



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 8, 2015

Project# 1002455

15DRB-70112 MAJOR - 2YR SUBDIVISION IMPROVEMENTS AGREEMENT
EXTENSION (2YR SIA)

SAN ANTONIO COMMONS LLC requests the referenced/ above action for all or a portion of **JJ SUBDIVISION** zoned SU-1/ C-1 uses, located on the south side of SAN ANTONIO DR NE between I-25 AND SAN PEDRO DR NE containing approximately 1.37 acres. (E-18)

At the April 8, 2015 Development Review Board meeting, a one year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by April 23, 2015, 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).

A handwritten signature in black ink, appearing to read "Jack Cloud".

Jack Cloud, DRB Chair

• PROJECT #

1002455

• APRIL 8. 2015

• ESIA



Supplemental Form (SF)

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: SAN ANTONIO COMMONS LLC PHONE: 505 957 9566
 ADDRESS: 5600 Wyoming NE Ste 180 FAX: _____
 CITY: ALBQ STATE NM ZIP 87109 E-MAIL: LARRYSTROUP@STROUPCORP.COM
 Proprietary interest in site: Owner List all owners: LLC

DESCRIPTION OF REQUEST: 1 yr extension to SIA

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

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

Lot or Tract No. Lot 5A Block _____ Unit _____
 Subdiv/Addn/TBKA: JT Subdivision
 Existing Zoning: SU-1(C-1) Proposed zoning: No change MRGCD Map No _____
 Zone Atlas page(s): E 18 Z UPC Code: 101806218950420144

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-95-529 DRB 1002455

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? Yes
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.3706
 LOCATION OF PROPERTY BY STREETS: On or Near: SAN ANTONIO Blvd NE
 Between: I 25 & San Pedro and San Pedro
 Check if project was previously reviewed by Sketch Platting or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE _____ DATE _____
 (Print Name) LARRY STROUP LLC Mgr Applicant Agent

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>150RB-7042</u>	<u>ESLA</u>		<u>\$50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>ADV</u>		<u>\$75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				
<input type="checkbox"/> Case history #s are listed				
<input type="checkbox"/> Site is within 1000ft of a landfill				
<input type="checkbox"/> F.H.D.P. density bonus				
<input type="checkbox"/> F.H.D.P. fee rebate				
	Hearing date <u>April 8, 2015</u>			Total <u>\$145.00</u>
	<u>3-11-15</u>	Project # <u>1002455</u>		
	Staff signature & Date			

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

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

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

LARRY D. STROUP
Applicant name (print)
[Signature] 3/11/15
Applicant signature / date

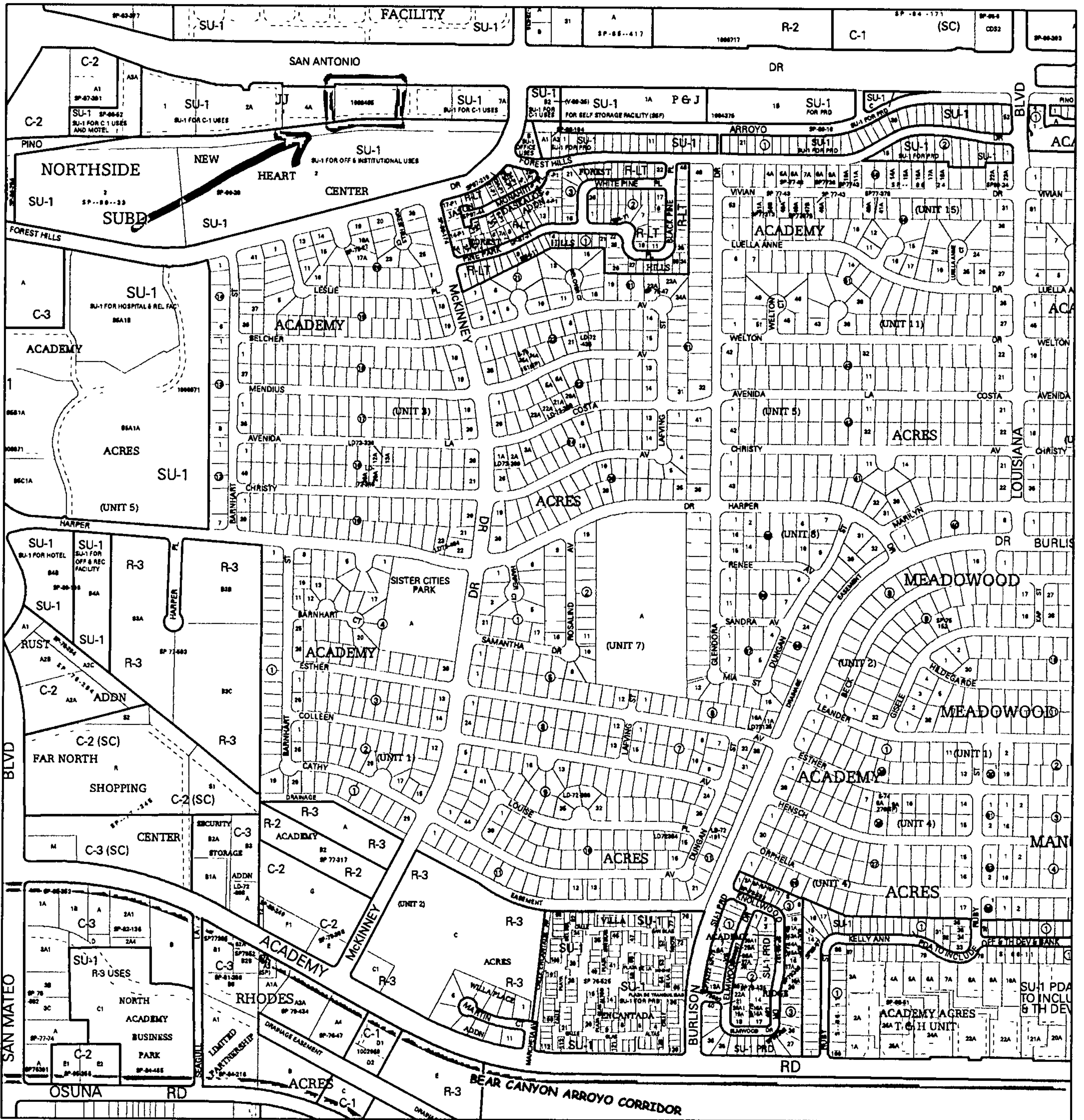


Form revised **October 2007**

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

Application case numbers
15 - DRB-70112

[Signature] 3-11-15
Planner signature / date
Project # 1002455



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2014

Note: Grey Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
E-18-Z

Selected Symbols

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

0 750 1,500 Feet

CITY OF ALBUQUERQUE

March 2, 2015

CERTIFIED MAIL/RETURN RECEIPT REQUESTED



Larry D. Stroup, LLC Manager
San Antonio Commons, LLC
5600 Wyoming NE, Suite 180
Albuquerque, NM 87109

RE: Notice of upcoming deadline for completion of improvements –**Subdivision Improvements Agreement, Procedure B**, Project: **San Antonio Office Retail**, City Project No. **735183**

Dear Mr. Stroup:

I am the Assistant City Attorney who represents the City of Albuquerque ("City") in matters relating to construction of infrastructure by subdividers. As you are aware, **San Antonio Commons, LLC** ("Subdivider") received preliminary site plan approval from the Development Review Board ("DRB") on **June 18, 2008** and executed a **Subdivision Improvements Agreement, Procedure B** ("Agreement") committing the Subdivider to complete the construction of required infrastructure by **February 28, 2015** ("Construction Deadline").

PO Box 1293

If construction will not be completed and accepted by the City by **February 28, 2015**, the Subdivider must either: 1) obtain a maximum one-year extension from the DRB; or 2) execute an Amendment to the Agreement and provide an acceptable form of financial guaranty to the City. The financial guaranty will allow the Subdivider up to a maximum of two years from the date of execution of the original Agreement with the City to complete construction.

Albuquerque

NM 87103

Contact the City's Planning Department at 924-3860 for DRB hearing deadlines and details. The Subdivider must submit an Amendment to the Agreement and provide an acceptable financial guaranty to the Planning Department, Design Review Section by the **February 28, 2015** Construction Deadline.

www.cabq.gov

Please note: The City requires the Financial Institution issuing the Financial Guaranty to be a federally insured institution or a Surety licensed to do business in New Mexico.

Please immediately contact the Project Administrator, Christiana Montoya at 924-3996 and inform her whether: (1) the construction will be completed and accepted by the Construction Deadline date; or (2) the Subdivider will be requesting final site plan approval from the DRB and, in either case, will be submitting the required paperwork to the Planning Department, Design Review Section, by the Construction Deadline date.

Very truly yours,

Nataley I. Quintana, Assistant City Attorney

3-2-15

NQ/cbm, #6-B-site plan



5600 Wyoming NE, Suite 180
Albuquerque, NM 87109

(505) 857-9566 FAX: (505) 821-6258 Cell: (505) 269-0117

E-Mail Address: LarryStroup@StroupCo.com

from: **Larry Stroup**

TO: City of Albuquerque
DRB

DATE: 3/10/15

RE: Request for 1 year extension for completion of the SIA

In 2008 a previous owner of this project on Lot 5 of the JJ Subdivision entered into the SIA for the subdivision. That owner partially completed the work and then lost it to a lender in foreclosure.

In May 2013 San Antonio commons L.L.C. acquired the property and since then has made required plat amendment (now Lot 5A) and proceeded to take the seriously dilapidated partially constructed project from its acquired condition to a nearly completed project.

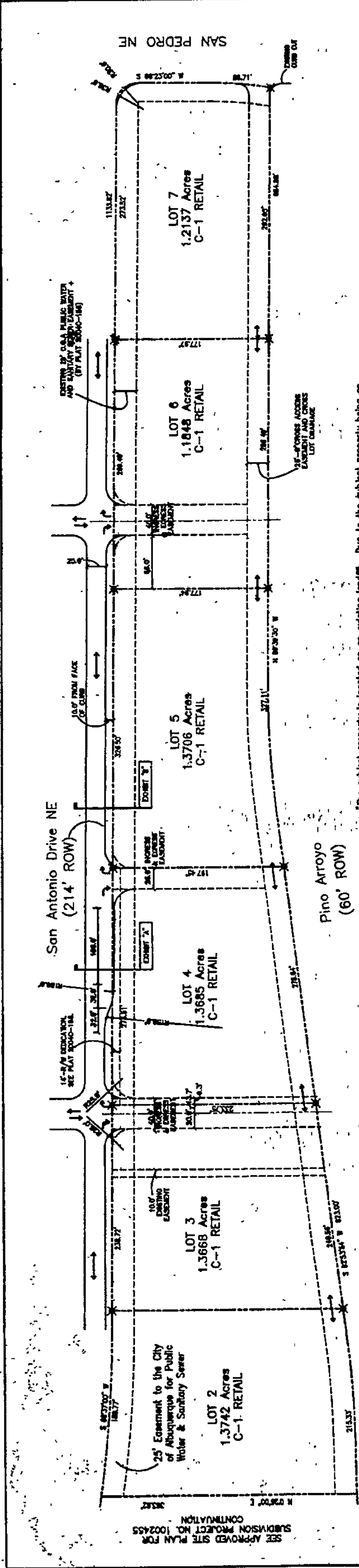
At this time only a few minor SIA improvements remain to be completed as well as the required final paperwork for City Acceptance.

This request is to provide time to reach final completion and acceptance under the original SIA.

Sincerely

Larry D. Stroup
President, The Stroup Co.
Contracted LLC Manger for
San Antonio Commons L.L.C.

EPC



**AMENDMENT TO SITE DEVELOPMENT
PLAN FOR SUBDIVISION**

SCALE: 1"=400'



LEGAL DESCRIPTION

LOTS 2 THRU 7
J.U. SUBDIVISION
BEING A REPLAT OF TRACT A-3-B,
J GROUP ADDITION, TRACT 1,
NEW HEART CENTER & TRACT 1,
NORTHSIDE SUBDIVISION

WITHIN PROJECTED SECTION 25
TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE,
BERNALILLO COUNTY
NEW MEXICO

NOTES: LOTS 2 THRU 7

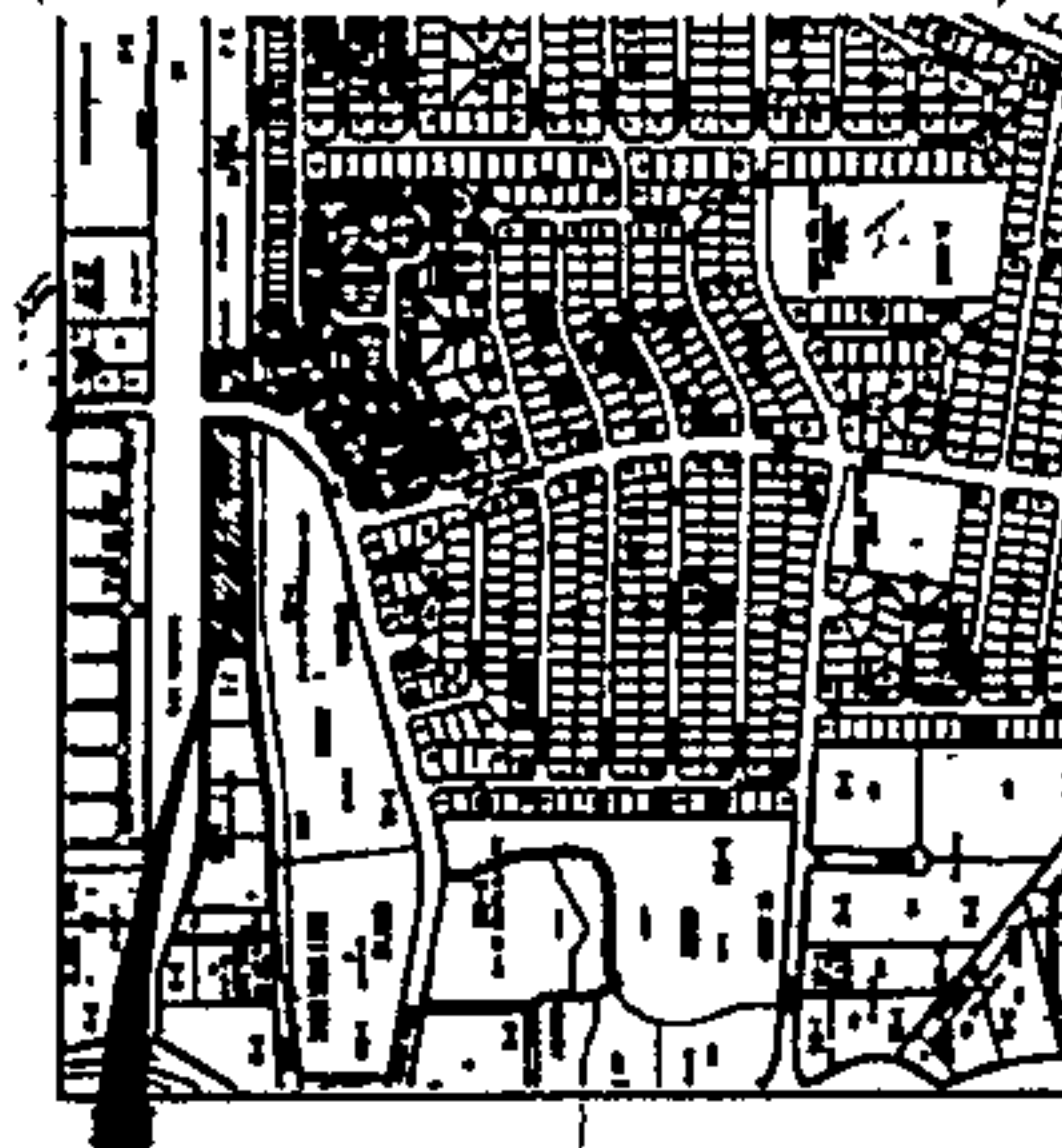
BUILDING HEIGHT NOT TO EXCEED 34 FT.
MAXIMUM FLOOR-AREA RATIO: 20.0%
BUILDING MINIMUM SETBACKS:
FRONT: 25.0 FT.
SIDE: 5.0 FT.
REAR: 5.0 FT.

TRAFFIC FLOW NOTES

- TWO WAY INGRESS AND EGRESS
TRAFFIC FLOW
- RIGHT TURN ONLY INTO LOT
- RIGHT TURN ONLY OUT OF LOT
- TWO WAY INTERIOR AND CROSS-LOT
TRAFFIC FLOW

GENERAL DESIGN CRITERIA

1. ALL STRUCTURES ON LOTS WILL BE LIMITED TO THE GENERAL CRITERIA DESCRIBED HEREIN.
2. DESIGN OF BUILDING SHALL BE A COMPATIBLE STYLE, MATERIALS AND COLORS THROUGHOUT.
3. LOTS 2-7 WILL NOT EXCEED THE REQUIRED PLUS 10%.
4. PARKING (E, LOA) COMPLIANT PARKING WILL BE LOCATED ADJACENT TO THE MAIN ACCESS POINT, AND REQUIRED PARKING SHALL BE DISTRIBUTED ON AT LEAST TWO SIDES OF A BUILDING.
5. ALL SIDEWALKS WILL HAVE A MINIMUM OF 8 FEET CLEAN WALKWAY AREA PROTECTED BY PERMANENT CAR STOPS.
6. FRONT ENTRY SIDEWALK AREAS WILL BE COVERED OR SHADED BY TREES.
7. ALL STRUCTURES SHALL BE CONNECTED BY PEDESTRIAN PATHWAYS PER CITY OF ALBUQUERQUE (COA) REQUIREMENTS AND THRU VEHICULAR AREAS.
8. PATIO AREAS FOR EMPLOYEES WILL BE PROVIDED AND SHADED.
9. BICYCLE RACKS WILL BE PROVIDED PER COA CODE.
10. ALL LANDSCAPING WILL BE PER COA CODE. NO GREATER THAN 20% OF LANDSCAPED AREA WILL BE LOW WATER USE AND ALL APPLICABLE WATER CONSERVATION MEASURES REQUIRED. COLORFUL, DIVERSE, AND APPROPRIATE TO CLIMATE. ALL PLANTS WILL BE ADHERED TO 80% MINIMUM GROUND COVER WITH LOW WATER USE OF NATIVE PLANTS.
11. SCREEN WALLS WILL NOT TO EXCEED 3'-4" HIGH AND SHALL MATCH STUCCO COLOR OF BUILDINGS.
12. ALL ROOF TOP OR GROUND LEVEL MECHANICAL UNITS WILL BE PHYSICALLY SCREENED FROM VIEW OR PAINTED TO BLEND WITH SURROUNDING STRUCTURE'S COLOR. ALL ROOF PENETRATIONS WILL MATCH STRUCTURE OR ROOF COLOR.
13. FRONT FACADES WILL BE SHADED BY EITHER THE BUILDING STRUCTURE, CANOPIES, PORTALS, AWNINGS, OR SHADE TREES PLANTED IN A MANNER TO SHADE THE ENTIRE FRONT FACADE OF THE STRUCTURE.
14. LOADING DOCKS SHALL BE SCREENED BY WALLS, TREES, AND OR STRUCTURE ELEMENTS THAT ARE ARCHITECTURALLY INTEGRATED INTO THE STRUCTURE.
15. ALL REFUSE ENCLOSURES WILL COMPLY WITH COA CODE AND SOLID WASTE REGULATIONS.
16. MONUMENT SIGNS ARCHITECTURE SHALL BE SCREENED WITH THE STRUCTURE DESIGN WILL NOT EXCEED 12' IN HEIGHT, AND SHALL NOT EXCEED 5% OF THE FACADE AREA.
17. BUILDING SIGNS SHALL NOT EXCEED 25% OF THE FACADE AREA.
18. SITE AND BUILDING LIGHTING WILL COMPLY WITH COA CODES AND REGULATIONS, FULLY SHIELDED. ONE DESIGN TYPE, FOOTING SHALL MATCH STUCCO COLOR, AND 18"-0" HIGH MALLUM.
19. 3'-0" HIGH BOLLARD ILLUMINATION (AT LEAST ONE) AT CURB RAMPS ENTERING A CROSSWALK, BE ONE DESIGN TYPE, FULLY SHIELDED.
20. ALL CROSSWALKS TO BE TEXTURED WITH COLORED CONCRETE OR BRICK PAVING.



LOCATION MAP
ZONE ATLAS: E-18-2

**AMENDMENT TO SITE
DEVELOPMENT PLAN
FOR SUBDIVISION**

PROJECT NUMBER 1002455
APPLICATION NUMBER 226-1160-22616

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATE 12/15/09 AND THE FINDING'S AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

DATE	6-11-09
DATE	6-18-09
DATE	10/1/09
DATE	6-17-09
DATE	
DATE	6-11-09
DATE	

REV	DATE	DESCRIPTION	APPROVED
1			
2			
3			
4			

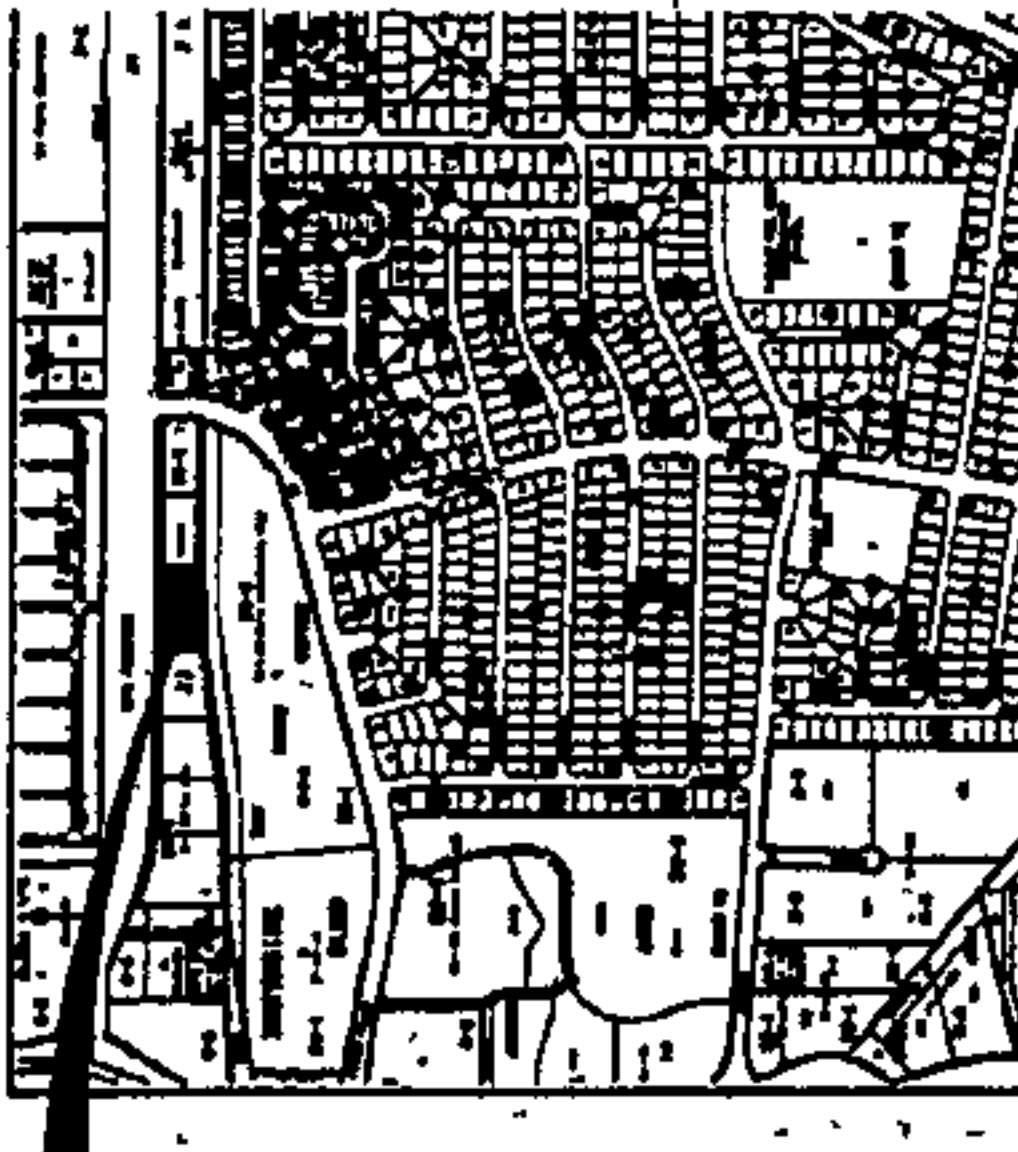
APRA Construction & Design
2511 10th Street NE
Albuquerque, New Mexico, 87110
TEL: (505) 263-2222

SAN ANTONIO OFFICE & RETAIL
ALBUQUERQUE, NM

SD-1	
6.888	

GRAPHIC SCALE
0 50 100
FEET

ERC



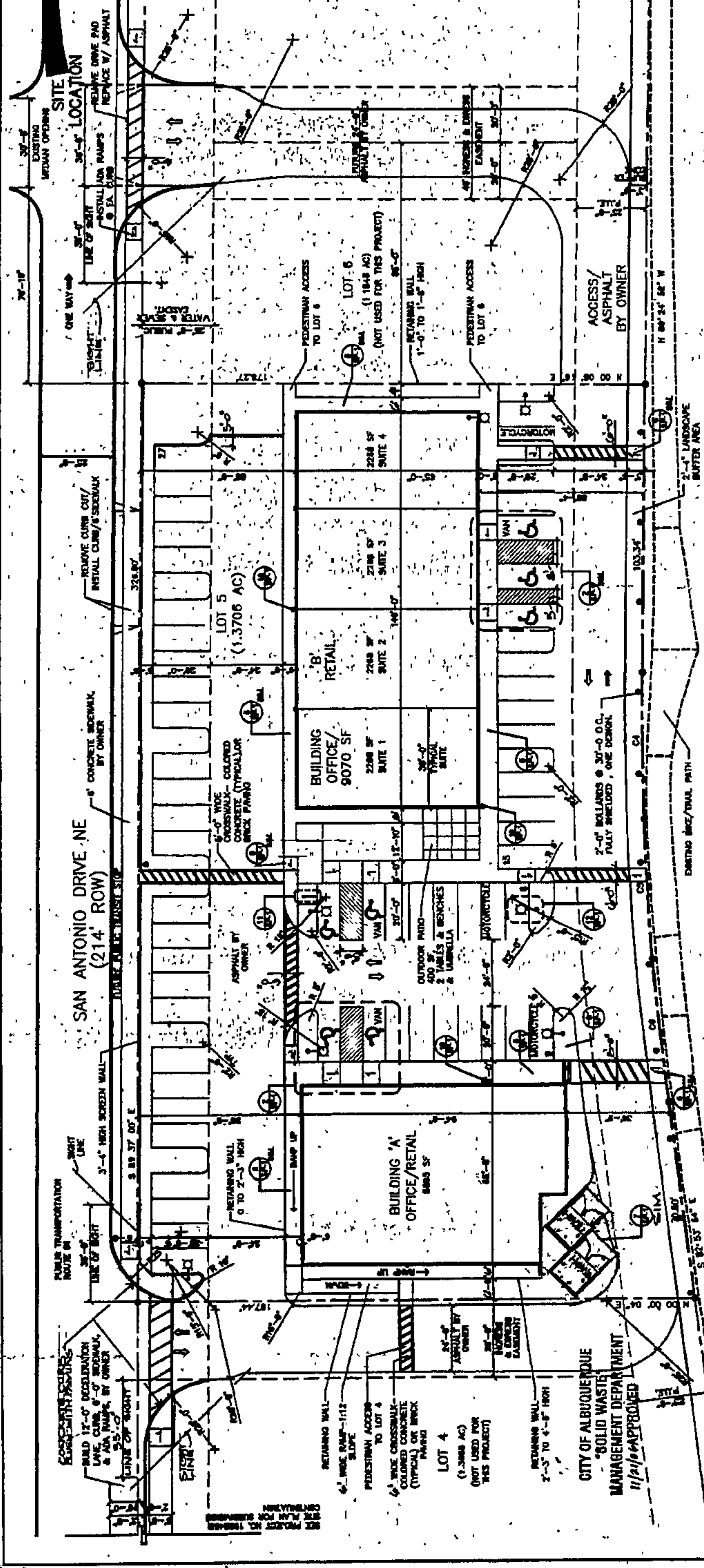
LOCATION MAP
 THIS A PLAN OF THE PROJECT SITE IS LOCATED IN THE CITY OF SAN ANTONIO, TEXAS. THE PROJECT SITE IS LOCATED IN THE CITY OF SAN ANTONIO, TEXAS. THE PROJECT SITE IS LOCATED IN THE CITY OF SAN ANTONIO, TEXAS.

APPROVALS
 DATE: 6/17/08
 DATE: 6-18-08
 DATE: 6/18/08
 DATE: 7-17-08
 DATE: 7-17-08
 DATE: 11/1/08
 DATE: 8-7-08

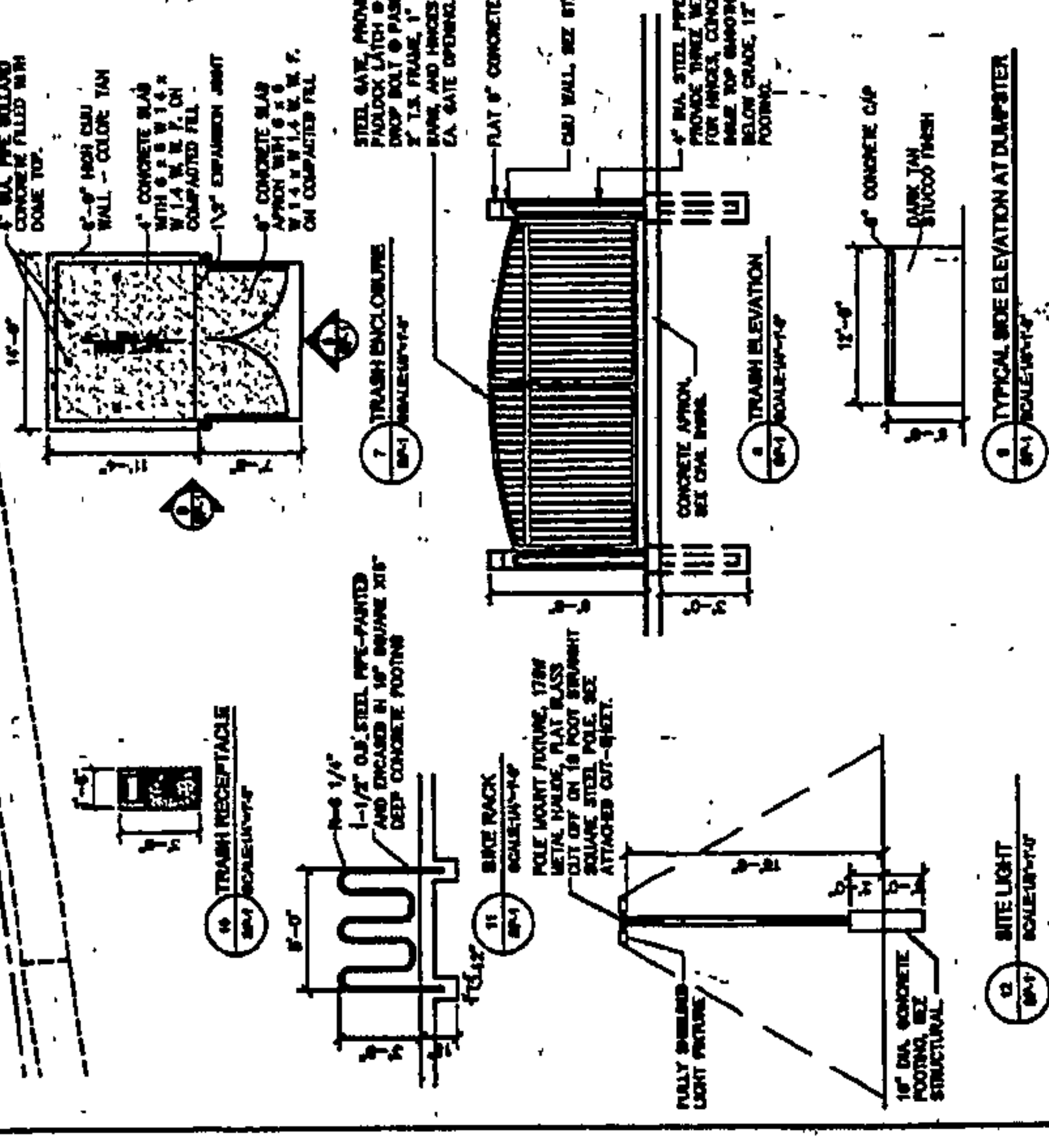
AFRA Construction & Design
 2811 San Antonio Ave
 San Antonio, Texas 78205
 Tel: 214-343-1111

REV	DATE	DESCRIPTION
1	11-08-08	ISSUED FOR PERMIT
2		
3		
4		

SAN ANTONIO
 ALBUQUERQUE, N.M.
 11.5:8.4



SAN ANTONIO OFFICE/RETAIL SITE PLAN
 SCALE: 1/8"=1'-0"



GENERAL NOTES
 ALL REVISIONS TO THIS PLAN SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO, TEXAS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO, TEXAS.

GRAPHIC SCALE
 1" = 10'



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 8, 2013

Project# 1002455

13DRB-70505 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
13DRB-70516 VACATION OF PRIVATE EASEMENT

THE STROUP CO. request(s) the above action(s) for all or a portion of Lot(s) 4A-7A, JJ SUBDIVISION zoned SU, located on SAN ANTONIO BETWEEN I-25 AND SAN PEDRO containing approximately 5.07 acre(s). (E-18) [Deferred from 4/17/13, 4/24/13]

At the May 8, 2013 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance. The preliminary/final plat was approved with final sign off delegated to Planning for removal of zoning note from plat and AGIS DXF.

Findings

The public welfare is in no way served by retaining the way or easement, based on the proposed replat and replacement easement.

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by May 23, 2013 in the manner described below.

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

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

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

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

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



Jack Cloud, DRB Chair

Cc: THE STROUP CO.
Marilyn Maldonado
File

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from March 24, 2015 To April 8, 2015

5. REMOVAL

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

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

[Signature] (Applicant or Agent) 3/11/15 (Date)

I issued 1 signs for this application, 3-11-15 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1002455



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 11, 2008

Project # 1002455
07DRB-70004 VACATION OF
PRIVATE EASEMENT

RIO GRANDE SURVEYING CO. agent(s) for SAN ANTONIO PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 3-7, **JJ** **SUBDIVISION**, zoned SU-1 for C-1 USES, located on SAN ANTONIO NE between INTERSTATE 25 NE and FOREST HILLS NE containing approximately 6.5044 acre(s).
[Deferred from 5/30/07, 5/28/08 & 6/4/08] (E-18)

At the June 11, 2008, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

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

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

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

CONDITIONS:

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

07DRB-70005 MINOR-PRELIMINARY/FINAL PLAT APPROVAL

With the signing of the infrastructure list dated June 11, 2008, the Preliminary/Final was approved with final sign off delegated to planning for AMAFCA signature.

06DRB-01648 EPC SDP FOR SUBD.

The site plan for subdivision was approved. 3 copies of the approved site plan must be provided to Planning.

06DRB-01649 EPC SDP FOR BUILDING PERMIT

The site plan for building permit was deferred to 6/18/08 at the agent's request.

If you wish to appeal these decisions, you must do so by June 26, 2008 in the manner described below.

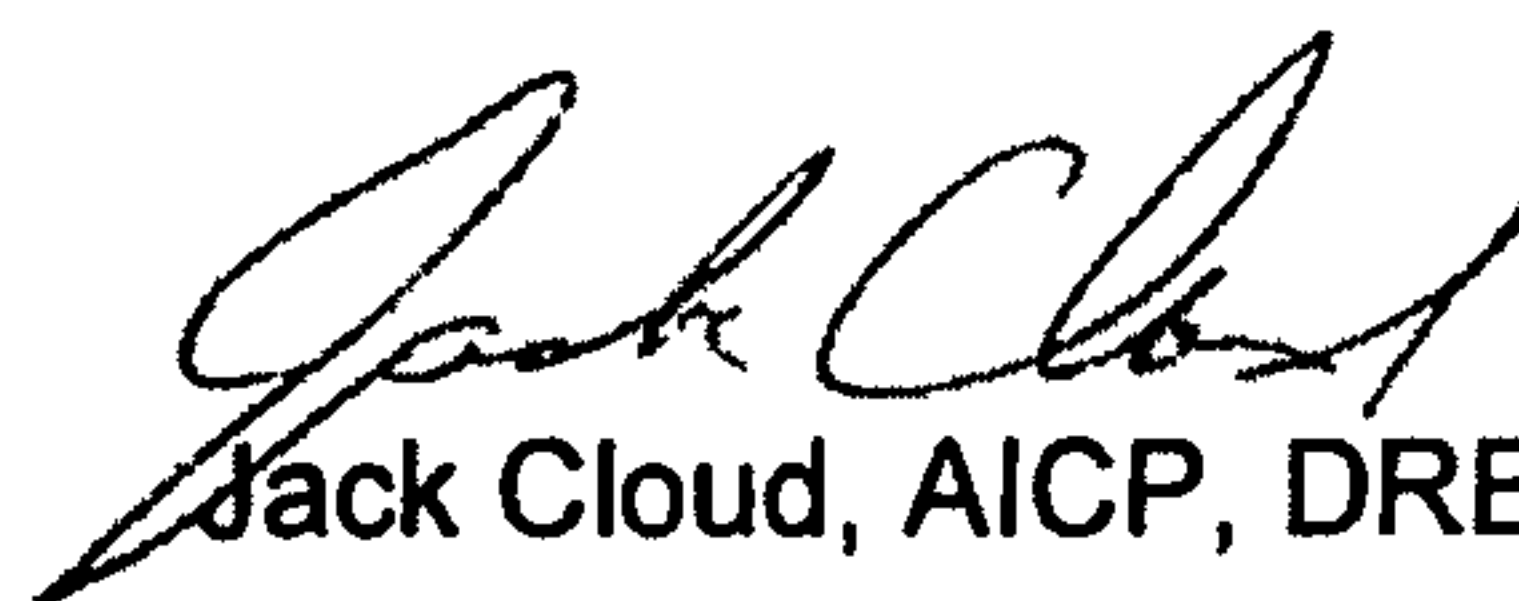
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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

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

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

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


Jack Cloud, AICP, DRB Chair

Cc: Rex Vogler, P.S. – P.O. Box 7155 – Albuquerque, NM 87194

Cc: San Antonio Properties – Douglas Simms - LLC – 2712 Castaneda Dr. NW
– Albuquerque, NM 87107



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 31, 2006

1. **Project # 1002455**
06DRB-00610 Major-One Year SIA

TIM OTT agent(s) for J GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-7, **J J SUBDIVISION**, zoned SU-1 for C-1 uses, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO DR NE containing approximately 10 acre(s). [REF: 04DRB-00984, 03DRB-01899, 03DRB-01654] (E-18)

At the May 31, 2006, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by June 15, 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).


Sheran Matson, AICP, DRB Chair

Cc: J Group, 7508 Northridge Ave NE, 87109
Timothy Ott, 5620 Venice NE, Suite #G, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

ORIGINAL

Date Submitted: 10/13/08

Date Site Plan Approved: 12-3-08

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1002455

DRB Application No.: 08-70446

11-04-09

LOT 2-A, JJ SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 2&3, JJ SUBDIVISION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		125' ^Δ 150'	Deceleration Lane w/ C&G	San Antonio Drive	W. R Lot 2	Private Entrance	/	/	/
		30' Wide	Private Entrance	San Antonio Drive	e East end of Decal.		/	/	/
		30' ^Δ 40' Wide	Private Entrance	San Antonio Drive	e East R Lot 3		/	/	/
		20' Wide	Concrete Rundown to Pino Channel	West R Lot 1	South R Lot 1	Pino Channel	/	/	/
		6' Wide	Sidewalk (PCC)	San Antonio	West R Lot 2	East R Lot 3	/	/	/
		-	Relocate 4" Gas (Landfill) Vents	San Antonio	West R Lot 2	East R Lot 3	/	/	/
		-	Relocate Fire Hydrant	San Antonio	East R Lot 2		/	/	/
		1 1/2"	Relocate Water Meter Box	San Antonio	East R Lot 2		/	/	/
							/	/	/

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

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

NOTES

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<u>J. J. BORDENAVE</u> NAME (print)	<u>[Signature]</u> 12-3-08 DRB CHAIR - date	<u>Christina Sanborn</u> 12/3/08 PARKS & RECREATION - date
<u>BORDENAVE DESIGNS</u> FIRM	<u>[Signature]</u> 12-03-08 TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
<u>[Signature]</u> 12/19/08 SIGNATURE - date	<u>[Signature]</u> 12/3/08 UTILITY DEVELOPMENT - date	_____ - date
	<u>Bradley J. Bingham</u> 12/3/08 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
Δ	11-04-09	A Woodell 11/25/09	[Signature]	[Signature]

Current DRC
Project Number: _____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

DRB
6-18-08

Date Submitted: 5/13/2008
Date Site Plan Approved: 6-18-08
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1002455
DRB Application No.: 06DRB-01648
06DRB-01649

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

SAN ANTONIO OFFICE / RETAIL

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 5, J GROUP ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		125' +/-	12' RIGHT TURN LANE	SOUTH SIDE OF SAN ANTONIO	ROADWAY CROSS-OVER W. LOT 4	NEW DRIVE PAD WEST LOT 5	/	/	/
		6'	SIDEWALK	SOUTH SIDE OF SAN ANTONIO	WEST PROP LINE	EAST PROP LINE	/	/	/
		6'	LANDING/ADA RAMP / CURB/CROSS WALK + GUTTER	SOUTH SIDE OF SAN ANTONIO AT LOT 4/LOTS PROPERTY LINE	SOUTHWEST DECEL LANE	SOUTHEAST CURB	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

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

NOTES

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AUGUSTINE GRACE, P.E.
NAME (print)

ACG Engineering
FIRM

[Signature] 6/11/08
SIGNATURE - date

[Signature] 6-18-08
DRB CHAIR - date

[Signature] 6/18/08
TRANSPORTATION DEVELOPMENT - date

[Signature] 6/18/08
UTILITY DEVELOPMENT - date

[Signature] 6-18-08
CITY ENGINEER - date

Christina Sandoval 6/18/08
PARKS & RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Project Number: 1002455
 Date Submitted: 11/12/03
 Date Site Plan Approved: 11/12/03
 Date Preliminary Plat Approved: 11/12/04
 Date Preliminary Plat Expires: 1002455
 DRB Project No.: 03-21899
 DRB Application No.: 03-21899

FIGURE 14

INFRASTRUCTURE LIST

EXHIBIT "A"

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

J GROUP ADDITION U SUBDIVISION, LOTS 2-7
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT A-3-B, J GROUP ADDITION, TRACT 1 NEW HEART CTR, TRACT 1 NORTHSIDE SUB.
 EXISTING LEGAL DESCRIPTION PRIOR TO FLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Enst Engineer
		8" PVC	Water Line	South side of San Antonio Blvd	Lot A-3-B-1	San Pedro A-3-B-7			
		8" SDR 35	Sanitary Sewer	South side of San Antonio Blvd	Lot A-3-B-1	A-3-B-7			
			Side inlet to Arroyo	SW Corner Lot A-3-B-1					
		8" HDPE	WATER	SOUTH SIDE OF SAN ANTONIO	LOT ? WEST BOUNDARY	SAN ANTONIO X-OVER			
		8" HDPE	WATER	SAN ANTONIO X-OVER	SOUTH OF SAN ANTONIO	WEST BOUND LANE SAN ANTONIO			
		6" HDPE	WATER	SOUTH SIDE OF SAN ANTONIO	SAN ANTONIO WEST BOUNDARY	LOT 7			
		2" HDPE	GAS (FORCE MAIN)	SOUTH SIDE OF SAN ANTONIO	LOT ? WEST BOUNDARY	LOT 7			

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnal Engineer
							1	1	1
							1	1	1
							1	1	1
							1	1	1

1 Site is in a landfill; must address landfill requirements.

NOTES

2 _____

3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Tim OTT
NAME (print)

[Signature]
DRB CHAIR - date 11/12/03
PARKS & GENERAL SERVICES - date 11/12/03
[Signature]

Agent / 1585LLC
FIRM

[Signature]
TRANSPORTATION DEVELOPMENT - date 11-12-03

AMAFCA - date

SIGNATURE - date

[Signature]
11/12/03

UTILITY DEVELOPMENT - date

- date

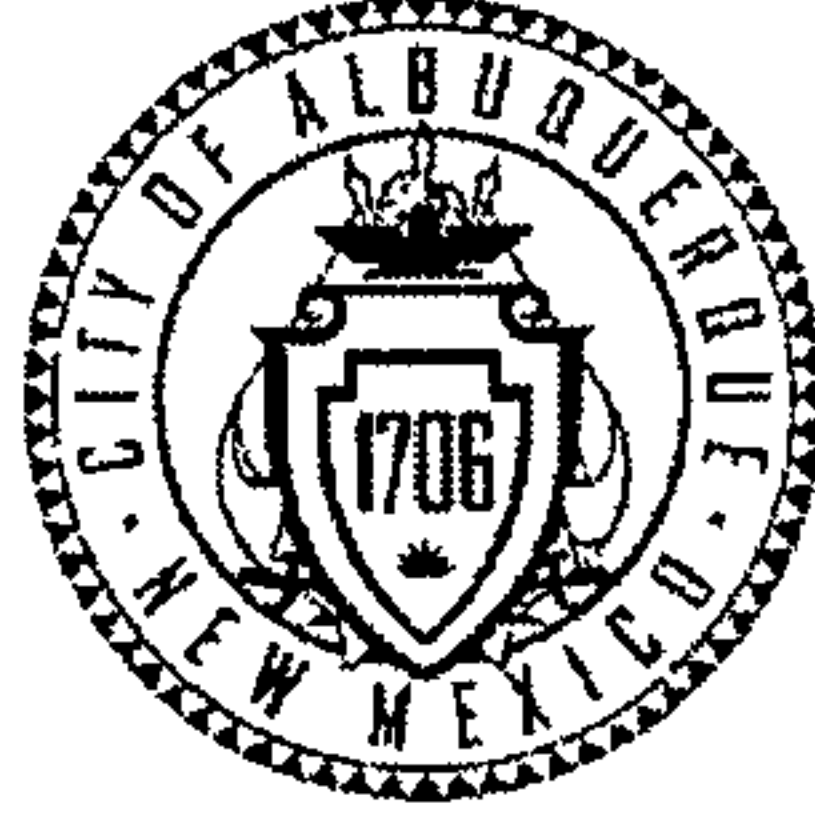
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT OWNER
A	01/03/2007	<i>[Signature]</i>	By William G. Puleo / B&B	Paul P. Barbone



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

March 10, 2015

Larry Stroup
San Antonio Commons, LLC
5600 Wyoming Boulevard NE, Suite 180
Phone: 505-857-9566

Dear Larry:

Thank you for your inquiry of **March 10, 2015** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) LOT 5-A, JJ SUBDIVISION CONTINUED, LOCATED ON SAN ANTONIO DRIVE NE BETWEEN SAN PEDRO DRIVE NE AND INTERSTATE 25** zone map **E-18**.

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

ACADEMY ACRES NORTH N.A. "R"

Jacob Tellier, P.O. Box 90181/87199 821-0393 (h)

Irene Minke, P.O. Box 90181/87199 828-9810 (h)

ALBUQUERQUE MEADOWS RESIDENT'S ASSN. "R"

Mary Jo Valley, 7112-26 Pan American Frwy. NE/87109 228-3504 (h)

Bob Stetson, 7112-154 Pan American Frwy. NE/87109 440-7701 (h)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* 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. If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT
TO BOTH CONTACTS OF
EACH NA/HOA FOR THIS
PLANNING SUBMITTAL.**



5600 Wyoming NE, Suite 180
Albuquerque, NM 87109

(505) 857-9566 FAX: (505) 821-6258 Cell: (505) 269-0117

E-Mail Address: LarryStroup@StroupCo.com

from: Larry Stroup

TO: Academy Acres North N.A.
Jacob Tellier
Box 90181
Albuquerque. NM 87199

Academy Acres North N.A.
Irene Minke
Box 90181
Albuquerque. NM 87199

Albuquerque Meadows Resident's Assn..
Mary Jo Valley
7112-26 Pan American Freeway
Albuquerque. NM 87109

Albuquerque Meadows Resident's Assn..
Bob Stetson
7112-154 Pan American Freeway
Albuquerque. NM 87109

DATE:3/10/15

RE: DRB Hearing 4/8/15

The owners of San Antonio commons at 5700 San Antonio NE (Lot 5A, JJ Subdivision) are requesting a one year extension for the site plan approval and Subdivision Improvement Agreement to allow additional time to complete the finishing touches of the site plan and the related City paperwork. This project is on the south side of San Antonio NE between I-25 and San Pedro.

This DRB case does not change the approved site plan or uses.

Please call me if you would like additional information.

Sincerely

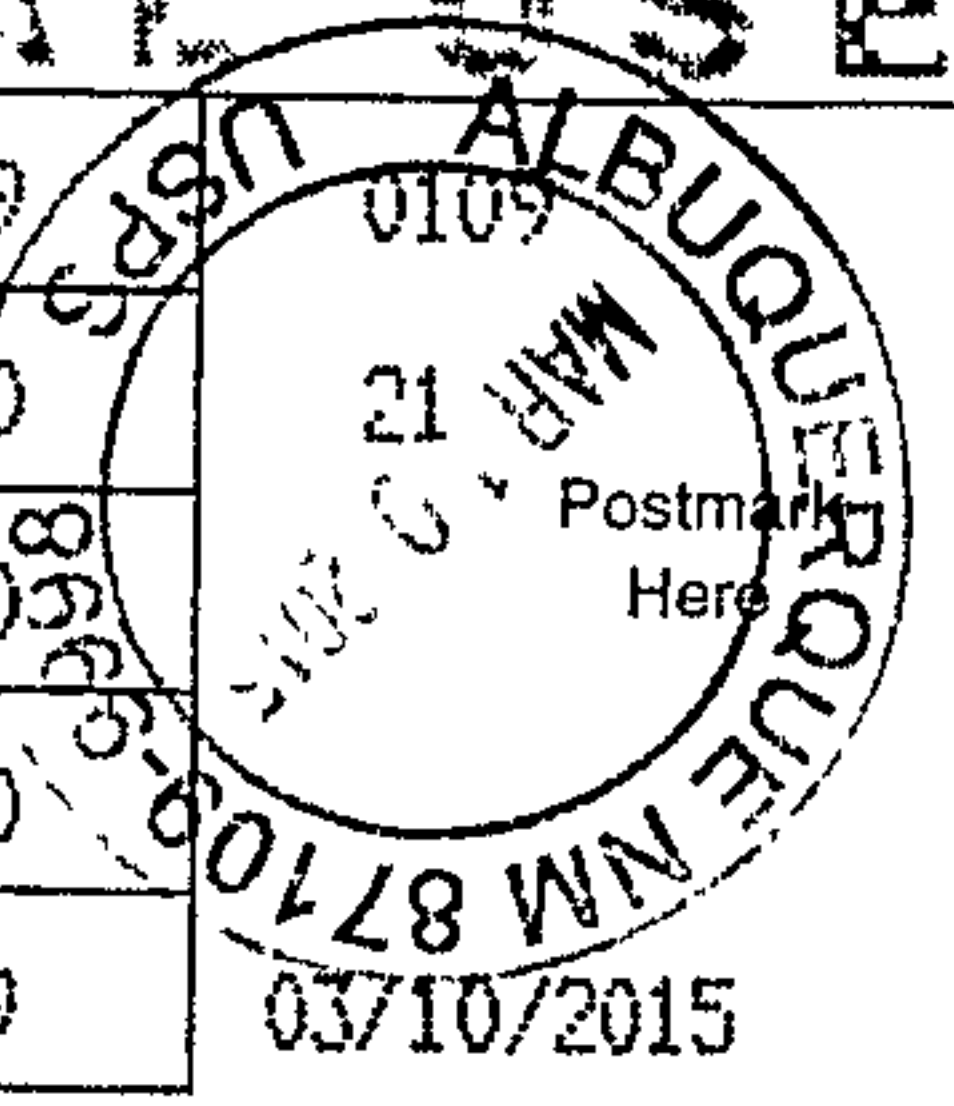
Larry D. Stroup - 857-9566 - LarryStroup@StroupCo.com

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ALBUQUERQUE NM 87109 SPECIAL USE

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Certified Fee		\$3.30
Return Receipt Fee (Endorsement Required)		\$2.70
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$6.49



Sent To Bob Stetson
 Street, Apt. No.;
 or PO Box No.
 City, State, ZIP+4
 PS Form 3800, August 2006 See Reverse for Instructions

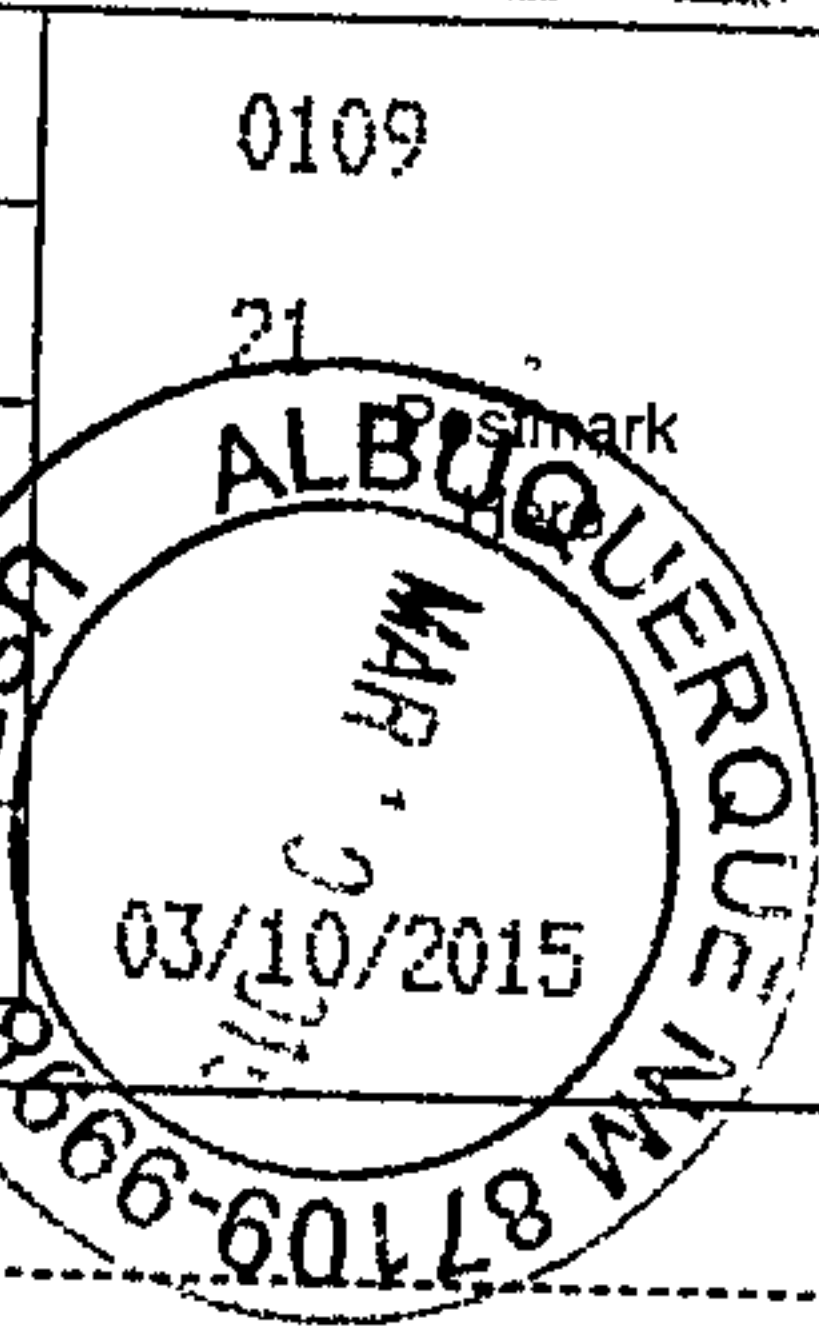
7014 1200 0002 0268 7365

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ALBUQUERQUE NM 87109 SPECIAL USE

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Certified Fee		\$3.30
Return Receipt Fee (Endorsement Required)		\$0.00
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$3.79



Sent To Jacob Tellier
 Street, Apt. No.;
 or PO Box No.
 City, State, ZIP+4
 PS Form 3800, August 2006 See Reverse for Instructions

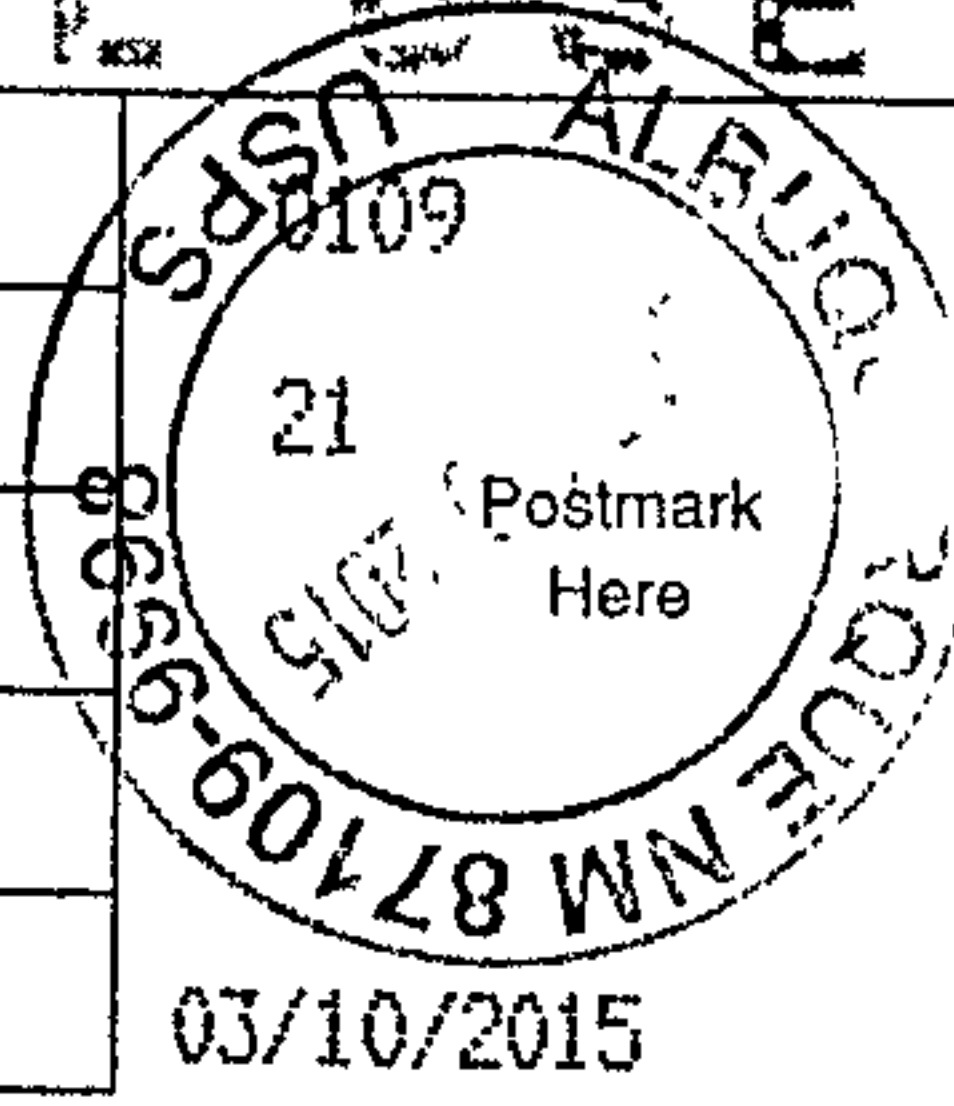
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ALBUQUERQUE NM 87109 SPECIAL USE

Postage	\$	\$0.49
Certified Fee		\$3.30
Return Receipt Fee (Endorsement Required)		\$2.70
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$6.49



Sent To Irene Mencia
 Street, Apt. No.;
 or PO Box No.
 City, State, ZIP+4
 PS Form 3800, August 2006 See Reverse for Instructions

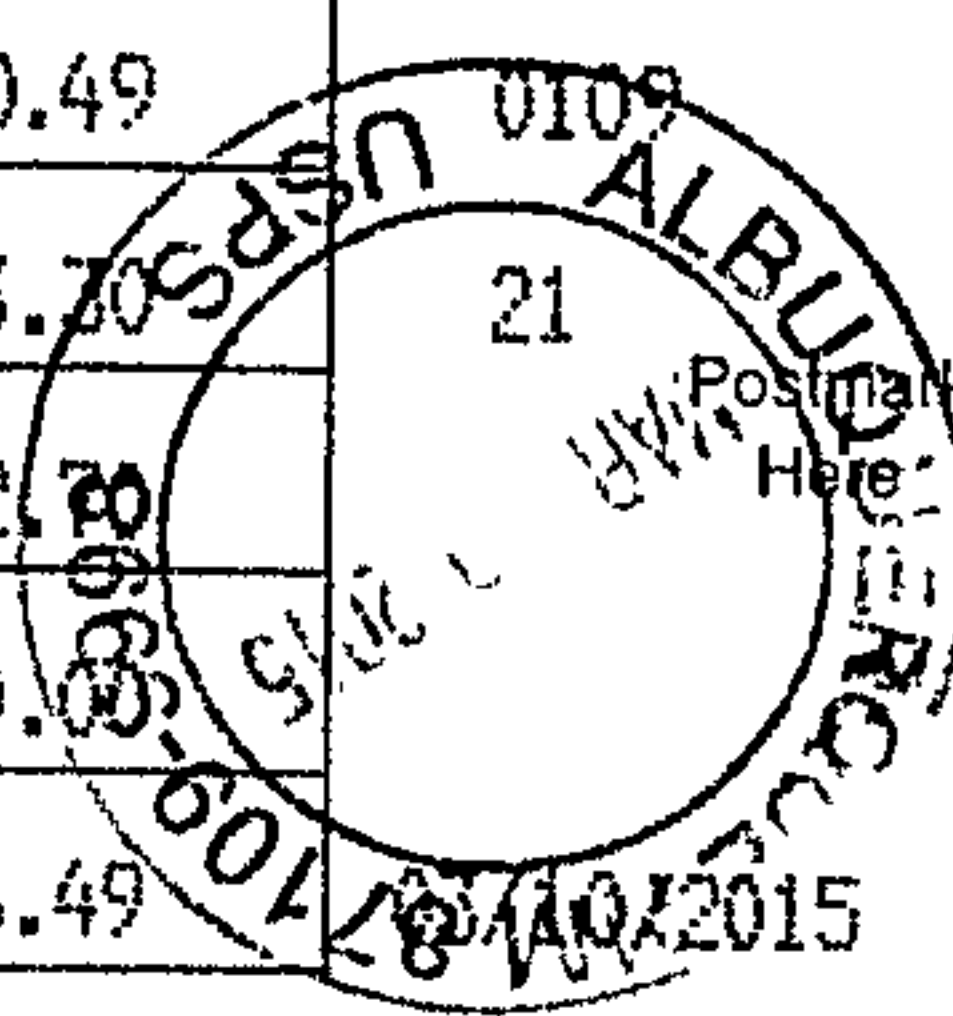
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For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87109 SPECIAL USE

Postage	\$	\$0.49
Certified Fee		\$3.30
Return Receipt Fee (Endorsement Required)		\$2.70
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$6.49



Sent To MARY Jo Valley
 Street, Apt. No.;
 or PO Box No.
 City, State, ZIP+4
 PS Form 3800, August 2006 See Reverse for Instructions

7014 1200 0002 0268 7341