

#3



Complete
6-4-04 Pl.

Please close out Jim

DRB CASE ACTION LOG

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.: <u>04DRB-00631 (P&F)</u>	Project # <u>1003277</u>
Project Name: <u>Desert Ridge Office Park</u>	
Agent: <u>Jeff Mortensen & Associates, Inc.</u>	Phone No.: <u>345-4250</u>

Project Number

1003277

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/19/04 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): Real Prop. sig.
- JM 6/4/04
- _____
- _____

- 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. Okay**
- Copy of recorded plat for Planning.**

#3

Complete 5-24-04. Bl.



DRB CASE ACTION LOG (SDP for BP)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00679 (SDP for BP)**

Project # 1003277

Project Name: **Desert Ridge Office Park**

Agent: **Jeff Mortensen & Associates, Inc.**

Phone No.: 345-4250

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/19/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____
SIA comparison okay done BLR

PARKS / CIP: _____

PLANNING (Last to sign): _____

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 - Tax certificate from the County Treasurer.
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- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number

1003277

#3



Complete 5-24-04 P21

DRB CASE ACTION LOG (SDP for SUB)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00677(SDP for Sub)**

Project # **1003277**

Project Name: **Desert Ridge Office Park**

Agent: **Jeff Mortensen & Associates, Inc.**

Phone No.: **345-4250**

Your request for **SDP for SUB**, **(SDP for BP)**, **(FINAL PLATS)**, **(MASTER DEVELOP. PLAN)**, was approved on 5/14/04 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: _____

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- Copy of recorded plat for Planning.**

Project Number

1003277



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 19, 2004

3. **Project # 1003277**
04DRB-00629 Major-Vacation of Pub Right-of-Way
04DRB-00630 Major-Vacation of Public Easements
04DRB-00631 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE OFFICE PARK**, zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

At the May 19, 2004, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

1. 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 preliminary and final plat was approved with final sign-off delegated to Planning for Real Property signature.



OFFICIAL NOTICE OF DECISION
PAGE 2

04DRB-00677 Minor-SiteDev Plan Subd/EPC
04DRB-00679 Minor-SiteDev Plan BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES, **DESERT RIDGE OFFICE PARK** zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] [**Carmen Marrone, EPC Case Planner**] (C-20)

The site plan for subdivision was approved and signed off by the Board.

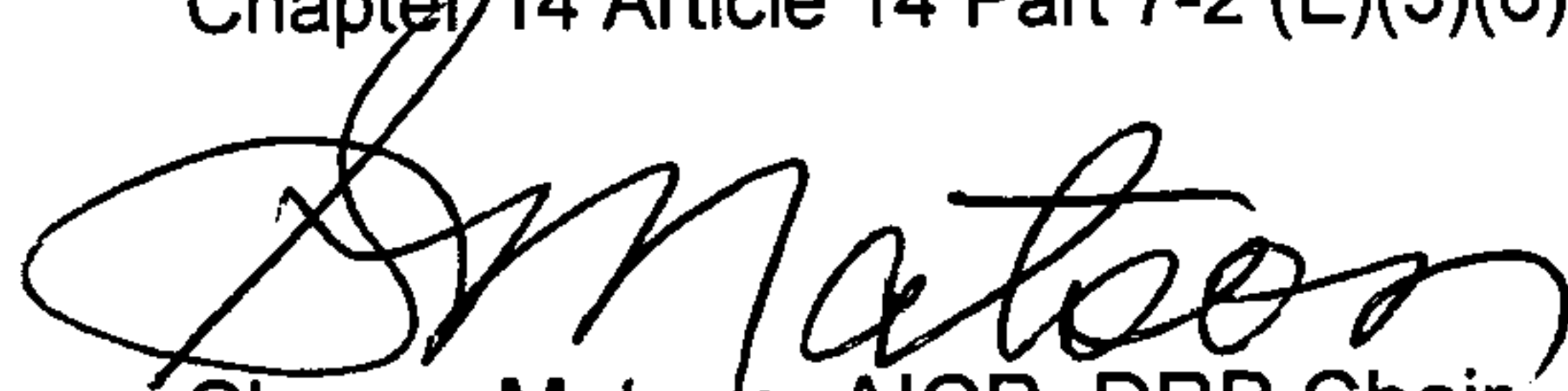
With the signing of the infrastructure list dated 5-19-04, the site plan for building permit was approved with final sign-off delegated to City Engineer for SIA.

If you wish to appeal this decision, you must do so by June 3, 2004 in the manner described below.

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

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

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


Sheran Matson, AICP, DRB Chair

cc: Hoech Real Estate Corporation, 8300 Carmel Ave NE, Suite 601, 87122
Jeff Mortensen & Associates, Inc., 6010-B Midway Park Blvd. NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Fir, City/County Bldg
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 19, 2004

3. **Project # 1003277**

04DRB-00629 Major-Vacation of Pub Right-of-Way
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OFFICIAL NOTICE OF DECISION
PAGE 2

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04DRB-00679 Minor-SiteDev Plan BldPermit/EPC

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Jeff Mortensen & Associates, Inc., 6010-B Midway Park Blvd. NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

3



DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: 04DRB-00631 (P&F) Project # 1003277
 Project Name: Desert Ridge Office Park
 Agent: Jeff Mortensen & Associates, Inc. Phone No.: 345-4250

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/19/04 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:**
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- 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. *OKay***
- Copy of recorded plat for Planning.**

Project Number 1003277

#3



DRB CASE ACTION LOG (SDP for SUB)

REVISED 2/5/04

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DRB Application No.: **04DRB-00677(SDP for Sub)**

Project # **1003277**

Project Name: **Desert Ridge Office Park**

Agent: **Jeff Mortensen & Associates, Inc.**

Phone No.: **345-4250**

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Project Number

1003277

#3



DRB CASE ACTION LOG (SDP for BP)

REVISED 2/5/04

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Project # 1003277

Project Name: Desert Ridge Office Park

Agent: Jeff Mortensen & Associates, Inc.

Phone No.: 345-4250

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CITY ENGINEER / AMAFCA: _____
SIA comparison

PARKS / CIP: _____

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- Copy of recorded plat for Planning.**

Project Number

1003277

City of Albuquerque
Development Review Board
Hydrology Section

Speed Memo

Project no. 1003277

Agenda Item no. 3

Subject:

1. Vacation
2. Pre-plat
3. Final plat
4. SDP - Sub
5. SDP - BP
- 6.

Comments:

1. No objection to vacation
2. " " " pro-plat / Final plat
3. " " " SDP - Sub
4. Take delegation for SIA mod.

Resolution:

deleg. SDP-B to CE for SIA
deleg. Plat to Pla for 15-day appeal

Signed: Bradley L Bingham
City Engineer/ AMAFCA Designee

Date: 5/19/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003277 AGENDA#: 3 DATE: 5.19.04

1. Name: Debbie Trujillo Address: _____ 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: _____

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003277

Subdivision Name: Desert Ridge Office Park - Tract A

Surveyor: Charles G. Cala, Jr.

Company/Agent: Jeff Mortensen & Associates, Inc.

Contact Person: Debbie Trujillo E-mail: _____

Phone: _____ Fax: _____

DXF Received Date: 4/26/2004

Hard-Copy Date: 4/26/2004

Coordinate system: NMSP Grid (NAD 83) NMSP Grid (NAD 27) Ground rotated to NMSP Grid Other


Approved

4/27/04
Date

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

AGIS Use Only

Copied cov3277 to agiscov on 4/27/2004. Contact person notified on 4/27/2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 19, 2004

Project # 1003277

04DRB-00629 Major-Vacation of Pub Right-of-Way
04DRB-00630 Major-Vacation of Public Easements
04DRB-00631 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE OFFICE PARK**, zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

AMAFCA	No Comment.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	No comments received.
Neighborhood Coord.	
Letters sent to North Albuquerque Acres (R) and Heritage East (R) Neighborhood Associations.	
APS	No comments received.
Police Department	No comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approved.
Comcast	No comments received
QWEST	No comments received
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.

Open Space Division

No adverse comments.

City Engineer

No objection to vacation or platting request.

Transportation Development

Are NMSHC parcels non-right-of-way takes? If so, has inquiry been made into obtaining these? No objection to vacation actions. Infrastructure list should have NW corner for 6' temporary pavement. New Major Local Street standards require 6' sidewalk with a 6' buffer. Has any portion of Holly been built?

Parks & Recreation

No objection.

Utilities Development

No objection to Vacation requests. No objection to Preliminary/Final Plat approval. No objection to Site Plan approval except that directional wye's are required to connect 6" sewer service lines to the 8" main.

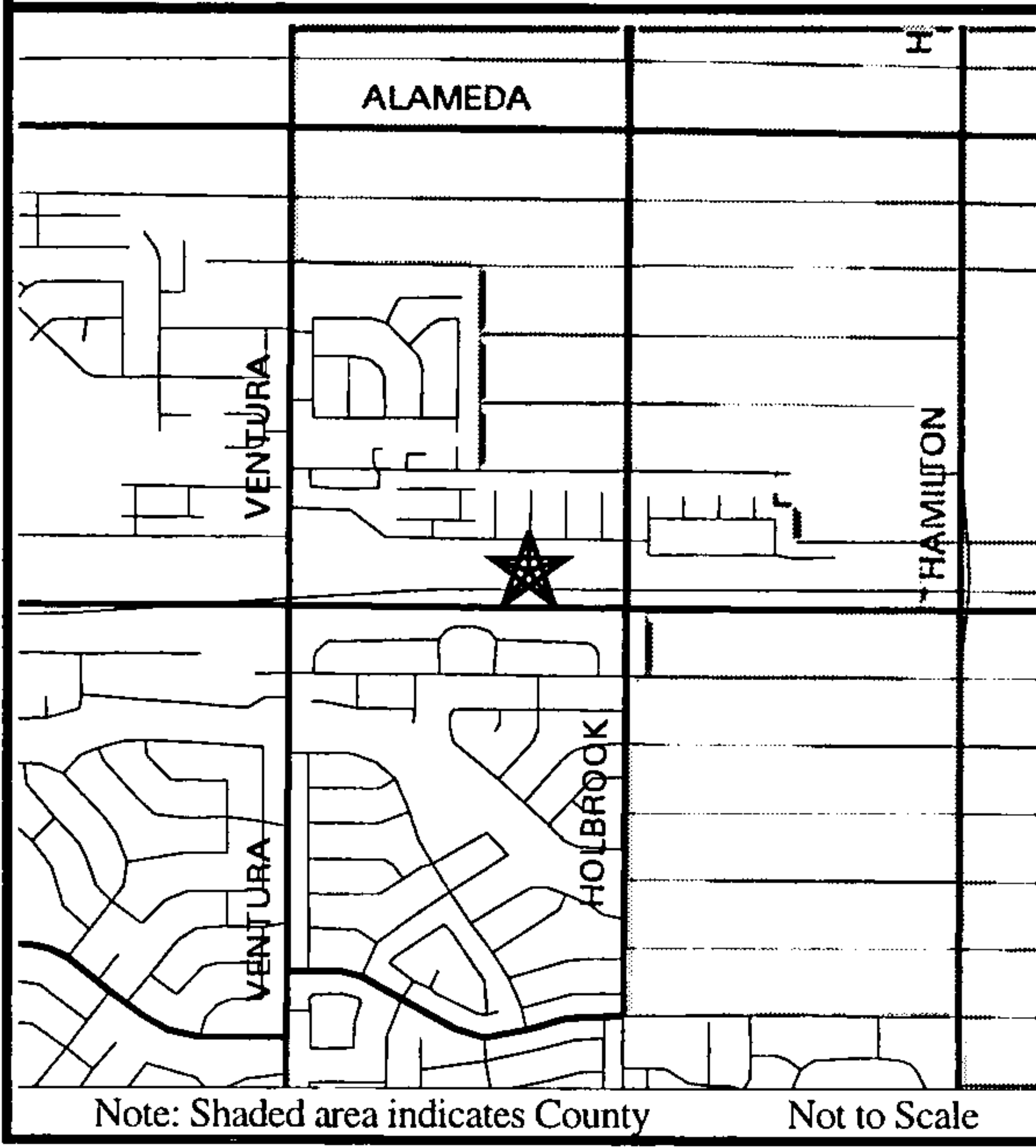
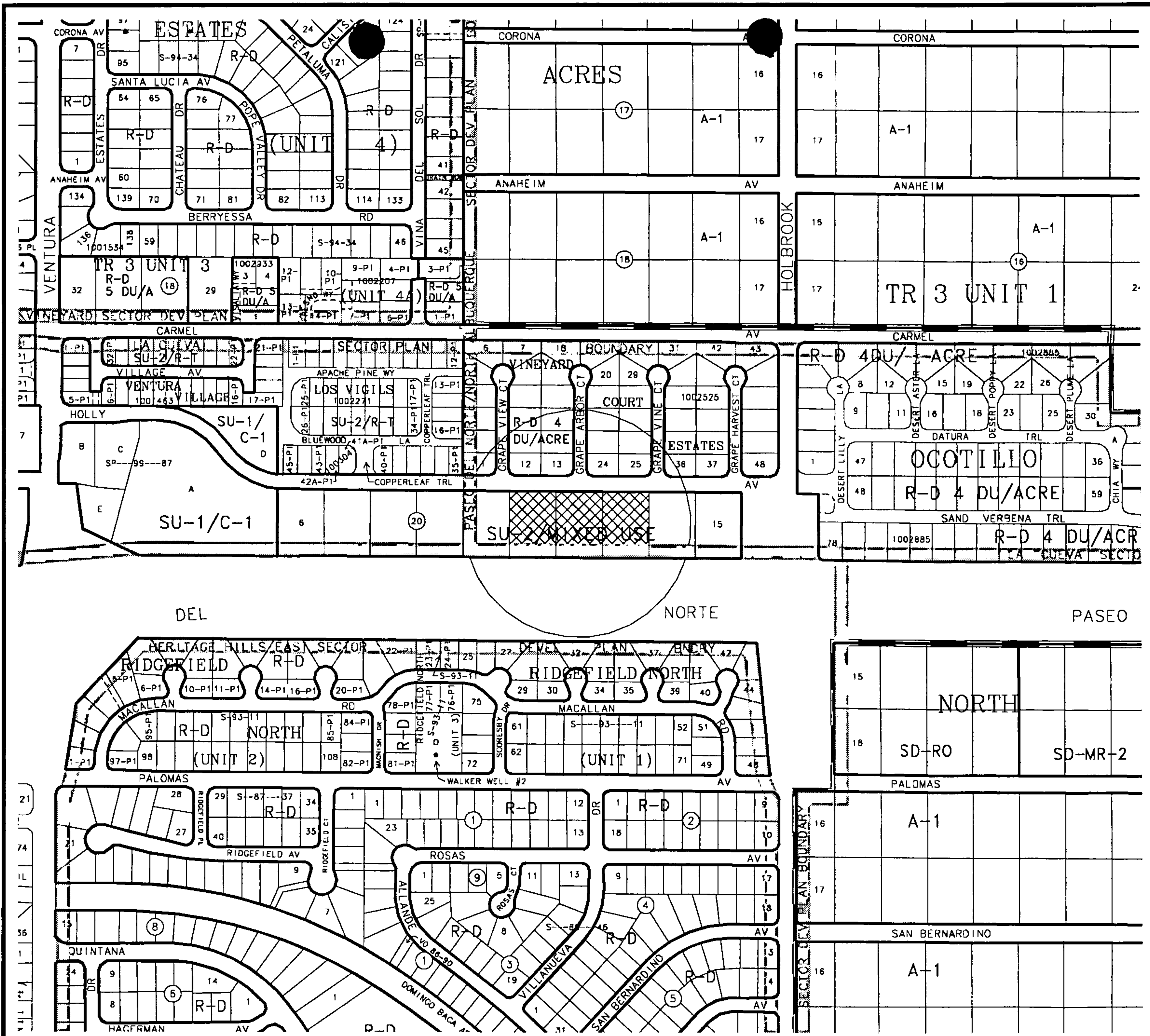
Planning Department

Comments pending the site plans' submittal.

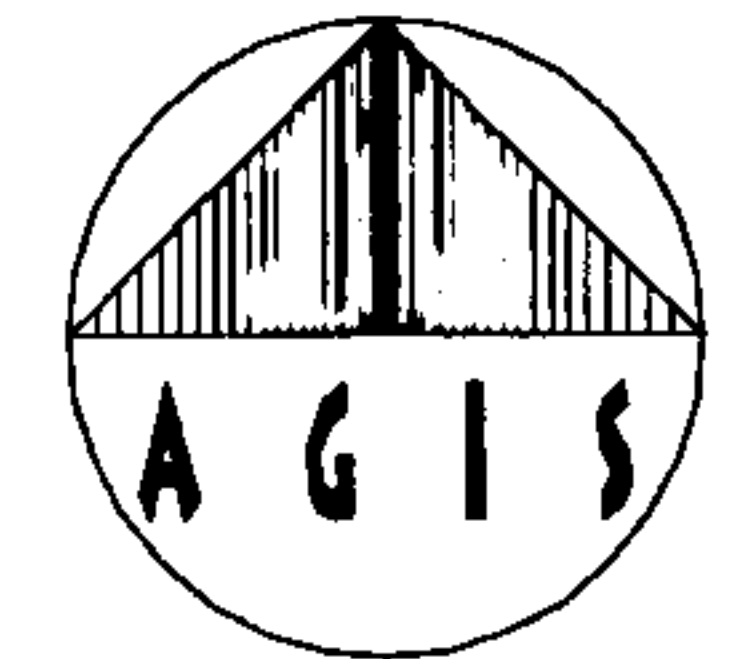
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: Hoech Real Estate Corp., 8300 Carmel Ave NE, Ste. #601, 87122

Jeff Mortensen & Associates, 6010-B Midway Park Blvd NE, 87109

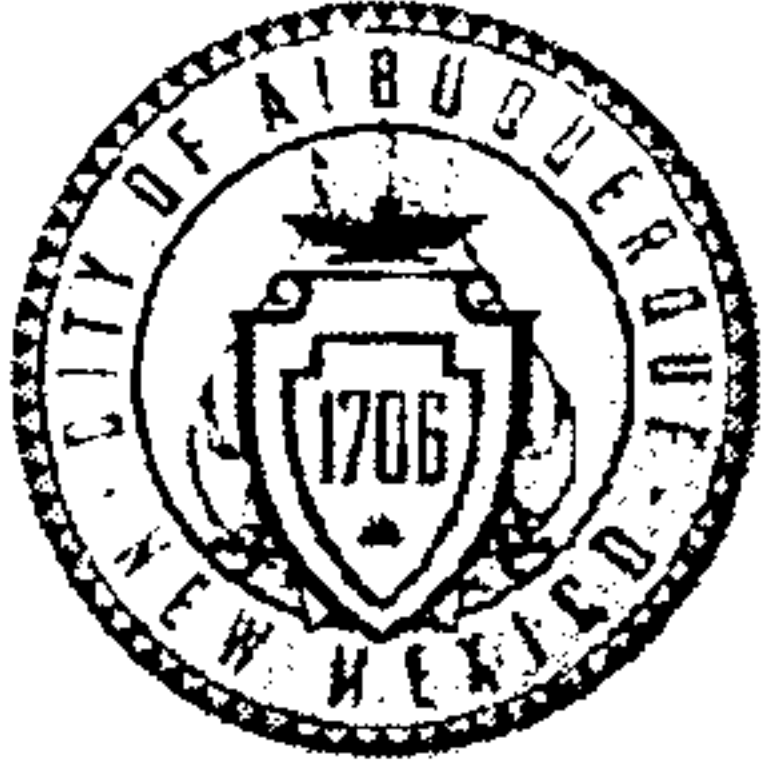


ZONING MAP



Scale 1" = 513'

PROJECT NO. 1003277
HEARING DATE 5-19-04
MAP NO. C-20
ADDITIONAL CASE NUMBER(S) 04DRB-00629 04DRB-00630 04DRB-00631



**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 19, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000262

04DRB-00628 Major-Two Year SIA

BOHANNAN HUSTON, INC. agent(s) for COSTCO WHOLESALE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **COSTCO DEVELOPMENT**, zoned SU-1, located on EUBANK BLVD SE, between SOUTHERN BLVD SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 02DRB-00599] (L-21)

Project # 1002506

04DRB-00636 Major-Preliminary Plat Approval

04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A & B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] (C-13)

Project # 1003277

04DRB-00629 Major-Vacation of Pub Right-of-Way

04DRB-00630 Major-Vacation of Public Easements

04DRB-00631 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES**, (to be known as **DESERT RIDGE OFFICE PARK**), zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1002739

04DRB-00641 Major-Preliminary Plat
Approval
04DRB-00642 Major-Vacation of Pub
Right-of-Way
04DRB-00645 Major-Vacation of Public
Easements
04DRB-00646 Minor-Sidewalk Waiver
04DRB-00647 Minor-Subd Design (DPM)
Variance
04DRB-00648 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for
ANDERSON HEIGHTS LLC request(s) the above
action(s) for all or a portion of Tract(s) B-1, Parcel(s) 2-
D and A, LANDS OF RIO BRAVO PARTNERS,
ROSNER TRACTS, (to be known as **ANDERSON
HEIGHTS**, zoned R-D residential and related uses
zone, Developing Area, located on 118th ST SW,
between DENNIS CHAVEZ BLVD SW and GIBSON
BLVD SW containing approximately 249 acre(s). [REF:
03DRB-00983, 04DRB-00179] (N-8/P-8)

Project # 1003403

04DRB-00632 Major-Preliminary Plat
Approval
04DRB-00633 Major-Vacation of Public
Easements
04DRB-00634 Minor-Sidewalk Waiver
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX
HOMES request(s) the above action(s) for all or a
portion of Tract(s) F, THE TRAILS (to be known as **THE
RESERVE AT THE TRAILS**, zoned R-D, located on
RAINBOW BLVD NW, between PASEO DEL NORTE
NW and TOWN OF ALAMEDA GRANT SOUTH
BOUNDARY containing approximately 18 acre(s).
[REF: 1002962, 03DRB-01528] (C-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 3, 2004.

27
**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: MAY 19, 2004
Zone Atlas Page: C-20-Z
Notification Radius: 100 Ft.

Project# 1003277
App# 04DRB-00629
App# 04DRB-00630
App# 04DRB-00631

Cross Reference and Location: N/A

Applicant: HOECH REAL ESTATE CORPORATION
Address: 8300 CARMEL AVE NE, STE# 601
ALBUQUERQUE NM 87122

Agent: JEFF MORTENSEN & ASSOCIATES
Address: 6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: APRIL 30, 2004

Signature: KYLE TSEHLIKAI

102006441006240202	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
102006442606240211	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
102006443806240214	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
102006445406240223	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
102006446506240226	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
102006448206240235	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
102006441005440201	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
102006442605440212	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
102006443805440213	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
102006445405440224	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
102006446505440225	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
102006448205440236	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
102006441403740123	LEGAL: LT 1 0 & THE E1/2 OF LT 9 BLK 20 NORTH ALBUQUERQUE LAND USE: PROPERTY ADDR: 0000 HOLLY OWNER NAME: GARCIA WALTER OWNER ADDR: 03004 8TH ST NW ALBUQUERQUE NM 87104	
102006443703740122	LEGAL: LT 1 1 BL K 20 NORTH ALBUQUERQUE ACRES TR 3 UNIT 3 LAND USE: PROPERTY ADDR: 0000 HOLLY OWNER NAME: JOHNSON WILLIAM E ETUX OWNER ADDR: 07021 LUELLA ANNE NE ALBUQUERQUE NM 87109	
102006445403740121	LEGAL: LT 1 2 BL K 20 NORTH ALBUQUERQUE ACRES TR 3 UNIT 3 LAND USE: PROPERTY ADDR: 0000 HOLLY OWNER NAME: JOHNSON WILLIAM E ETUX OWNER ADDR: 07021 LUELLA ANNE NE ALBUQUERQUE NM 87109	
102006447003640120	LEGAL: LT 1 3 BL K 20 NORTH ALBUQUERQUE ACRES TR 3 UNIT 3 LAND USE: PROPERTY ADDR: 0000 HOLLY OWNER NAME: JOHNSON WILLIAM E ETUX OWNER ADDR: 07021 LUELLA ANNE NE ALBUQUERQUE NM 87109	
102006448603640119	LEGAL: LT 1 4 BL K 20 NORTH ALBUQUERQUE ACRES TR 3 UNIT 3 LAND USE: PROPERTY ADDR: 0000 HOLLY OWNER NAME: NICHOL JEFFREY D & CAROLYN OWNER ADDR: 09800 GUADALUPE TR NW ALBUQUERQUE NM 87114	
102006341352510515	LEGAL: LT 2 5-P1 VAC & REPLAT OF N/2 OF PALOMAS AVE & LTS LAND USE: PROPERTY ADDR: 0000 MACALLAN OWNER NAME: CHARLESWORTH JAMES DAVID & OWNER ADDR: 09419 MACALLAN NE ALBUQUERQUE NM 87109	
102006342052510516	LEGAL: LT 2 6-P1 VAC & REPLAT OF N/2 OF PALOMAS AVE & LTS LAND USE: PROPERTY ADDR: 0000 MACALLAN OWNER NAME: VAUGHN T KENT & MARY ANNE OWNER ADDR: 09423 MACALLAN RD NE ALBUQUERQUE NM 87109	

102006342852610517	LEGAL: LT 2 7-P1 VAC & REPLAT OF N/2 OF PALOMAS AVE & LTS LAND USE: PROPERTY ADDR: 0000 MACALLAN OWNER NAME: FRANKLIN GEORGE E & CAROL L OWNER ADDR: 09427 MACALLAN RD NE ALBUQUERQUE NM 87109	
102006343452110518	LEGAL: LT 2 8-P1 VAC & REPLAT OF N/2 OF PALOMAS AVE & LTS LAND USE: PROPERTY ADDR: 0000 MACALLAN OWNER NAME: MENDOZA JOSE J & ANGELICA C OWNER ADDR: 09431 MACALLAN RD NE ALBUQUERQUE NM 87109	
102006344252210521	LEGAL: LT 3 1-P1 VAC & REPLAT OF N/2 OF PALOMAS AVE & LTS LAND USE: PROPERTY ADDR: 0000 MACALLAN OWNER NAME: PERDUE KIM H & VICKEY J OWNER ADDR: 09509 MACALLAN RD NE ALBUQUERQUE NM 87109	
102006345252610522	LEGAL: LT 3 2-P1 VAC & REPLAT OF N/2 OF PALOMAS AVE & LTS LAND USE: PROPERTY ADDR: 0000 MACALLAN OWNER NAME: VIGA SANDRA L OWNER ADDR: 09515 MACALLAN RD NE ALBUQUERQUE NM 87109	
102006346152110523	LEGAL: LT 3 3-P1 VAC & REPLAT OF N/2 OF PALOMAS AVE & LTS LAND USE: PROPERTY ADDR: 0000 MACALLAN OWNER NAME: WILLIAMSON CHARLES M & DEBRA J OWNER ADDR: 09519 MACALLAN RD NE ALBUQUERQUE NM 87109	
102006346952210534	LEGAL: LT 3 6-P1 VAC & REPLAT OF N/2 OF PALOMAS AVE & LTS LAND USE: PROPERTY ADDR: 0000 MACALLAN OWNER NAME: MONETTE JOHN P & REBECCA J OWNER ADDR: 09531 MACALLAN RD NE ALBUQUERQUE NM 87109	
102006347952610535	LEGAL: LT 3 7-P1 VAC & REPLAT OF N/2 OF PALOMAS AVE & LTS LAND USE: PROPERTY ADDR: 0000 MACALLAN OWNER NAME: DEPREST MICHAEL H & OWNER ADDR: 09535 MACALLAN RD NE ALBUQUERQUE NM 87109	
102006348752210536	LEGAL: LT 3 8-P1 VAC & REPLAT OF N/2 OF PALOMAS AVE & LTS LAND USE: PROPERTY ADDR: 0000 MACALLAN OWNER NAME: JERKATIS KENNETH J & ROSA C OWNER ADDR: 09539 MACALLAN RD NE ALBUQUERQUE NM 87109	

"Attachment A"

Debie LeBlanc Trujillo, Jeff Mortensen and Associates, Inc.
Zone Map: C-20

HERITAGE EAST ASSOC. OF RESIDENTS (R)

***Barry Rubin**

9220 Freedom Way NE/87109 797-1884 (h)

Rebecca Thuma

7815 Quintana Dr. NE/87109 822-1903 (h)

NORTH ALBUQ. ACRES COMM. ASSOC. (R)

***Bonnie Harley**

11021 Signal Ave. NE/87122 856-0051 (h) 856-1288 (w)

Jackie McDowell

7820 Beverly Hills Ave. NE/87122 828-2430 (h)

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



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
JMAINC@SWCP.COM

2003.044.1
April 22, 2004

Mr. Barry Rubin
Heritage East Association of Residents
9220 Freedom Way, NE
Albuquerque, NM 87109

Via Certified Mail – Return Receipt Requested

and

Ms. Rebecca Thuma
Heritage East Association of Residents
7815 Quintana Drive, NE
Albuquerque, NM 87109

Via Certified Mail – Return Receipt Requested

Project Title: Desert Ridge Office Park

Type of Request: Vacation Request for Public Right-of-Way, Non Specific Easements, Preliminary and Final Plat Approval

Current Legal Description: Lots 11, 12 and 13, Block 20, North Albuquerque Acres, Tract 3, Unit 3

Location: The subject property lies along the south side of Holly Avenue, NE between Ventura Street, NE and Holbrook Street, NE

Developer: Hoech Real Estate Corporation

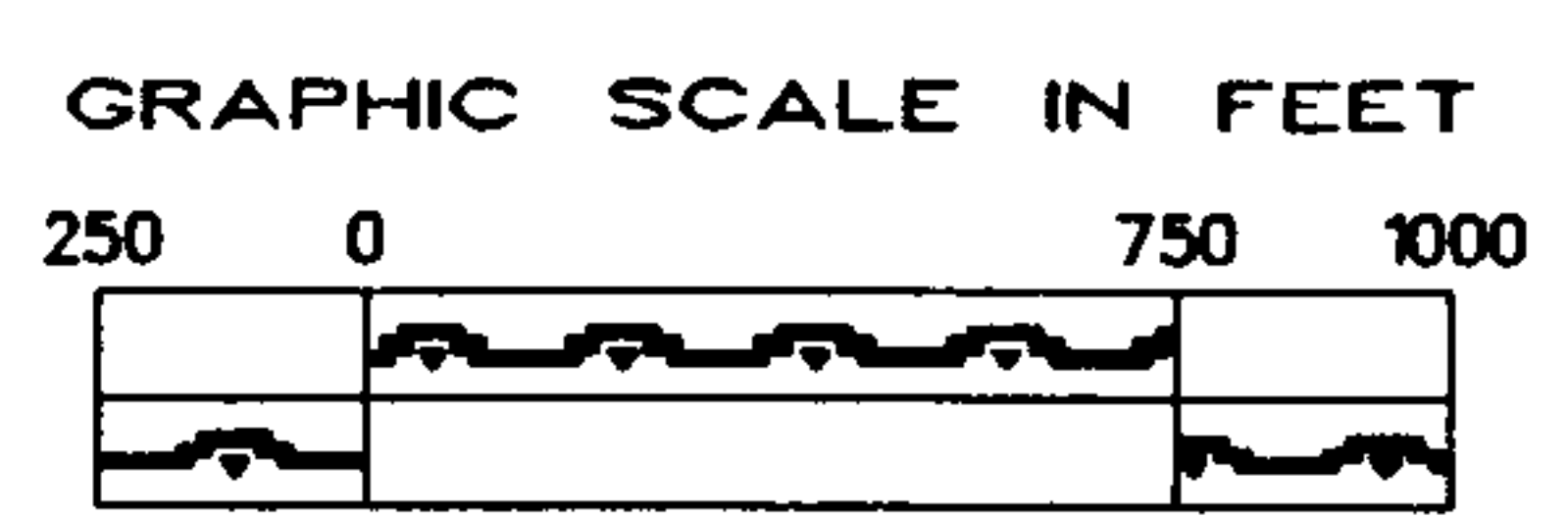
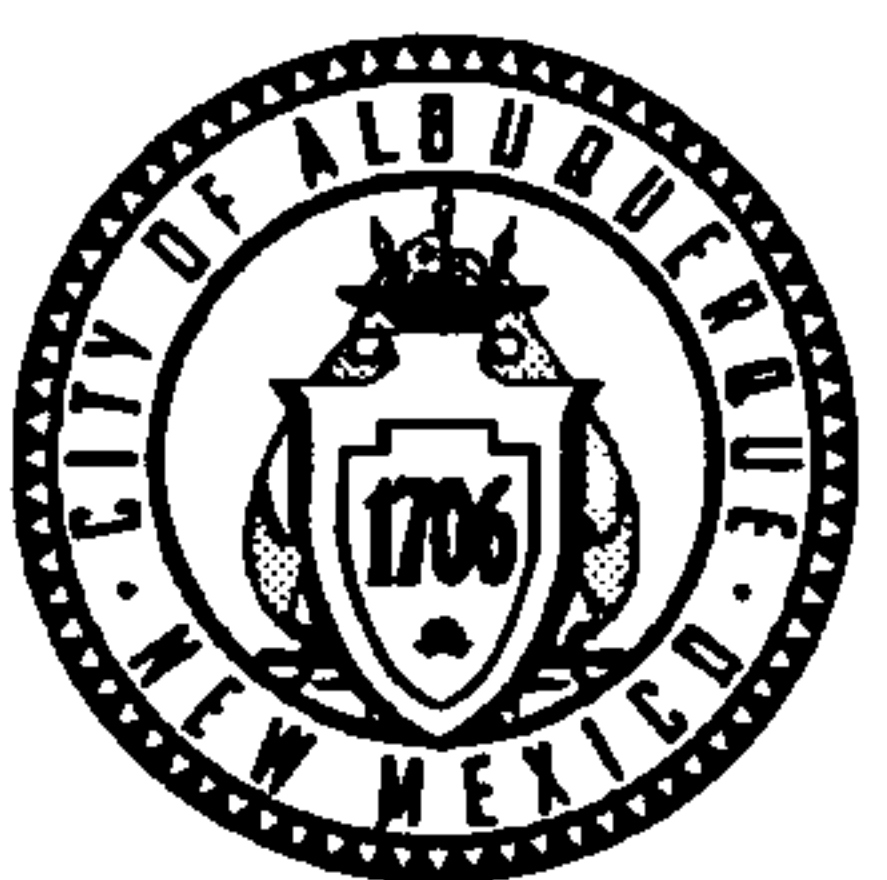
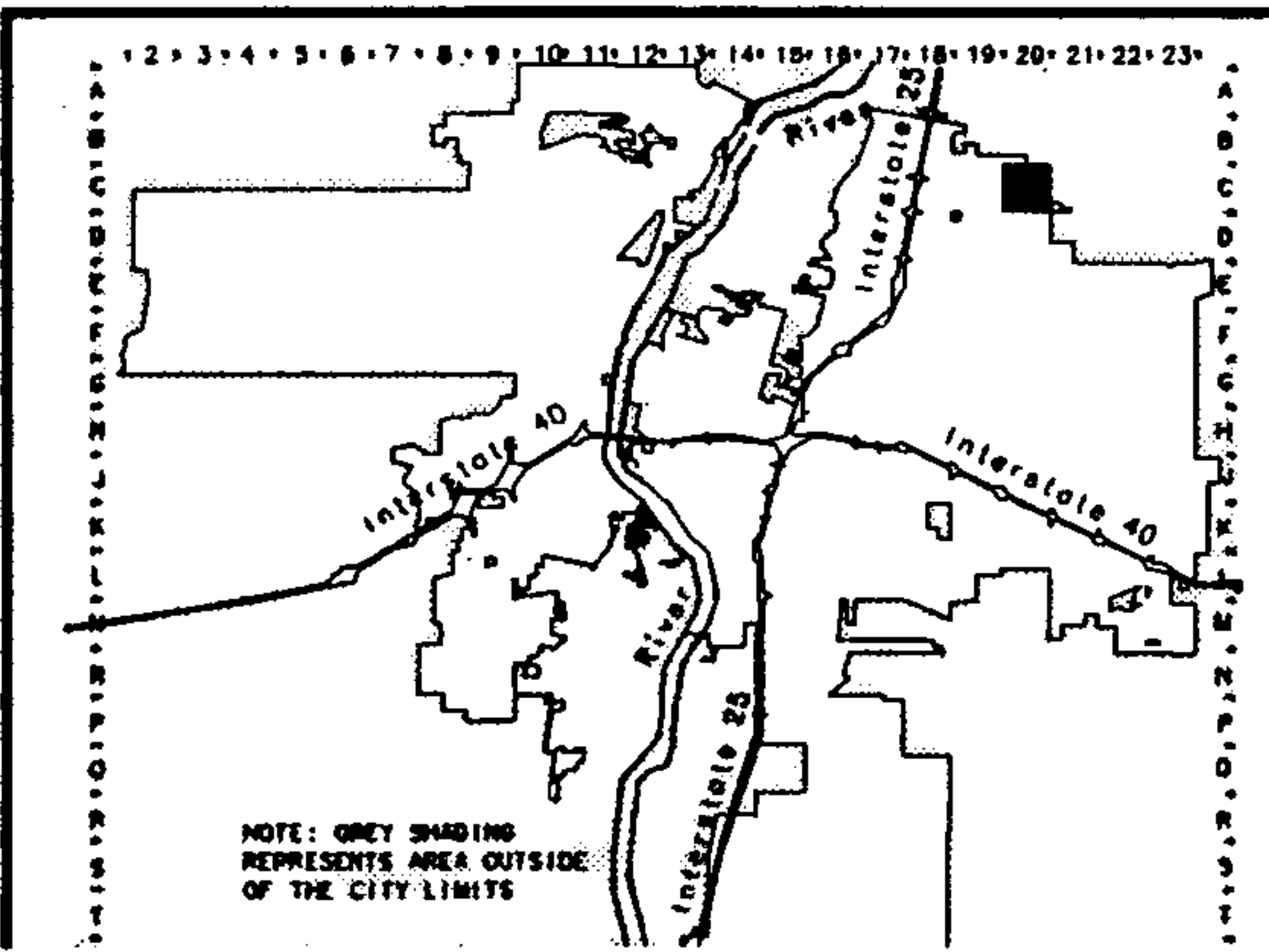
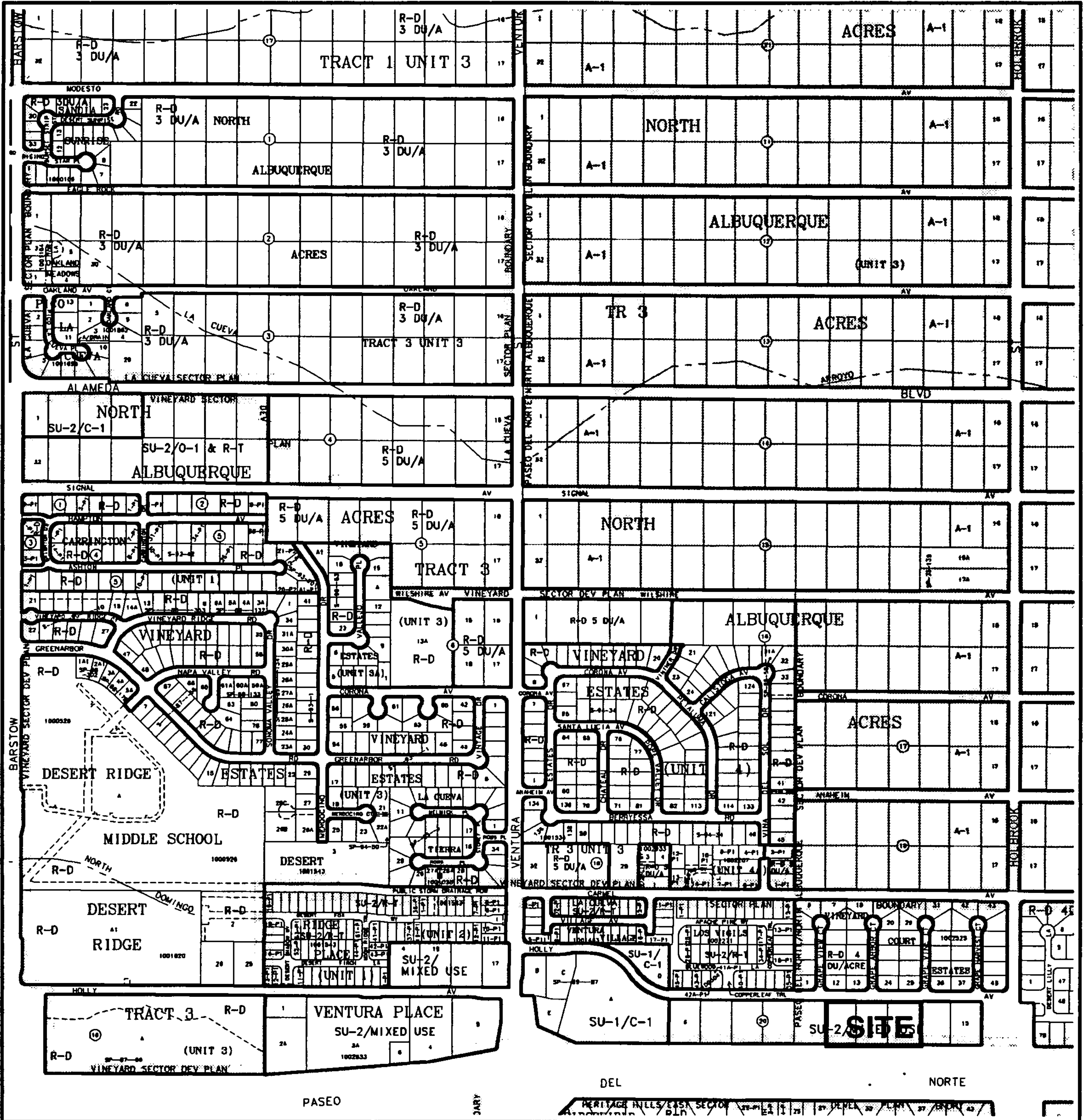
Agent/Engineer: Jeff Mortensen & Associates, Inc.

Contact: Debie LeBlanc Trujillo, Project Coordinator

Mr. Rubin and Ms. Thuma:

Transmitted herewith is a copy of the Vacation for Public Right-of-Way, Non-specific Utility Easements for Pipeline Purposes, and Preliminary and Final Plat Approval. This project is scheduled to be heard at the Development Review Board hearing on May 19, 2004. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.



AGIS
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2004

Zone Atlas Page
C-20-Z
Map Amended through April 02, 2004

FORM S(3): SUBDIVISION 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 Official D.R.B. Notice of approval
 - 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.
- 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.
- vacant* Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- N/A* Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- 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, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the 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.

JEFF MORTENSEN & ASSOC., INC.

DEBIE LEBLANC TRUJILLO

Debie LeBlanc Trujillo

Applicant name (print)

Applicant signature / date



Form revised February 2003

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

Application case numbers
CHDRB - 00631

Austien Vanceaux 4-23-04

Planner signature / date

Project # 1003277

Claire

Date Submitted: 05/19/04
 Date Site Plan Approved: 05/19/04
 Date Preliminary Plat Approved: N/A
 Date Preliminary Plat Expires: N/A
 DRB Project No.: 1003277
 DRB Application No.: 04DRB-00679

ORIGINAL

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

DESERT RIDGE OFFICE PARK - SITE PLAN
LOTS 11-13, BLOCK 20, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES

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 #
B1	718781
B1	718781
B1	718781
B1	718781
B1	718781
FG'd by 708481	708481
FG'd by 708481	708481
FG'd by 708481	708481

Size	Type of Improvement	Location	From	To
18'	Perm Pavement (1/2 Width) w/standard C&G (South Side Only)	Holly Ave NE	NW Corner of Site	NE Corner of Site
6'	Temporary Pavement	Holly Ave NE	<i>DLT. NW</i> SW Corner of Site	NE Corner of Site
8"	Sanitary Sewer	Holly Ave NE	NW Corner of Site	NE Corner of Site
24"	RCP Public Storm Drain	Holly Ave NE	NW Cor. Lot 10, Blk 20	37' East of Grape Arbor CL
8"	Water Line	Holly Ave NE	NW Corner of Site	Holbrook St NE
8"	Sanitary Sewer (Offsite)* (*Recently Constructed by CPN 708481)	Holly Ave N.E.	SW Cor. Los Vigils	SW Cor. Site
30"-24"	RCP Public Storm Drain (Offsite)* (*Recently Constructed by CPN 708481)	Holly Ave N.E.	SW Cor. Los Vigils	SW Cor. Site
24'	Temporary Res. Pavement (Offsite)* (*Perm. Recently Constructed By CPN 708481)	Holly Ave N.E.	SW Cor. Los Vigils	SW Cor. Site

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

ORIGINAL

NOTES

1
2

All improvements already guaranteed by Hoech Real Estate Corporation and currently under construction by CPNs 718781 and 708481

AGENT / OWNER

J. Graeme Means
NAME (print)

Jeff Mortensen & Assoc.
FIRM

J. Graeme Means 4/29/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 5/19/04
DRB CHAIR - date

Christina Sandoral 5/19/04
PARKS & GENERAL SERVICES - date

[Signature] 5-19-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 5/19/04
UTILITY DEVELOPMENT - date

_____ - date

Brad D. Bile 5/19/04
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

DESERT RIDGE OFFICE PARK

LOTS 11-13, BLOCK 20, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES

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
B1	718781	18'	Perm Pavement (1/2 Width) w/standard C&G (South Side Only)	Holly Ave NE	NW Corner of Site	NE Corner of Site	/	/	/
B1	718781	6'	Temporary Pavement	Holly Ave NE	SW Corner of Site	NE Corner of Site	/	/	/
B1	718781	8"	Sanitary Sewer	Holly Ave NE	NW Corner of Site	NE Corner of Site	/	/	/
B1	718781	24"	RCP Public Storm Drain	Holly Ave NE	NW Cor. Lot 10, Blk 20	37' East of Grape Arbor CL	/	/	/
B1	718781	8"	Water Line	Holly Ave NE	NW Corner of Site	Holbrook St NE	/	/	/
FG'd by 708481	708481	8"	Sanitary Sewer (Offsite)* (*Recently Constructed by CPN 708481)	Holly Ave N.E.	SW Cor. Los Vigils	SW Cor. Site	/	/	/
FG'd by 708481	708481	30"-24"	RCP Public Storm Drain (Offsite)* (*Recently Constructed by CPN 708481)	Holly Ave N.E.	SW Cor. Los Vigils	SW Cor. Site	/	/	/
FG'd by 708481	708481	24'	Temporary Res. Pavement (Offsite)* (*Perm. Recently Constructed By CPN 708481)	Holly Ave N.E.	SW Cor. Los Vigils	SW Cor. Site	/	/	/

NOTES

1 All improvements already guaranteed by Hoech Real Estate Corporation and currently under construction by CPNs 718781 and 708481
 2 _____

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

J. Graeme Means
 NAME (print)

_____ DRB CHAIR - date

_____ PARKS & GENERAL SERVICES - date

Jeff Mortensen & Assoc.
 FIRM

_____ TRANSPORTATION DEVELOPMENT - date

_____ AMAFCA - date

J. Graeme Means 4/29/04
 SIGNATURE - date

_____ UTILITY DEVELOPMENT - date

_____ - date

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

_____ CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



SUBDIVISION	Supplemental form S	Supplemental form Z
<input type="checkbox"/> Major Subdivision action <input checked="" type="checkbox"/> Minor Subdivision action <input checked="" type="checkbox"/> Vacation <input type="checkbox"/> Variance (Non-Zoning)	V	<input type="checkbox"/> Annexation & Zone Establishment <input type="checkbox"/> Sector Plan <input type="checkbox"/> Zone Change <input type="checkbox"/> Text Amendment
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of... A
<input type="checkbox"/> ... for Subdivision Purposes <input type="checkbox"/> ... for Building Permit <input type="checkbox"/> IP Master Development Plan <input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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: <u>Hoech Real Estate Corporation</u>	PHONE: <u>(505) 821-4440</u>
ADDRESS: <u>8300 Carmel Avenue, NE Suite 601</u>	FAX: _____
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87122</u>	E-MAIL: _____
Proprietary interest in site: <u>Contract Purchaser</u>	
AGENT (if any): <u>JEFF MORTENSEN & ASSOCIATES, INC.</u>	PHONE: <u>345-4250</u>
ADDRESS: <u>6010-B Midway Park Blvd. NE</u>	FAX: <u>345-4254</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>dtrujillo@jmainc.org</u>

DESCRIPTION OF REQUEST: Vacation of Public Right-of-Way, Non Specific Easements for Pipeline Purposes and Telephone and Electrical Energy Easement, Preliminary and Final Plat approval

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

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

Lot or Tract No. Lots 11, 12 and 13 Block: 20 Unit: 3

Subdiv. / Addn. North Albuquerque Acres, Tract 3, Unit 3

Current Zoning: SU-2 / Mixed Use Proposed zoning: No Change

Zone Atlas page(s): C - 20 No. of existing lots: 3 No. of proposed lots: 1

Total area of site (acres): +/- 3.0031 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 102006443703740122, 102006445403740121 and 10200644700364012 MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: Holly Avenue, NE
Between: Ventura Street, NE and Holbrook Street, NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB Project No. 1003277, 04 EPC 00290 & 00291, AX 94-1

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: February 17, 2004

SIGNATURE Debie LeBlanc Trujillo DATE April 21, 2004

(Print) Debie LeBlanc Trujillo for JEFF MORTENSEN & ASSOCIATES, INC. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00629</u>	<u>VRW</u>		\$ <u>300.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>04DRB - 00630</u>	<u>VPE</u>		\$ <u>45.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>04DRB - 00631</u>	<u>P&F</u>		\$ <u>215.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>Adver</u>		\$ <u>75.00</u>
<input checked="" type="checkbox"/> Case history #s are listed		<u>CMF</u>		\$ <u>20.00</u>
<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	Hearing date <u>May 19, 2004</u>			\$ <u>655.00</u>

Leslie Duranoux 4-23-04 Project # 1003277
Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (Public Hearing Case)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

JEFF MORTENSEN & ASSOC., INC.
 DEBIE LEBLANC TRUJILLO
 Debie Leblanc Trujillo 04-22-04
 Applicant name (print)
 Applicant signature / date



Form revised April 2003

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

Application case numbers
 OADR - 00629
 OADR - 00630

Koshe Druceaux 4-23-04
 Planner signature / date
 Project # 1003277

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 Official D.R.B. Notice of approval
 - 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.
 - 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.
 - vacant* Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - N/A* Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
 - 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, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the 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.

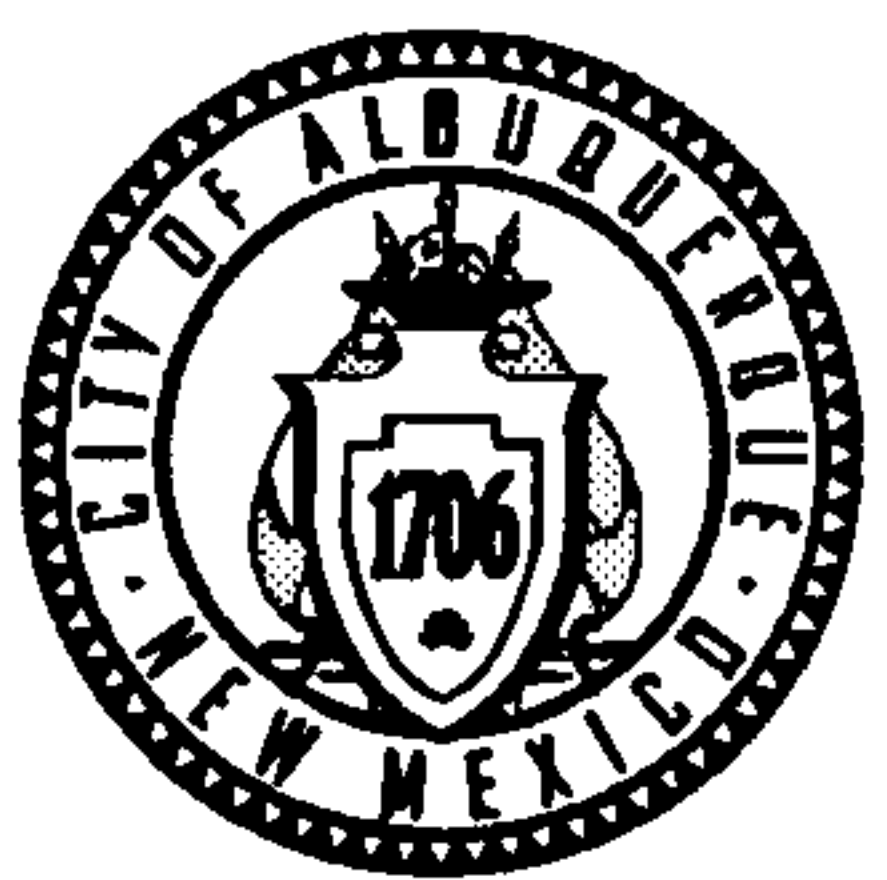
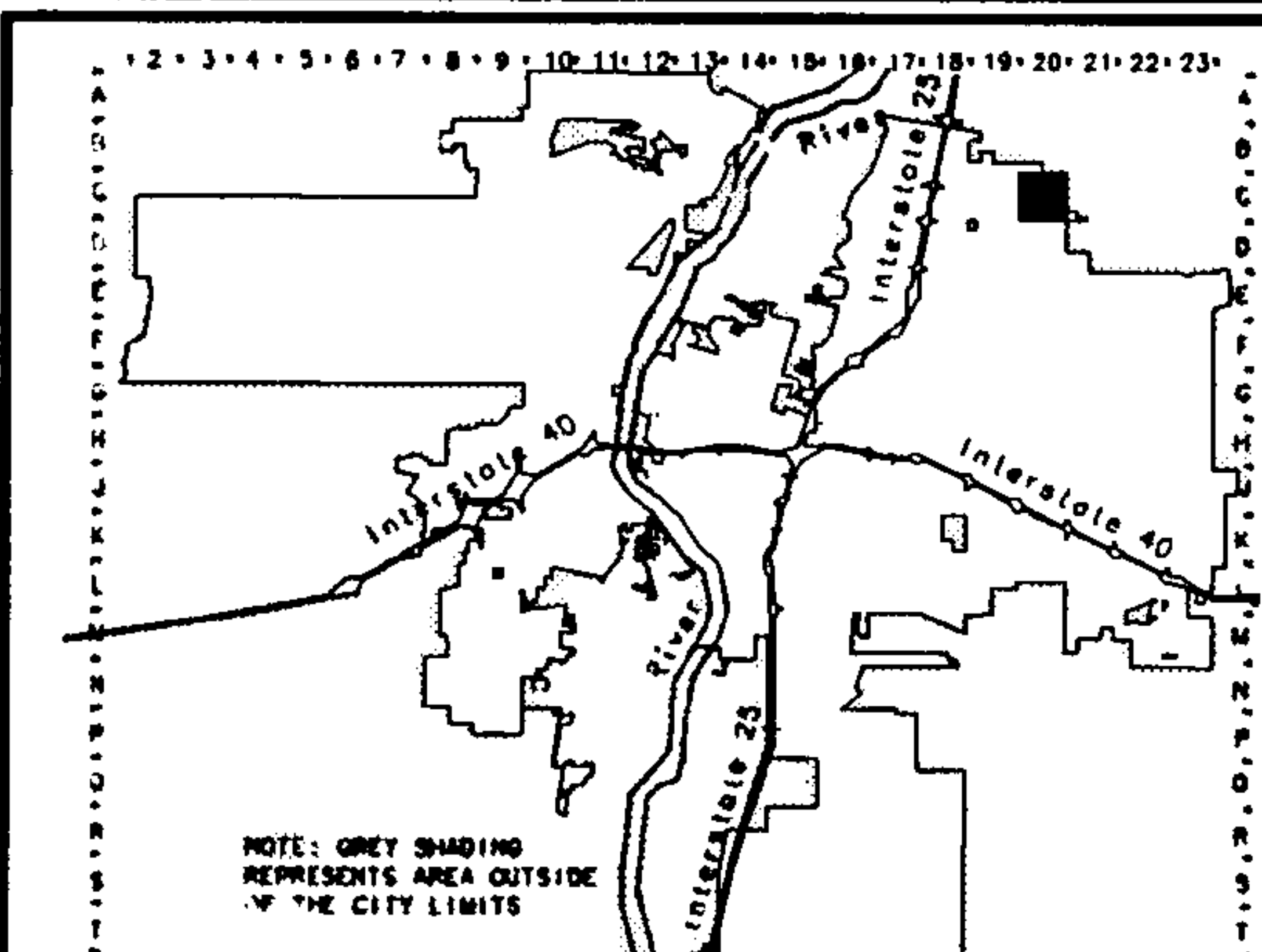
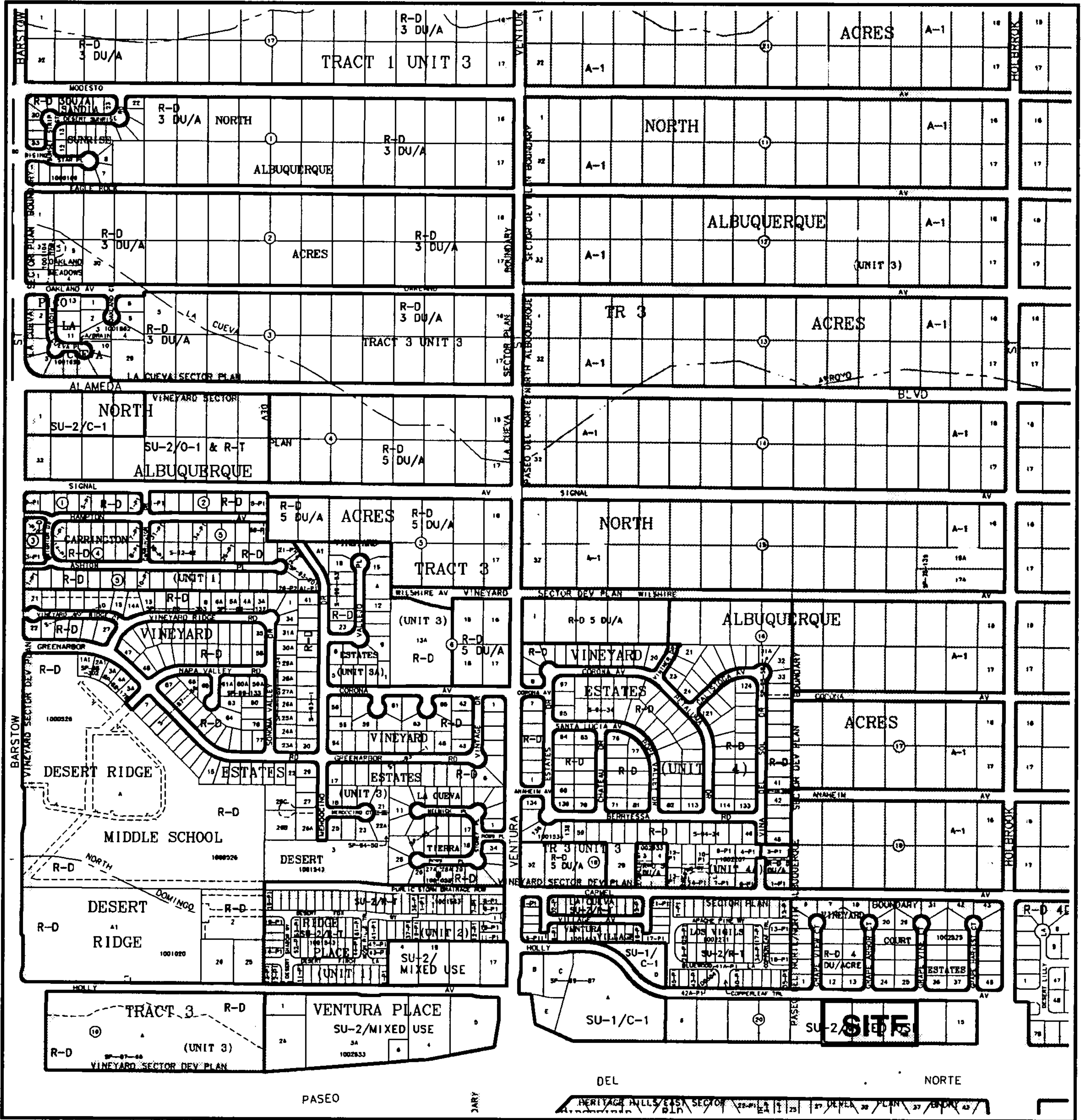
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JEFF MORTENSEN & ASSOC., INC.
DEBIE LEBLANC TRUJILLO
 Applicant name (print)
Debie LeBlanc Trujillo 04-22-04
 Applicant signature / date



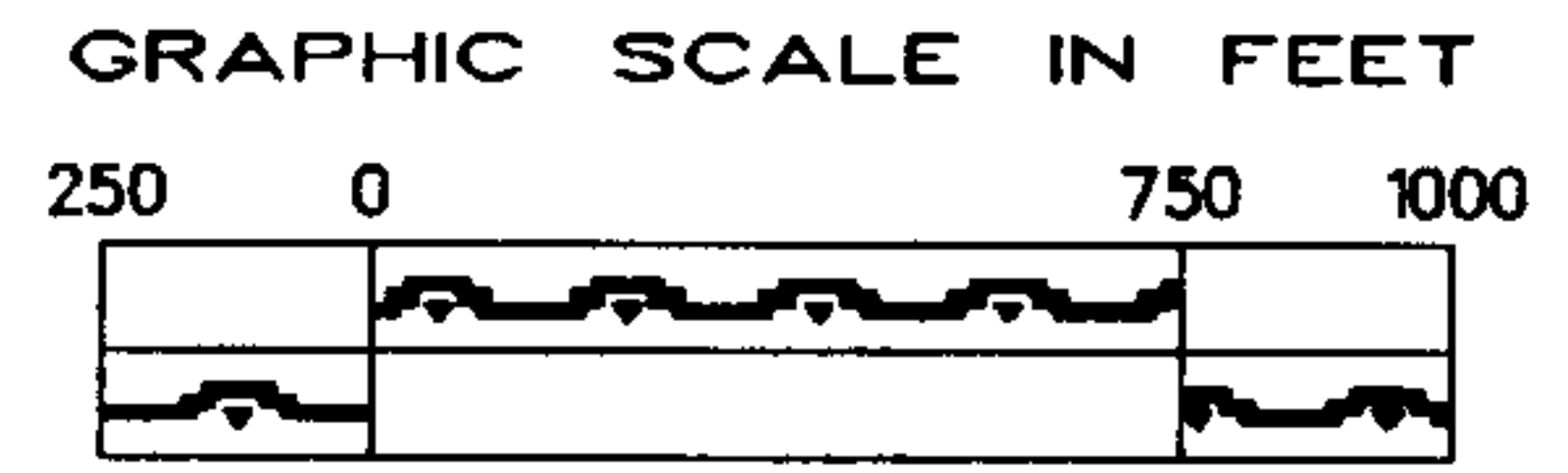
Form revised February 2003

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>Lustie Duranceaux 4-23-04</u>
<input checked="" type="checkbox"/> Fees collected	<u>04 DRB - - 00631</u>	Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned	_____	Project # 1003277
<input checked="" type="checkbox"/> Related #s listed	_____	



Albuquerque **G**eographic **I**nformation **S**ystem
Planning **D**eartment

© Copyright 2004



Zone Atlas Page

C-20-Z

Map Amended through April 02, 2004



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. NE
 ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
 F: 505.345.4254
 JMAINCCSWCP.COM

2004.002.3
 April 21, 2004

Sheran Matson, AICP Chair
 Development Review Board
 City of Albuquerque
 600 2nd Street, NW
 Albuquerque, NM 87103

Re: Vacation Request for Public Right-of-Way, Non Specific Easements, Preliminary and Final Plat Approval for Lots 11, 12 and 13, Block 20, North Albuquerque Acres, Tract 3, Unit 3
 DRB Project No. 1003277 (04EPC - 00290 and 00291)

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms V and S(3) along with the related Fees
- Twenty Four (24) copies of the Vacation Request and Sketch Plat
- Twenty Four (24) copies of the document that created the Nonspecific Easements
- Six (6) copies of the Preliminary and Final Plat
- Proposed Infrastructure List
- City of Albuquerque Zone Atlas C – 20
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts

On behalf of our client Hoech Real Estate Corporation, we are requesting a vacation of the Public Right-of-Way on Holly Avenue N.E., and the non specific easements for pipeline purposes and telephone and electrical energy easements. We are proposing to create 1 lot from the existing 3 lots and the vacated portion of Holly Avenue, N.E. to be known as Tract A, Desert Ridge Office Park. This project was heard by the Environmental Planning Commission for Site Plan for Building Permit Purposes and Site Plan for Subdivision on April, 15 2004. In addition, the project was presented to the Pre-application Review Team on February 17, 2004.

The Site Plan for Building Permit Purposes and Site Plan for Subdivision will be submitted at a later date to allow for a combined review of all requests by the DRB.

PRINCIPALS	JEFFREY G. MORTENSEN, P. E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

Sheran Matson
Development Review Board
April 20, 2004
Page 2

Please schedule this matter for the next appropriate DRB Hearing. In the meantime, if I can be of further assistance to you, please do not hesitate to call.

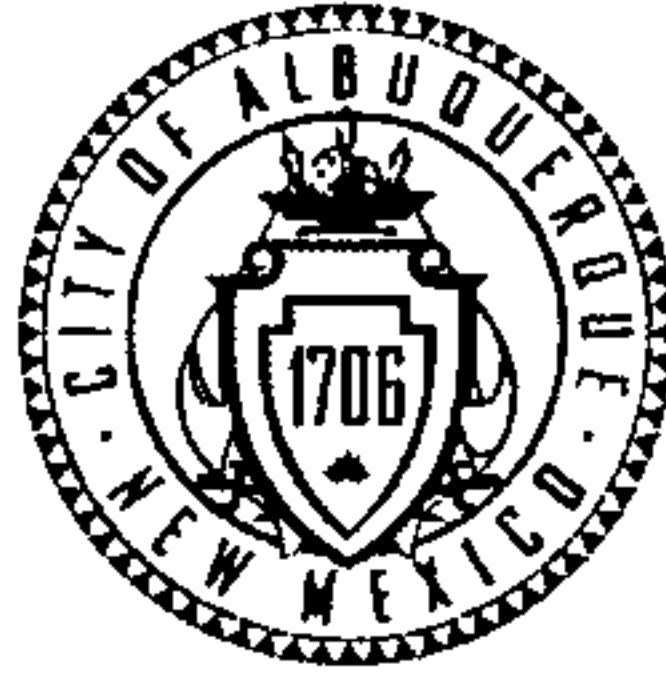
Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

Xc: Justin Hoech – Hoech Real Estate Corporation



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

2004.002.3
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.

April 20, 2004

Debie LeBlanc Trujillo
Jeff Mortensen and Associates, Inc.
6010-B Midway Park Blvd. NE/87109
Phone: 345-4250/Fax - 345-4254

Dear Debie:

Thank you for your inquiry of **April 20, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 11, 12 AND 13, BLOCK 20, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, zone map C-20.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(03/09/04)

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

(below this line for ONC use only)

Date of Inquiry: 04/20/04 Time Entered: 8:35 a.m. ONC Rep. Initials: SW

"Attachment A"

Debie LeBlanc Trujillo, Jeff Mortensen and Associates, Inc.
Zone Map: C-20

HERITAGE EAST ASSOC. OF RESIDENTS (R)

***Barry Rubin**

9220 Freedom Way NE/87109 797-1884 (h)

Rebecca Thuma

7815 Quintana Dr. NE/87109 822-1903 (h)

NORTH ALBUQ. ACRES COMM. ASSOC. (R)

***Bonnie Harley**

11021 Signal Ave. NE/87122 856-0051 (h) 856-1288 (w)

Jackie McDowell

7820 Beverly Hills Ave. NE/87122 828-2430 (h)

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



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
JMAINC@SWCP.COM

2003.044.1
April 22, 2004

Mr. Barry Rubin
Heritage East Association of Residents
9220 Freedom Way, NE
Albuquerque, NM 87109

Via Certified Mail – Return Receipt Requested

and

Ms. Rebecca Thuma
Heritage East Association of Residents
7815 Quintana Drive, NE
Albuquerque, NM 87109

Via Certified Mail – Return Receipt Requested

Project Title: Desert Ridge Office Park

Type of Request: Vacation Request for Public Right-of-Way, Non Specific Easements, Preliminary and Final Plat Approval

Current Legal Description: Lots 11, 12 and 13, Block 20, North Albuquerque Acres, Tract 3, Unit 3

Location: The subject property lies along the south side of Holly Avenue, NE between Ventura Street, NE and Holbrook Street, NE

Developer: Hoech Real Estate Corporation

Agent/Engineer: Jeff Mortensen & Associates, Inc.

Contact: Debie LeBlanc Trujillo, Project Coordinator

Mr. Rubin and Ms. Thuma:

Transmitted herewith is a copy of the Vacation for Public Right-of-Way, Non-specific Utility Easements for Pipeline Purposes, and Preliminary and Final Plat Approval. This project is scheduled to be heard at the Development Review Board hearing on May 19, 2004. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

Heritage East Association of Residents
June 24, 2003
Page 2

On behalf of our client Hoech Real Estate Corporation, we are requesting a vacation of the Public Right-of-Way on Holly Avenue N.E., and the non specific easements for pipeline purposes and telephone and electrical energy easements. We are proposing to create 1 lot from the existing 3 lots and the vacated portion of Holly Avenue, N.E. to be known as Tract A, Desert Ridge Office Park. This project was heard by the Environmental Planning Commission for Site Plan for Building Permit Purposes and Site Plan for Subdivision on April, 15 2004. In addition, the project was presented to the Pre-application Review Team on February 17, 2004.

The Site Plan for Building Permit Purposes and Site Plan for Subdivision will be submitted at a later date to allow for a combined review of all requests by the DRB.

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

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Justin Hoech - Hoech Real Estate Corporation w/enc.



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
JMAINC@SWCP.COM

2003.044.1
April 22, 2004

Ms. Bonnie Harley
North Albuquerque Acres Community Association
11021 Signal Avenue, NE
Albuquerque, NM 87122

Via Certified Mail – Return Receipt Requested

and

Ms. Jackie McDowell
North Albuquerque Acres Community Association
7820 Beverly Hills Avenue, NE
Albuquerque, NM 87122

Via Certified Mail – Return Receipt Requested

Project Title: Desert Ridge Office Park

Type of Request: Vacation Request for Public Right-of-Way, Non Specific Easements, Preliminary and Final Plat Approval

Current Legal Description: Lots 11, 12 and 13, Block 20, North Albuquerque Acres, Tract 3, Unit 3

Location: The subject property lies along the south side of Holly Avenue, NE between Ventura Street, NE and Holbrook Street, NE

Developer: Hoech Real Estate Corporation

Agent/Engineer: Jeff Mortensen & Associates, Inc.

Contact: Debie LeBlanc Trujillo, Project Coordinator

Ladies:

Transmitted herewith is a copy of the Vacation for Public Right-of-Way, Non-specific Utility Easements for Pipeline Purposes, and Preliminary and Final Plat Approval. This project is scheduled to be heard at the Development Review Board hearing on May 19, 2004. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

North Albuquerque Acres Community Association
June 24, 2003
Page 2

On behalf of our client Hoech Real Estate Corporation, we are requesting a vacation of the Public Right-of-Way on Holly Avenue N.E., and the non specific easements for pipeline purposes and telephone and electrical energy easements. We are proposing to create 1 lot from the existing 3 lots and the vacated portion of Holly Avenue, N.E. to be known as Tract A, Desert Ridge Office Park. This project was heard by the Environmental Planning Commission for Site Plan for Building Permit Purposes and Site Plan for Subdivision on April, 15 2004. In addition, the project was presented to the Pre-application Review Team on February 17, 2004.

The Site Plan for Building Permit Purposes and Site Plan for Subdivision will be submitted at a later date to allow for a combined review of all requests by the DRB.

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

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Justin Hoech - Hoech Real Estate Corporation w/enc.

FIRST CLASS

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CERTIFIED MAIL CLASS



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UNITED STATES POSTAGE
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 5219 ALBUQUERQUE NM 87109
 APR 22 04

First Class Mail

First Class Mail

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (<i>Printed Name</i>) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p>Bonnie Harley North Albuquerque Acres Community Association 11021 Signal Ave. NE Albuquerque, NM 87122</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes</p>
<p>2. Article Number (<i>Transfer from service label</i>) 7001 1940 0005 9630 3305</p>	

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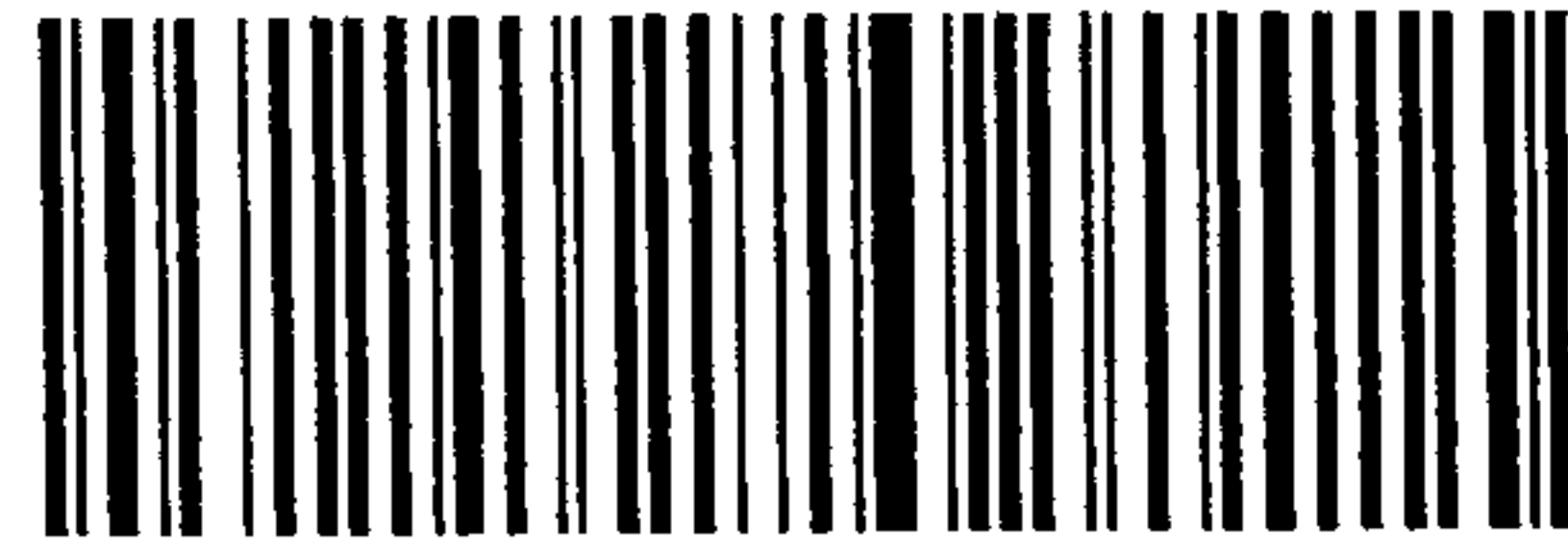
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SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 Jackie McDowell
 North Albuquerque Acres
 Community Association
 7820 Beverly Hills Ave. NE
 Albuquerque, NM 87122

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

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

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

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

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7001 1940 0005 9630 3312

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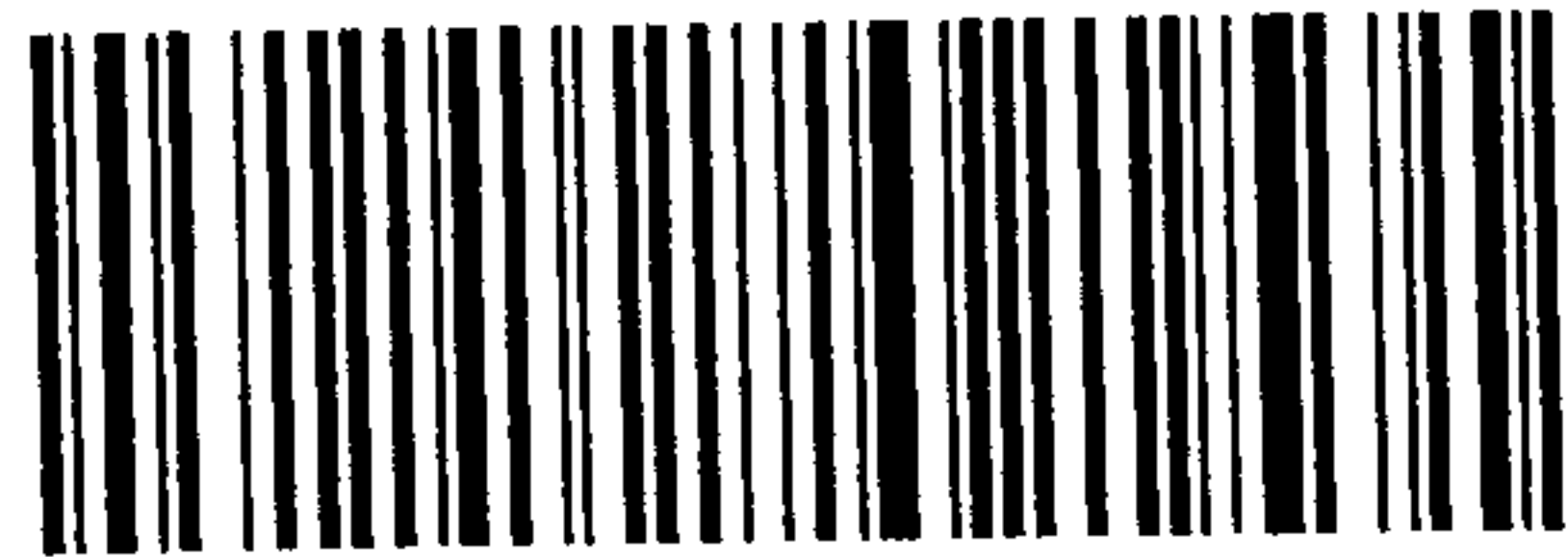
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 5217 ALBUQUERQUE NM 87109

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

1. Article Addressed to:
 Barry Rubin
 Heritage East Association of Residents
 9220 Freedom Way NE
 Albuquerque, NM 87109

2. Article Number
 (Transfer from service label) 7001 1940 0005 9630 3282

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

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

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

4. Restricted Delivery? (Extra Fee) Yes

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CERTIFIED MAIL

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 5218 ALBUQUERQUE NM 87109

First Class Mail
First Class Mail

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 Rebecca Thuma
 Heritage East Association of Residents
 7815 Quintana Dr. NE
 Albuquerque, NM 87109

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

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

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

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

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

2. Article Number
 (*Transfer from service label*) 7001 1940 0005 9630 3299

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

PAID RECEIPT

APPLICANT NAME Hoech Real Estate
 AGENT Jeff Mortensen & Asso.
 ADDRESS 6010-B Midway Park Blvd NE
 PROJECT & APP # 1003277 04DRB-00629, 00630, 00631
 PROJECT NAME Desert Ridge Office Park

LOC: ANN
 10:10AM
 RECEIPT# 00024751 WSH 007 TRANSH 0008
 ACCOUNT 441006 Fund 0110
 Activity 4983000 TRSLJS
 Trans Amt \$655.00
 J24 Misc \$560.00

Thank You.

- \$ 20.00 469099/4916000 Conflict Management Fee
- \$ 560.00 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
- \$ 655.00 TOTAL AMOUNT DUE

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

JEFF MORTENSEN & ASSOCIATES, INC. 6-77
 505-345-4250
 6010 MIDWAY PK. BLVD. NE, STE. B
 ALBUQUERQUE, NM 87109-5830

DATE 4/23/04

PAY TO THE ORDER OF City of Albuquerque

Five hundred fifty five and 00/100 DOLLARS

BANK OF THE WEST

JEFF MORTENSEN & ASSOCIATES INC.

04/23/2004 10:11AM

RECEIPT# 00024751

ACCOUNT 441018 FUND 0110

ACTIVITY 4971000

FOR 2004-002-3

16113

95-6811070 277

DUPLICATE

J24 Misc	\$75.00
CK	\$655.00
CHANGE	\$0.00

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from May 4 To May 19

5. REMOVAL


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

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

Debra LeBlanc Tingle 04-23-04
(Applicant or Agent) (Date)

I issued 2 signs for this application, 4-23-04, Leslie Duranseau
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003277

 ENGINEERS & SURVEYORS	JEFF MORTENSEN & ASSOCIATES, INC. 6010-B MIDWAY PARK BLVD. NE ALBUQUERQUE NEW MEXICO 87109	P: 505.345.4250 F: 505.345.4254 ESTABLISHED 1977

2004.002.3
 July 2, 2004

Mr. Don Hoech
 Hoech Real Estate Corporation
 8300 Carmel Avenue, NE
 Suite 601
 Albuquerque, NM 87122

Re: Tract A, Desert Ridge Office Park
 DRB Project No. 1003277

Dear Mr. Hoech:

Transmitted are three (3) sets of the approved Final Plat for the subject project. This concludes our surveying efforts for this aspect of the project. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


 Debie LeBlanc Trujillo

*Clavie
 J.E.
 Sheran*

DLT
 Enclosures

xc: Dan Gear – Gear and Condon (2 copies)
 Ken Hunt – Hunt & Davis PC (1 copy)
 Sheran Matson – City of Albuquerque Planning Department (1 copy)

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

GRANT DEED (10439) CR.

TALLENT DISTRICT

No. E1168-4

NCRINS REALTY COMPANY, INC.

TO

LYDIA KOCH

Contract No. 7/84

Date April 18th, 1939

STATE OF NEW MEXICO

County of Bernalillo

I hereby certify that this instrument was filed for record on the 27 day of April, A. D. 1939, at 8:47 o'clock A. M. and was duly recorded in Book No. 166 of Records of Deeds and Conveyances, Page 367 on this 27th day of April, A. D. 1939.

Velma Dowdy, Private Clerk and Ex-Officio Recorder.

By May S. Small, Deputy.

THIS INDENTURE, Made this 24th day of April, 1939, between NORINS REALTY COMPANY, INC., a corporation as party of the first part, and LYDIA KOCH of LOS ANGELES, CALIFORNIA

as party of the second part:

WITNESSETH: That the party of the first part, for and in consideration of the sum of \$1.00, lawful money of the United States, and other good and valuable consideration, to it in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, does hereby grant to the party of the second part heirs or assigns forever, all of the following described tract, lot or parcel of land and real estate, situated, lying and being in the County of Bernalillo, State of New Mexico, to-wit:

All of Lots Eleven (11), Twelve (12), Thirteen (13), Twenty (20) and Twenty-one (21), Block Twenty (20), Tract Three (3), Unit Three (3), as per Map recorded September 10th, 1931 in Book 2, Page 117 of Map Book, County of Bernalillo, State of New Mexico, N.M.P.M., containing Five (5) acres more or less.

(50¢ REVENUE STAMPS CANCELLED)

Together with all and singular the hereditaments and appurtenances therunto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits; and all the estate, right, title, interest, claim and demand whatsoever of the party of the first part, either in law or equity, of, in and to the above remised premises with the hereditaments and appurtenances;

Subject to a right of way for road and pipe-line purposes; also the right to build, construct and maintain and operate a telephone line or lines, and subject to all reservations of the United States Government, as contained in the original patent from the United States of America; and

Subject to all covenants and conditions, restrictions, privileges, rights and exceptions of record, as a servitude in favor of each and every lot in said tract as a dominant tenement or tenements, which covenants and conditions, restrictions, privileges, rights and exceptions of record shall constitute and be a mutual contract between the various purchasers and buyers in said tract.

Party of the first part hereby reserves a right-of-way, with right of entry upon, over, under, along, across, and through the said land for the purpose of erecting, constructing, operating and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone poles, and/or for laying, repairing, operating and renewing, any pipe line or lines for water, gas, or sewage, and any conduits for electric or telephone wires, and reserving to the party of the first part herein the sole right to convey the rights hereby reserved.

No part of said premises shall at any time be used or occupied by any person not of the Caucasian race, except while serving, for hire, as a servant of some person of the Caucasian race, nor shall any noxious or offensive factory or business be operated or carried on upon said premises.

TO HAVE AND TO HOLD the said premises above remised and described with the appurtenances, unto the party of the second part, her heirs or assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed and its corporate seal affixed by its officers thereunto duly authorized, the day and year first above written.

ATTEST:

Nettie Dewey, Secretary. (CORPORATE SEAL)

NORINS REALTY COMPANY, Inc. By J. W. Dewey, President

STATE OF CALIFORNIA County of Los Angeles

On this 24th day of April, 1939, before me, personally appeared J. W. Dewey and Nettie Dewey

to me personally known, who being by me duly sworn, did say that they are President and Secretary, respectively, of the NORINS REALTY COMPANY, Inc., a corporation organized under the laws of the State of California, and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said President and Secretary acknowledged said instrument to be the free act and deed of said corporation.

WITNESS my hand and seal on this day and year first above written.

My commission expires March 21, 1943 (NOTARIAL SEAL)

Marion Shaw, Notary Public in and for Los Angeles County, State of California.

Handwritten initials and scribbles at the bottom of the page.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

#3

INTER-OFFICE MEMO

May 15, 2004

TO: Sheran Matson, DRB Chair
FROM: Carmen Marrone, Staff Planner
RE: **Project #1003227, 04EPC 00291, Site Plan for Building Permit
Desert Ridge Office Park**

On April 15, 2004, the EPC granted approval of a Site Plan for Subdivision and a Site Plan for Building Permit for Lots 11,12 and 13, Block 20, Tract 3, Unit 3, North Albuquerque Acres. I have reviewed the latest DRB submittal for each of the site plans and find that the applicant has met all of the conditions imposed by the EPC.

If you have any questions regarding this case, please call me at 924-3814.

2004.002.1

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S	Supplemental form ZONING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
<input checked="" type="checkbox"/> ... for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
<input checked="" type="checkbox"/> ... for Building Permit			
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		

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: <u>Hoech Real Estate Corporation</u>	PHONE: <u>(505) 821-4440</u>
ADDRESS: <u>8300 Carmel Avenue, NE Suite 601</u>	FAX: _____
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87122</u>	E-MAIL: _____
Proprietary interest in site: <u>Contract Purchaser</u>	
AGENT (if any): <u>JEFF MORTENSEN & ASSOCIATES, INC.</u>	PHONE: <u>345-4250</u>
ADDRESS: <u>6010-B Midway Park Blvd. NE</u>	FAX: <u>345-4254</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>dtrujillo@jmainc.org</u>

DESCRIPTION OF REQUEST: DRB Final Sign-off for EPC Approved Site Development Plan for Subdivision and Site Development 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. Lots 11, 12 and 13 Block: 20 Unit: 3

Subdiv. / Addn. North Albuquerque Acres, Tract 3, Unit 3

Current Zoning: SU-2 / Mixed Use Proposed zoning: No Change

Zone Atlas page(s): C - 20 No. of existing lots: 3 No. of proposed lots: 1

Total area of site (acres): +/- 2.68 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 102006443703740122, 102006445403740121 and 10200644700364012 MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: Holly Avenue, NE
Between: Ventura Street, NE and Holbrook Street, NE

CASE HISTORY:

Carmen Mastone, EPC Case Planner

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB Project No. 1003277, 04 EPC 00290 & 00291, 04DRB 00629 - 00631, AX 94-1

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: February 17, 2004

SIGNATURE Debie LeBlanc Trujillo DATE May 4, 2004

(Print) Debie LeBlanc Trujillo for JEFF MORTENSEN & ASSOCIATES, INC. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00677</u>	<u>SPS</u>	<u>P(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>04DRB - 00679</u>	<u>SBP</u>	<u>P(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	<u>\$ 20.00</u>
<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 type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	_____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____
	Hearing date <u>MAY 19th '04</u>			Total <u>\$ 20.00</u>

Bobbert 5/5/04 Project # 1003277
Planner signature / date

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies. (IN the Site Plan FOR BUILDING PERMIT)
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development) (ON SHEET A.1)
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

JEFF MORTENSEN & ASSOC.

DEBIE LEBLANC TRUJILLO

Debie LeBlanc Trujillo 04-04-04

Applicant name (print)

Applicant signature / date



Form revised September 2001

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

Application case numbers
 04DRB - 00677
 04DRB - 00679

Barburt 3/5/04
 Planner signature / date
 Project # 1003277



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. NE
 ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
 F: 505.345.4254
 JMAINC@SWCP.COM

2004.002.1
 May 4, 2004

Sheran Matson, AICP Chair
 Development Review Board
 City of Albuquerque
 600 2nd Street, NW
 Albuquerque, NM 87103

Re: DRB Final Sigh-Off for EPC Approved Site Development Plan for Subdivision and Site Development Plan for Building Permit (Proposed Desert Ridge Office Park)
 Lots 11, 12 and 13, Block 20, North Albuquerque Acres, Tract 3, Unit 3
 DRB Project No. 1003277 (04EPC - 00290 and 00291, 04DRB – 00629 through 00631)

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form P(3) along with the related Fees
- Six (6) copies of the Site Plan for Subdivision
- Six (6) copies of the Site Plan for Building Permit
- Copy of EPC Notification of Decision and letter explaining how conditions were met
- Approved Amendment to Agreement to Construct Subdivision Improvements and Amendment to DRB Infrastructure List
- City of Albuquerque Zone Atlas C – 20
- The Conceptual Utility Layout Plan are included on Sheet A.1
- One (1) Copy of Site Plan with approved Fire Marshal's stamp

On behalf of our client Hoech Real Estate Corporation, we are requesting DRB Final Sigh-Off for EPC Approved Site Development Plan for Subdivision and Site Development Plan for Building Permit. This project was heard by the Environmental Planning Commission for Site Plan for Building Permit Purposes and Site Plan for Subdivision on April, 15 2004.

We also request that action be heard concurrently with the Vacation and Preliminary / Final Plat hearing of May 19th.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

Sheran Matson
Development Review Board
May 4, 2004
Page 2

In the meantime, if I can be of further assistance to you, please do not hesitate to call.

Sincerely,

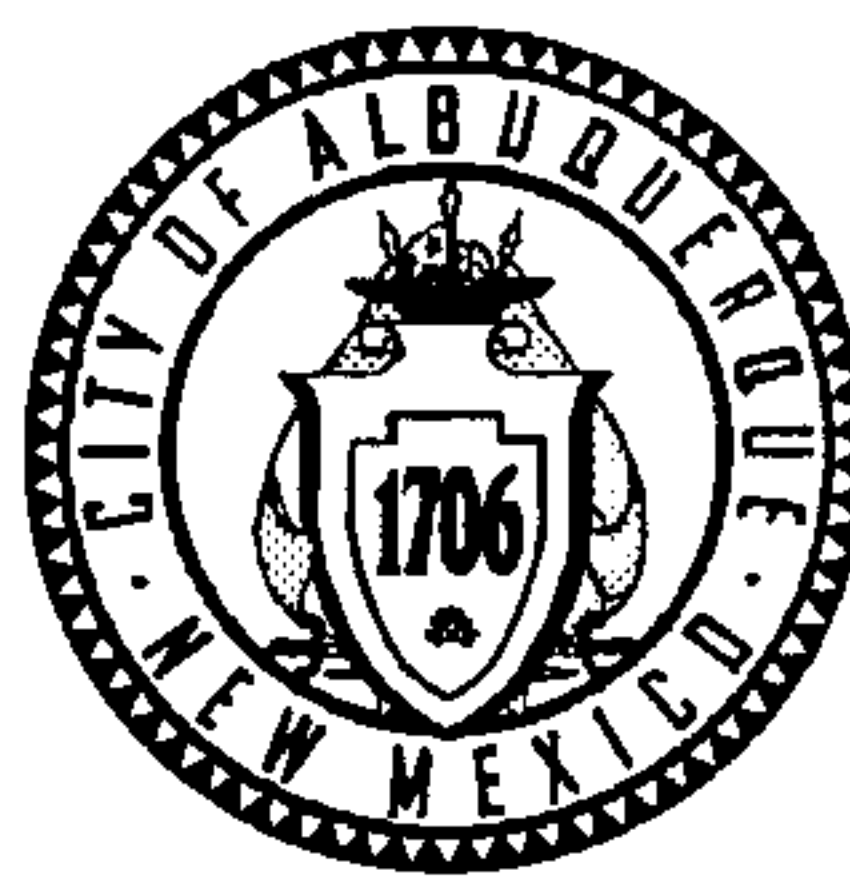
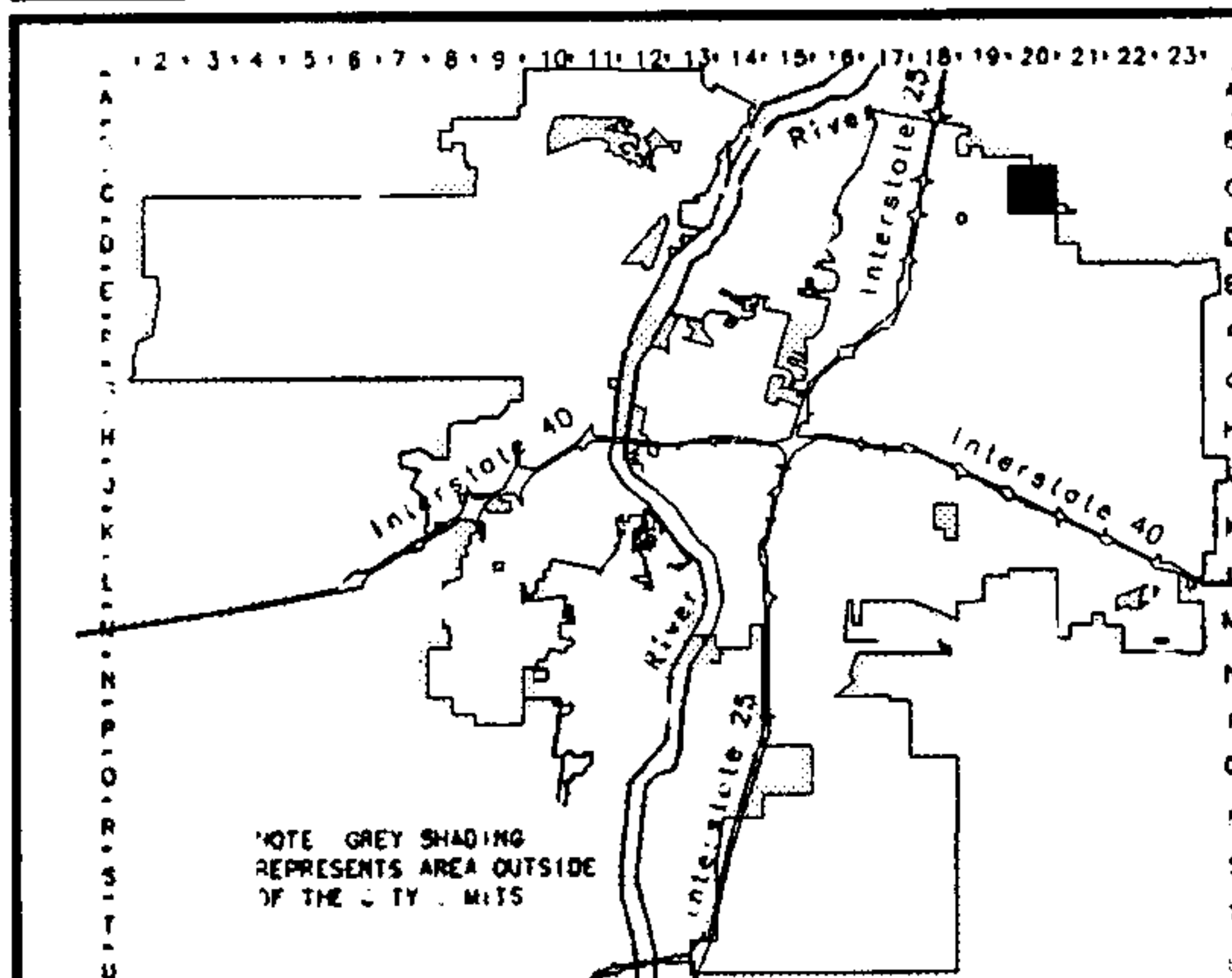
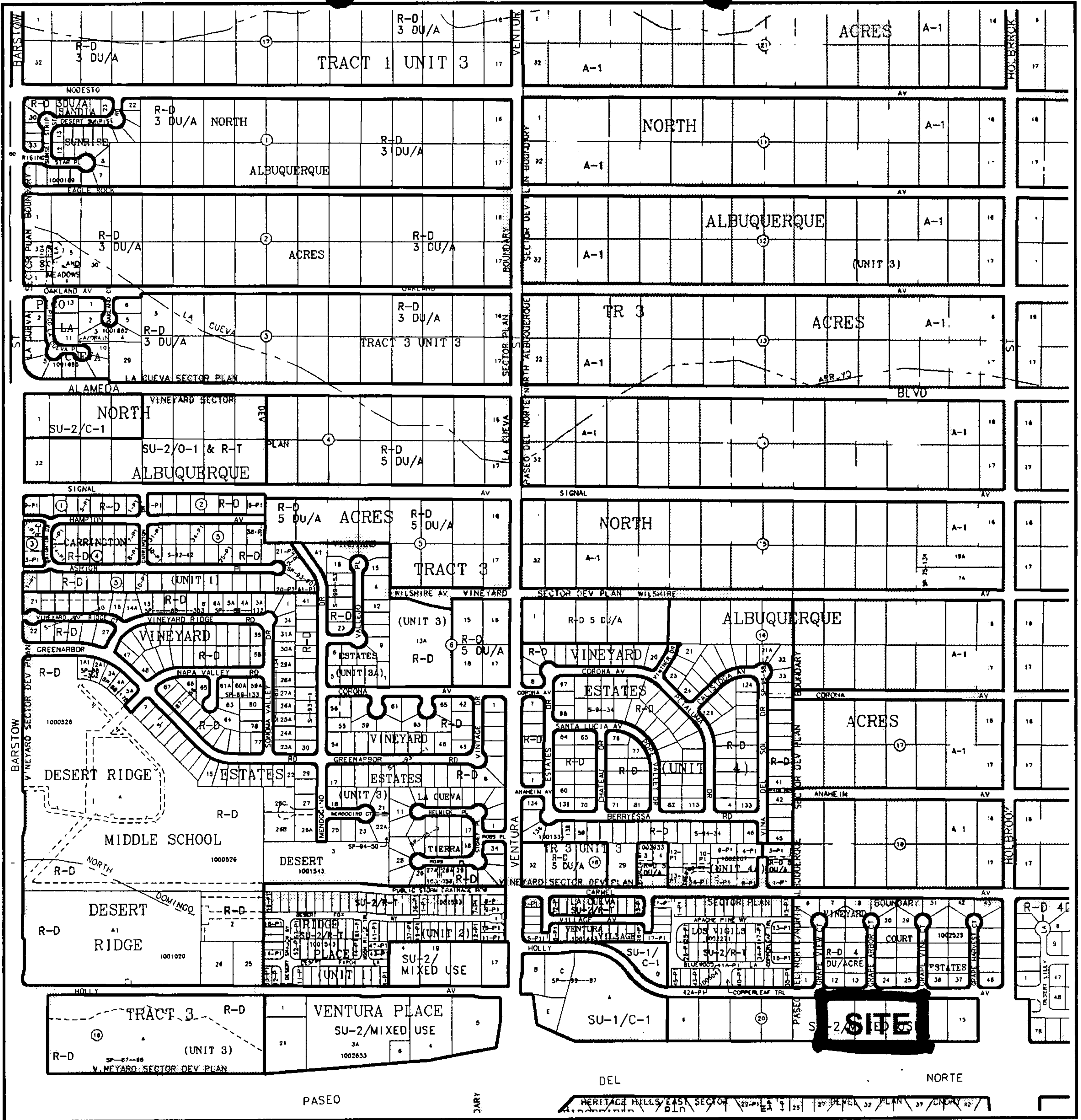
JEFF MORTENSEN & ASSOCIATES, INC.



Debie LeBlanc Trujillo

DLT
Enclosures

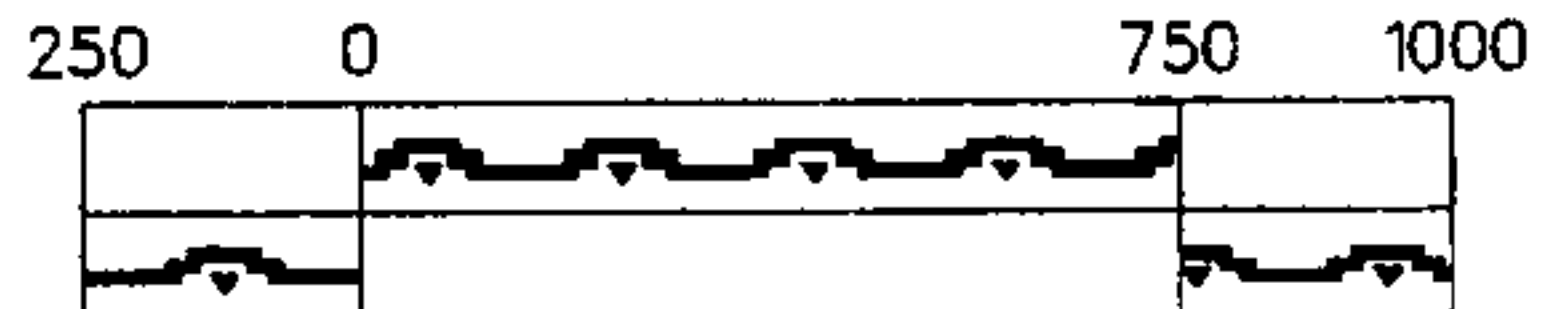
Xc: Justin Hoech – Hoech Real Estate Corporation w/enc.
Ian Schultz – Cherry See Architects w/enc.
Chris Green – Consensus Planning, Inc. w/enc.



Albuquerque Geographic Information System
 PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET



Zone Atlas Page

C-20-Z

Map Amended through April 02, 2004



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2004.002.1

Sheran Matson
Development Review Board Chair
City of Albuquerque Planning Department
600 Second Street N.W.
Albuquerque, NM 87102

Re: EPC Conditions of Approval – Project # 1003227

Dear Sheran,

On April 15, 2004 the EPC voted to approve Project 1003227/04 EPC 00290, a request for Site Plan for Subdivision. There were two conditions of approval:

- 1) Delegation of final sign-off to DRB with a letter of modifications – **None have been made.**
- 2) Platting should be a concurrent action – **The plat is scheduled for the same DRB agenda.**

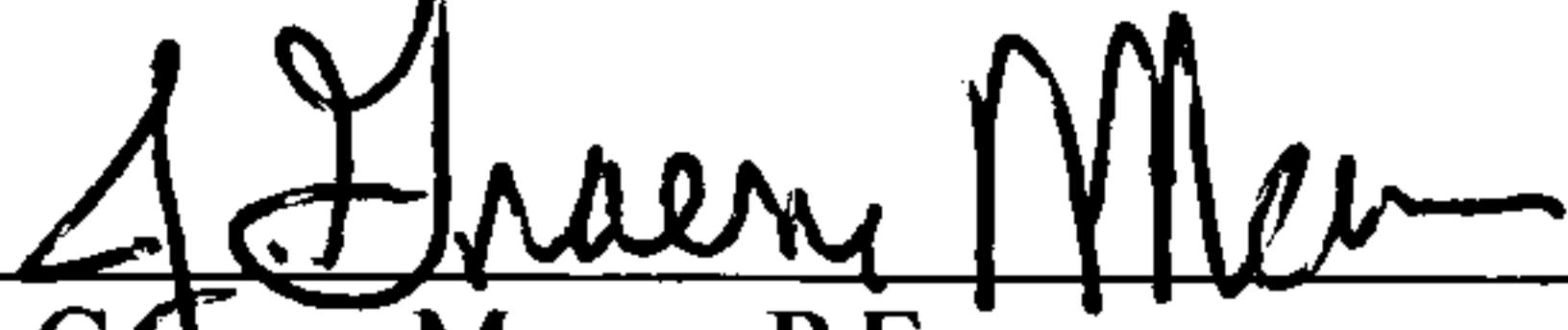
The EPC also voted to approved 04EPC 00291, a request for Site Plan for Building Permit. There were four conditions of approval:

- 1) Delegation of final sign-off to DRB with a letter of modifications – **See items 2-4 for modifications.**
- 2) Adjust size of small car spaces into compliance (8' wide vs 7.5') – **Parking Changes made on Site Plan**
- 3) Reduce sign area on monument signs (50 sf max.) – **Signs changed (Sheet A3)**
- 4) CE, MDD, PWD and NMDOT Comments – **Conformance to be determined by DRB. See below for more information about required improvements.**

In addition to the Conditions requiring the parking changes and sign area changes, the architect also addressed a Staff Planning suggestion to widen the sidewalks from 6 feet to 8 feet adjacent to parking spaces and delete the wheelstops that were previously shown on the Plan submitted to EPC.

A copy of the EPC notice of decision is attached hereto. The required public water, sanitary sewer, storm drain and transportation improvements have already been constructed, but not yet officially accepted by the City by DRC approved change order to City Project No. 718781, Vineyard Court Estates. Hoech Real Estate's SIA and financial guaranty for CPN 718781 was amended to include the additional improvements.

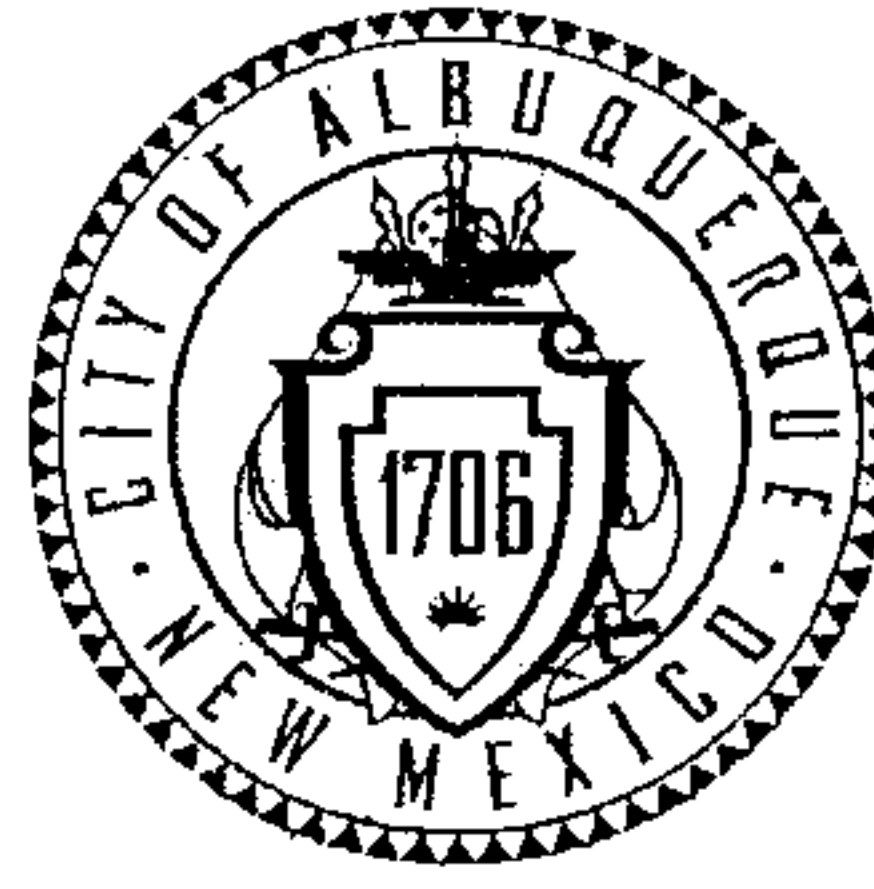
Sincerely,
JEFF MORTENSEN & ASSOCIATES, INC.



J. Graeme Means, P.E.

GM:*
Enclosures
xc: Don Hoech w/encl

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.



City of Albuquerque
 Planning Department
 Development Services Division
 P.O. Box 1293
 Albuquerque, New Mexico 87103

Date: April 16, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003277***
 04EPC-00290 EPC Site Development Plan-
 Subdivision
 04EPC-00291 EPC Site Development Plan-
 Amendment to Building Permit

Hoech Real Estate Corporation
 8300 Carmel Ave. NE, Suite 601
 Albuquerque, NM 87122

LEGAL DESCRIPTION: for all or a portion of
 Lots 11,12 & 13, Block 20, Tract 3, Unit 3,
North Albuquerque Acres, Unit 3, zoned SU-
 2/Mixed Use, located on HOLLY AVE. NE,
 between VENTURA STREET NE and
 HOLBROOK STREET NE, containing
 approximately 3 acres. (C-20) Carmen Marrone,
 Staff Planner

On April 15, 2004 the Environmental Planning Commission voted to approve Project 1003227/ 04EPC 00290 a request for Site Plan for Subdivision for Lots 11, 12 and 13, Block 20, Tract 3, Unit 3, North Albuquerque Acres, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site plan for subdivision for Lots 11, 12 and 13, Block 20, Tract 3, Unit 3, North Albuquerque Acres, containing approximately 3 acres and located on the south side of Holly between Ventura and Holbrook NE.
2. The site is currently zoned SU-2/Mixed Use per the *La Cueva Sector Development Plan*. Provisions of the C-1 zone apply in areas mapped SU-2/Mixed Use with a few exceptions.
3. The site is located within the Developing Urban Area of the *Comprehensive Plan*. The request supports the land use goal for Developing Urban Areas by providing uses that support a quality urban environment while creating a visually pleasing built environment. The site is located in an area that is contiguous to existing urban facilities and services and where the integrity of existing neighborhoods can be ensured, as per Policy 5e. The submitted site plan indicates a quality development that fits in with the character of the community and is appropriate to the plan area as per Policy 5l while improving the quality of the built environment (Policy 5m).

4. The site plan for subdivision meets the goals of the *La Cueva Sector Development Plan* by complying with the design regulations of the SU-2 zone which contribute to the identity of this part of Albuquerque.
5. There is no known neighborhood opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Platting should be a concurrent DRB action.

On April 15, 2004 the Environmental Planning Commission voted to approve Project 1003227/ 04EPC 04EPC 00291 a request for Site Plan for Building Permit for Lots 11, 12 and 13, Block 20, Tract 3, Unit 3, North Albuquerque Acres, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site plan for building permit for Lots 11, 12 and 13, Block 20, Tract 3, Unit 3, North Albuquerque Acres, containing approximately 3 acres and located on the south side of Holly between Ventura and Holbrook NE.
2. The site is currently zoned SU-2/Mixed Use per the *La Cueva Sector Development Plan*. Provisions of the C-1 zone apply in areas mapped SU-2/Mixed Use with a few exceptions.
3. The site plan for building permit proposes construction of an office park containing four single story buildings totaling approximately 28,000 square feet.

OFFICIAL NOTICE OF DECISION

APRIL 15, 2004

PROJECT #1003227

PAGE 3 OF 4

4. The site is located within the Developing Urban Area of the *Comprehensive Plan*. The request supports the land use goal for Developing Urban Areas by providing uses that support a quality urban environment while creating a visually pleasing built environment. The site is located in an area that is contiguous to existing urban facilities and services and where the integrity of existing neighborhoods can be ensured, as per Policy 5e. The submitted site plan indicates a quality development that fits in with the character of the community and is appropriate to the plan area as per Policy 5l while improving the quality of the built environment (Policy 5m).
5. The site plan for subdivision meets the goals of the *La Cueva Sector Development Plan* by complying with the design regulations of the SU-2 zone which contribute to the identity of this part of Albuquerque.
6. There is no known neighborhood opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The size of the small car spaces indicated on the site plan for building permit (7.5x15) is not in compliance with the requirements of the Zoning Code for small car spaces (8x15). The small car spaces will need to be adjusted to come into compliance.
3. The size of the sign area on the two monument signs is in conflict with Regulation 13R-4 of the *La Cueva Sector Plan* that requires a maximum face area of 50 square feet. The applicant shall reduce the size of the sign areas on both of the monument signs or apply for a variance to Regulation 13R-4 of the *La Cueva Sector Plan*.
4. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - b. Traffic Impact Study (TIS) is not required for this land use. However, should the land use change a new TIS determination is required.

OFFICIAL NOTICE OF DECISION
APRIL 15, 2004
PROJECT #1003227
PAGE 4 OF 4

- c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- d. Site plan shall comply and be designed per DPM Standards.
- e. Platting should be a concurrent DRB action.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **APRIL 30, 2004** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


Richard Dineen
Planning Director

RD/cm/ac

cc: Jeff Mortensen & Assoc., Inc., 6010 B Midway Park NE, Albuquerque, NM 87109
Bonnie Harley, North Albuquerque Acres Comm. Assoc., 11021 Signal Ave. NE, Albuquerque, NM 87122
Jackie McDowell, North Albuquerque Acres. Comm. Assoc., 7820 Beverly Hills Ave. NE, Albuquerque, NM 87122

XC: Don Hoech
Ian Schultz
Chris Green

AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS
AND AMENDMENT TO DRB INFRASTRUCTURE LIST

City Project # 718781

4/22/04

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on September 17, 2003, which was recorded on September 19, 2004, in the records of the Bernalillo County Clerk at Book A-65, pages 1661 thru 1661, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested final plat approval of its plat identified as Vineyard Court Estates; and

WHEREAS, the Subdivider is required to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 5, FINANCIAL GUARANTY, second paragraph, to read as follows:

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Letter of Credit
Amount: \$ 965,350.69
Name of Financial Institution or Surety providing
Guaranty: Charter Bank
Date City first able to call guaranty: August 20, 2005
Construction Completion Deadline: August 20, 2005
If guaranty other than a Bond, last day City is able to call
Guaranty is: October 20, 2005.
Additional information: None

2. WHEREAS, the Subdivider is required to amend the infrastructure listing for public and/or private improvements attached as Exhibit "A" to the Original Agreement; and

WHEREAS, the Subdivider has submitted to the City and the City has approved an amended infrastructure listing.



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NOW THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 2, Improvements and Construction Deadline, to replace Exhibit "A" the required infrastructure listing dated August 20, 2003 with a revised and amended infrastructure listing attached hereto as Exhibit "A-1" dated April 01, 2004.

2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.

SUBDIVIDER:

By (Signature): Donald G. Hoech
Name: Donald G. Hoech
Title: President
Dated: April 9, 2004

CITY OF ALBUQUERQUE:

Richard Dourte
City Engineer
Dated: 4-22-04

aprk *kj 4/21/04*

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 9 day of April, 2004 by (Name of person:) Donald G. Hoech, (title or capacity, for instance, "President" or "Owner":) President of (Subdivider") Hoech Real Estate Corporation.

Jennie A. Schmitt
Notary Public

My Commission Expires:
August 31, 2004

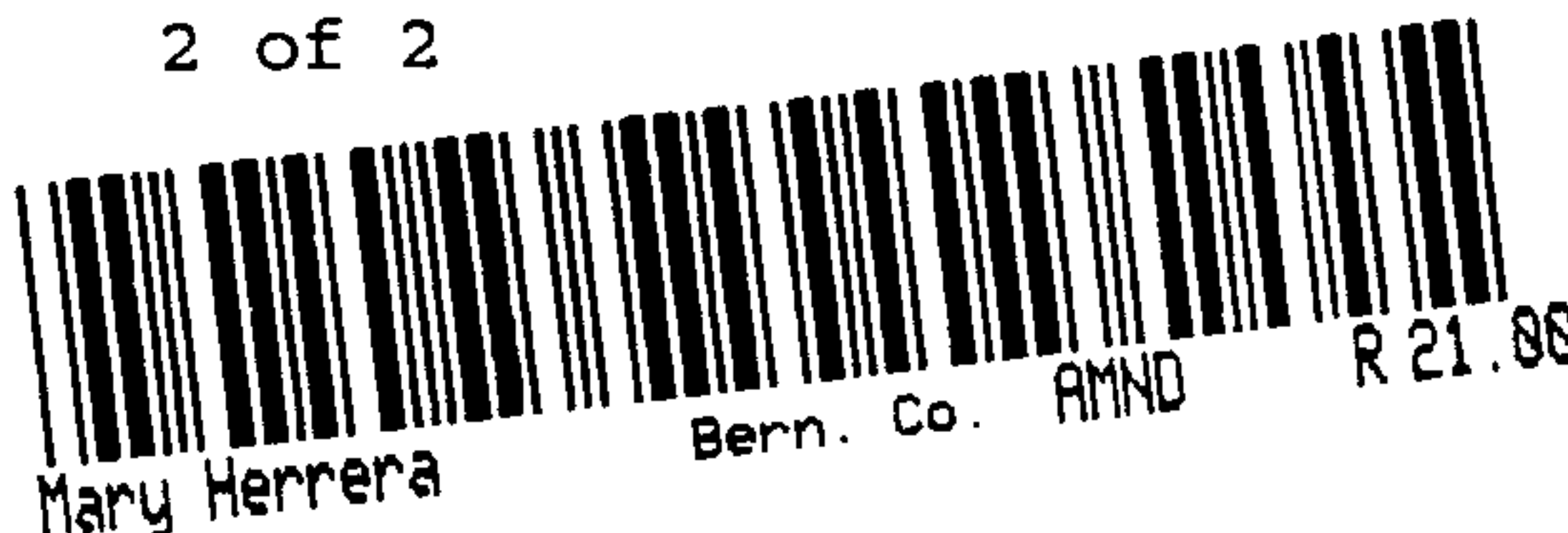
CITY'S NOTARY

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

This instrument was acknowledged before me on 22nd day of April, 2004, by Richard Dourte, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Dolores A. Saavedra
Notary Public

My Commission Expires:
11-25-2007



INFRASTRUCTURE LIST

EXHIBIT "A" - 1

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

Date Submitted: 08/20/2003

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 8/20/03

Date Preliminary Plat Expires: 8/20/04

DRB Project No: 1002525

DRB Application No: 03DRB-01263

ORIGINAL

VINEYARD COURT ESTATES

LOTS 10-23, BLOCK 19, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES

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 #
B1	718781
B1	718781
B1	718781
B1	718781
B1	718781
AMAFCA	693481
B1	718781
FG'd by 705282, 699981	699981
FG'd by 705282, 699981	699981
FG'd by 705282, 699981	699981
FG'd by 705282	705282
FG'd by 705282	705282

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Ensl Engineer
16"	Perm. Res. Pavement (1/2 Width) w/standard C&G (south side only)	Carmel Ave NE	NW Corner of Site	Holbrook St NE	/	/	/
4'	Sidewalk (South Side)	Carmel Ave NE	NW Corner of Site	Holbrook St NE	/	/	/
8'	Temporary Pavement	Carmel Ave NE	NW Corner of Site	Holbrook St NE	/	/	/
8"	Sanitary Sewer	Carmel Ave NE	NW Corner of Site	SW Cor. Lot 17, Blk 18	/	/	/
8"	Sanitary Sewer* (*For Future Use - No FG Required)	Carmel Ave NE	SW Cor. Lot 17, Blk 18	Holbrook	/	/	/
96" to 54"	RCP Public Storm Drain (Construction by AMAFCA)	Carmel Ave NE	1320' West of Ventura Street NE	NE Cor. Lot 10, Blk 18, Tr. 3, Unit 1, N.A.A	/	/	/
8"	Water Line	Carmel Ave NE	Grape View Ct NE	Holbrook St NE	/	/	/
8"	Sanitary Sewer (Offsite)* (*Under Construction by CPN 699981)	Carmel Ave N.E.	Ventura Street N.E.	SW Cor Vineyard 4A	/	/	/
8"	Sanitary Sewer (Offsite)* (*to be superseded by line in Village Ave being constructed by CPN 699981)	Ventura Street N.E.	Holly Ave N.E.	Carmel Ave N.E.	/	/	/
24"	Temporary Res. Pavement (Offsite)* (*permanent pavement under construction (by CPN 699981)	Carmel Ave N.E.	Ventura Street NE	SW Cor Vineyard 4A	/	/	/
8"	Sanitary Sewer (Offsite)* (*Under Construction by CPN 705282)	Carmel Ave N.E.	SW Cor Vineyard 4A	SE Cor Vineyard 4A	/	/	/
24"	Temporary Res. Pavement (Offsite)* (*permanent pavement under construction (by CPN 705282)	Carmel Ave N.E.	SW Cor Vineyard 4A	SE Cor vineyard 4A	/	/	/

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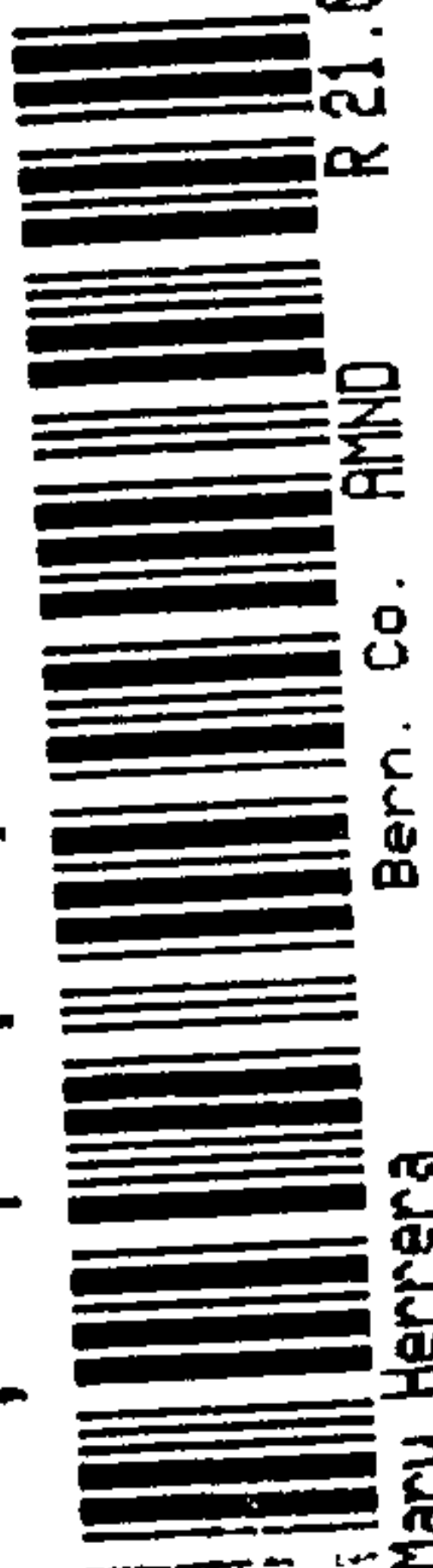
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
B1	718781	18'	Perm. Commercial Pvrnt (1/2 Width) w/standard C&G (North Side Only)	Holly Ave NE	SW Corner of Site	Holbrook St NE	/	/	/
B1	718781	18'	" " (SOUTH SIDE)	HOLLY AVE. N. E.	NW CORNER LOTS, HOLBROOK ST NE BIR 20				
B1	718781	4'	Sidewalk (North side only)	Holly Ave NE	SW Corner of Site	HOLBROOK ST NE NWCORNER LOTS, BIR 20.	/	/	/
B1	718781	6'	Temporary Pavement	Holly Ave NE	SW Corner of Site	A - Holbrook St NE	/	/	/
B1	718781	8"	Sanitary Sewer	Holly Ave NE	SW Corner of Site	NW Cor. Lot 16, BIR 20	/	/	/
B1	718781	8"	Sanitary Sewer* (*Far Future Use - No FG Required)	Holly Ave NE	SW Corner of Site	NW Cor. Lot 16, BIR 20	/	/	/
B1	718781	24"	RCP Public Storm Drain	Holly Ave NE	SW Corner of Site	Grape Arbor Ct NE	/	/	/
B1	718781	8"	Water Line	Holly Ave NE	Grape View Ct NE	Holbrook St NE	/	/	/
FG'd by 708481	708481	8"	Sanitary Sewer (Offsite)* (*Under Construction by CPN 708481)	Holly Ave N.E.	SW Cor. Los Vigils	SW Cor. Site	/	/	/
FG'd by 708481	708481	30"-24"	RCP Public Storm Drain (Offsite)* (*Under Construction by CPN 708481)	Holly Ave N.E.	SW Cor. Los Vigils	SW Cor. Site	/	/	/
FG'd by 708491	708481	24"	Temporary Res. Pavement (Offsite)* (*Perm. Under constr. By CPN 708481)	Holly Ave N.E.	SW Cor. Los Vigils	SW Cor. Site	/	/	/
B1	718781	16"	Water Line	Holbrook St NE	Camel Ave NE	Palomas Ave NE	/	/	/
B1	718781	48" to 54"	RCP Public Storm Drain	Holbrook St NE	Camel Ave NE	Holly Ave NE	/	/	/
B1	718781	24"	Permanent Collector Pvrnt (1/2 width) w/standard C&G (west side only)	Holbrook St NE	Camel Ave NE	Holly Ave NE	/	/	/
B1	718781	4'	Sidewalk (West side only)	Holbrook St NE	Camel Ave NE	Holly Ave NE	/	/	/
B1	718781	26 ft	Res. Pvrnt w/mount C&G	Grape View Ct NE	Holly Ave NE	Cul-de-sac	/	/	/
SW-1	718781	4'	Deferred Sidewalk (Both Sides)	Grape View Ct NE	Holly Ave NE	Cul-de-sac	/	/	/
B1	718781	8"	Sanitary Sewer	Grape View Ct NE	Holly Ave NE	Cul-de-sac	/	/	/
B1	718781	8"	Water Line	Grape View Ct NE	Holly Ave NE	Camel Ave NE	/	/	/
B1	718781	26 ft	Res. Pvrnt w/mount C&G	Grape Arbor Ct NE	Holly Ave NE	Cul-de-sac	/	/	/
SW-1	718781	4'	Deferred Sidewalk (Both Sides)	Grape Arbor Ct NE	Holly Ave NE	Cul-de-sac	/	/	/
B1	718781	8"	Sanitary Sewer	Grape Arbor Ct NE	Holly Ave NE	Cul-de-sac	/	/	/
B1	718781	4"	Water Line	Grape Arbor Ct NE	Holly Ave NE	Cul-de-sac	/	/	/
B1	718781		Collection Pond w/Agmnt&Covenant	Lot 16, Block 18			/	/	/

A 18'

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SIA Sequence #	COA DRC Project #
B1	718781
SW-1	718781
D1	718781
B1	718781
B1	718781
SW-1	718781
B1	718781
B1	718781

Size	Type of Improvement	Location	From	To
28 f-f	Res. Pmnt w/mount C&G	Grape Vine Ct NE	Holly Ave NE	Cul-de-sac
4'	Deferred Sidewalk (Both Sides)	Grape Vine Ct NE	Holly Ave NE	Cul-de-sac
8"	Sanitary Sewer	Grape Vine Ct NE	Holly Ave NE	Cul-de-sac
4"	Water Line	Grape Vine Ct NE	Holly Ave NE	Cul-de-sac
28 f-f	Res. Pmnt w/mount C&G	Grape Harvest Ct NE	Holly Ave NE	Cul-de-sac
4'	Deferred Sidewalk (Both Sides)	Grape Harvest Ct NE	Holly Ave NE	Cul-de-sac
8"	Sanitary Sewer	Grape Harvest Ct NE	Holly Ave NE	Cul-de-sac
4"	Water Line	Grape Harvest Ct NE	Holly Ave NE	Cul-de-sac

Private Inspector	City Inspector	City Const Engineer
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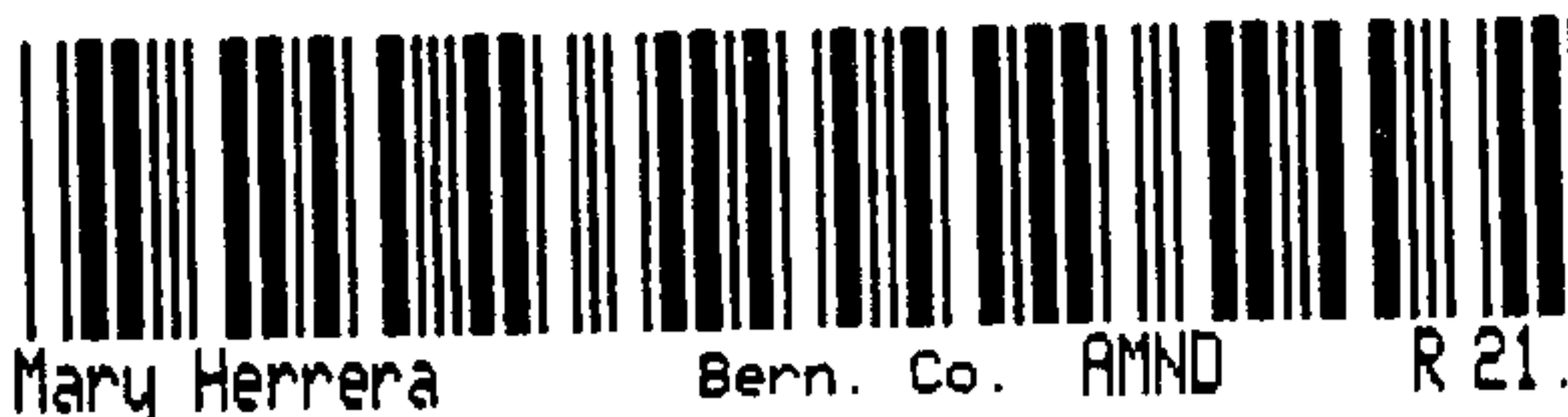
- 1 Engineer's Certification per D.P.M is required for Financial Guaranty Release.
- 2 A Letter of Map Revision (LOMR) from FEMA is required for Financial Guaranty Release. This LOMR is Guaranteed by the AFAMCA Agreement
- 3 Street Lights are required per D.P.M. Requirements and subject to DRC Review and Approval.

AGENT / OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
J. Graeme Means NAME (print)		<i>Alexander Wilson</i> 8/20/03 DRB CHAIR - date	<i>Christina Sandoral</i> 8/20/03 PARKS & GENERAL SERVICES - date <i>Recreation</i>
Jeff Mortensen & Assoc. FIRM		<i>[Signature]</i> 8-20-03 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
<i>J. Graeme Means</i> 08/20/03 SIGNATURE - date		<i>Robert [Signature]</i> 8/20/03 UTILITY DEVELOPMENT - date	- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:		<i>Brad J. Bjork</i> 8/20/03 CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
A	4-01-04	<i>[Signature]</i>	<i>[Signature]</i>	<i>Debbie [Signature]</i> - JMA

EXHIBIT "B" – DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots number Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14) Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22) and Twenty-three (23), in Block number Nineteen (19), all in Tract Three (3) Unit Three (3), North Albuquerque Acres, a subdivision of a tract of land in School Districts 3 and 4, Bernalillo County, New Mexico. As the same is shown and designated on the map of said subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931.



Mary Herrera

Bern. Co. AMND

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FINANCIAL GUARANTY AMOUNT

04/06/2004

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 718781, Vineyard Court Estates Subdivision, Phase/Unit #:

Requested By: Graeme Means, PE w/ JMA

Approved estimate amount:		\$672,060.35
Contingency Amount:	0.00%	\$.00
Subtotal:		\$672,060.35
NMGRT	5.8125%	\$39,063.51
Subtotal:		\$711,123.86
Engineering Fee	6.60%	\$46,934.18
Testing Fee	2.00%	\$14,222.48
Subtotal:		\$772,280.55
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$965,350.69

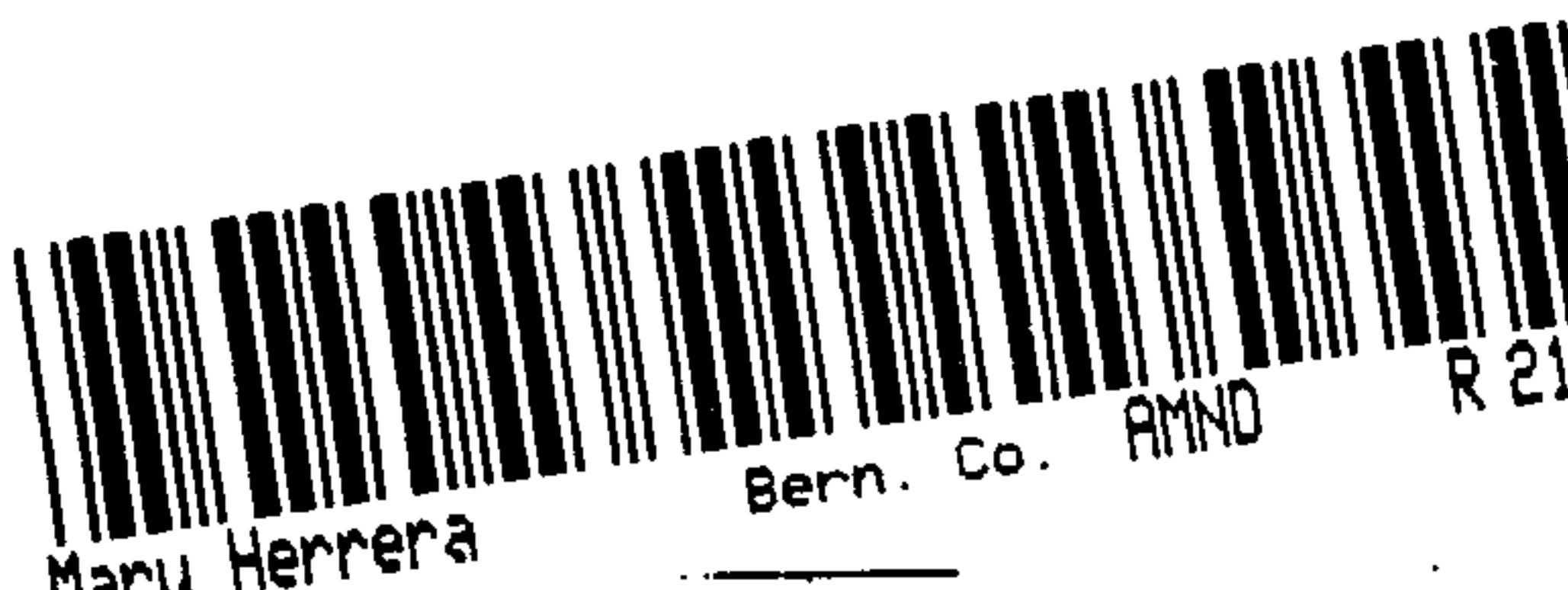
APPROVAL:

DATE:



04-06-2004

Notes: Revised FG also includes south side of Holly impr's. Certification for grading & drainage prior to release of FG. LOMR is FG'ed by AMAFCA agreement, but required prior to release of FG.



Mary Herrera

Bern. Co. AMND

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Bank • Mortgage • Insurance

April 15, 2004

AMENDMENT TO
IRREVOCABLE LETTER OF CREDIT NO. 300168

AMOUNT: \$965,350.69

Mr. Jay Czar
Chief Administrative Officer
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Letter of Credit for **Hoech Real Estate Corporation**
City of Albuquerque Project No. **718781**
Project Name: **Vineyard Court Estates-Subdivision Improvements**

Dear Mr. Czar:

This is to advise the City of Albuquerque, New Mexico ("City") that, at the request of **Hoech Real Estate Corporation**, Charter Bank in Albuquerque, New Mexico, has established an Irrevocable Letter Of Credit in the sum of **Nine Hundred Sixty Five Thousand Three Hundred Fifty Dollars and 69/100 (\$965,350.69)** ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires **Hoech Real Estate Corporation**, ("Developer") to provide for the installation of the improvements which must be constructed at **Vineyard Court Estates**, City Project No. **718781** ("Project"), **Subdivision Improvements**. The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 9-18, 2003 in the records of the Clerk of **Bernalillo** County, New Mexico in Book Misc. A65, at pages 1661, as amended ("Agreement").

A Draft or Drafts for any amount up to but not in excess of **Nine Hundred Sixty Five Thousand Three Hundred Fifty Dollars and 69/100 (\$965,350.69)** is/are available at sight at Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109 between **August 20, 2005**, and **October 20, 2005**. When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating:

a) **Hoech Real Estate Corporation**, has failed to comply with the terms of the Agreement; b) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and c) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement.

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between **August 20, 2005**, and **October 20, 2005**.

Hoech Real Estate Corporation

Letter of Credit No. 300168

Page 2

The Draft(s) drawn under this credit must contain the Clause: "Drawn under Letter of Credit and Agreement No. 300168 of Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109, dated **April 15, 2004**, and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

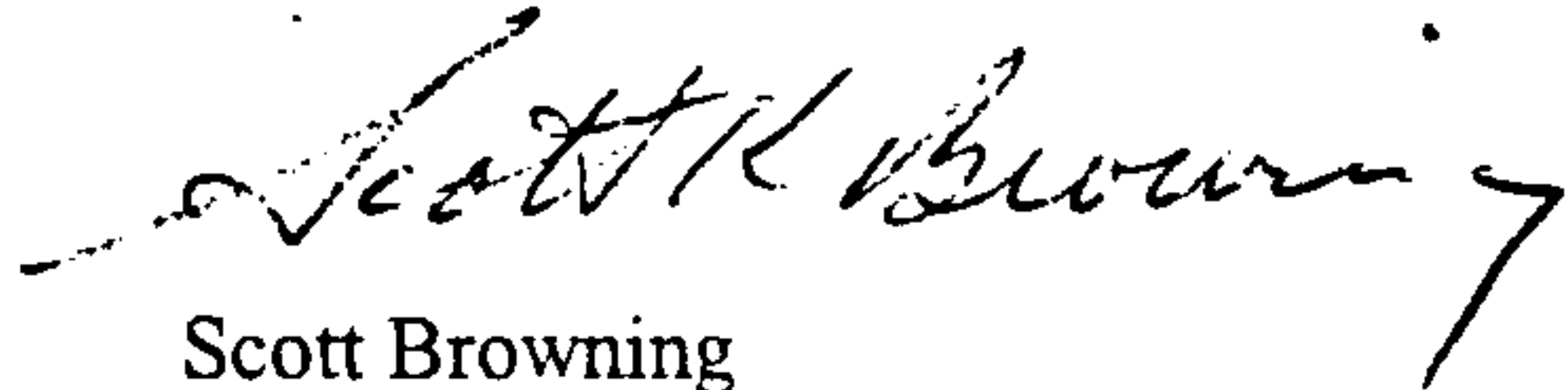
This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of the failure by **Hoech Real Estate Corporation** to comply with the terms of the Agreement, and payment by Certified check from Charter Bank, to the City of Albuquerque of 125% of the City estimated costs of completing the improvements specified in the Agreement; or
2. Expiration of the Date, **October 20, 2005**.
3. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 2:00 o'clock p.m., New Mexico time, **October 20, 2005**.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce Publication No. 500.

Sincerely,



Scott Browning
Senior Vice President
Manager, Construction Loan Department
Charter Bank

ACCEPTED:

CITY OF ALBUQUERQUE

BY: 
Chief Administrative Officer

DATED: 4-22-04

g/r/c/a
KJE 4/21/04

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

PAID RECEIPT

APPLICANT NAME HOECH REAL EST. CORP.
 AGENT JEFF MORTENSEN & ASSOC.. INC..
 ADDRESS 6010 B MIDWAY PRK BLVD. NE.
 PROJECT & APP # 1003277 / 04DRB-00677 &.679
 PROJECT NAME _____

\$ 20⁰⁰ 469099/4916000 Conflict Management Fee
 \$ _____ 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 20⁰⁰ TOTAL AMOUNT DUE

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

JEFF MORTENSEN & ASSOCIATES, INC. 6-77 505-345-4250 6010 MIDWAY PK. BLVD. NE, STE. B ALBUQUERQUE, NM 87109-5830		16122 95-681/1070 277
PAY TO THE ORDER OF <u>CITY OF ALBUQUERQUE</u> <u>Twenty & 00/100</u>		DATE <u>5/4/04</u> \$ <u>20.00</u>
BANK OF THE WEST		***TWO HUNDRED DOLLARS*** City of Albuquerque JEFF MORTENSEN & ASSOCIATES INC. Treasury Division
FOR <u>2004-002.1 DRB submittal SDP, S & BP</u>		05/05/2004 10:58 AM RECEIPT # _____ Activity 491-000 Fund 0110 Trans Amt \$20.00 J24 MLC \$20.00 CK \$20.00 CHARGE \$0.00
⑈016122⑈ ⑈107006813⑈ 277036853⑈		MP