

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

12/11/2007 Issued By: E08375

Permit Number: 2007 010 130 **Category Code 940**
Application Number: 07AA-10130, Amndt Site Development Plan - Bld Prmt
Address:
Location Description: COMMERCE DR NE BETWEEN RENAISSANCE BLVD NE AND MERCANTILE AVE
NE
Project Number: 1003145

Applicant
Union Pension Transition Trust 93-2

122 Tulane Se
Albuquerque NM 87108
268-1200

Agent / Contact
Tierra West Llc
Ronald Bohannon
5571 Midway Park Pl Ne
Albuquerque NM 87109

twllo@tierrawestllc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4971000	AA Actions	\$45.00
TOTAL:		\$45.00

City of Albuquerque
Treasury Division

12/11/2007 3:47PM LOC: ANMX
NSH 008 FRANCH 0039
RECEIVED 00085114-00085114
PERMIT# 2007010130 TRSDEPT
Trans Amt \$45.00
AA Actions \$45.00
CA \$45.00
CHANGE \$0.00

Total: \$45

DRB AA

APPLICATION NO. 07AA-10130	PROJECT NO. 1003145
PROJECT NAME Renaissance Center	
EPC APPLICATION NO.	Ron Bohannan
APPLICANT / AGENT Tierra West LLC	PHONE NO. 858-3100
ZONE ATLAS PAGE F-16	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BA13</i>	DATE 12/13/07	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>NR</i>	DATE 12/13/07	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED <i>NSF</i>	DATE 12/11/07	DATE <i>NSF</i> 01/09/08
PLANS APPROVED <i>NSF</i>	DATE 01/09/08	DATE
COMMENTS:		
<i>See Site Plan marked - Transp' 12/11/07 (addressed)</i>		
<i>- Status for cross access easement for shared entrances off Renaissance and Commerce</i>		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>A. Genua</i>	DATE 1/20/08	DATE
COMMENTS:		

Revised 3/3/04 • Calced said will pick up 1/3/08

(Return form with plat / site plan)

APPLICATION NO. 07AA-10130	PROJECT NO. 1003145
PROJECT NAME Renaissance Center Tract 7A	
APPLICANT / AGENT TerraWest Ron Bohannon	PHONE NO. 858-3100
ZONE ATLAS PAGE F-16	DATE SUBMITTED 12-11-07

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)
(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____
Administrative Amendments (AA's)	F: 12-11-07 D: 12/11/07 F: 1/8/08 D: _____ A: 1/9/08	F: 12/11/07 D: _____ F: _____ D: _____ A: 12/13/07		F: 12/13/07 D: _____ F: _____ D: _____ A: 12/13/07	F: _____ D: _____ F: _____ D: _____ A: 1/22/08	
Minor Plat / Major Final Plat	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____
Vacation-Private Easement	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____

Project Number 1003145

Called about comments VS 12/14/07
called said will pick up 1/3/08

First Review- Total City Days	
Second Review- Total City Days	
Third Review- Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

*Business Days
**Pulled by Agent (P)

F = forwarded
D = disapproved
A = approved

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

Called Applicant: _____	First Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

Called Applicant: _____	Second Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

Called Applicant: _____	Third Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

Called Applicant: _____	Fourth Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100

ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: Union Pension Transaction Trust 93-2 PHONE: 505-268-1200

ADDRESS: 122 Tulane SE FAX: 505-268-0449

CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Administrative Amendment to Site Plan for Building Permit

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

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

Lot or Tract No. 7A Block: _____ Unit: _____

Subdiv/Addn/TBKA: Renaissance Center

Existing Zoning: SU-1 for IP Uses Proposed zoning: No Change MRGCD Map No _____

Zone Atlas page(s): F-16 UPC Code: 101606139021440620

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB-98-17/ V-98-3/ DRB-85-183/ JV 97-18/ 03AA-02128/ 07AA-00381/ # 1003145

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1/3.72

LOCATION OF PROPERTY BY STREETS: On or Near: Commerce Drive NE

Between: Renaissance Blvd. NE and Mercantile Ave. NE

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

SIGNATURE Keeli D. Krueger for DATE 12/11/07

(Print) Ronald R. Bokannan, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>07AA - 10130</u>	<u>AA</u>	<u>PLU)</u>	<u>\$ 45.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Hearing date _____

Total \$ 45.00

Andrew Spas 12-11-07
Planner signature / date

Project # 1003145

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

- SITE DEVELOPMENT PLAN - BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE (AA01)**
 - ___ Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
 - ___ Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist
 - ___ Solid Waste Management Department signature on Site Plan if relevant
 - ___ Blue-line copy of Site Plan with Fire Marshal's stamp
 - ___ Copy of the LUCC approval if the site is in an historic overlay zone
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application

- AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)**
- AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)**
- CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY (AA04)**

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- ___ Notifying letter & certified mail receipts addressed to owners of adjacent properties
- ___ Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- ___ Co-location evidence as described in *Zoning Code* §14-16-3-17(A)(5)
- ___ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- ___ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- ___ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- ___ Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- ___ Registered Engineer's stamp on the Site Development Plans
- ___ Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

Keli D. Krueger for Applicant name (print)
12/11/07
Applicant signature / date

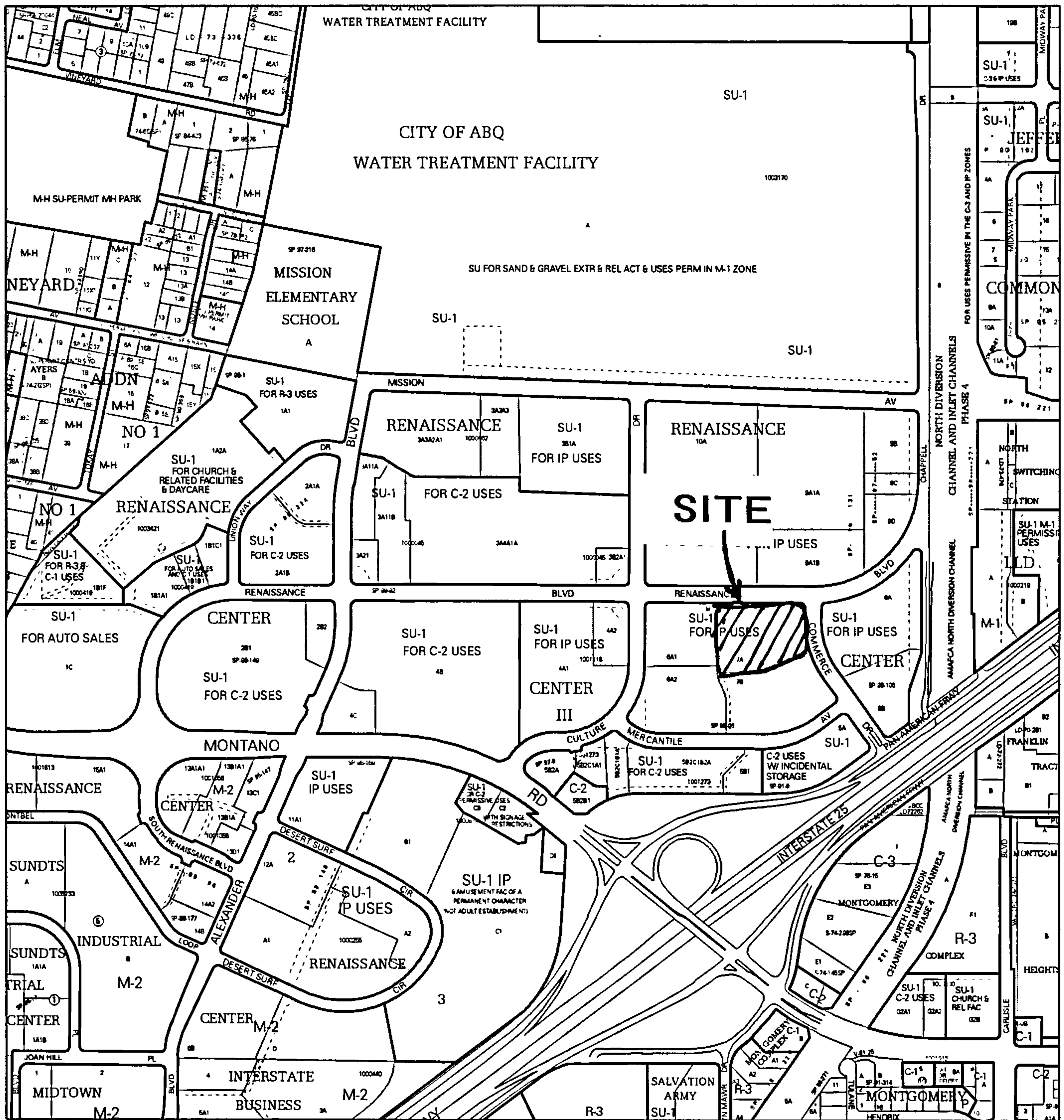


Form revised June 04, October 2004

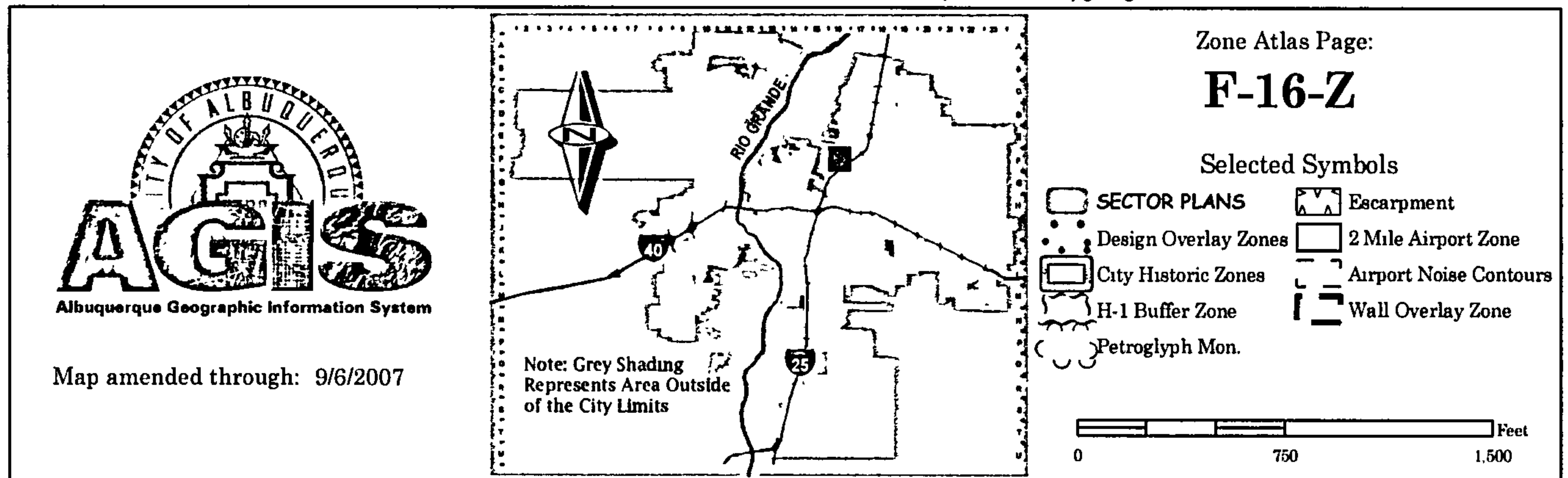
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
07AA - - 0130
- - -
- - -

Andrew Jones 12-11-07
Planner signature / date
Project # 1003145



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





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

December 11, 2007

Mr. Andrew Garcia
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Mr. Jack Cloud
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

**RE: ADMINISTRATIVE AMENDMENT (AA)
TRACT 7A RENAISSANCE CENTER
ZONE ATLAS PAGE F-16**

Dear Gentlemen:

Tierra West LLC, on behalf of Union Pension Transaction Trust 93-2, requests approval of an Administrative Amendment to the Site Development Plan for Building Permit for the above-referenced project. The site is located on Commerce Drive NE, between Renaissance Boulevard NE and Mercantile Avenue NE. The property is zoned SU-1 for IP Uses and contains 3.72 acres. Tract 7A is currently vacant except for the main parking field which was constructed this year and approved with an Administrative Amendment dated 4-18-07.

A Site Plan for Subdivision was approved with DRB 98-17, and a plat creating Tract 6A-1, 6A-2, 7A & 7B was subsequently approved and filed. An Administrative Amendment to the Site Plan for Building Permit for Tract 7A was submitted and approved in April 2007 to build additional parking spaces to be used by Tract 7B. Tract 7A is the only vacant lot left of the four.

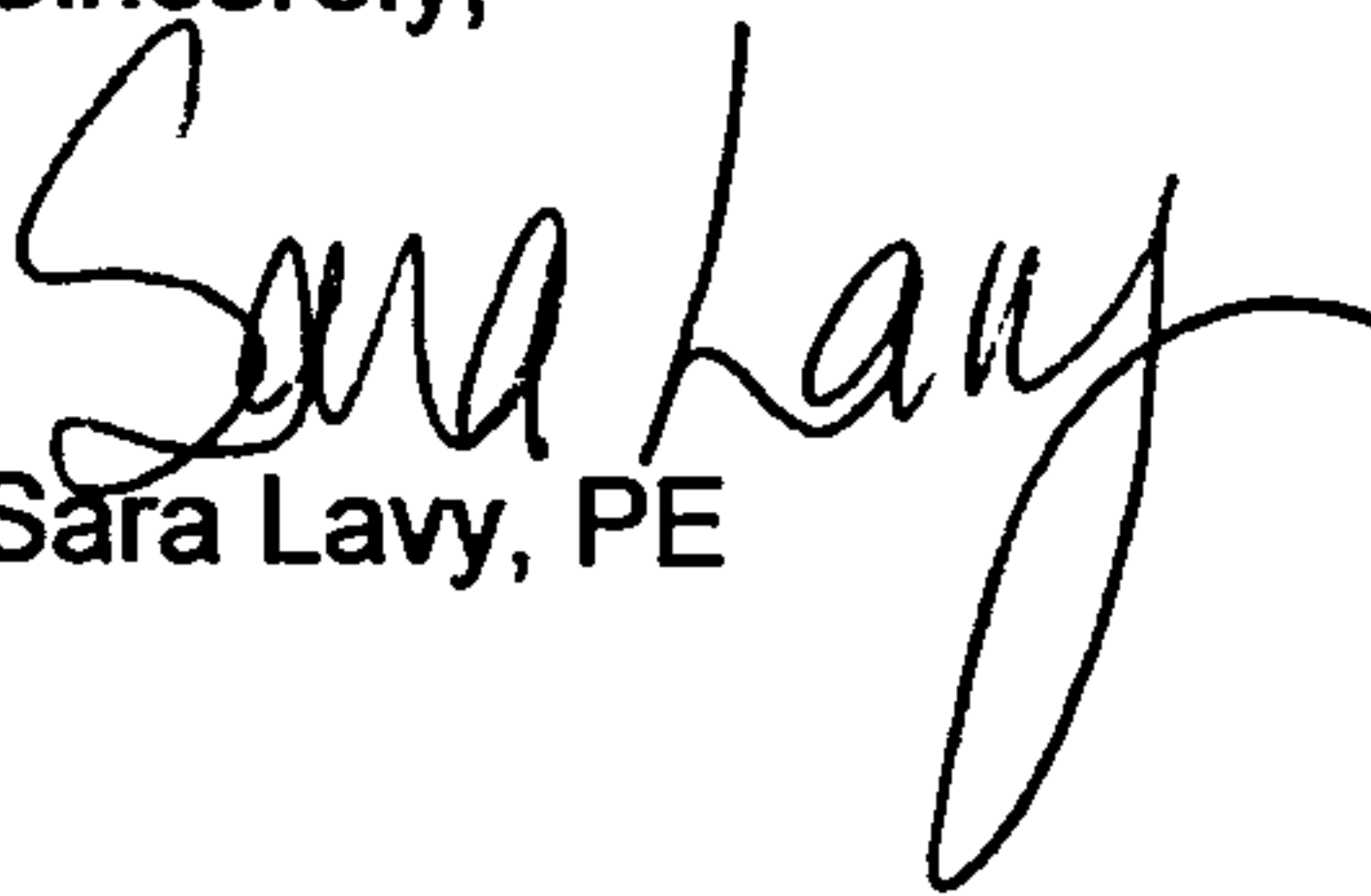
This Administrative Amendment request is to construct the remainder of the Tract 7A tract with the proposed building. The building is very similar to the original approved building that was shown on the previous AA and there have been minimal changes to the parking configuration.

All plans are included with this submittal including the Grading Plan, Master Utility Plan, Landscape Plan and Elevations. Also included for your reference is the Approved Site Plan for Building Permit that was approved as an AA in April, 2007. We request review and approval of the Administrative Amendment to the Site Plan for Building Permit to allow for the construction of the remainder of the site, including the building, parking and landscaping.

Mr. Andrew Garcia
Mr. Jack Cloud
December 11, 2007
Page 2

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

Sincerely,


Sara Lavy, PE

Enclosure/s

cc: Patricia Hancock, SMPC
Toni Ponio

JN: 27108
SCL/ca



March 21, 2007

City of Albuquerque
Development Review Board
PO Box 1239
Albuquerque, NM 87103

RE: Tracts 7A & 7B, Renaissance Center

To Whom It May Concern:

As the Owner/Developer, I hereby grant Tierra West LLC to act as agent on behalf of Union Pension Transaction Trust 93-2, on matters pertaining to any and all submittals to the City of Albuquerque regarding the above referenced project.

Bank of Albuquerque, N.A.

by: Sean C. Walker, Vice President
Print Name

Sean C. Walker
Sign Name

3/21/07
Date

A MEMBER OF BUILD NEW MEXICO

122 Tulane SE • Albuquerque, New Mexico 87106 • Phone: (505) 268-1200 • Fax: (505) 268-0449

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION

5. DRB-98-17
V-98-3 Tierra West LLC, agents for Union Pension Transaction Trust 93-2 NM, request Vacation (voiding) of a portion of Private Landscape Easement and Site Development Plan for Subdivision Purposes and Site Development Plan for Building Permit approvals and Preliminary and Final Plat approval for Tracts 6-A-1, 6-A-2, 7-A and 7-B, Renaissance Center, zoned SU-1 for IP (City) and located on Renaissance Blvd NE between Culture Dr Ne and Commerce Dr NE containing approximately 14.472 acres. (F-16) [DEFERRED FROM 2/3/98]

At the February 17, 1998 Development Review Board meeting, the Vacation was approved as shown on the Site Plan for Building Permit for Tract 6a1 with the following 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.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

The Site Development Plan for Subdivision was conditionally approved and final sign off delegated to Utilities Development, City Engineer and Planning.

With the signing of the Infrastructure List dated 2/17/98 the Preliminary Plat was approved. Final sign off delegated to Utilities Development, City Engineer and Planning.

The Site Development Plan for Building Permit was conditionally approved for Tract 6a1 with final sign off delegated to Utilities Development, City Engineer and Planning. The Site Development Plan for Building Permit was conditionally approved for Tract 7b with final sign off delegated to Utilities Development, City Engineer and Planning. The Site Plan for Subdivision must be approved and Final Plat filed prior to Planning's sign off of Site Development Plan for Building Permit.

All the conditions set by Utilities, City Engineer and Planning are located in the Development Review Board file.

If you wish to appeal this decision, you must do so by March 4, 1998, in the manner described below. A nonrefundable fee of \$135 is required at the time the appeal is filed.

OFFICIAL NOTICE

PAGE 2

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 45 days of its filing. You will receive notice if any other person files an appeal.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void.

(REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

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



Kym Dicome, DRB Chair

cc: Union Pension Transaction Trust 92-3 NM, 4411 McLeod Rd NE, Suite G, 87109
Tierra West LLC, 4421 McLeod Rd NE, Suite D, 87109
Loren Hines, Property Management, Legal Dept./7th Flr, City/County-Room 7042
Terri Martin, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

103
104

APPLICATION NO. 07AA-00381	PROJECT NO. 1003145
PROJECT NAME Tract 7A+7B, Renaissance Center	
EPC APPLICATION NO. N/A	
APPLICANT / AGENT Tierra West LLC	PHONE NO. 858-3100
ZONE ATLAS PAGE F-16	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>NSF</i>	DATE <i>3/28/07</i>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>NSF</i>	DATE <i>3/28/07</i>	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED <i>NSF</i>	DATE <i>3/27/07</i>	DATE <i>4/5/07</i>
PLANS APPROVED <i>NSF</i>	DATE <i>4/12/07</i>	DATE
COMMENTS:		
• SEE SITE PLAN MARKED 'TRANSP' FOR ADVERSE COMMENTS		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>NSF</i>	DATE <i>4/18/07</i>	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)

03/29
04/09

DRB

APPLICATION NO. 07AA-00381	PROJECT NO. 1003145
PROJECT NAME Tract 7A + 7B, Renaissance Center	
APPLICANT / AGENT Tierra West LLC	PHONE NO. 858-3100
ZONE ATLAS PAGE F-16	DATE SUBMITTED 3-27-07

ONE STOP CASE TRACKING LOG

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(rev. 7/03)

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					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____
Administrative Amendments (AA's)	F: 03/27/07 D: 03/27/07 F: _____ D: _____ A: 04/12/07	F: 03/27/07 D: _____ F: _____ D: _____ A: 03/28/07		F: 03/28/07 D: _____ F: _____ D: _____ A: 03/28/07	F: _____ D: _____ F: _____ D: _____ A: _____	
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Project Number 1003145

First Review- Total City Days	
Second Review- Total City Days	
Third Review- Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

*called and left a message 3-29-07
Called again 04/9/07
~~forwarded to April FPC 04/12/07~~
SHE BROUGHT IT BACK TO ME 04/17/07*

*Business Days
**Pulled by Agent (P)

F = forwarded
D = disapproved
A = approved

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

Called Applicant: _____	First Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

Called Applicant: _____	Second Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

Called Applicant: _____	Third Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

Called Applicant: _____	Fourth Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

DRBAAA

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
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STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
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- 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

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APPLICANT INFORMATION:

NAME: Union Pension Transaction Trust 93-2 PHONE: 505-268-1200
 ADDRESS: 122 Tulane SE FAX: 505-268-0449
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: Administrative Amendment to Site Plan for Building Permit

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. Tracts 7A & 7B Block: _____ Unit: _____
 Subdiv. / Addn. Renaissance Center
 Current Zoning: SU-1 for IP Uses Proposed zoning: No Change
 Zone Atlas page(s): F-16 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 7.87+/- 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. 101606139021440620/10160614121824625 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Commerce Drive NE
 Between: Renaissance Boulevard NE and Mercatile Avenue NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB98-17/V-98-3
DRB85-183/SV-97-18/03AA-02128/Project # 1003145

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

SIGNATURE _____ DATE _____
 (Print) Ronald R. Bohannon, PE _____ 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	Action	S.F.	Fees
<u>07AA-00381</u>	<u>ASBP</u>	<u>PL4</u>	<u>\$45.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>At</u>			Total <u>\$45.00</u>

Sandy Sandley 03/27/07

Project # 1003145

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- N/A* Notifying letter & certified mail receipts addressed to owners of adjacent properties
- N/A* Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- N/A* Co-location evidence as described in *Zoning Code* §14-16-3-17(A)(5)
- N/A* Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- N/A* Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- N/A* Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- N/A* Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- N/A* Registered Engineer's stamp on the Site Development Plans
- N/A* Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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)



Applicant signature / date



Form revised June 04, October 2004

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

Application case numbers	
07AA	- 00381
	-
	-

 Sandy Handley 03/27/07

Planner signature / date

Project # 1003145

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

PAID RECEIPT

APPLICANT NAME UNION PENSION TRANSACTION TRUST 93-2
AGENT TIERRA WEST LLC
ADDRESS 5571 MIDWAY PARK PL NE
PROJECT & APP # 1003145/07AA 00381
PROJECT NAME TR 7A & 7B RENAISSANCE CENTER

\$ 441032/3424000 Conflict Management Fee

\$ 441006/4983000 DRB Actions

\$ 45.⁰⁰ 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

\$ 45.⁰⁰ 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

2600
95-677/1070

DATE 3/23/07

PAY TO THE ORDER OF City of Albuquerque
Forty Five

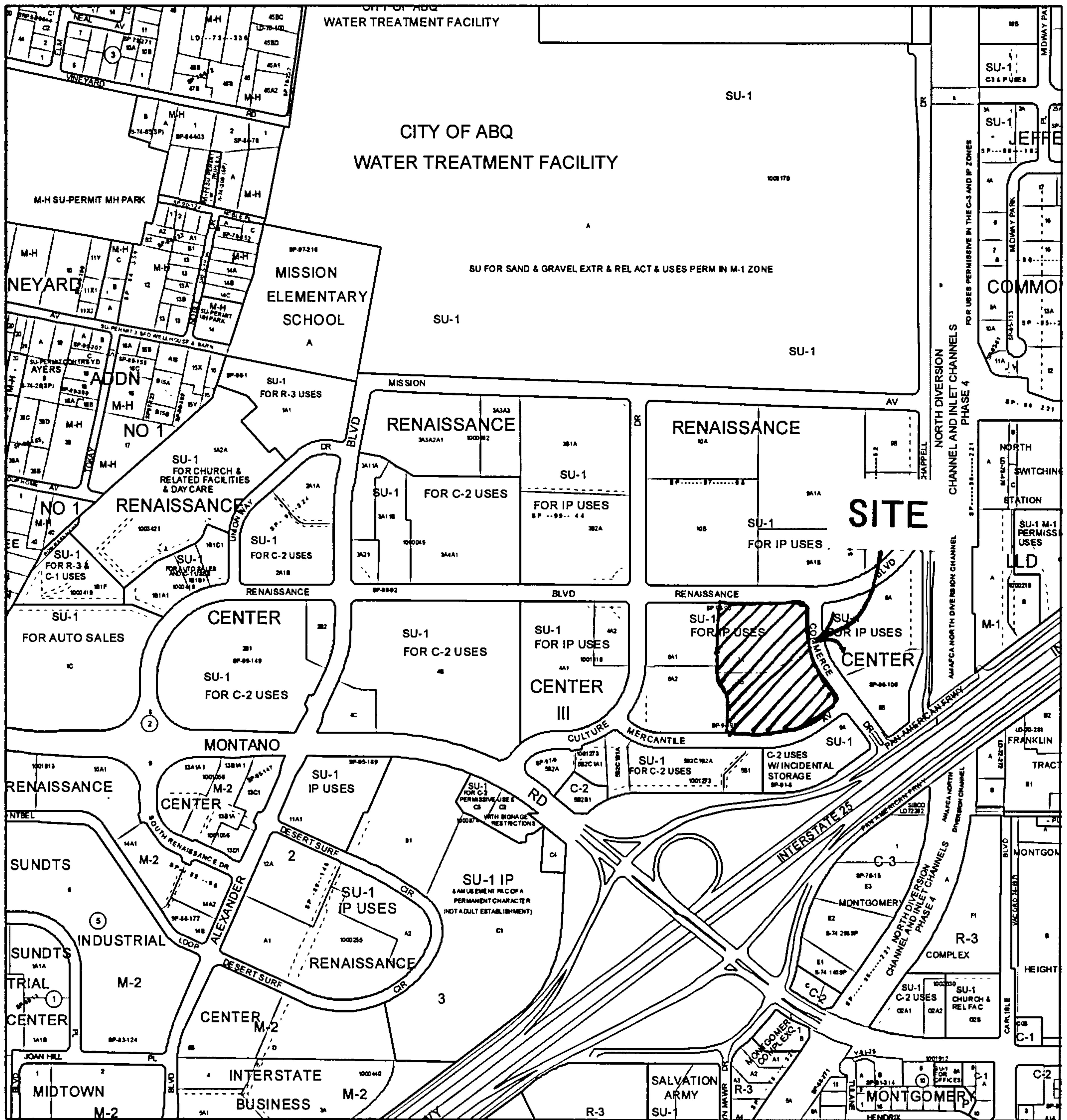
City of Albuquerque
Treasury Divi | \$ 45.⁰⁰

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


Account 441006 Fund 0110
Civily 4971000
Trans Ant \$15.00
Misc \$45.00

FOR 27009 AA Fee
99-505 "002600" "1070066771"

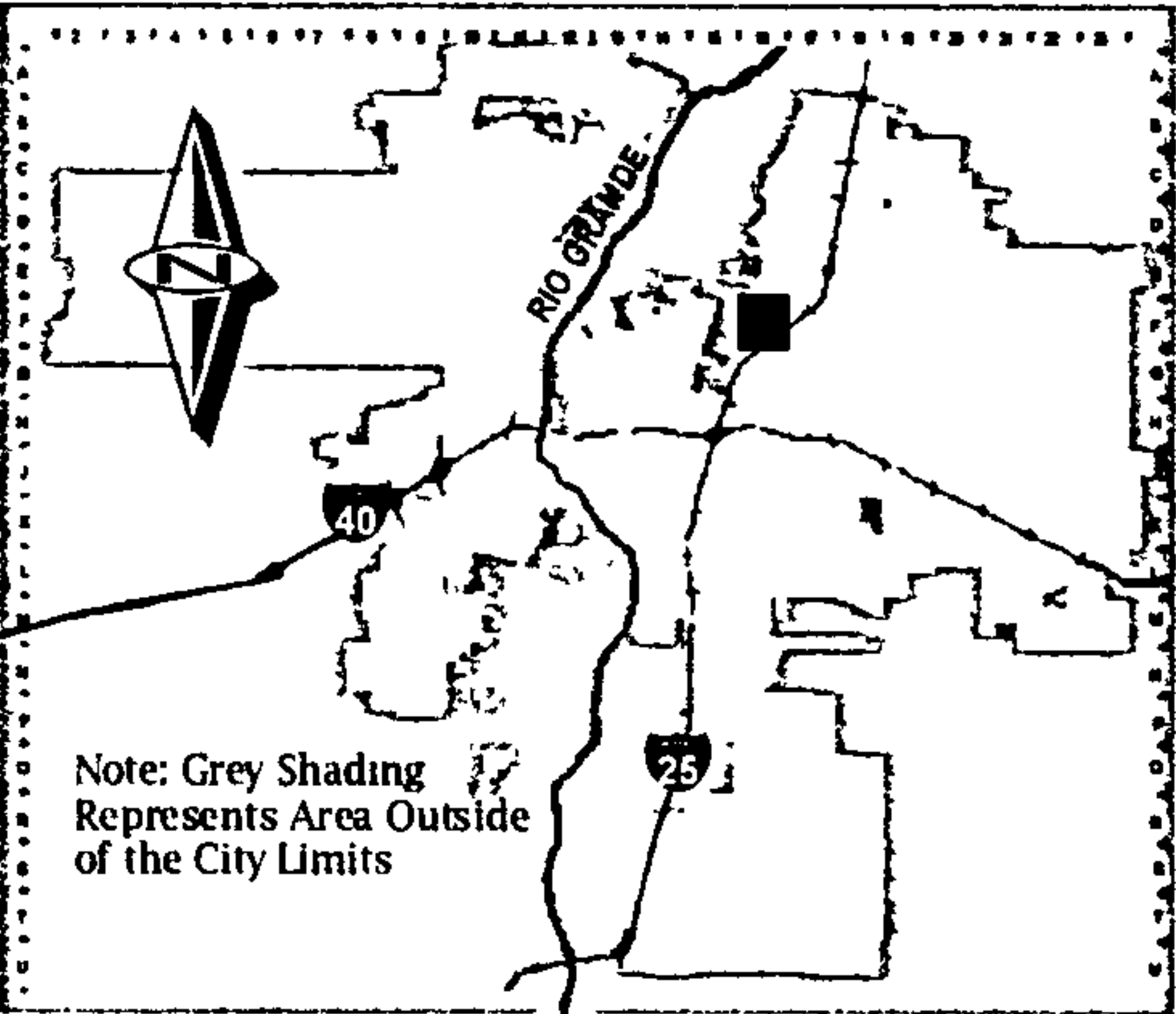
201813
Donna Bohannan
Thank You



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



Map amended through: 5/1/2006



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-16-Z

Selected Symbols

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

0 750 1,500 Feet

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

March 27, 2007

Mr. Russell Brito
Senior Planner
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Administrative Amendment
Tracts 7A & 7B, Renaissance Center
Zone Atlas Page F-16, DRB 98-17**

Dear Mr. Brito:

Tierra West LLC, on behalf of Union Pension Transaction Trust 93-2, requests approval of the Administrative Amendment to the Site Plan for Building Permit for the construction of 137 new parking spaces on Tract 7A for the shared use of both Tract 7A & 7B. Tract 7A is currently vacant and Tract 7B was constructed per the approved Site Plan for Building Permit approved by the DRB in 1998. The site is located on Commerce Drive NE, between Renaissance Boulevard NE and Mercantile Avenue NE. Both properties are zoned SU-1 for IP Uses and contain 3.72 acres and 4.15 acres, respectively, and are under the same ownership.

History

A Site Plan for Subdivision was approved with DRB 98-17, and a plat creating Tract 6A-1, 6A-2, 7A & 7B was subsequently approved and filed. An Administrative Amendment to the Site Plan for Building Permit for Tract 7B was submitted and approved in 2004 for an alternate parking configuration. Tract 7A is the only vacant lot of the four and a Site Plan for Building Permit has not been submitted.

Proposed Development

A future tenant of the existing building within Tract 7B wishes to have access to an additional 137 parking spaces. To accommodate this tenant, the property owner will reduce the footprint of the future building 7A that is shown on the approved Site Plan for Subdivision and configure the parking area within Tract 7A to have an excess of parking, which can be shared between Tracts 7A and 7B. This Administrative Amendment request is to construct said excess parking area only at this time. A Site Plan for Building Permit for Tract 7A will be prepared in the future. An exhibit showing the ultimate configuration is included for your review. Pedestrian walkways and amenities, as well as required additional landscaping, are also shown on the accompanying plans.

A Site Plan for Building Permit will be prepared in accordance with all development regulations for the future construction of the building and associated improvements within Tract 7A. In the interim, we are requesting approval of the Administrative Amendment to the Site Plan

for Building Permit for construction of 137 additional parking spaces to allow for shared parking between Tracts 7A and 7B. A Shared Parking agreement between the current and future property owners was recorded and a copy is included for your reference. Also included for your reference is the Approved Site Plan for Subdivision, as well as the Approved Site Plan for Building Permit and related drawings, and a copy of an Administrative Amendment that was approved in 2004. A Grading and Drainage Plan is being prepared and will be submitted to City Hydrology covering the proposed improvements. Pedestrian amenities and landscape requirements will be implemented in this plan and grading and drainage design would be configured in substantial conformance with the approved Overall Grading and Drainage Plan.

Summary

We request review and approval of the Administrative Amendment to the Site Plan for Building Permit to allow for the construction of additional parking spaces. Interim and ultimate development will be in conformance with all applicable design regulations.

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: Toni Ponic, Build New Mexico

JN: 27009
RRB/JH/kdk



March 21, 2007

City of Albuquerque
Development Review Board
PO Box 1239
Albuquerque, NM 87103

RE: Tracts 7A & 7B, Renaissance Center

To Whom It May Concern:

As the Owner/Developer, I hereby grant Tierra West LLC to act as agent on behalf of Union Pension Transaction Trust 93-2, on matters pertaining to any and all submittals to the City of Albuquerque regarding the above referenced project.

Bank of Albuquerque, N.A.

by: *Sean C. Walker, Vice President*

Print Name

Sean C. Walker

Sign Name

3/21/07

Date

A MEMBER OF BUILD NEW MEXICO

122 Tulane SE • Albuquerque, New Mexico 87106 • Phone: (505) 268-1200 • Fax: (505) 268-0449

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION

5. DRB-98-17 V-98-3 Tierra West LLC, agents for Union Pension Transaction Trust 93-2 NM, request Vacation (voiding) of a portion of Private Landscape Easement and Site Development Plan for Subdivision Purposes and Site Development Plan for Building Permit approvals and Preliminary and Final Plat approval for Tracts 6-A-1, 6-A-2, 7-A and 7-B, Renaissance Center, zoned SU-1 for IP (City) and located on Renaissance Blvd NE between Culture Dr Ne and Commerce Dr NE containing approximately 14.472 acres. (F-16) [DEFERRED FROM 2/3/98]

At the February 17, 1998 Development Review Board meeting, the Vacation was approved as shown on the Site Plan for Building Permit for Tract 6a1 with the following 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.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

The Site Development Plan for Subdivision was conditionally approved and final sign off delegated to Utilities Development, City Engineer and Planning.

With the signing of the Infrastructure List dated 2/17/98 the Preliminary Plat was approved. Final sign off delegated to Utilities Development, City Engineer and Planning.

The Site Development Plan for Building Permit was conditionally approved for Tract 6a1 with final sign off delegated to Utilities Development, City Engineer and Planning. The Site Development Plan for Building Permit was conditionally approved for Tract 7b with final sign off delegated to Utilities Development, City Engineer and Planning. The Site Plan for Subdivision must be approved and Final Plat filed prior to Planning's sign off of Site Development Plan for Building Permit.

All the conditions set by Utilities, City Engineer and Planning are located in the Development Review Board file.

If you wish to appeal this decision, you must do so by March 4, 1998, in the manner described below. A nonrefundable fee of \$135 is required at the time the appeal is filed.

OFFICIAL NOTICE

PAGE 2

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 45 days of its filing. You will receive notice if any other person files an appeal.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void.

(REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

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



Kyrn Dicome, DRB Chair

cc: Union Pension Transaction Trust 92-3 NM, 4411 McLeod Rd NE, Suite G, 87109
Tierra West LLC, 4421 McLeod Rd NE, Suite D, 87109
Loren Hines, Property Management, Legal Dept./7th Flr, City/County-Room 7042
Terri Martin, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

PARKING EASEMENT

This Parking Easement (the "Easement") is made as of this 19 day of March, 2007, by Bank of Albuquerque, N.A., as trustee for the Union Pension Transaction Trust 93-2 NM (the "Owner").

Recitals:

A. Owner is the fee title owner of the following parcels of land, to wit:

i. Tract "7-B" of Renaissance Center, as shown on the plat filed in the office of the county clerk for Bernalillo County, New Mexico on July 16, 1998, in Book 98C, Page 204 (the "Benefited Parcel"); and

ii. Tract "7-A" of Renaissance Center, as shown on the plat filed in the office of the county clerk for Bernalillo County, New Mexico on July 16, 1998, in Book 98C, Page 204 (the "Servient Parcel").

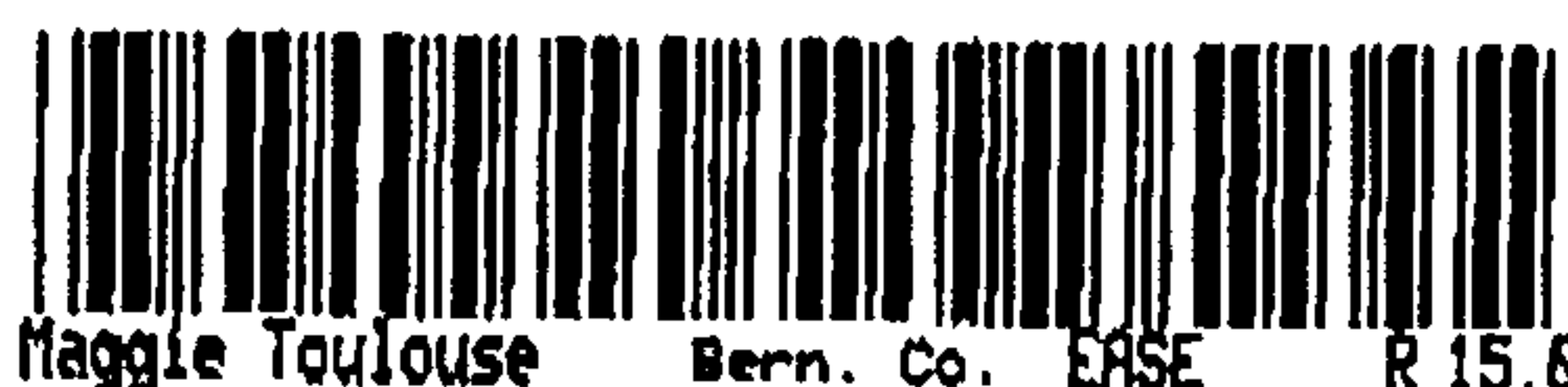
B. Owner desires to grant the Benefited Parcel an easement (the "Easement") for parking on and within the Servient Parcel. The easement location is shown in Exhibit "A" attached hereto and made a part hereof (the "Easement Area").

NOW, THEREFORE, OWNER GRANTS AND DECLARES:

1. Subject to the terms and conditions of this Agreement, Owner hereby grants the Easement on and within the Easement Area located within the Servient Parcel in favor of the Benefited Parcel. The Easement shall be used solely for parking of automobiles and other registered motor vehicles and for access, by motor vehicle or foot, within driveways and sidewalk areas constructed within the Easement Area, to and from the Easement Area, to Mercantile Avenue, NE, Albuquerque, New Mexico. Vehicles shall not be parked or stored continuously on or within the Easement Area for periods of longer than 1 day without the owner of the Servient Parcel's prior consent.

2. The term of the Easement shall be co-extensive with the term of that certain Office Lease (the "Lease") for the leasehold premises located on and within the Benefited Parcel by and between Owner as landlord and Paychex North American, Inc., as tenant, dated December 5, 2006 (the Term of the Lease is a term of seven (7) years with two (2) three (3) year renewal options with the projected commencement date being July 9, 2007; provided, if Paychex North American, Inc., exercises its option to purchase the Benefited Parcel pursuant to the terms of the Lease, the term of this Easement shall continue for as long as Paychex North American, Inc., or an Affiliate thereof (as said term is defined in the Lease) is the owner of the Benefited Parcel and the use of the Benefited Parcel is general office use which includes executive and administrative offices together with payroll processing, printing, and production.

3. Upon expiration of the Term of this Easement, the Owner may file of record an instrument, with reference to this Easement by date of recordation, book and



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Page 1 of 4
03/19/2007 02:12P
88-A134 Pg-1458

page, terminating this Easement. Such instrument shall act to release this Easement of record.

4. The parking lot and spaces, drive ways, landscaping and related appurtenant improvements for the parking lot within the Easement Area shall be constructed by Owner. The cost of maintenance, repair and replacement of the parking lot, including areas shall be a cost that Owner, as owner of the Servient Parcel, is entitled to charge the owner of the Benefited Parcel in accordance with generally accepted accounting principals. Such charges may be assessed on a monthly basis and may include a management fee not to exceed five (5%) of the actual costs incurred monthly to maintain, repair and when needed replace improvements located on and with the Easement Area.

5. As a condition of this Easement, the owner of the Benefited Parcel shall maintain commercial general liability Insurance (or its equivalent) covering the owner of the Servient Parcel against claims of bodily injury, personal injury and property damage arising out of the use of the Easement by the owner of the Benefited Parcel and/or its tenant(s) and/or their guests and invitees, for limits of liability not less than One Million and No/100 Dollars (\$1,000,000.00) combined single limit per occurrence and Three Million and No/100 Dollars (\$3,000,000.00) combined single limit annual aggregate. The amount of insurance to be provided pursuant to this subparagraph 5 shall be adjusted from time to time to levels which are ordinary and customary for similar properties and uses within Albuquerque, New Mexico.

6. If the owner of the Benefited Parcel breaches the obligations stated in paragraphs 4 or 5 above, the owner of the Servient Parcel shall be entitled to terminate this Easement; provided, prior to such termination, the owner of the Servient Parcel shall give the owner of the Benefited Parcel notice of such default and a reasonable period of time to cure, not more than thirty (30) days, following the giving of such notice.

7. All provisions of this Easement, including the benefits and burdens set forth herein, shall run with the land and are binding upon and shall inure to the benefit of the successors and assigns of the parties hereto.

8. The rule of strict construction does not apply to the grants herein. The grant of Easement herein shall be given a reasonable construction to carry out the intention this instrument.

9. Pursuant to the terms of Section 37-1-27 of the New Mexico Statutes Annotated, it is expressly acknowledged and agreed that no action to recover damages for any injury to property, real or personal, or for injury to the person, or for bodily injury or wrongful death, arising out of the defective or unsafe condition of the parking lot and related appurtenant improvements constructed by Owner within the Easement Area shall be brought after one (1) year from the date of Owner's substantial completion of such improvements.


Maggie Toulouse Bern. Co. ERSE R 15.00
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Page: 2 of 4
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WITNESS the hand and seal of the undersigned this ____ day of March, 2007.

THE UNION PENSION TRANSACTION
TRUST 93-2 N.M.

By: BANK OF ALBUQUERQUE, N.A.
Its Trustee

By: Sean C. Walker
Its: Vice President

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

THIS EASEMENT was acknowledged this 19th day of March, 2007, before me,
the undersigned notary public, by

Sean C. Walker, Vice President (title)
of Bank of Albuquerque, N.A., as trustee for The Union Pension Transaction Trust 93-2
N.M.

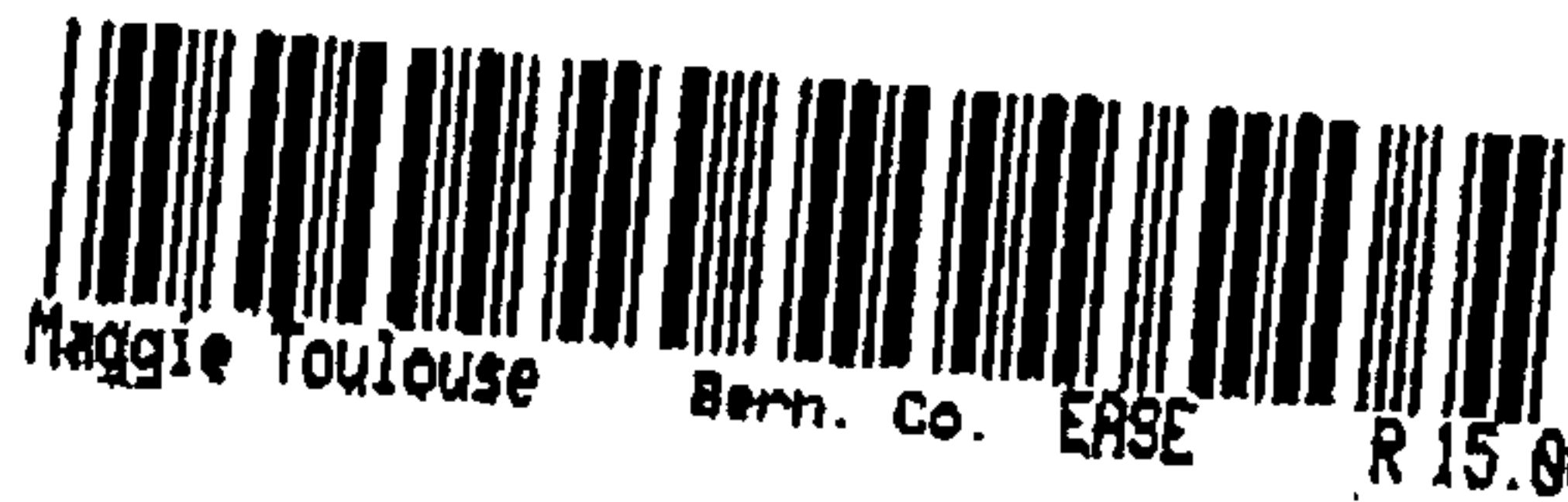
Toni-Leir Ponc
Notary Public



OFFICIAL SEAL
TONI-LEIR PONC
NOTARY PUBLIC-STATE OF NEW MEXICO

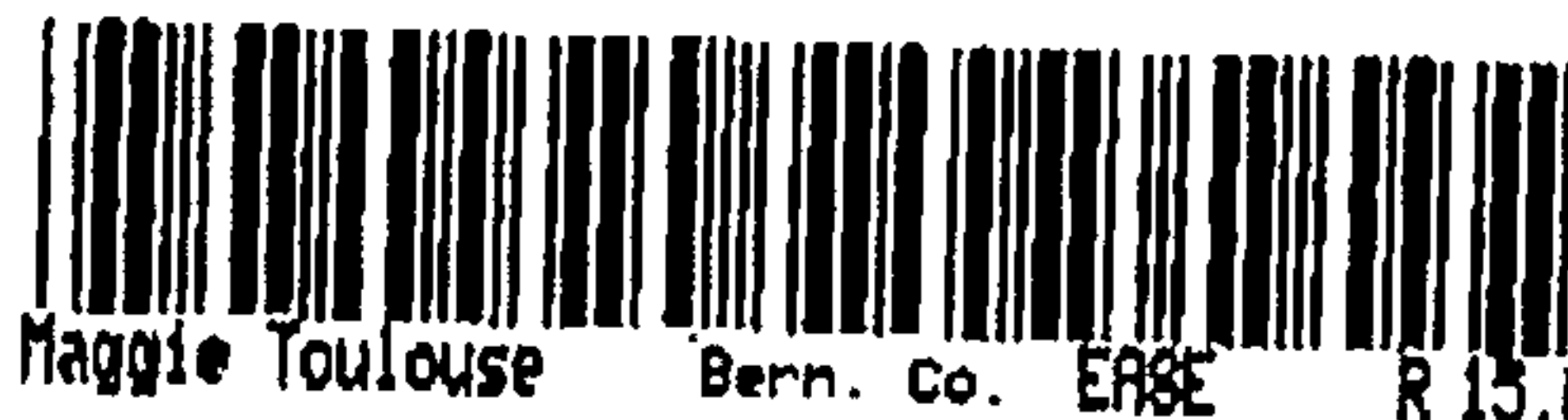
My Commission Expires

My commission expires Sept 28, 2010



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Page: 3 of 4
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EXHIBIT "A"
DRAWING OF EASEMENT AREA



Maggie Toulouse Bern. Co. EASE R 15.00

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Page: 4 of 4
03/19/2007 02:12P
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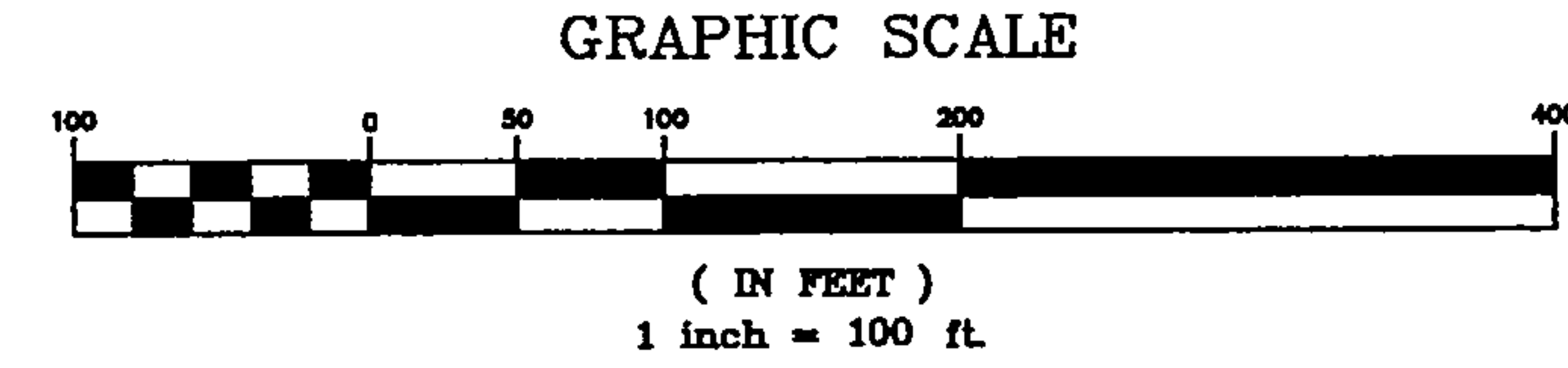
PORTION OF
TRACTS 6-A-1, 6-A-2, 7-A, & 7-B
RENAISSANCE CENTER
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 1998

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 Page: 2 of 2
 85/15/1998 83:46P
 Bk-98C Pg-135
 Judy D. Woodward Bern. Co. PLRT R 12.00



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	441.00'	283.00'	146.56'	278.17'	N 18°37'59" E	36°46'03"
C2	30.00'	45.83'	28.73'	41.50'	S 06°44'50" E	87°31'43"
C3	259.00'	177.38'	92.33'	173.93'	S 70°07'52" E	39°14'21"
C4	459.00'	292.90'	151.63'	287.95'	N 71°52'24" E	36°33'42"
C5	25.00'	38.83'	24.56'	35.04'	N 09°15'14" E	88°59'32"
C6	493.00'	315.17'	163.18'	309.83'	S 18°07'18" E	36°37'41"
C7	30.00'	47.18'	30.05'	42.46'	N 44°51'20" W	90°06'01"
C8	25.00'	39.27'	25.00'	35.36'	S 45°14'58" W	90°00'03"
C9	493.00'	155.20'	78.25'	154.56'	S 27°25'02" E	18°02'14"
C10	493.00'	159.96'	80.69'	159.26'	S 09°06'11" E	18°35'27"
C11	441.00'	17.21'	8.60'	17.21'	S 01°22'02" W	02°14'08"
C12	441.00'	265.79'	137.07'	261.79'	S 19°45'03" W	34°31'56"
C13	120.00'	53.90'	27.41'	53.45'	N 12°37'03" W	25°44'03"
C14	130.00'	58.39'	29.70'	57.90'	S 12°37'03" E	25°44'03"
C15	130.00'	7.64'	3.82'	7.64'	S 01°26'02" E	03°21'59"
C14	130.00'	50.75'	25.70'	50.43'	S 14°18'03" E	22°22'03"

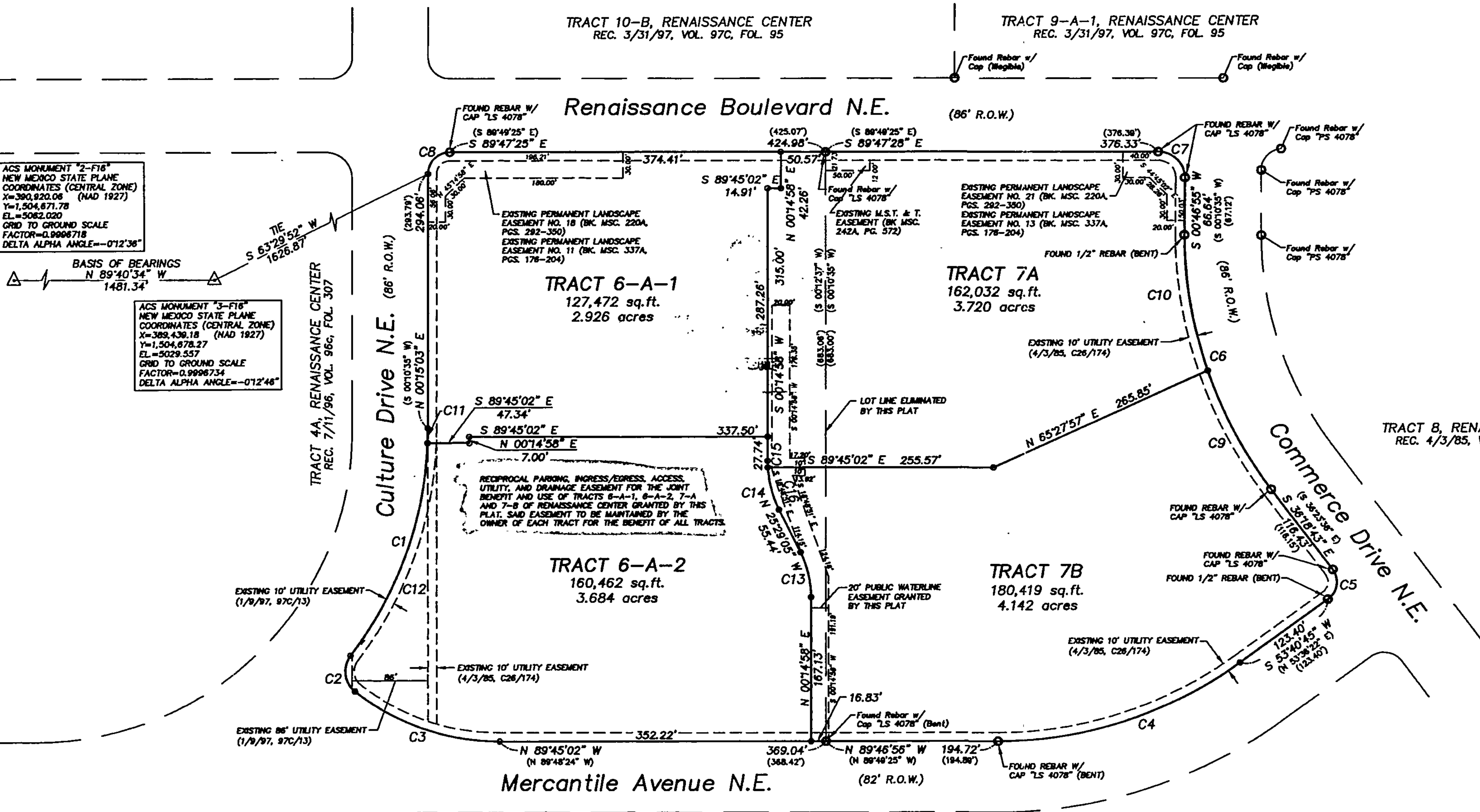


- LEGEND**
- DENOTES POINT FOUND AND USED AS SHOWN
 - DENOTES POINT SET BY THIS SURVEY REBAR WITH CAP "PS 11993"

ACS MONUMENT "2-F16"
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=380,820.06 (NAD 1927)
 Y=1,504,871.78
 EL.=5082.020
 GRID TO GROUND SCALE
 FACTOR=0.9998718
 DELTA ALPHA ANGLE=-0°12'38"

BASIS OF BEARINGS
 N 89°40'34" W
 1481.34'

ACS MONUMENT "3-F16"
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=389,436.18 (NAD 1927)
 Y=1,504,878.27
 EL.=5029.557
 GRID TO GROUND SCALE
 FACTOR=0.9998734
 DELTA ALPHA ANGLE=-0°12'46"



TRACT 8, RENAISSANCE CENTER
 REC. 4/3/85, VOL. C26, FOL. 174

NOTE: SEE SITE PLAN FOR SUBDIVISION FOR TRACTS 6 & 7 (DRB 98-17) FOR COMMON ACCESS, PARKING, AND UTILITY LOCATIONS.

PRECISION SURVEYS, INC.

2828 COORS BLVD NW, SUITE 105 ALBUQUERQUE, NEW MEXICO 87120
 PHONE 505 830 0560 FAX 505 830 4183

TRACT 5, RENAISSANCE CENTER
 REC. 4/3/85, VOL. C26, FOL. 174

DRB CASE NO. 98-