



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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

- 5 Acres or more: Certificate of No Effect or Approval
  - Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - Proposed Infrastructure List
  - Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
  - Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed plat
  - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Signed Pre-Annexation Agreement if Annexation required.
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Preliminary plat approval expires after one year.**  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year.**  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

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

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



Scott Eddings  
Scott Eddings Applicant name (print)  
10/31/17 Applicant signature / date

Form revised October 2007

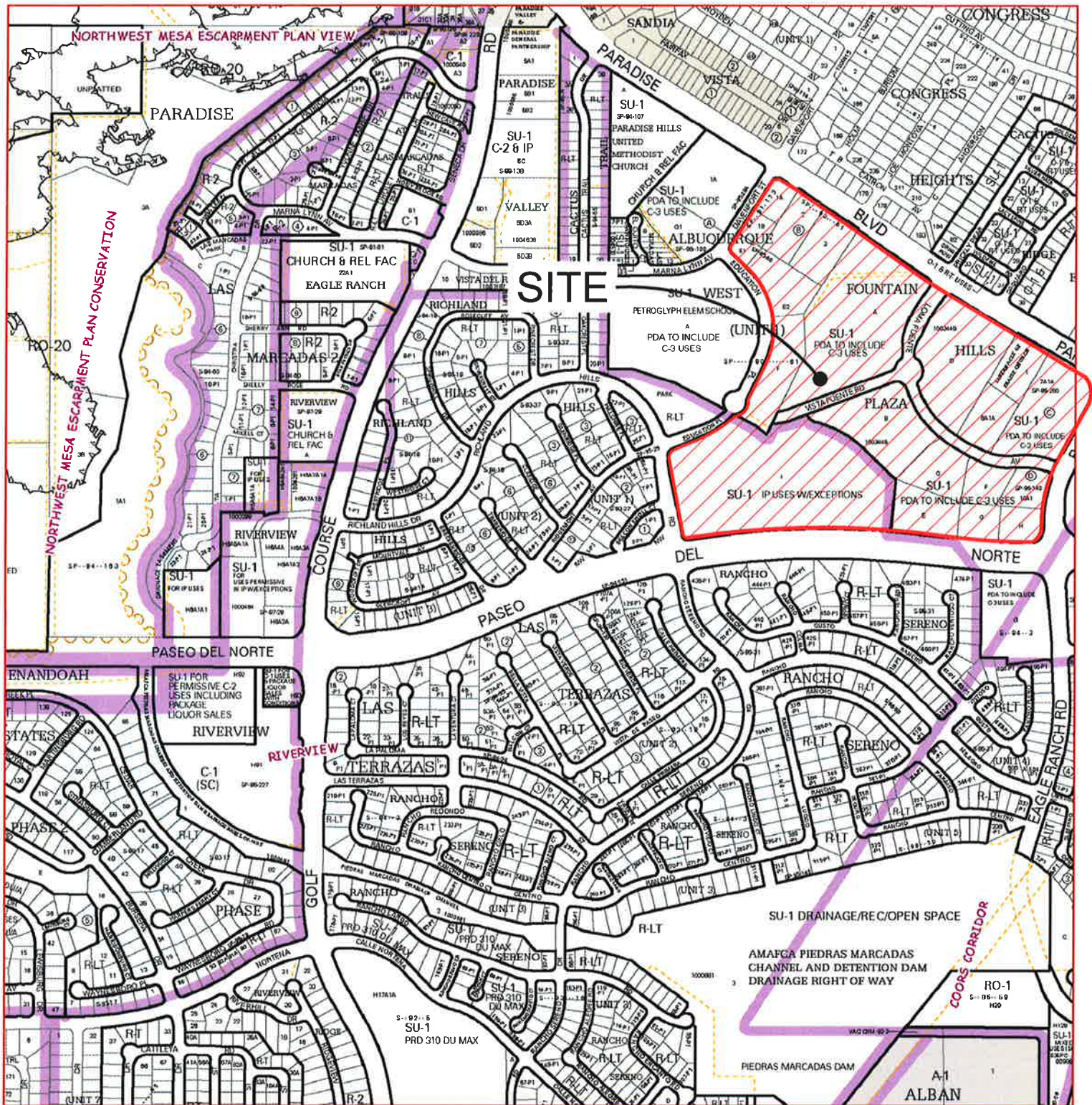
- Checklists complete
- Fees collected
- Case #'s assigned
- Related #'s listed

Application case numbers

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Planner signature / date

Project # 1003345



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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-12-Z**

Selected Symbols

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

October 30, 2017

Mr. Jack Cloud, DRB Chairman  
City of Albuquerque  
Planning Department  
600 Second Street NW  
Albuquerque, NM 87102

Ref: Subdivision Improvement Agreement Time Extension Request  
Fountain Hills Plaza Subdivision  
DRB Project #1003445  
**(Zone Atlas C-12)**

Dear Jack:

Huitt-Zollars, Inc has been coordinating with NMDOT to update the Fountain Hills traffic study. NMDOT is collecting additional traffic data on Paseo Del Norte (PDN) as part of the PDN corridor plan. Once complete the Fountain Hill traffic study shall be updated and it is expected that approved Fountain Hills infrastructure list will require amendment. At this point in time this additional work is not complete and so an extension to the SIA is required.

It is our understanding this project stalled during the recent economic downturn and the developer is anxious to work through plan development and construction. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,  
**Huitt-Zollars, Inc.**

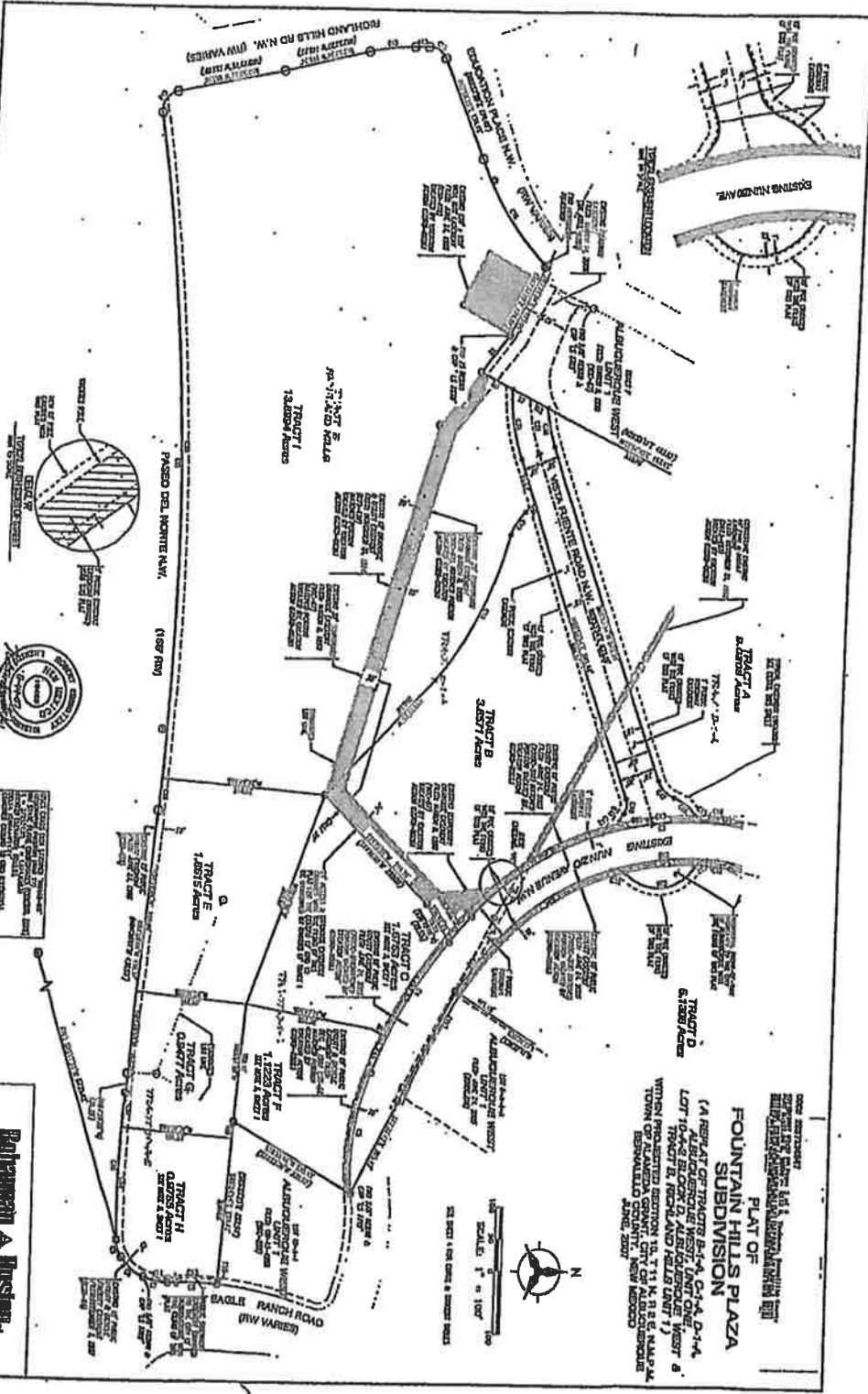


Scott Eddings, P.E.  
Vice President

CC: Michael Montoya, Novus Properties, LLC







THIS SUBDIVISION  
 WAS PREPARED BY  
 ROBERT A. HUSTON, CIVIL ENGINEER  
 LICENSE NO. 10000  
 REGISTERED PROFESSIONAL ENGINEER  
 IN THE STATE OF ALABAMA  
 DATE: JUNE 1988

**PLAT OF**  
**FOUNTAIN HILLS PLAZA**  
**SUBDIVISION**

(A PART OF TRACTS B-1-4, C-1-4, D-1-4,  
 LOT 10-43 B, BUCKINGHAM WEST, UNIT ONE, WEST &  
 TRACTS B, RICKS, AND BELL, UNIT 1  
 WITHIN PROTECTED SECTION 15, T11 N, R1 E, N1/4 P4  
 TOWN OF ALABAMA COUNTY, CITY OF ALABAMONTE  
 SPANISH LAKE, NEW MEXICO)

**Robert A. Huston**  
 Registered Professional Engineer  
 License No. 10000  
 State of Alabama

SHEET 3 OF 4

PLAT	SECTION	AREA	OWNER	REMARKS
1	1	1000	...	...
2	1	1000	...	...
3	1	1000	...	...
4	1	1000	...	...
5	1	1000	...	...
6	1	1000	...	...
7	1	1000	...	...
8	1	1000	...	...
9	1	1000	...	...
10	1	1000	...	...
11	1	1000	...	...
12	1	1000	...	...
13	1	1000	...	...
14	1	1000	...	...
15	1	1000	...	...
16	1	1000	...	...
17	1	1000	...	...
18	1	1000	...	...
19	1	1000	...	...
20	1	1000	...	...
21	1	1000	...	...
22	1	1000	...	...
23	1	1000	...	...
24	1	1000	...	...
25	1	1000	...	...
26	1	1000	...	...
27	1	1000	...	...
28	1	1000	...	...
29	1	1000	...	...
30	1	1000	...	...
31	1	1000	...	...
32	1	1000	...	...
33	1	1000	...	...
34	1	1000	...	...
35	1	1000	...	...
36	1	1000	...	...
37	1	1000	...	...
38	1	1000	...	...
39	1	1000	...	...
40	1	1000	...	...
41	1	1000	...	...
42	1	1000	...	...
43	1	1000	...	...
44	1	1000	...	...
45	1	1000	...	...
46	1	1000	...	...
47	1	1000	...	...
48	1	1000	...	...
49	1	1000	...	...
50	1	1000	...	...
51	1	1000	...	...
52	1	1000	...	...
53	1	1000	...	...
54	1	1000	...	...
55	1	1000	...	...
56	1	1000	...	...
57	1	1000	...	...
58	1	1000	...	...
59	1	1000	...	...
60	1	1000	...	...
61	1	1000	...	...
62	1	1000	...	...
63	1	1000	...	...
64	1	1000	...	...
65	1	1000	...	...
66	1	1000	...	...
67	1	1000	...	...
68	1	1000	...	...
69	1	1000	...	...
70	1	1000	...	...
71	1	1000	...	...
72	1	1000	...	...

PLAT	SECTION	AREA	OWNER	REMARKS
1	1	1000	...	...
2	1	1000	...	...
3	1	1000	...	...
4	1	1000	...	...
5	1	1000	...	...
6	1	1000	...	...
7	1	1000	...	...
8	1	1000	...	...
9	1	1000	...	...
10	1	1000	...	...
11	1	1000	...	...
12	1	1000	...	...
13	1	1000	...	...
14	1	1000	...	...
15	1	1000	...	...
16	1	1000	...	...
17	1	1000	...	...
18	1	1000	...	...
19	1	1000	...	...
20	1	1000	...	...
21	1	1000	...	...
22	1	1000	...	...
23	1	1000	...	...
24	1	1000	...	...
25	1	1000	...	...
26	1	1000	...	...
27	1	1000	...	...
28	1	1000	...	...
29	1	1000	...	...
30	1	1000	...	...
31	1	1000	...	...
32	1	1000	...	...
33	1	1000	...	...
34	1	1000	...	...
35	1	1000	...	...
36	1	1000	...	...
37	1	1000	...	...
38	1	1000	...	...
39	1	1000	...	...
40	1	1000	...	...
41	1	1000	...	...
42	1	1000	...	...
43	1	1000	...	...
44	1	1000	...	...
45	1	1000	...	...
46	1	1000	...	...
47	1	1000	...	...
48	1	1000	...	...
49	1	1000	...	...
50	1	1000	...	...
51	1	1000	...	...
52	1	1000	...	...
53	1	1000	...	...
54	1	1000	...	...
55	1	1000	...	...
56	1	1000	...	...
57	1	1000	...	...
58	1	1000	...	...
59	1	1000	...	...
60	1	1000	...	...
61	1	1000	...	...
62	1	1000	...	...
63	1	1000	...	...
64	1	1000	...	...
65	1	1000	...	...
66	1	1000	...	...
67	1	1000	...	...
68	1	1000	...	...
69	1	1000	...	...
70	1	1000	...	...
71	1	1000	...	...
72	1	1000	...	...

PLAT	SECTION	AREA	OWNER	REMARKS
1	1	1000	...	...
2	1	1000	...	...
3	1	1000	...	...
4	1	1000	...	...
5	1	1000	...	...
6	1	1000	...	...
7	1	1000	...	...
8	1	1000	...	...
9	1	1000	...	...
10	1	1000	...	...
11	1	1000	...	...
12	1	1000	...	...
13	1	1000	...	...
14	1	1000	...	...
15	1	1000	...	...
16	1	1000	...	...
17	1	1000	...	...
18	1	1000	...	...
19	1	1000	...	...
20	1	1000	...	...
21	1	1000	...	...
22	1	1000	...	...
23	1	1000	...	...
24	1	1000	...	...
25	1	1000	...	...
26	1	1000	...	...
27	1	1000	...	...
28	1	1000	...	...
29	1	1000	...	...
30	1	1000	...	...
31	1	1000	...	...
32	1	1000	...	...
33	1	1000	...	...
34	1	1000	...	...
35	1	1000	...	...
36	1	1000	...	...
37	1	1000	...	...
38	1	1000	...	...
39	1	1000	...	...
40	1	1000	...	...
41	1	1000	...	...
42	1	1000	...	...
43	1	1000	...	...
44	1	1000	...	...
45	1	1000	...	...
46	1	1000	...	...
47	1	1000	...	...
48	1	1000	...	...
49	1	1000	...	...
50	1	1000	...	...
51	1	1000	...	...
52	1	1000	...	...
53	1	1000	...	...
54	1	1000	...	...
55	1	1000	...	...
56	1	1000	...	...
57	1	1000	...	...
58	1	1000	...	...
59	1	1000	...	...
60	1	1000	...	...
61	1	1000	...	...
62	1	1000	...	...
63	1	1000	...	...
64	1	1000	...	...
65	1	1000	...	...
66	1	1000	...	...
67	1	1000	...	...
68	1	1000	...	...
69	1	1000	...	...
70	1	1000	...	...
71	1	1000	...	...
72	1	1000	...	...

PLAT	SECTION	AREA	OWNER	REMARKS
1	1	1000	...	...
2	1	1000	...	...
3	1	1000	...	...
4	1	1000	...	...
5	1	1000	...	...
6	1	1000	...	...
7	1	1000	...	...
8	1	1000	...	...
9	1	1000	...	...
10	1	1000	...	...
11	1	1000	...	...
12	1	1000	...	...
13	1	1000	...	...
14	1	1000	...	...
15	1	1000	...	...
16	1	1000	...	...
17	1	1000	...	...
18	1	1000	...	...
19	1	1000	...	...
20	1	1000	...	...
21	1	1000	...	...
22	1	1000	...	...
23	1	1000	...	...
24	1	1000	...	...
25	1	1000	...	...
26	1	1000	...	...
27	1	1000	...	...
28	1	1000	...	...
29	1	1000	...	...
30	1	1000	...	...
31	1	1000	...	...
32	1	1000	...	...
33	1	1000	...	...
34	1	1000	...	...
35	1	1000	...	...
36	1	1000	...	...
37	1	1000	...	...
38	1	1000	...	...
39	1	1000	...	...
40	1	1000	...	...
41	1	1000	...	...
42	1	1000	...	...
43	1	1000	...	...
44	1	1000	...	...
45	1	1000	...	...
46	1	1000	...	...
47	1	1000	...	...
48	1	1000	...	...
49	1	1000	...	...
50	1	1000	...	...
51	1	1000	...	...
52	1	1000	...	...
53	1	1000	...	...
54	1	1000	...	...
55	1	1000	...	...
56	1	1000	...	...
57	1	1000	...	...
58	1	1000	...	...
59	1	1000	...	...
60	1	1000	...	...
61	1	1000	...	...
62	1	1000	...	...
63	1	1000	...	...
64	1	1000	...	...
65	1	1000	...	...
66	1	1000	...	...
67	1	1000	...	...
68	1	1000	...	...
69	1	1000	...	...
70	1	1000	...	...
71	1	1000	...	...
72	1	1000	...	...

PLAT OF  
**FOUNTAIN HILLS PLAZA**  
 SUBDIVISION  
 (A PART OF TRACTS B-1-N, C-1-N, D-1-A,  
 ALABAMA BLOCK D, ALABAMA BLOCK E,  
 LOT 10-A-2 BLOCK D, ALABAMA BLOCK D  
 TRACT B, RICHLAND HILLS UNIT 1)  
 WITHIN RECORDED SECTION 18, T11 N, R8 E, M4P-14,  
 TOWN OF RICHLAND COUNTY, STATE OF ALABAMA  
 DEWELE COUNTY, STATE OF MISSISSIPPI  
 JANUARY, 2007



SHEET 4 OF 4

**Dehman & Dehman**  
 Surveyors & Engineers, Inc.  
 2000 Alabama Circle, Montgomery, AL 36104  
 404-271-1111 • 404-271-1112 • 404-271-1113





EXHIBIT "A"

**OFFICIAL NOTICE OF DECISION**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD**

August 19, 2009

**Project# 1003445  
09DRB-70238 MAJOR - 1 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS  
AGREEMENT  
(2YR SIA)**

At the August 19, 2009 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by September 3, 2009, in the manner described below.

Appeal to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

  
Jack Cloud, AICP, DRB Chair

Cc: Bohannon Huston, Inc. - 7800 Jefferson St. - Albuquerque, NM 87109  
Cc: Dwayne Pino - P.O. Box 86683 - Albuquerque, NM 87187  
Marilyn Maldonado  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 1, 2014

**Project# 1003445**

**14DRB-70308 - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS  
AGREEMENT (2YR SIA)**

CUSTOM GRADING INC agents for JASON SHAFFER request the referenced/ above action for all or a portion of **FOUNTAIN HILLS PLAZA SUBDIVISION** zoned SU-1/ PDA/ C-3/ IP, located on the north side of PASEO DEL NORTE NW between EAGLE RANCH RD NW and RICHLAND HILLS DR NW containing approximately 39.9074 acres. (C-12)

At the October 1, 2014 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved with the condition the improvements for Vista Fuente Rd NW be completed and accepted by the City within one year, otherwise the extension shall only be for one year.

If you wish to appeal this decision, you must do so by October 16, 2014, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

  
Jack Cloud, DRB Chair

Cc: CUSTOM GRADING INC  
Planning file



SHA  
Sequence #  
COA Desc  
Project #

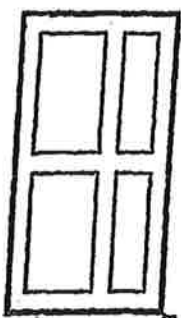
Date  
Type of Improvement

Location

From

To

Phase Inspector  
City Inspector  
City/Dept Engineer



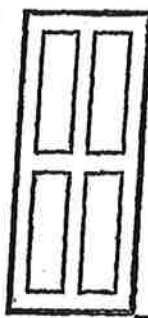
PHASE 1 EXISTING SANITARY SEWER IMPROVEMENTS  
6" DIA  
SANITARY SEWER LINE  
W/ REG. MANS & SERVICE  
CONNECTIONS

*WMI*  
VISTA FLUENTE ROAD

EAGLE RANCH RD  
140' SOUTHWEST OF  
INTERSECTION OF  
VISTA FLUENTE ROAD  
& RINCO AVE

PARADISE BLVD  
RINCO AVE

1	1	1	1
1	1	1	1
1	1	1	1
1	1	1	1



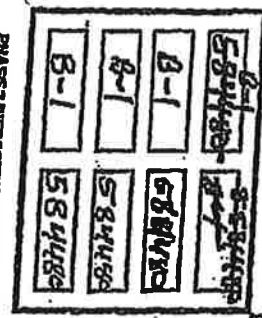
PHASE 1 EXISTING WATERLINE IMPROVEMENTS  
6" DIA  
WATERLINES W/ REG. VALVES  
FIRE HYDRANTS & PVS  
WATERLINE W/ REG. VALVES  
FIRE HYDRANTS & PVS

*WMI*  
VISTA FLUENTE ROAD

EAGLE RANCH RD  
EDUCATION PLACE

PARADISE BLVD  
RINCO AVE

1	1	1	1
1	1	1	1
1	1	1	1
1	1	1	1



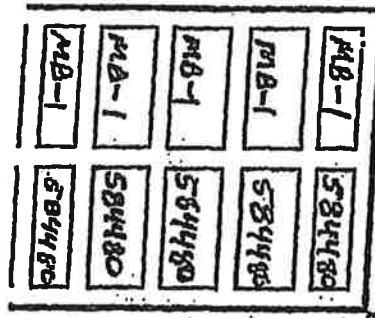
PHASE 1 EXISTING RCP WATERLINE IMPROVEMENTS  
10" RCP DIA  
RCP W/ REG. MANS, LATERALS,  
& INLETS  
16" RCP DIA  
RCP W/ REG. MANS, LATERALS,  
& INLETS  
24" RCP DIA  
RCP W/ REG. MANS, LATERALS,  
& INLETS  
25" RCP DIA  
DETENTION POND

RINCO AVE  
VISTA FLUENTE ROAD  
TRACT B-4-1  
EXISTING LOT B-4-1

PARADISE BLVD  
EDUCATION PLACE  
TRACT D

EXISTING LOT B-4-1  
RINCO AVE  
DETENTION POND

1	1	1	1
1	1	1	1
1	1	1	1
1	1	1	1



PHASE 2 EXISTING TRAFFIC SIGNAL IMPROVEMENTS  
TRAFFIC SIGNAL  
12" WIDE  
ADD 2ND LEFT TURN  
ARTERIAL PAVEMENT W/ PCC  
CURB & GUTTER  
12" WIDE  
ADD RIGHT TURN LANE  
ARTERIAL PAVEMENT W/ PCC  
CURB & GUTTER  
12" WIDE  
ADD RIGHT TURN LANE  
ARTERIAL PAVEMENT  
10' WIDE  
TRAIL

PARADISE BLVD  
FRANKLIN ST  
PASSED DEL. NORTE  
EAST BOUND LANE  
RICHLAND HILLS RD  
SOUTHBOUND LANE

RICHLAND HILLS RD  
WEST PROPERTY LINE

RICHLAND HILLS RD  
PASSED DEL. NORTE  
100' EAST OF RICHLAND  
HILLS EAST CURB &  
GUTTER  
EAGLE RANCH RD

1	1	1	1
1	1	1	1
1	1	1	1
1	1	1	1

\*









AMENDED OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 24, 2016

**Project# 1003445**

16DRB-70293 EXT OF SUBDIVISION IMPROVEMENT AGREEMENT

CUSTOM GRADING agent(s) for NOVUS PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) A, B, C, D, E, F, G, H & I, **FOUNTAIN HILLS PLAZA SBD** zoned SU-1, located on EAGLE RANCH BETWEEN PASEO DEL NORTE AND PARADISE NW containing approximately 39.9074 acre(s). (C-12)

At the August 24, 2016 Development Review Board meeting, a six month extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by September 8, 2016, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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



Jack Cloud, DRB Chair





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

September 28, 2011

Project# 1003445  
11DRB-702 4 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT (2YR SIA)

BOHANNAN HOUSTON INC agent(s) for JASON SHAFFER request(s) the referenced/ above action(s) for all or a portion of FOUNTAIN HILLS PLAZA SUBDIVISION zoned SU-1/ PDA/ C- / IP, located on the north side of PASEO DEL NORTE NW between EAGLE RANCH RD NW and RICHLAND HILLS DR NW containing approximately 9.9074 acre(s). (C-12)

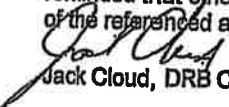
At the September 28, 2011 Development Review Board meeting, an extension of the Subdivision Improvements Agreement was approved through September 30<sup>th</sup>, 2012.

If you wish to appeal this decision, you must do so by October 13, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

  
Jack Cloud, DRB Chair

Cc: Bohannon Huston Inc - 7500 Jefferson St. - Albuquerque, NM 87109

Cc: Jason Shaffer - P.O. Box 66897 - Albuquerque, NM 8719

Marilyn Maldonado

File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 14, 2015

**Project# 1003445**

15DRB-70369 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

CUSTOM GRADING, INC. agent(s) for FOUNTAIN HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) A, B, C, D, E, F, G, H & I, **FOUNTAIN HILLS PLAZA SUBDIVISION** zoned SU-1, located on EAGLE RANCH BETWEEN PASEO DEL NORTE AND PARADISE NW containing approximately 39.9074 acre(s).

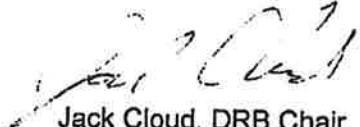
At the October 14, 2015 Development Review Board meeting, the one year extension of the Subdivision Improvement Agreement was approved.

If you wish to appeal this decision, you must do so by October 29, 2015, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

  
Jack Cloud, DRB Chair

## Villa, Nina

---

**From:** Eddings, Scott  
**Sent:** Wednesday, November 01, 2017 4:07 PM  
**To:** Villa, Nina  
**Subject:** FW: Notification Inquiry\_Paseo del Norte and Eagle Ranch Rd\_DRB  
**Attachments:** Notification Inquiry\_Paseo del Norte and Eagle Ranch Rd\_DRB.xlsx; INSTRUCTION SHEET FOR APPLICANTS.pdf; C-12-Z.PDF

---

**From:** Quevedo, Vicente M. [<mailto:vquevedo@cabq.gov>]  
**Sent:** Tuesday, October 31, 2017 9:50 AM  
**To:** Eddings, Scott  
**Subject:** Notification Inquiry\_Paseo del Norte and Eagle Ranch Rd\_DRB

Scott,

Good morning. See attached list of affected neighborhood associations related to your upcoming DRB submittal. Please also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	M PH
Richland Hills HOA	Chris	Roth	8701 Silvercrest Court NW	Albuquerque	NM	87114	
Richland Hills HOA	John	Dailey	8728 Springhill Drive NW	Albuquerque	NM	87114	5052
Piedras Marcadas NA	Rich	Cederberg	9304 Drolet NW	Albuquerque	NM	87114	
Piedras Marcadas NA	Lawrence	Fendall	8600 Tia Christina Drive NW	Albuquerque	NM	87114	5053
Las Terrazas NA	Lauren	Hidalgo	8400 Vista Verde Place NW	Albuquerque	NM	87120	5059
Las Terrazas NA	Mario	Hidalgo	8400 Vista Verde Place NW	Albuquerque	NM	87120	5052
Rancho Sereno NA	Sander	Rue	7500 Rancho Solano Court NW	Albuquerque	NM	87120	5053
Rancho Sereno NA	Debra	Cox	8209 Rancho Paraiso NW	Albuquerque	NM	87120	5052
Taylor Ranch NA	Rene	Horvath	5515 Palomino Drive NW	Albuquerque	NM	87120	
Taylor Ranch NA	Jolene	Wolfley	7216 Carson Trail NW	Albuquerque	NM	87120	
Paradise Hills Civic Association	Maria	Warren	5020 Russell NW	Albuquerque	NM	87114	5054
Paradise Hills Civic Association	Tom	Anderson	10013 Plunkett Drive NW	Albuquerque	NM	87114	5053
Cactus Ridge NA	Karen	Vedara	4712 Silver Hair NW	Albuquerque	NM	87114	
Cactus Ridge NA	Paula	Willis	4709 Silver Hair NW	Albuquerque	NM	87114	

Respectfully,

**Vicente M. Quevedo, MCRP**

Neighborhood Liaison, Office of Neighborhood Coordination  
City of Albuquerque – City Council  
(505) 768-3332  
[cabq.gov/neighborhoods](http://cabq.gov/neighborhoods)

Follow us;



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of**  
[webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
**Sent:** Monday, October 30, 2017 12:00 PM  
**To:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Notification Inquiry Sheet Submission

Notification Inquiry For:

Development Review Board Submittal

If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:

Contact Name

Scott Eddings

Company Name

Huitt-Zollars, Inc.

Address

333 Rio Rancho Blvd

City

Rio Rancho

State

NM

ZIP

87124

Telephone Number

505.235.7211

Email Address

[seddings@huitt-zollars.com](mailto:seddings@huitt-zollars.com)

Anticipated Date of Public Hearing (if applicable):

November 29, 2017

Describe the legal description of the subject site for this project:

Fountain Hills Plaza Subdivision

Lots A, B, C, D, E, F, G, H, & I

Zoned SU-1

Located on/between (physical address, street name or other identifying mark):

Located on Eagle Ranch Road between Paseo Del Norte and Paradise Blvd NW

This site is located on the following zone atlas page:

C-12-Z

## **Neighborhood Notification Letters Must Include the Following:**

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded 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 and detailed description of the action(s) being requested;
5. **\*\*\* NEW\*\*\* Facilitated Meeting Information** – All notification letters must include the following text:  
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [stripett@cabq.gov](mailto:stripett@cabq.gov), by phone at (505) 768-4712 or (505) 768-4660.  
A facilitated meeting request must be received by ADR by: \_\_\_\_\_.
6. **\*\*\*NEW\*\*\* Public Hearing Information** - Hearing Date, Start Time and Location.

## **Neighborhood Notification Checklist**

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Email" outlining any affected Neighborhood and/or Homeowner Associations.

\*Note: If your ONC Correspondence is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or [ONC@cabq.gov](mailto:ONC@cabq.gov).

Thank you for your cooperation on this matter.

October 31, 2017

RICHLAND HILLS H.O.A. (RHH)

Mr. Chris Roth

8701 Silvercrest Ct. NW

Albuquerque, NM 87114

505.798-2816

Email: [croth@swcp.com](mailto:croth@swcp.com)

Ref: Subdivision Improvement Agreement Time Extension Request  
Fountain Hills Plaza Subdivision  
DRB Project #1003445

Dear Mr. Roth:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the November 29, 2017 meeting. In accordance with the COA Planning Department, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505)768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by November 13, 2017.

The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

Huitt-Zollars has completed thirty percent infrastructure improvement plans for improvements listed above and a thirty-percent complete plan infrastructure improvement plan review with the City of Albuquerque Design Review Committee occurred on February 27, 2017.

Novus Properties, LLC is firmly committed to completing the required infrastructure as quickly as possible. If you have any questions or comments feel free to contact me at 505-892-5141.

Sincerely,

**HUITT-ZOLLARS, INC.**



Scott Eddings, P.E.

Vice President

cc: [Michael Montoya, Novus Properties, LLC](#)

October 31, 2017

RICHLAND HILLS H.O.A. (RHH)  
Mr. John Dailey  
8728 Springhill Dr. NW  
Albuquerque, NM 87114  
505.227-6812  
Email: johndaileyabq@gmail.com

Ref: Subdivision Improvement Agreement Time Extension Request  
Fountain Hills Plaza Subdivision  
DRB Project #1003445

Dear Mr. Dailey:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the November 29, 2017 meeting. In accordance with the COA Planning Department, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505)768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by November 13, 2017.

The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

Huitt-Zollars has completed thirty percent infrastructure improvement plans for improvements listed above and a thirty-percent complete plan infrastructure improvement plan review with the City of Albuquerque Design Review Committee occurred on February 27, 2017.

Novus Properties, LLC is firmly committed to completing the required infrastructure as quickly as possible. If you have any questions or comments feel free to contact me at 505-892-5141.

Sincerely,

**HUITT-ZOLLARS, INC.**



Scott Eddings, P.E.  
Vice President

cc: Michael Montoya, Novus Properties, LLC

October 31, 2017

PIEDRAS MARCADAS N.A. (PMC) "R"  
Mr. Rich Cederberg  
9304 Drolet NW  
Albuquerque, NM 87114  
505.803-5012

Ref: Subdivision Improvement Agreement Time Extension Request  
Fountain Hills Plaza Subdivision  
DRB Project #1003445

Dear Mr. Cederberg:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the November 29, 2017 meeting. In accordance with the COA Planning Department, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505)768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by November 13, 2017.

The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

Huitt-Zollars has completed thirty percent infrastructure improvement plans for improvements listed above and a thirty-percent complete plan infrastructure improvement plan review with the City of Albuquerque Design Review Committee occurred on February 27, 2017.

Novus Properties, LLC is firmly committed to completing the required infrastructure as quickly as possible. If you have any questions or comments feel free to contact me at 505-892-5141.

Sincerely,

**HUITT-ZOLLARS, INC.**



Scott Eddings, P.E.  
Vice President

cc: Michael Montoya, Novus Properties, LLC



October 31, 2017

PIEDRAS MARCADAS N.A. (PMC) "R"

Mr. Lawrence Fendall  
8600 Tia Christina Dr. NW  
Albuquerque, NM 87114  
505.381.9227  
Email: [lfendall@aim.com](mailto:lfendall@aim.com)

Ref: Subdivision Improvement Agreement Time Extension Request  
Fountain Hills Plaza Subdivision  
DRB Project #1003445

Dear Mr. Fendall:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the November 29, 2017 meeting. In accordance with the COA Planning Department, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505)768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by November 13, 2017.

The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

Huitt-Zollars has completed thirty percent infrastructure improvement plans for improvements listed above and a thirty-percent complete plan infrastructure improvement plan review with the City of Albuquerque Design Review Committee occurred on February 27, 2017.

Novus Properties, LLC is firmly committed to completing the required infrastructure as quickly as possible. If you have any questions or comments feel free to contact me at 505-892-5141.

Sincerely,

**HUITT-ZOLLARS, INC.**



Scott Eddings, P.E.  
Vice President

cc: [Michael Montoya, Novus Properties, LLC](#)

October 31, 2017

LAS TERRAZAS N.A. (LTZ) "R"  
Ms. Lauren Hidalgo  
8400 Vista Verde Place NW  
Albuquerque, NM 87120  
505.977.8030  
Email: [laurenkshidalgo@gmail.com](mailto:laurenkshidalgo@gmail.com)

Ref: Subdivision Improvement Agreement Time Extension Request  
Fountain Hills Plaza Subdivision  
DRB Project #1003445

Dear Ms. Hidalgo:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the November 29, 2017 meeting. In accordance with the COA Planning Department, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505)768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by November 13, 2017.

The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

Huitt-Zollars has completed thirty percent infrastructure improvement plans for improvements listed above and a thirty-percent complete plan infrastructure improvement plan review with the City of Albuquerque Design Review Committee occurred on February 27, 2017.

Novus Properties, LLC is firmly committed to completing the required infrastructure as quickly as possible. If you have any questions or comments feel free to contact me at 505-892-5141.

Sincerely,

**HUITT-ZOLLARS, INC.**



Scott Eddings, P.E.  
Vice President

cc: [Michael Montoya, Novus Properties, LLC](#)

October 31, 2017

LAS TERRAZAS N.A. (LTZ) "R"  
Mr. Mario Hidalgo  
8400 Vista Verde Place NW  
Albuquerque, NM 87120  
505.270.1271  
Email: [Mario.l.hidalgo@gmail.com](mailto:Mario.l.hidalgo@gmail.com)

Ref: Subdivision Improvement Agreement Time Extension Request  
Fountain Hills Plaza Subdivision  
DRB Project #1003445

Dear Mr. Hidalgo:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the November 29, 2017 meeting. In accordance with the COA Planning Department, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505)768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by November 13, 2017.

The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

Huitt-Zollars has completed thirty percent infrastructure improvement plans for improvements listed above and a thirty-percent complete plan infrastructure improvement plan review with the City of Albuquerque Design Review Committee occurred on February 27, 2017.

Novus Properties, LLC is firmly committed to completing the required infrastructure as quickly as possible. If you have any questions or comments feel free to contact me at 505-892-5141.

Sincerely,

**HUITT-ZOLLARS, INC.**



Scott Eddings, P.E.  
Vice President

cc: [Michael Montoya, Novus Properties, LLC](#)

October 31, 2017

RANCHO SERENO N.A. (RSO) "R"

Mr. Sander Rue

7500 Rancho Solano Ct NW

Albuquerque, NM 87120

505.899.0288 (h)

505.301.0189 (c)

Email: [sanderrue@comcast.net](mailto:sanderrue@comcast.net)

Ref: Subdivision Improvement Agreement Time Extension Request  
Fountain Hills Plaza Subdivision  
DRB Project #1003445

Dear Mr. Rue:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the November 29, 2017 meeting. In accordance with the COA Planning Department, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505)768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by November 13, 2017.

The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

Huitt-Zollars has completed thirty percent infrastructure improvement plans for improvements listed above and a thirty-percent complete plan infrastructure improvement plan review with the City of Albuquerque Design Review Committee occurred on February 27, 2017.

Novus Properties, LLC is firmly committed to completing the required infrastructure as quickly as possible. If you have any questions or comments feel free to contact me at 505-892-5141.

Sincerely,

**HUITT-ZOLLARS, INC.**



Scott Eddings, P.E.  
Vice President

cc: Michael Montoya, Novus Properties, LLC

October 31, 2017

RANCHO SERENO N.A. (RSO) "R"  
Ms. Debra Cox  
8209 Rancho Paraiso NW  
Albuquerque, NM 87120  
505.792.0448 (h)  
505.238.8563 (c)  
Email: [debracox62@comcast.net](mailto:debracox62@comcast.net)

Ref: Subdivision Improvement Agreement Time Extension Request  
Fountain Hills Plaza Subdivision  
DRB Project #1003445

Dear Ms. Cox:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the November 29, 2017 meeting. In accordance with the COA Planning Department, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505)768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by November 13, 2017.

The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

Huitt-Zollars has completed thirty percent infrastructure improvement plans for improvements listed above and a thirty-percent complete plan infrastructure improvement plan review with the City of Albuquerque Design Review Committee occurred on February 27, 2017.

Novus Properties, LLC is firmly committed to completing the required infrastructure as quickly as possible. If you have any questions or comments feel free to contact me at 505-892-5141.

Sincerely,

**HUITT-ZOLLARS, INC.**



Scott Eddings, P.E.  
Vice President

cc: Michael Montoya, Novus Properties, LLC

October 31, 2017

TAYLOR RANCH N.A. (TRN) "R"  
Mr. Rene Horvath  
5515 Palomino Dr. NW  
Albuquerque, NM 87120  
505.898.2114  
Email: [land@trna.org](mailto:land@trna.org)

Ref: Subdivision Improvement Agreement Time Extension Request  
Fountain Hills Plaza Subdivision  
DRB Project #1003445

Dear Mr. Horvath:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the November 29, 2017 meeting. In accordance with the COA Planning Department, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505)768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by November 13, 2017.

The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

Huitt-Zollars has completed thirty percent infrastructure improvement plans for improvements listed above and a thirty-percent complete plan infrastructure improvement plan review with the City of Albuquerque Design Review Committee occurred on February 27, 2017.

Novus Properties, LLC is firmly committed to completing the required infrastructure as quickly as possible. If you have any questions or comments feel free to contact me at 505-892-5141.

Sincerely,

**HUITT-ZOLLARS, INC.**



Scott Eddings, P.E.  
Vice President

cc: [Michael Montoya, Novus Properties, LLC](#)

October 31, 2017

TAYLOR RANCH N.A. (TRN) "R"

Ms. Jolene Wolfley

7216 Carson Trail NW

Albuquerque, NM 87120

505.890.9414

Email: sagehome@live.com

Ref: Subdivision Improvement Agreement Time Extension Request  
Fountain Hills Plaza Subdivision  
DRB Project #1003445

Dear Ms. Wolfley:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the November 29, 2017 meeting. In accordance with the COA Planning Department, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505)768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by November 13, 2017.

The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

Huitt-Zollars has completed thirty percent infrastructure improvement plans for improvements listed above and a thirty-percent complete plan infrastructure improvement plan review with the City of Albuquerque Design Review Committee occurred on February 27, 2017.

Novus Properties, LLC is firmly committed to completing the required infrastructure as quickly as possible. If you have any questions or comments feel free to contact me at 505-892-5141.

Sincerely,

**HUITT-ZOLLARS, INC.**



Scott Eddings, P.E.

Vice President

cc: Michael Montoya, Novus Properties, LLC

October 31, 2017

PARADISE HILLS CIVIC ASSOC. (PHC) "R"

Ms. Maria Warren

5020 Russell NW

Albuquerque, NM 87114

505.440.2240

Email: [samralphroxy@yahoo.com](mailto:samralphroxy@yahoo.com)

Ref: Subdivision Improvement Agreement Time Extension Request  
Fountain Hills Plaza Subdivision  
DRB Project #1003445

Dear Ms. Warren:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the November 29, 2017 meeting. In accordance with the COA Planning Department, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505)768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by November 13, 2017.

The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

Huitt-Zollars has completed thirty percent infrastructure improvement plans for improvements listed above and a thirty-percent complete plan infrastructure improvement plan review with the City of Albuquerque Design Review Committee occurred on February 27, 2017.

Novus Properties, LLC is firmly committed to completing the required infrastructure as quickly as possible. If you have any questions or comments feel free to contact me at 505-892-5141.

Sincerely,

**HUITT-ZOLLARS, INC.**



Scott Eddings, P.E.

Vice President

cc: [Michael Montoya, Novus Properties, LLC](#)



October 31, 2017

PARADISE HILLS CIVIC ASSOC. (PHC) "R"

Mr. Tom Anderson

10013 Plunkett Dr. NW

Albuquerque, NM 87114

505.897.2593 (h)

505.304.0106 (c)

Email: [ta\\_a@msn.com](mailto:ta_a@msn.com)

Ref: Subdivision Improvement Agreement Time Extension Request  
Fountain Hills Plaza Subdivision  
DRB Project #1003445

Dear Mr. Anderson:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the November 29, 2017 meeting. In accordance with the COA Planning Department, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505)768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by November 13, 2017.

The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

Huitt-Zollars has completed thirty percent infrastructure improvement plans for improvements listed above and a thirty-percent complete plan infrastructure improvement plan review with the City of Albuquerque Design Review Committee occurred on February 27, 2017.

Novus Properties, LLC is firmly committed to completing the required infrastructure as quickly as possible. If you have any questions or comments feel free to contact me at 505-892-5141.

Sincerely,

**HUITT-ZOLLARS, INC.**



Scott Eddings, P.E.  
Vice President

cc: Michael Montoya, Novus Properties, LLC

October 31, 2017

Cactus Ridge Neighborhood Association  
Karen Vedara  
4712 Silver Hair NW  
Albuquerque, NM 87114

Ref: Subdivision Improvement Agreement Time Extension Request  
Fountain Hills Plaza Subdivision  
DRB Project #1003445

Dear Ms. Vedara:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the November 29, 2017 meeting. In accordance with the COA Planning Department, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505)768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by November 13, 2017.

The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

Huitt-Zollars has completed thirty percent infrastructure improvement plans for improvements listed above and a thirty-percent complete plan infrastructure improvement plan review with the City of Albuquerque Design Review Committee occurred on February 27, 2017.

Novus Properties, LLC is firmly committed to completing the required infrastructure as quickly as possible. If you have any questions or comments feel free to contact me at 505-892-5141.

Sincerely,

**HUITT-ZOLLARS, INC.**



Scott Eddings, P.E.  
Vice President

cc: Michael Montoya, Novus Properties, LLC

October 31, 2017

Cactus Ridge Neighborhood Association  
Paula Willis  
4709 Silver Hair NW  
Albuquerque, NM 87114

Ref: Subdivision Improvement Agreement Time Extension Request  
Fountain Hills Plaza Subdivision  
DRB Project #1003445

Dear Ms. Willis:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the November 29, 2017 meeting. In accordance with the COA Planning Department, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505)768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by November 13, 2017.

The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

Huitt-Zollars has completed thirty percent infrastructure improvement plans for improvements listed above and a thirty-percent complete plan infrastructure improvement plan review with the City of Albuquerque Design Review Committee occurred on February 27, 2017.

Novus Properties, LLC is firmly committed to completing the required infrastructure as quickly as possible. If you have any questions or comments feel free to contact me at 505-892-5141.

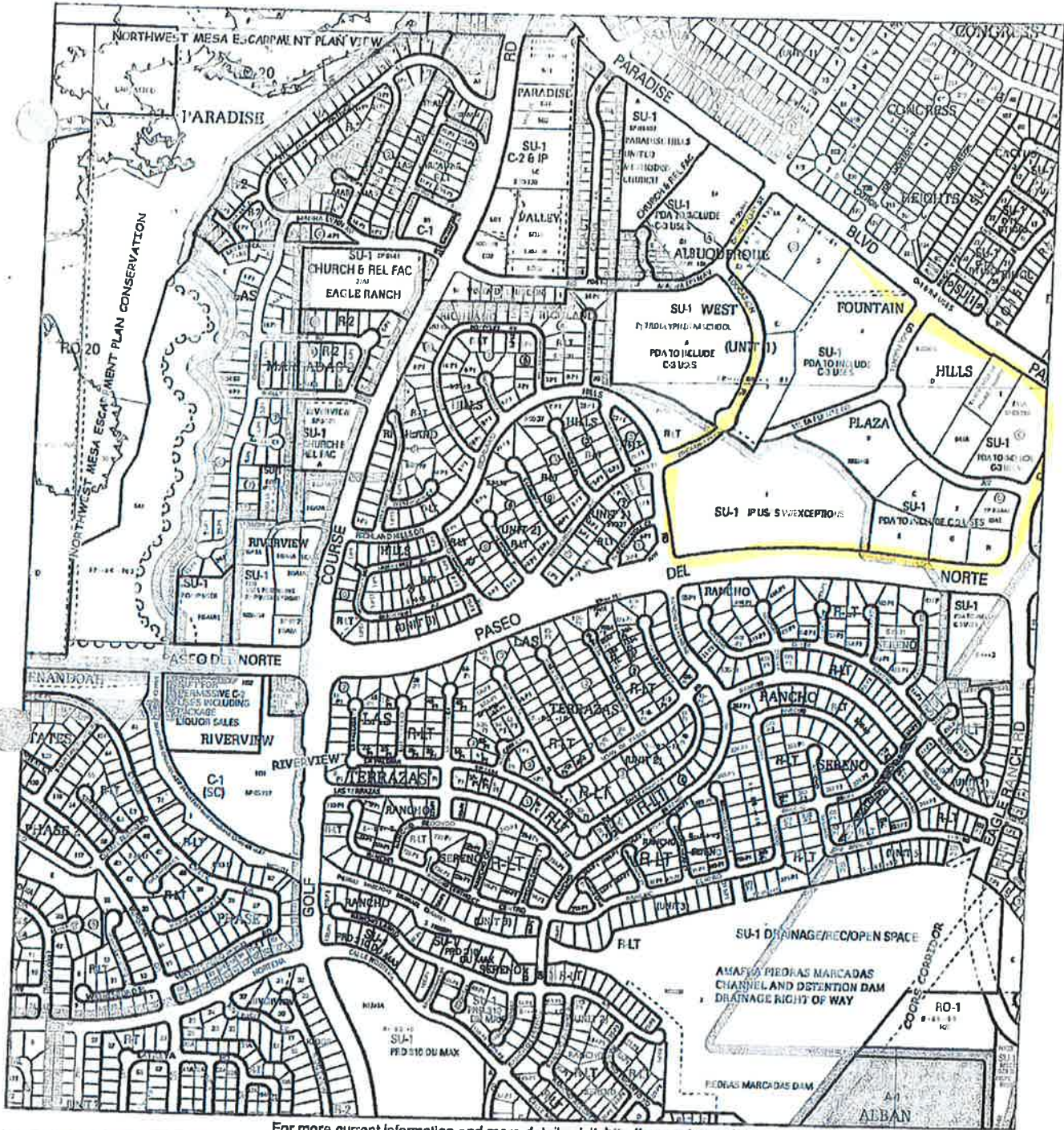
Sincerely,

**HUITT-ZOLLARS, INC.**



Scott Eddings, P.E.  
Vice President

cc: Michael Montoya, Novus Properties, LLC

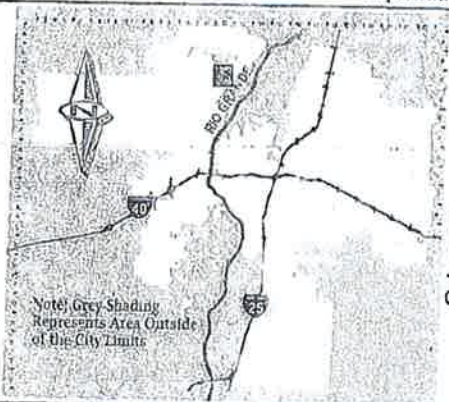


For more current information and more details visit <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 1/24/2011



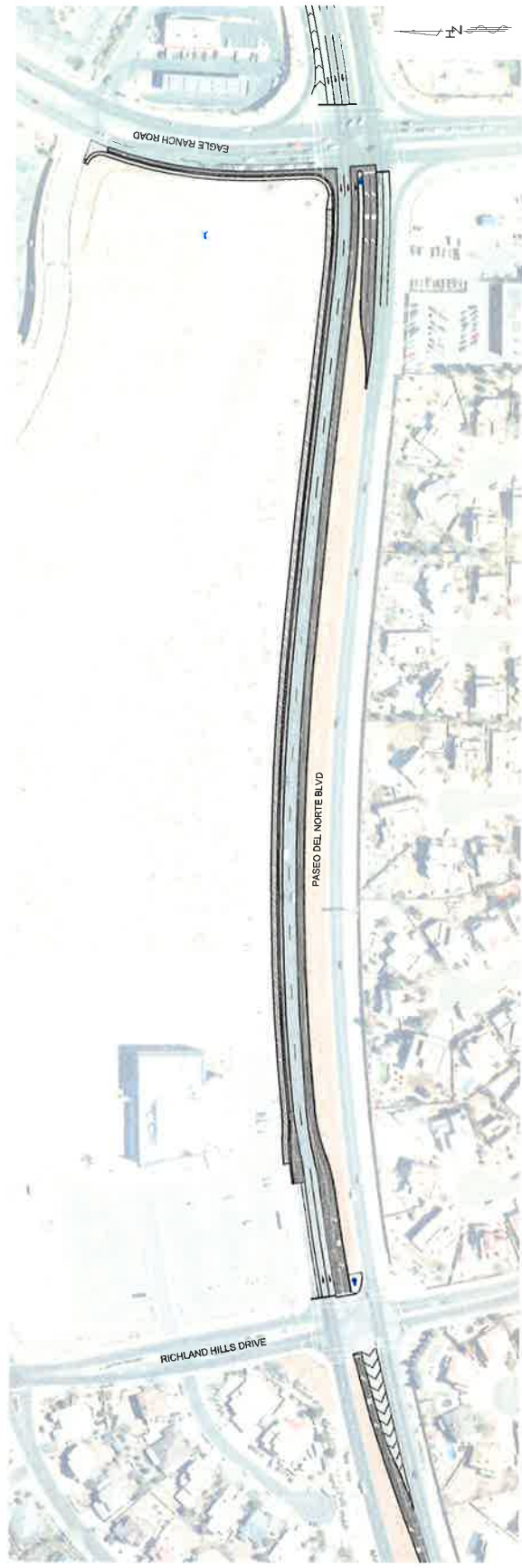
Zone Atlas Page:

## C-12-Z

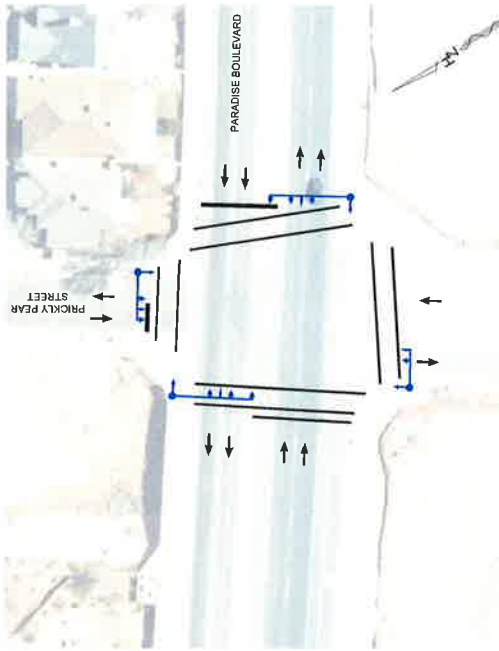
Selected Symbols

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





**PASEO DEL NORTE ROADWAY IMPROVEMENTS**



**TRAFFIC SIGNAL - PHASE II**



**INTENT PROJECT DESCRIPTION**

**PHASE 1**  
ROAD IMPROVEMENTS AT PASEO DEL NORTE BLVD FROM RICHLAND HILLS DRIVE TO EAGLE RANCH ROAD INCLUDE ADDING A BIKE LANE, NEW CURB & GUTTER AND A TRAIL ON NORTH SIDE AND A WEST BOUND LANE WITH CURB & GUTTER AND A SIDEWALK. ALSO ON EAGLE RANCH ROAD ADDING A BIKE LANE, NEW CURB & GUTTER AND A SIDEWALK

**PHASE 2**  
SIGNALIZATION IMPROVEMENTS AT THE INTERSECTION OF PARADISE BLVD & PRICKLY PEAR STREET

**FOUNTAIN HILLS PLAZA SUBDIVISION**

**HUITT-ZOLLARS**  
Huitt-Zollars, Inc.  
Rio Rancho  
333 Rio Rancho Drive NE, Suite 101  
Rio Rancho, New Mexico 87124  
Phone (505) 892-5141 Fax (505) 892-3259

DATE: **MARCH 2017**  
EXHIBIT **A**

7013 2630 0001 5288 1924

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE, NM 87120

Postage	\$3.35	.46	\$0.00
Certified Fee	3.35	\$1.45	\$0.00
Return Receipt Fee (Endorsement Required)	1.45	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00	\$0.00
Total Postage & Fees	\$0.49	\$5.26	
	\$5.29		

11/02/2017

Sent To: *Sandra Rue Rancho Sereno*  
 Street, Apt. No., or PO Box No.: *7500 Rancho Solano Ct. NW*  
 City, State, ZIP+4: *ALB, NM 87120*

PS Form 3800, August 2006 See Reverse for Instructions



7013 2630 0001 5288 1894

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE, NM 87114

Postage	\$3.35	.46	\$0.00
Certified Fee	3.35	\$1.45	\$0.00
Return Receipt Fee (Endorsement Required)	1.45	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00	\$0.00
Total Postage & Fees	\$0.49	\$5.26	
	\$5.29		

11/02/2017

Sent To: *Chris Roth - Richland Hills HOA*  
 Street, Apt. No., or PO Box No.: *8701 Silvercrest Court NW*  
 City, State, ZIP+4: *ALB, NM 87114*

PS Form 3800, August 2006 See Reverse for Instructions



7013 2630 0001 5288 1955

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE, NM 87120

Postage	\$3.35	.46	\$0.00
Certified Fee	3.35	\$1.45	\$0.00
Return Receipt Fee (Endorsement Required)	1.45	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00	\$0.00
Total Postage & Fees	\$0.49	\$5.26	
	\$5.29		

11/02/2017

Sent To: *Jolene Wolfley Taylor Ranch*  
 Street, Apt. No., or PO Box No.: *7216 CARSON TRAIL NW*  
 City, State, ZIP+4: *ALB, NM 87120*

PS Form 3800, August 2006 See Reverse for Instructions



7013 2630 0001 5288 1856

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE, NM 87114

Postage	\$3.35	.46	\$0.00
Certified Fee	3.35	\$1.45	\$0.00
Return Receipt Fee (Endorsement Required)	1.45	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00	\$0.00
Total Postage & Fees	\$0.49	\$5.26	
	\$5.29		

11/02/2017

Sent To: *John Dailey Richland Hills HOA*  
 Street, Apt. No., or PO Box No.: *8708 Springhill DRIVE NW*  
 City, State, ZIP+4: *ALB, NM 87114*

PS Form 3800, August 2006 See Reverse for Instructions



7013 2630 0001 5288 1832

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE, NM 87114

Postage	\$3.35	.46	\$0.00
Certified Fee	3.35	\$1.45	\$0.00
Return Receipt Fee (Endorsement Required)	1.45	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00	\$0.00
Total Postage & Fees	\$0.49	\$5.26	
	\$5.29		

11/02/2017

Sent To: *Paula Willis Cateys Ridge NA*  
 Street, Apt. No., or PO Box No.: *4709 Silver Hair NW*  
 City, State, ZIP+4: *ALB, NM 87114*

PS Form 3800, August 2006 See Reverse for Instructions



7013 2630 0001 5288 1917

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE, NM 87120

Postage	\$3.35	.45	\$0.00
Certified Fee	3.35	\$1.45	\$0.00
Return Receipt Fee (Endorsement Required)	1.45	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00	\$0.00
Total Postage & Fees	\$0.49	\$5.26	
	\$5.29		

11/02/2017

Sent To: *Debra Cox Rancho Sereno*  
 Street, Apt. No., or PO Box No.: *8209 Rancho Paraiso NW*  
 City, State, ZIP+4: *ALB, NM 87120*

PS Form 3800, August 2006 See Reverse for Instructions



7013 2630 0001 5288 1870

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE, NM 87114

Postage	\$3.35	\$0.00
Certified Fee	3.38	\$1.45
Return Receipt Fee (Endorsement Required)	1.40	\$0.00
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$0.49	\$5.26
		\$5.29



11/02/2017

Sent To: Tom Anderson Paradise Hills Civic Assoc.  
 Street, Apt. No.; or PO Box No. 10013 Plunkett Dr. NW  
 City, State, ZIP+4 ALB, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

7013 2630 0001 5288 1870

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE, NM 87114

Postage	\$3.35	\$0.00
Certified Fee	3.38	\$1.45
Return Receipt Fee (Endorsement Required)	1.40	\$0.00
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$0.49	\$5.26
		\$5.29



11/02/2017

Sent To: Maria Warren Paradise Hills Civic Assoc.  
 Street, Apt. No.; or PO Box No. 5020 Russell NW  
 City, State, ZIP+4 ALB, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

7013 2630 0001 5288 1870

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE, NM 87114

Postage	\$3.35	\$0.00
Certified Fee	3.38	\$1.45
Return Receipt Fee (Endorsement Required)	1.40	\$0.00
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$0.49	\$5.26
		\$5.29



11/02/2017

Sent To: Lawrence Fendall Piedras Marcadas  
 Street, Apt. No.; or PO Box No. 8600 Tia Christina Dr NW  
 City, State, ZIP+4 ALB, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

7013 2630 0001 5288 1870

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE, NM 87114

Postage	\$3.35	\$0.00
Certified Fee	3.38	\$1.45
Return Receipt Fee (Endorsement Required)	1.40	\$0.00
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$0.49	\$5.26
		\$5.29



11/02/2017

Sent To: Rich Cederberg Piedras Marcadas  
 Street, Apt. No.; or PO Box No. 9304 Drolet NW  
 City, State, ZIP+4 ALB, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

7013 2630 0001 5288 1931

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)  
 ALBUQUERQUE, NM 87120

Postage	\$3.85	.46	\$0.00
Certified Fee	3.38	1.45	\$0.00
Return Receipt Fee (Endorsement Required)	1.49	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.49		
<b>Total Postage &amp; Fees</b>	<b>\$5.29</b>	<b>\$5.26</b>	



Sent To: Rene Harvath Taylor Ranch  
 Street, Apt. No., or PO Box No.: 5515 Palmino DR NW  
 City, State, ZIP+4: ALB, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7013 2630 0001 5288 1900

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)  
 ALBUQUERQUE, NM 87114

Postage	\$3.85	.46	\$0.00
Certified Fee	3.38	1.45	\$0.00
Return Receipt Fee (Endorsement Required)	1.49	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.49		
<b>Total Postage &amp; Fees</b>	<b>\$5.29</b>	<b>\$5.26</b>	



Sent To: Karen Vedara  
 Street, Apt. No., or PO Box No.: 4712 Silver Hair NW  
 City, State, ZIP+4: ALB, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

7013 2630 0001 5288 1894

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)  
 ALBUQUERQUE, NM 87120

Postage	\$3.85	.46	\$0.00
Certified Fee	3.38	1.45	\$0.00
Return Receipt Fee (Endorsement Required)	1.49	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.49		
<b>Total Postage &amp; Fees</b>	<b>\$5.29</b>	<b>\$5.26</b>	



Sent To: Mario Hidalgo - Las Terrazas  
 Street, Apt. No., or PO Box No.: 8400 Vista Verde Place NW  
 City, State, ZIP+4: ALB, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7013 2630 0001 5288 1887

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)  
 ALBUQUERQUE, NM 87120

Postage	\$3.85	.46	\$0.00
Certified Fee	3.38	1.45	\$0.00
Return Receipt Fee (Endorsement Required)	1.49	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.49		
<b>Total Postage &amp; Fees</b>	<b>\$5.29</b>	<b>\$5.26</b>	



Sent To: Lauren Hidalgo Las Terrazas  
 Street, Apt. No., or PO Box No.: 8400 Vista Verde Place NW  
 City, State, ZIP+4: ALB, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions



# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

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.

\_\_\_\_\_  
Scott Eddings  
(Applicant or Agent)

\_\_\_\_\_  
10/31/17  
(Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

**PROJECT NUMBER:** \_\_\_\_\_ 1003445 \_\_\_\_\_