



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 9, 2007

1. **Project # 1002591**
07DRB-00464 Major-One Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or any portion of Tract(s) C & G, **FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX**, zoned SU-1 PDA FOR RES & COMM located on CENTRAL AVE SE between TRAMWAY BLVD SE and DORADO PLACE SE containing approximately 6 acre(s). [REF: 06DRB00249] (L-22)

At the May 9, 2007, 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 May 24, 2007, 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

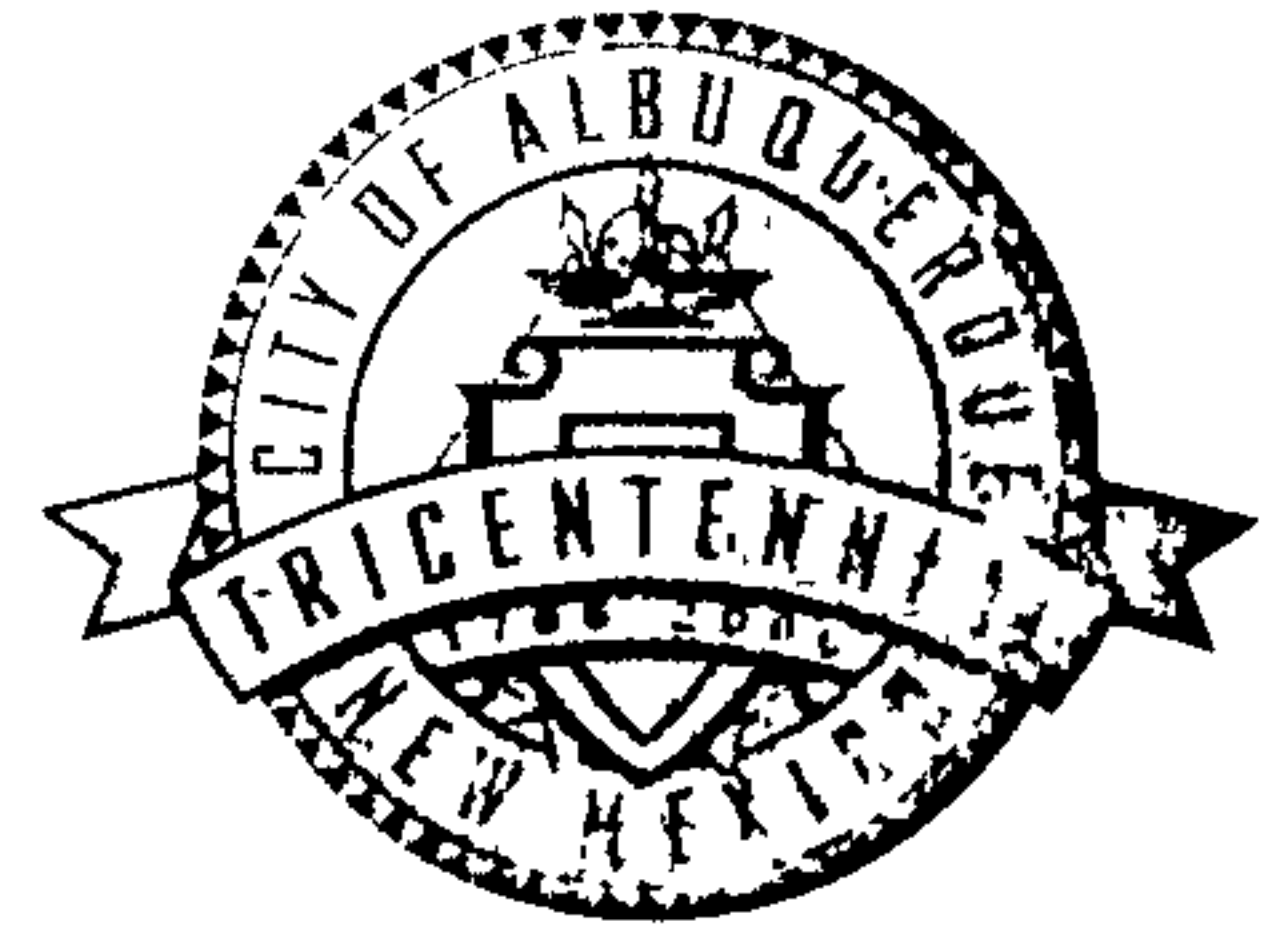
Cc: KPS Group Inc., 2101 First Avenue North, Birmingham, AL. ,35203
Tierra West LLC, 5571 Midway Park Pl. NE , 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002591 AGENDA# 1 DATE: 05/09/07

1. Name: Kelli Kueger Address: Surround West 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: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002591

AGENDA ITEM NO: 1

SUBJECT:

SIA – Two Year

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: \ Y

APPROVED ; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MAY 9, 2007

0

Senova, Claire A.

From: Gallegos, Carmela P.
Sent: Wednesday, May 02, 2007 4:36 PM
To: Senova, Claire A.
Subject: DRB COMMENTS DUE 5/2/07
Importance: High

*APP
Late
Comment*

Project #1002642
No action required at present time. Easement Vacated only.

~~Project #1002591~~
Lighting issues - advise more lighting on south of building in conjunction with ABQ Light Pollution Ordinance.
Advise stores in complex become part of Crime Free Business Watch and Apartment Complex engage in Crime Free Multi-Housing Program. Advise "No Trespassing Signs" be visible on new area expansion.

Project #1004361
No comments at this time.

Project #1005354
No comments at this time.

Carmela Gallegos
Administrative Assistant
APD Planning Division
Tel: 505-768-2175
Fax: 505-768-2324



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 9, 2007

Project # 1002591
07DRB-00464 Major-Two Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or any portion of Tract(s) C & G, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX, zoned SU-1 PDA FOR RES & COMM located on CENTRAL AVE SE between TRAMWAY BLVD SE and DORADO PLACE SE containing approximately 6 acre(s). [REF: 06DRB00249] (L-22)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letters sent to Singing Arrow NA (R).
APS	The request for an SIA extension for Compass Bank located on Tracts C & G, Four Hills Village Shopping Center and Apartment Complex (Central Ave SE and Tramway Blvd SE) will have no adverse impacts to the APS district.
Police Department	No crime prevention or CPTED 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 extension request.

Transportation Development

Have the plans been completed? Is the project under construction? This project has already received a one year extension.

Parks & Recreation No objection.

Utilities Development No objection to Extension request, defer to Transportation.

Planning Department No objection to the request.

Impact Fee Administrator No comment on a 1 year extension of an SIA.

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

Cc: KPS Group Inc, 2101 First Avenue North, Birmingham, AL, 35203

Tierra West LLC, 5571 Midway Park PI NE, 87109



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, May 9, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002591

07DRB-00464 Major-Two Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or any portion of Tract(s) C & G, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX, zoned SU-1 PDA FOR RES & COMM located on CENTRAL AVE SE between TRAMWAY BLVD SE and DORADO PLACE SE containing approximately 6 acre(s). [REF: 06DRB00249] (L-22)

Project # 1002642

07DRB-00503 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for AVALON TOWER LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A (to be known as **TRACTS B-1-A-2 & B-1-A-1, TOWER WEST SUBDIVISION**) zoned SU-1 for C-2 and R-1 Uses located on TOWER RD SW between 97TH ST SW and 98TH ST containing approximately 2 acre(s). (L-9)

Project # 1004361

07DRB-00493 Major-Vacation of Pub Right-of-Way

DON DUDLEY ARCHITECTS agent(s) for RIVER HORSE INVESTMENTS request(s) the above action(s) for Lot(s) 1-P-1 & 13-P-1, Block(s) 1, **TULANE TOWNHOUSES**, zoned R-3 located on TULANE NE between COMANCHE NE and CARLISLE NE containing approximately 1 acre(s). [REF: 05DRB01698] (G-16)

Project # 1005354

07DRB-00499 Major-Vacation of Public Easements
07DRB-00500 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or any portion of Lot(s) B-2-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned SU-2 SMI located on BELLAMAH AVE NW between 18TH ST NW and 19TH ST NW containing approximately 8 acre(s). [REF: 07EPC00107, 07EPC00109] (J-13/H-13)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call 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, APRIL 23, 2007.

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

Meeting Date: May 8, 2007
Z one Atlas Page: L-22
Notification Radius: 100 Ft.

**Project# 1002591
App#07DRB-00464**

**Cross Reference and Location: 13130 CENTRAL AVE SE BETWEEN TRAMWAY
BLVD SE AND DORADO PL SE**

Applicant: KPS GROUP INC
2101 FIRST AVENUE NORTH
BIRMINGHAM, AL 35203

Agent: KELI KRUEGER
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: APRIL 20, 2007
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** 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: KPS GROUP INC. PHONE: 205.459.1506
 ADDRESS: 2101 FIRST AVENUE NORTH FAX: 205.458.1513
 CITY: BIRMINGHAM STATE AL ZIP 35203 E-MAIL: _____
 Proprietary interest in site: OWNER/DEVELOPER List all owners: FOUR HILLS STATION LLC
 AGENT (if any): TIERRA WEST LLC PHONE: 505.858.3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505.858.1118
 CITY: ABQ STATE NM ZIP 87109 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: 1 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

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 C & G Block: _____ Unit: _____
 Subdiv. / Addn. FOUR HILLS VILLAGE SHOPPING CTR & APT COMPLEX
 Current Zoning: SU-1 PDA RES & COMM Proposed zoning: SAME
 Zone Atlas page(s): L22 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 5.944 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.) Within 1000FT of a landfill? NO
 UPC No. 102205653838710407 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 13130 CENTRAL AVE SE
 Between: TRAMWAY BLVD SE and DORADO PLACE SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc). PROJ# 1002591
Z-84-124/03AA0-00608/06DRB-00249

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

SIGNATURE [Signature] DATE 4/9/07
 (Print) RONALD R. BOHANNAN, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>07DRB - 00464</u>	<u>SIA</u>	<u>52</u>	<u>\$ 50.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	<u>\$</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>CAIE</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	<u>\$</u>
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	<u>AVO</u>	_____	<u>\$ 75.00</u>
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>5-9-07</u>	_____	_____	<u>\$ 145.00</u>

[Signature] 4-9-07

Project # **1002591**

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

- 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) precisely and clearly outlined and crosshatched (to be photocopied)
 - 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)
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (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) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - 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 ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- 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
- Plat or plan reduced to 8.5" x 11"
- n/a 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
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

DRB Public hearings are approximately ONE MONTH 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.

Ronald R. Bohannon, PE

Applicant name (print)

4/9/07

Applicant signature / date



Form revised 11/04, 6/05 and NOV 06

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

Application case numbers
07022 - 00464
 _____ - _____
 _____ - _____

Jodi M. Lopez 4-9-07
 Planner signature / date

Project # 1002591

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	102205 643345 010726	MARTINEZ HAROLD A TRUSTEE E MARTINEZ LVT	13041 CENTRAL AVENUE	ALBUQUERQUE	NM	871233029	C	A1A	TR B S PORT CANYON AC SUB
2	102205 641643 010722	MARTINEZ HAROLD A	13041 CENTRAL AVENUE	ALBUQUERQUE	NM	87123	C	A1A	CANYON ACRES S300FT TR C
3	102205 644941 710727	EMERALD PROPERTIES OF MARTIN COUNTY LC	PO BOX 8302	HOBESON	FL	33475	C	A1A	TR A1 PLAT OF TRS A1 & 1B CANYON ARCES SUBD CONT 29,137 SQ FT M/L
4	102205 647242 610731	WAFFLE HOUSE INC #545 ATT TAX DEPT	PO BOX 6450	NORCROSS	GA	300916450	C	A1A	TR 2-A OF PLAT OF TRS 2A & 2B OF A REPLAT OF TR 2 GEORGE ADD N CONT 0.3910 AC
5	102205 645344 710728	CHANDNI KARISHMA LODGING INC	646 CERILLOS ROAD	SANTA FE	NM	87501	C	A1A	TR 1B (PLAT OF TRS A1 & 1B) CANYON ACRES SUBD CONT 3.1442 AC M/L
6	102205 641727 210423	HOUCK FAMILY LLC	9420 RIO GRANDE NW	ALBUQUERQUE	NM	87114	R	A1A	LTS 1 THRU 16 WENONAH VILLAGE CONT 2.7179 AC
7	102205 642227 410422	WENONAH PARTNERSHIP C/O ROBERTS LIVING TRUST	7457 ACORN GLEN LP	ROSEVILLE	CA	95747	R	A1A	PRIVATE ACCESS EASMENT WITHIN WENONAH VILLAGE CONT .5420 AC
8	102205 653838 710407	FOUR HILLS STATION LLC	11690 GROOMS ROAD	CINCINNATI	OH	45242	C	A1A	TR C OF FOUR HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX CONT 0.9346 AC M/L
9	102205 642236 210419	FOUR HILLS STATION LLC	11690 GROOMS ROAD	CINCINNATI	OH	45242	C	A1A	TR B OF FOUR HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX CONT 4.000 AC M/L
10	102205 637735 710307	CITY OF ALBUQUERQUE CIVIL ASER CORPORATION	PO BOX 1293	ALBUQUERQUE	NM	87103	C	A1A	LT C-2A PLAT OF LOT C-2A, DORADO VILLAGE CONT 4.1478 AC
11	102205 638033 210303	WENNONAH LLC & 8401 AERO LLC	4224 JAMES PL NW	SAN DIEGO	CA	92103	R	A1A	L DORADO VILLAGE
12	102205 641432 510403	HOUCK DANIEL H & ANN	9420 RIO GRANDE BLVD NW	ALBUQUERQUE	NM	871141813	R	A1A	*3-A 1 SUMMARY PLAT LOT 3-A, BLK 1 FALE ADDN BEING A REPL OF LOTS 3 & 4 BLK 1 FALE ADDN CONT 1.3277 AC
13	102205 637833 210406	FOUR HILLS STATION LLC	11690 GROOMS ROAD	CINCINNATI	OH	45242	C	A1A	TRACT G OF FOUR HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX CONT 5.0106 AC +-
14	102205 641039 010420	FOUR HILL STATION LLC	11690 GROOMS ROAD	CINCINNATI	OH	45242	C	A1A	TR A-2 PLAT OF TRACTS A-1 & A-2 FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX CONT 1.5831 AC
15	102205 648736 010415	FOUR HILLS STATION LLC	11690 GROOMS ROAD	CINCINNATI	OH	45242	C	A1A	TRACT H-1A REPL OF TRS F, H-1, J & UNPLATTED LAND FOUR HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX 7.3498 AC M/L
16	102205 645951 540809	HUNTERS RIDGE LTD PTNS / NEVINS & ADAMS PROP INC % DELOITTE & TOUCHE LLP	555 17TH ST SUITE 3600	DENVER	CO	80202	R	A1A	TR E OF FOUR HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX CONT 5.6157 AC M/L

Or Current Resident
CHANDNI KARISHMA LODGING INC
646 CERRILLOS RD
SANTA FE, NM 87501

Or Current Resident
EMERALD PROPERTIES OF MARTIN
COUNTY LC
PO BOX 8302
HOBE SOUND, FL 33475

Or Current Resident
FOUR HILL STATION LLC
11690 GROOMS RD
CINCINNATI, OH 45242

Or Current Resident
HOUCK DANIEL H & ANN
9420 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87114 1813

Or Current Resident
HUNTERS RIDGE LTD PTNS / NEVINS
& ADAMS PROP INC % DELOITTE &
TOUCHE LLP
555 17TH ST SUITE 3600
DENVER, CO 80202

Or Current Resident
MARTINEZ HAROLD A
13041 CENTRAL AVE NE
ALBUQUERQUE, NM 87123

Or Current Resident
WAFFLE HOUSE INC #545 ATT TAX
DEPT
PO BOX 6450
NORCROSS, GA 30091 6450

Or Current Resident
WENNONAH LLC & 8401 AERO LLC
4224 JAMES PL NW
SAN DIEGO, CA 92103

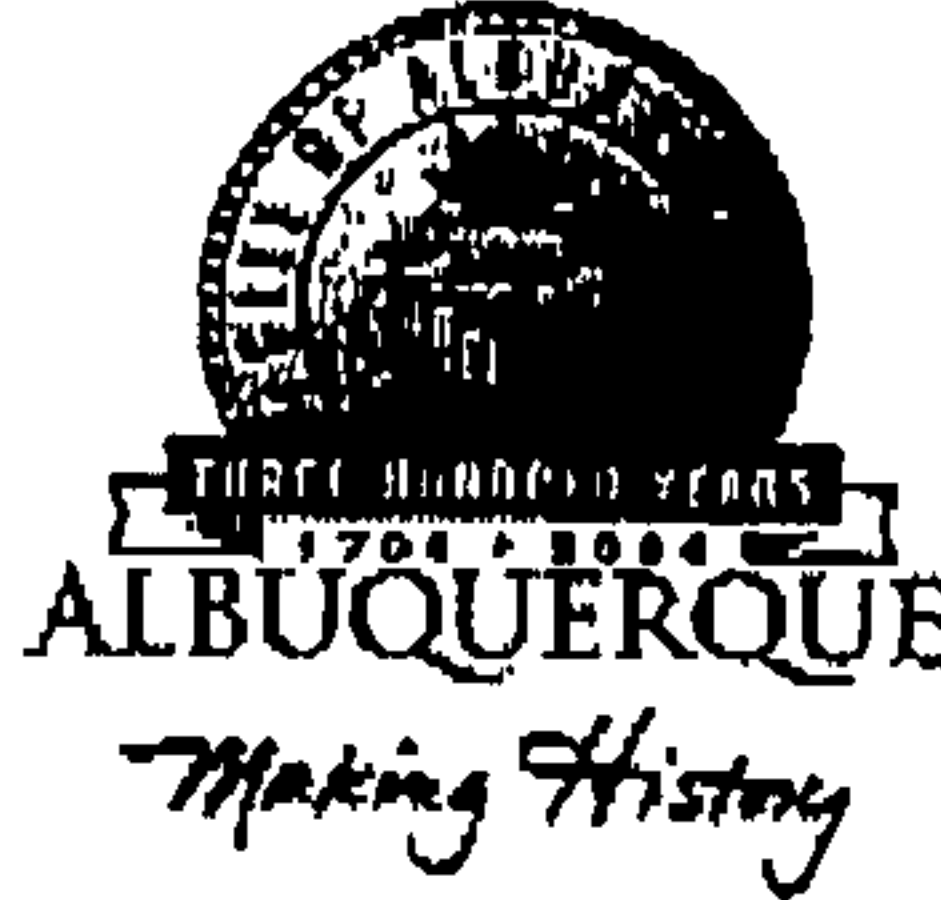
Or Current Resident
WENONAH PARTNERSHIP C/O
ROBERTS LIVING TRUST
7457 ACORN GLEN LP
ROSEVILLE, CA 95747

Project# 1002591
KPS GROUP INC
2101 FIRST AVE N.
BIRMINGHAM, AL 35203

Project# 1002591
KELI KRUEGER
Tierra West LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NM 87109

Project# 1002591
ROSE SENA
Singing Arrow N.A.
P.O. BOX 5191
ALBUQUERQUE, NM 87185

Project# 1002591
DIANE DAVIDSON
Singing Arrow N.A.
12800 PIRU SE
ALBUQUERQUE, NM 87123



City of Albuquerque

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

Date: April 5, 2007

TO CONTACT NAME: Keli Krueger
 COMPANY/AGENCY: Sierra West, LLC
 ADDRESS/ZIP: 5571 Midway Park Place NE 87109
 PHONE/FAX #: 858-3100 / 858-1118

Thank you for your inquiry of 4-5-07 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts C, E, G, Fair Hills Village Shopping Center & Apartment Complex located on 13130 Central Ave SE between zone map page(s) L-22 Tramway Blvd SE & Dorado Pl. SE

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

Singing Arrow
 Neighborhood Association
 Contacts: Rose Sena
PO Box 5191 87185
292-6866 (h) 385-3565 (c)
Diane Davidson
12800 Piru SE 87123
877-5788 (w)

Neighborhood Association
 Contacts: _____

See reverse side for additional Neighborhood Association Information: YES { } NO

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

Sincerely,

Dalaura O. Carmona
 OFFICE OF NEIGHBORHOOD COORDINATION

.....
 Attention: Both contacts per neighborhood association need to be notified.

!!!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 EDRB, 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:

The street address of the subject property.

The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.

A physical description of the location, referenced to streets and existing land uses.

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.
- d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- [] ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- [] The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- [] Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.
- [] Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinkiepleck@cabq.gov.


Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 4-5-07

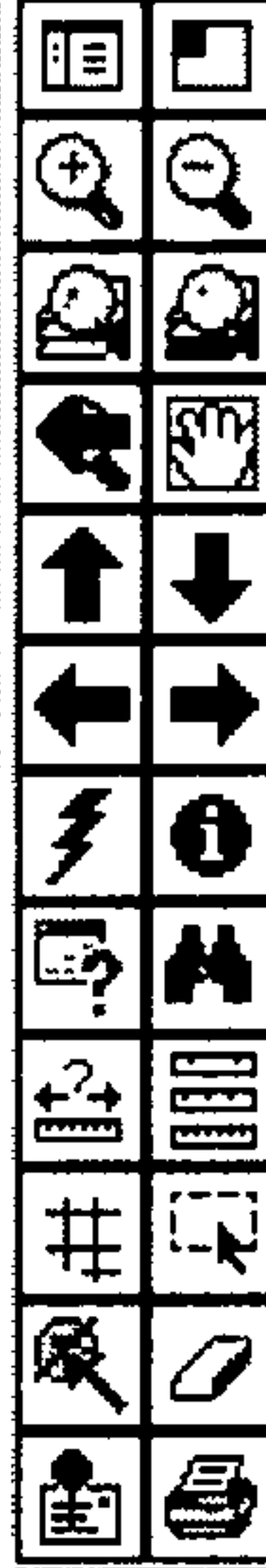
Time Entered: 4:30pm

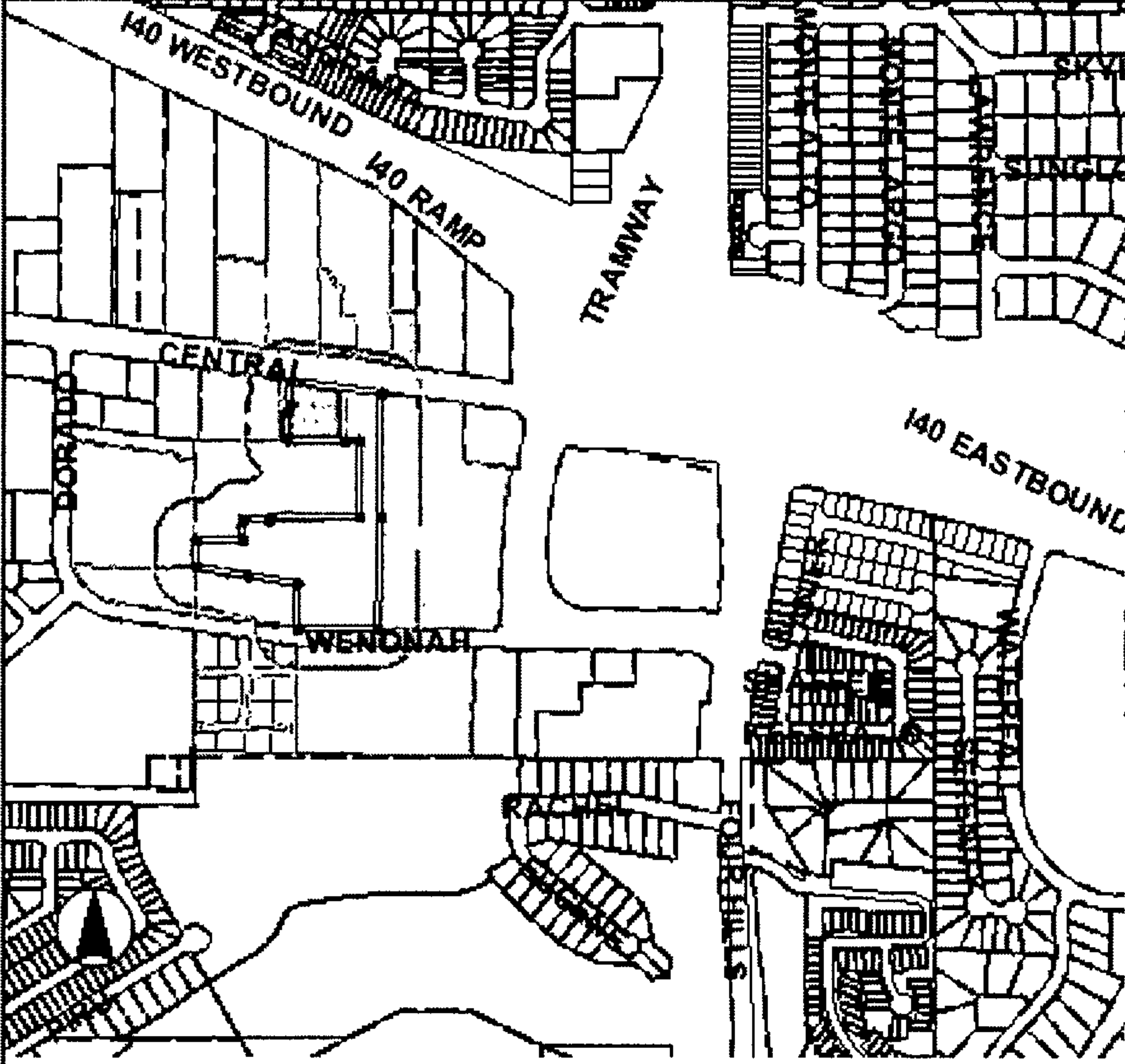
ONC Rep. Initials: DC



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

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

Refresh Map

Auto Refresh

Help:

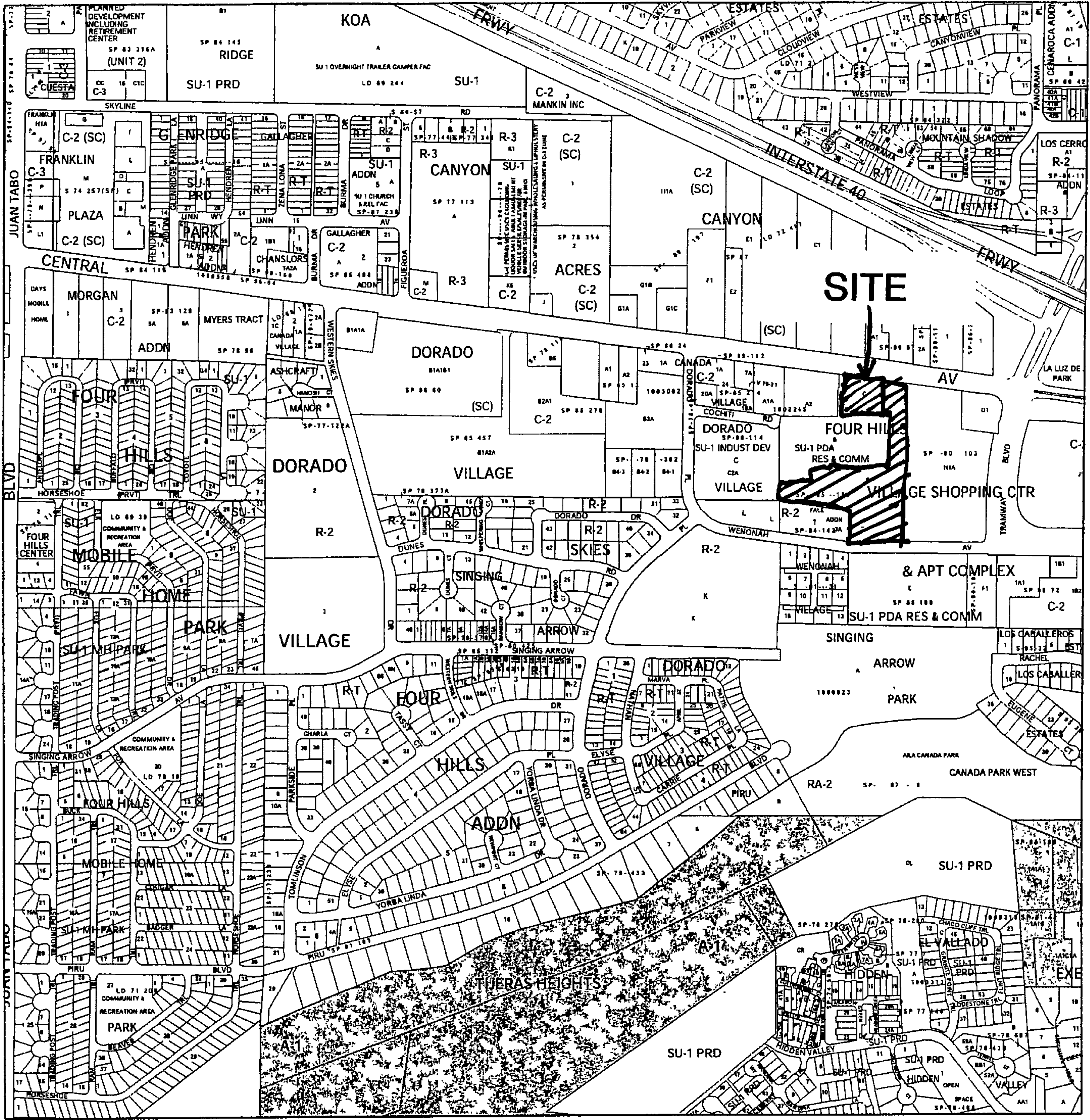
- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP

Rec	UPC CODE	OWNER
1	102205643345010726	MARTINEZ HAROLD A TRUSTEE MARTINEZ LVT
2	102205641643010722	MARTINEZ HAROLD A
3	102205644041710727	EMERALD PROPERTIES OF MARTIN COUNTY, LC

Pan
[SEARCH](#)
[REFRESH](#)
[HELP](#)
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[CONTACT](#)



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

AGIS
Albuquerque Geographic Information System

Map amended through: Apr 22, 2005

Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-22-Z

Selected Symbols

0 750 1,500 Feet

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

April 5, 2007

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

**RE: One Year Extension of Subdivision Improvement Agreements
Compass Bank – Central Avenue SE and Tramway Boulevard SE
Project #1002591, Zone Atlas Page L-22**

Dear Ms. Matson:

Tierra West LLC, on behalf of KPS Group, Inc., requests approval of a One Year Extension of Subdivision Improvement Agreements for Compass Bank. The site is located on Central Avenue SE between Tramway Boulevard SE and Dorado Place SE. Included in the application package is a copy of the plat for this site. We request this approval in order to complete construction of the public work order items.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Donald Simpson
Rose Sena, Singing Arrow N.A.
Diane Davidson, Singing Arrow N.A.

JN: 23011
RRB/kdk



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

April 23, 2007

TO: Rose Sena and Diane Davidson, Singing Arrow Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: *Major Two Year Subdivision Improvement Agreement for Compass Bank to complete construction of the public work order items for this project.*

Proposed by: Tierra West, LLC at 505-858-3100

Agent for: KPS Group, Inc.

For property located: On or near Central Avenue SE between Framway Boulevard SE and Dorado Place SE.

The case number(s) assigned is: 07DRB-00464, Project #1002591.

City Planning accepted application for this request on April 9, 2007.

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, May 9, 2007 in the Planning Hearing Room, Room 160, 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 J. 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



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

NAME: KPS GROUP INC. PHONE: 205.459.1506
 ADDRESS: 2101 FIRST AVENUE NORTH FAX: 205.458.1513
 CITY: BIRMINGHAM STATE AL ZIP 35203 E-MAIL: _____
 Proprietary interest in site: OWNER/DEVELOPER List all owners: FOUR HILLS STATION LLC
 AGENT (if any): TIERRA WEST LLC PHONE: 505.858.3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505.858.1118
 CITY: ABQ STATE NM ZIP 87109 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: 1 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

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 C & G Block: _____ Unit: _____
 Subdiv. / Addn. FOUR HILLS VILLAGE SHOPPING CTR & APT COMPLEX
 Current Zoning: SU-1 PDA RES & COMM Proposed zoning: SAME
 Zone Atlas page(s): L22 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 5.944 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.) Within 1000FT of a landfill? NO
 UPC No. 102205653838710407 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 13130 CENTRAL AVE SE
 Between: TRAMWAY BLVD SE and DORADO PLACE SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): PROJ# 1002591
Z-84-124/03AA0-00608/06DRB-00249

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

SIGNATURE [Signature] DATE 4/9/07
 (Print) RONALD R. BOHANNAN, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>07DRB - 00464</u>	<u>SIA</u>	<u>52</u>	<u>\$ 50.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	<u>\$</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>CAIF</u>	_____	<u>\$ 2000</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	<u>\$</u>
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	<u>AVD</u>	_____	<u>\$ 75.00</u>
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>5-9-07</u>	_____	_____	<u>\$ 145.00</u>

[Signature] 4-9-07

Project # **1002591**

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

- 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) precisely and clearly outlined and crosshatched (to be photocopied)
- 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)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (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) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- 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 ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- 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
- Plat or plan reduced to 8.5" x 11"
- n/a 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
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

DRB Public hearings are approximately ONE MONTH 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.

Ronald R. Bohannon, PE

 Applicant name (print)
 4/9/07

 Applicant signature / date



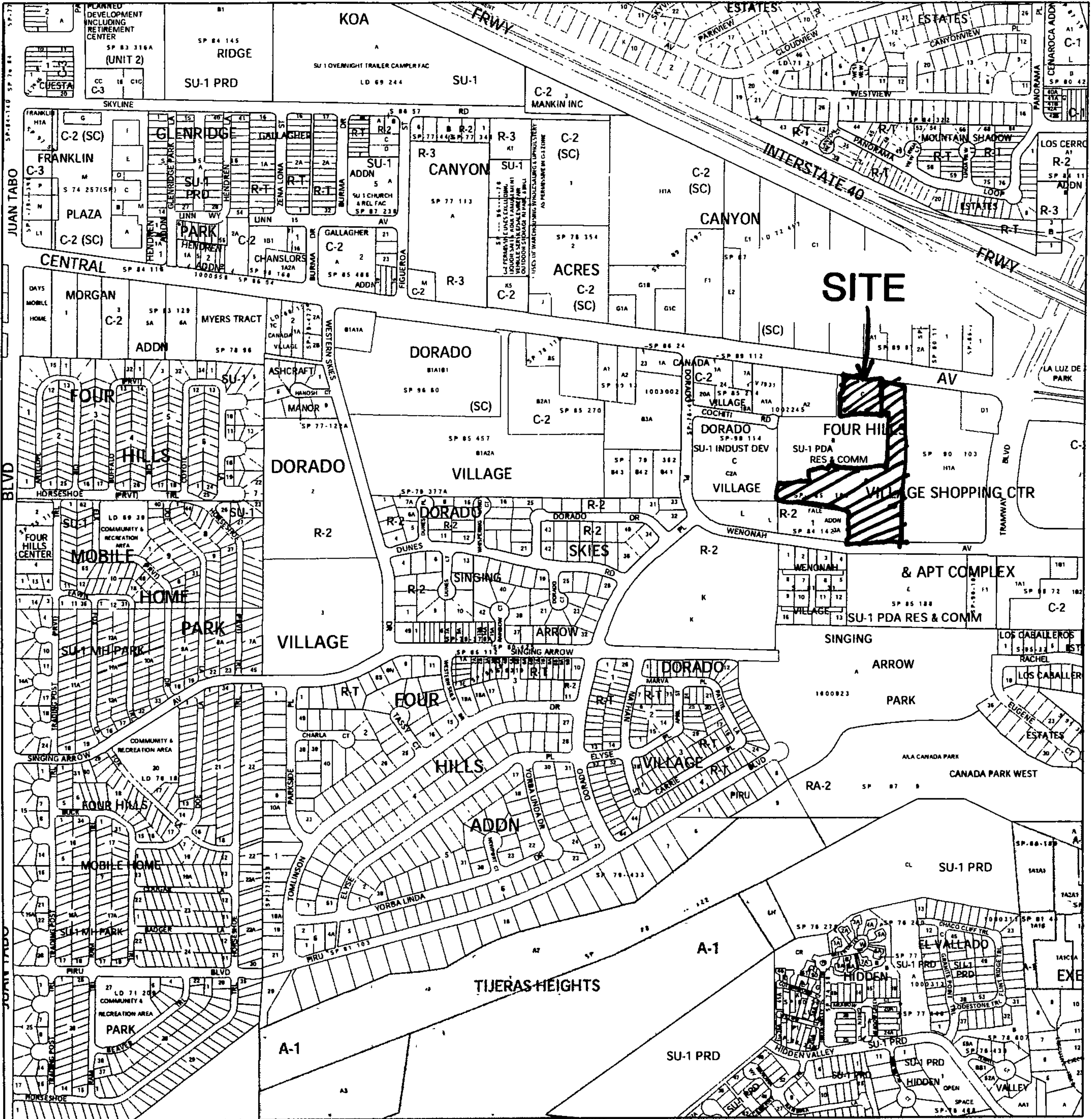
Form revised 11/04, 6/05 and NOV 06

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|--|
| Application case numbers | |
| 070RB-_____ - 00464 | |
| _____ - _____ | |
| _____ - _____ | |

Jodi M. Kerza 4-9-07

 Planner signature / date

Project # 1002591



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

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-22-Z

Selected Symbols

Outside City Limits	Petroglyph Mon.
Sector Plans	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zone	Airport Noise Contours
KKKH-1 Buffer Zone	Wall Overlay Zone

0 750 1,500 Feet

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

April 5, 2007

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

**RE: One Year Extension of Subdivision Improvement Agreements
Compass Bank – Central Avenue SE and Tramway Boulevard SE
Project #1002591, Zone Atlas Page L-22**

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If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Donald Simpson
Rose Sena, Singing Arrow N.A.
Diane Davidson, Singing Arrow N.A.

JN: 23011
RRB/kdk

Plat of
Tracts C-1 and G-1
Four Hills Village
Shopping Center and Apartment
 Albuquerque, Bernalillo County, New Mexico
 May 2005

Project No. 1002591
 Application No. 05 ORB - 01128
 Utility Approvals
 Lead P. Murt
 PNM ELECTRIC SERVICES 11-10-05
 PNM GAS SERVICES 11-10-05
 Wagon & Berning 8/2/2005
 QWEST TELECOMMUNICATIONS 8-2-05
 COMCAST 8-2-05

City Approvals
 City Surveyor
 TRAFFIC ENGINEERING TRANSPORTATION DIVISION 7-21-05
 UTILITY DEVELOPMENT 7-20-05
 CHRISTINA SANDERSON PARKS AND RECREATION DEPARTMENT 7/20/05
 BRADLEY D. BINGHAM AMAFCA 7/20/05
 BRADLEY D. BINGHAM CITY ENGINEER 7/20/05
 DRB CHAIRPERSON, PLANNING DEPARTMENT 7/20/05

TREASURER'S CERTIFICATE
 LARRY W. MEDRANO
 N.M.P.S. No. 11993

Surveyor's Certificate
 I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

PRECISION SURVEYS, INC.
 LARRY W. MEDRANO
 N.M.P.S. No. 11993

8414-D JEFFERSON ST., N.E. PHONE 505 846 6700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7800

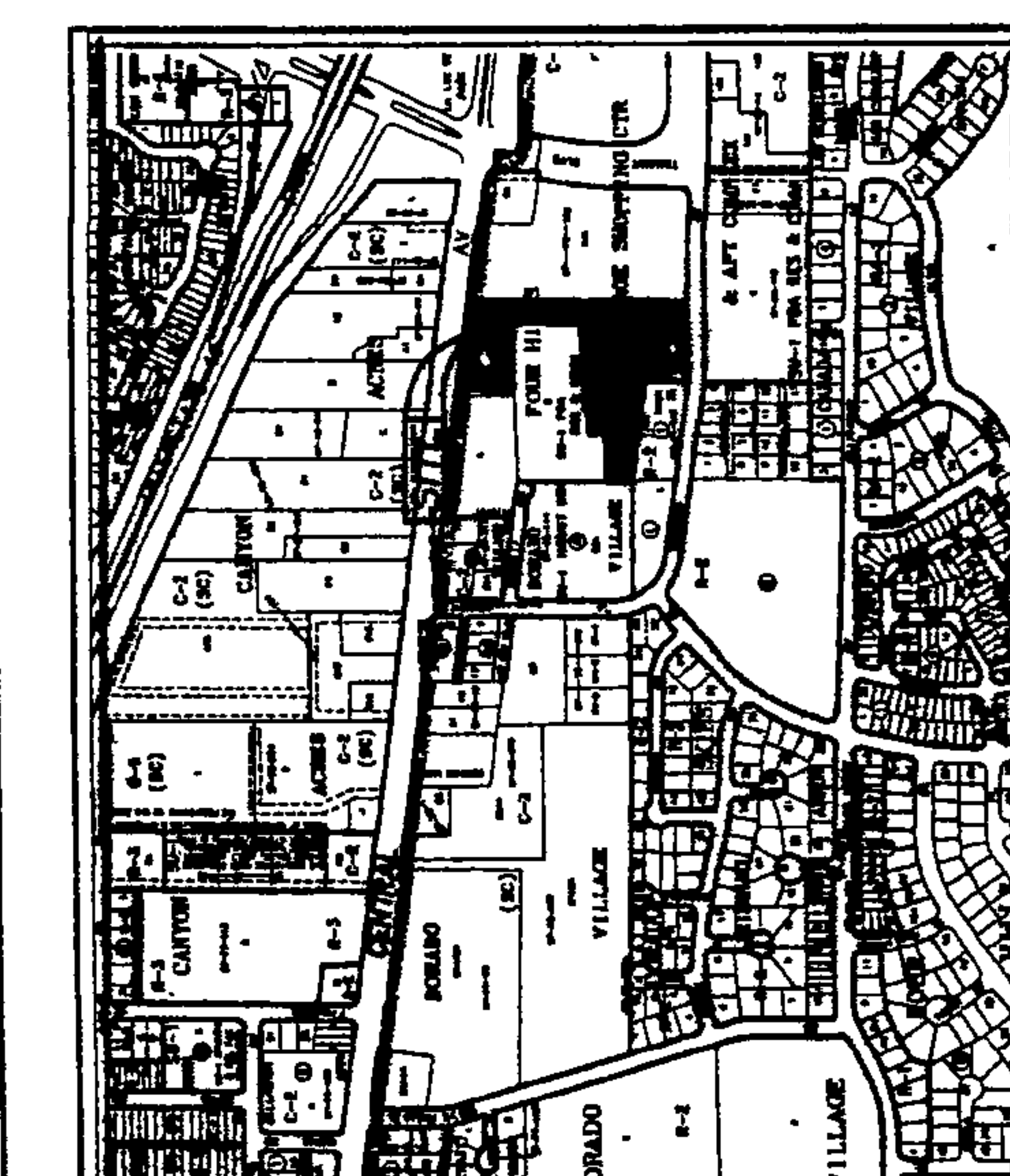
RECORDING STAMP

Legal Description
 A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 27, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING TRACTS NUMBERED C AND G FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENTS, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 26, 1985, IN VOLUME C27, FOLIO 22, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS, (CENTRAL ZONE, NORTH AMERICAN DATUM OF 1927), AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT, SAID CORNER LYING ON THE SOUTH RIGHT OF WAY LINE OF CENTRAL AVENUE, S.E. AND BEING MARKED BY A FOUND ONE-HALF (1/2) INCH REBAR WITH CAP STAMPED "PS 5423", FROM WHENCE A TRACT TO ALBUQUERQUE CONTROL SURVEY MONUMENT 2-122 BEARS S 86° 12'03" E A DISTANCE OF 917.15 FEET, SAID MONUMENT HAVING NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE, NORTH AMERICAN DATUM OF 1927) OF X= 425,949.70, Y= 1,480,144.72, (U.S. SURVEY FOOT) AND A GROUND TO GRID SCALE FACTOR OF 0.999835566;
 THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTH RIGHT OF WAY, S 00°44'02" W, A DISTANCE OF 827.62 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT BEING MARKED BY A FOUND CONCRETE NAIL;
 THENCE N 89°14'50" W, A DISTANCE OF 230.50 FEET TO A POINT OF CURVATURE, BEING MARKED BY A FOUND ONE-HALF (1/2) INCH REBAR WITH CAP STAMPED "PS 7240";
 THENCE ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 62.37 FEET, A RADIUS OF 540.00 FEET AND A CHORD WHICH BEARS N 85°55'29" W, A DISTANCE OF 62.35 FEET TO A POINT MARKED BY A FOUND REBAR WITH CAP STAMPED "PS 5328";
 THENCE N 82°44'29" W, A DISTANCE OF 6.98 FEET TO A POINT, BEING MARKED BY A FOUND ONE-HALF (1/2) INCH REBAR;
 THENCE N 00°42'10" E, A DISTANCE OF 160.00 FEET TO A POINT, BEING MARKED BY A FOUND ONE-HALF (1/2) INCH REBAR WITH CAP STAMPED "PS 5328";
 THENCE N 82°12'00" W, A DISTANCE OF 361.54 FEET TO A POINT, BEING MARKED BY A SET ONE-HALF (1/2) INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";
 THENCE N 00°09'44" E, A DISTANCE OF 89.56 FEET TO A POINT, BEING MARKED BY A SET ONE-HALF (1/2) INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";
 THENCE S 89°49'48" E, A DISTANCE OF 164.00 FEET TO A POINT, BEING MARKED BY A SET ONE-HALF (1/2) INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";
 THENCE N 00°10'12" E, A DISTANCE OF 86.00 FEET TO A POINT, BEING MARKED BY A SET ONE-HALF (1/2) INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";
 THENCE S 89°49'48" E, A DISTANCE OF 84.90 FEET TO A POINT, BEING MARKED BY A ONE-HALF (1/2) INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";
 THENCE N 00°10'12" E, A DISTANCE OF 12.00 FEET TO A POINT, BEING MARKED BY A SET ONE-HALF (1/2) INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";
 THENCE S 89°49'48" E, A DISTANCE OF 315.99 FEET TO A POINT BEING MARKED BY A SET ONE-HALF (1/2) INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";
 THENCE N 00°10'12" E, A DISTANCE OF 270.90 FEET TO A POINT BEING MARKED BY A FOUND PK NAIL WITH WASHER STAMPED "PS 7240";
 THENCE N 89°49'33" W, A DISTANCE OF 254.45 FEET TO A POINT BEING MARKED BY A FOUND PK NAIL WITH WASHER STAMPED "PS 7240";
 THENCE N 00°10'23" E, A DISTANCE OF 104.99 FEET TO A POINT BEING MARKED BY A FOUND ONE-HALF (1/2) INCH REBAR WITH CAP STAMPED "PS 7240";
 THENCE N 31°20'23" E, A DISTANCE OF 28.77 FEET TO A POINT BEING MARKED BY A FOUND ONE-HALF (1/2) INCH REBAR WITH CAP ILLEGIBLE;
 THENCE N 00°07'28" E, A DISTANCE OF 68.02 FEET TO A POINT LYING ON SAID SOUTH RIGHT OF WAY;
 THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 82°19'28" E, A DISTANCE OF 181.62 FEET TO A POINT BEING MARKED BY A FOUND FIVE-EIGHTS (5/8") REBAR;
 THENCE, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY S 82°19'58" E, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING CONTAINING 8.9448 ACRES (250,840 SQ. FT.) MORE OR LESS.

Free Consent and Dedication
 THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR, EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.
 SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.
 SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ADDITIONAL RIGHT OF WAY FOR CENTRAL AVENUE, S.E. AS SHOWN ON THIS PLAT TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.
 MARK ADDY
 VICE PRESIDENT
 FOUR HILLS STATION, LLC

Acknowledgment
 STATE OF NEW MEXICO
 COUNTY OF BERNALILLO
 I, Barbara Hood, My Commission Expires August 2, 2008
 BARBARA HOOD
 My Commission Expires August 2, 2008

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF May, 2005 BY
 MARK ADDY, VICE PRESIDENT OPERATIONS, FOUR HILLS STATION, LLC
 I, Barbara Hood, My Commission Expires August 2, 2008



Location Map
Zone Atlas Map No. L-22-Z

Division Data:
 SUBDIVISION ACREAGE: 5.9444 ACRES±
 ATLAS INDEX NO: L-22-Z
 TRACTS CREATED: 2
 LOTS CREATED: 0
 FULL-WIDTH STREETS CREATED: 0
 OF SURVEY: JUNE 10, 2003

Notes:
 1. DATA: ZONING SU-1 PDA RES & COMM (SHOWING SECTOR DEVELOPMENT PLAN)
 2. AREAS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
 3. DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
 4. THIS PROPERTY LIES WITHIN SECTION 27, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 5. PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO TWO NEW TRACTS, PART EASEMENTS AND DEDICATE ADDITIONAL RIGHT OF WAY
 AT SHOWS ALL EASEMENTS OF RECORD.
 NO. 200512353

A cross lot drainage easement is granted as mentioned in the plat.

Easements
 PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.
 ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 1. ELECTRICAL SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 3. TELECOMMUNICATION SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL TELECOMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE TELECOMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 4. BROADCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
 5. TO RELOCATE, RECONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPAIR, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT MARKING AREA, SPACE FOR TRAFFIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES THAT INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR UNDERGROUND), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED UNLESS IT IS SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODES. THIS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODES CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR THE EASEMENTS SHOWN ON THIS PLAT.
 6. TRANSFORMERS, SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN EACH DIRECTION FROM THE TRANSFORMER AND FIVE FEET (5') ON EACH SIDE.
 7. BEFORE THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SURVEY OF THE PROPERTY HEREON. CONSEQUENTLY PNM DOES NOT WARRANT THAT ANY EASEMENT OR ENCROACHMENT SHOWN ON THIS PLAT MAY BE IDENTIFIED.

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


Date Preliminary Plat Expires: _____
 DRB Project No.: 711681
 DRB Application No.: 1002591
APP# 03AA 00608

CENTRAL AVE SE & TRAMWAY BLVD SE
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT G, FOUR HILL VILLAGE SHOPPING CTR & APT COMPLEX
 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
		<i>100 FT</i>	<i>Add Length.</i> DECELERATION LANE	170 CENTRAL AVE. SE	ENTRANCE	100 FT. WEST	/	/	/
				230 <i>230</i>			/	/	/
				230 <i>sidewalk</i>			/	/	/
							/	/	/
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Mary Herrera Bern. Co. AGRE R 27.00
 2004123605
 6137100
 Page: 8 of 10
 08/31/2004 02:07P
 Bk-883 Pg-3271

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cns. Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

RONALD R. BOHANNAN, P.E.
 NAME (print)

TIERRA WEST LLC
 FIRM


 SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
 THE IMPROVEMENTS WITHOUT A DRB
 EXTENSION: _____


 DRB CHAIR - date


 PARKS & GENERAL SERVICES - date


 5-06-03
 TRANSPORTATION DEVELOPMENT - date

AMAFCA - date



 5/6/03
 UTILITY DEVELOPMENT - date

_____ - date


 5/6/03
 CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE
	2004123605 6137189 Page: 9 of 10 08/31/2004 02:07P Bk-A83 Pg-3271

Mary Herrera Bern. Co. AGRE R 27.00

USER DEPARTMENT	AGENT / OWNER

PAGE ____ OF ____

1300

Steve Kirkpatrick
(205) 297-5158
5-18-06
Kuli-

JK
**FIGURE 18
EXTENSION AGREEMENT**

PROJECT NO. 7116.81

This Agreement made this day of 17th May, 20⁰⁶, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and [name of developer/subdivider:] **COMPASS BANK** ("Developer"), whose address is **15 SOUTH 20TH STREET, BIRMINGHAM, ALABAMA 35233** and whose telephone number is **205.297.5158**, 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 27th day of **AUGUST**, 2004, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on **AUGUST 31**, 2004 at Book Misc. **A83**, pages **3271** through --, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the day of **MAY 6**, 20 **05**; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated **06-08-05**, recorded **06/09/2005**, in Book Misc. **A98**, pages **2175** through --, records of Bernalillo County, New Mexico, extending the construction deadline to **May 6, 2006**; 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 guarantee, 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 paragraph **A** of the Earlier Agreement, is extended [Complete either A or B:]

A. for all improvements, the **6th** day of **MAY**, **2007**.

B. on portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
INFRASTRUCTURE (DECEL LANE)	MAY 6, 2007



2006072657
6460219
Page: 1 of 3
05/18/2006 11:46A
Bk-A117 Pg-2445

2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: CASHIER'S CHECK #60123243

Amount: \$ 29,798.07

Name of Financial Institution or Surety providing Guaranty:
COMPASS BANK CASHIER'S CHECK

Date City first able to call Guaranty: MAY 6, 2007

[Construction Completion Deadline]: MAY 6, 2007

If Guarantee other than a Bond, last day City able to call on Guaranty is:
JULY 6, 2007

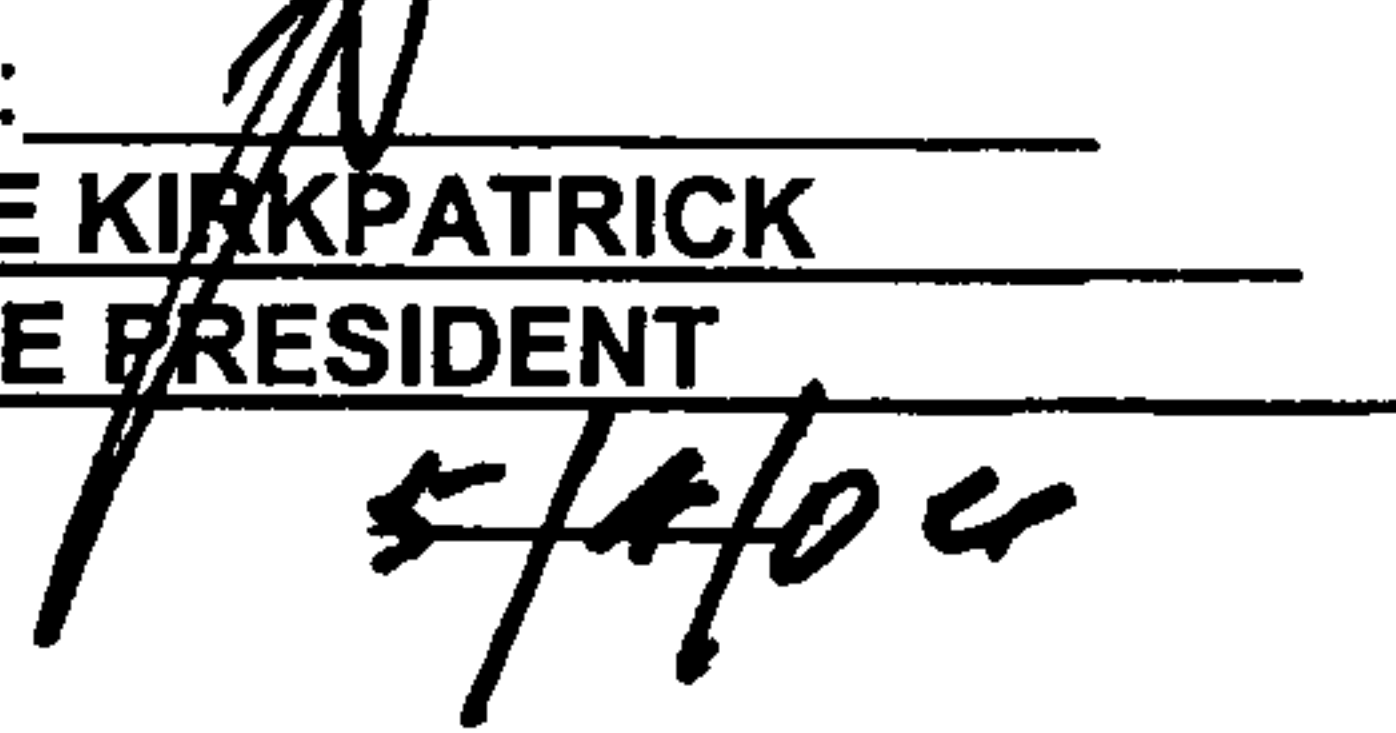
Additional information: INFRASTRUCTURE

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 guarantee for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:


CITY OF ALBUQUERQUE

By [Signature]: 

Name: STEVE KIRKPATRICK

Title: SR. VICE PRESIDENT

Dated: 5/17/06

Approved by: 

City Engineer

Dated: 5-17-06

Handwritten initials/signature

Handwritten date: 5-16-06



Maru Herrera

Bern. Co.

AGRE

R 13.00

2006072657

6460219

Page: 2 of 3

05/18/2006 11:46A

Bk-A117 Pg-2445

SUBDIVIDER'S NOTARY

STATE OF ALABAMA)
) ss.
COUNTY OF JEFFERSON)

This instrument was acknowledged before me on 4 day of May, 2006
by [name(s) of person(s):] STEVE KIRKPATRICK, [title or capacity, for instance,
"President" or "Owner":] SR. VICE PRESIDENT of [Subdivider:] COMPASS BANK.

My Commission Expires:
10/17/08

Notary Public
Pam R. Sessions

CITY'S NOTARY

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

This instrument was acknowledged before me on 17th day of May, 2006 by Richard Bourto
, 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



2006072657
6480219
Page: 3 of 3
05/18/2006 11:46A
Bk-A117 Pg-2445



EXHIBIT 11

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 22, 2006

1. **Project # 1002591**
06DRB-00249 Major-One Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or a portion of Tract(s) C & G, FOUR HILLS VILLAGE SHOPPING CENTER & APT COMPLEX, zoned SU-1 PDA RES & COMM, located on CENTRAL AVE SE, between TRAMWAY BLVD SE and DORADO PL SE containing approximately 6 acre(s). [REF: Z-84-124, 03AA00608] (L-22)

At the March 22, 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 April 6, 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: KPS Group Inc., 2101 First Avenue North, Birmingham, AL 85203
Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

TREASURER'S REPORT OF DEPOSITS

DEPOSITOR: Compass Bank Check # 60123243 " Alabama Banking Corporation 15 South 20th Street, Birmingham, Alabama, 35233 Phone: (205)297-5158	DESCRIPTION: CPN# 711681 Central Ave. Decel Lane- Four Hills
COMMENTS: Subdivision Improvement Procedure "B"	FUND: <u>XXXXXXXXXXXX</u> ACCOUNT: <u>233100</u> ACTIVITY: <u>7000110</u> AMOUNT: <u>\$29,798.07</u> <hr style="border-top: 1px dashed black;"/> FUND: _____ ACCOUNT: _____ ACTIVITY: _____ AMOUNT: _____
TOTAL AMOUNT: <u>\$29,798.07</u> VERIFIED BY: : <u>Marilyn Maldonado</u> PHONE NUMBER: <u>924-3997</u> DEPOSIT DATE: <u>August 23, 2004</u>	

City Of Albuquerque
Treasury Division

DEPOSITOR

8/23/2004 10:24AM LOC: ANNX
 RECEIPT# 00028000 **AMOUNT** TRANSH 0015
 Account 233100 Fund 0110
 Activity 7000110 TRSEJA
 Trans Amt \$29,798.07
 24 Misc \$29,798.07
 CK \$29,798.07
 CHANCE \$0.00

Thank You

Compass Bank
Accounts Payable
Birmingham, Alabama

VOUCHER NUMBER/ DESCRIPTION	INVOICE NUMBER	DATE PAID	CHE	VENDOR NO.	
		INVOICE DATE	AMOUNT	DISCOUNT	NET AMOUNT
473689	CR010604	01/06/04	29,798.07		29,798.07
TOTALS			\$29,798.07		\$29,798.07

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM BLUE TO GREEN TO BLUE.



Compass Bank

22-1676/960

Accounts Payable, Birmingham, Alabama

Drawer: Travelers Express Company Inc P.O. Box 9476 Minneapolis, MN 55480
Drawee: Firstar Bank of Minnesota, N.A. St. Paul, MN

DATE	CHECK NO.	NET AMOUNT
01/07/04	60123243	*****\$29,798.07

PAY Twenty nine thousand seven hundred ninety eight and 07/100 Dollars

TO THE CITY OF ALBUQUERQUE
ORDER
OF

Linda Johnson
2 signatures required
Dante H. Burson
AUTHORIZED SIGNATURE
Agent for Travelers Express

⑆60123243⑆ ⑆096016765⑆ ⑆0150010642542⑆

See Reverse Side For Easy Opening Instructions



Compass Bank

VendorService@Compassbnk.com
Attn: AP Mailcode: ALBI.CH.ACT
P.O Box 10566
Birmingham, AL 35296

CITY OF ALBUQUERQUE
PO BOX 1313
ALBUQUERQUE, NM 87103

TERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913
TOTAL OF (2) PAGES

From: KELI KRUEGER (kkrueger@tierrawestllc.com)

Subject: HOMEOWNERS ASSOCIATION INFORMATION
JN: 23011

Date: April 5, 2007

**PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED
HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:**

Tracts c & G, Four Hills Village Shopping Center & Apartment Complex

LEGAL DESCRIPTION

LOCATED ON 13130 Central Avenue SE

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Tramway Blvd. SE AND Dorado Place SE

STREET NAME OR OTHER IDENTIFYING LANDMARK

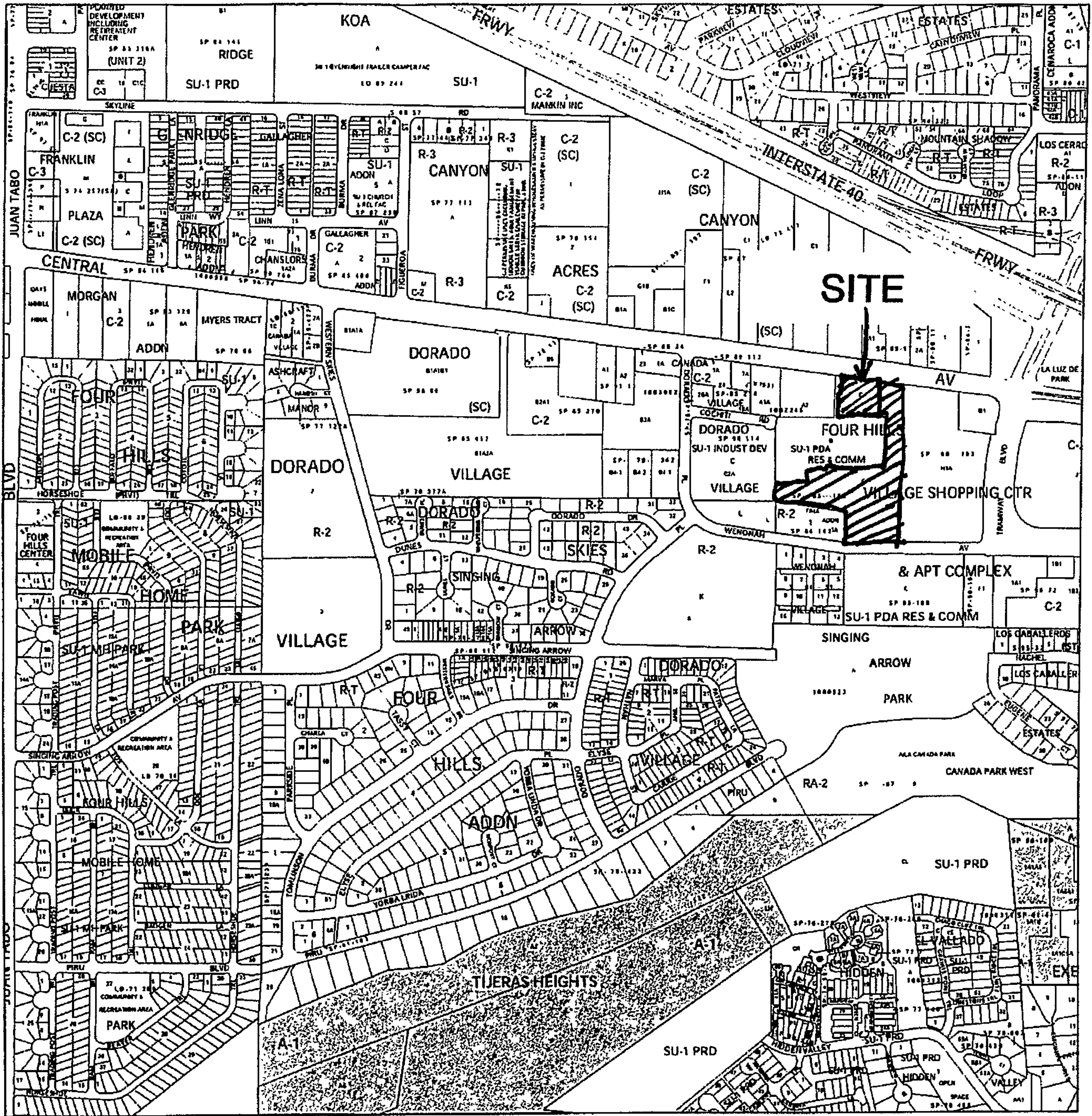
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET: **L22**
PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR
ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE
TO CONTACT OUR OFFICE.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE,
PLEASE CONTACT OUR OFFICE FROM 7:00 AM TO 5:00 PM, MST, MONDAY THROUGH THURSDAY,
8:00 AM TO 12:00 PM, MST, FRIDAY. THANK YOU.

C ONC - NA Info Request WPD



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

Map amended through: Apr 22, 2005

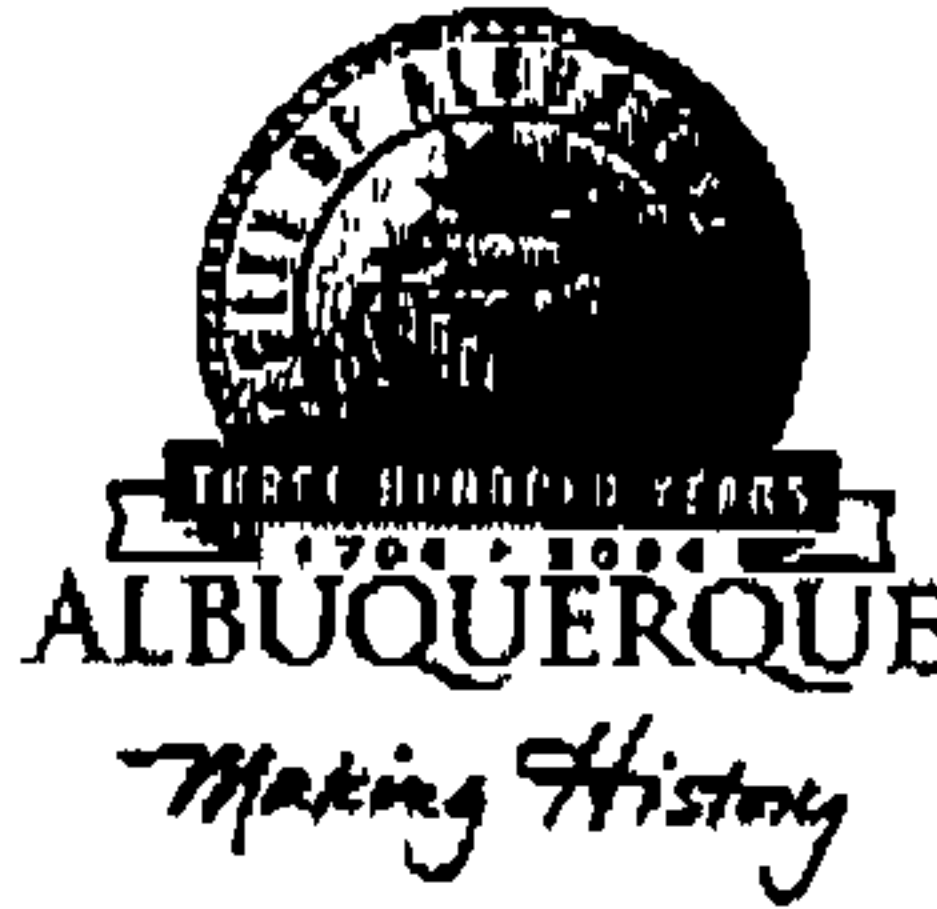
Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-22-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- Airport Noise Contours
- KKKH-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Wall Overlay Zone

0 750 1,500 Feet



City of Albuquerque

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

Date: April 5, 2007

TO CONTACT NAME: Keli Krueger
 COMPANY/AGENCY: Teema West, LLC
 ADDRESS/ZIP: 5571 Midway Park Place NE 87109
 PHONE/FAX #: 858-3100 / 858-1118

Thank you for your inquiry of 4-5-07 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts C & G, Four Hills Village Shopping Center & Apartment Complex located on 13130 Central Ave SE between zone map page(s) L-22 Tramway Blvd SE & Dorado Pl. SE

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

Sending Arrow
 Neighborhood Association
 Contacts: Rose Sena
PO Box 5191 87185
292-6866 (H) 385-3565 (C)
Diane Davidson
12800 Piny SE 87123
877-5188 (H)

Neighborhood Association
 Contacts: _____

See reverse side for additional Neighborhood Association Information: YES { } NO

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

Sincerely,

Dalaura J. Carnona
 OFFICE OF NEIGHBORHOOD COORDINATION

.....
 • Attention: Both contacts per
 • neighborhood association
 • need to be notified.

!!!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:

The street address of the subject property.

The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.

A physical description of the location, referenced to streets and existing land uses.

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.
- d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- [] ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- [] The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- [] Copies of Letters to Neighborhood Associations (if there are associations) A copy must be submitted with application packet.
- [] Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

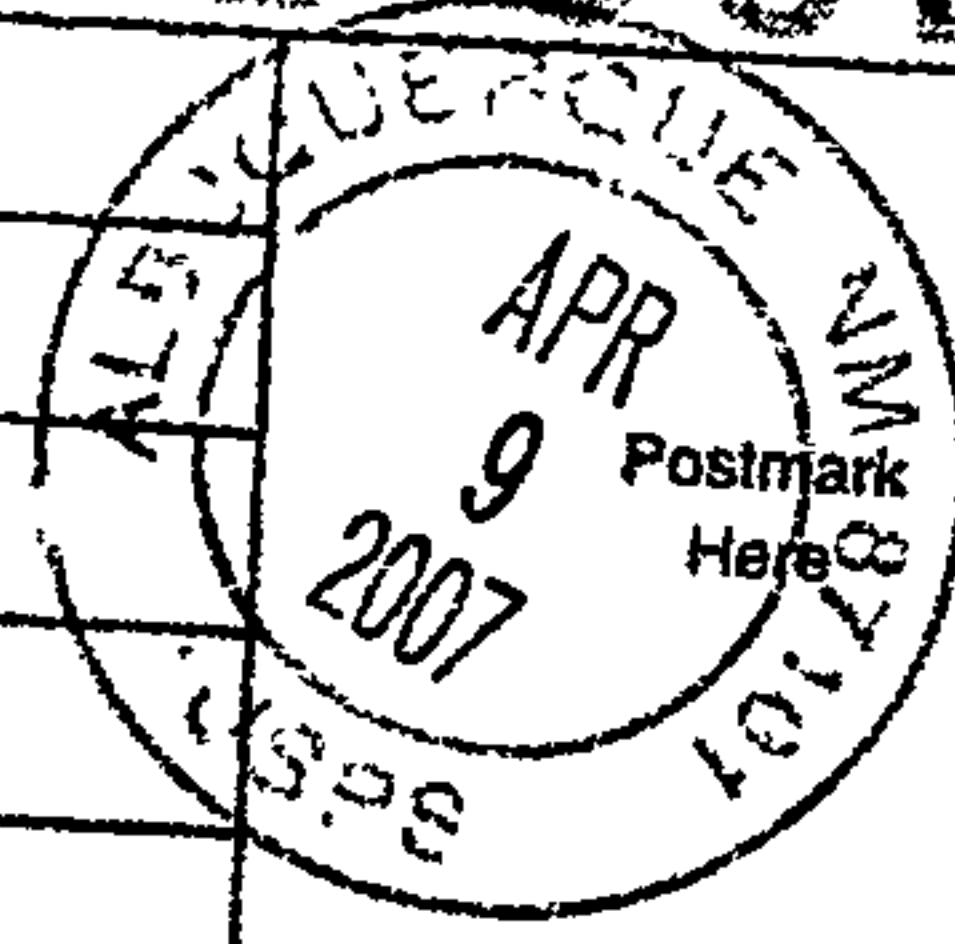
Date of Inquiry: 4-5-07 Time Entered: 4:30pm ONC Rep. Initials: OC

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

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

OFFICIAL USE

Postage	\$.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.64



Sent To **Rose Sena** 23011 DRB
Singing Arrow N.A.
 Street, Apt. No., or PO Box No. **P.O. Box 5191**
 City, State, ZIP+4 **Albuquerque, NM 87185**

PS Form 3800, June 2002

See Reverse for Instructions

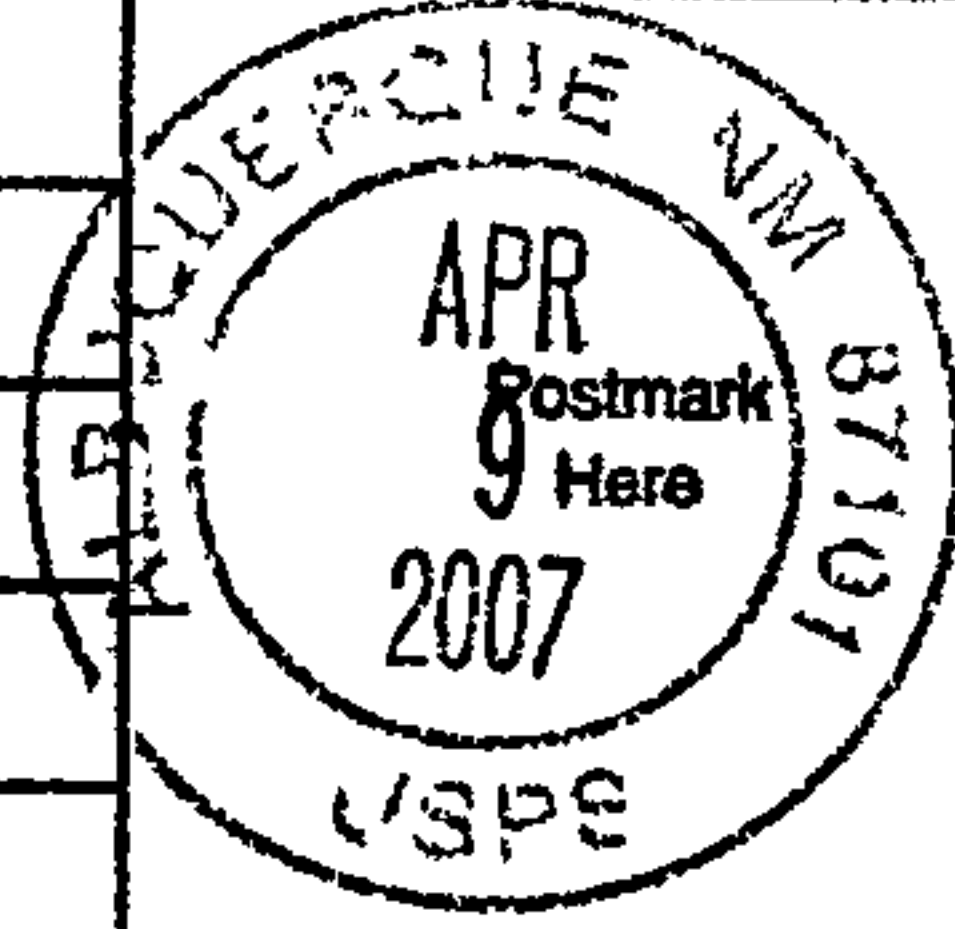
7005 1160 0000 1000 5141

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

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

OFFICIAL USE

Postage	\$.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.64



Sent To **Diane Davidson** 23011 DRB
Singing Arrow N.A.
 Street, Apt. No., or PO Box No. **2800 Piru SE**
 City, State, ZIP+4 **Albuquerque, NM 87123**

PS Form 3800, June 2002

See Reverse for Instructions

7005 1160 0000 1000 5158

CHARGE
 \$0.00
 \$145.00
 \$75.00
 \$145.00
 TRMS AMT
 0007264
ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT
 City of Albuquerque
 Treasury Division

APPLICANT NAME KPS Group
 AGENT Tierra West LLC
 ADDRESS 5571 Midway Park Place NE
 PROJECT & APP # 1002591/ 07DRB-00464
 PROJECT NAME Compass Bank

- \$ 20⁰⁰ 441032/3424000 Conflict Management Fee
- \$ 50⁰⁰ 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75⁰⁰ 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
- \$ 145⁰⁰ TOTAL AMOUNT DUE

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

TIERRA WEST LLC
 8509 JEFFERSON NE
 ALBUQUERQUE, NM 87113
 PH (505) 858-3100

2609
 95-677/1070

DATE 4.5.07

PAY TO THE ORDER OF City of Albuquerque \$ 145.00

One Hundred & Forty Five and 00/100 DOLLARS

City of Albuquerque
 Treasury Division

HIGH DESERT STATE BANK
 Member FDIC
 8110 Ventura NE
 Albuquerque, NM 87122

Donna Bohannan
 1/9/2007
 Activity 3424000

FOR 23011 Submittal Fee

Trans Amt: \$145.00
 J24 MISC: \$20.00

© HARLAND STYLE XPP

Security Features Details on Back

Thank You

SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of \$3.00 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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order 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 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 4-24-07 To 5-9-07.

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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Keeli D. Krueger, 04/09/07
(Applicant or Agent) (Date)

I issued 2 signs for this application, 4-9-07, [Signature]
(Date) (Staff Member)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 22, 2006

1. Project # 1002591
06DRB-00249 Major-One Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or a portion of Tract(s) C & G, FOUR HILLS VILLAGE SHOPPING CENTER & APT COMPLEX, zoned SU-1 PDA RES & COMM, located on CENTRAL AVE SE, between TRAMWAY BLVD SE and DORADO PL SE containing approximately 6 acre(s). [REF: Z-84-124, 03AA00608] (L-22)

At the March 22, 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 April 6, 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: KPS Group Inc., 2101 First Avenue North, Birmingham, AL 85203
Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002591 AGENDA#: 1 DATE: 3.22.06

1. Name: Ron Bohannon Address: Jerry West Zip: _____

2. Name: Kelly Kruyer Address: 4 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: _____

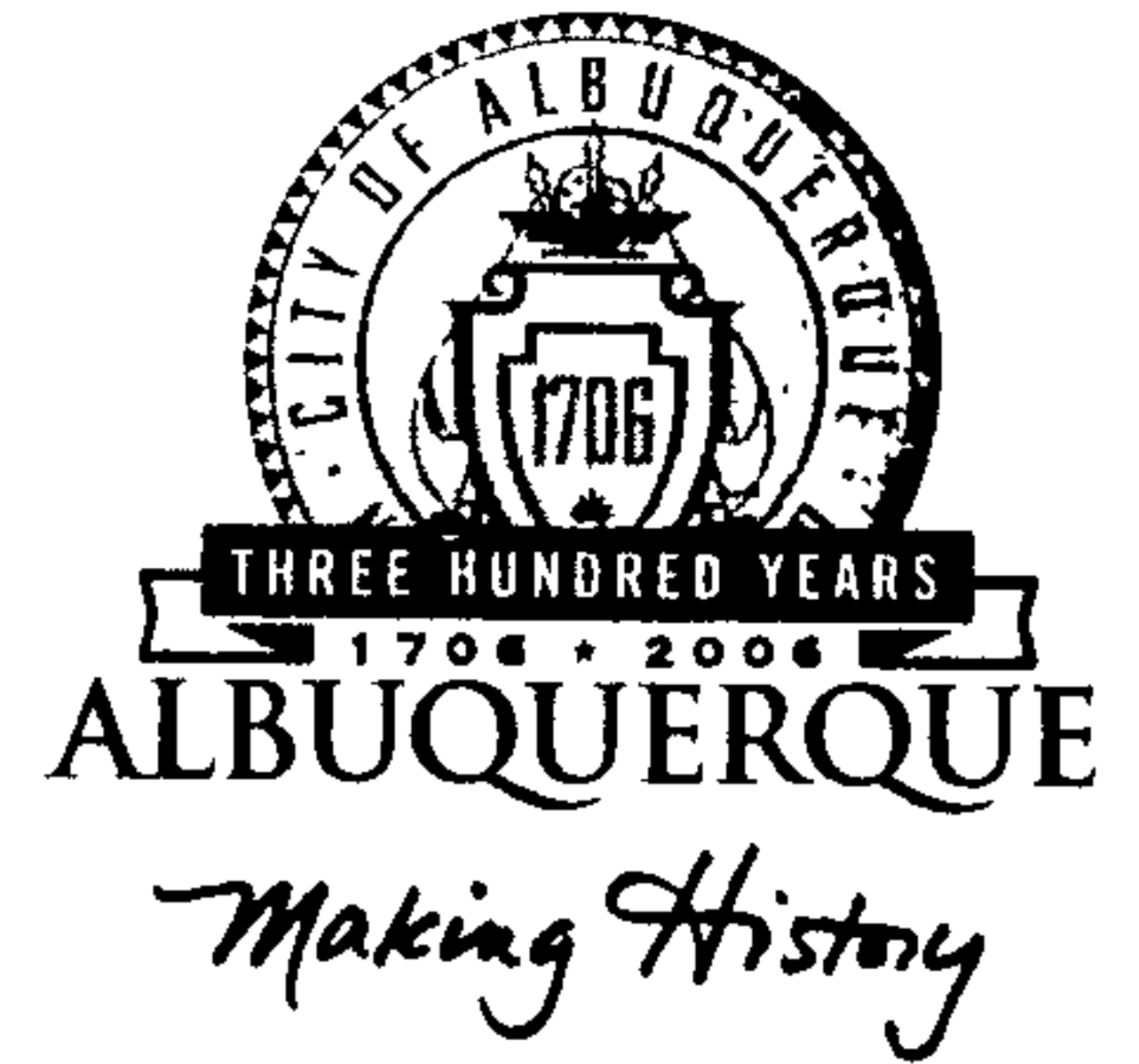
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002591

AGENDA ITEM NO: 1

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ^{1 yv}; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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: March 22, 2006





CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 22, 2006

Project # 1002591
06DRB-00249 Major-Two Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or a portion of Tract(s) C & G, FOUR HILLS VILLAGE SHOPPING CENTER & APT COMPLEX, zoned SU-1 PDA RES & COMM, located on CENTRAL AVE SE, between TRAMWAY BLVD SE and DORADO PL SE containing approximately 6 acre(s). [REF: Z-84-124, 03AA00608] (L-22)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Singing Arrow NA (R).

APS

The request for a one year extension of Subdivision Improvement Agreements for Compass Bank located in the **Four Hills Village Shopping Center & apt Complex** will have no adverse impacts to the APS district.

Police Department	No adverse comments.
Fire Department	No adverse comments.
PNM Electric & Gas	No adverse comments.
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 extension request.

Transportation Development

Are the construction plans approved?

Parks & Recreation

Do you want to apply for a preliminary plat extension instead of an SIA extension?

Utilities Development

No objection to Extension request

Planning Department

Defer to Transportaiton Development as a decel lane is the only item on the infrastructure list.

Impact Fee Administrator

No comment on requested extension of SIA.

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

cc: KPS Group Inc., 2101 First Avenue North, Birmingham, AL 85203

Tierra West LLC, 8509 Jefferson NE, 87113



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, March 22, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002591

06DRB-00249 Major-Two Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or a portion of Tract(s) C & G, FOUR HILLS VILLAGE SHOPPING CENTER & APT COMPLEX, zoned SU-1 PDA RES & COMM, located on CENTRAL AVE SE, between TRAMWAY BLVD SE and DORADO PL SE containing approximately 6 acre(s). [REF: Z-84-124, 03AA00608] (L-22)

Project # 1004639

06DRB-00254 Major-SiteDev Plan Subd
06DRB-00255 Major-Preliminary Plat Approval
06DRB-00256 Minor-Sidewalk Variance
06DRB-00257 Minor-Temp Defer SDWK

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 (to be known as VENTANA DEL BOSQUE SUBDIVISION) 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: 06DRB00055] (J-12)

Project # 1004709

06DRB-00222 Major-SiteDev Plan BldPermit

JOHN KLEE ARCHITECTURE agent(s) for THREE AM, LLC request(s) the above action(s) for all or a portion of Lot(s) 2, Phase 2, JOURNAL CENTER, UNIT 2, zoned IP, located on WASHINGTON NE, between RUTLEDGE NE and WOLCOTT NE containing approximately 1 acre(s). (D-17)

Project # 1000128

06DRB-00247 Major-Vacation of Public Easements
06DRB-00248 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for RANDALL HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) D, Lot(s) 46-P1, 47-P1 & 48-P1, STONEBROOKE ESTATES, zoned RD (7DU/AC) located on SUNNY BROOK ST NE, between EAGLE ROCK AVE NE and PEBBLE STONE PL NE containing approximately 1 acre(s). [REF: 03DRB00640, 03DRB00659, 04DRB00580, 04DRB00581] (C-19)

Project # 1004717

06DRB-00253 Major-Vacation of Public Easements

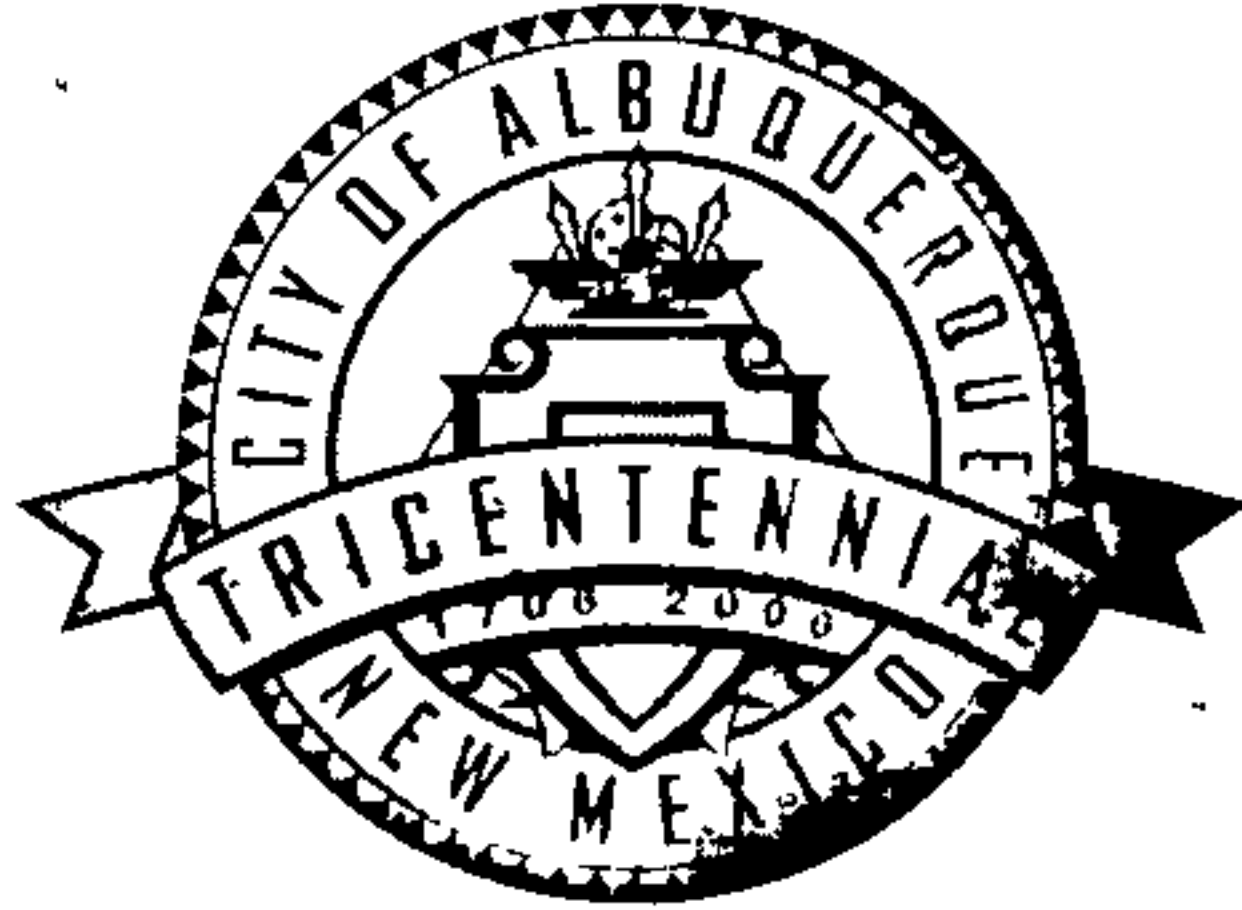
TERRAMETRICS OF NEW MEXICO agent(s) for BLUE SKY INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, SONORA SUBDIVISION, zoned R-D residential and related uses zone, developing area, located on TESORO PL NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-18)

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

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 6, 2006.

CITY OF ALBUQUERQUE



Planning Department

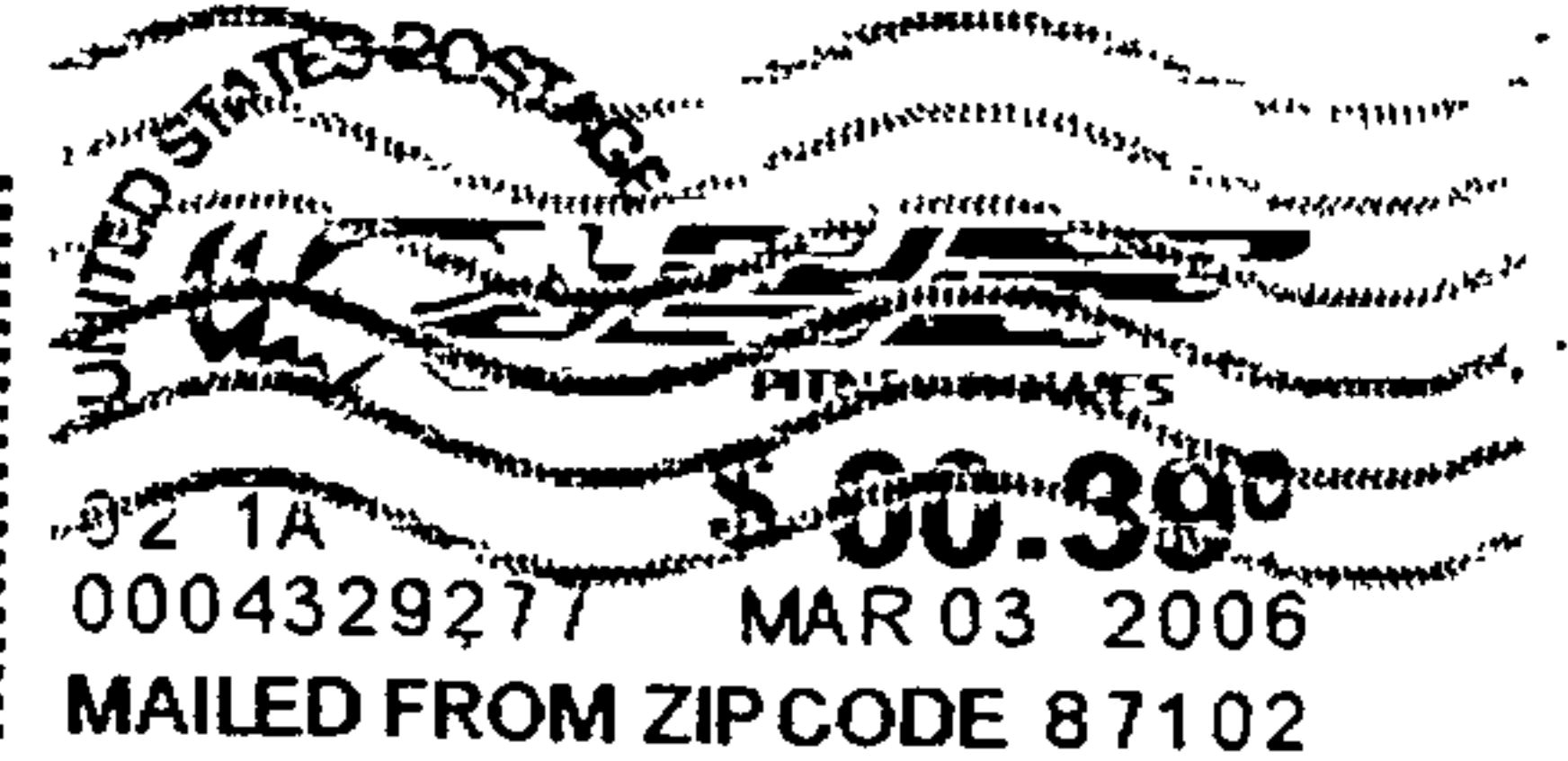
102205645951540809

HUNTERS RIDGE LTD PTNS / NEVI
555 17TH ST
DENVER CO 80202

80202+895

ALBUQUERQUE, NM 87102

03 MAR 2006



P O Box 1293 Albuquerque New Mexico 87103



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 6, 2006.

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

Meeting Date: MARCH 22, 2006
Zone Atlas Page: L-22-Z
Notification Radius: 100 Ft.

**Project# 1002591
App#06DRB-00249**

Cross Reference and Location: 13130 CENTRAL AVE SE BETWEEN TRAMWAY
BLVD AND DORADO PLACE SE

Applicant: KPS GROUP INC
Address: 2101 FIRST AVENUE NORTH
BIRMINGHAM, AL 85203

Agent: TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113

Special Instructions:

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

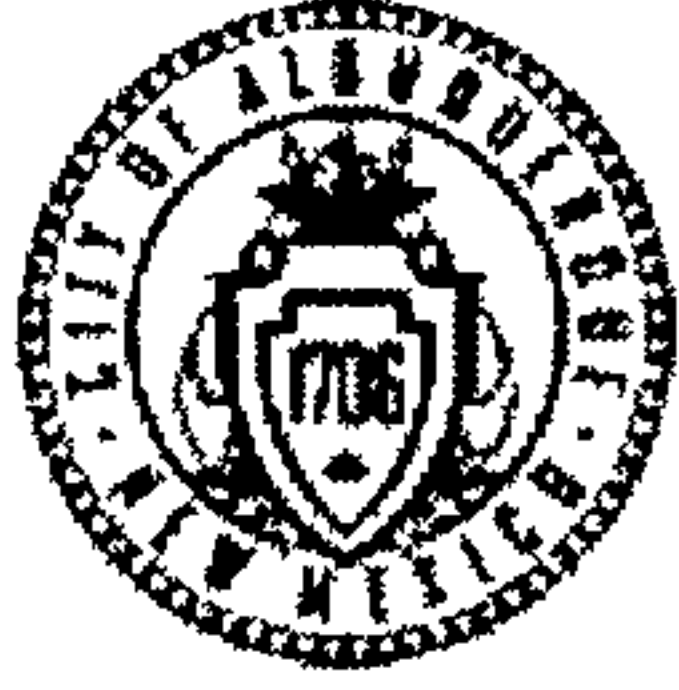
Date Mailed: MARCH 3, 2006
Signature: YVONNE SAAVEDRA

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

Project# 1002591
Application# _____

PAGE 1 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
L-22	1022056	378-332	104-06	✓ Dup
		538-387	07	✓ Dup ²
		422-362	19	✓ Dup ²
		410-390	20	✓ Dup ²
		391-392	21	✓
		377-400	106-15	✓
		377-357	103-07	✓ COA
		380-332	03	✓
		414-325	104-03	✓ Dup
		372-384	106-04	✓
		362-401	14	✓
		354-389	02	✓
		487-360	104-15	✓ Dup ²
		500-385	16	✓
	1023056	021-345	213-16	✓
✓	1022056	360-288	102-07	✓ COA
✓		417-272	104-23	✓ Dup ²
		459-515	408-09	✓
		503-287	05	✓ Dup ²
	1023056	000-299	201-15	✓
		017-305	16	✓
	1022056	422-274	104-22	✓
	1023056	022-291	201-17	✓
	1022056	501-425	107-33	✓



mainframe@coa1mp3.ca
 bq.gov
 02/28/2006 11:08 AM

To
 cc
 bcc
 Subject

1	RECORDS WITH LABELS	PAGE
1		
01022056	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
0102205637833210406	LEGAL: TRAC T G OF FOUR HILLS VILLAGE SHOPPING CENTER &	
AP LAND USE:		
	PROPERTY ADDR: 00000 CENTRAL	
	OWNER NAME: FOUR HILLS STATION LLC	
	OWNER ADDR: 11690 GROOMS	RD
CINCINNATI OH	45242	
0102205653838710407	LEGAL: TR C OF FOUR HILLS VILLAGE SHOPPING CENTER &	
APART LAND USE:		
	PROPERTY ADDR: 00000 CENTRAL	
	OWNER NAME: FOUR HILLS STATION LLC	
	OWNER ADDR: 11690 GROOMS	RD
CINCINNATI OH	45242	
0102205642236210419	LEGAL: TR B OF FOUR HILLS VILLAGE SHOPPING CENTER &	
APART LAND USE:		
	PROPERTY ADDR: 00000 CENTRAL	
	OWNER NAME: FOUR HILLS STATION LLC	
	OWNER ADDR: 11690 GROOMS	RD
CINCINNATI OH	45242	
0102205641039010420	LEGAL: TR A -2 P LAT OF TRACTS A-1 & A-2 FOUR HILLS	
VILLAGE LAND USE:		
	PROPERTY ADDR: 00000 CENTRAL	
	OWNER NAME: FOUR HILL STATION LLC	
	OWNER ADDR: 11690 GROOMS	RD
CINCINNATI OH	45242	
0102205639139210421	LEGAL: TR A -1-A PLAT OF TRACT A-1-A FOUR HILLS VILLAGE	
SH LAND USE:		
	PROPERTY ADDR: 00000 CENTRAL	
	OWNER NAME: D & S BRUCKER LLC	
	OWNER ADDR: 04104 CLUBHOUSE	DR
SOMIS CA	93066	
0102205637740010615	LEGAL: LOT 7A B LK 24 PLAT OF LTS 1A & 7A BLK 24 FIRST	
UNI LAND USE:		
	PROPERTY ADDR: 00000 CENTRAL	
	OWNER NAME: WESTLAND CORPORATION	
	OWNER ADDR: 02400 CANDELARIA	RD NE
ALBUQUERQUE NM	87107	
0102205637735710307	LEGAL: LT C -2A PLAT OF LOT C-2A, DORADO VILLAGE CONT	
4.14 LAND USE:		
	PROPERTY ADDR: 00000 DORADO	
	OWNER NAME: CITY OF ALBUQUERQUE	
	OWNER ADDR: PO BOX 1293	
ALBUQUERQUE NM	87103	
0102205638033210303	LEGAL: L DO RADO VILLAGE	
LAND USE:		
	PROPERTY ADDR: 00000 DORADO	
	OWNER NAME: HOUCK FAMILY LLC	
	OWNER ADDR: 09420 RIO GRANDE	BL NW
ALBUQUERQUE NM	87114	

PAGE 2

0102205641432510403 LEGAL: 3-A 1 SUMMARY PLAT LOT 3-A, BLK 1 FALE ADDN
BEING LAND USE:
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: HOUCK DANIEL H & ANN
OWNER ADDR: 09420 RIO GRANDE BL NW
87114

ALBUQUERQUE NM
0102205637238410604 LEGAL: LT 1 8-A CORRECTED LT 18-A BLK 24 CANADA VILLAGE
BE LAND USE:
PROPERTY ADDR: 00000 COCHITI
OWNER NAME: SILVA LOUIS A & GREG WEISSENBO
OWNER ADDR: 12999 COCHITI RD SE
87123

ALBUQUERQUE NM
0102205636240110614 LEGAL: LOT 1A B LK 24 PLAT OF LTS 1A & 7A BLK 24 FIRST
UNI LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: DAVIS ROBERT E & MARY M
OWNER ADDR: 08220 LOUISIANA NE
87113

ALBUQUERQUE NM
0102205635438910602 LEGAL: SUMM ARY PLAT COMBINING THE W1/2 OF LOT 20 & LOT
21 LAND USE:
PROPERTY ADDR: 00000 DORADO
OWNER NAME: HANOSH DONALD L & TERRI L & HA
OWNER ADDR: PO BOX 502
87103

ALBUQUERQUE NM
0102205648736010415 LEGAL: TRAC T H- 1A REPL OF TRS F, H-1, J & UNPLATTED
LAND LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: FOUR HILLS STATION LLC
OWNER ADDR: 11690 GROOMS RD
45242

CINCINNATI OH
0102205650038510416 LEGAL: TR D -1 F OUR HILLS VILLAGE SHOPPING CENTER &
APARTM LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: PRP INC
OWNER ADDR: 03200 BROADWAY BL SE
87105

ALBUQUERQUE NM
0102305602134521316 LEGAL: TR J -1 R EPL OF TRS F, H-1, J & UNPLATTED LAND
FOUR LAND USE:
PROPERTY ADDR: 00000 TRAMWAY
OWNER NAME: SWI REAL ESTATE LTD PTNS
OWNER ADDR: 03336 E 32ND ST
74135

TULSA OK
0102205636028810207 LEGAL: K BL K K DORADO VILLAGE
LAND USE:
PROPERTY ADDR: 00000 DORADO
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
87103

ALBUQUERQUE NM
0102205641727210423 LEGAL: LTS 1 TH RU 16 WENONAH VILLAGE CONT 2.7179 AC
LAND USE:
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: HOUCK FAMILY LLC
OWNER ADDR: 09420 RIO GRANDE NW
87114

ALBUQUERQUE NM
87114

PAGE 5

0102205636044310716 LEGAL: TRAC T F1 PLAT OF TRS F1, G1A, G1B, G1C & H1A
CANYO LAND USE:

PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: SRAYIL & SIAN LLC
OWNER ADDR: 12999 CENTRAL AV NE

ALBUQUERQUE NM 87123
0102205633648810714 LEGAL: TRAC T H1 A PLAT OF TRS F1, G1A, G1B, G1C & H1A
CANY LAND USE:

PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: KEN TEKIN INC
OWNER ADDR: 06204 OSUNA RD NE

ALBUQUERQUE NM 87109
0102205634043010734 LEGAL: TRAC T G1 C PLAT OF TRS F1, G1A, G1B, G1C & H1A
CANY LAND USE:

PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: KEN TEKIN INC
OWNER ADDR: 06204 OSUNA RD NE

ALBUQUERQUE NM 87109
0102205633234610740 LEGAL: TRAC T G- 1-B EXC SWLY PORT OF TRACT G-1-B CANYON
AC LAND USE:

PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: KEN TEKIN INC
OWNER ADDR: 06204 OSUNA RD NE

ALBUQUERQUE NM 87109

QUIT

102205637735710307 LEGAL: LT C-2A PLAT OF LOT C-2A, DORADO VILLAGE CON
PROPERTY ADDR: 200 DORADO PL SE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
 ALBUQUERQUE, NM 87103

102205635438910602 LEGAL: SUMMARY PLAT COMBINING THE W1/2 OF LOT 20 & A NADA
VILLAGE

OWNERS NAME: HANOSH DONALD L & TERRI L & HA
OWNERS ADDR: PO BOX 502
 ALBUQUERQUE, NM 87103

102205636028810207 LEGAL: K BLK K DORADO VILLAGE
PROPERTY ADDR: 300 DORADO PL SE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
 ALBUQUERQUE, NM 87103

102305602229120117 LEGAL: TRACT 1-B2 PLAT OF TRACTS 1-A1, 1-B1 AND 1-B LLAGE SHOPPING
CENTER
PROPERTY ADDR: 13440 SENONAH SE

OWNERS NAME: HADAD RICHARD M & THERESA A
OWNERS ADDR: PO BOX 11584
 ALBUQUERQUE, NM 87192

102205650142510733 LEGAL: TR 1 LANDS OF MOHAMAD KASSAM (POR OF S/2 NE/1 ON R4E)
CONT 58,47
PROPERTY ADDR: 13317 CENTAL AVE NE

OWNERS NAME: DELUXE INN INCORPORATED
OWNERS ADDR: 13317 CENTRAL AVE NE
 ALBUQUERQUE, NM 87123

102205648643110732 LEGAL: TR 1 SUMMARY PLAT TR 1 LDS OF JAMES D STANLEY
PROPERTY ADDR: 13301 CENTRAL NE

OWNERS NAME: STANLEY JAMES D/DBA MCDONALD'S
OWNERS ADDR: PO BOX 1968
 ALBUQUERQUE, NM 87103

102205647242610731 LEGAL: TR 2-A OF PLAT OF TRS 2A & 2B OF A REPLAT OF D N CONT 0.3910
PROPERTY ADDR: 13207 CENTRAL AVE NE

OWNERS NAME: WAFFLE HOUSE INC #545
OWNERS ADDR: PO BOX 6450
 NORCROSS, GA 30091

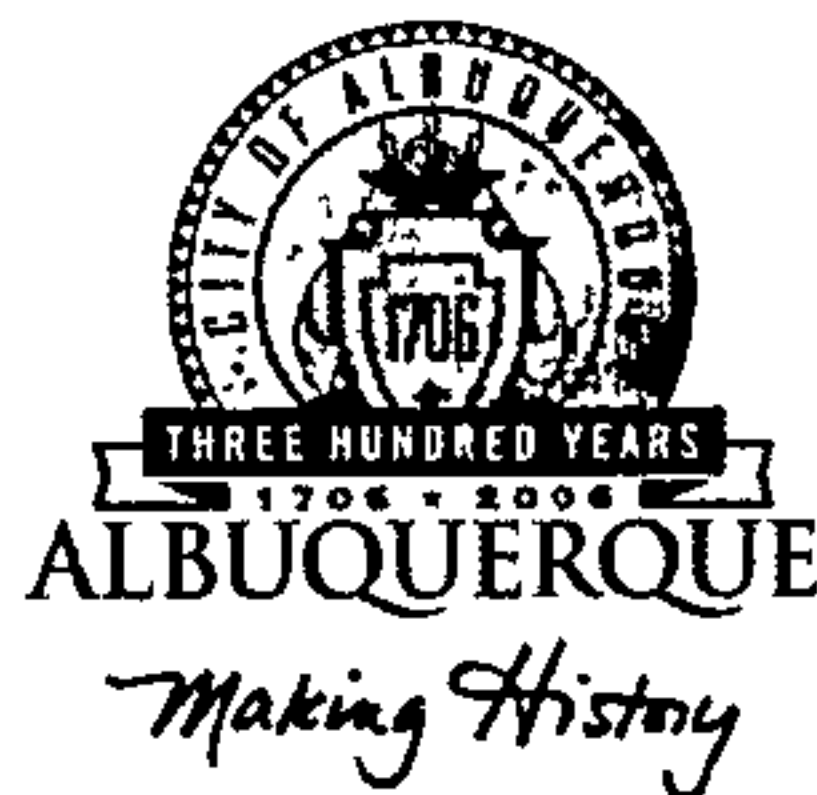
102205645344710728 LEGAL: TR 1B (PLAT OF TRS A1 & 1B) CANTYON ACRES SUB C M/L
PROPERTY ADDR: 13141 CENTRAL AVE NE

OWNERS NAME: MOTEL 6 OPERATING L P
OWNERS ADDR: PO BOX 117508
 CARROLLTON, TX 75011

102205644941710727

LEGAL: TR A1 PLAT OF TRS A1 & 1B CANYON ACRES SUBD F T M/L
PROPERTY ADDR: 13139 CENTRAL AVE NE

OWNERS NAME: ASANTE INVESTMENT INC
OWNERS ADDR: 13139 CENTRAL AVE NE
ALBUQUERQUE, NM 87123



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

LEASE 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.

February 21, 2006

Keli Krueger
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Email: kkrueger@tierrawestllc.com

Dear Keli:

Thank you for your inquiry of February 21, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS C AND G, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX LOCATED ON 13130 CENTRAL AVENUE SE BETWEEN TRAMWAY BOULEVARD SE AND DORADO PLACE SE** zone map L-22.

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

SINGING ARROW N.A. (SAW) "R"

***Rose Sena**

P.O. Box 5191/87185 385-3565 (h)

Mark Burton

12500 Charla Ct. SE/87123 294-7609 (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

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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.

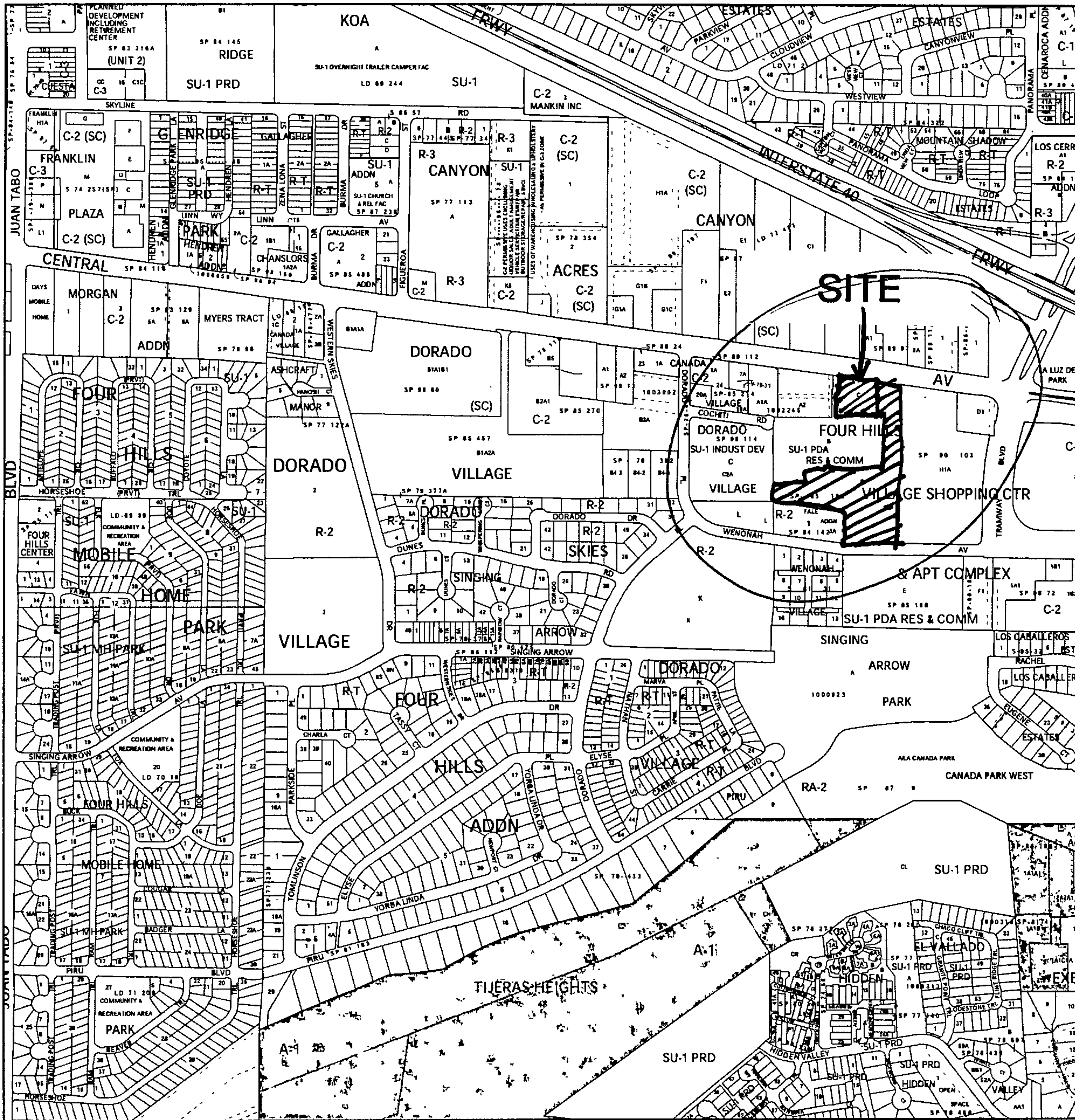
WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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 OCNC use only)

Date of Inquiry: **02/21/05** Entered: **8:25 a.m.** ONC Rep. Initials: **SW**

Project # 1002591 KPS GROUP INC 2101 FIRST AVENUE NORTH BIRMINGHAM, AL 85203	Project # 1002591 TIERRA WEST LLC 8509 JEFFERSON NE ALBUQUERQUE, NM 87113	Project # 1002591 ROSE SENA Singing Arrow N.A. PO BOX 5191 ALBUQUERQUE, NM 87185
Project # 1002591 MARK BURTON Singing Arrow N.A. 12500 CHARLA CT SE ALBUQUERQUE, NM 87123	102205637833210406 FOUR HILLS STATION LLC 11690 GROOMS RD CINCINNATI OH 45242	102205639139210421 D & S BRUCKER LLC 4104 CLUBHOUSE DR SOMIS CA 93066
102205637740010615 WESTLAND CORPORATION 2400 CANDELARIA RD NE ALBUQUERQUE NM 87107	102205638033210303 HOUCK FAMILY LLC 9420 RIO GRANDE BL NW ALBUQUERQUE NM 87114	102205637238410604 SILVA LOUIS A & GREG WEISSENB 12999 COCHITI RD SE ALBUQUERQUE NM 87123
102205636240110614 DAVIS ROBERT E & MARY M 8220 LOUISIANA NE ALBUQUERQUE NM 87113	102205635438910602 HANOSH DONALD L & TERRI L & H PO BOX 502 ALBUQUERQUE, NM 87103	102205650038510416 PRP INC 3200 BROADWAY BL SE ALBUQUERQUE NM 87105
102305602134521316 SWI REAL ESTATE LTD PTNS 3336 E 32ND ST TULSA OK 74135	102205641727210423 HOUCK FAMILY LLC 9420 RIO GRANDE NW ALBUQUERQUE NM 87114	102205645951540809 HUNTERS RIDGE LTD PTNS / NEVI 555 17TH ST DENVER CO 80202
102305600029920115 EUBANK INVESTMENTS LLC 3535 PRINCETON NE ALBUQUERQUE NM 87107	102305601730520116 DEVERAUX HOLDINGS LTD 9175 WILSHIRE AV NE ALBUQUERQUE NM 87122	102205642227410422 WENONAH PARTNERSHIP 7457 ACORN GLEN LP ROSEVILLE CA 95747
102305602229120117 HADAD RICHARD M & THERESA A & PO BOX 11584 ALBUQUERQUE, NM 87192	102205650142510733 EMERALD PROPERTIES OF MARTIN 13317 CENTRAL AVE NE ALBUQUERQUE, NM 87123	102205648643110732 STANLEY JAMES D/DBA MCDONALD' PO BOX 1968 ALBUQUERQUE, NM 87103
102205647242610731 WAFFLE HOUSE INC #545 PO BOX 6450 NORCROSS, GA 30091	102205647244410730 DOSTI LLC 5000 CENTRAL AV SE ALBUQUERQUE NM 87108	102205645344710728 MOTEL 6 OPERATING L P PO BOX 117508 CARROLLTON, TX 75011
102205644941710727 ASANTE INVESTMENT INC 13139 CENTRAL AVE NE ALBUQUERQUE, NM 87123	102205643345010726 MARTINEZ HAROLD A & HELEN J 13041 CENTRAL AV NE ALBUQUERQUE NM 87123	102205639846110720 GUZMAN BALTAZAR 13031 CENTRAL AV NE ALBUQUERQUE NM 87123
102205637745810718 FINE HOTELS LIMITED PTNSHP 5405 VISTA LEJANA NE ALBUQUERQUE NM 87111	102205636044310716 SRAYIL & SIAN LLC 12999 CENTRAL AV NE ALBUQUERQUE NM 87123	102205633648810714 KEN TEKIN INC 6204 OSUNA RD NE ALBUQUERQUE NM 87109



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

AGIS
Albuquerque Geographic Information System

Map amended through: Apr 22, 2005

Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-22-Z

Selected Symbols

0 750 1,500 Feet

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

February 23, 2006

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

**RE: One Year Extension of Subdivision Improvement Agreements
Compass Bank – Central Avenue SE and Tramway Boulevard SE
Project #1002591, Zone Atlas Page L-22**

Dear Ms. Matson:

Tierra West LLC, on behalf of KPS Group, Inc., requests approval of a one year extension of Subdivision Improvement Agreements for the Compass Bank referenced above. The site is located on Central Avenue SE between Tramway Boulevard SE and Dorado Place SE. Included in the application package is a copy of the plat for this site. The preliminary plat has not yet expired yet and 2005 second half property taxes are still outstanding. We anticipate payment of the taxes and recording the plat within the next 4 weeks. We request this approval in order to complete construction of the public work order items.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Donald Simpson
Rose Sena, Singing Arrow N.A.
Mark Burton, Singing Arrow N.A.

JN: 23011
RRB/kdk

#11



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

Comp'd 3/22/04

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.: **05DRB-01128 (P&F)**
Project Name: **4 HILLS SHOPPING CENTER & APARTMENT COMPLEX**
Agent: **Tierra West LLC**

Project # **1002591**
Phone No.: **858-3100**

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)**, (MASTER DEVELOP. PLAN), was approved on 7/28/04 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): _____
- _____
- _____
- _____

- 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. N/A**
- Copy of recorded plat for Planning.**

Project Number 1002591

#11



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.: 05DRB-01128 (P&F)

Project # 1002591

Project Name: 4 HILLS SHOPPING CENTER & APARTMENT COMPLEX

Agent: Tierra West LLC

Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), **FINAL PLATS**, (MASTER DEVELOP. PLAN), was approved on 7/25/09 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
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- _____
- _____
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- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
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- 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. N/A**
- Copy of recorded plat for Planning.**

Project Number

1002591



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 20, 2005

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: 10:45 a.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 PLAN

1. **Project # 1003257**
05DRB-00934 Major-Vacation of Public Easements
05DRB-00933 Major-Vacation of Pub Right-of-Way
05DRB-00929 Major-Preliminary Plat Approval
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer Sdwk
MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s).[REF:04DRB-00204] [Deferred from 6/29/05 & 7/20/05](A-10) **DEFERRED AT A.R. TO 7/27/05.**

2. **Project # 1000650**
05DRB-01067 Major-SiteDev Plan
BldPermit

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP request(s) the above action(s) for all or a portion of Tract(s) 1A2, **LANDS OF LAMONICA**, zoned SU-1/C-1 permissive use, located on COORS BLVD SW, between LAMONICA RD SW and RIO BRAVO BLVD SW containing approximately 2 acre(s). *[Deferred from 7/20/05]* (P-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

3. **Project # 1004232**
05DRB-00896 Major-Vacation of Public
Easements

A. MIGUEL TRUJILLO agent(s) for WILLIAM K. WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION**, zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). (L-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1004281**
05DRB-01057 Major-SiteDev Plan Subd
05DRB-01058 Major-SiteDev Plan
BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for VENTURA PACIFIC CAPITAL CO request(s) the above action(s) for all or a portion of Tract(s) H-6A7A1, **RIVERVIEW SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 2 acre(s). [REF: SP-97-193; DRB-97-245] (C-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILDING NOTES, PARKING CALCS AND THE RIGHT TO USE SOUTH ACCESS. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILDING NOTES, PARKING CALCS AND THE RIGHT TO USE SOUTH ACCESS.**

5. **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]* (K-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/27/05.**

**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.**

6. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan
BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] *[Deferred from 6/29/05 & 7/13/05 & 7/20/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/27/05.**

7. **Project # 1004236**
05DRB-00499 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). *[Deferred from 3/30/05 & 4/13/05 & 4/20/05]* (G-13) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

8. **Project # 1004320**
05DRB-01137 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of, Tract(s) E-2, **SANDIA SCIENCE AND TECHNOLOGY PARK, PHASE 1**, zoned IP industrial park zone, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 5 acre(s). (M-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCS AND TRANSPORTATION DEVELOPMENT FOR WIDENED ENTRANCE, 15-FOOT RADII, CHECK OFFSITE IMPROVEMENTS AND 3 COPIES OF THE SITE PLAN.**

9. **Project # 1004326**
05DRB-01147 Minor-SiteDev Plan
BldPermit

INSITEWORKS agent(s) for JLM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 14-A-2-A, **LOOP INDUSTRIAL DISTRICT, UNIT 5**, zoned SU-2 for M-1, located on JEFFERSON ST NE, between PASEO DEL NORTE NE and WILSHIRE AVE NE containing approximately 2 acre(s). *[Deferred from 7/20/05]* (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 7/27/05.**

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

10. **Project # 1000508**
05DRB-01126 Minor-Prelim&Final Plat
Approval

TIERRA WEST, LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) B1A1A, **TOWNE PARK PLAZA**, zoned SU-1/C-1, located on EUBANK BLVD NE, between INTERSTATE 40 EAST and CHICO RD NE containing approximately 18 acre(s). [REF: Z-98-114, DRB-90-289, 02DRB-01528, 02DRB-01529, 02AA-01605, 05DRB-00093, 05AA-00325] (K-21) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER LINE RELOCATION OR ELSE A TEMPORARY PAPER EASEMENT FOR EXISTING LINE LOCATION BEING VACATED.**

11. **Project # 1002591**
05DRB-01128 Minor-Prelim&Final Plat
Approval

TIERRA WEST, LLC agent(s) for KPS GROUP request(s) the above action(s) for all or a portion of Tract(s) C & G, **FOUR HILLS VILLAGE SHOPPING CENTER & APT COMPLEX**, zoned SU-1/PDA RES & COMM, located on CENTRAL AVE SE, between TRAMWAY BLVD SE and DORADO PL SE containing approximately 6 acre(s). [REF: Z-84-124, 03AA-00608] (L-22) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1004162**
05DRB-01139 Minor-Vacation of Private
Easements
05DRB-01140 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) L-2, **VISTA DEL NORTE**, zoned SU-1 FOR PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 05EPC-00742] (E-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1004281**
05DRB-01133 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CARL'S JR. GOLF COURSE request(s) the above action(s) for TRACTS H6A7A1-A & H6A7A1-B, **RIVERVIEW**, zoned SU-1/IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 2 acre(s). [Heard under Project #1004317 in error] (C-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RIGHT TO USE ACCESS POINTS AND UTILITIES DEVELOPMENT FOR SIGNATURES OF NMUI, A BETTER DESCRIPTION OF 10-FOOT UTILITY EASEMENT AND PROVIDE BENEFICIARY AND MAINTENANCE STATEMENT FOR EASEMENT.**

14. Project # 1004323
05DRB-01144 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for DAVID DONOHUE & SHIRLEY SAVARESE request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, **JOHN BARON BURG PARK**, zoned SR, located on 20th ST NW, between 21st ST NW and ASPEN AVE NW containing approximately 1 acre(s). (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LOT LINE ADJUSTMENT.**

15. Project # 1004325
05DRB-01146 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD, agent(s) for BILL ROBERTS request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) F, **HOLIDAY PARK, UNIT 11**, zoned C-1 neighborhood commercial zone, located on JUAN TABO BLVD NE, between COMANCHE RD NE and containing approximately 1 acre(s). [REF: Z-1761] *[Deferred from 7/20/05]* (G-21) **DEFERRED AT THE AGENT'S REQUEST TO 7/27/05.**

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

16. Project # 1001638
05DRB-01110 Minor-Sketch Plat or Plan

ALBUQUERQUE SURVEYING CO., INC., agent(s) for KEVIN GEORGES & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A-1-A-1-A, **LOVELACE HOSPITAL**, zoned SU-1 special use zone, located on SAN MATEO BLVD SE, between GIBSON BLVD SE and RIDGECREST DR SE containing approximately 17 acre(s). (M-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

17. **Project # 1004319**
05DRB-01136 Minor-Sketch Plat or Plan

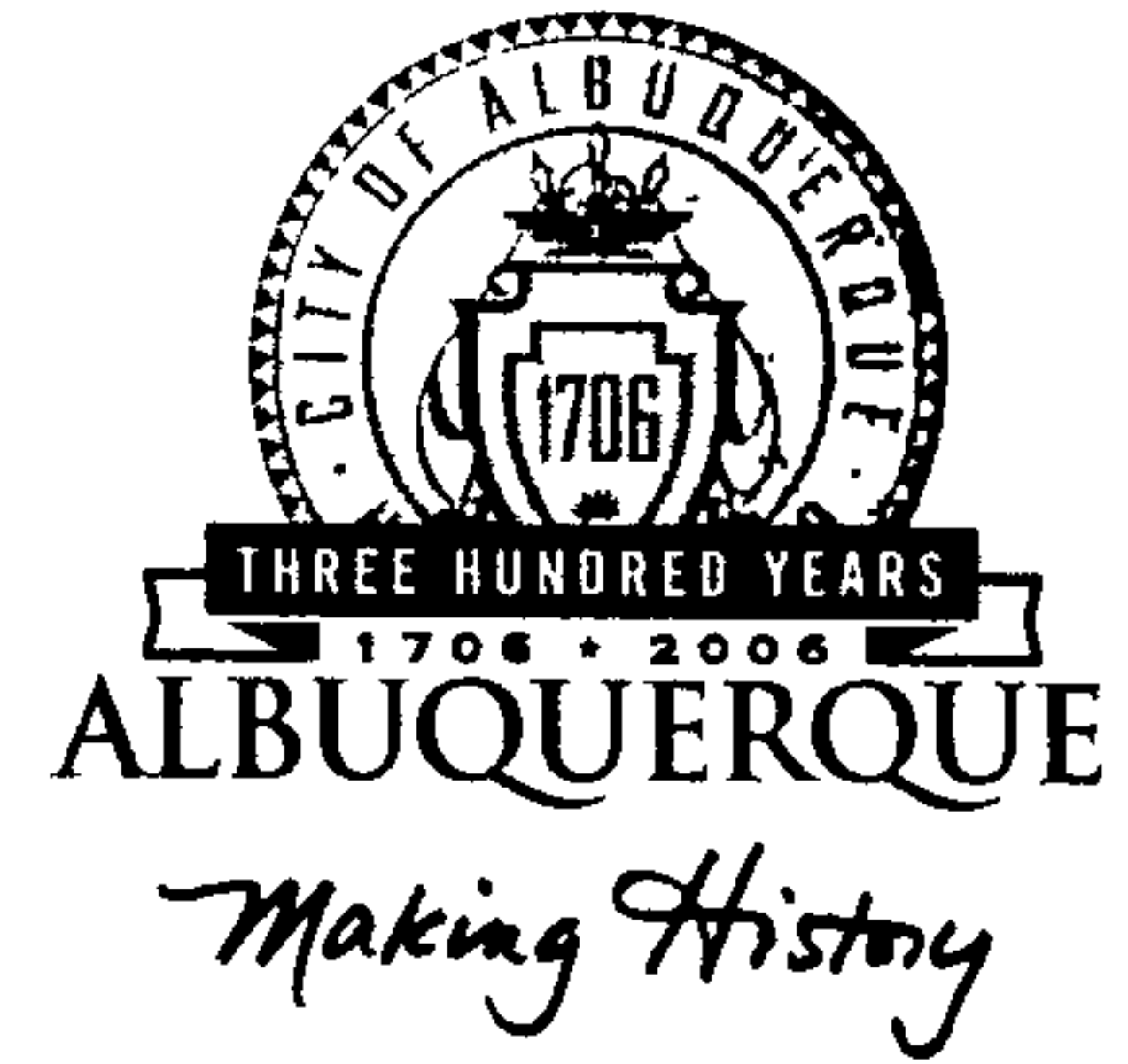
JAMES AND LORINDA LYNCH request(s) the above action(s) for all or a portion of Lot(s) 33, Block(s) 2, **SIERRA AZUL**, zoned R-1, located on COMANCHE NE, between WYOMING NE and PENNSYLVANIA NE containing approximately 1 acre(s). (G-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1004322**
05DRB-01143 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for AL CARABAJAL & MICHELLE LESICKA request(s) the above action(s) for all or a portion of Lot(s) 24, 21, **LOS HERMANOS ADDITION**, zoned R-1 residential zone, located on LOS HERMANAS ST NW, between CARLTON ST NW and BELLROSE AVE NW containing approximately 2 acre(s). (G-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **ADJOURNED: 10:45 A.M.**

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002591

AGENDA ITEM NO: 11

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

P.O. Box 1293

There is a private drainage easement on Tract C-1 for the benefit of Tract G-1 to be maintained by the owner of Tract C-1. *- Added to plat*

Albuquerque

RESOLUTION:

New Mexico 87103

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

www.cabq.gov

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

FOR:

**SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee**

DATE: JULY 20, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 20, 2005
DRB Comments**

ITEM # 11

PROJECT # 1002591

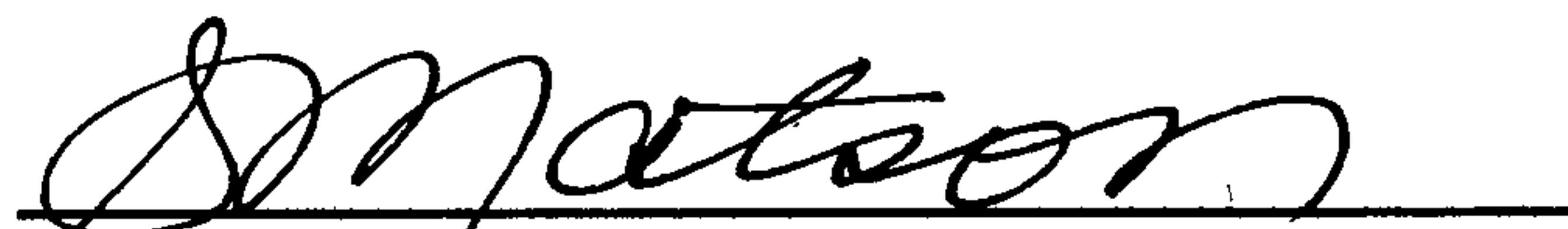
APPLICATION # 05-01128

**RE: Four Hills Village Shopping Center & Apt Complex/minor
p&f plat**

There is no objection to this request.

AGIS dxf is not required.

Please be sure to provide Planning with a copy of the recorded plat to close the file.



Sheran A Matson, AICP
924-3880 fax 924-3864
smatson@cabq.gov

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: ___KPS GROUP INC._____ PHONE: ___205.459.1506_____
 ADDRESS: ___2101 FIRST AVENUE NORTH_____ FAX: ___205.458.1513_____
 CITY: ___BIRMINGHAM_____ STATE ___AL___ ZIP ___35203_____ E-MAIL: _____
 Proprietary interest in site: ___OWNER/DEVELOPER_____ List all owners: ___FOUR HILLS STATION LLC_____
 AGENT (if any): ___TIERRA WEST LLC_____ PHONE: ___505.858.3100_____
 ADDRESS: ___8509 JEFFERSON NE_____ FAX: ___505.858.1118_____
 CITY: ___ABQ_____ STATE ___NM___ ZIP ___87113_____ E-MAIL: ___twllc@tierrawestllc.com_____

DESCRIPTION OF REQUEST: ___1 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT_____

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 C & G_____ Block: _____ Unit: _____
 Subdiv. / Addn. ___FOUR HILLS VILLAGE SHOPPING CTR & APT COMPLEX_____
 Current Zoning: ___SU-1 PDA RES & COMM_____ Proposed zoning: ___SAME_____
 Zone Atlas page(s): ___L22_____ No. of existing lots: ___2_____ No. of proposed lots: ___2_____
 Total area of site (acres): ___5.944_____ 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.) Within 1000FT of a landfill? NO
 UPC No. ___102205653838710407_____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: ___13130 CENTRAL AVE SE_____
 Between: ___TRAMWAY BLVD SE_____ and ___DORADO PLACE SE_____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): ___PROJ# 1002591_____
___Z-84-124/03AA0-00608_____

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

SIGNATURE _____ DATE ___2/23/06_____
 (Print) ___RONALD R. BOHANNAN, P.E._____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

06 DRB 00249

Action

SIA
CFM
ADU

S.F.

5(2)

Fees

\$ 50.00
\$ 20.00
\$ 75.00

Hearing date

03/22/06

Total

\$ 145.00

Sandy Landley 02/23/06

Project # 1002591 1002591

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

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- 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)
- 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)

Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

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

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (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) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- 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 ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- 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
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval **PER CLAUSE**
- 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
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

DRB Public hearings are approximately ONE MONTH 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.

RONALD R. BOHANNAN, PE
 Applicant name (print)

 Applicant signature / date
 2/22/06

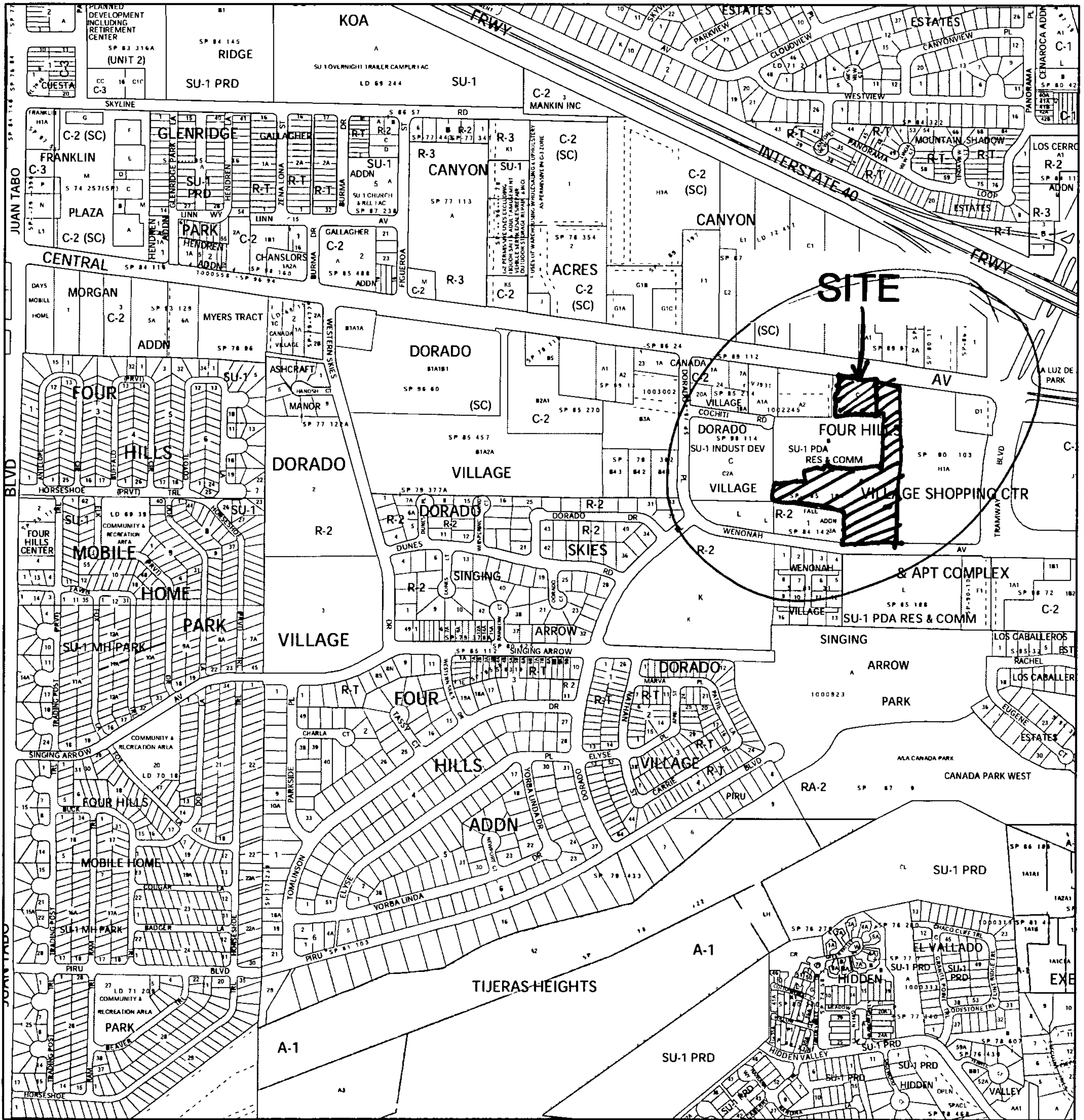


Form revised 11/04

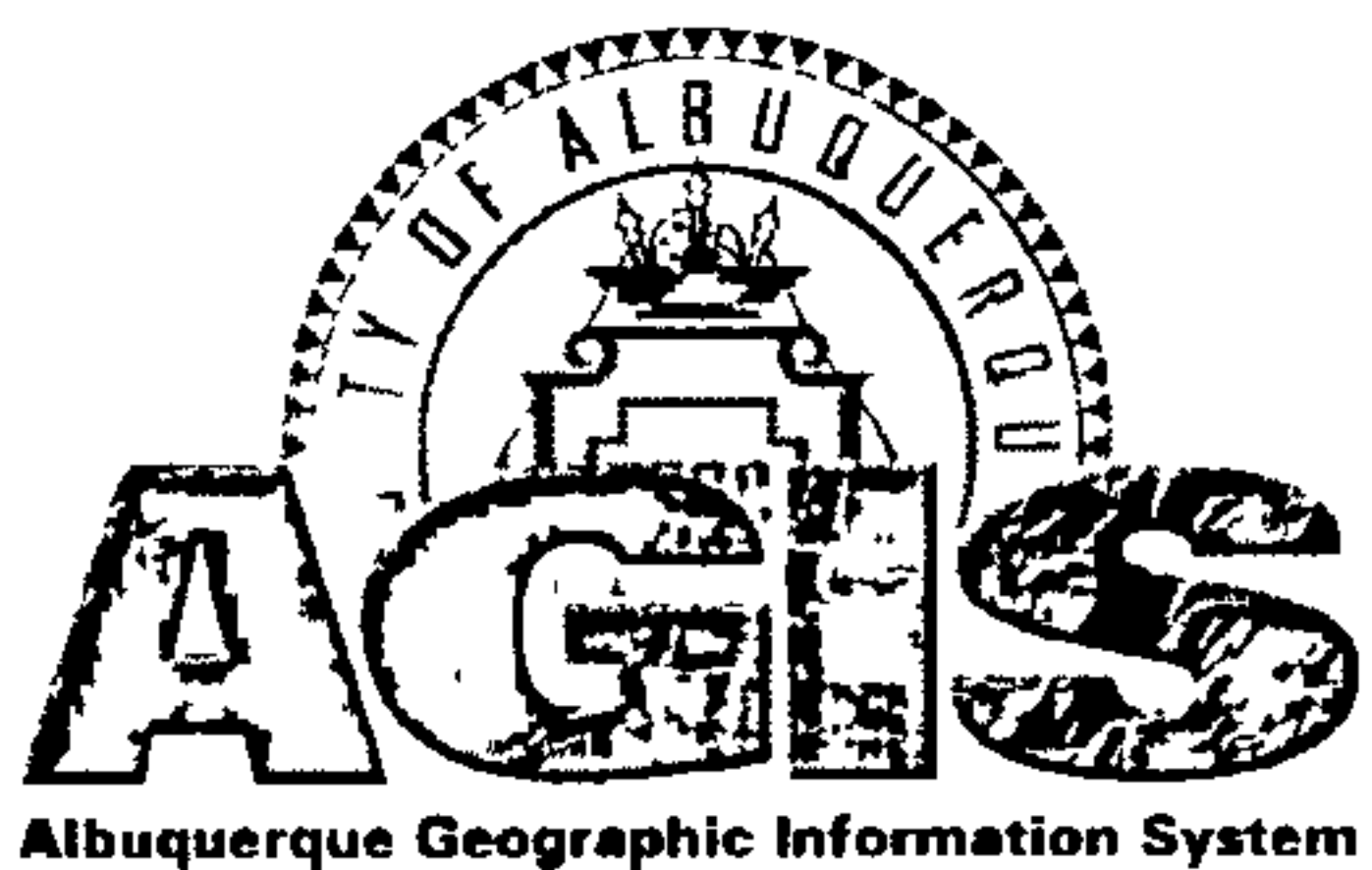
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 06DRB - _____ - 00249

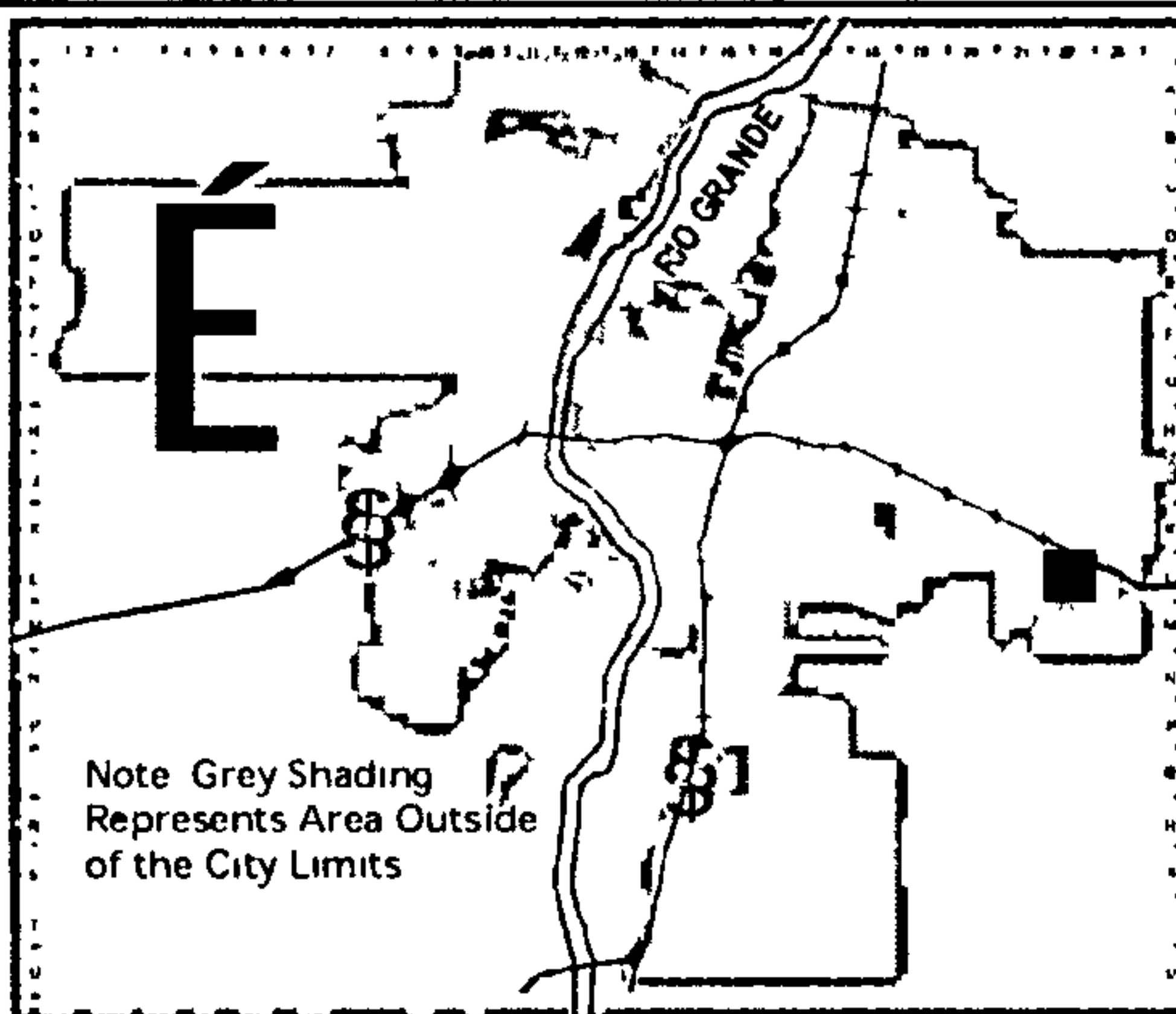
Sandley & Sandley 02/23/06
 Planner signature / date
Project # 1002591



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



Map amended through: Apr 22, 2005



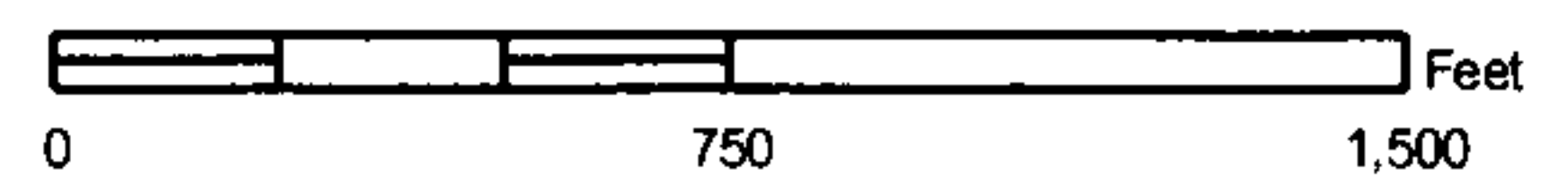
Note Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

L-22-Z

Selected Symbols

- Outside City Limits
- Petroglyph Mon
- Sector Plans
- Escarpment
- Design Overlay Zones
- 2 Mile Airport Zone
- City Historic Zone
- Airport Noise Contours
- KKKH-1 Buffer Zone
- Wall Overlay Zone



TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

February 23, 2006

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

**RE: One Year Extension of Subdivision Improvement Agreements
Compass Bank – Central Avenue SE and Tramway Boulevard SE
Project #1002591, Zone Atlas Page L-22**

Dear Ms. Matson:

Tierra West LLC, on behalf of KPS Group, Inc., requests approval of a one year extension of Subdivision Improvement Agreements for the Compass Bank referenced above. The site is located on Central Avenue SE between Tramway Boulevard SE and Dorado Place SE. Included in the application package is a copy of the plat for this site. The preliminary plat has not yet expired yet and 2005 second half property taxes are still outstanding. We anticipate payment of the taxes and recording the plat within the next 4 weeks. We request this approval in order to complete construction of the public work order items.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, P.E.

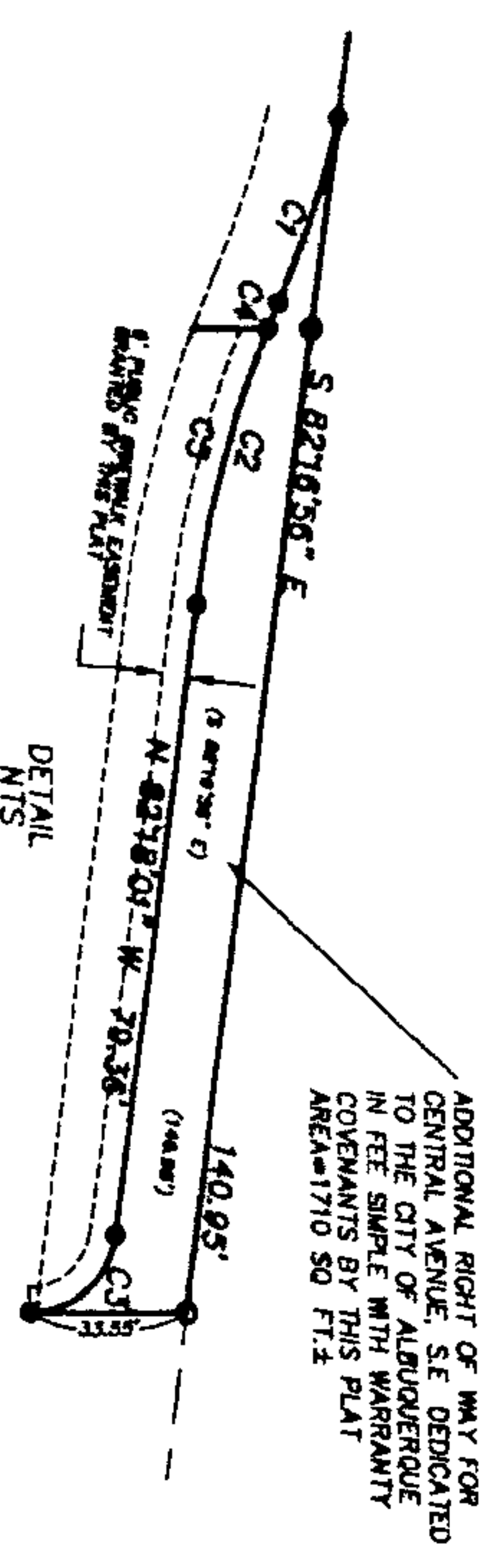
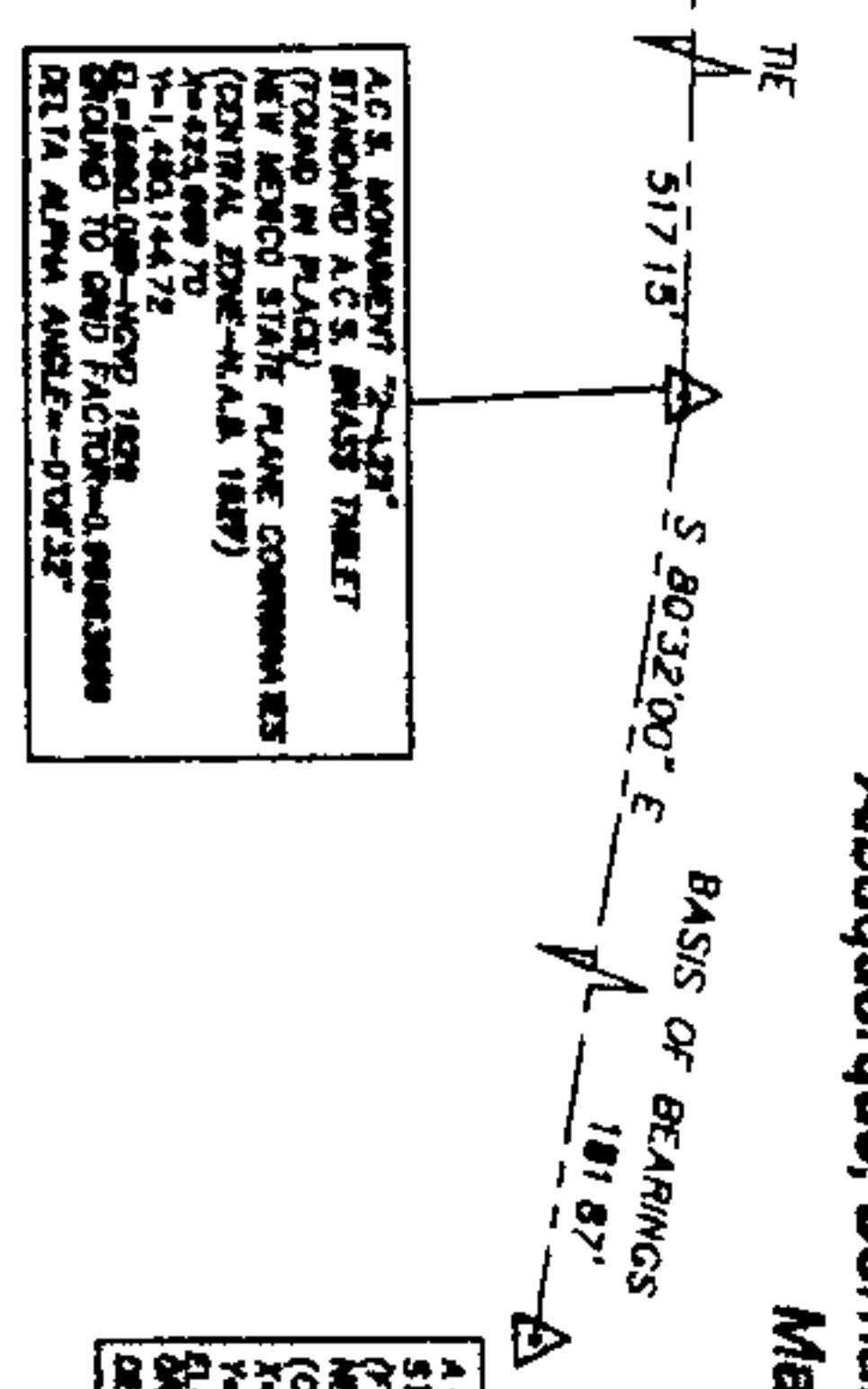
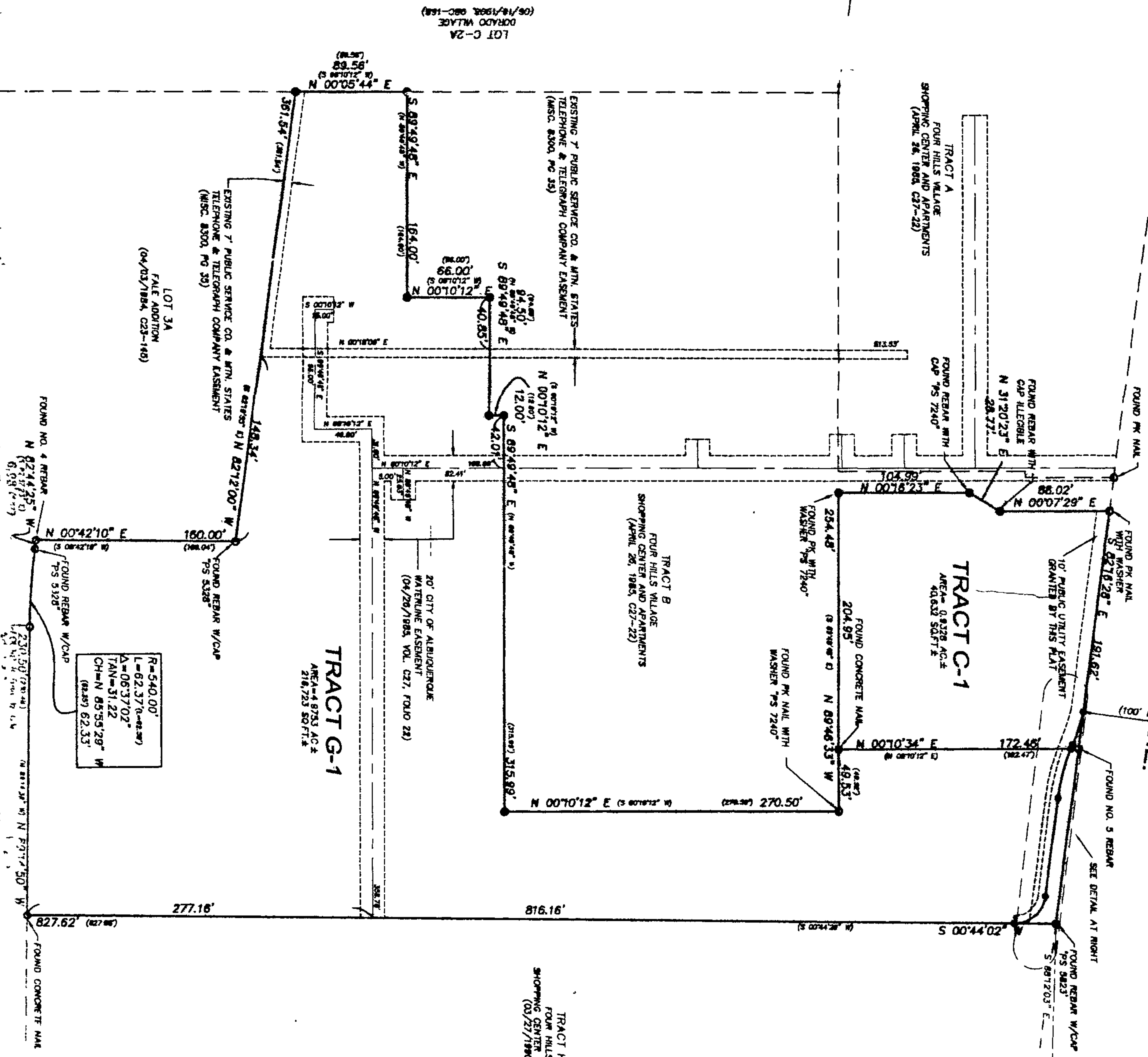
Enclosure/s

cc: Donald Simpson
Rose Sena, Singing Arrow N.A.
Mark Burton, Singing Arrow N.A.

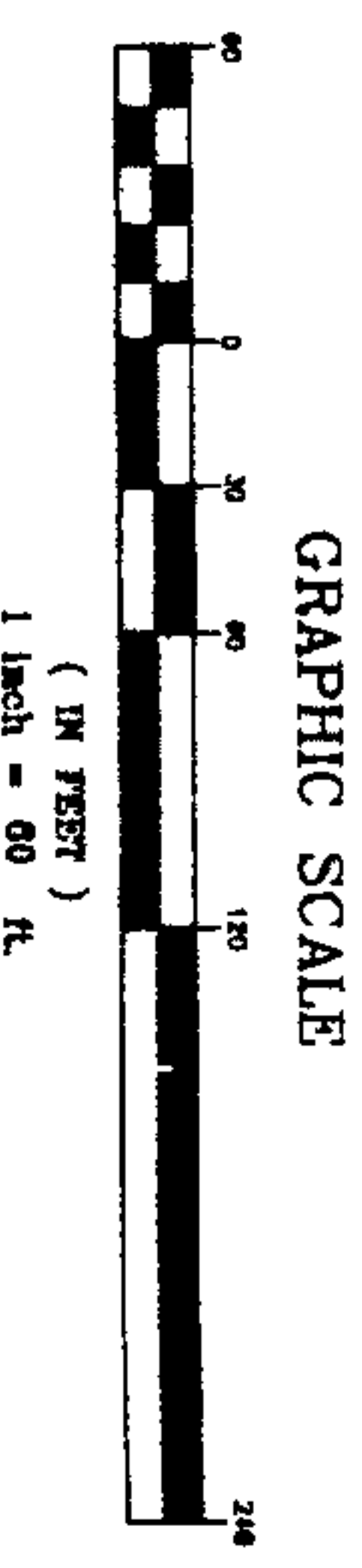
JN: 23011
RRB/kdk

CENTRAL AVENUE, S.E.

Plot of
Tracts C-1 and G-1
Four Hills Village
Shopping Center and Apartments
 Albuquerque, Bernalillo County, New Mexico
 May 2005



TRACT H-1-A
 FOUR HILLS VILLAGE
 SHOPPING CENTER AND APARTMENTS
 (03/27/1980, 80C-80)



Legend

- (IN BOLD) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES REBAR WITH YELLOW PLASTIC CAP THE TRAIL SET HIS SLAVEY

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	141.36'	27.82'	11.0272°	13.86'	27.58'	S 71.34.08° E
C2	158.62'	44.42'	16.15.03°	22.36'	44.28'	N 74.10.29° W
C3	233.00'	38.23'	8.1702°	42.13'	33.14'	S 63.102.04° E
C4	158.83'	3.94'	0.28.33°	1.87'	3.94'	N 68.40.14° W
C5	158.83'	40.48'	14.49.30°	20.35'	40.37'	N 74.30.48° W



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 868 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7600

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cns. Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER

RONALD R. BOHANNAN, P.E.
 NAME (print)

TIERRA WEST LLC
 FIRM



 SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
 THE IMPROVEMENTS WITHOUT A DRB
 EXTENSION: _____

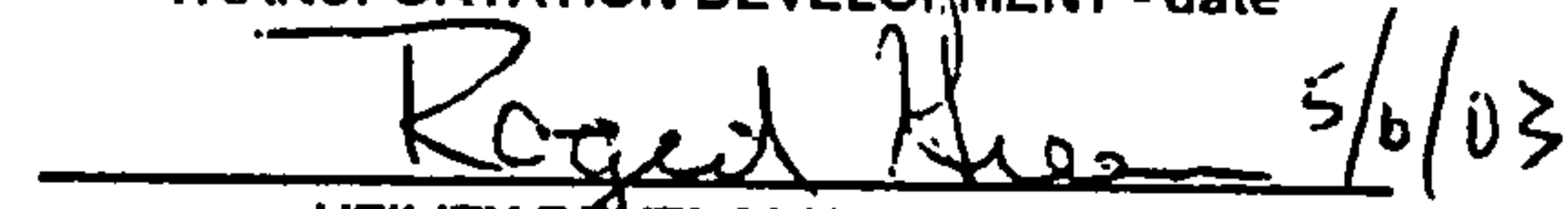
DEVELOPMENT REVIEW BOARD MEMBER APPROVALS


 DRB CHAIR - date


 PARKS & GENERAL SERVICES - date


 5-06-03
 TRANSPORTATION DEVELOPMENT - date

AMAFCA - date



 5/6/03
 UTILITY DEVELOPMENT - date

_____ - date


 5/6/03
 CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE
	

Mary Herrera Bern. Co. AGRE R 27.00

2004123605
 6137100
 Page: 9 of 10
 08/31/2004 02:07P
 Bk-A83 Pg-3271

USER DEPARTMENT	AGENT / OWNER

ST **FIGURE 18**
EXTENSION AGREEMENT

PROJECT NO. 711681

This Agreement made this day of June 8, 2005, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and [name of developer/subdivider:] **COMPASS BANK** ("Developer"), whose address is **15 SOUTH 20TH STREET, BIRMINGHAM, ALABAMA 35233** and whose telephone number is **205.297.5158**, 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 27th day of **AUGUST**, 2004, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on **AUGUST 31**, 2004 at Book Misc. **A83**, pages **3271** through **—**, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the day of **MAY 6**, 2005; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated 6/8/05 recorded 6/9/05, in Book Misc. **A98**, pages **2175** through **2175**, records of Bernalillo County, New Mexico, extending the construction deadline to 5/6/06; 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 guarantee, 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:

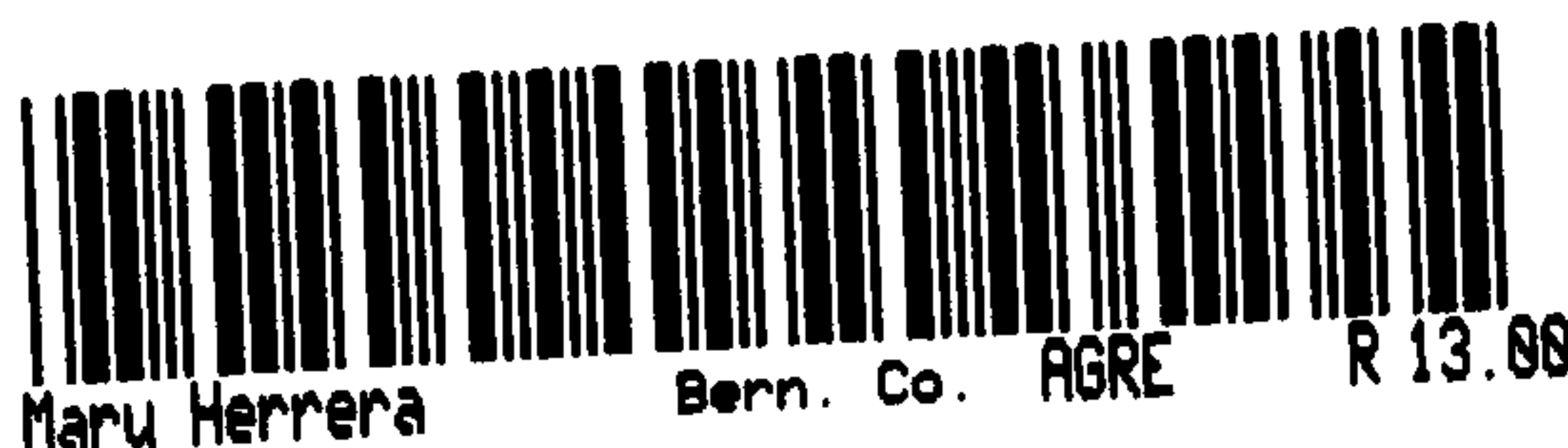
NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in paragraph **A** of the Earlier Agreement, is extended [Complete either A or B:]

A. for all improvements, the **6th** day of **MAY**, 2006.

B. on portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
INFRASTRUCTURE (DECEL LANE)	MAY 6, 2006
_____	_____
_____	_____



2005082421
6278469
Page: 1 of 3
06/09/2005 12:49P
Bk-A98 Pg-2175

Keli Krueger

To: swinklepleck@cabq.gov
Subject: Neighborhood Association Request TWJN: 23011

Attachments: 23011zoneatlaswithsitemarked022006.pdf; NA Information Request 022006.doc

Hi Stephanie

I need to obtain the neighborhood association contact info for the area in the attachment. If you have any questions, please give me a call. I did get the email a couple of weeks ago and just wanted to say that I look forward to working with you! Let me know if you don't get the attachments.

Thanks



23011zoneatlaswith NA Information
sitemarked02... Request 022006....

Keli D. Krueger
Tierra West LLC
8509 Jefferson NE
Albuquerque, NM 87113
Phone - (505)858-3100
Fax - (505)858-1118
kkrueger@tierrawestllc.com

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

NEIGHBORHOOD ASSOCIATION INFORMATION REQUEST

To: OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913
TOTAL OF (2) PAGES

From: KELI KRUEGER (kkrueger@tierrawestllc.com)

Subject: HOMEOWNERS ASSOCIATION INFORMATION
JN: 23011

Date: February 20, 2006

**PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED
HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:**
Tracts C & G, Four Hills Village Shopping Center & Apartment Complex

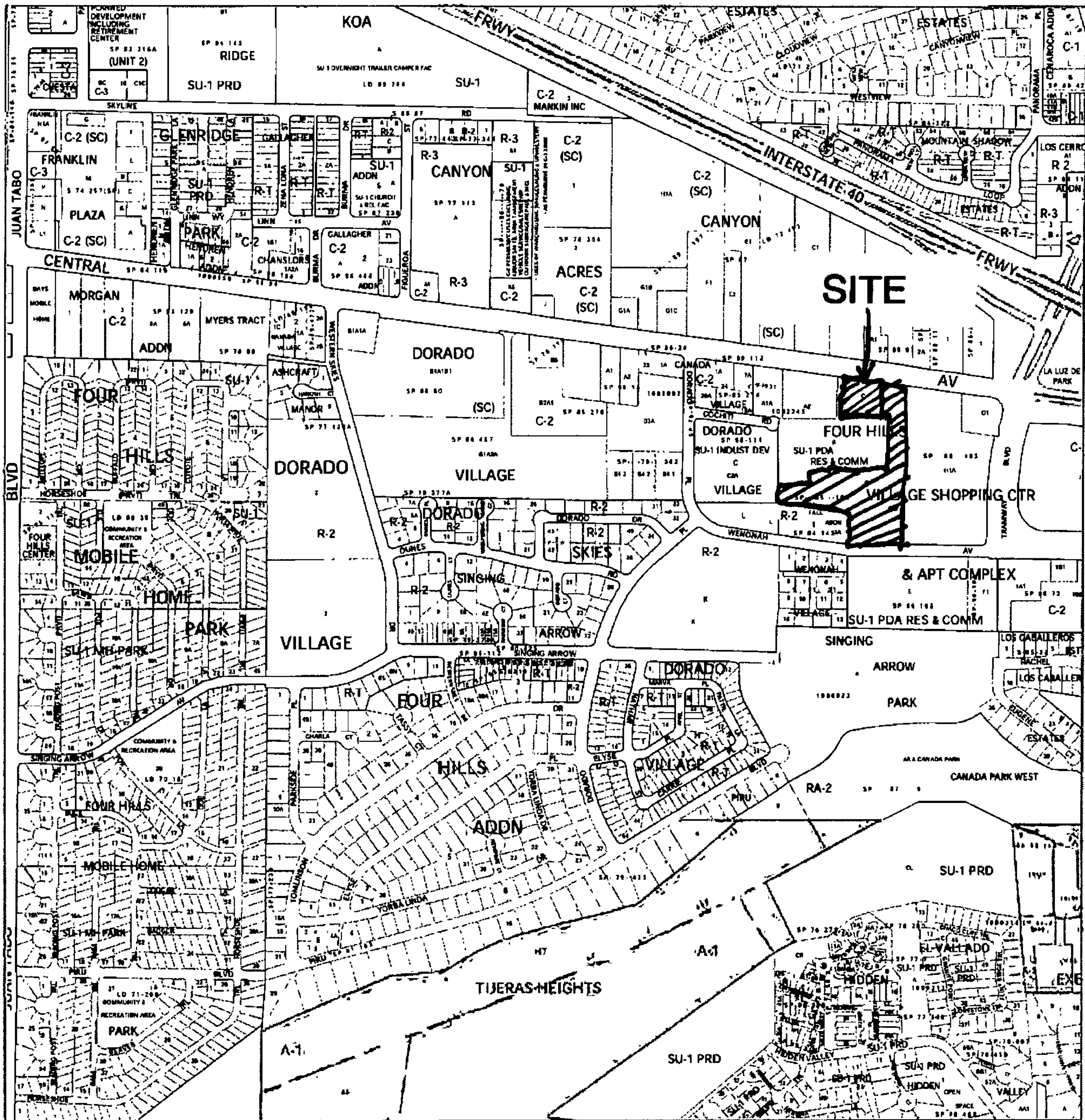
LOCATED ON 13130 Central Ave. SE
LEGAL DESCRIPTION
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Tramway Blvd. SE AND Dorado Pl. SE
STREET NAME OR OTHER IDENTIFYING LANDMARK STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET: **L22**
PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR
ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE
TO CONTACT OUR OFFICE.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE,
PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY.
THANK YOU.



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

Map amended through: Apr 22, 2005

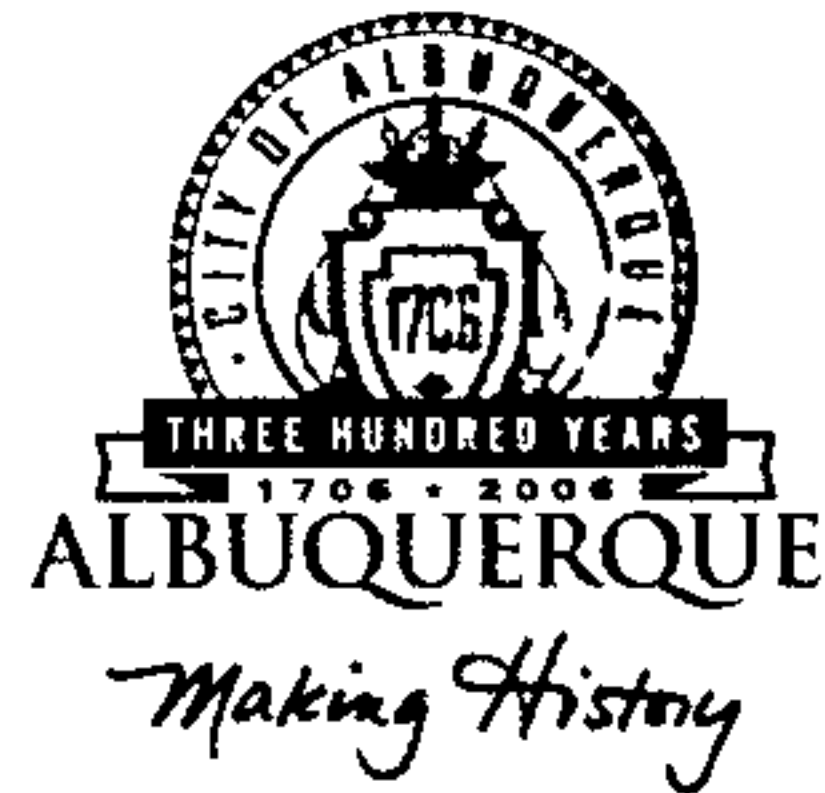
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-22-Z

Selected Symbols

Outside City Limits	Petroglyph Mon
Sector Plans	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zone	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone

0 750 1,500 Feet



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

February 21, 2006

Keli Krueger
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Email: kkrueger@tierrawestllc.com

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.

Dear Keli:

Thank you for your inquiry of **February 21, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS C AND G, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEXT LOCATED ON 13130 CENTRAL AVENUE SE BETWEEN TRAMWAY BOULEVARD SE AND DORADO PLACE SE** zone map L-22.

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

SINGING ARROW N.A. (SAW) "R"
***Rose Sena**
P.O. Box 5191/87185 385-3565 (h)
Mark Burton
12500 Charla Ct. SE/87123 294-7609 (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

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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 OCNC use only)

Date of Inquiry: **02/21/05** Entered: **8:25 a.m.** ONC Rep. Initials: **SW**

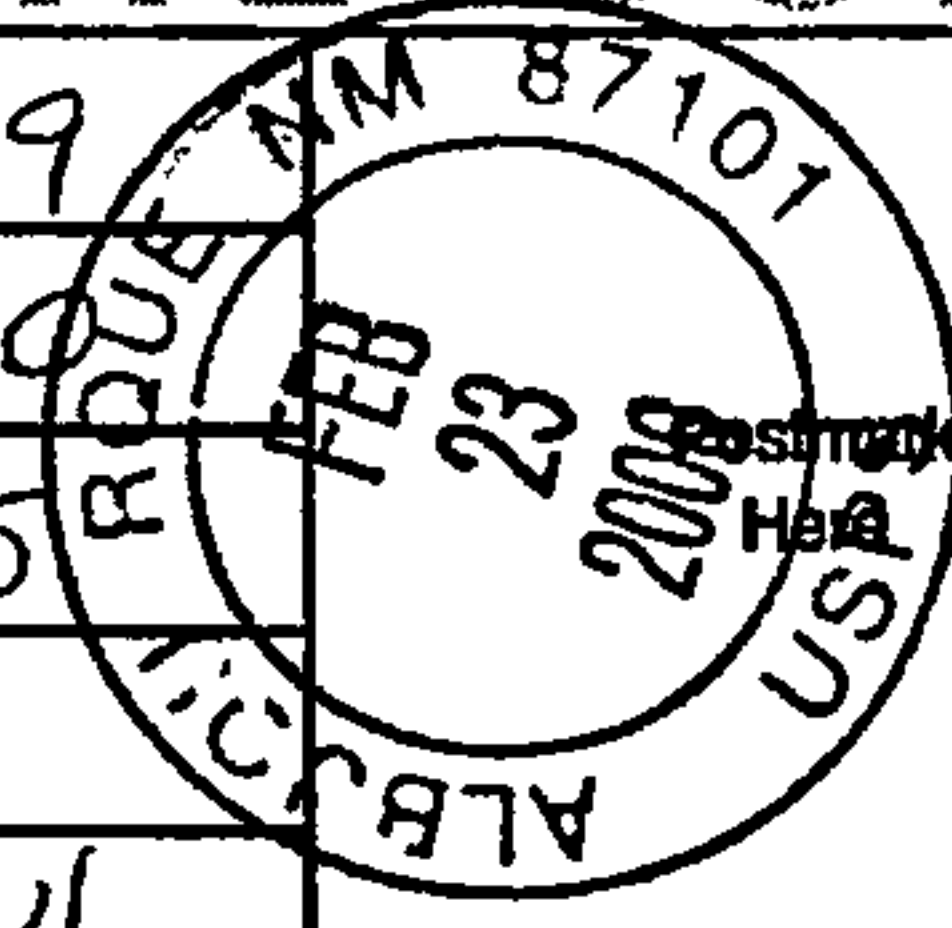
7005 1160 0000 1000 1000 3437

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

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

OFFICIAL USE

Postage	\$.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.64



23011 ORB

Sent To **Mark Burton**

Singing Arrow N.A.

Street, Apt. No. or PO Box No. **2500 Charla Ct. SE**

City, State, ZIP+4® **Albuquerque, NM 87123**

PS Form 3800, June 2002

See Reverse for Instructions

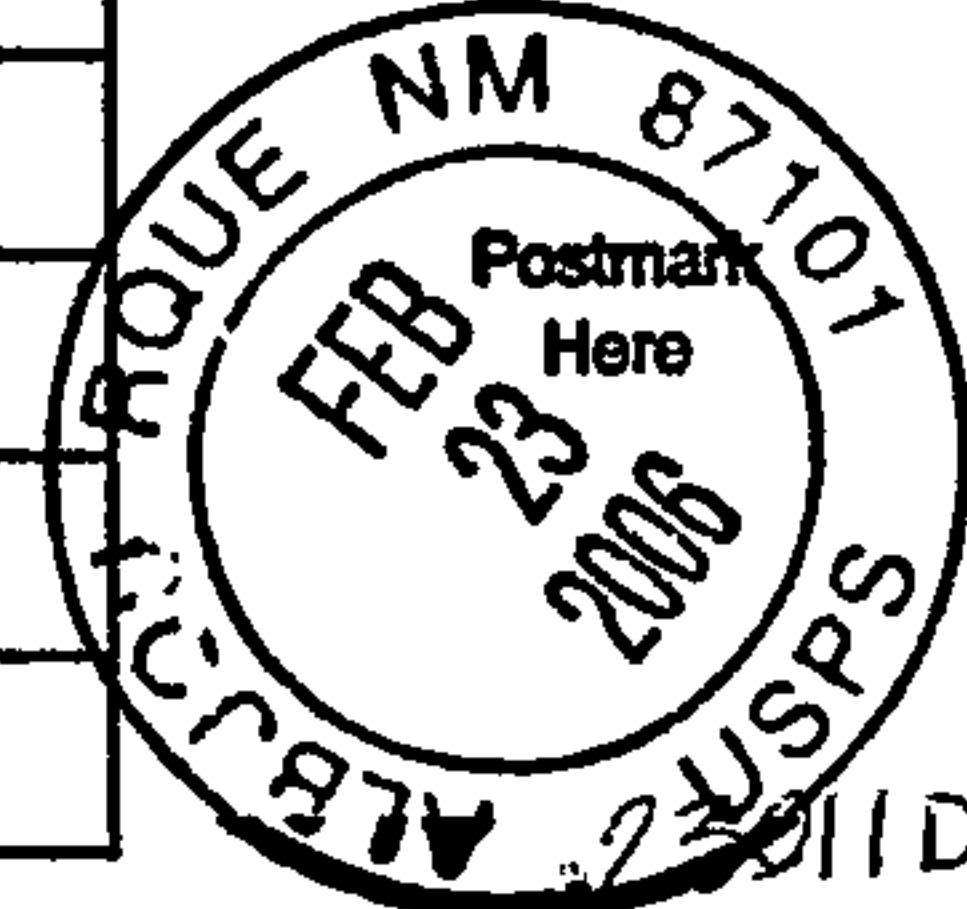
7005 1160 0000 1000 1000 3420

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

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

OFFICIAL USE

Postage	\$.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.64



23011 D2B

Sent To **Rose Sena**

Singing Arrow N.A.

Street, Apt. No. or PO Box No. **P.O. Box 5191**

City, State, ZIP+4® **Albuquerque, NM 87185**

PS Form 3800, June 2002

See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME KPS GROUP INC
 AGENT TIERRA WEST LLC
 ADDRESS 8509 JEFFERSON NE
 PROJECT & APP # 1002591
 PROJECT NAME FOUR HILLS VILLAGE SHOPPING CENTER & APARTMENTS

City of Albuquerque
Treasury Division

2/23/2006 4:35PM LOC: ANNX
 RECEIPT# 00055579 WSH 006 TRANS# 0043
 ACCOUNT 441006 FUND 0110
 ACTIVITY 4983000 TR5EJA
 TRANS AMT \$145.00
 24 MISC

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 50.00 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
- \$ 145.00 TOTAL AMOUNT DUE

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

TIERRA WEST LLC
 8509 JEFFERSON NE
 ALBUQUERQUE, NM 87113
 PH (505) 858-3100

CITY OF ALBUQUERQUE
 TREASURY DIVISION

DATE 2/21/06

PAY TO THE ORDER OF City of Albuquerque

One Hundred & Forty Five \$ 145.00

HIGH DESERT STATE BANK
 Member FDIC
 6110 Ventura NE
 Albuquerque, NM 87122

FOR 23011 SIA Extension

RECEIPT# 00055579 WSH 006
 Account 441032 Fund 0110
 Activity 3424000
 Trans A #145.00

2311
 95-677/1070

201813

Thank You

SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of \$3.00 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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe 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 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 MAR 7, 06 To MAR 22, 06

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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Kei Krueger (Applicant or Agent), 2/23/06 (Date)

I issued 2 signs for this application, 02/23/06 (Date), Sandy Sandberg (Staff Member)

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: KPS GROUP INC. PHONE: 205.439.1506

ADDRESS: 2101 FIRST AVENUE NORTH FAX: 205.458.1513

CITY: BIRMINGHAM STATE AL ZIP 35203 E-MAIL: _____

Proprietary interest in site: OWNER/DEVELOPER List all owners: FOUR HILLS STATION LLC

AGENT (if any): TIERRA WEST LLC PHONE: 505.858.3100

ADDRESS: 8509 JEFFERSON NE FAX: 505.858.1118

CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: MINOR 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 C & G Block: _____ Unit: _____

Subdiv. / Addn. FOUR HILLS VILLAGE SHOPPING CTR & APT COMPLEX

Current Zoning: SU-1 PDA RES & COMM Proposed zoning: SAME

Zone Atlas page(s): L22 No. of **existing** lots: 2 No. of **proposed** lots: 2

Total area of site (acres): 5.944 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. 102205653838710407 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 13130 CENTRAL AVE SE

Between: TRAMWAY BLVD SE and DORADO PLACE SE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): PROJ# 1002591

Z-84-124/03AA0-00608

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

SIGNATURE _____ DATE 7/15/05

(Print) RONALD B. BOHANNAN, P.E. Applicant ___ Agent X

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05 DRB - 01128</u>	<u>P.F</u>	<u>5(3)</u>	\$ <u>285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMP</u>	_____	\$ <u>26.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>305.00</u>

Hearing date July 20, 2005

Andrew Garcia 7-8-05

Project # **1002591**

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 **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
- 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.
- ~~N/A~~ 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.
- ~~N/A~~ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ~~N/A~~ 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.
- ~~N/A~~ 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
- ~~N/A~~ **Signed** Pre-Annexation Agreement if Annexation required.
- ~~N/A~~ Fee (see schedule)
- ~~N/A~~ 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.

RONALD R. BOHANNAN, P.E.

Applicant name (print)



7/15/05
Applicant signature / date



Form revised 11/04

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

Planner signature / date

Project # 1002591

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

July 7, 2005

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

**RE: Minor Preliminary/Final Plat Approval
Tract C1 & G1, Four Hills Village Shopping Center & Apartment Complex
Project #1002591, Zone Atlas Page L22**

Dear Ms. Matson:

Tierra West LLC, on behalf of KPS Group Inc., requests approval of the Minor Preliminary/Final Plat for Tract C1 & G1, Four Hills Village Shopping Center & Apartment Complex. The site is located at 13130 Central Avenue SE between Tramway Boulevard SE and Dorado Place SE. This plat was created at the request of the Design Review Committee (DRC) to show the grant of a ten-foot public utility easement, a deceleration lane that is dedicated to the City of Albuquerque, and a six-foot public sidewalk.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

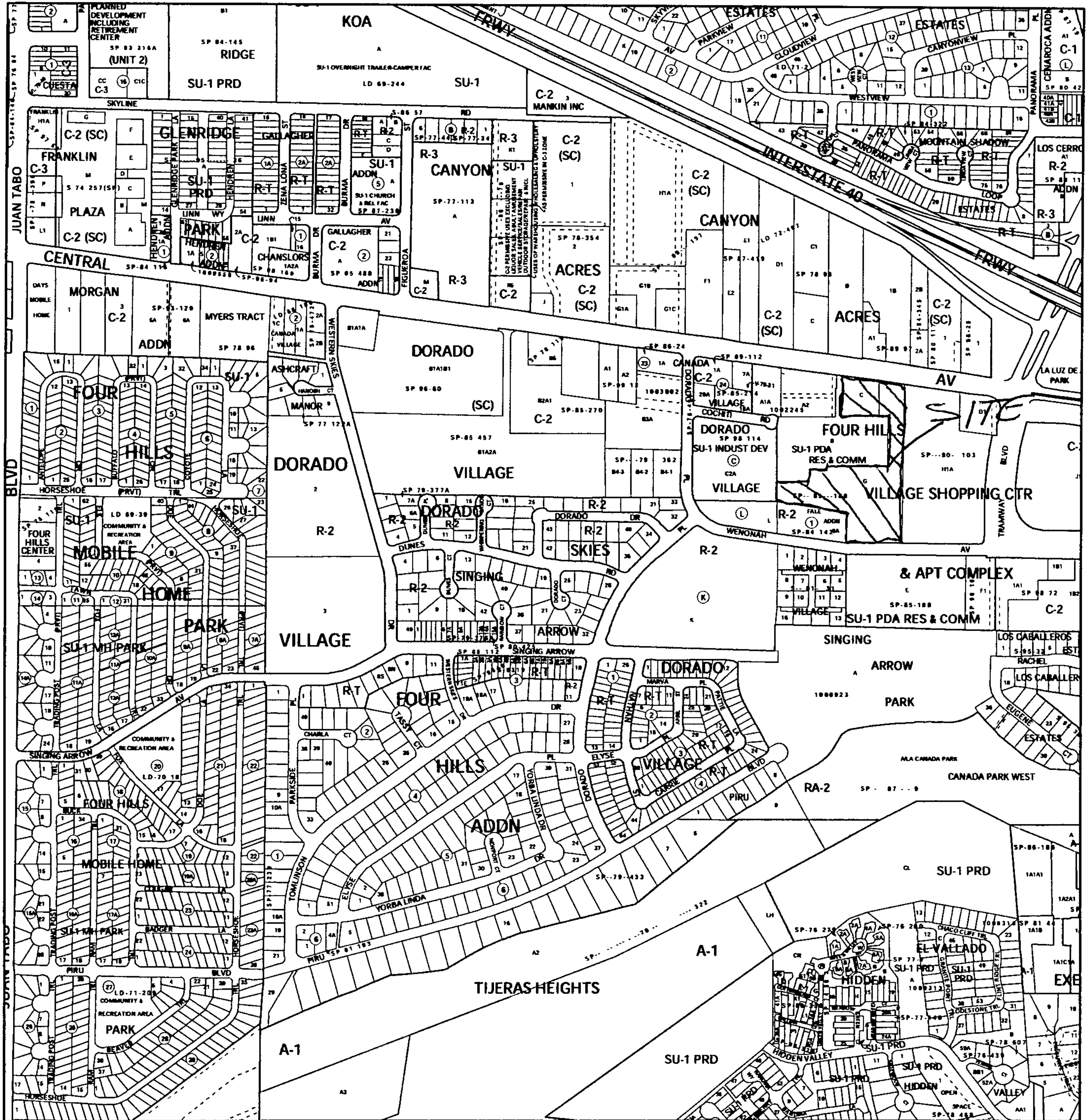


Ronald R. Bohannon, PE

Enclosure/s

cc: Trevor Matchett

JN: 23011
RRB/kk



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

AGIS
Albuquerque Geographic Information System

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-22-Z

Selected Symbols

0 750 1,500 Feet

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

PAID RECEIPT

APPLICANT NAME

KPS Group

AGENT

Terra West LLC

ADDRESS

8509 Jefferson NE

PROJECT & APP #

1002591 / 05 DRB 01128

PROJECT NAME

Four Hills Village Shopping Center - Apt Complex

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 285.00 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

\$ 305.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division
7/8/2005 11:33AM LOC: ANMX
RECEIPT# 00042935 WSH 008 TRASH 0018
ACCOUNT 441006 FUND 0110
ACTIVITY 4983000 TRSDDS \$305.00
TRANS AMT \$285.00
J24 MISC \$305.00
OK \$40.00
CHANGE

Thank You

TIERRA WEST LLC 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100		2085 95-677/1070
PAY TO THE ORDER OF <u>City of Albuquerque</u>		DATE <u>7/2/05</u> City of Albuquerque Treasury Division
<u>Three Hundred & Five</u>		\$ <u>305.00</u> RECEIPT# 00042935 WSH 008 TRASH 0018 ACCOUNT 441006 FUND 0110 Activity 3424000 TRSDDS Trans Amt \$305.00 J24 Misc \$20.00
HIGH DESERT STATE BANK Member FDIC 8110 Ventura NE Albuquerque, NM 87122		Danna Bohanan Thank You
FOR <u>23011 DRB Prel Final Plan</u>		MP
⑈002085⑈ ⑈107006677⑈		201813⑈

CHARLAND STYLE XKI