer SDWK

CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) ALL, **SOLTERRA SUBDIVISION, UNIT 2 @ HIGH DESERT,** zoned SU-2/HD-RT, located on GOLDEN ASTER RD NE, between IMPERATA ST NE and CORTADERA NE containing approximately 9 acre(s). [REF: 02DRB00469,03DRB00972, DRB-94-150,04DRB-00366, 04DRB-00367,01DRB00825] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

12. **Project # 1001939**
04DRB-00933 Minor-Final Plat Approval

WILSON & COMPANY, INC agent(s) for WESTLAND DEVELOPMENT COMPANY, INC request(s) the above action(s) for all or a portion of Lot(s) A-1-B, **CIELO OESTE** and Tract(s) A-1, Unit(s) 2-B, **THE CROSSING,** zoned R-1, located on GUNNISON PL NW, between UNSER BLVD NW and 98th ST NW containing approximately 15 acre(s). [REF: 1000150, 1000207, 1000515, 03DRB-00752, 03DRB-00753] (H-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE AND MAINTENANCE & BENEFICIARIES FOR TRACT A.**

13. **Project # 1002224**
04DRB-00938 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for CITY OF ALBUQUERQUE, PARKS & RECREATION DEPARTMENT, OPEN SPACE DIVISION, request(s) the above action(s) for all or a portion of Tract(s) 1A1, 1A2, 6B2, 8A1A2B1 AND 218B, M.R.G.C.D. MAP #31 AND 39B1, 39C1, 39D1, 39E1, 41A1, 42A1, 73A1, 173A, 174A, 175A AND 176A1, M.R.G.C.D. MAP #32, **LOS POBLANOS RANCH,** zoned MAJOR PUBLIC OPEN SPACE, located on MONTANO RD NW, between GRIEGO DRAIN and TIERRA VIVA SUBDIVISION (south of Anderson Fields) containing approximately 48 acre(s). [REF: 03DRB01172,03EPC00695, 04DRB00335, 02EPC01482, 02DRB01425] (F-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1002339**
04DRB-00917 Minor-Vacation of Private Easements

PRECISION SURVEYS, INC agent(s) for RICHARD TARANGO & HOLLY ARROYO request(s) the above action(s) for all or a portion of Lot(s) 10-A-1-& 10-A-2, **ALVARADO GARDENS UNIT 2,** zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between CALLE TRANQUILO NW and ALEJANDRO NW containing approximately 1 acre(s).[REF:03DRB00449,03DRB01035,4DRB00450, 02DRB01711, 02DRB01958, 03DRB00571] (G-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1002593**
04DRB-00911 Major-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29B & 29D, **VISTA DE ARENAL UNIT 3 @ VENTANA RANCH,** zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 14 acre(s). [REF: 03DRB00623,03DRB01186,03DRB01187,03DRB01376, 03DRB00624,03DRB01158,03DRB01188, 3DRB01546, 04DRB00371, 04DRB00372, 00373, 00374] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002743**
04DRB-00927 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 special use zone, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, 03DRB-02083, 04DRB-00399, 04DRB-00888, 04DRB-00886] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/17/79 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: ZONING IS ADDED AS A NOTE ON THE PLAT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

17. **Project # 1003027**
04DRB-00924 Major-Final Plat Approval

WAYJOHN SURVEYING, INC agent(s) for DRAGONFLY DEVELOPMENT, PHIL LINBORG request(s) the above action(s) for all or a portion of Lot(s) 3, 4 & 5, Block(s) 4, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, **TREMENTINA OESTE,** zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). [REF: 03DRB01721,03DRB02159,03DRB02161.02172/02173, 04DRB0090] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU, DETACHED OPEN SPACE PAYMENT AND OPEN SPACE NOTE ON THE PLAT.**

18. **Project # 1003494**
04DRB-00925 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING, INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 6, 7-11 and 32-39 and Block(s) 1 **MESA VERDE,** zoned C-2, located on CENTRAL AVE NE, between RHODE ISLAND ST NE and PENNSYLVANIA ST NE containing approximately 2 acre(s). [REF: Z-73-66, Z-73-66-1] (K-19) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003469**
04DRB-00891 Minor-Prelim&Final Plat Approval
04DRB-00892 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND SUBDIVISION)** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] *(Deferred from 6/16/04 & 6/23/04)* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

20. **Project # 1003495**
04DRB-00932 Minor-Sketch Plat or Plan

PAUL BENNETT request(s) the above action(s) for all or a portion of Tract(s) 18-P1, **PASEO DE ESTRELLA,** zoned R-1, located on VISTA DEL NORTE NW between PASEO DEL NORTE NW and OSUNA NW. (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002250**
04DRB-00926 Minor-Sketch Plat or Plan

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES,** zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA ROAD NW and containing approximately 7 acre(s). [REF: 02DRB-01886, 02DRB-01882, 02DRB-01887, 02DRB-01890, 02DRB-01891] (B-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1002473**
04DRB-00921 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for D. R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 and 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES TRACT 3, (to be known as **DESERT VISTA SUBDIVISION,** zoned R-D 5 DU/A, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB-00207] (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1002962**
04DRB-00929 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for LONGFORD HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) G & J, THE TRAILS and a portion of Tract(s) 4, BLACK RANCH, TOWN OF ALAMEDA GRANT, (to be known as **THE TRAILS PHASE II,** zoned RD, located on PASEO DEL NORTE, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 03DRB-01527,03DRB-01528, 03DRB-01529, 03DRB-01530] (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003475**
04DRB-00842 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for FELIX RABADI request(s) the above action(s) for an UNPLATTED PORTION of Tract(s) 7, **HORIZON LAND CORPORATION,** zoned SU-1 special use zone, PRD - FAR 0.5, located on the south side of PARADISE BLVD NW, between LYON BLVD NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: Z-94-83, DRB-94-120] *(Deferred from 6/16/04)* (B-10 & B-11) **WITHDRAWN AT THE AGENT'S REQUEST.**

25. Approval of the Development Review Board Minutes for May 12, May 19, May 26 and June 2, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 12, MAY 19, MAY 26 AND JUNE 2, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:55 P.M.

CITY OF ALBUQUERQUE

#2

Planning Department

Development Services Division

TO: Sheran Matson, Chair, Development Review Board

FROM: Deborah L. Stover, Senior Planner, Development Services

DATE: 6-21-04

SUBJECT: EPC CONDITIONS FOR PROJECT 1002247

The purpose of this memo is to address the itemized letter from Denish and Kline Associates for the above referenced case:

Site Development Plan for Building Permit

All EPC conditions have been met.

Roger A. Green

06/21/04 12:57 PM

To: "James Topmiller" <jtopmiller@bhinc.com>@PUBCABQ
cc: Brad L. Bingham/PWD/CABQ@COA, Sheran A. Matson/PLN/CABQ@COA, Richard H. Dourte/PWD/CABQ@COA, Claire A. Senova/PLN/CABQ@COA, Joe V. McSorley/PLN/CABQ@COA, Jon Herbert/PLN/CABQ@COA, Christina M. Sandoval/DMD/CABQ@COA
Subject: ABQ-Uptown, DRB #1002247

In regards to the subject Site Plan:

I think that the infrastructure list should be tied to the Site Plan for Building Permit, not the plat. The infrastructure list needs to include sanitary sewer lines, as these should be public since the water lines are public.

The utility plan needs revision, as no water connections are allowed to the 30" line in Indian School. Need to redesign the on-site looping layout.

Need fire flow calculations and Fire Marshall's approval of the hydrant locations.

Roger A. Green, PE
Principal Engineer
Utility Development Section

Current DRC
Project No. N.A.

ORIGINAL

Date Submitted: June 8, 2004
Date Site Plan for Bldg Permit App
Date Site Plan for Sub. Approved: N.A.

Date Preliminary Plat Approved: N.A.

Date Preliminary Plat Expires: N.A.

DRB Project No. 1002247

Figure 12

INFRASTRUCTURE LIST

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

ABQ UPTOWN
Tract A, ABQ Uptown Site (a replat of Tract A-1, St Plus X Subdivision)

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 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
			PUBLIC ROADWAY IMPROVEMENTS						
		12' WIDE, 200' APPROX.	WESTBOUND DUAL LEFT LANE, MODIFY EXISTING SIGNALIZATION, AS REQUIRED, INDIAN SCHOOL/LOUISIANA INTERSECTION				/	/	/
		12' WIDE	MODIFY EASTBOUND APPROACH STRIPING, INDIAN SCHOOL/LOUISIANA INTERSECTION, FOR EASTBOUND DUAL LEFT TURNS, EASTBOUND (60' LENGTH) & WESTBOUND (110' LENGTH) LEFT TURN LANES, INDIAN SCHOOL/Q STREET INTERSECTION				/	/	/
		12' WIDE, 50' APPROX.	SOUTHBOUND LEFT TURN LANE	LOUISIANA/UPTOWN BLVD INTERSECTION			/	/	/
			CLOSE EXISTING MEDIAN OPENING	LOUISIANA, 340' NORTH OF INDIAN SCHOOL			/	/	/
			MISC. MEDIAN AND LANEAGE CHANGES, PER TRAFFIC ENGINEER APPROVAL- LOUISIANA, INDIAN SCHOOL BLVDS, LOOP RO				/	/	/
		12' WIDE, 160' APPROX.	EASTBOUND LEFT TURN LANE	INDIAN SCHOOL/LOOP ROAD INTERSECTION					
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	ABANDON/REMOVE EXISTING SANITARY SEWER LINE, AS REQ'D	EXISTING ONSITE EASEMENT	LOOP ROAD	INDIAN SCHOOL			
			PUBLIC WATERLINE IMPROVEMENTS						
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENTS INTERNAL TO SITE (Q STREET)	INDIAN SCHOOL	UPTOWN BLVD	/	/	/
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENTS INTERNAL TO SITE (UPTOWN BLVD)	LOOP ROAD	LOUISIANA	/	/	/
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENTS INTERNAL TO SITE (PRIVATE DRIVES)	LOUISIANA	LOOP ROAD			

PUBLIC STORM DRAIN IMPROVEMENTS (NO FINANCIAL GUARANTEE REQ'D, PREVIOUSLY GUARANTEED BY SPECTRUM PROJECT)

		48" DIA - 84" DIA	STORM DRAIN WITH NEC. INLETS AND MANHOLES	LOOP ROAD & PUBLIC EASEMENTS ON WINROCK LANDS	EXISTING 60"SD IN LOOP ROAD, NORTH OF INDIAN SCHOOL	I40 DRAINAGE CHANNEL	/ / /
		48' DIA	STORM DRAIN WITH NEC. INLETS AND MANHOLES	INDIAN SCHOOL BLVD	LOOP ROAD	LOUISIANA BLVD	/ / /

AGENT/OWNER

JAMES TOPMILLER 6/14/2004
PREPARED BY: PRINT NAME DATE

BOHANNAN HUSTON INC.
FIRM

For TOPMILLER
SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
UTILITY DEVELOPMENT	DATE	CITY ENGINEER	DATE
			DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
____ Major Subdivision action	
____ Minor Subdivision action	
____ Vacation	**V**
____ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
____ ...for Subdivision Purposes	
_X_ ...for Building Permit	
____ IP Master Development Plan	
____ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING & PLANNING	**Z**
____ 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)	
APPEAL / PROTEST of...	**A**
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: HUNT UPTOWN, LLC PHONE: 915-533-1122
ADDRESS: 500 MARQUETTE NW, SUITE 350 FAX: 915-298-4371
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: GARYS@HBCLAND.COM
Proprietary interest in site: OWNERS List all owners:
AGENT (if any): DENISH + KLINE ASSOCIATES, INC. PHONE: 505-842-6461
ADDRESS: 500 MARQUETTE NW, SUITE 350 FAX: 505-842-6471
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: LSK@DENISHKLINE.COM

DESCRIPTION OF REQUEST: D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. FOR BUILDING PERMIT

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

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

Lot or Tract No. TRACT A1 Block: Unit:
Subdiv. / Addn. ST. PIUS X SUBDIVISION
Current Zoning: SU-3 INSIDE INTENSE CORE Proposed zoning: NO CHANGE
Zone Atlas page(s): H-19 No. of existing lots: 1 No. of proposed lots: 1
Total area of site (acres): 17.7 Density if applicable: dwellings per gross acre: 41 dwellings per net acre: 41
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 1-019-059-051-050-3-01-34 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: LOUISIANA BLVD NE
Between: ARVADA AVE NE (LOOP ROAD) and INDIAN SCHOOL RD

CASE HISTORY: Debbie Stover, EPC Case Planner

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002247, 1002124, 1001164

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒. Date of review: 08/14/02

SIGNATURE DATE 06/14/04
(Print)

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees (___ Applicant ___ Agent)
☑ All checklists are complete	04DRB - - 00928	SBP		$ 0
☑ All fees have been collected	- -	CMF		$ 20.00
☑ All case #s are assigned	- -			$
☑ AGIS copy has been sent	- -			$
☑ Case history #s are listed	- -			$
☑ Site is within 1000ft of a landfill	- -			$
☑ F.H.D.P. density bonus				Total
☑ F.H.D.P. fee rebate	Hearing date 6-23-04			$ 20.00

Leslie Duranceaux 6-15-04
Planner signature / date

Project # 1002247

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

☐ **SKETCH PLAN REVIEW AND COMMENT**

- ☐ 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) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Any original and/or related file numbers are listed on the cover application

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- ☐ 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) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ 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
- ☐ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

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

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ☐ 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) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ 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
- ☐ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☐ Blue-line copy of Site Plan with Fire Marshal's stamp
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

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

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ☐ 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) Copies as needed above
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ 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)
- ☐ Any original and/or related file numbers are listed on the cover application

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

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

✓☒ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- ☑ 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 (not required for SDP for Subdivision)
- ☑ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☑ 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
- ☑ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☑ Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- ☑ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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.

Lola E Bird
Applicant name (print)

LOLA E BIRD
Applicant signature / date

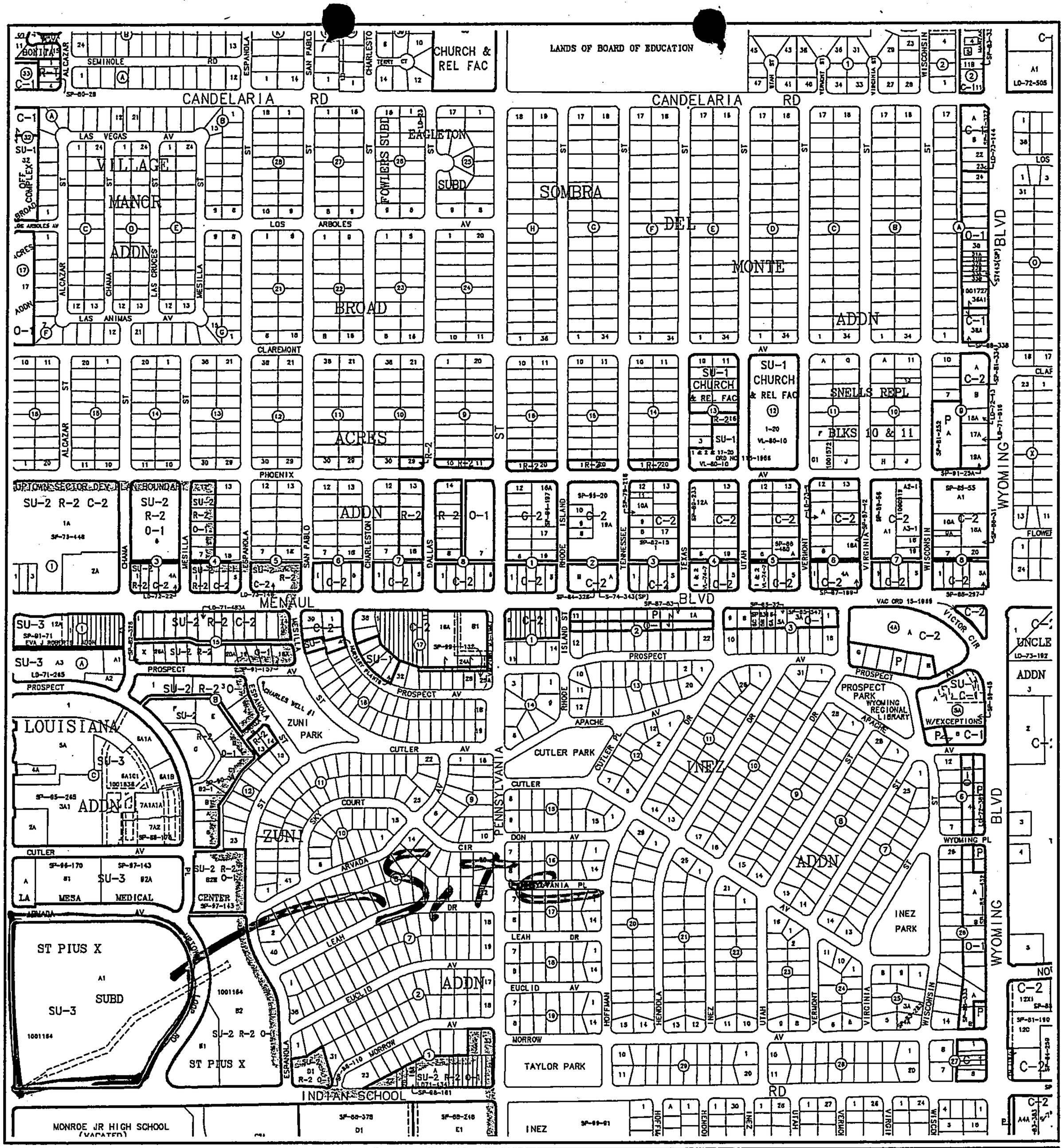
Form revised September 2001

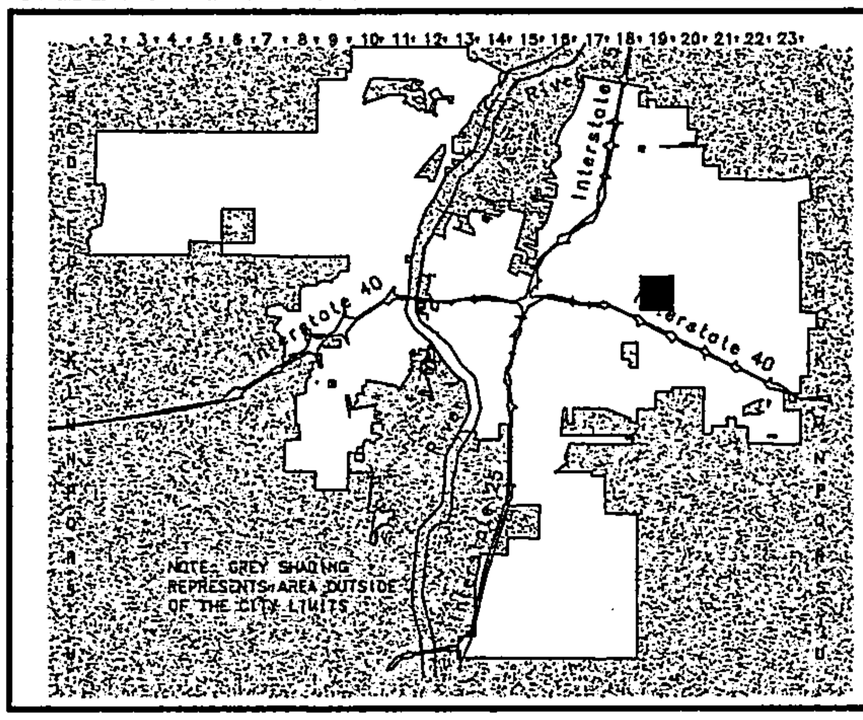
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
04DRB - - 00928
- -
- -

Leslie Duranceaux 6-15-04
Planner signature / date

Project # 1002247





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-19-Z

Map Amended through January 21, 2003

DK

DENISH + KLINE ASSOCIATES

June 14 , 2004

Ms. Deborah Stover Senior Planner
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque NM 87103

HAND-DELIVERED

re: Project #1002247
Pius High School Site
Request for Final DRB Sign-off

Dear Ms. Stover:

This letter serves as a response to the Notification of Decision dated August 15, 2003 in the above referenced case and specifically constitutes the letter required by Condition #1. We respond to the other conditions individually in the following manner; "clouds" and revision marks are used to locate the required changes in the submittal set.

Condition #2: Signage regarding access to and location of transit, bicycle, and pedestrian facilities shall be provided and shown on the site plan.

Response: The Planning Commission approved two forms of "wayfinding sign" - one specific to the project and one generally for Uptown (see Sheet 12). Each of these signs will have icons specific to transit stations and pedestrian ways; the icons employed will match the icons on the pylon-mounted directional signs. Other than "regular" bicycle racks within the parking garages (see revision note on Sheet 1) , bicycles will be handled by means of "hitching loops" (Sheet 10) which will be attached to all the "art pylons" shown on the Sheet 12 as well as other convenient, if informal, surfaces.

Condition #3: Transportation

a. Parking places that are designated as carpool spaces shall be specified on the site plan.
b. Bus stops shall have space dedicated to Transit information such as bus schedules.
c. Employees who bike or walk to ABQ Uptown shall have access to the shower/locker facilities provided on site, preferably centrally located.

Response:

500 Marquette N.W. Suite 350 • P.O. Box 2001 • Albuquerque, New Mexico 87103 • Tel: 505-842-6461 • Fax: 505-842-6471

[a] The carpool spaces will be located within the parking garages and thus do not appear in plan; there existence is referenced in General Note "D" on Sheet 1.
[b] Pylon-mounted directional signage for transit stations, including space for schedules, has been added to Sheet 12.
[c] All tenants will have access to the facilities in the gym in Building 12, albeit they will be requested to pay for the service.

Condition #4: The site plan shall state how the amount of seating space was arrived at showing at least one linear foot of seating space provided for each linear foot in the perimeter of the required plazas (USDP p.19).

Response: A diagram of the plazas is shown on Sheet 1; the linear footage of seating has been calculated and a note inserted immediately above the diagram. Sufficient seating has been provided to meet the requirement.

Condition #5: Lighting fixtures shall not be shown as illustrative and shall be shown as fully shielded horizontal lamps that are designed so that no fugitive light can escape beyond the property line. All light fixtures shall be a full cut-off type so that no light source is visible from the site perimeter.

Response: A note has been added on Sheet 12 specifying the fixtures comply with City standards. The word "illustrative" has been removed.

Condition #6: Landscape Plan

a. Each tree shall have a minimum of 36 square feet of planting space. A note to this effect shall be added to all sheets of the landscape plans.
b. 75% of parking lot trees shall be species that are "pollution resistant deciduous specimens".
c. Tree canopies shall be allowed to count toward the required 40% landscaping of the plaza areas.

Response:

[a] The required standard has been met and the note provided on each of Sheets 2 through 6
[b] The landscape architect has
[c] Notes regarding the "required" and "provided" landscaping areas have been inserted on Sheet 2, which specific reference to tree canopies."

Condition #7: If any significant changes occur regarding the transportation network assumptions, the applicant shall contact the Air Quality Control Division to determine whether an update to the AQIA may be warranted.

Response: No changes have been made to the amount or distribution of land uses, or to the proposed traffic network, between the time of approval and this submittal; the condition is moot.

Condition #8: All signage requirements shall comply with the USDP as set out on pages 21 and 22. A note to this effect shall be added to all sheets of the landscape plans.

Response: All proposed signs other than directional signage comply with the requirements of the USDP; this note has been added to Sheet 12.

Condition #9: The blank facades shown on certain sections of the elevations shall be articulated in a similar manner as the rest of the proposed facades or noted as to specific purpose for the lack of articulation.

Response: The referenced elevations on Sheets 8,9, and 10 have been modified by the addition of fenestration, or notations added stating the reasons for lack of articulation.

Condition #10: Parameters of the proposed artwork including approximate size and location shall be delegated to the DRB. A final design shall not be required at that time. The final design shall be determined by the applicant.

Response: Each of the proposed artworks is described on Sheet 12, and the locations of same are noted as Keyed Note 21 on Sheet 1.

Condition #11: The parameters of the water features, such as approximate size and location shall be delegated to the DRB. Staff shall work with the applicant in the final design of such features.

Response: The required note has been added to Sheets 2 thru 6. In addition, the landscape architect has provided you separately within proposed designs for the fountains.

Condition #12: Public Works Department and City Engineer Conditions

a. The EPC conditions of approval and public roadway improvements as identified in the DRB approved infrastructure list for Spectrum II (Tract A Monroe Junior High School) shall be accounted for and coordinated with ABQ Uptown.
b. The TIS will need to be approved prior to DRB sign-off of the site development plan for Building Permit. Completion or financial guarantee of the required TIS mitigation measures per Transportation Development must be in place prior to DRB sign-off.
c. Based on the analysis in the Traffic Impact Study the gross square footage of allowable office is 54,000 square feet. Any office development exceeding 54,000 square feet will require additional analysis and approval by the City Traffic Engineer. Applicant shall place a note on the site plan identifying this threshold.
d. At the Uptown Blvd. entrance from Louisiana Blvd. the westerly six (6) parking spaces shall

be eliminated from the south side of the drive aisle, a new handicapped van space relocated from elsewhere onsite shall be placed just to the east of the six (6) eliminated spaces with the van loading area on the east side of the handicap space. A new parking space may be added on the north side of the drive aisle as desired by the Applicant and the previous location of the handicap van space that was relocated per above shall be replaced with two (2) standard parking spaces and five (5) additional spaces shall be added to the parking garage.
e. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda. Realignment of the storm drain will be an infrastructure list item.
f. Platting action to include consummating the proposed vacation shall be a concurrent DRB action.

Response:

[a] The infrastructure list, meeting this requirement, is simultaneously submitted to the DRB with this Site Plan.
[b] The required infrastructure will be financially guaranteed prior to final sign-off by the Chair in accordance with established City practice. It is our understanding that financial guarantee of the required infrastructure constitutes approval of the TIS.
[c] No changes in land use are requested through this submittal; the requirement is moot.
[d] The required geometric changes have been made on both the site plan and landscaping sheets.
[e] A conceptual plan was approved by the Planning Commission; application to the hydrologist for approval of a refined plan, including hydrology calculations, has been made. The applicant has shown the reconstruction of the storm drain as an infrastructure list item.
[f] Other required actions, including a vacation request, and a request for preliminary plat review reflecting the vacations, have been made simultaneous with this submittal.

The applicant believes that all the conditions have been properly addressed and respectfully requests final sign-off of this Site Plan. This matter is scheduled to be heard on June 23.

Sincerely yours,

Lawrence Kline FAICP

cc: Mr. John Duquette AIA
Mr. James Topmiller PE

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

Hunt Uptown LLC
500 Marquette NW, Suite 350
Albuq. NM 87102

Date: August 15, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002247**
03EPC-00914 EPC Site Development Plan-Building Permit

LEGAL DESCRIPTION: Tract(s) A1, **St. Pius X Subdivision**, zoned SU-3 Inside Intense Core, located on LOUISIANA BLVD. NE, between ARVADA AVE. NE and INDIAN SCHOOL ROAD NE, containing approximately 18 acre(s). (H-19) Debbie Stover, Staff Planner

On August 14, 2003 the Environmental Planning Commission voted to approve Project 1002247/03EPC-00914, a site development plan-building permit based on Findings & Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for a 17.7-acre tract of land known as Tract A-1, St. Pius X Subdivision, located on Louisiana Boulevard between Arvada Avenue and Indian School Road.

2. The subject site is located in the area designated Established Urban by the *Comprehensive Plan.* The submittal meets the Goal of this area by creating a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment. The submittal furthers the Policies of the Established Urban Area as follows:

a. The location, intensity and design of this development respects existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern (Policy 5d, *Comprehensive Plan*). The proposed plan will not have deleterious impacts on surrounding uses, established neighborhoods or community amenities.

b. This request proposes to locate employment and service uses to complement residential areas and to site the development in a way that minimizes adverse effects of noise, lighting pollution, and traffic on residential environments (Policy 5i, *Comprehensive Plan).*

c. This request constitutes new growth that will be accommodated through development in an area where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Policy 5e, *Comprehensive Plan).* This request represents new commercial development and is located in an existing commercially zoned area (Policy 5j, *Comprehensive Plan).*

d. The subject site is adjacent to arterial streets and is planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods (Policy 5k *Comprehensive Plan).*

e. The site plan represents a quality and innovative design, which is appropriate to the plan area (Policy 5l *Comprehensive Plan).*

f. This request represents redevelopment and rehabilitation of an older neighborhood in the Established Area (Policy 5o *Comprehensive Plan).*

3. This request is within a Major Activity Center as designated by the Centers and Corridors section of the *Albuquerque/Bernalillo County Comprehensive Plan*. The submittal furthers the Policies of the Major Activity Center designation as follows:

a. The request helps to shape an urban form in a sustainable development pattern, creating mixed use concentrations of inter-related activities that promote transit and pedestrian access both to and within the center, and maximize cost-effectiveness of City services (*Comprehensive Plan,* Policy II.B. 7.a).

b. This request will assist in the development of an Major Activity Center as defined by the *Comprehensive Plan* by providing the most highly concentrated locations of commercial, service and employment uses in conjunction with area-wide needs, serving the entire metropolitan population and beyond, being accessible by all modes of travel, including pedestrian and bikes; it is located at major roadways and/or major transit stops and transfer points, will be served by on-street and off-street parking with parking structures as encouraged by the plan, have major street intersections designed to facilitate pedestrians, and have transit connections.

c. This request will also assist in the development of an Major Activity Center as defined by the *Comprehensive Plan* by locating in an area 300 acres or more with land uses typical in modern commercial, office, and technology centers, including medium to high density residential in sensitive relationship to employment, and transition from intense core to surrounding residential neighborhoods.

d. This request meets the policies of the *Comprehensive Plan* by providing buildings that are 3-stories tall and higher with appropriate floor area ratios and urban land uses and amenities, with connections between buildings and sidewalks, buildings close or touching, on street and off-street parking, opportunities for park and ride, structure parking, larger scale plazas and paths, and greater opportunity for public-private partnership in creating public spaces (*Comprehensive Plan,* Activity Center Goal, Policy A, Major Activity Centers).

e. This submittal proposes net densities above 30 dwelling units per acre (41 DU's/acre) within a major activity center; lower net densities are proposed in the areas surrounding this activity center, which will serve as a transition to residential neighborhoods (Policy II.B. 7. b.).

f. The request further meets the policies of the *Comprehensive Plan* in that structures that would dominate their surroundings are located in a major activity center to provide for visual variety and functional diversity in the metropolitan area while preserving pleasing vistas and solar access (Policy II.B. 7. c.).

g. The subject site does not abut any residential property. Additionally, a residential development is proposed for the area that lies between the subject site and the residential area to the east. The *Comprehensive Plan* is furthered in that the most intense activity centers uses are proposed to be located away from nearby low-density residential development and will be buffered from those residential uses by a transition area of less intensive development (Policy II.B. 7. f.). Multi-unit housing is proposed for the upper floors of the development in accordance with the policy that states that multi-family is an appropriate use in neighborhood, community and major activity centers (Policy II.B. 7., i.).

4. a. This proposal provides concentrated locations of commerical, service and employment uses with retail uses that will serve the needs of the offices and residents on the site and throughout the Uptown area and are supportive of the mixed use concept and the promotion of pedestrian activity and sense of place. The retail establishments are shown located on the first floors of the buildings and are adjacent to pedestrian amenities, as required by the SU-3 Zone/Intense Core (page 12, USDP).

b. This request meets the first goal of the *USDP* for an Urban Center (Major Activity Center) by proposing a site contained the within rigid boundaries set out in the plan and avoiding negative consequences to surrounding residential neighborhoods. The subject site borders no residential areas and provides additional residential options for the area. Parking for the site is controlled with three large parking facilities. Noise impact on surrounding residential areas will be minimal due to the distance separation between this site and the location of those neighborhoods. The visual impact of lighting and signage upon surrounding residential areas is minimal due to the nature of the multi-storied buildings. The look of the proposed development has a solid urban character.

c. The applicant has worked closely with City agencies to ensure that development of this site is integrated with its surroundings as well as providing excellent opportunities for mass transit use with the densities proposed, as per the second goal of the *USDP*. A transit stop is located within the subject site on Q Street. This will facilitate the goal of providing better

opportunities for mass transit within the area. In addition, the applicant has conducted a traffic impact analysis to help determine the impact of this development, and will allow for associated mitigation measures as needed.

d. The site plan furthers the third goal of the USDP by proposing a high intensity, mixed use development which complements and enhances the viability of the existing predominantly office core within the Intense Core and promotes an integrated mix of land uses including employment, retail, entertainment, and housing within the Uptown Loop Road. This site plan within the Uptown Loop Road also promotes pedestrian activity with specialty retail and restaurants at the ground level, reinforced by pedestrian-friendly streetscapes and plazas as well as a diverse and walkable urban form that promotes pedestrian activity where possible.

e. The applicant commissioned an Air Quality Impact Assessment as well as a Traffic Impact Analysis for the area as required in the Plan in Goal 4.

f. The proposed development furthers Goal 5 in the *USDP* limiting excess availability of free parking spaces by imposing parking controls on existing and future land development in Uptown including shared parking among adjacent uses with different peak parking demand times. The mixed-use component of this request complies with this goal by providing uses that generate peak traffic at different times of the day. The development of the parking structures reduces the amount of asphalt development by stacking parking spaces vertically. The proposal further meets Goal 5 by providing controls that will help prevent the spillover of parking into adjacent neighborhood areas or other "free" areas.

g. The site plan shows an extensive number of strategically located pedestrian facilities to help capture the maximum number of users. Sidewalks are typically 10 to 30-feet wide and bicycle parking spaces are provided at every opportunity, as per the intent of Goal 6 in the *USDP*.

h. The submittal furthers Goal 7 in the *USDP* by limiting roadway improvements to those listed in the Plan and by emphasizing transit and ridesharing alternatives to the single-occupancy automobile as solutions to the growing mobility demands of Uptown. The applicant has addressed this by initiating a Transportation Management Plan process with the Transit Department.

i. The applicant has complied with Goal 8 of the *USDP* to assess traffic impacts of the proposed new development by having a Traffic Impact Analysis performed and attempting to identify specific mobility improvements or traffic reduction measures through the development review and approval process.

j. The applicant has commissioned a study to predict air quality after the proposed development is built and proposes features such as rapid transit and bicycle lockers to assist in alleviating automobile emissions in the area and to promote development patterns in Uptown that encourage the use of transit, para-transit, bicycle, and pedestrian modes of transportation. This will further Goal 9 of the plan to meet and maintain Federal standards for air quality in Uptown.

k. This submittal furthers Goal 10 of the Plan by establishing site design criteria, which promotes pedestrian and vehicular accessibility and provide a strong relationship between buildings and the street. This submittal shows an extensive amount of strategically located pedestrian facilities to help capture the maximum number of users. Much of the site design shows placement of parking behind buildings so that the perimeter of the site presents view of the buildings instead of parking areas. This site plan provides a highly pedestrian oriented space which helps to further the goal (Goal 10. e., p. 9) that a highly visible, attractive pedestrian corridor linking the two major shopping sites across Louisiana be developed.

l. The site plan furthers Goal 11 of the *USDP* by providing amenities for the area that help shape the proposed developments in a way that denote this community as a distinct and unique place. This site plan includes methods and facilities that are suggested in the *USDP* such as: 1) outdoor seating, shaded areas, plazas and landscaping; 2) a signage package that provides directional signage to parking areas, restaurants, retail shops, etc.; and 3) the installation and maintenance of additional landscaping on new private development.

m. This request has undergone a land use and massing evaluation through the EPC review process to minimize impacts on views from surrounding residential areas, furthering Goal 12 of the *USDP*.

5. The proposal assists in keeping the Uptown Center within rigid boundaries and avoids deleterious impacts on the surrounding residential areas, as required by the *USDP*. This proposal will develop intensively within those boundaries, but does not cause this intense development to bleed out into the surrounding single-family residential neighborhoods. Nor will it cause serious and deleterious effects resulting from traffic and other causes to impact these neighborhoods. This submittal follows the Sector Plan by making the development urban in character and keeping it centered (*USDP*, Governing Concepts, p. 6).

6. According to the *USDP*, it is recognized that an urban center at this site could be a major contributor to improving Albuquerque's air quality in the future through the provision of dense employment and retail development along with residential opportunities in an urban, pedestrian environment. The Environmental Health Department has analyzed the Air Quality Impact Analysis and found that no violations of air quality will occur as a result of this development.

7. Albuquerque Public Schools states that this development will affect Inez Elementary School, Grant Middle School and Sandia High School; these existing APS facilities currently have the capacity to handle all forecasted growth.

8. The applicant provided adequate notification of the EPC hearing through signs, letters and neighborhood meetings. The applicant took extra steps, such as replacing signs that were removed and holding an open house, to ensure adequate review and participation by interested parties.

9. The submittal complies with the zoning requirements of the SU-3 Intense Core zone as specified in the USDP to allow up to 20% retail commercial uses by proposing 19% of these uses for the site (*USDP*, R-154).

10. Public Works Department - Transportation Development:

a. Traffic Impact study (TIS) was required. The TIS has been reviewed and comments provided.

b. Per the intersection analysis of Indian School Rd. and Louisiana Blvd., in the Spectrum TIS, westbound dual lefts are required with storage of approximately 250' (this allows for the westbound left turn into Spectrum II from Indian School Rd. at "Q" street).

CONDITIONS OF APPROVAL - 03EPC 00914

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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. 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.

2. Signage regarding access to and location of transit, bicycle, and pedestrian facilities shall be provided and shown on the site plan.

3. Transportation:

   a. Parking places that are designated as carpool spaces shall be specified on the site plan.

   b. Bus stops shall have space dedicated to Transit information such as bus schedules.

   c. Employees who bike or walk at ABQUptown shall have access to the shower/locker facilities provided on site, preferably centrally located.

4. The site plan shall state how the amount of seating space was arrived at showing at least one linear foot of seating space provided for each linear foot in the perimeter of the required plazas (USDP, p. 19).

5. Lighting fixtures shall not be shown as illustrative and shall be shown as fully shielded horizontal lamps that are designed so that no fugitive light can escape beyond the property line. All light fixtures shall be a full-cut-off type so that no light source is visible from the site perimeter.

6. Landscape Plan:

   a. Each tree shall have a minimum of 36 square feet of planting space. A note to this effect shall be added to all sheets of the landscape plans.

   b. 75% of parking lot trees shall be species that are "pollution resistant deciduous specimens."

c. Tree canopies shall be allowed to count toward the required 40% landscaping of the plaza areas.

7. If any significant changes occur regarding the transportation network assumptions, the applicant shall contact the Air Quality Division to determine whether an update to the AQIA may be warranted.

8. All signage requirements shall comply with the *USDP* as set out on pages 21 and 22. A note to this effect shall be added to all sheets of the landscape plans.

9. The blank facades shown on certain sections of the elevations shall be articulated in a similar manner as the rest of the proposed facades or noted as to specific purpose for the lack of articulation.

10. Parameters of the proposed artwork, including approximate size and location, shall be delegated to the DRB. A final design shall not be required at that time. The final design shall be determined by the applicant.

11. The parameters of the water features, such as approximate size and location shall be delegated to the DRB. Staff shall work with the applicant in the final design of such features.

12. Public Works Department and City Engineer Conditions:

a. The EPC conditions of approval and public roadway improvements, as identified in the DRB approved infrastructure list, for Spectrum II (Tract A Monroe Jr. High School) shall be accounted for and coordinated with ABQ Uptown.

b. The TIS will need to be approved prior to DRB sign-off of the Site Development Plan for Building Permit. Completion or financial guarantee of the required TIS mitigation measures, per Transportation Development, must be in place prior to DRB sign-off.

c. Based on the analysis in the Traffic Impact Study, the gross square footage of allowable office is 54,000 square feet. Any office development exceeding 54,000 square feet will require additional analysis and approval by the City Traffic Engineer. Applicant shall place a note on the site plan identifying this threshold.

d. At the Uptown Blvd. entrance from Louisiana Blvd., the westerly six (6) parking spaces shall be eliminated on the south side of the drive aisle, a new handicapped van space relocated from elsewhere onsite shall be placed just to the east of the six (6) eliminated spaces with the van loading area on the west side of the handicap space. A new parking space may be added on

Sincerely,

For Victor J. Chavez
Planning Director

VJC//ac

cc: Denish & Kline Assoc., 500 Marquette NW, Suite 350, Albuq. NM 87102
Bill Sterchi, Alvarado Park N.A., 5607 Princess Jeanne NE, Albuq., NM 87110
Lynn Tabor, Alvarado Park N.A., 1804 Alvarado Drive NE, Albuq., NM 87110
Carolyn Johnson, Classic Uptown N.A., 2700 Espanola NE, Albuq., NM 87110
Theodore G. Kryloff, Classic Uptown N.A., 2804 San Pablo NE, Albuq., NM 87110
Ruth Beck, Inez N.A., 2338 Hoffman Dr. NE, Albuq., NM 87110
Richard P. Huber, Inez N.A., 7807 Prospect NE, Albuq., NM 87110
Julie Jones, Jerry Cline Park N.A., 7625 Winter Avenue NE, Albuq., NM 87110
Eric Shirley, Jerry Cline Park N.A., 900 Grove Street NE, Albuq., NM 87110
Bob Day, Quigley Park N.A., 2924 Cagua Drive NE, Albuq., NM 87110
Nancy Tecumseh, Quigley Park N.A., 2704 Valencia NE, Albuq., NM 87110
Joyce Mortimer, Snow Heights N.A., 1702 Vermont NE, Albuq., NM 87110
Rick Paul, Snow Heights N.A., 8411 Haines Ave. NE, Albuq., NM 87110
Richard Peterson, Winrock South NA, 1112 San Pedro NE, #309, Albuq. NM 87110
John Kinney, Winrock South NA, 1112 San Pedro NE, #309, Albuq. NM 87110
Roger Easley, Uptown Progress Team, Inc. 6200 Uptown Blvd. NE, #400, Albuq. NM 87110
David Campbell, Uptown Progress Team Inc., 6100 Uptown Blvd. NE, #500, Albuq. NM 87110
Nick Wees, Zuni N.A., 2314 Espanola NE, Albuq. NM 87110
Virginia Emmett, Zuni N.A., 7517 Leah Drive NE, Albuq., NM 87110
Pedaco, 1600 La Cabra Dr. SE, Albuq. NM 87123
Bill Bailey, 2703 G. Broadbent Parkway, Albuq., NM 87107
Stephan Vercuinski, Classic Uptown NA, 2700 Espanola NE, Albuq., NM 87110
Matti Partridge, 2340 Menaul NE, Albuq., NM 87107
John Henderson, 2340 Menaul NE, Albuq., NM 87107

the north side of the drive aisle as desired by the Applicant, and the previous location of the handicap van space that was relocated per above shall be replaced with two (2) standard parking spaces, and five (5) additional spaces shall be added to the parking garage.

e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda. Realignment of the storm drain will be an infrastructure list item.

f. Platting action to include consummating the proposed vacation shall be a concurrent DRB action.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **AUGUST 29, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Hunt Uptown LLC

AGENT Denish + Kline

ADDRESS 500 Marquette NW

PROJECT & APP # 1002247/04DRB00928

PROJECT NAME St. Pius X Subd.

$ 20.00 **469099/4916000 Conflict Management Fee**

$ _____ **441006/4983000 DRB Actions**

$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ _____ **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 20.00 **TOTAL AMOUNT DUE**

******NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* additional charge.**

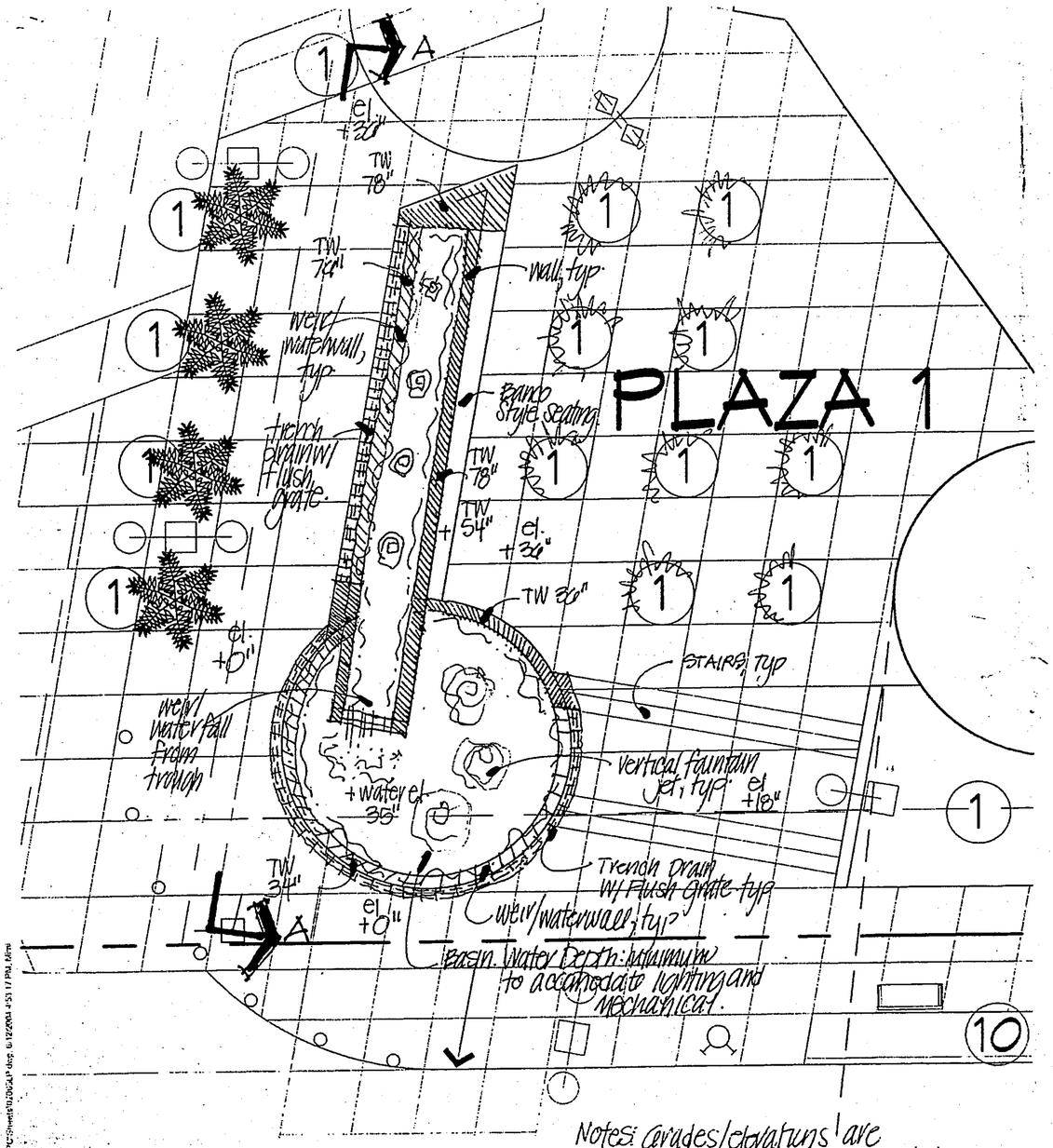
Counterreceipt.doc 12/29/03

City Of Albuquerque
Treasury Division

06/15/2004 11:00AM LOC: ANN
X
RECEIPT# 00024251 WS# 006 TRANS# 0017
Account 469099 Fund 0110
Activity 4916000 TRSEJA
Trans Amt $20.00
J24 Misc $20.00
CA $20.00
CHANGE $0.00

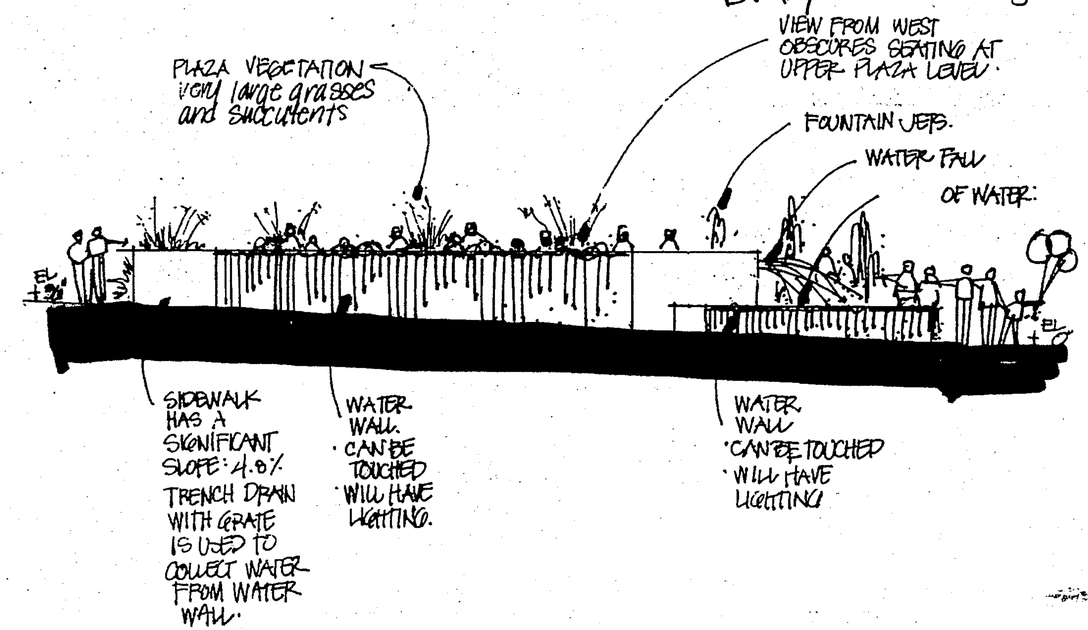
Sketch

DRB: June 23
Item #2
Proj # 1002247
DRB/EPC sign off



Plan.

Notes: Grades/elevations are illustrative and indicated only to explain design intent.
Approximate Water Area: 450SF



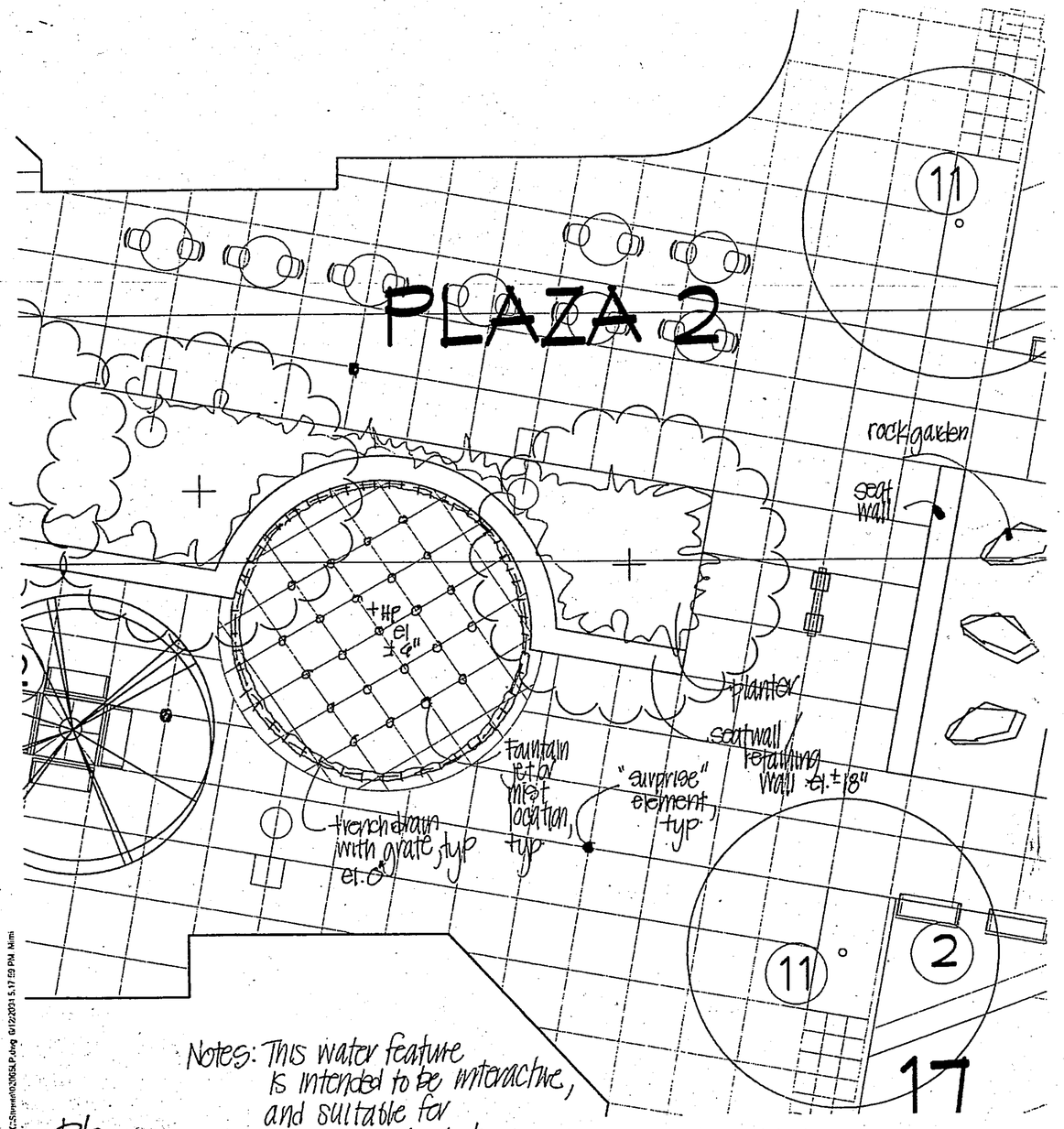
Notes: Grades/elevations are illustrative. Max wall height ≠ 5'.
Materials choices have not been made, however, materials will complement overall site and Architecture design and be conducive to fountain use.

Elevation A.

Length 110LF
Maximum height 60" ±

Dekker/Perich/Sabatini
architecture
interiors
planning
engineering

PLAN VIEW: 1"= 10'-0" ELEVATION: NTS	PLAZA 1	
ABQ Uptown EPC Submittal	DRAWN BY MB	SCALE AS INDICATED
Site Development Plan for Building Permit Conceptual Design - Feasibility	REVISED BY	SK-L001
	DATE ISSUED	
	PROJECT NO. 02266	



Plan

Notes: This water feature is intended to be interactive, and suitable for children. Water to be recirculated and treated. "Surprise" elements are embedded fountain nozzels that shoot "plugs" of water into main fountain area.

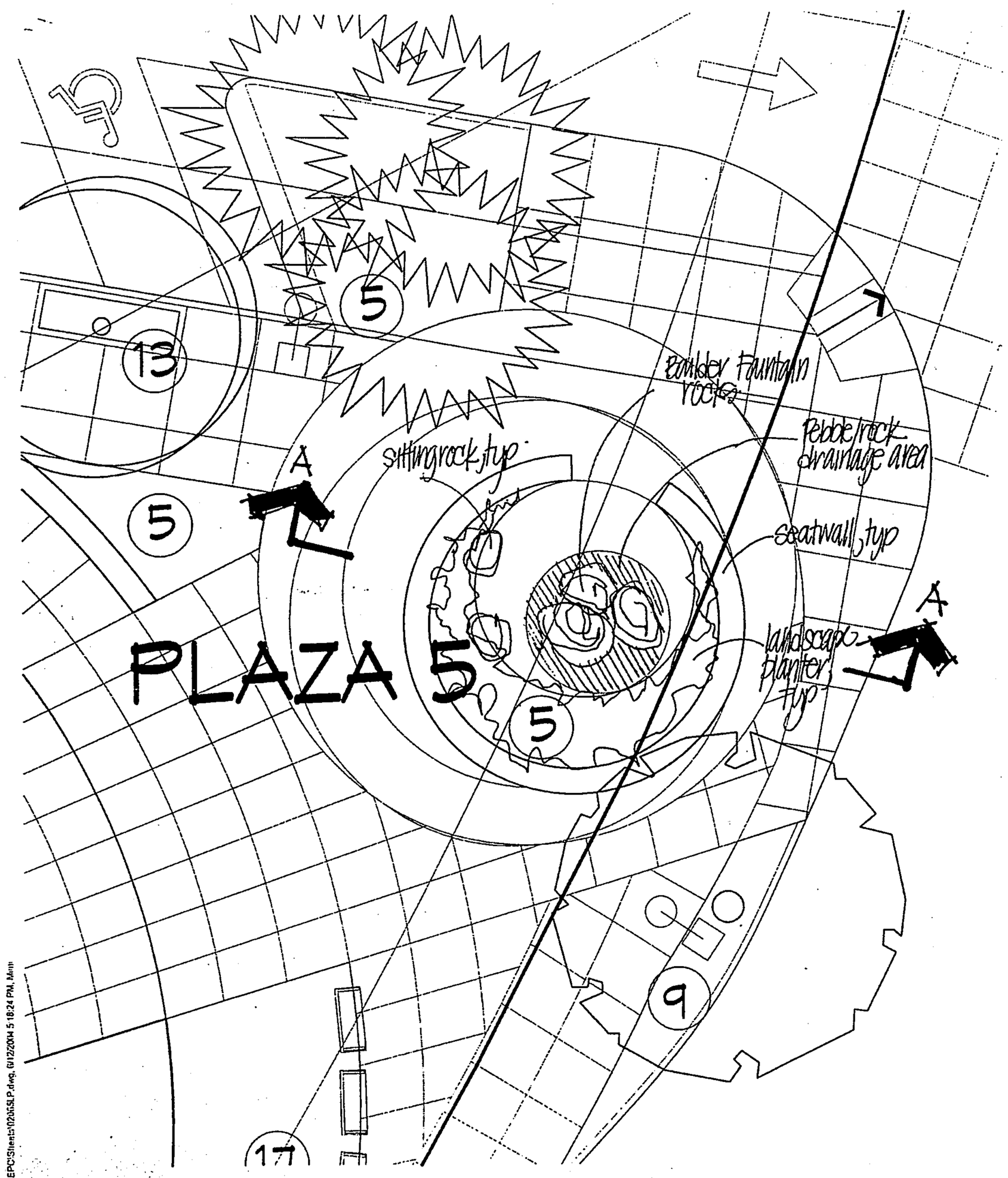
Approximate Water Area: 415SF

Images

Note: Images provided to illustrate the variety of types of fountains with similar design intent. It is envisioned that this fountain will use "plugs" of water and perhaps mist/fog, more than high volume jets.

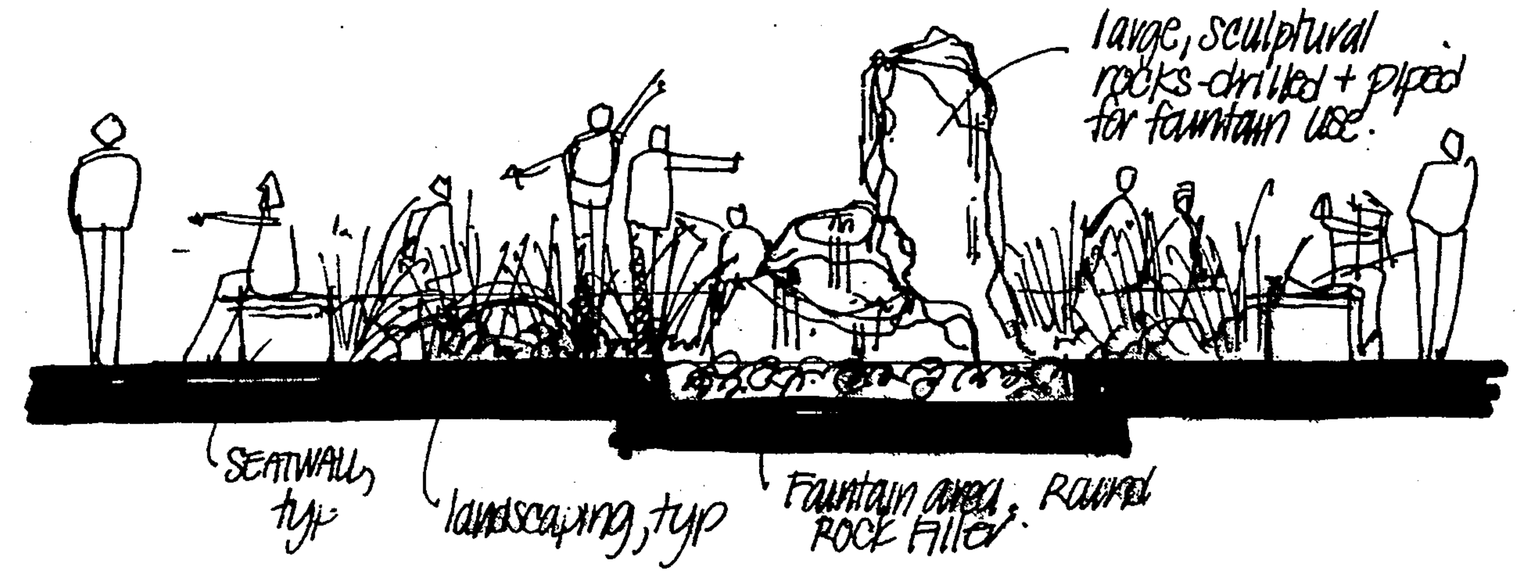
architecture
interiors
planning
engineering
Dekker/Perich/Sabatini

PLAN VIEW SCALE: 1" = 10'-0" ELEVATION: NTS	PLAZA 2
ABQ Uptown EPC Submittal Site Development Plan for Building Permit Conceptual Design - Fountains	DRAWN BY MB · SCALE AS INDICATED REVIEWED BY DATE ISSUED PROJECT NO. ISSUE SK-L002



Plan

Approximate Water Area: 135SF

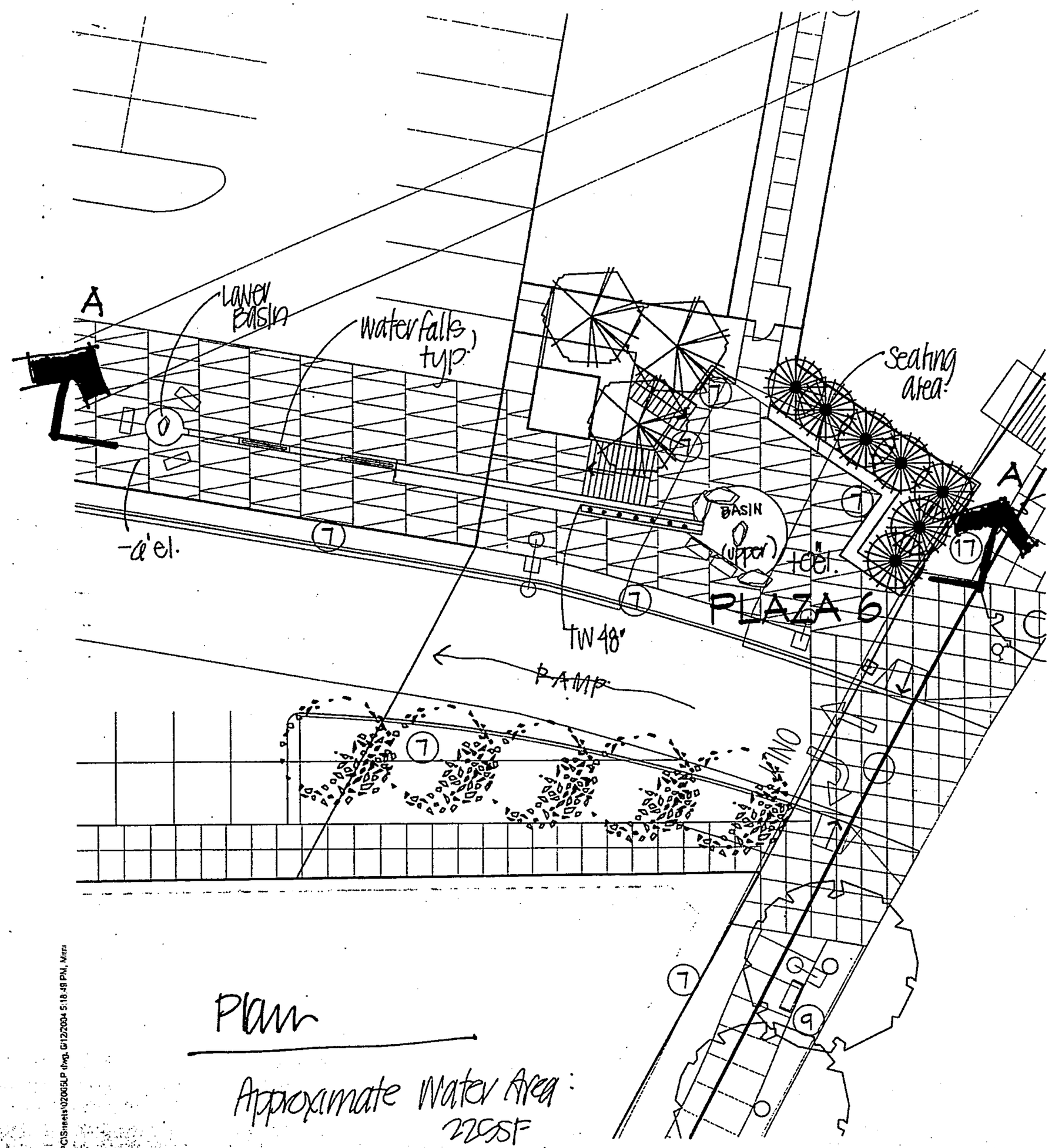


Notes: Fountain to be quiet, sculptural and natural w/vertical element
Water flow to be low – the focus of the fountain is to be the form of the fountain itself.
No water basin or pool. Water to flow into rock basin.
size: 22' diameter fountain area.
Materials: not yet known.

Elevation

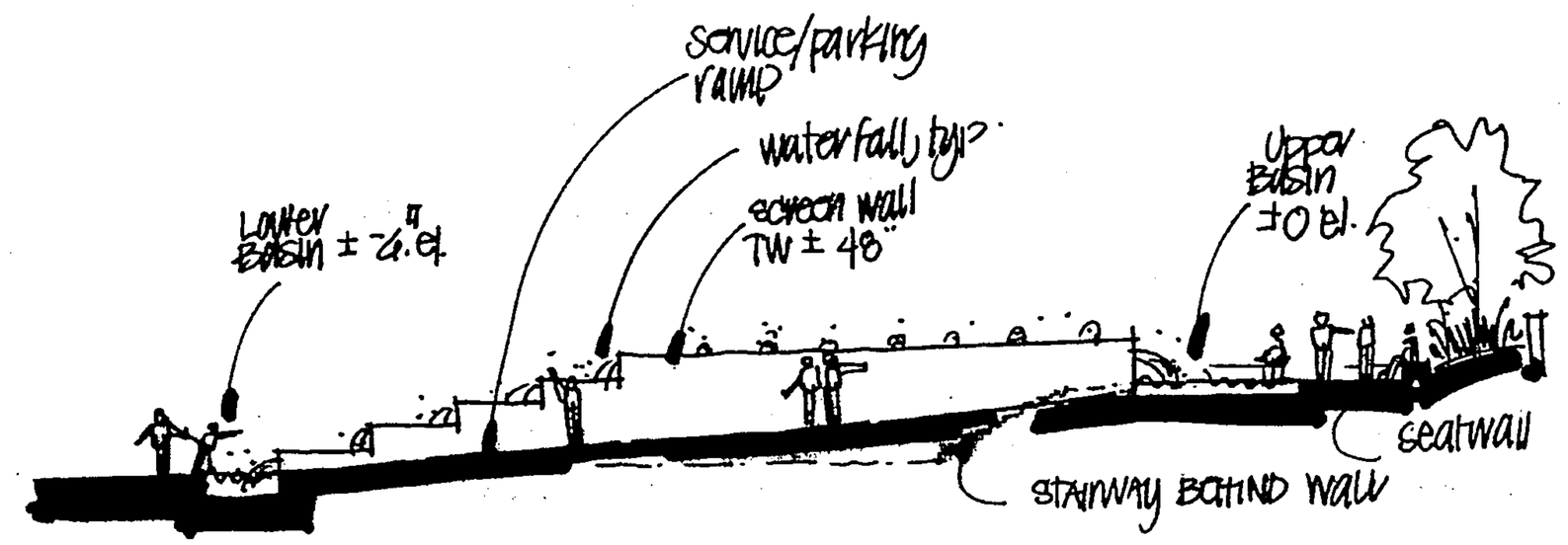
Dekker/Perich/Sabatini
architecture
interiors
planning
engineering
6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
www.dpsdesign.com

PLAN VIEW: 1" = 10'-0" ELEVATION: NTS	PLAZA 5		
ABQ Uptown EPC Submittal Site Development Plan for Building Permit Conceptual Design - Fountains	DRAWN BY: MB	SCALE: AS INDICATED	
	REVIEWED BY:	SK-L003	
	DATE ISSUED: 5-14-04		
	PROJECT NO: 02088		



Plan

Approximate Water Area: 2255SF



Elevation A

Notes: Use screen wall as fountain. Enables easy grade change on street svc. side.

Waterfalls may occur within sides of screen wall in order to amplify sound (bounce sound of fountain walls).

Basins (both lower and higher) at grade.

Materials · not yet known.

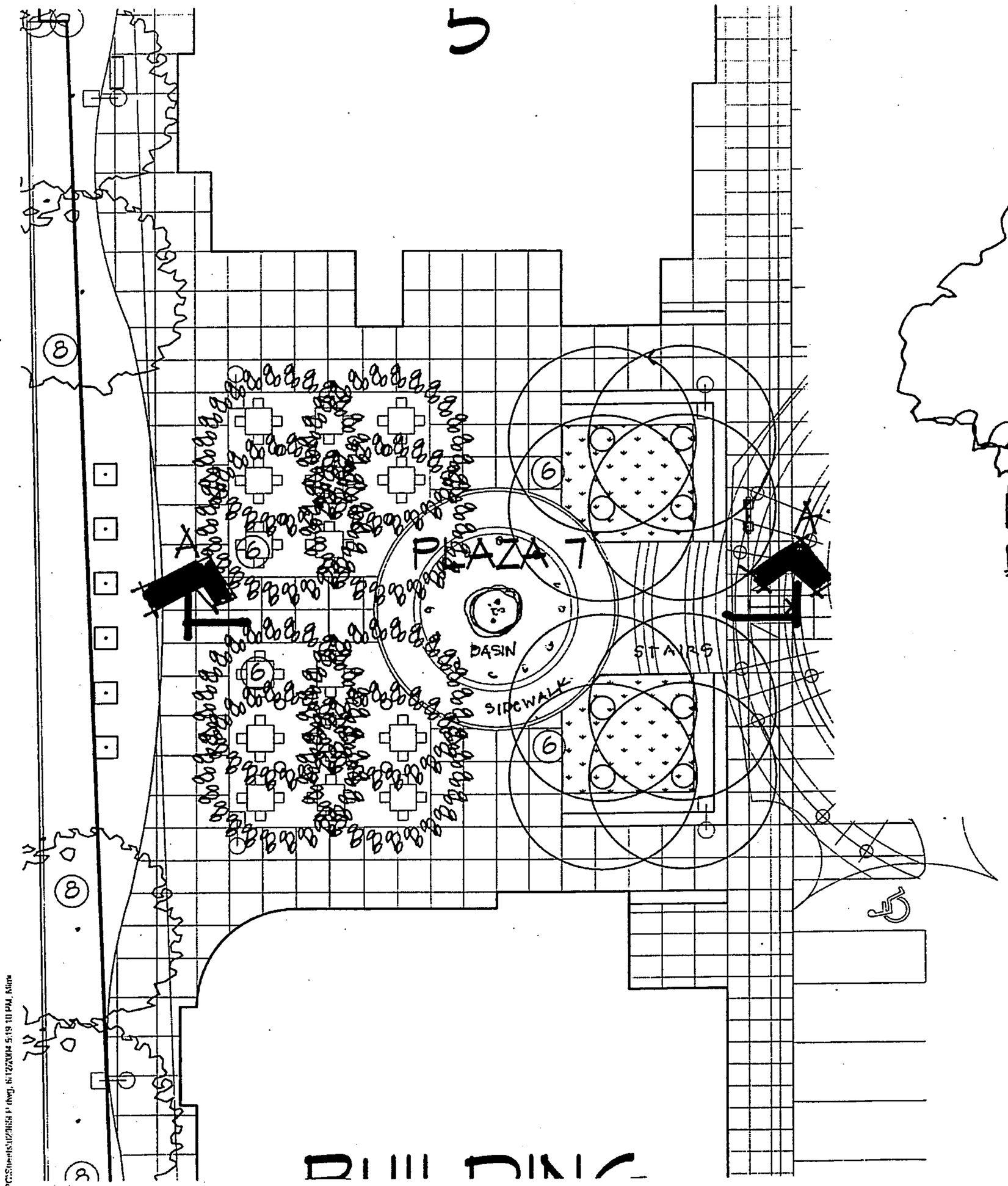
Length · Approximately 100 LF

Max Height ± 6'0"

Dekker/Perich/Sabatini
architecture
interiors
planning
engineering
5801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsnm.com

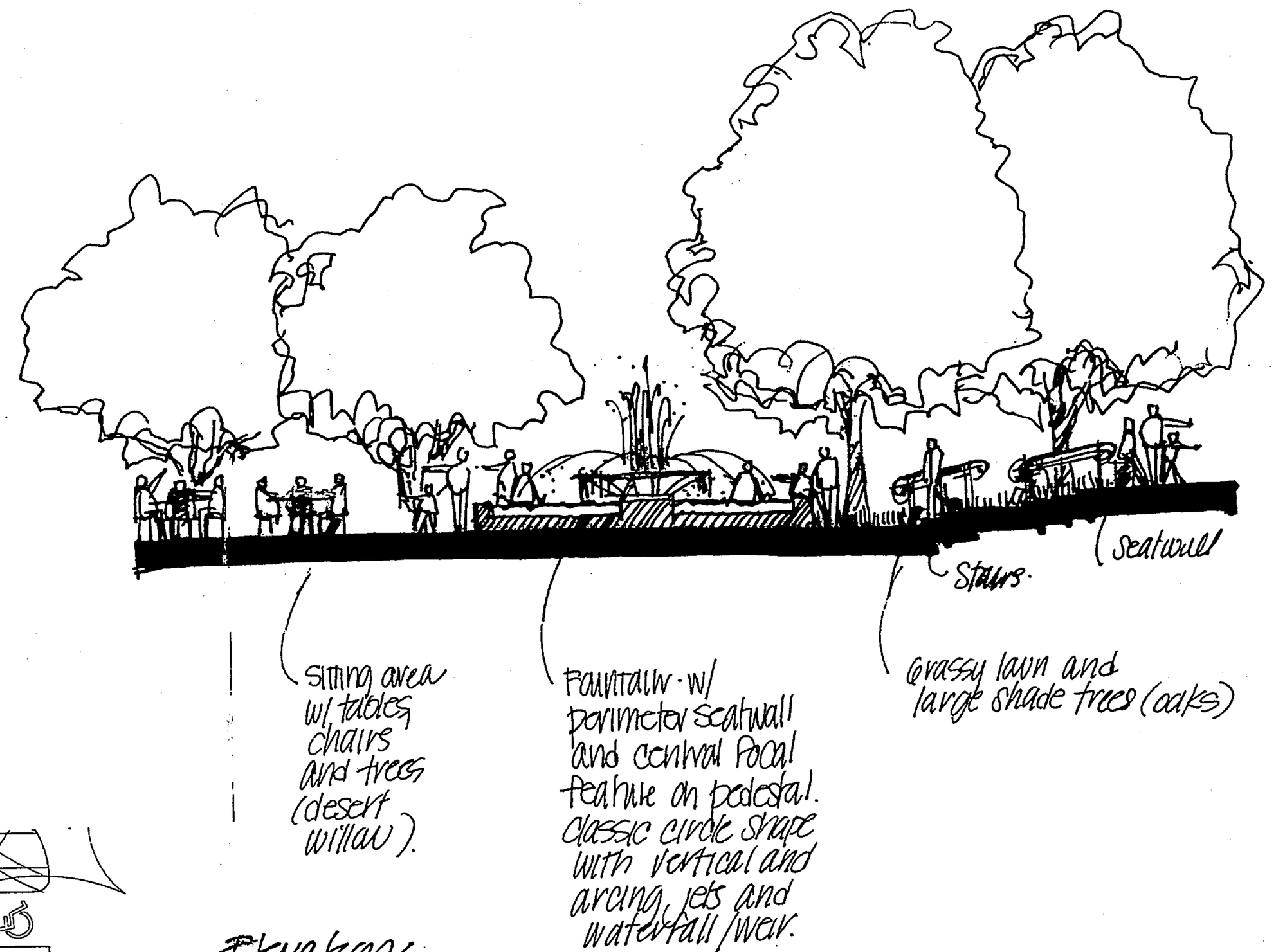
PLAN VIEW: 1" = 20'-0" ELEVATION: NTS	PLAZA 6		
ABQ Uptown EPC Submittal Site Development Plan for Building Permit Conceptual Design · Fountains	DRAWN BY	MB	SCALE AS INDICATED
	REVIEWED BY		SK-L004
	DATE ISSUED	8/16/04	
	PROJECT NO	02005	

Z:\ABQUptown\Drawings\Arch\EPC\Sheets\02005LP.dwg, 8/12/2004 5:18:48 PM, Mem



Plan

Approximate Water Area: 415SF



Elevation

Notes: This large classic circle fountain will have lots of water action and great lighting so that is visible day and night from Louisiana Blvd. This water feature will set a tone & quality for the entire development.
Materials not yet known.

architecture
interiors
planning
engineering

Dekker/Perich/Sabatini

6801 Jefferson NE
Suite 100
Albuquerque NM 87109

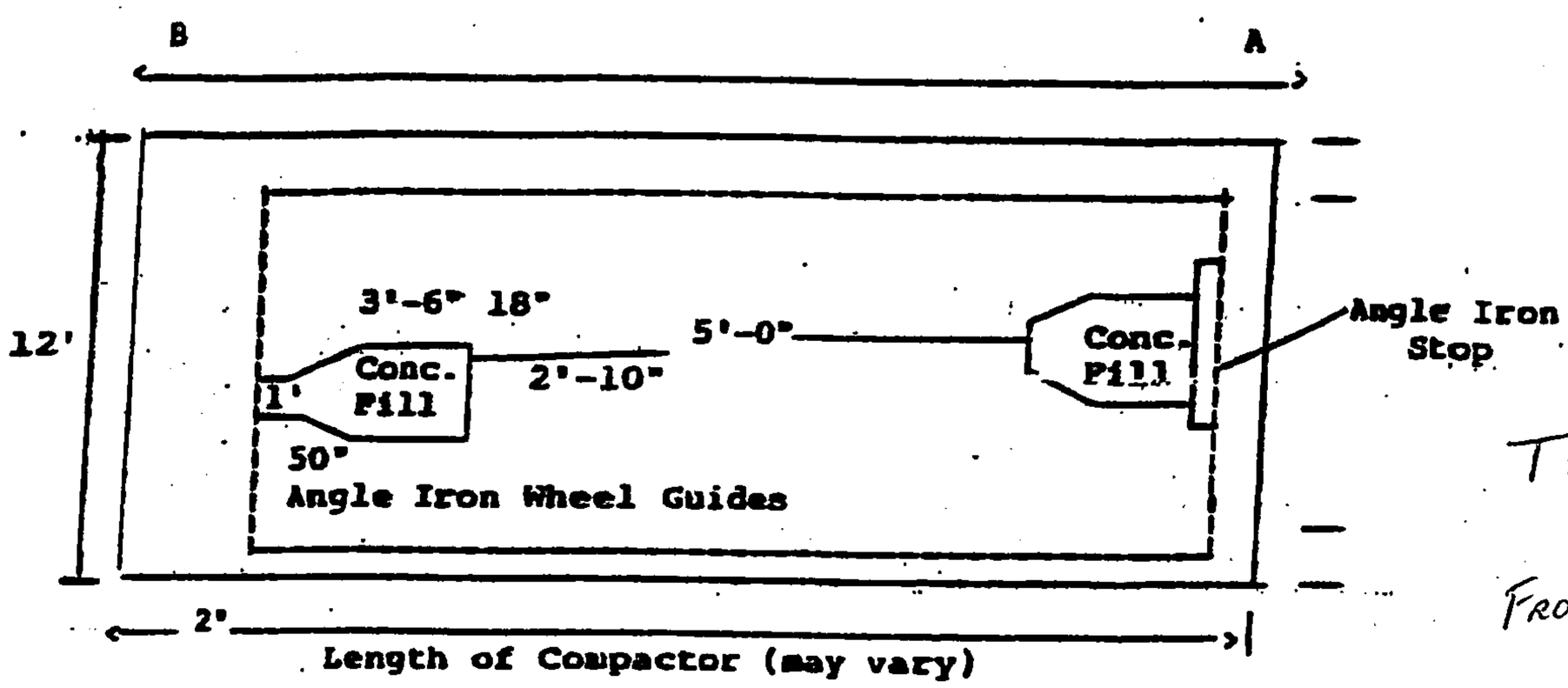
505 761-9700
fax 761-4222
mail@dpsdesign.com

PLAN VIEW: 1" = 20'-0" ELEVATION: NTS	PLAZA 7		
ABQ Uptown EPC Submittal Site Development Plan for Building Permit Conceptual Design - Fountains	DRAWN BY MB	SCALE AS INDICATED	SK-L005
	REVIEWED BY		
	DATE ISSUED		
	PROJECT NO		

City of Albuquerque

Compactors and Open Top Refuse Containers

Pad to be a minimum of 12' feet wide with a length of 10' greater than the combined length of the compactor and container (box).
Concrete to be a minimum of 4000 PSI, steel reinforced, 6" thick.



To:

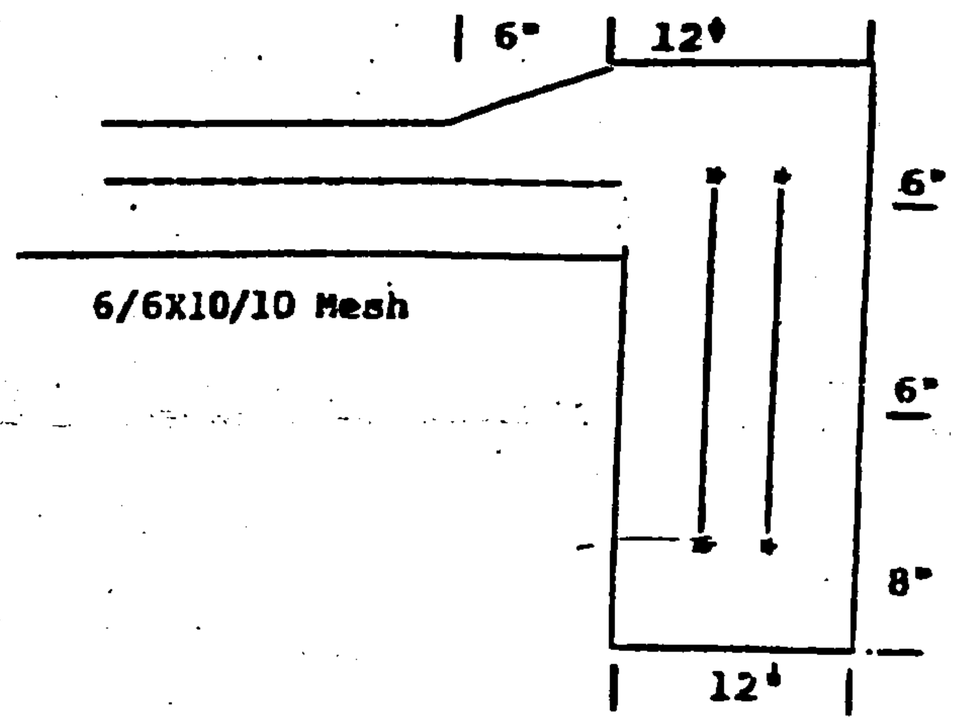
From: Michael Holton
Solid Waste Dept.
761-8142

NO SCALE

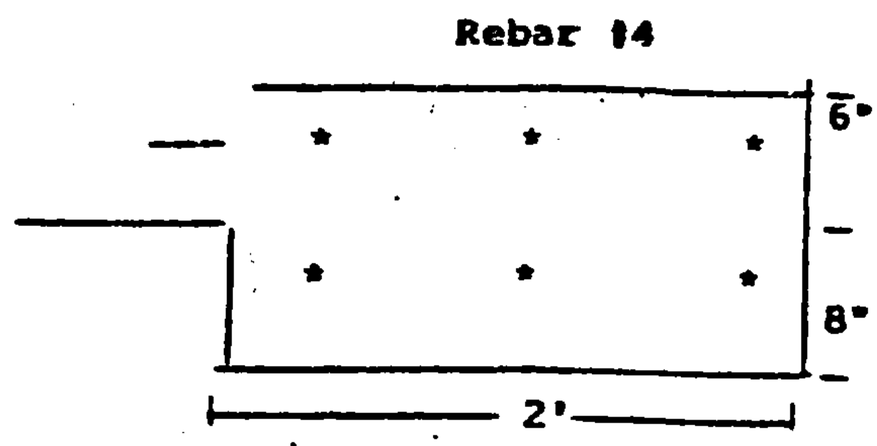
SPECIFICATIONS: (Suggested Only) DO YOUR OWN CALCULATIONS

Concrete Slab	3,000 #4
Angle Iron Wheel Guides	3/8"X14"X6"
Wire Mesh	6/6 X 10/10
Rebar	#4

Not to Scale



SECTION A



SECTION B

Note: needs 2 compactors for refuse only
M.H. 6-15-04

Note: It is not the intention of the Solid Waste Management Department to control the design of an enclosure. Its intent is to give minimum width, length and height for varied types of Roll-Off concrete pads. Call 761-8100 for additional information.