

CURRENT DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 1/12/04
Date Site Plan Approved: 1/21/04
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No: 1002786
DRB Application No: 04-0036

ORIGINAL

STKX OFFICE BUILDING, LOT 1-A, BLOCK 5, UNIT B, NAA
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 1-A, BLOCK 5, TRACT A, UNIT B, NAA
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 portion 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
PAVING									
<input type="text"/>	<input type="text"/>	** 24' F-Edge 20' Perm. & 4' Temp	Residential Pavement C&G ON SOUTH SIDE ONLY 4' SD/WK ON SOUTH SIDE ONLY	Beverly Hills Ave., NE	East Prop. Line Lot 1-A	San Mateo Blvd., NE	/	/	/
<input type="text"/>	<input type="text"/>	+/-3' F-Edge Perm.	Arterial Pavement C&G ON EAST SIDE ONLY 6' SD/WK ON EAST SIDE ONLY	San Mateo Blvd., NE	South Prop. Line Lot 1-A	Beverly Hills Ave., NE	/	/	/
STORM SEWER									
<input type="text"/>	<input type="text"/>	** 42"	Storm Sewer Pipe RCP	San Mateo Blvd., NE	Beverly Hills Ave., NE	Venice Ave., NE	/	/	/
<input type="text"/>	<input type="text"/>	** 36"	Storm Sewer Pipe RCP <i>Ext-AC curb</i>	Beverly Hills Ave., NE <i>San Mateo</i>	East Prop. Line Lot 1-A <i>Beverly Hills</i>	San Mateo Blvd., NE <i>Venice</i>	/	/	/
WATERLINE									
<input type="text"/>	<input type="text"/>	** 8"	Waterline PVC C-900	Beverly Hills Ave., NE	East Prop. Line Lot 1-A	San Mateo Blvd., NE	/	/	/
SANITARY SEWER									
<input type="text"/>	<input type="text"/>	** 8"	Sanitary Sewer line SDR-35	Beverly Hills Ave., NE	East Prop. Line Lot 1-A	San Mateo Blvd., NE	/	/	/
<input type="text"/>	<input type="text"/>								
<input type="text"/>	<input type="text"/>								

ORIGINAL

NOTES

- 1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to Include Manholes and Service Connections as required
- 4 ~~Certified Grading and Drainage and wall for SIA/Financial Release~~
- 5 A gas mitigation measure report must be submitted and approved by AEHD prior to DRC and/or Site Plan Approval
- 6 Landfill material within City Right of Way and/or easement must be removed as part of the City's Work Order
- 7 ** Deferred Construction Item
- 8 Δ The remediation measures for landfill gas abatement outlined in the attached
- 9 letter from master P. Vinograd P.E. to STKX Construction dated December 15, 2004
- 10 are included as required infrastructure items. *1/7/2005*

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

James W. Miller
NAME (print)

Miller & Associates
FIRM

[Signature]
01/13/2004
SIGNATURE - date

<i>[Signature]</i> DRB CHAIR - date	<i>[Signature]</i> 1/21/04 PARKS & GENERAL SERVICES - date	
<i>[Signature]</i> 1-21-04 TRANSPORTATION DEVELOPMENT - date		AMAFCA - date
<i>[Signature]</i> 1/21/04 UTILITY DEVELOPMENT - date		- date
<i>[Signature]</i> 1-21-04 CITY ENGINEER - date		- date

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

DESIGN REVIEW COMMITTEE REVISIONS				
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REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
Δ	1-07-05	<i>[Signature]</i>	<i>[Signature]</i>	DN FCC - 1-7-05

ORIGINAL

INFRASTRUCTURE LIST

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

STKX OFFICE BUILDING, PHASE II, LOTS 2-A AND 3-A, BLOCK 5, UNIT B, NAA
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 2-A AND 3-A, BLOCK 5, TRACT A, UNIT B, NAA
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 portion 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		
		PAVING									
		24' F-Edge 20' Perm. & 4' Temp	Residential Pavement C&G ON SOUTH SIDE ONLY 4' SD/WK ON SOUTH SIDE ONLY	Beverly Hills Ave., NE	<u>San Mateo</u> East Prop. Line Lot 1-A	East Prop. Line Lot 3-A	/	/	/		
		STORM SEWER									
		36" 42"	Storm Sewer Pipe RCP	Beverly Hills Ave., NE	<u>San Mateo</u> East Prop. Line Lot 1-A	East Prop. Line Lot 3-A	/	/	/		
		WATERLINE									
		8"	Waterline PVC C-900	Beverly Hills Ave., NE	<u>San Mateo</u> East Prop. Line Lot 1-A	East Prop. Line Lot 3-A	/	/	/		
		SANITARY SEWER									
		8"	Sanitary Sewer line SDR-35	Beverly Hills Ave., NE	<u>San Mateo</u> East Prop. Line Lot 1-A	East Prop. Line Lot 3-A	/	/	/		
							/	/	/		
							/	/	/		

ORIGINAL

NOTES

- 1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to Include Manholes and Service Connections as required
- 4 ~~Certified Grading and Drainage and wait for STA Financial Release~~
- 5 A gas mitigation measure report has been be submitted and approved by AEHD
- 6 Landfill material within City Right of Way and/or easement must be removed as part of the City's Work Order
- 7
- 8
- 9
- 10

AGENT/OWNER
James W Miller
 Shahram (Shawn) Biazar
 NAME (print)

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 11/17/04
 DRB CHAIR - date

Christina Sandoral 11/17/04
 PARKS & GENERAL SERVICES - date

Advanced Engineering and Consulting, LLC
 FIRM

[Signature] 11/17/04
 SIGNATURE - date

[Signature] 11-17-04
 TRANSPORTATION DEVELOPMENT - date

[Signature] 11/17/04
 UTILITY DEVELOPMENT - date

AMAFCA - date

- date

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

Bradley J. Bigham 11/17/04
 CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Vinyard & Associates, Inc.

8916-A Adams Street, NE
Albuquerque, New Mexico 87113
(505) 797-9743 • Fax: (505) 797-9749
vinyard-geotech@qwest.net

Geotechnical Engineering • Materials Testing • Environmental Engineering

December 15, 2004

STKX Construction
9420-B San Mateo Boulevard NE
Albuquerque, NM 87113

Attention: Mr. Deke Noftsker

Subject: Landfill Gas Mitigation Measures
V & A Project No.: 03-1-188

Dear Mr. Noftsker:

The 0.74-acre subject property consists of Lot 1-A of Tract A, Unit B of the North Albuquerque Acres subdivision and is located at the southeast corner of San Mateo Boulevard and Beverly Hills Avenue in northeast Albuquerque, New Mexico. Two office/warehouse buildings (approximately 6,000 square feet each) were constructed in 2003 and 2004 at the site. Building 1 is located on the north portion of the site and Building 2 is located on the south portion of the site. The site is located over the north cell of the Coronado Landfill. Therefore, there is a potential for methane, hydrogen sulfide, and other landfill gases to affect the construction workers, to enter the buildings, or to migrate along the underground utility corridors. Subsequently, Vinyard & Associates (V&A) designed a landfill gas mitigation plan (May 23, 2003) to address those issues. The landfill mitigation plan consisted of:

- Removing trash from beneath the buildings (also considered for structural considerations);
- Placing an impermeable membrane beneath the buildings;
- Constructing a passive venting system beneath the buildings; and
- Constructing venting systems on the underground utility trenches.

Trash from beneath the two buildings and for a distance of 5 feet outside the stemwalls was excavated to the depth of native soil. In addition, subsurface trash

AV FTZ 1/7/05

was removed from beneath the wet (water and sewer) utility trenches. The maximum depth of trash encountered was 16 feet. The trash (486 truckloads) was hauled to Waste Management in Rio Rancho, New Mexico, for proper disposal. Disposal manifests from Waste Management document that 9,734 cubic yards of excavated trash were accepted from September 17, 2003, through October 9, 2003. No potentially hazardous materials were encountered during excavation of the debris. Clean fill was imported and compacted to bring the site up to grade. Trash from beneath the Beverly Hills Avenue right-of-way was not removed during this phase of the project.

The passive manifold venting system consisted of placing 4-inch diameter perforated PVC pipe on 10-foot centers beneath the building. The perforated pipe was connected to two 6-inch diameter pipes along the side of the building. One 6-inch diameter PVC pipe serves as an airflow inlet and was connected to an above-grade gooseneck. One 6-inch PVC pipe connected to a gooseneck serves as an airflow outlet and was connected to an above-grade turbine. The perforated PVC pipe was placed at the midpoint of an 8-inch thick layer of $\frac{3}{8}$ -inch diameter rounded pea gravel. The V&A 2003 letter specified that the perforations should be $\frac{3}{8}$ -inch to $\frac{1}{2}$ -inch in diameter on 4-inch centers and that the pipe should be wrapped in filter fabric. Perforations were $\frac{1}{2}$ -inch in diameter and were placed at 6-inches on center. The perforated pipe was rotated so that the perforations are on the underside of the pipe and the gravel would not enter the openings. However, the $\frac{3}{8}$ -inch pea gravel now has a potential to block the openings and restrict the flow of gas through the system.

A solid sheet of 20-mil plastic, provided by Lange Containment Systems, was placed above the pea gravel. Utility penetrations through the plastic were sealed using Seaman Corp. FTR-190 Bonding Adhesive and caulk. The plastic barrier was attached to the top of the concrete stemwalls using FTR-190 Bonding Adhesive. A 2-inch thick layer of clean sand was placed over the plastic barrier. The concrete slab was poured over the sand layer.

Three wet utilities enter the property from San Mateo Boulevard — a water line for potable water, a water line for the fire suppression system, and a sanitary sewer line. One venting barrier was placed within each of these three utility trenches. The utility trench venting barriers consist of a 2-foot wide $\frac{3}{8}$ -inch pea gravel plug. The sanitary sewer venting system was placed in the median along

San Mateo Boulevard. The two water lines were vented in the landscaping along the west side of the site. These three venting barriers are exhausted using a 4-inch diameter perforated PVC pipe that is connected to solid metal pipe that extends above-grade in a gooseneck. The V&A 2003 letter specified constructing 3/8-inch pea gravel venting barriers on 50-foot centers for all (wet or dry, public or private) underground utilities, which was not done.

Since the site was not constructed according to the 2003 V&A recommendations, V&A recommends the following modifications to site conditions:

- The vent pipe beneath the buildings was not wrapped in filter fabric to prevent gravel from plugging the holes. V&A recommends that four 10-foot monitoring wells should be installed (two per building) and sampled quarterly for landfill gases for a period of two years. Air quality samples will also be collected inside the buildings. If no landfill gases are detected within two years, then the monitoring schedule should be reevaluated. If minor concentrations of landfill gases are indicated, then monitoring should continue. If significant levels of landfill gases are indicated then blowers should be attached to the building venting systems.
- Since the wet utilities were not vented on 50-foot centers, V&A recommends that one additional venting barrier should be placed in the central portion of the parking lot. This venting barrier should be constructed using 1-inch gravel around the sanitary sewer line and the water line. Filter fabric should be placed over the gravel. Compacted fill and asphalt should be placed over the filter fabric. A 2-inch diameter perforated PVC pipe should transition the gravel. The 2-inch diameter PVC pipe should have 3/8-inch perforations on 6-inch centers. The perforated pipe will connect to solid pipe that runs underground to a landscaping area on the south side of Building 1. This pipe will be galvanized metal above grade. This pipe will be vented using a wind turbine.
- Venting barriers (one per building) will be placed around the PNM and telephone lines on the north side of Building 1 and on the south side of Building 2. These venting barriers should be constructed using 1-inch gravel and filter fabric should be placed over the gravel. Compacted fill should be placed over the filter fabric. A 2-inch diameter perforated PVC pipe should transition the gravel. The 2-inch diameter PVC pipe should

have $\frac{3}{8}$ -inch perforations on 6-inch centers. The perforated pipe will be connected to the exhaust pipes that vent the buildings.

- The electric line along the east side of the site goes underground for a distance of approximately 260 feet. V&A recommends installing one gravel venting barrier in the landscaping area at the southeast corner of Building 1. This venting barrier should be constructed using 1-inch gravel. Filter fabric should be placed over the gravel at the ground surface. Bark, gravel, or similar landscaping materials should be placed over the filter fabric. This barrier will vent directly to the atmosphere. Although the remaining underground length of the electric line is in excess of 50 feet, the venting barrier on the south side of Building 2 (discussed in the previous bulleted paragraph) should prevent landfill gases from entering the building.
- The three existing utility trench (sewer and water) venting barriers are currently connected to goosenecks. V&A recommends that those three goosenecks should be replaced with wind turbines.

Please call if you have any questions regarding these recommendations. The construction modifications should be photographed to document compliance.

Sincerely,
Vinyard & Associates, Inc.

Kenn Hunter

Kenneth E. Hunter

KEH/er



Martin D. Vinyard, P.E.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 5, 2005

4. **Project # 1000662**
04DRB-01893 Major-Two Year SIA

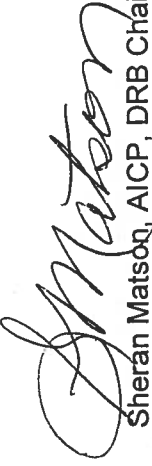
TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 3A3A1, 3A3A3 and 3A3A2A, **RENAISSANCE CENTER**, zoned SU-1 IP, located on MISSION BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 8 acre(s) [REF: 00AA00943, 04DRB00370 & 00310] (F-16)

At the January 5, 2005, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 20, 2005, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning 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 Matsoq, AICP, DRB Chair

Cc: Union Pension Transaction Trust NM 2000-02, 1110 Pennsylvania Ave, Suite A,
87110
Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 5, 2005

3. Project # 1000419
04DRB-01897 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 1B1A, 1B1B and 1B1C, **RENAISSANCE CENTER**, zoned SU1 C-1, located on RENAISSANCE BLVD NE, between MONTANO RD NE and UNION WAY RD NE containing approximately 3 acre(s). [REF: 02AA00165 & 00164, 02AA00814, 03DRB00590] (F-16)

At the January 5, 2005, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 20, 2005, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning 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: Union Pension Transaction Trust NM 2000-02, 1110 Pennsylvania Ave, Suite A,
87110
Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 5, 2005

9. Project # 1003778

04DRB-01750 Major-Preliminary Plat Approval
04DRB-01751 Major-Vacation of Pub Right-of-Way
04DRB-01753 Minor-Temp Defer SDWK
04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04, 12/15/04 & 12/29/04] (C-19)*

At the January 5, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 1/5/05 and approval of the grading plan engineer stamp dated 9/7/04 the preliminary plat was approved with the following conditions of final plat approval:

The grading plan shall be revised for minor change to match plat.

The final plat shall reflect the maintenance and beneficiary of the easement that was granted.

The perimeter wall design shall be approved prior to final plat.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 5, 2005

6. **Project # 10011118**
04DRB-01896 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 4A1 and 4A2, **RENAISSANCE CENTER**, zoned SU-1 FOR IP, located on RENAISSANCE BLVD NE, between CULTURE AVE NE and ALEXANDER BLVD NE containing approximately 9 acre(s). [REF: 03AA02065, 01DRB00342] (F-16)

At the January 5, 2005, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 20, 2005, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning 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: Union Pension Transaction Trust NM 2000-02, 1110 Pennsylvania Ave, Suite A,
87110

Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE PLANNING DEPARTMENT DEVELOPMENT REVIEW BOARD

January 5, 2005

10. Project # 1003779

04DRB-01754 Major-Preliminary Plat Approval
04DRB-01765 Major-Vacation of Pub Right-of-Way
04DRB-01756 Minor-Sidewalk Variance
04DRB-01757 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04, 12/15/04 & 12/29/05]* (C-19)

At the January 5, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 1/5/05 and approval of the grading plan engineer stamp dated 1/3/05 the preliminary plat was approved with the following conditions of final plat approval:

Street radius dedication shown at Lot 7.

An approved perimeter wall design shall occur before final plat.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 5, 2005

14. Project # 1000922
04DRB-01984 Minor-Extension of Preliminary Plat

WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA UNIT 1**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 50 acre(s). [REF: 04DRB01880, 04DRB01881] (C-10/D-10)

At the January 5, 2005, Development Review Board meeting, a one-year extension of the preliminary plat was approved to January 5, 2006 with the following condition of final plat approval:

All terms of the agreement must be met including cash payment from the developer to the Water Authority prior to final plat approval.


Sherán Matson, AICP, DRB Chair

Cc: Legacy Sustainable Development, 14 Vista Estrella Street, Santa Fe, NM
87540
Wilson & Company, 2600 the American Road SE, Suite 100, Rio Rancho, NM
87124
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 5, 2005

2. Project # 1000269
04DRB-01894 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B, 5B2B1 and 5B2C1A1, **RENAISSANCE CENTER**, zoned SU-1 C-2, located on MERCANTILE AVE NE, between CULTURE AVE NE and PAN AMERICAN FWY NE containing approximately 1 acre(s). [REF: 00DRB00226, 03DRB01269] (F-16)

At the January 5, 2005, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 20, 2005, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning 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: Union Pension Transaction Trust NM 2000-02, 1110 Pennsylvania Ave, Suite A,
87110

Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 5, 2005

8. Project # 1003429
04DRB-01891 Major-Bulk Land Variance
04DRB-01892 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING agent(s) for RIO BRAVO PARTNERS request(s) the above action(s) for all or a portion of Parcel 1, **RIO BRAVO PARTNERS**, Tract(s) 16, **EL RANCHO GRANDE, UNIT 14** and a portion of **WESTGATE DRAINAGE DAM**, zoned RD & RLT, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 121 acre(s). [REF: 04DRB00717] (N-8)

At the January 5, 2005, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The Preliminary plat was approved with final sign off delegated to City Engineer for AMAFCA'S signature and Planning for AGIS dxf file and the 15-day appeal period.

If you wish to appeal this decision, you must do so by January 20, 2005, in the manner described below.

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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 5, 2005

5. **Project # 1000874**
04DRB-01895 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) B1, C2, C3 and C4, **RENAISSANCE CENTER**, zoned SU-1 IP, located on MONTANO RD NE, between ALEXANDER BLVD NE and PAN AMERICAN FWY NE containing approximately 9 acre(s). [REF: 00DRB01464, 03DRB00444] (F-16)

At the January 5, 2005, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 20, 2005, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning 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: Union Pension Transaction Trust NM 2000-02, 1110 Pennsylvania Ave, Suite A,
87110

Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

INFRASTRUCTURE LIST

Date Submitted: 9/10/03

Date Site Plan Approved: 9/10/03

Date Preliminary Plat Approved: N/A

Date Preliminary Plat Expires: N/A

DRB Project No.: 1002786

DRB Application No.: 03 DRB 01075

ORIGINAL

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Gateway Park - 9420 San Mateo Blvd NE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots #1, 2 & 3, Tract 'A', North Albuquerque Acres

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 Crst Engineer
		4'	pavement Curb & Gutter	San Mateo NE	South Pl	North Pl	/	/	/
		4'	sidewalk, east side only						
		20'	permanent pavement	Beverly Hill NE	Beverly Hills	East Pl	/	/	/
		4'	temporary pavement						
			Curb & gutter, 4' sidewalk - south side only						
		42"	RCP Storm Sewer	San Mateo NE	Beverly Hills	Venice Ave	/	/	/
		36"	RCP Storm Sewer	Beverly Hills NE	San Mateo	East Pl	/	/	/
		8'	Water line PVC	Beverly Hills NE	West Pl	East Pl	/	/	/
		8"	Sanitary Sewerline SDE	Beverly Hills NE	West Pl	East Pl	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To

Private Inspector	City Inspector	City Cnst Engineer

NOTES

- 1 A Gas Mitigation Measure Report must be submitted & approved by A-ENTD prior to DRC and/or Site Plan approval
- 2 Land fill material within the City's R/W and/or easement must be removed as part of the City's Work Order
- 3

AGENT / OWNER

James W. Miller
NAME (print)
Miller & Assoc.
FIRM
James W. Miller
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sheran Watson DRB CHAIR - date
Christina Sandoval 9/10/03
PARKS & GENERAL SERVICES - date
R. D. L. 9/10/03
TRANSPORTATION DEVELOPMENT - date
Roged Green 9/10/03
UTILITY DEVELOPMENT - date
Bruce H. Blyler 9/10/03
CITY ENGINEER - date

AMAFCA - date
- date
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER