

#19



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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>07DRB-70054 (P&F)</u>	Project # <u>1003445</u>
Project Name: <u>FOUNTAIN HILLS</u>	
Agent: <u>BOHANNAN HUSTON INC.</u>	Phone No.: <u>823-1000</u>

Project Number

1003445

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/22/07 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): SPB approval? SP S amendment
 [Signature]



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.
- 3 copies of the approved site plan. Include all pages.
- 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.
- Copy of recorded plat for Planning.





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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 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).



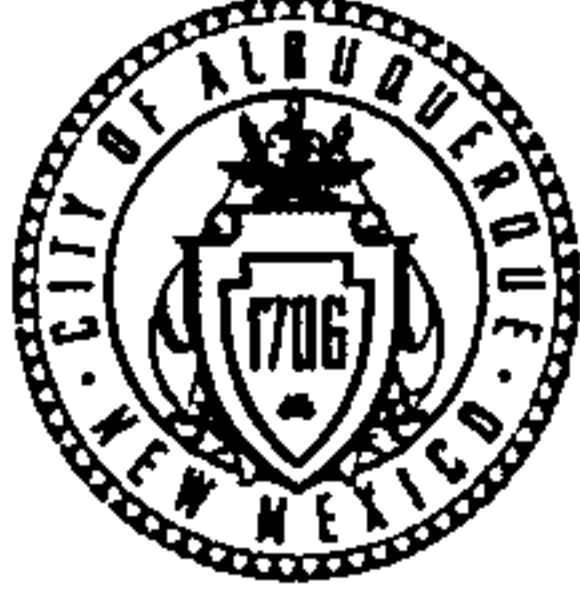
Jack Cloud, AICP, DRB Chair

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

Cc: Dwayne Pino – P.O. Box 56883 – Albuquerque, NM 87187

Marilyn Maldonado

File



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)

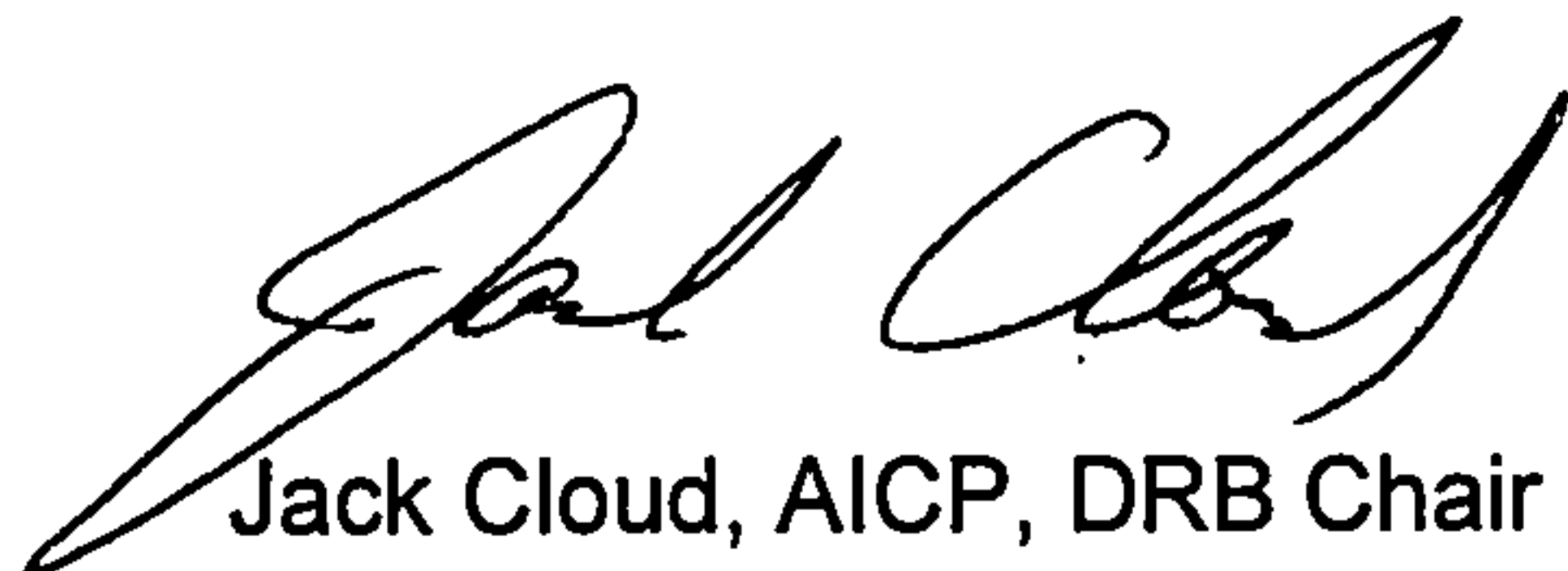
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Jack Cloud, AICP, DRB Chair

Cc: Bohannon Huston, Inc. – 7500 Jefferson St. – Albuquerque, NM 87109
Cc: Dwayne Pino – P.O. Box 56883 – Albuquerque, NM 87187
Marilyn Maldonado
File

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

BOHANNAN HUSTON, INC agent(s) for DWAYNE PINO request(s) the referenced/ above action(s) for **FOUNTAIN HILLS PLAZA SUBDIVISION** zoned SU-1/ PDA, located on the west side of EAGLE RANCH RD NW between PASEO DEL NORTE NW and PARADISE BLVD NW containing approximately 39.9074 acre(s). (C-12)[Deferred from 8/5/09] **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

4. **Project# 1000901**
09DRB-70269 EPC APPROVED SDP
FOR SUBDIVISION
09DRB-70248 MINOR – PRELIMINARY
/FINAL PLAT APPROVAL

SITES SOUTHWEST and URS agent(s) for ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **BOSQUE SCHOOL** zoned SU-1 FOR C-2 USES, O-1 USES & PRD, located on MIRANDELA BETWEEN MONTANO BLVD AND THE BOSQUE SCHOOL containing approximately 4.5 acre(s). (E-12 & F-12) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR SIGNED OFF SITE PLAN AND AGIS DXF. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/19/09, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CASE PLANNER APPROVAL, AND 3 COPIES OF THE APPROVED SITE PLAN.**

5. **Project# 1001178**
09DRB-70214 AMENDED SDP FOR
BUILDING PERMIT

GARCIA/KRAEMER & ASSOC. agent(s) for CHECK WITH ME LLC request(s) the above action(s) for all or a portion of Tract(s) A-1-B-3, **ACME ACRES** zoned C-3, located on CUTLER NE BETWEEN CARLISLE BLVD NE AND MORNINGSIDE DR NE containing approximately 0.89 acre(s). (H-17)[Deferred from 7/22/09, 8/5/09] **DEFERRED TO 8/9/09 A THE AGENT'S REQUEST.**

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003445 AGENDA# 3 DATE: 8/19/09

1. Name: _____ 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: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1003445

AGENDA ITEM NO: 3

SUBJECT:

1 Year SIA Extension

ENGINEERING COMMENTS:

Hydrology has no objection to the SIA extension request.

PO Box 1293

Albuquerque **RESOLUTION:**

APPROVED ____; DENIED ____; COMMENTS PROVIDED ____; WITHDRAWN ____
DEFERRED TO: _____

NM 87103

SIGNED: (UD) (CE) (TRANS) (PKS) (PLNG)

COMMENTS:

www.cabq.gov

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
924-3695

DATE: 8-19-09

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003445

AGENDA ITEM NO: 3

SUBJECT:

SIA EXTENSION – 1 YEAR

ENGINEERING COMMENTS:

No objection to 1-year extension.

RESOLUTION:

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: AUGUST 19, 2009



DEVELOPMENT REVIEW BOARD

Action Sheet

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

August 5, 2009 9:00 AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E., Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1002743**
09DRB-70239 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

DAC ENTERPRISES, INC agent(s) for HARVEST
LAND, LLC request(s) the referenced/ above action(s) for
all or a portion of Tract(s) I-1 thru I-5 & J-1 thru J-6, **LA
LUZ DEL OESTE Unit(s) 4**, zoned SU-1/ PRD, located
on the west side of COORS BLVD NW bewteen SEVILLA
AVE NW and DELLYNE AVE NW containing
approximately 3.5892 acre(s). (F-11) **DEFERRED TO
9/2/09 AT THE AGENT'S REQUEST.**

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

BOHANNAN HUSTON, INC agent(s) for DWAYNE
PINO request(s) the referenced/ above action(s) for
FOUNTAIN HILLS PLAZA SUBDIVISION zoned SU-
1/ PDA, located on the west side of EAGLE RANCH RD
NW between PASEO DEL NORTE NW and PARADISE
BLVD NW containing approximately 39.9074 acre(s). (C-
12) **DEFERRED TO 8/19/09 AT THE AGENT'S
REQUEST.**

3. **Project# 1003655**
09DRB-70245 MAJOR - PRELIMINARY
PLAT APPROVAL
09DRB-70244 - TEMP DEFR SWDK
CONST
09DRB-70243 SUBD DESIGN
VARIANCE
09DRB-70242 SIDEWALK WAIVER
09DRB-70240 VACATION OF PUBLIC
EASEMENT

ESMAIL HAIDARI request(s) the referenced/ above
action(s) for all or a portion of Lot(s) 15-18, Block 1, Tract
2, Unit 3, **NORTH ALBLUQUERQUE ACRES** zoned
R-D/ 5DU and 7DU/AC, located on the west side of
WYOMING BLVD NE BETWEEN EAGLE ROCK AVE
NE AND MODESTO AVE NE containing approximately
3.9140 acre(s). (C-19) **DEFERRED TO 8/12/09 AT THE
AGENT'S REQUEST.**

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

Meeting Date: August, 5 2009
Zone Atlas Page: C-12
Notification Radius: 100 Ft.

Project# 1003445
App# 09DRB-70238

Cross Reference and Location: EAGLE RANCH RD BETWEEN PASEO DEL NORTE
AND PARADISE BLVD

Applicant: DWAYNE PINO
PO BOX 56883
ALBUQUERQUE, NM 87187

Agent: BOHANNAN HUSTON INC
7500 JEFFERSON ST
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: JULY 16, 2009
Signature: ERIN TREMLIN

City of Albuquerque  **DEVELOPMENT/ PLAN REVIEW APPLICATION**

Supplemental form

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

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

APPLICATION INFORMATION:
 Professional/Agent (if any) BOITANNAN HUSTON, INC. PHONE (505) 963-1000
 ADDRESS 7500 JEFFERSON ST. FAX _____
 CITY ALBUQUERQUE STATE NM ZIP 87109 E-MAIL KPATTON@BHINC.COM

APPLICANT LAWYNE PING PHONE 231-0920
 ADDRESS P.O. Box 51883 FAX _____
 CITY ALBUQ STATE NM ZIP 87187 E-MAIL lawyne@univest.com
 Proprietary interest in site _____ List all owners _____

DESCRIPTION OF REQUEST: S.I.A. EXTENSION

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

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.
 Lot or Tract No A, B, C, D, E, F, G, H, I Block _____ Unit _____
 Subdiv/Addn/TBKA Foundations Plus Plaza Subdivision
 Existing Zoning SJ-1 Proposed zoning NO CHANGE MRGCD Map No _____
 Zone Atlas page(s) C-12-Z UPC Code _____

CASE HISTORY:
 List any current or prior case number that may be relevant to your application (Proj, App, DRB, AX, Z, V, S, etc) 1003445, 58460

CASE INFORMATION:
 Within city limits? Yes Within 1000FT of a landfill? NO
 No of existing lots 9 No of proposed lots 9 Total area of site (acres) 37.9014
 LOCATION OF PROPERTY BY STREETS On or Near EXCISE RANCH RD.
 Between PASEO DE WOLFE and PARADISE BLVD.
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review _____

SIGNATURE Kevin Patton DATE 7/10/09
 (Print) KEVIN PATTON Applicant Agent

FOR OFFICIAL USE ONLY Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	SF	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>09DRB 70234</u>	<u>SIAE</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADY</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>DME</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F H D P density bonus				<u>\$</u>
<input type="checkbox"/> F H D P fee rebate				<u>\$</u>
	Hearing date <u>August 5, 2009</u>			Total <u>\$ 145.00</u>
	<u>7.10.09</u>			
	Planner signature / date	Project # <u>1003445</u>		

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. GET LATEST FROM SANDY
 - ✓ 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.

KEVIN PATTON
 Applicant name (print)
Kevin Patton
 Applicant signature / date
 Form revised October 2007
Kevin Patton 7.10.09
 Planner signature / date
 Project # 1003445

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

Application case numbers
01238 : 20238
 _____ : _____
 _____ : _____



BOHANNAN & HUSTON
 7600 JEFFERSON BLVD. ALBUQUERQUE, NM 87156-1208
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES
 BOHANNAN & HUSTON

PLAT OF
FOUNTAIN HILLS PLAZA SUBDIVISION
 (A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT ONE, LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)
 WITHIN PROJECTED SECTION 13, T. 11 N. R. 2 E., N.M.P.M. TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2007

ALBUQUERQUE WEST, UNIT ONE			
TRACT	SECTION	AREA	DATE
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06

RICHLAND HILLS UNIT 1			
TRACT	SECTION	AREA	DATE
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
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10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06

FOUNTAIN HILLS PLAZA SUBDIVISION			
TRACT	SECTION	AREA	DATE
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
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10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06
10	13	1.18	12/21/06

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	O W N E R S T A T E	O W N E R Z I P C O D E	P R O P E R T Y C L A S S	T A X D I S T R I C T	LEGAL	AC RE S
1	10120 64394 23340 920	ARELLANO J NEMEY & HELLEN S	8412 RAN CHO COLI NA CT NW	ALBU QUE RQU E	N M	87 12 0	R	A1 A	LT 446- P1 PLAT OF RANCHO SERENO SUBD UNI T IV CONT 0.3380 AC+/- OR 14,723 SF +/-	0.3 371 674 2
2	10120 64475 40411 401	JOHNSON TIMOTHY L & SHAUNNA M	4716 WILD FIRE RD N W	ALBU QUE RQU E	N M	87 11 4	R	A1 A	LT 33 PLAT OF CACTUS RIDGE SUB CON T 0.1312 AC M/L OR 5,715 SQ FT M/L	0.1 299 286 2
3	10120 64525 32510 705	GUARDIAN STORAGE I LLC	9221 EAG LE RANCH RD NW	ALBU QUE RQU E	N M	87 11 4	C	A1 A	LT 7-A-1- A BLK C PLAT OF ALBUQUERQUE WEST CONT 4.2800 AC M/L OR 186,437 SQ FT M/ L	4.0 330 204 1
4	10120 64375 35110 613	GRAND ALLIANCE II JN T VENTURE C/O GRAN D ALLIANCE I	PO BOX 1 4708	ALBU QUE RQU E	N M	87 19 1	V	A1 A	TRACT F PLAT OF ALBUQUERQUE WEST UNIT 1 CONT 107,881 SQ FT M/L	2.4 206 514 6
5	10120 64465 42610 954	PADILLA RONALD V	PO BOX 4 096	SAN DIEG O	C A	92 16 4	R	A1 A	LT 184 SECOND CORRECTION PLAT OF CONGRESS HEIGHTS (REPL OF TRS 15 & 16 EAGLE RANCH) CONT 8,902.43 SQ FT +-	0.2 013 189 9
6	10120 64384 23340 919	FILYK ANTHONY & MAR GRET	8416 RAN CHO COLI NA CT NW	ALBU QUE RQU E	N M	87 12 0	R	A1 A	LT 445- P1 PLAT OF RANCHO SERENO SUBD UNI T IV CONT 0.2535 AC+/- OR 11,042 SF +/-	0.2 526 106 7
7	10120 64328 37310 110	BOARD OF EDUCATION ATTN: PROP MANANG E	PO BOX 2 5704	ALBU QUE RQU E	N M	87 12 5	C	A1 A	TRACT A PLAT OF ALBUQUERQUE WEST UNIT 1 CONT 10.00 AC M/L	10. 178 191 9
8	10130 64048 40120 115	COMMUNITY DEV SERV ICES C/O YARCO COMP ANY INC	7920 WAR D PKWY	KANS AS CI TY	M O	64 11 4	R	A1 A	TRS 17-A1 & 17- A2 PLAT FOR EAGLE RANCH TRS 17- A, 17-A2, 17- A3 WITHIN THE TOWN OF ALAMEDA GRA NT CONT 13.7333 AC +/-	13. 775 614 73
9	10120 64438 43610 959	KEITH JOE S & CLAUDI A T	7720 AME RICAN HE RITAGE N E	ALBU QUE RQU E	N M	87 10 9	R	A1 A	LT 179 SECOND CORRECTION PLAT OF CONGRESS HEIGHTS (REPL OF TRS 15 & 16 EAGLE RANCH) CONT 6,013.00 SQ FT +-	0.1 376 867 6
10	10120 64313 32012 025	SHAW JOYCE L	8600 HILL SHIRE PL NW	ALBU QUE RQU E	N M	87 11 4	R	A1 A	LT 25- P1 BLK 3 VACATION AND REPLAT OF RIV ERVIEW PARCELS H-3, H-4 AND H- 5 TO RICHLAND HILLS UNIT 1 CONT 0.220 4 AC M/L OR 9,601 SQ FT M/L	0.2 203 066 6
11	10120 64395 22540 921	URIAS DAVID & YOLAN DA	8408 RAN CHO COLI NA NW	ALBU QUE RQU E	N M	87 12 0	R	A1 A	LT 447- P1 PLAT OF RANCHO SERENO SUBD UNI T IV CONT 0.2314 AC+/- OR 10,080 SF +/-	0.2 312 035 2
12	10130 64017 27320 301	KAYO OIL COMPANY C/ O PLAZA OFFICE BUILD ING ROOM 810G	PO BOX 3 58	BOR GER	T X	79 00 8	C	A1 A	LT 1- B BLK E PLAT FOR ALBUQUERQUE WEST SUBDIVISIONBLOCK E LOT 1- B AND LOT 1-C CONT 1.2677 AC	1.2 654 507 3
13	10120 64442 43310 958	SKUJINS ANTHONY V	4916 T B C ATRON N W	ALBU QUE RQU E	N M	87 11 4	R	A1 A	LT 180 SECOND CORRECTION PLAT OF CONGRESS HEIGHTS (REPL OF TRS 15 & 16 EAGLE RANCH) CONT 6,443.27 SQ FT +-	0.1 470 721 5
14	10120 64301 28011	VOTH THOMAS E & LAU RA A	4215 BEA CON KNO LL CT NW	ALBU QUE RQU E	N M	87 11 4	R	A1 A	LT 4- P1 BLK 2 VACATION AND REPLAT OF RIV ERVIEW PARCELS H-3, H-4 AND H-	0.1 753 365

	704			E					5 TO RICHLAND HILLS UNIT 1 CONT 0.175 3 AC M/L OR 7,636 SQ FT M/L	1
1 5	10120 64503 38311 501	ALLISON MINDY L	9200 SAG UARO ST NW	ALBU QUE RQU E	N M	87 11 4	R	A1 A	LT 38 PLAT OF CACTUS RIDGE SUB CON T 0.1576 AC M/L OR 6,865 SQ FT M/L	0.1 569 595 2
1 6	10120 64300 31311 616	HAM RONALD L	8601 HILL SHIRE PL NW	ALBU QUE RQU E	N M	87 11 4	R	A1 A	LT 16- P1 BLK 3 VACATION AND REPLAT OF RIV ERVIEW PARCELS H-3, H-4 AND H- 5 TO RICHLAND HILLS UNIT 1 CONT 0.180 1 AC M/L OR 7,845 SQ FT M/L	0.1 804 269 5
1 7	10120 64315 30511 708	MORENO MANUEL E & JULIE M	4200 RIDG EMONT A VE NW	ALBU QUE RQU E	N M	87 11 4	R	A1 A	LT 8A-P1 REPL OF LOT 8-P1 & 9- P1 BLK 2 RICHLAND HILLS UNIT 1 TO LT 8 A-P1 & 9A- 1 BLK 2 RICHLAND HILLS UNIT 1 CONT 0. 2149AC M/L OR 9,363 SF M/L	0.2 149 526 6
1 8	10120 64460 26611 902	FOUNTAIN HILLS PLAZ A LLC C/O JASON SHAF FER	PO BOX 6 6897	ALBU QUE RQU E	N M	87 19 3	V	A1 A	TR E PLAT OF FOUNTAIN HILLS PLAZA S UBD (A REPLAT OF TRACTSB-1-A, C-1- A, D-1- A ALBUQUERQUE WEST UNIT ONE LOT 10-A- 2BLK D ALBUQUERQUE WEST & TRACT B RICHLAND HILLS UNIT 1)	1.8 616 135 4
1 9	10120 64383 28711 901	FIRST BAPTIST CHURC H OF ABQ NM C/O JAM ES ROACH ESQ	300 CENT RAL AVE SW	ALBU QUE RQU E	N M	87 10 2	V	A1 A	TR I PLAT OF FOUNTAIN HILLS PLAZA SU BD (A REPLAT OF TRACTSB-1-A, C-1- A, D-1- A ALBUQUERQUE WEST UNIT ONE LOT 10-A- 2BLK D ALBUQUERQUE WEST & TRACT B RICHLAND HILLS UNIT 1)	13. 905 160 53
2 0	10120 64408 22740 926	MEZEL TIMOTHY J	8409 RAN CHO VECI NO CT NW	ALBU QUE RQU E	N M	87 12 0	R	A1 A	LT 452- P1 PLAT OF RANCHO SERENO SUBD UNI T IV CONT 0.3492 AC+/- OR 15,211 SF +/-	0.3 498 369 1
2 1	10120 64479 40111 402	WORSHAM GROVER C & ELIZABETH A CO- TRUSTEES WORSHAM RVT	4712 WILD FIRE RD N W	ALBU QUE RQU E	N M	87 11 4	R	A1 A	LT 34 PLAT OF CACTUS RIDGE SUB CON T 0.1268 AC M/L OR 5,523 SQ FT M/L	0.1 263 197 4
2 2	10120 64324 33210 149	CITY OF ALBUQUERQU E REAL ESTATE OFFIC E	PO BOX 1 293	ALBU QUE RQU E	N M	87 10 3	V	A1 A	PARK VACATION AND REPLAT OF RIVER VIEW PARCELS H-3, H-4 AND H- 5 TO RICHLAND HILLS UNIT 1 CONT 2.060 9 AC M/L OR 89,773 SQFT M/L	2.0 853 041 7
2 3	10120 64439 31211 908	FOUNTAIN HILLS PLAZ A LLC C/O JASON SHAF FER	PO BOX 6 6897	ALBU QUE RQU E	N M	87 19 3	V	A1 A	TR B PLAT OF FOUNTAIN HILLS PLAZA S UBD (A REPLAT OF TRACTSB-1-A, C-1- A, D-1- A ALBUQUERQUE WEST UNIT ONE LOT 10-A- 2BLK D ALBUQUERQUE WEST & TRACT B RICHLAND HILLS UNIT 1)	3.8 592 056 7
2 4	10120 64401 41610 608	GRAND ALLIANCE I JOI NT VENTURE	PO BOX 1 4708	ALBU QUE RQU E	N M	87 19 1	V	A1 A	* 3 B ALBUQUERQUE WEST SUB'D CONT 1.4771 AC	1.7 429 33
2 5	10120 64482 22740 948	GARCIA ALFRED A & RI CHARE A	8424 RAN CHO VEN TOSO CT NW	ALBU QUE RQU E	N M	87 12 0	R	A1 A	LT 474- P1 PLAT OF RANCHO SERENO SUBD UNI T IV CONT 0.4296 AC+/- OR 18,713 SF +/-	0.4 329 955 5
2 6	10120 64389 42610 609	GRAND ALLIANCE I JOI NT VENTURE	PO BOX 1 4708	ALBU QUE RQU E	N M	87 19 1	V	A1 A	* 2 B ALBUQUERQUE WEST SUB'D CONT 1.4689 AC	1.3 982 709 9
2 7	10120 64343 21840 909	GONZALES HERMAN E & DIANE D TRUSTEES GONZALES LVT	4124 RAN CHO GUS TO NW	ALBU QUE RQU E	N M	87 12 0	R	A1 A	LT 434- P1 PLAT OF RANCHO SERENO SUBD UNI T IV CONT 0.2312 AC+/- OR 10,071 SF +/-	0.2 431 513
2 8	10120 64455	TURANO JEFFREY & M ELISSA	8412 RAN CHO VER	ALBU QUE	N M	87 12	R	A1 A	LT 463- P1 PLAT OF RANCHO SERENO SUBD UNI	0.3 684

	22840 937		ANO CT N W	RQU E		0			T IV CONT 0.3694 AC+/- OR 16,091 SF +/-	646 1
2 9	10120 64483 39811 403	KETCHUM TERRY T & B ENEE D	4708 WILD FIRE RD N W	ALBU QUE RQU E	N M	87 11 4	R	A1 A	LT 35 PLAT OF CACTUS RIDGE SUB CON T 0.1267 AC M/L OR 5,519 SQ FT M/L	0.1 262 439 9
3 0	10120 64512 22041 101	QUANZ FAMILY LTD PT NS % QUANZ MOTOR C AR CO INC	9111 EAG LE RANCH RD NW	ALBU QUE RQU E	N M	87 12 0	C	A1 A	TR G CORRECTED PLAT OF RANCHO SE RENO UNIT III CONT 3.8475 AC+/- OR 167,597 SF +/-	3.8 459 662 5
3 1	10120 64468 22940 947	KOSILLA DEREK A & LA RSON DEREK V	8423 RAN CHO VEN TOSO CT NW	ALBU QUE RQU E	N M	87 12 0	R	A1 A	LT 473- P1 PLAT OF RANCHO SERENO SUBD UNI T IV CONT 0.4092 AC+/- OR 17,825 SF +/-	0.4 168 409
3 2	10120 64504 35010 706	BIN LILLIAN & PHYLLIS BIN & FRED A CASALE	PO BOX 6 699	THOU SAND OAK S	C A	91 35 9	V	A1 A	* 1 OF PLAT OF LANDS OF TABERNACLE OF PRAISE CHURCH CONT 1.3997 AC	1.4 425 951 2
3 3	10120 64384 39410 606	R J SCHAEFER REAL E STATE & INVESTMENT	PO BOX 1 4708	ALBU QUE RQU E	N M	87 19 1	V	A1 A	TR E-2 PLAT FOR TRS E-1 & E- 2 ALBUQUERQUE WEST UNIT 1 CONT 1.7 141 AC M/L OR 74,666 SF M/L	1.7 390 401 7
3 4	10120 64320 27611 801	ABEYTA IRENE & ALFR ED J	4204 BEA CON KNO LL CT NW	ALBU QUE RQU E	N M	87 11 4	R	A1 A	LT 1- P1 BLK 1 VACATION AND REPLAT OF RIV ERVIEW PARCELS H-3,H-4 AND H- 5 TO RICHLAND HILLS UNIT 1 CONT 0.276 1 AC M/L OR 12,027 SQ FT M/L	0.2 750 621 2
3 5	10120 64445 23240 936	GECK WILLIAM E & DEL ATORRE- GECK MARY C	8416 RAN CHO VER ANO CT N W	ALBU QUE RQU E	N M	87 12 0	R	A1 A	LT 462- P1 PLAT OF RANCHO SERENO SUBD UNI T IV CONT 0.3266 AC+/- OR 14,227 SF +/-	0.3 312 963 5
3 6	10120 64488 39511 404	BELL TOM & JERRY L	4704 WILD FIRE RD N W	ALBU QUE RQU E	N M	87 11 4	R	A1 A	LT 36 PLAT OF CACTUS RIDGE SUB CON T 0.1255 AC M/L OR 5,467 SQ FT M/L	0.1 249 675 5
3 7	10120 64306 33212 023	PLONSKI LUANA C & T OBIAS	8608 HILL SHIRE PL NW	ALBU QUE RQU E	N M	87 11 4	R	A1 A	LT 23- P1 BLK 3 VACATION AND REPLAT OF RIV ERVIEW PARCELS H-3, H-4 AND H- 5 TO RICHLAND HILLS UNIT 1 CONT 0.167 3 AC M/L OR 7,288 SQ FT M/L	0.1 643 094 7
3 8	10120 64510 26111 904	FOUNTAIN HILLS PLAZ A LLC C/O JASON SHAF FER	PO BOX 6 6897	ALBU QUE RQU E	N M	87 19 3	V	A1 A	TR H PLAT OF FOUNTAIN HILLS PLAZA S UBD (A REPLAT OF TRACTSB-1-A, C-1- A, D-1- A ALBUQUERQUE WEST UNIT ONE LOT 10-A- 2BLK D ALBUQUERQUE WEST & TRACT B RICHLAND HILLS UNIT 1)	0.9 747 248 7
3 9	10120 64310 32612 024	PESCE RALPH R II & TH ERESA M	8604 HILL SHIRE PL NW	ALBU QUE RQU E	N M	87 11 4	R	A1 A	LT 24- P1 BLK 3 VACATION AND REPLAT OF RIV ERVIEW PARCELS H-3, H-4 AND H- 5 TO RICHLAND HILLS UNIT 1 CONT 0.180 0 AC M/L OR 7,841 SQ FT M/L	0.1 768 653 3
4 0	10120 64491 031710 704	AMAFCA	2600 PRO SPECT AV E NE	ALBU QUE RQU E	N M	87 10 7	V	A1 A	LT 6-A-1-A PLAT FOR TRACTS B-1-A, C-1- A & D-1-A & LT 6-A-1- AALBUQUERQUE WEST UNIT ONE CONT 1.4406 AC	1.4 615 621 8
4 1	10120 64374 23040 918	COOK MICHAEL M & RE BECCA L	8415 RAN CHO COLI NA NW	ALBU QUE RQU E	N M	87 12 0	R	A1 A	LT 444- P1 PLAT OF RANCHO SERENO SUBD UNI T IV CONT 0.4207 AC+/- OR 18,326 SF +/-	0.4 207 424 7
4 2	10120 64413 44910 203	CHAVEZ CARLA	4936 TB C ATRON AV E NW	ALBU QUE RQU E	N M	87 11 4	R	A1 A	LT 176 SECOND CORRECTION PLAT OF CONGRESS HEIGHTS (REPL OF TRS 15 & 16 EAGLE RANCH) CONT 6,158.92 SQ FT +-	0.1 411 463 6
4 3	10120 64318	MARTINEZ JOE N	4201 BEA CON KNO	ALBU QUE	N M	87 11	R	A1 A	LT 7- P1 BLK 2 VACATION AND REPLAT OF RIV	0.2 337

	29311 707		LL CT NW	RQU E		4				ERVIEW PARCELS H-3,H-4 AND H-5 TO RICHLAND HILLS UNIT 1 CONT 0.2338 AC M/L OR 10,184 SQ FT M/L	963 4
4 4	10120 64307 30211 709	BLEA MICHAEL A & DEB BIE L	4204 RIDG EMONT A VE NW	ALBU QUE RQU E	N M	87 11 4	R	A1 A		LT 9A-P1 REPL OF LOT 8-P1 & 9-P1 BLK 2 RICHLAND HILLS UNIT 1 TO LT 8 A-P1 & 9A-1 BLK 2 RICHLAND HILLS UNIT 1 CONT 0.1797AC M/L OR 7,829 SF M/L	0.1 777 605 6
4 5	10120 64305 28511 705	WELLS EARL P & DORO THY M	4209 BEA CON KNO LL CT NW	ALBU QUE RQU E	N M	87 11 4	R	A1 A		LT 5-P1 BLK 2 VACATION AND REPLAT OF RIVERVIEW PARCELS H-3,H-4 AND H-5 TO RICHLAND HILLS UNIT 1 CONT 0.2035 AC M/L OR 8,864 SQ FT M/L	0.2 039 013 5
4 6	10120 64506 38711 502	TAYLOR ROBERT W & PHYLLIS L	9204 SAG UARO ST NW	ALBU QUE RQU E	N M	87 11 4	R	A1 A		LT 39 PLAT OF CACTUS RIDGE SUB CON T 0.1434 AC M/L OR 6,247 SQ FT M/L	0.1 433 111 8
4 7	10120 64437 22740 935	CARTER RUSSELL E & MELISSA B	8415 RAN CHO VER ANO CT N W	ALBU QUE RQU E	N M	87 12 0	R	A1 A		LT 461-P1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT 0.3159 AC+/- OR 13,761 SF +/-	0.3 069 668 5
4 8	10120 64489 28311 906	FOUNTAIN HILLS PLAZ A LLC C/O JASON SHAF FER	PO BOX 6 6897	ALBU QUE RQU E	N M	87 19 3	V	A1 A		TR F PLAT OF FOUNTAIN HILLS PLAZA SUBD (A REPLAT OF TRACTSB-1-A, C-1-A, D-1-A ALBUQUERQUE WEST UNIT ONE LOT 10-A-2BLK D ALBUQUERQUE WEST & TRACT B RICHLAND HILLS UNIT 1)	1.1 233 490 3
4 9	10120 64463 42110 955	SIMA CHARLES J & SHA RON S	4904 T B C ATRON N W	ALBU QUE RQU E	N M	87 11 4	R	A1 A		LT 183 SECOND CORRECTION PLAT OF CONGRESS HEIGHTS (REPL OF TRS 15 & 16 EAGLE RANCH) CONT 13,290.78 SQ FT +/-	0.3 047 523 2
5 0	10120 64418 44610 202	MONK CHARLES W JR & CHERI A	4932 T B C ATRON AV E NW	ALBU QUE RQU E	N M	87 11 4	R	A1 A		LT 177 SECOND CORRECTION PLAT OF CONGRESS HEIGHTS (REPL OF TRS 15 & 16 EAGLE RANCH) CONT 6,154.58 SQ FT +/-	0.1 427 372 6
5 1	10120 64427 23140 928	MCGUIRE MITCHELL L & ANGELA R	8416 RAN CHO VECI NO CT NW	ALBU QUE RQU E	N M	87 12 0	R	A1 A		LT 454-P1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT 0.3696 AC+/- OR 16,100 SF +/-	0.3 685 502 2
5 2	10120 64304 29811 710	SIZEMORE FURMAN G	4208 RIDG EMONT A VE NW	ALBU QUE RQU E	N M	87 11 4	R	A1 A		LT 10-P1 BLK 2 VACATION AND REPLAT OF RIVERVIEW PARCELS H-3, H-4 AND H-5 TO RICHLAND HILLS UNIT 1 CONT 0.1900 AC M/L OR 8,276 SQ FT M/L	0.1 896 227
5 3	10120 64467 28911 907	FOUNTAIN HILLS PLAZ A LLC C/O JASON SHAF FER	PO BOX 6 6897	ALBU QUE RQU E	N M	87 19 3	V	A1 A		TR C PLAT OF FOUNTAIN HILLS PLAZA SUBD (A REPLAT OF TRACTSB-1-A, C-1-A, D-1-A ALBUQUERQUE WEST UNIT ONE LOT 10-A-2BLK D ALBUQUERQUE WEST & TRACT B RICHLAND HILLS UNIT 1)	1.6 757 932 2
5 4	10130 64044 29820 322	4580 PARADISE BLVD A SSOCIATES LIMITED P ARTNERSHIP	330 GARFI ELD ST 20 0	SANT A FE	N M	87 50 1	C	A1 A		TR 1-A EAGLE RANCH REPL OF TR 1 OF EAGLE RANCH CONT 5.500 AC	5.4 026 940 2
5 5	10120 64313 26811 802	HARKNESS ZACHARIA H J & INEZ H	4216 BEA CON KNO LL CT NW	ALBU QUE RQU E	N M	87 11 4	R	A1 A		LT 2-P1 BLK 1 VACATION AND REPLAT OF RIVERVIEW PARCELS H-3,H-4 AND H-5 TO RICHLAND HILLS UNIT 1 CONT 0.2828 AC M/L OR 12,319 SQ FT M/L	0.2 822 312 9
5 6	10120 64362 22540 912	SILVA DELBERT V & CA THERINE L	4119 RAN CHO GUS TO NW	ALBU QUE RQU E	N M	87 12 0	R	A1 A		LT 437-P1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT 0.2590 AC+/- OR 11,282 SF +/-	0.2 589 271 2
5 7	10120 64509	MARKS STELLA M & JO SEPH D MARTINEZ	9208 SAG UARO ST	ALBU QUE	N M	87 11	R	A1 A		LT 40 PLAT OF CACTUS RIDGE SUB CON T 0.1411 AC M/L OR 6,146 SQ FT M/L	0.1 409

	39211 503		NW	RQU E		4					440 7
5 8	10120 64487 26211 903	FOUNTAIN HILLS PLAZ A LLC C/O JASON SHAF FER	PO BOX 6 6897	ALBU QUE RQU E	N M	87 19 3	V		A1 A	TR G PLAT OF FOUNTAIN HILLS PLAZA S UBD (A REPLAT OF TRACTSB-1-A, C-1- A, D-1- A ALBUQUERQUE WEST UNIT ONE LOT 10-A- 2BLK D ALBUQUERQUE WEST & TRACT B RICHLAND HILLS UNIT 1)	0.9 475 277
5 9	10120 64311 29011 706	WODARZ JACOB ALIX & VICKY J	4205 BEA CON KNO LL CT NW	ALBU QUE RQU E	N M	87 11 4	R		A1 A	LT 6- P1 BLK 2 VACATION AND REPLAT OF RIV ERVIEW PARCELS H-3,H-4 AND H- 5 TO RICHLAND HILLS UNIT 1 CONT 0.205 6 AC M/L OR 8,956 SQ FT M/L	0.2 058 384 5
6 0	10120 64492 39211 405	ALA OWEN L & CAMILL E L	4700 WILD FIRE RD N W	ALBU QUE RQU E	N M	87 11 4	R		A1 A	LT 37 PLAT OF CACTUS RIDGE SUB CON T 0.1285 AC M/L OR 5,597 SQ FT M/L	0.1 271 592 6
6 1	10120 64467 41710 901	BETHEL HERITAGE CH URCH OF ALBUQUERQ UE NEW MEXICO	7800 HUL BROOK N E	ALBU QUE RQU E	N M	87 12 2	R		A1 A	LT 82 PLAT OF CACTUS RIDGE SUBD CO NT 0.1377 AC M/L OR 5,998SQ FT M/L	0.1 376 549 9
6 2	10120 64424 44210 201	PAJUNEN VICTOR E & ROSE MARIE	4928 T.B. CATRON NW	ALBU QUE RQU E	N M	87 11 4	R		A1 A	LT 178 SECOND CORRECTION PLAT OF CONGRESS HEIGHTS (REPL OF TRS 15 & 16 EAGLE RANCH) CONT 6,366.07 SQ FT +-	0.1 487 305 1
6 3	10120 64447 42910 957	DAYHOFF HERBERT E & METTA JEAN TRUSTE ES DAYHOFF FAMILY L VT	4912 T B C ATRON AV E NW	ALBU QUE RQU E	N M	87 11 4	R		A1 A	LT 181 SECOND CORRECTION PLAT OF CONGRESS HEIGHTS (REPL OF TRS 15 & 16 EAGLE RANCH) CONT 6,562.67 SQ FT +-	0.1 495 823 8
6 4	10120 64415 23440 927	GILL DEREK F & DORO THY E TRUSTEES GILL LIVING TRUST	8415 RAN CHO VECI NO CT NW	ALBU QUE RQU E	N M	87 12 0	R		A1 A	LT 453- P1 PLAT OF RANCHO SERENO SUBD UNI T IV CONT 0.3442 AC+/- OR 14,993 SF +/-	0.3 447 581 9
6 5	10120 64513 28011 905	FOUNTAIN HILLS PLAZ A LLC C/O JASON A SC HAFFER	PO BOX 6 6897	ALBU QUE RQU E	N M	87 19 3	V		A1 A	LT 10-A- 1 BLK D PLAT FOR ALBUQUERQUE WEST LOTS 10-A-1 & 10-A- 2 BLK D WITHIN THE TOWN OF ALAMEDA GRANTCONT 1.0647 AC	1.0 692 261 2
6 6	10120 64329 23840 656	HAYES D CRAIG & MIC HELLE O	8432 CALL E PRIMER A NW	ALBU QUE RQU E	N M	87 12 0	R		A1 A	LT 128-P- 1 BLK 2 PLAT FOR LAS TERRAZAS SUBD UNIT 2 CONT 0.1806 AC M/L OR 7,867 SQ FT M/L	0.1 856 661 1
6 7	10120 64455 42610 956	SMITH BRENDA J & DA YHOFF	4908 T B C ATRON N W	ALBU QUE RQU E	N M	87 11 4	R		A1 A	LT 182 SECOND CORRECTION PLAT OF CONGRESS HEIGHTS (REPL OF TRS 15 & 16 EAGLE RANCH) CONT 6,366.23 SQ FT +-	0.1 467 985 8
6 8	10120 64422 37010 607	FOUNTAIN HILLS PLAZ A LLC C/O JASON SHAF FER	PO BOX 6 6897	ALBU QUE RQU E	N M	87 19 3	V		A1 A	TR A PLAT OF FOUNTAIN HILLS PLAZA S UBD (A REPLAT OF TRACTSB-1-A, C-1- A, D-1- A ALBUQUERQUE WEST UNIT ONE LOT 10-A- 2BLK D ALBUQUERQUE WEST & TRACT B RICHLAND HILLS UNIT 1)	9.0 311 708 8
6 9	10120 64476 34910 707	FOUNTAIN HILLS PLAZ A LLC C/O JASON SHAF FER	PO BOX 6 6897	ALBU QUE RQU E	N M	87 19 3	V		A1 A	TR D PLAT OF FOUNTAIN HILLS PLAZA S UBD (A REPLAT OF TRACTSB-1-A, C-1- A, D-1- A ALBUQUERQUE WEST UNIT ONE LOT 10-A- 2BLK D ALBUQUERQUE WEST & TRACT B RICHLAND HILLS UNIT 1)	5.1 334 928 7
7 0	10120 64344 22640 910	HUGHES EDWARD C & MARY	4125 RAN CHO GUS TO NW	ALBU QUE RQU E	N M	87 12 0	R		A1 A	LT 435- P1 PLAT OF RANCHO SERENO SUBD UNI T IV CONT 0.3698 AC+/- OR 16,108 SF +/-	0.3 790 752 1
7 1	10120 64355	HAYS MARY E	4123 RAN CHO GUS	ALBU QUE	N M	87 12	R		A1 A	LT 436- P1 PLAT OF RANCHO SERENO SUBD UNI	0.3 521

	23140 911		TO NW	RQU E		0			T IV CONT 0.3510 AC+/- OR 15,290 SF +/-	428 3
7 2	10120 64325 24440 655	JACOBS SCOTT M & MI CHELLE L	8436 CALL E PRIMER A NW	ALBU QUE RQU E	N M	87 12 0	R	A1 A	LT 127-P- 1 BLK 2 PLAT FOR LAS TERRAZAS SUBD UNIT 2 CONT 0.2761 AC M/L OR 12,027 SQ FT M/L	0.2 662 268 9

OR CURRENT RESIDENT
101306404429820322
4580 PARADISE BLVD ASSOICIATES
LIMITED PARTNERSHIP
330 GARFIELD ST 200
SANTA FE, NM 87501

OR CURRENT RESIDENT
101206450338311501
ALLISON MINDY L
9200 SAGUARO ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206448839511404
BELL TOM & JERRY L
4704 WILDFIRE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206430730211709
BLEA MICHAEL A & DEBBIE L
4204 RIDGEMONT AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206441344910203
CHAVEZ CARLA
4936 TB CATRON AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206444742910957
DAYHOFF HERBERT E & METTA JEAN
TRUSTEES DAYHOFF FAMILY LVT
4912 T B CATRON AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206451328011905
FOUNTAIN HILLS PLAZA LLC C/O
JASON A SCHAFFER
PO BOX 66897
ALBUQUERQUE, NM 87193

OR CURRENT RESIDENT
101206441523440927
GILL DEREK F & DOROTHY E
TRUSTEES GILL LIVING TRUST
8415 RANCHO VECINO CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206452532510705
GUARDIAN STORAGE I LLC
9221 EAGLE RANCH RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206432923840656
HAYES D CRAIG & MICHELLE O
8432 CALLE PRIMERA NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206432027611801
ABEYTA IRENE & ALFRED J
4204 BEACON KNOLL CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206449131710704
AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101206446741710901
BETHEL HERITAGE CHURCH OF
ALBUQUERQUE NEW MEXICO
7800 HULBROOK NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
101206432837310110
BOARD OF EDUCATION ATTN: PROP
MANANGE
PO BOX 25704
ALBUQUERQUE, NM 87125

OR CURRENT RESIDENT
101306404840120115
COMMUNITY DEV SERVICES C/O
YARCO COMPANY INC
7920 WARD PKWY
KANSAS CITY, MO 64114

OR CURRENT RESIDENT
101206438423340919
FILYK ANTHONY & MARGRET
8416 RANCHO COLINA CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206448222740948
GARCIA ALFRED A & RICHARE A
8424 RANCHO VENTOSO CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206434321840909
GONZALES HERMAN E & DIANE D
TRUSTEES GONZALES LVT
4124 RANCHO GUSTO NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206430031311616
HAM RONALD L
8601 HILLSHIRE PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206435523140911
HAYS MARY E
4123 RANCHO GUSTO NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206449239211405
ALA OWEN L & CAMILLE L
4700 WILDFIRE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206439423340920
ARELLANO J NEMEY & HELLEN S
8412 RANCHO COLINA CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206450435010706
BIN LILLIAN & PHYLLIS BIN & FRED
A CASALE
PO BOX 6699
THOUSAND OAKS, CA 91359

OR CURRENT RESIDENT
101206443722740935
CARTER RUSSELL E & MELISSA B
8415 RANCHO VERANO CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206437423040918
COOK MICHAEL M & REBECCA L
8415 RANCHO COLINA NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206438328711901
FIRST BAPTIST CHURCH OF ABQ NM
C/O JAMES ROACH ESQ
300 CENTRAL AVE SW
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT
101206444523240936
GECK WILLIAM E & DELATORRE-
GECK MARY C
8416 RANCHO VERANO CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206440141610608
GRAND ALLIANCE I JOINT VENTURE
PO BOX 14708
ALBUQUERQUE, NM 87191

OR CURRENT RESIDENT
101206431326811802
HARKNESS ZACHARIAH J & INEZ H
4216 BEACON KNOLL CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206434422640910
HUGHES EDWARD C & MARY
4125 RANCHO GUSTO NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206432524440655
JACOBS SCOTT M & MICHELLE L
8436 CALLE PRIMERA NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206443843610959
KEITH JOE S & CLAUDIA T
7720 AMERICAN HERITAGE NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101206450939211503
MARKS STELLA M & JOSEPH D
MARTINEZ
9208 SAGUARO ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206440822740926
MEZEL TIMOTHY J
8409 RANCHO VECINO CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206446542610954
PADILLA RONALD V
PO BOX 4096
SAN DIEGO, CA 92164

OR CURRENT RESIDENT
101206430633212023
PLONSKI LUANA C & TOBIAS
8608 HILLSHIRE PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206431332012025
SHAW JOYCE L
8600 HILLSHIRE PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206430429811710
SIZEMORE FURMAN G
4208 RIDGEMONT AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206450638711502
TAYLOR ROBERT W & PHYLLIS L
9204 SAGUARO ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206430128011704
VOTH THOMAS E & LAURA A
4215 BEACON KNOLL CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206447540411401
JOHNSON TIMOTHY L & SHAUNNA M
4716 WILDFIRE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206448339811403
KETCHUM TERRY T & BENE D
4708 WILDFIRE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206431829311707
MARTINEZ JOE N
4201 BEACON KNOLL CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206441844610202
MONK CHARLES W JR & CHERI A
4932 T B CATRON AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206442444210201
PAJUNEN VICTOR E & ROSE MARIE
4928 T.B. CATRON NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206451222041101
QUANZ FAMILY LTD PTNS % QUANZ
MOTOR CAR CO INC
9111 EAGLE RANCH RD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206436222540912
SILVA DELBERT V & CATHERINE L
4119 RANCHO GUSTO NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206444243310958
SKUJINS ANTHONY V
4916 T B CATRON NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206445522840937
TURANO JEFFREY & MELISSA
8412 RANCHO VERANO CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206430528511705
WELLS EARL P & DOROTHY M
4209 BEACON KNOLL CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306401727320301
KAYO OIL COMPANY C/O PLAZA
OFFICE BUILDING ROOM 810G
PO BOX 358
BORGER, TX 79008

OR CURRENT RESIDENT
101206446822940947
KOSILLA DEREK A & LARSON DEREK
V
8423 RANCHO VENTOSO CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206442723140928
MCGUIRE MITCHELL L & ANGELA R
8416 RANCHO VECINO CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206431530511708
MORENO MANUEL E & JULIE M
4200 RIDGEMONT AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206431032612024
PESCE RALPH R II & THERESA M
8604 HILLSHIRE PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206438439410606
R J SCHAEFER REAL ESTATE &
INVESTMENT
PO BOX 14708
ALBUQUERQUE, NM 87191

OR CURRENT RESIDENT
101206446342110955
SIMA CHARLES J & SHARON S
4904 T B CATRON NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206445542610956
SMITH BRENDA J & DAYHOFF
4908 T B CATRON NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206439522540921
URIAS DAVID & YOLANDA
8408 RANCHO COLINA NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101206431129011706
WODARZ JACOB ALIX & VICKY J
4205 BEACON KNOLL CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206447940111402
WORSHAM GROVER C & ELIZABETH
A CO-TRUSTEES WORSHAM RVT
4712 WILDFIRE RD NW
ALBUQUERQUE, NM 87114

Project# 1003445
BOHANNAN HUSTON INC
7500 JEFFERSON ST
ALBUQUERQUE, NM 87109

Project# 1003445
DWAYNE PINO
PO BOX 56883
ALBUQUERQUE, NM 87187

Project# 1003445
FRED B HAMPTON
Eagle Ranch NA
9620 STONE ST NW
ALBUQUERQUE, NM 87114

Project# 1003445
JULIA MOORE
Eagle Ranch NA
9208 C ANDERSON DR NW
ALBUQUERQUE, NM 87114

Project# 1003445
MILTON J DAVIS
Piedras Marcadas NA
8623 TIA CHRISTINA NW
ALBUQUERQUE, NM 87114

Project# 1003445
RICH CEDERBERG
Piedras Marcadas NA
9304 DROLET NW
ALBUQUERQUE, NM 87114

EAGLE RANCH N.A. (EGL)

***Fred B. Hampton** *e-mail: abqhampton@aol.com*
9620 Stone St. NW/87114-6019 890-5159 (h & w)
Julia Moore *e-mail: jtm7105@aol.com*
9208 C Anderson Dr. NW/87114 898-6441 (h) 890-1539 (w)

Council District: 5&County
County District: 1
Police Beat: 619/NW
Zone Map #: B-C-12-13

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

***Milton J. Davis** *e-mail: furnreptoo@msn.com*
8623 Tia Christina NW/87114 400-7360 (c)
Rich Cederberg *e-mail: rich.cederberg@topproducer.com*
9304 Drolet NW/87114 400-5994 (c)

Council District: 5
County District: 1
Police Beat: 619/NW
Zone Map #: B-12,C-12-13

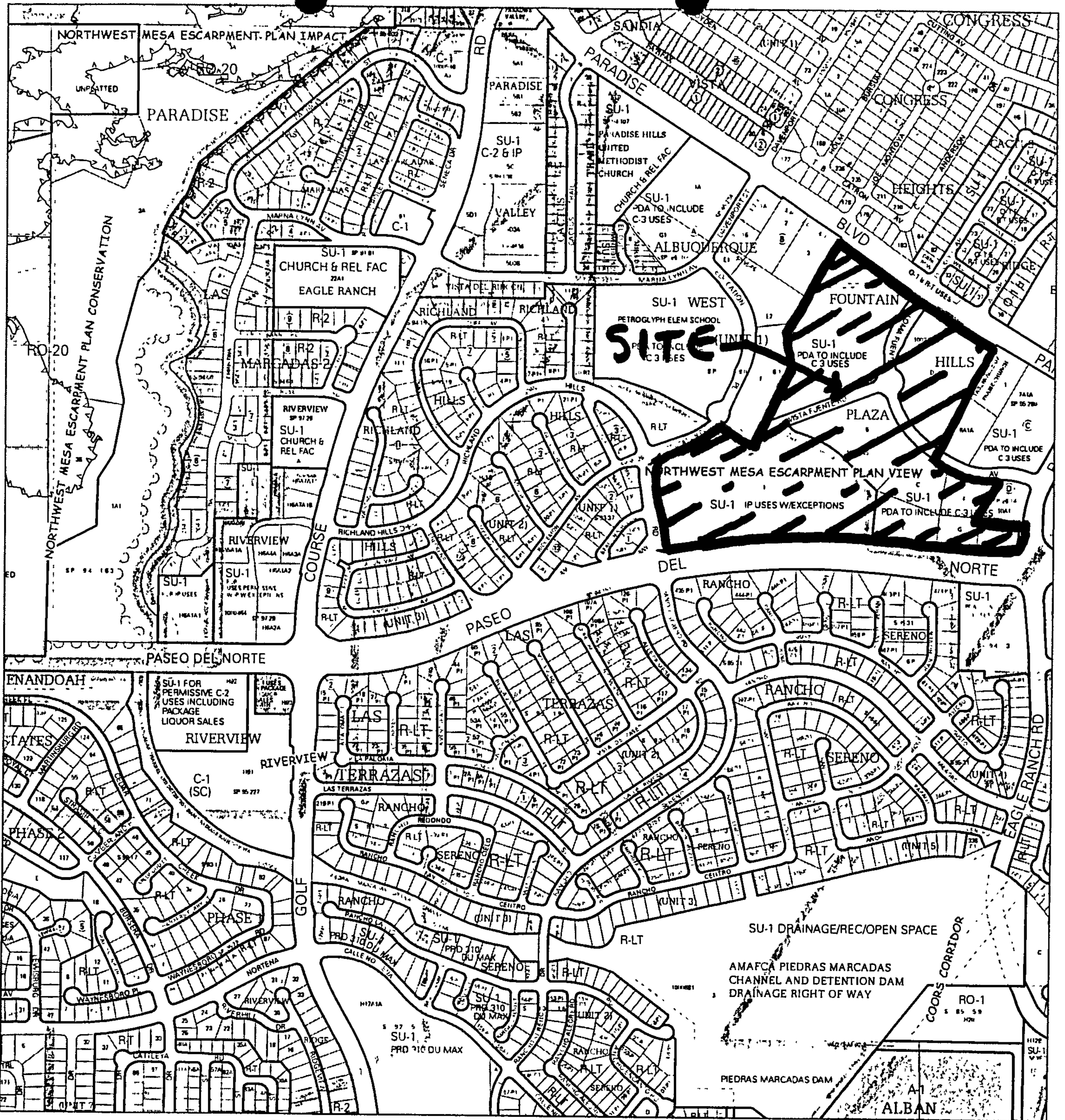
Website: www.pmna.org

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. 	A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee X	
	B. Received by (<i>Printed Name</i>)	C. Date of Delivery
1. Article Addressed to:	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
Mr. Fred B. Hampton 9620 Stone St. NW Albuquerque, New Mexico 87114-6019	3. Service Type <input 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.	
2. Article Number (<i>Transfer from service label</i>)	4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes	
	91 7108 2133 3933 4833 4795	
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540		

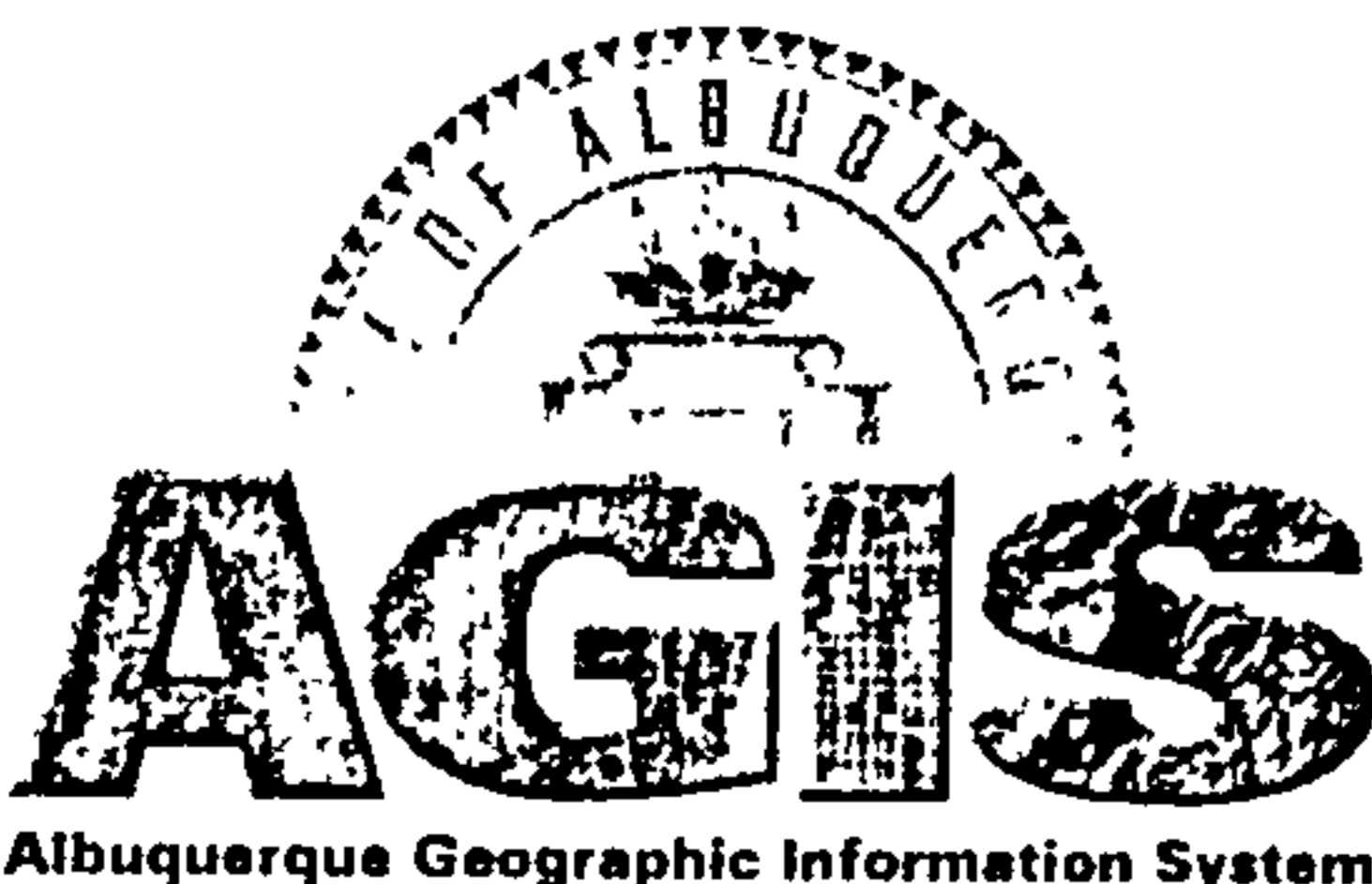
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee X	
	B. Received by (<i>Printed Name</i>)	C. Date of Delivery
1. Article Addressed to:	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
Mr. Rich Cederberg 9304 Drolet NW Albuquerque, NM 87114	3. Service Type <input 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.	
2. Article Number (<i>Transfer from service label</i>)	4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes	
	91 7108 2133 3933 4833 4801	
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540		

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. 	A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee X	
	B. Received by (<i>Printed Name</i>)	C. Date of Delivery
1. Article Addressed to:	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
Ms. Julia Moore 9208 C Anderson Dr. NW Albuquerque, NM 87114	3. Service Type <input 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.	
2. Article Number (<i>Transfer from service label</i>)	4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes	
	91 7108 2133 3933 4833 4818	
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540		

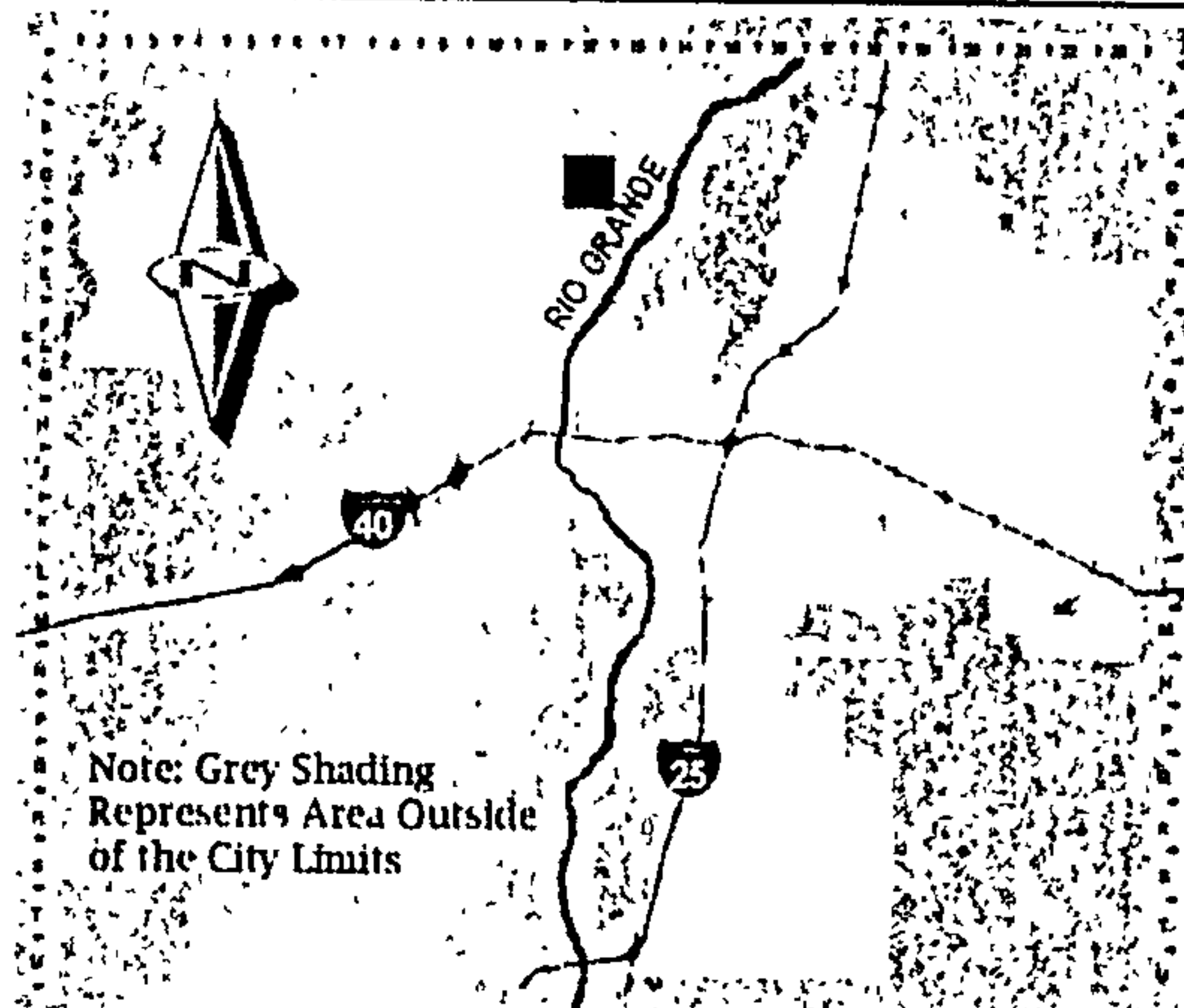




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 3/10/2009



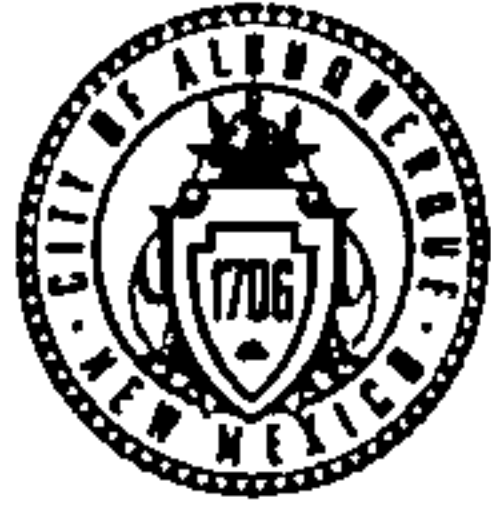
Note: Grey Shading Represents Area Outside of the City Limits

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	

0 .750 1,500
Feet



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 7, 2007

Project# 1003445
07DRB-70311 STREET NAME CHANGE

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A-2, Block(s) D, Tract(s) B-1-A, C-1-A, D-1-A & B, **FOUNTAIN HILLS PLAZA**, zoned SU-1, IP, PDA & C-3, located on NUNZIO AVE NW BETWEEN PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 39.91 acre(s). (C-12)

The Street Naming Ordinance requires DRB to submit a report to EPC which makes the final decision.

The criteria for the DRB to decide whether or not to recommend approval of the local street name change is contained in Section 6-5-1-1(B)(1) of this ordinance. The language reads, "A street name shall be changed only if the decisionmaker finds that there will be a public benefit which clearly outweighs the public confusion and cost which would be created by the name change."

In addition, all owners of the lots adjacent to the street proposed for the name change are to be notified by mail to give them the opportunity to comment. At least 30 days are to be allowed for receipt of comments before the decision is made.

The adjacent owners were notified. No comments were received. Because there is already a street within the City named "Nunzio", Planning believes the public benefit in changing the name outweighs the public confusion and cost created by the change.

Sheran Matson, AICP, DRB Chair

Cc: Bohannan Huston Inc – 7500 Jefferson NE – Albuquerque, NM 87109


Cc: Fountain Hills Plaza Inc – P.O Box 56883 – Albuquerque, NM 87187

Marilyn Maldonado

File

MEMORANDUM

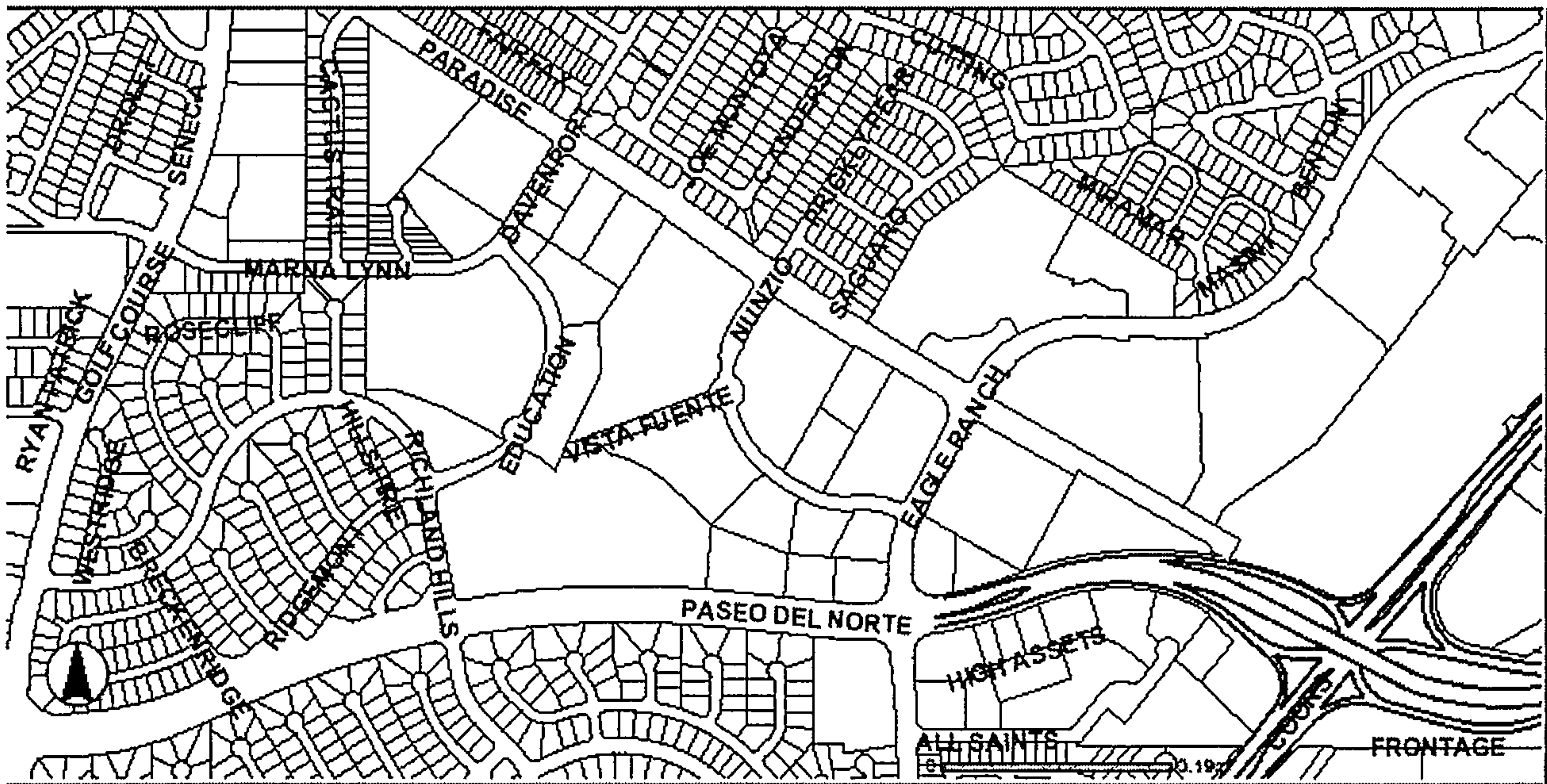
To: Distribution

From:  Richard Dourte, PE,
City of Albuquerque City Engineer

Date: May 30, 2008

Re: Street Name Change from Nunzio Avenue NW to Loma Fuente Avenue NW, between
Eagle Ranch Road and Paradise Hills Blvd.
DRB Project #1003445, Zone atlas C-12

The purpose of this memo is to inform you that the portion of Nunzio Avenue referenced above was renamed to Loma Fuente Avenue, within the Albuquerque West, Unit 1 Subdivision. This action was taken in accordance with the requirements set out in the City's Ordinance O-198 regarding the renaming of City Streets.





**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 7, 2007 9:00AM

MEMBERS:

**Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant**

**Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer**

**Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation**

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order 9:00 A.M.**
- B. Changes and/or Additions to the Agenda**
- C. New or Old Business**

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# ~~1003445~~**
07DRB-70311 STREET NAME CHANGE

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A-2, Block(s) D, Tract(s) B-1-A, C-1-A, D-1-A & B, **FOUNTAIN HILLS PLAZA**, zoned SU-1, IP, PDA & C-3, located on NUNZIO AVE NW BETWEEN PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 39.91 acre(s). (C-12)
The Street Naming Ordinance requires DRB to submit a report to EPC which makes the final decision.

The criteria for the DRB to decide whether or not to recommend approval of the local street name change is contained in Section 6-5-1-1(B)(1) of this ordinance. The language reads, " A street name shall be changed only if the decisionmaker finds that there will be a public benefit which clearly outweighs the public confusion and cost which would be created by the name change."

In addition, all owners of the lots adjacent to the street proposed for the name change are to be notified by mail to give them the opportunity to comment. At least 30 days are to be allowed for receipt of comments before the decision is made.

The adjacent owners were notified. No comments were received. Because there is already a street within the City named "Nunzio", Planning believes the public benefit in changing the name outweighs the public confusion and cost created by the change.

2. **Project# 1006902**
07DRB-70312 MAJOR - PRELIMINARY
PLAT APPROVAL

BORDENAVE DESIGNS agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) K,L,M & N, **LA LUZ DEL OESTE**, zoned SU-1/PRD, located on COORS BLVD NW AND DELYNNE NW AND WESTERN TRAILS NW containing approximately 7.5 acre(s). (F-11)**DEFERRED TO 11/14/07 AT THE AGENT'S REQUEST.**

3. **Project # 1005546**
07DRB-00589 MAJOR-VACATION OF
PUBLIC RIGHT-OF-WAY

SURV TEK INC agent(s) for BLACK FARMS LLC request(s) the above action(s) for **BLACK FARMS ESTATE, UNIT 2**, zoned RA-1 located on IRVING BLVD NW between VALLEY VIEW DR NW and RIVERFRONTE DR NW. (C-13) **DEFERRED TO 1/9/08 AT THE AGENTS' REQUEST.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

4. **Project# 1002739**
07DRB-70348 AMENDED SDP FOR
SUBDIVISION
07DRB-70349 AMENDED TO
PRELIMINARY PLAT
- MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Lot(s) PARCEL 4 & 6, **ANDERSON HEIGHTS Unit(s) 4 & 6**, zoned R-D, located on 118TH ST NW BETWEEN COLOBEL AVE NW AND AMOLE MESA NW containing approximately 56.86 acre(s). (N-8) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

5. **Project# 1006922**
07DRB-70347 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- TERRAMETRICS OF NEW MEXICO agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES (to be known as Lot 27-A) Unit(s) B**, zoned SU-1, M-1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND I-25 NE containing approximately 2.67 acre(s). (C-18) **DEFERRED TO 11/14/07 AT THE AGENT'S REQUEST.**

07DRB-70351 MINOR - SDP FOR
BUILDING PERMIT

CLARK CONSULTING ENGINEERS agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block 9, Unit B, **NORTH ALBUQUERQUE ACRES Tract A**, zoned SU2-M1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND PAN AMERICAN FREEWAY NE containing approximately 2.67 acre(s). (C-18) **DEFERRED TO 11/14/07 AT THE AGENT'S REQUEST.**

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

6. **Project# 1006813**
07DRB-70350 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- ALPHA PROFESSIONAL SURVEYING INC agent(s) for BONNIE K. ROMERO request(s) the above action(s) for all or a portion of Lot(s) 22-24, Block 2, **BELMONT PLACE**, zoned R-1, located on 5TH ST NW BETWEEN BELROSE AVE NW AND FREEMAN AVE NW containing approximately 0.24 acre(s). (G-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD, AND TO TRANSPORTATION TO ADD AN ADDITIONAL 2 FEET ALONG THE ALLEY.**

7. **Project# 1005465**
07DRB-70277 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DUKE CITY DISTRIBUTING request(s) the above action(s) for all or a portion of Tract(s) C, **SOUTH BROADWAY INDUSTRIAL ACRES**, zoned SU-2 HM, located on WOODWARD RD SE BETWEEN BROADWAY BLVD SE AND 2ND ST SE containing approximately 3.52 acre(s). (M-14) *[Deferred from 10/03/07, 10/17/07, 10/24/07 & 10/31/07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD, AND TO TRANSPORTATION TO CALL OUT THE WIDTH OF THE RIGHT-OF-WAY ON WOODWARD AND FOR CURVE C1 TO BE INCREASED TO 35 FEET.**

8. **Project# 1006913**
07DRB-70333 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for 110 RICHMOND , LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A, 1-B, 2 & 3, Block(s) 40, **UNIVERSITY HEIGHTS ADDITION**, zoned CCR-1, located on RICHMOND AVE NE BETWEEN CENTRAL AVE NE AND SILVER AVE NE containing approximately 0.52 acre(s). (K-16) *[Deferred from 10/31/07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD, AND TO TRANSPORTATION FOR THE ALLEY TO BE RECONSTRUCTED OR OVERLAYED PRIOR TO SIGN-OFF.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

9. **Project# 1002637**
07DRB-70346 SKETCH PLAT REVIEW
AND COMMENT

LOGAN HALL agent(s) for LOGAN HALL request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 4, **TERRACE ADDITION**, zoned SU2-NCR, located on LEAD AVE SE BETWEEN LOCUST AVE SE AND ELM ST SE containing approximately 0.45 acre(s). (K-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

10. Other Matters:

ADJOURNED: 10:30

3445

DXF Electronic Approval Form

DRB Project Case #: 1003445

Subdivision Name: FOUNTAIN HILLS PLAZA

Surveyor: ROBERT GROMATZKY

Contact Person: STEPHANIE WALTON

Contact Information: 798-7878

DXF Received: 10/17/2007

Hard Copy Received: 10/17/2007

Coordinate System: Ground rotated to NMSP Grid


Approved

10.17.2007
Date

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

AGIS Use Only
Copied fc 3445 to agiscov on 10/17/2007 Contact person notified on 10/17/2007

TRANSMISSION VERIFICATION REPORT

TIME : 11/01/2007 10:17
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BROL6J570919

DATE, TIME 11/01 10:17
FAX NO./NAME 97987988
DURATION 00:00:28
PAGE(S) 03
RESULT OK
MODE STANDARD
ECM



DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Stephanie

FAX NUMBER: 98-7988 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: _____

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1003445 APPLICATION NO: _____



**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, November 7, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1006902
07DRB-70312 MAJOR - PRELIMINARY
PLAT APPROVAL

BORDENAVE DESIGNS agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) K,L,M & N, **LA LUZ DEL OESTE**, zoned SU-1/PRD, located on COORS BLVD NW BETWEEN DELLYNNE NW AND WESTERN TRAILS NW containing approximately 7.5 acre(s). (F-11)

Planning has no objection to the approval of this plat. However, agent will need to supply a copy of the Certificate issued by Dr Schmader before approval at DRB can occur.

Project# 1003445
07DRB-70311 STREET NAME CHANGE

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A-2, Block(s) D, Tract(s) B-1-A, C-1-A, D-1-A & B, **FOUNTAIN HILLS PLAZA**, zoned SU-1, IP, PDA & C-3, located on NUNZIO AVE NW BETWEEN PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 39.9074 acre(s). (C-12)

The Street Naming Ordinance requires DRB to submit a report to EPC which makes the final decision.

The criteria for the DRB to decide whether or not to recommend approval of the local street name change is contained in Section 6-5-1-1(B)(1) of this ordinance. The language reads, "A street name shall be changed only if the decisionmaker finds that there will be a public benefit which clearly outweighs the public confusion and cost which would be created by the name change."

In addition, all owners of the lots adjacent to the street proposed for the name change are to be notified by mail to give them the opportunity to comment. At least 30 days are to be allowed for receipt of comments before the decision is made.

The adjacent owners were notified. No comments were

received. Because there is already a street within the City named "Nunzio", Planning believes the public benefit in changing the name outweighs the public confusion and cost created by the change.

Remember, the final decision is made by EPC.

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 22, 2007.

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003445 AGENDA# 1 DATE: 11/7/07

1. Name: ~~Rene Horvath~~ Address: ~~5515 Palomino Dr~~ Zip: ~~87120~~
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

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

Meeting Date: November 7, 2007
Zone Atlas Page: C-12
Notification Radius: 100 Ft.

Project# 1003445
App#07DRB-70311

Cross Reference and Location: NUNZIE AVE NW BETWEEN PARADISE BLVD
NW AND PASEO DEL NORTE

Applicant: FOUNTAIN HILLS PLAZA LLC
PO BOX 56883
ALBUQUERQUE, NM 87102

Agent: BOHANNAN HUSTON INC
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: OCTOBER 19, 2007
Signature: ERIN TREMLIN

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Behannon Houston, Inc. PHONE: 823-1000
 ADDRESS: 7500 Jefferson NE FAX: 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: Fountain Hills Plaza, LLC. PHONE: 239-0920
 ADDRESS: PO Box 51883 FAX: 890-7278
 CITY: ABQ STATE NM ZIP 87187 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Street Name Change Request

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

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

Lot or Tract No. TRACTS B-1A, C-1A, D-1A, L-1A 10-12 Block: D Unit: _____
 Subdiv/Addr/TBKA: Fountain Hills Plaza Sub. Tract B
 Existing Zoning: SK-1, IP, PCA, C3 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): C-12 UPC Code: 1012014425352101007

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
ORB 1003445 / 07DRB-00001

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: _____ No. of proposed lots: 9 Total area of site (acres): 29.9074
 LOCATION OF PROPERTY BY STREETS: On or Near: NUNZIO AVE. NW
 Between: Paradise Blvd. NW and PASEO DEL NORTE NW

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

SIGNATURE: [Signature] DATE 10/11/2007
 (Print) Yolanda Moyer Applicant Agent

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>07DRB-70311</u>	<u>SNC</u>	<u>12</u>	<u>\$145.00</u>
_____	<u>ADX</u>	_____	<u>\$75.00</u>
_____	<u>CHF</u>	_____	<u>\$20.00</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
			Total
			<u>\$240.00</u>

Hearing date 11/07/07

Sandy Handley 10/11/07
 Planner signature / date

Project # 1003445

ALBUQUERQUE, NM

FORM D: STORM DRAINAGE COST ALLOCATION PLAN & STREET NAME CHANGES

STORM DRAINAGE COST ALLOCATION PLAN (DRB23)

(PUBLIC HEARING CASE)

- The complete document which creates the storm drainage cost allocation plan **5 copies only** required.
- Letter 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 (if applicable)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts for all affected property owners.
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application.
- Zone Atlas map with properties affected outlined and crosshatched.

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

STREET NAME CHANGE (DRB24)

(PUBLIC HEARING CASE)

24 copies of the request are required

- Zone Atlas map with the entire plan/amendment area 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 (sector plans only)
- 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.

Yolanda Moyer

[Handwritten Signature] Applicant name (print)
 Applicant signature / date



Form revised 4/07

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

Application case numbers
 2 DRB- - 70311

[Handwritten Signature] 10/11/07
 Planner signature / date
 Project # 1003445

1 7	101206 439428 711901	FIRST BAPTIST CHURCH OF ABQ NM % JAMES ROACH ESQ	300 CENTRAL AVE SW	ALBUQUERQUE	NM	87102	V	A1A	TR B VACATION AND REPLAT OF RIVERVIEW PARCELS H-3, H-4 AND H-5 TO RICHLAND HILLS UNIT 1 CONT 13.3147 AC M/L
1 8	101206 440141 610608	GRAND ALLIANCE IJOINT VENTURE	PO BOX 14708	ALBUQUERQUE	NM	871914708	V	A1A	* 3 B ALBUQUERQUE WEST SUB'D CONT 1.4771 AC
1 9	101206 446342 110955	SIMA CHARLES J & SHARON S	4904 TBC ATRON NW	ALBUQUERQUE	NM	87114	R	A1A	LT 183 SECOND CORRECTION PLAT OF CONGRESS HEIGHTS (REPL OF TRS 15 & 16 EAGLE RANCH) CONT 13,290.78 SQ FT +/-
2 0	101306 404429 820322	4580 PARADISE BLVD ASSOCIATES LIMITED PARTNERSHIP	330 GARFIELD ST 200	SANTA FE	NM	875012677	C	A1A	TR 1-A EAGLE RANCH REPL OF TR 1 OF EAGLE RANCH CONT 5.500 AC
2 1	101206 450338 311501	YARROW KRISTIL & ALLISON MINDYL	9200 SAGUARO ST NW	ALBUQUERQUE	NM	871145352	R	A1A	LT 38 PLAT OF CACTUS RIDGE SUB CONT 0.1576 AC M/L OR 6,865 SQ FT M/L
2 2	101206 450435 010706	BIN LILLIAN	PO BOX 6699	THOUSAND OAKS	CA	91359	V	A1A	* 1 OF PLAT OF LANDS OF TABERNACLE OF PRAISE CHURCH CONT 1.3997 AC
2 3	101206 451329 110626	CIRCLE K PROPERTIES INC C/O TOSCO MARKETING CO DC-17	PO BOX 52085	PHOENIX	AZ	850722085	V	A1A	LT 10-A-1 BLK D PLAT FOR ALBUQUERQUE WEST LOTS 10-A-1 & 10-A-2 BLK D WITHIN THE TOWN OF ALAMEDA GRANT CONT 1.0647 AC
2 4	101206 438439 410606	R J SCHAEFER REAL ESTATE & INVESTMENT	PO BOX 14708	ALBUQUERQUE	NM	871914708	V	A1A	TR E-2 PLAT FOR TRS E-1 & E-2 ALBUQUERQUE WEST UNIT 1 CONT 1.7141 AC M/L OR 74,666 SF M/L
2 5	101206 450140 611305	BAKER RYAN J	4701 WILDFIRE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 28 PLAT OF CACTUS RIDGE SUB CONT 0.1358 AC M/L OR 5,915 SQ FT M/L
2 6	101206 447940 111402	WORSHAM GROVER C & ELIZABETH A	4712 WILDFIRE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 34 PLAT OF CACTUS RIDGE SUB CONT 0.1268 AC M/L OR 5,523 SQ FT M/L
2 7	101206 451941 011507	KELLEY FRANK L & SUSAN M	9224 SAGUARO NW	ALBUQUERQUE	NM	87114	R	A1A	LT 44 PLAT OF CACTUS RIDGE SUB CONT 0.1317 AC M/L OR 5,737 SQ FT M/L
2 8	101306 404840 120115	COMMUNITY DEVELOPMENTS SERVICES C/O YARCO COMPANY INC	3770 BROADWAY	KANSAS CITY	MO	64111	R	A1A	TRS 17-A1 & 17-A2 PLAT FOR EAGLE RANCH TRS 17-A, 17-A2, 17-A3 WITHIN THE TOWN OF ALAMEDA GRANT CONT 13.7333 AC +/-
2 9	101206 451740 511506	SANCHEZ EDDIE JR & ELOYDA	9220 SAGUARO ST NW	ALBUQUERQUE	NM	871145353	R	A1A	LT 43 PLAT OF CACTUS RIDGE SUB CONT 0.1340 AC M/L OR 5,837 SQ FT M/L
3 0	101206 447540 411401	JOHNSON TIMOTHY L & SHAUNNA M	4716 WILDFIRE RD NW	ALBUQUERQUE	NM	871145340	R	A1A	LT 33 PLAT OF CACTUS RIDGE SUB CONT 0.1312 AC M/L OR 5,715 SQ FT M/L
3 1	101206 451440 111505	WEEBER MILDRED I	9216 SAGUARO NW	ALBUQUERQUE	NM	87114	R	A1A	LT 42 PLAT OF CACTUS RIDGE SUB CONT 0.1364 AC M/L OR 5,942 SQ FT M/L
3 2	101206 449239 211405	CLINGAN JOHNATHAN	4700 WILDFIRE RD NW	ALBUQUERQUE	NM	871145340	R	A1A	LT 37 PLAT OF CACTUS RIDGE SUB CONT 0.1285 AC M/L OR 5,597 SQ FT M/L
3 3	101206 450939 211503	MARKS STELLA M & JOSEPH D MARTINEZ	9208 SAGUARO ST NW	ALBUQUERQUE	NM	871145352	R	A1A	LT 40 PLAT OF CACTUS RIDGE SUB CONT 0.1411 AC M/L OR 6,146 SQ FT M/L
3	101206	TAYLOR ROBERT W &	9204 SAGU	ALBU	N	871	R	A1	LT 39 PLAT OF CACTUS RIDGE SUB CONT 0.

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNE R CITY	OWNE R ST ATE	OWNE R ZIP CODE	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL
1	101206 437535 110613	GRAND ALLIANCE II J NT VENTURE C/O GR AND ALLIANCE I	PO BOX 147 08	ALBU QUER QUE	N M	871 91 470 8	V	A1 A	TRACT F PLAT OF ALBUQUERQUE WEST U NIT 1 CONT 107,881 SQ FT M/L
2	101206 449241 211303	ACOSTA HUGO & JOS E L ACOSTA & ANGEL ICA	4709 WILD FIRE RD NW	ALBU QUER QUE	N M	871 14 535 1	R	A1 A	LT 30 PLAT OF CACTUS RIDGE SUB CONT 0. 1263 AC M/L OR 5,502 S Q FT M/L
3	101206 452242 011509	VANGALA REDDY RA MACHANDRA & ANITA	9300 SAGU ARO ST NW	ALBU QUER QUE	N M	871 14 535 6	R	A1 A	LT 46 PLAT OF CACTUS RIDGE SUB CONT 0. 1299 AC M/L OR 5,658 S Q FT M/L
4	101206 452141 511508	DICKINSON KELLY & SONIA	9228 SAGU ARO NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 45 PLAT OF CACTUS RIDGE SUB CONT 0. 1315 AC M/L OR 5,728 S Q FT M/L
5	101206 446542 610954	PADILLA RONALD V	PO BOX 671 01	ALBU QUER QUE	N M	871 93	R	A1 A	LT 184 SECOND CORRECTION PLAT OF CO NGRESS HEIGHTS (REPL OF TRS 15 & 16 E AGLE RANCH) CONT 8,902.43 SQ FT +-
6	101306 409134 520217	N/A EAGLE RANCH- 67 LTD PTNS % DELOI TTE & TOUCHE LLP	555 17TH S T SUITE 36 00	DENV ER	C O	802 02	R	A1 A	TR A4A PLAT FOR THE PLAZA AT PASEO DE L NORTE TRACTS A-1-A, A-2-A, A-3-A, A-4- A, B-1, C-1, D AND E CONT 9.9783 AC
7	101206 448839 511404	BELL TOM & JERRY L	4704 WILD FIRE RD NW	ALBU QUER QUE	N M	871 14 534 0	R	A1 A	LT 36 PLAT OF CACTUS RIDGE SUB CONT 0. 1255 AC M/L OR 5,467 S Q FT M/L
8	101206 451239 711504	JENNINGS J BOYD & BETTY C	9212 SAGU ARO ST NW	ALBU QUER QUE	N M	871 14 535 2	R	A1 A	LT 41 PLAT OF CACTUS RIDGE SUB CONT 0. 1387 AC M/L OR 6,042 S Q FT M/L
9	101206 448339 811403	KETCHUM TERRY T & BENEE D	4708 WILD FIRE RD NW	ALBU QUER QUE	N M	871 14 534 0	R	A1 A	LT 35 PLAT OF CACTUS RIDGE SUB CONT 0. 1267 AC M/L OR 5,519 S Q FT M/L
10	101306 402436 020114	SHOPS AT WESTPAR K LLC	1501 POLO NW	ALBU QUER QUE	N M	871 14	V	A1 A	TR 17-A3 PLAT FOR EAGLE RANCH TRS 17- A1, 17-A2 & 17- A3 WITHI N THE TOWN OF ALAMEDA GRAN T CONT 1.2486 AC M/L OR 54,389 SF M/L
11	101206 446741 710901	MULLINS JASON A & BRITAINY R	9209 PRIC KLY PEAR S T NW	ALBU QUER QUE	N M	871 14 536 8	R	A1 A	LT 82 PLAT OF CACTUS RIDGE SUBD CONT 0.1377 AC M/L OR 5,998 SQ FT M/L
12	101206 450641 511306	WILLIAMS JILL H	4700 LACY SPINE RD N W	ALBU QUER QUE	N M	871 14	R	A1 A	LT 27 PLAT OF CACTUS RIDGE SUB CONT 0. 1295 AC M/L OR 5,641 S Q FT M/L
13	101206 448841 511302	BAJRACHARYA NGA WANG & LAMA TENSI NG	4711 WILD FIRE NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 31 PLAT OF CACTUS RIDGE SUB CONT 0. 1263 AC M/L OR 5,502 S Q FT M/L
14	101206 450241 811307	GARCIA GERALD D & JOLENE D	4704 LACY SPINE NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 26 PLAT OF CACTUS RIDGE SUB CONT 0. 1205 AC M/L OR 5,249 S Q FT M/L
15	101206 448441 711301	DUNN ERNEST NATH ANIEL III & NORMA ALI CE	4715 WILD FIRE RD NW	ALBU QUER QUE	N M	871 14 535 1	R	A1 A	LT 32 PLAT OF CACTUS RIDGE SUB CONT 0. 1358 AC M/L OR 5,915 S Q FT M/L
16	101206 449640 911304	BROWN THOMAS DA NIEL & IDALIA RAQUE L BROWN	4705 WILD FIRE RD NW	ALBU QUER QUE	N M	871 14 535 1	R	A1 A	LT 29 PLAT OF CACTUS RIDGE SUB CONT 0. 1263 AC M/L OR 5,502 S Q FT M/L

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	101206 448942 611310	RIVERA CLORIN DA	PO BOX 6577 7	ALBU QUE RQU E	N M	871 93 5 777	R	A1 A	LT 23 PLAT OF CACTUS RIDGE SUB CONT 0.12 95 AC M/L OR 5,641 S Q FT M/L
2	101206 449442 411309	COX WESLEY	4712 LACY SPINE RD N W	ALBU QUE RQU E	N M	871 14 5 375	R	A1 A	LT 24 PLAT OF CACTUS RIDGE SUB CONT 0.12 05 AC M/L OR 5,249 S Q FT M/L
3	101206 449842 111308	FRIDLEY LYNETT E L & JAMIE	4708 LACY SPINE RD N W	ALBU QUE RQU E	N M	871 14 5 375	R	A1 A	LT 25 PLAT OF CACTUS RIDGE SUB CONT 0.12 05 AC M/L OR 5,249 S Q FT M/L
1	101206 447242 610903	WINKELMAN CH RISTINE & JAME S A	9215 PRICK LY PEAR ST NW	ALBU QUE RQU E	N M	871 14 5 368	R	A1 A	LT 80 PLAT OF CACTUS RIDGE SUBD CONT 0.1 377 AC M/L OR 5,998 SQ FT M/L
2	101206 447743 510905	ELLIOTT DALE R	9221 PRICK LY PEAR N W	ALBU QUE RQU E	N M	871 14	R	A1 A	LT 78 PLAT OF CACTUS RIDGE SUBD CONT 0.1 377 AC M/L OR 5,998 SQ FT M/L
3	101206 447543 010904	ROUBIDOUX JAN ET L	9219 PRICK LY PEAR ST NW	ALBU QUE RQU E	N M	871 14 5 368	R	A1 A	LT 79 PLAT OF CACTUS RIDGE SUBD CONT 0.1 377 AC M/L OR 5,998 SQ FT M/L
4	101206 447042 110902	GONZALES ELEA NOR	9211 PRICK LY PEAR ST NW	ALBU QUE RQU E	N M	871 14	R	A1 A	LT 81 PLAT OF CACTUS RIDGE SUBD CONT 0.1 377 AC M/L OR 5,998 SQ FT M/L
1	101206 447243 710952	POWELL NEDA J	9204 CLINT ON ANDERS ON DR NW	ALBU QUE RQU E	N M	871 14	R	A1 A	LT 186 SECOND CORRECTION PLAT OF CONG RESS HEIGHTS (REPL OF T RS 15 & 16 EAGLE RANCH) CONT 6,600.00 SQ FT +-
2	101206 447544 210951	MOORE JOHNNY JR & JULIA T	9208 C AND ERSON DR N W	ALBU QUE RQU E	N M	871 14 5 317	R	A1 A	LT 187 SECOND CORRECTION PLAT OF CONG RESS HEIGHTS (REPL OF T RS 15 & 16 EAGLE RANCH) CONT 6,600.00 SQ FT +-
3	101206 446843 210953	LEY DAVID J JR & ROXANNE CAND ELARIA LEY	9200 CLINT ON ANDERS ON DR NW	ALBU QUE RQU E	N M	871 14 5 317	R	A1 A	LT 185 SECOND CORRECTION PLAT OF CONG RESS HEIGHTS (REPL OF T RS 15 & 16 EAGLE RANCH) CONT 6,594.41 SQ FT +-

4	450638 711502	PHYLLIS L	ARO ST NW	QUER QUE	M	14 535 2		A	1434 AC M/L OR 6,247 S Q FT M/L
3 5	101206 452532 510705	GUARDIAN STORAGE I LLC	9221 EAGL E RANCH R D NW	ALBU QUER QUE	N M	871 14	C	A1 A	LT 7-A-1- A BLK C PLAT OF ALBUQUERQUE WEST CO NT 4.2800 AC M/L OR 186,437 SQ FT M/L
3 6	101206 451127 010620	AMERICAN EAGLE IN VESTORS LTD C/O R J SCHAEFER	PO BOX 147 08	ALBU QUER QUE	N M	871 91 470 8	V	A1 A	LT 10-A- 2 BLK D PLAT FOR ALBUQUERQUE WEST L TS 10-A-1 & 10-A- 2 BLK D WITHIN THE TOWN OF ALAMEDA G RANT CONT 1.2671 AC
3 7	101306 403027 220302	ALBUQUERQUE JACK LLC % TERRANCE ZI NMAN	21731 VEN TURA BLVD SUITE 180	WOO DLAN D HILL S	C A	913 64	C	A1 A	LT 1- C BLK E PLAT FOR ALBUQUERQUE WEST S UBDIVISION BLOCK E LOT 1-B AND LOT 1- C CONT .8980 AC
3 8	101306 401727 320301	KAYO OIL COMPANY C/O PLAZA OFFICE B UILDING ROOM 810G	PO BOX 358	BORG ER	TX	790 08 035 8	C	A1 A	LT 1- B BLK E PLAT FOR ALBUQUERQUE WEST S UBDIVISION BLOCK E LOT 1-B AND LOT 1- C CONT 1.2677 AC
3 9	101206 447328 010614	GRAND ALLIANCE II J NT VENTURE	PO BOX 147 08	ALBU QUER QUE	N M	871 91 470 8	V	A1 A	TR C-1-A PLAT FOR TRACTS B-1-A, C-1- A & D-1-A & LOT 6-A-1- A ALBUQUERQUE WEST UNIT ONE CONT 3. 8597 AC
4 0	101206 449131 710704	AMAFCA	2600 PROS PECT NE	ALBU QUER QUE	N M	871 07	V	A1 A	LT 6-A-1-A PLAT FOR TRACTS B-1-A, C-1- A & D-1-A & LT 6-A-1- A ALBUQUERQUE WEST UNIT ONE CONT 1. 4406 AC
4 1	101206 447034 910703	GRAND ALLIANCE II J NT VENTURE	PO BOX 147 08	ALBU QUER QUE	N M	871 91 470 8	V	A1 A	TR D-1-A PLAT FOR TRACTS B-1-A, C-1- A & D-1-A & LOT 6-A-1- A ALBUQUERQUE WEST UNIT ONE CONT 5. 3659 AC
4 2	101206 442535 210607	GRAND ALLIANCE II J NT VENTURE	PO BOX 147 08	ALBU QUER QUE	N M	871 91 470 8	V	A1 A	TR B-1-A PLAT FOR TRACTS B-1-A, C-1- A & D-1-A & LOT 6-A-1- A ALBUQUERQUE WEST UNIT ONE CONT 1 6.0941 AC

Or Current Resident
4580 PARADISE BLVD ASSOICIATES
LIMITED PARTNERSHIP
330 GARFIELD ST 200
SANTA FE, NM 87501 2677

Or Current Resident
AMAFCA
2600 PROSPECT NE
ALBUQUERQUE, NM 87107

Or Current Resident
BAKER RYAN J
4701 WILDFIRE RD NW
ALBUQUERQUE, NM 87114

Or Current Resident
BROWN THOMAS DANIEL & IDALIA
RAQUEL BROWN
4705 WILDFIRE RD NW
ALBUQUERQUE, NM 87114 5351

Or Current Resident
COMMUNITY DEV SERVICES C/O
YARCO COMPANY INC
3770 BROADWAY
KANSAS CITY, MO 64111

Or Current Resident
FIRST BAPTIST CHURCH OF ABQ NM
JAMES ROACH ESQ
300 CENTRAL AVE SW
ALBUQUERQUE, NM 87102

Or Current Resident
GRAND ALLIANCE II JNT VENTURE
PO BOX 14708
ALBUQUERQUE, NM 87191 4708

Or Current Resident
JOHNSON TIMOTHY L & SHAUNNA
4716 WILDFIRE RD NW
ALBUQUERQUE, NM 87114 5340

Or Current Resident
KETCHUM TERRY T & BENE D
4708 WILDFIRE RD NW
ALBUQUERQUE, NM 87114 5340

Or Current Resident
N/A EAGLE RANCH-67 LTD PTNS
DELOITTE & TOUCHE LLP
555 17TH ST SUITE 3600
DENVER, CO 80202

Or Current Resident
ACOSTA HUGO & JOSE L ACOSTA &
ANGELICA
4709 WILDFIRE RD NW
ALBUQUERQUE, NM 87114 5351

Or Current Resident
AMERICAN EAGLE INVESTORS LTD
C/O R J SCHAEFER
PO BOX 14708
ALBUQUERQUE, NM 87191 4708

Or Current Resident
BELL TOM & JERRY L
4704 WILDFIRE RD NW
ALBUQUERQUE, NM 87114 5340

Or Current Resident
CIRCLE K PROPERTIES INC C/O
TOSCO MARKETING CO DC-17
PO BOX 52085
PHOENIX, AZ 85072 2085

Or Current Resident
DICKINSON KELLY & SONIA
9228 SAGUARO NW
ALBUQUERQUE, NM 87114

Or Current Resident
GARCIA GERALD D & JOLENE D
4704 LACY SPINE NW
ALBUQUERQUE, NM 87114

Or Current Resident
GUARDIAN STORAGE I LLC
9221 EAGLE RANCH RD NW
ALBUQUERQUE, NM 87114

Or Current Resident
KAYO OIL COMPANY C/O PLAZA
OFFICE BUILDING ROOM 810G
PO BOX 358
BORGER, TX 79008 0358

Or Current Resident
MARKS STELLA M & JOSEPH D
MARTINEZ
9208 SAGUARO ST NW
ALBUQUERQUE, NM 87114 5352

Or Current Resident
PADILLA RONALD V
PO BOX 67101
ALBUQUERQUE, NM 87193

Or Current Resident
ALBUQUERQUE JACK LLC
TERRANCE ZINMAN
21731 VENTURA BLVD SUITE 180
WOODLAND HILLS, CA 91364

Or Current Resident
BAJRACHARYA NGAWANG & LAMA
TENSING
4711 WILDFIRE NW
ALBUQUERQUE, NM 87114

Or Current Resident
BIN LILLIAN
PO BOX 6699
THOUSAND OAKS, CA 91359

Or Current Resident
CLINGAN JOHNATHAN
4700 WILDFIRE RD NW
ALBUQUERQUE, NM 87114 5340

Or Current Resident
DUNN ERNEST NATHANIEL III &
NORMA ALICE
4715 WILDFIRE RD NW
ALBUQUERQUE, NM 87114 5351

Or Current Resident
GRAND ALLIANCE I JOINT VENTURE
PO BOX 14708
ALBUQUERQUE, NM 87191 4708

Or Current Resident
JENNINGS J BOYD & BETTY C
9212 SAGUARO ST NW
ALBUQUERQUE, NM 87114 5352

Or Current Resident
KELLEY FRANK L & SUSAN M
9224 SAGUARO NW
ALBUQUERQUE, NM 87114

Or Current Resident
MULLINS JASON A & BRITTAINY R
9209 PRICKLY PEAR ST NW
ALBUQUERQUE, NM 87114 5368

Or Current Resident
R J SCHAEFER REAL ESTATE &
INVESTMENT
PO BOX 14708
ALBUQUERQUE, NM 87191 4708

Or Current Resident
SANCHEZ EDDIE JR & ELOYDA
9220 SAGUARO ST NW
ALBUQUERQUE, NM 87114 5353

Or Current Resident
TAYLOR ROBERT W & PHYLLIS L
9204 SAGUARO ST NW
ALBUQUERQUE, NM 87114 5352

Or Current Resident
WILLIAMS JILL H
4700 LACY SPINE RD NW
ALBUQUERQUE, NM 87114

Project# 1003445
BOHANNAN HUSTON
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Project# 1003445
JULIA MOORE
Eagle Ranch NA
9208 C ANDERSON DR NW
ALBUQUERQUE, NM 87114

Project# 1003445
LARRY WEAVER
Paradise Hill Civic Assoc.
6001 UNITAS CT NW
ALBUQUERQUE, NM 87114

Or Current Resident
SHOPS AT WESTPARK LLC
1501 POLO NW
ALBUQUERQUE, NM 87114

Or Current Resident
VANGALA REDDY RAMACHANDRA
& ANITA
9300 SAGUARO ST NW
ALBUQUERQUE, NM 87114 5356

Or Current Resident
WORSHAM GROVER C & ELIZABETH
4712 WILDFIRE RD NW
ALBUQUERQUE, NM 87114

Project# 1003445
FOUNTAIN HILLS PLAZA LLC
PO BOX 56883
ALBUQUERQUE, NM 87187

Project# 1003445
RICH CEDERBER
Piedras Marcadas
9304 DROLET NW
ALBUQUERQUE, NM 87114

Project# 1003445
TOM ANDERSON
Paradise Hill Civic Assoc.
10013 PLUNKETT DR
ALBUQUERQUE, NM 87114

Or Current Resident
SIMA CHARLES J & SHARON S
4904 T B CATRON NW
ALBUQUERQUE, NM 87114

Or Current Resident
WEEBER MILDRED I
9216 SAGUARO NW
ALBUQUERQUE, NM 87114

Or Current Resident
YARROW KRISTI L & ALLISON
MINDY L
9200 SAGUARO ST NW
ALBUQUERQUE, NM 87114 5352

Project# 1003445
FRED B HAMPTON
Eagle Ranch NA
9620 STONER ST NW
ALBUQUERQUE, NM 87114

Project# 1003445
GERRI WARNER
Piedras Marcadas
8715 TIA CHRISTINA NW
ALBUQUERQUE, NM 87114

Or Current Resident
COX WESLEY
4712 LACY SPINE RD NW
ALBUQUERQUE, NM 87114 5375

Or Current Resident
GONZALES ELEANOR
9211 PRICKLY PEAR ST NW
ALBUQUERQUE, NM 87114

Or Current Resident
POWELL NEDA J
9204 CLINTON ANDERSON DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
WINKELMAN CHRISTINE & JAMES A
9215 PRICKLY PEAR ST NW
ALBUQUERQUE, NM 87114 5368

Or Current Resident
ELLIOTT DALE R
9221 PRICKLY PEAR NW
ALBUQUERQUE, NM 87114

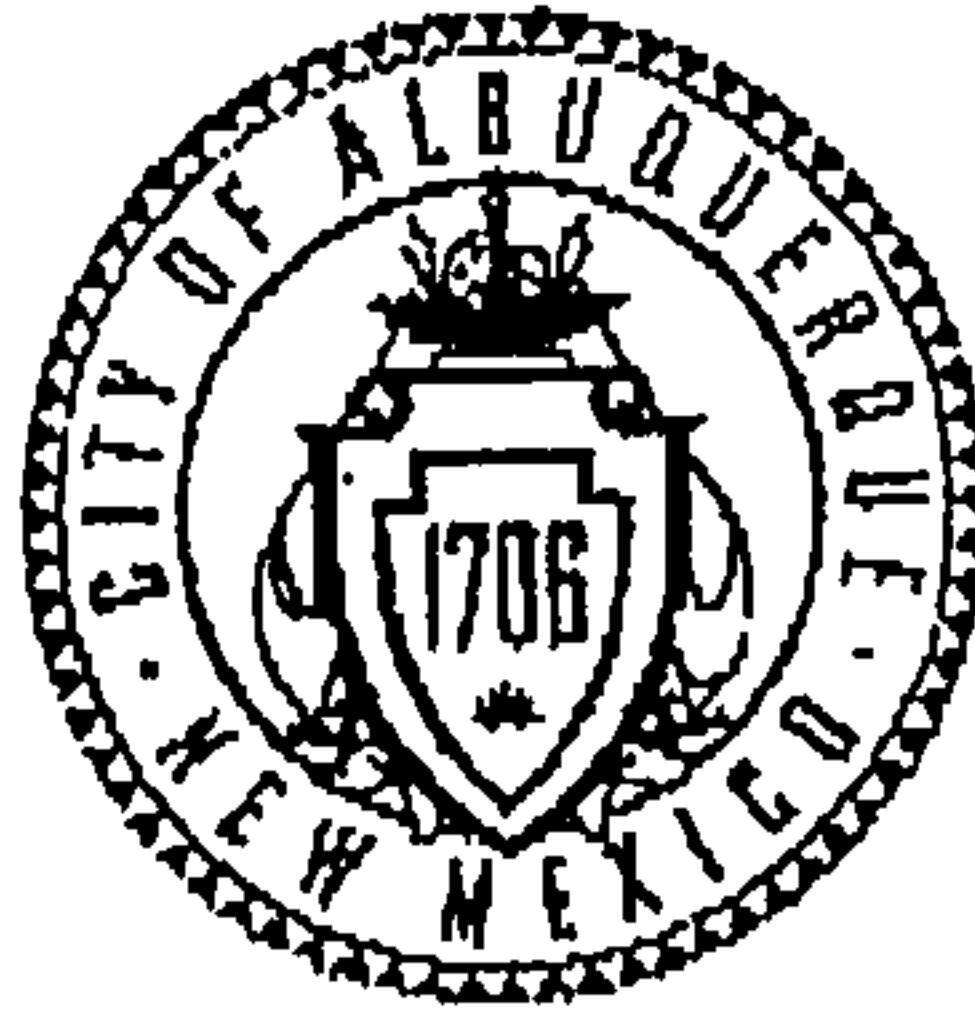
Or Current Resident
LEY DAVID J JR & ROXANNE
CANDELARIA LEY
9200 CLINTON ANDERSON DR NW
ALBUQUERQUE, NM 87114 5317

Or Current Resident
RIVERA CLORINDA
PO BOX 65777
ALBUQUERQUE, NM 87193 5777

Or Current Resident
FRIDLEY LYNETTE L & JAMIE
4708 LACY SPINE RD NW
ALBUQUERQUE, NM 87114 5375

Or Current Resident
MOORE JOHNNY JR & JULIA T
9208 C ANDERSON DR NW
ALBUQUERQUE, NM 87114 5317

Or Current Resident
ROUBIDOUX JANET L
9219 PRICKLY PEAR ST NW
ALBUQUERQUE, NM 87114 5368



City of Albuquerque

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

Date: 08 October 2007

TO CONTACT NAME: Stacy
COMPANY/AGENCY: Bohn
ADDRESS/ZIP: Constitution
PHONE/FAX #: 8231600/1

nic. Walton
and Hurton
7500 Geyser St. NE 87109-4335
798-9988

Thank you for your inquiry of
Neighborhood Association
proposed project at Fountain

3 Oct 2007 requesting the names of **Recognized**
(date) who would be affected under the provisions of O-92 by your
Hills Plaza Subdivision

zone map page(s) C-12

Our records indicate that the **R**
proposal and the contact name:

gnized Neighborhood Association(s) affected by this
as follows:

Eagle Ranch N
Neighborhood Association
Contacts: Fred B. Hampton
9620 Stone St. NW
890-5159 (h+w)
Julia Moore
9203 C. Anderson
898-6441

Piedras Marchadas
Neighborhood Association
Contacts: Rich Cederberg
9304 Drolet NW 87114
400-5994 (c)
Gerrit Warner
8715 Tia Christina NW 87114
898-3110 (h)

See reverse side for additional information.
Please note that according to **C**
CERTIFIED MAIL, RETURN RECEIPT
your application filing. **IMPOSSIBLE TO**
YOUR APPLICATION HEARING DATE
about the information provided.

Neighborhood Association Information: YES NO
you are required to notify each of these contact persons by **POST**
PT REQUESTED. BEFORE the Planning Department will accept
IT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN
HEARING DEFERRED FOR 30 DAYS. If you have any questions
please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

NATION

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

Additional Neighborhood Association Information

Paradise Hill Civil
Neighborhood Association

Contacts: Larry Weaver

6001 Unitas Ct. NW

898 8640(h) 846-1

Tom Anderson

10013 Plunkett Dr

897-2593(h) 304

Assoc.

7114

(w)

187114

106 (c)

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
you are most welcomed to notify the following "Unrecognized"
neighborhood associations of this project.

Neighborhood Association

Contacts:

Neighborhood Association

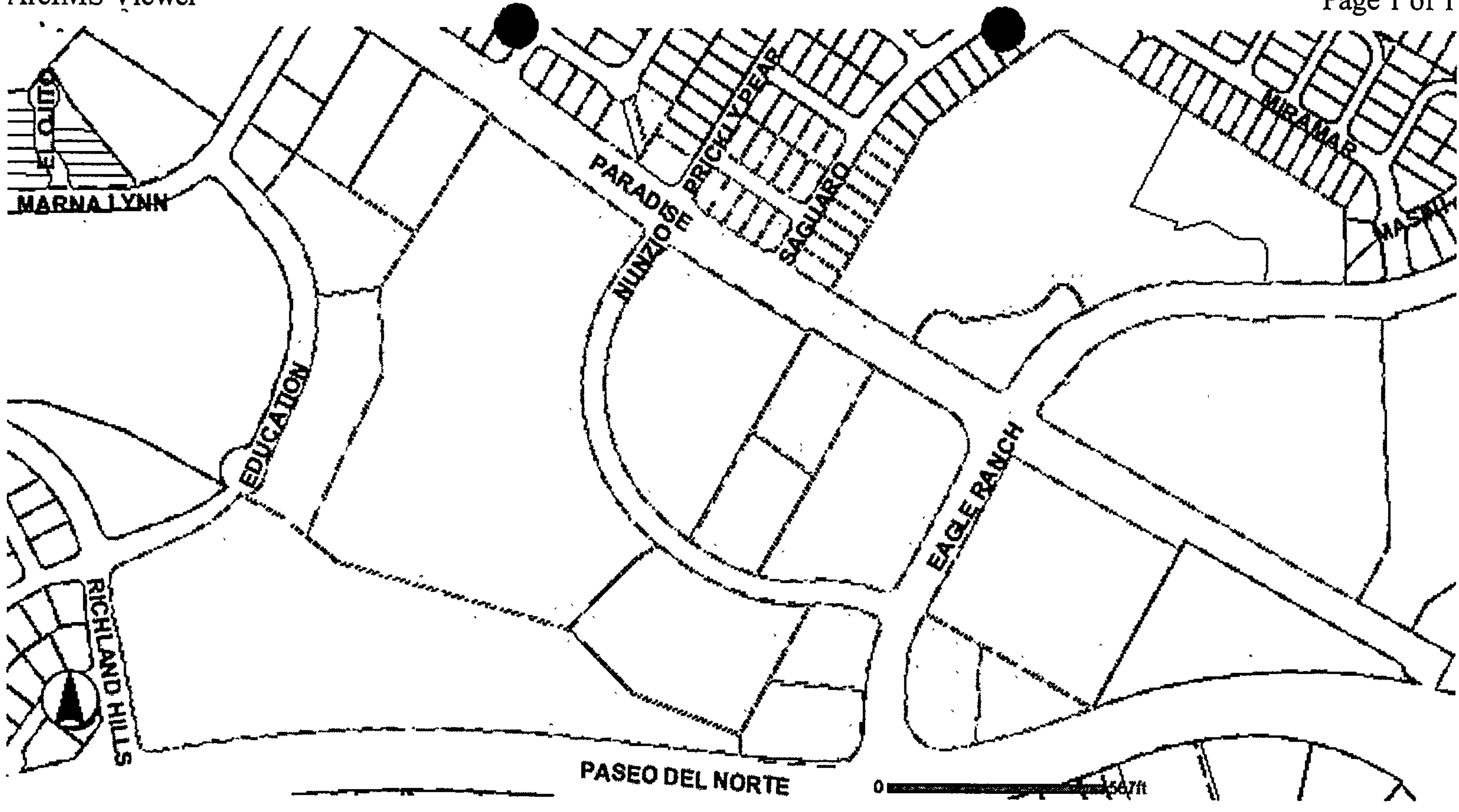
Contacts:

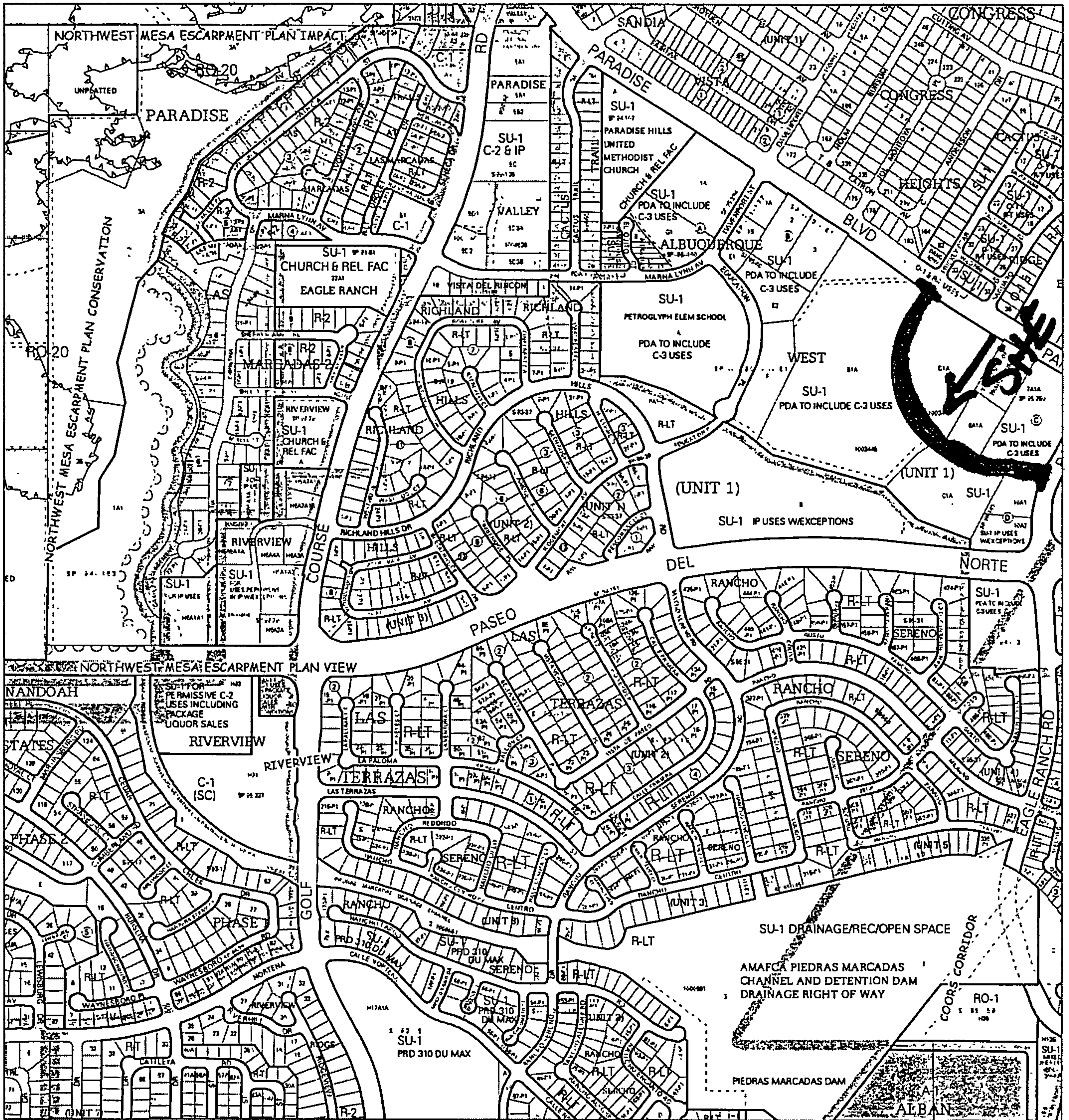
Neighborhood Association

Contacts:

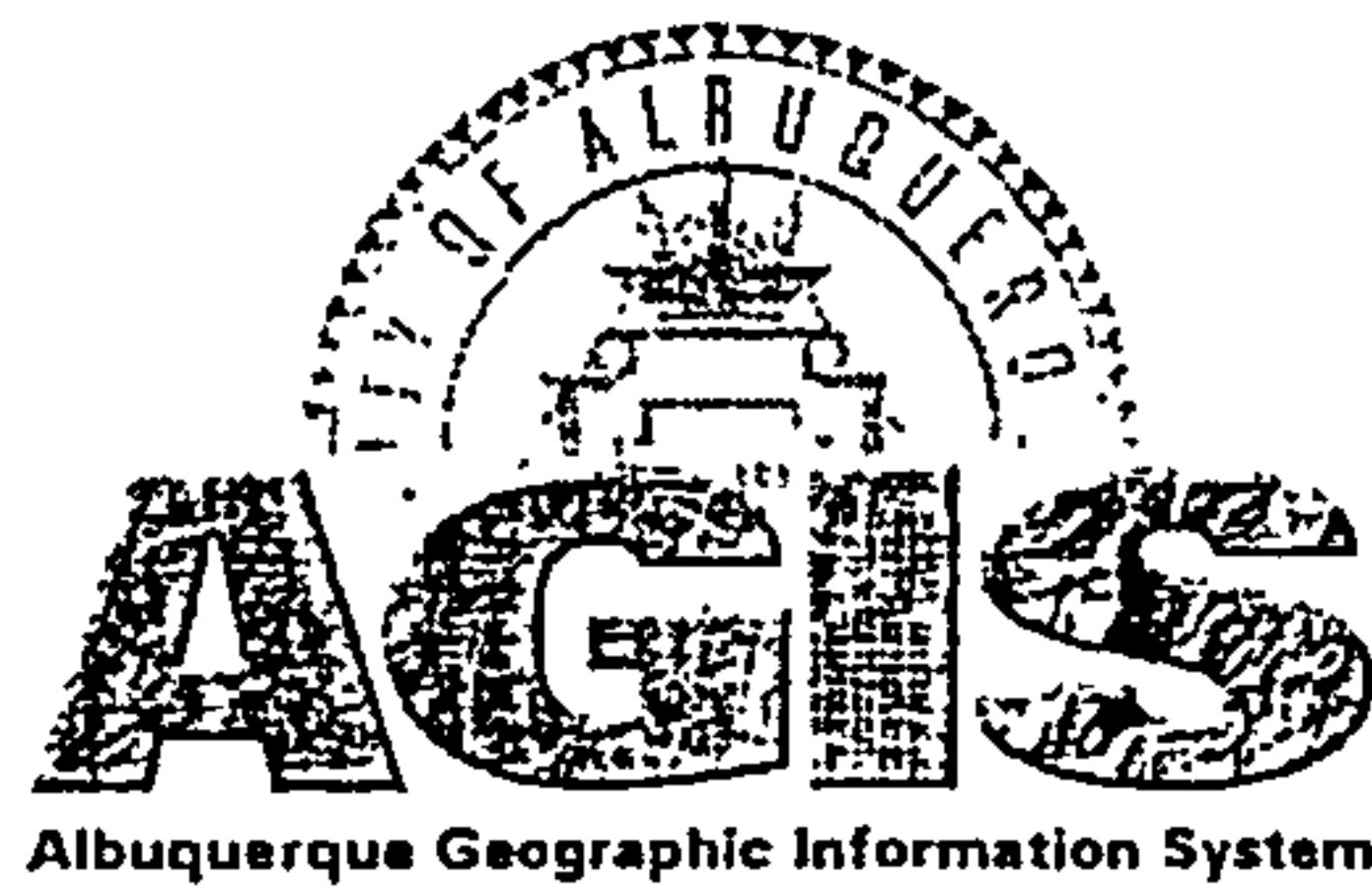
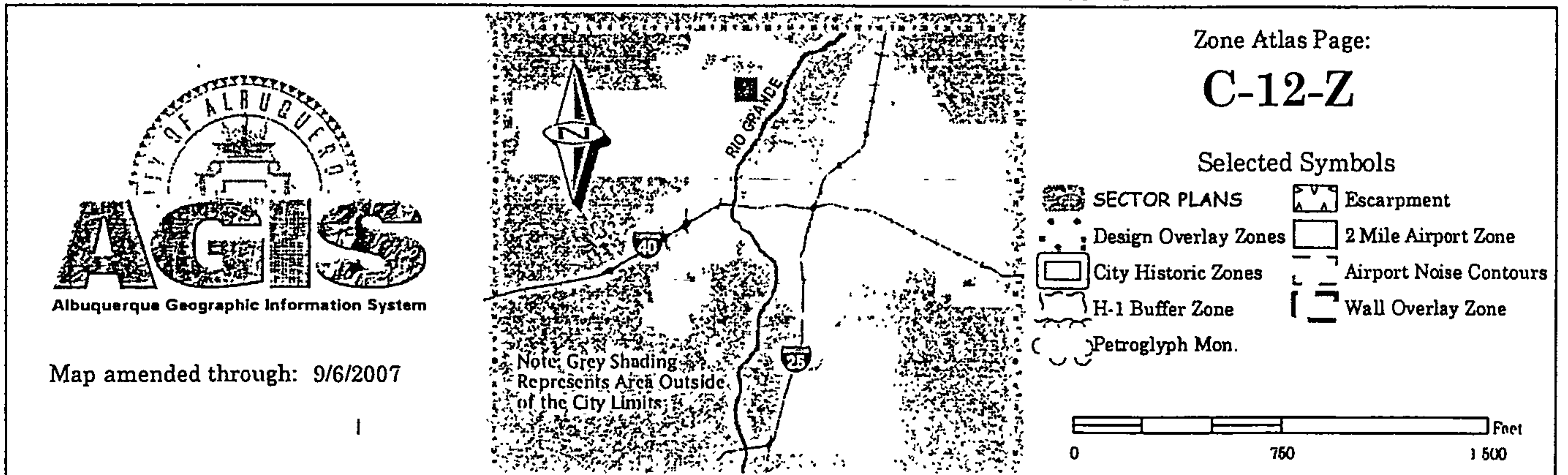
Neighborhood Association

Contacts:





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



Map amended through: 9/6/2007

Note: Grey Shading Represents Area Outside of the City Limits.

0 750 1500 Feet

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 11, 2007

Sheran Matson, DRB Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

Re: Street Name Change for Fountain Hills DRB# 1003445

Dear Sheran:

Enclosed for Development Review Board (DRB) sketch plat review and comment are copies of the following information:

- Development Review Applications
- Twenty Four (24) copies of the zone atlas page
- Office of Community and Neighborhood Coordination notification letter and certified mail receipts
- Letter briefly describing, explaining, and justifying the request
- Fee in the amount of \$240.00

We are requesting a street name change for Nunzio Avenue NW, which is located off of Eagle Ranch Road NW and Paradise Blvd. NW. The name the client would like to propose is Loma Fuente Avenue NW. The revised name continues to follow with the theme of Fountain Hills Subdivision. There is currently another street, Vista Fuente Avenue within the subdivision. We have spoken with the city surveyor, Glen Haikin, and he has informed us that Nunzio currently exists somewhere else within the city of Albuquerque.

Please place this item on the DRB Agenda to be heard on November 7, 2007. If you need or have any further questions, please call me at 823-1000.

Sincerely,



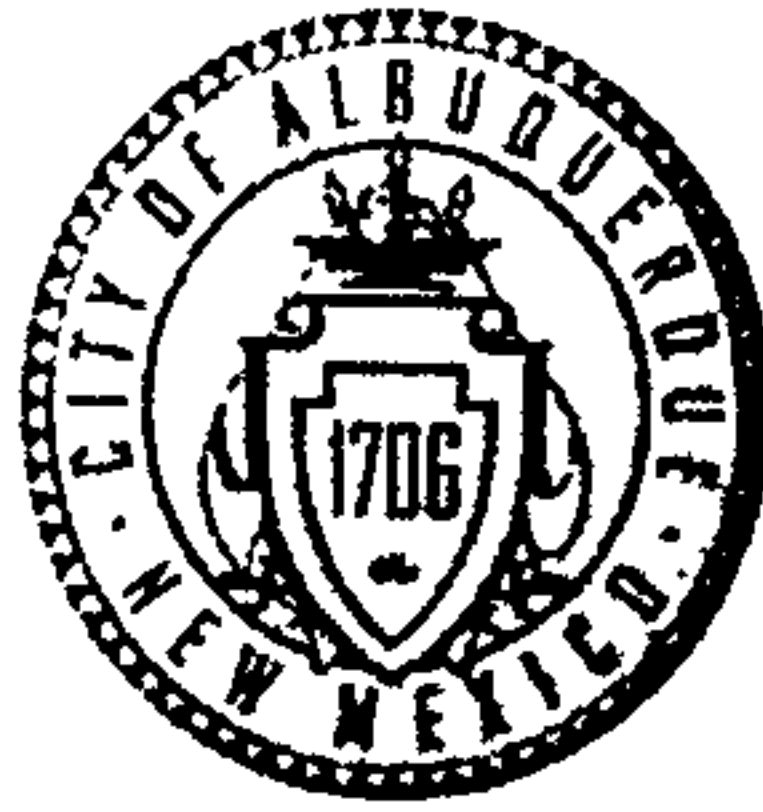
Yolanda Padilla, P.E.
Senior Project Manager
Community Development and Planning Group

Enclosure
SW

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



**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, November 7, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

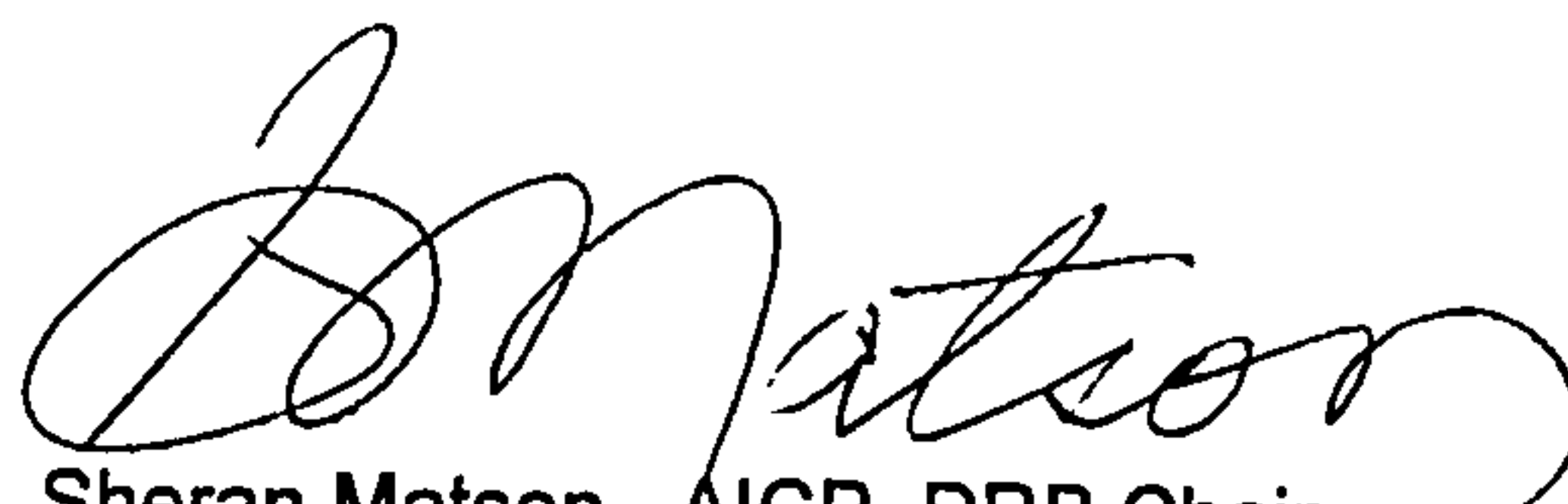
Project# 1006902
07DRB-70312 MAJOR - PRELIMINARY
PLAT APPROVAL

BORDENAVE DESIGNS agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) K,L,M & N, **LA LUZ DEL OESTE**, zoned SU-1/PRD, located on COORS BLVD NW BETWEEN DELLYNNE NW AND WESTERN TRAILS NW containing approximately 7.5 acre(s). (F-11)

~~Project# 1003445~~
07DRB-70311 STREET NAME CHANGE

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A-2, Block(s) D, Tract(s) B-1-A, C-1-A, D-1-A & B, **FOUNTAIN HILLS PLAZA**, zoned SU-1, IP, PDA & C-3, located on NUNZIO AVE NW BETWEEN PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 39.9074 acre(s). (C-12)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 22, 2007.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 22, 2007

9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M. Adjourned: 11:15 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1003859**
07DRB-70161 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 1-9, **NORTH ANDALUCIA AT LA LUZ**, zoned SU-1 for C-2, O-1 & PRD, located on COORS BLVD NW BETWEEN MONTANO RD NW AND LEARNING RD NW containing approximately 50.77 acre(s). (E-12 & F-12) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project# 1004355**
07DRB-70146 VACATION OF PUBLIC
RIGHT-OF-WAY

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of **VISTA VIEJA, UNIT 2**, zoned R-D, located on VISTA TERRAZA DR NW BETWEEN BOUVARDIA RD NW AND MOCK HEATHER RD NW. (D-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

3. **Project# 1004607**
07DRB-70147 VACATION OF PUBLIC
RIGHT-OF-WAY

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of Block(s) 12 & 14, 20, **VISTA VIEJA, UNITS 3 & 4**, zoned R-D, located on VISTA TERRAZA DR NW BETWEEN BOUVARDIA RD NW AND MOCK HEATHER RD NW (D-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

4. **Project# 1002739**
07DRB-70148 VACATION OF PUBLIC
EASEMENT
07DRB-70149 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70150 MINOR - SDP FOR
SUBDIVISION
07DRB-70151 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS
07DRB-70152 SIDEWALK WAIVER
07DRB-70153 MINOR - TEMP DEFR
SWDK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of Parcel(s) 4 & 6, **ANDERSON HEIGHTS, UNIT 4 & 6**, zoned R-D, located on 118th ST NW BETWEEN COLONEL AVE NW AND AMOLE MESA NW containing approximately 56.8675 acre(s). *[Deferred from 08/15/07]* (N-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. WITH AN APPROVED GRADING PLAN ENGINEER STAMP DATED 07/20/07, THE PRELIMINARY PLAT WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE AND FOR 3 COPIES OF THE PLAN. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. THE SIDEWALK WAIVER AND THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WERE APPROVED AS SHOWN OF EXHIBIT C.**

5. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70034 VACATION OF PUBLIC
EASEMENT
07DRB-70032 MINOR - TEMP DEFR
SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70085 MINOR-PRELIM&FINAL
PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). *[Deferred from 06/27/07, 07/25/07, 07/22/07 & 08/22/07]* (R-15, R-16, S-15 & S-16) **DEFERRED AT THE AGENT'S REQUEST TO 09/26/07.**

6. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat
Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07 & 08/22/07]* (C-9) **Deferred at the agent's request to 09/05/07.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

7. **Project# 1004622**
07DRB-70197 EPC APPROVED SDP
FOR BUILD PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 18, PARCELS K, M & N, Tract(s) A, Block(s) 21, **NORTH ALBUQUERQUE ACRES, Unit(s) A**, zoned SU-2/C-1, located on PASEO DEL NORTE NE BETWEEN BARSTOW NE AND WYOMING BLVD NE containing approximately 1.45 acre(s). *[Deferred from 08/22/07]* **[Anna DiMambro, EPC Planner]** (D-19) **DEFERRED AT THE AGENT'S REQUEST TO 08/29/07.**

8. **Project# 1005484**
07DRB-70196 EPC APPROVED SDP
FOR BUILD PERMIT

MULLEN HELLER ARCHITECTURE agent(s) for CAT STEVENS LLC request(s) the above action(s) for all or a portion of Tract(s) H-6A6A2A1, **RIVERVIEW PARCELS**, zoned SU-1 FOR IP USES, located on GOLF COURSE RD NW BETWEEN PASEO DEL NORTE NW AND SHELLY ROSE NW containing approximately 0.9607 acre(s). **[Carol Toffaleti, EPC Planner]** (C-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT AND TO PLANNING FOR 3 COPIES.**

9. **Project# 1005389**
07DRB-70189 MINOR - SDP FOR
BUILDING PERMIT

SADLER CONSTRUCTION agent(s) for ALTUSA LLC request(s) the above action(s) for all or a portion of Tract(s) 7, **LAS LOMITAS BUSINESS PARK**, zoned SU-1/IP, located on EL PUEBLO NE BETWEEN EDITH NE AND JEFFERSON NE containing approximately 1.7015 acre(s). (D-16) **WITHDRAWN AT THE AGENT'S REQUEST.**

10. **Project# 1005282**
07DRB-70170 EPC APPROVED SDP
FOR BUILD PERMIT

ANISSA CONSTRUCTION INC agent(s) for MIKE HOSNI of M & F AUTO PARKING GARAGE request(s) the above action(s) for all or a portion of Lot(s) A-26-B1, CASY SUBDIVISION, zoned SU-1 FOR C-2 USES, located on COORS BETWEEN QUAIL NW AND PHEASANT NW containing approximately 2.4334 acre(s). **[Catalina Lehner, EPC Case Planner] [Deferred from 08/15/07] (G-11) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF THE PLAN.**

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

11. **Project# 1005415**
07DRB-70188 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for LAWRENCE SEGURA request(s) the above action(s) for all or a portion of Tract(s) 43B1 ,43C1 & 43D1, TOWN OF ALBUQUERQUE GRANT (to be known as **LANDS OF JODI AND LAWRENCE SEGURA**, zoned RA-2, located on CARLOTA NW BETWEEN GABALDON RD NW AND LOS LUCEROS NW containing approximately 0.981 acre(s). (H-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

12. **Project# 1003125**
07DRB-70192 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE/AVIATION & ECLIPSE AVIATION INC request(s) the above action(s) for all or a portion of Tract(s) D-1 & S-1, **LANDS OF DOUBLE EAGLE II AIRPORT AEROSPACE TECHNOLOGY PARK**, zoned SU-1/ AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW BETWEEN PASEO DEL VOLCAN NW AND SHOOTING RANGE PARK RD NW containing approximately 251 acre(s). (F-G/6). **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT**

13. **Project# 1003613**
07DRB-70193 MAJOR - FINAL PLAT
APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for SUNSET VILLA, LLC request(s) the above action(s) for all or a portion of Lot(s) 11, 1-4, Tract(s) 34 (to be known as **SUNSET VILLA**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW BETWEEN ATRISCO RD SW AND SUNSET GARDENS RD SW containing approximately 14.7 acre(s). (K-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MRGCD SIGNATURE, REVISE NOTE 11, SHOW ACCESS EASEMENT TO TRACT 11, DEDICATION ON SUNSET GARDENS TO MOVE MRGCD EASEMENT AND TO PLANNING TO RECORD THE PLAT.**

14. **Project# 1002837**
07DRB-70191 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BARBARA JARVIS request(s) the above action(s) for all or a portion of Lot(s) 12 & 13, Block(s) 3, **BUENA VISTA HEIGHTS**, zoned SU-2/UC, located on LEAD AVE SE BETWEEN SILVER SE AND YALE SE containing approximately 0.326 acre(s). (K-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ISSUE ON LEAD AVENUE AND TO PLANNING FOR COPY OF THE RECORDED PLAT.**

15. **Project# 1006742**
07DRB-70194 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for JOE OLIVAS request(s) the above action(s) for all or a portion of Lot(s) 1 & 10, Block(s) 14, **EAST CENTRAL BUSINESS ADDITION**, with a portion of vacated Skyline Rd NE, zoned C-2, located on DOROTHY ST NE BETWEEN LINN AVE NE AND MARTHA ST NE containing approximately 0.5527 acre(s). (L-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 15-FOOT RADIUS ON LINN AND DOROTHY AND COPY OF THE RECORDED PLAT.**

16. **Project# 1006549**
07DRB-70195 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BENCOR request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION**, zoned C-2, located on CARLISLE BLVD NE BETWEEN MENAUL BLVD AND SOLANO NE containing approximately 1.66 acre(s). (H-17) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project# 1005160**
07DRB-70178 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for MARK GONZALES request(s) the above action(s) for all or a portion of Lot(s) 2-A & 4-A, Tract(s) 246, **JESUS ROMERO ADDITION, UNIT 2**, and Tract 246, MRGCD Map 38, zoned C-1 W/CONDITIONAL USE FOR DWELLING UNITS, located on RIO GRANDE BLVD NW BETWEEN HOLLYWOOD AVE NW AND SOTO NW containing approximately 0.4309 acre(s). *[Deferred from 08/15/07]* (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CONDITIONAL USE REVISION, AGIS DXF FILE AND COPY OF THE RECORDED PLAT.**

18. **Project # 1004387**
07DRB-00335 Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JUDITH C SCHAAB request(s) the above action(s) for all or any portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION**, together with a portion of LAS LOMAS RD NE, zoned O-1 located on LAS LOMAS RD NE between ENCINO PL NE and CEDAR CT NE containing approximately 1 acre(s). [REF: 06DRB00644, 05DRB01332] *[Deferred from 04/11/07, Indef defer 4/18/07]* (J-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE AND COPY OF THE RECORDED PLAT.**

19. **Project #1003828**
07DRB-00717 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12TH ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). *[Defer from 06/20/07, 7/11/07 & 08/22/07]* (G-13) **Deferred at the agent's request to 10/17/07.**

20. **Project# 1003445**
07DRB-70054 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 39.9074 acre(s). *[Defer from 06/20/07]* [REF: 07DRB00261] (C-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SITE PLAN FOR SUBDIVISION AMENDMENT AND TO RECORD THE PLAT.**

21. **Project# 1006715**
07DRB-70169 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC. agent(s) for ALVIN & NANCY ANDERSEN request(s) the above action(s) for all or a portion of Lot(s) 11, **RINCON DEL RIO ADDITION**, zoned RA-2, located on RINCON DEL RIO CT NW BETWEEN TRELIS DR NW AND GLENWOOD NW containing approximately 0.4719 acre(s). [Deferred from 08/08/07,08/15/07 & 08/22/07] (G-12) **Deferred at the agent's request to 08/29/07.**

22. **Project# 1003692**
07DRB-70035 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, B, AND C, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS (to be known as **HEIGHTS COMMUNITY CENTER**) zoned SU-2 for O-1, located on BUENA VISTA AVE SE BETWEEN ST. CYR AVE SE AND COAL AVE SE containing approximately 7.916 acre(s)(K-15) [Deferred from 6/13/07 & 08/22/07. Indef deferred on 06/20/07] **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT AND TO RECORD.**

23. **Project# 1006507**
07DRB-70025 MINOR - FINAL PLAT
APPROVAL

COMMUNITY SCIENCES CORP agent(s) for K & M DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 30, RAYNOLDS ADDITION (to be known as **14TH & COAL SUBDIVISION, UNIT 1**) zoned SU-2/MFR, located on 14TH ST SW BETWEEN IRON SW AND LEAD SW containing approximately 0.33 acre(s). [REF: DRB 1005244] [Indef deferred on 06/20/07] (K-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

24. **Project# 1006509**
07DRB-70026 MINOR - FINAL PLAT
APPROVAL

COMMUNITY SCIENCES CORP agent(s) for K & M DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 17, 18 AND 19, Block(s) 29, HUNING CASTLE ADDITION (to be known as **14TH & COAL SUBDIVISION, UNIT 2**) zoned SU-2 FOR MFR, located on 14TH ST SW BETWEEN IRON SW AND LEAD SW containing approximately 0.68 acre(s). [REF: 1005244] [Indef deferred on 06/20/07] (K-19)) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

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

25. **Project# 1005094**
07DRB-70190 SKETCH PLAT REVIEW
AND COMMENT

ANTONIO BILOTTO request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) A, **GRANDE HEIGHTS SUBDIVISION**, zoned R-1, located on WARD CT NW BETWEEN VISTA GRANDE NW AND SEQUOIA CT NW containing approximately 1.573 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Approval of the Development Review Board Minutes for July 25, 2007. **THE DRB MINUTES FOR JULY 25, 2007 WERE APPROVED BY THE BOARD.**

Other Matters:

ADJOURNED: 11:15 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 20, 2007
DRB Comments**

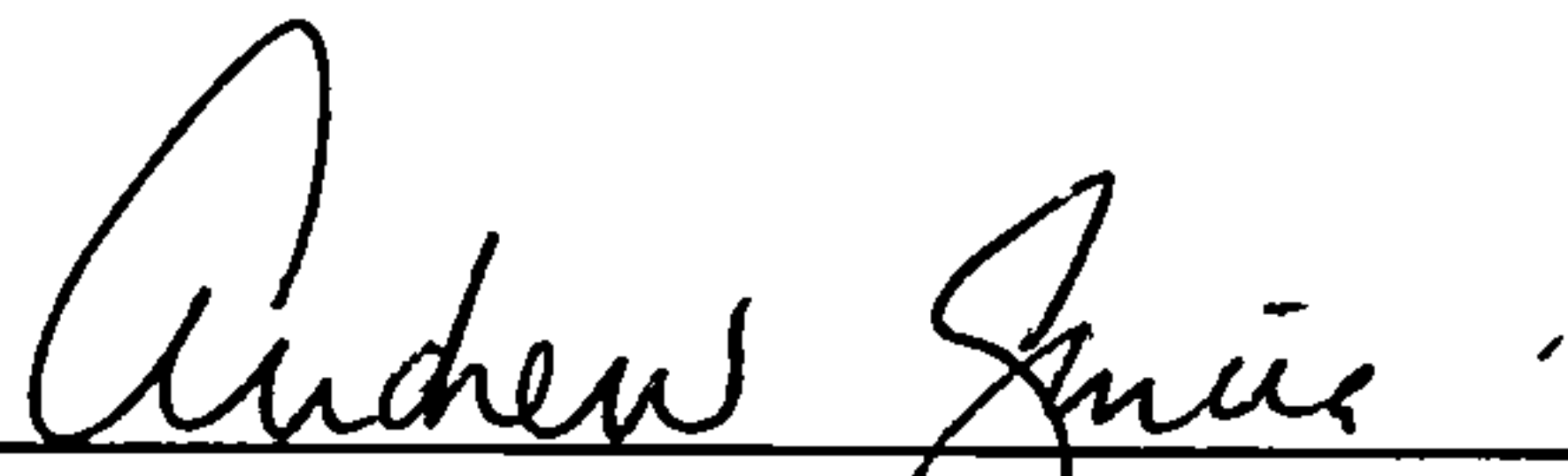
ITEM # 19

PROJECT # 1003445 APPLICATION # 07-70054

**RE: Tract B-1-A, C-1-A, D-1-A & lots 6-A-1-A And 10-A-2, Block D,
Unit 1, Albuquerque West, Fountain Hills//p&f**

AGIS dxf is not approved.

Planning will take delegation for the AGIS dxf approval and to record
the plat.



Andrew Garcia, Planning Alternate
924-3858 agarcia@cabq.gov



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 18, 2007

5. Project# 1003445
07DRB-70083 VACATION OF PUBLIC RIGHT-OF-WAY

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC, request(s) the above action(s) for all or a portion of Tract(s) B-1-A, C-1-A, D-1-A, Lot(s) 10-A-2, Tract(s) B, Block(s) D, **ALBUQUERQUE WEST, UNIT 1** and **RICHLAND HILLS, UNIT 1**, zoned SU-1 / PDA to include C-3 uses, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW, containing approximately 39.9074 acre(s). [07DRB-00261] (C-12)

At the July 18, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by August 2, 2007, in the manner described below.

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



OFFICIAL NOTICE OF DECISION

PAGE 2

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: Fountain Hills Plaza LLC, PO Box 56883, 87187
Bohannon Huston Inc, 7500 Jefferson St NE, 87109
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003445

AGENDA ITEM NO: 5

SUBJECT:

Vacation of Public Right-of-Way

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham

City Engineer / AMAFCA Designee

DATE: JULY 18, 2007

505-924-3986

0

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003445 AGENDA# 5 DATE: 07/18/07

1. Name: AGENTS ONLY 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: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

#5

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

Meeting Date: July 18, 2007
Z one Atlas Page: C-12
Notification Radius: 100 Ft.

**Project# 1003445
App#07DRB-70083**

**Cross Reference and Location: NUNZIO AVE NE BETWEEN PARADISE BLVD
NW AND PASEO DEL NORTE NW**

Applicant: FOUNTAIN HILLS PLAZA LLC
PO BOX 56883
ALBUQUERQUE, NM 87187

Agent: BOHANNAN HUSTON INC ✓
7500 JEFFERSON
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: JUNE 29, 2007
Signature: ERIN TREMLIN



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

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

APPLICANT INFORMATION:

NAME: FOUNTAIN HILLS PLAZA LLC. PHONE: 239-0920
 ADDRESS: PO BOX 56883 FAX: 890-7278
 CITY: ALBUQUERQUE STATE NM ZIP 87187 E-MAIL: _____
 Proprietary interest in site: OWNER & DEVELOPER
 AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENT

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

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

Lot or Tract No. TRACTS B-1-A,C-1-A,D-1-A, LOT 10-A-2, TRACT B Block: D Unit: _____
 Subdiv. / Addn. ALBUQUERQUE WEST UNIT 1, RICHLAND HILLS UNIT 1
 Current Zoning: SU-1 / PDA to include C-3 uses. Proposed zoning: _____
 Zone Atlas page(s): C-12 No. of existing lots: 1 No. of proposed lots: 9
 Total area of site (acres): 39.9074 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 101206442535210607, 101206447034910703, 101206439428711901 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: NUNZIO AVE. NW
 Between: PARADISE BLVD. NW and PASEO DEL NORTE N.W.

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 1003445 07DRB-00261

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

SIGNATURE Stephanie Walton DATE 6/22/2007
 (Print) BRUCE STIDWORTHY Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 70083</u>	<u>VRW</u>	<u>✓</u>	<u>\$ 300.⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>Adv</u>	_____	<u>\$ 75.⁰⁰</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<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 checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>July 18, 2007</u>			Total <u>\$ 395.⁰⁰</u>

Cinchen Garcia 6/22/07 Project # 1003445
 Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies.
 (Not required for City owned public right-of-way.)
 Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
 Zone Atlas map with the entire property(ies) clearly outlined
 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)
 ___ List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation 6 copies
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers 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.

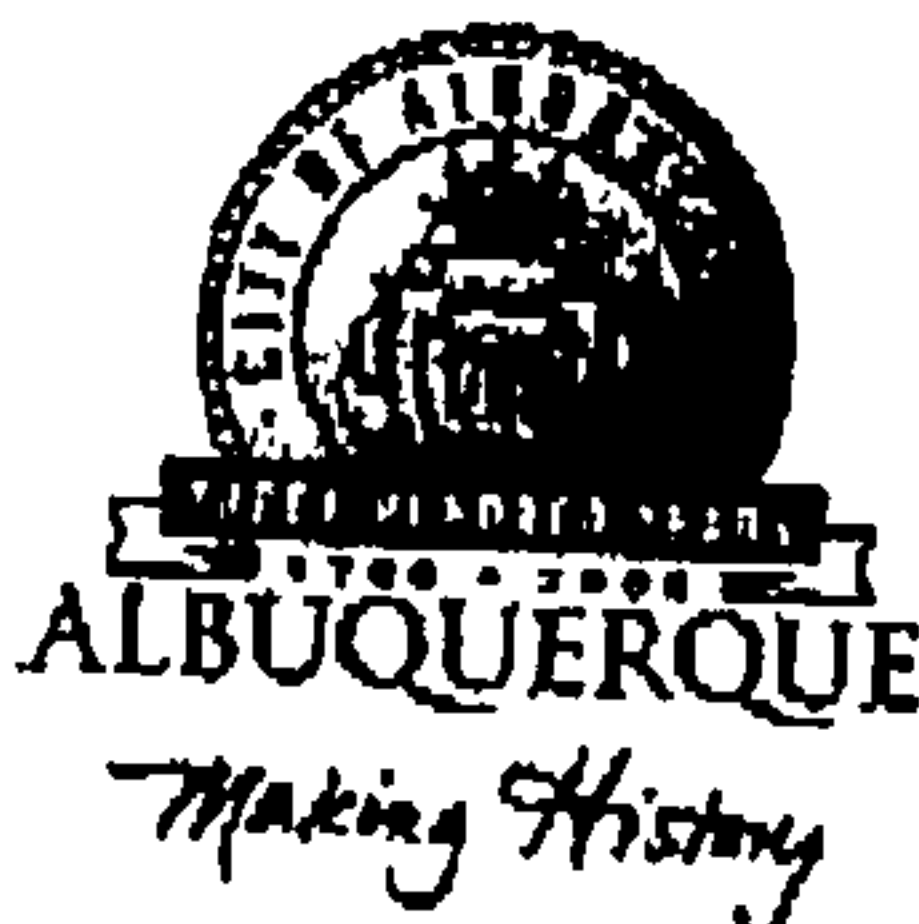
Bruce Stidworthy
 Applicant name (print)
Stephanie Wilton
 Applicant signature / date



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

Application case numbers
 07DRB- -70083
 - - -
 - - -

Form revised 4/07
Andrew Garcia 6/22/07
 Planner signature / date
 Project # 100345



City of Albuquerque

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

Date: June 21, 2007

TO CONTACT NAME: Bohannah Houston, - Stephanie Walter
 COMPANY/AGENCY: Bohannah Houston
 ADDRESS/ZIP: Courtyard 1, 1500 Jefferson St. NE 87109
 PHONE/FAX #: 823-1000 (ph) 798-4988

Thank you for your inquiry of June 21, 2007 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts B-1-A, C-1-A, D-1-A, & Lot 6-A-1-A, Lot 10-A-2, Block D, Unit 1 Albuquerque West zone map page(s) C-12

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

Eagle Ranch
 Neighborhood Association
 Contacts: Red B. Hampton
9620 Stone St. NW 87114
Julia Moore
9208 C. Anderson Dr. NW
87114
898-6441 (h) 890-1539 (w)

Paradise Hills
 Neighborhood Association
 Contacts: Larry Weaver
6001 Dantas Ct. NW 87114
898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr NW 87114
897-2593 (h) 304-0106 (c)

See reverse side for additional Neighborhood Association Information: YES NO

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

Sincerely,

Stephanie Walter
 OFFICE OF NEIGHBORHOOD COORDINATION
 planning.recognized.na.form(10/14/04)

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

Additional Neighborhood Association Information

Piedras Marcadas
Neighborhood Association

Contacts: Rich Cederberg
9304 Diolet NW/87114
400-5994(c)

Gerrit Warner
8715 Tia Christina NW/87114
898-3110 (h)

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
you are most welcomed to notify the following "*Unrecognized*"
neighborhood associations of this project.

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

REC	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	101206 442444 210201	PAJUNEN VICTOR E & ROSE MARIE	4928 T.B. CATRON NW	ALBUQUERQUE	NM	87114	R	A1A	LT 178 SECOND CORRECTION PLAT OF CONGRESS HEIGHTS (REPL OF TRS 15 & 16 EAGLE RANCH) CONT 6,366.07 SQ FT +-
2	101206 437535 110613	GRAND ALLIANCE II JNT VENTURE C/O GRAND ALLIANCE I	PO BOX 14708	ALBUQUERQUE	NM	87191 4708	V	A1A	TRACT F PLAT OF ALBUQUERQUE WEST UNIT 1 CONT 107,881 SQ FT M/L
3	101206 445542 610956	SMITH BRENDA J & DAY HOFF	4908 T B CATRON NW	ALBUQUERQUE	NM	87114	R	A1A	LT 182 SECOND CORRECTION PLAT OF CONGRESS HEIGHTS (REPL OF TRS 15 & 16 EAGLE RANCH) CONT 6,366.23 SQ FT +-
4	101206 443843 610959	KEITH JOE S & CLAUDIA T	7720 AMERICAN HERITAGE NE	ALBUQUERQUE	NM	87109	R	A1A	LT 179 SECOND CORRECTION PLAT OF CONGRESS HEIGHTS (REPL OF TRS 15 & 16 EAGLE RANCH) CONT 6,013.00 SQ FT +-
5	101206 448839 511404	BELL TOM & JERRY L	4704 WILDFIRE RD NW	ALBUQUERQUE	NM	87114 5340	R	A1A	LT 36 PLAT OF CACTUS RIDGE SUB CONT 0.1255 AC M/L OR 5,467 S Q FT M/L
6	101206 448339 811403	KETCHUM TERRY T & BENEE D	4708 WILDFIRE RD NW	ALBUQUERQUE	NM	87114 5340	R	A1A	LT 35 PLAT OF CACTUS RIDGE SUB CONT 0.1267 AC M/L OR 5,519 S Q FT M/L
7	101206 439428 711901	FIRST BAPTIST CHURCH OF ABQ NM % JAMES ROACH ESQ	300 CENTRAL AVE SW	ALBUQUERQUE	NM	87102	V	A1A	TR B VACATION AND REPLAT OF RIVERVIEW PARCELS H-3, H-4 AND H-5 TO RICHLAND HILLS UNIT 1 CONT 13.3147 AC M/L
8	101206 444742 910957	DAYHOFF HERBERT E & METTA JEAN TRUSTEES DAYHOFF FAMILY LVT	4912 T B CATRON AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LT 181 SECOND CORRECTION PLAT OF CONGRESS HEIGHTS (REPL OF TRS 15 & 16 EAGLE RANCH) CONT 6,562.67 SQ FT +-
9	101206 440141 610608	GRAND ALLIANCE I JOINT VENTURE	PO BOX 14708	ALBUQUERQUE	NM	87191 4708	V	A1A	* 3 B ALBUQUERQUE WEST SUB'D CONT 1.4771 AC
10	101206 446342 110955	SIMA CHARLES J & SHARON S	4904 T B CATRON NW	ALBUQUERQUE	NM	87114	R	A1A	LT 183 SECOND CORRECTION PLAT OF CONGRESS HEIGHTS (REPL OF TRS 15 & 16 EAGLE RANCH) CONT 13,290.78 SQ FT +-
11	101206 450338 311501	YARROW KRISTI L & ALLISON MINDY L	9200 SAGUARO ST NW	ALBUQUERQUE	NM	87114 5352	R	A1A	LT 38 PLAT OF CACTUS RIDGE SUB CONT 0.1576 AC M/L OR 6,865 S Q FT M/L
12	101206 450435 010706	BIN LILLIAN	PO BOX 6699	THOUSAND OAKS	CA	91359	V	A1A	* 1 OF PLAT OF LANDS OF TABERNACLE OF PRAISE CHURCH CONT 1.3997 AC
13	101206 444243 310958	CAWTHON FREDDY SHAY & LYNN A	4916 T B CATRON NW	ALBUQUERQUE	NM	87114	R	A1A	LT 180 SECOND CORRECTION PLAT OF CONGRESS HEIGHTS (REPL OF TRS 15 & 16 EAGLE RANCH) CONT 6,443.27 SQ FT +-
14	101206 438439 410606	R J SCHAEFER REAL ESTATE & INVESTMENT	PO BOX 14708	ALBUQUERQUE	NM	87191 4708	V	A1A	TR E-2 PLAT FOR TRS E-1 & E-2 ALBUQUERQUE WEST UNIT 1 CONT 1.7141 AC M/L OR 74,666 SF M/L
15	101206 447940 111402	WORSHAM GROVER C & ELIZABETH A	4712 WILDFIRE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 34 PLAT OF CACTUS RIDGE SUB CONT 0.1268 AC M/L OR 5,523 S Q FT M/L
16	101306 404840 120115	COMMUNITY DEV SERVICES C/O YARCO COMPANY INC	3770 BROADWAY	KANSAS CITY	MO	64111	R	A1A	TRS 17-A1 & 17-A2 PLAT FOR EAGLE RANCH TRS 17-A, 17-A2, 17-A3 WITHIN THE TOWN OF ALAMEDA GRAN

									T CONT 13.7333 AC +/-
17	101206 447540 411401	JOHNSON TIMOTHY L & SHAUNNA M	4716 WIL DFIRE RD NW	ALBU QUER QUE	N M	871 14 534 0	R	A1 A	LT 33 PLAT OF CACTUS RIDGE SUB CONT 0.1312 AC M/L OR 5,715 S Q FT M/L
18	101206 449239 211405	CLINGAN JOHNATHAN	4700 WIL DFIRE RD NW	ALBU QUER QUE	N M	871 14 534 0	R	A1 A	LT 37 PLAT OF CACTUS RIDGE SUB CONT 0.1285 AC M/L OR 5,597 S Q FT M/L
19	101206 447328 010614	GRAND ALLIANCE II JNT VENTURE	PO BOX 14 708	ALBU QUER QUE	N M	871 91 470 8	V	A1 A	TR C-1-A PLAT FOR TRACTS B-1-A, C-1- A & D-1-A & LOT 6-A-1- A ALBUQUERQUE WEST UNIT ONE CONT 3.8597 AC
20	101206 449131 710704	AMAFCA	2600 PRO SPECT NE	ALBU QUER QUE	N M	871 07	V	A1 A	LT 6-A-1-A PLAT FOR TRACTS B-1-A, C-1- A & D-1-A & LT 6-A-1- A ALBUQUERQUE WEST UNIT ONE CONT 1.4406 AC
21	101206 447034 910703	GRAND ALLIANCE II JNT VENTURE	PO BOX 14 708	ALBU QUER QUE	N M	871 91 470 8	V	A1 A	TR D-1-A PLAT FOR TRACTS B-1-A, C-1- A & D-1-A & LOT 6-A-1- A ALBUQUERQUE WEST UNIT ONE CONT 5.3659 AC
22	101206 442535 210607	GRAND ALLIANCE II JNT VENTURE	PO BOX 14 708	ALBU QUER QUE	N M	871 91 470 8	V	A1 A	TR B-1-A PLAT FOR TRACTS B-1-A, C-1- A & D-1-A & LOT 6-A-1- A ALBUQUERQUE WEST UNIT ONE CONT 16.0941 AC

Or Current Resident
AMAFCA
2600 PROSPECT NE
ALBUQUERQUE, NM 87107

Or Current Resident
BELL TOM & JERRY L
4704 WILDFIRE RD NW
ALBUQUERQUE, NM 87114 5340

Or Current Resident
BIN LILLIAN
PO BOX 6699
THOUSAND OAKS, CA 91359

Or Current Resident
CAWTHON FREDDY SHAY & LYNN A
4916 T B CATRON NW
ALBUQUERQUE, NM 87114

Or Current Resident
CLINGAN JOHNATHAN
4700 WILDFIRE RD NW
ALBUQUERQUE, NM 87114 5340

Or Current Resident
COMMUNITY DEV SERVICES C/O
YARCO COMPANY INC
3770 BROADWAY
KANSAS CITY, MO 64111

Or Current Resident
DAYHOFF HERBERT E & METTA
JEAN TRUSTEES DAYHOFF FAMILY
LVT
4912 T B CATRON AVE NW
ALBUQUERQUE, NM 87114

Or Current Resident
FIRST BAPTIST CHURCH OF ABQ NM
% JAMES ROACH ESQ
300 CENTRAL AVE SW
ALBUQUERQUE, NM 87102

Or Current Resident
GRAND ALLIANCE I JOINT VENTURE
PO BOX 14708
ALBUQUERQUE, NM 87191 4708

Or Current Resident
JOHNSON TIMOTHY L & SHAUNNA
M
4716 WILDFIRE RD NW
ALBUQUERQUE, NM 87114 5340

Or Current Resident
KEITH JOE S & CLAUDIA T
7720 AMERICAN HERITAGE NE
ALBUQUERQUE, NM 87109

Or Current Resident
KETCHUM TERRY T & BENE D
4708 WILDFIRE RD NW
ALBUQUERQUE, NM 87114 5340

Or Current Resident
PAJUNEN VICTOR E & ROSE MARIE
4928 T.B. CATRON NW
ALBUQUERQUE, NM 87114

Or Current Resident
R J SCHAEFER REAL ESTATE &
INVESTMENT
PO BOX 14708
ALBUQUERQUE, NM 87191 4708

Or Current Resident
SIMA CHARLES J & SHARON S
4904 T B CATRON NW
ALBUQUERQUE, NM 87114

Or Current Resident
SMITH BRENDA J & DAYHOFF
4908 T B CATRON NW
ALBUQUERQUE, NM 87114

Or Current Resident
WORSHAM GROVER C & ELIZABETH
A
4712 WILDFIRE RD NW
ALBUQUERQUE, NM 87114

Or Current Resident
YARROW KRISTI L & ALLISON
MINDY L
9200 SAGUARO ST NW
ALBUQUERQUE, NM 87114 5352

Project# 1003445
FOUNTAIN HILL PLAZA LLC
PO BOX 56883
ALBUQUERQUE, NM 87187


Project# 1003445
BOHANNAN HUSTON INC
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Project# 1003445
FRED B. HAMPTON
Eagle Ranch N.A.
9620 STONE ST NW
ALBUQUERQUE, NM 87114

Project# 1003445
JULIA MOORE
Eagle Ranch N.A.
9208 C ANDERSON DR NW
ALBUQUERQUE, NM 87114

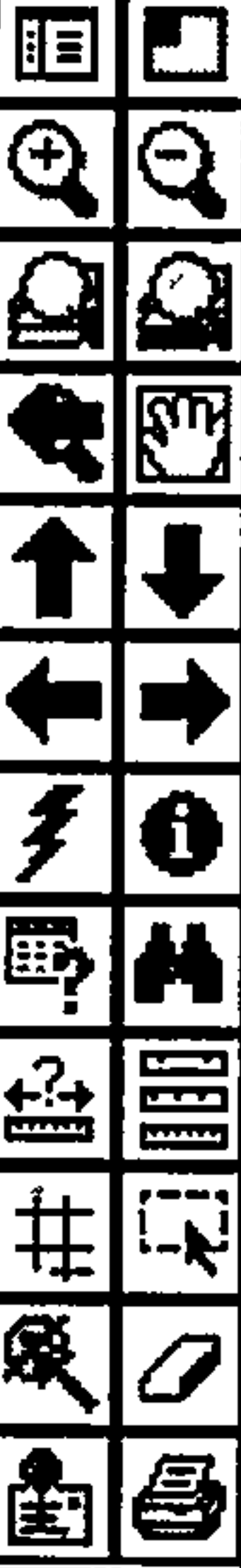
Project# 1003445
LARRY WEAVER
Paradise Hills N.A.
6001 UNITAS CT NW
ALBUQUERQUE, NM 87114


Project# 1003445
TOM ANDERSON
Paradise Hills N.A.
10013 PLUNKETT DR NW
ALBUQUERQUE, NM 87114



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
 - MUNICIPAL LIMITS
 - ZONE GRID
 - NEIGHBORHOODS
 - METRO DEV AREA
 - DASZ
 - DESIGN OVERLAY
 - POLICE BEATS
 - COUNCIL
 - PARKS
 - PETROGLYPH MNT
 - BOSQUE SECTORS
 - OPENSOURCE
 - COMP PLAN
 - AREA PLANS
 - SECTOR PLANS
 - SENATE DISTRICT
 - REP. DISTRICTS
 - PLANNING AREAS
 - HISTORIC ZONES
 - CORRIDORS
 - ZIPCODES
 - POVERTY POCKET
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2006 AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

OWNERSHIP

Rec	UPC CODE	OWNER
1	101206442444210201	PAJUNEN VICTOR E & ROSE MARIE
2	101206437535110613	GRAND ALLIANCE II JNT VENTURE C/O GRAND ALLIANCE
2	101206445542610056	SMITH, PENDING, L.P. DAYHOFF

Pan

[SEARCH CONTACT](#)

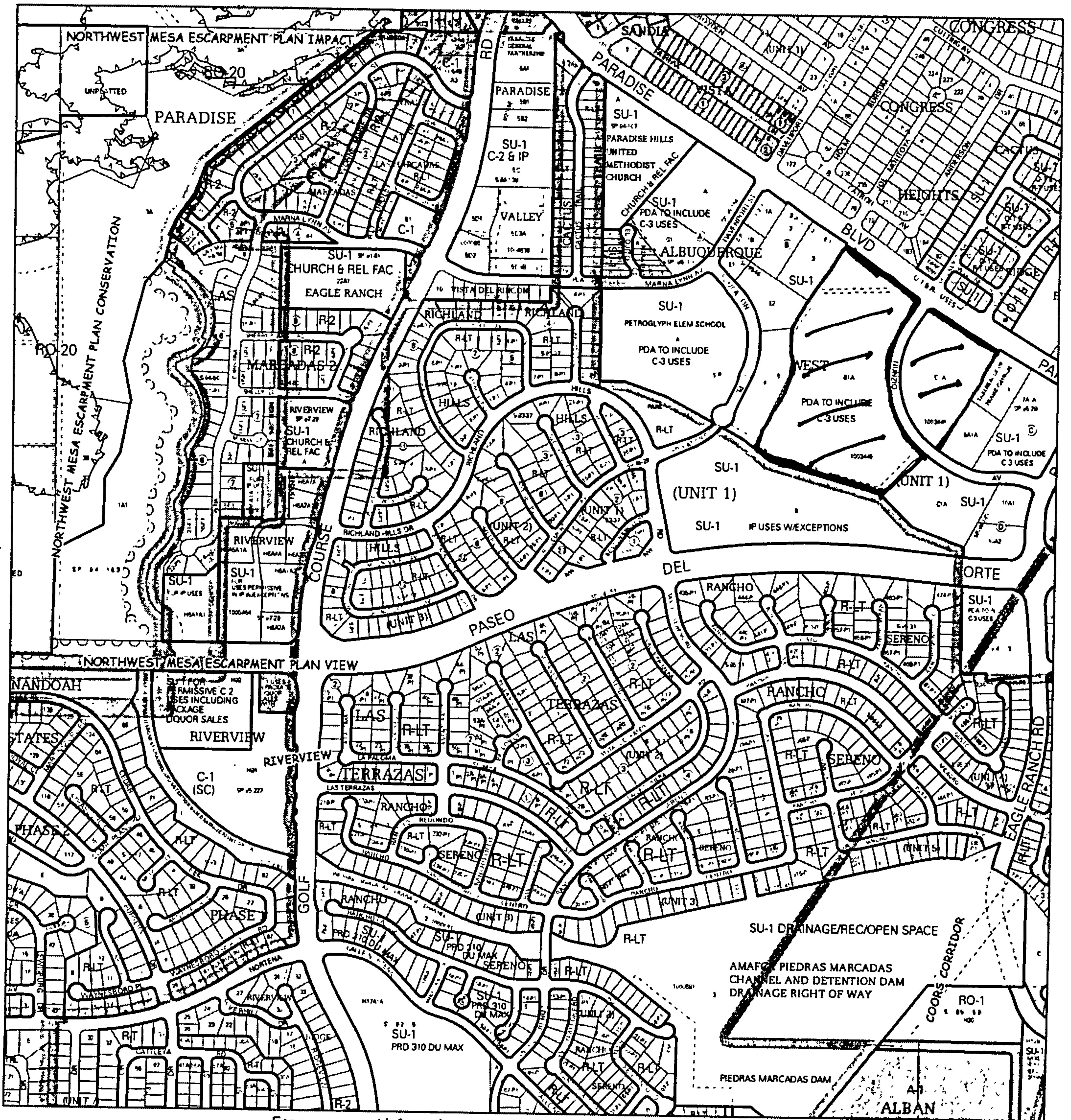
[REFRESH](#)

[HELP](#)

[INDEX PAGE](#)

Refresh Map

Auto Refresh



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

Map amended through: 5/17/2007

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.	

0 750 1,500 Feet

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

June 21, 2007

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Vacation of public easements (2) DRB# 1003445
Tracts B-1-A, C-1-A, D-1-A, & Lot 6-A-1-A, Lot 10-A-2, Block D, Unit 1 Albuquerque West
(Fountain Hills)
Tract B, Richland Hills, Unit 1 (First Baptist Church)

Dear Sheran:

The conditions of final plat approval are requiring 2 additional public easements for the Fountain Hills project. Wilfred Gallegos is requesting the vacation actions of both of the easements. They are public utility easements and the reason for the vacation is that the road has been widened and now conflicts with the easements. The plat will grant new 10' public utility easements adjacent to the new widened roadway.

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications,
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A"),
- Twenty-four (24) copies of the documents which created the easements
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$695.00

Please place this item on the DRB Agenda to be heard on July 11, 2007. If you have any questions or require further information, please contact me.

Sincerely,

for Stephanie Watson

Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

Cc: Mike Novak

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

July 18, 2007

Project# 1003445
 07DRB-70083 VACATION OF PUBLIC RIGHT-OF-WAY

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC, request(s) the above action(s) for all or a portion of Tract(s) B-1-A, C-1-A, D-1-A, Lot(s) 10-A-2, Tract(s) B, Block(s) D, **ALBUQUERQUE WEST, UNIT 1** and **RICHLAND HILLS, UNIT 1**, zoned SU-1 / PDA to include C-3 uses, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW, containing approximately 39.9074 acre(s).
 [07DRB-00261] (C-12)

AMAFCA No comments received.

COG No comments received.

Transit No comments received.

Zoning Enforcement No comments received.

Neighborhood Coordination No comments received.

APS Fountain Hills Plaza is a proposed mix use project that could consist of multi-family units. It is located on Paseo del Norte NW between Paradise Blvd NW and Eagle Ranch Rd NW.

If the proposed development includes residential units, it will impact Petroglyph Elementary School, James Monroe Middle School, and Cibola High School. Currently, James Monroe Middle School and Cibola High School are exceeding capacity. Petroglyph Elementary School will be nearing capacity as development continues in the area.

Loc No	School	2006-07 40th Day	2006-07 Capacity	Space Available
317	Petroglyph	815	850	35
490	James Monroe	1,460	1,274	-186
580	Cibola	3,170	2,300	-870

A new northwest high school will open with a 9th grade academy in 2007, while the remainder of the school will open in 2008. The new northwest high school will relieve overcrowding at Cibola High School.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Major-Vacation of Public Right-of Way: Approved
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	Open Space has no adverse comments.
City Engineer	Comments will be provided at the meeting.
Transportation Development	No objection to the request.

Parks & Recreation

No objection.

ABCWUA

This is in NMUI service area, no comments.

Planning Department

No objection.

Impact Fee Administrator No comment on the vacation of public easements.

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

Cc: FOUNTAIN HILLS PLAZA LLC, PO BOX 56883, 87187

BOHANNAN HUSTON INC, 7500 JEFFERSON, 87109

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 2119
CONNECTION TEL 9p8907278
SUBADDRESS
CONNECTION ID
ST. TIME 07/13 14:49
USAGE T 01'00
PGS. 4
RESULT OK



FRONT COUNTER ROUTING FAX FORM

TO: FOUNTAIN HILLS PLAZA, LLC

FAX NUMBER: 890-7278

SENT BY: SANDY
Initial

DATE: 07/13/07

PROJECT NO: 1003445 APPLICATION NO: 0702B70083

ALBUQ. WEST, UNIT 1, RICHLAND HILLS

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 2120
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SUBADDRESS
CONNECTION ID
ST. TIME 07/13 14:57
USAGE T 01'01
PGS. 4
RESULT OK



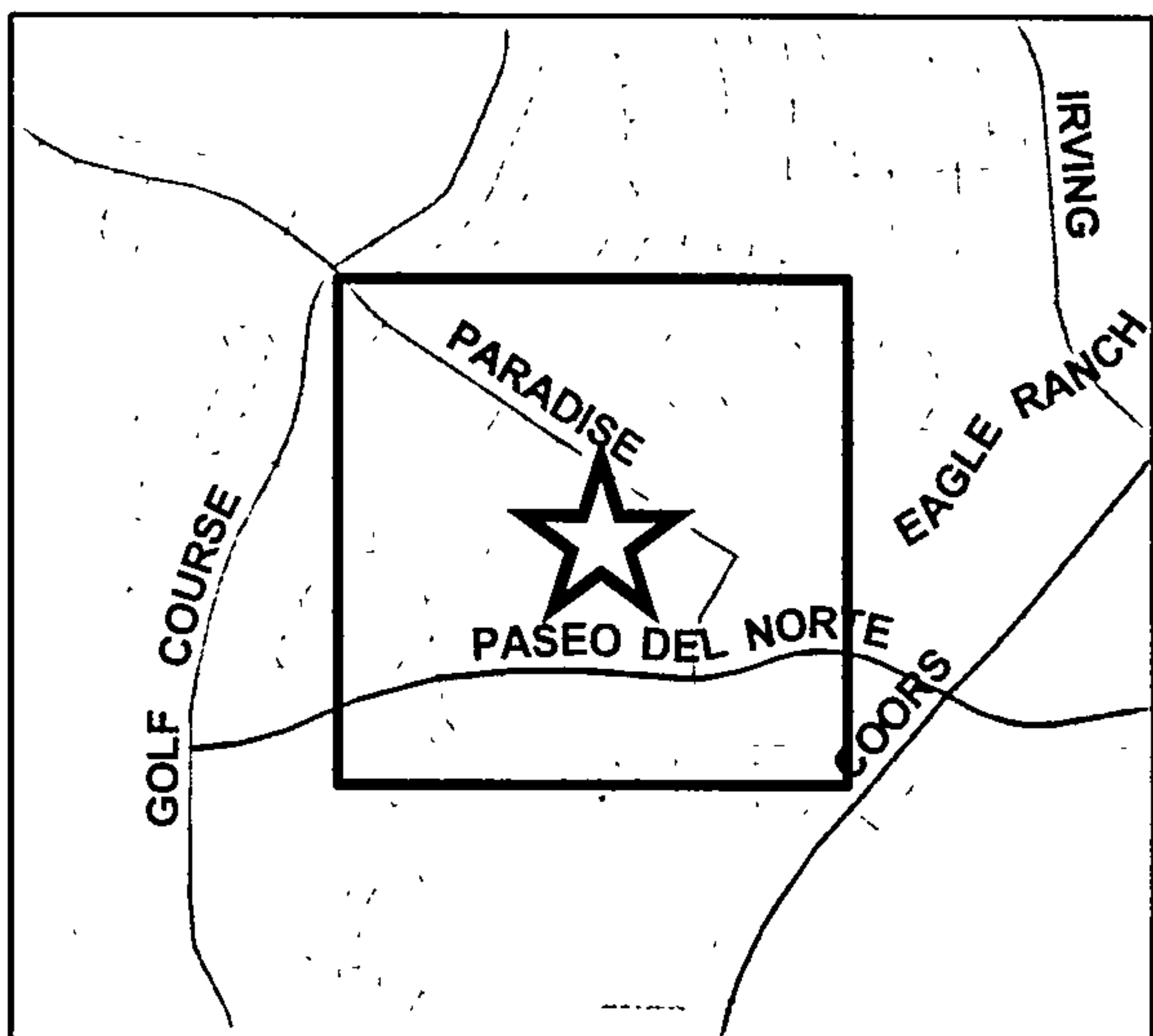
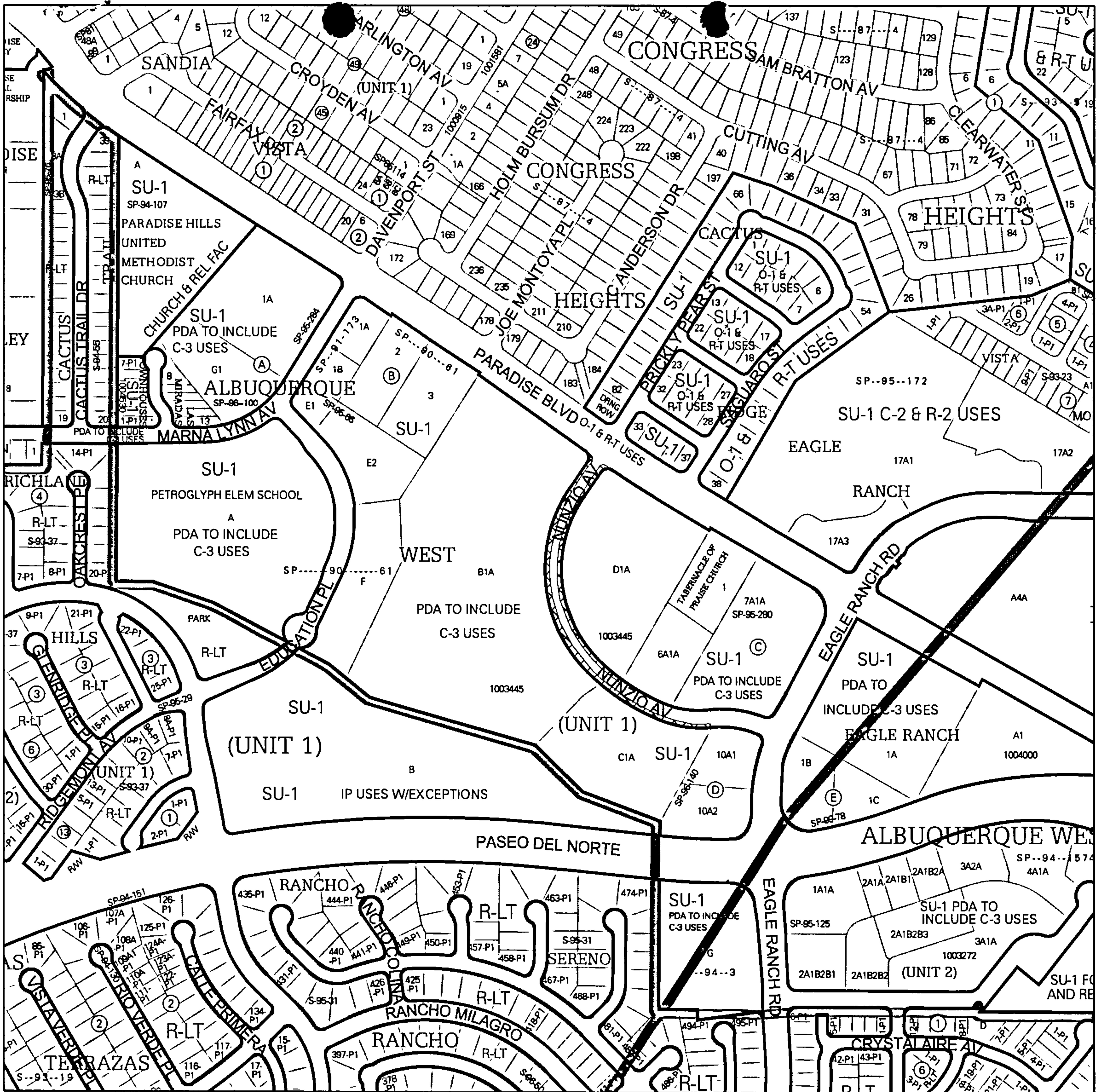
FRONT COUNTER ROUTING FAX FORM

TO: BOHANNAN HUSTON INC
ATTN: BRUCE STIDWORTHY
FAX NUMBER: 798-7988

SENT BY: SANDY DATE: 07/13/07
Initial

PROJECT NO: 1003445 APPLICATION NO: 07DRB-70083

ALBUQ. WEST UNIT 1, RICHLAND HILLS UNIT 1



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1003445

Hearing Date:

7/18/07

Zone Map Page:

C-12

Additional Case Numbers:

07DRB-70083



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 20, 2007

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Kristal Metro, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 11:10 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project# 1004178**
07DRB-70020 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

GARCIA/KRAEMER & ASSOCIATES agent(s) for NM ONE CALL request(s) the above action(s) for all or a portion of Block(s) 27, Tract(s) G-1 & G-2, **MESA VILLAGE** zoned O-1, located on EUBANK BLVD NE BETWEEN LOMAS BLVD NE AND WALKER NE containing approximately 2.2 acre(s). (J-20) **THE TWO-YEAR SIA WAS APPROVED.**

2. **Project# 1003857**
07DRB-70017 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70018 MINOR - TEMP DEFR
SWDK CONST

BRASHER AND LORENZ INC agent(s) for MIKE GONZALES request(s) the above action(s) for all or a portion of Lot(s) A, **BARELAS TOWN HOMES** zoned SU-2 FOR RT, located on SIMPIER LN SW BETWEEN FOURTH ST SW AND EIGHTH ST SW containing approximately 1.0618 acre(s). [REF: 06DRB-01300] (L-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 05/11/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: A SIDEWALK WAIVER REQUEST AND SUBDIVISION DESIGN VARIANCE ARE REQUIRED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project# 1005343**
07DRB-70016 VACATION OF PUBLIC
RIGHT-OF-WAY

SURVEYS SOUTHWEST LTD agent(s) for MONEER HINDI request(s) the above action(s) for all or a portion of Lot(s) 3-A, **MANKIN INC** zoned C-2, located on SKYLINE RD NE BETWEEN I-40 AND CENTRAL AVE NE. [REF: 07DRB00066, 07DRB00067] (L-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project# 1006502**
07DRB-70015 VACATION OF PUBLIC
EASEMENT

A & J HOMES INC agent(s) for BEATRICE ALCON request(s) the above action(s) for all or a portion of Lot(s) FF, Block(s) 4, **THE PALISADES REPLAT** zoned R-1, located on LA BAJADA CT NW BETWEEN PALISADES NW AND LA RAJADA DR NW containing approximately .2475 acre(s). (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project# 1006503**
07DRB-70019 MAJOR - SDP FOR
BUILDING PERMIT

CHESH ENT INC request(s) the above action(s) for all or a portion of Lot(s) 6, **JOURNAL CENTER, UNIT 2**, zoned IP, located on MASTHEAD NE BETWEEN WASHINGTON NE AND JEFFERSON NE containing approximately .53 acre(s). (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REMOVAL OF THE ENCROACHMENTS IN THE 20-FOOT WATERLINE EASEMENT AND TRANSPORTATION DEVELOPMENT FOR ADA RAMP, SMALL CAR SPACE PAINTING, PARKING COUNTS, CITY STANDARD DRAWING NOTES, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

6. **Project # 1002962**
07DRB-00613 Major-SiteDev Plan Subd
07DRB-00615 Major-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS**) zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] [Deferred from 06/06/07 & 06/20/07] (C-9) **DEFERRED AT AGENT'S REQUEST TO 06/27/07.**

7. **Project # 1005031**
06DRB-01077 Major-Vacation of Public
Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] [Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

06DRB-01017 Major-Preliminary Plat
Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) [Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

06DRB-01282 Minor-Subd Design (DPM)
Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] [Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

8. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat
Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

9. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Minor-Vacation of Private
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07, 2/7/07, 2/28/07, 3/21/07,04/11/07, 05/02/07 & 5/30/07 & 6/20/07]. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**

10. **Project # 1005564**
07DRB-00619 Major-Preliminary Plat
Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, **RIO PERLES ADDITION**, zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). [Deferred from 06/06/07 & 6/20/07] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/25/07.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

11. **Project# 1000762**
07DRB-70053 EPC APPROVED SDP
FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 2B, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 FOR IP USES W/ EXCEPTIONS, located on PASEO DEL NORTE NW BETWEEN PARADISE BLVD NW AND EAGLE RANCH RD NW containing approximately 21 acre(s). [Carmen Marrone for Stephanie Shumsky, EPC Case Planner] (C-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SEVERAL COMMENTS AND TO PLANNING FOR 3 COPIES.**

12. **Project# 1005482**
07DRB-70059 EPC APPROVED SDP
FOR BUILD PERMIT

DESIGN PLUS LLC agent(s) for STONEBRIDGE INVESTMENT GROUP request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **MIRA MESA ESTATES**, zoned C-2 SC, located on HANOVER RD NW BETWEEN 64th ST NW AND 68th ST NW containing approximately 5 acre(s). [Anna Di Mambro, EPC Case Planner] [Deferred from 6/20/07] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/27/07.**

13. **Project# 1006505**
07DRB-70021 MINOR - SDP FOR
BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for EDDIE CORLEY JR & SR LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & a portion 21, Tract(s) A, Block(s) 9, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **CORLEY'S ALBUQUERQUE**) zoned SU-2 FOR IP USES, located on EAGLE ROCK ROAD NE BETWEEN EAST FRONTAGE ROAD NE AND SAN PEDRO NE containing approximately 3.9 acre(s). *[Deferred from 06/06/07 & 6/13/07]* (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

07DRB-70055 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for EDDIE CORLEY request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & portion of 21, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, Unit(s) B**, zoned SU-2 IP, located on EAGLE ROCK AVE NE BETWEEN PAN AMERICAN FREEWAY NE AND SAN PEDRO DR NE containing approximately 4.7346 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/21/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

14. **Project# 1004878**
07DRB-70050 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 9-A, 9-B, 9-C & 9-D, Block(s) A, **SOUTH BROADWAY ACRES, Unit(s) 1**, zoned SU-2 MR, located on BETHEL DR SE AND TOPEKA ST SE containing approximately 1.2413 acre(s). (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project# 1005240**
07DRB-70056 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ROBIN HENDREXSON request(s) the above action(s) for all or a portion of Tract(s) H-1 & K-1, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 FOR PLANNED IND DEVELOP, located on BROADWAY BLVD NE BETWEEN CLAREMONT AVE NE AND MENAUL BLVD NE containing approximately 4.3249 acre(s). (H-14/15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project# 1004161**
07DRB-70040 MAJOR - FINAL PLAT
APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for WILLIAM AND BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RIVERSIDE PLAZA**, zoned SU-1 FOR PRD/8DU/ACRE REQ. LANDSCAPE, located on WINTER HAVEN RD NW BETWEEN LA ORILLA RD NW AND MONTANO PLAZA DRIVE NW containing approximately 3.1719 acre(s). (E-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 2 SEWER ACCOUNTS FOR THE EXISTING HOMES AND TO PLANNING FOR HOMEOWNERS ASSOCIATION COMMENTS AND RESTRICTIONS, PARK NOTE AND OPEN SPACE REQUIREMENT.**

17. **Project# 1000072**
07DRB-70041 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

DR HORTON request(s) the above action(s) for all or a portion of Tract(s) AA & BB, Block(s) 1, **CARMEL SUBDIVISION**, zoned R-D, located on CARMELITO LOOP NE BETWEEN HOLLY AVE NE AND CARMEL AVE NE containing approximately .1491 acre(s). [Indef Def from 6/20/07](C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project #1003828**
07DRB-00717 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12TH ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). [Defer from 06/20/07] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**

19. Project# 1003445
07DRB-70054 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 39.9074 acre(s). [REF: 07DRB00261] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/04/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: VACATE THE 10-FOOT PUBLIC UTILITY EASEMENT, MAINTENANCE AND BENEFICIARIES OF 24-FOOT EASEMENT AND NOTE 5, A ROUNDABOUT DESIGN AND ENSURE 1-FOOT PUBLIC RIGHT-OF-WAY EASEMENT IS EXCLUSIVE OF 10-FOOT PUBLIC UTILITY EASEMENT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

FINAL PLAT
INDE DEF



20. **Project# 1003364**
07DRB-70003 EPC APPROVED SDP
FOR BUILD PERMIT

TAFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). **[Anna DiMambro, EPC Case Planner] [Indef deferred from 5/30/07] [Defer from 06/20/07] (C-19) DEFERRED AT THE AGENT'S REQUEST TO 6/27/07.**

21. **Project# 1003692**
07DRB-70035 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, B, AND C, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS (to be known as **HEIGHTS COMMUNITY CENTER**) zoned SU-2 for O-1, located on BUENA VISTA AVE SE BETWEEN ST. CYR AVE SE AND COAL AVE SE containing approximately 7.916 acre(s)(K-15) **[Deferred from 6/13/07 & Indef Deferred on 06/20/07] INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

22. **Project# 1006543**
07DRB-70058 SKETCH PLAT REVIEW
AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for ALBERTSON'S INC request(s) the above action(s) for all or a portion of Tract(s) 61 A-1, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned C-2, located on CENTRAL AVE SW BETWEEN COORS BLVD SW AND AMANDA ST SW containing approximately 6.195 acre(s). (K 10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

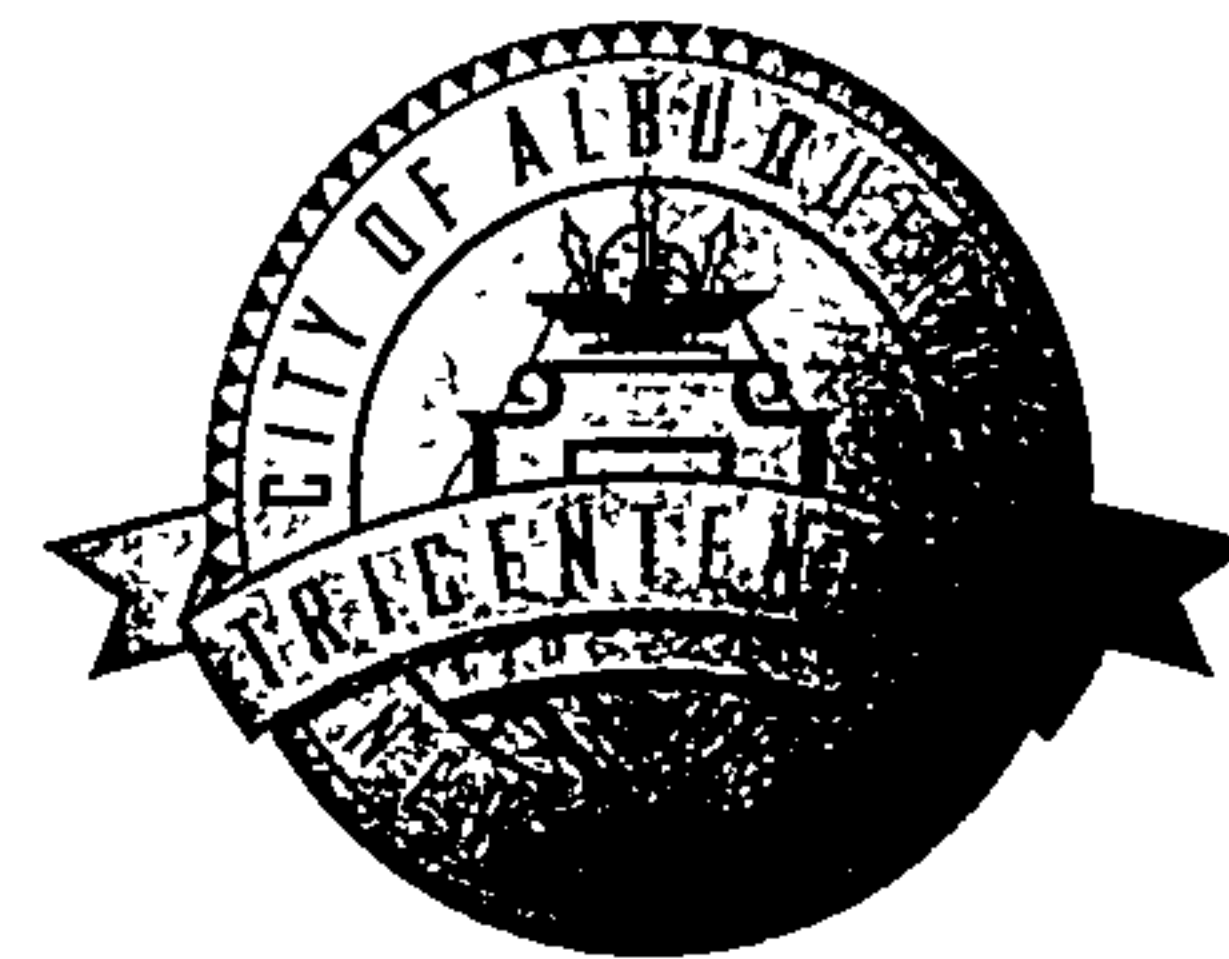
23. **Project# 1006541**
07DRB-70057 SKETCH PLAT REVIEW
AND COMMENT

HOWARD KARNES & BARBARA REDISH agent(s) request(s) the above action(s) for all or a portion of Lot(s) 11 & 10, Block(s) D, **CHIMNEY RIDGE TOWNHOUSES, A BURNSIDE ENTERPRISE UNIT 6**, zoned SU-1 PUD, located on DEL CAMPO PL NE BETWEEN SAN PEDRO NE AND OSUNA NE. (F-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for June 13, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 13, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003445

AGENDA ITEM NO: 19

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

An approved grading and drainage plan dated 6-4-07 is on file for Preliminary Plat approval.
Infrastructure List comments. - *addressed*
AMAFCA approval is required prior to City Engineer sign off.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: *Signed IL*
APPROVED ; DENIED ___; DEFERRED *FP-INDEF*; COMMENTS PROVIDED ___; WITHDRAWN ___
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee
(C-12/D003B - FOUNTAIN HILLS)
(RELATED TO DRB 1000762)

DATE: JUNE 20, 2007



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 28, 2007

5. Project # 1003445
07DRB-00261 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, **FIRST BAPTIST CHURCH**, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 22 acre(s). [REF: 04DRB00750] (C-12)

At the March 28, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

1. 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.
2. The appropriate alternate public drainage easements/right-of-way are provided.

If you wish to appeal this decision, you must do so by April 12, 2007, in the manner described below.

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

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



OFFICIAL NOTICE OF DECISION

PAGE 2

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.)

A handwritten signature in cursive script, appearing to read "Sheran Matson", is written over the typed name and title.

Sheran Matson, AICP, DRB Chair

Cc: Fountain Hills Plaza LLC, PO Box 56883, 87187
Bohannon Huston, Stephanie Walton, 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003445 AGENDA#: 5 DATE: 03/28/07

1. Name: Bruce Stedman Address: BHI Inc 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: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003445

AGENDA ITEM NO: 5

SUBJECT:

Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology section has no objection to the vacation request with the condition that appropriate alternate public easements / right of way are provided.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

DATE: MARCH 28, 2007



ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 28, 2007

Project # 1003445
07DRB-00261 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, **FIRST BAPTIST CHURCH**, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 22 acre(s). [REF: 04DRB00750] (C-12)

AMAFCA No objection to requested actions. AMAFCA will review design plans for the proposed drainage facilities to the AMAFCA pond.

COG No adverse comments.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letter(s) sent to Taylor Ranch NA (R), Piedras Marcadas NA (R), Eagle Ranch NA (R), Paradise Hills Civic Assoc. (R). Rancho Sereno NA (R) and Las Terrazas NA (R).

APS The requested actions for **Fountain Hills** and **First Baptist Church** appear to be vacations of drainage easements downstream from Petroglyph Elementary School. Assuming that the City of Albuquerque and the developer address replacement facilities to handle storm run-off from upstream properties, then the proposed vacations will have no adverse impacts to the APS district.

Police Department No crime prevention or CPTED comments at this time.

Fire Department No adverse comments.

PNM Electric & Gas Not enough information provided to PNM. New Service Delivery Dept. Engineers To approve relocating PNM facilities.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

Open Space has no adverse comments

City Engineer

The Hydrology section has no objection to the vacation request with the condition that appropriate alternate public easements/RW are provided.

Transportation Development

No objection to the requests.

Parks & Recreation

Defer to the affected agencies.

Utilities Development

No objection to Vacation request, but need NMUI approval.

Planning Department

No objection to the vacations. If approved, applicant has one year to record the plat completing the vacation.

Impact Fee Administrator

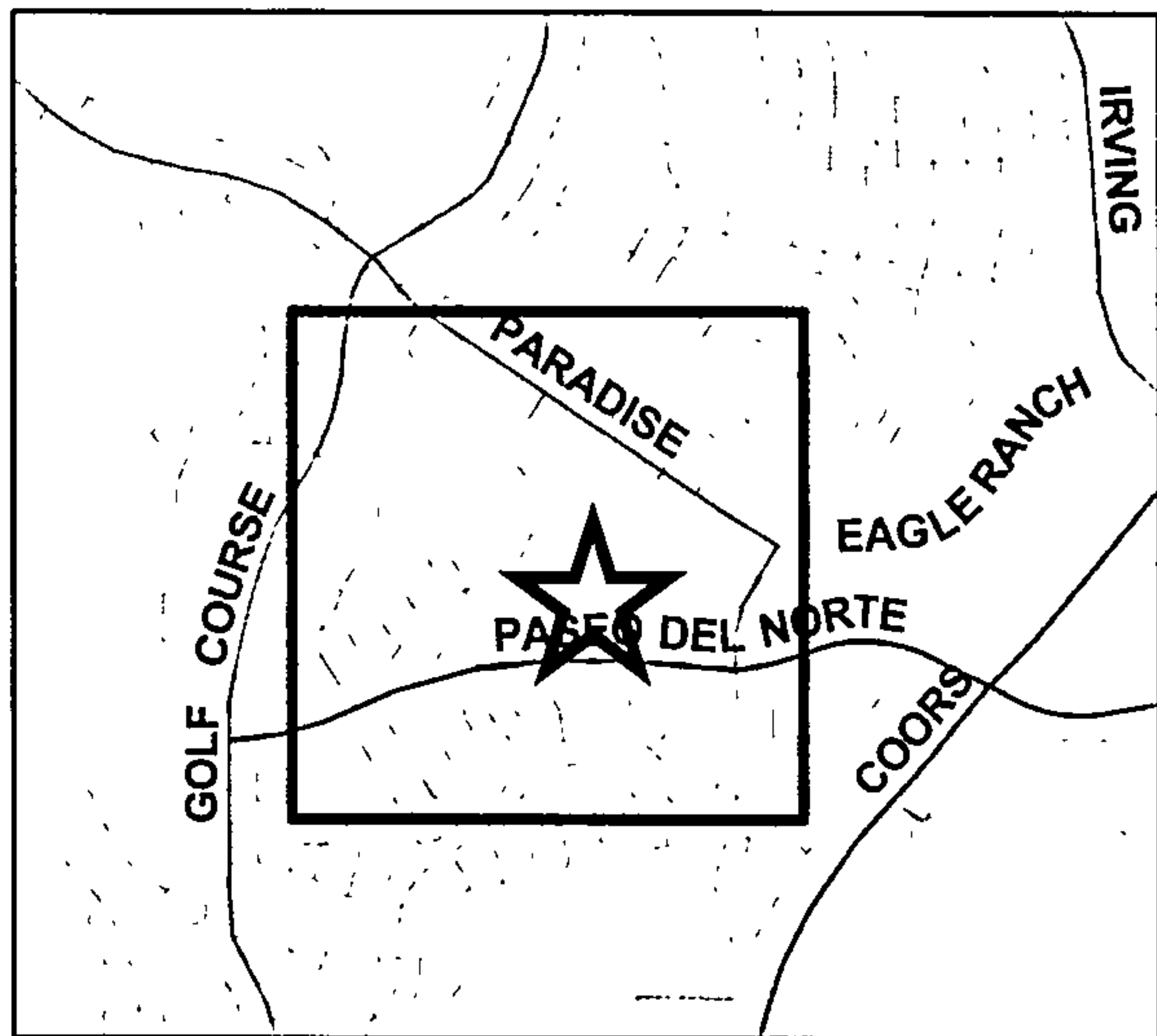
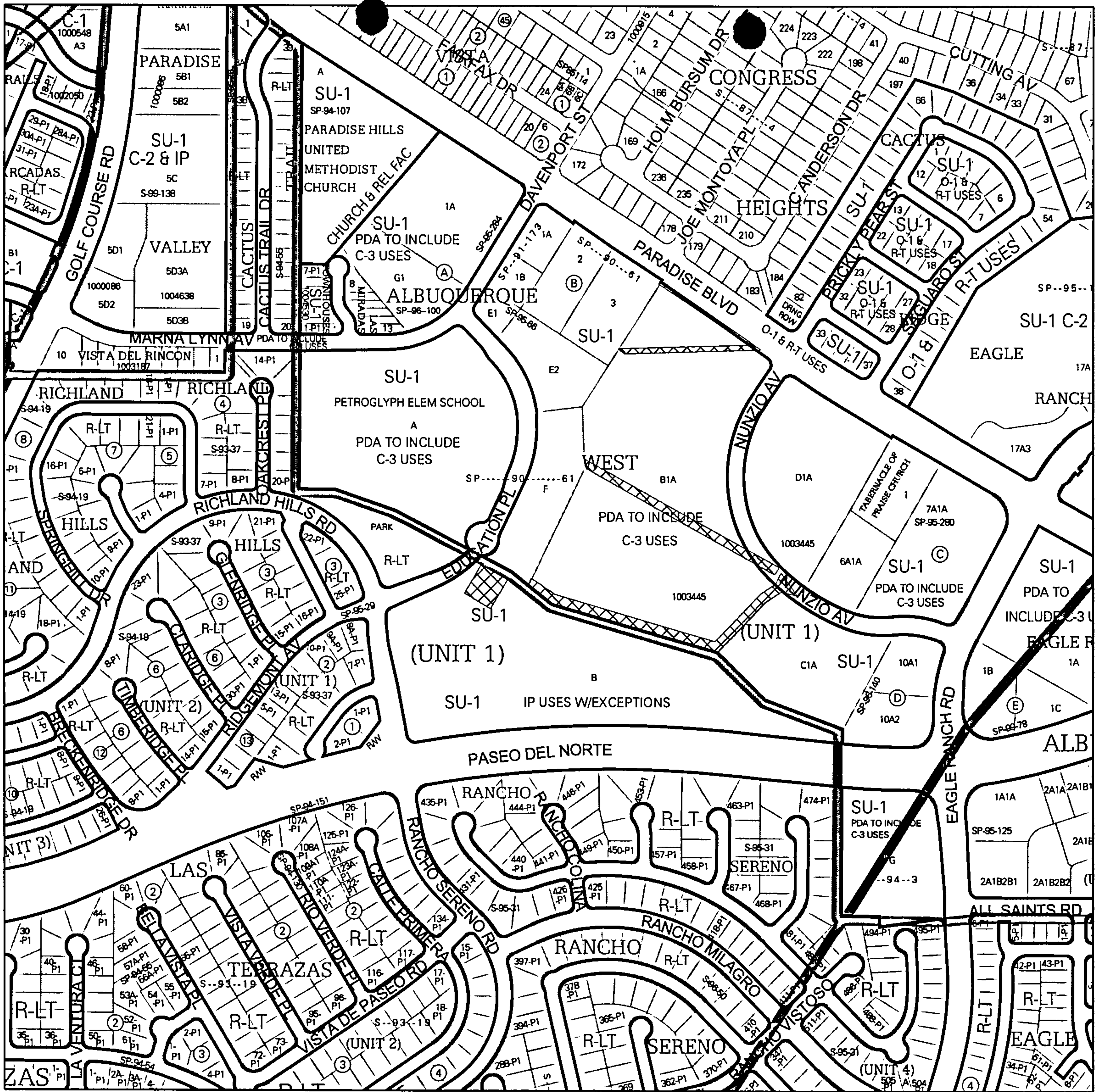
No comments on the proposed vacation of public easement(s).

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

Cc: Fountain Hills Plaza LLC, PO Box 56883, 87187

Bohannan Huston, Stephanie Walton, 7500 Jefferson NE, 87109

11/1/2017



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1003445

Hearing Date:
3/28/2007

Zone Map Page:
C-12

Additional Case Numbers:
07DRB-00261



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, March 28, 2007, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1003123

07DRB-00254 Major-Two Year SIA

KPM LLC request(s) the above action(s) for all or any portion of Tract(s) 1 & 2, **LANDS OF DEVEREUX & WATSON** and Tract(s) 77-6-1, **M.R.G.C.D. MAP #37**, zoned S-M1 located on 5TH ST NW between ASPEN AVE NW and HAINES AVE NW containing approximately 1 acre(s). (H-14)

Project # 1003717

07DRB-00236 Major-Vacation of Public Easements

GREG RILEY agent(s) for ERIC C. JOHNSON request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2/NCR located on CESAR CHAVEZ SE between BROADWAY SE and ARNO SE containing approximately 1 acre(s). [REF: 04DRB-01565] (L-14)

Project # 1001278

07DRB-00242 Major-Bulk Land Variance
07DRB-00243 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for PAT & LILLIE MILLIGAN request(s) the above action(s) for Tract 94, Town of Atrisco Grant, Unit 6, Lots A, B and a portion of C & D, Gonzales Family Lands, Tract H, Coors Plaza (to be known as **COORS TOWNE CENTER**) zoned SU-1 FOR C-2 PERMISSIVE USES, located on COORS BLVD SW, between CENTRAL AVE SW and BRIDGE BLVD SW containing approximately 17 acre(s). [REF: 01EPC00747, 00748, 00749, 00750, 07DRB00150, 07DRB00151] (K-10)

Project # 1002984

07DRB-00238 Major-Vacation of Pub Right-of-Way

SANDRA LEVINSON & HAROLD GILL request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 7, **VOLCANO CLIFFS, UNIT 2**, zoned R-1 located on KIBO DR NW between RIMROCK DR NW and SHIPROCK CT NW containing approximately 1 acre(s). (E-10)

Project # 1003445

07DRB-00261 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, **FIRST BAPTIST CHURCH**, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 22 acre(s). [REF: 04DRB00750] (C-12)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1005133
07DRB-00260 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH**, zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s). (B-13)

Project # 1005185
07DRB-00262 Major-Preliminary Plat Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] (F-22)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 12, 2007.

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

Meeting Date: March 28, 2007
Zone Atlas Page: C-12
Notification Radius: 100 Ft.

**Project# 1003445
App#07DRB-00260**

**Cross Reference and Location: NUNZIO AVE NW BETWEEN PARADISE BLVD
NW AND PASEO DEL NORTE**

Applicant: FOUNTAIN HILLS PLAZA LLC
P.O. BOX 56883
ALBUQUERQUE, NM 87187

Agent: STEPHANIE WALTON
BOHANNAN HUSTON, INC
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: MARCH 9, 2007
Signature: ERIN TREMLIN



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

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

APPLICANT INFORMATION:

NAME: FOUNTAIN HILLS PLAZA LLC. PHONE: 239-0920
 ADDRESS: PO BOX 56883 FAX: 890-7278
 CITY: ALBUQUERQUE STATE NM ZIP 87187 E-MAIL: _____
 Proprietary interest in site: OWNER & DEVELOPER- FIRST BAPTIST CHURCH OF ALBUQUERQUE
 AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENTS

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

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

Lot or Tract No. TRACTS B-1-A, C-1-A, D-1-A, & LOT 6-A-1-A A, LOT 10-A-2 Block: D Unit: ONE
 Subdiv. / Addn. ALBUQUERQUE WEST (FOUNTAIN HILLS) TRACTS B, RICHLAND HILLS, UNIT 1 (FIRST BAPTIST CHURCH)
 Current Zoning: SU-1 Proposed zoning: _____
 Zone Atlas page(s): C-12 No. of existing lots: 6 No. of proposed lots: 6
 Total area of site (acres): 21.562 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 101206442535210607, 101206447034910703, 101206439428711901 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: NUNZIO AVE. NW
 Between: PARADISE BLVD NW and PASEO DEL NORTE

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 1003445

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

SIGNATURE Stephanie Walton DATE 3/1/2007
 (Print) BRUCE STIDWORTHY Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB-00261</u>	<u>VPE</u>	<u>✓</u>	\$ <u>270.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <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 checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>03/28/07</u>			Total \$ <u>365.00</u>

Sandy Handley 03/02/07
 Planner signature / date

Project # 1003445

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (PUBLIC HEARING CASE)

- ___ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. 24 copies of the plat are required. The Variance and subdivision should be applied for simultaneously.
 - ___ 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. (not to exceed 8.5" by 14") 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 DPM)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 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 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 (not to exceed 8.5" by 14") 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 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 (not to exceed 8.5" by 14") 6 copies
 - ___ 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.

VACATION OF RECORDED PLAT

- ___ 6 copies of the recorded plat to be vacated.
 - ___ 6 copies of documents justifying the vacation.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter describing, explaining, and justifying the vacation
 - ___ Any original and/or related file numbers are listed on the cover application
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- 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.

Bruce Stidworthy
Applicant name (print)
Stephanie Norton
Applicant signature / date



Form revised 4/03, 10/03 and APRIL 2006

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

Application case numbers
012123 - 00261

Sandy Handley
Planner signature / date
Project # 1003445

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	1012064 3753511 0613	GRAND ALLIANCE II JNT VENTURE C/O GRAND ALLIANCE I	PO BOX 14708	ALBUQUERQUE	NM	871914708	V	A1A	TRACT F PLAT OF ALBUQUERQUE WEST UNIT 1 CONT 107,881 SQ FT M/L
2	1012064 3182931 1707	NIGHTLINGER FLOYD A JR & ELANA	4201 BEACON KNOLL CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 7-P1 BLK 2 VACATION AND REPLAT OF RIVERVIEW PARCELS H-3, H-4 AND H-5 TO RICHLAND HILLS UNIT 1 CONT 0.2338 AC M/L OR 10,184 SQ FT M/L
3	1012064 3942871 1901	FIRST BAPTIST CHURCH OF ABQ NM % JAMES ROACH ESQ	300 CENTRAL AVE SW	ALBUQUERQUE	NM	87102	V	A1A	TR B VACATION AND REPLAT OF RIVERVIEW PARCELS H-3, H-4 AND H-5 TO RICHLAND HILLS UNIT 1 CONT 13.3147 AC M/L
4	1012064 4014161 0608	GRAND ALLIANCE I JOINT VENTURE	PO BOX 14708	ALBUQUERQUE	NM	871914708	V	A1A	* 3 B ALBUQUERQUE WEST SUB'D CONT 1.4771 AC
5	1012064 3243321 0149	CITY OF ALBUQUERQUE REAL ESTATE OFFICE	PO BOX 1293	ALBUQUERQUE	NM	871031293	V	A1A	PARK VACATION AND REPLAT OF RIVERVIEW PARCELS H-3, H-4 AND H-5 TO RICHLAND HILLS UNIT 1 CONT 2.0609 AC M/L OR 89,773 SQ FT M/L
6	1012064 5043501 0706	BIN LILLIAN	PO BOX 6699	THOUSAND OAKS	CA	91359	V	A1A	* 1 OF PLAT OF LANDS OF TABERNACLE OF PRAISE CHURCH CONT 1.3997 AC
7	1012064 5132911 0626	CIRCLE K PROPERTIES INC C/O TOSCO MARKETING CO DC-17	PO BOX 52085	PHOENIX	AZ	850722085	V	A1A	LT 10-A-1 BLK D PLAT FOR ALBUQUERQUE WEST LTS 10-A-1 & 10-A-2 BLK D WITHIN THE TOWN OF ALAMEDA GRANT CONT 1.0647 AC
8	1012064 3153051 1708	MORENO MANUEL E & JULIE M	4200 RIDGEMONT AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LT 8A-P1 REPL OF LOT 8-P1 & 9-P1 BLK 2 RICHLAND HILLS UNIT 1 TO LT 8A-P1 & 9A-1 BLK 2 RICHLAND HILLS UNIT 1 CONT 0.2149 AC M/L OR 9,363 SF M/L
9	1012064 3843941 0606	R J SCHAEFER REAL ESTATE & INVESTMENT	PO BOX 14708	ALBUQUERQUE	NM	871914708	V	A1A	TR E-2 PLAT FOR TRS E-1 & E-2 ALBUQUERQUE WEST UNIT 1 CONT 1.7141 AC M/L OR 74,666 SF M/L
10	1012064 3283731 0110	BOARD OF EDUCATION OF THE CITY OF ALBUQU ATTN: PROPR MANANGE	PO BOX 25704	ALBUQUERQUE	NM	871250704	C	A1A	TRACT A PLAT OF ALBUQUERQUE WEST UNIT 1 CONT 10.00 AC M/L
11	1012064 5253251 0705	GUARDIAN STORAGE I LLC	9221 EAGLE RANCH RD NW	ALBUQUERQUE	NM	87114	C	A1A	LT 7-A-1-A BLK C PLAT OF ALBUQUERQUE WEST CONT 4.2800 AC M/L OR 186,437 SQ FT M/L
12	1012064 3133201 2025	SHAW JOYCE L	8600 HILLSHIRE PL NW	ALBUQUERQUE	NM	871146207	R	A1A	LT 25-P1 BLK 3 VACATION AND REPLAT OF RIVERVIEW PARCELS H-3, H-4 AND H-5 TO RICHLAND HILLS UNIT 1 CONT 0.2204 AC M/L OR 9,601 SQ FT M/L
13	1012064 5112701 0620	AMERICAN EAGLE INVESTORS LTD C/O R J SCHAEFER	PO BOX 14708	ALBUQUERQUE	NM	871914708	V	A1A	LT 10-A-2 BLK D PLAT FOR ALBUQUERQUE WEST LTS 10-A-1 & 10-A-2 BLK D WITHIN THE TOWN OF AL

									AMEDA GRANT CONT 1.2671 AC
1 4	1012064 3202761 1801	ABEYTA IRENE & ALFRED J	4204 BEAC ON KNOLL CT NW	ALBUQ UERQ UE	N M	871 14 6 208	R	A1 A	LT 1- P1 BLK 1 VACATION AND REPLAT OF RIVERVIEW PARCELS H-3, H- 4 AND H- 5 TO RICHLAND HILLS UNIT 1 CO NT 0.2761 AC M/L OR 1 2,027 SQ F T M/L
1 5	1013064 0172732 0301	KAYO OIL COMPANY C/O PL AZA OFFICE BUILDING ROO M 810G	PO BOX 358	BORG ER	TX	790 08 0 358	C	A1 A	LT 1- B BLK E PLAT FOR ALBUQUERQU E WEST SUBDIVISION BLOCK E L OT 1-B AND LOT 1- C CONT 1.2677 AC
1 6	1012064 4732801 0614	GRAND ALLIANCE II JNT VEN TURE	PO BOX 147 08	ALBUQ UERQ UE	N M	871 91 4 708	V	A1 A	TR C-1-A PLAT FOR TRACTS B-1- A, C-1-A & D-1-A & LOT 6-A-1- A ALBUQUERQUE WEST UNIT ON E CONT 3.8597 AC
1 7	1012064 4913171 0704	AMAFCA	2600 PRO SPECT NE	ALBUQ UERQ UE	N M	871 07	V	A1 A	LT 6-A-1-A PLAT FOR TRACTS B- 1-A, C-1-A & D-1-A & LT 6-A-1- A ALBUQUERQUE WEST UNIT ON E CONT 1.4406 AC
1 8	1012064 4703491 0703	GRAND ALLIANCE II JNT VEN TURE	PO BOX 147 08	ALBUQ UERQ UE	N M	871 91 4 708	V	A1 A	TR D-1-A PLAT FOR TRACTS B-1- A, C-1-A & D-1-A & LOT 6-A-1- A ALBUQUERQUE WEST UNIT ON E CONT 5.3659 AC
1 9	1012064 4253521 0607	GRAND ALLIANCE II JNT VEN TURE	PO BOX 147 08	ALBUQ UERQ UE	N M	871 91 4 708	V	A1 A	TR B-1-A PLAT FOR TRACTS B-1- A, C-1-A & D-1-A & LOT 6-A-1- A ALBUQUERQUE WEST UNIT ON E CONT 16.0941 AC

Or Current Resident
ABEYTA IRENE & ALFRED J
4204 BEACON KNOLL CT NW
ALBUQUERQUE, NM 87114 6208

Or Current Resident
BIN LILLIAN
PO BOX 6699
THOUSAND OAKS, CA 91359

Or Current Resident
FIRST BAPTIST CHURCH OF ABQ NM
% JAMES ROACH ESQ
300 CENTRAL AVE SW
ALBUQUERQUE, NM 87102

Or Current Resident
KAYO OIL COMPANY C/O PLAZA
OFFICE BUILDING ROOM 810G
PO BOX 358
BORGER, TX 79008 0358

Or Current Resident
R J SCHAEFER REAL ESTATE &
INVESTMENT
PO BOX 14708
ALBUQUERQUE, NM 87191 4708

Project# 1003445
STEPHANIE WALTON
Bohannon Huston Inc.
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Project# 1003445
RICH CEDERBERG
Piedras Marcadas N.A.
9304 DROLET NW
ALBUQUERQUE, NM 87114

Project# 1003445
JULIA MOORE
Eagle Ranch N.A.
9208 C ANDERSON DR NW
ALBUQUERQUE, NM 87114

Project# 1003445
LARRY WEAVER
Paradise Hills Civic Assoc.
6001 UNITAS CT NW
ALBUQUERQUE, NM 87114

Project# 1003445
ED PEREA
Las Terrazas N.A.
8424 LA VENTURA CT NW
ALBUQUERQUE, NM 87120

Or Current Resident
AMAFCA
2600 PROSPECT NE
ALBUQUERQUE, NM 87107

Or Current Resident
BOARD OF EDUCATION OF THE CITY
OF ALBUQ ATTN: PROP MANANGE
PO BOX 25704
ALBUQUERQUE, NM 87125 0704

Or Current Resident
GRAND ALLIANCE I JOINT VENTURE
PO BOX 14708
ALBUQUERQUE, NM 87191 4708

Or Current Resident
MORENO MANUEL E & JULIE M
4200 RIDGEMONT AVE NW
ALBUQUERQUE, NM 87114

Or Current Resident
SHAW JOYCE L
8600 HILLSHIRE PL NW
ALBUQUERQUE, NM 87114 6207

Project# 1003445
JOLENE WOLFLEX
Taylor Ranch N.A.
6804 STAG HORN DR NW
ALBUQUERQUE, NM 87120

Project# 1003445
LEE LEWIS
Piedras Marcadas N.A.
9109 LAURA LEE PL NW
ALBUQUERQUE, NM 87114

Project# 1003445
KEN COX
Rancho Sereno N.A.
8209 RANCHO PARAISOL NW
ALBUQUERQUE, NM 87120

Project# 1003445
TOM ANDERSON
Paradise Hills Civic Assoc.
10013 PLUNKETT DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
AMERICAN EAGLE INVESTORS LTD
C/O R J SCHAEFER
PO BOX 14708
ALBUQUERQUE, NM 87191 4708

Or Current Resident
CIRCLE K PROPERTIES INC C/O
TOSCO MARKETING CO DC-17
PO BOX 52085
PHOENIX, AZ 85072 2085

Or Current Resident
GUARDIAN STORAGE I LLC
9221 EAGLE RANCH RD NW
ALBUQUERQUE, NM 87114

Or Current Resident
NIGHTLINGER FLOYD A JR & ELANA
4201 BEACON KNOLL CT NW
ALBUQUERQUE, NM 87114

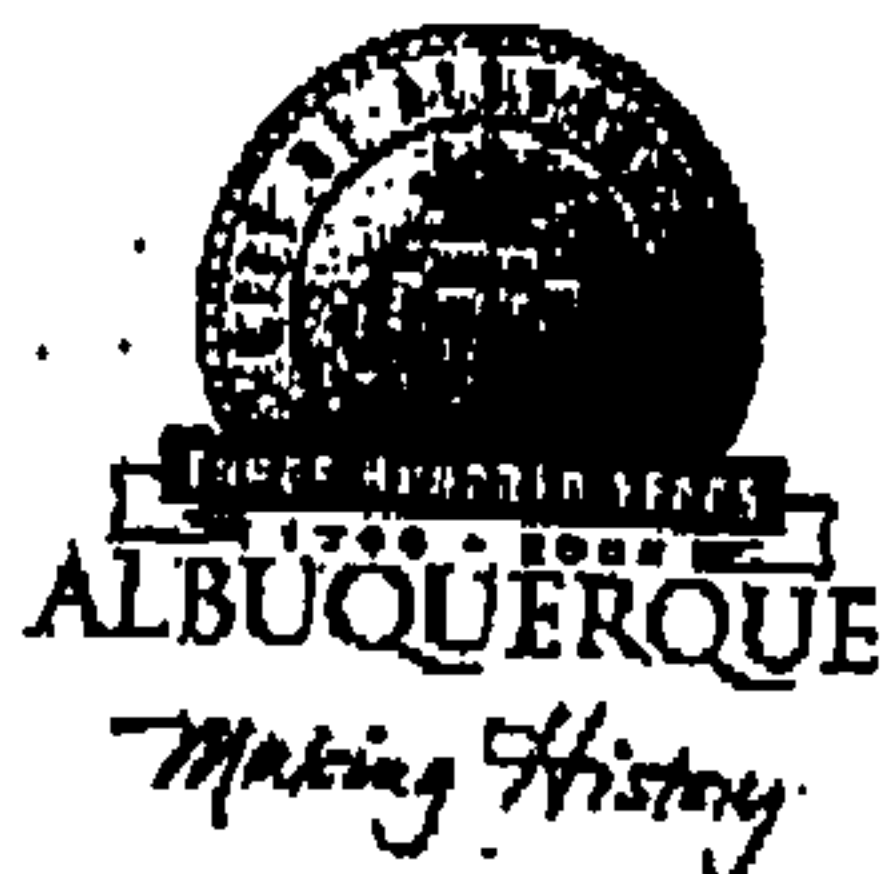
Project# 1003445
FOUNTAIN HILLS PLAZA LLC
PO BOX 56883
ALBUQUERQUE, NM 87187

Project# 1003445
RENE HORVATH
Taylor Ranch N.A.
5515 PALOMINO DR NW
ALBUQUERQUE, NM87120

Project# 1003445
FRED B HAMPTON
Eagle Ranch N.A.
9602 STONE ST NW
ALBUQUERQUE, NM 87114

Project# 1003445
SANDER A RUE
Rancho Sereno N.A.
7500 RANCHO SOLANO CT NW
ALBUQUERQUE, NM 87120

Project# 1003445
ERIC LOOKHOFF
Las Terrazas N.A.
8416 CALLE PRIMERA NW
ALBUQUERQUE, NM 87120



City of Albuquerque

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

Date: March 1, 07

TO CONTACT NAME: Stephanie Walton
COMPANY/AGENCY: Bonhannan Attorneys
ADDRESS/ZIP: 1500 Jefferson St NE 81109
PHONE/FAX #: 823-1000 (Fax - 798-7988)

Thank you for your inquiry of 3-6-07 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract B-1-A plat for Tracts B-1-A, C-1-A, D-1-A, & Lot 6-A-1 AIBUP - West Unit 1 zone map page(s) C-12

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

Taylor Ranch N.A.
Neighborhood Association
Contacts: Jolene Wolfley ✓
6804 Stag Horn Dr NW / 81120 ✓
890-9414(h)
Kene Horvath ✓
5515 Palomino Dr NW / 81120 ✓
898-2114 (h)

Piedras Marcadas N.A.
Neighborhood Association
Contacts: Rich Cederberg
9304 Drolet NW / 81114
400-5994(h)
Lee Lewis
9109 Laura Lee Pl NW
81114-792-9835 (h)

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

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

Sincerely,
Valerie J. Carranza
OFFICE OF NEIGHBORHOOD COORDINATION

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

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications,
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A"),
- Twenty-four (24) copies of the documents which created the easements
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$365.00

Please place this item on the DRB Agenda to be heard on March 28, 2007. If you have any questions or require further information, please contact me.

Sincerely,



Yolanda P. Moyer, P.E.

Project Manager

Community Development and Planning Group

Cc: Mike Novak,
Kyle Childress

YPM/sw
Enclosures

Additional Neighborhood Association Information

Eagle Ranch N.A.

Neighborhood Association

Contacts: Fred B Hampton

9620 Stone St NW / 81114
890-5159 (h+w)

Sulia Moore

9208 C Anderson Dr NW

8114-898-6441(h)
890-1539 (w)

Rancho Sereno N.A.

Neighborhood Association

Contacts: Ken Cox

8209 Rancho Paraiso NW
81120-792-0448(h)

Sander A Rue

7500 Rancho Solano Ct
NW / 81120-899-0288(h)

Paradise Hills Civic Assoc.

Neighborhood Association

Contacts: Larry Weaver

6001 Unitas Ct NW / 81114
898-8640 (h) 846-1511 (w)

Tom Anderson

10013 Plunkett Dr. NW
897-2593 (h) 204-0106(c)

Las Terrazas N.A.

Neighborhood Association

Contacts: Eric Lookhoff

8416 Calle Primera
NW / 81120-792-9174(h)

Ed Perea

8424 LA Ventura Ct
NW / 81120
720-3822 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
you are most welcomed to notify the following "Unrecognized"
neighborhood associations of this project.

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

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, LUCC, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

We recommend that the Notification Letter include the following information:

- The street address of the subject property.
- The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
- A physical description of the location, referenced to streets and existing land uses.
- A complete description of the actions requested of the EPC:
- 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").
- If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments 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.").
- If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
- The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination (ONC)


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

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

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

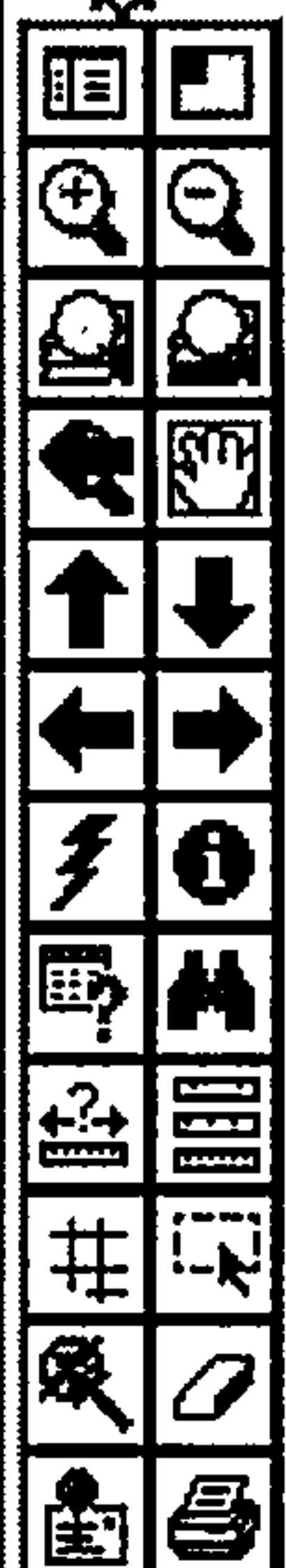
(Below this line for ONC use only)

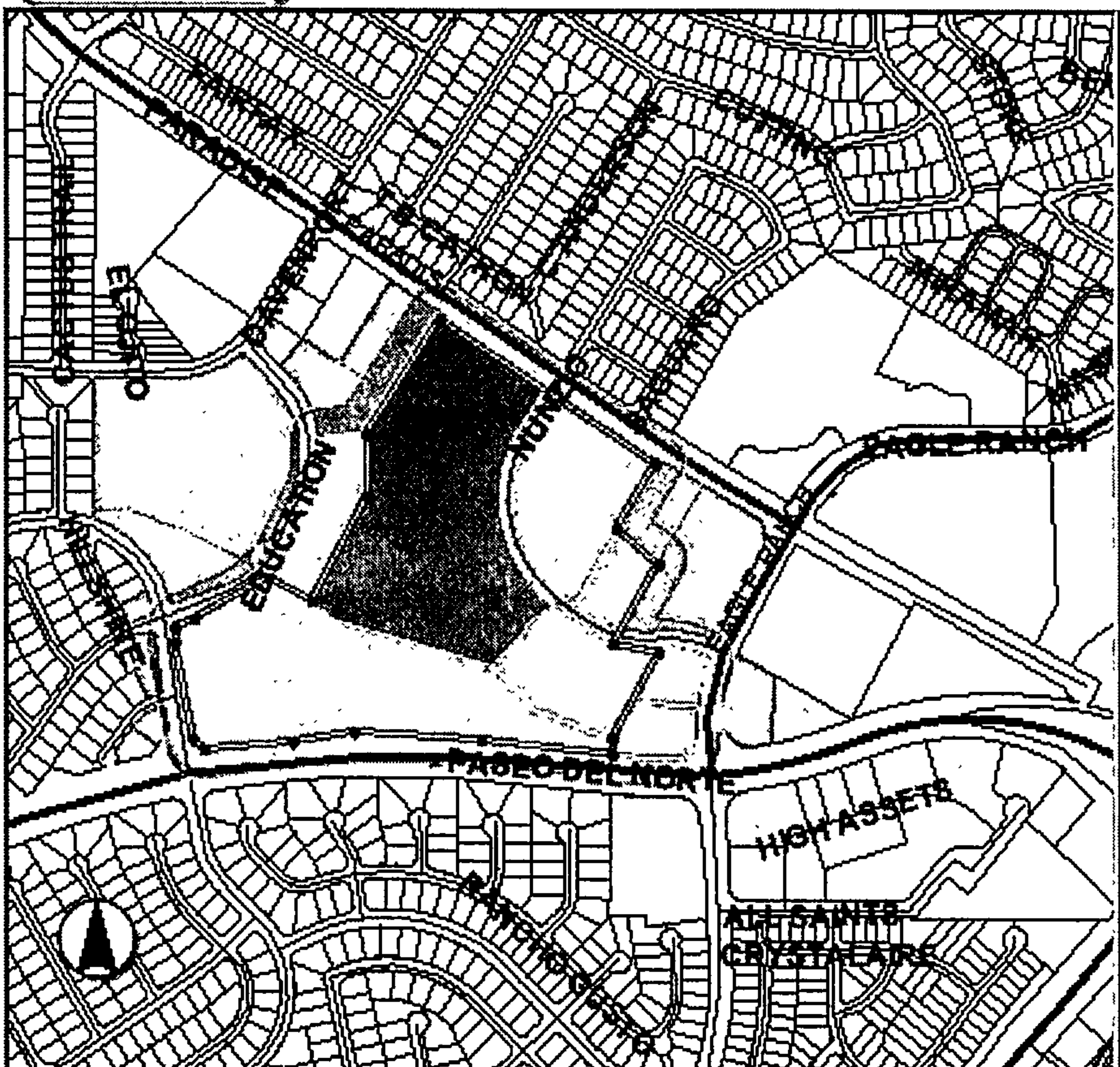
Date of Inquiry: 3-1-07 Time Entered: 2:44 PM ONC Rep. Initials: [Signature]



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

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

Refresh Map

Auto Refresh

Help:

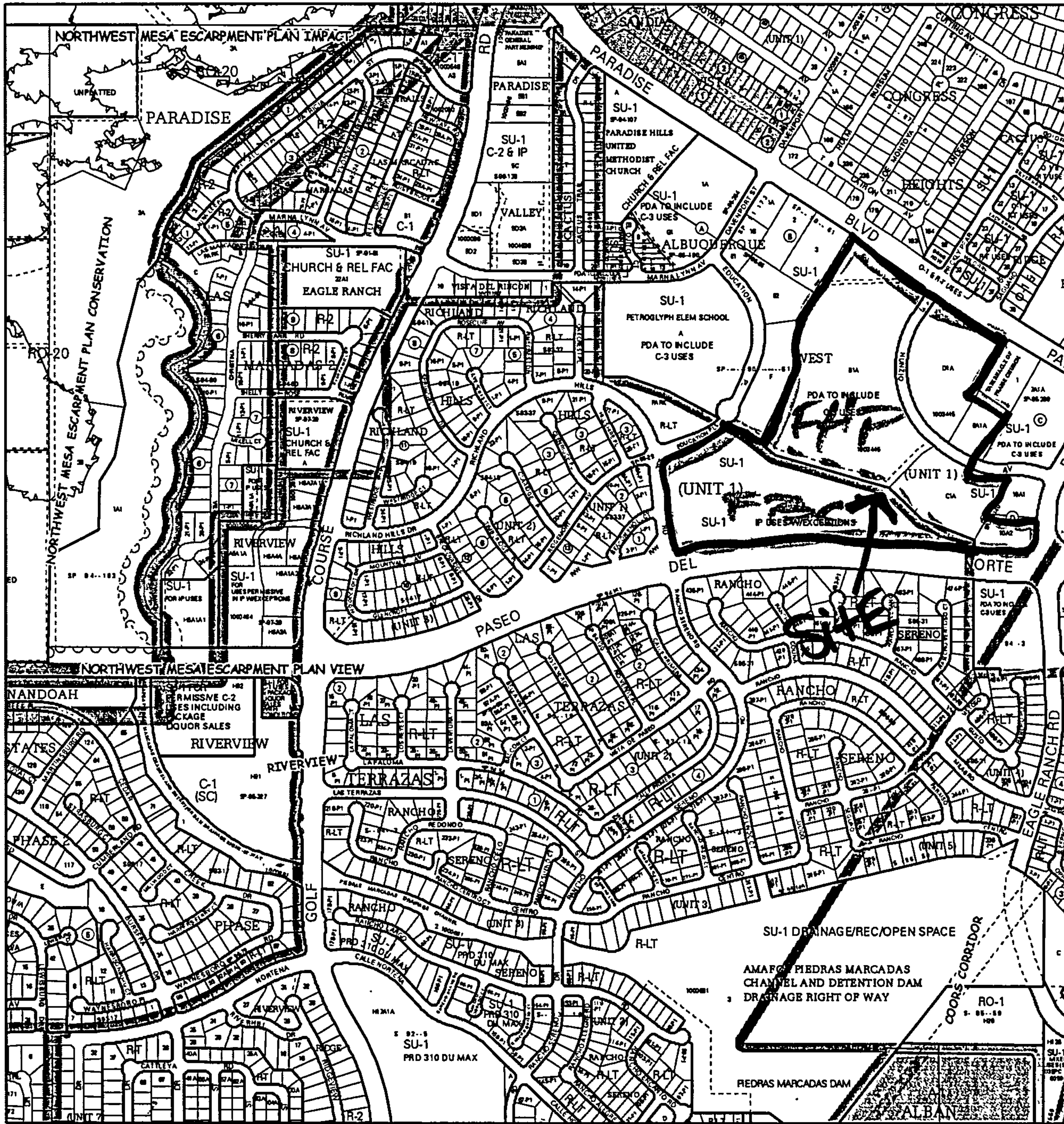
- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP


Rec	UPC CODE	OWNER
1	101206437535110613	GRAND ALLIANCE II JNT VENTURE C/O GRAND ALLIANCE
2	101206431829311707	NIGHTLINGER FLOYD A JR & ELANA

Pan
SEARCH
REFRESH
HELP
INDEX PAGE

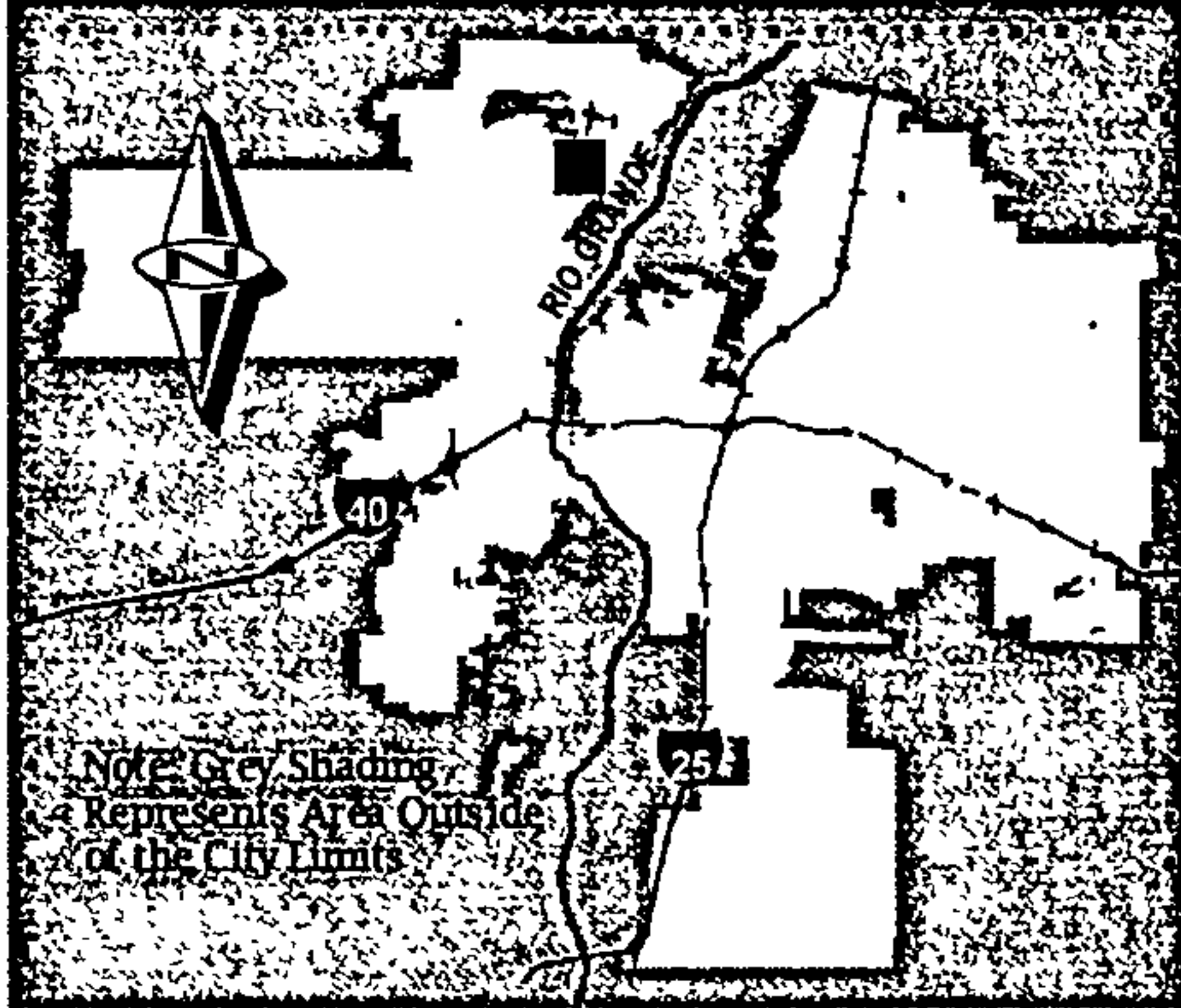
CONTACT



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



Map amended through: 2/18/2007



Note: Grey Shading Represents Areas 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.		

0 750 1,500 Feet

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

March 2, 2007

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Vacation of public easements (6) DRB# 1003445
Tracts B-1-A, C-1-A, D-1-A, & Lot 6-A-1-A, Lot 10-A-2, Block D, Unit 1 Albuquerque West
(Fountain Hills)
Tract B, Richland Hills, Unit 1 (First Baptist Church)

Dear Sheran:

As a part of the proposed Fountain Hills development, it will be necessary to vacate 6 public easements. The type of easement and reason for requesting the vacation action are listed below.

- Existing 10' Public Utility Easement and Temporary Drainage Easement: A roadway is proposed between Education Place and Nunzio Ave. A storm drain line will be built within this roadway to convey any drainage to the existing AMAFCA Pond. A 10' P.U.E will also be proposed adjacent to this roadway.
- Existing 30' Temporary Drainage Easement: A roadway is proposed between Education Place and Nunzio Ave. A storm drain line will be built within this roadway to convey any drainage to the existing AMAFCA Pond.
- Existing 10' PNM & MST&T CO. Easement: A roadway is proposed between Education Place and Nunzio Ave. A 10' P.U.E will be proposed adjacent to this roadway for the relocation of the overhead lines to underground lines.
- Existing 20' Sanitary Sewer Easement. Based on the information available, a sanitary line is not built within this easement. Should one be required, it can be placed within the Paradise right-of-way.
- Existing 20' Sanitary Sewer Construction Easement & 10' Maintenance Easement. A new sanitary sewer easement will be granted with future platting along the western edge of Tract B-1-A.
- Existing 100' x 100' Well Site #11 Easement. In accordance with discussions with NMUI, a well is not necessary in this area.

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

March 22, 2007

TO: See Distribution List of "Recognized" Neighborhood Association(s) on Reverse Side:

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: *Major Vacation of Public Easements for the proposed Fountain Hills development for six (6) public easements.*

Proposed by: Bohannan Huston, Inc. at 505-823-1000

Agent for: Fountain Hills Plaza, LLC

For property located: On or near Nunzio Avenue NW between Paradise Boulevard NW and Paseo Del Norte NW.

The case number(s) assigned is: 07DRB-00261, Project # 1003445.

City Planning accepted application for this request on March 2, 2007.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, March 28, 2007 in the **Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DISTRIBUTION LIST:

IYF

Jolene Wolfley and Rene Horvath, Taylor Ranch Neighborhood Association
Rich Cederberg and Lee Lewis, Piedras Marcadas Neighborhood Association
Fred B. Hampton and Julia Moore, Eagle Ranch Neighborhood Association
Ken Cox and Sander A. Rue, Rancho Sereno Neighborhood Association
Eric Lookhoff and Ed Perea, Las Terrazas Neighborhood Association
Larry Weaver and Tom Anderson, Paradise Hills Civic Association

Handwritten scribbles and numbers in the top left corner.



COMPLETED 04/06/06 3th
DRB CASE ACTION LOG (SITE PLAN B.P.)
REVISED 9/28/05

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.: 06DRB-00075 (SBP) Project # 1003445
Project Name ALBUQ. WEST, UNIT 1
Agent: JLS Architects Phone No.: 2476-0870

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2-1-06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: public access easement recording 3 copies ✓
-
-
-
-
- UTILITIES:
-
-
-
-
- CITY ENGINEER / AMAFCA:
-
-
-
-
- PARKS / CIP:
-
-
-
- PLANNING (Last to sign):
-
-
-

- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.
- 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.
- Copy of recorded plat for Planning.

Project Number 1003445

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

7

PAID RECEIPT

APPLICANT NAME Tersty Corlis
AGENT GARCIA MARTIN
ADDRESS _____
PROJECT & APP # Fountain Hills
PROJECT NAME _____

\$ _____ 441032/3424000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions DEFERENTIAL
\$ _____ 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
\$ 50.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

2/1/2006 9:30AM LOC: ANNX
RECEIPT# 00053833 WSH 006 TRANSH 0002
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt \$50.00
J24 Misc

CK \$50.00
CHANGE \$50.00
\$0.00

Thank: You



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 1, 2006

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.

Adjourned: 10:55 A.M.

B. Changes and/or Additions to the Agenda:

C. New or Old Business:

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002743**
05DRB-01818 Major-Preliminary Plat
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] [*Indefinitely deferred on a no show on 1/4/2006*] [*Deferred from 2/1/06*] (F-11) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

2. **Project # 1003800**
05DRB-01906 Major-Vacation of Pub
Right-of-Way
05DRB-01908 Minor-Prelim&Final Plat
Approval
05DRB-01907 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] *[Deferred from 1/11/06 & 2/1/06]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**
3. **Project # 1004282**
05DRB-01061 Major-Preliminary Plat
Approval
- GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62nd ST SW and BATAAN DR SW containing approximately 2 acre(s). *[Deferred from 7/20/05 & 7/27/05 & 1/11/06 & 1/18/06 & 1/25/06]* (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/1/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/31/05 THE PRELIMINARY PLAT WAS APPROVED.**
4. **Project # 1004607**
05DRB-01904 Major-Preliminary Plat
Approval
05DRB-01905 Minor-Temp Defer SDWK
- WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] *[Deferred from 1/11/06 & 1/18/06 & 1/25/06 & 2/1/06]* (D-9) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

5. **Project # 1001176**
06DRB-00103 Minor-SiteDev Plan Subd
06DRB-00107 Minor-Amnd SiteDev Plan Subd
- WILSON & COMPANY agent(s) for KEITH MCDANIEL request(s) the above action(s) for all or a portion of Lot(s) 19A & 17, Block(s) 14, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on CORONA NE, between SAN PEDRO NE and WILSHIRE NE containing approximately 3 acre(s). [REF: DRB-97-516] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LOT LINE ADJUSTMENT AND ADDITION OF PARKING BUMPER AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND TO DECIDE IF THERE IS AN AMENDED SITE PLAN FOR SUBDIVISION OR NOT.**
- THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LOT LINE ADJUSTMENT AND ADDITION OF PARKING BUMPER AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND TO DECIDE IF THERE IS AN AMENDED SITE PLAN FOR SUBDIVISION OR NOT.**
6. **Project # 1004660**
06DRB-00099 Minor-SiteDev Plan
BldPermit
- CLAUDIO VIGIL ARCHITECTS agent(s) for PREMIER CONCRETE LLC request(s) the above action(s) for all or a portion of Lot(s) 14-A-2-H, **LOOP INDUSTRIAL DISTRICT, UNIT 5**, zoned SU-2 for M-1 Permissive, located on FIRESTONE DR NE, between JEFFERSON ST NE and WILSHIRE AVE NE containing approximately 2 acre(s). [REF: DRB-95-498] (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SOLID WASTE APPROVAL, BUILD NOTE AND 3 COPIES OF THE SITE PLAN AND TO UTILITIES DEVELOPMENT FOR FIRE MARSHAL STAMP AND ADEQUATE COVERAGE FOR FIRE.**

7. **Project # 1003445**
06DRB-00075 Minor-SiteDev Plan
BldPermit

JLS ARCHITECTS agent(s) for TERRY CORLIS request(s) the above action(s) for all or a portion of Tract(s) E2 and F, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA to include C-3, located on EDUCATION PLACE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 5 acre(s). [REF: 05EPC-00022] *[Deferred from 1/25/06]* (C-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PUBLIC ACCESS EASEMENT TO BE RECORDED AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

8. **Project # 1001275**
06DRB-00076 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for TEAM RETAIL COTTONWOOD LTD request(s) the above action(s) for all or a portion of Tract(s) 1, LOWE'S, (to be known as **COTTONWOOD COMMONS**) zoned SU-1 FOR C-1, located on OLD AIRPORT RD NW, between COTTONWOOD NW and COORS NW containing approximately 9 acre(s). [REF: CZ-82-4, CSU-88-45, Z-97-106, SC-78-38, AX-97-17] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 1/25/06 & 2/1/06]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**

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

9. **Project # 1002189**
06DRB-00094 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for TIM & TRACY JARMILLO request(s) the above action(s) for all or a portion of Lot(s) 1-P1, Block(s) 7, **CRYSTAL RIDGE SUBDIVISION, UNIT 3**, zoned R-1 residential zone, located on MAGIC SKY CT NW, between SEVEN BAR LOOP NW and BARRETT AVE NW containing approximately 1 acre(s). [REF: S-98-66, DRB-97-298,SV-97-55] (B-13) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

10. **Project # 1001628**
06DRB-00097 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for JUDE BACA request(s) the above action(s) for EQUESTRIAN CENTER, **MESA RIDGE SUBDIVISION**, zoned SU-1 for PRD, located on MONTANO RD NW, between VISTA MONTANO ST NW and EQUESTRIAN DR NW containing approximately 8 acre(s). [REF: 05DRB-01166, 05DRB-01242, 05DRB-01251] (E-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN.**

11. **Project # 1004177**
06DRB-00098 Major-Final Plat Approval

BOHANNAN HUSTON agent(s) for D. R. HORTON HOMES INC, request(s) the above action(s) for all or a portion of Tract(s) 10, 11, 12 & 13, (to be known as **VENTANA HIGHLANDS UNIT 1 @ VENTANA RANCH WEST**) zoned R-LT, located on IRVING BLVD NW and VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN.**

12. **Project # 1002254**
06DRB-00084 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for FREDERICK & ROSEMARY PALMER request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503, 05AA-01702, 05DRB-01643, 05AA-01850] (C-18) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002176**
06DRB-00092 Major-Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SEC 26 TION R4E TOGETHER W/ TRACT E-1, **NORTH FOUR HILLS**, zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). (L-23) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
14. **Project # 1004246**
06DRB-00091 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for JASON DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 7-10 & 23-26, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 - IP, located on HOLLY AVE NE and PASEO DEL NORTE NE and containing approximately 6 acre(s). [Deferred from 2/1/06] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/8/06.**
15. **Project # 1004505**
06DRB-00096 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for JONI MILLER ZYDECO request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 8 and EAST 1/2 OF Lot(s) 9, Block(s) N, **ATLANTIC & PACIFIC ADDITION**, zoned SU-2 special neighborhood zone, located on COAL AVE SW, between 4TH ST SW and 5TH ST SW containing approximately 1 acre(s). [REF: 05DRB-01622] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR.**

16. **Project # 1003198**
06DRB-00093 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A & B, LANDS OF HECTOR ROJO and Tract(s) 355 & 356, TOWN OF ATRSICO GRANT, (to be known as **AUTUMN VIEW SUBDIVISION**, zoned RD, R-1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). (L-10) **FINAL PLAT WAS DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

17. **Project # 1003905**
06DRB-00105 Minor-Prelim&Final Plat Approval

ANTHONY DECK agent(s) for LOUIE CASIAS request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) B, **SANDALWOOD SUBDIVISION, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on ALLWOOD DR NW, between HANOVER DR NW and INTERSTATE 40 – AMAFCA RIGHT-OF-WAY, containing approximately 1 acre(s). [REF: 05DRB-000134] (J-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CORRECTION OF PROJECT NUMBER TO BE CHANGED TO APPLICATION NUMBER.**

18. **Project # 1004359**
06DRB-00100 Minor-Prelim&Final Plat Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-01244] [*Deferred from 2/1/06*] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/8/06.**

19. **Project # 1004661**
06DRB-00101 Minor-Prelim&Final Plat
Approval

GARY HUBBARD agent(s) for J & S DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 5A, 5B, 6A, 6B, 7A & 7B, **EMIL MANN ADDITION**, zoned R-2, located on TRUMBELL AVE NE and BELL AVE NE and containing approximately 1 acre(s). (L-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

20. **Project # 1002730**
06DRB-00095 Minor-Sketch Plat or Plan

BINGHAM ENGINEERING agent(s) for BETTY BLEA, HOMES BY MARIE request(s) the above action(s) for all or a portion of Lot(s) 13A1, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on VENTURA ST NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 4 acre(s). [REF: DRB-98-123/S-99-40] (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

21. **Project # 1004655**
06DRB-00080 Minor-Sketch Plat or Plan

JESUS M. & MARIA D. VIZCAINO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 10, **LOWER BROADWAY**, zoned SU-2/M-R, located on ALAMO AVE SE, between MECHEM SE and HINKLE SE containing approximately 1 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for January 25, 2006. **THE DRB MINUTES FOR JANUARY 25, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:55 A.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003445

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 1, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 25, 2006

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.

Adjourned: 10:55 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1000696

05DRB-01529 Major-Preliminary Plat
Approval

05DRB-01530 Minor-Sidewalk Waiver

05DRB-01531 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/22/06.**

2. **Project # 1004282**
05DRB-01061 Major-Preliminary Plat
Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62nd ST SW and BATAAN DR SW containing approximately 2 acre(s). [Deferred from 7/20/05 & 7/27/05 & 1/11/06 & 1/18/06 & 1/25/06] (K-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**

3. **Project # 1004607**
05DRB-01904 Major-Preliminary Plat
Approval
05DRB-01905 Minor-Temp Defer
SDWK

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] [Deferred from 1/11/06 & 1/18/06 & 1/25/06](D-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

4. **Project # 1003445**
06DRB-00075 Minor-SiteDev Plan
BldPermit

JLS ARCHITECTS agent(s) for TERRY CORLIS request(s) the above action(s) for all or a portion of Tract(s) E2 and F, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA to include C-3, located on EDUCATION PLACE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 5 acre(s). [REF: 05EPC-00022] [Deferred from 1/25/06] (C-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**

5. **Project # 1002112**
05DRB-01933 Minor-SiteDev Plan
Subd/EPC
05DRB-01934 Minor-SiteDev Plan
BldPermit/EPC

02DRB-01110 Minor-Prelim&Final Plat
Approval

DCSW INC agent(s) for SOLID GOLD CLASSIC LTD request(s) the above action(s) for all or a portion of Lot(s) 1-5 and 28-32, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS DR NE containing approximately 6 acre(s). [REF: 04EPC01221, 04EPC01222][**Carmen Marrone, EPC Case Planner**] [*Indef deferred on 1/25/06*] (D-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

SURVEYS SOUTHWEST LTD agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 1-5, 28-32, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES - UNIT A**, zoned SU-2 / Mixed Use, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: Z-98-141,AX-98-16] [*Was Indef Deferred 7/31/02. [Indef deferred on 1/25/06]*] (D-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. **Project # 1003859**
06DRB-00074 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **LANDS OF NORTH ANDALUCIA**, zoned SU-1, 0-1, C-2 AND PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 15 acre(s). [REF: 04EPC-01844] [**Juanita Garcia, EPC Case Planner**] (E-12/ F-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS AND PLANNING FOR JUANITA GARCIA'S INITIALS, SHPO APPROVAL AND 3 COPIES OF THE SITE PLAN.**

7. **Project # 1001275**
06DRB-00076 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for TEAM RETAIL COTTONWOOD LTD request(s) the above action(s) for all or a portion of Tract(s) 1, LOWE'S, (to be known as **COTTONWOOD COMMONS**) zoned SU-1 FOR C-1, located on OLD AIRPORT RD NW, between COTTONWOOD NW and COORS NW containing approximately 9 acre(s). [REF: CZ-82-4, CSU-88-45, Z-97-106, SC-78-38, AX-97-17] **[Stephanie Shumsky, EPC Case Planner] [Deferred from 1/25/06] (A-14) DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**

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

8. **Project # 1003520**
06DRB-00060 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for WASHINGTON STREET INVESTORS LLC, request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BENJAMIN PLACE**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB01567] (B-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

9. **Project # 1004575**
06DRB-00069 Minor-Prelim&Final Plat
Approval

SURVEY'S SOUTHWEST, LTD agent(s) for VITALIA CANDELARIA C/O BARBARA DELGADO request(s) the above action(s) for all or a portion of Tract(s) D, **PEREA ACRES**, zoned RA-2, located on DURANES RD NW, between DURANES DITCH and JULIET NW containing approximately 2 acre(s). [REF: DRB-95-338, 05DRB-01847] (H-12) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL DESIGN APPROVAL ALONG LOS DURANES PARK.**

10. **Project # 1004651**
06DRB-00073 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for GARY & STEPHANIE HOLBERT, STEVE DINH & STAN PADILLA request(s) the above action(s) for all or a portion of Lot(s) 12, 13 & 14, Block(s) 10, **KNOLLS OF PARADISE HILLS, UNIT 2**, zoned R-1 residential zone, located on CHANTILLY RD NW, between ARROWHEAD AVE NW and CONGRESS AVE NW containing approximately 1 acre(s). (B-13) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE.**

11. **Project # 1001789**
05DRB-01718 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA**, zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). [Deferred from 11/16/05 & Indef deferred on 11/23/05] (K-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/25/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: DEDICATION ALONG TULANE WITH WHATEVER THEY ARE PUTTING IN AND DEDICATION ALONG CENTRAL AVENUE. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

12. **Project # 1003366**
06DRB-00056 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO, containing approximately 9 acre(s). [REF: 05DRB01272, 05DRB01273, 04EPC00498, 04DRB00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [Deferred from 1/18/06 & 1/25/06] (A-12/B-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/8/06.**

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

13. **Project # 1003793**
06DRB-00058 Minor-Sketch Plat or Plan
- SUSAN L HOMER request(s) the above action(s) for all or a portion of Lot(s) 18 & 19, Block(s) A, **GRANDE HEIGHTS ADDITION**, zoned R-1 residential zone, located on SEQUOIA RD NW and SEQUOIA CT NW and containing approximately 1 acre(s). [REF: 04DRB01803] (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
14. **Project # 1004648**
06DRB-00067 Minor-Sketch Plat or Plan
- VINCENTE M QUINTANA request(s) the above action(s) for all or a portion of Tract(s) 5, Block(s) 0000, **ORONA ADDITION**, zoned R-2, located on MONTE ALTO NE, between TRAMWAY NE and MONTE LARGO NE containing approximately 1 acre(s). (L-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1004652**
06DRB-00070 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES PA agent(s) for ADAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) RR-3-E, WESTLAND SOUTH, (to be known as **CEJA VISTA, UNIT 1**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW AND FUTURE UNSER BLVD SW and containing approximately 19 acre(s). (P-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 16. Project # 1004649**
06DRB-00071 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for ADAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) RR-3-D, WESTLAND SOUTH, (to be known as **CEJA VISTA, UNIT 2**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW south of UNSER BLVD SW AND 98TH ST SW containing approximately 42 acre(s). (P-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

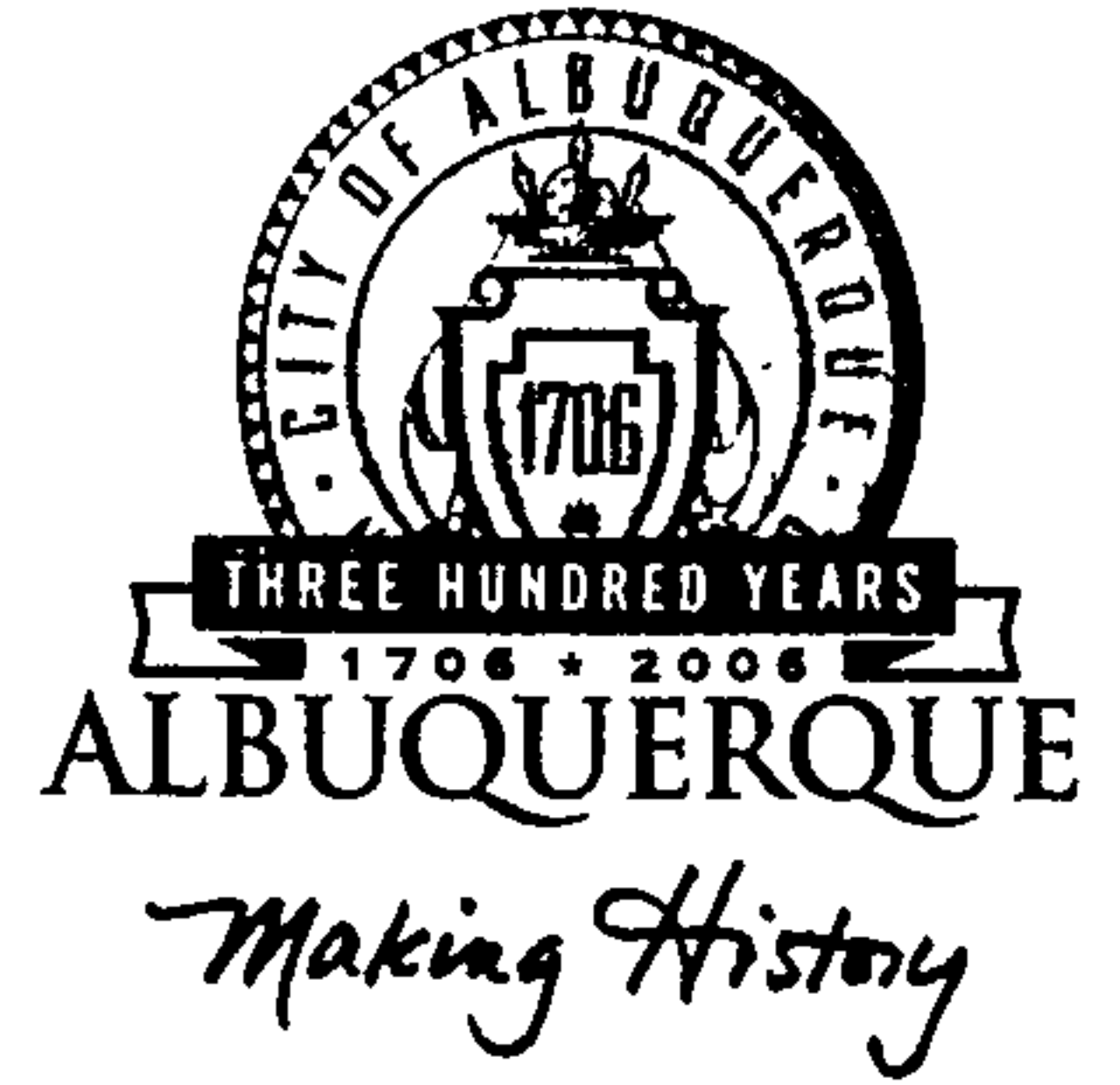
- 17. Project # 1004650**
06DRB-00072 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for ADAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) RR-3-A, WESTLAND SOUTH, (to be known as **CEJA VISTA, UNIT 3**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW south of UNSER BLVD SW AND 118TH ST SW containing approximately 15 acre(s). (P-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 18. Approval of the Development Review Board Minutes for January 18, 2006. THE DRB MINUTES FOR JANUARY 18, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:55 A.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003445

AGENDA ITEM NO: 4

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments on Site Plan.
An approved infrastructure list is required for Site Plan approval.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ____; WITHDRAWN

2-1-06

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 25, 2006

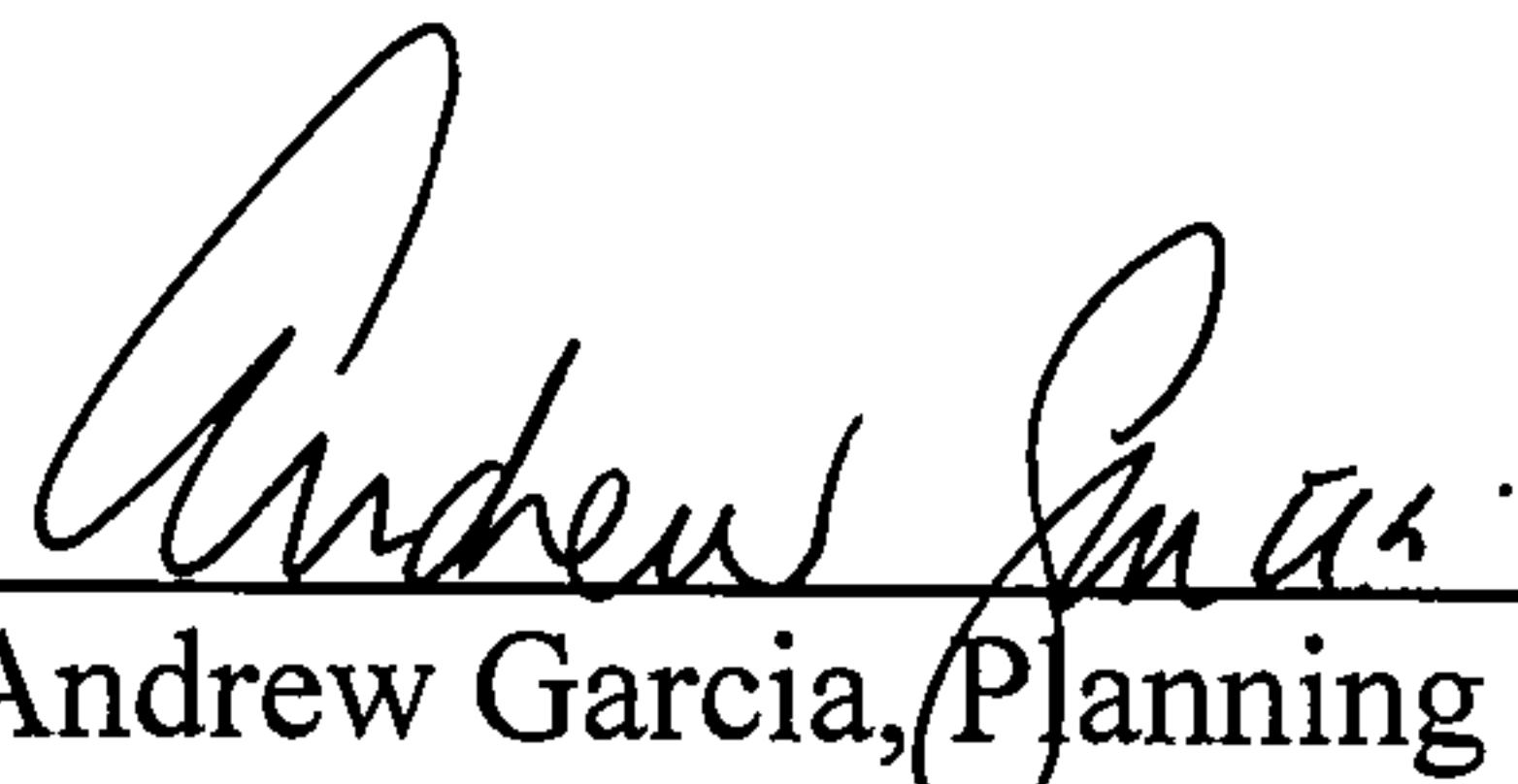
CITY OF ALBUQUERQUE
Planning Department
January 25, 2006
DRB Comments

ITEM # 4

PROJECT # 1003445 APPLICATION # 06-00075

RE: Albuquerque West, Unit 1

Site Development Plan for Subdivision approval by the DRB is required prior to Site development Plan for Building Permit approval. There was never a Site Development Plan for Subdivision applied for to the DRB.



Andrew Garcia, Planning Alternate
924-3858 fax 924-3864 agarcia@cabq.gov

#3



COMPLETED 06/27/05 stt

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00726 (P&F)

Project # 1003445

Project Name: ALBUQUERQUE WEST, UNIT 1

Agent: Isaacson & Arfman PA

Phone No.: 268-8828

Project Number

1003445

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/25/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION:

- Four empty checkboxes for transportation comments.

UTILITIES:

- Four empty checkboxes for utilities comments.

CITY ENGINEER / AMAFCA:

- Four empty checkboxes for city engineer / AMAFCA comments.

PARKS / CIP:

- Four empty checkboxes for parks / CIP comments.

PLANNING (Last to sign):

Handwritten signature: Property Management's sig. 15 days open

X

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.

Pray. 1003445

"NOTICE OF SUBDIVISION PLAT VARIANCE"

Tracts B-1-A, C-1-A, & D-1-A, and Lot 6-A-1-A, Albuquerque West, Unit One
Albuquerque, Bernalillo County, New Mexico

The plat of Tracts B-1-A, C-1-A, & D-1-A, and Lot 6-A-1-A, Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or site development plans are approved. A drainage masterplan to identify the phasing and funding of the drainage improvements will be required prior to future plat, vacation, and/or Site Development Plan approvals.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

ACKNOWLEDGED:

Robert J. Schaefer

Robert J. Schaefer, President of
R.J. Schaefer Realty & Investment, Inc.
It's Managing & General Partner of
American Eagle, LP

Sharon Watson

Chairman
Development Review Board
City of Albuquerque



Mary Herrera

Bern. Co. NOT

R 11.00

2005090627

6286675

Page: 1 of 2

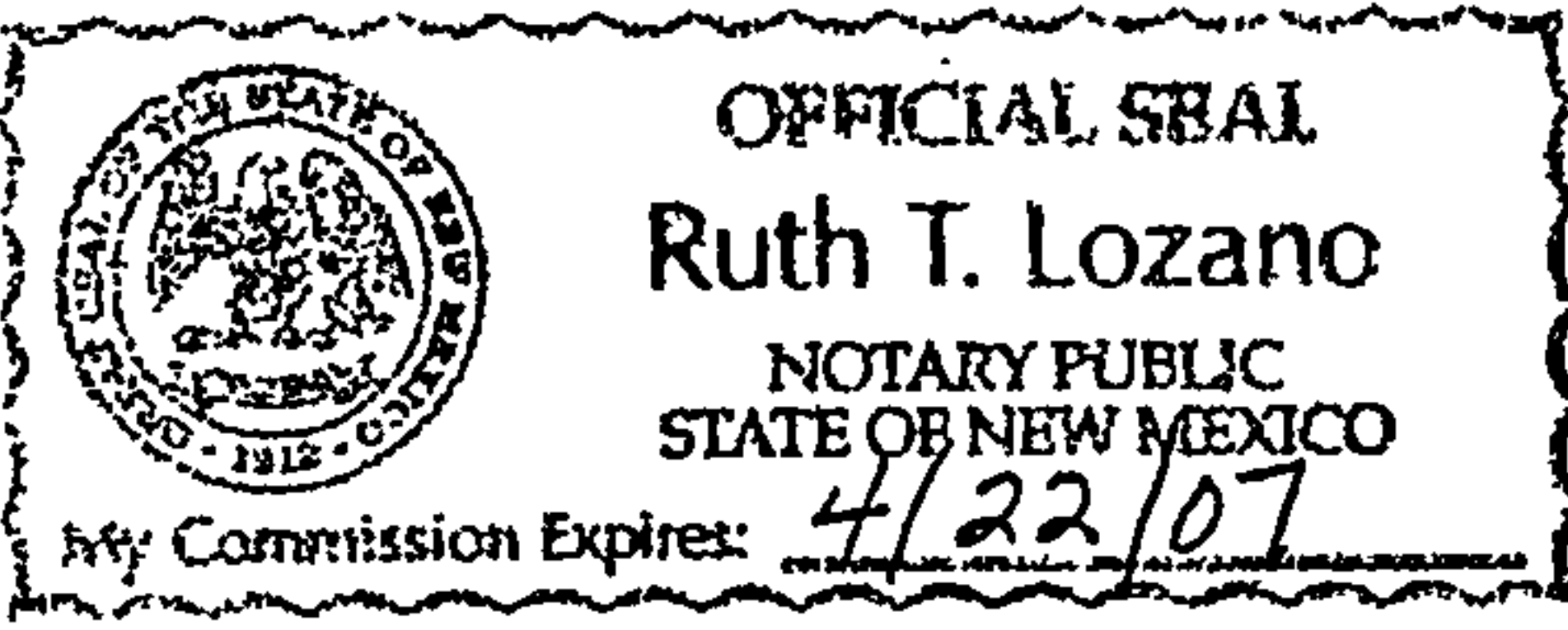
06/24/2005 03:27P

Bk-A99 Pg-354

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on June 24, 2005,
by Robert J. Schaefer, President of R.J. Schaefer Realty & Investment, Inc., it's
Managing and General Partner of American Eagle, LP, a New Mexico Limited
Partnership, on behalf of said partnership.

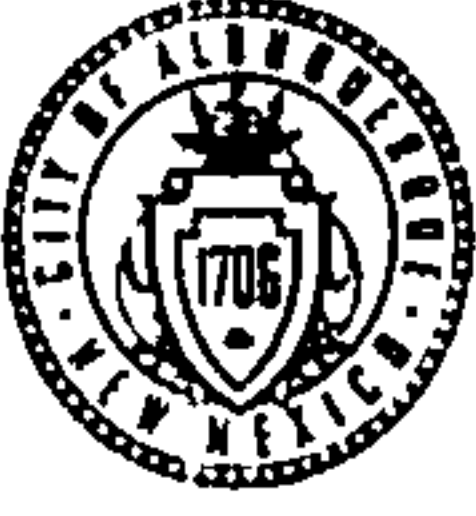


Ruth T. Lozano

Notary Public

April 22, 2007
My commission expires:

#3



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00726 (P&F)
Project Name: ALBUQUERQUE WEST, UNIT 1
Agent: Isaacson & Arfman PA

Project # 1003445
Phone No.: 268-8828

Project Number

1003445

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/25/05 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): Prop. Management's sig.
Isaacson & Arfman

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.



OFFICIAL NOTICE OF DECISION

3. Project # 1003445

05DRB-00724 Major-Vacation of Pub Right-of-Way
05DRB-00725 Major-Vacation of Public Easements
05DRB-00726 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for AMERICAN EAGLE L.P., c/o R. J. 3CHAEFER REALTY request(s) the above action(s) for all or a portion of Tract(s) B-1, C-1 & D-1, Lot(s) 6-A-1, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 27 acre(s). [REF: DRB-94-132, DRB-94-512, Z-83-89, 04DRB00751, 04DRB00752, 04DRB00753] (C-12)

At the May 25, 2005, 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.

The preliminary and final plat was approved with final sign off delegated to Planning for Property Management's signature and 15-day appeal period.

If you wish to appeal this decision, you must do so by June 9, 2005, 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.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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: American Eagle L.P., c/o R.J. Schaefer Realty & Investments, P.O. Box 14708, 87191

Isaacson & Arfman PA, 128 Monroe St NE, 87108

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003445 AGENDA#: 3 DATE: 5.25.05

1. Name: Ted Cragman Address: 1003445 Zip: Cragman

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: _____

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003445

AGENDA ITEM NO: 3

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
Does this plat match the site plan?

RESOLUTION:

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 25, 2005

3445

DXF Electronic Approval Form

DRB Project Case #: 1003445

Subdivision Name: ALBUQUERQUE WEST UNIT 1 TRACTS B1A, C1A, D1A, 6A1A

Surveyor: TIMOTHY ALDRICH

Contact Person: FRED ARFMAN

Contact Information: 268-8828

DXF Received: 5/20/2005

Hard Copy Received: 5/20/2005

Coordinate System: Ground rotated to NMSP Grid


Approved

05-20-2005
Date

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

AGIS Use Only
Copied fc **3445** to agiscov on **5/20/2005** Contact person notified on **5/20/2005**



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 25, 2005

Project # 1003445

05DRB-00724 Major-Vacation of Pub Right-of-Way
05DRB-00725 Major-Vacation of Public Easements
05DRB-00726 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for AMERICAN EAGLE L.P., c/o R. J. SCHAEFER REALTY request(s) the above action(s) for all or a portion of Tract(s) B-1, C-1 & D-1, Lot(s) 6-A-1, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 27 acre(s). [REF: DRB-94-132, DRB-94-512, Z-83-89, 04DRB00751, 04DRB00752, 04DRB00753] (C-12)

AMAFCA No objection to requested actions. AMAFCA will sign the Final Plat.

COG No adverse comments.

Transit No objection to the requests.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letters sent to Eagle Ranch NA (R), Piedras Marcadas NA (R), Paradise Hills Civic Assoc. (R), Rancho Sereno NA (R), Taylor Ranch NA (R).

APS No comments received.

Police Department

A review of the following DRB case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic volume, burglaries, speeding violations, a higher probability of crimes during evening/weekend hours, need for neighborhood association, aryan activity reported.

Fire Department No adverse comments.

PNM Electric & Gas Approves.

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

The Hydrology section has no objection to the vacation request. Does the plat match the SPS?

Transportation Development

The vacation exhibit needs to clearly show which PUE's are being vacated. Is the Plat still a bulk land plat? Otherwise infrastructure will be required. Show the width of Nunzio.

Parks & Recreation

Defer to Transportation.

Utilities Development

No objection to Vacation requests. No objection to Plat approval. Plat must be signed by NMUI and should be labeled as a Bulk Land Plat.

Planning Department

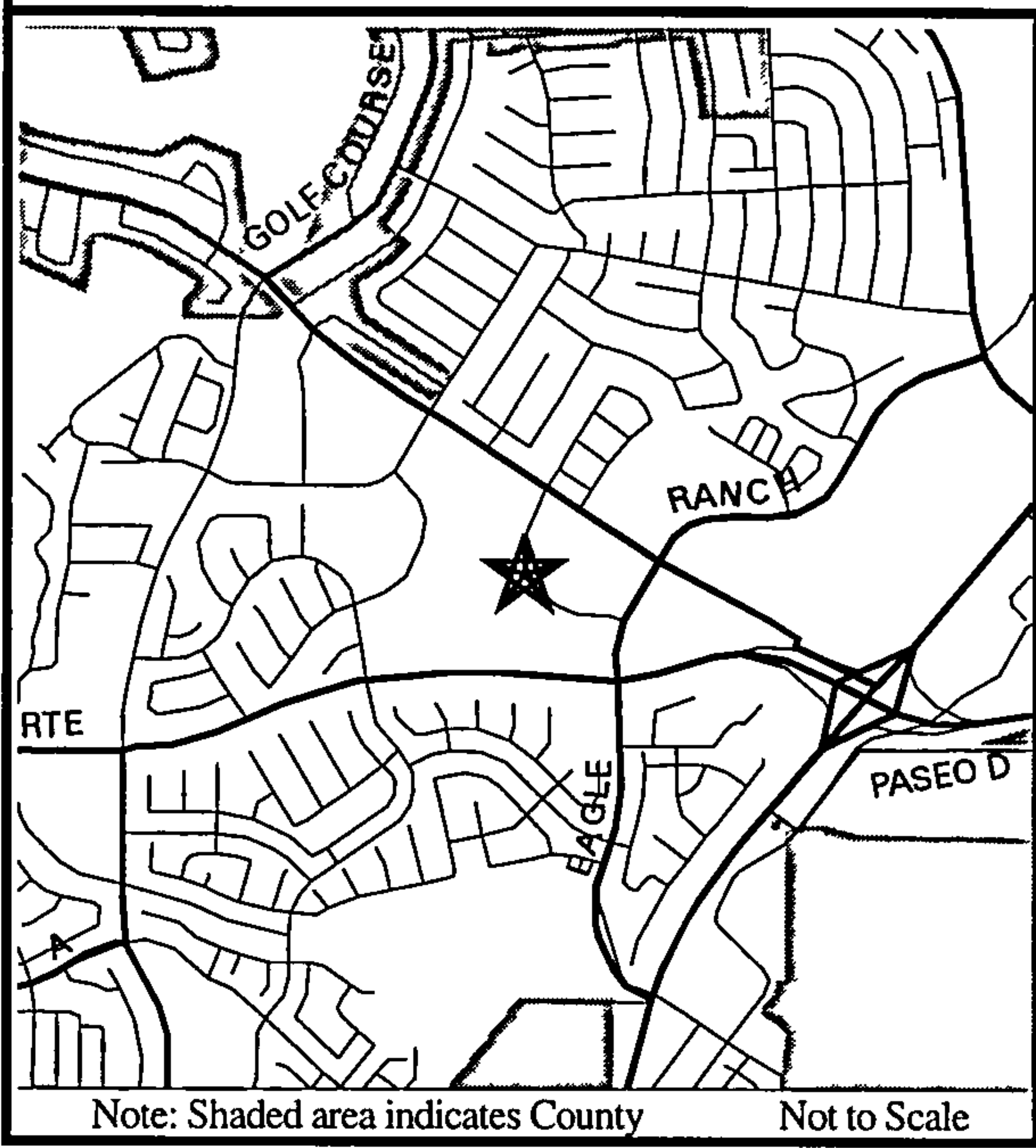
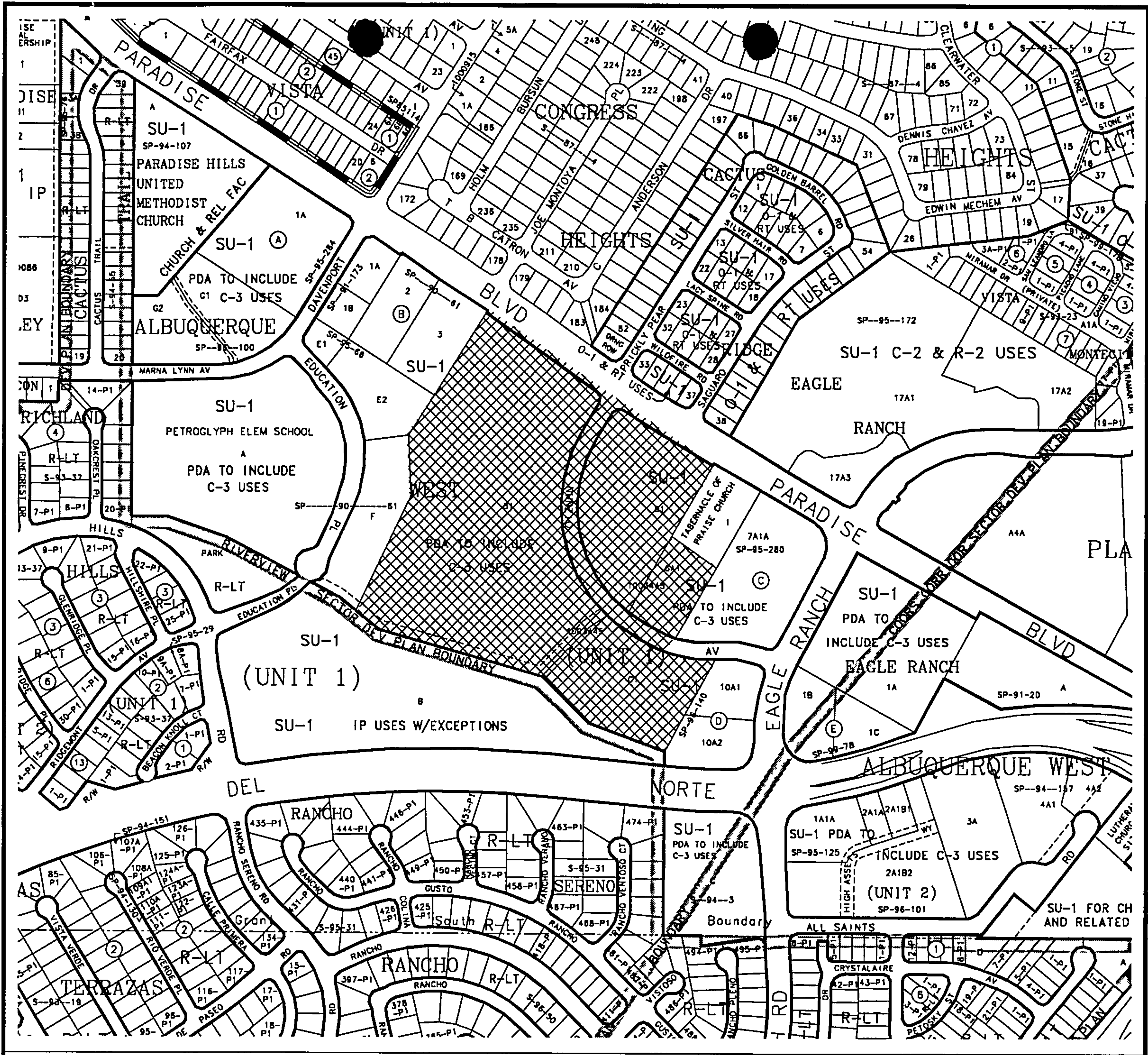
Planning has no objection to the requested actions but defers to DRB Engineers on the vacations.

Please remember that a Site Plan for Subdivision is required prior to further action beyond the vacations requested here.

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

cc:American Eagle L.P. c/o R.J. Schaefer Realty & Investments, P.O. Box 14708, 87191

Isaacson & Arfman PA, 128 Monroe St NE, 87108



ZONING MAP



Scale 1" = 527'

PROJECT NO.
1003445

HEARING DATE
5-25-03

MAP NO.
C-12

ADDITIONAL CASE NUMBER(S)
05DRB-00724
05DRB-00725
05DRB-00726

Note: Shaded area indicates County Not to Scale



**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 25, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001140

05DRB-00717 Major-Two Year SIA

SCOTT COLE request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR IP, located on EAGLE ROCK RD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 01DRB00391, 03DRB00557, DRB-97-52, AA-99-17] (C-18)

Project # 1003445

05DRB-00724 Major-Vacation of Pub
Right-of-Way

05DRB-00725 Major-Vacation of Public
Easements

05DRB-00726 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for AMERICAN EAGLE L.P., c/o R. J. SCHAEFER REALTY request(s) the above action(s) for all or a portion of Tract(s) B-1, C-1 & D-1, Lot(s) 6-A-1, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 27 acre(s). [REF: DRB-94-132, DRB-94-512, Z-83-89, 04DRB00751, 04DRB00752, 04DRB00753] (C-12)

Project # 1003856

05DRB-00721 Major-Preliminary Plat
Approval

05DRB-00722 Minor-Subd Design (DPM)
Variance

05DRB-00723 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1 & 10A2A, M.R.G.C.D MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**) zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] (Q-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 9, 2005.

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

Meeting Date: MAY 25, 2005
Zone Atlas Page: C-12-Z
Notification Radius: 100 Ft.

Project# 1003445
App# 05DRB-00724
App# 05DRB-00725
App# 05DRB-00726

Cross Reference and Location:

Applicant: AMERICAN EAGLE L.P.
C/O R. J. SCHAEFER REALTY & INVESTMENTS
Address: PO BOX 14708
ALBUQUERQUE NM 87191

Agent: ISAACSON & ARFMAN, P.A.
Address: 128 MONROE ST. NE
ALBUQUERQUE NM 87108

Special Instructions:

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

Date Mailed: MAY 6, 2005

Signature: KYLE TSEHLIKAI

101206442444210201 LEGAL: LT 1 78 S ECND CORRECTION PLAT OF CONGRESS HEIGHTS LAND USE:
 PROPERTY ADDR: 00000 T B CATRON
 OWNER NAME: PAJUNEN VICTOR E & ROSE MARIE
 OWNER ADDR: 04928 T.B. CATRON NW ALBUQUERQUE NM 87114

101306404840120115 LEGAL: TRS 17-A 1 & 17-A2 PLAT FOR EAGLE RANCH TRS 17-A, 1 LAND USE:
 PROPERTY ADDR: 00000 EAGLE RANCH
 OWNER NAME: COMMUNITY DEV SERVICES
 OWNER ADDR: 03770 BROADWAY KANSAS CITY MO 64111

101206443843610959 LEGAL: LT 1 79 S ECND CORRECTION PLAT OF CONGRESS HEIGHTS LAND USE:
 PROPERTY ADDR: 00000 T B CATRON
 OWNER NAME: WROBLEWSKI BRIAN D &
 OWNER ADDR: 04920 T B CATRON AV NW ALBUQUERQUE NM 87114

101206444243310958 LEGAL: LT 1 80 S ECND CORRECTION PLAT OF CONGRESS HEIGHTS LAND USE:
 PROPERTY ADDR: 00000 T B CATRON
 OWNER NAME: DAL JASON E & STEPHANIE R
 OWNER ADDR: 04916 T B CATRON NW ALBUQUERQUE NM 87114

101206444742910957 LEGAL: LT 1 81 S ECND CORRECTION PLAT OF CONGRESS HEIGHTS LAND USE:
 PROPERTY ADDR: 00000 T B CATRON
 OWNER NAME: DAYHOFF HERBERT E & METTA J
 OWNER ADDR: 04912 T B CATRON AV NW ALBUQUERQUE NM 87114

101206440141610608 LEGAL: 3 B ALBU QUERQUE WEST SUB'D CONT 1.4771 AC LAND USE:
 PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: GRAND ALLIANCE I JOINT VENTURE
 OWNER ADDR: 00000 ALBUQUERQUE NM 87191

101206446542610954 LEGAL: LT 1 84 S ECND CORRECTION PLAT OF CONGRESS HEIGHTS LAND USE:
 PROPERTY ADDR: 00000 T B CATRON
 OWNER NAME: LUCERO FRANCES S TRUSTEE LUCER
 OWNER ADDR: 04900 T B CATRON AV NW ALBUQUERQUE NM 87114

101206445542610956 LEGAL: LT 1 82 S ECND CORRECTION PLAT OF CONGRESS HEIGHTS LAND USE:
 PROPERTY ADDR: 00000 T B CATRON
 OWNER NAME: SMITH BRENDA J & DAYHOFF
 OWNER ADDR: 04908 T B CATRON NW ALBUQUERQUE NM 87114

101206446342110955 LEGAL: LT 1 83 S ECND CORRECTION PLAT OF CONGRESS HEIGHTS LAND USE:
 PROPERTY ADDR: 00000 T B CATRON
 OWNER NAME: SIMA CHARLES J & SHARON S
 OWNER ADDR: 04904 T B CATRON NW ALBUQUERQUE NM 87114

101206442935410607 LEGAL: TRAC T B PLAT OF ALBUQUERQUE WEST UNIT 1 CONT 19.00 LAND USE:
 PROPERTY ADDR: 00000 NUNZIO
 OWNER NAME: GRAND ALLIANCE II JNT VENTURE
 OWNER ADDR: 00000 ALBUQUERQUE NM 87191

101206446741710901 LEGAL: LT 8 2 PL AT OF CACTUS RIDGE SUBD CONT 0.1377 AC M/L LAND USE:
 PROPERTY ADDR: 00000 PRICKLY PEAR
 OWNER NAME: CHAVEZ MONICA
 OWNER ADDR: 09209 PRICKLY PEAR ST NW ALBUQUERQUE NM 87114

101206438439410606 LEGAL: TR E -2 P LAT FOR TRS E-1 & E-2 ALBUQUERQUE WEST UNI LAND USE:
 PROPERTY ADDR: 00000 EDUCATION
 OWNER NAME: R J SCHAEFER REAL ESTATE &
 OWNER ADDR: 00000 ALBUQUERQUE NM 87191

101206447540411401 LEGAL: LT 3 3 PL AT OF CACTUS RIDGE SUB CONT 0.1312 AC M/L LAND USE:
 PROPERTY ADDR: 00000 WILDFIRE
 OWNER NAME: KIRKWOOD JON P & LINDA M
 OWNER ADDR: 04716 WILDFIRE RD NW ALBUQUERQUE NM 87114

101206447940111402 LEGAL: LT 3 4 PL AT OF CACTUS RIDGE SUB CONT 0.1268 AC M/L LAND USE:
 PROPERTY ADDR: 00000 WILDFIRE
 OWNER NAME: GARDUND MARIA OLIVIA
 OWNER ADDR: 04712 WILDFIRE NW ALBUQUERQUE NM 87120

101206448339811403 LEGAL: LT 3 5 PL AT OF CACTUS RIDGE SUB CONT 0.1267 AC M/L LAND USE:
 PROPERTY ADDR: 00000 WILDFIRE
 OWNER NAME: KETCHUM TERRY T & BENE D
 OWNER ADDR: 04708 WILDFIRE RD NW ALBUQUERQUE NM 87114

101206448839511404 LEGAL: LT 3 6 PL AT OF CACTUS RIDGE SUB CONT 0.1255 AC M/L LAND USE:
 PROPERTY ADDR: 00000 WILDFIRE
 OWNER NAME: BELL TOM & JERRY L
 OWNER ADDR: 04704 WILDFIRE RD NW ALBUQUERQUE NM 87114

101206449239211405 LEGAL: LT 3 7 PL AT OF CACTUS RIDGE SUB CONT 0.1285 AC M/L LAND USE:
 PROPERTY ADDR: 00000 WILDFIRE
 OWNER NAME: CLINGAN JOHNATHAN
 OWNER ADDR: 04700 WILDFIRE RD NW ALBUQUERQUE NM 87114

101206450939211503 LEGAL: LT 4 0 PL AT OF CACTUS RIDGE SUB CONT 0.1411 AC M/L LAND USE:
 PROPERTY ADDR: 00000 SAGUARO
 OWNER NAME: MARKS STELLA M &
 OWNER ADDR: 09208 SAGUARO ST NW ALBUQUERQUE NM 87114

101206450638711502 LEGAL: LT 3 9 PL AT OF CACTUS RIDGE SUB CONT 0.1434 AC M/L LAND USE:
 PROPERTY ADDR: 00000 SAGUARO
 OWNER NAME: CAMPBELL DENNIS L & PATRICIA L
 OWNER ADDR: 09204 SAGUARO ST NW ALBUQUERQUE NM 87114

101206450338311501 LEGAL: LT 3 8 PL AT OF CACTUS RIDGE SUB CONT 0.1576 AC M/L LAND USE:
 PROPERTY ADDR: 00000 SAGUARO
 OWNER NAME: YARROW KRISTI L &
 OWNER ADDR: 09200 SAGUARO ST NW ALBUQUERQUE NM 87114

101306402436020114 LEGAL: TR 1 7-A3 PLAT FOR EAGLE RANCH TRS 17-A1, 17-A2 & 1 LAND USE:
 PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: EAGLE RANCH PLAZA LLC
 OWNER ADDR: 00014 NIGHTHAWK CT PLACITAS NM 87043

101206437535110613 LEGAL: TRAC T F PLAT OF ALBUQUERQUE WEST UNIT 1 CONT 107.8 LAND USE:
 PROPERTY ADDR: 00000 MARNA LYNN
 OWNER NAME: GRAND ALLIANCE II JNT VENTURE
 OWNER ADDR: 00000 ALBUQUERQUE NM 87191

101206448335210703 LEGAL: TRAC T D PLAT OF ALBUQUERQUE WEST UNIT 1 CONT 108.1 LAND USE:
 PROPERTY ADDR: 00000 NUNZIO
 OWNER NAME: GRAND ALLIANCE II JNT VENTURE
 OWNER ADDR: 00000 ALBUQUERQUE NM 87191

101206450435010706 LEGAL: 1 OF PLA T OF LANDS OF TABERNACLE OF PRAISE CHURCH LAND USE:
 PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: BIN LILLIAN
 OWNER ADDR: 00000 THOUSAND OAKCA 91359

101206452532510705 LEGAL: LT 7 -A-1 -A BLK C PLAT OF ALBUQUERQUE WEST CONT 4.2 LAND USE:
 PROPERTY ADDR: 00000 EAGLE RANCH
 OWNER NAME: HEDGES D TRUSTEE
 OWNER ADDR: 09221 EAGLE RANCH RD NW ALBUQUERQUE NM 87114

101206449132410704 LEGAL: LOT 6A P LAT OF ALBUQUERQUE WEST UNIT 1 CONT 59.211 LAND USE:
 PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: AMAFCA
 OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

101206439428711901 LEGAL: TR B VAC ATION AND REPLAT OF RIVERVIEW PARCELS H-3. LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: SIVAGE THOMAS HOMES INC
 OWNER ADDR: 05141 MASTHEAD ST NE ALBUQUERQUE NM 87109

101206447229010614 LEGAL: TRAC T C PLAT OF ALBUQUERQUE WEST UNIT 1 CONT 3.920 LAND USE:
 PROPERTY ADDR: 00000 NUNZIO
 OWNER NAME: GRAND ALLIANCE II JNT VENTURE
 OWNER ADDR: 00000 ALBUQUERQUE NM 87191

101206451329110626 LEGAL: LT 1 0-A- 1 BLK D PLAT FOR ALBUQUERQUE WEST LTS 10-A LAND USE:
 PROPERTY ADDR: 00000 EAGLE RANCH
 OWNER NAME: CIRCLE K PROPERTIES INC
 OWNER ADDR: 00000 PHOENIX AZ 85072

101206451127010620 LEGAL: LT 1 0-A- 2 BLK D PLAT FOR ALBUQUERQUE WEST LTS 10-A LAND USE:
 PROPERTY ADDR: 00000 NUNZIO
 OWNER NAME: AMERICAN EAGLE INVESTORS LTD
 OWNER ADDR: 00000 ALBUQUERQUE NM 87191

"Attachment A"



4/26/05

RUTH LOZANO, ISAACSON & ARFMAN, PA
128 MONROE ST. NE / 87108
PHONE: 268-8828 FAX: 268-2632
ZONE MAP: C-12

Eagle Ranch NA (R)
Fred B. Hampton
8620 Stone St. NW / 87114 890-5159
Julia Moore
9208-C Anderson Dr. NW / 87111 898-6441 (h)

Piedras Marcadas NA (R)
*Gerri Warner
8715 Tia Christina NW / 87114 898-3100 (h)
Susan Edison
9127 Laura Lee Pl. NW / 87114 897-8331 (h)

Paradise Hills Civic Assoc. (R)
*Larry Weaver
6001 Unitas Ct. NW / 87114 898-8640 (h)
Tom Anderson
10013 Plunkett Dr. NW / 87114 897-2593 (h)

Rancho Sereno NA (R)
*Jeff Melvin
4115 Rancho Grande NW / 87120 980-8569 (h)
Sander A. Rue
7500 Rancho Solano Ct. NW / 87120 301-0189 (h)

Taylor Ranch NA (R)
*Don MacCornack
5300 Hattiesburg NW / 87120 897-1593 (h)
Ceil vanBerkel
5716 Morgan Ln. NW / 87120 899-2738 (h)

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



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

April 27, 2005

Certified Mail 7004 2510 0006 7990 5256

Mr. Fred B. Hampton
Eagle Ranch Neighborhood Association
8620 Stone Street NW
Albuquerque, NM 87114

**RE: Albuquerque West, Unit One, Tracts B-1-A, C-1-A, & D-1-A & Lot 6-A-1-A
(Current Legal Description --Albuquerque West, Unit 1, Tracts B-1, C-1, D-1, & 6-A-1 together with a portion of Nunzio Ave. NW, Albuquerque West Unit 1)**

Dear Mr. Hampton:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Eagle Ranch Neighborhood Association that a request for approval to realign Nunzio Ave. (approximately 22.5 feet shift to the west along the south right-of-way line of Paradise Blvd.) by vacating and dedicating a public right-of-way, and to vacate and grant easements along the vacated right-of-way was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

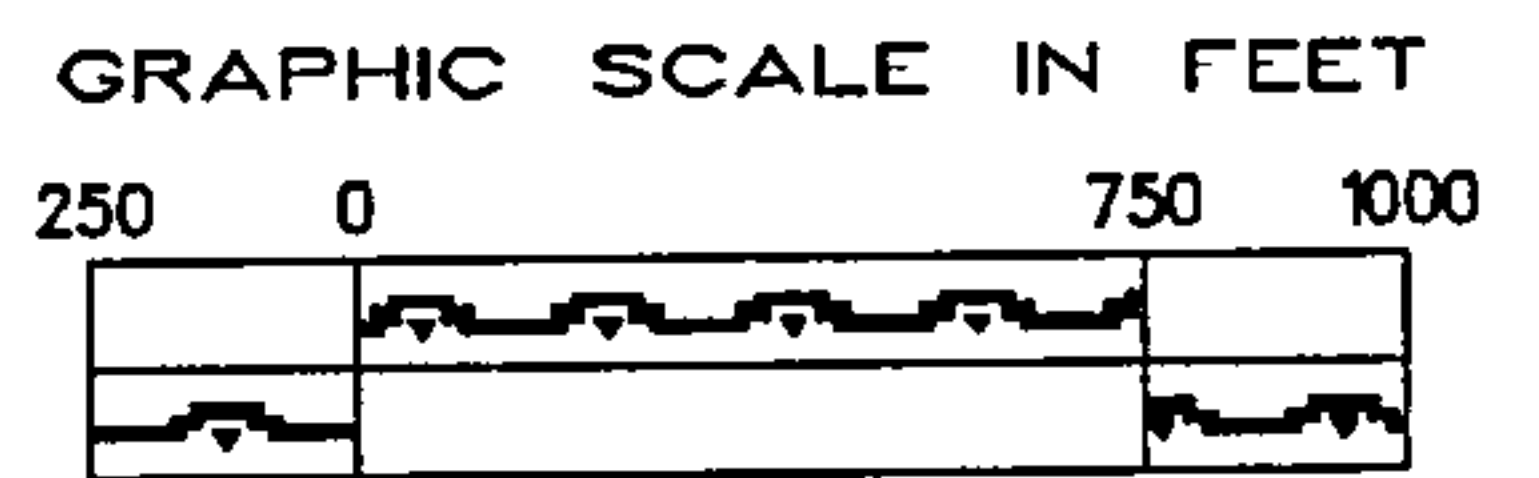
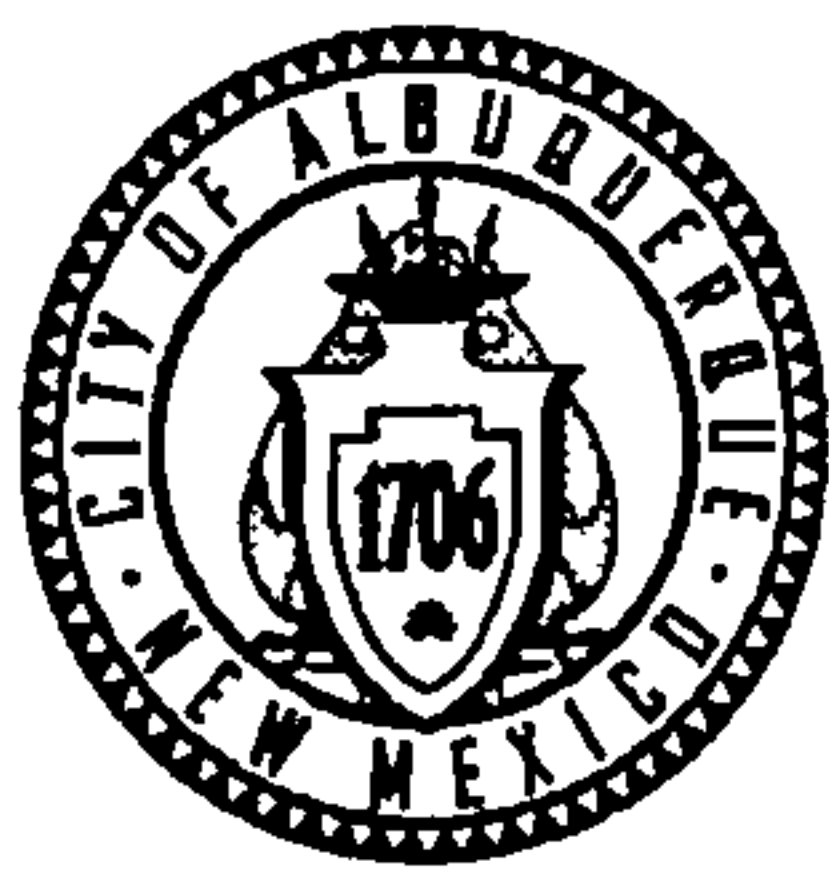
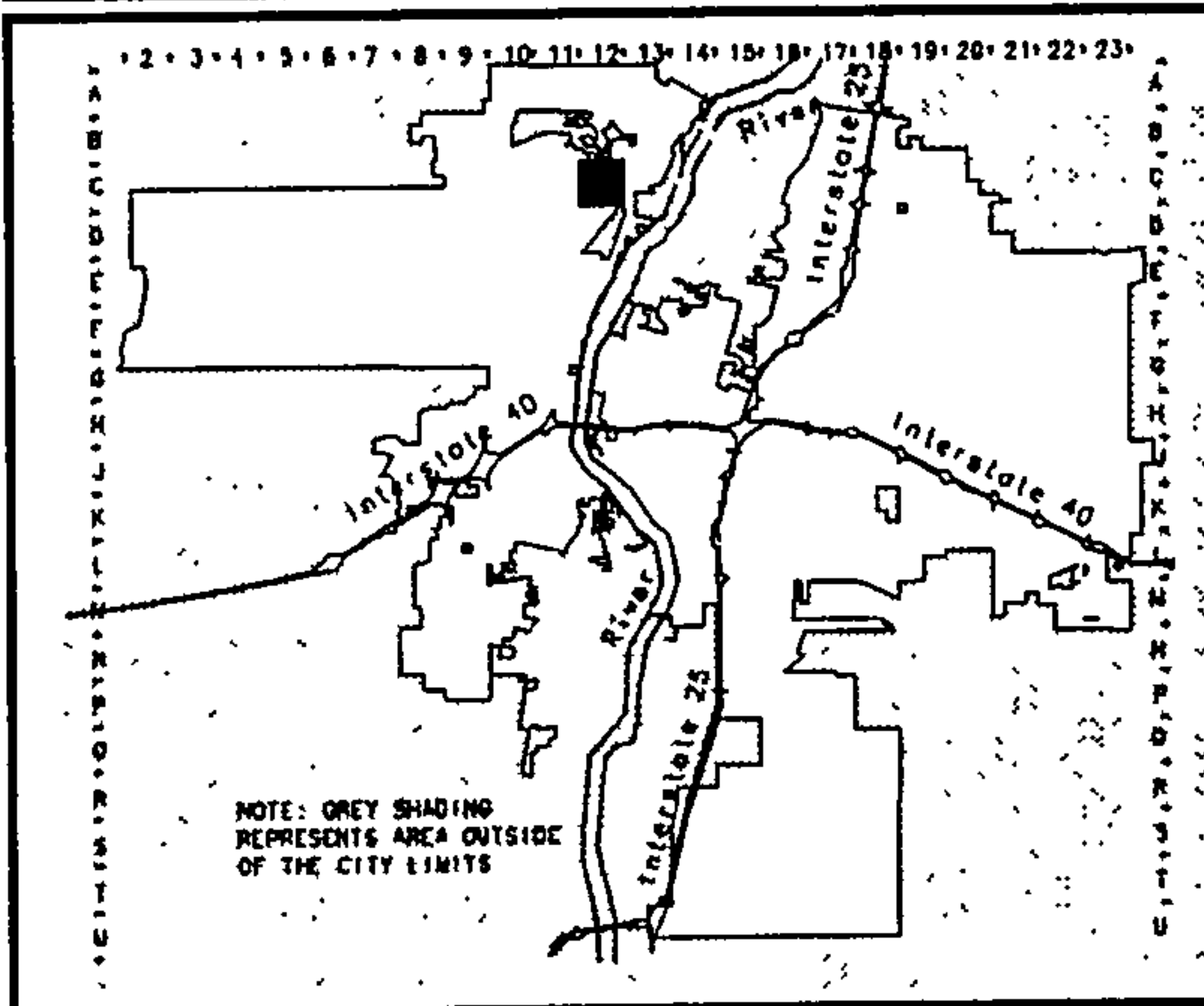
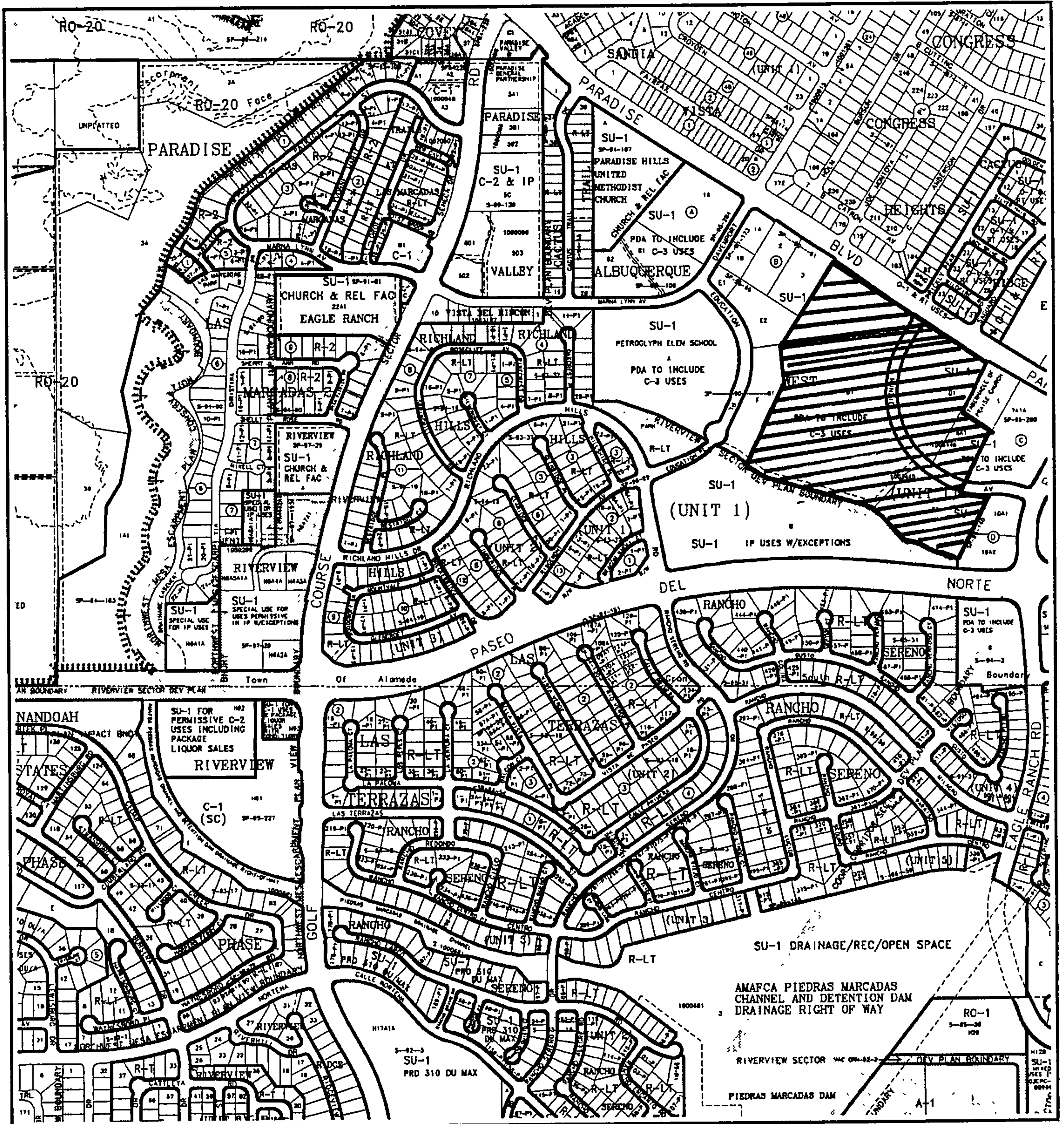
Fred C. Arfman
Fred C. Arfman, PE
FCA/rtl

7004 2510 0006 7990 5256

128 Monroe St. NE • Albuquerque, NM

M:\ACTIVE\PROJECT DOCUMENTS\1317\CO

U.S. Postal Service		CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>			
For delivery information visit our website at www.usps.com			
OFFICIAL USE		ALBUQUERQUE, NM 87114	
Postage	\$ 0.37	UNIT ID: 0108	
Certified Fee	\$ 2.30	Postmark Here	
Return Receipt Fee (Endorsement Required)	\$ 1.75	Clerk: KZ4YYX	
Restricted Delivery Fee (Endorsement Required)	\$	04/27/05	
Total Postage & Fees	\$ 4.42		
Sent To		Fred B. Hampton Eagle Ranch NA	
Street, Apt. No. or PO Box No.		8620 Stone Street NW	
City, State, ZIP+4		Albuquerque, NM 87114	
PS Form 3800, June 2002		See Reverse for Instructions	

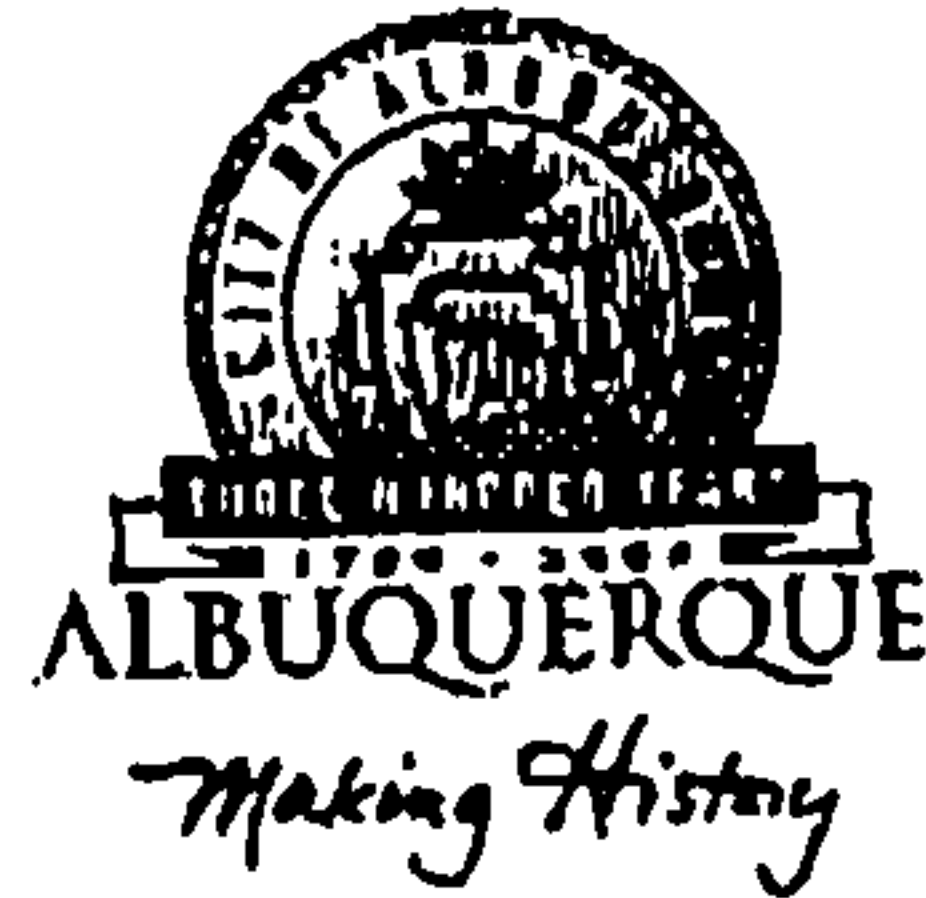


Zone Atlas Page

C-12-Z

Map Amended through February 01, 2005

Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
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City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

April 26, 2005

Ruth Lozano
Isaacson & Arfman, PA
128 Monroe St. NE / 87108
Phone: 268-8828 Fax: 268-2632

Thank you for your inquiry of April 26, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at TRACTS B-1, C-1 AND D-1, LOT 6-A-1, ALBUQUERQUE WEST, UNIT 1, AND PORTION OF NUNZIO AVE. NW, ALBUQUERQUE, WEST, UNIT 1 ON NUNZIO AVENUE NW BETWEEN PARADISE BLVD. NW AND EAGLE RANCH RD. NW., Zone Map C-12.

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) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)

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.

F Y I
*
*

**NOTIFICATION OF HEARING for the DEVELOPMENT
REVIEW BOARD**

May 5, 2005

TO: See Attached Distribution List of "Recognized" Neighborhood Association(s):

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately twenty-seven (27) acre(s) for Major Vacation of Public Right-of-Way; Mayor Vacation of Public Easements and Minor Preliminary and Final Plat Approval for Realignment of Nunzio Avenue NW, south of Paradise Boulevard for potential development in the future.**

Proposed by: Isaacson and Arfman, P.A. at 268-8828

Agent for: American Eagle, L.P.

For property located: On or Nunzio Avenue NW between Paradise Boulevard NW and Eagle Ranch Road NW.

The case number(s) assigned is: 05DRB- 00724, 00725 and 00726, Project # 1003445.

City Planning accepted application for this request on April 29, 2005.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, May 25, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**

DISTRIBUTION LIST:

Fred B. Hampton and Julia Moore, Eagle Ranch Neighborhood Association
Gerri Warner and Susan Edison, Piedras Marcadas Neighborhood Association
Larry Weaver and Tom Anderson, Paradise Hills Civic Association
Jeff Melvin and Sander A. Rue, Rancho Sereno Neighborhood Association
Don MacCornack and Jolene Wolfley, Taylor Ranch Neighborhood Association

ORIGINAL

Figure 12
INFRASTRUCTURE LIST

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

DRB Project No. 1003445
 APY # 07DRB-70054
 1 5-2-08
 2 01-20-09

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
----------------	-------------------	------	---------------------	----------	------	----	-------------------	----------------	--------------------

PHASE 1 OFFSITE PUBLIC ROADWAY IMPROVEMENTS

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		30' F-F 16' MEDIAN	ARTERIAL PAVEMENT W/ MEDIAN & STD. CURB & GUTTER W/ 6' SIDEWALK ON SOUTHSIDE	PARADISE BLVD	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUNDARY	/	/	/
		30' WIDE	4" TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	DAVENPORT ST	WEST PROPERTY BOUNDARY	/	/	/
		30' WIDE	4" TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	EAST PROPERTY LINE	EXISTING MINI STORAGE UNIT WEST PROPERTY LINE	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM						
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETScape AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.						

PHASE 1 ONSITE PUBLIC ROADWAY IMPROVEMENTS

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		40' F-F	PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON BOTH SIDES	LOMA FUENTE NUNZIO AVE	EAGLE RANCH RD	VISTA FUENTE ROAD	/	/	/
		VARIES 24' F-F MIN - 48' F-F MAX	PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON EAST SIDE	LOMA FUENTE NUNZIO AVE	VISTA FUENTE ROAD	PARADISE BLVD	/	/	/
			ROUNDAABOUT	LOMA FUENTE NUNZIO AVE	VISTA FUENTE	LOMA FUENTE NUNZIO AVE	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM						
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETScape AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.						

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 1 PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	LOMA FUENTE NUNZIO AVE	EAGLE RANCH RD	PARADISE BLVD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	VISTA FUENTE ROAD	140' SOUTHWEST OF INTERSECTION OF VISTA FUENTE ROAD & NUNZIO AVE	LOMA FUENTE NUNZIO AVE	/	/	/

PHASE 1 PUBLIC WATERLINE IMPROVEMENTS									
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	LOMA FUENTE NUNZIO AVE	EAGLE RANCH RD	PARADISE BLVD	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VISTA FUENTE ROAD	EDUCATION PLACE	LOMA FUENTE NUNZIO AVE	/	/	/

PHASE 1 PUBLIC STORM DRAIN IMPROVEMENTS									
		18"-42" DIA	RCP W/ NEC MH'S, LATERALS, & INLETS	LOMA FUENTE NUNZIO AVE	PARADISE BLVD	EXISTING LOT 6-A-1	/	/	/
		18"-30" DIA	RCP W/ NEC MH'S, LATERALS, & INLETS	VISTA FUENTE ROAD	EDUCATION PLACE	LOMA FUENTE NUNZIO AVE	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	TRACT 6-A-1	TRACT D	DETENTION POND	/	/	/
		2.5 AC-FT	DETENTION POND	EXISTING LOT 6-A-1			/	/	/

PHASE 2 INFRASTRUCTURE IMPROVEMENTS

PHASE 2 OFFSITE PUBLIC ROADWAY IMPROVEMENTS									
			TRAFFIC SIGNAL	PARADISE BLVD/ PRICKLY PEAR ST			/	/	/
		12' WIDE	ADD 2ND LEFT TURN ARTERIAL PAVEMENT W/ PCC CURB & GUTTER	PASEO DEL NORTE EAST BOUND LANE		RICHLAND HILLS RD	/	/	/
		12' WIDE	ADD RIGHT TURN LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER	RICHLAND HILLS RD SOUTHBOUND LANE		PASEO DEL NORTE	/	/	/
		12' WIDE	ADD RIGHT TURN LANE ARTERIAL PAVEMENT	PASEO DEL NORTE WESTBOUND LANE	RICHLAND HILLS RD	150' EAST OF RICHLAND HILLS EAST CURB & GUTTER	/	/	/
		10' WIDE	TRAIL	PASEO DEL NORTE	WEST PROPERTY LINE	EAGLE RANCH RD	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		12' WIDE	ADD 2ND LEFT TURN LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER (ADD'L WIDTH TO BE TAKEN FROM MEDIAN)	PASEO DEL NORTE EAST BOUND LANE		EAGLE RANCH RD	/	/	/
		14' WIDE	ADD THIRD THRU LANE STRIPING MODIFICATION ONLY	PASEO DEL NORTE EAST BOUND LANE	WEST OF EAGLE RANCH	EAST OF EAGLE RANCH	/	/	/
		12' WIDE	ADD THIRD THRU LANE - STRIPING MODIFICATION ONLY	PASEO DEL NORTE WEST BOUND LANE	BEGINNING FREE RIGHT	EAGLE RANCH RD	/	/	/
		12' WIDE	ADD THIRD THRU LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER 6' BIKE LANE	PASEO DEL NORTE WEST BOUND LANE	EAGLE RANCH RD	RICHLAND FOUNTAIN HILLS WEST BOUNDARY	/	/	/
		12' WIDE	ADD LEFT TURN LANE (DONE W/ COSTCO) NO FINANCIAL GUARANTEE REQUIRED	COORS BLVD NORTHBOUND		EAGLE RANCH RD	/	/	/
		6' WIDE	BIKE LANE w/ PCC CURB & GUTTER w/ 6' SIDEWALK	EAGLE RANCH ROAD	SOUTH BOUNDARY TRACT 10-A-1	PASEO DEL NORTE	/	/	/

PHASE 2 ONSITE PUBLIC ROADWAY IMPROVEMENTS

		40' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON BOTH SIDES	VISTA FUENTE ROAD	EDUCATION PLACE	LOMA FUENTE NUNZIO AVE	/	/	/
		VARIES 20' MIN	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON WEST SIDE	LOMA FUENTE NUNZIO AVE	VISTA FUENTE ROAD	PARADISE BLVD	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM				/	/	/
		6' WIDE	PCC SIDEWALK (BOTH SIDES)	LOMA FUENTE	EAGLE RANCH	PARADISE (INCLUDES RNDABOUT)	/	/	/
		NOTE	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETScape AGREEMENT A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.D						

BRUCE STIDWORTHY, PE 06/05/07
PREPARED BY, PRINT NAME

[Signature] 6/20/07
DRB CHAIR DATE

[Signature] 6/20/07
PARKS & GENERAL SERVICES DATE

BOHANNAN HUSTON INC
FIRM

[Signature] 6-20-07
TRANSPORTATION DEVELOPMENT DATE

[Signature] 6/20/07
UTILITY DEVELOPMENT DATE

[Signature] 6/20/07
CITY ENGINEER DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

[Signature] 6-19-07
DATE

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER
1	5-2-08	<i>[Signature]</i>	<i>[Signature]</i>	Yolanda Morfor
2	01-20-09	<i>[Signature]</i>	<i>[Signature]</i>	Yolanda Morfor

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON, INC. PHONE: (505) 823-1000
 ADDRESS: 7500 JEFFERSON ST. FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: KPATON@BHINC.COM

APPLICANT: DWAYNE PINO PHONE: 239-0920
 ADDRESS: P.O. Box 56883 FAX: _____
 CITY: ALBUQ STATE NM ZIP 87187 E-MAIL: dwayne@americcontractors.com
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: S.I.A. EXTENSION

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

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

Lot or Tract No. A, B, C, D, E, F, G, H, I Block: _____ Unit: _____
 Subdiv/Addn/TBKA: FOUNTAIN HILLS PLAZA SUBDIVISION
 Existing Zoning: SU-1 Proposed zoning: NO CHANGE MRGCD Map No _____
 Zone Atlas page(s): C-12-2 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1003445, 584480

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 9 No. of proposed lots: 9 Total area of site (acres): 39.9074
 LOCATION OF PROPERTY BY STREETS: On or Near: EAGLE RANCH RD.
 Between: PASEO DEL NORTE and PARADISE BLVD.

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

SIGNATURE [Signature] FOR _____ DATE 7/10/09
 (Print) KEVIN PATTON Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>09DRB - 70238</u>	<u>SIAE</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADP</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>DMF</u>		<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 checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>August 5, 2009</u>			Total <u>\$ 145.00</u>

[Signature]

7.10.09
Planner signature / date

Project # 1003445

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 are listed 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 *GET FROM SANDOZ*
- Approved Infrastructure List. If not applicable, please initial. *GET LATEST FROM SANDOZ*
- 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.

KEVIN PATTON
 Applicant name (print)
Kevin Patton FOR 7/10/09
 Applicant signature / date

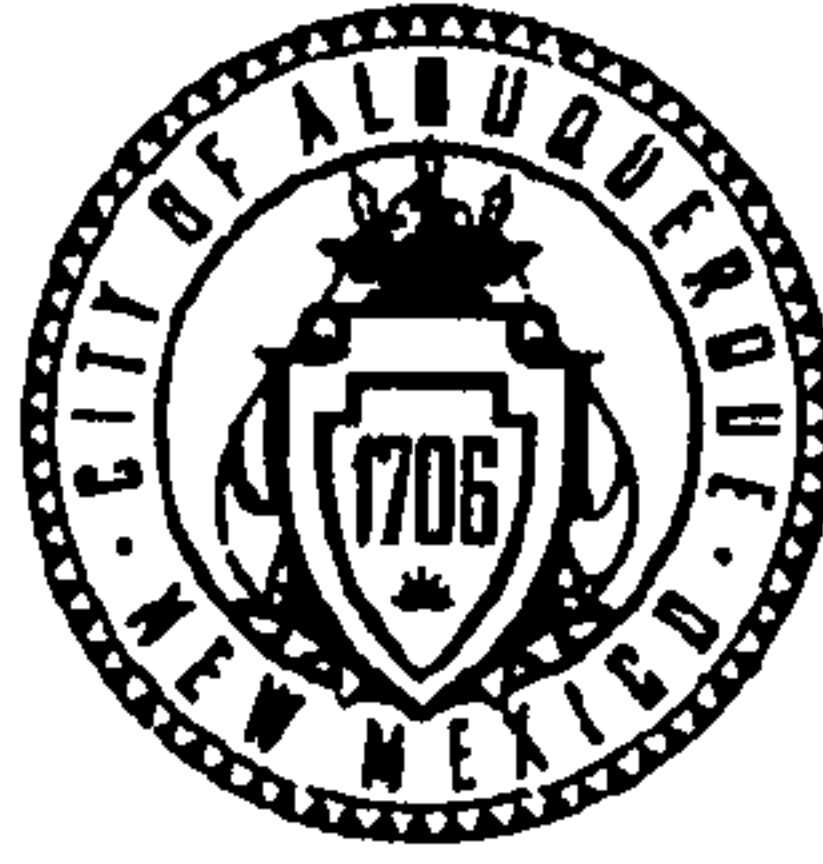


Form revised October 2007

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

Application case numbers
09DRB - _____ - 20238
 _____ - _____ - _____
 _____ - _____ - _____

Kevin Patton 7.10.09
 Planner signature / date
 Project # 1003445



City of Albuquerque

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

Date: 7-9-09

TO CONTACT NAME: KEVIN PATTON
COMPANY/AGENCY: BOHANNAN HUSTON INC.
ADDRESS/ZIP: 7500 JEFFERSON ST. 87109
PHONE/FAX #: 823-1000 798-7988

Thank you for your inquiry of 7/9/09 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Mountain Hills Plaza Eagle Ranch Rd zone map page(s) C-12

Our records indicate that the Affected Neighborhood and/or Homeowner Associations affected by this proposal and the contact names are as follows:

Pedro Mercedes Neighborhood or Homeowner Association

Eagle Ranch Neighborhood or Homeowner Association

Contacts: [Handwritten signature]

Contacts: [Handwritten signature]

See reverse side for additional Neighborhood and/or Homeowner Associations Information:

YES { } NO [X]

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

Sincerely, [Handwritten signature] OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

**NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR
NEIGHBORHOOD NOTIFICATION LETTERS**

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER 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 amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood and/or homeowner associations may contact someone with questions or comments.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

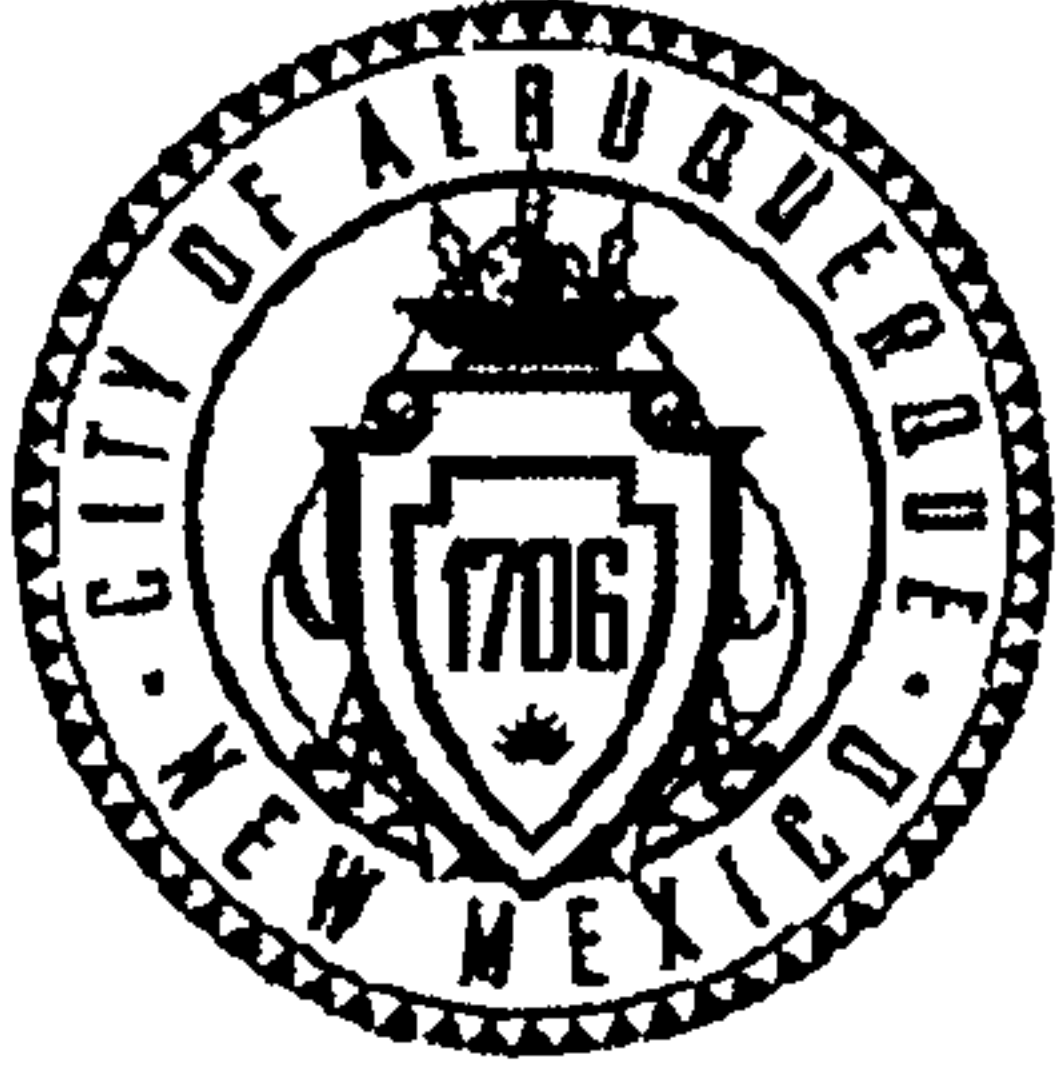
The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

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

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

(Below this line for ONC use only)

Date of Inquiry: 7/9/09 Time Entered: 10:00 AM ONC Rep. Initials: lh



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your Developer Inquiry is for the following:**

Cell Tower & Type: [] Free-Standing Tower -OR- [] Concealed Tower

Private Development [] EPC DRB [] LUCC [] Liquor Submittal

[] Administrative Amendments (AA's)

City Project []

Special Exception Application (ZHE) []

CONTACT NAME: KEVIN PATTON

COMPANY NAME: BOHANNAN HUSTON, INC.

ADDRESS/ZIP: 7500 JEFFERSON ST., ALBUQUERQUE, NM, 87109

PHONE: (505) 823-1000

FAX: (505) 798-7988

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

FOUNTAIN HILLS PLAZA

LEGAL DESCRIPTION

LOCATED ON

EAGLE RANCH RD.

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN PASEO DEL NORTE

STREET NAME OR OTHER IDENTIFYING LANDMARK

AND

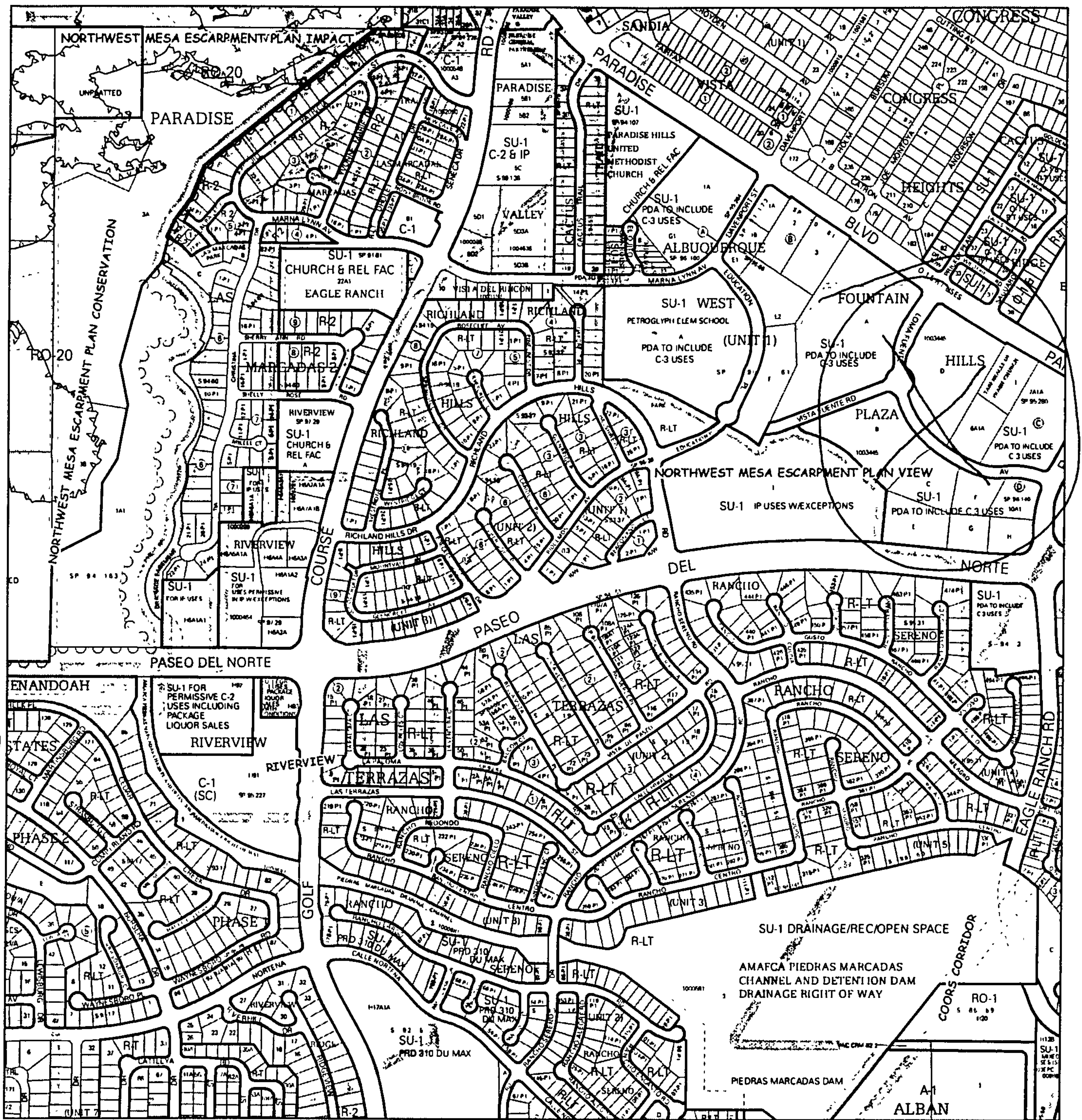
PARADISE BLVD.

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (C-12-2).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map **MUST** be provided with request)



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

Map amended through: 6/5/2009

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.	

0 750 1500 Feet

EAGLE RANCH N.A. (EGL)

***Fred B. Hampton** *e-mail: abqhampton@aol.com*
9620 Stone St. NW/87114-6019 890-5159 (h & w)
Julia Moore *e-mail: jtm7105@aol.com*
9208 C Anderson Dr. NW/87114 898-6441 (h) 890-1539 (w)

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

***Milton J. Davis** *e-mail: furnreptoo@msn.com*
8623 Tia Christina NW/87114 400-7360 (c)
Rich Cederberg *e-mail: rich.cederberg@topproducer.com*
9304 Drolet NW/87114 400-5994 (c)
Website: www.pmna.org

Council District: 5&County
County District: 1
Police Beat: 619/NW
Zone Map #: B-C-12-13

Council District: 5
County District: 1
Police Beat: 619/NW
Zone Map #: B-12,C-12-13

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:

Mr. Fred B. Hampton
9620 Stone St. NW
Albuquerque, New Mexico 87114-6019

2. Article Number
(Transfer from service label)

91 7108 2133 3933 4833 4795

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

 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**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:

Mr. Rich Cederberg
9304 Drolet NW
Albuquerque, NM 87114

2. Article Number
(Transfer from service label)

91 7108 2133 3933 4833 4801

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

 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**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:

Ms. Julia Moore
9208 C Anderson Dr. NW
Albuquerque, NM 87114

2. Article Number
(Transfer from service label)

91 7108 2133 3933 4833 4818

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

 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

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:

Mr. Milton J. Davis
 8623 Tia Christina NW
 Albuquerque, NM 87114

2. Article Number
 (Transfer from service label)

91 7108 2133 3933 4837 8300

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

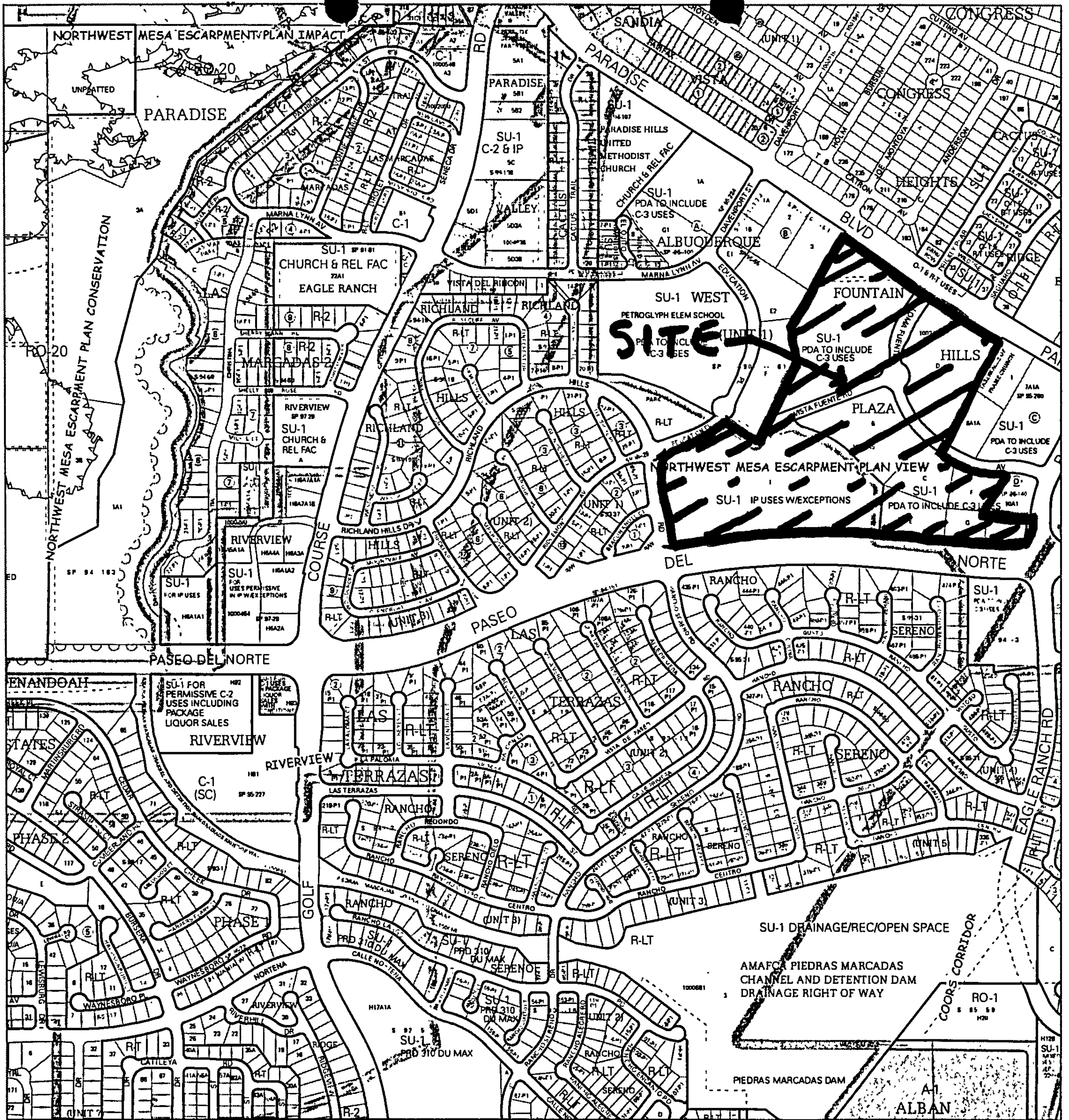
D. Is delivery address different from Item 1? Yes
 If YES, enter delivery address below: No

3. Service Type


- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

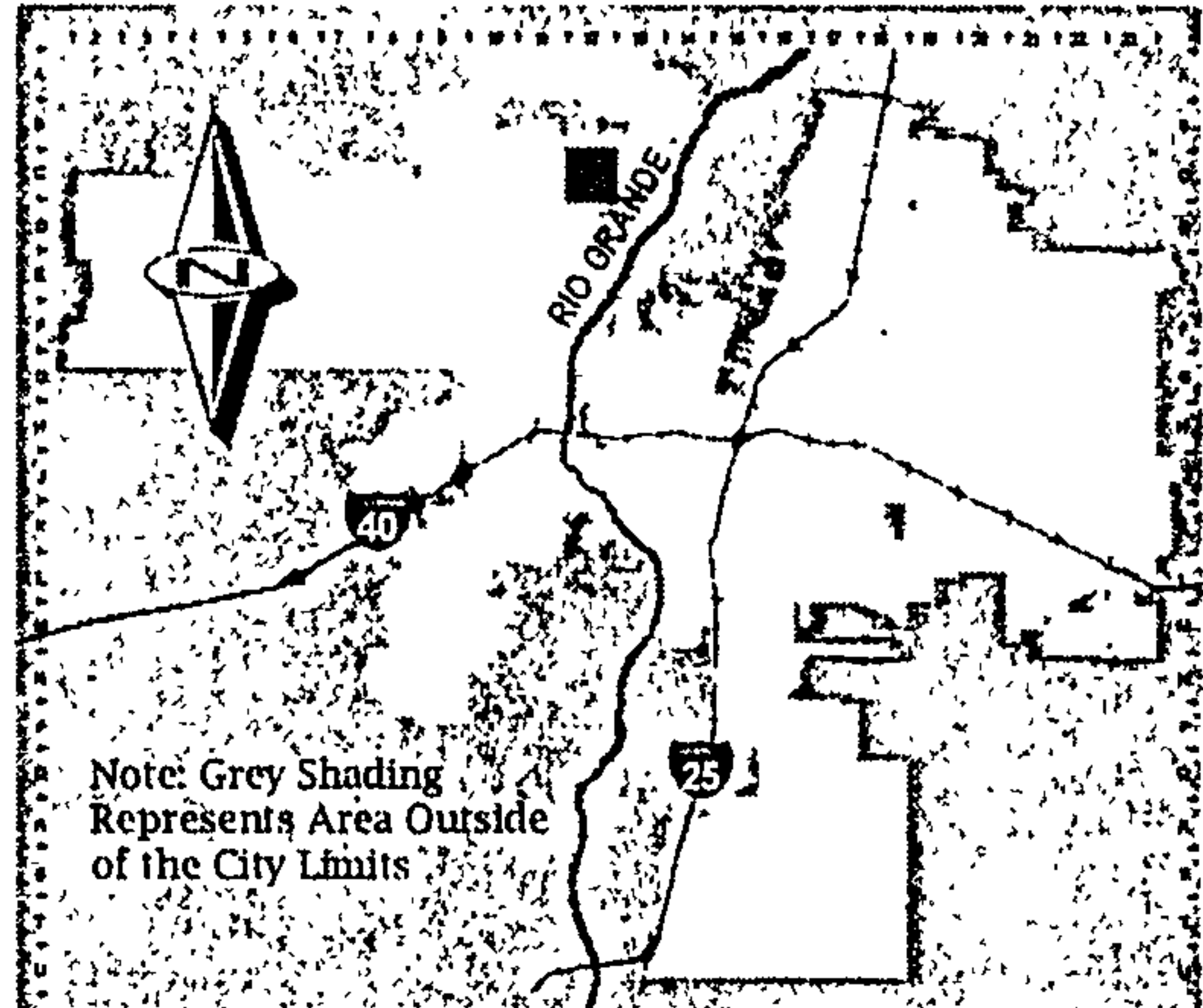


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System










Map amended through: 3/10/2009



Note: Grey Shading Represents Area Outside of the City Limits

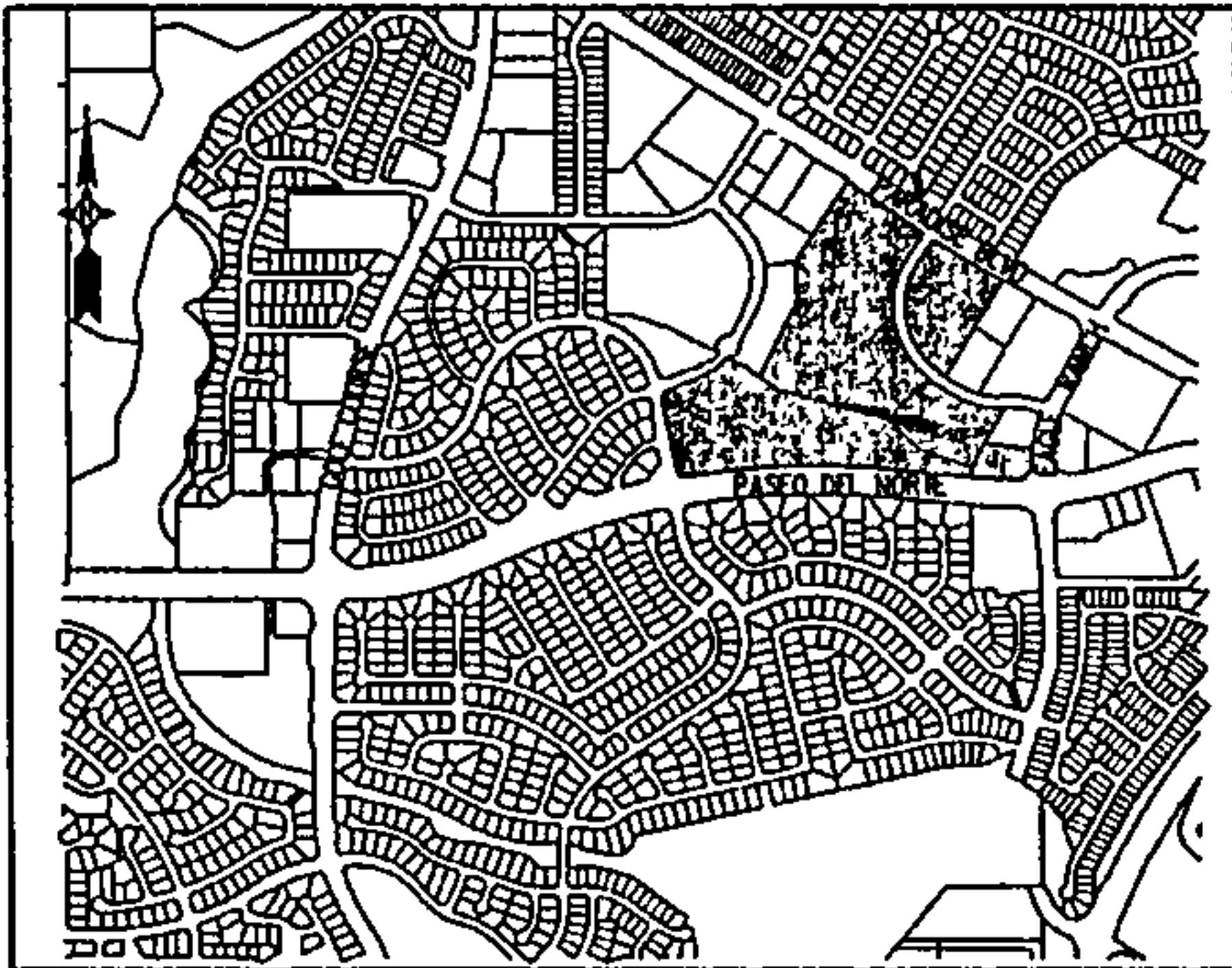
Zone Atlas Page:
C-12-Z

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.	

0 750 1500 Feet

SP-2007-222877



LOCATION MAP
ZONE ATLAS INDEX MAP No. C12
NOT TO SCALE

SUBDIVISION DATA

- 1. DRB No.
2. Zone Atlas Index No. C12
3. Gross Plat Acreage: 39.9074
4. Total Number of Lots/Tracts created: (9) Tracts
5. Total Mileage of streets created: Full width=0.1373 Half width=0.1714
6. Date of Survey: April 2007
7. Plat is located within Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide all of Tracts B-1-A, C-1-A, & D-1-A, Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Document 2005090828, and Tract 10-A-2 Block D, Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C Folio 259 and Tract B of Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 08, 1994, Volume 94C, Folio 148, into Nine (9) Tracts, dedicate right-of-way, grant easements and vacate easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

- A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool, (above ground or subterranean), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structure adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgear, as installed shall extend ten feet (10') in front of transformers/switchgear doors and five feet (5') on each side.

DESCRIPTION

A certain tract of land situated within the Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, being and comprising all of Tracts B-1-A, C-1-A, & D-1-A of the Plat of Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Document 2005090828, and Tract 10-A-2 Block D, of the Plat of Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C Folio 259 and Tract B of Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 08, 1994, Volume 94C Folio 148.

Containing 39.9704 acres more or less.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situated within the Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, being and comprising of Tracts B-1-A, C-1-A, & D-1-A of the Plat of Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Document 2005090828, and Tract 10-A-2 Block D, of the Plat of Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C, Folio 259 and Tract B of the Plat of Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 08, 1994, Volume 94C, Folio 148, in with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants, and do hereby grant: All access, Utility and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. In the event Grantor, his successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Those signing as owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

THE FIRST BAPTIST CHURCH OF ALBUQUERQUE- owner of Tract B, Richland Hills

BY: Michael N. Cook, Pastor/President

State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 11 day of June, 2007

by MICHAEL N. COOK, Pastor/President

My Commission Expires 10-24-2011

FOUNTAIN HILLS PLAZA LLC- Owner of Tracts B-1-A, C-1-A, & D-1-A Albuquerque West, Unit One and lot 10-A-2, Block D, Albuquerque West

BY: Dwayne Pino, Managing Member

State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 11 day of June, 2007

by Dwayne Pino, Managing Member, Fountain Hills Plaza LLC

My Commission Expires 6-24-2011

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone)
2. Distances are ground distances.
3. All easements of record are shown that I am aware of.
4. Record bearings and distances are shown in parenthesis.
5. Tracts C, F & G are subject to a Twenty Five foot wide floating access, water, drainage, and sanitary sewer easement for the benefit of land to be maintained by Tracts E, G & H granted with this plat. This easement will be confined and defined with future platting.
6. Centerline in lieu of R/W monumentation to be installed at centerline (C's, P's, angle points and street intersections prior to acceptance of street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped 'CITY OF ALBUQUERQUE; CENTERLINE MONUMENTATION; SURVEY MARKER; DO NOT DISTURB; PLS 16469'
7. Easement information shown on this survey was taken from TITLE COMMITMENT No. 6220000858, effective January 02, 2007 issued by LandAmerica Albuquerque Title.
8. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. facilities, not the City of Albuquerque.
9. Public drainage enters the vacated drainage esmt. Maintenance of these tracts with respect to drainage is the responsibility of the private property owner's SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
New Mexico Professional Surveyor 16468

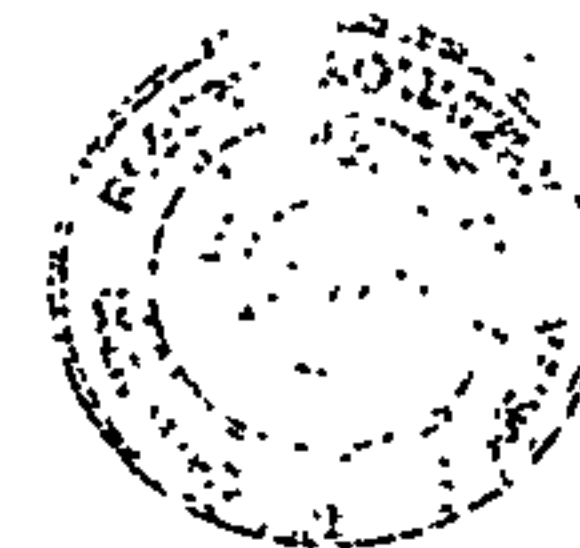
Date: 6-11-07

JURISDICTIONAL AFFIDAVIT

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque, New Mexico.

Robert Gromatzky
New Mexico Professional Surveyor 16468

Date: 6-11-07



DOC# 2007134647
99/19/2007 02:37 PM Page 1 of 4
PLAT R 222 88 B 2007C P 0270 M Toulouse, Bernalillo County

PLAT OF
FOUNTAIN HILLS PLAZA
SUBDIVISION

(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT ONE, LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)
WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M. TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO
JUNE, 2007

PROJECT NUMBER 1003445

APPLICATION NUMBER 07 DRB-70054

PLAT APPROVAL

- UTILITY APPROVALS: David Bolin 6/21/07
QWEST TELECOMMUNICATIONS 6-20-07
COMCAST CABLE 6-19-07
PNM ELECTRIC SERVICES 6-19-07
PNM GAS SERVICES 6-19-07

CITY APPROVALS: Dwayne Pino 6-12-07

TRAFFIC ENGINEERING/TRANSPORTATION DIVISION: Christina Randoval 8/22/07

RECREATION DEPARTMENT: Lynn M. Magr 6-20-07

REAL PROPERTY: Bradley L. Bingham 8/22/07

DRB CHAIRPERSON, PLANNING DEPARTMENT: D. Watson 9/17/07

ENVIRONMENTAL HEALTH DEPARTMENT: N/A
NMU: N/A

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

1-012-064-204287-119-01

PROPERTY OWNER OF RECORD: First Baptist Church
Date: 9-19-2007

Bohannon & Huston
Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-1335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

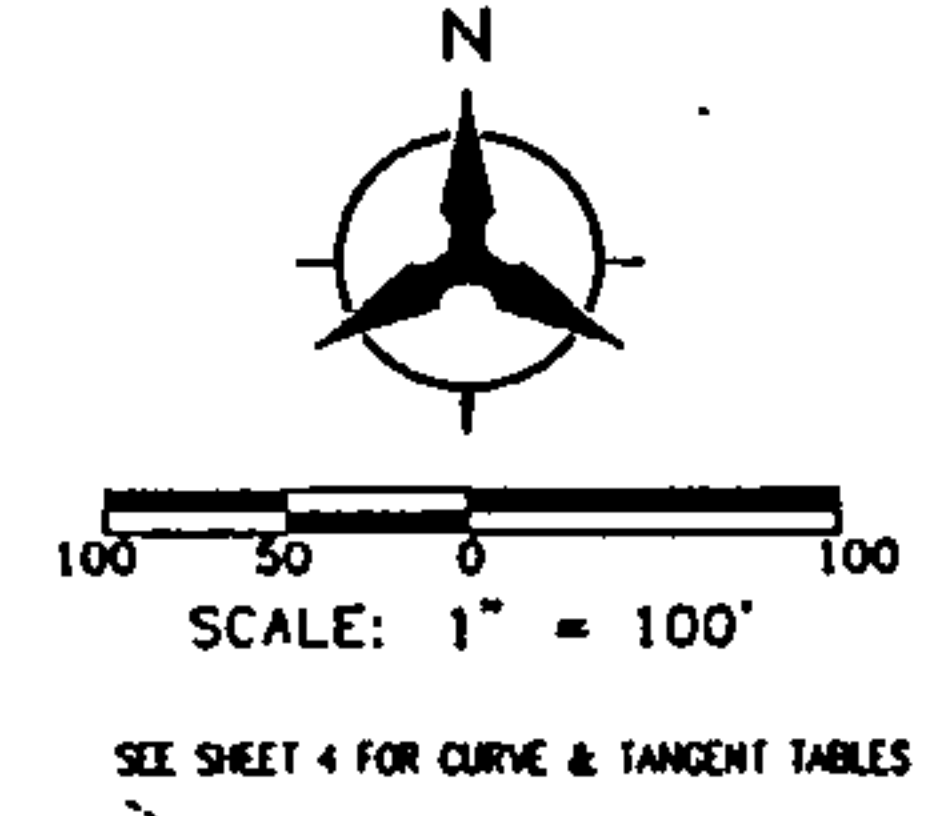
LEGEND

- BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- LOT LINE ELIMINATED WITH THIS PLAT
- RIGHT OF WAY LINE
- 10' PUE
- 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- USGS BRASS DISK CONTROL MONUMENT
- SET CENTERLINE MONUMENT TO BE INSTALLED
- #8 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 18489"
- FOUND 5/8" REBAR W/CAP STAMPED "LS 10444" UNLESS NOTED
- FOUND 5/8" REBAR W/CAP STAMPED "LS 11184"
- FOUND 5/8" REBAR NO CAP

DOCN 2007134847
 06/19/2007 02:37 PM Page 8 of 8
 Tolouse, Bernalillo County
 PLAT # 232 08 07 2007
 DELTA ALPHA 07444
 COMBINED GROUND TO GRID 0.99967583

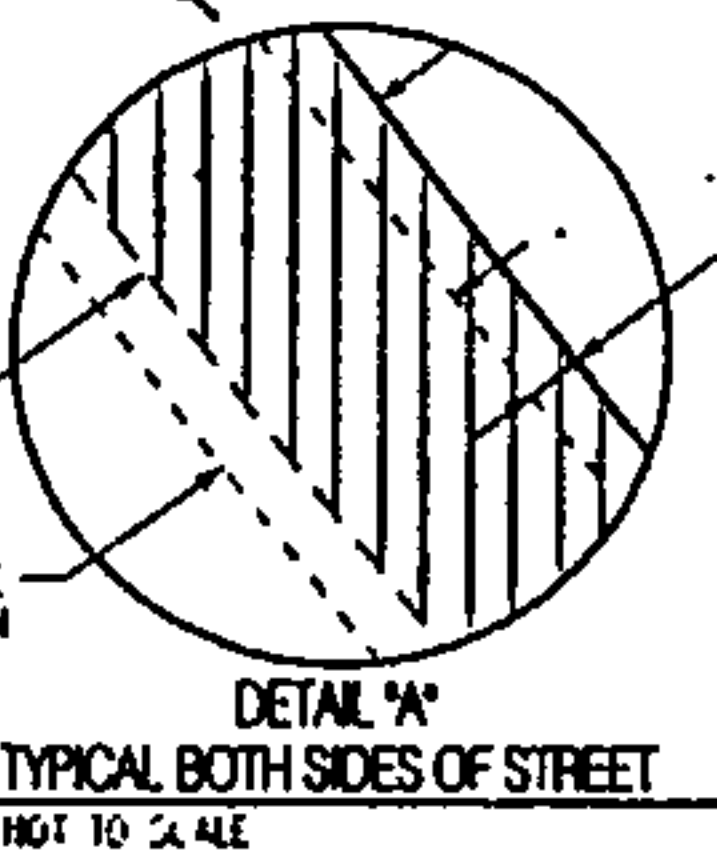
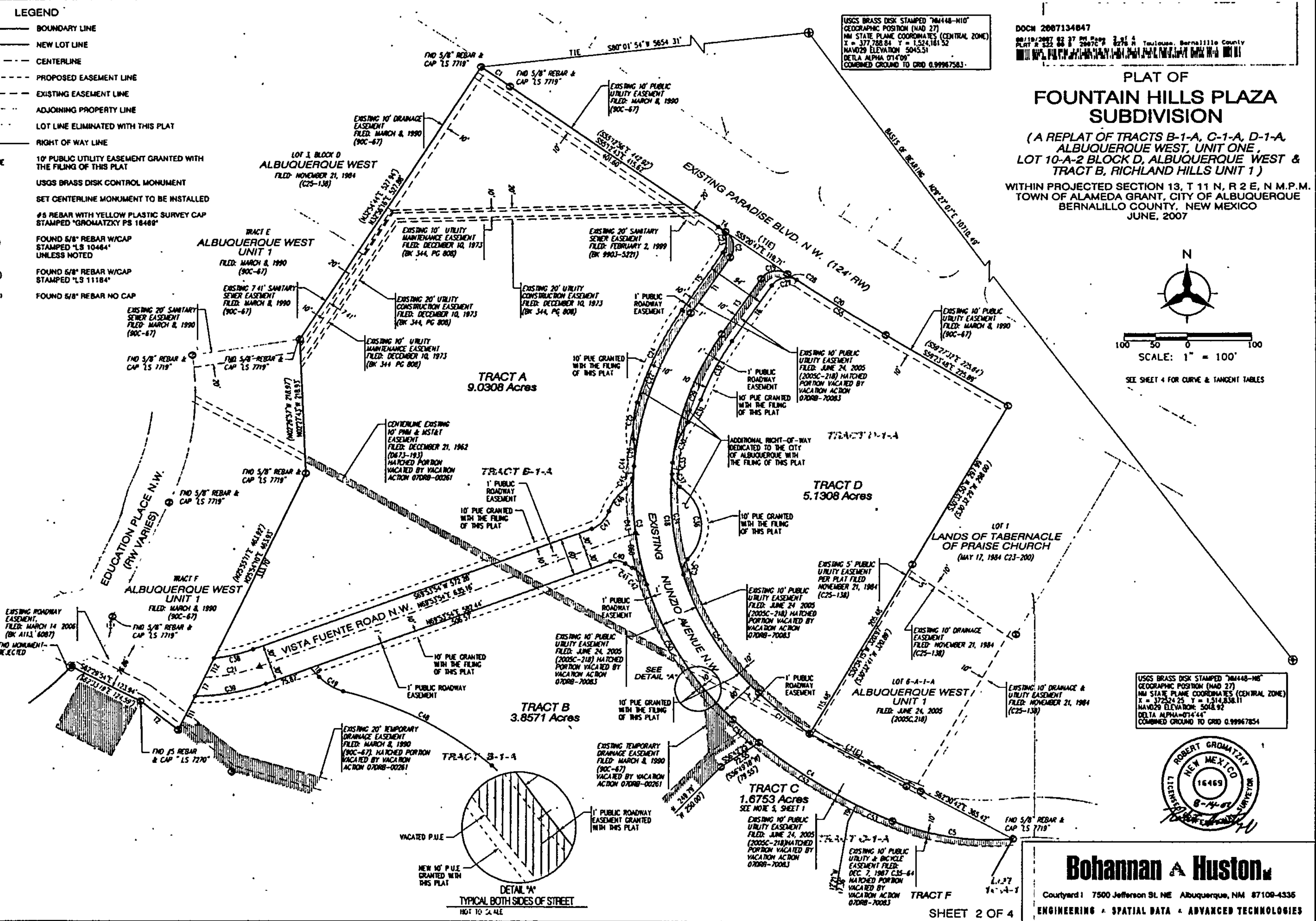
**PLAT OF
 FOUNTAIN HILLS PLAZA
 SUBDIVISION**

(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A,
 ALBUQUERQUE WEST, UNIT ONE,
 LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST &
 TRACT B, RICHLAND HILLS UNIT 1)
 WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
 TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2007



USGS BRASS DISK STAMPED "M448-110"
 GEOGRAPHIC POSITION (NAD 27)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 377,788.84 Y = 1,524,161.52
 NAVD09 ELEVATION: 5045.51
 DELTA ALPHA 07444
 COMBINED GROUND TO GRID 0.99967583

USGS BRASS DISK STAMPED "M448-110"
 GEOGRAPHIC POSITION (NAD 27)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 372,242.25 Y = 1,514,838.11
 NAVD09 ELEVATION: 5048.92
 DELTA ALPHA 07444
 COMBINED GROUND TO GRID 0.99967854

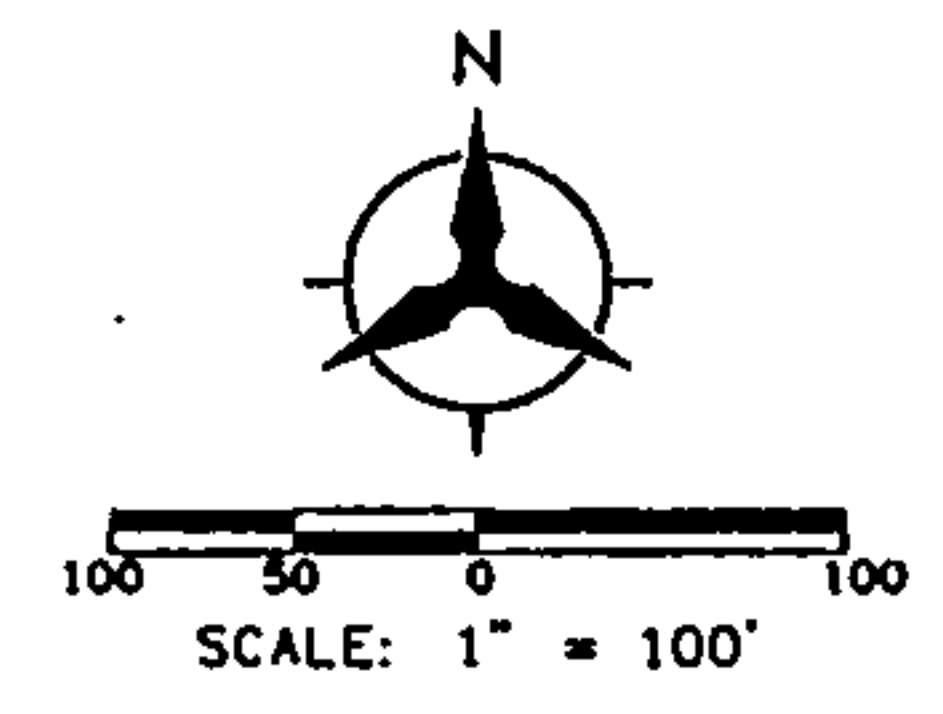


Bohannon & Huston
 Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4336
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

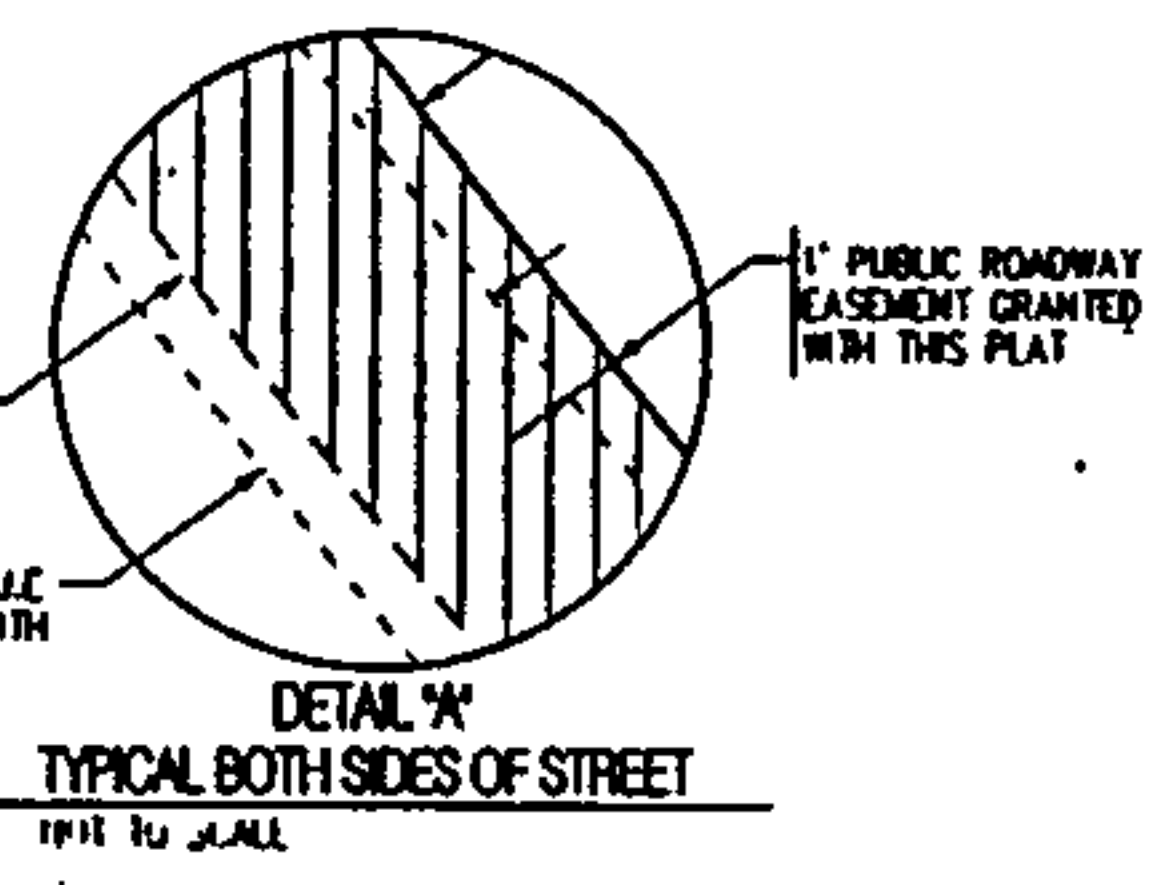
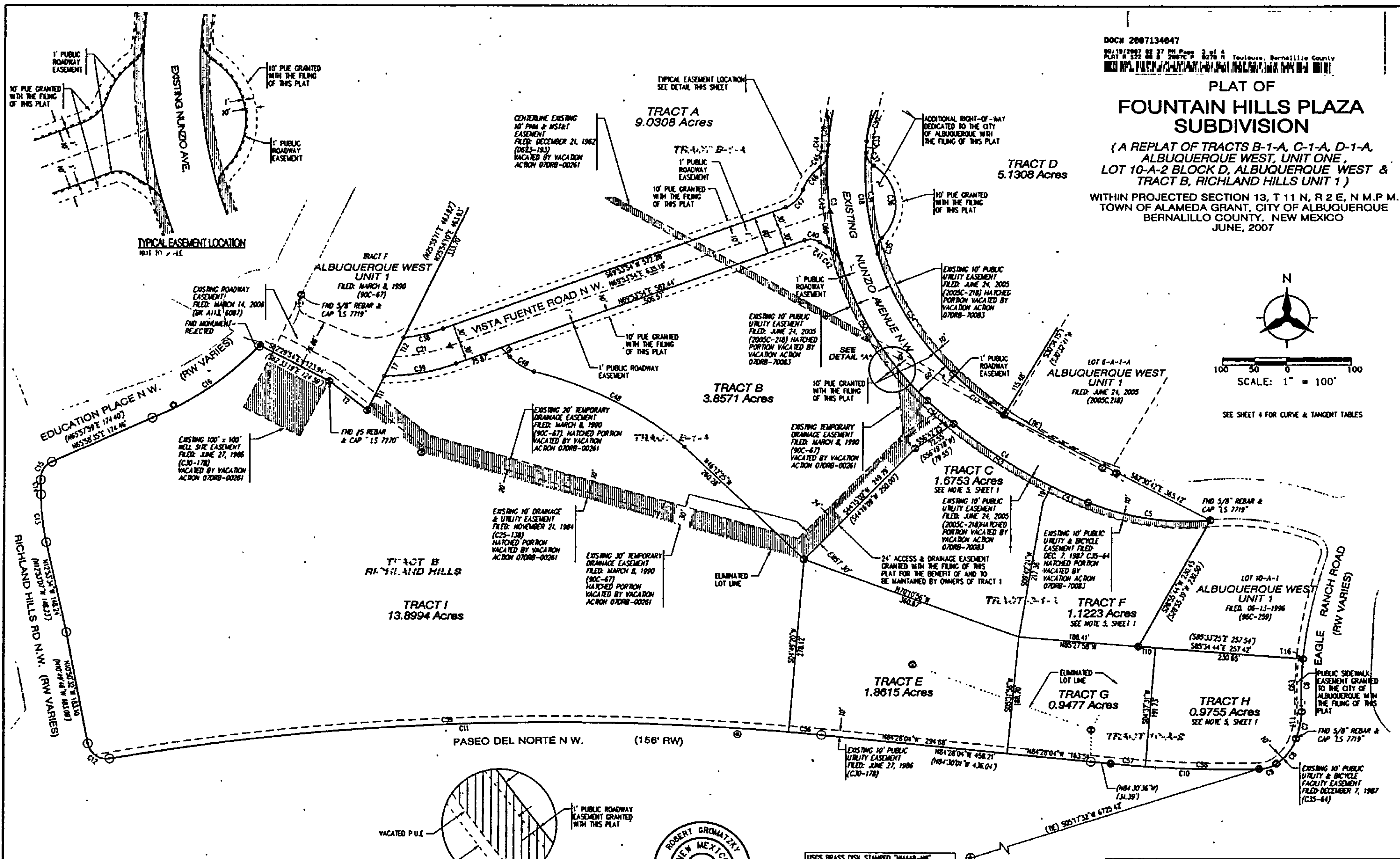
DOCN 2007134847
 98/19/2487 82 37 PM Page 3 of 4
 PLAT # 522 88 8 2007C P 8278 N Toulouse, Bernalillo County
 14-AUG-2007

PLAT OF FOUNTAIN HILLS PLAZA SUBDIVISION

(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A,
 ALBUQUERQUE WEST, UNIT ONE,
 LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST &
 TRACT B, RICHLAND HILLS UNIT 1)
 WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
 TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2007



SEE SHEET 4 FOR CURVE & TANGENT TABLES



USGS BRASS DISK STAMPED "M448-105"
 GEOGRAPHIC POSITION (NAD 27)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 372524.25 Y = 1514.83811
 NAD29 ELEVATION: 5048.92
 DELTA ALPHA: 0.14"
 CORRECTED GROUND TO GRID 0.99967854

Bohannon & Huston
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

July 10, 2009

Jack Cloud, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Subdivision Improvements Agreement Extension (Procedure B)
Fountain Hills Plaza: DRB project number 1003445

Dear Mr. Cloud:

Submitted for DRB review and approval is a request for an extension to the Subdivision Improvements Agreement for the above referenced project.

Enclosed is the following information:

- Applications for Development Review
- Reduced layout of subdivision plat
- Zone Atlas sheet showing the project area
- Letter briefly describing, explaining, and justifying the request (this letter)
- Official Notice from the Development Review Board
- Approved Infrastructure List
- Original SIA and Previous SIA extensions
- Neighborhood Notification information
- DRB Fee

We are requesting a one (1) year extension of the Subdivision Improvements Agreement (Procedure B) for the infrastructure improvements for the above referenced project. The majority of the infrastructure associated with Phase 1 of the project has been built but not yet accepted for ownership and maintenance by the City. Infrastructure associated with this phase that has not been installed includes only street lighting. A contract for installation of these fixtures has been drafted and they will be installed in the near future. Infrastructure associated with Phase 2 of the project has not been built primarily due to current economic conditions and the fact that no end users occupy the site, resulting in no added traffic to the existing surrounding street network. Therefore, we are requesting the approval of a one year extension.

Please place this item on the DRB agenda to be heard on August 5, 2008. If you have any questions, or require further information, please call me.

Sincerely,



Kevin Patton, P.E.
Senior Vice President
Community Development and Planning

KGP/cc
Enclosures

cc: Dwayne Pino, Ameri-Contractors
Yolanda Moyer, BHI
Paul Wymer, BHI

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



OFFICIAL NOTICE OF DECISION

3. Project # 1003445

05DRB-00724 Major-Vacation of Pub Right-of-Way

05DRB-00725 Major-Vacation of Public Easements

05DRB-00726 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for AMERICAN EAGLE L.P., c/o R. J. 3CHAEFER REALTY request(s) the above action(s) for all or a portion of Tract(s) B-1, C-1 & D-1, Lot(s) 6-A-1, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 27 acre(s). [REF: DRB-94-132, DRB-94-512, Z-83-89, 04DRB00751, 04DRB00752, 04DRB00753] (C-12)

At the May 25, 2005, 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.

The preliminary and final plat was approved with final sign off delegated to Planning for Property Management's signature and 15-day appeal period.

If you wish to appeal this decision, you must do so by June 9, 2005, 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.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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.)

A handwritten signature in cursive script, reading "Sheran Matson", is positioned above the printed name.

Sheran Matson, AICP, DRB Chair

Cc: American Eagle L.P., c/o R.J. Schaefer Realty & Investments, P.O. Box 14708, 87191

Isaacson & Arfman PA, 128 Monroe St NE, 87108

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

No. of Lots:
Nearest Major Streets

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 7th day of August, 2007, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Fountain Hills Plaza, LLC.

("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Limited Liability corporation whose address is PO Box 56883 Abq, NM 87187 and whose telephone number is 239-0920, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tracts B-1-A,C-1-A,D-1-A Albuquerque West Unit One **, recorded on **June 24, 2005 in the records of the Bernalillo County Clerk at Book 2005C, pages 218 through XXXXXX (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Fountain Hills Plaza LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Fountain Hills Plaza Subdivision describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 12 day of May, 2008 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 5844.80.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless



the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Bohannan Huston, Inc., and construction surveying of the private Improvements shall be performed by _____. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Bohannan Huston, Inc., and inspection of the private Improvements shall be performed by _____, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Geo- Test, and field testing of the private Improvements shall be performed by _____, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

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

Type of Financial Guaranty: Irrevocable Letter of Credit and Agreement No.166
Amount: \$1,512,965.48 Name of Financial Institution or Surety: N.M. Bank + Trust
Date City first able to call Guaranty: May 12, 2008
[Construction Completion Deadline]: May 12, 2008 20
If Guaranty other than a Bond, last day City able to call Guaranty is: July 12, 2008, 20
Additional information: _____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

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

SUBDIVIDER:

By [Signature]: Dwayne Pino
Name: DWAYNE PINO
Title: MANAGING MEMBER
Dated: July 27, 2007

CITY OF ALBUQUERQUE
[Signature]
City Engineer
Dated: 8-08-07

[Signature]

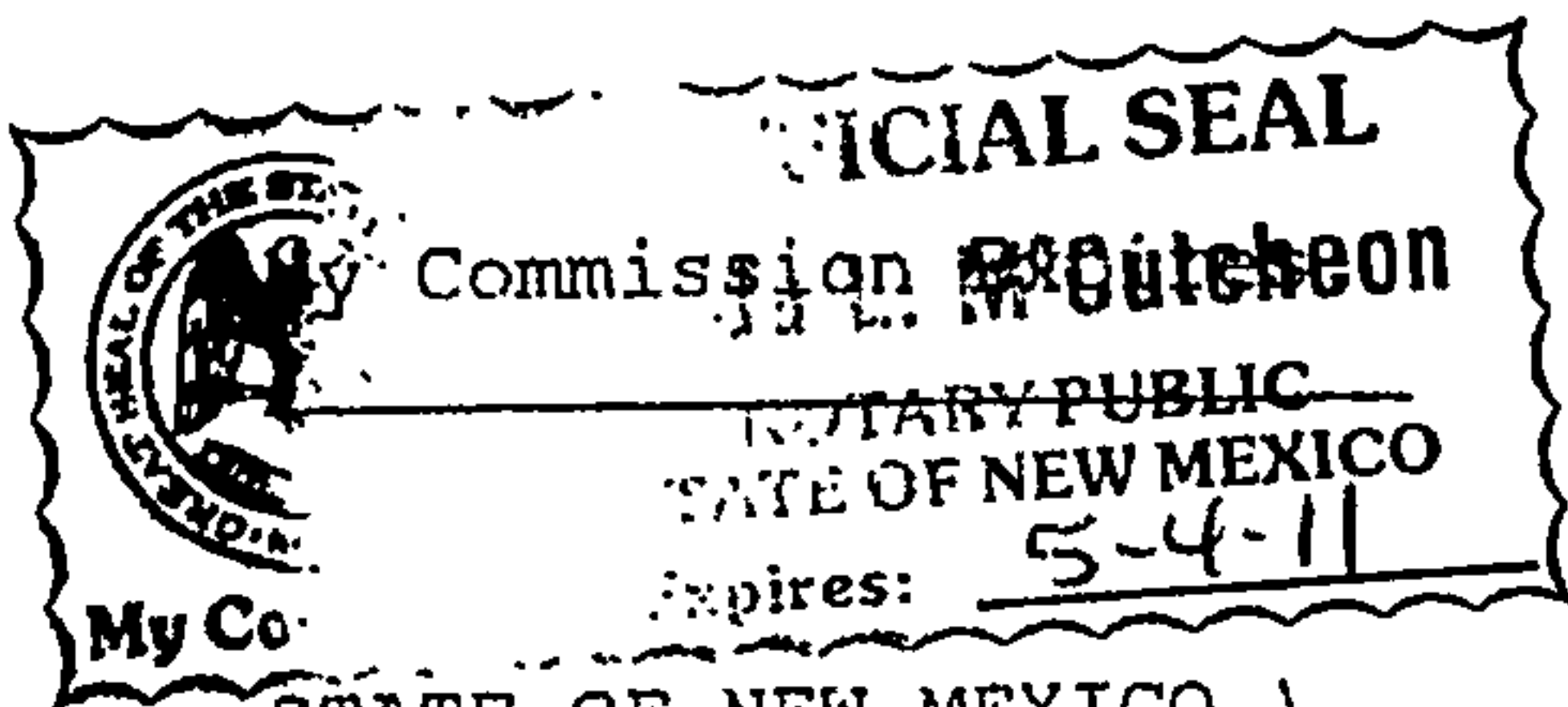
[Signature]
8-3-07

SUBDIVIDER'S NOTARY

STATE OF New Mexico) ss.
COUNTY OF Bernalillo

This instrument was acknowledged before me on 27th day of July, 2007 by [name of person:] Dwayne Pino, managing member [title of capacity, for instance, "President" or "Owner":] Fountain Hills Plaza, LLC of [Subdivider:] _____

[Signature]
Notary Public



CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 8 day of August, 2007 by Richard Douste, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires:
7-5-2010

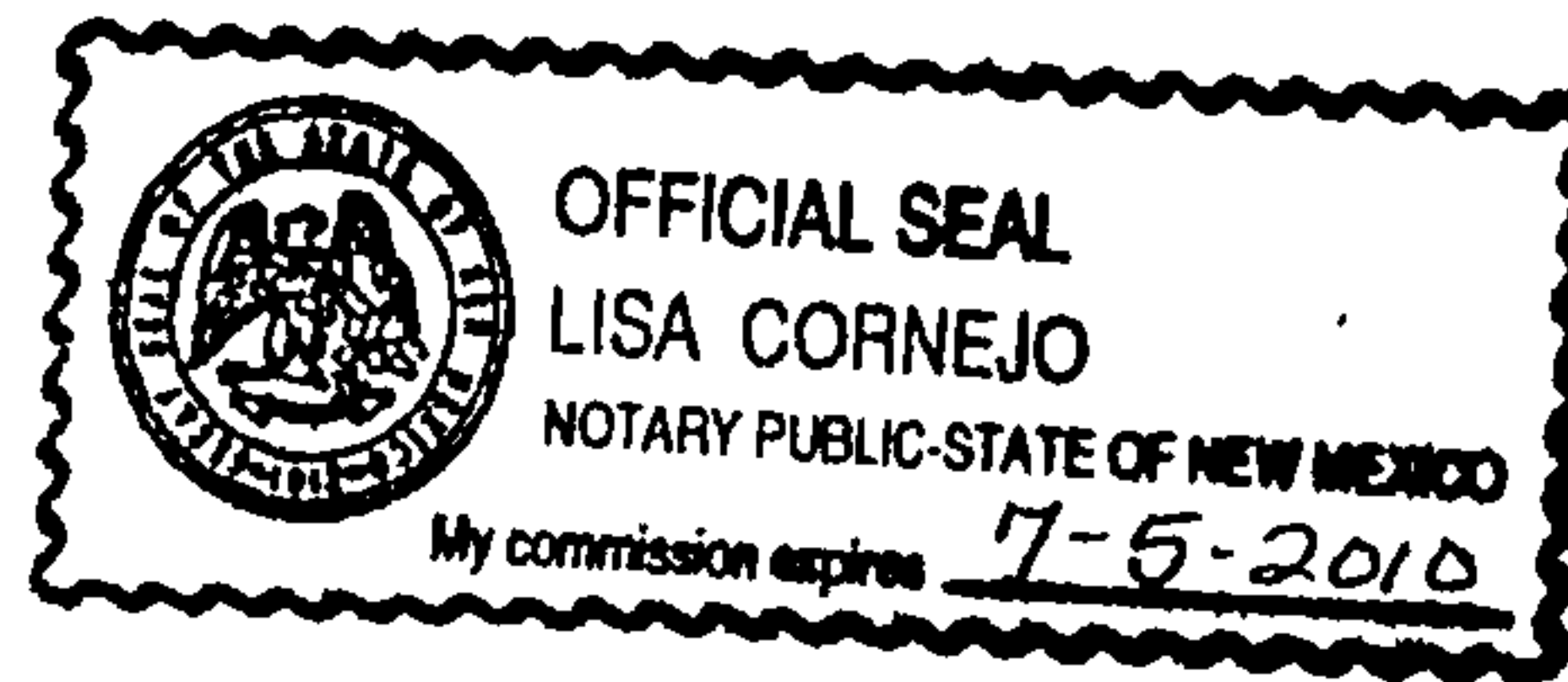


EXHIBIT A AND POWER OF ATTORNEY ATTACHED

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

FOUNTAIN HILLS

Date Submitted: June 5, 2007
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 6-20-07
Date Preliminary Plat Expires: 6-20-08

DRB Project No. 1003445
ADP # 07DRB-70054

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
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PHASE 1 INFRASTRUCTURE IMPROVEMENTS

PHASE 1 OFFSITE PUBLIC ROADWAY IMPROVEMENTS

B-1	584480
B-1	584480
B-1	584480

30' F-F 16' MEDIAN	ARTERIAL PAVEMENT W/ MEDIAN & STD CURB & GUTTER W/ 6' SIDEWALK ON SOUTHSIDE	PARADISE BLVD	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUNDARY
30' WIDE	4' TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	DAVENPORT ST	WEST PROPERTY BOUNDARY
30' WIDE	4' TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	EAST PROPERTY LINE	EXISTING MINI STORAGE UNIT WEST PROPERTY LINE
NOTE	STREET LIGHTS AS PER COA DPM			
NOTE	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETScape AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.			

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PHASE 1 ONSITE PUBLIC ROADWAY IMPROVEMENTS

B-1	584480
B-1	584480
B-1	584480

40' F-F	PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON BOTH SIDES	NUNZIO AVE	EAGLE RANCH RD	VISTA FUENTE ROAD
VARIES 24' F-F MIN - 48' F-F MAX	PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON EAST SIDE	NUNZIO AVE EAST HALF OF ROADWAY	VISTA FUENTE ROAD	PARADISE BLVD
	ROUNDAABOUT	NUNZIO AVE	VISTA FUENTE	NUNZIO AVE
NOTE	STREET LIGHTS AS PER COA DPM			
NOTE	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETScape AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.			

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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PHASE 1 PUBLIC SANITARY SEWER IMPROVEMENTS				
8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	NUNZIO AVE	EAGLE RANCH RD	PARADISE BLVD
8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	VISTA FUENTE ROAD	140' SOUTHWEST OF INTERSECTION OF VISTA FUENTE ROAD & NUNZIO AVE	NUNZIO AVE

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

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PHASE 1 PUBLIC WATERLINE IMPROVEMENTS				
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	NUNZIO AVE	EAGLE RANCH RD	PARADISE BLVD
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VISTA FUENTE ROAD	EDUCATION PLACE	NUNZIO AVE

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

SIA Sequence #	COA DRC Project #
B-1 584480	584480
B-1	584480
B-1	584480
B-1	584480

Size	Type of Improvement	Location	From	To
PHASE 1 PUBLIC STORM DRAIN IMPROVEMENTS				
18"-42" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	NUNZIO AVE	PARADISE BLVD	EXISTING LOT 6-A-1
18"-30" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	VISTA FUENTE ROAD	EDUCATION PLACE	NUNZIO AVE
24" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	TRACT 6-A-1	TRACT D	DETENTION POND
2.5 AC-FT	DETENTION POND	EXISTING LOT 6-A-1		

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

PHASE 2 INFRASTRUCTURE IMPROVEMENTS

SIA Sequence #	COA DRC Project #
MB-1	584480
MB-1	584480
MB-1	584480
MB-1	584480
MB-1	584480

Size	Type of Improvement	Location	From	To
PHASE 2 OFFSITE PUBLIC ROADWAY IMPROVEMENTS				
	TRAFFIC SIGNAL	PARADISE BLVD/ PRICKLY PEAR ST		
12' WIDE	ADD 2ND LEFT TURN ARTERIAL PAVEMENT W/ PCC CURB & GUTTER	PASEO DEL NORTE EAST BOUND LANE		RICHLAND HILLS RD
12' WIDE	ADD RIGHT TURN LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER	RICHLAND HILLS RD SOUTHBOUND LANE		PASEO DEL NORTE
12' WIDE	ADD RIGHT TURN LANE ARTERIAL PAVEMENT	PASEO DEL NORTE WESTBOUND LANE	RICHLAND HILLS RD	150' EAST OF RICHLAND HILLS EAST CURB & GUTTER
10' WIDE	TRAIL	PASEO DEL NORTE	WEST PROPERTY LINE	EAGLE RANCH RD

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

Sequence #	Project #
MB-1	584480
MB-1	

Size	Type of Improvement	Location	From	To
12' WIDE	ADD 2ND LEFT TURN LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER (ADD'L WIDTH TO BE TAKEN FROM MEDIAN)	PASEO DEL NORTE EAST BOUND LANE		EAGLE RANCH RD
11' WIDE	ADD THIRD THRU LANE - STRIPING MODIFICATION ONLY	PASEO DEL NORTE EAST BOUND LANE	WEST OF EAGLE RANCH	EAST OF EAGLE RANCH
12' WIDE	ADD THIRD THRU LANE - STRIPING MODIFICATION ONLY	PASEO DEL NORTE WEST BOUND LANE	BEGINNING FREE RIGHT	EAGLE RANCH RD
12' WIDE	ADD THIRD THRU LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER 6' BIKE LANE	PASEO DEL NORTE WEST BOUND LANE	EAGLE RANCH RD	RICHARD FOUNTAIN HILLS WEST BOUNDARY
12' WIDE	ADD LEFT TURN LANE (DONE W/ COSTCO) NO FINANCIAL GUARANTEE REQUIRED	COORS BLVD. NORTHBOUND		EAGLE RANCH RD
6' WIDE	BIKE LANE w/ PCC CURB & GUTTER w/ 6' SIDEWALK	EAGLE RANCH ROAD	SOUTH BOUNDARY TRACT 10-A-1	PASEO DEL NORTE

Private Inspector	City Inspector	City Cnst Engineer
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/	/	/

Sequence #	Project #
MB-1	584480

PHASE 2 ONSITE PUBLIC ROADWAY IMPROVEMENTS

40' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON BOTH SIDES	VISTA FUENTE ROAD	EDUCATION PLACE	NUNZIO AVE
VARIES 20' MIN	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON WEST SIDE	NUNZIO AVE WEST HALF OF ROADWAY	VISTA FUENTE ROAD	PARADISE BLVD
NOTE:	STREET LIGHTS AS PER COA DPM			
NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY			

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BRUCE STIDWORTHY, PE
PREPARED BY. PRINT NAME

06/05/07

[Signature]
DRB CHAIR

6/20/07
DATE

[Signature]
PARKS & GENERAL SERVICES
DATE

BOHANNAN HUSTON INC
FIRM.

[Signature]
TRANSPORTATION DEVELOPMENT
DATE

6-20-07
DATE

AMAFCA
DATE

[Signature]
SIGNATURE
DATE

[Signature]
UTILITY DEVELOPMENT
DATE

6/20/07
DATE

[Signature]
CITY ENGINEER
DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

[Signature]
DATE

6-19-07
DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS			
REVISION	DATE	DRC CHAIR	AGENT/OWNER

FINANCIAL GUARANTY AMOUNT

07/04/2007

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

Project Description:

Project ID #: 584480, Fountain Hills Subdivision, Phase/Unit #: 1

Requested By: Bruce Stidworthy, P.E.

Approved estimate amount:		\$948,026.25
Contingency Amount:	10.00%	\$94,802.63
Subtotal:		\$1,042,828.88
NMGRT	6.875%	\$71,694.49
Subtotal:		\$1,114,523.37
Engineering Fee	6.60%	\$73,558.54
Testing Fee	2.00%	\$22,290.47
Subtotal:		\$1,210,372.38
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$1,512,965.48</u>

APPROVAL:

DATE:

Stephen Woodall 7-4-07

Notes: SIA B-1; 10% contingency, Street lights as per COA DPM



Post Office Box 1048
Albuquerque, New Mexico 87103-1048

**IRREVOCABLE LETTER OF CREDIT
AND AGREEMENT NO. 166**

Amount: \$1,512,965.48

July 12, 2007

Bruce Perlman
Chief Administrative Officer
City of Albuquerque
One Civic Plaza NW/City County Building
Albuquerque, New Mexico 87102

Re: Letter of Credit for Fountain Hills Plaza, LLC
City of Albuquerque Project No. 584480
Project Name: Fountain Hills Subdivision, Phase/Unit # 1

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of Fountain Hills Plaza, LLC, New Mexico Bank & Trust, Albuquerque, New Mexico has established our Irrevocable Letter of Credit in the sum of One Million Five Hundred Twelve Thousand Nine Hundred Sixty Five Dollars and 48/100 (\$1,512,965.48) ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires of Fountain Hills Plaza, LLC ("Subdivider") to provide for the installation of the improvements which must be constructed at Fountain Hills Subdivision; Project No. 584480 ("Project"). 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 8/9, 2007 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. NA, at pages NA to NA, as amended ("Agreement"). #2007115547

A Draft or Draft(s) for any amount up to, but not in excess of One Million Five Hundred Twelve Thousand Nine Hundred Sixty Five Dollars and 48/100 (\$1,512,965.48) is/are available at sight at New Mexico Bank & Trust; 320 Gold Ave. SW; Albuquerque, New Mexico 87102 between May 12, 2008 and July 12, 2008.

When presented for negotiation, draft(s) is/are to be accompanied by the City's notarized certification stating:

1. "Fountain Hills Plaza, LLC has failed to comply with the terms of the Agreement.
2. The undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and
3. The amount of the draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of draft(s) drawn under and in compliance with the terms of this credit and that such draft(s) will be duly honored upon presentation to the drawee if negotiated between May 12, 2008 and July 12, 2008.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 166 of New Mexico Bank & Trust, Albuquerque, New Mexico, dated July 12, 2007" 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:

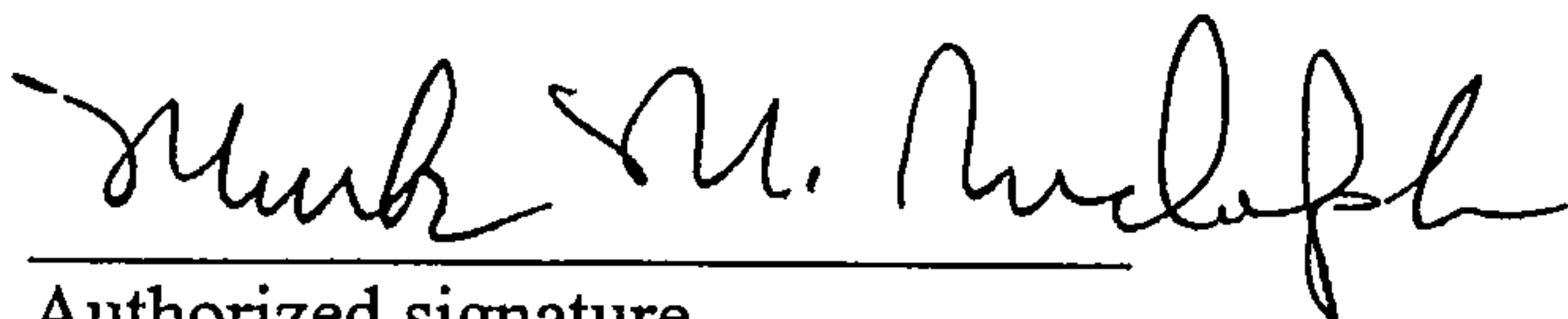
1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of Fountain Hills Plaza, LLC's failure to comply with the terms of the Agreement, and payment by Certified check from New Mexico Bank & Trust to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date July 12, 2008; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administration Officer.

This Letter of Credit will terminate at 4 o'clock p.m., New Mexico time, July 12, 2008.

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

Very truly yours,

NEW MEXICO BANK & TRUST



Authorized signature

New Mexico Bank & Trust
July 12, 2007

ACCEPTED:

CITY OF ALBUQUERQUE

By:  *WJ 07/12/07*
Chief Administrative Officer

Dated: 7-07-07 *WJ 8/3/07*

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FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B Modified Non-Work Order)
Project No. 5844.80

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 7th day of August, 2007,
by and between the City of Albuquerque, New Mexico ("City"), a municipal
corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New
Mexico 87103, and Fountain Hills Plaza LLC,
("Subdivider"), a [state the type of business entity, for instance, "New
Mexico corporation," "general partnership," "joint venture," "individual," etc.:]
Limited Liability Corporation, whose address is PO Box 56883 ABO, NM 87187
and whose telephone number is 239-0920,
is made in Albuquerque, New Mexico, and is entered into as of the date of
final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City
of Albuquerque, Bernalillo County, New Mexico, known as
[describe:] Tracts B-1-A, C-1-A, D-1-A Albuquerque West Unit One and Tracts 10-A-D, Block D
Albuquerque West**

Albuquerque West**, recorded on June 24, 2005
in the records of the Bernalillo County Clerk at Book 2005C
pages 218 through XXXXXXX (the "Subdivision"). The Subdivider certifies
that the Subdivision is owned by [state the name of the present real property
owner exactly as shown on the real estate document conveying title in the
Subdivision to the present owner:] Fountain Hills Plaza, LLC
("Owner").

The Subdivider has submitted and the City has approved a preliminary plat
or Site Development Plan identified as Fountain Hills Plaza Subdivision
describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision
Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the
Subdivider, at no cost to the City, to install certain public and/or private
Improvements, which are reasonably related to the development of the Subdivision,
or to financially guarantee the construction of the public and/or private
Improvements as a prerequisite to approval of the final plat of, or
the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to
install and complete the public and/or private improvements described in
Exhibit A, the required infrastructure listing ("Improvements"), to the
satisfaction of the City, on or before the 12 day of May 2008
20 ("Construction Completion Deadline"), at no cost to the City.

Note: To compute the Construction Completion Deadline: the Construction
Completion Deadline can be no later than two years after execution of this
Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with
any amendments does not utilize the maximum time allowed for completion
of construction, the Subdivider may obtain an extension of the Construction
Completion Deadline if Subdivider shows adequate reason for the extension.



3. Financial Guaranty. The Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

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

Type of Financial Guaranty: Irrevocable Letter of Credit and Agreement No. 167
Amount: \$ 1,130,591.90 Name of Financial Institution or Surety providing Guaranty: New Mexico Bank and Trust
Date City first able to call Guaranty:
[Construction Completion Deadline]: May 12, 2008, 20
If Guarantee other than a Bond, last day City able to call on Guaranty is: July 12, 2008, 20
Additional information:

4. Completion, Acceptance and Termination. Upon completion of the required infrastructure, the Subdivider shall notify the City Engineer and the Design Review Section of Planning Department. After the City Engineer approves the construction, the City will promptly release this Agreement and the Financial Guaranty.

5. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

7. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

8. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

9. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

11. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

15. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

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

SUBDIVIDER:

CITY OF ALBUQUERQUE

By [Signature]:

Name: Dwayne Pino
Title: managing member
Dated: July 27, 2007

[Signature]
City Engineer
Dated: 8-07-07

[Signature]

[Signature]
8-3-07

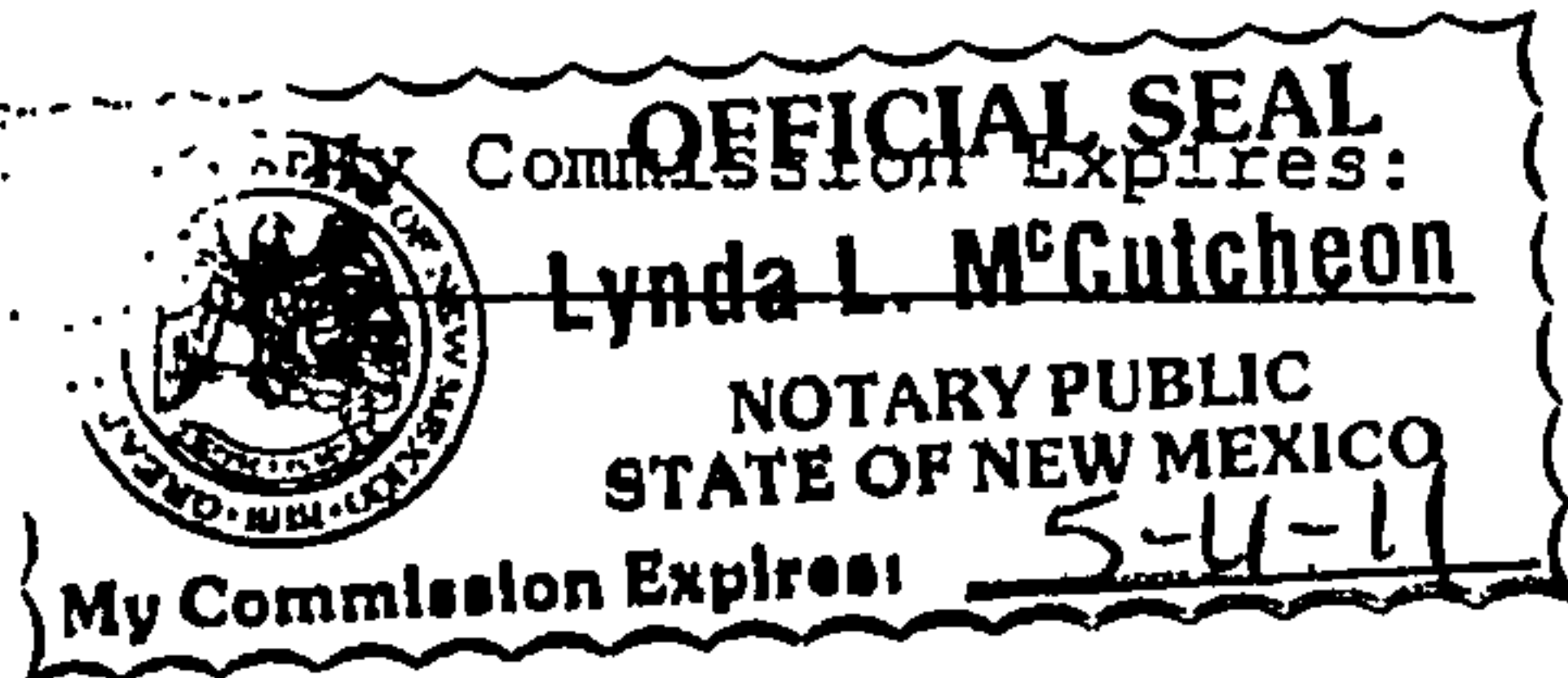
SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 27th day of July, 2007 by [name(s) of person(s):] Dwayne Pino managing member [title or capacity, for instance, "President" or "Owner":] Fountain Hills Plaza, LLC of [Subdivider:] _____

[Signature]

Notary Public



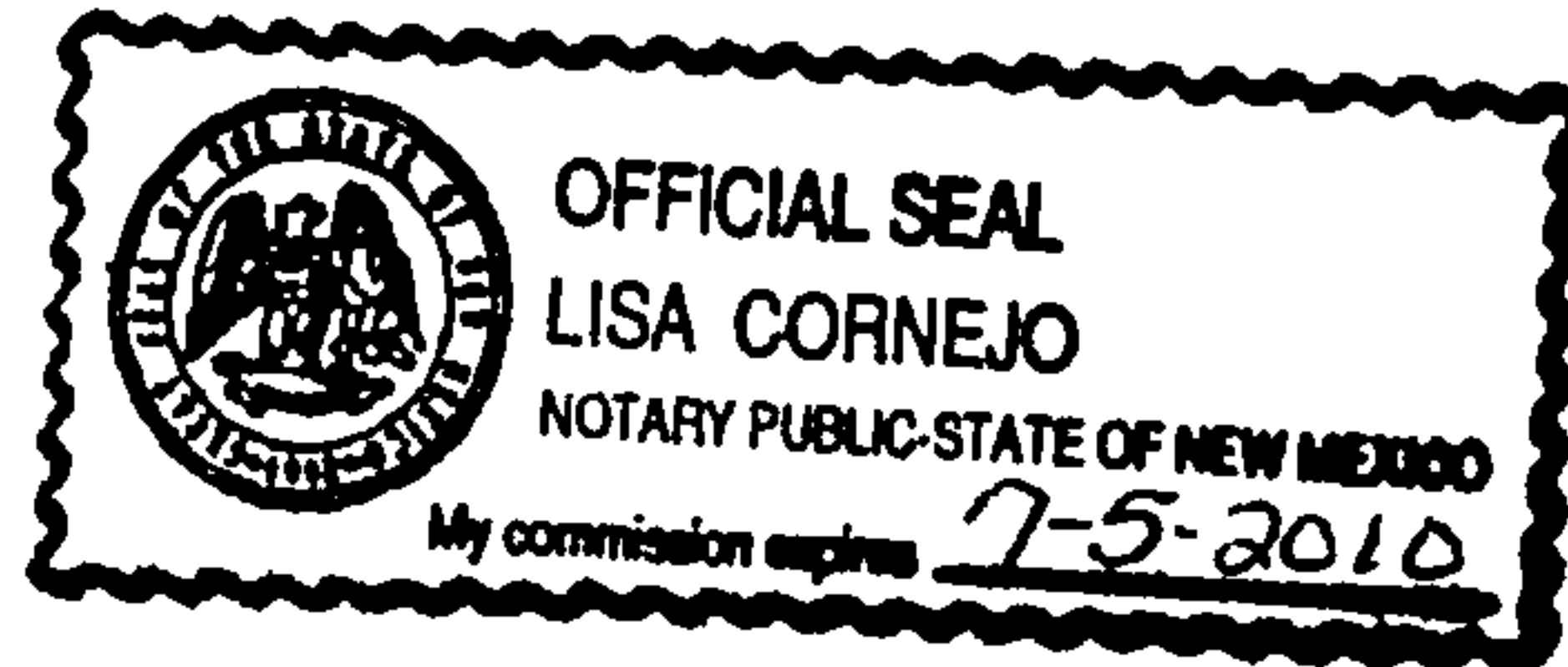
CITY'S NOTARY

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

This instrument was acknowledged before me on 7 day of August, 2007 by Richard Doucette, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 7-5-2010



ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

FOUNTAIN HILLS

Date Submitted: June 5, 2007
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 6-20-07
 Date Preliminary Plat Expires: 6-20-08

DRB Project No. 1003445
 ADI # 07DRB-70054

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
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PHASE 1 INFRASTRUCTURE IMPROVEMENTS

PHASE 1 OFFSITE PUBLIC ROADWAY IMPROVEMENTS

B-1	584480
B-1	584480
B-1	584480

30' F-F 16' MEDIAN	ARTERIAL PAVEMENT W/ MEDIAN & STD CURB & GUTTER W/ 6' SIDEWALK ON SOUTHSIDE	PARADISE BLVD	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUNDARY
30' WIDE	4' TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	DAVENPORT ST	WEST PROPERTY BOUNDARY
30' WIDE	4' TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	EAST PROPERTY LINE	EXISTING MINI STORAGE UNIT WEST PROPERTY LINE
NOTE:	STREET LIGHTS AS PER COA DPM			
NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY			

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PHASE 1 ONSITE PUBLIC ROADWAY IMPROVEMENTS

B-1	584480
B-1	584480
B-1	584480

40' F-F	PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON BOTH SIDES	NUNZIO AVE	EAGLE RANCH RD	VISTA FUENTE ROAD
VARIES 24' F-F MIN - 48' F-F MAX	PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON EAST SIDE	NUNZIO AVE EAST HALF OF ROADWAY	VISTA FUENTE ROAD	PARADISE BLVD
	ROUNDAABOUT	NUNZIO AVE	VISTA FUENTE	NUNZIO AVE
NOTE:	STREET LIGHTS AS PER COA DPM			
NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.			

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Sequence # COA DRC Project #

Size Type of Improvement Location

From To

Private Inspector City Inspector City Const Engineer

PHASE 1 PUBLIC SANITARY SEWER IMPROVEMENTS

NMUI

8" DIA SANITARY SEWER LINE W/ NEC. MH'S & SERVICES
 8" DIA SANITARY SEWER LINE W/ NEC. MH'S & SERVICES

NUNZIO AVE
 VISTA FUENTE ROAD

EAGLE RANCH RD PARADISE BLVD
 140' SOUTHWEST OF INTERSECTION OF VISTA FUENTE ROAD & NUNZIO AVE NUNZIO AVE

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PHASE 1 PUBLIC WATERLINE IMPROVEMENTS

NMUI

8" DIA WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S
 8" DIA WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S

NUNZIO AVE
 VISTA FUENTE ROAD

EAGLE RANCH RD PARADISE BLVD
 EDUCATION PLACE NUNZIO AVE

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<i>B-1</i>	<i>584480</i>
<i>584480</i>	<i>B-1</i>
<i>B-1</i>	<i>584480</i>
<i>B-1</i>	<i>584480</i>
<i>B-1</i>	<i>584480</i>

PHASE 1 PUBLIC STORM DRAIN IMPROVEMENTS

18"-42" DIA RCP W/ NEC. MH'S, LATERALS, & INLETS
 18"-30" DIA RCP W/ NEC. MH'S, LATERALS, & INLETS
 24" DIA RCP W/ NEC. MH'S, LATERALS, & INLETS
 2.5 AC-FT DETENTION POND

NUNZIO AVE
 VISTA FUENTE ROAD
 TRACT 6-A-1
 EXISTING LOT 6-A-1

PARADISE BLVD EXISTING LOT 6-A-1
 EDUCATION PLACE NUNZIO AVE
 TRACT D DETENTION POND

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PHASE 2 INFRASTRUCTURE IMPROVEMENTS

PHASE 2 OFFSITE PUBLIC ROADWAY IMPROVEMENTS

<i>MB-1</i>	<i>584480</i>
<i>MB-1</i>	<i>584480</i>
<i>MB-1</i>	<i>584480</i>
<i>MB-1</i>	<i>584480</i>
<i>MB-1</i>	<i>584480</i>

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/ PRICKLY PEAR ST
 PASEO DEL NORTE EAST BOUND LANE
 RICHLAND HILLS RD SOUTHBOUND LANE
 PASEO DEL NORTE WESTBOUND LANE
 PASEO DEL NORTE
 WEST PROPERTY LINE

RICHLAND HILLS RD
 PASEO DEL NORTE
 150' EAST OF RICHLAND HILLS EAST CURB & GUTTER
 EAGLE RANCH RD

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Sequence #	COA DMC Project #
MB-1	584480
MB-1	

Size	Type of Improvement	Location	From	To
12' WIDE	ADD 2ND LEFT TURN LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER (ADD'L WIDTH TO BE TAKEN FROM MEDIAN)	PASEO DEL NORTE EAST BOUND LANE		EAGLE RANCH RD
11' WIDE	ADD THIRD THRU LANE - STRIPING MODIFICATION ONLY	PASEO DEL NORTE EAST BOUND LANE	WEST OF EAGLE RANCH	EAST OF EAGLE RANCH
12' WIDE	ADD THIRD THRU LANE - STRIPING MODIFICATION ONLY	PASEO DEL NORTE WEST BOUND LANE	BEGINNING FREE RIGHT	EAGLE RANCH RD
12' WIDE	ADD THIRD THRU LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER 6' BIKE LANE	PASEO DEL NORTE WEST BOUND LANE	EAGLE RANCH RD	RICHLAND FOUNTAIN HILLS WEST BOUNDARY
12' WIDE	ADD LEFT TURN LANE (DONE W/ COSTCO) NO FINANCIAL GUARANTEE REQUIRED	COORS BLVD. NORTHBOUND		EAGLE RANCH RD
6' WIDE	BIKE LANE w/ PCC CURB & GUTTER w/ 6' SIDEWALK	EAGLE RANCH ROAD	SOUTH BOUNDARY TRACT 10-A-1	PASEO DEL NORTE

Private Inspector	City Inspector	City Crst Engineer
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Sequence #	COA DMC Project #
MB-1	584480

PHASE 2 ONSITE PUBLIC ROADWAY IMPROVEMENTS

40' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON BOTH SIDES	VISTA FUENTE ROAD	EDUCATION PLACE	NUNZIO AVE
VARIES 20' MIN	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON WEST SIDE	NUNZIO AVE WEST HALF OF ROADWAY	VISTA FUENTE ROAD	PARADISE BLVD
NOTE:	STREET LIGHTS AS PER COA DPM			
NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY			

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BRUCE STIDWORTHY, PE
PREPARED BY. PRINT NAME

06/05/07

[Signature] 6/20/07
DRB CHAIR

[Signature] 6/20/07
PARKS & GENERAL SERVICES

BOHANNAN HUSTON INC
FIRM

[Signature] 6/20/07
TRANSPORTATION DEVELOPMENT

[Signature] 6/20/07
UTILITY DEVELOPMENT

[Signature] 6/20/07
CITY ENGINEER

AMAFCA

6/20/07

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

REVISION	DATE	DESIGN REVIEW COMMITTEE REVISIONS	USER DEPARTMENT	AGENT/OWNER

Vertical text on the right margin, possibly a page number or reference code.

FINANCIAL GUARANTY AMOUNT

07/04/2007

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

Project Description:

Project ID #: 584480, Fountain Hills Subdivision, Phase/Unit #: 2

Requested By: Bruce Stidworthy, P.E.

Approved estimate amount:		\$708,430.43
Contingency Amount:	10.00%	\$70,843.05
Subtotal:		\$779,273.47
NMGRT	6.875%	\$53,575.05
Subtotal:		\$832,848.52
Engineering Fee	6.60%	\$54,968.00
Testing Fee	2.00%	\$18,656.97
Subtotal:		\$904,473.52
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$1,130,591.90</u>

APPROVAL:

DATE:

Stephen Woodell

7-5-07

Notes: SIA MB-1: Street lights per COA DPM



Post Office Box 1048
Albuquerque, New Mexico 87103-1048

**IRREVOCABLE LETTER OF CREDIT
AND AGREEMENT NO. 167**

Amount: \$1,130,591.90

July 12, 2007

Bruce Perlman
Chief Administrative Officer
City of Albuquerque
One Civic Plaza NW/City County Building
Albuquerque, New Mexico 87102

Re: Letter of Credit for Fountain Hills Plaza, LLC
City of Albuquerque Project No. 584480
Project Name: Fountain Hills Subdivision, Phase/Unit # 2

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of Fountain Hills Plaza, LLC, New Mexico Bank & Trust, Albuquerque, New Mexico has established our Irrevocable Letter of Credit in the sum of One Million One Hundred Thirty Thousand Five Hundred Ninety One Dollars and 90/100 (\$1,130,591.90) ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires of Fountain Hills Plaza, LLC ("Subdivider") to provide for the installation of the improvements which must be constructed at Fountain Hills Subdivision; Project No. 584480 ("Project"). 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 B-8, 2007 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. NA, at pages NA to NA, as amended ("Agreement"). Document # 2007113546

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When presented for negotiation, draft(s) is/are to be accompanied by the City's notarized certification stating:

1. "Fountain Hills Plaza, LLC has failed to comply with the terms of the Agreement.
2. The undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and
3. The amount of the draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of draft(s) drawn under and in compliance with the terms of this credit and that such draft(s) will be duly honored upon presentation to the drawee if negotiated between May 12, 2008 and July 12, 2008.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 167 of New Mexico Bank & Trust, Albuquerque, New Mexico, dated July 12, 2007" 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:

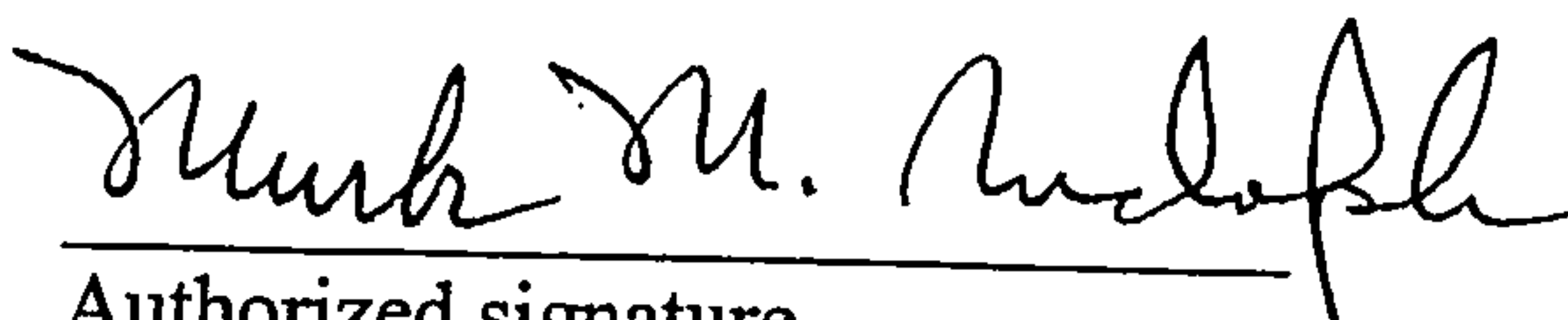
1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of Fountain Hills Plaza, LLC's failure to comply with the terms of the Agreement, and payment by Certified check from New Mexico Bank & Trust to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date July 12, 2008; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administration Officer.

This Letter of Credit will terminate at 4 o'clock p.m., New Mexico time, July 12, 2008.

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

Very truly yours,

NEW MEXICO BANK & TRUST




Authorized signature

New Mexico Bank & Trust
July 12, 2007

ACCEPTED:

CITY OF ALBUQUERQUE

By:  *by elid07*
Chief Administrative Officer

Dated: 8-07-07 *8-3-07*

FIGURE 18

3rd

EXTENSION AGREEMENT

Procedure "B" - MOD - NON - WO

PROJECT NO. 584480

This Agreement made this 13th day of April, 2009, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Fountain Hills Plaza LLC ("Developer"), whose address is P.O. Box 56883 ABQ. N.M. 87107 and whose telephone number is 239-0920 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 7th day of August, 2007, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 8-9-07, at Doc# 2007115546, pages 1 through 4, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 12 day of May 2008; and

WHEREAS, the Earlier Agreement was amended by a 1st Extension Agreement dated July 31, 2008 recorded 8-4-08, in Book Misc. 2008087799 pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to 11-12-2008; and

WHEREAS, the Earlier Agreement was amended by a 2nd Extension Agreement dated 1-20-2009 recorded 1-21-09, in Book Misc. 2009005499, pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to Feb 12, 2009; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

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

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. For all improvements, the 12th day of May, 2009.

B. On portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____
_____	_____

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

Type of Financial Guaranty: Amendment No. 3 to Letter of Credit No. 161
Amount: \$1,130,591.90
Name of Financial Institution or Surety providing Guaranty: New Mexico Bank & Trust
Date City first able to call Guaranty (Construction Completion Deadline): May 12, 2009
If Guaranty other than a Bond, last day City able to call Guaranty s: July 12, 2009
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

DEVELOPER: Fountain Hills Plaza LLC
Dwayne Pino
By: Dwayne Pino
Name: _____
Title: MANAGING member
Dated: APR 7, 2009

CITY OF ALBUQUERQUE:
By: [Signature]
Richard Dourte, City Engineer
Dated: 4-13-09

[Signature] 4/13/09

[Signature] 4-9-09

DEVELOPER'S NOTARY

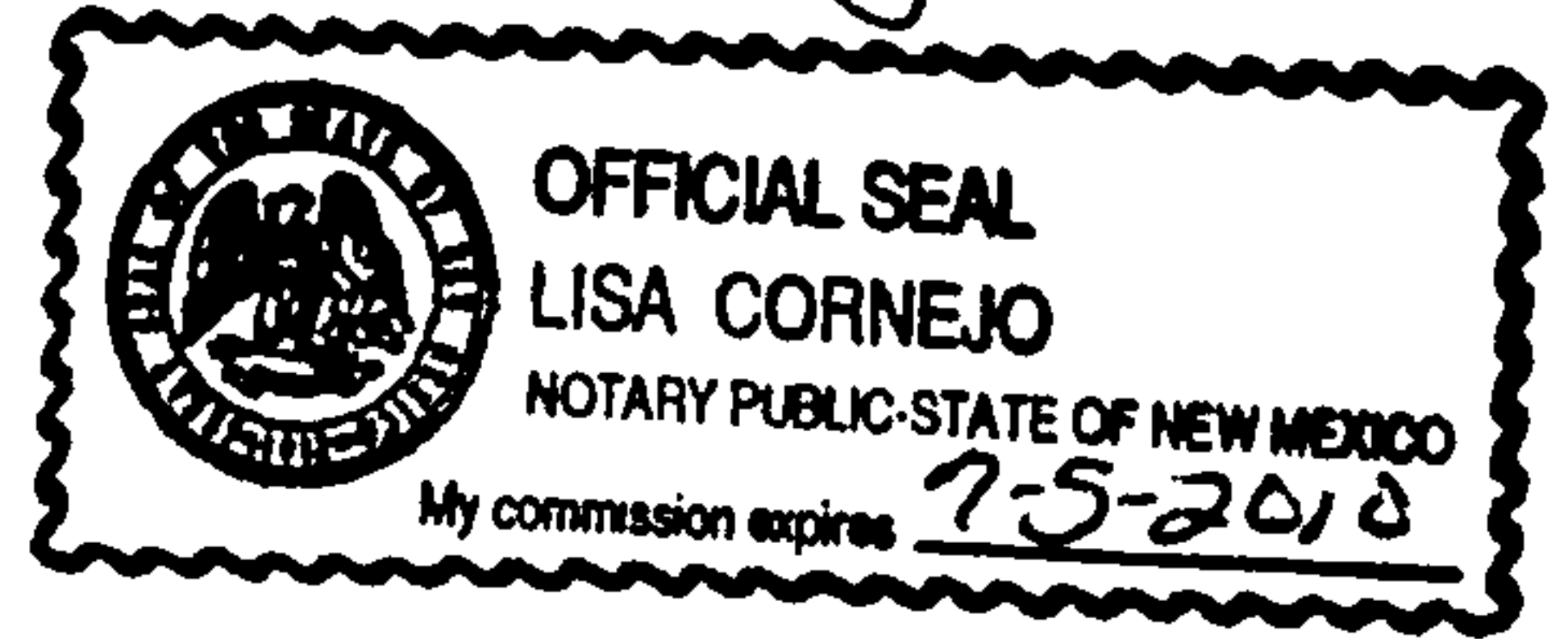
STATE OF New Mexico
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 7 day of April, 2009 by
(name of person:) Dwayne Pind, (title or capacity, for instance,
"President" or "Owner") Managing Member
of (Developer:) Fountain Hill Plaza LLC.

My Commission Expires:
7-5-2010

Lisa Cornejo
Notary Public

CITY'S NOTARY



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

This instrument was acknowledged before me on 13 day of April,
2009 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on
behalf of said corporation.

My Commission Expires:

Lisa Cornejo
Notary Public





Post Office Box 1048
Albuquerque, New Mexico 87103-1048

**AMENDMENT NO. 3
TO NEW MEXICO BANK & TRUST
IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 167**

March 10, 2009

Ed Adams
Acting Chief Administrative Officer
City of Albuquerque
One Civic Plaza NW/City County Building
Albuquerque, New Mexico 87102

Re: Letter of Credit for Fountain Hills Plaza, LLC
City of Albuquerque Project No. 584480
Project Name: Fountain Hills Subdivision, Phase/Unit #1

Dear Mr. Adams:

Please be advised that the above referenced Irrevocable Letter of Credit and Agreement No. 167 has been amended as follows.

Expiration: Extended from April 12, 2009 to July 12, 2009.

All other terms and conditions shall remain as set forth in the original Letter of Credit.

This Agreement will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of New Mexico without regard to its conflicts of law provisions, and except to the extent such laws are inconsistent with the 2007 Revision of the Uniform Customs and Practice for Documentary Credits of the International Chamber of Commerce, ICC Publication No. 600. This Agreement has been accepted by Lender in the State of New Mexico.

Very truly yours,

NEW MEXICO BANK & TRUST

Mark M. Rudolph
Vice President

FIGURE 18

2nd

EXTENSION AGREEMENT

Procédure "B"

PROJECT NO. 584480

This Agreement made this 20th day of January, 2009, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Fountain Hills Plaza, LLC ("Developer"), whose address is P.O. Box 56883, ABQ, NM 87187 and whose telephone number is 239-0920 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 7th day of August 2007, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 8/9/07, at Book Misc. Doc # 2007115547, pages 1 through 6, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 12th day of May 08; and

WHEREAS, the Earlier Agreement was amended by a 1st Extension Agreement dated 31st July 08 recorded 8/4/08, in Book Misc. Doc # 2008087793, pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to 11/12/08; and

WHEREAS, the Earlier Agreement was amended by a _____ Extension Agreement dated _____ recorded _____, in Book Misc. _____, pages _____ through _____, records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

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

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. For all improvements, the 12 day of Feb, 2009.



B. On portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____
_____	_____

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

Type of Financial Guaranty: Amendment #2 (IRREVOCABLE Letter of credit #146)
Amount: \$ 1,512,965.48
Name of Financial Institution or Surety providing Guaranty: New Mexico Bank & Trust
Date City first able to call Guaranty (Construction Completion Deadline): Feb 12, 2009
If Guaranty other than a Bond, last day City able to call Guaranty s: Apr 12, 2009
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

DEVELOPER:

CITY OF ALBUQUERQUE:

Fountain Hills Plaza, LLC
By: Dwaine Puro
Name: Dwaine Puro
Title: MANAGING MEMBER
Dated: JAN 12, 2009

By: [Signature]
Richard Dourte, City Engineer
Dated: 1-20-09

11/15/09

1-12-09

DEVELOPER'S NOTARY

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on 12th day of JAN, 2009 by
(name of person:) Dwayne Pino, (title or capacity, for instance,
"President" or "Owner") MANAGING MEMBER
of (Developer:) Fountain Hills Plaza, LLC.

My Commission Expires:
10-07-12

Linda E. Evans
Notary Public

CITY'S NOTARY

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

This instrument was acknowledged before me on 20th day of January,
2009 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on
behalf of said corporation.

My Commission Expires:
10-07-12

Linda E. Evans
Notary Public

FIGURE 18

2nd

EXTENSION AGREEMENT

Procedure "B" MOO-NON-00

PROJECT NO. 584480

This Agreement made this 20th day of January, 2009, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Fountain Hills Plaza LLC ("Developer"), whose address is P O Box 56883 ABQ NM 87187 and whose telephone number is 239-0920 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 7th day of August, 2007, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 8-9-07, at Book Misc. 200711554 pages 1 through 4, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 12 day of May 2008; and

WHEREAS, the Earlier Agreement was amended by a 1st Extension Agreement dated July 31, 2008 recorded 8-4-08, in Book Misc. 2008087799 pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to 11-12-2008; and

WHEREAS, the Earlier Agreement was amended by a _____ Extension Agreement dated _____ recorded _____, in Book Misc. _____, pages _____ through _____, records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

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

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. For all improvements, the 12 day of Feb, 2009.

Doc# 2009005499

01/21/2009 09:46 AM Page: 1 of 3
EXT R:\$13.00 M. Toulouse Oliver, Bernalillo County



B. On portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____
_____	_____

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

Type of Financial Guaranty: Amendment No. Irrevocable Letter of Credit No. 167
Amount: \$1,130,591.90
Name of Financial Institution or Surety providing Guaranty: New Mexico Bank & Trust
Date City first able to call Guaranty (Construction Completion Deadline): February 12, 2009
If Guaranty other than a Bond, last day City able to call Guaranty s: April 12, 2009
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

DEVELOPER:

Fountain Hills Plaza LLC
By: Dwayne Pino
Name: DWAYNE PINO
Title: MANAGING MEMBER
Dated: JAN 12, 2009

CITY OF ALBUQUERQUE:

By: [Signature]
Richard Dourte, City Engineer
Dated: 1-20-09

WJH History

[Signature]
1-12-09

DEVELOPER'S NOTARY

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on 12 day of JAN, 2007 by
(name of person:) Dwayne PINO, (title or capacity, for instance,
"President" or "Owner") MANAGING MEMBER
of (Developer:) Fountain Hills Plaza, LLC.

My Commission Expires:

10-07-12

Linda [Signature]
Notary Public

CITY'S NOTARY

STATE OF NEW MEXICO)

) ss.

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 20th day of January,
2009 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on
behalf of said corporation.

My Commission Expires:

10-07-12

Linda [Signature]
Notary Public

FIGURE 18

3rd EXTENSION AGREEMENT
Procedure "B"
PROJECT NO. 594480

This Agreement made this 13th day of April, 2009, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Fountain Hills Plaza, LLC ("Developer"), whose address is P.O. Box 56883, A.B.O. N.M. 87187 and whose telephone number is 239-0926 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 7th day of August, 2007, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 8-9-07, at Doc# 2007115547, pages 1 through 6, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 12th day of May, 2008; and

WHEREAS, the Earlier Agreement was amended by a 1st Extension Agreement dated July 31, 2008 recorded 8-4-08, in Doc# 2008087798 pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to 11-12-08; and

WHEREAS, the Earlier Agreement was amended by a 2nd Extension Agreement dated Jan. 20, 2009 recorded 1-21-09, in Doc# 2009005500, pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to February 12, 2009; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

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

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. For all improvements, the 12 day of May, 2009.

B. On portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____
_____	_____

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

Type of Financial Guaranty: Letter of Credit Amendment No. 3 to No. 166
Amount: \$ 313,308.66
Name of Financial Institution or Surety providing Guaranty: New Mexico Bank & Trust
Date City first able to call Guaranty (Construction Completion Deadline): May 12, 2009
If Guaranty other than a Bond, last day City able to call Guaranty s: July 12, 2009
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

DEVELOPER:

Fountain Hills Plaza LLC
By: Dwayne Pino
Name: Dwayne Pino
Title: managing member
Dated: Apr 7, 2009

CITY OF ALBUQUERQUE:

By: [Signature]
Richard Dourte, City Engineer
Dated: 4-13-09
[Signature]

3-9-09

DEVELOPER'S NOTARY

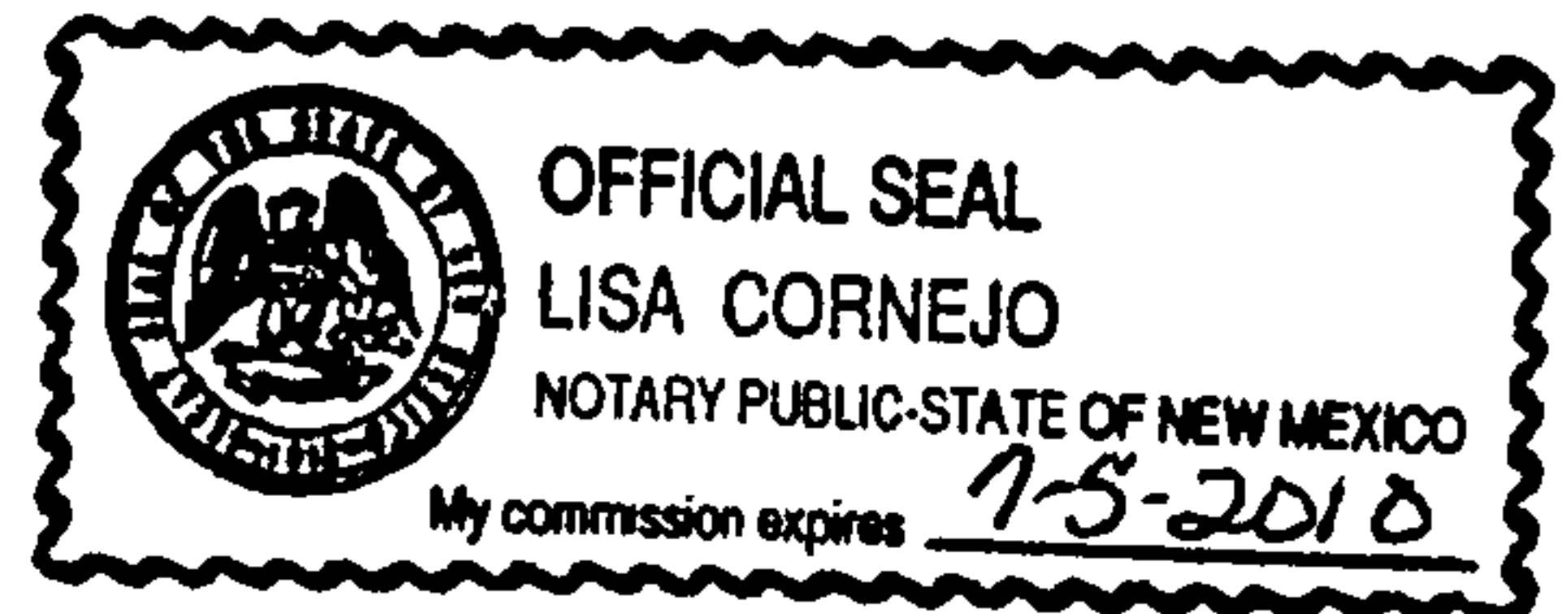
STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 7 day of April, 2009 by
 (name of person:) Dwayne Puro, (title or capacity, for instance,
 "President" or "Owner") Managing Member
 of (Developer:) Fountain Hills Plaza LLC.

My Commission Expires:
7-5-2010

Lisa Cornejo
 Notary Public

CITY'S NOTARY



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

This instrument was acknowledged before me on 13 day of April,
 2009 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on
 behalf of said corporation.

My Commission Expires:

Lisa Cornejo
 Notary Public





Post Office Box 1048
Albuquerque, New Mexico 87103-1048

**AMENDMENT NO. 3
TO NEW MEXICO BANK & TRUST
IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 166**

March 10, 2009

Ed Adams
Acting Chief Administrative Officer
City of Albuquerque
One Civic Plaza NW/City County Building
Albuquerque, New Mexico 87102

Re: Letter of Credit for Fountain Hills Plaza, LLC
City of Albuquerque Project No. 584480
Project Name: Fountain Hills Subdivision, Phase/Unit #1

Dear Mr. Adams:

Please be advised that the above referenced Irrevocable Letter of Credit and Agreement No. 166 has been amended as follows.

- I. Expiration: Extended from April 12, 2009 to July 12, 2009.
- II. Total Financial Guaranty Required: \$313,308.66 as approved by S. Woodall on 1/23/09.

All other terms and conditions shall remain as set forth in the original Letter of Credit.

This Agreement will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of New Mexico without regard to its conflicts of law provisions, and except to the extent such laws are inconsistent with the 2007 Revision of the Uniform Customs and Practice for Documentary Credits of the International Chamber of Commerce, ICC Publication No. 600. This Agreement has been accepted by Lender in the State of New Mexico.

Very truly yours,

NEW MEXICO BANK & TRUST

Mark M. Rudolph
Vice President

FINANCIAL GUARANTY AMOUNT

01/23/2009

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

Project Description:

Project ID #: 584480, Fountain Hills Subdivision, Phase/Unit #: 1

Requested By: **Allen Bolinger, PE**

Approved estimate amount:		\$216,204.47
Contingency Amount:	0.00%	\$.00
Subtotal:		\$216,204.47
NMGRT	6.75%	\$14,593.80
Subtotal:		\$230,798.27
Engineering Fee	6.60%	\$15,232.69
Testing Fee	2.00%	\$4,615.97
Subtotal:		\$250,646.93
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$313,308.66</u>

APPROVAL:

DATE:

A Woodall

1-23-09

Notes: Reduction in FG, B-1: SDWKS and Street Lights have not been built.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

July 10, 2009

Mr. Rich Cederberg
9304 Drolet NW
Albuquerque, NM 87114

RE: Subdivision Improvements Agreement Extension
Fountain Hills Plaza – COA Project # 584480 and 1003445

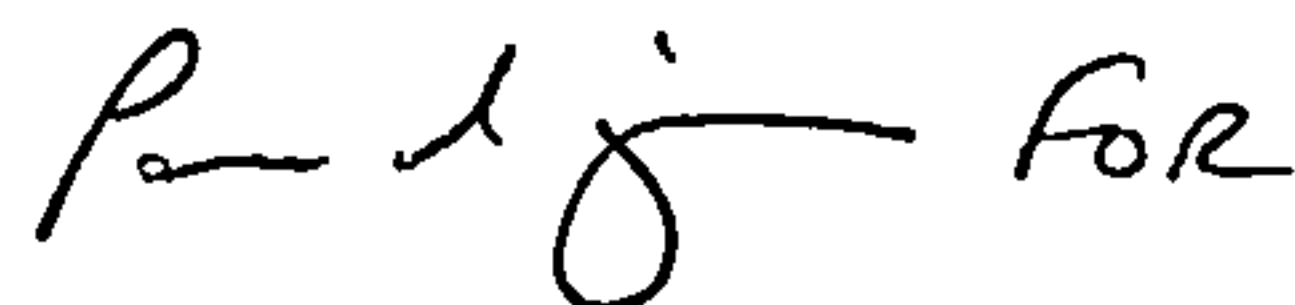
Dear Mr. Cederberg:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Piedras Marcadas Neighborhood Association.

We are requesting a one (1) year extension of the Subdivision Improvements Agreement (Procedure B) for the infrastructure improvements for the above referenced project. The majority of the infrastructure associated with Phase 1 of the project has been installed but not yet accepted for ownership and maintenance by the City of Albuquerque, hence the need for this extension. Phase 2 Infrastructure has not yet been installed, due to the slow economic conditions and the resulting lack of end users in the development. Therefore, we are requesting the approval of a one year extension.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Kevin G. Patton, P.E.
Senior Vice President
Community Development and Planning

KGP/cc
Enclosures

cc: Dwayne Pino, Ameri-Contractors
Yolanda Moyer, BHI
Paul Wymer, BHI

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

July 10, 2009

Mr. Fred B. Hampton
9620 Stone St. NW
Albuquerque, New Mexico 87114-6019

RE: Subdivision Improvements Agreement Extension
Fountain Hills Plaza – COA Project # 584480 and 1003445

Dear Mr. Hampton:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Eagle Ranch Neighborhood Association.

We are requesting a one (1) year extension of the Subdivision Improvements Agreement (Procedure B) for the infrastructure improvements for the above referenced project. The majority of the infrastructure associated with Phase 1 of the project has been installed but not yet accepted for ownership and maintenance by the City of Albuquerque, hence the need for this extension. Phase 2 Infrastructure has not yet been installed, due to the slow economic conditions and the resulting lack of end users in the development. Therefore, we are requesting the approval of a one year extension.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Kevin G. Patton, P.E.
Senior Vice President
Community Development and Planning

KGP/cc
Enclosures

cc: Dwayne Pino, Ameri-Contractors
Yolanda Moyer, BHI
Paul Wymer, BHI

ENGINEERING 

SPATIAL DATA 

ADVANCED TECHNOLOGIES 

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

July 10, 2009

Ms. Julia Moore
9208 C Anderson Dr. NW
Albuquerque, NM 87114

RE: Subdivision Improvements Agreement Extension
Fountain Hills Plaza – COA Project # 584480 and 1003445

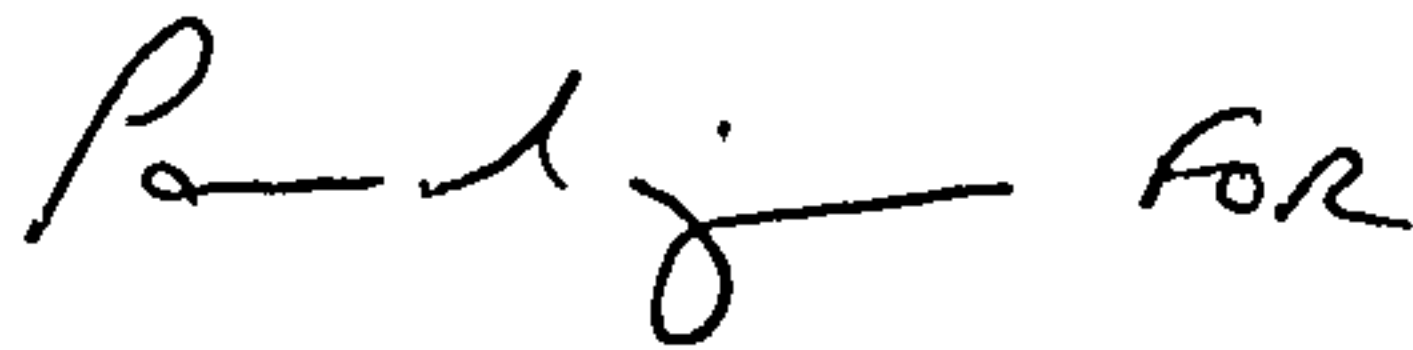
Dear Ms. Moore:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Eagle Ranch Neighborhood Association.

We are requesting a one (1) year extension of the Subdivision Improvements Agreement (Procedure B) for the infrastructure improvements for the above referenced project. The majority of the infrastructure associated with Phase 1 of the project has been installed but not yet accepted for ownership and maintenance by the City of Albuquerque, hence the need for this extension. Phase 2 Infrastructure has not yet been installed, due to the slow economic conditions and the resulting lack of end users in the development. Therefore, we are requesting the approval of a one year extension.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Kevin G. Patton, P.E.
Senior Vice President
Community Development and Planning

KGP/cc
Enclosures

cc: Dwayne Pino, Ameri-Contractors
Yolanda Moyer, BHI
Paul Wymer, BHI

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

July 10, 2009

Mr. Milton J. Davis
8623 Tia Christina NW
Albuquerque, NM 87114

RE: Subdivision Improvements Agreement Extension
Fountain Hills Plaza – COA Project # 584480 and 1003445

Dear Mr. Davis:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Piedras Marcadas Neighborhood Association.

We are requesting a one (1) year extension of the Subdivision Improvements Agreement (Procedure B) for the infrastructure improvements for the above referenced project. The majority of the infrastructure associated with Phase 1 of the project has been installed but not yet accepted for ownership and maintenance by the City of Albuquerque, hence the need for this extension. Phase 2 Infrastructure has not yet been installed, due to the slow economic conditions and the resulting lack of end users in the development. Therefore, we are requesting the approval of a one year extension.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Kevin G. Patton, P.E.
Senior Vice President
Community Development and Planning

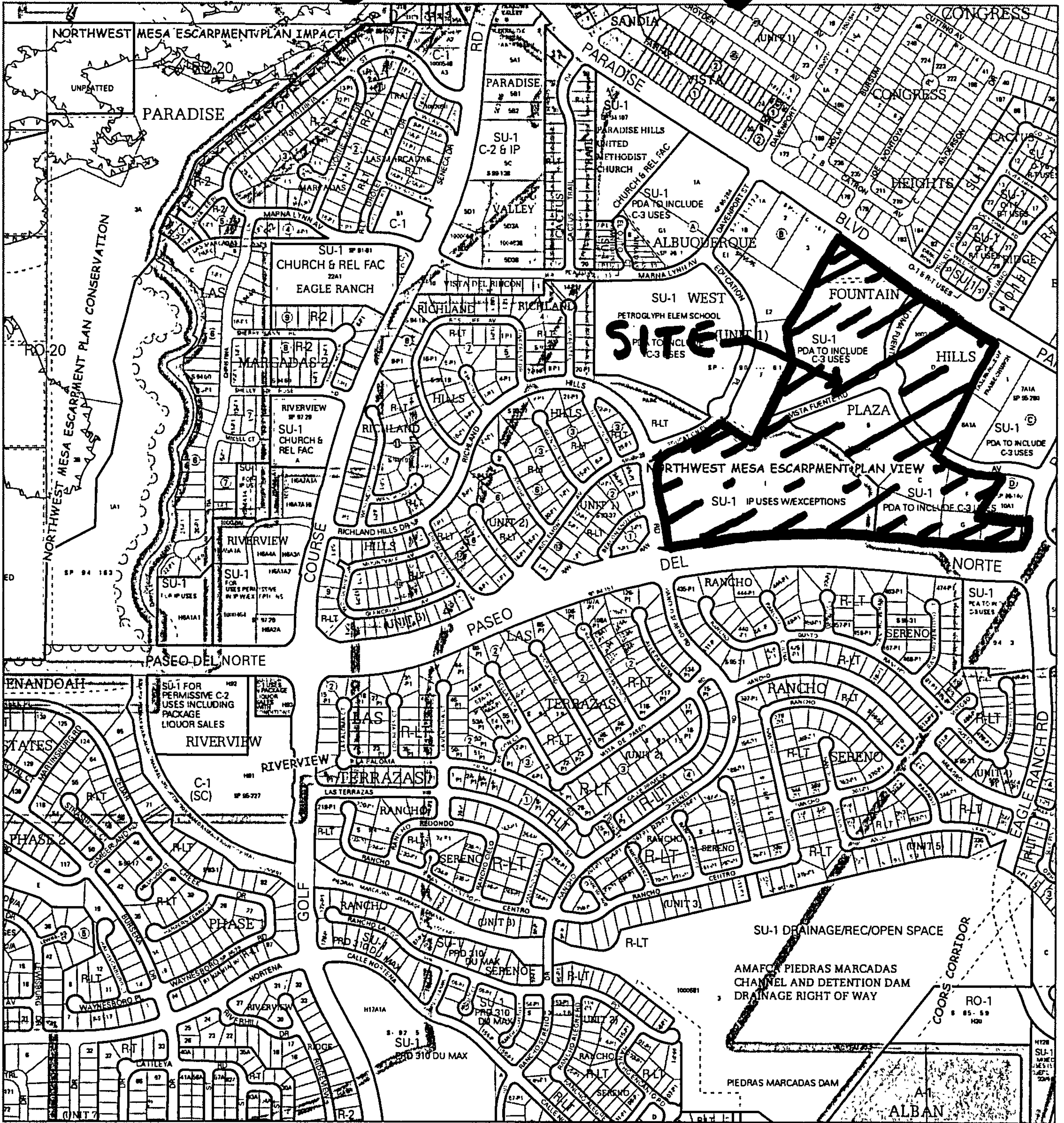
KGP/cc
Enclosures

cc: Dwayne Pino, Ameri-Contractors
Yolanda Moyer, BHI
Paul Wymer, BHI

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



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

AGIS
Albuquerque Geographic Information System

Map amended through: 3/10/2009

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.	

0 750 1,500
Feet

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.

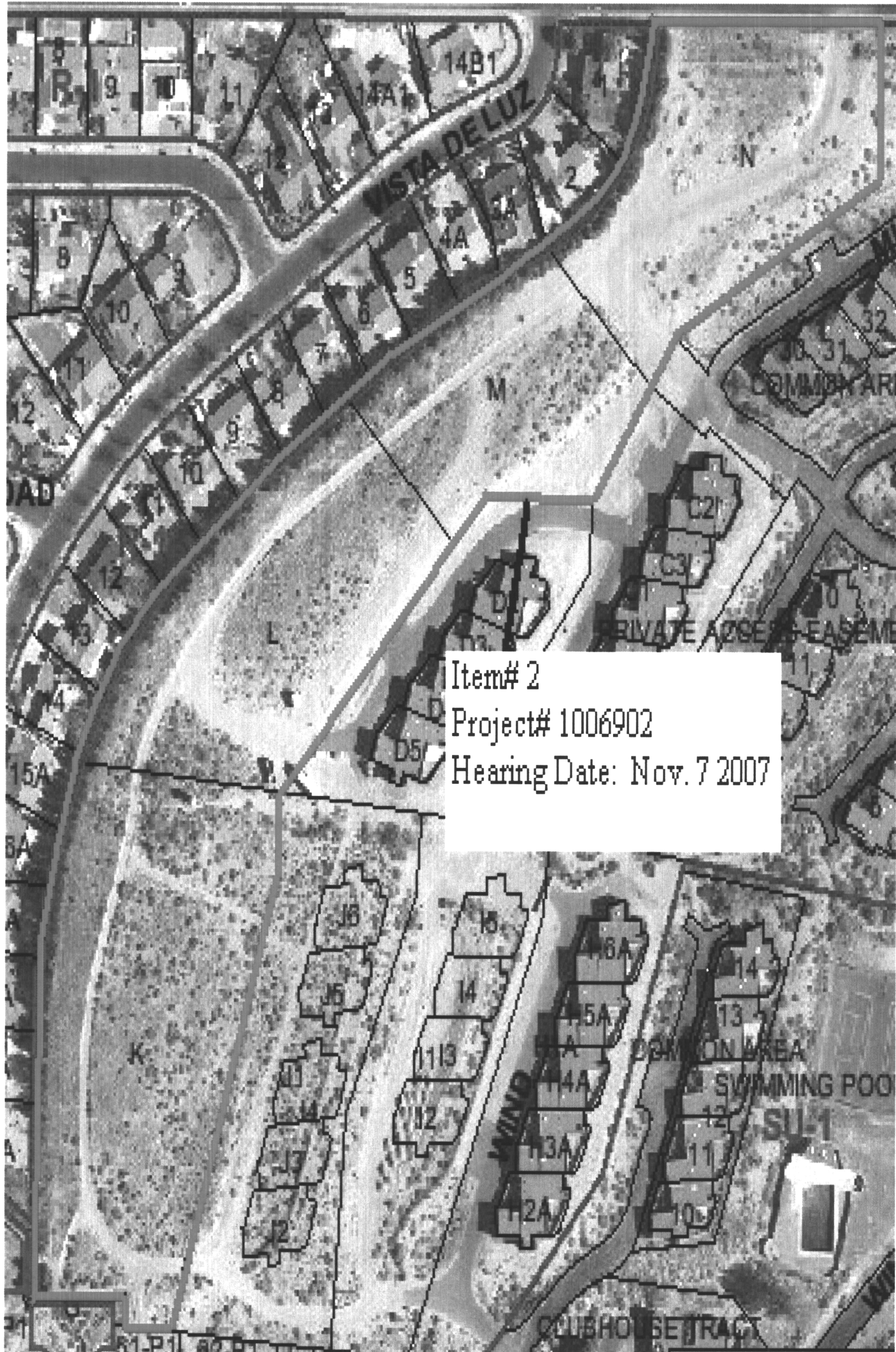
1. LOCATION
 - A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
 - B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet 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 July 21 To August 5
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.

P. J. (Applicant or Agent) 7/10/09 (Date)

I issued 4 signs for this application, 7.10.09 (Date) Kulz (Staff Member)

DRB PROJECT NUMBER: 1003445



Item# 2
Project# 1006902
Hearing Date: Nov. 7 2007



19
1003445
06-20-2007

PETROGLYPH

C12

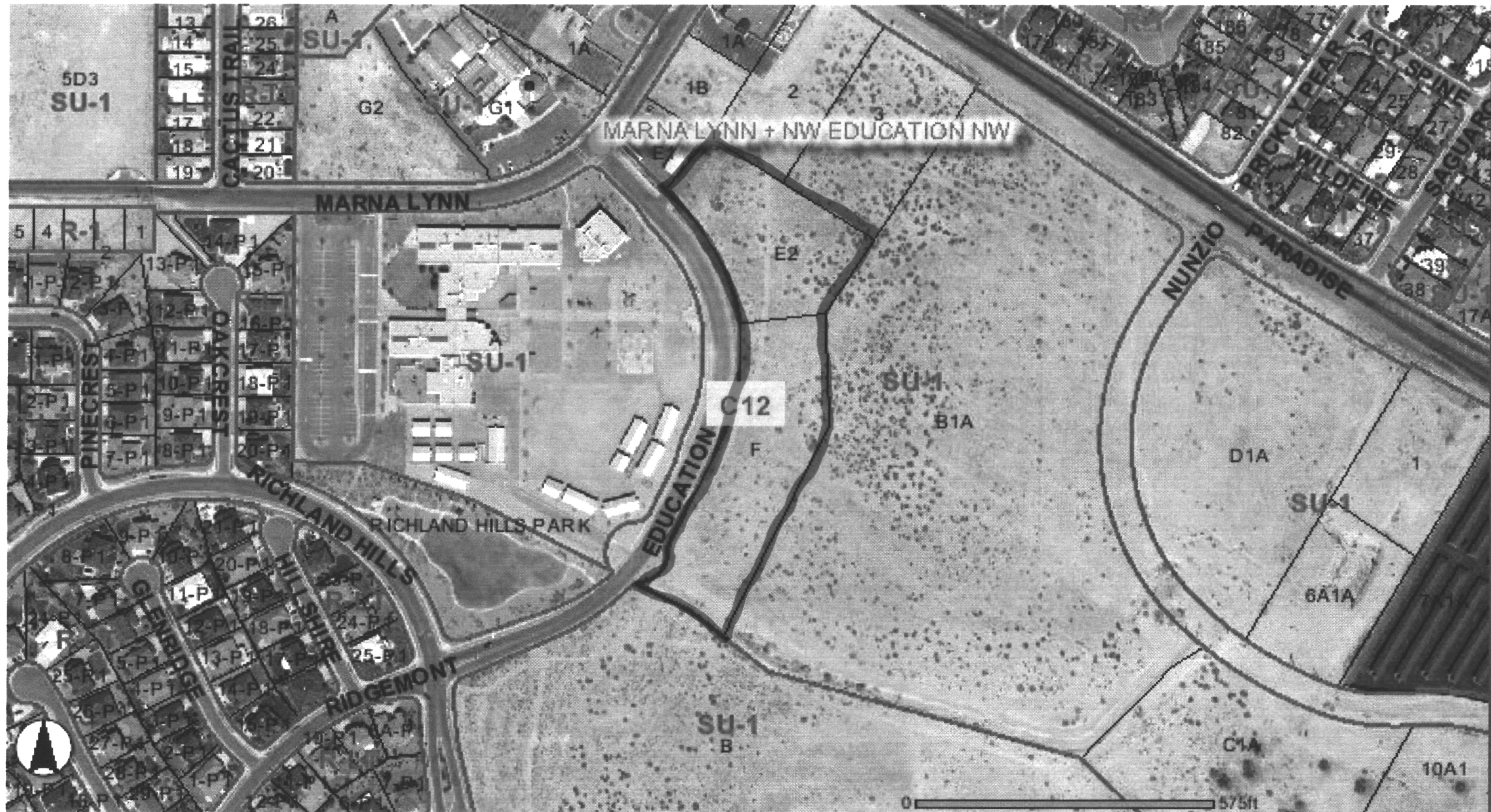
C13

PASEO DEL NORTE

HIGH ASSETS

ALL SAINTS







**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 25, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001140

05DRB-00717 Major-Two Year SIA

SCOTT COLE request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR IP, located on EAGLE ROCK RD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 01DRB00391, 03DRB00557, DRB-97-52, AA-99-17] (C-18)

Project # 1003445

05DRB-00724 Major-Vacation of Pub
Right-of-Way

05DRB-00725 Major-Vacation of Public
Easements

05DRB-00726 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for AMERICAN EAGLE L.P., c/o R. J. SCHAEFER REALTY request(s) the above action(s) for all or a portion of Tract(s) B-1, C-1 & D-1, Lot(s) 6-A-1, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 27 acre(s). [REF: DRB-94-132, DRB-94-512, Z-83-89, 04DRB00751, 04DRB00752, 04DRB00753] (C-12)

Project # 1003856

05DRB-00721 Major-Preliminary Plat
Approval

05DRB-00722 Minor-Subd Design (DPM)
Variance

05DRB-00723 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1 & 10A2A, M.R.G.C.D MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**) zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] (Q-10)

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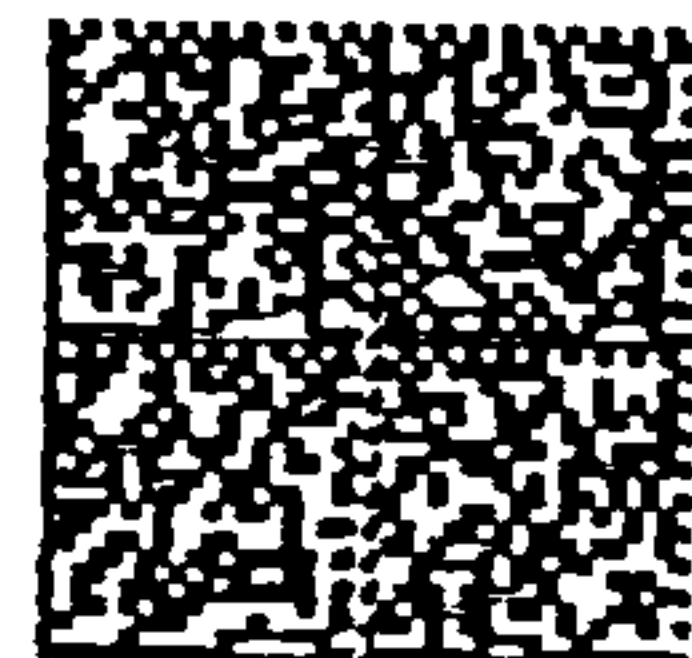

for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 9, 2005.

CITY OF ALBUQUERQUE



DRB



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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101206444243310958
DAL JASON E & STEPHANIE R
4916 T B CATRON
ALBUQUERQUE NM

NW

DAL-196 071142007 1N 23 05/09/05
RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

87114+8307 13



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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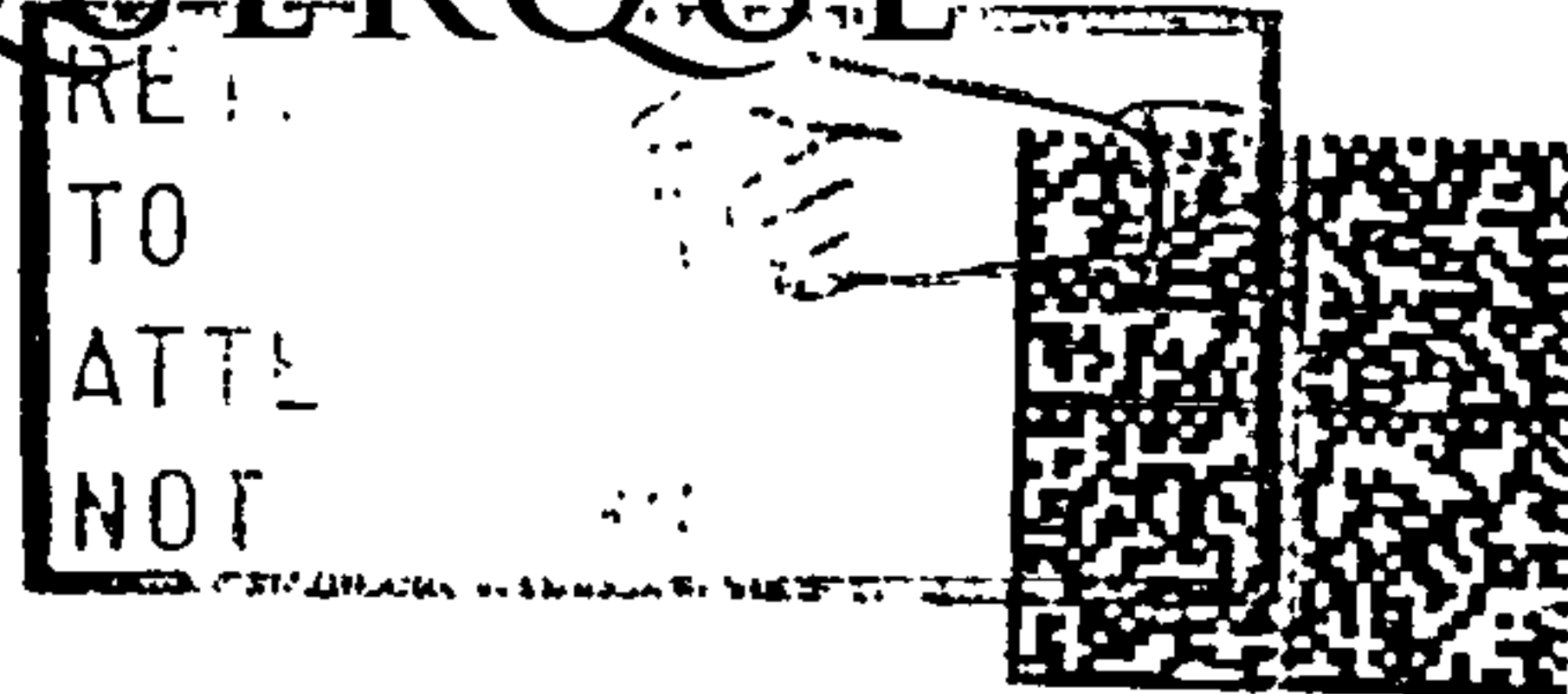
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for Sheran Matson, AICP, DRB Chair
Development Review Board

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CITY OF ALBUQUERQUE



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CHAVEZ MONICA
9209 PRICKLY PEAR ST NW
ALBUQUERQUE NM 87114

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

87114-5000/1293





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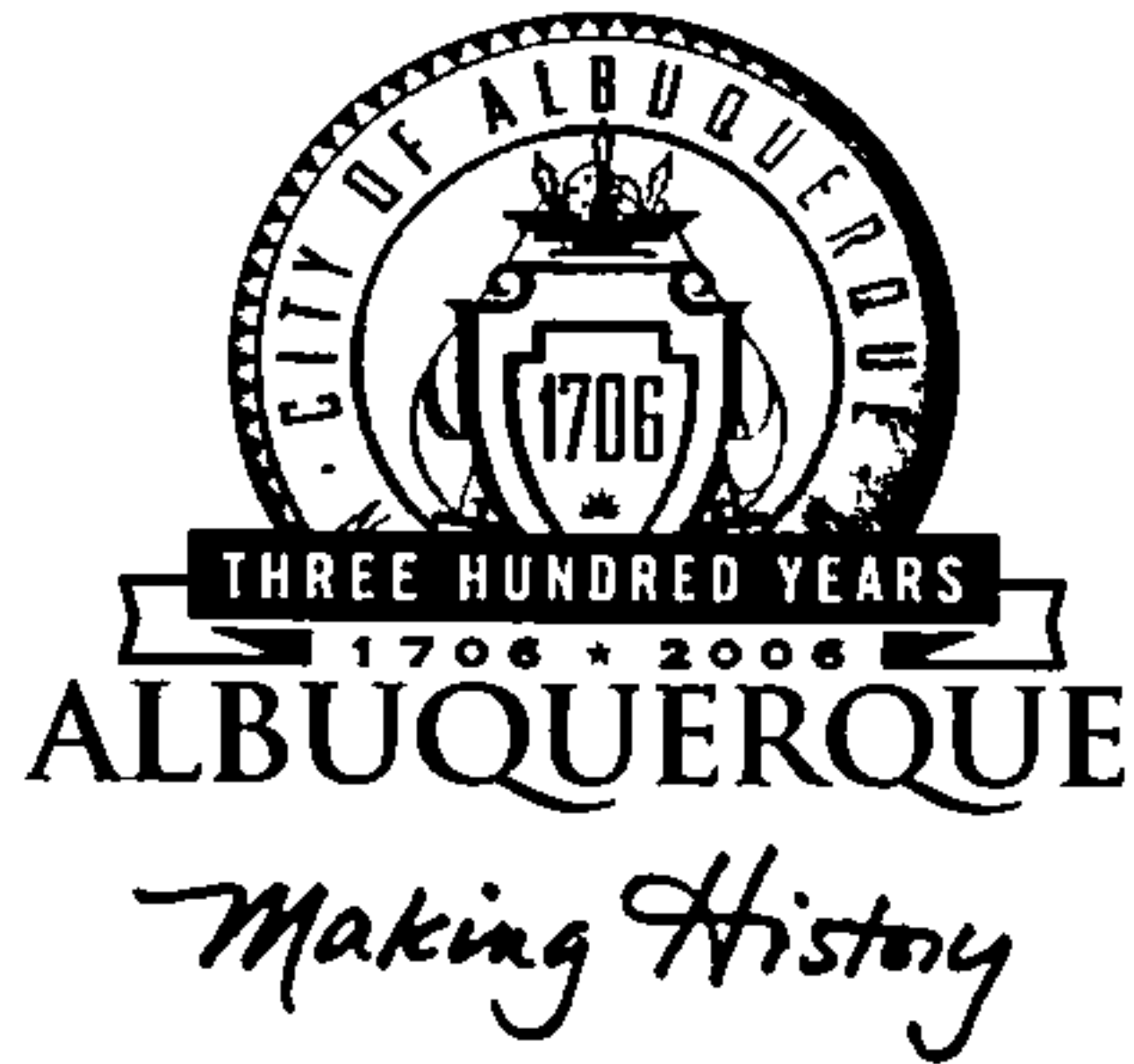
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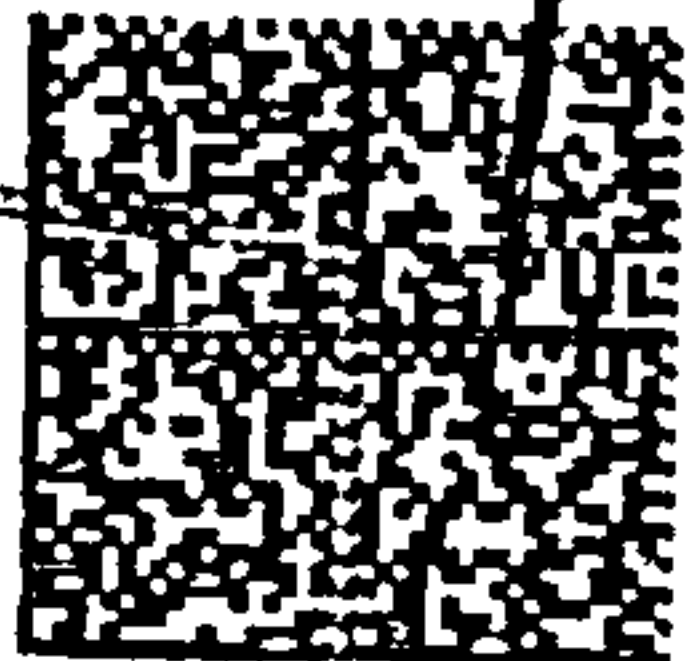

for Sheran Matson, AICP, DRB Chair
Development Review Board

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CITY OF ALBUQUERQUE

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4712 WILDFIRE
ALBUQUERQUE NM

NW

87120

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

87114+5040341293



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

10/11/2007 Issued By: PLNSDH

Permit Number: 2007 070 311 **Category Code 910**

Application Number: 07DRB-70311, Street Name Change

Address:

Location Description: NUNZIO AVE NW BETWEEN PARADISE BLVD NW AND PASEO DEL NORTE NW

Project Number: 1003445

Applicant
Fountain Hills Plaza Llc

Po Box 56883
Albuquerque, NM 87187
239-0920

Agent / Contact
Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque, NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$145.00
TOTAL:		\$240.00

City Of Albuquerque
Treasury Division

10/11/2007 2:57PM LOC: ANNX
WSH 008 TRANS# 0034
RECEIPT# 00082621-00082621
PERMIT# 2007070311 TRSLJS
Trans Amt \$240.00
APN Fee \$75.00
Conflict Manaq. Fee \$20.00
DRB Actions \$145.00
VI \$240.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Behannan HUSTON, INC. PHONE: 823-1000
 ADDRESS: 7500 Jefferson NE FAX: 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: Fountain Hills Plaza LLC. PHONE: 239-0920
 ADDRESS: PO Box 50883 FAX: 890-7278
 CITY: ABQ STATE NM ZIP 87187 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Street Name Change Request

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

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

Lot or Tract No. TRACTS B-1A, C-1A, D-1A, L-1A 10-A2 Block: D Unit: _____
 Subdiv/Addn/TBKA: Fountain Hills Plaza Sub. Tract B
 Existing Zoning: SK-1, IP, POA, C3 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): C-12 UPC Code: 101206442535210607

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
ORB 1003445 / 07DRB- 00301

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: _____ No. of proposed lots: 9 Total area of site (acres): 29.9074
 LOCATION OF PROPERTY BY STREETS: On or Near: Nunzio Ave. NW
 Between: Paradise Blvd. NW and Paseo del Norte NW

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

SIGNATURE: [Signature] DATE 10/11/2007
 (Print) Yolanda Moyer Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>07DRB - 70311</u>	<u>SNC</u>	<u>12</u>	<u>\$ 145.00</u>
_____	<u>ADP</u>	_____	<u>\$ 75.00</u>
_____	<u>CHF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Hearing date 11/07/07

Total \$ 240.00

Sandy Handley 10/11/07
 Planner signature / date

Project # 1003445

FORM D: STORM DRAINAGE COST ALLOCATION PLAN & STREET NAME CHANGES

STORM DRAINAGE COST ALLOCATION PLAN (DRB23)

(PUBLIC HEARING CASE)

- The complete document which creates the storm drainage cost allocation plan required. **5 copies only**
- Letter 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 (if applicable)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts for all affected property owners.
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application.
- Zone Atlas map with properties affected outlined and crosshatched.

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

STREET NAME CHANGE (DRB24)

(PUBLIC HEARING CASE)

24 copies of the request are required

- Zone Atlas map with the entire plan/amendment area 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 (sector plans only)
- 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.

YoLanda Moyer

[Handwritten Signature] Applicant signature / date 10-11-07

Applicant name (print)

Applicant signature / date

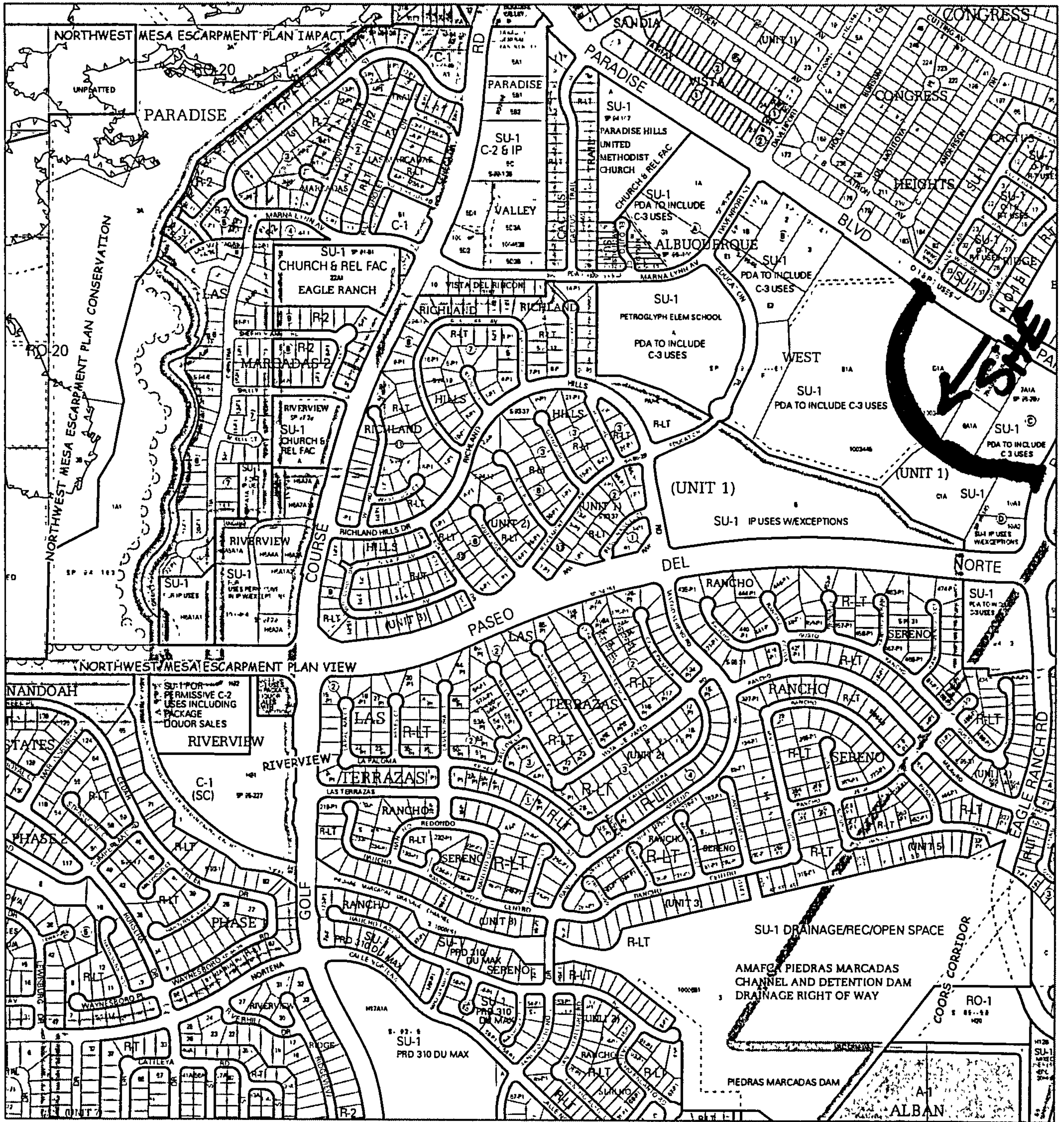


Form revised 4/07

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

Application case numbers	
07DRB-	70311
-	-
-	-

[Handwritten Signature] 10/11/07
 Planner signature / date
 Project # 1003445



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/6/2007

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.	

0 750 1500 Feet



Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 11, 2007

Sheran Matson, DRB Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

Re: Street Name Change for Fountain Hills DRB# 1003445

Dear Sheran:

Enclosed for Development Review Board (DRB) sketch plat review and comment are copies of the following information:

- Development Review Applications
- Twenty Four (24) copies of the zone atlas page
- Office of Community and Neighborhood Coordination notification letter and certified mail receipts
- Letter briefly describing, explaining, and justifying the request
- Fee in the amount of \$240.00

We are requesting a street name change for Nunzio Avenue NW, which is located off of Eagle Ranch Road NW and Paradise Blvd. NW. The name the client would like to propose is Loma Fuente Avenue NW. The revised name continues to follow with the theme of Fountain Hills Subdivision. There is currently another street, Vista Fuente Avenue within the subdivision. We have spoken with the city surveyor, Glen Haikin, and he has informed us that Nunzio currently exists somewhere else within the city of Albuquerque.

Please place this item on the DRB Agenda to be heard on November 7, 2007. If you need or have any further questions, please call me at 823-1000.

Sincerely,



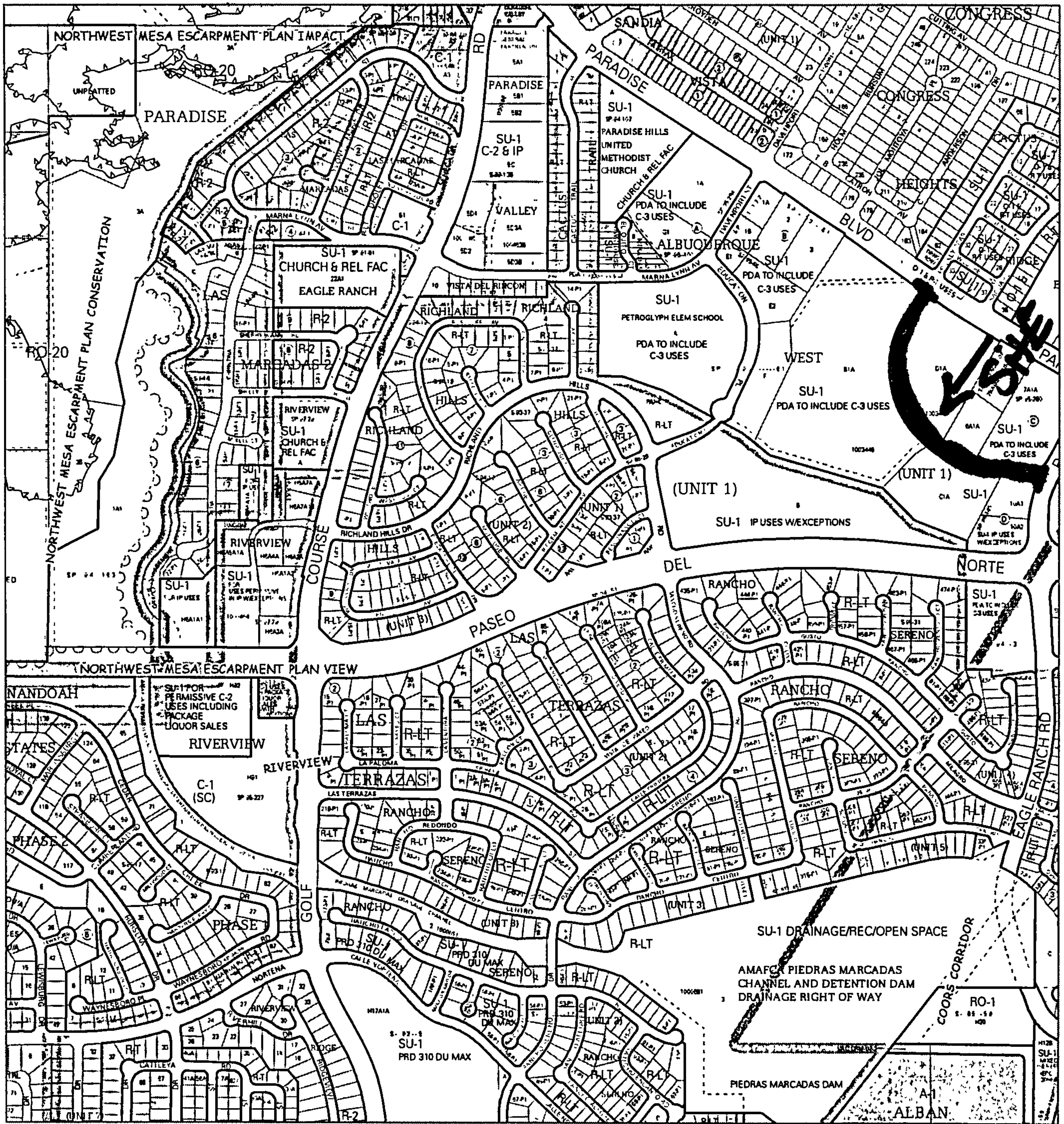
Yolanda Padilla, P.E.
Senior Project Manager
Community Development and Planning Group

Enclosure
SW

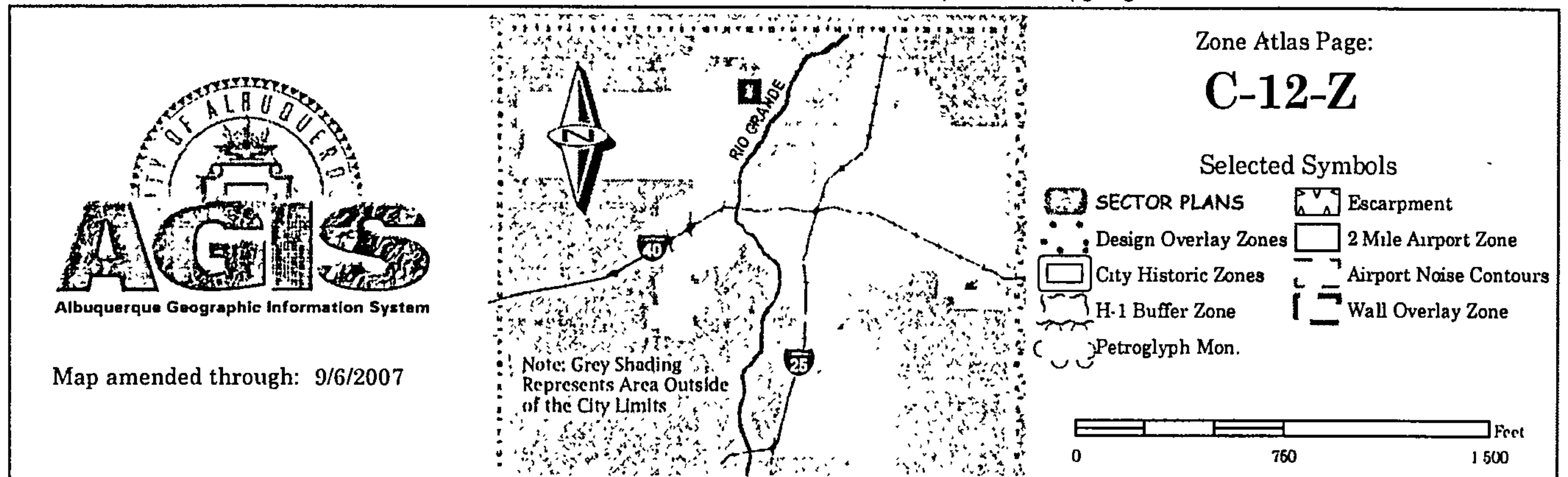
ENGINEERING ▲

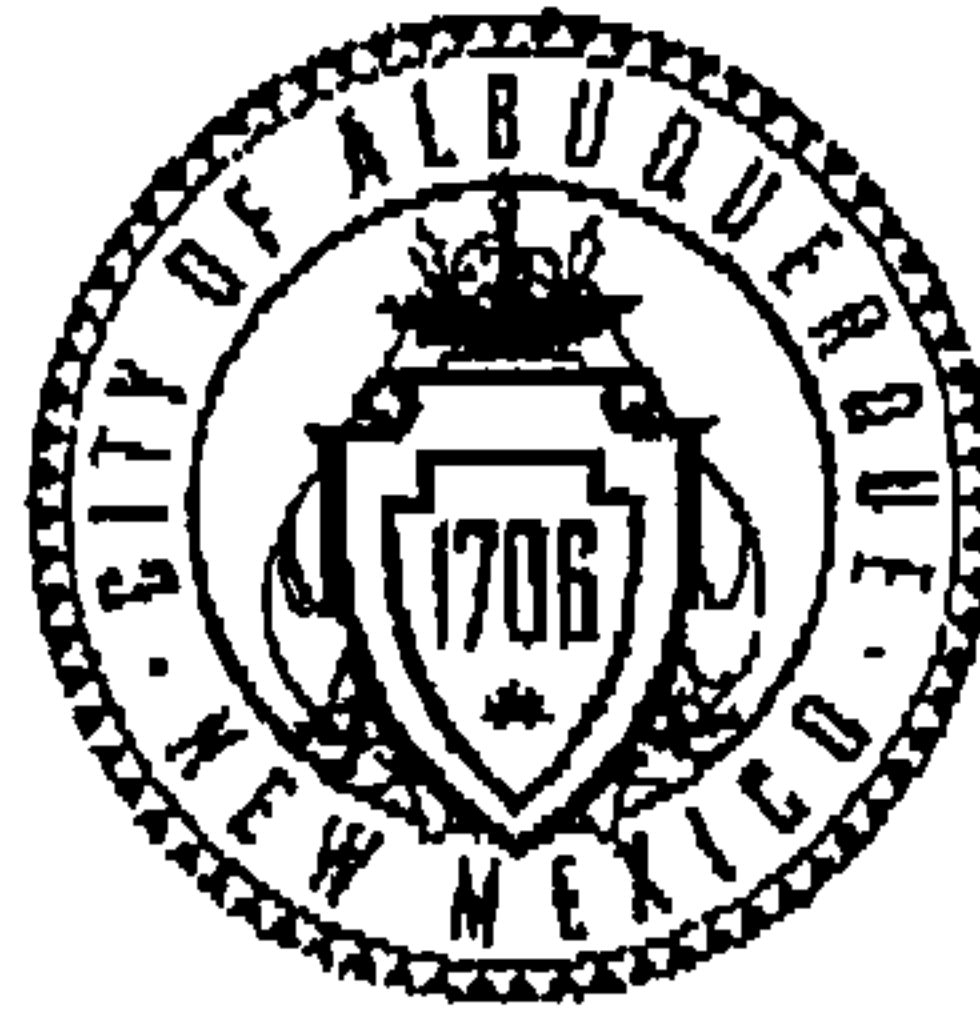
SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



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





City of Albuquerque

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

Date: 08 October 2007

TO CONTACT NAME: Stacy Marie Walton
 COMPANY/AGENCY: Bohn and Hurton
 ADDRESS/ZIP: Courtyard 7500 Jefferson St. NE 87109-4335
 PHONE/FAX #: 8231800 / 798-9988

Thank you for your inquiry of 3 Oct 2007 (date) requesting the names of **Recognized**

Neighborhood Association who would be affected under the provisions of O-92 by your proposed project at Fountain Hills Plaza Subdivision

zone map page(s) C-12

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

- | | | |
|---|-------------------------------------|---|
| <u>Eagle Ranch Neighborhood Association</u> | <input checked="" type="checkbox"/> | <u>Piedras Marchadas Neighborhood Association</u> |
| Contacts: <u>Fred B. Hampton</u> | <input checked="" type="checkbox"/> | Contacts: <u>Rich Cederberg</u> |
| <u>9620 Stone St. NW</u> | <u>114-6019</u> | <u>9304 Drolet NW 87114</u> |
| <u>890-5159 (h+w)</u> | <input checked="" type="checkbox"/> | <u>400-5994 (c)</u> |
| <u>Julia Moore</u> | <input checked="" type="checkbox"/> | <u>Gerrit Warner</u> |
| <u>9208 C. Anderson</u> | <u>NW 87114</u> | <u>8715 Tia Christina NW 87114</u> |
| <u>898-6441</u> | | <u>898-3110 (h)</u> |

See reverse side for additional Neighborhood Association Information: YES NO

Please note that according to **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

 OFFICE OF NEIGHBORHOOD COORDINATION

OFFICE OF NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Paradise Hill Civil
Neighborhood Association

Contacts: Larry Weaver

6001 Unitas Ct. NW

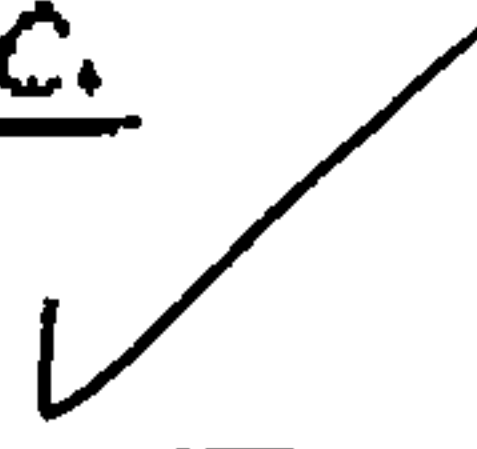
898 8640(h) 8461

Tom Anderson

10012 Plunkett Dr

897.2593(h) 304

Assoc.



7114

(w)



187114

106 (c)

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

ALTHOUGH YOU ARE

you are most welcomed to notify the following "Unrecognized" neighborhood associations of this project.

NOT "OFFICIALLY REQUIRED" BY O-92,

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan by the EPC, DRB, etc. are required to notify neighborhood associations **PRIOR TO FILING THE APPLICATION**. The purpose of the notification is to ensure communication as early as possible so that notification be fully informative.

Development Plan approval or an amendment to a Sector Development Council Bill O-92 to notify all affected recognized neighborhood associations **BEFORE FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as early as possible, it is essential that the notification letter include the following information:

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 action requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the proposed category and primary use (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASS DEVELOPMENT PLAN**, the 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, off of Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN AMENDMENT**, a general description of the plan area, plan concept, the mix of zoning and land uses, and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the individual contact person who will be handling the application. Comments.

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 action 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 use (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASS 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, off of Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land uses, and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person who will be handling the application so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

Office of Neighborhood Coordination

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

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

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

- (if there are associations). A copy must be submitted with application packet.
- (if there are associations). A copy must be submitted with application packet.
- (if there are associations). A copy must be submitted with application packet.
- (if there are associations). A copy must be submitted with application packet.

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 08/07/07

Entered: 11:32am ONC Rep. Initials: [Signature]

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 10, 2007

Mr. Larry Weaver
6001 Unitas Ct. NW
Albuquerque, New Mexico 87114

RE: Request for street name change
Fountain Hills Plaza Subdivision

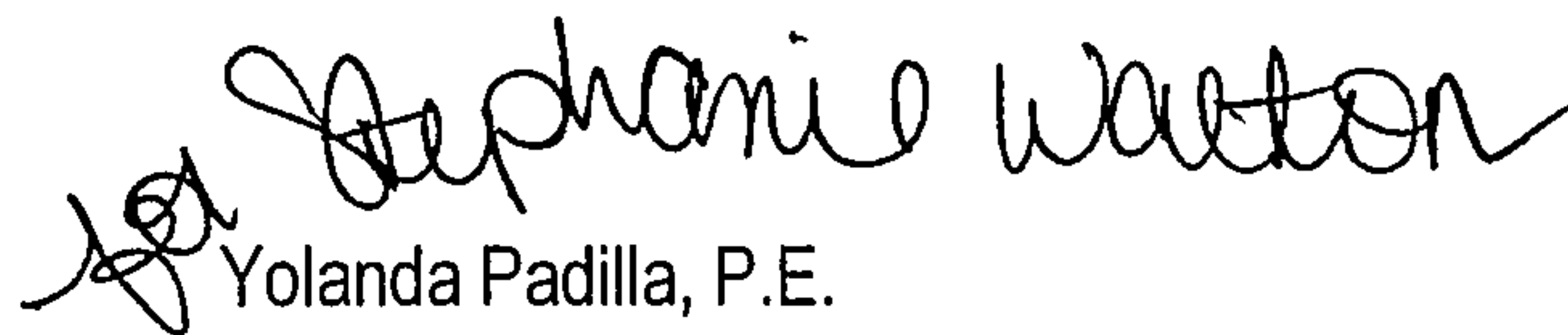
Dear Mr. Weaver:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Paradise Hills Civic Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., is seeking approval of a street name change. We are requesting a name change from Nunzio Avenue NW to Loma Fuente Avenue from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,


Yolanda Padilla, P.E.
Senior Project Manger
Community Development and Planning Group

SW
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 10, 2007

Mr. Fred B. Hampton
9620 Stone St. NW
Albuquerque, New Mexico 87114

RE: Request for street name change
Fountain Hills Plaza Subdivision

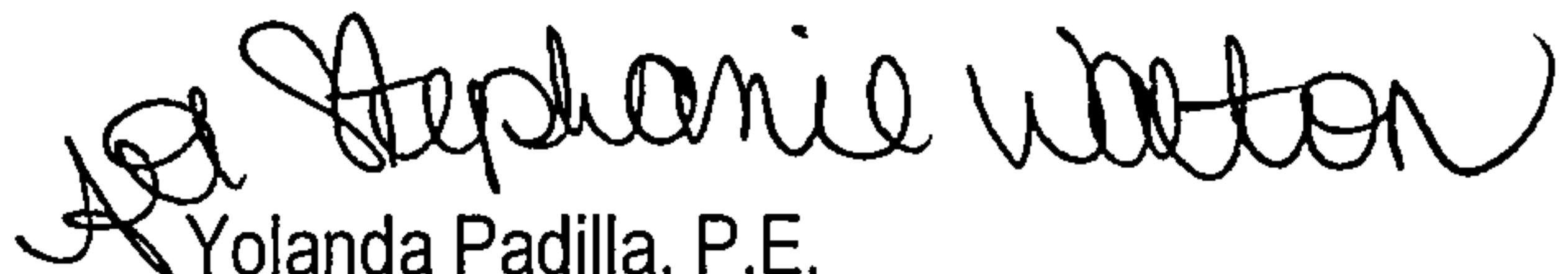
Dear Mr. Hampton:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Eagle Ranch Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., is seeking approval of a street name change. We are requesting a name change from Nunzio Avenue NW to Loma Fuente Avenue from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,


Yolanda Padilla, P.E.
Senior Project Manager
Community Development and Planning Group

SW
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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 10, 2007

Ms. Julia Moore
9280 C. Anderson Dr. NW
Albuquerque, New Mexico 87114

RE:

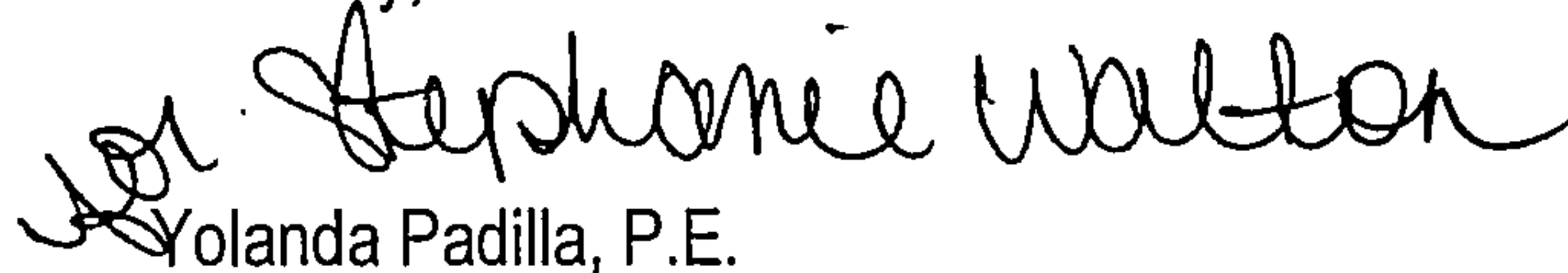
Dear Ms. Moore:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Eagle Ranch Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., is seeking approval of a street name change. We are requesting a street name change from Nunzio Avenue NW to Loma Fuente Avenue from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Yolanda Padilla, P.E.
Senior Project Manager
Community Development and Planning Group

SW
Enclosure

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 10, 2007

Mr. Tom Anderson
10013 Plunkett Dr. NW
Albuquerque, New Mexico 87114

RE: Request for street name change
Fountain Hills Plaza Subdivision

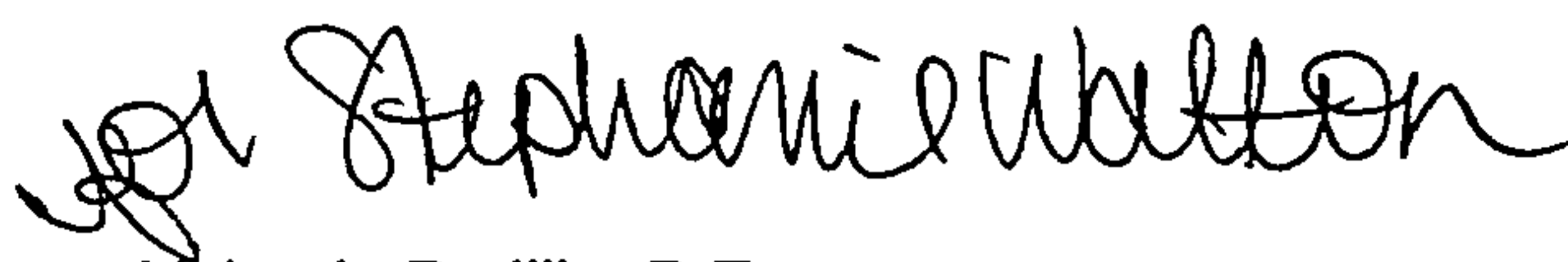
Dear Mr. Anderson:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Paradise Hills Civic Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., is seeking approval of a street name change. We are requesting a name change from Nunzio Avenue NW to Loma Fuente Avenue from the City of Albuquerque's Development Review Board (DRB).

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Sincerely,



Yolanda Padilla, P.E.
Senior Project Manager
Community Development and Planning Group

SW
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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 10, 2007

Mr. Rich Cederberg
9304 Drolet NW
Albuquerque, New Mexico 87114

RE: Request for street name change
Fountain Hills Plaza Subdivision


Dear Mr. Cederberg:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Piedras Marcadas Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., is seeking approval of a street name change. We are requesting a name change from Nunzio Avenue NW to Loma Fuente Avenue from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,


Yolanda Padilla, P.E.

Senior Project Manager
Community Development and Planning Group

SW
Enclosure

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Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 9, 2007

Gerri Warner
8715 Tia Christina NW
Albuquerque, New Mexico 87114

RE: Request for street name change
Fountain Hills Plaza Subdivision

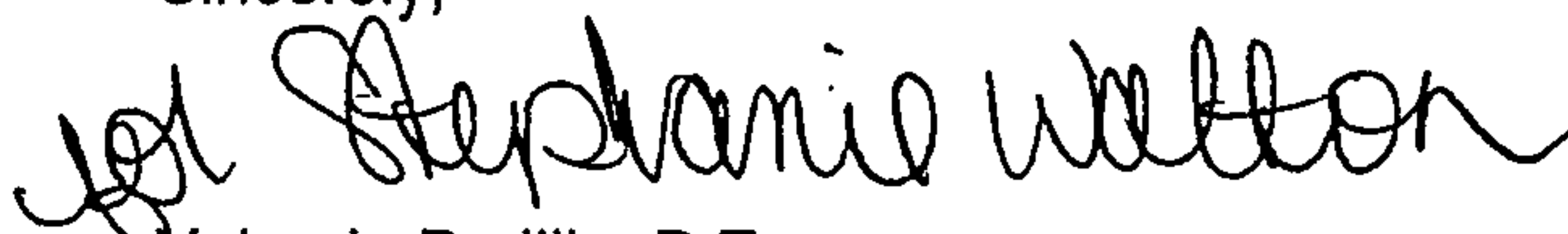
Dear Gerri:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Piedras Marcadas Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., is seeking approval of a street name change. We are requesting a name change from Nunzio Avenue NW to Loma Fuente Avenue from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Yolanda Padilla, P.E.
Senior Project Manager
Community Development and Planning Group

SW
Enclosure

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ADVANCED TECHNOLOGIES ▲

CERTIFIED MAIL



91 7108 2133 3933 5608 3449



UNITED STATES POSTAGE
02 1P \$05.77
002265935 OCT 11 2007
MAILED FROM ZIP CODE 87109

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:
 Larry Weaver
 6001 Unitas Ct. NW
 Albuquerque, NM 87114

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 X Addressee

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

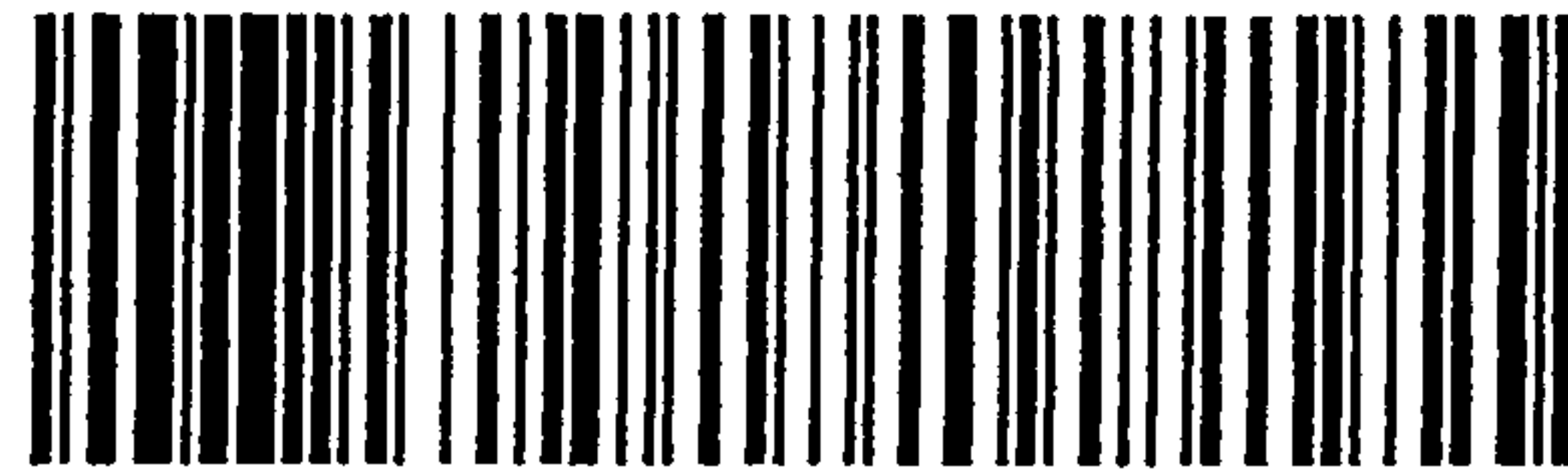
D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

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

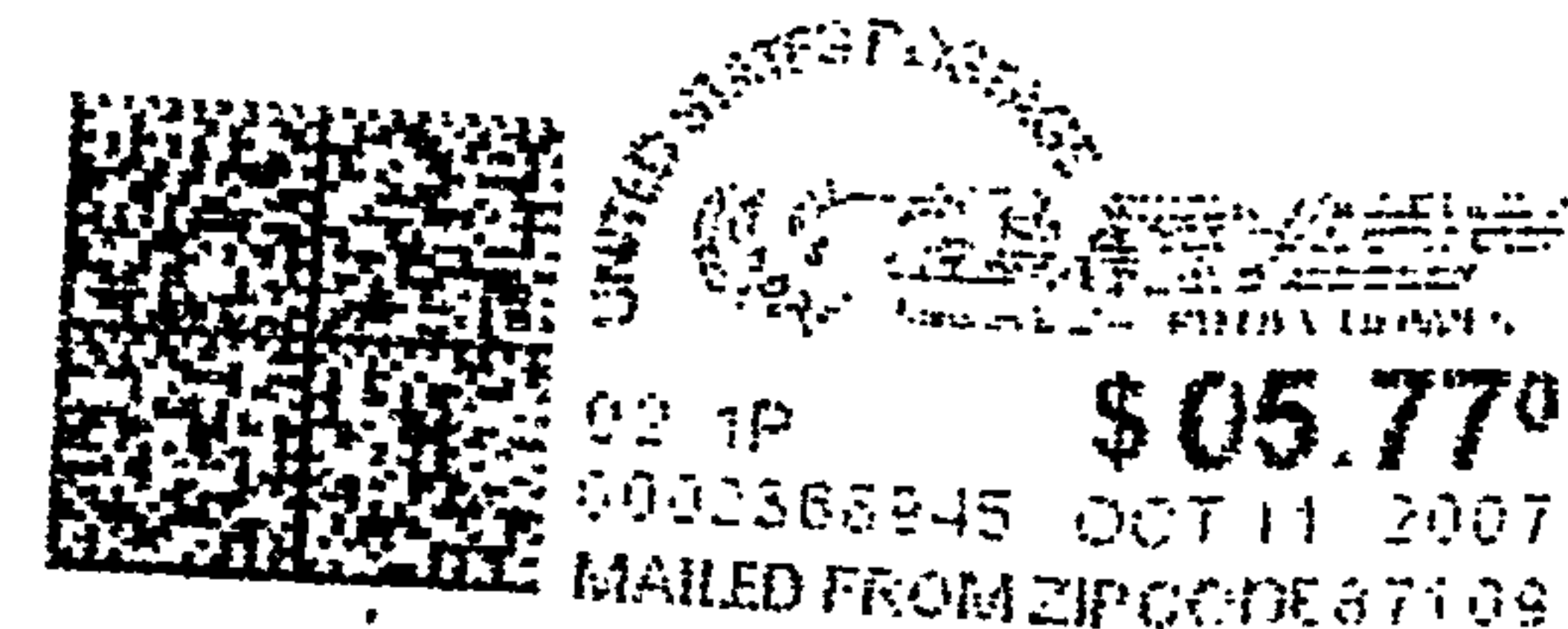
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 91 7108 2133 3933 5608 3449

CERTIFIED MAIL



91 7108 2133 3933 5608 3432



02 1P \$05.77
8002368845 OCT 11 2007
MAILED FROM ZIP CODE 87109

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:
 Fred Hampton
 9220 Stone St. NW
 Albuquerque, NM 87114

2. Article Number
 (Transfer from service label)

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.

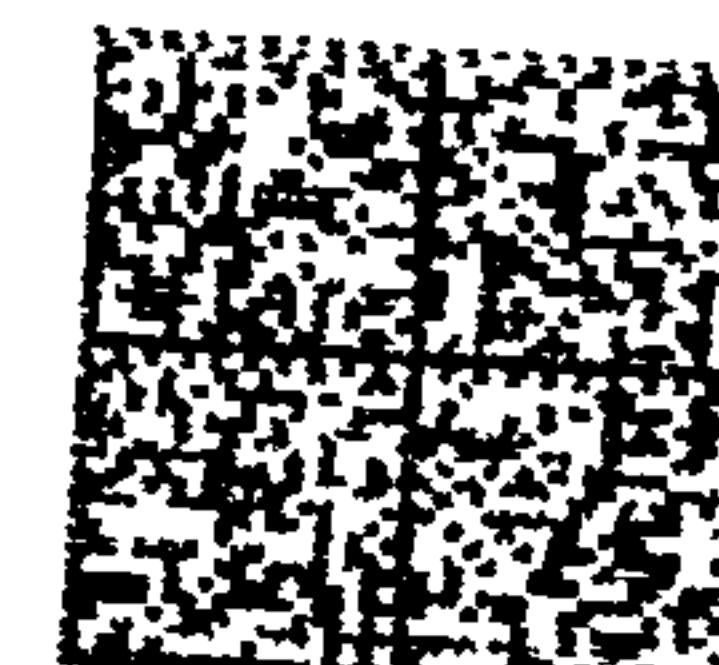
4. Restricted Delivery? (Extra Fee) Yes

91 7108 2133 3933 5608 3432

CERTIFIED MAIL



91 7108 2133 3933 5608 3395



UNITED STATES POSTAGE
02 1P \$05.770
0002388045 OCT 11 2007
MAILED FROM ZIP CODE 37109

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:

Julia Moore
9280 C. Anderson Dr. NW
Albuquerque, NM 87114

2. Article Number

(Transfer from service label)

91 7108 2133 3933 5608 3395

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

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

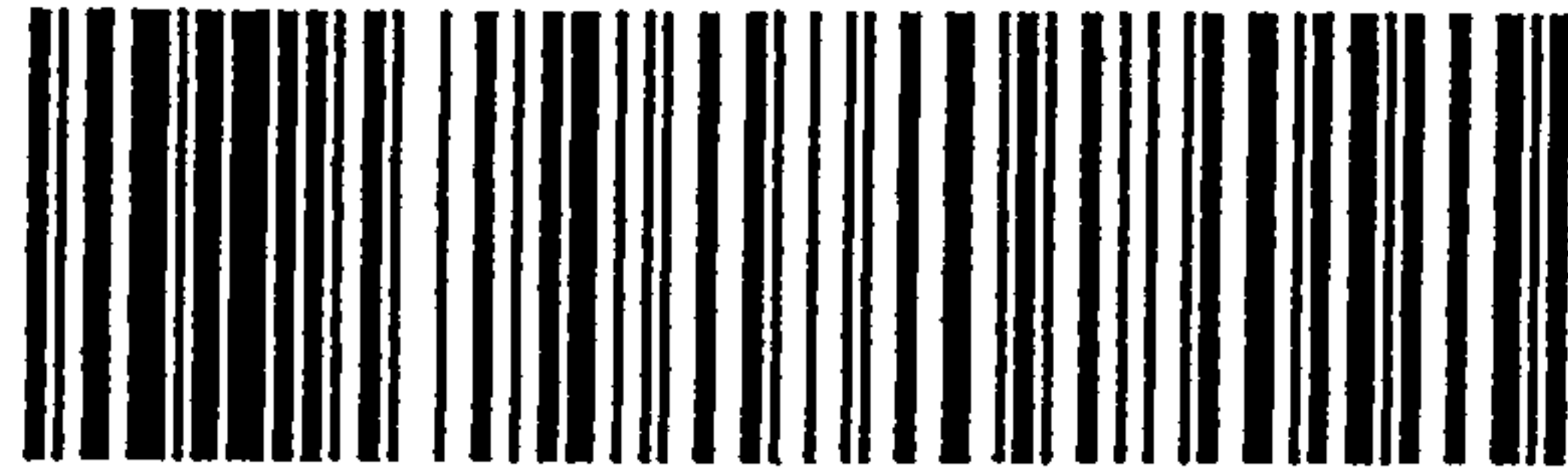
Registered Return Receipt for Merchandise

Insured Mail C.O.D.

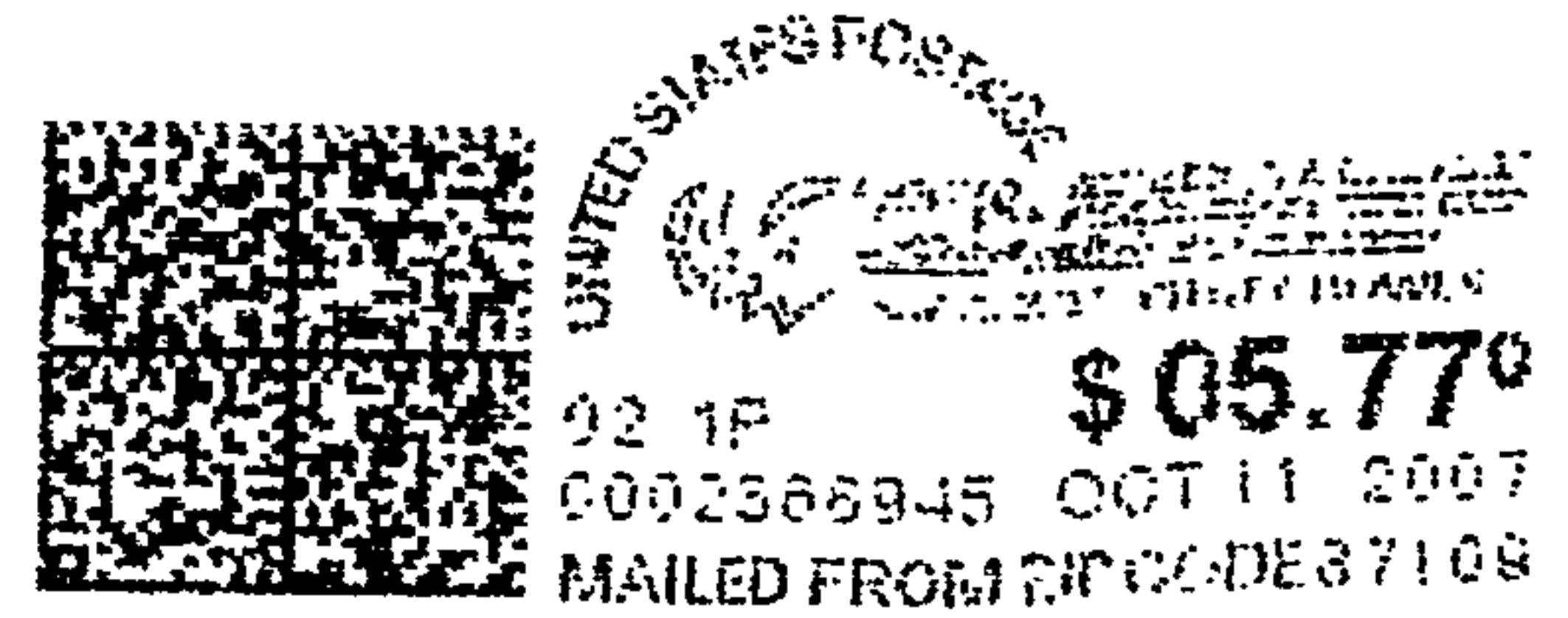
4. Restricted Delivery? (Extra Fee)

Yes

CERTIFIED MAIL



91 7108 2133 3933 5608 3425



UNITED STATES POSTAGE
02 1P \$05.77
0002366945 OCT 11 2007
MAILED FROM ZIP CODE 87108

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:

TOM ANDERSON
10013 PUNKETT DR. NW
ALBUQUERQUE, NM 87114

2. Article Number

(Transfer from service label)

91 7108 2133 3933 5608 3425

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

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

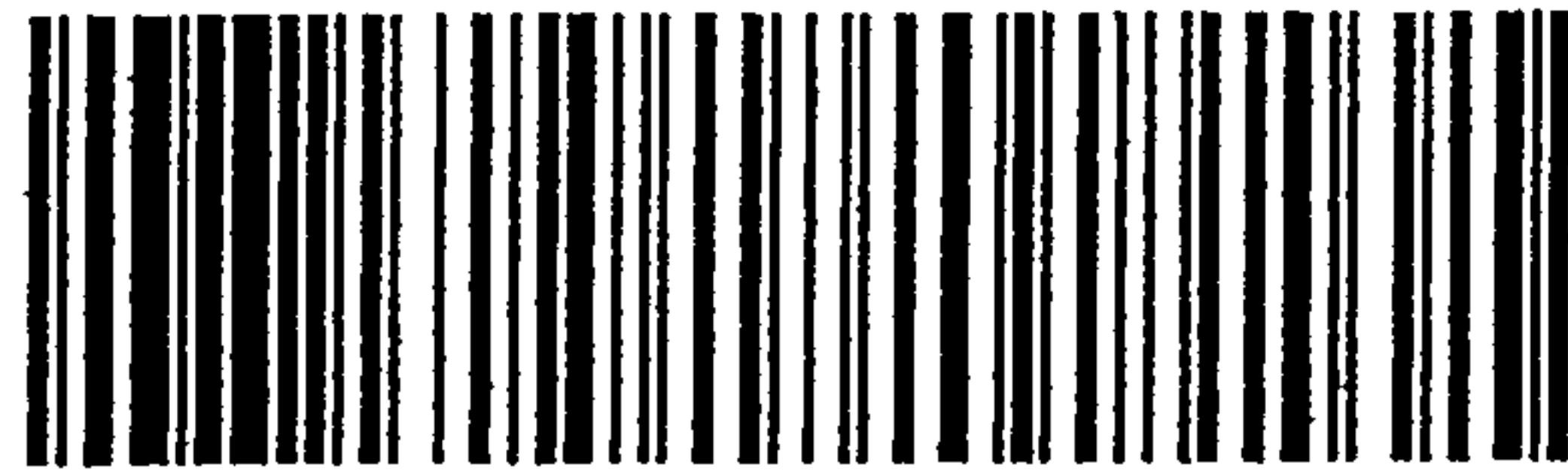
Insured Mail

C.O.D.

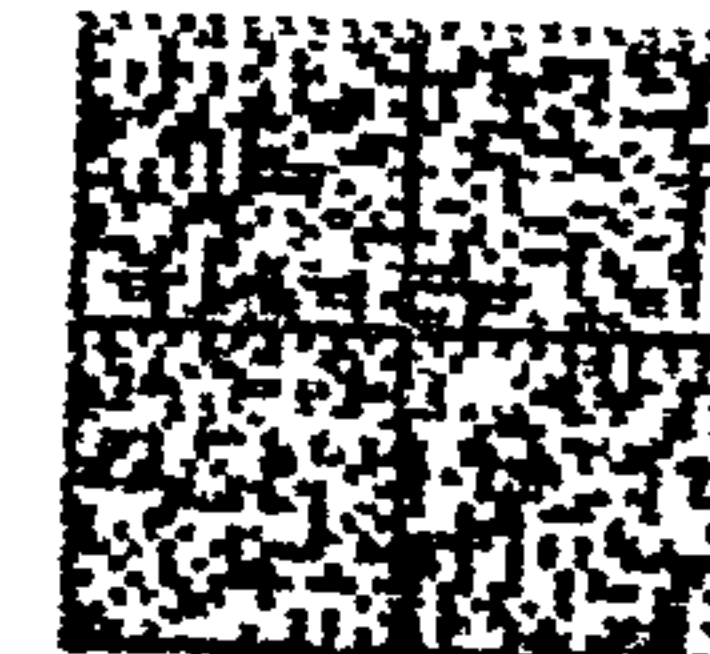
4. Restricted Delivery? (Extra Fee)

Yes

CERTIFIED MAIL



91 7108 2133 3933 5608 3418



UNITED STATES POSTAGE
02 1P \$05.770
0002668945 OCT 11 2007
MAILED FROM ZIP CODE 87109

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:

Gerti Warner
8715 Via Christina NW
Albuquerque, NM 87114

2. Article Number

(Transfer from service label)

91 7108 2133 3933 5608 3418

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

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.

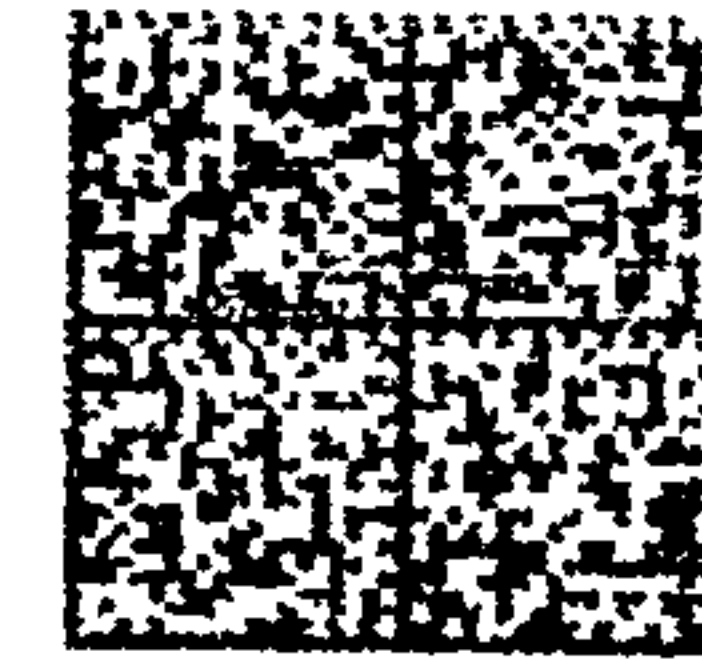
4. Restricted Delivery? (Extra Fee)

Yes

CERTIFIED MAIL



91 7108 2133 3933 5608 3401



UNITED STATES POSTAL SERVICE
02 1P \$05.770
0002358245 OCT 11 2007
MAILED FROM ZIP CODE 87109

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:

Rich Cederberg
9304 Doret NW
Albuquerque, NM 87114

2. Article Number

(Transfer from service label)

91 7108 2133 3933 5608 3401

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

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

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 OCTOBER 23, 2007 To NOVEMBER 7, 2007

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.

Ashamie Walton
(Applicant or Agent)

10-11-2007
(Date)

I issued 2 signs for this application,

10/11/07
(Date)

Sandy Handley
(Staff Member)

DRB PROJECT NUMBER: 1003445

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

08/14/2007 Issued By: PLN.JMP

W
N
N
N
N

Permit Number: 2007 070 054 **Category Code 910**

Application Number: 07DRB-70054, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: NUNZIO ANE. NW BETWEEN PARADISE BLVD NW AND PASEO DEL NORTE NW

Project Number: 1003445

Applicant
Fountain Hills Plaza Llc.

Po Box 56883
Albuquerque, NM 87187
239-0902

Agent / Contact
Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque, NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB DEFERRAL FEE	\$50.00;
TOTAL:		\$50.00

City Of Albuquerque
Treasury Division

8/14/2007 3:49PM LOC: ANNX
WSH 008 TRANSH 0056
RECEIPT# 00080108-00080108
PERMITH 2007070054 TRSDMG
Trans Amt \$50.00
DRB Actions \$50.00
VI \$50.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input checked="" type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> ... for Subdivision Purposes</p> <p><input type="checkbox"/> ... for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form</p> <p>S</p> <p>V</p> <p>P</p> <p>L</p>	<p>Supplemental form</p> <p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p>Z</p> <p>A</p>
---	--	---	---------------------------------

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

APPLICANT INFORMATION:

NAME: <u>FOUNTAIN HILLS PLAZA LLC.</u>	PHONE: <u>239-0920</u>
ADDRESS: <u>PO BOX 56883</u>	FAX: <u>890-7278</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87187</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER & DEVELOPER</u>	
AGENT (if any): <u>BOHANNAN HUSTON INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENT

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

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

Lot or Tract No. TRACTS B-1-A,C-1-A,D-1-A, LOT 10-A-2, TRACT B Block: D Unit: _____

Subdiv. / Addn. ALBUQUERQUE WEST UNIT 1, RICHLAND HILLS UNIT 1

Current Zoning: SU-1 / PDA to include C-3 uses. Proposed zoning: _____

Zone Atlas page(s): C-12 No. of existing lots: 1 No. of proposed lots: 9

Total area of site (acres): 39.9074 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 101206442535210607, 101206447034910703, 101206439428711901 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: NUNZIO AVE. NW
Between: PARADISE BLVD. NW and PASEO DEL NORTE N.W.

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 1003445 07DRB-00261

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

SIGNATURE [Signature] DATE 6/22/2007

(Print) BRUCE STIDWORTHY Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>070213 - 70083</u>	<u>VRW</u>	<u>✓</u>	\$ <u>300.⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>Adv</u>	_____	\$ <u>75.⁰⁰</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <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 checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>July 18, 2007</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	<u>6/22/07</u>	_____	_____	\$ <u>395.⁰⁰</u>
<u>[Signature]</u>	Planner signature / date	Project # <u>1003445</u>		

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
 - List any original and/or related file numbers on the cover application

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

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - 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)
 - List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application

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

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers 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.

Bruce Stidworthy
Applicant name (print)
Stephanie Walker
Applicant signature / date



Form revised 4/07

Andrew Guice 6/22/07
Planner signature / date
Project # 1003445

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
07DRB - 70083

June 21, 2007

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103Re: Vacation of public easements (2) DRB# 1003445
Tracts B-1-A, C-1-A, D-1-A, & Lot 6-A-1-A, Lot 10-A-2, Block D, Unit 1 Albuquerque West
(Fountain Hills)
Tract B, Richland Hills, Unit 1 (First Baptist Church)

Dear Sheran:

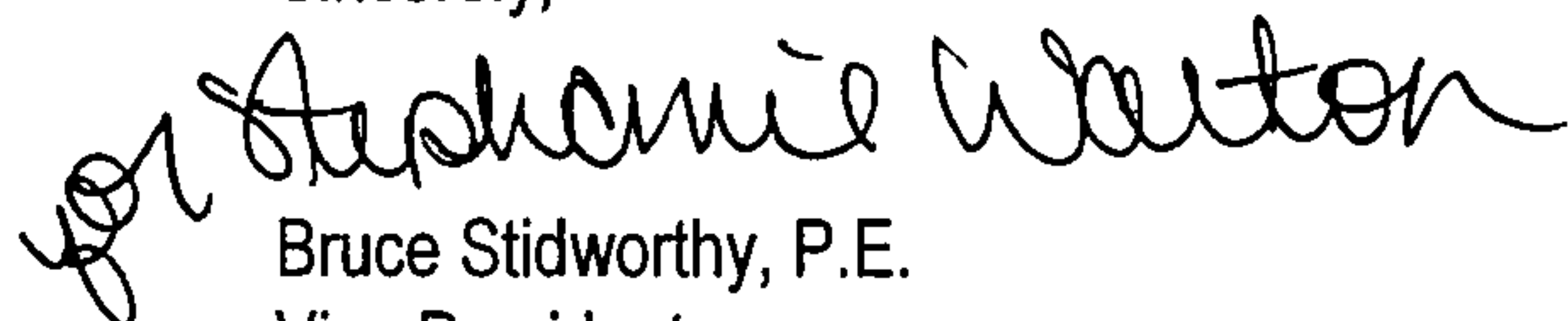
The conditions of final plat approval are requiring 2 additional public easements for the Fountain Hills project. Wilfred Gallegos is requesting the vacation actions of both of the easements. They are public utility easements and the reason for the vacation is that the road has been widened and now conflicts with the easements. The plat will grant new 10' public utility easements adjacent to the new widened roadway.

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

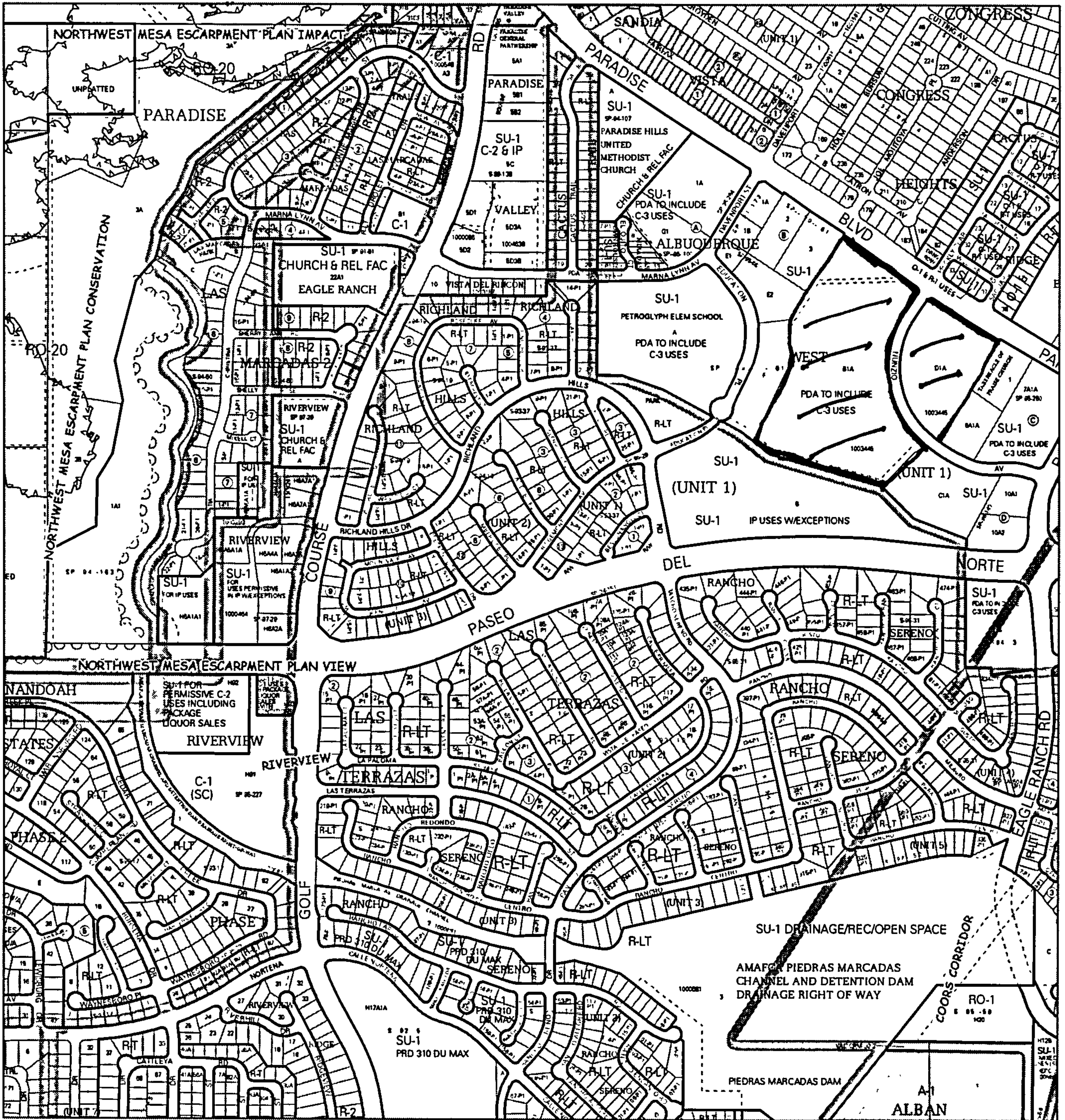
- Development Review Applications,
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A"),
- Twenty-four (24) copies of the documents which created the easements
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$695.00

Please place this item on the DRB Agenda to be heard on July 11, 2007. If you have any questions or require further information, please contact me.


Sincerely,

Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

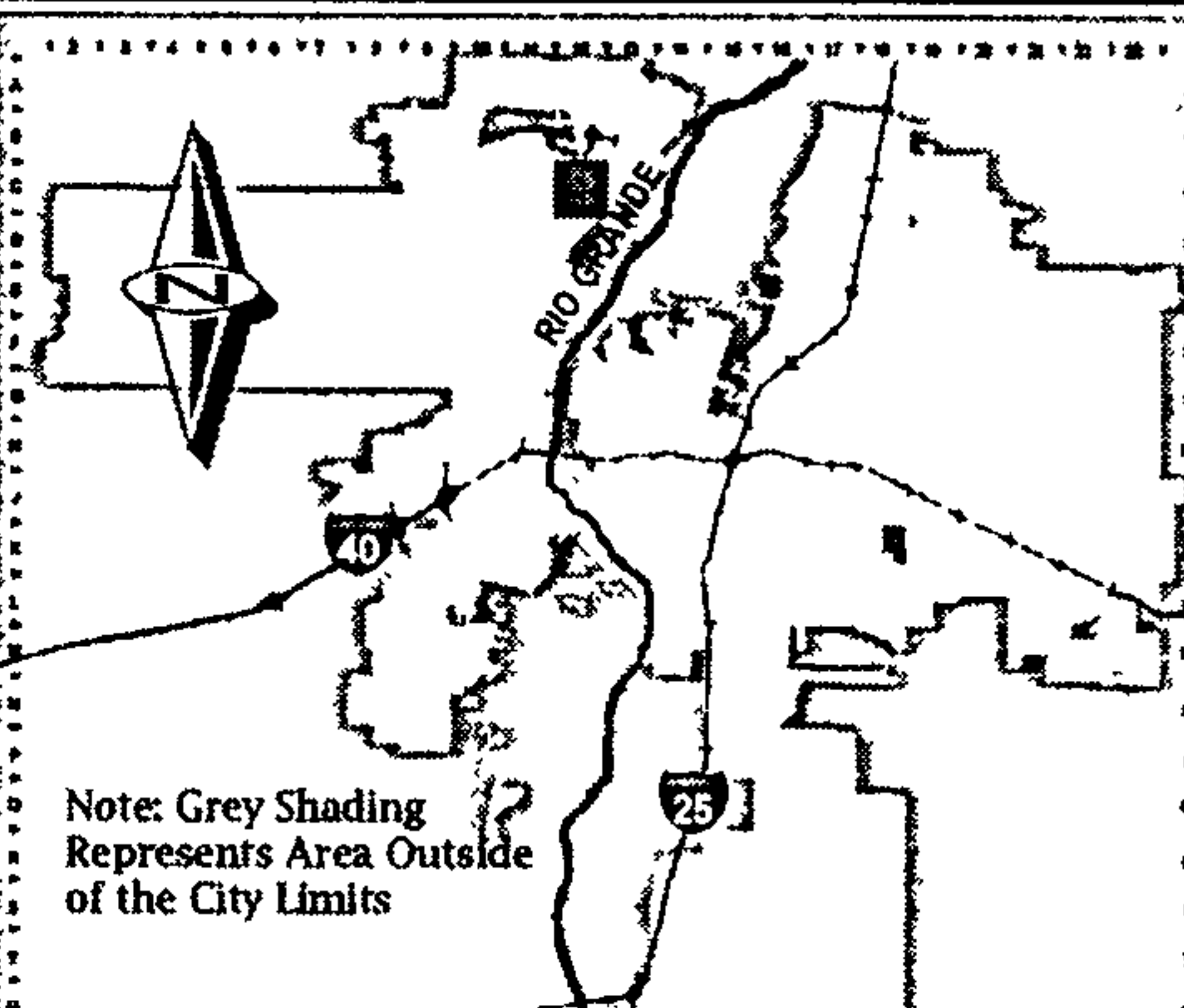
Cc: Mike Novak



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



Map amended through: 5/17/2007



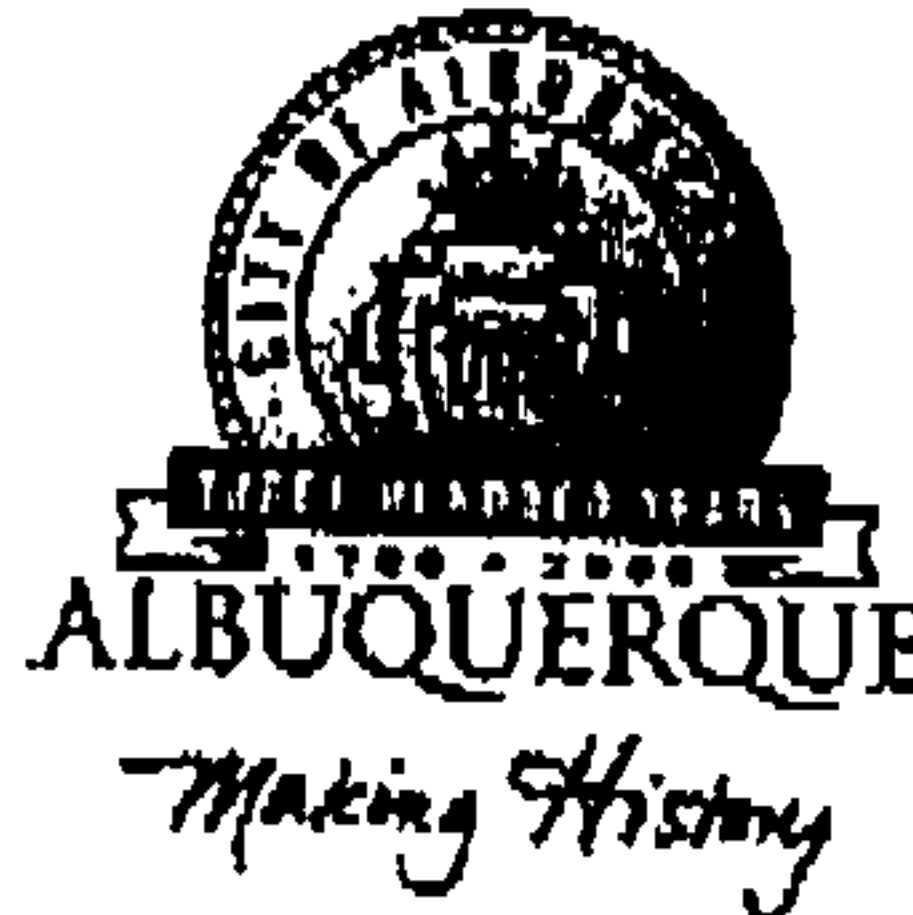
Note: Grey Shading Represents Area Outside of the City Limits

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.	

0 750 1500 Feet



City of Albuquerque

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

Date: June 21, 2007

TO CONTACT NAME: Bohannah Houston, - Stephanie Walter
 COMPANY/AGENCY: Bohannah Houston
 ADDRESS/ZIP: Courtyard 1, 1500 Jefferson St. NE 87109
 PHONE/FAX #: 823-1000 (ph) 798-4988

Thank you for your inquiry of June 21, 2007 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts B-1-A, C-1-A, D-1-A, & Lot 6-A-1-A, Lot 10 A-2, Block D, Unit 1 Albuquerque West zone map page(s) C-12

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

Eagle Ranch
 Neighborhood Association
 Contacts: Red B. Hampton
9620 Stone St. NW 87114
Julia Moore
9208 C. Anderson Dr. NW
87114
898-6441 (h) 890-1539 (w)

Paradise Hills
 Neighborhood Association
 Contacts: Larry Weaver
6001 Distas Ct. NW 87114
898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett, Dr NW 87114
897-2593 (h) 304-0106 (c)

See reverse side for additional Neighborhood Association Information: YES NO

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

Sincerely,

 OFFICE OF NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Piedras Marcadas

Neighborhood Association

Contacts: Rich Cederberg

9304 Diolet NW/87114

400-5994(c)

Gerri Warner

8715 Tia Christian NW/87114

898-3110 (h)

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
you are most welcomed to notify the following "*Unrecognized*"
neighborhood associations of this project.

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EDRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

The street address of the subject property.

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

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

A complete description of the actions requested of the EPC:

- a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
- b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
- c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
- d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

.....
(below this line for ONC use only)

Date of Inquiry: 6/22/07

Time Entered: 9:00

ONC Rep. Initials: SW

CERTIFIED MAIL



91 7108 2133 3933 5608 3081



UNITED STATES POSTAL SERVICE
02 IP \$05.770
0002560845 JUN 22 2007
MAILED FROM ZIP CODE 67109

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:

Julia Moore
9280 C. Anderson Dr. NW
Albuquerque, NM 87114

2. Article Number
(Transfer from service label)

91 7108 2133 3933 5608 3081

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

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

CERTIFIED MAIL



91 7108 2133 3933 5608 3074



UNITED STATES POSTAL SERVICE
FIRST CLASS
\$05.77⁰
0002269945 JUL 02 2007
MAILED FROM ZIP CODE 87109

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:
 Fred Hampton
 9620 Stone St. NW
 Albuquerque, NM 87114

2. Article Number
 (Transfer from service label)

91 7108 2133 3933 5608 3074

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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

CERTIFIED MAIL



91 7108 2133 3933 5608 3036

UNITED STATES POSTAL SERVICE
 02 1P
 0002368945 JUN 12 2007
 MAILED FROM ZIP CODE 87109
 \$05.77⁰

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:

Rich Craterberg
 9304 Drole + NW
 Albuquerque, NM 87114

2. Article Number

(Transfer from service label)

91 7108 2133 3933 5608 3036

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

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

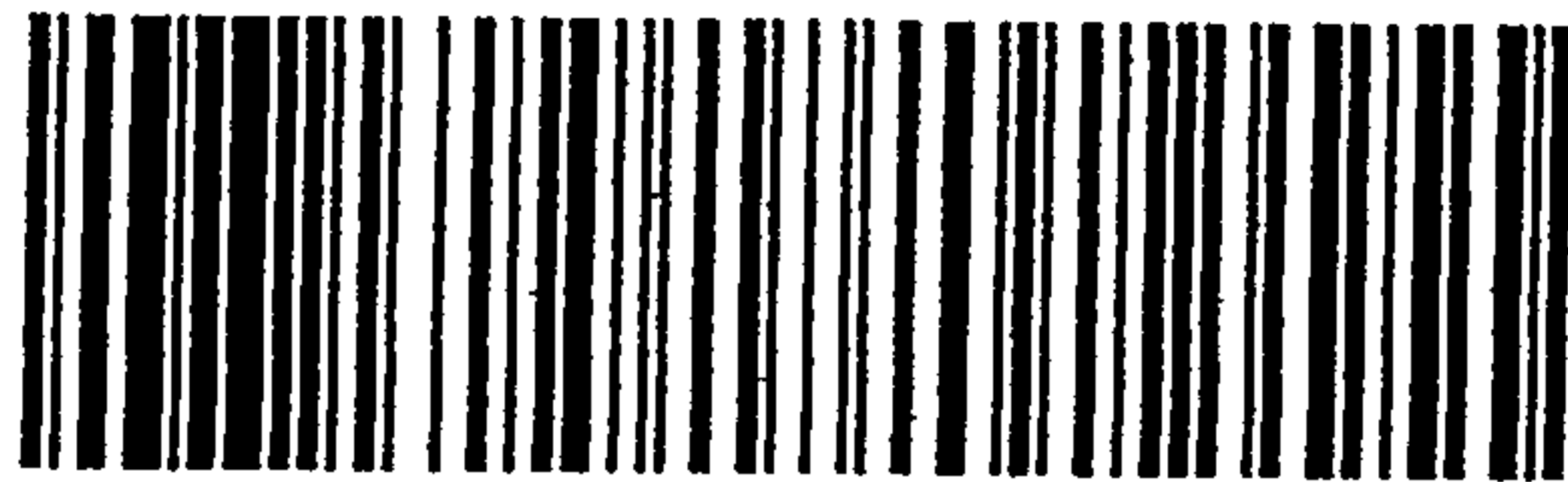
Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

CERTIFIED MAIL



91 7108 2133 3933 5608 3043



UNITED STATES POSTAL SERVICE
02 1P \$05.770
0002365945 JUN 22 2007
MAILED FROM ZIP CODE 87109

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:

Tom Anderson
10013 PUNKETT DR. NW
ALBUQUERQUE, NM 87114

2. Article Number
(Transfer from service label)

91 7108 2133 3933 5608 3043

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

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

CERTIFIED MAIL



91 7108 2133 3933 5608 3050



UNITED STATES POSTAL SERVICE
02 1P \$05.77
0002368345 JUN 22 2007
MAILED FROM ZIP CODE 87109

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:

LARRY WEAVER
WOOD WINDS CT NW
ALBUQUERQUE, NM 87114

2. Article Number

(Transfer from service label)

91 7108 2133 3933 5608 3050

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

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.

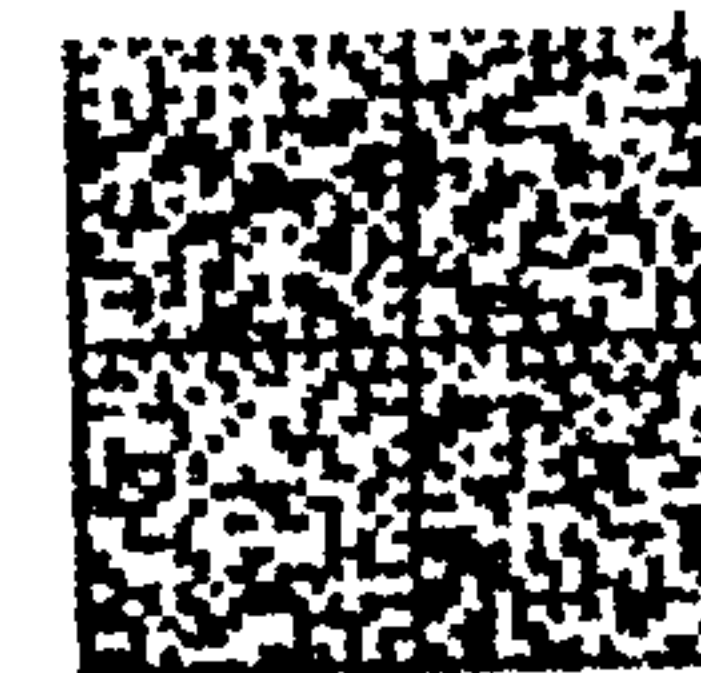
4. Restricted Delivery? (Extra Fee)

Yes

CERTIFIED MAIL



91 7108 2133 3933 5608 3067



UNITED STATES POST SERVICE
\$05.77
02 1P
0002260945 JUN 23 200
MAILED FROM ZIP CODES 710

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:

Beri Warner
8715 Tia Christina NW
Albuquerque,

2. Article Number
(Transfer from service label)

91 7108 2133 3933 5608 3067

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

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

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

June 22, 2007

Gerri Warner
8715 Tia Christina NW
Albuquerque, New Mexico 87114

RE: Vacation of Public Easements
Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2,
Block D, Albuquerque West

Dear Gerri:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Piedras Marcadas Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., and First Baptist Church of Albuquerque, is seeking approval of Vacation of Public Easements for Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2, Block D, Albuquerque West from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

SW
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

June 22, 2007

Mr. Tom Anderson
10013 Plunkett Dr. NW
Albuquerque, New Mexico 87114

RE: Vacation of Public Easements
Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2,
Block D, Albuquerque West

Dear Mr. Anderson:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Paradise Hills Civic Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., and First Baptist Church of Albuquerque, is seeking approval of Vacation of Public Easements for Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2, Block D, Albuquerque West from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

SW
Enclosure

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

June 22, 2007

Mr. Larry Weaver
6001 Unitas Ct. NW
Albuquerque, New Mexico 87114

RE: Vacation of Public Easements
Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2,
Block D, Albuquerque West

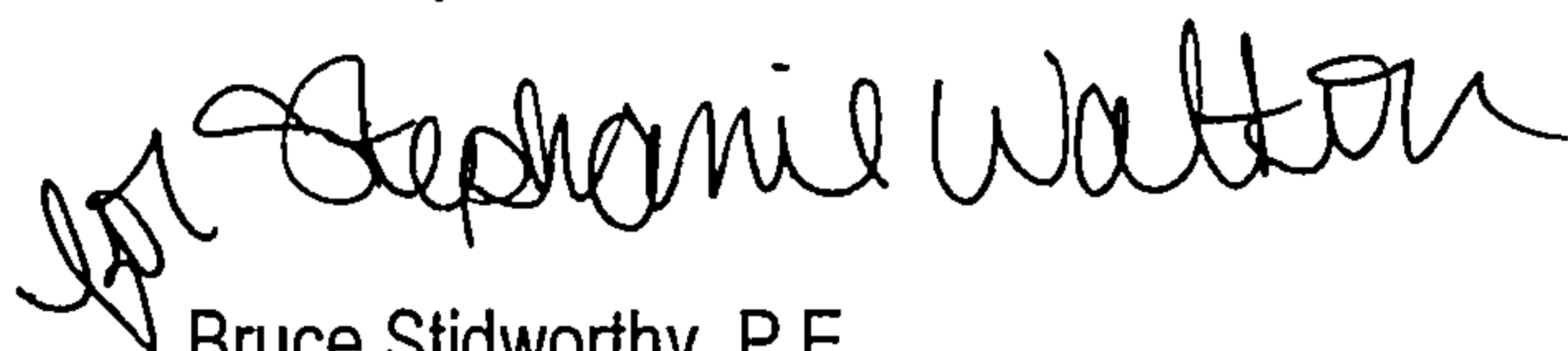
Dear Mr. Weaver:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Paradise Hills Civic Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., and First Baptist Church of Albuquerque, is seeking approval of Vacation of Public Easements for Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2, Block D, Albuquerque West from the City of Albuquerque's Development Review Board (DRB).

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Sincerely,



Bruce Stidworthy, P.E.
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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

June 22, 2007

Ms. Julia Moore
9280 C. Anderson Dr. NW
Albuquerque, New Mexico 87114

RE: Vacation of Public Easements
Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2,
Block D, Albuquerque West

Dear Ms. Moore:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Eagle Ranch Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., and First Baptist Church of Albuquerque, is seeking approval of Vacation of Public Easements for Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2, Block D, Albuquerque West from the City of Albuquerque's Development Review Board (DRB).

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Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

June 22, 2007

Mr. Fred B. Hampton
9620 Stone St. NW
Albuquerque, New Mexico 87114

RE: Vacation of Public Easements
Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2,
Block D, Albuquerque West

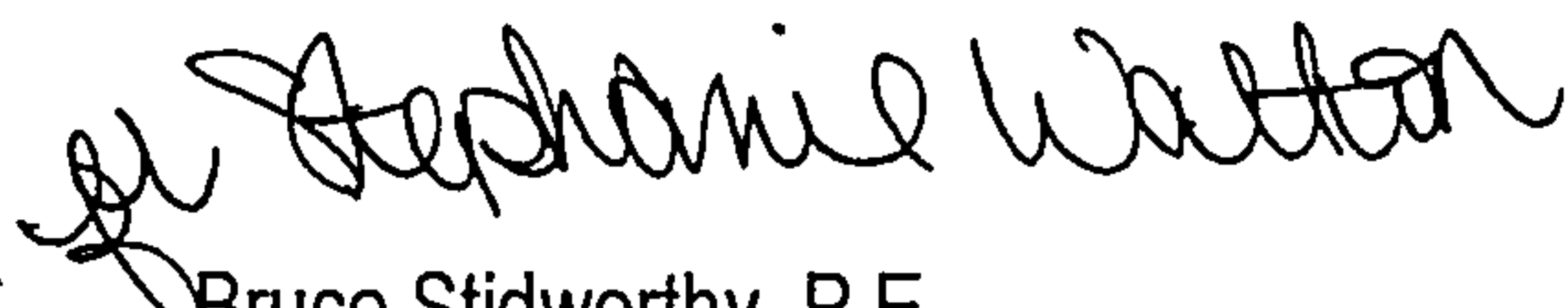
Dear Mr. Hampton:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Eagle Ranch Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., and First Baptist Church of Albuquerque, is seeking approval of Vacation of Public Easements for Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2, Block D, Albuquerque West from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

June 22, 2007

Mr. Rich Cederberg
9304 Drolet NW
Albuquerque, New Mexico 87114

RE: Vacation of Public Easements
Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2,
Block D, Albuquerque West

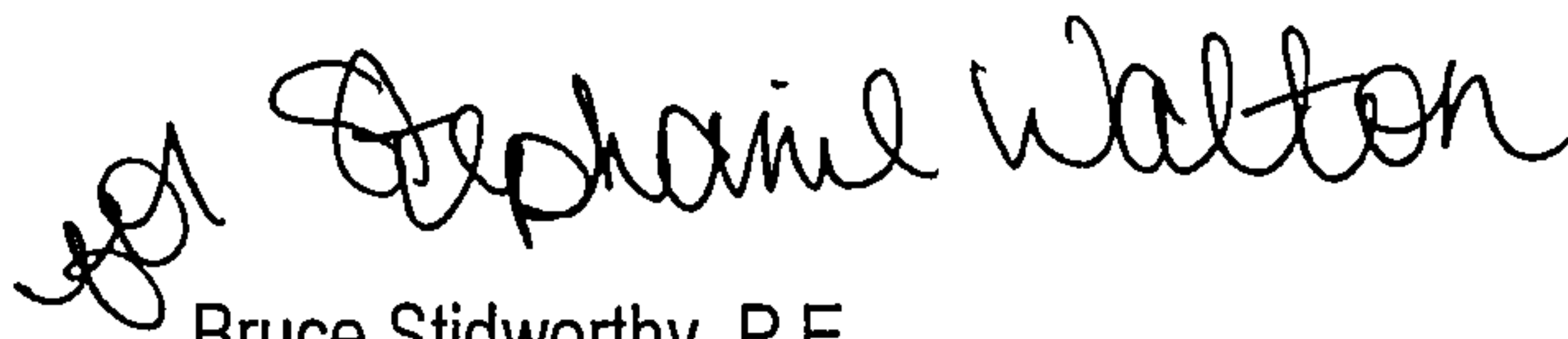
Dear Mr. Cederberg:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Piedras Marcadas Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., and First Baptist Church of Albuquerque, is seeking approval of Vacation of Public Easements for Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2, Block D, Albuquerque West from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

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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

July 3, 2007 To July 18, 2007

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.

Stephanie Walker
(Applicant or Agent)

10-22-07
(Date)

I issued 2 signs for this application,

6/22/07
(Date)

Andrew J. Smith
(Staff Member)

DRB PROJECT NUMBER: 1003445

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

06/22/2007 Issued By: PLNABG

PLNABG

Permit Number: 2007 070 083 **Category Code 0910**

Application Number: 07DRB-70083, Vacation Of Public Right-Of-Way

Address:

Location Description: NUNZIO AVE NW BTWEEN PARADISE BLVD NW AND PASEO DEL NORTE NW

Project Number: 1003445

Applicant
Fountain Hills Plaza Llc

P.O. Box 56883
Albuquerque, NM 87187
239-0920

Agent / Contact
Bohannon Huston Inc
Bruce Stidworthy
7500 Jefferson Ne
Albuquerque, NM 87109

kpatton@bhinc.com

Application Fees

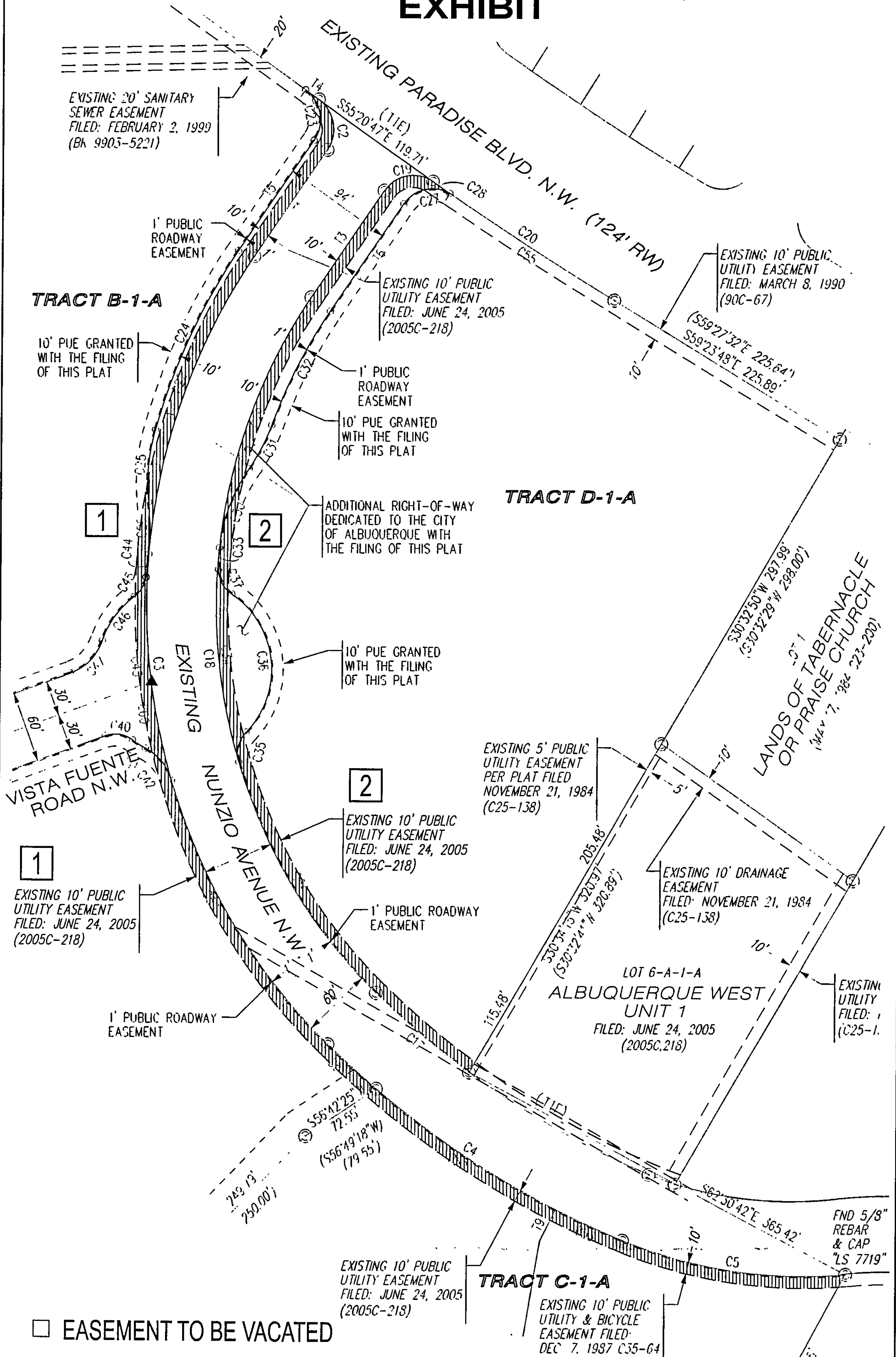
441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$300.00
TOTAL:		\$395.00

City Of Albuquerque
Treasury Division

6/22/2007 11:13AM LDC: ANNX
WSH 008 TRANSH 0025
RECEIPT# 00077436-00077437
PERMIT# 2007070083 TRSDMG
Trans Amt. \$535.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$300.00
VI \$535.00
CHANGE \$0.00

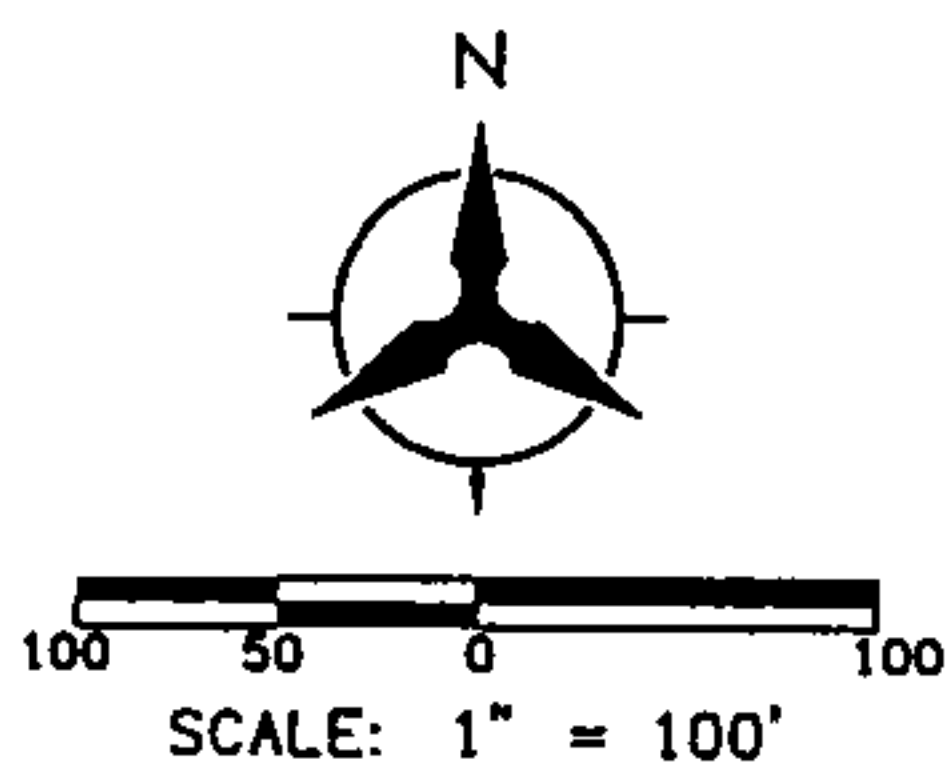
Thank You

EASEMENT VACATION EXHIBIT



EASEMENT TO BE VACATED

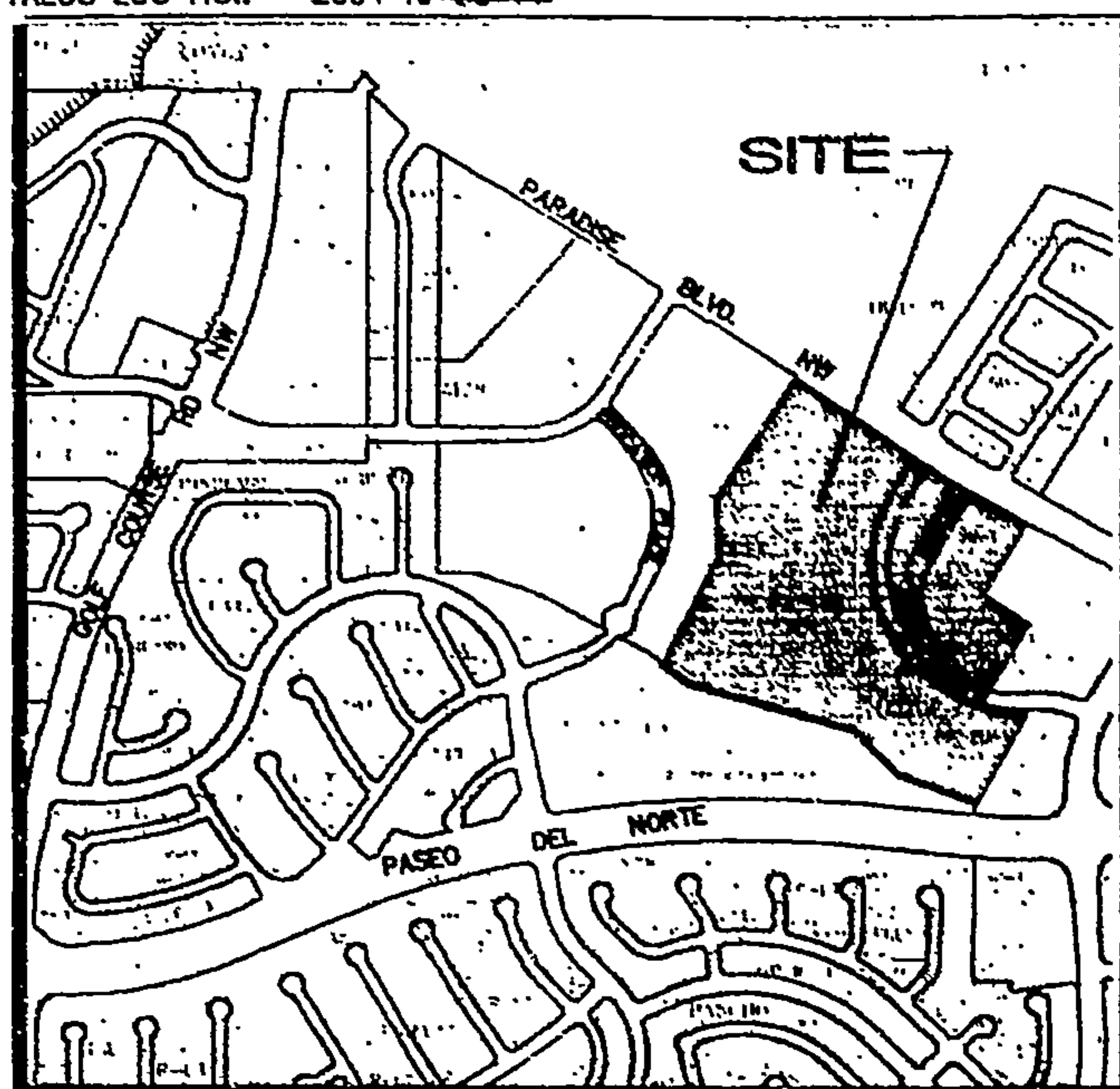
- 1. 10. P.U.E. & TEMPORARY DRAINAGE EASEMENT (2005C-218) TO BE VACATED WITH FUTURE PLATTING
- 2. 10. P.U.E. & TEMPORARY DRAINAGE EASEMENT (2005C-218) TO BE VACATED WITH FUTURE PLATTING



**VACATIONS
EXHIBIT B**

Date 07/18/07

TALDS LOG NO.: 200510 28 39
8894-10-35-74



C-12

1"=750'

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 3
2. Total Number of Existing Lots: 1
3. Total Number of Tracts created: 3
4. Total Number of Lots created: 1
5. Gross Subdivision Acreage: 26.7603 Ac.
6. Total Mileage of Full Width Streets Created: 0.2061
7. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
8. Distances are ground distances.
9. Basis of boundary are the following plats (and documents) of record entitled:
 "A SUBDIVISION OF REVIEW", REC. JUNE 27, 1986 IN BOOK C30, PAGE 178.
 "PLAT OF ALBUQUERQUE WEST UNIT 1", REC. MARCH 8, 1990, VOLUME C90, FOLIO 67
 "PLAT OF ALBUQUERQUE WEST UNIT 1", REC. AUGUST 13, 2004, BK-2004c, PG. 239
 all being records of Bernalillo County, New Mexico.
10. Field Survey performed March, 2003 & April 2005
11. Title Report: N/A
12. Address of Property: None provided.
13. City of Albuquerque, New Mexico Division: SU-1 PDA TO INCLUDE C-1 USES
14. 100 Year Flood Zone Designation:
15. Encroachments: None apparent.

BULK LAND VARIANCE NOTE

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT. DETAILS OF THE VARIANCE OR WAIVER WERE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON 4/24/2005, IN BKA-99, PAGE 304.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL. THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED. BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

LEGAL DESCRIPTION

A certain tract of land situate within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, Town of Alameda Grant, Bernalillo County, New Mexico, being and comprising ALL OF TRACTS B-1, C-1 & D-1, AND LOT 6-A-1 of ALBUQUERQUE WEST, UNIT ONE, as the same is shown and designated upon the Plat of said ALBUQUERQUE WEST, UNIT ONE, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 13, 2004 in BK-2004c, Page 239, and a portion of NUNZIO AVE. N.W. A CITY OF ALBUQUERQUE PUBLIC RIGHT-OF-WAY as found on said plat of ALBUQUERQUE WEST, UNIT ONE, and containing an area of 26.7603 Acres (1,165,679 square feet) more or less.

DISCLOSURE STATEMENT

The intent of this plat is to realign Nunzio Ave. NE by vacating and dedicating a public right-of-way, and to grant those easements necessary to serve the commercial development and to vacate easements along the vacated right-of-way.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

and said owners (TRACTS B-1, C-1 & D-1) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided,

OWNERS

AMERICAN EAGLE, L.P. (TRACTS B-1-A, C-1-A & D-1-A)

R.J. Schaefer 4/27/05
 R. J. SCHAEFER REALTY & INVESTMENT, INC. Date
 IT'S MANAGING AND GENERAL PARTNER
 BY ROBERT J. SCHAEFER, PRESIDENT

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (LOT 6-A-1)

John Kelly 4-28-05
 EXECUTIVE ENGINEER Date

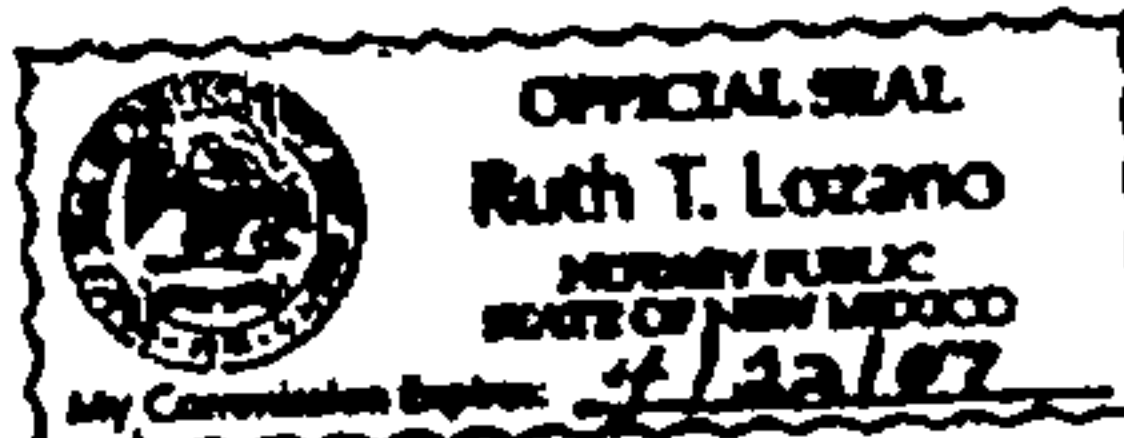
ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
 COUNTY OF BERNALILLO }

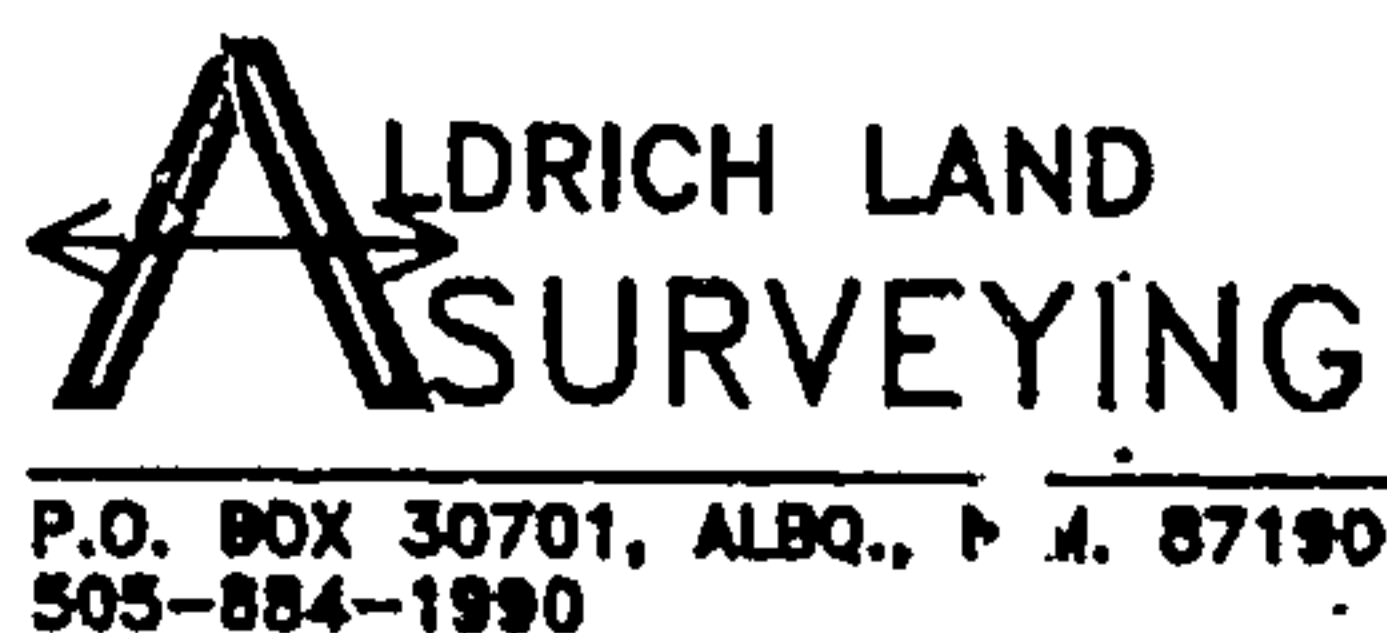
This instrument was acknowledged before me on April 27 2005 by R.J. Schaefer of, R. J. SCHAEFER REALTY & INVESTMENT, INC. MANAGING AND GENERAL PARTNER OF AMERICAN EAGLE, L.P. on behalf of said company.

My Commission Expires: 4/22/07

Ruth J. Lopez
 Notary Public



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 4110... PROPERTY OWNER OF RECORD... BERNALILLO COUNTY TREASURER'S OFFICE... 4/24/05



PLAT FOR TRACTS B-1-A, C-1-A, & D-1-A & LOT 6-A-1-A ALBUQUERQUE WEST, UNIT ONE

TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.
 ALBUQ., BERNALILLO COUNTY, NEW MEXICO

APRIL 2005



APPROVALS

DRB PROJECT NO. 1003445
 APPLICATION NO. 05DRB00724 + 05DRB00725 +
 Utility Approvals 05DRB-00726

- | | |
|--|---------|
| <u>Leon G. Meeks</u> | 5-11-05 |
| PNM ELECTRIC SERVICES DIVISION | DATE |
| <u>Leon G. Meeks</u> | 5-11-05 |
| PNM GAS SERVICES DIVISION | DATE |
| <u>Marcus Boy</u> | 5-23-05 |
| QWEST | DATE |
| <u>Karen Bulson</u> | 5-11-05 |
| COMCAST | DATE |
| <u>[Signature]</u> | 5-11-05 |
| NEW MEXICO UTILITIES INC. | DATE |
| City Approvals | |
| <u>[Signature]</u> | 4-29-05 |
| CITY SURVEYOR | DATE |
| <u>[Signature]</u> | 5-27-05 |
| REAL PROPERTY DIVISION | DATE |
| N/A | 5/25/05 |
| ENVIRONMENTAL HEALTH DEPARTMENT | DATE |
| <u>[Signature]</u> | 5-25-05 |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | DATE |
| <u>[Signature]</u> | 5-25-05 |
| UTILITIES DEVELOPMENT | DATE |
| <u>Christina Dandora</u> | 5/25/05 |
| PARKS AND RECREATION DEPARTMENT | DATE |
| <u>Martin W. Ekegh</u> | 4-28-05 |
| AMAFCA | DATE |
| <u>Bradley B. Bingham</u> | 5/25/05 |
| CITY ENGINEER | DATE |
| <u>[Signature]</u> | 6/24/05 |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | DATE |

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief."

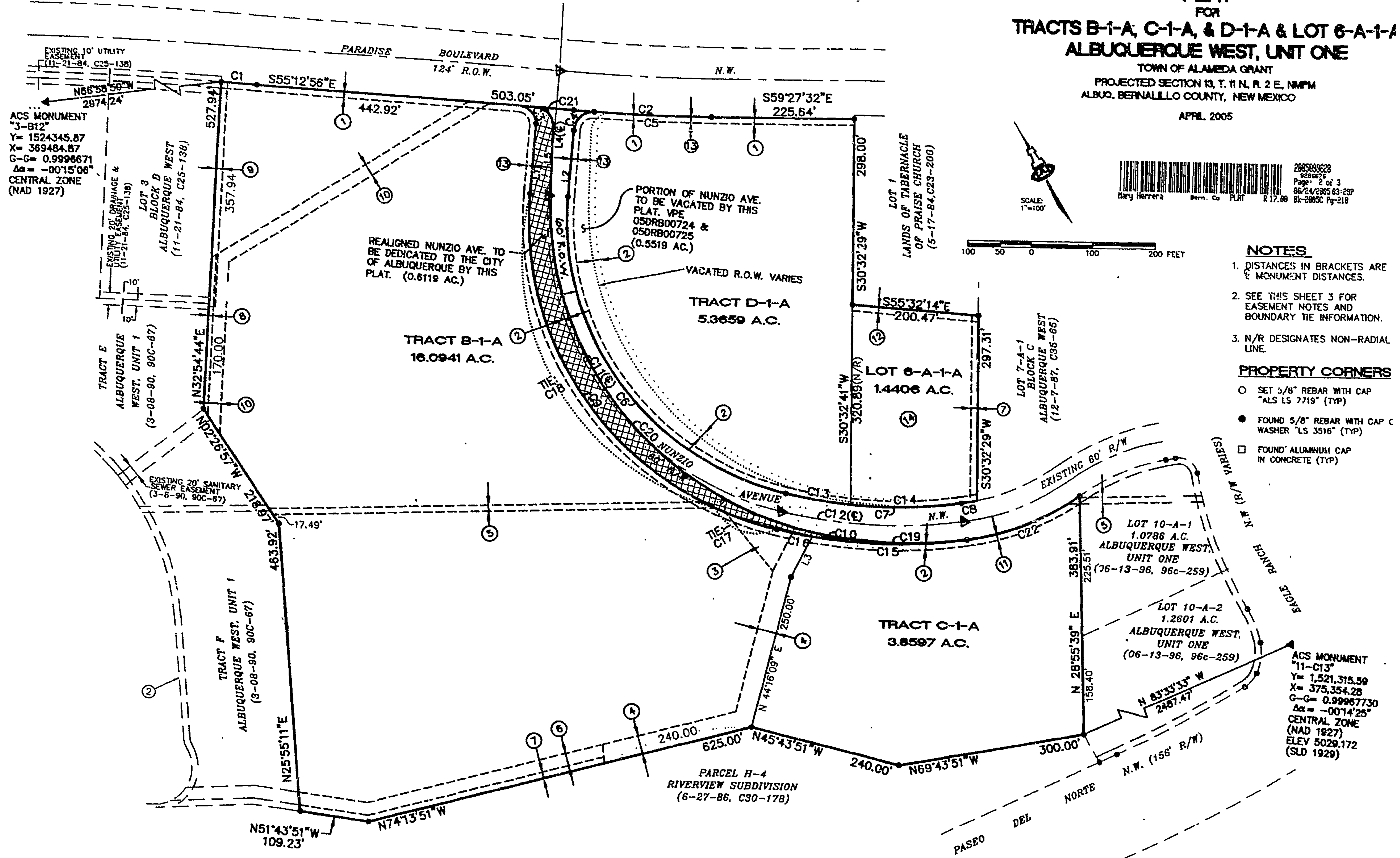
Timothy Aldrich 04-28-05
 Timothy Aldrich, P.L.S. No. 119 Date

**PLAT
FOR
TRACTS B-1-A, C-1-A, & D-1-A & LOT 6-A-1-A
ALBUQUERQUE WEST, UNIT ONE**

TOWN OF ALAMEDA GRANT
PROJECTED SECTION 13, T. 11 N., R. 2 E., NMPM
ALBUQ. BERNALILLO COUNTY, NEW MEXICO

APRIL 2005

288589628
6266676
Page: 2 of 3
86/24/2885 63:25P
R 17.88 BX-2885C Pg-218



ACS MONUMENT
"J-B12"
Y= 1524345.87
X= 369484.87
G-G= 0.9996671
Δα = -00'15"06"
CENTRAL ZONE
(NAD 1927)

NOTES

- DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
- SEE THIS SHEET 3 FOR EASEMENT NOTES AND BOUNDARY TIE INFORMATION.
- N/R DESIGNATES NON-RADIAL LINE.

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND 5/8" REBAR WITH CAP C WASHER "LS 3516" (TYP)
- FOUND ALUMINUM CAP IN CONCRETE (TYP)

LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT

PLAT
FOR
TRACTS B-1-A, C-1-A, & D-1-A & LOT 6-A-1,
ALBUQUERQUE WEST, UNIT ONE

TOWN OF ALAMEDA GRANT
PROJECTED SECTION 13, T. 11 N., R. 2 E., NMPM
ALBUQ., BERNALILLO COUNTY, NEW MEXICO

APRIL 2005



EASEMENTS

- ① EXISTING 10' UTILITY EASEMENT (3-8-90, 90C-67)
- ② EXISTING 10' UTILITY EASEMENT, PORTION ADJACENT TO VACATED NUNZIO AVENUE TO BE VACATED BY THIS PLAT. (~~3-8-90, 90C-67~~) (B-13-04, 2004C-239)
- ③ EXISTING TEMPORARY DRAINAGE EASEMENT (3-8-90, 90C-67)
- ④ EXISTING 30' TEMPORARY DRAINAGE EASEMENT (3-8-90, 90C-67)
- ⑤ EXISTING 10' PNM & MTN. STATES T. & T. CO. EASEMENT (12-21-62, D673-193)
- ⑥ EXISTING 20' TEMPORARY DRAINAGE EASEMENT (3-8-90, 90C-67)
- ⑦ EXISTING 10' DRAINAGE AND UTILITY EASEMENT (11-21-84, C25-138)
- ⑧ EXISTING 7.41' SANITARY SEWER EASEMENT (3-8-90, 90C-67)
- ⑨ EXISTING 10' DRAINAGE EASEMENT (3-8-90, 90C-67)
- ⑩ EXISTING 20' CONSTRUCTION EASEMENT & EXISTING 10' UTILITY MAINTENANCE EASEMENT (12-10-73, BK.344-PG.808)
- ⑪ EXISTING 10' PUBLIC UTILITY & BICYCLE FACILITY EASEMENT (12-7-87, C35-64)
- ⑫ EXISTING 10' DRAINAGE EASEMENT (11-21-84, C25-138)
- ⑬ 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.
- ⑭ EXISTING TEMPORARY BLANKET DRAINAGE EASEMENT (03-08-90, 90C-67)

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	6486.09	55.76	27.88	55.76	N 55°27'42" W	0°29'33"
C2	2926.79	217.35	108.73	217.30	S 57°20'35" E	4°15'18"
C5	2926.84	185.08	92.57	185.05	S 57°39'31" E	3°37'23"
C6	449.95	637.90	385.85	385.81	S 05°51'10" E	81°13'47"
C7	745.00	281.25	142.32	279.58	S 57°16'49" E	21°37'48"
C8	350.00	23.91	11.96	23.90	S 70°03'09" E	3°54'51"
C9	510.00	723.22	437.51	664.13	S 05°50'25" E	81°15'00"
C10	805.00	303.90	153.78	302.10	S 57°16'49" E	21°37'48"
C11	480.00	680.68	411.77	625.06	S 05°50'25" E	81°15'00"
C12	775.00	292.58	148.05	290.84	S 57°16'49" E	21°37'48"
C13	745.00	104.26	52.22	104.18	S 50°28'28" E	8°01'07"
C14	745.00	176.99	88.91	176.57	S 61°17'23" E	13°36'42"
C15	805.00	247.72	124.85	246.74	S 59°16'47" E	17°37'52"
C16	805.00	56.18	28.10	56.17	S 48°27'53" E	3°59'56"
C17	510.00	103.71	52.04	103.53	S 40°38'22" E	11°39'06"
C18	510.00	619.51	354.45	582.11	S 00°00'52" E	69°35'54"
C19	784.00	189.34	95.13	188.88	S 59°58'39" E	13°50'14"
C20	534.00	792.92	489.98	722.06	S 10°31'14" E	85°04'37"
C21	534.00	792.92	489.98	722.06	S 10°31'14" E	85°04'37"
C22	410.00	195.46	99.62	193.61	S 01°45'22" E	27°18'51"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 31°54'58" W	111.95
L2	S 31°54'40" W	106.83
L3	N 56°49'18" E	79.55
L4	S 31°54'58" W	138.98

OWNER (LOT 6-A)

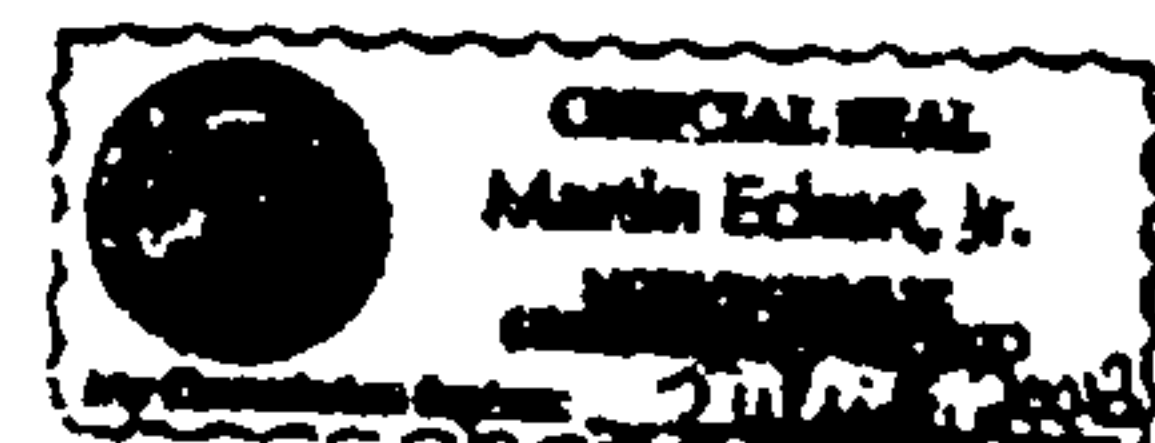
ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on April 28 2005 by John Kelly known to me to be the EXECUTIVE ENGINEER of ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, A Political Subdivision of the State of New Mexico.

My Commission Expires: July 8, 2008

Martin Eckert Jr.
Notary Public



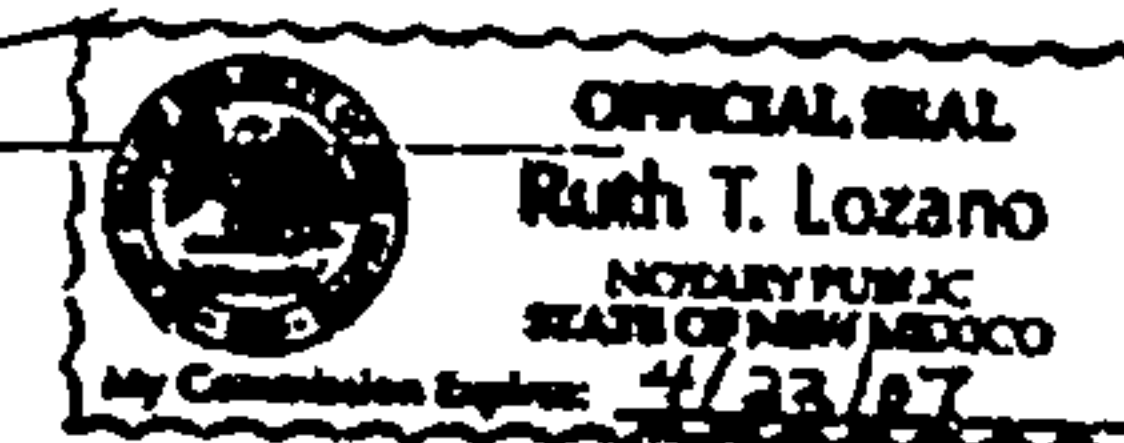
PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE

PUBLIC SERVICE COMPANY OF NEW MEXICO, FOR ITS ELECTRIC AND GAS SERVICES DIVISIONS, DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT.

PNM ELECTRIC AND GAS SERVICES

BY: Leonard G. Martinez

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS April 28 DAY OF May, 2005, BY Leonard G. Martinez OF PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

Ruth T. Lozano
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/22/07

John Kelly
04-28-05

#19

ORIGINAL

Figure 12
INFRASTRUCTURE LIST
 EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
FOUNTAIN HILLS

DRB Project No. 1003445
 App # 07 DRB-70054

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
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PHASE 1 INFRASTRUCTURE IMPROVEMENTS

PHASE 1 OFFSITE PUBLIC ROADWAY IMPROVEMENTS

30' F-F 16' MEDIAN	ARTERIAL PAVEMENT W/ MEDIAN & STD. CURB & GUTTER W/ 6' SIDEWALK ON SOUTHSIDE	PARADISE BLVD	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUNDARY					
30' WIDE	4" TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	DAVENPORT ST	WEST PROPERTY BOUNDARY					
30' WIDE	4" TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	EAST PROPERTY LINE	EXISTING MINI STORAGE UNIT WEST PROPERTY LINE					
NOTE:	STREET LIGHTS AS PER COA DPM								
NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.								

PHASE 1 ONSITE PUBLIC ROADWAY IMPROVEMENTS

40' F-F	PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON BOTH SIDES	NUNZIO AVE	EAGLE RANCH RD	VISTA FUENTE ROAD					
VARIES 24' F-F MIN - 48' F-F MAX	PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON EAST SIDE	NUNZIO AVE EAST HALF OF ROADWAY	VISTA FUENTE ROAD	PARADISE BLVD					
	ROUNDAABOUT	NUNZIO AVE	VISTA FUENTE	NUNZIO AVE					
NOTE:	STREET LIGHTS AS PER COA DPM								
NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.								

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 1 PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	NUNZIO AVE	EAGLE RANCH RD	PARADISE BLVD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	VISTA FUENTE ROAD	140' SOUTHWEST OF INTERSECTION OF VISTA FUENTE ROAD & NUNZIO AVE	NUNZIO AVE	/	/	/
PHASE 1 PUBLIC WATERLINE IMPROVEMENTS									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	NUNZIO AVE	EAGLE RANCH RD	PARADISE BLVD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VISTA FUENTE ROAD	EDUCATION PLACE	NUNZIO AVE	/	/	/
PHASE 1 PUBLIC STORM DRAIN IMPROVEMENTS									
		18"-42" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	NUNZIO AVE	PARADISE BLVD	EXISTING LOT 6-A-1	/	/	/
		18"-30" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	VISTA FUENTE ROAD	EDUCATION PLACE	NUNZIO AVE	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	TRACT 6-A-1	TRACT D	DETENTION POND	/	/	/
		2.5 AC-FT	DETENTION POND	EXISTING LOT 6-A-1			/	/	/
PHASE 2 INFRASTRUCTURE IMPROVEMENTS									
PHASE 2 OFFSITE PUBLIC ROADWAY IMPROVEMENTS									
			TRAFFIC SIGNAL	PARADISE BLVD/ PRICKLY PEAR ST			/	/	/
		12' WIDE	ADD 2ND LEFT TURN ARTERIAL PAVEMENT W/ PCC CURB & GUTTER	PASEO DEL NORTE EAST BOUND LANE		RICHLAND HILLS RD	/	/	/
		12' WIDE	ADD RIGHT TURN LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER	RICHLAND HILLS RD SOUTHBOUND LANE		PASEO DEL NORTE	/	/	/
		12' WIDE	ADD RIGHT TURN LANE ARTERIAL PAVEMENT	PASEO DEL NORTE WESTBOUND LANE	RICHLAND HILLS RD	150' EAST OF RICHLAND HILLS EAST CURB & GUTTER	/	/	/
		10' WIDE	TRAIL	PASEO DEL NORTE	WEST PROPERTY LINE	EAGLE RANCH RD	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		12' WIDE	ADD 2ND LEFT TURN LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER (ADD'L WIDTH TO BE TAKEN FROM MEDIAN)	PASEO DEL NORTE EAST BOUND LANE		EAGLE RANCH RD	/	/	/
		11' WIDE	ADD THIRD THRU LANE - STRIPING MODIFICATION ONLY	PASEO DEL NORTE EAST BOUND LANE	WEST OF EAGLE RANCH	EAST OF EAGLE RANCH	/	/	/
		12' WIDE	ADD THIRD THRU LANE - STRIPING MODIFICATION ONLY	PASEO DEL NORTE WEST BOUND LANE	BEGINNING FREE RIGHT	EAGLE RANCH RD	/	/	/
		12' WIDE	ADD THIRD THRU LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER 6' BIKE LANE	PASEO DEL NORTE WEST BOUND LANE	EAGLE RANCH RD	RICHLAND FOUNTAIN HILLS WEST BOUNDARY	/	/	/
		12' WIDE	ADD LEFT TURN LANE (DONE W/ COSTCO) NO FINANCIAL GUARANTEE REQUIRED	COORS BLVD. NORTHBOUND		EAGLE RANCH RD	/	/	/
		6' WIDE	BIKE LANE w/ PCC CURB & GUTTER w/ 6' SIDEWALK	EAGLE RANCH ROAD	SOUTH BOUNDARY TRACT 10-A-1	PASEO DEL NORTE	/	/	/

PHASE 2 ONSITE PUBLIC ROADWAY IMPROVEMENTS

		40' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON BOTH SIDES	VISTA FUENTE ROAD	EDUCATION PLACE	NUNZIO AVE	/	/	/
		VARIES 20' MIN	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON WEST SIDE	NUNZIO AVE WEST HALF OF ROADWAY	VISTA FUENTE ROAD	PARADISE BLVD	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM						
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY. □						

BRUCE STIDWORTHY, PE
PREPARED BY: PRINT NAME

06/05/07

[Signature]
DRB CHAIR

[Signature] 6/20/07
DATE

[Signature] 6/20/07
PARKS & GENERAL SERVICES DATE

BOHANNAN HUSTON INC.
FIRM:

[Signature] 6-20-07
TRANSPORTATION DEVELOPMENT DATE

[Signature] 6/5/07
SIGNATURE DATE

[Signature] 6/20/07
UTILITY DEVELOPMENT DATE

[Signature] 6/20/07
CITY ENGINEER DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

[Signature] 6-19-07
DATE

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER

ORIGINAL

Figure 12
INFRASTRUCTURE LIST

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

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
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PHASE 1 INFRASTRUCTURE IMPROVEMENTS

PHASE 1 OFFSITE PUBLIC ROADWAY IMPROVEMENTS

		31' F-F 16' MEDIAN	ARTERIAL PAVEMENT W/ MEDIAN & STD. CURB & GUTTER W/ 6' SIDEWALK ON SOUTHSIDE	PARADISE BLVD	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUNDARY	/	/	/
		24' WIDE	4" TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	DAVENPORT ST	WEST PROPERTY BOUNDARY	/	/	/
		24' WIDE	4" TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	EAST PROPERTY LINE	EXISTING MINI STORAGE UNIT WEST PROPERTY LINE	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM						
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.						

PHASE 1 ONSITE PUBLIC ROADWAY IMPROVEMENTS

		40' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON BOTH SIDES	FOUNTAIN HILLS BLVD	EAGLE RANCH RD	FOUNTAIN HILLS PARKWAY	/	/	/
		VARIES 24' F-F MIN - 48' F-F MAX	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON EAST SIDE	FOUNTAIN HILLS BLVD EAST HALF OF ROADWAY	FOUNTAIN HILLS PARKWAY	PARADISE BLVD	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM						
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.						

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 1 PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	FOUNTAIN HILLS BLVD	EAGLE RANCH RD	PARADISE BLVD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	WEST BOUNDARY	NORTH BOUNDARY TRACT E	PARADISE BLVD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	FOUNTAIN HILLS PARKWAY	140' SOUTHWEST OF INTERSECTION OF FOUNTAIN HILLS PRKWY & FOUNTAIN HILLS BLVD	FOUNTAIN HILLS BLVD	/	/	/
PHASE 1 PUBLIC WATERLINE IMPROVEMENTS									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FOUNTAIN HILLS BLVD	EAGLE RANCH RD	PARADISE BLVD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FOUNTAIN HILLS PARKWAY	EDUCATION PLACE	FOUNTAIN HILLS BLVD	/	/	/
PHASE 1 PUBLIC STORM DRAIN IMPROVEMENTS									
		18"-42" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	FOUNTAIN HILLS BLVD	PARADISE BLVD	EXISTING LOT 6-A-1	/	/	/
		18"-30" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	FOUNTAIN HILLS PARKWAY	EDUCATION PLACE	FOUNTAIN HILLS BLVD	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS, & INLETS	TRACT 6-A-1	TRACT B	DETENTION POND	/	/	/
		2.5 AC-FT	DETENTION POND	EXISTING LOT 6-A-1			/	/	/
PHASE 2 INFRASTRUCTURE IMPROVEMENTS									
PHASE 2 OFFSITE PUBLIC ROADWAY IMPROVEMENTS									
			TRAFFIC SIGNAL	PARADISE BLVD/ PRICKLY PEAR ST			/	/	/
		12' WIDE	ADD 2ND LEFT TURN ARTERIAL PAVEMENT W/ PCC CURB & GUTTER	PASEO DEL NORTE EAST BOUND LANE		RICHLAND HILLS RD	/	/	/
		12' WIDE	ADD RIGHT TURN LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER	RICHLAND HILLS RD SOUTHBOUND LANE		PASEO DEL NORTE	/	/	/
		12' WIDE	ADD RIGHT TURN LANE ARTERIAL PAVEMENT	PASEO DEL NORTE WESTBOUND LANE	RICHLAND HILLS RD	150' EAST OF RICHLAND HILLS EAST CURB & GUTTER	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		12' WIDE	ADD 2ND LEFT TURN LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER (ADD'L WIDTH TO BE TAKEN FROM MEDIAN)	PASEO DEL NORTE EAST BOUND LANE		EAGLE RANCH RD	/	/	/
		11' WIDE	ADD THIRD THRU LANE - STRIPING MODIFICATION ONLY	PASEO DEL NORTE EAST BOUND LANE	WEST OF EAGLE RANCH	EAST OF EAGLE RANCH	/	/	/
		12' WIDE	ADD THIRD THRU LANE - STRIPING MODIFICATION ONLY	PASEO DEL NORTE WEST BOUND LANE	BEGINNING FREE RIGHT	EAGLE RANCH RD	/	/	/
		12' WIDE	ADD THIRD THRU LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER	PASEO DEL NORTE WEST BOUND LANE	EAGLE RANCH RD	FOUNTAIN HILLS WEST BOUNDARY	/	/	/
		12' WIDE	ADD LEFT TURN LANE (DONE W/ COSTCO) NO FINANCIAL GUARANTEE REQUIRED	COORS BLVD. NORTHBOUND		EAGLE RANCH RD	/	/	/
		6' WIDE	BIKE LANE	EAGLE RANCH ROAD	SOUTH BOUNDARY TRACT 10-A-1	PASEO DEL NORTE	/	/	/

PHASE 2 ONSITE PUBLIC ROADWAY IMPROVEMENTS

		40' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON BOTH SIDES	FOUNTAIN HILLS PARKWAY	EDUCATION PLACE	FOUNTAIN HILLS BLVD	/	/	/
		VARIES 20' MIN	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON WEST SIDE	FOUNTAIN HILLS BLVD WEST HALF OF ROADWAY	FOUNTAIN HILLS PARKWAY	PARADISE BLVD	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM						
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETScape AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY. □						

BRUCE STIDWORTHY, PE PREPARED BY: PRINT NAME	06/05/07 DATE	DRB CHAIR DATE	PARKS & GENERAL SERVICES DATE
BOHANNAN HUSTON INC FIRM.		TRANSPORTATION DEVELOPMENT DATE	AMAFCA DATE
<i>Bruce Stidworthy</i> SIGNATURE	6/12/07 DATE	UTILITY DEVELOPMENT DATE	CITY ENGINEER DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION		DATE	DATE

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



<p>SUBDIVISION</p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> ...for Subdivision Purposes</p> <p><input type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form S</p> <p>V</p> <p>P</p> <p>L</p>	<p>Supplemental form ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p>Z</p> <p>A</p>
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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>FOUNTAIN HILLS PLAZA LLC.</u>	PHONE: <u>239-0920</u>
ADDRESS: <u>PO BOX 56883</u>	FAX: <u>890-7278</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87187</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER & DEVELOPER</u>	
AGENT (if any): <u>BOHANNAN HUSTON INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____

DESCRIPTION OF REQUEST: PRELIMINARY/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. TRACTS B-1-A,C-1-A,D-1-A, LOT 10-A-2, TRACT B Block: D Unit: _____

Subdiv. / Addn. ALBUQUERQUE WEST UNIT 1, RICHLAND HILLS UNIT 1

Current Zoning: SU-1 FOR IP USES W/EXCEPTIONS Proposed zoning: _____
PPA TO INCLUDE C-3 USES

Zone Atlas page(s): C-12 No. of existing lots: 1 No. of proposed lots: 9

Total area of site (acres): 39.9074 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 101206442535210607, 101206447034910703, 101206439428711901 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: NUNZIO AVE. NW
 Between: PARADISE BLVD. NW and PASEO DEL NORTE

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 1003445

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

SIGNATURE Bruce Stidworthy DATE 6/12/2007

(Print) BRUCE STIDWORTHY Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 76054</u>	<u>P+F</u>	<u>53</u>	\$ <u>775.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>6/20/07</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>795.00</u>

Spesh on Review 6/12/07
 Planner signature / date

Project # 1003445

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

- 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**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers 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.

Bruce Stidworthy

Bruce Stidworthy

Applicant name (print)
6-12-2007

Applicant signature / date



Form revised 4/07

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

Application case numbers
07DRB - - 70054

Joshua Rivera 6/12/07
Planner signature / date
Project # 1003445

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

June 12, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Preliminary/Final Plat Approval
A replat of Tracts B-1-A, C-1-A, D-1-A, and 6-A-1-A, Albuquerque West Unit 1 and Tract B
of Richland Hills Unit 1
TBKA- Fountain Hills Subdivision DRB#1003445

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property
- Fee in the amount of \$795.00
- Letter justifying and describing request

The site is located on Eagle Ranch Road between Paradise Blvd and Paseo del Norte. We are requesting to replat the existing tracts to add additional right-of-way (Vista Fuente Road), modify property lines as required for a land swap between Fountain Hills Plaza LLC and First Baptist Church as well as add and reconfigure lot lines. A vacation request was heard and approved at DRB on March 28, 2007 to vacate various easements on the site. We are also requesting grading plan approval at this time. The grading and drainage plan was submitted to City Hydrology on June 4, 2007.

Please place this item on the DRB Agenda to be heard on June 20, 2007. If you have any questions or require additional information, please contact me.

Sincerely,

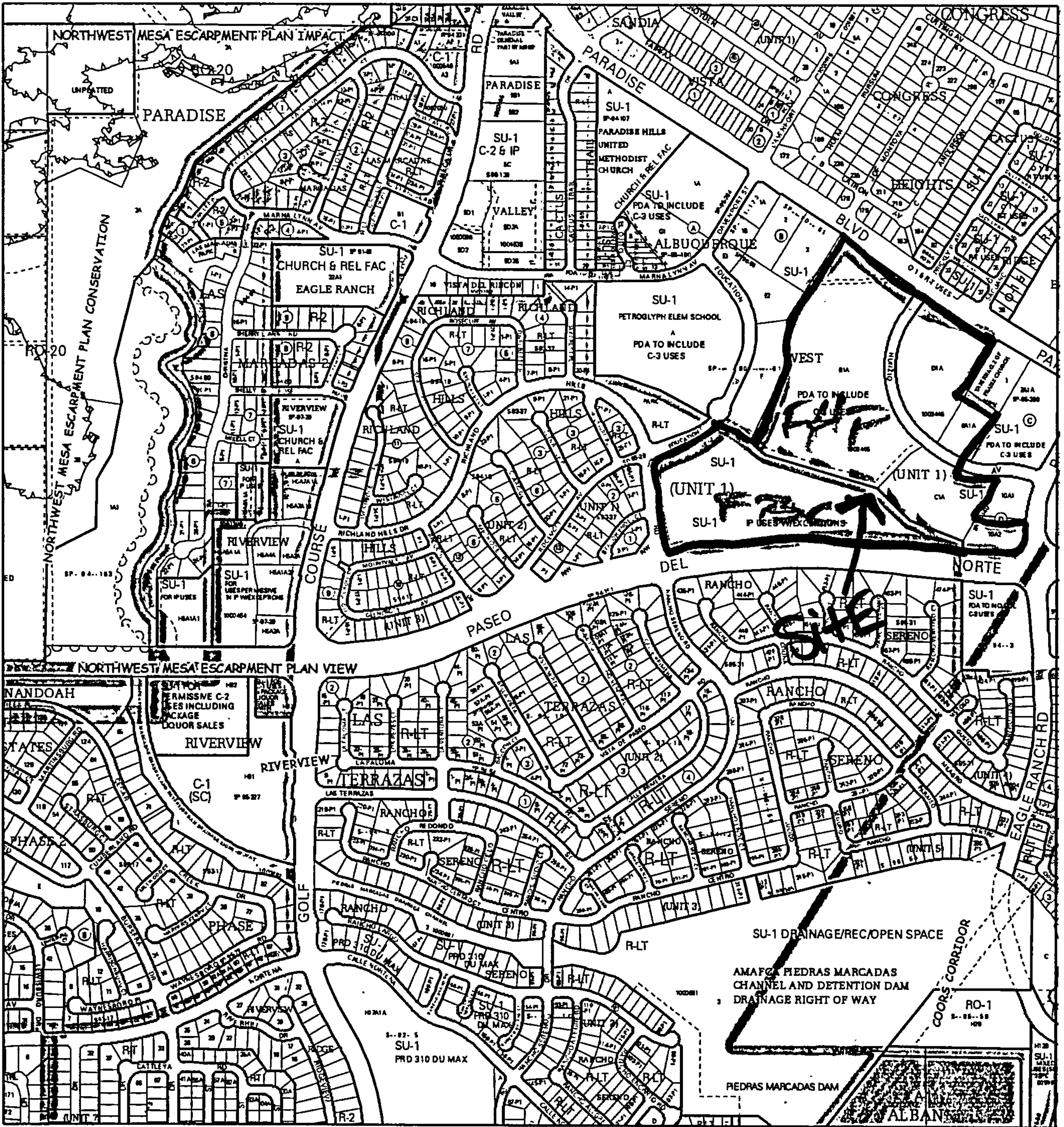


Yolanda Padilla Moyer, P.E.
Project Manager
Community Development and Planning Group

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



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

AGIS
Albuquerque Geographic Information System

Map amended through: 2/18/2007

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.		

0 750 1,500 Feet

#19

City of Albuquerque Planning Department

One Stop Shop - Development and Building Services

06/12/2007 Issued By: PLNJMP

Permit Number: 2007 070 054 **Category Code 0910**

Application Number: 07DRB-70054, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: NUNZIO ANE. NW BETWEEN PARADISE BLVD NW AND PASEO DEL NORTE NW

Project Number: 1003445

Applicant
Fountain Hills Plaza Llc.

Po Box 56883
Albuquerque, NM 87187
239-0902

Agent / Contact
Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque, NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$775.00
TOTAL:		\$795.00

6/12/2007 10:42AM LOC: ANNX
 RECEIPT# 00083394 WSH 007 TRANS# 0009
 Account 441006 Fund 0110
 Activity 4983000 TRSMSP
 Trans Amt \$795.00
 J24 Misc \$775.00
 CK \$795.00
 CHANGE \$0.00

City Of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Division

6/12/2007 10:42AM LOC: ANNX
 RECEIPT# 00083393 WSH 007 TRANS# 0009
 Account 441032 Fund 0110
 Activity 3424000 TRSMSP
 Trans Amt \$795.00
 J24 Misc \$20.00

Thank You

Thank You

7/24/07

Fountain Hills

First Baptist Church
will apply for SPBP
for Chase using
existing plots behind
5/16.

The amended SPS +
amended zoning
is at EPC on May 17th

The new plot +
final staff for
BPB (amended) will
follow EPC approval

Strozier
Stidworthy
Benchard
2 Church members



<p>SUBDIVISION</p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input checked="" type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> ...for Subdivision Purposes</p> <p><input type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form</p> <p>S</p> <p>V</p> <p>P</p> <p>L</p>	<p>Supplemental form</p> <p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p>Z</p> <p>A</p>
---	--	---	---------------------------------

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

APPLICANT INFORMATION:

NAME: <u>FOUNTAIN HILLS PLAZA LLC.</u>	PHONE: <u>239-0920</u>
ADDRESS: <u>PO BOX 56883</u>	FAX: <u>890-7278</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87187</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER & DEVELOPER- FIRST BAPTIST CHURCH OF ALBUQUERQUE</u>	
AGENT (if any): <u>BOHANNAN HUSTON INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENTS

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

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

Lot or Tract No. TRACTS B-1-A, C-1-A, D-1-A, & LOT 6-A-1-A A, LOT 10-A-2 Block: D Unit: ONE

Subdiv. / Addn. ALBUQUERQUE WEST (FOUNTAIN HILLS) TRACT B, RICHLAND HILLS, UNIT 1 (FIRST BAPTIST CHURCH)

Current Zoning: SU-1 - IP + PPA to include C-3 uses Proposed zoning: _____

Zone Atlas page(s): C-12 No. of existing lots: 6 No. of proposed lots: 6

Total area of site (acres): 21.562 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 101206442535210607, 101206447034910703, 101206439428711901 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: NUNZIO AVE. NW
Between: PARADISE BLVD. NW and PASEO DEL NORTE, NW

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 1003445

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

SIGNATURE: Bruce Stidworthy DATE 3/1/2007
(Print) BRUCE STIDWORTHY Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 00261</u>	<u>VPE</u>	<u>V</u>	\$ <u>270.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <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 checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>03/28/07</u>	_____	_____	Total \$ <u>365.00</u>

Sandy Handley 03/02/07
Planner signature / date

Project # 1003445

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (PUBLIC HEARING CASE)**
 - ___ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
 - ___ 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. (not to exceed 8.5" by 14") **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 DPM)**
 - SIDEWALK DESIGN VARIANCE**
 - SIDEWALK WAIVER**
 - ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **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 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 (not to exceed 8.5" by 14") **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 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 (not to exceed 8.5" by 14") **6 copies**
 - ___ 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.

- VACATION OF RECORDED PLAT**
 - ___ **6 copies** of the recorded plat to be vacated.
 - ___ **6 copies** of documents justifying the vacation.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter describing, explaining, and justifying the vacation
 - ___ Any original and/or related file numbers are listed on the cover application
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- 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.

Bruce Stidworthy
 Applicant name (print)
Stephanie Walton 3/20/07
 Applicant signature / date

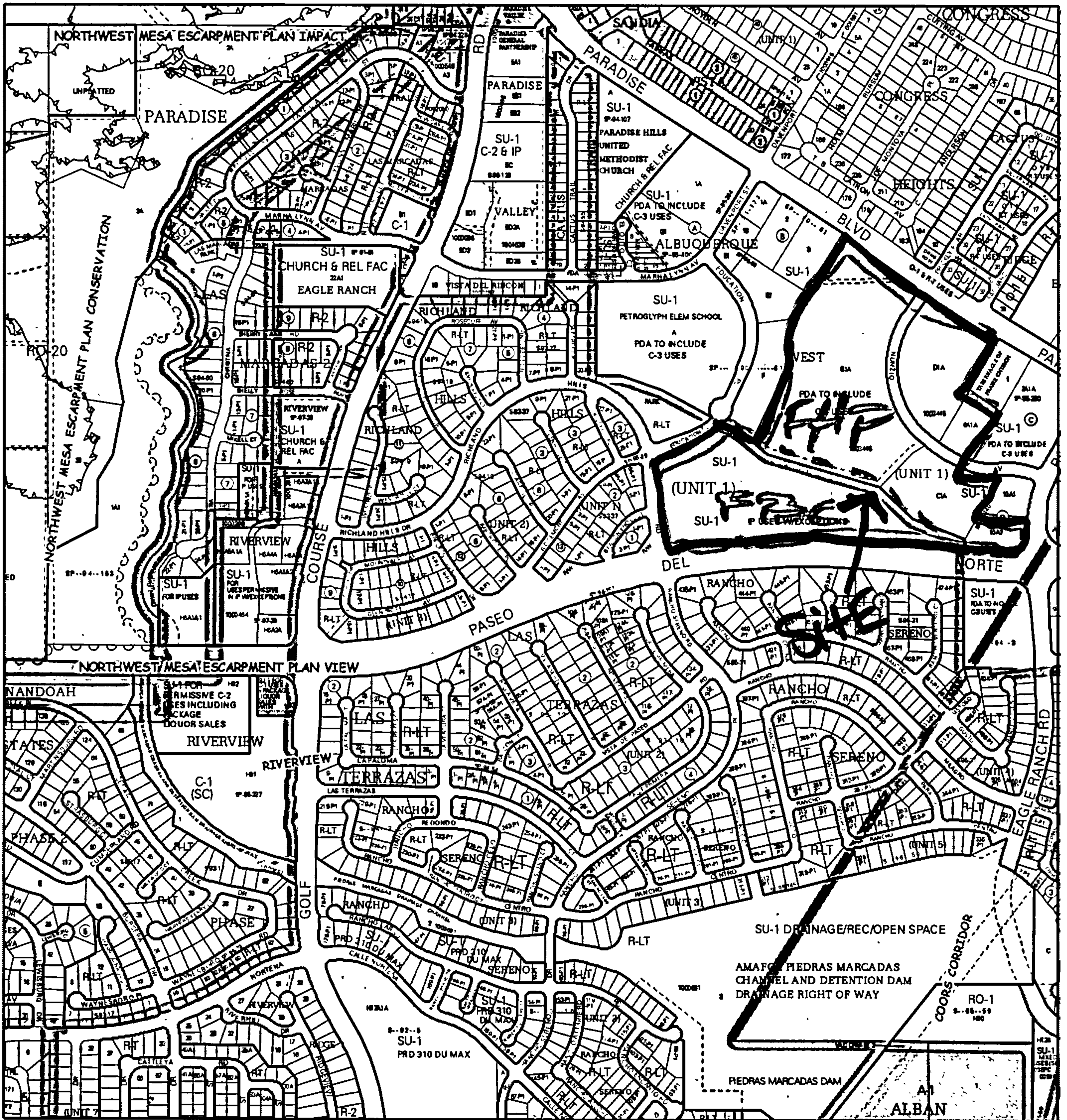


Form revised 4/03, 10/03 and APRIL 2006


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

Application case numbers
01DRB - 00261

Sandy Handley 03/02/07
 Planner signature / date
 Project # 1003445

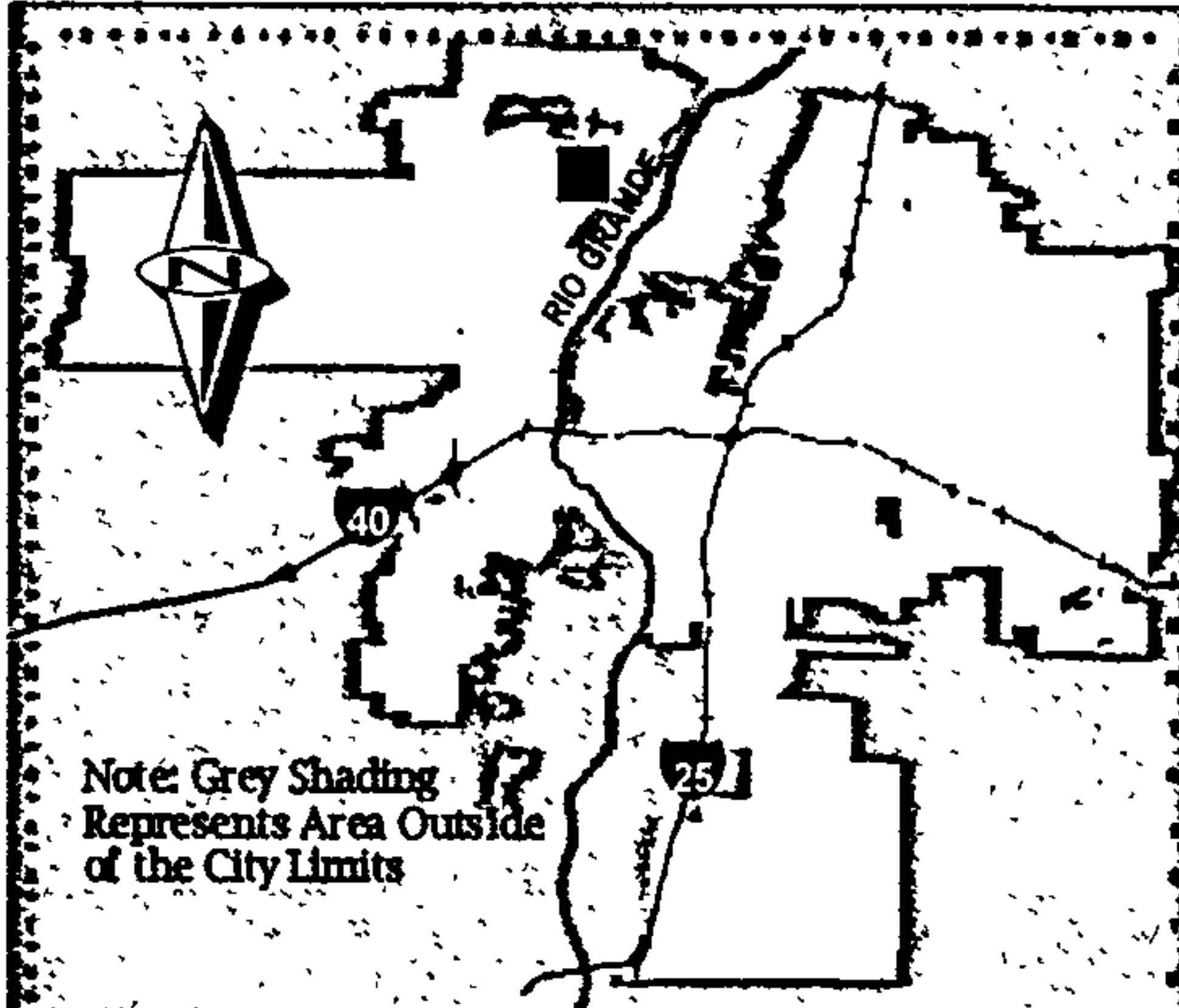


For more current information and more details visit: <http://www.cabq.gov/gis>



AGIS
Albuquerque Geographic Information System

Map amended through: 2/18/2007



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.	

0 750 1,500 Feet

March 2, 2007

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Vacation of public easements (6) DRB# 1003445
Tracts B-1-A, C-1-A, D-1-A, & Lot 6-A-1-A, Lot 10-A-2, Block D, Unit 1 Albuquerque West
(Fountain Hills)
Tract B, Richland Hills, Unit 1 (First Baptist Church)

Dear Sheran:

As a part of the proposed Fountain Hills development, it will be necessary to vacate 6 public easements. The type of easement and reason for requesting the vacation action are listed below.

- Existing 10' Public Utility Easement and Temporary Drainage Easement: A roadway is proposed between Education Place and Nunzio Ave. A storm drain line will be built within this roadway to convey any drainage to the existing AMAFCA Pond. A 10' P.U.E will also be proposed adjacent to this roadway.
- Existing 30' Temporary Drainage Easement: A roadway is proposed between Education Place and Nunzio Ave. A storm drain line will be built within this roadway to convey any drainage to the existing AMAFCA Pond.
- Existing 10' PNM & MST&T CO. Easement: A roadway is proposed between Education Place and Nunzio Ave. A 10' P.U.E will be proposed adjacent to this roadway for the relocation of the overhead lines to underground lines.
- Existing 20' Sanitary Sewer Easement. Based on the information available, a sanitary line is not built within this easement. Should one be required, it can be placed within the Paradise right-of-way.
- Existing 20' Sanitary Sewer Construction Easement & 10' Maintenance Easement. A new sanitary sewer easement will be granted with future platting along the western edge of Tract B-1-A.
- Existing 100' x 100' Well Site #11 Easement. In accordance with discussions with NMUI, a well is not necessary in this area.

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications,
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A"),
- Twenty-four (24) copies of the documents which created the easements
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$365.00

Please place this item on the DRB Agenda to be heard on March 28, 2007. If you have any questions or require further information, please contact me.

Sincerely,



Yolanda P. Moyer, P.E.

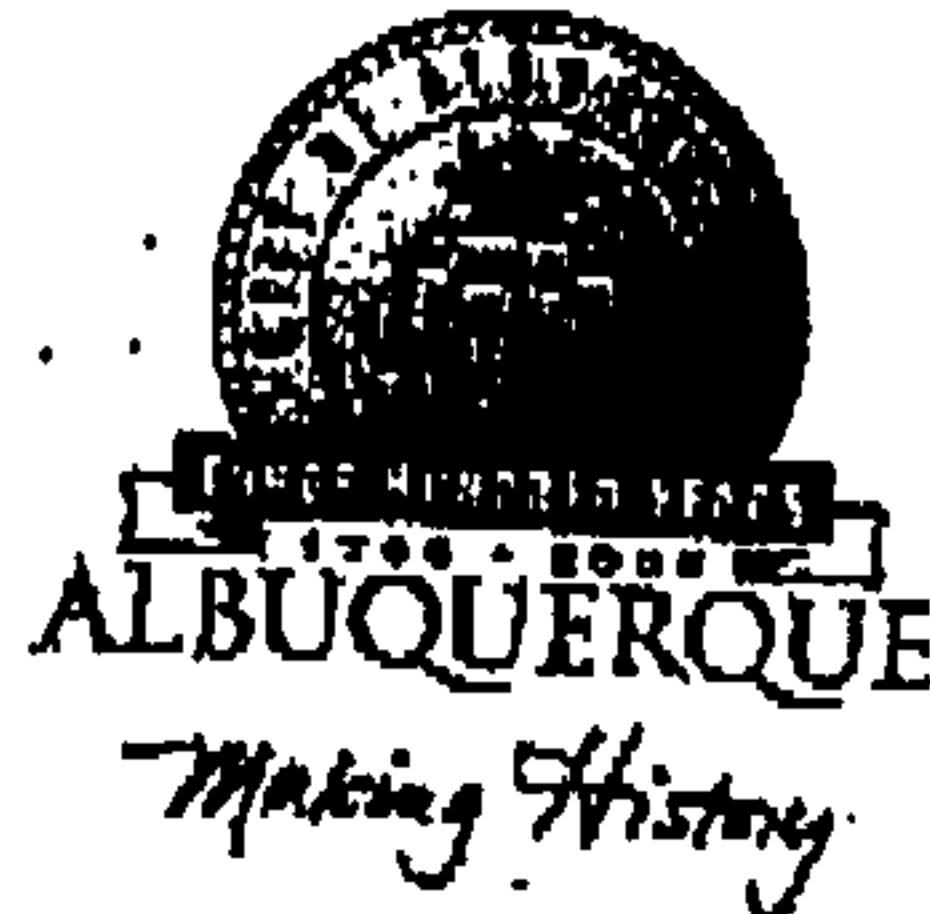
Project Manager

Community Development and Planning Group

Cc: Mike Novak,
Kyle Childress

YPM/sw
Enclosures





City of Albuquerque

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

Date: March 1, 07

TO CONTACT NAME: Stephanie Watson
 COMPANY/AGENCY: BONNANNA ATTORNS
 ADDRESS/ZIP: 1500 JEFFERSON ST NE 81109
 PHONE/FAX #: 823-1000 (Fax- 798-7988)

Thank you for your inquiry of 3-6-07 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at TRACT B-1-A plat for TRACTS B-1-A, C-1-A, D-1-A, & Lot 6-A-1 AIBUP West Unit 1, zone map page(s) C-12.

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

Taylor Ranch N.A.
 Neighborhood Association
 Contacts: Jolene Wolfley ✓
6804 Stag Horn Dr NW / 81120 ✓
890-9414(h)
Rene Horvath ✓
5515 Palomino Dr NW / 81120 ✓
898-2114 (h)

Piedras Marcadas N.A.
 Neighborhood Association
 Contacts: Kech Cederberg
9304 Drolet NW / 81114
400-5994(h)
Kee Lewis
9109 Laura Lee Pl NW
8114-792-9835(h)

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

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

Sincerely,
Valerie J. Carmona
 OFFICE OF NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Eagle Ranch N.A.

Neighborhood Association

Contacts: Fred B Hampton

9620 Stone St NW / 81114
890-5159 (h+w)

Sulia Moore

9208 C Anderson Dr NW
81114-898-6441(h)
890-1539 (w)

Rancho Sereno N.A.

Neighborhood Association

Contacts: Ken Cox

8209 Rancho Paraiso NW
81120-792-0448(h)

Sander A Rue

7500 Rancho Solano Ct
NW / 81120-899-0288(h)

Paradise Hills Civic Assoc.

Neighborhood Association

Contacts: Larry Weaver

6001 Unitas Ct NW / 81114
898-8640 (h) 846-1511 (w)

Lom Anderson

10013 Plunkett Dr. NW
897-2593 (h) 204-0106(c)

Las Terrazas N.A.

Neighborhood Association

Contacts: Eric Lookhoff

8416 Calle Primera
NW / 81120-792-9174(h)

Ed Perea

8424- La Ventura Ct
NW / 81120
720-3822 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
you are most welcomed to notify the following "Unrecognized"
neighborhood associations of this project.

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

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, LUCC, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

We recommend that the Notification Letter include the following information:

- The street address of the subject property.
- The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
- A physical description of the location, referenced to streets and existing land uses.
- A complete description of the actions requested of the EPC:
- 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").
- If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments 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.").
- If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
- The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination (ONC)

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

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

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

(Below this line for ONC use only)

Date of inquiry: 3-1-07 Time Entered: 2:44 PM ONC Rep. Initials: [Signature]

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 1, 2007

Ms. Jolene Wolfley
6804 Staghorn Dr. NW
Albuquerque, New Mexico 87120

RE: Vacation of Public Easements
Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2,
Block D, Albuquerque West

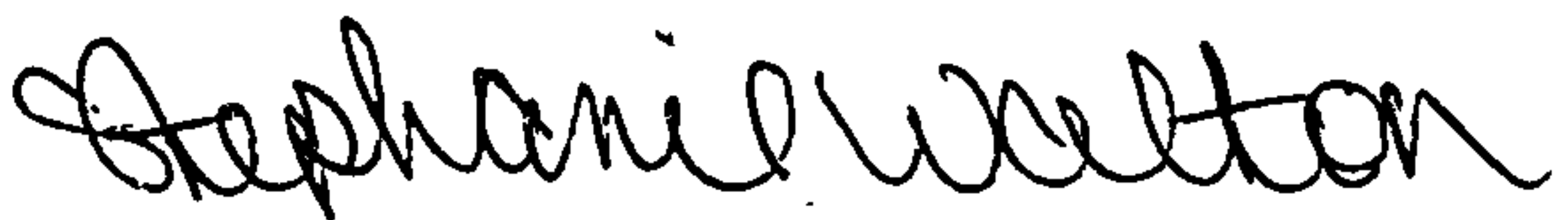
Dear Ms. Wolfley:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Taylor Ranch Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., and First Baptist Church of Albuquerque, is seeking approval of Vacation of Public Easements for Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2, Block D, Albuquerque West from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,


Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

SW
Enclosure

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87109-4335

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 1, 2007

Ms. Rene Horvath
5515 Palomino Dr. NW
Albuquerque, New Mexico 87120

RE: Vacation of Public Easements
Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2,
Block D, Albuquerque West

Dear Ms. Horvath:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Taylor Ranch Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., and First Baptist Church of Albuquerque, is seeking approval of Vacation of Public Easements for Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2, Block D, Albuquerque West from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 1, 2007

Mr. Rich Cederberg
9304 Drolet NW
Albuquerque, New Mexico 87114

RE: Vacation of Public Easements
Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2,
Block D, Albuquerque West

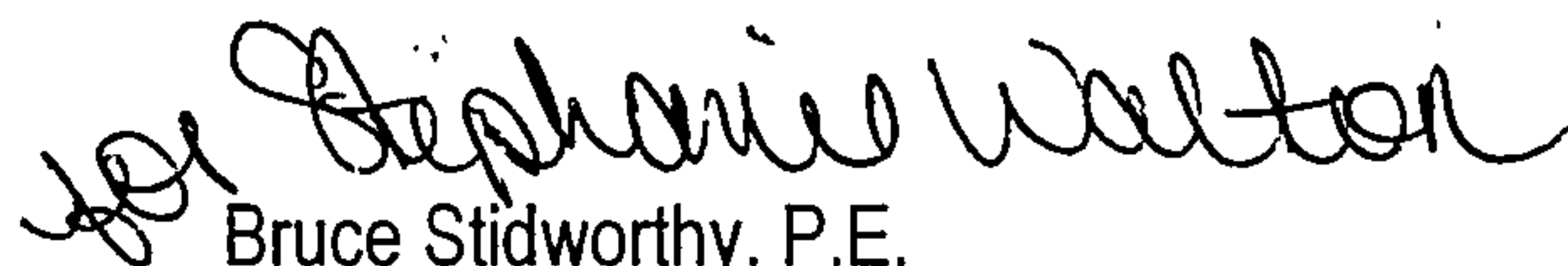
Dear Mr. Cederberg:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Piedras Marcadas Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., and First Baptist Church of Albuquerque, is seeking approval of Vacation of Public Easements for Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2, Block D, Albuquerque West from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

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87109-4335

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 1, 2007

Mr. Lee Lewis
9109 Laura Lee Pl. NW
Albuquerque, New Mexico 87114

RE: Vacation of Public Easements
Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2,
Block D, Albuquerque West

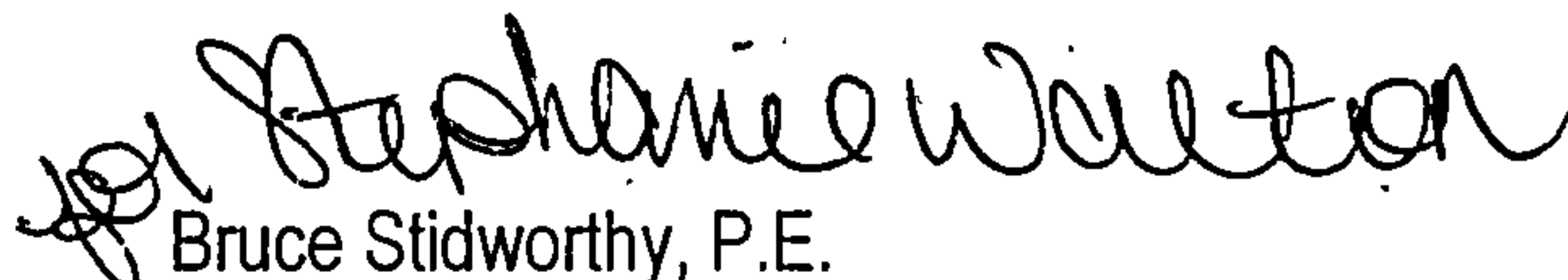
Dear Mr. Lewis:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Piedras Marcadas Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., and First Baptist Church of Albuquerque, is seeking approval of Vacation of Public Easements for Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2, Block D, Albuquerque West from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

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CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 1, 2007

Mr. Fred B. Hampton
9620 Stone St. NW
Albuquerque, New Mexico 87114

RE: Vacation of Public Easements
Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2,
Block D, Albuquerque West

Dear Mr. Hampton:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Eagle Ranch Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., and First Baptist Church of Albuquerque, is seeking approval of Vacation of Public Easements for Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2, Block D, Albuquerque West from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 1, 2007

Ms. Julia Moore
9280 C. Anderson Dr. NW
Albuquerque, New Mexico 87114

RE: Vacation of Public Easements
Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2,
Block D, Albuquerque West

Dear Ms. Moore:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Eagle Ranch Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., and First Baptist Church of Albuquerque, is seeking approval of Vacation of Public Easements for Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2, Block D, Albuquerque West from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Watson

Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

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87109-4335

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facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 1, 2007

Mr. Larry Weaver
6001 Unitas Ct. NW
Albuquerque, New Mexico 87114

RE: Vacation of Public Easements
Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2,
Block D, Albuquerque West

Dear Mr. Weaver:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Paradise Hills Civic Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., and First Baptist Church of Albuquerque, is seeking approval of Vacation of Public Easements for Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2, Block D, Albuquerque West from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

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facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 1, 2007

Mr. Tom Anderson
10013 Plunkett Dr. NW
Albuquerque, New Mexico 87114

RE: Vacation of Public Easements
Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2,
Block D, Albuquerque West

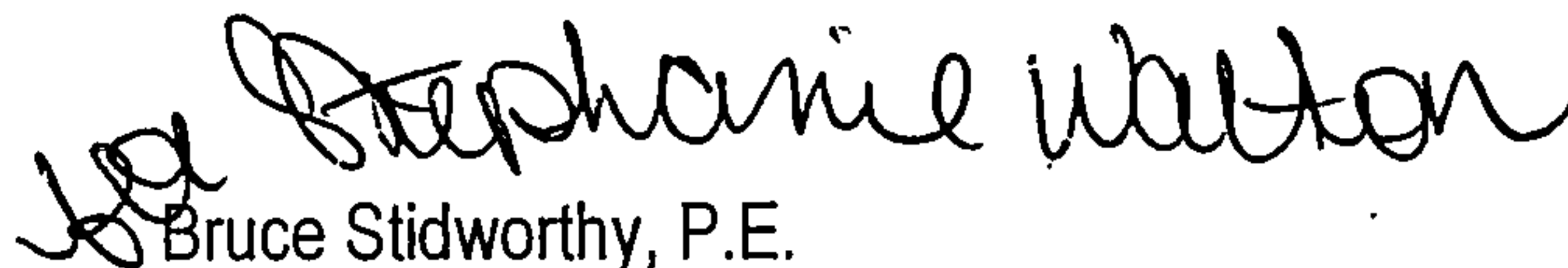
Dear Mr. Anderson:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Paradise Hills Civic Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., and First Baptist Church of Albuquerque, is seeking approval of Vacation of Public Easements for Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2, Block D, Albuquerque West from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 1, 2007

Mr. Ken Cox
8209 Rancho Paraiso NW
Albuquerque, New Mexico 87120

RE: Vacation of Public Easements
Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2,
Block D, Albuquerque West

Dear Mr. Cox:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Rancho Sereno Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., and First Baptist Church of Albuquerque, is seeking approval of Vacation of Public Easements for Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2, Block D, Albuquerque West from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Walton
Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

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Enclosure

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Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 1, 2007

Mr. Sander A. Rue
7500 Rancho Solano Ct. NW
Albuquerque, New Mexico 87120

RE: Vacation of Public Easements
Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2,
Block D, Albuquerque West

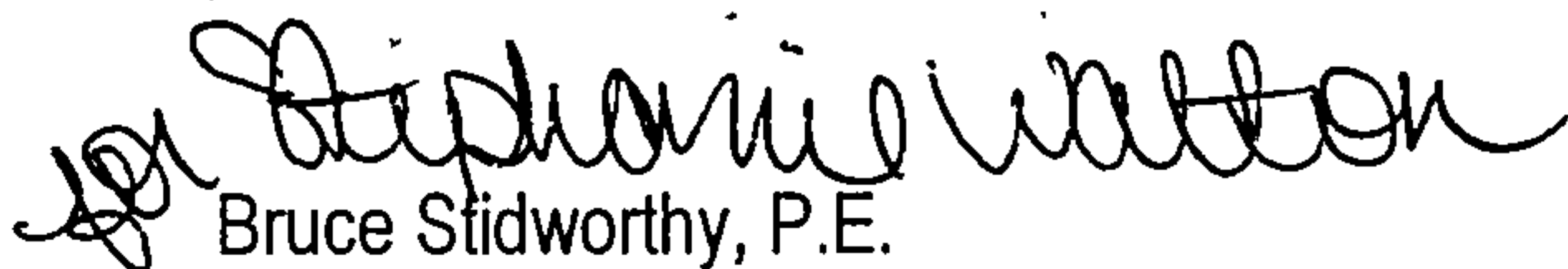
Dear Mr. Rue:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Rancho Sereno Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., and First Baptist Church of Albuquerque, is seeking approval of Vacation of Public Easements for Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2, Block D, Albuquerque West from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

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Albuquerque, NM
87109-4335

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 1, 2007

Mr. Eric Lookhoff
8416 Calle Primera NW
Albuquerque, New Mexico 87120

RE: Vacation of Public Easements
Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2,
Block D, Albuquerque West

Dear Mr. Lookhoff:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Las Terrazas Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., and First Baptist Church of Albuquerque, is seeking approval of Vacation of Public Easements for Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2, Block D, Albuquerque West from the City of Albuquerque's Development Review Board (DRB).

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Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 1, 2007

Mr. Ed Perea
8424 La Ventura Ct. NW
Albuquerque, New Mexico 87120

RE: Vacation of Public Easements
Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2,
Block D, Albuquerque West

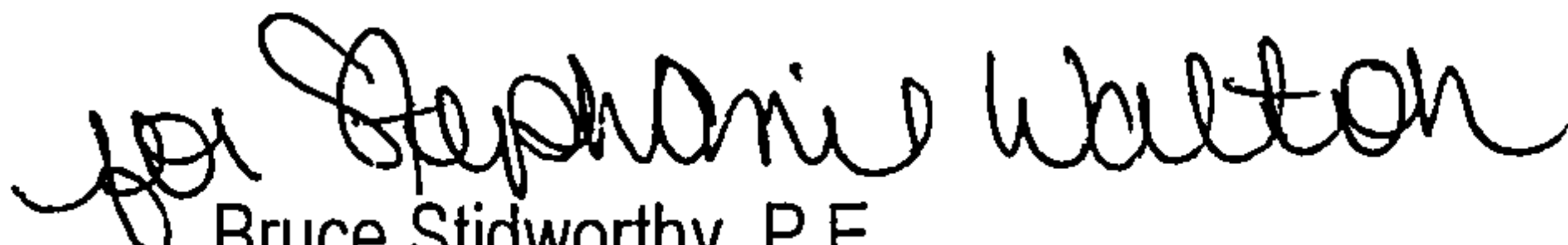
Dear Mr. Perea:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Las Terrazas Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Fountain Hills Plaza LLC., and First Baptist Church of Albuquerque, is seeking approval of Vacation of Public Easements for Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A Albuquerque West, Unit 1 and Lot 10-A-2, Block D, Albuquerque West from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

SW
Enclosure

E. ANNAN-HUSTON, INC.
JEFFERSON, NE
ALBUQUERQUE, NM 87109



91 7108 2133 3933 5100 0236



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:

Harry Weaver
6001 UNITAS Ct. NW
ALBUQUERQUE, NM 87114

2. Article Number
(Transfer from service label)

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

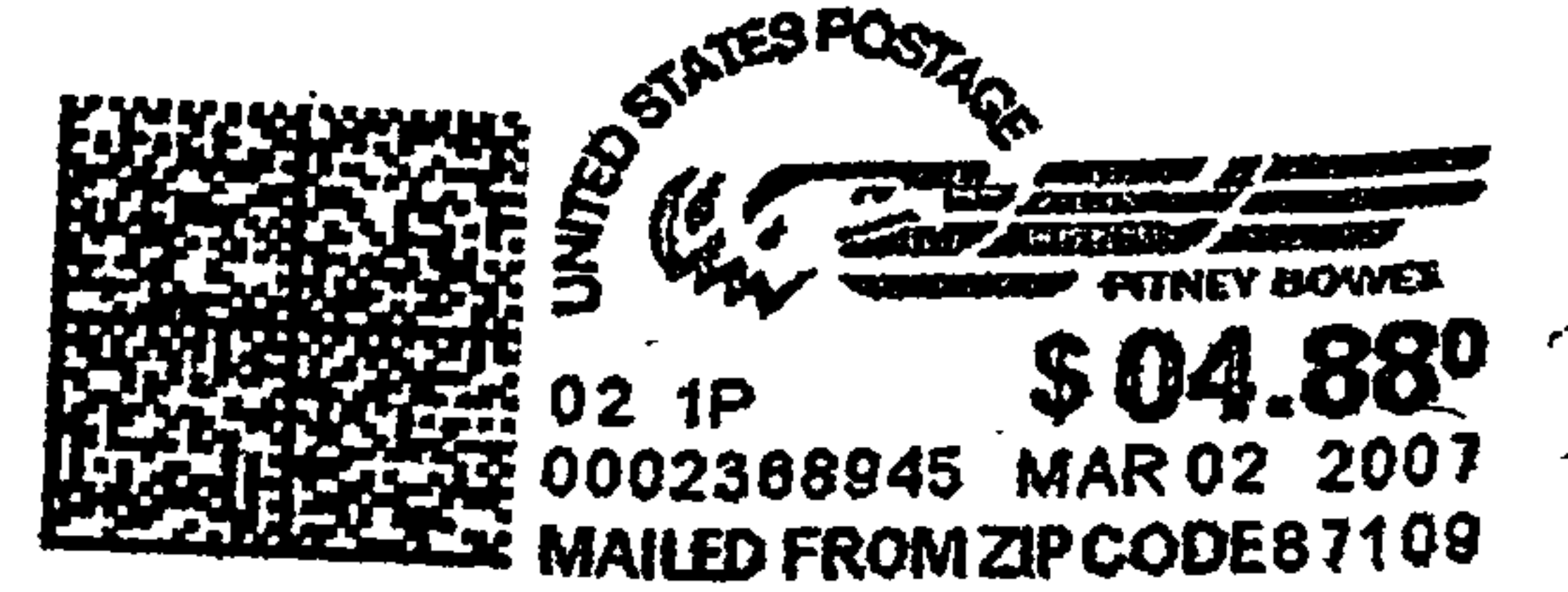
91 7108 2133 3933 5100 0236

BOHANNAN-HUSTON, INC.
7500 JEFFERSON, NE
ALBUQUERQUE, NM 87109

CERTIFIED MAIL



91 7108 2133 3933 5100 0281



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:

Lee Lewis
9109 Laura Lee Pl. NW
Albuquerque, NM 87114

2. Article Number
(Transfer from service label)

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

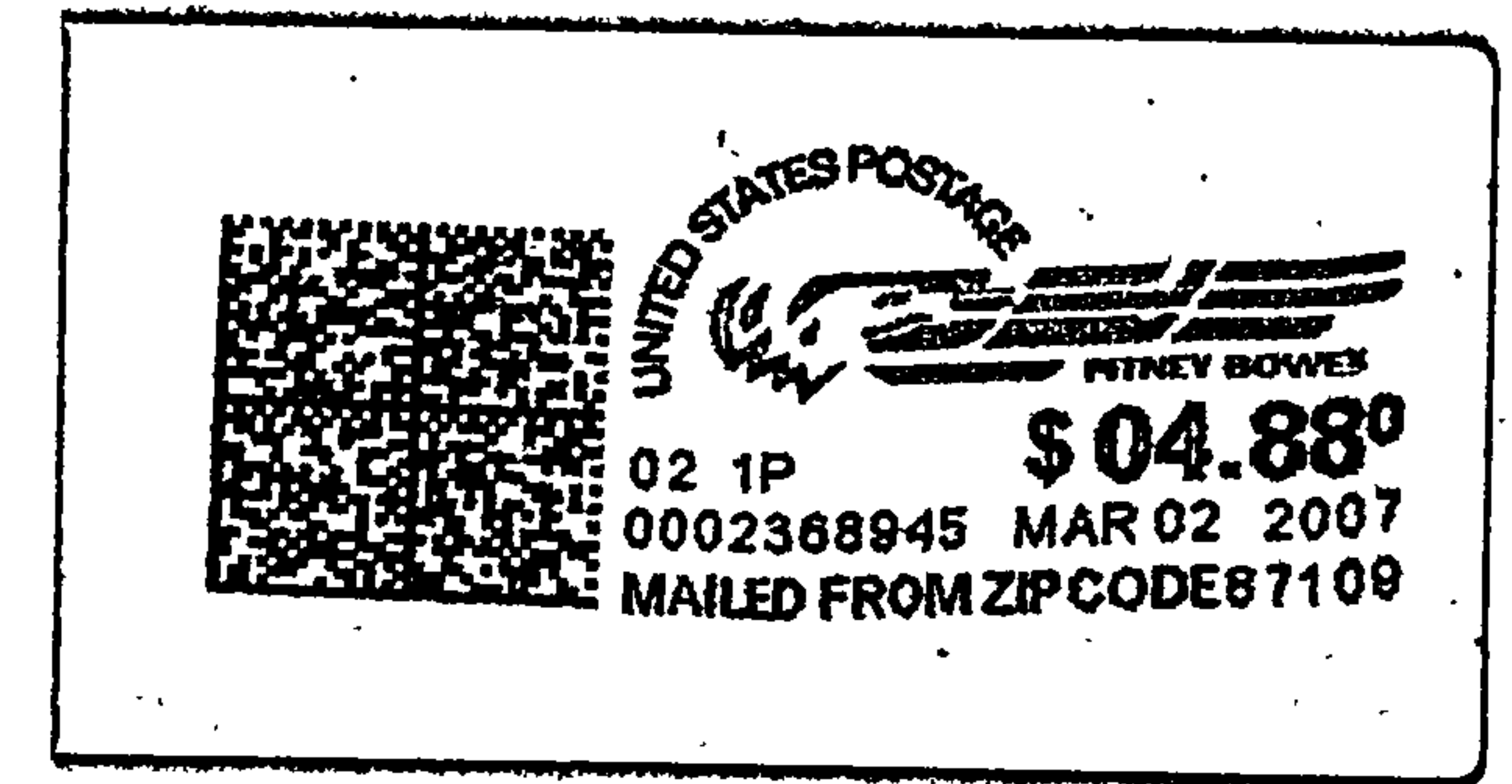
91 7108 2133 3933 5100 0281

PS Form 3811, February 2004

Domestic Return Receipt

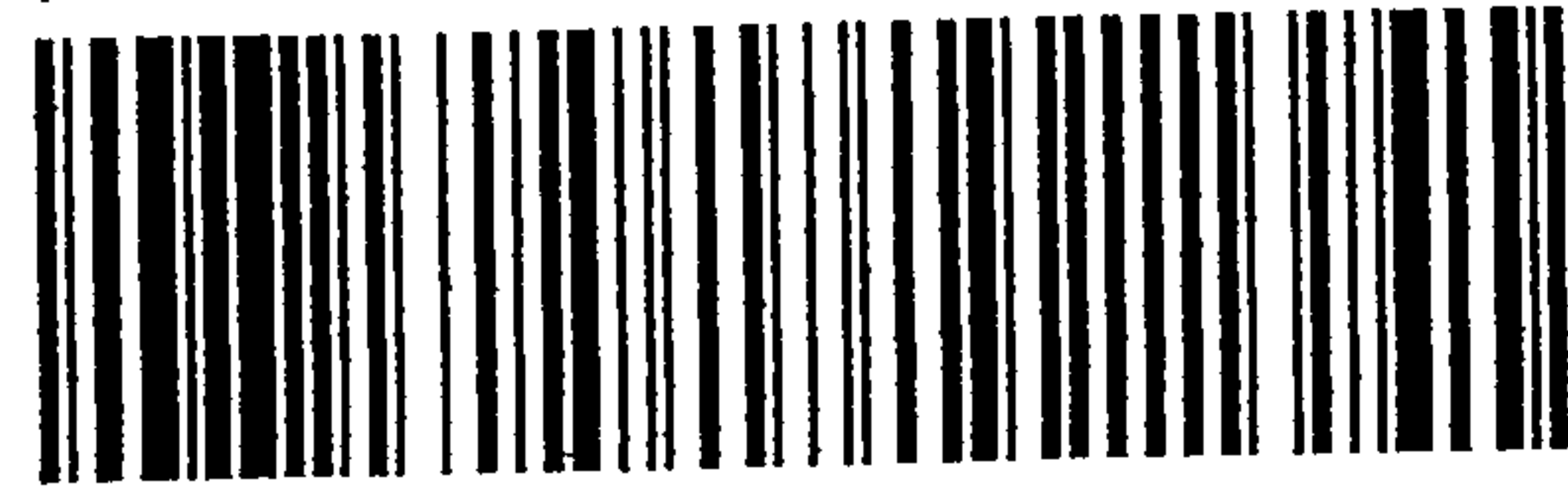
102595-02-M-1540

BOHANNAN-HUSTON, INC.
7500 JEFFERSON, NE
ALBUQUERQUE, NM 87109

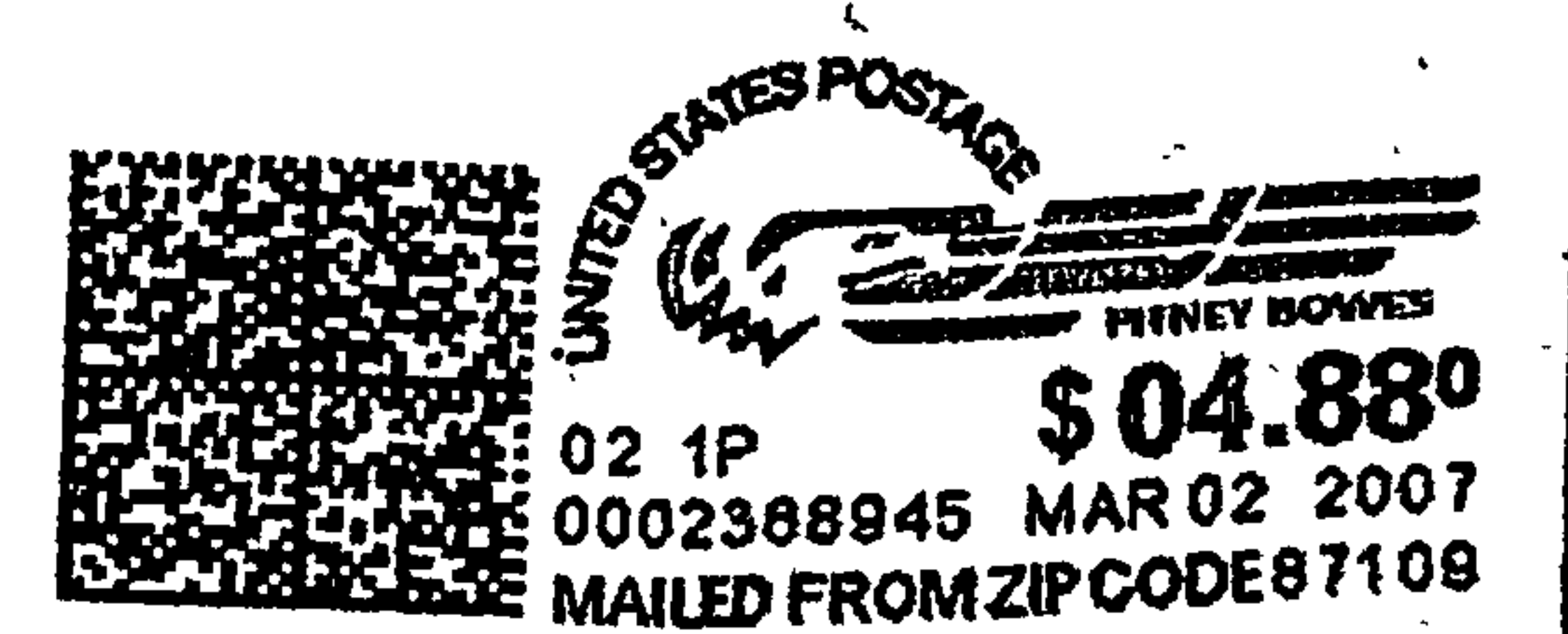


SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <input type="checkbox"/> Agent X <input type="checkbox"/> Addressee	
1. Article Addressed to: Lene Horvath 5515 Palomino Dr. NW Albuquerque, NM 87120	B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>)	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
	4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes	
PS Form 3811, February 2004	91 7108 2133 3933 5100 0274	102595-02-M-1540

BOHANNAN-HUSTON, INC.
7500 JEFFERSON, NE
ALBUQUERQUE, NM 87109



91 7108 2133 3933 5100 0267



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:

Rich Oederberg
9304 Orolet NW
Albuquerque, NM 87114

2. Article Number
(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

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

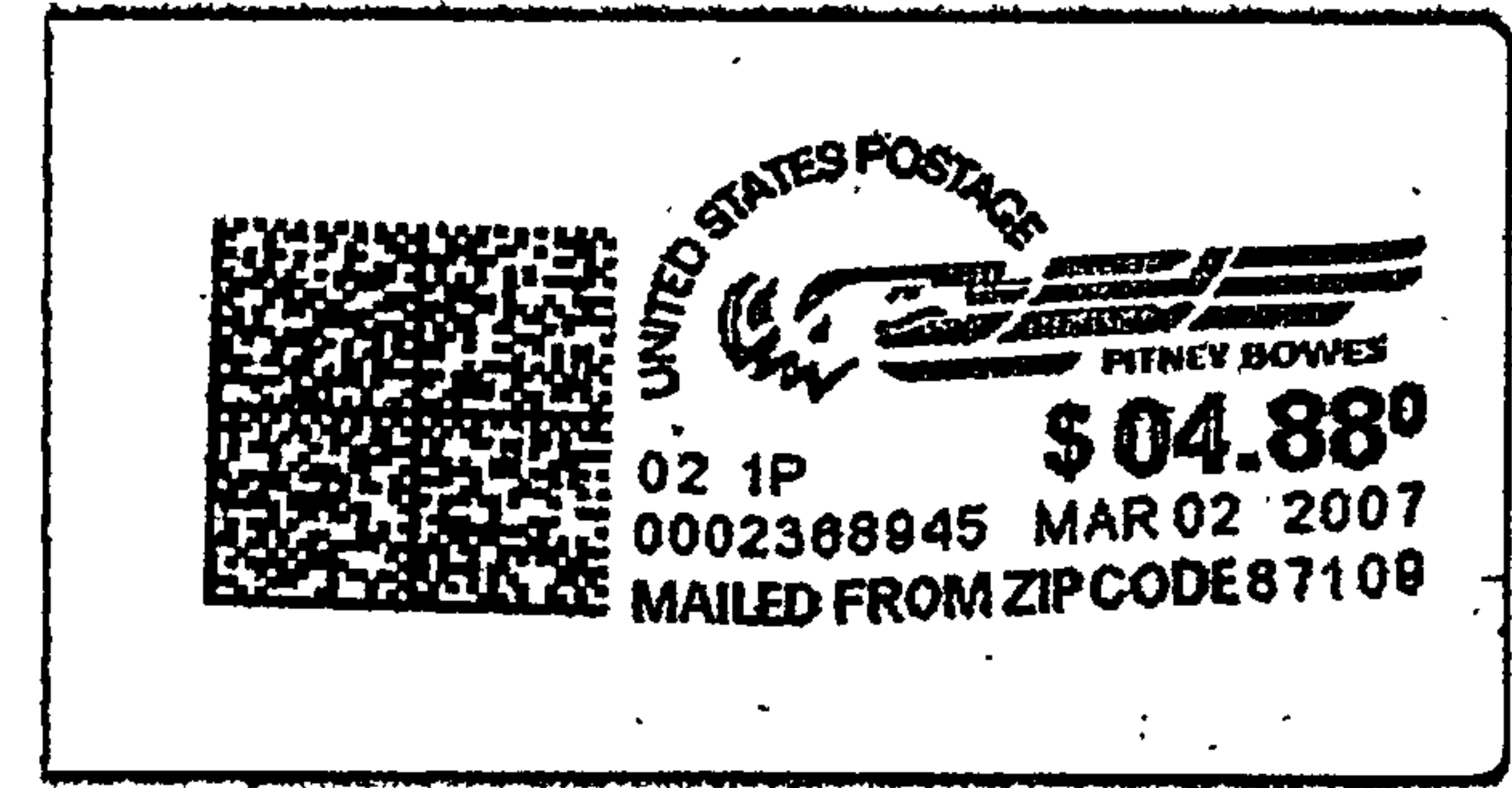
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

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

4. Restricted Delivery? (Extra Fee) Yes

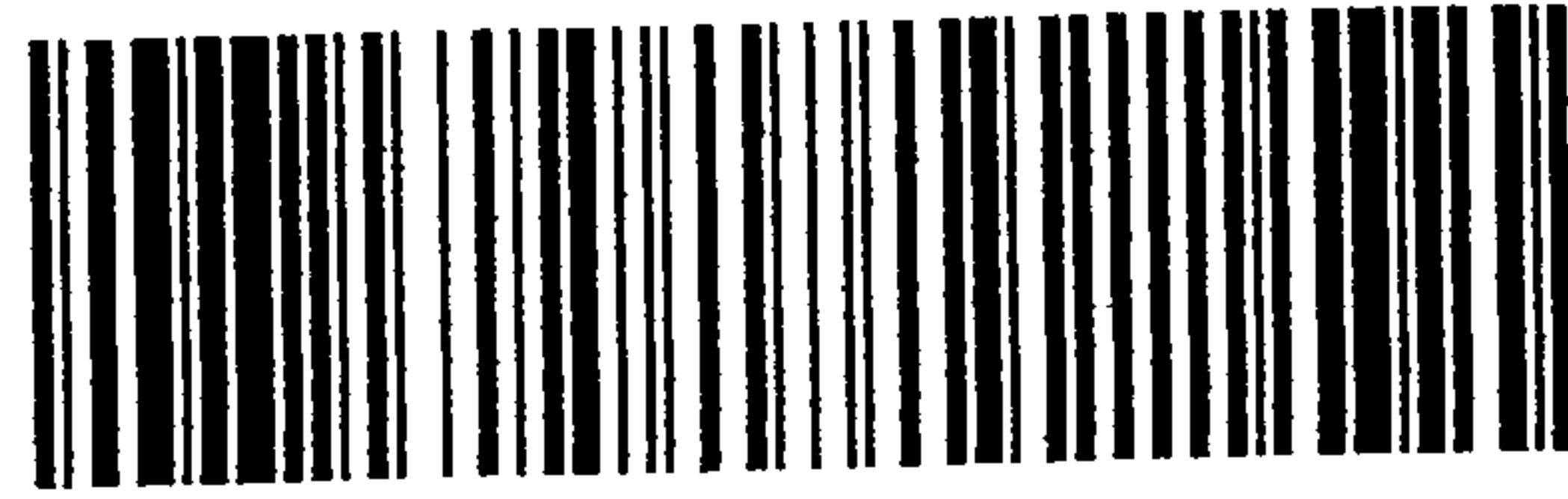
91 7108 2133 3933 5100 0267

BOHANNAN-HUSTON, INC.
 7500 JEFFERSON, NE
 ALBUQUERQUE, NM 87109



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. 	A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee X	
1. Article Addressed to: Fred B. Hampton 9600 Stone St. NW Albuquerque, NM 87114	B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number <i>(Transfer from service label)</i>	D. Is delivery address different from item 1? If YES, enter delivery address below: <input type="checkbox"/> Yes <input type="checkbox"/> No	
PS Form 3811, February 2004	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
Domestic Return Receipt	4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes	
91 7108 2133 3933 5100 0250		
102595-02-M-1540		

BOHANNAN-HUSTON, INC.
 7500 JEFFERSON, NE
 ALBUQUERQUE, NM 87109



91 7108 2133 3933 5100 0243



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:
Julia Moore
9208 C. Anderson Dr. NW
Albuquerque, NM 87114

2. Article Number
 (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

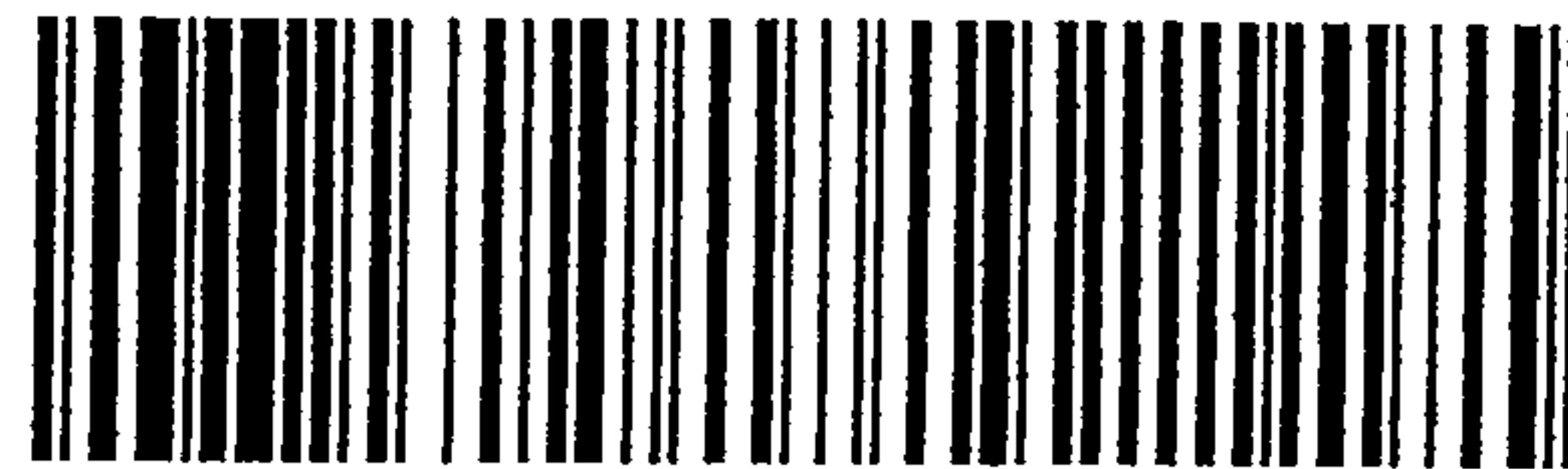
D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

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

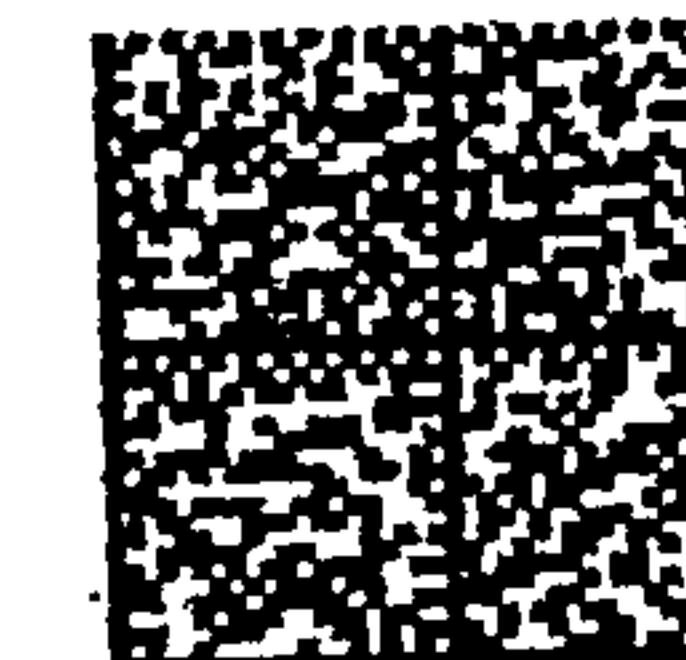
4. Restricted Delivery? (Extra Fee) Yes

91 7108 2133 3933 5100 0243

HANNAN-HUSTON, INC.
7500 JEFFERSON, NE
ALBUQUERQUE, NM 87109



91 7108 2133 3933 5100 0212



UNITED STATES POSTAGE
PITNEY BOWES
02 1P
\$04.88⁰
0002968945 MAR 02 2007
MAILED FROM ZIP CODE 87109

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:

TOM ANDERSON
10013 PLUNKETT DR. NW
ALBUQUERQUE, NM 87114

2. Article Number
(Transfer from service label)

91 7108 2133 3933 5100 0212

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

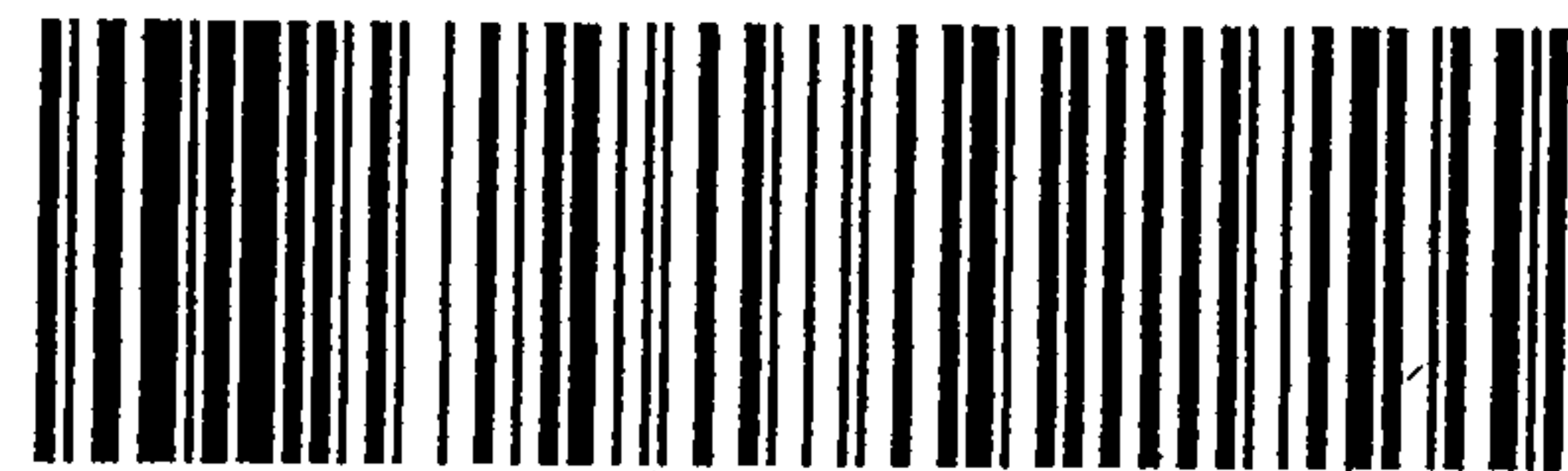
B. Received by (Printed Name) C. Date of Delivery

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

BOHANNAN-HUSTON, INC.
7500 JEFFERSON, NE
ALBUQUERQUE, NM 87109



91 7108 2133 3933 5100 0205



UNITED STATES POSTAGE
FITNEY BOWES
02 1P \$04.88⁰⁰
0002368945 MAR 02 2007
MAILED FROM ZIP CODE 87109

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:

Ken Cox
8209 Rancho Paraiso NW
Albuquerque, NM 87120

2. Article Number
(Transfer from service label)

91 7108 2133 3933 5100 0205

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

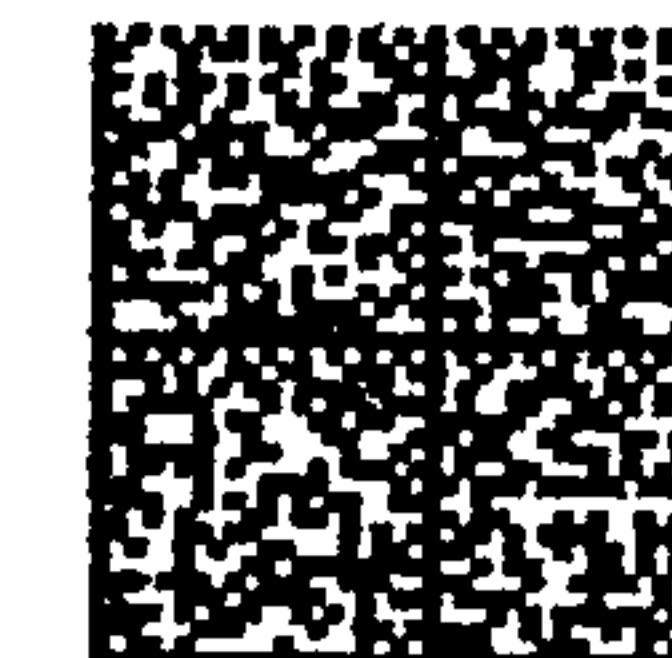
3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

BOHANNAN-HUSTON, INC.
7500 JEFFERSON, NE
ALBUQUERQUE, NM 87109



91 7108 2133 3933 5100 0199



UNITED STATES POSTAGE
02 1P
\$04.88⁰
0002368945 MAR 02 2007
MAILED FROM ZIP CODE 87109

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:

Sander A. Ruz
7500 Rancho Solano Ct. NW
Albuquerque, NM 87120

2. Article Number
(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Agent
 Addressee

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

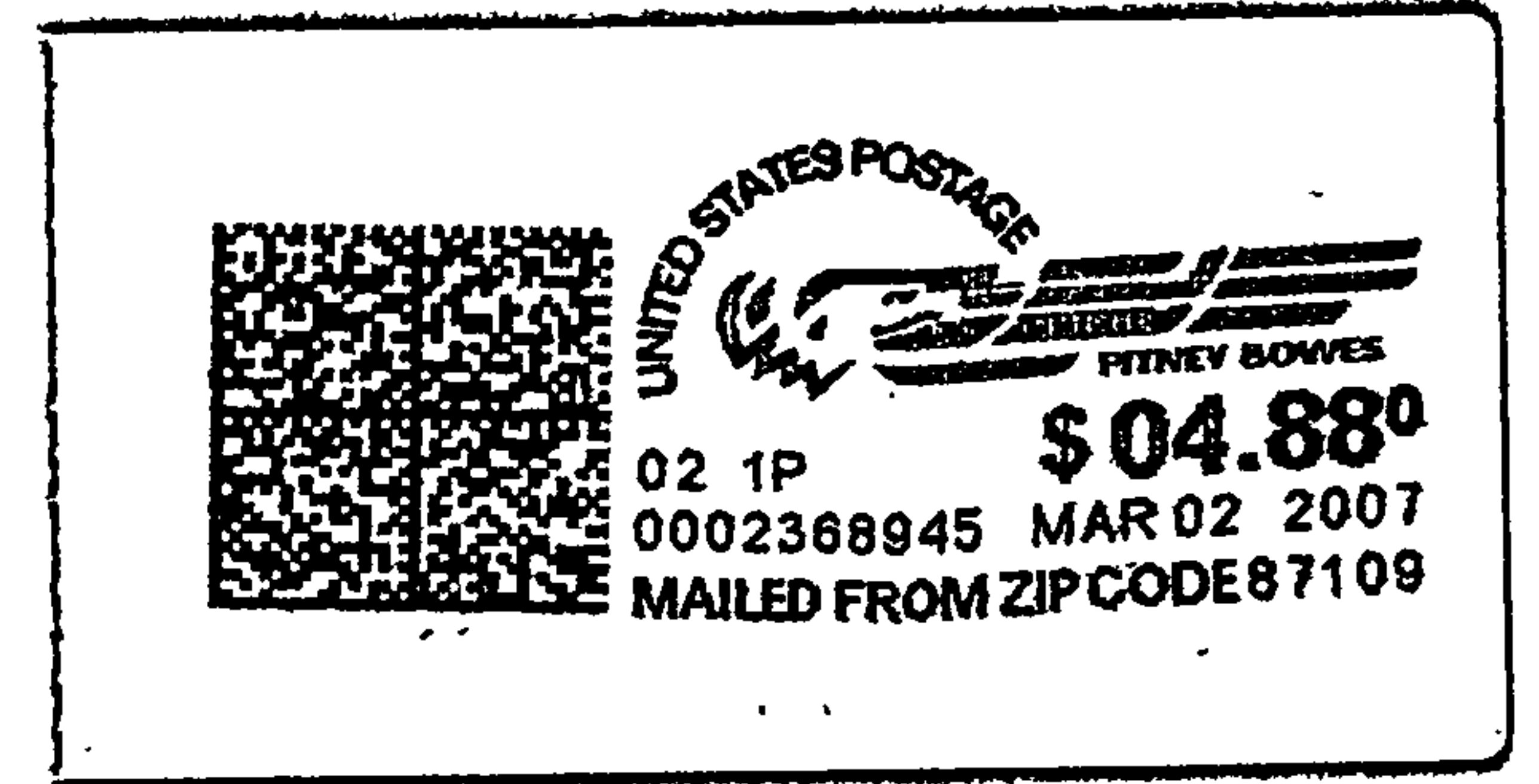
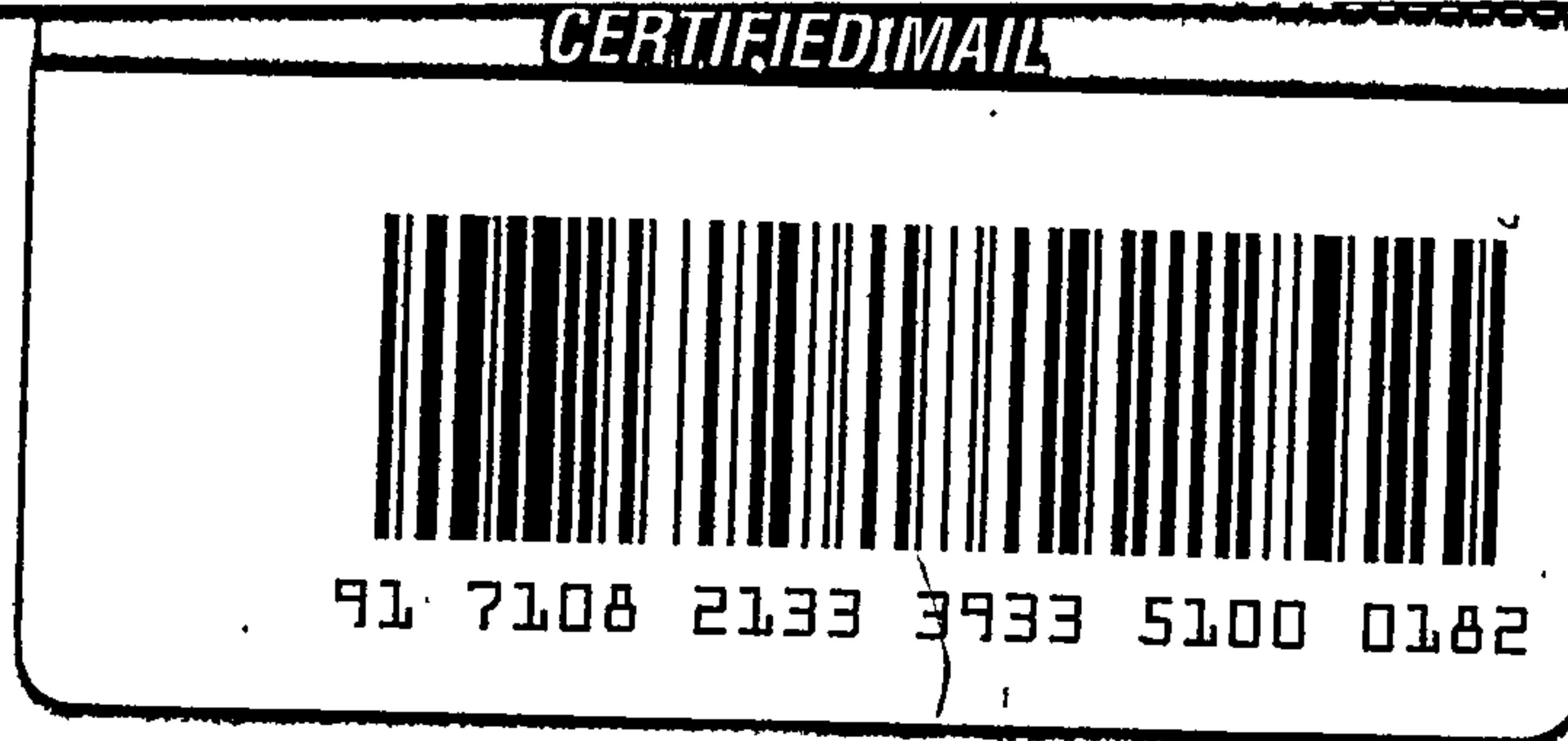
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

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

4. Restricted Delivery? (Extra Fee) Yes

91 7108 2133 3933 5100 0199

BOHANNAN-HUSTON, INC.
 7500 JEFFERSON, NE
 ALBUQUERQUE, NM 87109



Is your RETURN ADDRESS completed on the reverse side?

SENDER:
 ■ Complete items 1 and/or 2 for additional services.
 ■ Complete items 3, 4a, and 4b.
 ■ Print your name and address on the reverse of this form so that we can return this card to you.
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
 ■ Write "Return Receipt Requested" on the mailpiece below the article number.
 ■ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 ERIC LOOKHOFF
 8416 CALLE PRIMERA NW
 ALBUQUERQUE, NM 87120

4a. Article Number
 4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

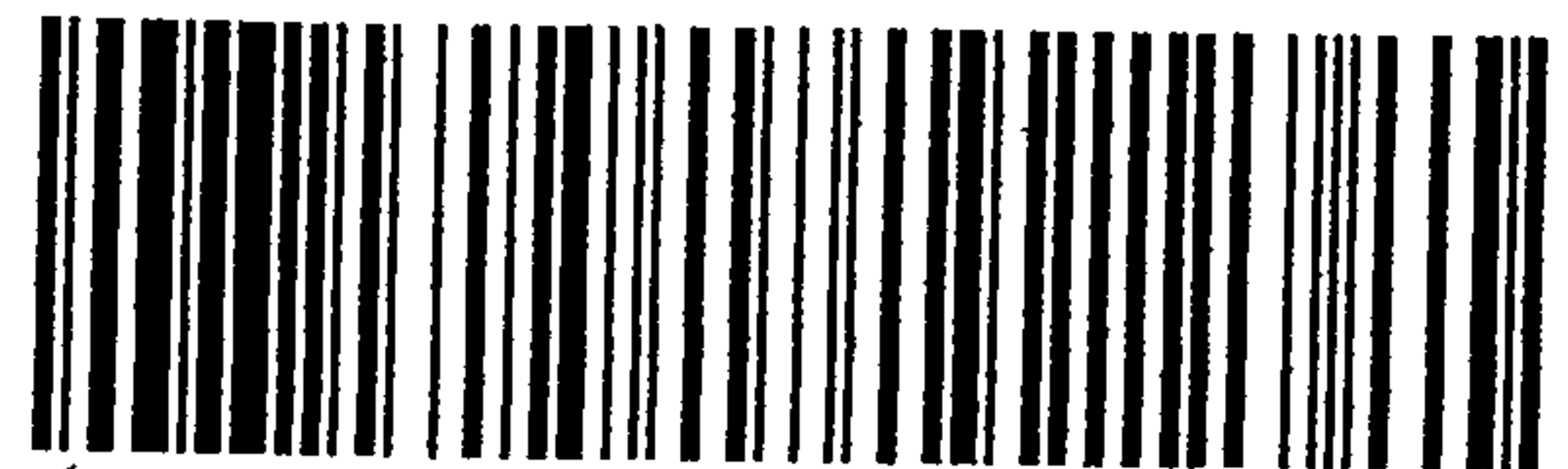
5. Received By: (Print Name)
 6. Signature: (Addressee or Agent)
 X

7. Date of Delivery
 8. Addressee's Address (Only if requested and fee is paid)

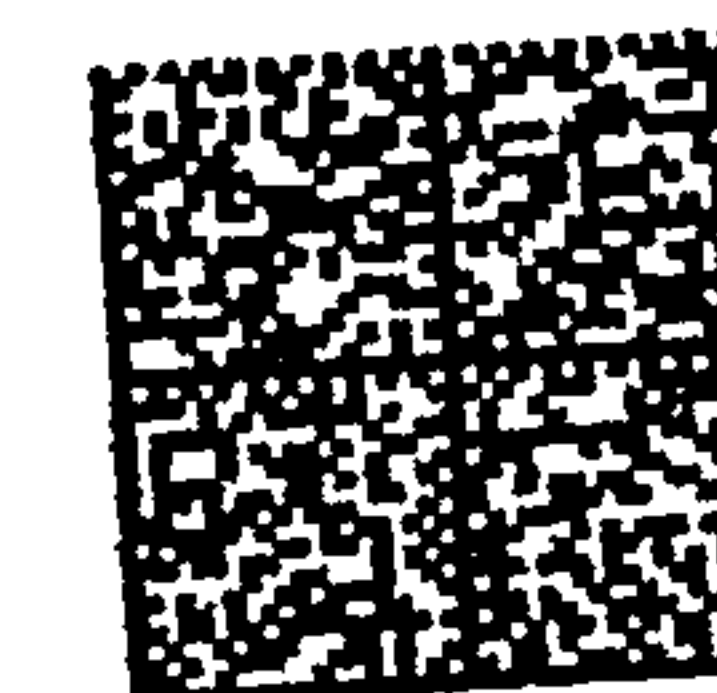
Thank you for using Return Receipt Service.

PS Form 3811, December 2006 91 7108 2133 3933 5100 0182 receipt

ANNAN-HUSTON, INC.
10 JEFFERSON, NE
ALBUQUERQUE, NM 87109



91 7108 2133 3933 5100 0175



UNITED STATES POSTAGE
FIRST CLASS
\$04.88⁰⁰
02 1P
0002368945 MAR 02 2007
MAILED FROM ZIP CODE 87109

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:

Ed Perea
8424 La Ventura Ct. NW
Albuquerque, NM 87120

2. Article Number
(Transfer from service label)

91 7108 2133 3933 5100 0175

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

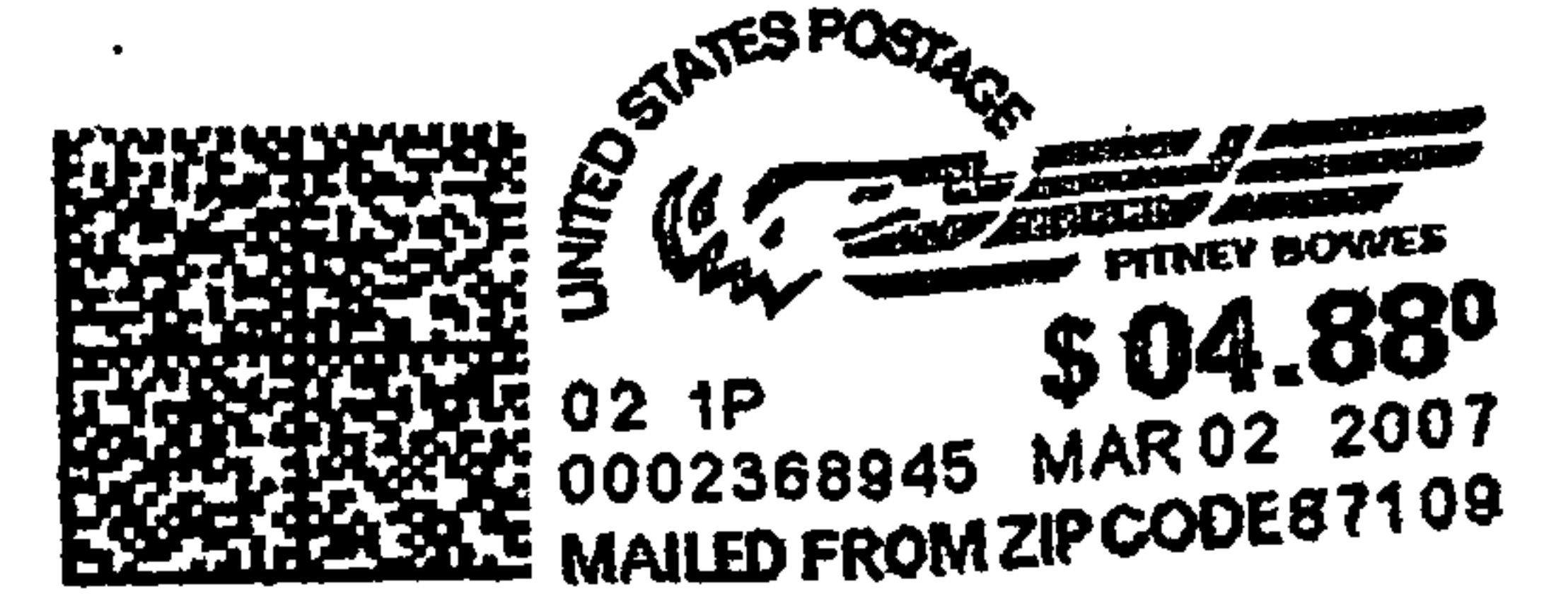
3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

BOHANNAN-HUSTON, INC.
7500 JEFFERSON, NE
ALBUQUERQUE, NM 87109



91 7108 2133 3933 5100 0168



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:

Jolene Wolfley
6804 Staghorn Dr. NW
Albuquerque, NM 87120

2. Article Number
(Transfer from service label)

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

91 7108 2133 3933 5100 0168

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

PAID RECEIPT

APPLICANT NAME FOUNTAIN HILLS PLAZA
 AGENT BOHANNAN HEKSTON INC
 ADDRESS 7500 JEFFERSON NE
 PROJECT & APP # 1003445/07DRB00261
 PROJECT NAME FIRST BAPTIST CHURCH

City of Albuquerque
Treasury Division

3/2/2007 9:48AM LOC: ANNX
 RECEIPT# 00072025 WSH 008 TRANSH 0003
 Account 441018 Fund 0110
 Activity 4971000 TRSLJS
 Trans Amt \$365.00
 J24 Misc \$75.00
 VI \$365.00
 CHANGE \$0.00

Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 270.00 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
- \$ 365.00 TOTAL AMOUNT DUE

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

3/2/2007 9:48AM LOC: ANNX
 RECEIPT# 00072024 WSH 008 TRANSH 0003
 Account 441006 Fund 0110
 Activity 4983000 TRSLJS
 Trans Amt \$365.00
 J24 Misc \$270.00

*****DUPLICATE*****
 City of Albuquerque
 Treasury Division
 6/21/04

Thank You

City of Albuquerque
 Treasury Division
 3/2/2007 9:48AM LOC: ANNX
 RECEIPT# 00072023 WSH 008 TRANSH 0003
 Account 441032 Fund 0110
 Activity 3424000 TRSLJS
 Trans Amt \$365.00
 J24 Misc \$20.00
 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 \$3.75 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 MARCH 13, 2007 To MARCH 28, 2007

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.

Hephonie Wilton

(Applicant or Agent)

3-2-2007

(Date)

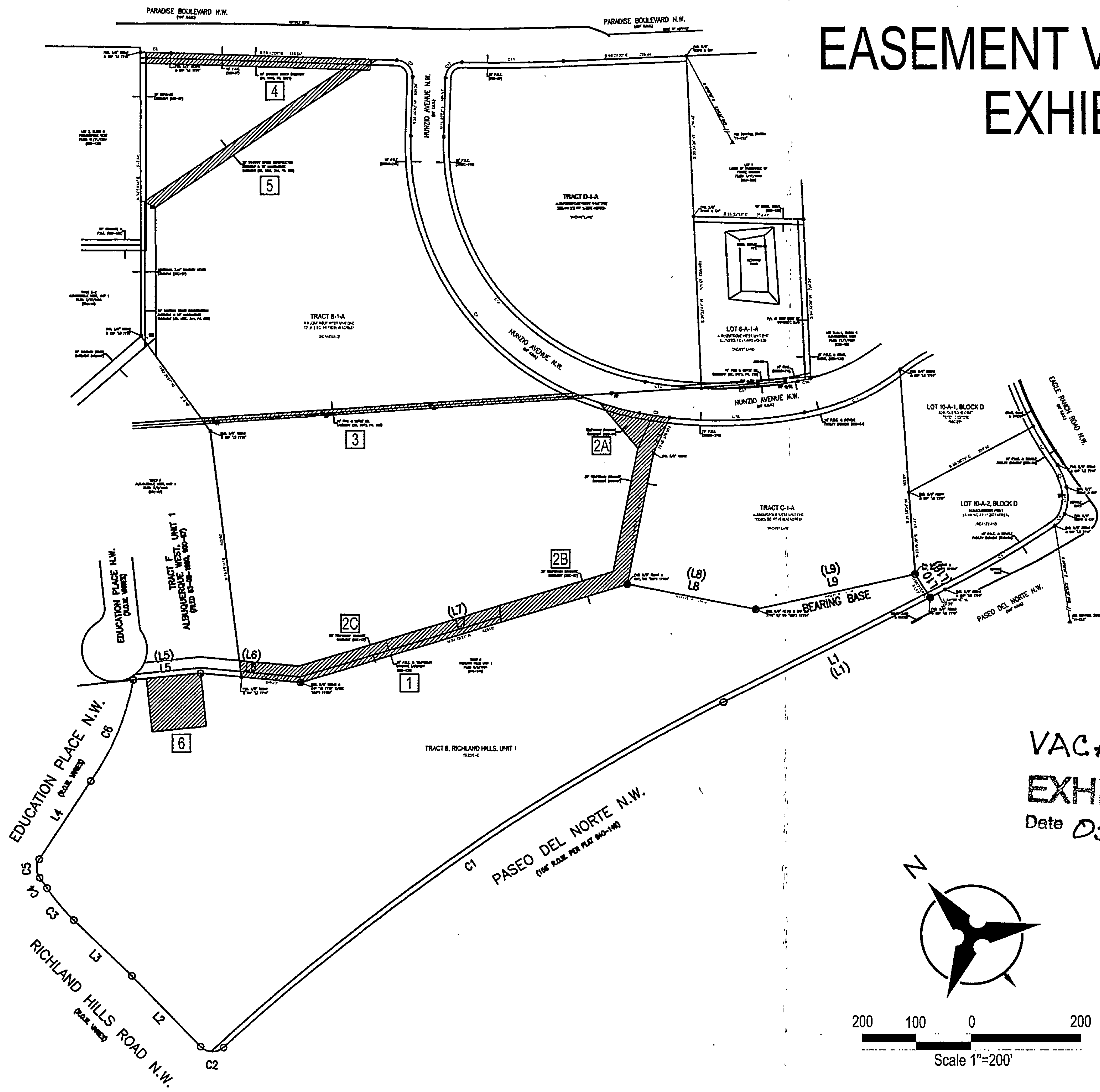
I issued 4 signs for this application, 03/02/07 Sandy Handley
(Date) (Staff Member):

DRB PROJECT NUMBER: 1003445

KEYED NOTES

EASEMENT VACATION EXHIBIT

1. 10' P.N.M. & M.S.T.&T. CO. EASEMENT (BK. D673, PG. 193) TO BE VACATED WITH FUTURE PLATTING
- 2A. TEMPORARY DRAINAGE EASEMENT (90C-67) TO BE VACATED WITH FUTURE PLATTING
- 2B. 30' TEMPORARY DRAINAGE EASEMENT (90C-67) TO BE VACATED WITH FUTURE PLATTING
- 2C. 20' TEMPORARY DRAINAGE EASEMENT (90C-67) TO BE VACATED WITH FUTURE PLATTING
3. 10' P.N.M. & M.S.T.&T. CO. EASEMENT (BK. D673, PG. 193) TO BE VACATED WITH FUTURE PLATTING
4. 20' SANITARY SEWER EASEMENT (BK. 9903, PG. 5221) TO BE VACATED WITH FUTURE PLATTING
5. 20' SANITARY SEWER CONSTRUCTION EASEMENT & 10' MAINTENANCE EASEMENT (BK. MISC. 344, PG. 808) TO BE VACATED WITH FUTURE PLATTING
6. 100' x 100' WELL SITE #11 EASEMENT GRANTED BY PLAT C30-178 TO BE VACATED WITH FUTURE PLATTING



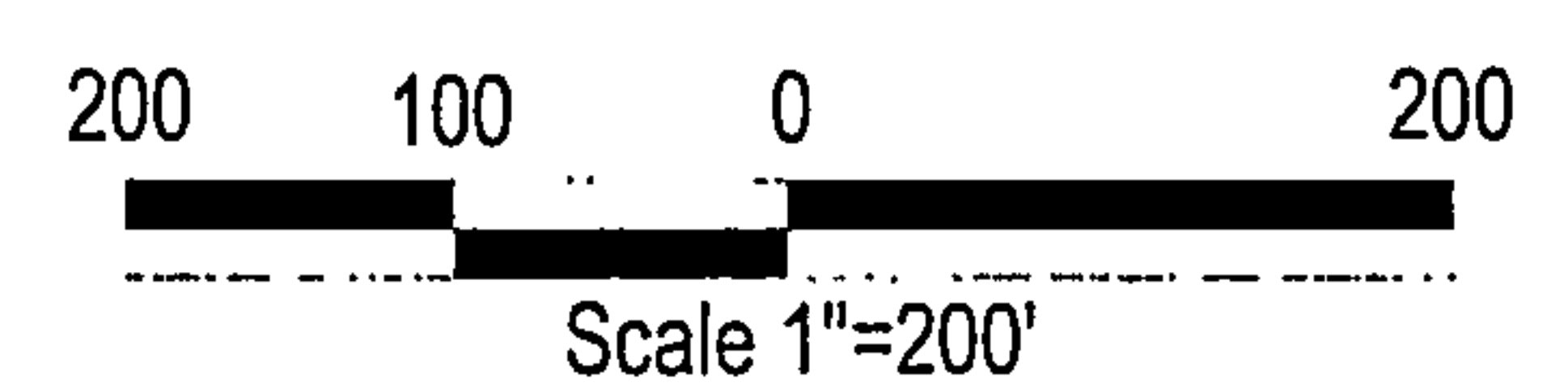
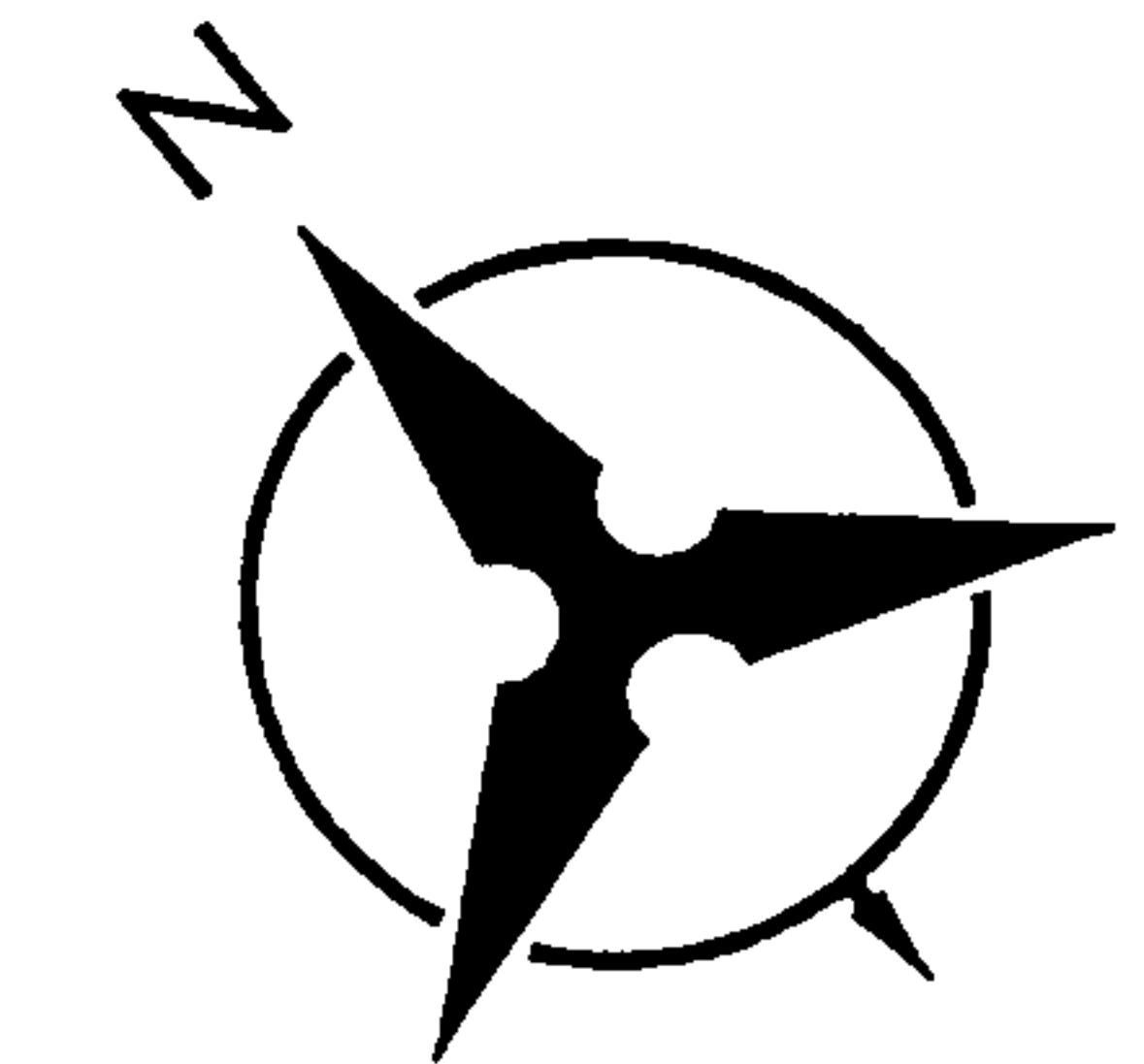
Tracts B-1-A, C-1-A, D-1-A, and Lot 6-A-1-A
Albuquerque West, Unit One

And
Lot 10-A-2, Block D, Albuquerque West
For Fountain Hills Plaza, LLC.

City of Albuquerque, Bernalillo County, New Mexico
March 2007

VACATION
EXHIBIT B
Date 03/28/07

Tract B, Richland Hills, Unit 1
For First Baptist Church
City of Albuquerque, Bernalillo County, New Mexico
March 2007



Bohannon & Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

12-21-62

3

EASEMENT

THIS INDENTURE made this 17th day of December 1962 by and between PARADISE INTERNATIONAL CORP., a DELAWARE CORPORATION, first party, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation, and MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado corporation authorized to do business in New Mexico, second parties, their successors and assigns.

WITNESSETH: That the said first parties, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, do hereby give and grant unto said second parties, an easement to build, construct, operate and maintain a power transmission and communications line on, over, beneath and across the lands hereinafter described, and to erect all necessary poles, guy wires and other equipment, fixtures and structures necessary to maintain the said power and communications line on, over, beneath and across said lands at or near the points hereinafter designated, as the course of said power and communications line on, over, beneath and across said lands; together with rights and privileges of going upon, over and across said lands for the purpose of maintaining said line, and removing any trees which interfere with the operation of said line; said lands being situated in the County of Bernalillo State of New Mexico, and more particularly described as follows, to-wit:

An easement within the unplatted Southeast portion of Paradise Hills Development in The Town of Alameda Grant, Bernalillo County, New Mexico.

An easement ten (10) feet in width, being five (5) feet on each side of the following described centerline, beginning for a tie on the South boundary line of the Town of Alameda Grant, whence the closing corner common to Section 13, T.11N., R.2E. and Section 18, T.11N., R.2E., N.M.P.M. and the South boundary line of The Town of Alameda Grant, bears S.89°55'E., 101.6 feet distant; thence N.38°30'E., 016.4 feet, to PI No. 1, the beginning point of the following described easement, running thence from PI No. 1, N.61°34'W., 3320.4 feet to PI No. 2, thence: N.47°20'W., 534.05 feet to PI No. 3, thence: N.57°26'W., 677.37 feet the westerly terminus point of this easement.

Also the following described five (5) foot wide distribution extension easements and anchor easements:

- Beginning at PI No. 1, running thence: S.61°34'E., 30.0 feet.
- Beginning at PI No. 2, running thence as a ten (10) foot wide distribution line easement to the Sewage Treatment Plant S.28°35'W., 315.0 feet.
- Beginning at PI No. 2, running thence: N.28°35'E., 70.0 feet.
- Beginning at PI No. 3, running thence: N.32°34'E., 30.0 feet.

In WITNESS WHEREOF, the said first parties have hereunto set their hands and seals the day and year first above written.

Assistant Secretary

PARADISE INTERNATIONAL CORP. Vice President

On this 17th day of December 1962 before me personally appeared... to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as free act and deed.

Witness my hand and seal the day and year last above written.

ACKNOWLEDGEMENT (CORPORATION)

STATE OF NEW MEXICO COUNTY OF Bernalillo On this 17th day of December 1962 before me personally appeared O. K. Julian Vice President of Paradise International Corp. 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 O. K. Julian acknowledged said instrument to be the free act and deed of said corporation.

WITNESS MY HAND AND SEAL the day and year last above written.

My commission expires

0 0 2 1 5 5

State of New Mexico)
County of Bernalillo) ss:

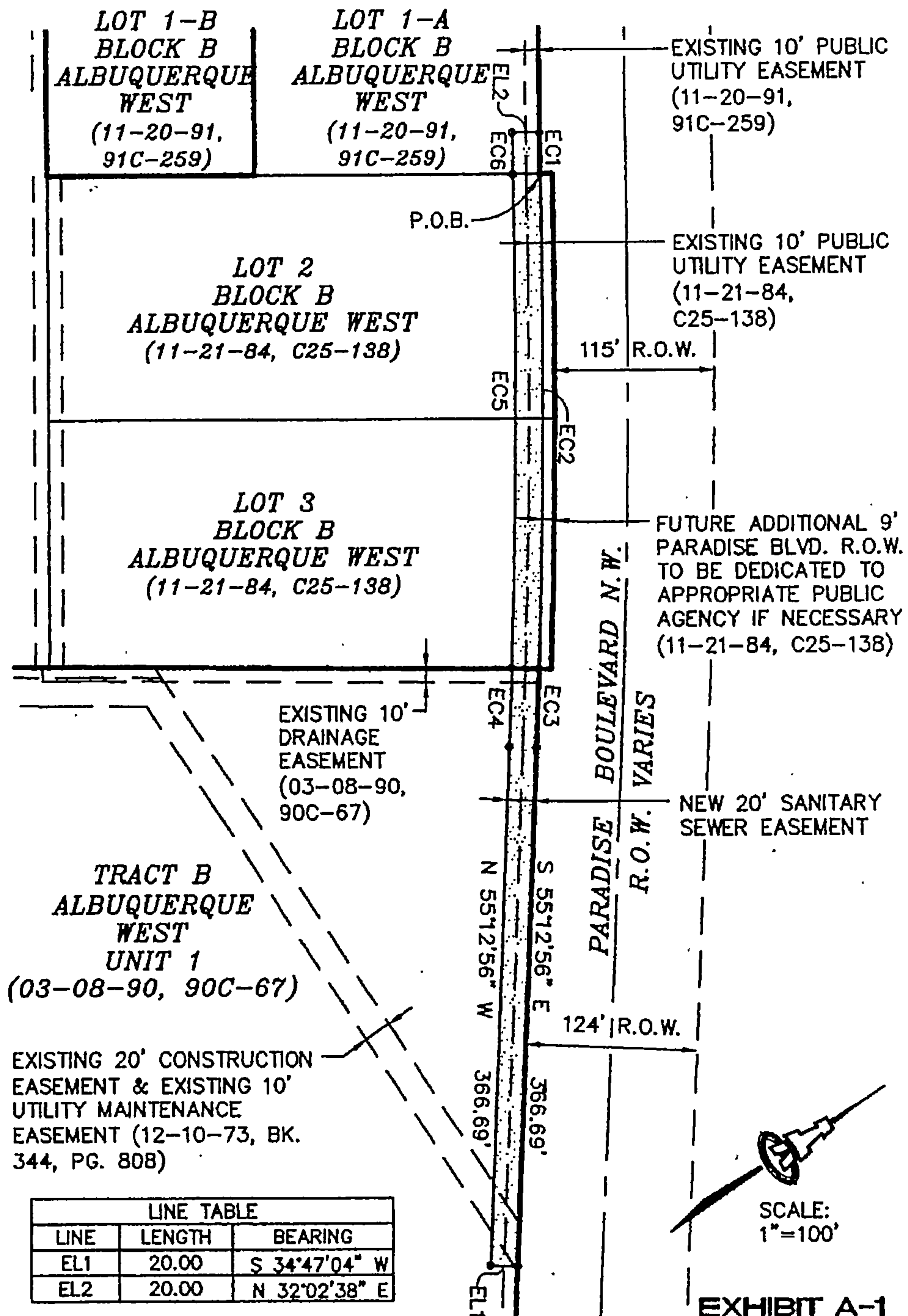
This instrument was filed for record on

11:55 A.M. DEC 21 1962 *FD*
at _____ o'clock _____ m. Recorded in Vol. *673*
of records of said County from *193*

[Signature] Clerk & Recorder
Deputy Clerk

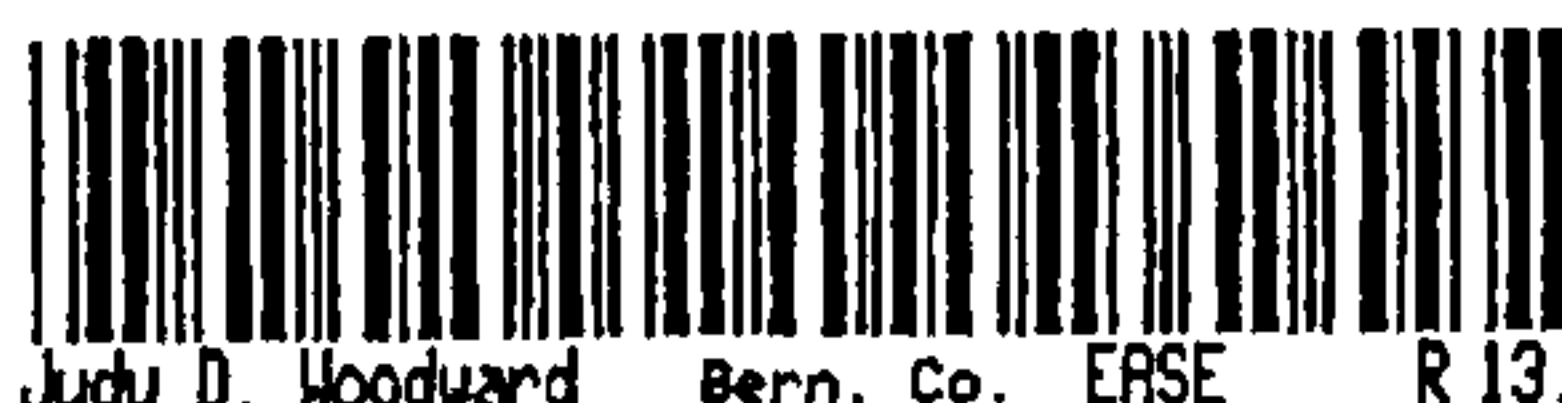
12-21-62

4



LINE TABLE		
LINE	LENGTH	BEARING
EL1	20.00	S 34°47'04" W
EL2	20.00	N 32°02'38" E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
EC1	25621.76	29.58	14.79	29.58	S 57°56'40" E	00°03'58"
EC2	7426.08	348.77	174.42	348.74	N 57°09'47" W	02°41'27"
EC3	6486.09	55.76	27.88	55.76	N 55°27'42" W	00°29'33"
EC4	6466.09	55.57	27.78	55.57	N 55°27'42" W	00°29'33"
EC5	7406.08	347.90	173.98	347.87	N 57°09'49" W	02°41'29"
EC6	25641.76	29.68	14.84	29.68	S 57°56'41" E	00°03'59"



LEGAL DESCRIPTION

A parcel of land situate within the Town of Alameda Grant, Projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being within LOT 1-A, BLOCK B, ALBUQUERQUE WEST, as the same is shown and designated on plat filed in the Office of the County Clerk of Bernalillo County on November 20, 1991, in Volume 91C, Folio 259, and within LOTS 2 AND 3, BLOCK B, ALBUQUERQUE WEST as the same is shown and designated on plat entitled "ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 21, 1984, in Volume C25, Folio 138, and within TRACT B, ALBUQUERQUE WEST, UNIT ONE, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 8, 1990, in Volume 90C, Folio 67, and being more particularly described as a twenty-foot (20') wide Sanitary Sewer Easement as follows:

BEGINNING at a point on the southerly right-of-way line of PARADISE BOULEVARD N.W., said point also being the northeast corner of LOT 1-A, BLOCK B, ALBUQUERQUE WEST, said point being the POINT OF BEGINNING of a twenty-foot (20') Sanitary Sewer Permanent Easement, thence along northerly easement line 348.77 feet along the arc of a curve to the right whose radius is 7426.08 feet and whose long chord bears N 57°09'47" W, 348.74 feet through a central angle of 02°41'27" to a point of compound curvature; said point being the northwest corner of TRACT B, ALBUQUERQUE WEST, UNIT ONE; thence along said right-of-way line of PARADISE BOULEVARD N.W. 55.76 feet along the arc of a curve to the right whose radius is 6486.09 feet and whose long chord bears N 55°27'42" W, 55.76 feet through a central angle of 00°29'33" to a point of tangency; thence S 55°12'56" E, 366.69 feet; thence leaving said southerly right-of-way line of PARADISE BOULEVARD N.W. S 34°47'04" W, 20.00 feet; thence along the southerly easement line N 55°12'56" W, 366.69 feet to a point of tangency; thence along southerly easement line 55.57 feet along the arc of a curve to the left whose radius is 6466.09 feet and whose long chord bears N 55°27'42" W, 55.57 feet through a central angle of 00°29'33" to a point of compound curvature; said point being on the lot line common to said TRACT B and LOT 3; thence 347.90 feet along the arc of a curve to the left whose radius is 7406.08 feet and whose long chord bears N 57°09'47" W, 347.87 feet through a central angle of 02°41'29" to a point of compound curvature; said point being on the lot line common to said LOT 2 and LOT 1-A; thence 29.68 feet along the arc of a curve to the left whose radius is 25641.76 feet and whose long chord bears S 57°56'41" E, 29.68 feet through a central angle of 00°03'59" to a point; thence N 32°02'38" E, 20.00 feet to a point on the southerly right-of-way line of PARADISE BOULEVARD N.W.; thence 29.58 feet along the arc of a curve to the right whose radius is 25621.76 feet and whose long chord bears S 57°56'40" E, 29.58 feet through a central angle of 00°03'58" feet to the POINT OF BEGINNING and containing 0.3675 acres more or less.

EXHIBIT A-2



Judy D. Woodward

Bern. Co. ERSE

R 13.00

1999025299

5185148

Page: 3 of 4

02/26/1999 08:51A

Bk-9903 Pg-5221

GRANT OF EASEMENT

\$5500

5

THE GRANTOR Horizon Corporation for - 808
 and in consideration of the sum of One Dollar the
 receipt whereof is hereby acknowledged, hereby grants to Paradise
Community Services, Inc. a corporation existing under and by
 virtue of the laws of the State of New Mexico, its successors and assigns,
 the right to excavate for, install, maintain, remove and/or replace on the
 real property hereinafter described situated in the County of _____
Bernalillo, State of New Mexico,

Sewer services and mains for the purpose of
 conveying Sewage

Said Real Property is described as follows: A utility construction easement
 twenty (20) feet in width and a utility maintenance easement ten (10) feet in
 width, being ten (10) feet and five (5) feet respectively on each side of the
 following described surveyed centerline; Beginning at a point being the point of
 beginning of said surveyed centerline; Whence, the U.S.G.L.O. Brass Cap on the
 south boundary of the Town of Alameda Grant marking the closing corner for Section
 13, T11N, R2E, and Section 18, T11N, R3E, N.M.P.M., Bernalillo County, New Mexico,
 bears S 50° 44' 43"E, 3350.84 feet; Thence, S 69° 25' 40"E, 1076.97 feet to a point;
 Thence, S 61° 21' 40"E, 195.13 feet to a point; Thence, N 32° 38' 00"E, 427.90 feet
 to a point; Thence, N 88° 45' 40"E, 505.85 feet to a point; Thence, S 57° 04' 40"E,
 494.15 feet to a point; Thence, S 60° 55' 20"E, 1000.00 feet to a point; Thence, S
 61° 31' 00"E, 500.00 feet to a point; Thence, S 60° 22' 10"E, 270.00 feet to a point
 Thence, S 63° 15' 50"E, 179.13 feet to a point; Thence S 74° 21' 00"E, 91.73 feet to
 a point, said point being the end point of said surveyed centerline.

THE GRANTEE, its successors and assigns and its agents and employees,
 shall at all times have free access to said pipes and mains for the purpose
 of maintaining repairing, operating, removing and/or replacing same.

IN WITNESS WHEREOF, the GRANTOR James D. Nevins
 EXECUTED THIS AGREEMENT THE 4th day of December, 1973.

WITNESS
Melinda Fox
Melinda Fox

State of New Mexico)
) ss.
 County of Bernalillo)

On this 4th day of December A.D., 1973. before
 me, L. Suzanne Lemille A Notary Public in and
 for said County and State, residing therein duly commissioned and
 sworn, personally appeared James D. Nevins
 known to me to be the person whose names subscribed to the with-
 in Instrument, as a Witness thereto, who being by me duly sworn,
 deposes and says: That he resides in New Mexico
 and that he was present and say I

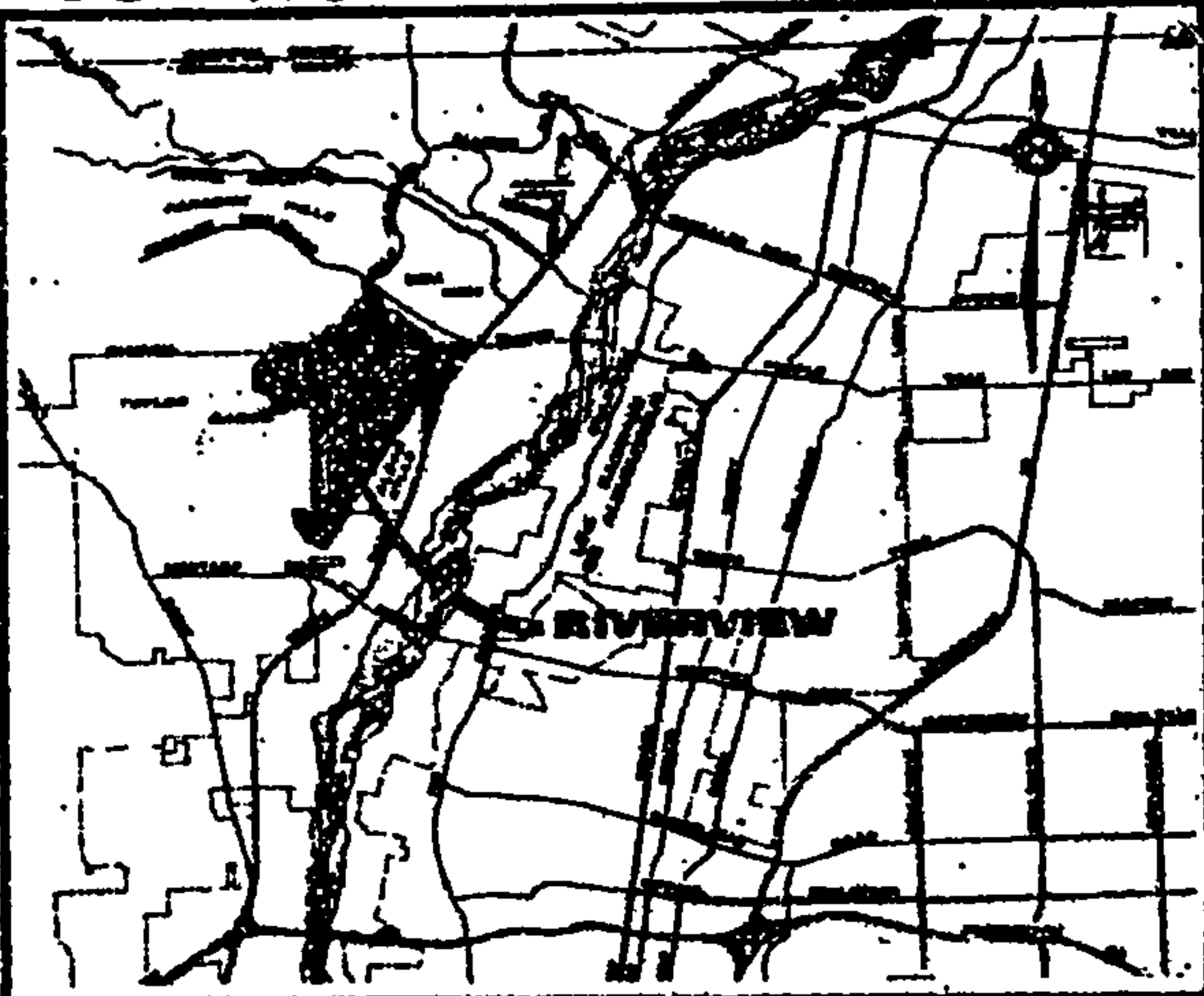
personally know to him to be the same person whose name
 subscribed to the within and annexed Instrument,
 execute and deliver the same, and he name there to as a Witness.
 In Witness Whereof, I have hereunto set my hand and affixed my of-
 ficial seal the day and year in this certificate first above writ-
 ten.

L. Suzanne Lemille
 Notary Public in and for said County and State

20 DEC 10 1973
 State of New Mexico
 County of Bernalillo
 This instrument was filed for record on
 27
 1973

C30-178(1)

C30-178(1)



VICINITY MAP
NOT TO SCALE

SUBDIVISION DATA

SUBDIVISION CASE NUMBER.....DBS-83-317, S-83-28, V-83-111
ZONE ATLAS INDEX NO.....C-11, C-12, C-13, D-11, D-12, E-11, E-12
GROSS SUBDIVISION ACRES.....786.8653 AC
NO. OF EXISTING TRACTS.....16
NO. OF TRACTS CREATED.....31
MILES OF FULL WIDTH STREETS CREATED.....3.7
MILES OF HALF WIDTH STREETS CREATED.....6.5
DATE OF SURVEY.....SEE NOTE 4

NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 3 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE ON WATER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PAVING IN ACCORDANCE WITH CURRENT REGULATIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND ANRCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED UPON FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

- WATER AND SANITARY SEWER AVAILABILITY,
- FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS,
- PARK AND OPEN SPACE REQUIREMENTS,
- DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
- EXCAVATION, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF TITLE ISSUES.

A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORD WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

FREE CONSENT AND DEDICATION

THE SUBDIVISION DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF SAID OWNERS AND/OR PROPRIETORS DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FREE SIMPLE AND DO HEREBY GRANT: ALL 10' UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF ELECTRICAL POWER AND COMMUNICATION SERVICES, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE (BOTH SURFACE AND SUB-SURFACE), AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; AND ALL ACCESS, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNERS AND/OR PROPRIETORS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

BELLARMAN COMMUNITY DEVELOPMENT
A NEW MEXICO GENERAL PARTNERSHIP

BY: *[Signature]*
D. T. ROBERTSON, SENIOR VICE-PRESIDENT
AND REGIONAL MANAGER

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS DULY ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JUNE, 1986, BY D. T. ROBERTSON, SENIOR VICE-PRESIDENT AND REGIONAL MANAGER OF BELLARMAN COMMUNITY DEVELOPMENT, A NEW MEXICO GENERAL PARTNERSHIP OR BEHALF OF SAID PARTNERSHIP.

BY: *[Signature]*
SHERYL GENTILE

OFFICIAL SEAL
SHERYL GENTILE
PUBLIC - NEW MEXICO
Notary Public and Secretary of the
Notary Commission Expires: 12-15-89

PROJEWELL PARTNERSHIP
A NEW MEXICO GENERAL PARTNERSHIP

BY: *[Signature]* *[Signature]*
CHARLIE ROBERTSON ALAN TRENKLE

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS DULY ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JUNE, 1986, BY CHARLIE ROBERTSON AND ALAN TRENKLE FOR PROJEWELL PARTNERSHIP, A NEW MEXICO GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

BY: *[Signature]*
JOHN J. YOUNG

OFFICIAL SEAL
JOHN J. YOUNG
PUBLIC - NEW MEXICO
Notary Public and Secretary of the
Notary Commission Expires: 5-19-89

BY COMMISSION EXPIRES: 5-19-89

BY: *[Signature]* *[Signature]*
MILLIE F. RASH PATRICIA S. JONES

BY: *[Signature]* *[Signature]*
MILLIE F. RASH PATRICIA S. JONES

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JUNE, 1986, BY MILLIE F. RASH, RAYMOND FRANCIS RASH, CAROLY F. RASH AND PATRICIA S. JONES.

BY: *[Signature]*
SHERYL GENTILE

OFFICIAL SEAL
SHERYL GENTILE
PUBLIC - NEW MEXICO
Notary Public and Secretary of the
Notary Commission Expires: 12-15-89

BY COMMISSION EXPIRES: 12-15-89

SURVEYOR'S CERTIFICATION

I, L. A. SHELTON, JR., HEREBY CERTIFY THAT I AM A duly licensed land surveyor registered under the laws of the State of New Mexico and I CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ACCURATE DIMENSIONS, AND LAND AREA (SEE NOTE 4) AND IS CORRECTLY AND NEARLY AVAILABLE TO A LAND SURVEYOR FOR MADE KNOWN TO BE ON THE SURVEY, UTILITY COMPANIES OR OTHER PARTIES DEPENDENT ON INTEREST. THE SURVEY MEETS THE REQUISITE REQUIREMENTS FOR REPRESENTATION AND RECORD BY THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: *[Signature]*
L. A. SHELTON, JR.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THE FOREGOING SURVEYOR'S CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JUNE, 1986, BY L. A. SHELTON, JR.

BY: *[Signature]*
L. A. SHELTON, JR.

BY COMMISSION EXPIRES: 12-15-89

86: 5907

VACATION AND
SUBDIVISION PLAT FOR

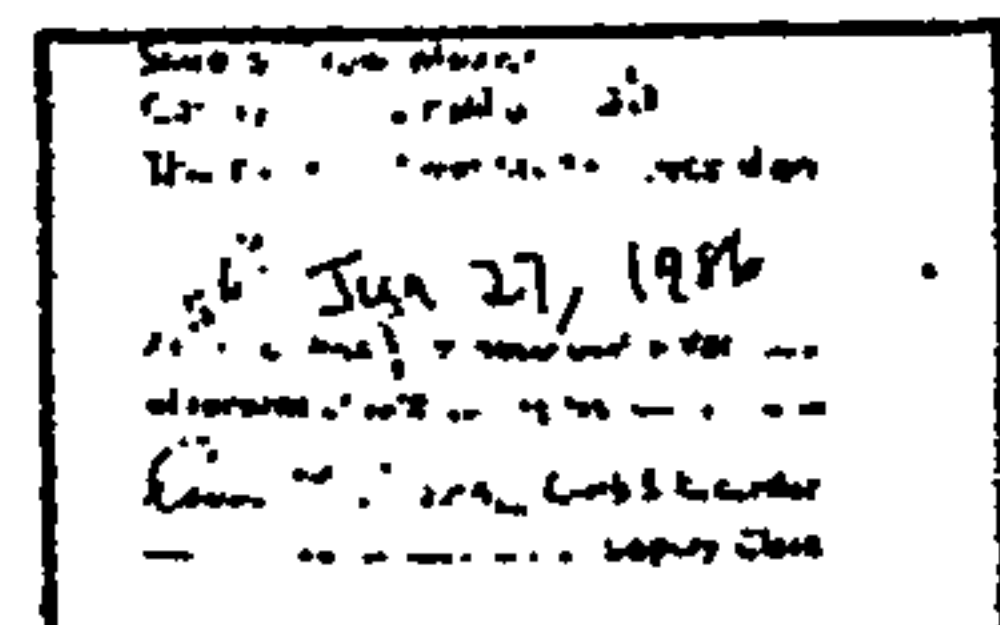
RIVERVIEW

SITUATE WITHIN THE TOWN OF ALAMEDA GRANT
("PROJECTED" SECTION 13, T11N, R2E, N.M.R.M.)

AND
SECTIONS 13, 14, 23, 24, 25 & 26, T11N, R2E S
SECTIONS 18 & 19, T11N, R3E, N.M.R.M.

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MAY, 1986



RESERVED FOR COUNTY CLERK

APPROVALS

SUBDIVISION PLAT CONDITIONS: FILED 7-27-86 DOC. NO. 86 37004

VOLUME 112-3618 PAGES 267-281
SERIAL 3618A 281-283

SUBDIVISION CASE NUMBER: 86-5907

[Signature] 6-26-86
CITY ENGINEER, ALBUQUERQUE, BERNALILLO CO., NEW MEXICO CITY

[Signature] 6-25-86
CITY ENGINEER, ALBUQUERQUE, BERNALILLO CO., NEW MEXICO CITY

[Signature] 6-26-86
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[Signature] 6-26-86
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VACATION AND SUBDIVISION PLAT FOR RIVERVIEW

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

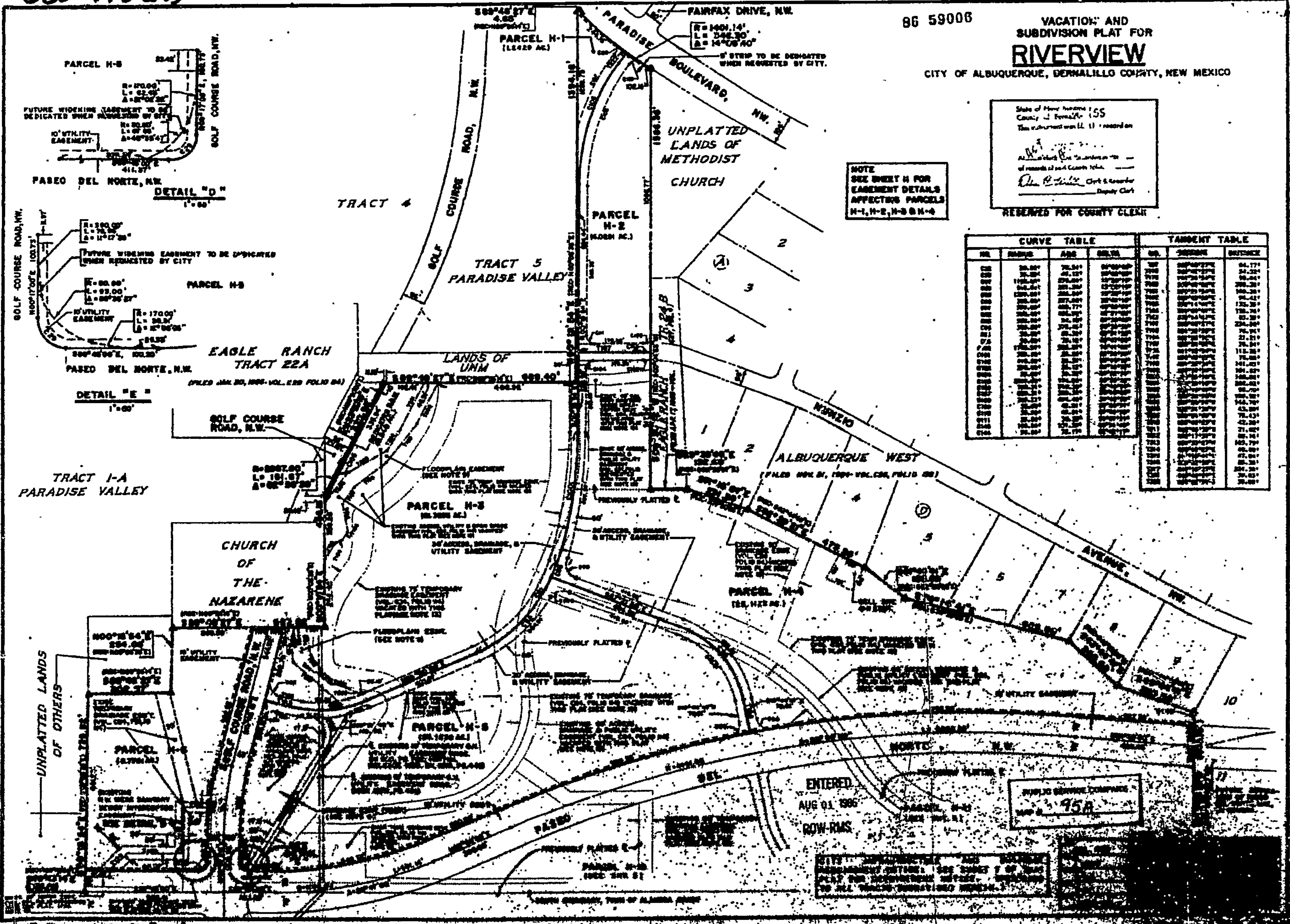
State of New Mexico 155
 County of Bernalillo 155
 This instrument is (1) recorded on

Albuquerque City Clerk
Albuquerque City Clerk
 Deputy Clerk

RESERVED FOR COUNTY CLERK

NOTE
 SEE SHEET H FOR
 EASEMENT DETAILS
 AFFECTING PARCELS
 H-1, H-2, H-3 & H-4

CURVE TABLE				TANGENT TABLE		
NO.	RADIUS	ARC	CHORD	CH.	CHORD	DISTANCE
0001	100.00	1.5708	1.5708	100.00	100.00	157.08
0002	200.00	3.1416	3.1416	200.00	200.00	314.16
0003	300.00	4.7124	4.7124	300.00	300.00	471.24
0004	400.00	6.2832	6.2832	400.00	400.00	628.32
0005	500.00	7.8540	7.8540	500.00	500.00	785.40
0006	600.00	9.4248	9.4248	600.00	600.00	942.48
0007	700.00	10.9956	10.9956	700.00	700.00	1099.56
0008	800.00	12.5664	12.5664	800.00	800.00	1256.64
0009	900.00	14.1372	14.1372	900.00	900.00	1413.72
0010	1000.00	15.7080	15.7080	1000.00	1000.00	1570.80
0011	1100.00	17.2788	17.2788	1100.00	1100.00	1727.88
0012	1200.00	18.8496	18.8496	1200.00	1200.00	1884.96
0013	1300.00	20.4204	20.4204	1300.00	1300.00	2042.04
0014	1400.00	21.9912	21.9912	1400.00	1400.00	2199.12
0015	1500.00	23.5620	23.5620	1500.00	1500.00	2356.20
0016	1600.00	25.1328	25.1328	1600.00	1600.00	2513.28
0017	1700.00	26.7036	26.7036	1700.00	1700.00	2670.36
0018	1800.00	28.2744	28.2744	1800.00	1800.00	2827.44
0019	1900.00	29.8452	29.8452	1900.00	1900.00	2984.52
0020	2000.00	31.4160	31.4160	2000.00	2000.00	3141.60



ENTERED
 AUG 01 1966
 ROW-RMS

PUBLIC SERVICE COMPANY
 95A

NOTE: THE CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY ORDINANCES AND THE STATE STATUTES RELATIVE TO THE SUBDIVISION OF LANDS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

C30-178(10)

C30

C-25-138(1)

1

C-25-138(1)

DESCRIPTION

That certain tract of land situate within the Town of Alameda Grant (Projected Section 13, T11N, R2E and Projected Section 18, T11N, R3E, N.M.P.M.) and being comprised of the following Tracts:
Tracts B-1, C-1, and D-1 as the same is shown and designated on the Plat entitled "Replat, Tracts A-1 through D-1, EAGLE RANCH, Town of Alameda Grant, Bernalillo County, New Mexico" filed for Record in the office of the County Clerk of Bernalillo County, New Mexico, on September 2, 1982, in Book C-20, Page 37.
Tract E as the same is shown and designated on the Plat entitled "Replat of Tract A-1, EAGLE RANCH to Tracts A-2 and E, EAGLE RANCH, Town of Alameda Grant, Bernalillo County, New Mexico, filed for Record in the office of the County Clerk of Bernalillo County, New Mexico, on November 24, 1982, in Book C-20, Page 181.
Tract A-2-1 as the same is shown and designated on the Plat entitled "Replat of Tract A-2, EAGLE RANCH to Tracts A-2-1 and A-2-2, EAGLE RANCH, Town of Alameda Grant, Bernalillo County, New Mexico," filed for Record in the office of the County Clerk of Bernalillo County, New Mexico, on June 6, 1983 in Book C-21, Page 94.
That certain 6 acre parcel of land being the same property as described in the Warranty Deed of Record filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 17, 1980, in Book 133A Pages 974-975.
Lot 2 as the same is shown and designated on the Plat entitled "Plat, Lands of Tabernacle of Praise Church, Town of Alameda Grant, Bernalillo County, New Mexico," filed for Record in the office of the County Clerk of Bernalillo County, New Mexico, on May 17, 1984, in Book C-23, Page 200.

And more particularly described by metes and bounds as follows: Beginning at the U.S.G.L.O. Brass Cap marking the closing corner common to Section 13, T11N, R2E, and Section 18, T11N, R3E, N.M.P.M. with the South Boundary of the Town of Alameda Grant (from which the N.M.S.M.C. Brass Cap "NM448-N9A" bears North 79°23'27" East, 2082.65 feet), thence North 89°55'00" West, 64.80 feet along the South boundary of the Town of Alameda Grant to a point on the westerly Right-of-Way of Eagle Ranch Road NW and true Point of Beginning; thence, continuing along the South boundary of the Town of Alameda Grant North 89°55'00" West, 313.20 feet; thence, leaving the South boundary of the Town of Alameda Grant, North 00°05'00" East, 669.97 feet; thence, North 70°00'00" West, 300.00 feet; thence, North 46°00'00" West, 240.00 feet; thence, North 74°30'00" West, 625.00 feet; thence, North 52°00'00" West 185.00 feet; thence, North 62°44'40" West, 473.25 feet; thence, North 71°30'26" West, 231.20 feet; thence, North 02°50'00" West, 800.00 feet; thence, North 41°10'29" East, 621.60 feet to a point on the southerly Right-of-Way of Paradise Boulevard NW; thence, along the southerly Right-of-Way of Paradise Boulevard NW in successive courses as follows: South 57°23'05" East, 225.37 feet to a Point of Curvature; 458.70 feet along the arc of a curve to the left (said curve having a radius of 25612.77 feet) to a Point of Reverse Curvature; 311.58 feet along the arc of a curve to the right (said curve having a radius of 6495.09 feet) to a Point of Tangency; South 55°29'09" East, 503.05 feet to a Point of Curvature; 216.09 feet along the arc of a curve to the left (said curve having a radius of 2917.79 feet) to a Point of Tangency; South 59°43'45" East, 226.24 feet; thence, leaving the southerly Right-of-Way of Paradise Boulevard NW, South 30°16'16" West, 307.00 feet; thence, South 55°48'27" East, 200.47 feet; thence, South 61°07'24" East, 346.50 feet to a point on the westerly Right-of-Way of Eagle Ranch Road NW; thence, along the westerly Right-of-Way of Eagle Ranch Road NW in successive courses as follows: South 28°52'36" West, 162.54 feet to a Point of Curvature; 319.49 feet along the arc of a curve to the left (said curve having a radius of 618.00 feet) to a Point of Reverse Curvature; 561.31 feet along the arc of a curve to the right (said curve having a radius of 707.00 feet) to the South boundary of the Town of Alameda Grant and Point of Beginning.

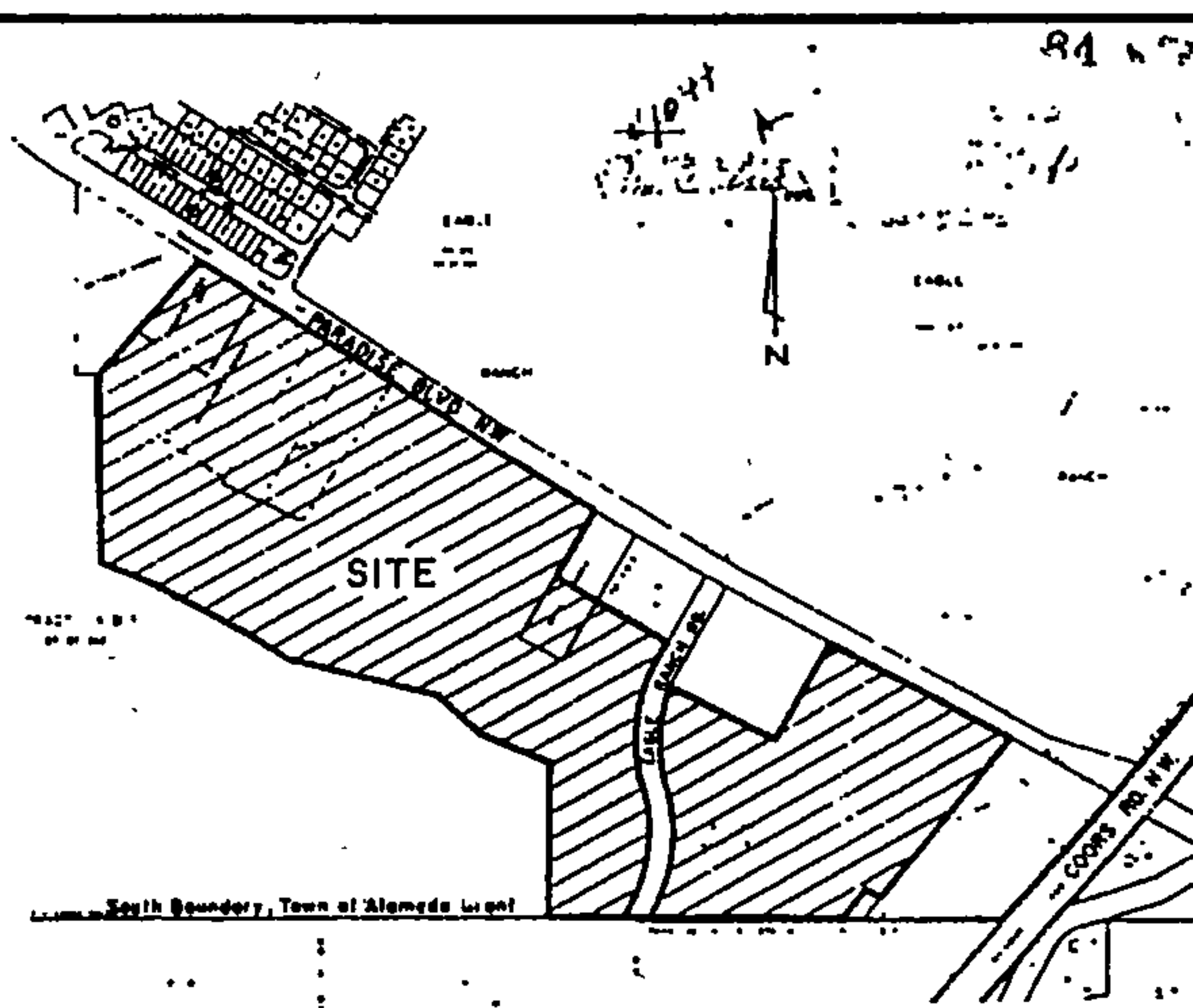
And: Beginning at the aforesaid U.S.G.L.O. Brass Cap marking the closing corner common to Section 13, T11N, R2E, and Section 18, T11N, R3E, N.M.P.M. with the South boundary of the Town of Alameda Grant (from which the N.M.S.M.C. Brass Cap "NM448-N9A" bears North 79°23'27" East, 2082.65 feet), thence, along the South boundary of the Town of Alameda Grant East 31.05 feet to a point on the easterly Right-of-Way of Eagle Ranch Road NW and true Point of Beginning; thence, along the easterly Right-of-Way of Eagle Ranch Road NW in successive courses as follows: 584.74 feet along the arc of a curve to the left (said curve having a radius of 793.00 feet) to a Point of Reverse Curvature; 431.14 feet along the arc of a curve to the right (said curve having a radius of 532.00 feet) to a Point of Tangency; thence, leaving the easterly Right-of-Way of Eagle Ranch Road NW, South 61°07'24" East, 500.00 feet; thence, North 28°52'36" East, 479.16 feet to a point on the southerly Right-of-Way of Paradise Boulevard NW; thence, along the southerly Right-of-Way of Paradise Boulevard NW, South 61°07'24" East, 843.02 feet; thence, leaving the southerly Right-of-Way of Paradise Boulevard NW, South 38°30'00" West, 837.91 feet; thence, North 51°30'00" West, 180.00 feet; thence, South 38°30'00" West, 211.30 feet to the South boundary of the Town of Alameda Grant; thence, along the South boundary of the Town of Alameda Grant, West, 752.96 feet to the Point of Beginning.

Containing 91.3975 Acres, more or less.

SUBDIVISION DATA

ASK NO.:
ZONE ATLAS NO. C-12 & C-13
TOTAL # OF LOTS: 44
TOTAL MILEAGE OF PUBLIC ROADS CREATED: 0.988
GROSS SUBDIVISION ACRES: 91.3975

TALOS LOG NO 08-15-1093



VICINITY MAP

Zone Map C12 & C13

NOTE: THE SUBDIVISION IS WITHIN THE NEW MEXICO UTILITIES, INC. FRANCHISE AREA WATER AND SAN SEWER SERVICE CAPABILITIES ARE BASED ON N.M.U., INC. FACILITIES, NOT CITY OF ALBUQUERQUE FACILITIES

APPROVALS: SC5-84-43

- List of approvals with signatures and dates: Lenton Mabry (11/19/84), Paul J. Boguin (11/19/84), Richard E. Leonard (11/17/84), Barbara G. Leonard (11-20-84), Paula Y. Miller (11-16-84), Warren Starnes (11-15-84)

OWNER: R.J. SCHAEFER ENTERPRISES, INC

ACKNOWLEDGEMENT

State of New Mexico SS
County of Bernalillo
The Foregoing Instrument was Acknowledged Before Me This 31 Day of August 1984, by R.J. Schaefer.
Notary Public
My Commission Expires:

ALBUQUERQUE WEST

A SUBDIVISION IN PARADISE HILLS DEVELOPMENT

WITHIN

THE TOWN OF ALAMEDA GRANT

PROJECTED SECTION 13, T11N, R2E, NMPM, &
PROJECTED SECTION 18, T11N, R3E, NMPM
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 1984

ZONE ATLAS C12 & C13

NOTES

Bearing base used to prepare this plat is the same as shown on the "Replat of Tract 1-B Eagle Ranch" prepared by Meurer, Serafini and Meurer, Inc., and recorded in the office of the County Clerk of Bernalillo County, New Mexico on October 14, 1980 in Volume C-17, Folio 101; together with plats prepared by Community Sciences Corp., filed for record on May 6, 1982 in Volume C-20, Folio 37 and on November 24, 1982 in Volume C-20, Folio 101.

To obtain State Plane Grid Bearings, rotate bearings shown clockwise 00°17'02".

Distances are ground.

DEDICATION STATEMENTS

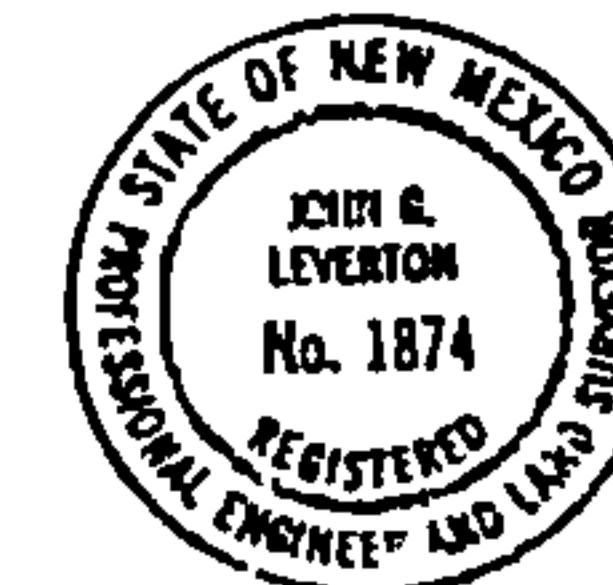
The Subdivision hereon described is with free consent and in accordance with the wishes and desires of the undersigned owner thereof, and said owner does hereby dedicate all streets and public right-of-way shown hereon to the County of Bernalillo for the public use forever. And, said owners do hereby dedicate the public utility easements shown hereon as noted, including the right of ingress and egress and the right to trim interfering trees and bushes.

Dedication to the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA), its successors and assigns, of Lot 6, Block C is with the full and free consent and in accordance with the desire of the owner. This dedication is for drainage; flood control; and the construction, operation and maintenance of related facilities. Any portion of Lot 6, Block C dedicated herein shall revert to the owner, its successors and assigns as and to the extent said portion is declared unnecessary for flood control and drainage by the Board of Directors of AMAFCA.

SURVEYORS CERTIFICATION

This is to certify that this Subdivision Plat was prepared under my direct supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

John G. Leverton
N.M. PE & LS No 1874



ACKNOWLEDGEMENT

State of New Mexico SS
County of Bernalillo
The Foregoing Instrument was Acknowledged Before Me This 19 Day of November, 1984, by John G. Leverton.
Notary Public
My Commission Expires:

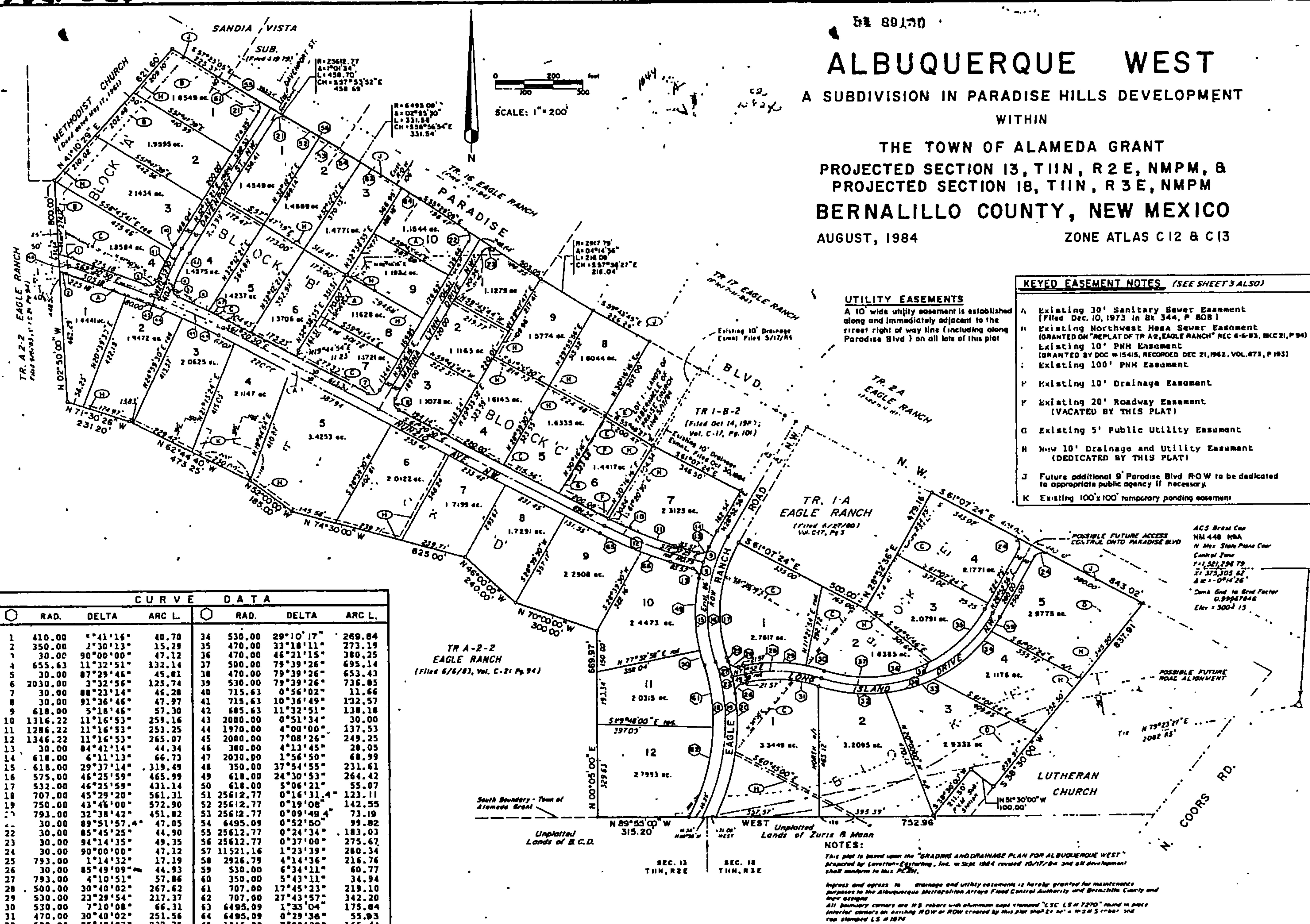
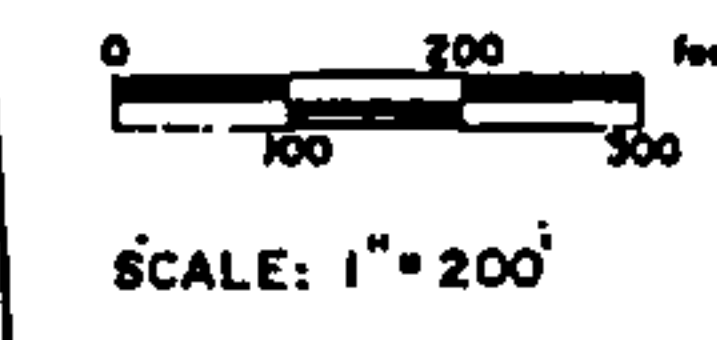
C-25-138(1)

C-25-138(1)

(2) 951-527

1381-527

ALBUQUERQUE WEST
 A SUBDIVISION IN PARADISE HILLS DEVELOPMENT
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 13, T11N, R2E, NMPM, &
 PROJECTED SECTION 18, T11N, R3E, NMPM
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 1984
 ZONE ATLAS C12 & C13



KEYED EASEMENT NOTES (SEE SHEET 3 ALSO)

- A Existing 30' Sanitary Sewer Easement (Filed Dec. 10, 1973 in Bk 344, P 808)
- B Existing Northwest Mesa Sewer Easement (GRANTED ON REPLAT OF TR A2, EAGLE RANCH REC 6-6-83, BKC21, P94)
- C Existing 10' PNH Easement (GRANTED BY DOC #15415, RECORDED DEC 21, 1962, VOL. 673, P193)
- D Existing 100' PNH Easement
- E Existing 10' Drainage Easement
- F Existing 20' Roadway Easement (VACATED BY THIS PLAT)
- G Existing 5' Public Utility Easement
- H New 10' Drainage and Utility Easement (DEDICATED BY THIS PLAT)
- J Future additional 9' Paradise Blvd R.O.W. to be dedicated to appropriate public agency if necessary.
- K Existing 100' x 100' temporary ponding easement

UTILITY EASEMENTS
 A 10' wide utility easement is established along and immediately adjacent to the street right of way line (including along Paradise Blvd) on all lots of this plat

CURVE DATA

○	RAD.	DELTA	ARC L.	○	RAD.	DELTA	ARC L.
1	410.00	41°11'16"	40.70	34	530.00	29°10'17"	269.84
2	350.00	2°30'13"	15.29	35	470.00	33°18'11"	273.19
3	30.00	90°00'00"	47.12	36	470.00	46°21'15"	380.25
4	655.63	11°32'51"	132.14	37	500.00	79°39'26"	695.14
5	30.00	87°29'46"	45.81	38	470.00	79°39'26"	653.43
6	2030.00	3°32'56"	125.74	39	530.00	79°39'26"	736.85
7	30.00	88°23'14"	46.28	40	715.63	0°56'02"	11.66
8	30.00	91°36'46"	47.97	41	715.63	10°36'49"	132.57
9	618.00	5°18'46"	57.30	42	685.63	11°32'51"	138.18
10	1316.22	11°16'53"	259.16	43	2000.00	0°51'34"	30.00
11	1286.22	11°16'53"	253.25	44	1970.00	4°00'00"	137.53
12	1346.22	11°16'53"	265.07	45	2000.00	7°08'26"	249.25
13	30.00	84°41'14"	44.34	46	380.00	4°13'45"	28.05
14	618.00	6°11'13"	66.73	47	2030.00	1°56'50"	68.99
15	618.00	29°37'14"	319.49	48	350.00	37°54'55"	231.61
16	575.00	46°25'59"	465.99	49	618.00	24°30'53"	264.42
17	532.00	46°25'59"	431.14	50	618.00	5°06'21"	55.07
18	707.00	45°29'20"	561.31	51	25612.77	0°16'31.4"	123.11
19	750.00	43°46'00"	572.90	52	25612.77	0°19'08"	142.55
20	793.00	32°38'42"	451.82	53	25612.77	0°09'49.4"	73.19
21	30.00	89°51'57.4"	47.05	54	6495.09	0°52'50"	99.82
22	30.00	85°45'25"	44.90	55	25612.77	0°24'34"	183.03
23	30.00	94°14'35"	49.35	56	25612.77	0°37'00"	275.67
24	30.00	90°00'00"	47.12	57	11521.16	1°23'39"	280.34
25	793.00	1°14'32"	17.19	58	2926.79	4°14'36"	216.76
26	30.00	85°49'09"	44.93	59	530.00	6°34'11"	60.77
27	793.00	4°10'51"	57.86	60	350.00	5°43'11"	34.94
28	500.00	30°40'02"	267.62	61	707.00	17°45'23"	219.10
29	530.00	23°29'54"	217.37	62	707.00	27°43'57"	342.20
30	530.00	7°10'08"	66.31	63	6495.09	1°33'04"	175.84
31	470.00	30°40'02"	251.56	64	6495.09	0°29'36"	55.93
32	530.00	25°42'07"	237.75	65	1346.22	7°02'29"	165.44
33	530.00	18°12'51"	168.49	66	1346.22	4°14'24"	99.62

TR A-2-Z
 EAGLE RANCH
 (Filed 6/6/83, Vol. C-21 Pg 94)

NOTES:
 This plat is based upon the "GRADING AND DRAINAGE PLAN FOR ALBUQUERQUE WEST" prepared by Lovett-Egbert, Inc. in Sept 1984 revised 10/17/84 and all development shall conform to this P.C.D.

Ingress and egress to drainage and utility easements is hereby granted for maintenance purposes to the Albuquerque Metropolitan Area Flood Control Authority and Bernalillo County and their assigns.
 All boundary corners are 1/2" rebar with aluminum caps stamped "C.S.C. L.S. # 7270" found in place.
 Interior corners on existing ROW or ROW created by this plat shall be 1/2" x 1/2" x 1/2" rebar and run stamped L.S. # 1874

(2) 951-527

(2) 951-527

C25-138(3)

C25-138(3)

INTERSECTION & EASEMENT DETAILS

84 89100

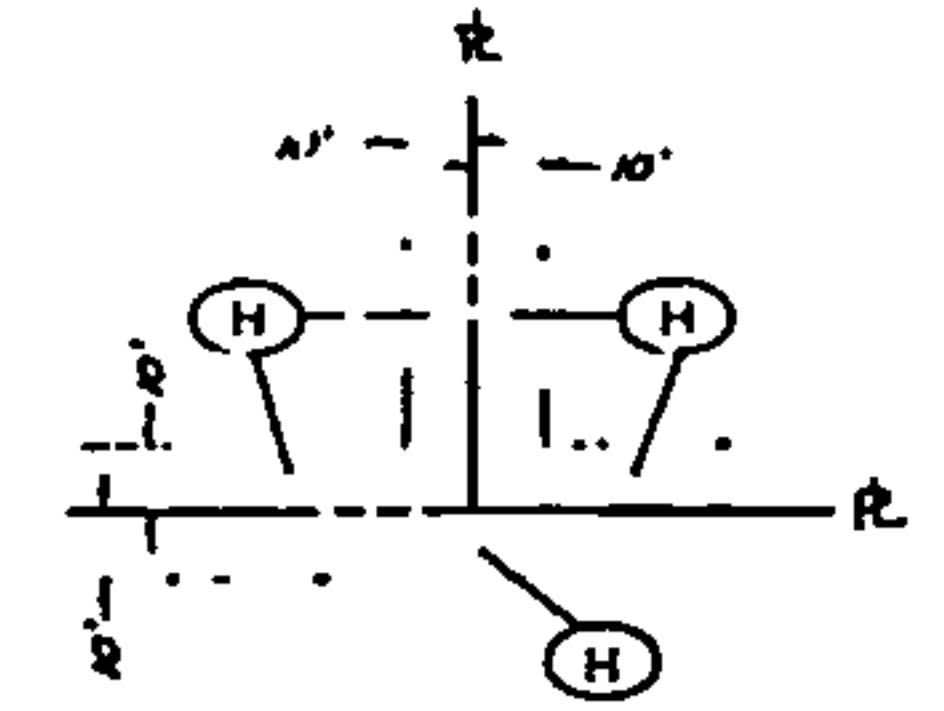
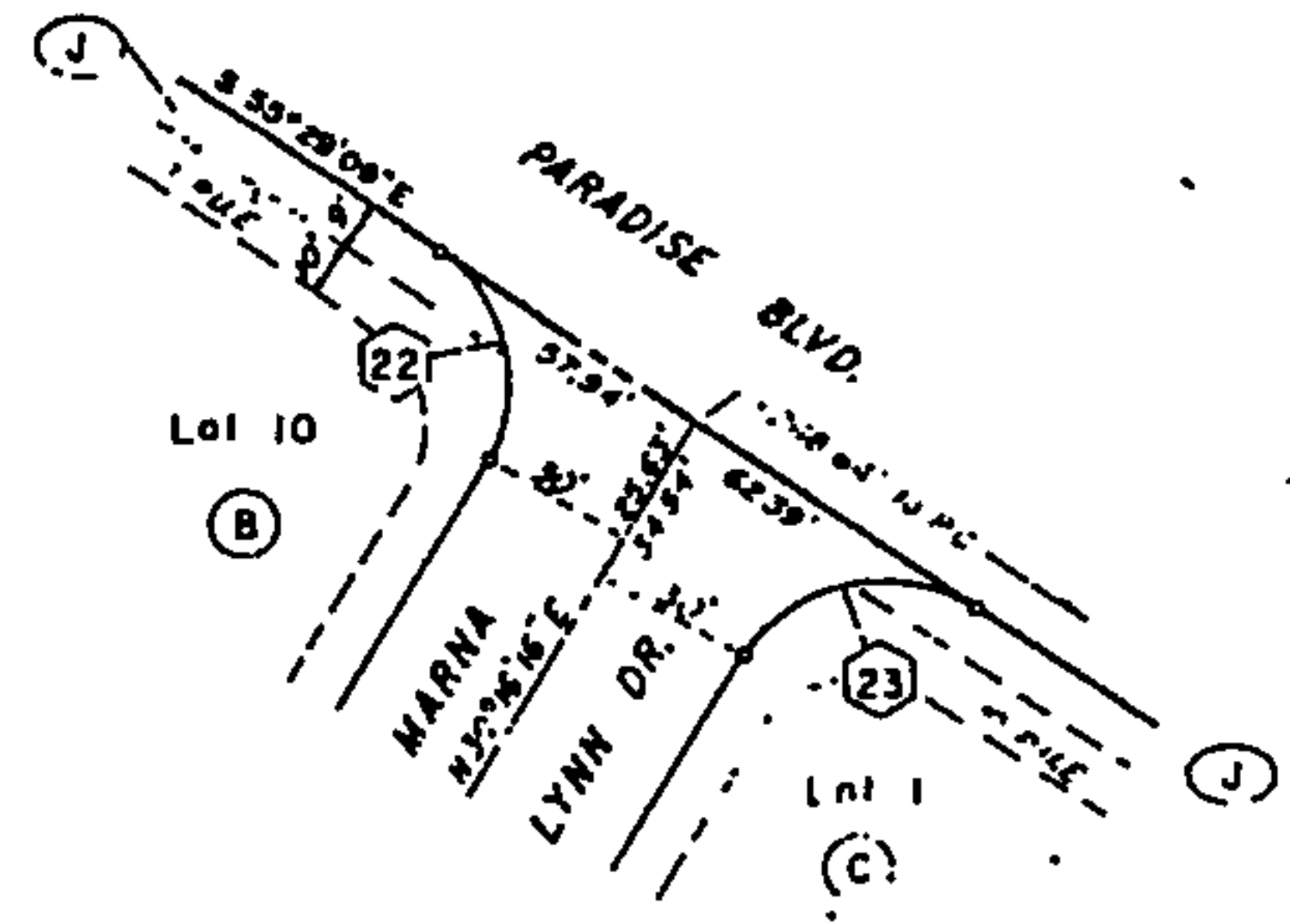
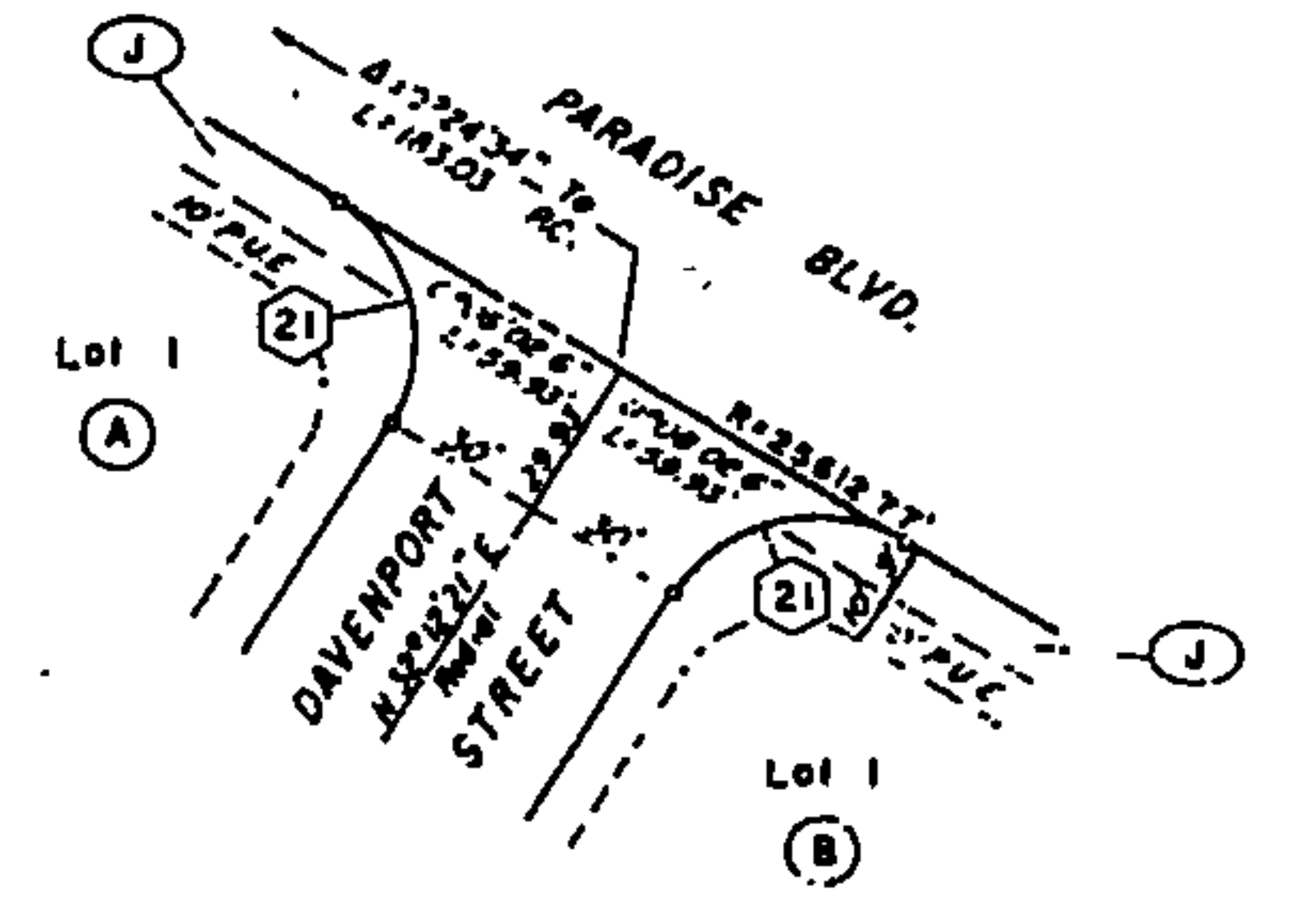
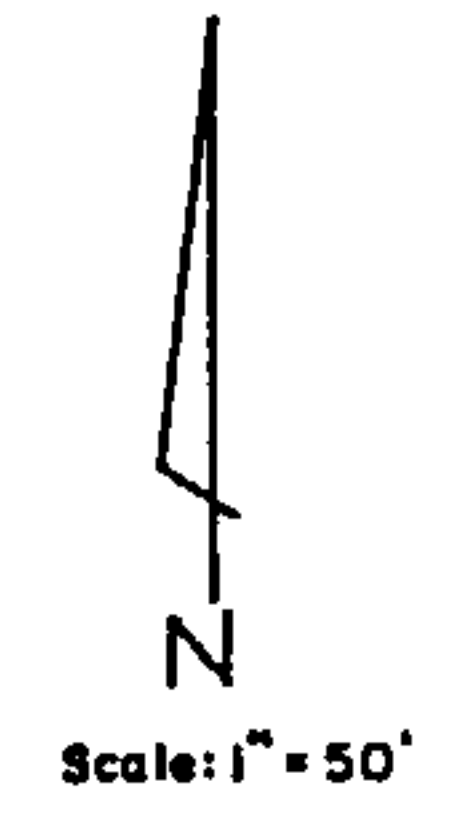
ALBUQUERQUE WEST

A SUBDIVISION IN PARADISE HILLS DEVELOPMENT
WITHIN

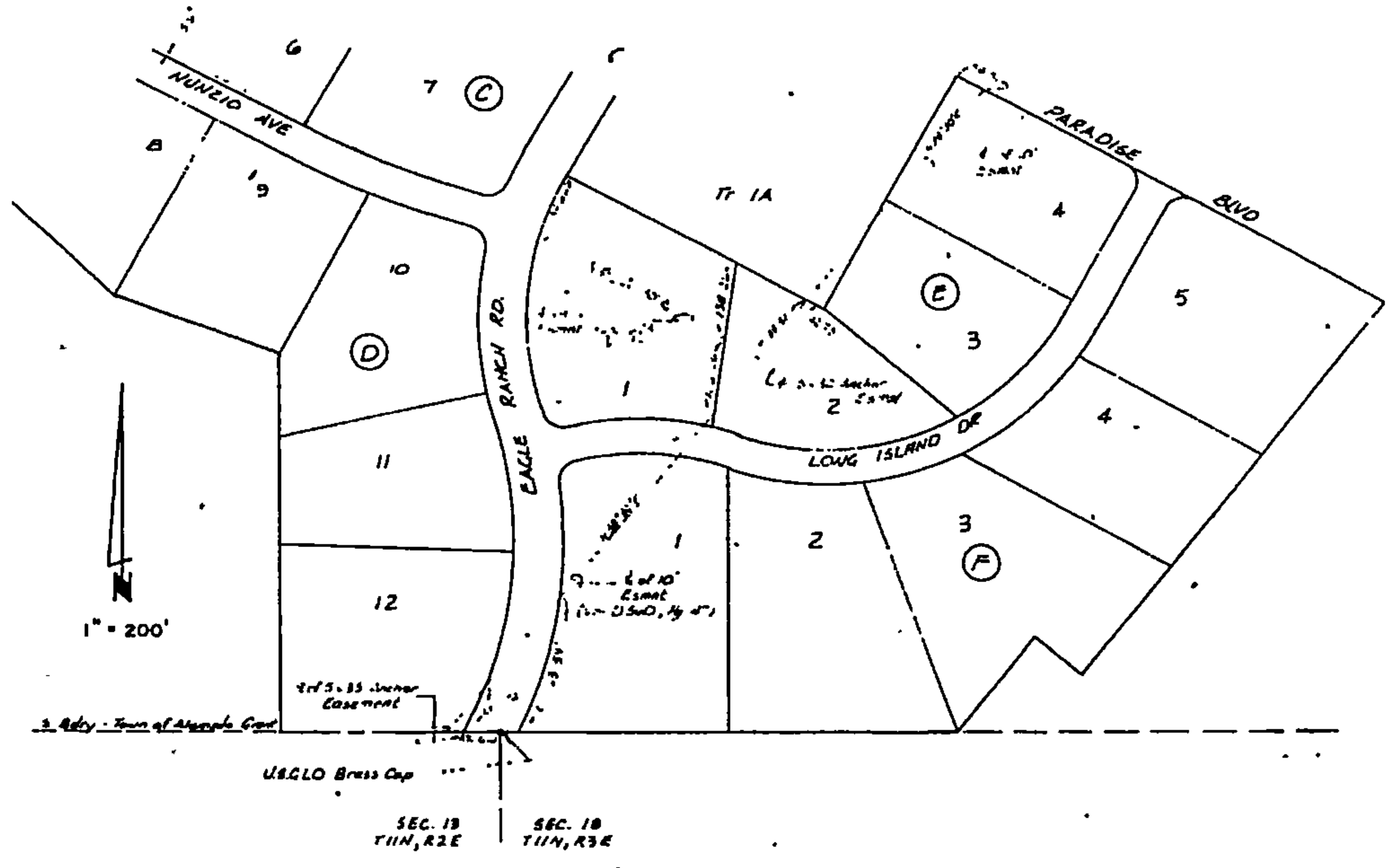
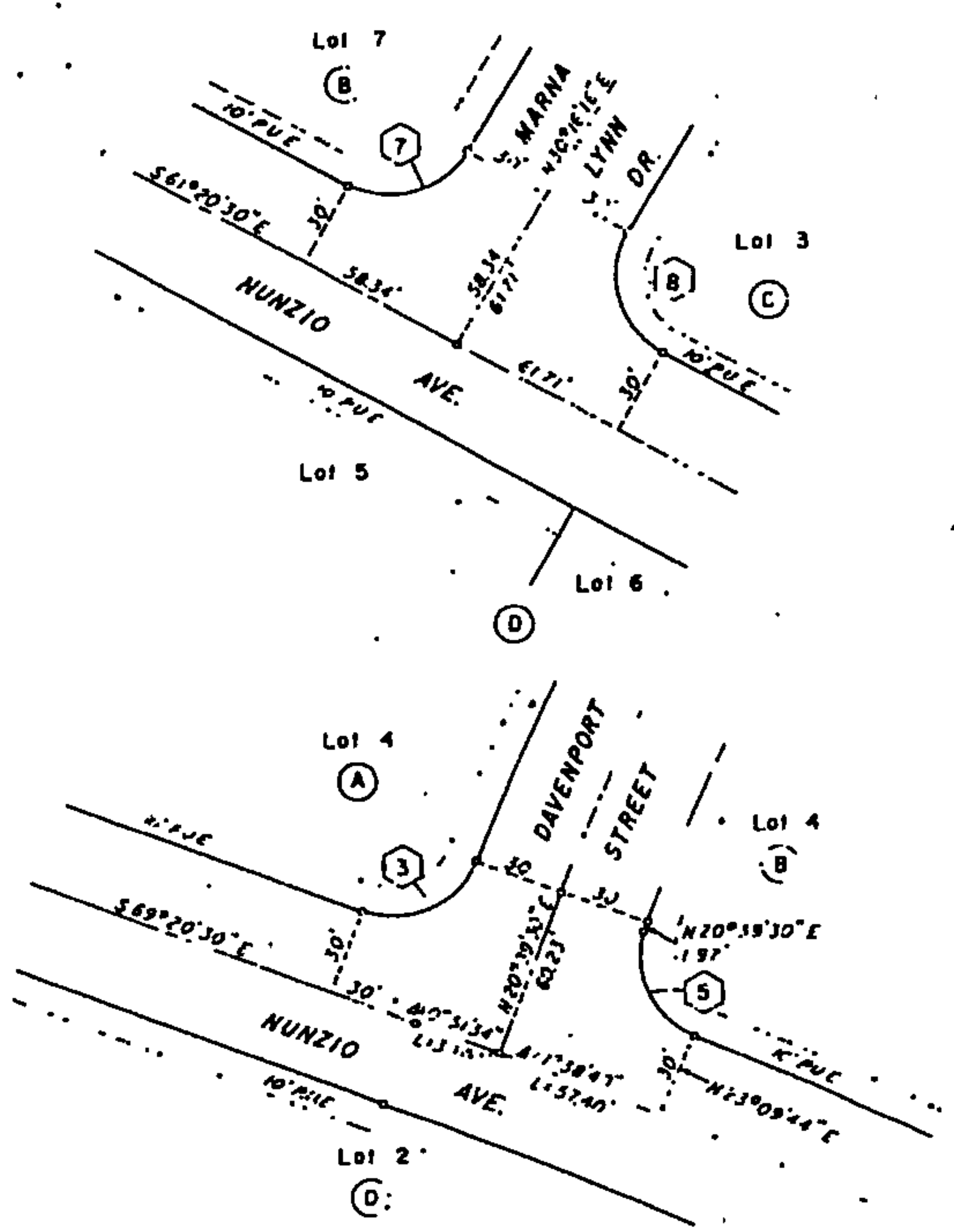
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 13, T11N, R2E, NMPM, &
PROJECTED SECTION 18, T11N, R3E, NMPM
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 1984

ZONE ATLAS C12 & C13



EASEMENT DETAIL
10' DRAINAGE & UTILITY ESMNT
ON SIDE AND REAR LOT LINES AS
SHOWN ON SHEET 2.



EXISTING 10' ELECTRIC & TELEPHONE EASEMENTS

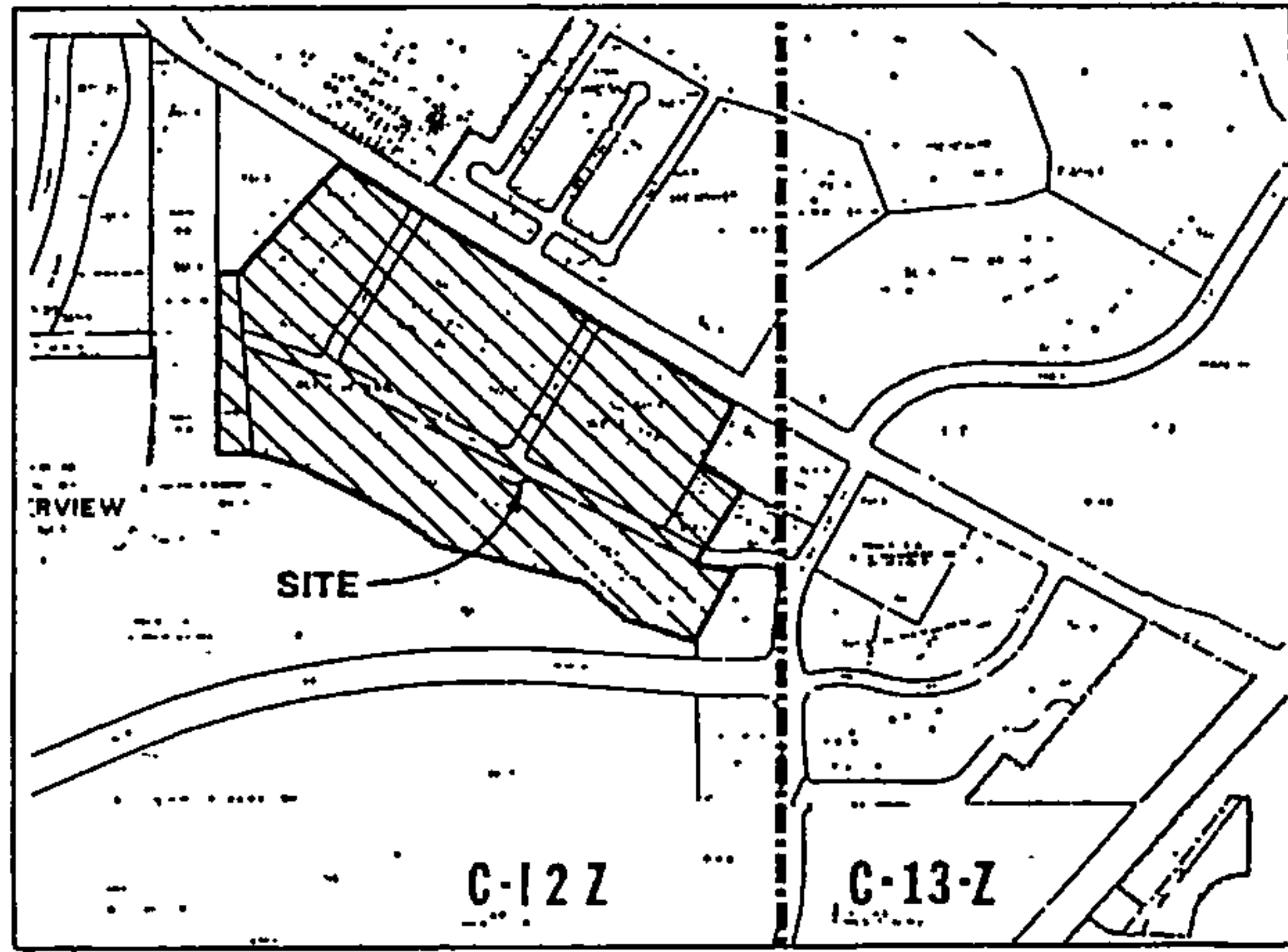
C25-138(3)

C25-138(3)

2

90C-67(1)

90C-67(1)



VICINITY MAP (C-12,13)

SCALE: 1"=750'

SUBDIVISION DATA

1. Gross parcel area: 40.3336 ac.
2. Number of existing lots: 27
3. Number of tracts/lots created: 8
4. Length of roadways vacated: 2,705 LF
5. Length of roadways dedicated: 1,815 LF
6. Bearing base used to prepare this plat is from the plat entitled "A Subdivision of RIVERVIEW and including the vacation and relocation of prior easements and right-of-way", filed in the Bernalillo County Clerk's office, NM on June 27, 1986 in Book C30, Page 178.
7. Distances shown are horizontal ground distances
8. Curved lines are addressed numerically in curve tables where applicable
9. Field survey was performed during January 1990

NOTES

A variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat. Details of the variance or waiver were filed in the office of the County Clerk of Bernalillo County, New Mexico, on 3-8-90 in Book 90-A, page 5574-5575

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats or site development plans are approved.

By its approval the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT (PROLIFER SECTION 13) T. 11 N., R. 2 E., N.M.P.M. AND BEING COMPRISED OF THE FOLLOWING TRACTS:

LOTS 3 AND 4, BLOCK A; LOTS 5 THROUGH 10, BLOCK B; LOTS 1 THROUGH 6, 8 AND 9, BLOCK C; LOTS 1 THROUGH 8, BLOCK D; ALL OR PORTIONS OF MUNIZ AVENUE AND RIVERVIEW STREET AND MARIA LYNN DRIVE AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT WITHIN THE TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO," FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 21, 1989, IN BOOK C75, PAGE 138.

TRACT 248, EAGLE RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE "REPLAT OF TRACTS 21, 24 AND 26, FAIRY RANCH, IN TRACTS 21A, 24A, 24B AND 24C, FAIRY RANCH," FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 17, 1985, IN BOOK C27, PAGE 4.

LOT 9-A, BLOCK D, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF LOT 7-A-3, BLOCK C AND LOTS 9 AND 10, BLOCK D, ALBUQUERQUE WEST, TOGETHER WITH A VACATED PORTION OF MUNIZ AVENUE, NW, ALBUQUERQUE, NEW MEXICO, JUNE 1987, AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 7, 1987, IN BOOK C75, PAGE 64.

BEING MORE PARTICULARLY DESCRIBED BY LINES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9-A, BLOCK D, ALBUQUERQUE WEST, FROM WHICH THE CORPS OF ENGINEERS METAL TABLE BEARING R. ALAMEDA R. NO. 2 BEARS S 25°31'00" E, A DISTANCE OF 1,584.70 FEET;

THENCE, N 69°04'01" W, A DISTANCE OF 700.00 FEET ALONG THE SOUTHWEST LINE OF SAID LOT 9-A, BEING THE SAME AS THE NORTHERLY BOUNDARY OF PARCEL H-9, RIVERVIEW SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID LOT 9-A, BLOCK D;

THENCE, N 45°04'01" W, A DISTANCE OF 240.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE, N 74°18'01" W, A DISTANCE OF 625.00 FEET TO AN ANGLE POINT ON THE SOUTHWEST BOUNDARY OF SAID LOT 5;

THENCE, N 51°04'01" W, A DISTANCE OF 185.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE, N 62°29'21" W, A DISTANCE OF 473.25 FEET TO AN ANGLE POINT ON THE SOUTHWEST BOUNDARY OF SAID LOT 2;

THENCE, N 71°35'07" W, A DISTANCE OF 251.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK D AND BEING COMMON WITH THE SOUTHWEST CORNER OF SAID TRACT 248, FAIRY RANCH;

THENCE, N 89°24'29" W, A DISTANCE OF 132.09 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 248;

THENCE, N 00°20'12" E, A DISTANCE OF 798.38 FEET TO THE NORTHEAST CORNER OF SAID TRACT 248;

THENCE, S 89°39'48" E, A DISTANCE OF 91.91 FEET TO THE NORTHEAST CORNER OF SAID TRACT 248 ALSO BEING COMMON WITH THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK A;

THENCE, N 41°25'08" E, A DISTANCE OF 210.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE, S 57°32'20" E, A DISTANCE OF 502.56 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 4, BLOCK B;

THENCE, N 32°27'40" E, A DISTANCE OF 35.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 4;

THENCE, S 57°32'20" E, A DISTANCE OF 518.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 4;

THENCE, N 32°53'54" E, A DISTANCE OF 363.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 10 BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PARADISE HILLS;

THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 56.06 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 00°29'40", A RADIUS OF 6,485.09 FEET, A CHORD BEARING OF S 55°28'40" E AND A CHORD LENGTH OF 56.06 FEET;

THENCE, S 55°13'50" E, A DISTANCE OF 503.05 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTHEAST CORNER OF SAID LOT 9, BLOCK C, ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°14'36" AND A RADIUS OF 2,917.79 FEET;

THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 216.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 9;

THENCE, S 59°28'26" E, A DISTANCE OF 226.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE, S 30°31'35" W, A DISTANCE OF 307.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE, S 55°33'08" E, A DISTANCE OF 200.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 6;

THENCE, S 30°31'35" W, A DISTANCE OF 355.79 FEET TO A POINT OF NON-TANGENCY AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25°18'50", A RADIUS OF 410.00 FEET, A CHORD BEARING OF S 82°52'45" E, AND A CHORD LENGTH OF 179.67 FEET;

THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 181.14 FEET, SAID ARC BEING ALONG A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MUNIZ AVENUE;

THENCE, S 28°54'49" W, A DISTANCE OF 383.91 FEET ALONG THE EASTERLY PROPERTY LINE OF SAID LOT 9-A, BLOCK D, TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, CONTAINING 49.3335 ACRES MORE OR LESS.

ACKNOWLEDGEMENT

ON THIS 29th DAY OF January, 1990, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THOMAS O. ISAACSON, N.M.P.E. & L.S. NO. 3895 FOR ISAACSON & ARFMAN, P.A.

Nancy Ann Allen
NOTARY PUBLIC

8-29-92

9018009

PLAT OF

ALBUQUERQUE WEST, UNIT 1

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.

TOWN OF ALAMEDA GRANT

ALBUQUERQUE NEW MEXICO

JANUARY 1990

27 Lots
Grand Alliance I+II Joint Venture
Chris Simpson 3-7-90

4-23 A B
90C
1-19-90

SUBDIVISION CASE NO. 24-90-51

APPROVALS

<i>Tom Wilkins</i>	1-19-90
NEW MEXICO UTILITIES, INC.	DATE
<i>Rob Roberts</i>	1-23-90
PUBLIC SERVICE CO. OF NEW MEXICO	DATE
<i>Joseph A. Rice</i>	1-11-90
GAS CO. OF NEW MEXICO	DATE
<i>John Henderson</i>	1-16-90
U.S. WEST COMMUNICATIONS	DATE
<i>Karen Jaramila</i>	1-11-90
JONES INTERCABLE	DATE
<i>William Thomas</i>	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEV. DIV.	DATE
<i>James M. Stou</i>	2-6-90
PARK AND RECREATION DEPT.	DATE
<i>John Chubb</i>	07/24/90
CHIEF CITY SURVEYOR, ENGINEERING DIV.	DATE
<i>Walter</i>	2-6-90
UTILITY DEVELOPMENT DIV., PUBLIC WORKS DEPT.	DATE
<i>Rosie Shwartz</i>	2-6-90
REAL PROPERTY DIV.	DATE
<i>Fred Dreyer</i>	2-21-90
A.M.A.F.C.	DATE
<i>Fred Dreyer</i>	2-21-90
CITY ENGINEER, PUBLIC WORKS DEPT.	DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.

Scott 3-8-90
CITY PLANNER, ALBUQUERQUE PLANNING DIV. DATE

CERTIFICATION

I, THOMAS O. ISAACSON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; SHOWS ALL EASEMENTS NOTED IN A TITLE REPORT PREPARED BY ALBUQUERQUE TITLE CO., INC. DATED DECEMBER 5, 1989, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE BOUNDARY SURVEY USED FOR THE PREPARATION OF THIS PLAT WAS ACCOMPLISHED BY SKIP CARLTON, OF COMMUNITY SCIENCES CORP., LS #7270, SEE CERTIFICATION ON SHEET 2.

Thomas O. Isaacson 1/29/90
THOMAS O. ISAACSON
N.M.P.E. & L.S. #3895
FOR ISAACSON & ARFMAN, P.A. DATE

90C-67(1)

011 038 003 2 9-188

SHEET 1 OF 4

90C-67(1)

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. GAS COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

WATER & SANITARY SEWER

THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY BOTH CITY OF ALBUQUERQUE AND NMU, INC.

PNM EASEMENT RELEASE

PUBLIC SERVICE COMPANY OF NEW MEXICO DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS SHOWN TO BE VACATED ON THIS PLAT.

PUBLIC SERVICE COMPANY OF NEW MEXICO
BY: Rob Roberts

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF January, 1990, BY Rob Roberts OF THE PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.



Allyn Phillips
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-7-93

9018009
PLAT OF
ALBUQUERQUE WEST, UNIT 1
WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT
ALBUQUERQUE NEW MEXICO
JANUARY 1990

1:23 0 8 90C 67(2)

FREE CONSENT & DEDICATION

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND DO HEREBY DEDICATE THE RIGHTS-OF-WAY FOR PUBLIC THOROUGHFARES AS INDICATED AND GRANT THOSE EASEMENTS AS SHOWN HEREON IN ACCORDANCE WITH THEIR APPLICABLE DEDICATION STATEMENTS AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT.

TR. 24B, EAGLE RANCH; & A PORTION OF ALBUQUERQUE WEST EXCLUDING LOT 6, BLK C:
OWNERS: GRAND ALLIANCE I, A NEW MEXICO GENERAL PARTNERSHIP,
R.J. SCHAEFER, MANAGING GENERAL PARTNER
GRAND ALLIANCE II, A NEW MEXICO GENERAL PARTNERSHIP,
R.J. SCHAEFER, MANAGING GENERAL PARTNER
R.J. Schaefer 1/8/90
R.J. SCHAEFER, MANAGING DATE
GENERAL PARTNER

LOT 6, BLOCK C, ALBUQUERQUE WEST:
OWNER: ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY
Larry A. Blair 30 January 1990
EXECUTIVE ENGINEER DATE

ACKNOWLEDGEMENTS

ON THIS 8th DAY OF January, 1990, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY R.J. SCHAEFER, KNOWN TO ME TO BE THE MANAGING GENERAL PARTNER OF GRAND ALLIANCE I & GRAND ALLIANCE II, NEW MEXICO GENERAL PARTNERSHIPS.

Nancy Ann Allen
NOTARY PUBLIC
8/19/92

ON THIS 30 DAY OF January, 1990, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LARRY A. BLAIR KNOWN TO ME TO BE THE EXECUTIVE ENGINEER OF ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, A POLITICAL SUBDIVISION OF THE STATE OF NEW MEXICO.
Larry A. Blair
My Commission Expires 24 May 1992
NOTARY PUBLIC

DISCLOSURE STATEMENT

THE INTENT OF THIS PLAT IS TO VACATE PORTIONS OF NUNZIO AVE., DAVENPORT ST., AND MARNA LYNN DR., A PORTION OF THE NORTHWEST MESA SEWER EASEMENT, A PORTION OF N.M.U.I.'S 30 FOOT SANITARY SEWER EASEMENT, TEMPORARY PONDING EASEMENTS, DRAINAGE, AND UTILITY EASEMENTS. LOT LINES ARE BEING ELIMINATED TO CREATE LARGER TRACTS, AND RIGHTS-OF-WAY ARE BEING DEDICATED. TRACT 24B OF EAGLE RANCH IS BEING INCORPORATED INTO ALBUQUERQUE WEST BY THIS PLAT.

SURVEYOR'S CERTIFICATE

I, L.A. CARLETON, JR., HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
L.A. Carleton, Jr. 2/6/90
L.A. CARLETON, JR. DATE
N.M.L.S. No. 7278



ACKNOWLEDGEMENT

ON THIS 6th DAY OF February, 1990, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY L.A. CARLETON, JR.

L.A. Carleton, Jr.
NOTARY PUBLIC

5-2193

12329-706

9018009

PLAT OF

ALBUQUERQUE WEST, UNIT 1

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.

TOWN OF ALAMEDA GRANT

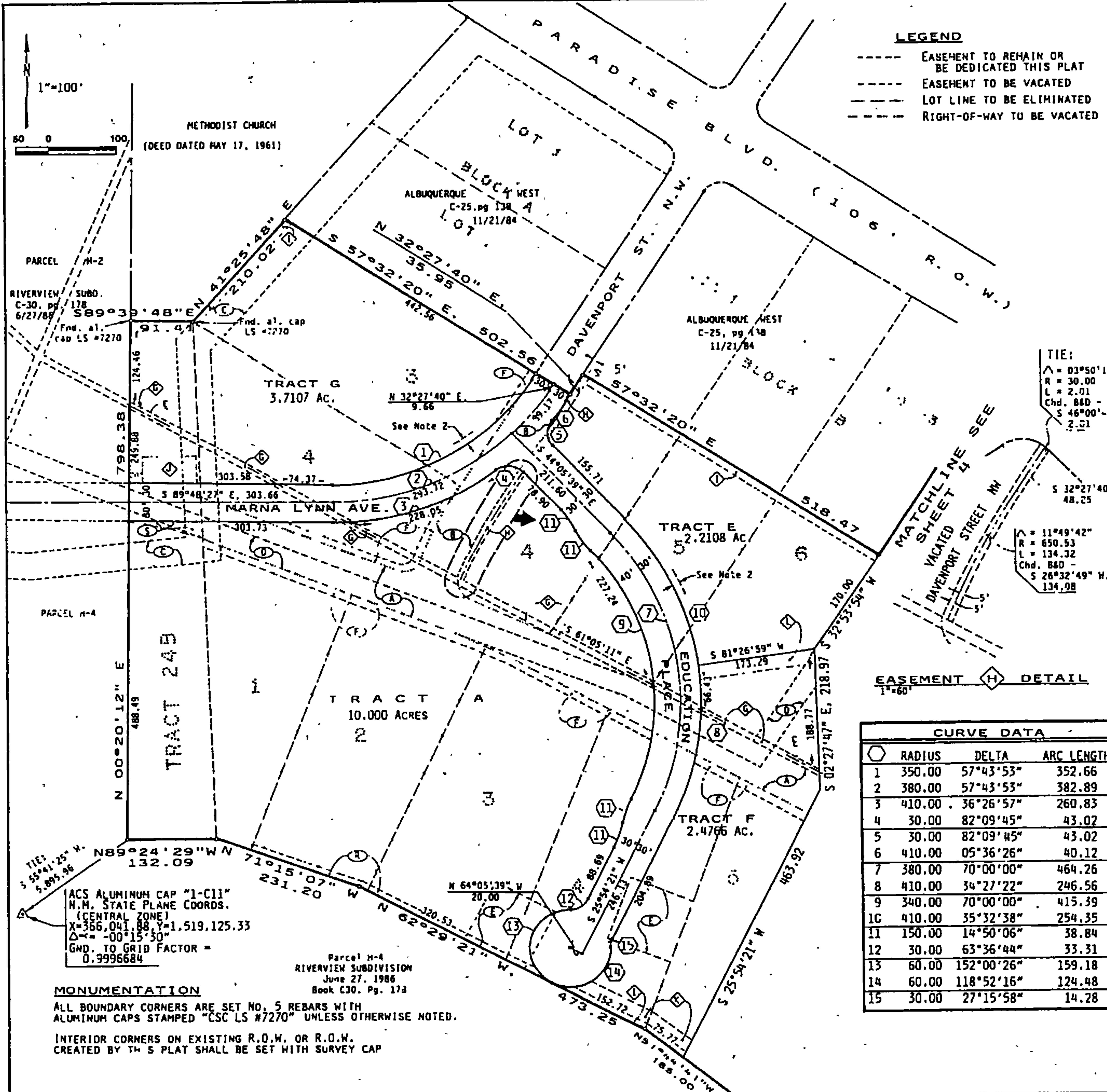
ALBUQUERQUE NEW MEXICO

JANUARY 1990

9.23 A B
90C
67 pg 3

LEGEND

- EASEMENT TO REMAIN OR BE DEDICATED THIS PLAT
- EASEMENT TO BE VACATED
- LOT LINE TO BE ELIMINATED
- RIGHT-OF-WAY TO BE VACATED



TIE:

△ = 03°50'19"
R = 30.00
L = 2.01
Chd. B&D -
S 46°00'09" E.
2.21

△ = 11°49'42"
R = 650.53
L = 134.32
Chd. B&D -
S 26°32'49" W.
134.98

EASEMENT DETAIL
1"=60'

CURVE DATA			
○	RADIUS	DELTA	ARC LENGTH
1	350.00	57°43'53"	352.66
2	380.00	57°43'53"	382.89
3	410.00	36°26'57"	260.83
4	30.00	82°09'45"	43.02
5	30.00	82°09'45"	43.02
6	410.00	05°36'26"	40.12
7	380.00	70°00'00"	464.26
8	410.00	34°27'22"	246.56
9	340.00	70°00'00"	415.39
10	410.00	35°32'38"	254.35
11	150.00	14°50'06"	38.84
12	30.00	63°36'44"	33.31
13	60.00	152°00'26"	159.18
14	60.00	118°52'16"	124.48
15	30.00	27°15'58"	14.28

KEYED VACATION NOTES

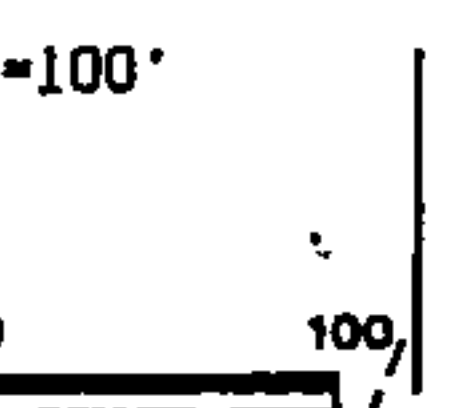
- A. PORTIONS OF NUNZIO AVE. NW TO BE VACATED BY THIS PLAT. VACATION NO. V-90-4.
- B. PORTIONS OF DAVENPORT ST. NW TO BE VACATED BY THIS PLAT. VACATION NO. V-90-4.
- C. PORTION OF NORTHWEST MESA SEWER EASEMENT (GRANTED ON "REPLAT OF TR. A-2, EAGLE RANCH", REC. 6-6-83, BK. C-21, P. 94) TO BE VACATED BY THIS PLAT.
- D. PORTIONS OF NEW MEXICO UTILITY, INC. 30" SANITARY SEWER EASEMENT (FILED DEC. 10, 1973 IN MISC. BK. 344, P. 808) VACATED BY THIS PLAT.
- E. TEMPORARY 100'x100' PONDING EASEMENTS VACATED BY THIS PLAT. (FILED ON 6-6-83 IN BK. C21, P. 94).
- F. 10' WIDE UTILITY EASEMENTS (GRANTED ON "ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT" REC. NOV. 21, 1984, BK C25, P. 138) TO BE VACATED WHERE INDICATED BY THIS PLAT.
- R. 10' DRAINAGE AND UTILITY EASEMENT (GRANTED ON PLAT NOTED IN NOTE F ABOVE) TO BE VACATED WHERE INDICATED BY THIS PLAT.
- S. PORTION OF 60' ACCESS DRAINAGE AND PUBLIC UTILITY EASEMENT TO BE VACATED BY THIS PLAT (FILED ON 4-17-85 IN BK C27, P. 4)

KEYED EASEMENT NOTES

- G. EXT. 10' PHM & MTN. STATES T. & T. CO. (GRANTED BY DOC. NO. 15415, REC. DEC. 21, 1962, VOL. D 673, P. 193)
- H. EXT. 10' WIDE UTILITY EASEMENT ADJACENT TO NUNZIO AVE., DAVENPORT ST. AND MARNA LYNN DR. (GRANTED ON "ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT," REC. NOV. 21, 1984, BK. C25, P. 138)
- I. EXT. 10' DRAINAGE AND UTILITY EASEMENT (GRANTED ON PLAT NOTED IN NOTE H).
- J. TEMPORARY 40'x80' PUBLIC ROADWAY EASEMENT, DELETION OF THIS EASEMENT IS DEPENDENT UPON THE EXTENSION OF MARNA LYNN DR. & CITY ENGINEER'S CONCURRENCE.
- K. 20' TEMPORARY DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- L. 20' SANITARY SEWER EASEMENT GRANTED BY THIS PLAT.

GENERAL NOTES

- 1. SEE BULK LAND VARIANCE NOTE, SHEET 1 OF 4.
- 2. A 10' WIDE UTILITY EASEMENT IS ESTABLISHED ALONG AND IMMEDIATELY ADJACENT TO THE STREET RIGHT-OF-WAY LINES ON ALL LOTS OF THIS PLAT, GRANTED BY THIS PLAT.
- 3. FIELD SURVEY RETRACED RECORD BEARINGS AND DISTANCES AND CORNERS SET, WHERE NOT FOUND, CREATING A RECORD EQUAL MEASURED SURVEY.



METHODIST CHURCH
(DEED DATED MAY 17, 1961)

PARCEL M-2
RIVERVIEW SUBD.
C-30, pg 178
6/27/89
Fnd. al. cap LS #7270

TRACT G
3.7107 AC.

TRACT E
2.2108 AC

TRACT 2
10.000 ACRES

TRACT F
2.4766 AC.

TRACT 24B

ACS ALUMINUM CAP "1-C11"
N.M. STATE PLANE COORDS.
(CENTRAL ZONE)
X=366,041.88, Y=1,519,125.33
Δ = -00°15'30"
GND. TO GRID FACTOR =
0.9996684

Parcel M-4
RIVERVIEW SUBDIVISION
June 27, 1986
Book C30, Pg. 17a

MONUMENTATION

ALL BOUNDARY CORNERS ARE SET NO. 5 REBARS WITH ALUMINUM CAPS STAMPED "CSC LS #7270" UNLESS OTHERWISE NOTED.
INTERIOR CORNERS ON EXISTING R.O.W. OR R.O.W. CREATED BY THIS PLAT SHALL BE SET WITH SURVEY CAP

90C-67(3)

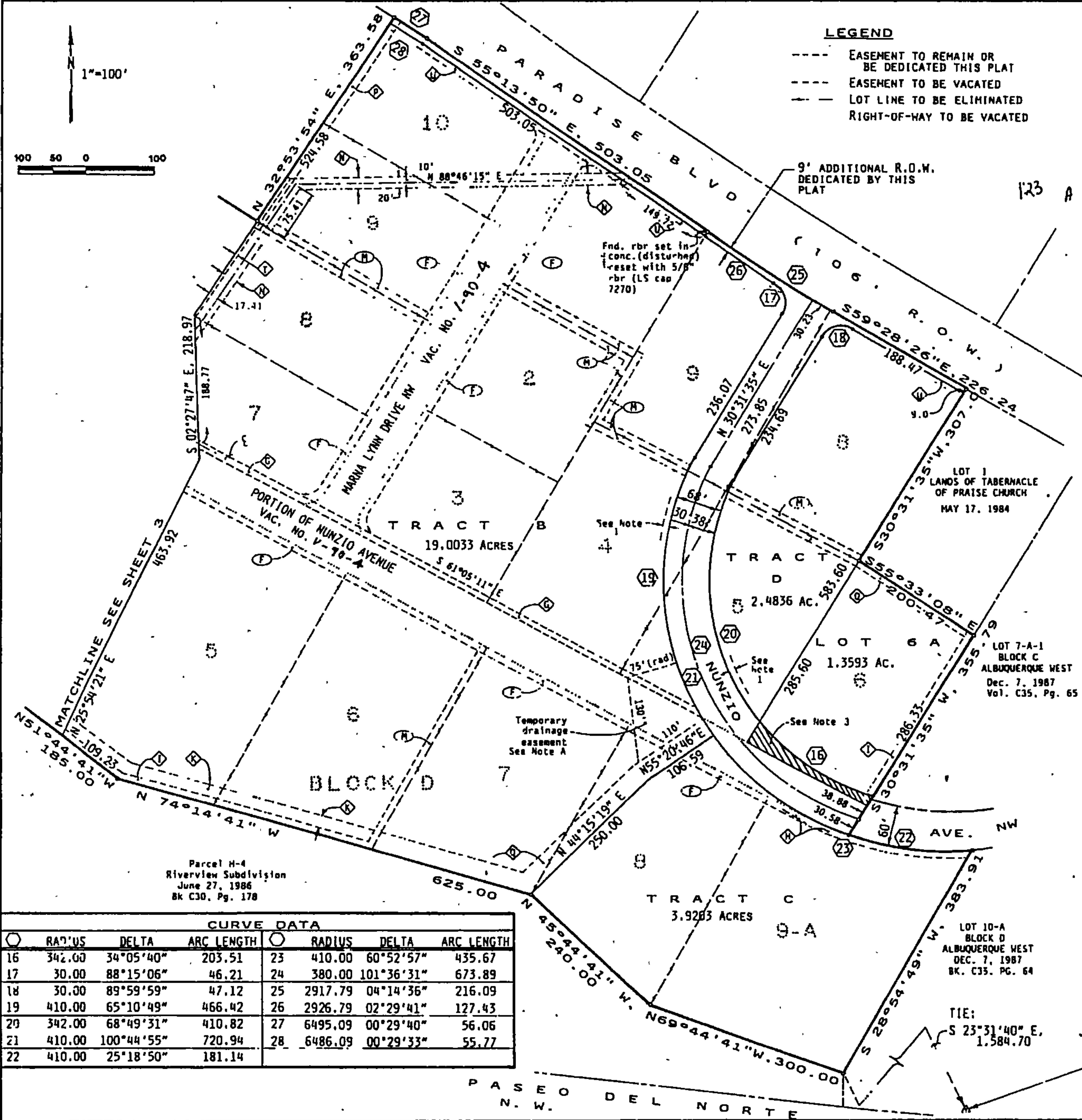
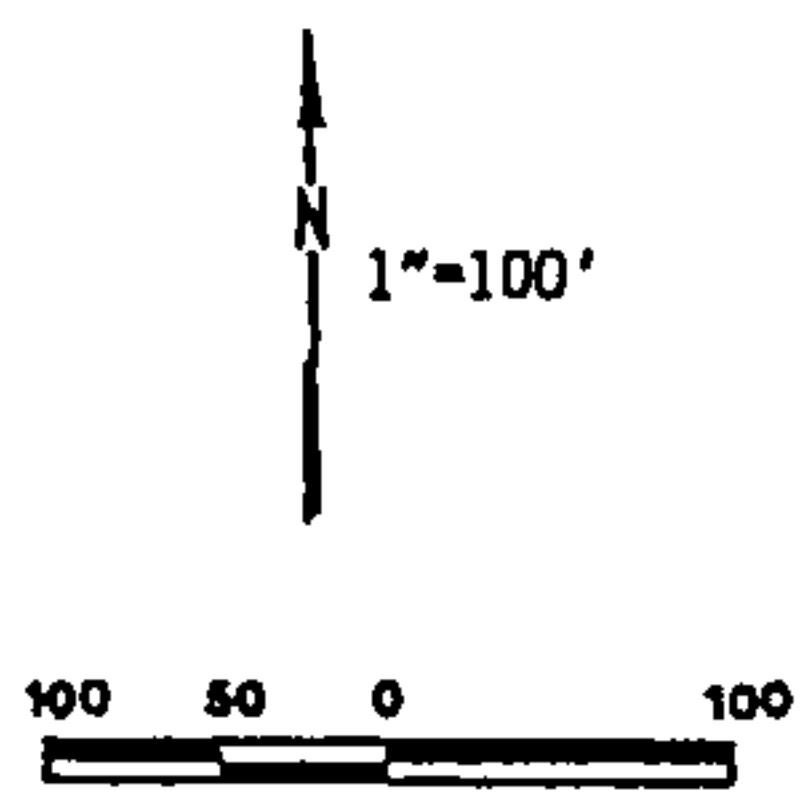
9018009

PLAT OF
ALBUQUERQUE WEST, UNIT 1

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT
ALBUQUERQUE NEW MEXICO
JANUARY 1990

LEGEND

- EASEMENT TO REMAIN OR BE DEDICATED THIS PLAT
- - - EASEMENT TO BE VACATED
- LOT LINE TO BE ELIMINATED
- RIGHT-OF-WAY TO BE VACATED



NOTE A

"TEMPORARY" DRAINAGE EASEMENTS ARE SUBJECT TO ADJUSTMENT IN SIZE, DIMENSION AND LOCATION AS PLANS AND DESIGNS BECOME MORE FIRM. DELETION OF ANY TEMPORARY EASEMENT SHALL DEPEND ON THE CITY AND AMAFCA BOTH BEING CONVINCED THAT SUCH EASEMENT IS NO LONGER NEEDED.

KEYED VACATION NOTES

- F. 10' WIDE UTILITY EASEMENTS (GRANTED ON "ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT", REC. NOV. 21, 1984, BK. C25, PG. 138) TO BE VACATED WHERE INDICATED BY THIS PLAT.
- H. 10' WIDE DRAINAGE AND UTILITY EASEMENT (GRANTED ON PLAT NOTED IN NOTE F ABOVE) TO BE VACATED BY THIS PLAT.

KEYED EASEMENT NOTES

- FOR NOTES G-K SEE SHEET 3 OF 4
- N. EXISTING UTILITY CONSTRUCTION EASEMENT 20' IN WIDTH AND A UTILITY MAINTENANCE EASEMENT 10' IN WIDTH, BEING 10' AND 5' RESPECTIVELY ON EACH SIDE OF A COMMON CENTER-LINE (FILED DEC. 10, 1973, IN BK. 344, PG. 808).
- O. EXISTING 10' DRAINAGE EASEMENT AS SHOWN ON PLAT NOTED IN NOTE F ABOVE.
- P. NEW 10' DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- Q. NEW 30' TEMPORARY DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- T. NEW 7.41' SANITARY SEWER EASEMENT GRANTED BY THIS PLAT.
- U. EXT. 1' REMNANT OF A UTILITY ESM'T (GRANTED ON PLAT NOTED IN NOTE H) ALONG WITH A NEW 9' UTILITY ESM'T GRANTED BY THIS PLAT CREATING A TOTAL OF 10' P.U.E.

GENERAL NOTES

1. A 10' WIDE UTILITY EASEMENT IS ESTABLISHED ALONG AND IMMEDIATELY ADJACENT TO THE STREET RIGHT-OF-WAY LINES ON ALL LOTS OF THIS PLAT, GRANTED BY THIS PLAT.
2. SEE BULK LAND VARIANCE NOTE, SHEET 1 OF 4.
3. SOUTHWESTERLY 0.0824 ACRES (SHOWN BY DIAGONAL LINES) DEEDED FROM A.M.A.F.C.A. TO THE CITY OF ALBUQUERQUE ON JANUARY 29, 1990 AS FOUND ON DOCUMENT NO. 907318 REC. IN BK. 90-2 PG. 4296-4297.
4. MONUMENTATION - ALL BOUNDARY CORNERS ARE SET NO. 5 REBARS WITH ALUMINUM CAPS STAMPED "CSC LS #7270". INTERIOR CORNERS ON EXISTING R.O.W. OR R.O.W. CREATED BY THIS PLAT SHALL BE SET WITH SURVEY CAP.

ACS/CORPS OF ENGINEERS METAL
TABLET: R, ALAMEDA B. NO. 2
N.M. STATE PLANE COORDS (CENTRAL ZONE)
X=373,513.20, Y=1,520,142.81
Δ = -00°14'38"
GND. TO GRID FACTOR 0.99967638

Parcel H-4
Riverview Subdivision
June 27, 1988
Bk C30, Pg. 178

CURVE DATA

○	RADIUS	DELTA	ARC LENGTH	○	RADIUS	DELTA	ARC LENGTH
16	342.00	34°05'40"	203.51	23	410.00	60°52'57"	435.67
17	30.00	88°15'06"	46.21	24	380.00	101°36'31"	673.89
18	30.00	89°59'59"	47.12	25	2917.79	04°14'36"	216.09
19	410.00	65°10'49"	466.42	26	2926.79	02°29'41"	127.43
20	342.00	68°49'31"	410.82	27	6495.09	00°29'40"	56.06
21	410.00	100°44'55"	720.94	28	6486.09	00°29'33"	55.77
22	410.00	25°18'50"	181.14				

90C-67(4)

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S	Supplemental form Z
<input type="checkbox"/> Major Subdivision action		ZONING
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Sector Plan
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Change
		<input type="checkbox"/> Text Amendment
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...
<input type="checkbox"/> ...for Subdivision Purposes		A
<input checked="" type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal
<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: TELYN CORUS PHONE: 505.821.5263
 ADDRESS: 4509 ALAMEDA NE SITE B FAX: 505.821.0699
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: _____
 AGENT (if any): JLS ARCHITECTS PHONE: 505.246.0870
 ADDRESS: 1600 RIO GRANDE BLD NW FAX: 505.246.0437
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: _____

DESCRIPTION OF REQUEST: 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. E2 + F Block: _____ Unit: _____
 Subdiv. / Addn. ALBUQUERQUE WEST UNIT 1
 Current Zoning: SU-1 PDA TO INCLUDE C-3 USES Proposed zoning: SAME
 Zone Atlas page(s): C-12 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 4.2219 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. E2.101206438439410606 F. 101206437535110603 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: EDUCATION PLACE NW
 Between: PARADISE BLVD. NW and PARSO DEL NORTE NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): PROJECT # 1003445
05 EPC-00022
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE R. Jarrod Cline DATE 1/11/06
 (Print) R. JARROD CLINE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>06 DRB - 00075</u>	<u>SBP</u>	<u>7(3)</u>	<u>\$ 185</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMS</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input 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>1-25-06</u>			Total <u>\$ 405.00</u>

V. S. S.
 Planner signature / date

Project # 1003445

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.
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - 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
 - 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.
 - 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
 - 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.

Shelley M. Hughes Applicant name (print)
Shelley M. Hughes Applicant signature / date 1/17/06



Form revised JUNE 2005

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06DRB - - 00075

1003445 Ken SCS Planner signature / date
Project # 1003445

January 11, 2006

Design Review Board
Plaza del Sol Building
600 2nd Street NW
Albuquerque, NM 87102

NOTE RE: RELATED EPC CASE NUMBER

Dear Board Members:

Lots E2 and F of Albuquerque West Unit 1 are part of the Development of Fountain Hills. The related EPC number for this development is 05EPC-00022 Site Development Plan-Subdivision. However, the EPC did not address Lots E2 and F because the current zoning did not require an EPC approval. Should you have any questions or require further information, please feel free to contact me.

Sincerely,



R. Jarrod Cline
JLS Architects, Inc.

1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
fax 505 246 0437
www.jlsarchitects.com

JLS

ARCHITECTS

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

[Signature] 1.16.06
Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Preliminary Grading Plan (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. Building and Structure Elevations

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. Written project summary. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' [Other scales as approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Existing structures on the site and within 20 feet of the site boundaries NONE
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)

B. Proposed Development

1. Structural

- ~~NA~~ A. Location of existing and proposed structures (distinguish between existing & proposed) ~~NONE~~ ^{YES}
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- ~~NA~~ G. Loading facilities ~~NONE~~
- H. Site lighting (indicate height & fixture type)
- ~~NA~~ I. Indicate structures within 20 feet of site ~~NONE~~
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: ^{TOTAL} spaces required: 234 provided: 243
 Handicapped spaces required: 16 provided: 16
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 13 | 1 SPACE PER 20 PARKING SPACES
 provided: 13
 - ~~NA~~ 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - ~~NA~~ 5. Curb cut locations and dimensions ~~NONE~~
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ~~NA~~ 3. Location of traffic signs and signals related to the functioning of the proposal
 - ~~NA~~ 4. Identify existing and proposed medians and median cuts ~~NONE~~
 - ~~NA~~ 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - ~~NA~~ 1. Bikeways and bike-related facilities ~~NONE~~

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

- NA 2. Pedestrian trails and linkages **NONE** (INCLUDED: SIDEWALKS SEE STREETS + CURC. A.)
NA 3. Bus facilities, including routes, bays and shelters existing or required **NONE**

4. Utilities

1. Fire hydrant locations, existing and proposed.
 2. Distribution lines
 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions. **SEE SITE PLAN**
 4. Existing water, sewer, storm drainage facilities (public and/or private).
 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- NA A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping. **NONE**

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

1. Scale - must be same as scale on sheet #1 - Site plan
 2. Bar Scale
 3. North Arrow
 4. Property Lines
 5. Existing and proposed easements
 6. Identify nature of ground cover materials
 A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
NA C. Ponding areas either for drainage or landscaping/recreational use **NONE**
 7. Identify type, location and size of plantings (common and/or botanical names).
NA A. Existing, indicating whether it is to preserved or removed. **NONE TO REMAIN**
 B. Proposed, to be established for general landscaping.
 C. Proposed, to be established for screening/buffering.
 8. Describe irrigation system
 9. Planting Beds, indicating square footage of each bed
 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
 11. Responsibility for Maintenance (statement)
 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

C.A. JNO + ... : OSOJUN ...
SEE SITE PLAN

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements **SEE SITE PLAN**
- 6. Building footprints
- 7. Location of Retaining walls

AM
AM

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale

Detailed Building Elevations for each facade

- 1. Identify facade orientation
- 2. Dimensions of facade elements, including overall height and width
- 3. Location, material and colors of windows, doors and framing
- 4. Materials and colors of all building elements and structures

NA E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.



January 13, 2006


Ms Shelley Hughes
JLS Architects
1600 Rio Grande, NW
Albuquerque, NM 87104

Re: Tracts E2 and F of Albuquerque West Unit 1, 8750,
8700A and 8700B Education Place NW.

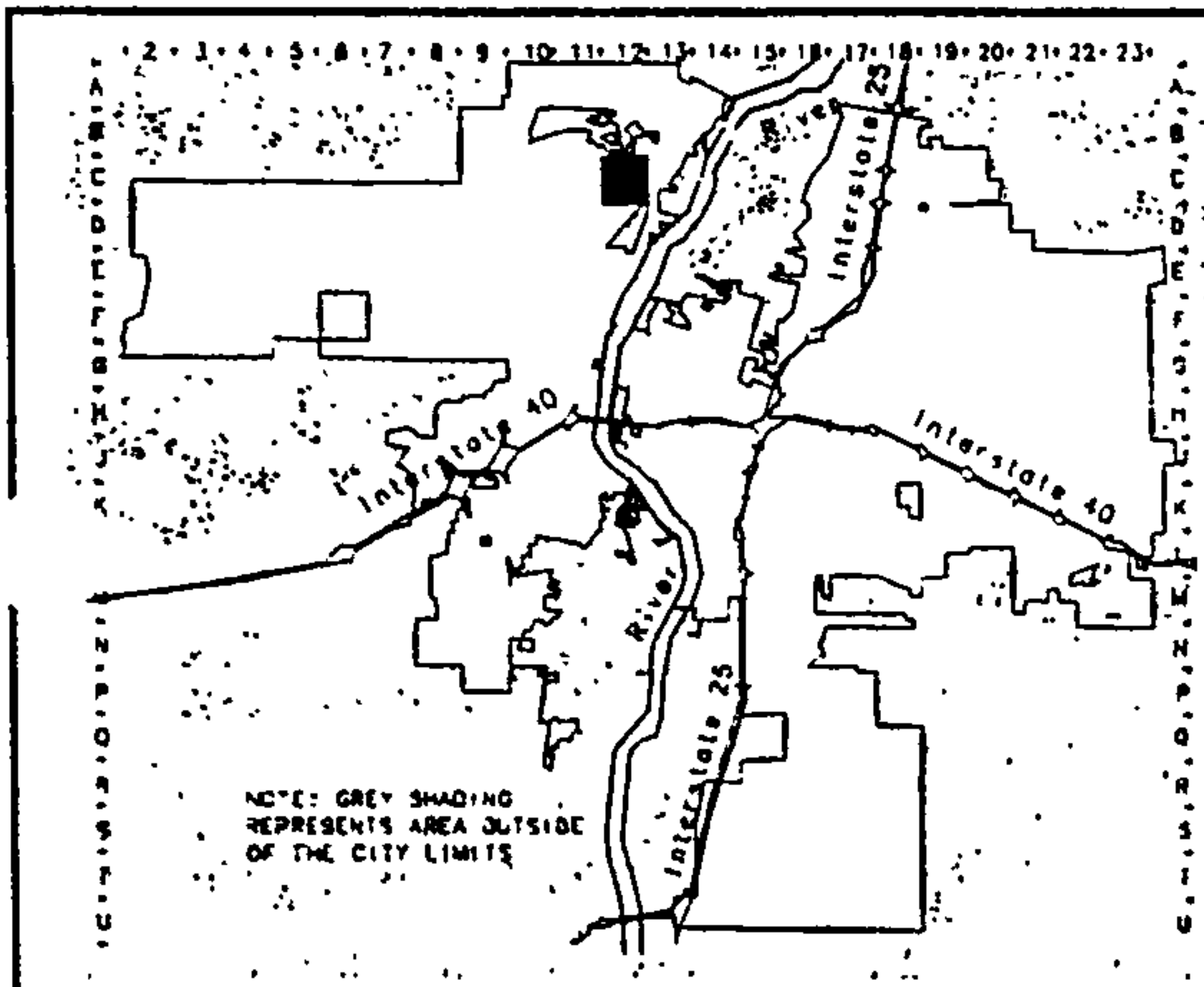
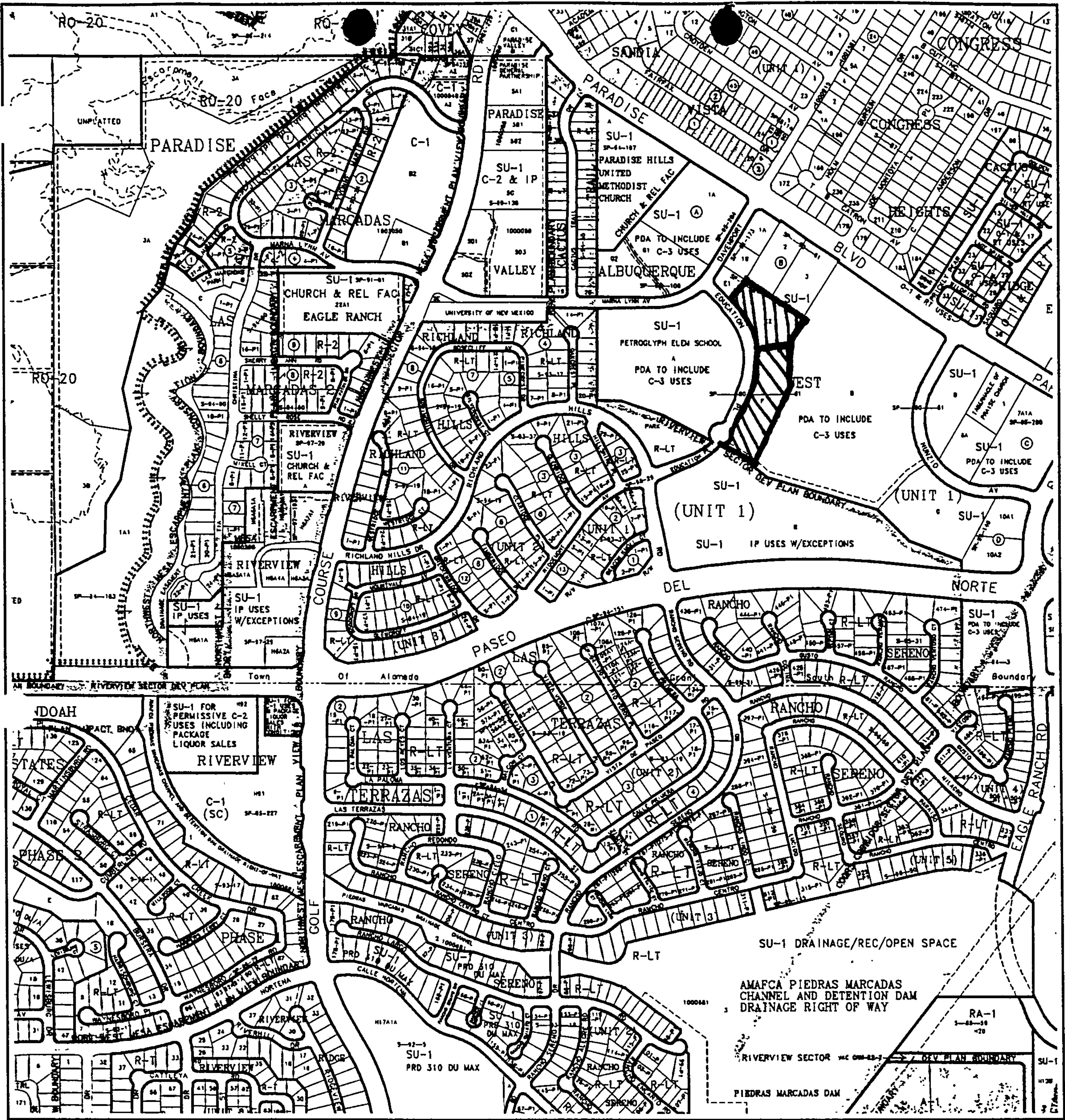
Dear Ms Hughes:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission and the tariffs and policies of New Mexico Utilities, Inc.

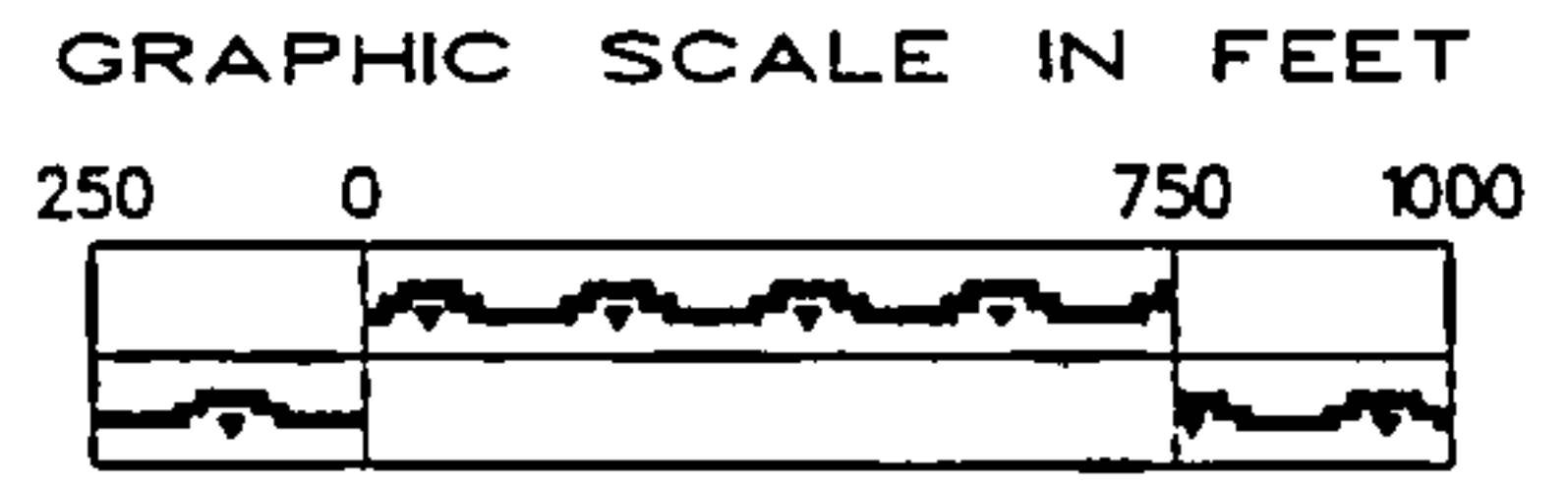
Sincerely,
New Mexico Utilities, Inc.



Bob Gay
Vice President
General Manager



CITY OF
 Albuquerque
Albuquerque **G**eographic **I**nformation **S**ystem
 PLANNING DEPARTMENT
 © Copyright 2003



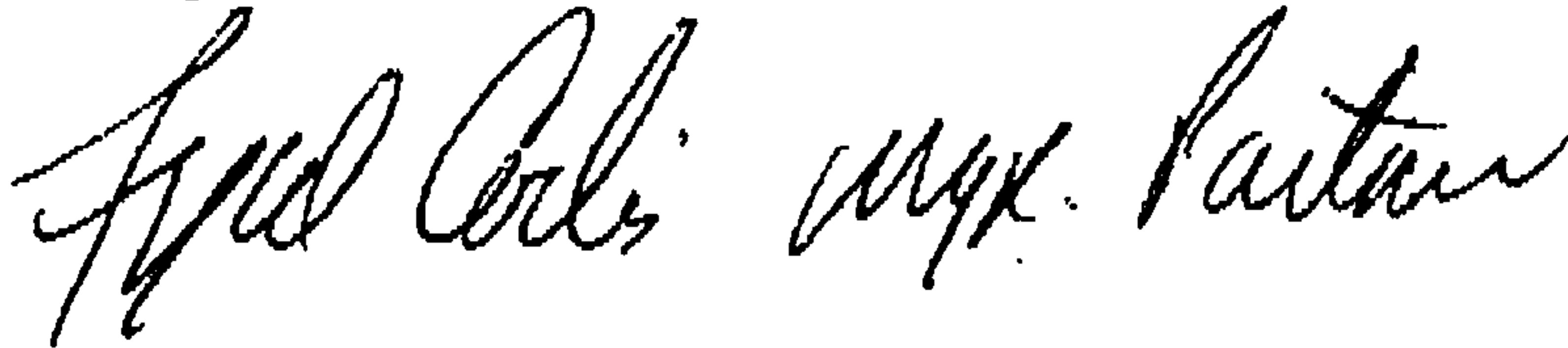
Zone Atlas Page
C-12-Z
 Map Amended through January 21, 2003

January 9, 2006

**RE: THREE PROPOSED TWO STORY OFFICE BUILDINGS ON THE
SW CORNER OF EDUCATION PL. AND RIDGEMONT AVE.**

I authorize JLS Architects to act as agent on my behalf in regard to
obtaining approvals for the project listed above.

Sincerely,



5500 Grande NW
11000 NW
27104
505 821 0870
505 846 0437
www.jlsarchitects.com



January 11, 2006

Design Review Board
Plaza del Sol Building
600 2nd Street NW
Albuquerque, NM 87102

**RE: THREE PROPOSED TWO-STORY OFFICE BUILDINGS ON
THE SW CORNER OF EDUCATION PL. AND RIDGEMONT AVE.**

Dear Board Members:

The following submittal is a request for a site plan for building permit to construct Fountain Hills Office's, located at 8750, 8700A and 8700B Education Pl. NW, on the southwest corner of Education Pl. and Ridgemont Ave., Lots E2 and F of Albuquerque West Unit 1, Zone Map page C-12. Its current zoning is SU-1 PDA to include C-3 uses and currently there is no sector development plan. This project includes three two-story office buildings occupying two adjacent sites. The first site is approximately 2.48 acres in size with two, two-story office buildings, one being 14,041 gsf and the other being 14,361 gsf, with a partially covered courtyard separating the buildings. The adjacent site to the north approximately 1.75 acres will have one two-story office building with 26,403 gsf. This project will include the buildings and all associated site work, i.e. parking, sidewalks, landscaping, etc. Should you have any questions or require further information, please feel free to contact me.

Sincerely,



R. Jarrod Cline
JLS Architects, Inc.

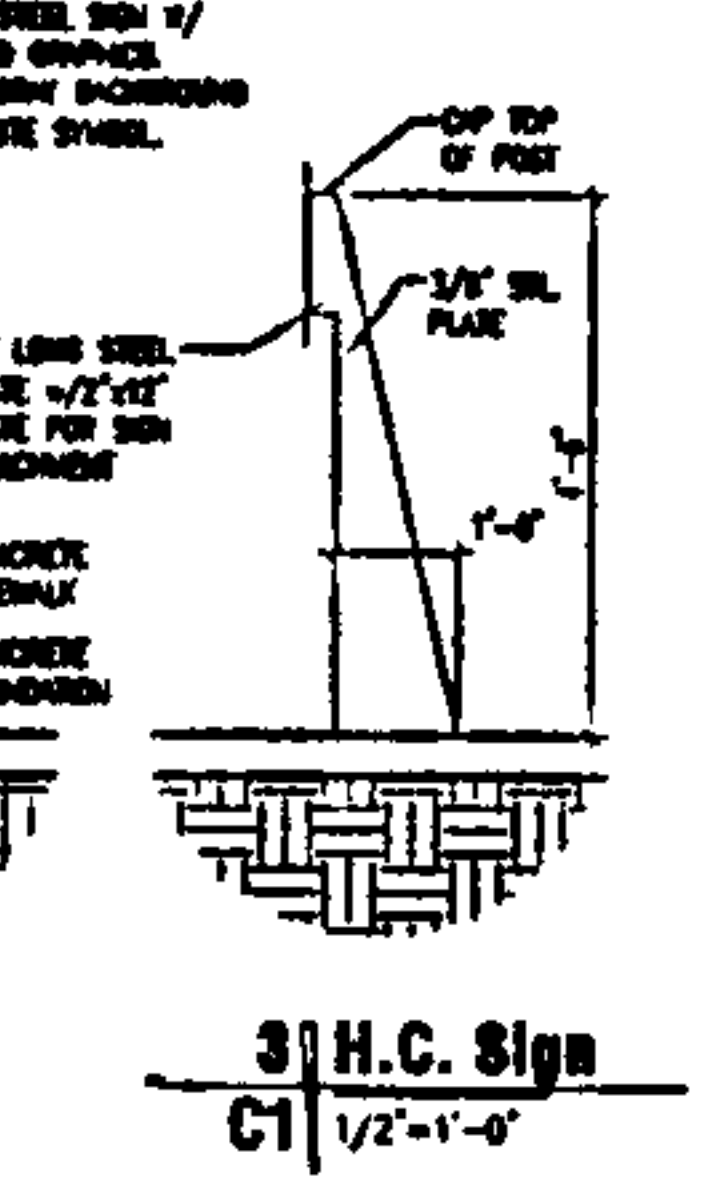
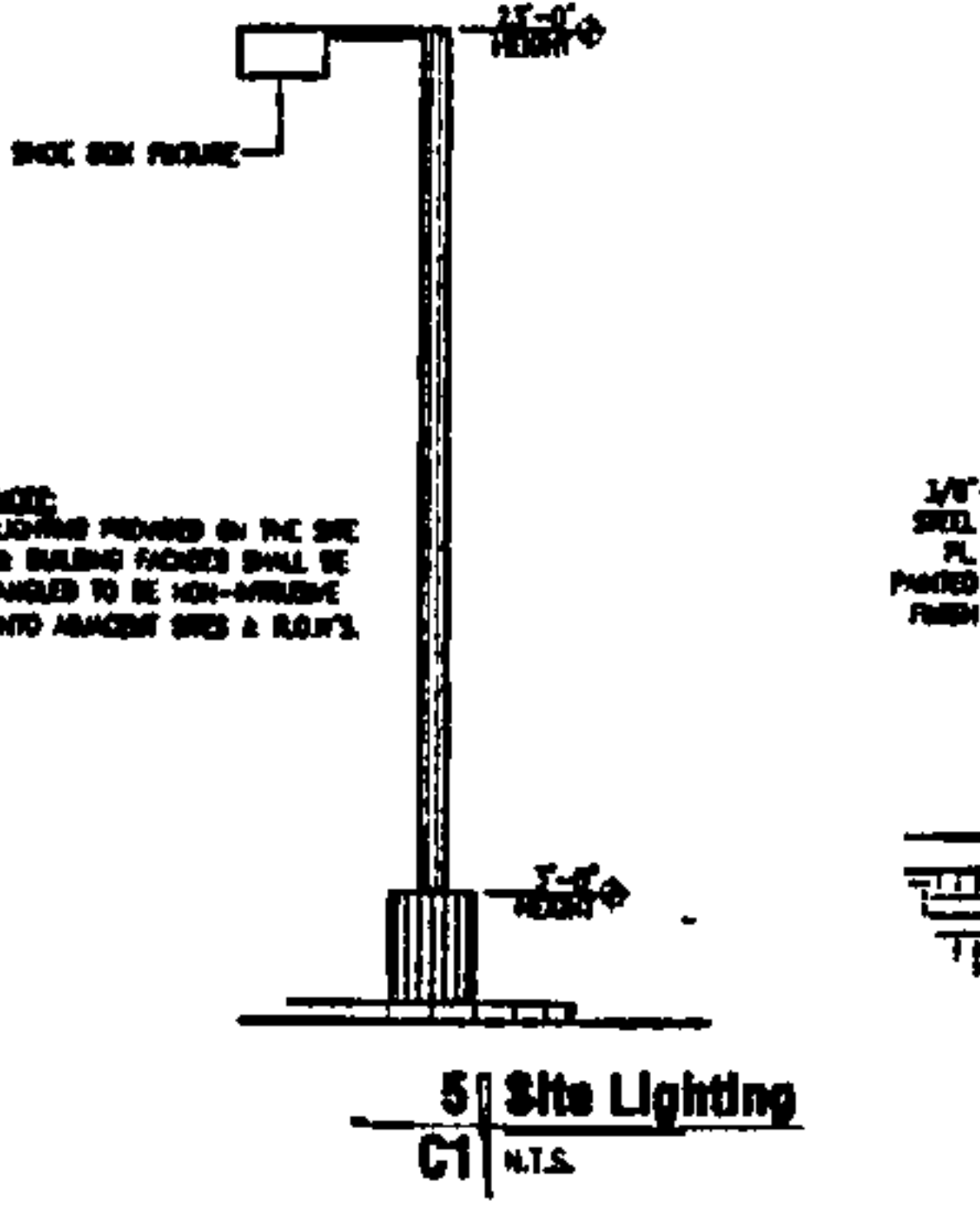
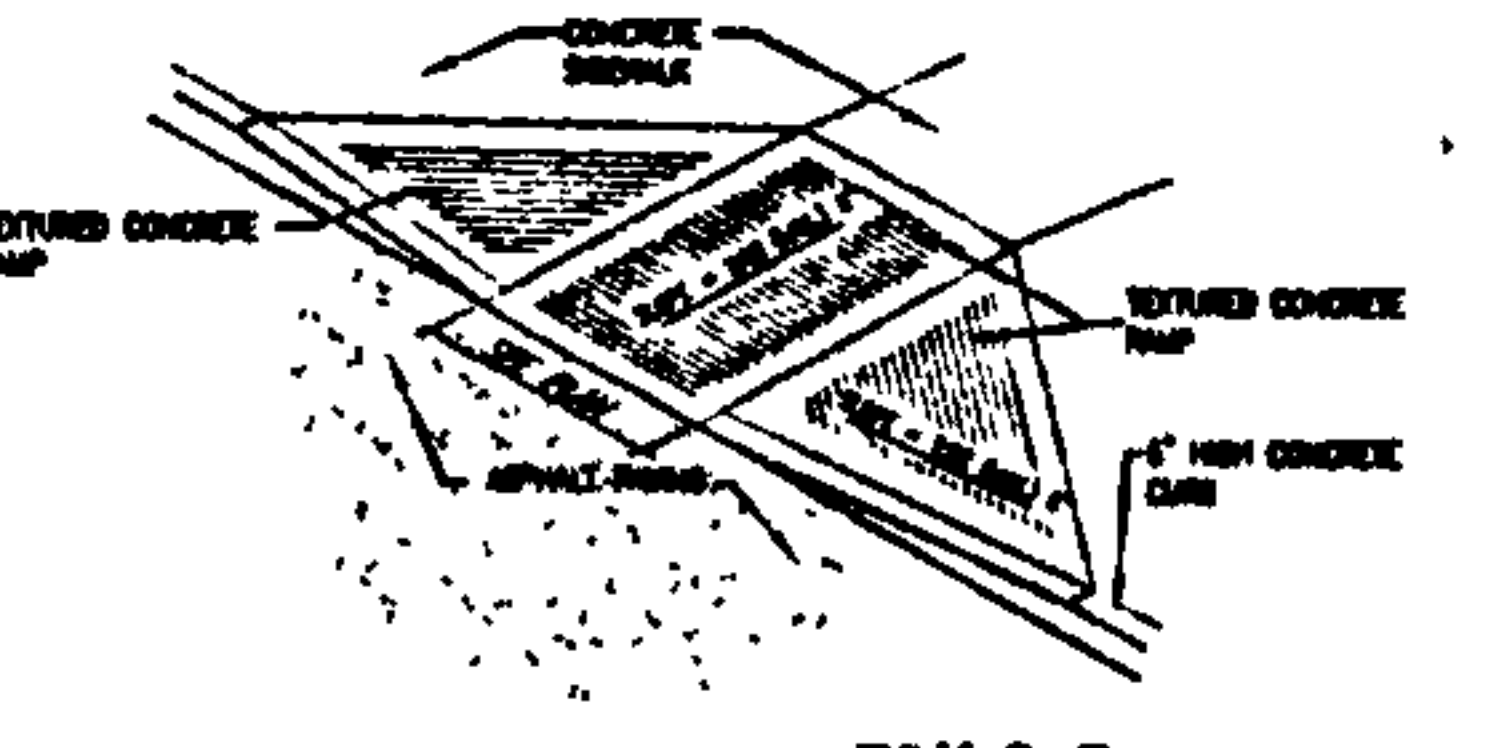
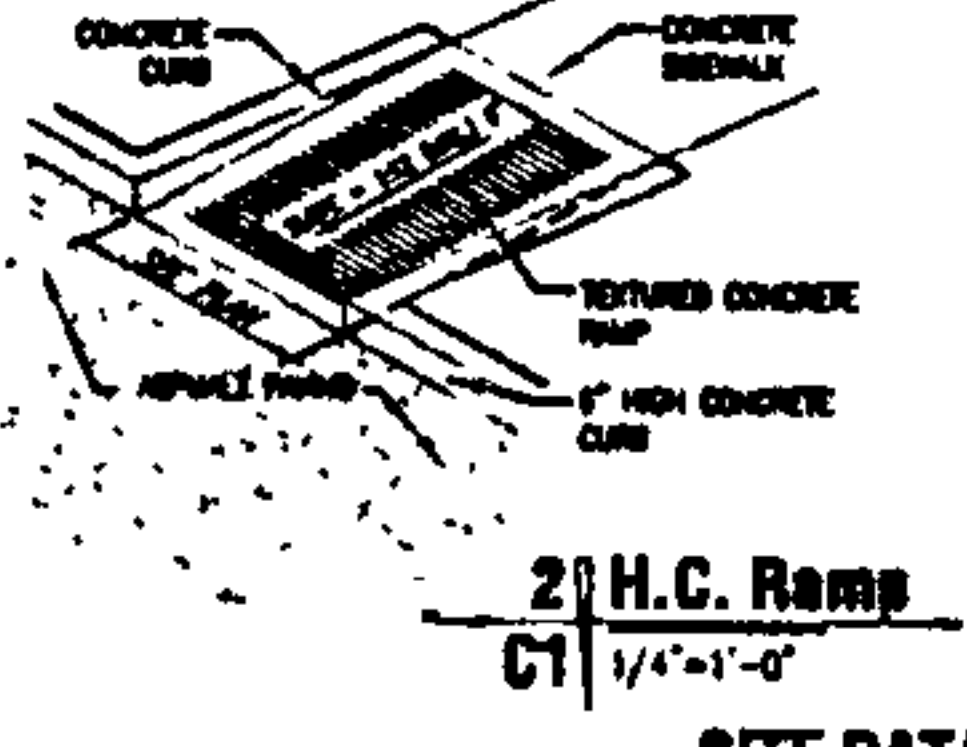
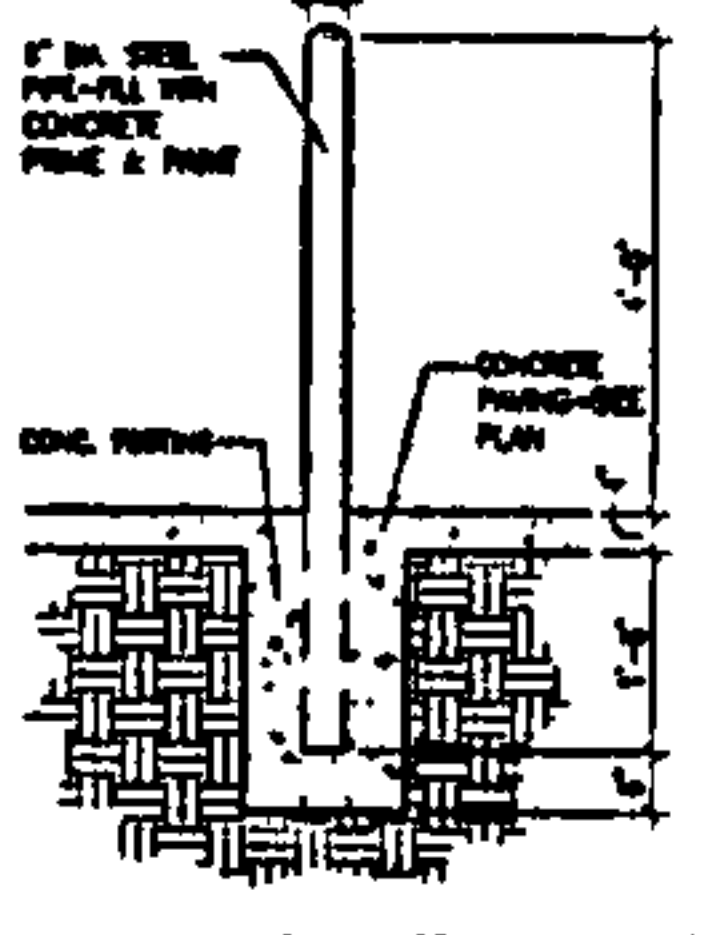
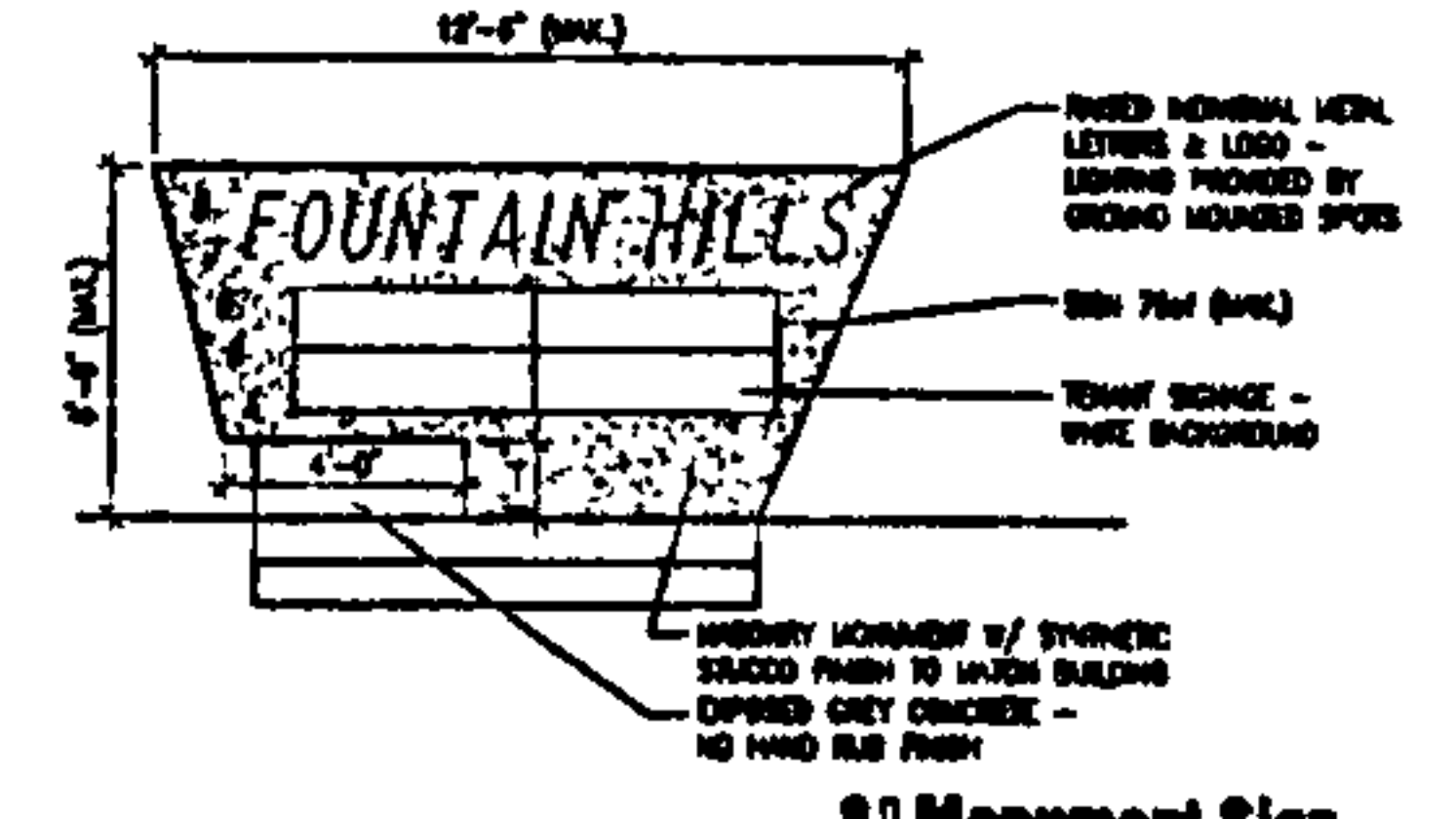
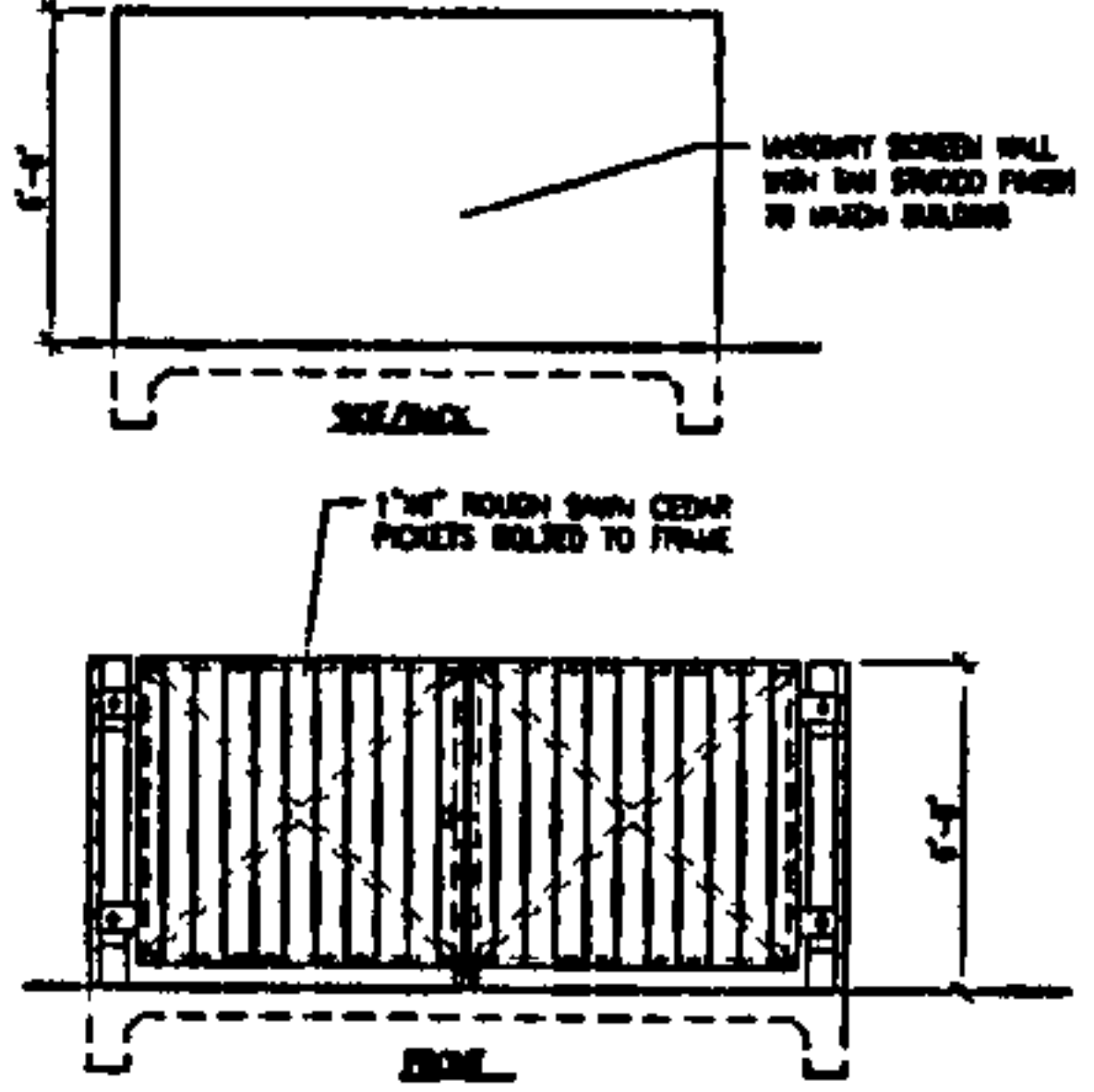
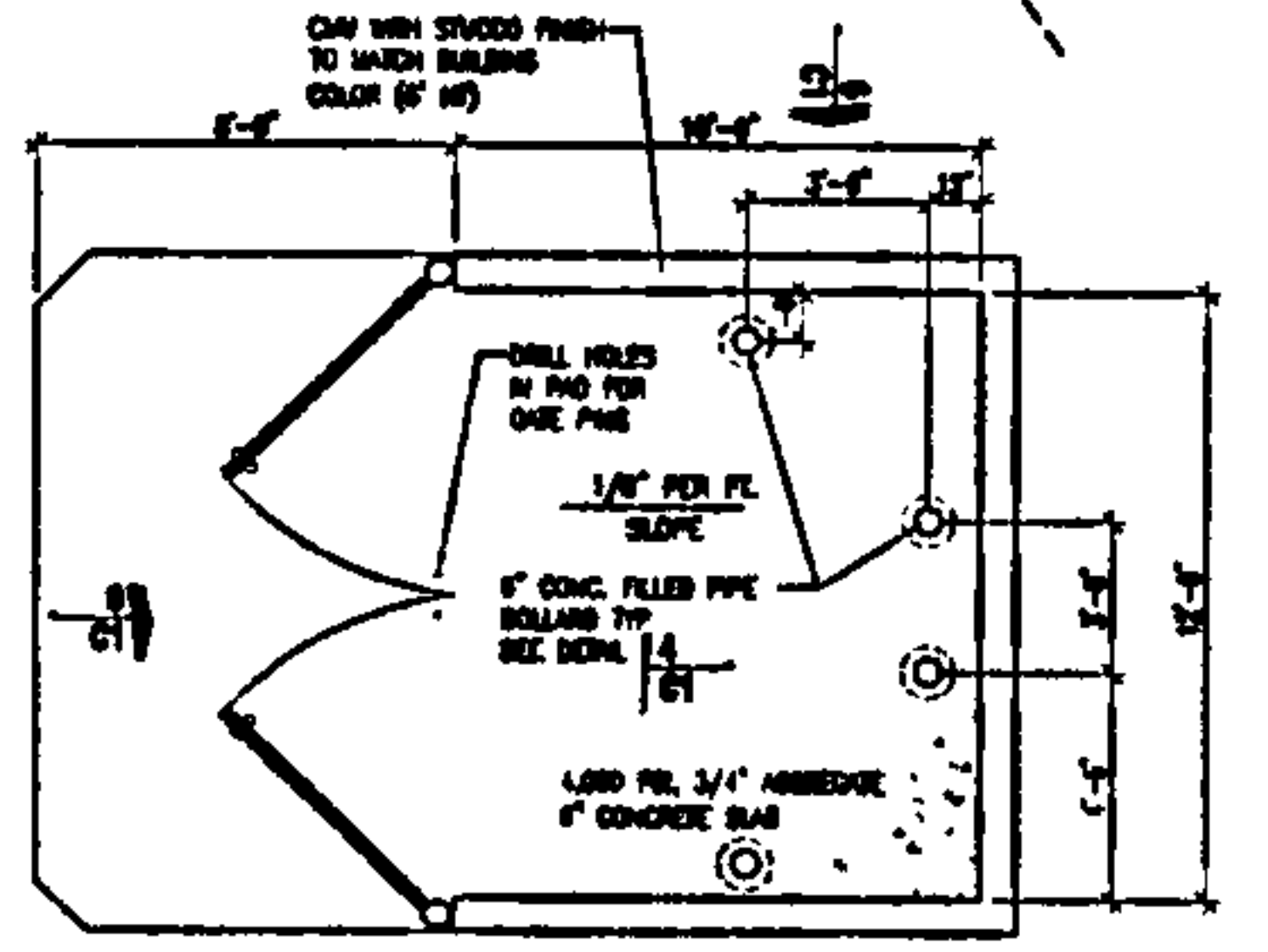
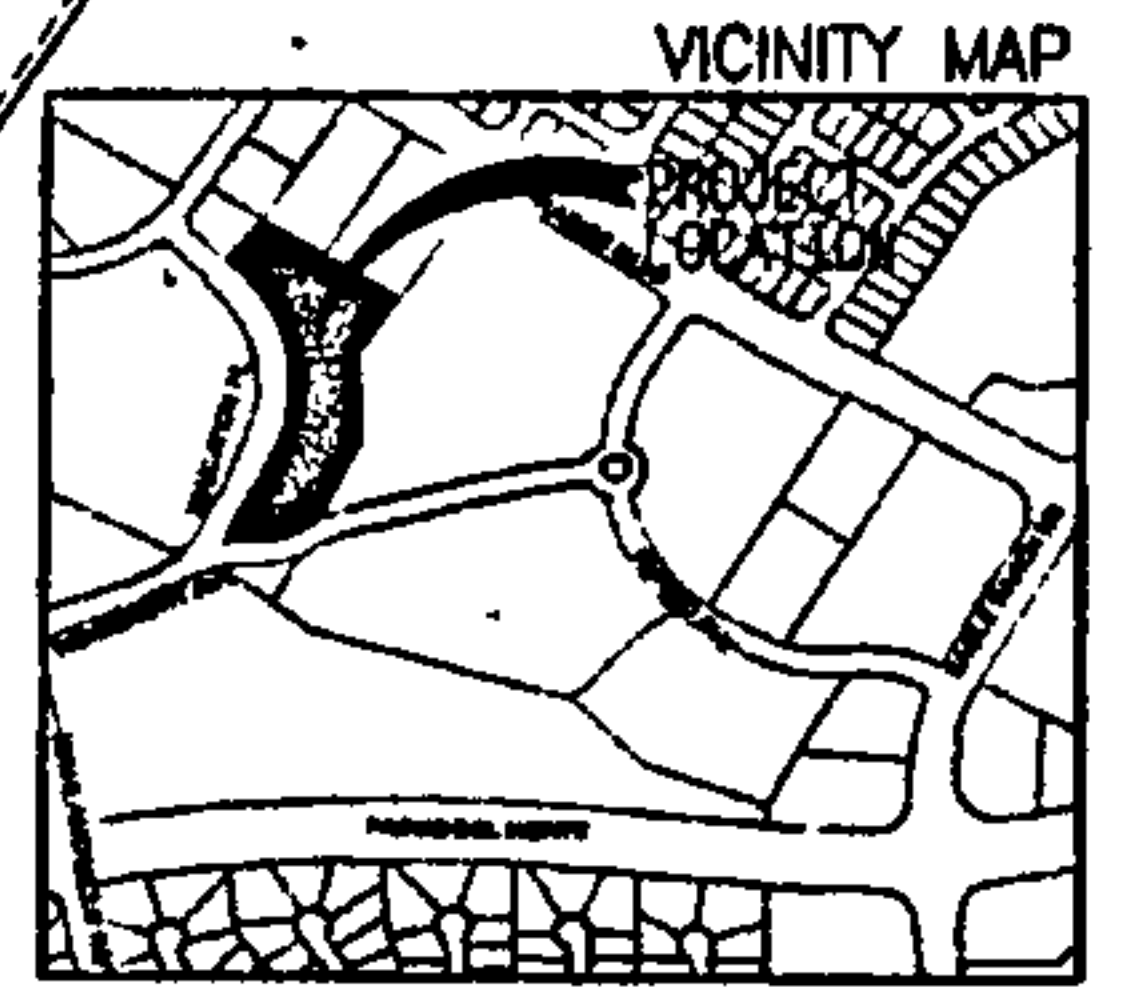
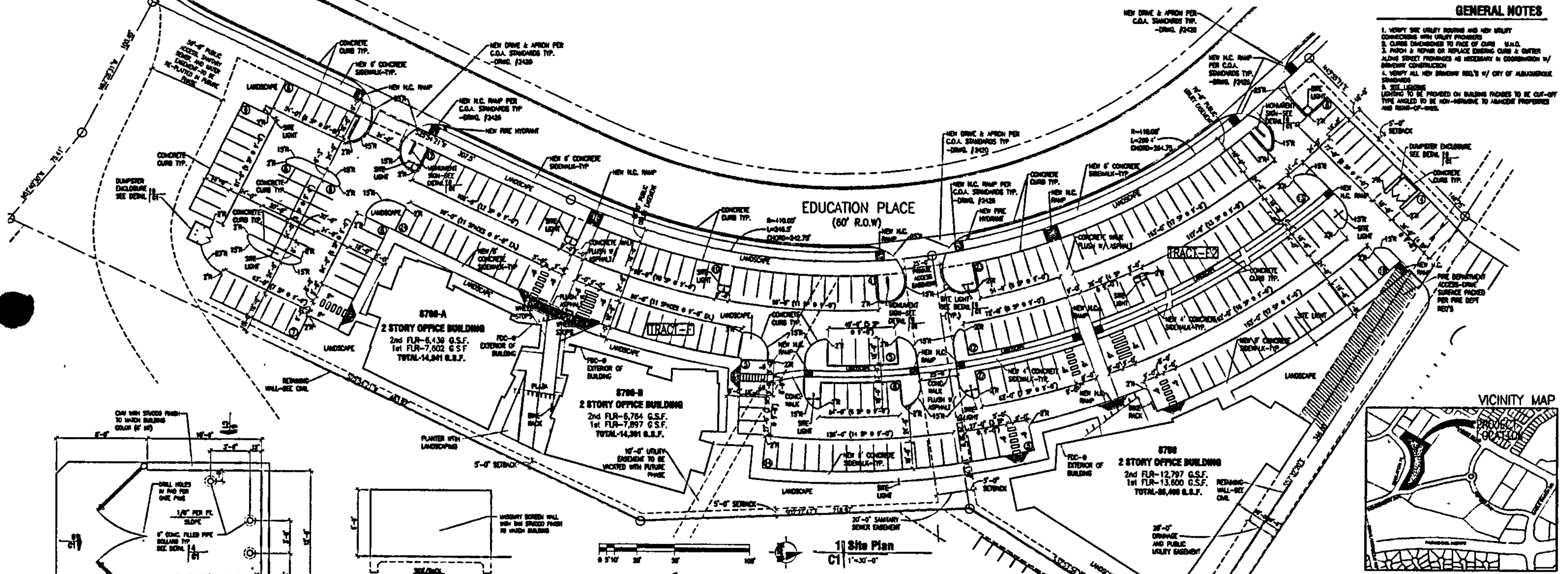
1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
fax 505 246 0437
www.jlsarchitects.com

JLS

ARCHITECTS

GENERAL NOTES

1. VERIFY ALL UTILITY LOCATIONS AND DEPT. RECORDS WITH UTILITY PROVIDERS.
2. CURBS DIMENSIONED TO FACE OF CURB UNLESS NOTED OTHERWISE.
3. PATCH & REPAIR OR REPLACE EXISTING CURB & OTHER ADJACENT STREET FINISHES AS NECESSARY IN CONNECTION WITH NEW CONSTRUCTION.
4. VERIFY ALL NEW DRIVEWAY DETAILS W/ CITY OF ALBUQUERQUE STANDARDS.
5. SEE LIGHTING NOTES TO BE PROVIDED ON BUILDING FACADES TO BE CUT-OFF TYPE ANGLE TO BE NON-GLARE TO ADJACENT PROPERTIES AND HIGH-RISE-BUILD.



SITE DATA (CONT.)

LOCATION: 8700, 8700A & 8700B EDUCATION PL. NE ALBUQUERQUE, NM 87114
OWNER: INTERMOUNT DEVELOPMENT CORPORATION, INC. (205) 821-5283 ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION: TRACT E & F ALBUQUERQUE WEST UNIT 1 ALBUQUERQUE, NM
CONSTRUCTION TYPE: 2-3
TRACT-E2 LFC #: 10120843030110809
TRACT-F LFC #: 10120843030110810
CURRENT ZONING: SU-1 PER TO INCLUDE E-1 USES
ZONE ATLAS PAGE: C-12
APPLICABLE CODE: 2003 IBC
TRACT-F2 NET LOT AREA: (1.7484 AC) 75,078 S.F.
TRACT-F LOT AREA: (2.4795 AC) 107,430 S.F.
TOTAL LOT AREA: (4.2279 AC) 182,508 S.F.
TRACT-F2 BUILDING FOOTPRINT AREA: 13,600 S.F.
TRACT-F BUILDING FOOTPRINT AREA: 15,489 S.F.
TOTAL BUILDING FOOTPRINT AREA: 29,089 S.F.
TRACT-E NET LOT AREA: 62,478 S.F.
TRACT-F NET LOT AREA: 92,536 S.F.
TOTAL NET LOT AREA: 154,812 S.F.
TRACT-E PAVED AREA: 37,262 S.F.
TRACT-F PAVED AREA: 14,600 S.F.
TOTAL PAVED AREA: 51,872 S.F.
TRACT-E LANDSCAPE AREA: 25,212 S.F.
TRACT-F LANDSCAPE AREA: 14,378 S.F.
TOTAL LANDSCAPE X NET LOT AREA: 49.5
TRACT-E LANDSCAPE X NET LOT AREA: 43.3
TRACT-F LANDSCAPE X NET LOT AREA: 46.2
TRACT-E LANDSCAPE TO PAVED AREA RATIO: 1:1.4
TRACT-F LANDSCAPE TO PAVED AREA RATIO: 1:1.3
TOTAL LANDSCAPE TO PAVED AREA RATIO: 1:1.2

SITE DATA

TRACT-E2 REQUIRED PARKING:	111 SPACES
PARKING REQUIREMENTS:	
GROUND FLOOR: 1 SPACE PER 200 SF	13,600 SF/300=45 SPACES
UPPER FLOOR: 1 SPACE PER 300 SF	12,797 SF/300=43 SPACES
PARKING PROVIDED:	111 SPACES
REQUIRED H.C. PARKING:	8 SPACES
H.C. PARKING PROVIDED:	8 SPACES
1 BICYCLE SPACE PER 30 PARKING SPACES	3 BICYCLE SPACES
BICYCLE PARKING PROVIDED:	3 SPACES
TRACT-F REQUIRED PARKING:	123 SPACES
PARKING REQUIREMENTS:	
GROUND FLOOR: 1 SPACE PER 200 SF	15,489 SF/300=52 SPACES
UPPER FLOOR: 1 SPACE PER 300 SF	13,263 SF/300=44 SPACES
PARKING PROVIDED:	123 SPACES
REQUIRED H.C. PARKING:	8 SPACES
H.C. PARKING PROVIDED:	8 SPACES
1 BICYCLE SPACE PER 30 PARKING SPACES	4 BICYCLE SPACES
BICYCLE PARKING PROVIDED:	4 SPACES
TOTAL REQUIRED PARKING:	234 SPACES
TOTAL PROVIDED PARKING:	243 SPACES

SIGNATURE BLOCK

PROJECT NUMBER _____
 APPLICATION NUMBER _____
 Is an Administrative Fee required? (Yes/No) _____
 In an Administrative Fee form with a work order is required for any construction while public right-of-way or for construction of public improvements.

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE _____
 UTILITIES DEVELOPMENT DATE _____
 PARKS AND RECREATION DATE _____
 CITY ENGINEER DATE _____
 ENVIRONMENTAL HEALTH DEPT (if required) DATE _____
 SOLID WASTE MANAGEMENT DATE _____
 DIST CHAIRPERSON, PLANNING DEPARTMENT DATE _____
 NEW HEIGHTS SERVICES DATE _____

FOUNTAIN HILLS
Education Pl. AND Ridgmont Ave



1600 PLO GRANDE AV
 ALBUQUERQUE
 NEW MEXICO 87104
 505 246 0870
 FAX 505 246 0437

Site Plan

REVISIONS

ENGINEER



DATE 1-16-06

SHEET C1

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sq)	183713
TOTAL BUILDING AREA (sq)	28289
NET LOT AREA (sq)	155424
LANDSCAPE REQUIREMENT (sq)	33182
TOTAL LANDSCAPE REQUIRED (sq)	33182
TOTAL BBS PROVIDED (sq)	33182
TOTAL LANDSCAPE PROVIDED (sq)	33182

LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	HZD USE
17	2" - 6"	Ash	M
10	2" - 6"	Manly Laurel	M
17	6" - 8"	Audubon Pine	M
8	4" - 6"	Pine	M
11	2" - 6"	Shrub Hibiscus	L
46	10-12"	Shrubbed Pine	M
81	6" - 8"	Watermelon Butterfly	M
20	6" - 8"	Red Butterfly	M
108	6" - 8"	Herbertus	M
14	6" - 8"	Shrub Butterfly	M
180	6" - 8"	Shrub Butterfly	M
21	6" - 8"	Shrub Butterfly	M
400	6" - 8"	Shrub Butterfly	M
15	6" - 8"	Shrub Butterfly	M
17	6" - 8"	Shrub Butterfly	M
		Compacted Outdoor Pave for Pk Access	
		Commercial Grade Steel Edging	

LANDSCAPE NOTES

Landscape and Irrigation System maintenance shall be the responsibility of the Owner.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer. Trees and shrubs shall be spaced according to their size and spacing and shall have a minimum of 2 inches per week. Point of Connection for irrigation system shall be coordinated between the Landscape Contractor and the General Contractor prior to construction.

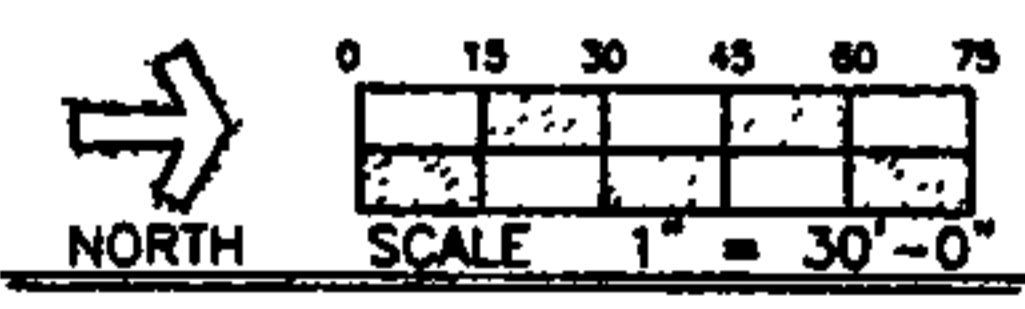
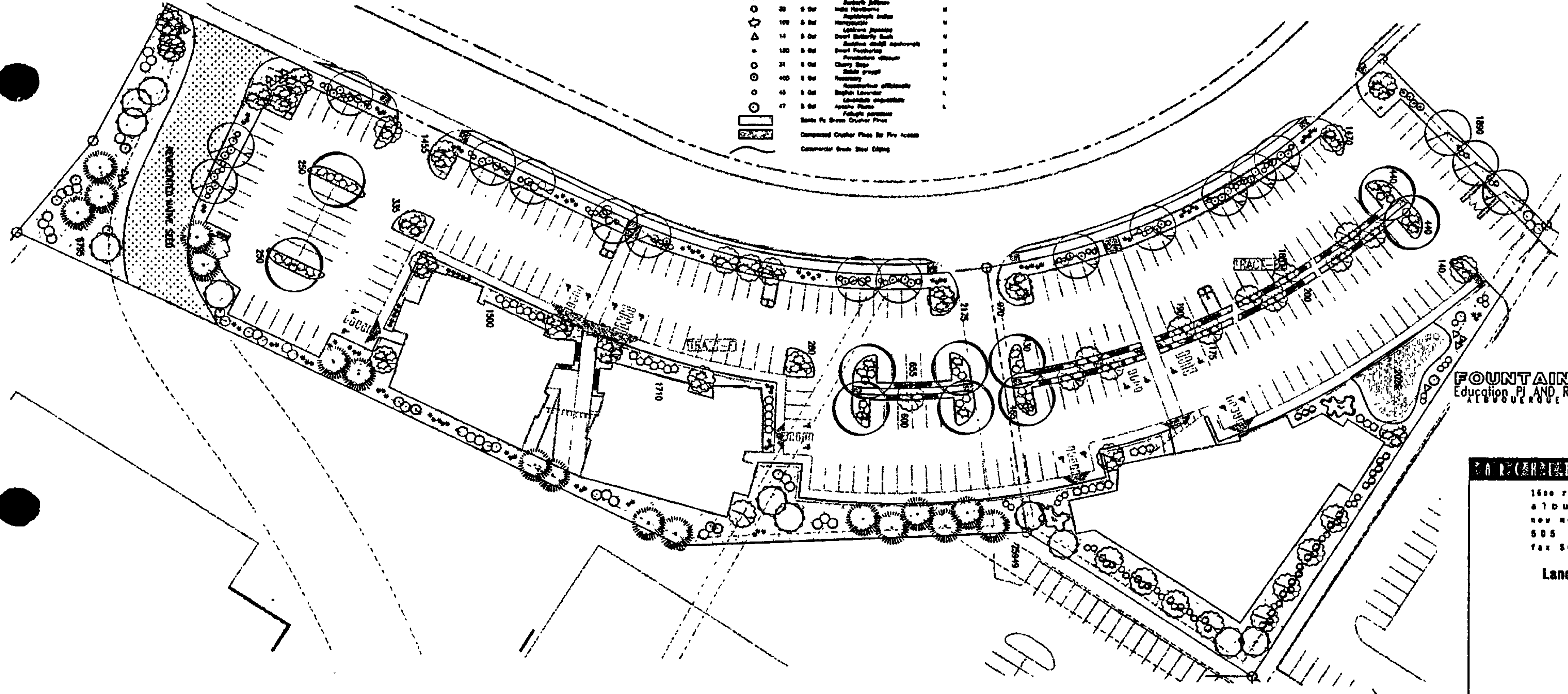
It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Residential Development, Revised 4/24.

Prior to Construction, Landscape Contractor shall verify location of all Utility Lines.

Landscape shall be installed according to the approved plan. Any change to the approved plan requires the written approval of the Landscape Architect.

Landscape areas to be less than 25 square feet shall be planted as an in-situ 75% Live Street Plant of maturity.

Approval of this plan does not constitute or imply protection from water table conditions of the water table or other water conditions. Water management is the sole responsibility of the property owner.



1 Landscape Plan
L1

Mitchell Associates, LLC
Landscape Architects
320 Cordale Blvd., NE, Suite #124
Albuquerque, NM 87110
(505) 833-8088
www.mitchellassociatesllc.com



FOUNTAIN HILLS
Education Pl. AND Ridgeman Ave
ALBUQUERQUE, NEW MEXICO



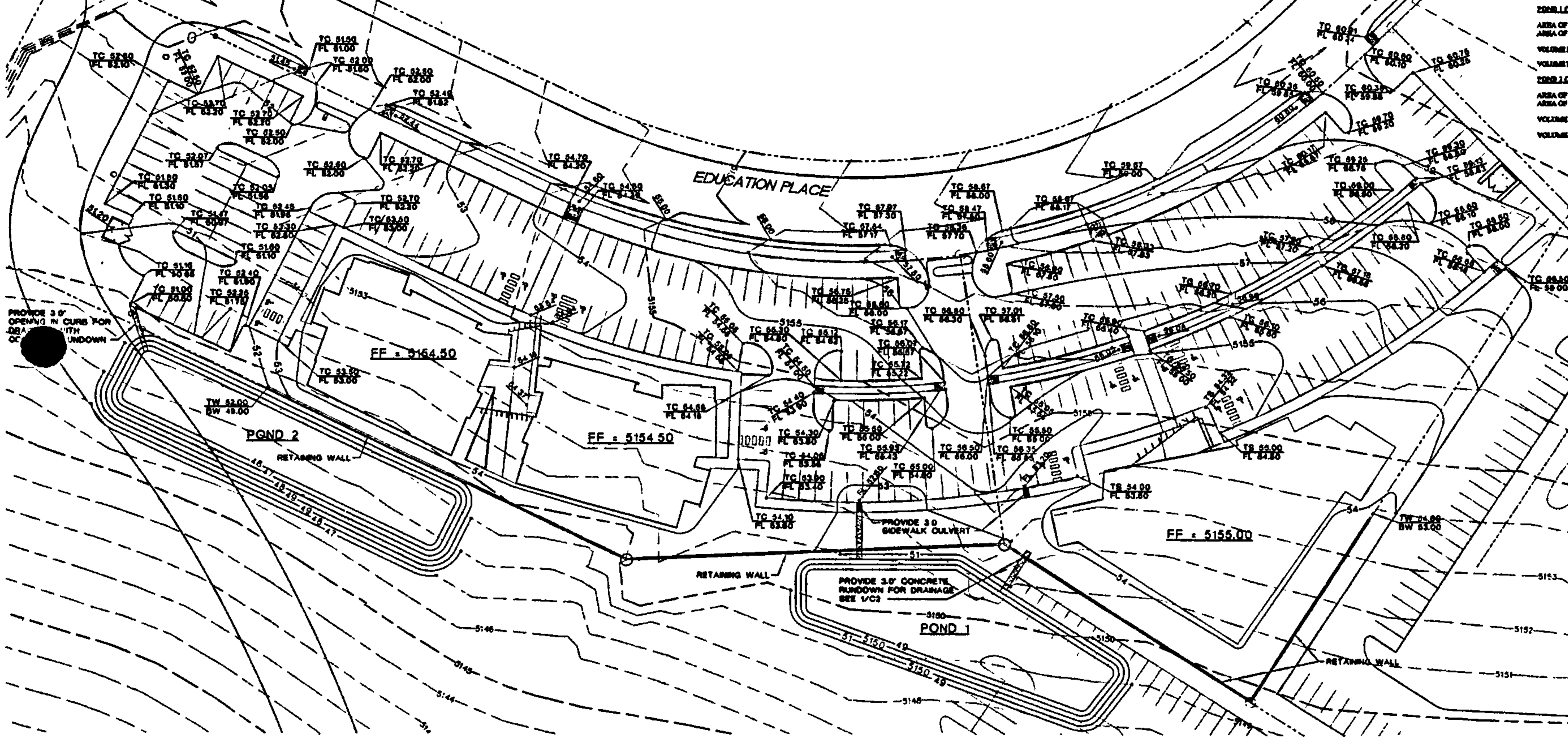
JIS LANDSCAPES
1600 Rio Grande Av
Albuquerque
New Mexico 87104
505 246 0870
Fax 505 246 8437

Landscape Plan

REVISIONS

ARCHITECT ENGINEER

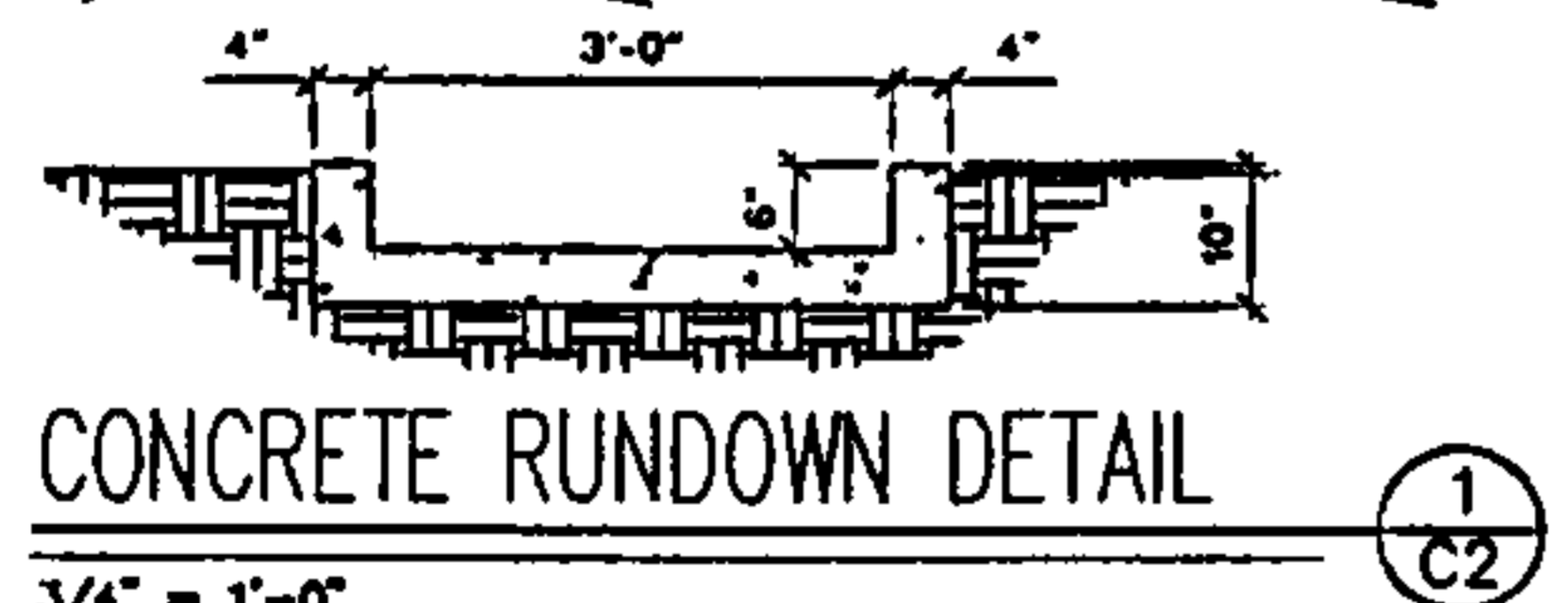
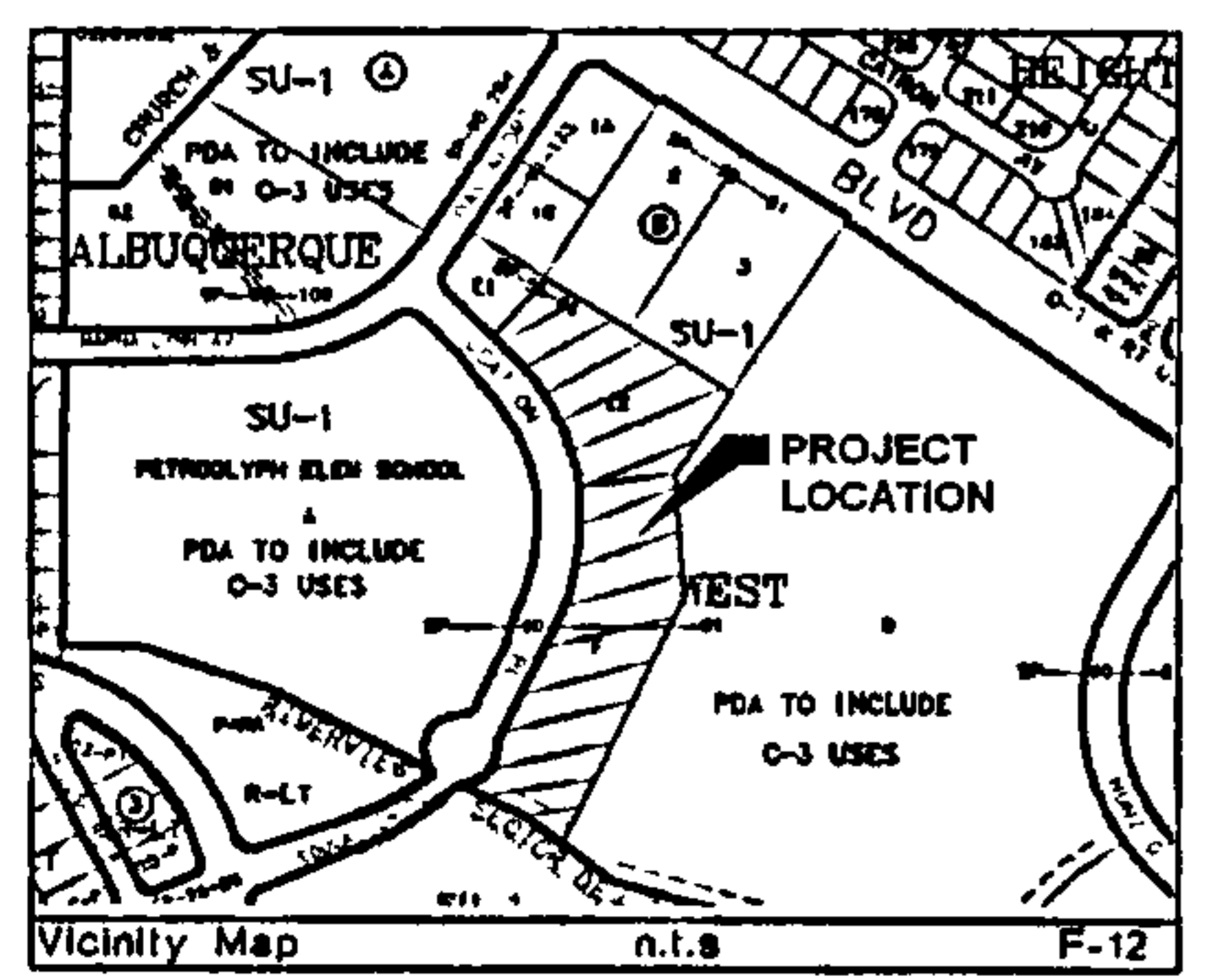
DATE SHEET
1-16-06 L1



TRACT 1 (E-2)
 AREA OF TOP = 1076.00 SQUARE FEET
 AREA OF BOTTOM = 699.00 SQUARE FEET
 VOLUME PROVIDED = (1076.00 - 699.00) X 3 FEET DEEP = 1134.00 CUBIC FEET
TRACT 2 (F)
 AREA OF TOP = 1976.00 SQUARE FEET
 AREA OF BOTTOM = 741.00 SQUARE FEET
 VOLUME PROVIDED = (1976.00 - 741.00) X 3 FEET DEEP = 3705.00 CUBIC FEET

PROVIDE 3.0' OPENING IN CURB FOR DRAINAGE WITH UNDOWN

Engineer's Statement
 I, the Engineer of record, certify that I have personally visited the site and the existing grades and contours depicted on this plan match what presently exists at the present location.
 MARTIN J. GARCIA, N.M.P.E. No. 11787



Drainage Calculations

Tract	Area (Acres)	Existing	Proposed
Fountain Hills	2.37	2.37	2.37
Fountain Hills	2.88	2.88	2.88

Tract	Area (Acres)	Existing	Proposed
Fountain Hills	2.37	2.37	2.37
Fountain Hills	2.88	2.88	2.88

Design Narrative
 THE SITE FOR THE FOUNTAIN HILLS OFFICE BUILDINGS IS LOCATED ALONG EDUCATION BOULEVARD JUST NORTH OF PASSE DEL NORTE IN THE NORTHWEST PART OF ALBUQUERQUE. THE SITE IS COMPRISED OF TRACT E-2 WHICH CONTAINS 2.37 ACRES, AND TRACT F WHICH CONTAINS 2.88 ACRES. THE SITE IS CURRENTLY UNDEVELOPED. THE SITE IS INCLUDED AS PART OF THE FOUNTAIN HILLS DEVELOPMENT PLAN WHICH WILL DIRECT ALL STORM DRAINAGE RUNOFF INTO AN AMAPCA POND LOCATED AT THE EAST END OF THE SITE. THE POND WILL THEN CONTROL RELEASE INTO THE STORM DRAIN SYSTEM LOCATED AT PARADISE ROAD AND EAGLE RANCH ROAD.
 IN ITS UNDEVELOPED CONDITION, THE RUNOFF FROM THE SITE IS 3.08 CFS FOR TRACT E-2, AND 2.68 CFS FROM TRACT F. THE DEVELOPED FLOWS FOR THE LOTS ARE 9.48 CFS AND 8.22 CFS RESPECTIVELY. IT IS THE INTENT OF THIS GRADING AND DRAINAGE PLAN TO ALLOW THE TWO TRACTS TO DRAIN INTO TWO TEMPORARY STORMWATER PONDS THAT WILL BE REMOVED UPON DEVELOPMENT OF THE REST OF THE SITE.
 THERE IS NOT ANY OFF-SITE DRAINAGE COMING ONTO THIS PROPERTY, AND THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOODPLAIN. THE PONDS AS SHOWN WERE SIZED FOR A 100 YEAR-10 DAY STORM IN ACCORDANCE WITH THE STORM DRAIN CALCULATIONS SHOWN.

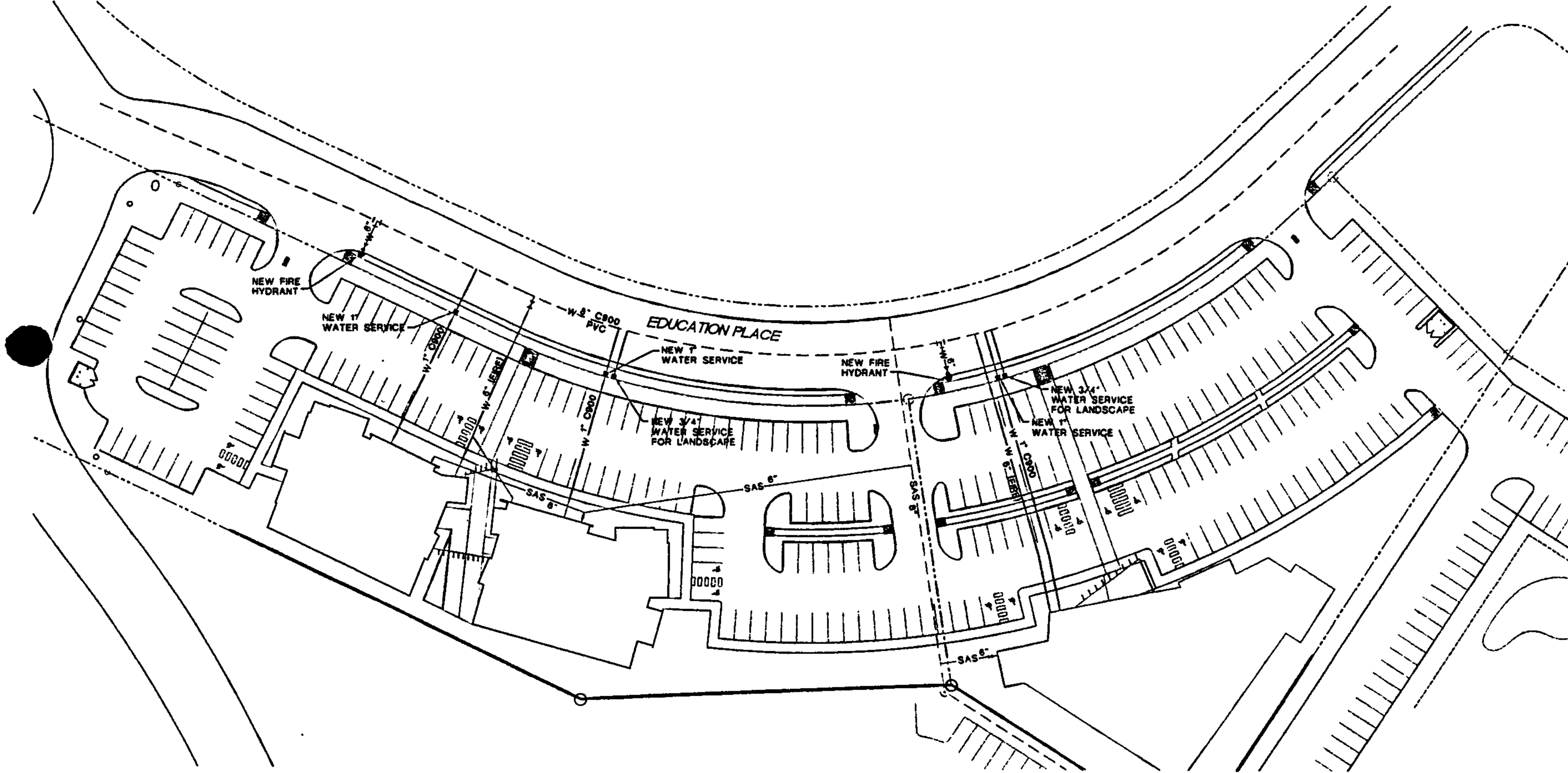
GRADING PLAN
 SCALE: 1" = 30'
 NORTH
 Benchmark
 A.C.S. "3-B12"
 X = 369,484.87 Y = 1,524,345.87
 Elevation = 5277.263
 Legal Description

Legend
 TC TOP OF CONCRETE
 FL FLOW LINE
 TS TOP OF SIDEWALK
 FF FINISH FLOOR
 TW TOP OF WALL
 BW BOTTOM OF WALL

ABO
 Engineering, Inc.
 Engineers • Planners • Construction Services
 6750 Academy Rd., NE, Suite 120 Albuquerque, NM 87109
 505-266-7000 FAX 505-266-7000 ABO Project 26126
FOUNTAIN HILLS
 Education Pl. AND Ridgmont Ave
 ALBUQUERQUE, NEW MEXICO

JLS
 1600 Rio Grande Av
 Albuquerque
 New Mexico 87104
 505 246 0070
 fax 505 246 0437

Grading Plan
 REVISIONS
 ARCHITECT
 ENGINEER
 DATE 01-10-08
 SHEET C2



ABQ
 Engineering, Inc
 Engineers • Planners • Construction Services
 6720 Academy Dr. NE, Suite 130 Albuquerque, NM 87109
 505-258-7600 FAX 505-258-7602 ABQ Project 02126

FOUNTAIN HILLS
 Education PJ AND Ridgemoor Ave
 ALBUQUERQUE, NEW MEXICO

JLS

1600 Rio Grande Av
 Albuquerque
 New Mexico 87104
 505 246 0870
 fax 505 246 0437

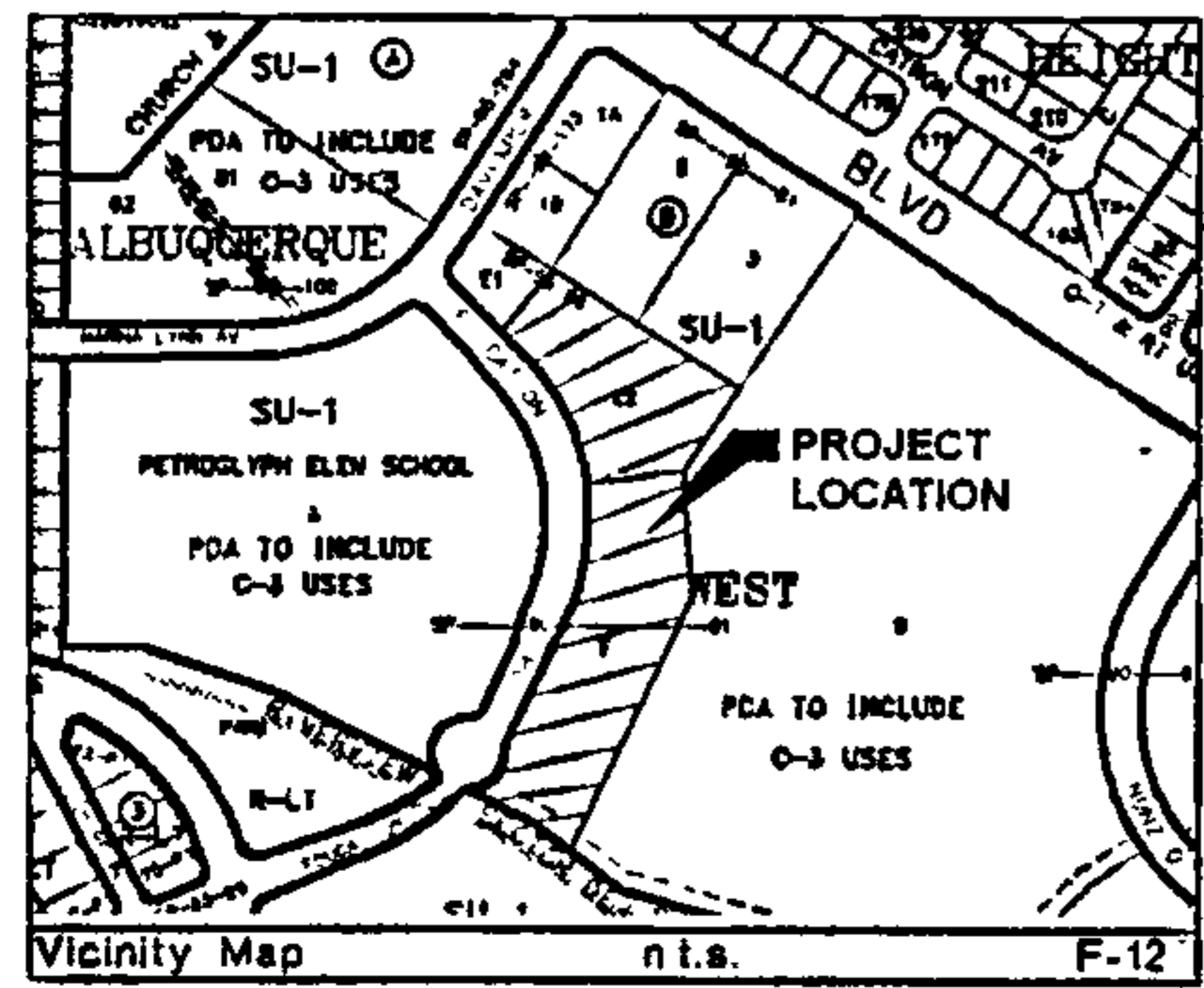
UTILITY SITE PLAN

SCALE 1" = 30'



NORTH

[Signature] 1-16-06
 NEW MEXICO UTILITIES DATE:



Utility Site Plan

REVISIONS

ARCHITECT

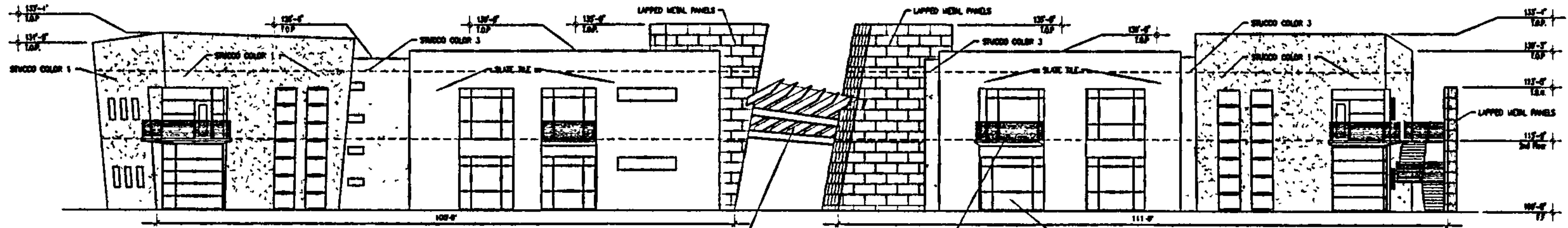
ENGINEER



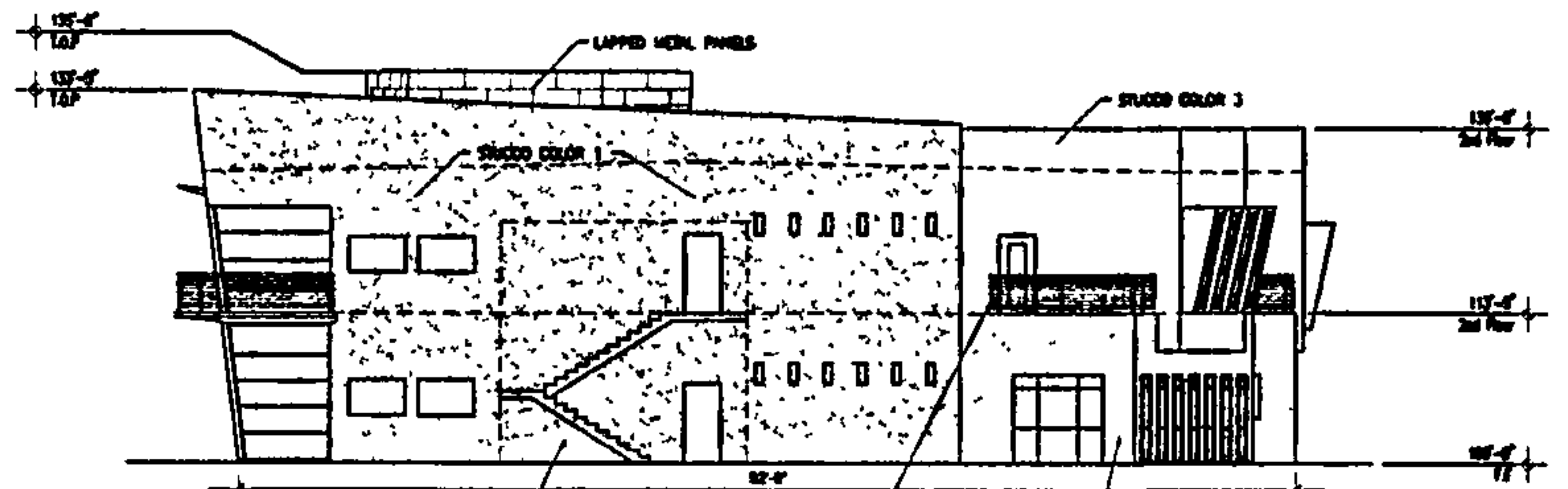
DATE
 01-16-06

SHEET
 C3

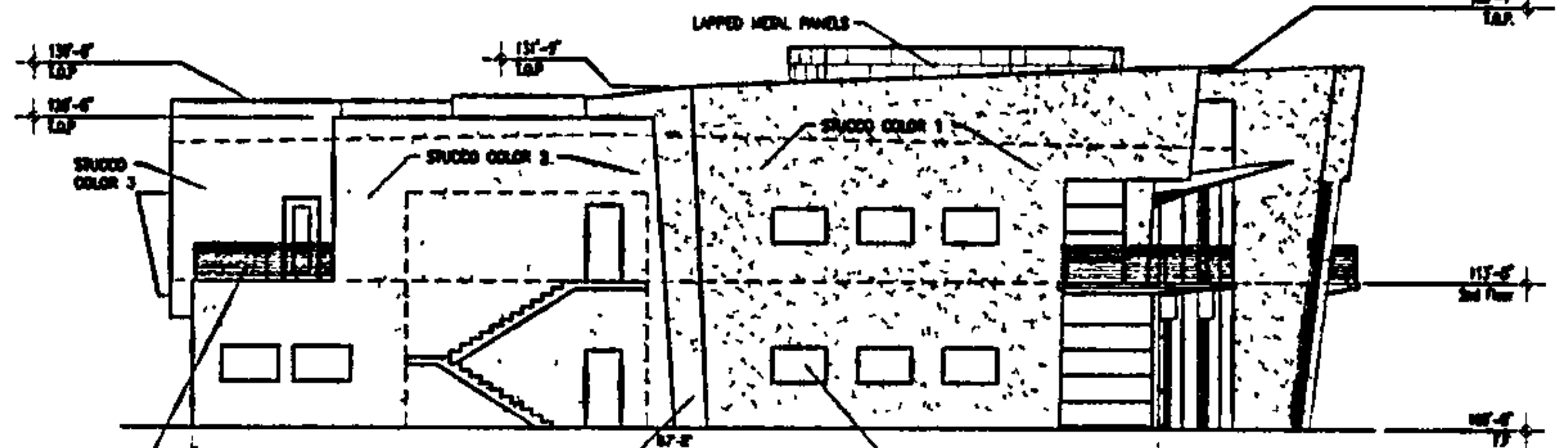
Color Legend
 Stucco Color #1 - SAGE GREEN
 Stucco Color #2 - TAN
 Stucco Color #3 - GREY
 Slate Tile - "INDIAN HULTY"
 Lapped Metal Panels - DARK GREY



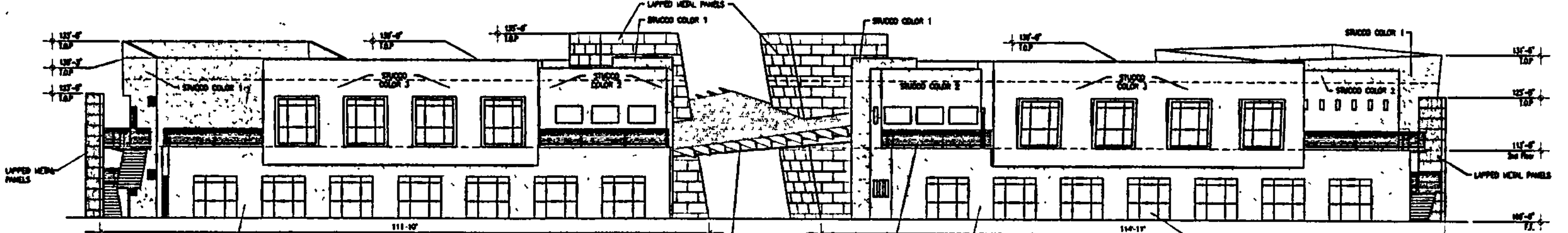
6| West Elevation
 A1 3/32"-1'-0"
 0 5' 10' 25'



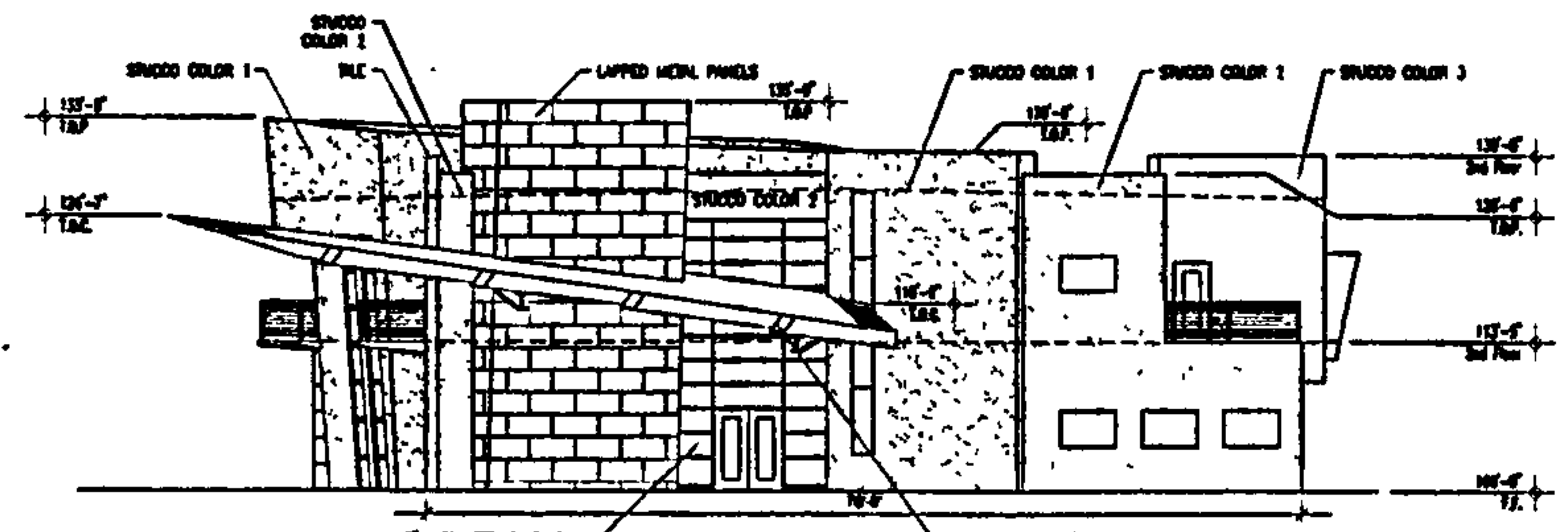
5| South Elevation
 A1 3/32"-1'-0"
 0 5' 10' 25'



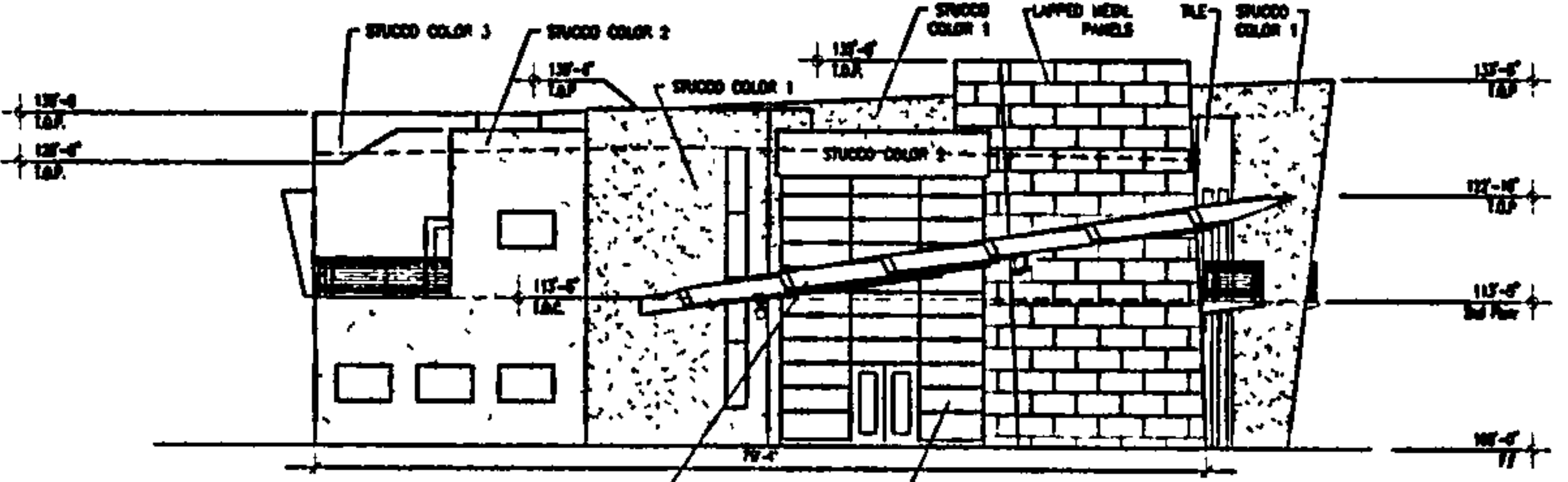
4| North Elevation
 A1 3/32"-1'-0"
 0 5' 10' 25'



3| East Elevation
 A1 3/32"-1'-0"
 0 5' 10' 25'



2| South Courtyard Elevation
 A1 3/32"-1'-0"
 0 5' 10' 25'



1| North Courtyard Elevation
 A1 3/32"-1'-0"
 0 5' 10' 25'

FOUNTAIN HILLS
 Education PL AND Ridgmont Ave
 ALBUQUERQUE, NEW MEXICO

JIS

ARCHITECTS

1600 rio grande av
 albuquerque
 new mexico 87104
 505 246 0870
 fax 505 246 0437

Building Elevations

REVISIONS

ARCHITECT

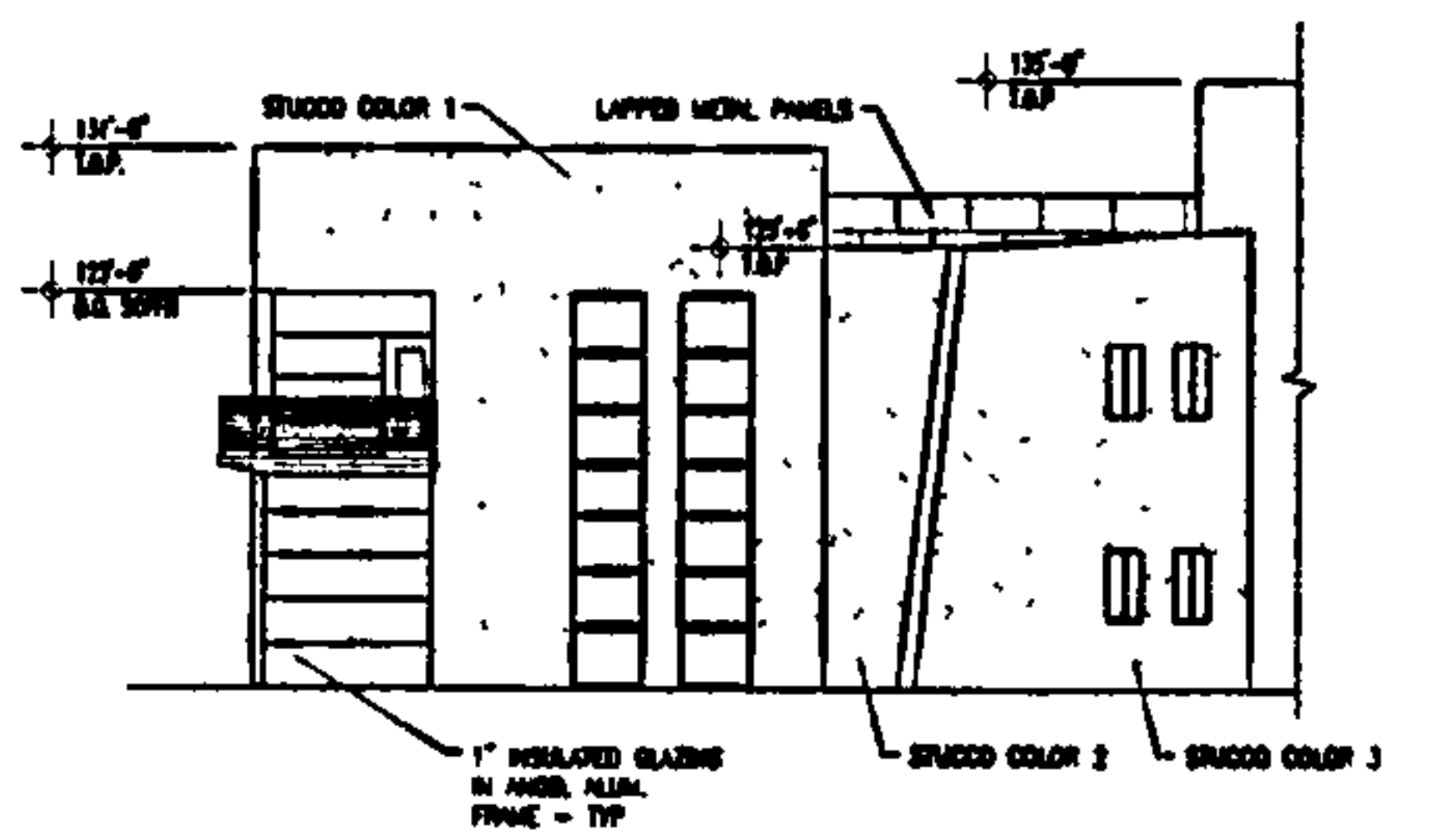
ENGINEER



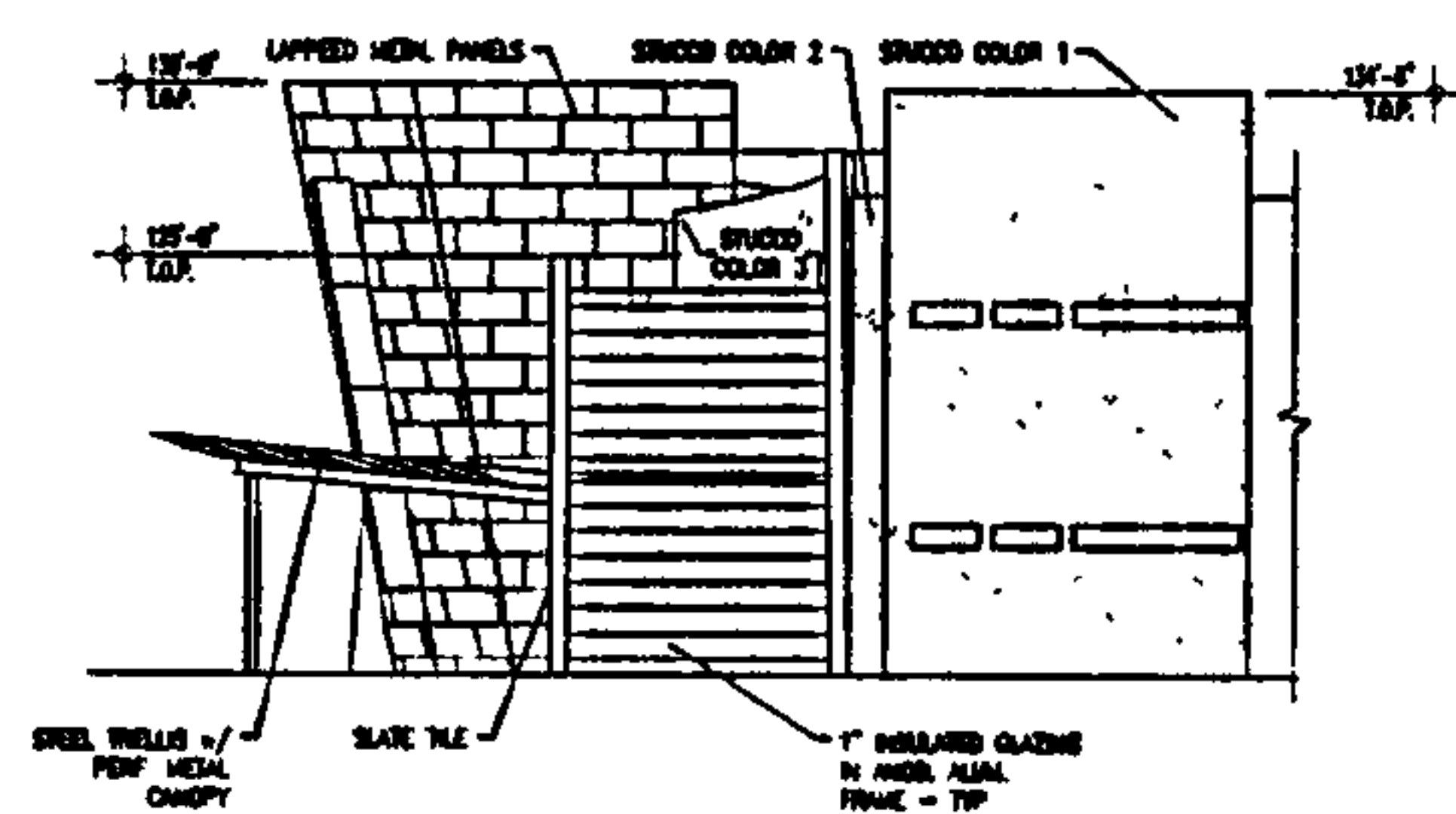
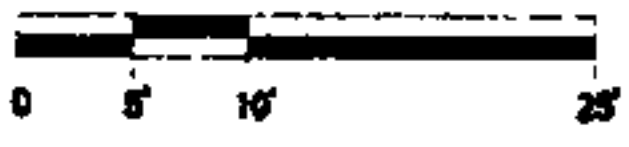
DATE
 1-16-06

SHEET
 A1

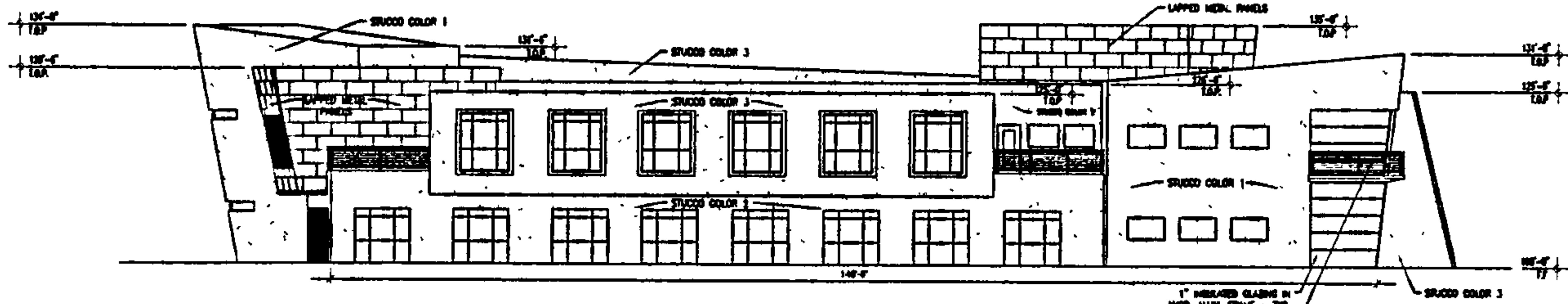
Color Legend
 Stucco Color #1 - SAGE GREEN
 Stucco Color #2 - TAN
 Stucco Color #3 - GREY
 Slate Tile - "MIDNIGHT MILK"
 Lapped Metal Panels - DARK GREY



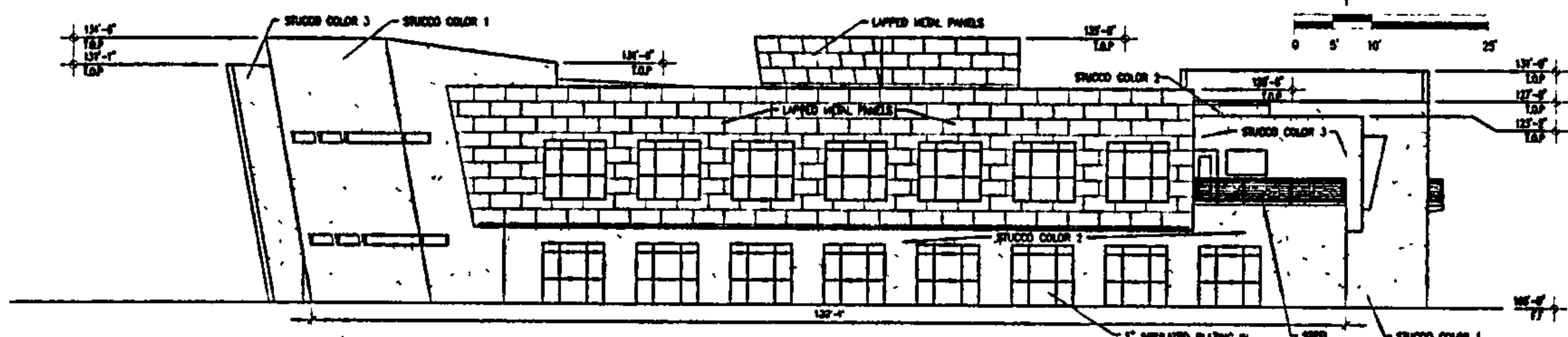
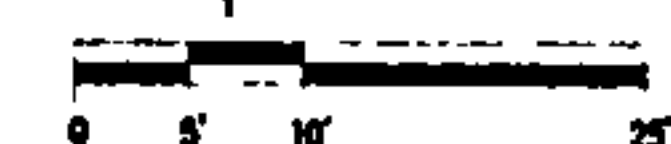
5 | North West Corner Elevation
 A2 | 3/32"=1'-0"



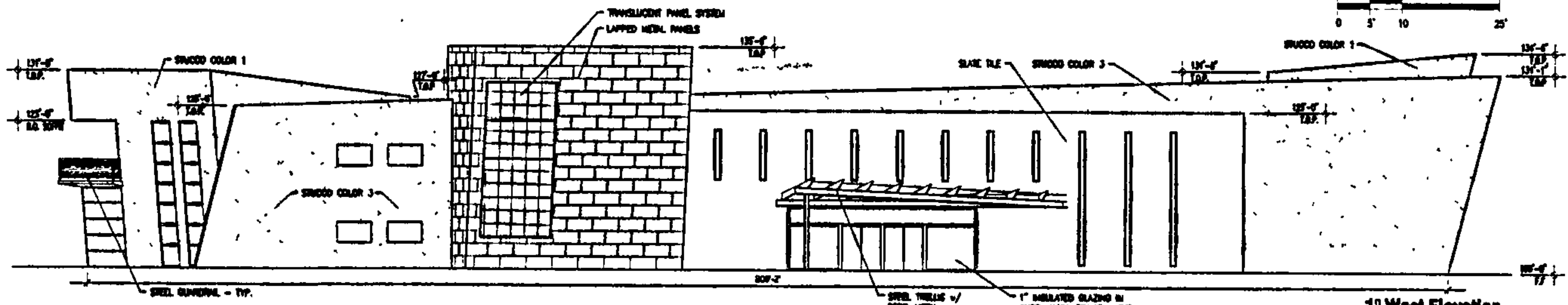
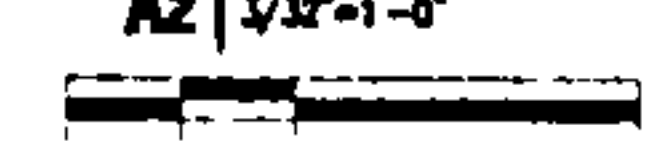
4 | South Corner Elevation
 A2 | 3/32"=1'-0"



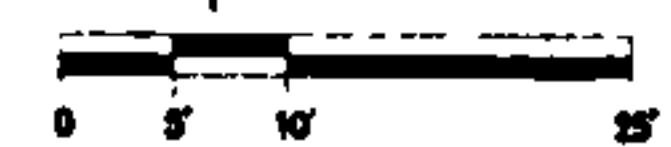
3 | North East Elevation
 A2 | 3/32"=1'-0"



2 | South East Elevation
 A2 | 3/32"=1'-0"



1 | West Elevation
 A2 | 3/32"=1'-0"



FOUNTAIN HILLS
 Education PL AND Ridgemont Ave
 ALBUQUERQUE, NEW MEXICO

JIS
 ARCHITECTS

1600 RIO GRANDE AV
 ALBUQUERQUE
 NEW MEXICO 87104
 505 246 0870
 FAX 505 246 0437

Building Elevations

REVISIONS

ARCHITECT

ENGINEER



DATE
 1-18-06

SHEET
 A2

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

PAID RECEIPT

APPLICANT NAME TERRY CORLIS

AGENT JLS Architects

ADDRESS _____

PROJECT & APP # 1003445 / 06 DRB - 20075

PROJECT NAME Albuquerque West Unit 1

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee

\$ 385.⁰⁰ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 405.⁰⁰ TOTAL AMOUNT DUE

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

CHANCE

JLS ARCHITECTS, INC.
1606 RIO GRANDE BLVD. NW
ALBUQUERQUE, NM 87104
505-246-0870

U.S. NEW MEXICO
FEDERAL CREDIT UNION
PO BOX 129
ALBUQUERQUE, NM 87103-0129
95-8365/3070

6277

PAY TO THE ORDER OF City of Albuquerque

Four hundred & five and 00/100

117.00

705.00

LOC: ALBUQUERQUE
TRANSN 0020

TRSCCS

DRB Fee - Fountain Hills

1/17/2006 11:28AM
RECEIPT# 00050903 WSN 008
Account 441032 Fund 0110
Activity 7424000
Trans Amt J24 Misc

DOLLARS

LOC: ANNA
TRANSN 0026

TRSCCS

MP

006277 3070836521 940498000

THIS DOCUMENT CONTAINS A COLORED BACKGROUND ON WHITE PAPER. MICROPRINT IS LOCATED BELOW THIS WARNING.

Thank You

PERMANENT EASEMENT

Grant of Permanent Easement between CV LAND AND DEVELOPMENT LLC ("Grantor"), whose address is 4509 ALAMOSA BLVD NE SUITE B, 87113 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

~~Subject to existing rights of record~~ ^{RTC} Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of A PUBLIC ROADWAY, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

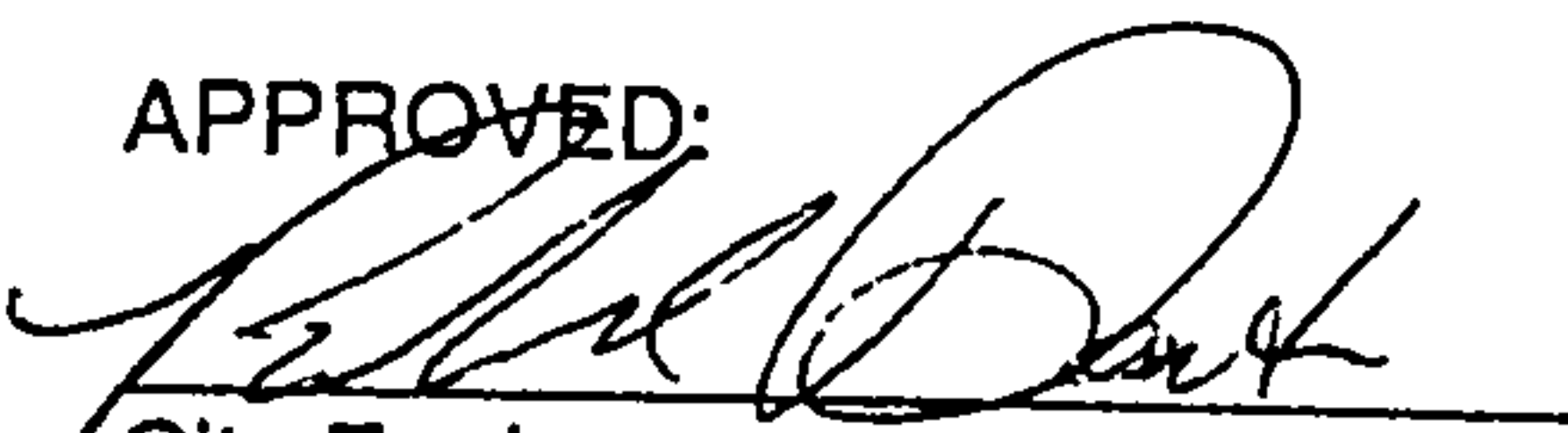
Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this _____ day of _____, 20____.

APPROVED:



City Engineer

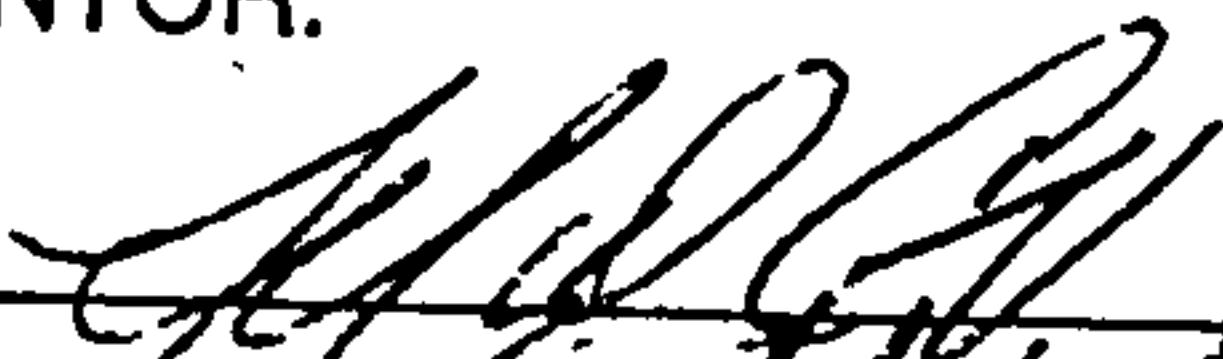
2-28-06
Dated

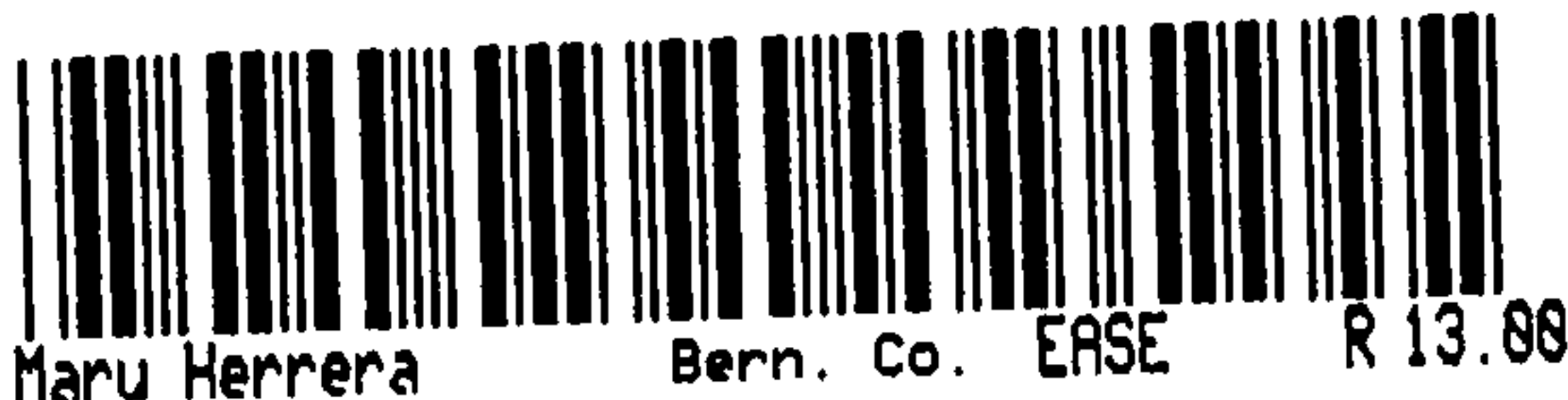
Wg zllow

GRANTOR:

(Individual)

GRANTOR:

By: 
Its: CV Land and Development LLC
(Corporation or Partnership)



2006036211
6423772
Page: 1 of 3
03/14/2006 03:54P
Bk-A113 Pg-6087

STATE OF _____)
) ss
COUNTY OF _____)



2006036211
6423772
Page: 2 of 3
03/14/2006 03:54P
Bk-A113 Pg-6087

This instrument was acknowledged before me on _____ day of _____, 20____, by _____.

Notary Public

My Commission Expires:

CORPORATION

STATE OF New Mexico)
) ss
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 27th day of January, 2006, by TERRY D. COLLIS of CLAND Development, a LIMITED LIABILITY corporation, on behalf of the corporation.

[Signature]

Notary Public

My Commission Expires:
AUGUST 8, 2009.

PARTNERSHIP

STATE OF _____)
)
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 20____, by _____, partner(s), on behalf of _____, a partnership.

Notary Public

My Commission Expires:

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

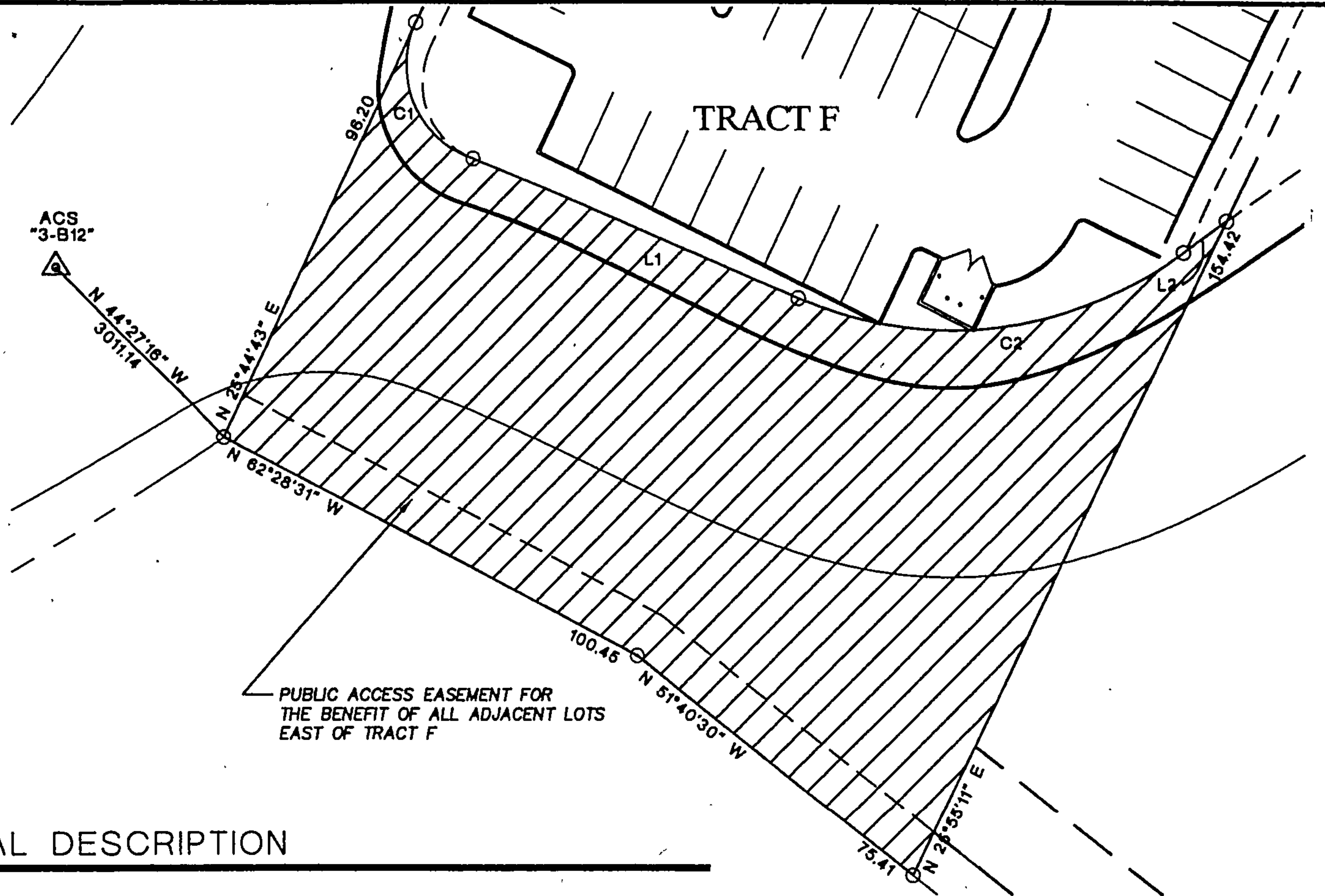
This instrument was acknowledged before me on February 28, 2006 by Richard Bourte, City Engineer, Planning Department, for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.

[Signature]

Notary Public

My Commission Expires:
11-25-2007

(EXHIBIT "A" ATTACHED)



PUBLIC ACCESS EASEMENT FOR THE BENEFIT OF ALL ADJACENT LOTS EAST OF TRACT F

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF TRACT F, WHENCE AN ACS MONUMENT STAMPED "3-B12" BEARS N 44°27'16" W, A DISTANCE OF 3011.14 FEET, THENCE; N 25°44'43" E, A DISTANCE OF 96.20 FEET TO A POINT ALONG THE EAST RIGHT-OF-WAY OF EDUCATION PLACE, N.W., ALSO BEING THE SOUTHWEST CORNER OF TRACT F, THENCE; SOUTHEAST ALONG THE ARC OF A CURVE HAVING A RADIUS OF 20.00 FEET, A DISTANCE OF 34.85 FEET TO A POINT ALONG THE SOUTH PROPERTY LINE OF TRACT F, THENCE; S 67°24'00" E, A DISTANCE OF 75.91 FEET TO A POINT, THENCE; NORTHEAST ALONG THE ARC OF A CURVE HAVING A RADIUS OF 85.00 FEET, A DISTANCE OF 86.89 FEET TO A POINT, THENCE; N 54°01'46" E, A DISTANCE OF 11.31 FEET, TO A POINT, THENCE; S 25°55'11" W A DISTANCE OF 154.42 TO A POINT, THENCE; N 51°40'30" W A DISTANCE OF 75.41 FEET TO A POINT, THENCE; N 82°28'31" W A DISTANCE OF 100.45 FEET, TO A POINT BEING THE POINT AND PLACE OF BEGINNING CONTAINING 16024.56 FEET, 0.3678 AC MORE OR LESS

ABQ
 Engineering, Inc.
 • Engineers • Planners
 • Construction Services
 6739 Academy Rd NE, Suite 130
 Albuquerque, NM 87109
 505-255-7802 FAX 505-255-7902

CURVE DATA TABLE				LINE TABLE			
CURVE			CHORD		LENGTH	BEARING	
RADIUS	DISTANCE	DELTA	LENGTH	BEARING	L1	L2	
C1	20.00	34.85	98°46'43"	30.61	S 23°19'39" E	75.91	S 67°24'00" E
C2	85.00	86.89	58°34'13"	83.16	N 83°18'53" E	11.31	S 54°01'46" W

REV NO	REV DATE	DESCRIPTION

PROJECT NUMBER: 25126 DATE: 01/24/06
 DESIGNED BY: F PHILLIPS
 DRAWN BY: F PHILLIPS
 CHECKED BY: D VIGIL
 CAD FILE NAME: 126ACCESS.DWG

SHEET TITLE: ACCESS EASEMENT EXHIBIT A

PROJECT: FOUNTAIN HILLS

ACCESS EASEMENT AGREEMENT

THIS ACCESS EASEMENT AGREEMENT is made as of the 23 day of January, 2006, by CV Land Development LLC, whose address is 4509 Alameda Boulevard NE Suite B, Albuquerque, NM 87113 ("Owner").

RECITALS:

A. CV Land and Development, LLC is the owner of the following described property:

Tract F Albuquerque West, Unit 1 Within Projected Section 13, T11N, R2E, NMPM, Town of Alameda Grant as the same is shown and designated on the map of said addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 8, 1990 in Map Book 90C Folio 67

B. CV Land and Development, LLC is also the owner of the following described property :

Tracts B-1, Albuquerque West Unit One as the same is shown and designated on the map of said addition filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 13, 2004 in Map Book 2004C Page 239

Tract F and Tract B-1 are sometimes referred to herein as the "Properties".

C. Tract F and Tract B-1 abut one another, and Tract F fronts on Education.

D. The City of Albuquerque (the "City") has approved a site development plan for the parcels east of Tract F (the "Site Plan"), which Site Plan does not provide for access directly from B-1 to Education, but instead provides for access by way of Tract F. Therefore the City has conditioned approval of the Site Plan upon the grant of this access easement across Tract F.

NOW, THEREFORE, in consideration of the mutual covenants and conditions



contained herein, the owner of Tract F and B-1 agrees as follows:

1. CV Land and Development LLC grants an easement for access to and from Tract B-1 over and across Tract F to Education, which easement shall be over the area shown on Exhibit B attached hereto and made a part hereof. CV Land and Development LLC agrees that at all times there shall be an unobstructed corridor for vehicular traffic from Tract B-1 across Tract F to Education.
2. Duration. The Easement shall be in perpetuity.
3. Exclusivity. The Easement shall be non-exclusive and the owner of Tract B-1 shall maintain the right to use the Easement for its purposes.
4. Obstructions to Easement Property. No fence, wall, barricade, or other obstruction of any kind shall be placed or permitted on the Easement which would obstruct the flow of traffic over the Easement, except as may be necessary in connection with any repair or reconstruction of the improvements on the Easement.
5. Third Party Beneficiary. The City is intended to be a beneficiary of this Easement, and therefore this Easement may not be terminated without the joinder of the City, except that the City's approval of a revised Site Plan, which provides direct vehicular access from Tract B-1 to Education, shall terminate the City's right hereunder.
6. General Provisions.
 - (a) Insurance. The owner of Tract F and Tract B-1 shall maintain adequate liability insurance to cover liabilities resulting from the use of the Easement. The owner of Tract F and Tract B-1 agrees to provide proof of such coverage.
 - (b) Inurement. This Agreement and the easements, covenants,

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Mary Herrera

Bern. Co. EASE

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Page: 2 of 8

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restrictions, benefits and obligations created hereby shall inure to the benefit of and be binding upon the owner of Tract F and Tract B-1, and its successors and assigns, shall run with the Properties, and be appurtenant thereto; provided, however, that if the owner of Tract F and Tract B-1 conveys any portion or all of its interest in any parcel owned by it, the owner of Tract F and Tract B-1 shall thereupon be released and discharged from any and all further obligations under this Agreement as it had in connection with the property conveyed by it, and provided further, that no such sale shall release such party from any liabilities, actual or contingent, existing as of the time of such conveyance;

(c) Injunctive Relief and Damages. In the event of any violation or threatened violation of any provision in this Agreement by lessee, or occupant of any portion of the Properties, the owner of Tract F and Tract B-1 shall have the right, in addition to the other remedies herein provided, to enjoin such violation or threatened violation and/or to sue for damages resulting therefrom. The prevailing party shall be entitled to reasonable attorneys' fees and costs in any such action.

(d) Right to Cure. Should either party fail to timely perform any of its obligations hereunder and thereafter fail to perform or fail to diligently pursue the performance of such obligations within fifteen (15) days of its receipt of the other party's written demand therefor, the party giving such notice shall, in addition to any other remedy provided at law or in this Agreement, have the right (but not the obligation) to perform such obligation on behalf of the defaulting party and the defaulting party shall reimburse the curing party for the cost of performing such work within thirty (30) days after the receipt of billing therefor and proof of payment

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Mary Herrera

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Page: 3 of 6

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thereof. In the event the defaulting party does not reimburse the curing party, the curing party shall have (a) the right to exercise any and all rights which such curing party might have at law to collect the same, and (b) have a lien on the property owned by the defaulting party for the amount not reimbursed by the defaulting party, which amount shall bear interest at twelve percent (12%) per annum, from the date of billing until paid. Such lien may be filed for record by the curing party as a claim against the defaulting party, in the form required by law, in the office of the County Recorder of Bernalillo County, State of New Mexico, signed and certified, which lien shall contain at least the following information:

- (i) The name of the lien claimant, if any;
- (ii) The name of the defaulting party, a description of the work performed on behalf of such party and a statement itemizing the cost thereof; and
- (iii) A description of the property being liened. The lien so claimed shall attach from the date of recordation in the amount claimed by the party curing the default and it may be enforced and foreclosed in any manner allowed by law, including but not limited to suits to foreclose a mortgage or mechanic's lien under the applicable law or laws of the State of New Mexico.

Such a lien, when so established against the real property described in such lien, shall be prior and superior to any right, title, interest, lien or claim which may be or is acquired or becomes attached to such real property after the time or recording the claim of lien.



EXECUTED the day and year first set out above,

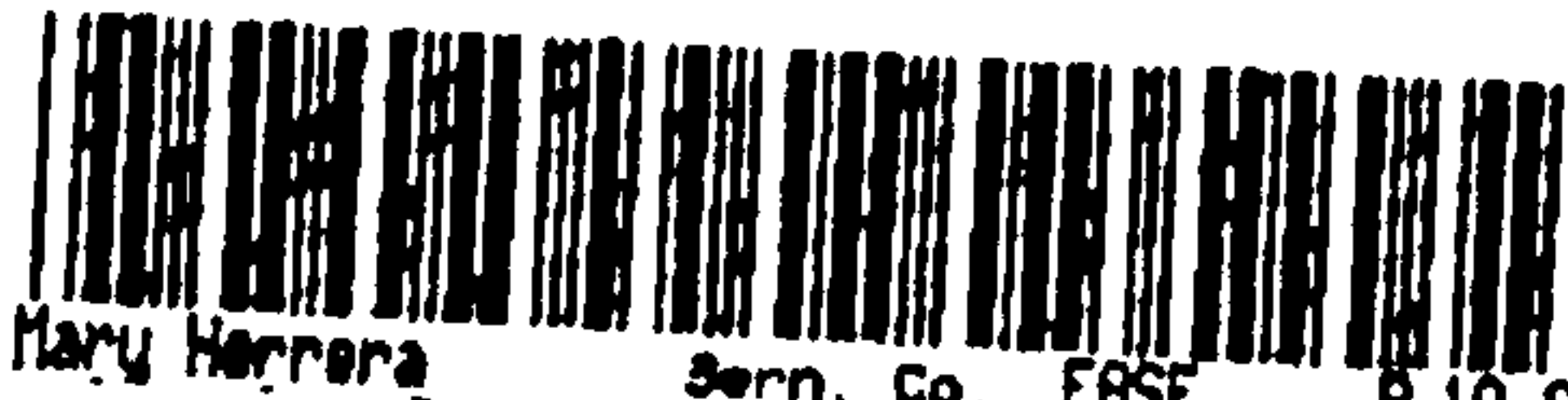
Terryl D. Cortis
Terryl D. Cortis, Managing Partner

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

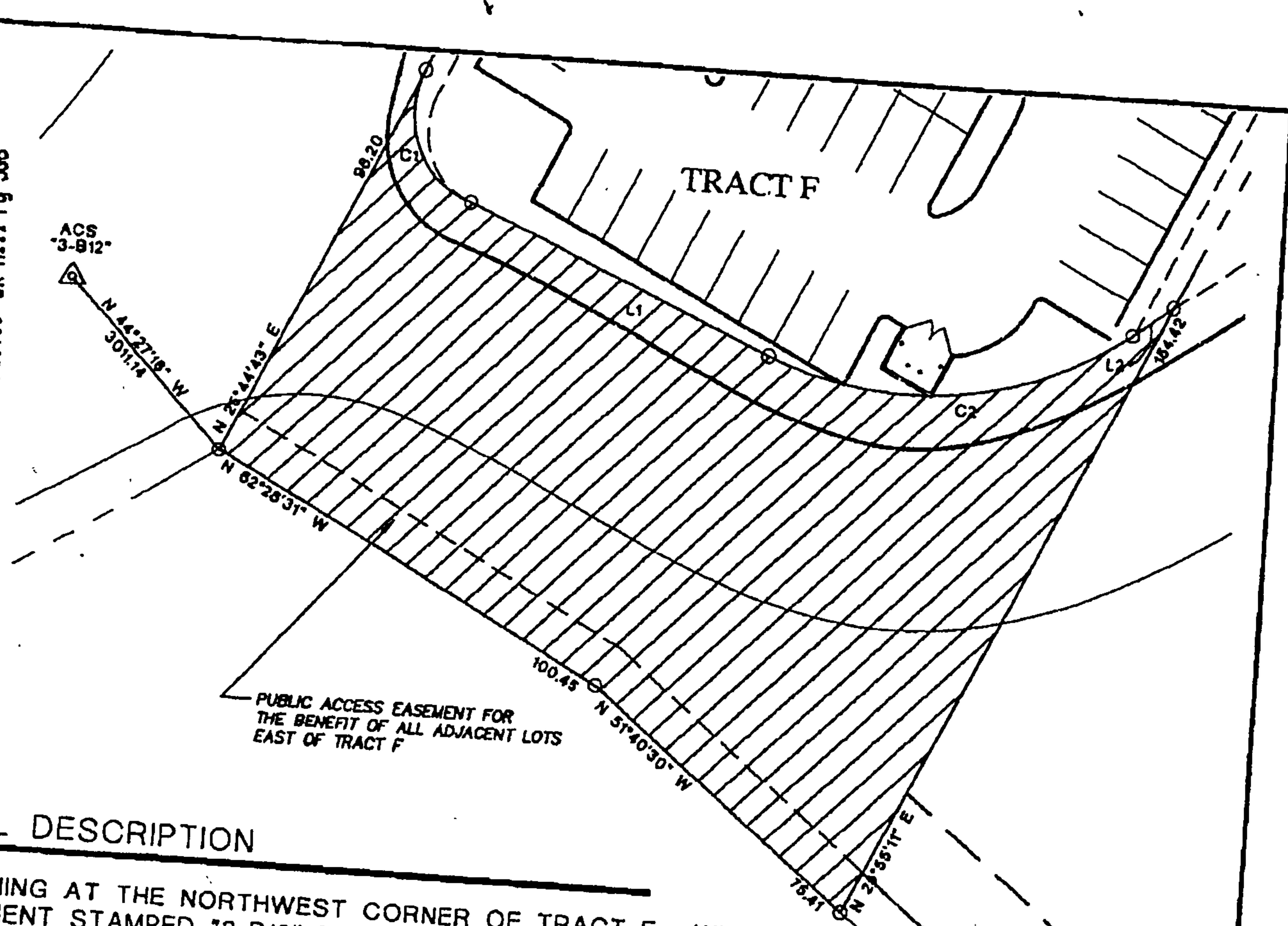
by This instrument was acknowledged before me on January 23, 2006,

[Signature]
Notary Public

My Commission Expires:
August 8, 2009.



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Page: 6 of 6
01/24/2006 03:58P
R 19.00 Bk-A111 Pg-506
Mary Herrera
Sern. Co. ERSE



PUBLIC ACCESS EASEMENT FOR THE BENEFIT OF ALL ADJACENT LOTS EAST OF TRACT F

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF TRACT F, WHENCE AN ACS MONUMENT STAMPED "3-B12" BEARS N 44°27'16" W, A DISTANCE OF 3011.14 FEET, THENCE; N 25°44'43" E, A DISTANCE OF 96.20 FEET TO A POINT ALONG THE EAST RIGHT-OF-WAY OF EDUCATION PLACE, N.W., ALSO BEING THE SOUTHWEST CORNER OF TRACT F, THENCE; SOUTHEAST ALONG THE ARC OF A CURVE HAVING A RADIUS OF 20.00 FEET, A DISTANCE OF 34.85 FEET TO A POINT ALONG THE SOUTH PROPERTY LINE OF TRACT F, THENCE; S 67°24'00" E, A DISTANCE OF 75.91 FEET TO A POINT, THENCE; NORTHEAST ALONG THE ARC OF A CURVE HAVING A RADIUS OF 85.00 FEET, A DISTANCE OF 86.89 FEET TO A POINT, THENCE; N 54°01'46" E, A DISTANCE OF 11.31 FEET, TO A POINT, THENCE; S 25°55'11" W A DISTANCE OF 154.42 TO A POINT, THENCE; N 51°40'30" W A DISTANCE OF 75.41 FEET TO A POINT, THENCE; N 82°28'31" W A DISTANCE OF 100.45 FEET, TO A POINT BEING THE POINT AND PLACE OF BEGINNING CONTAINING 16024.56 FEET, 0.3678 AC MORE OR LESS

CURVE DATA TABLE

CURVE	CURVE			CHORD		LINE TABLE	
	RADIUS	DISTANCE	DELTA	LENGTH	BEARING	LENGTH	BEARING
C1	20.00	34.85	98°46'43"	30.61	S 23°19'39" E	L1	75.91
C2	85.00	86.89	58°34'13"	83.16	N 83°18'53" E	L2	11.31

ABQ
Engineering, Inc.
Engineers · Planners
Construction Services
8730 Academy Rd NE, Suite 130
Albuquerque, NM 87109
505-255-7802 FAX 505-255-7802

REV. NO.	REV. DATE	DESCRIPTION

PROJECT NUMBER: 25126 DATE: 01/24/06
DESIGNED BY: F PHILLIPS
DRAWN BY: F PHILLIPS
CHECKED BY: D VIGIL
CAD FILE NAME: 126ACCESS.DWG

SHEET TITLE:
ACCESS EASEMENT EXHIBIT B

PROJECT:
FOUNTAIN HILLS

TERMINATION AND RELEASE OF ACCESS EASEMENT

THIS TERMINATION AND RELEASE OF ACCESS EASEMENT is made and entered into as of the 28th day of February, 2006, by CV Land and Development, LLC whose address is 4509 Alameda Blvd. NE, Suite B, Albuquerque, NM 87113, ("Owner").

WHEREAS, CV Land and Development, LLC, as Grantor and owner of the property described on Exhibit A entered into an Access Easement Agreement dated January 23, 2006, (the "Easement" which Easement was recorded January 24, 2006 in the Office of the County of Bernalillo County New Mexico in Book A111, Page 506, as Document No.2006010552.

WHEREAS, the Easement requires that the Easement may not be terminated without the joinder of the City of Albuquerque.

WHEREAS, the City of Albuquerque agrees to the termination of the Easement.

THEREFORE, CV Land and Development LLC, with the approval of the City of Albuquerque, terminates the Easement and hereby releases and discharges the property described in the Easement Agreement:

IN WITNESS WHEREOF, the undersigned has executed this Termination and Release of Access Easement as of the day and year first above written.

APPROVED:

CITY OF ALBUQUERQUE
a municipal corporation

By: [Signature]
Its: City Engineer

CV LAND AND DEVELOPMENT LLC

By: [Signature]
Its: [Signature]

lg 2/28/06



Maru Herrera

Bern. Co. TERM

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Page: 1 of 3

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CITY'S NOTARY

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 28th day of February, 2006, by Richard Nourte, City Engineer, its Planning Department, on behalf of the City of Albuquerque, a municipal corporation.

(SEAL)

Doria V. Saavedra
Notary Public

My Commission Expires:
11-25-2007.

OWNER'S NOTARY

STATE OF NEW MEXICO)
) ss
COUNTY OF Bernalillo)

This instrument was acknowledged before me this 31st day of JANUARY, 2006, by TERRELL D. COLLIS, its MANAGING PARTNER, on behalf of CV Land and Development LLC.

(SEAL)

[Signature]
Notary Public

My Commission Expires:
August 8, 2009.

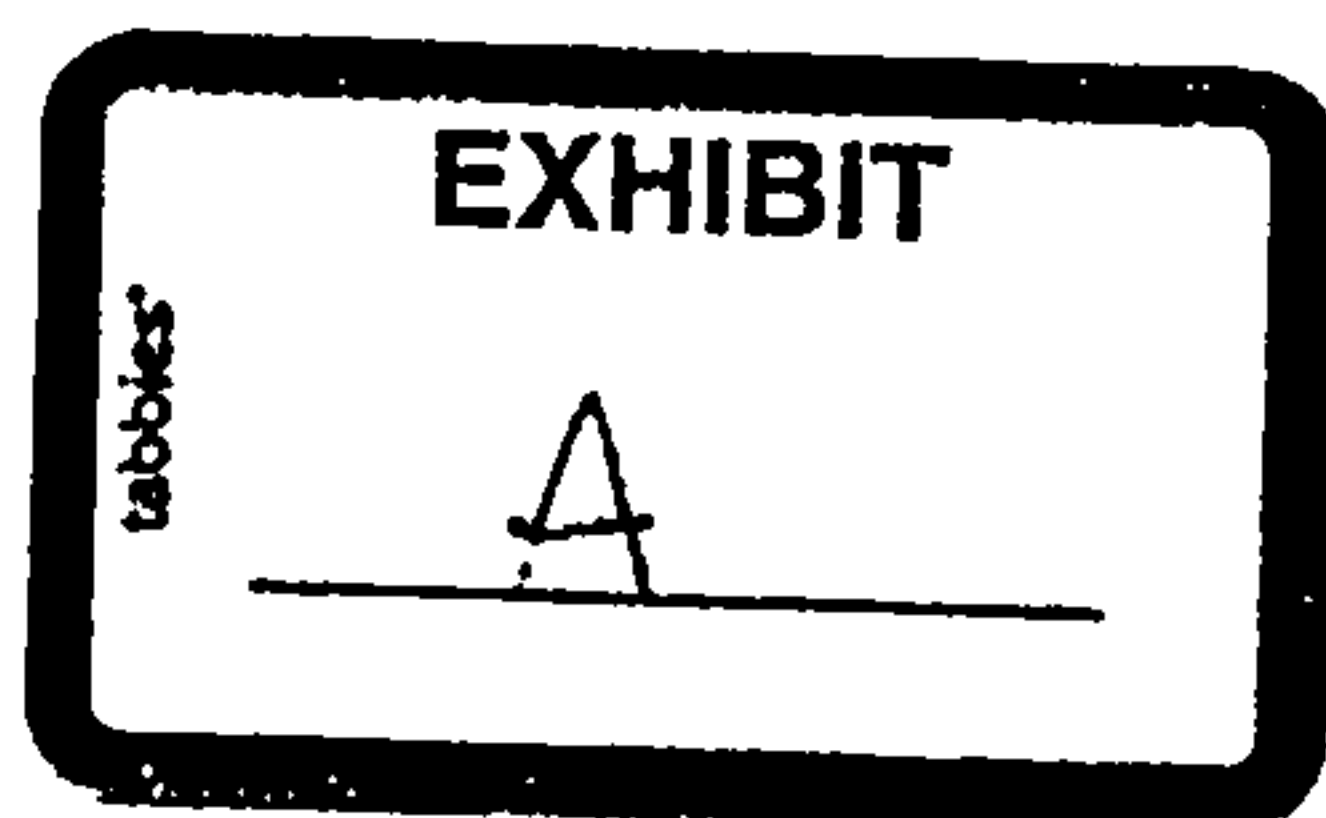


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Page: 2 of 3
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Bk-A113 Pg-6086

Tract F Albuquerque West, Unit 1 Within Projected Section 13, T11N, R2E, NMPM, Town of Alameda Grant as the same is shown and designated on the map of said addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 8, 1990 in Map Book 90C Folio 67

Tracts B-1, Albuquerque West Unit One as the same is shown and designated on the map of said addition filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 13, 2004 in Map Book 2004C Page 239

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Page: 3 of 3
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Maru Herrera Bern. Co. TERM R 13.00 Bk-R113 Pg-6986



CROSS EASEMENT AGREEMENT

THIS CROSS EASEMENT AGREEMENT is made as of the 23 day of January, 2006, by CV Land and Development LLC whose address is 4509 Alameda Blvd, NE Suite B Albuquerque, NM 87113

RECITALS:

1. CV Land and Development is the owner of the following described property:

Tract E-2 of the plats for Tracts E-1 and E-2, Albuquerque West, Unit 1 Within Projected Section 13, T11N, R2E, NMPM, Town of Alameda Grant as the same is shown and designated on the map of said addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 17, 1995 in Map Book 95C page 9,

2. CV Land and Development is also the owner of the following described property:

Tract F Albuquerque West, Unit 1 Within Projected Section 13, T11N, R2E, NMPM, Town of Alameda Grant as the same is shown and designated on the map of said addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 8, 1990 in Map Book 90C Folio 67

Tract E-2 and Tract F are sometimes referred to herein as the "Properties".

3. Tract F and Tract E-2 abut one another and both front on Education Place, NW;



Mary Herrera

Bern. Co. EASE

R 21.00

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Bk-R111 Pg-597

4. In order to facilitate the use of the common driveway, this grant of cross easements is necessary.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

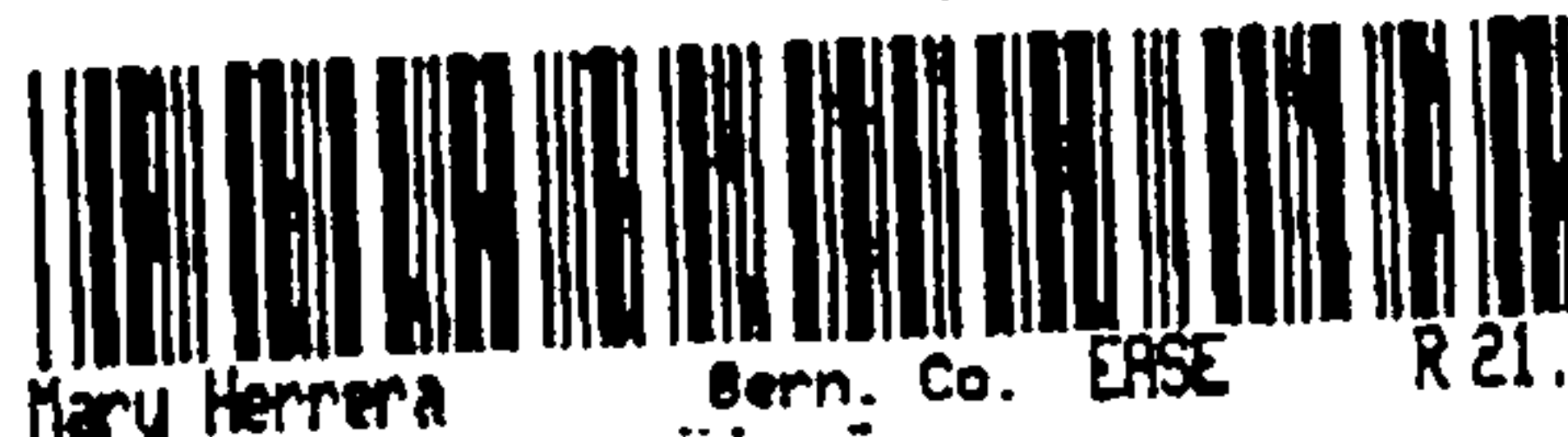
1. Grant of Easement Over Tract E-2. CV Land and Development grants an easement for access to and from Tract E-2 over and across that certain property described on Exhibit "A" attached hereto

2. Grant of Easement Over Tract F. CV Land and Development grants an easement for access to and from the Tract F over and across that certain property described on Exhibit "A" attached hereto

3. Responsibility for Construction and Maintenance of Improvements. CV Land and Development shall construct improvements upon both properties as shown and described on the site plan prepared by JLS Architects. CV Land and Development shall be responsible for the maintenance of the improvements. If at some point the property is sold, the new owners will be responsible for maintenance of the properties.

4. Duration. The Easements shall be in perpetuity.

5. Exclusivity. The Easements shall be non-exclusive and each property owner shall maintain the right to use their



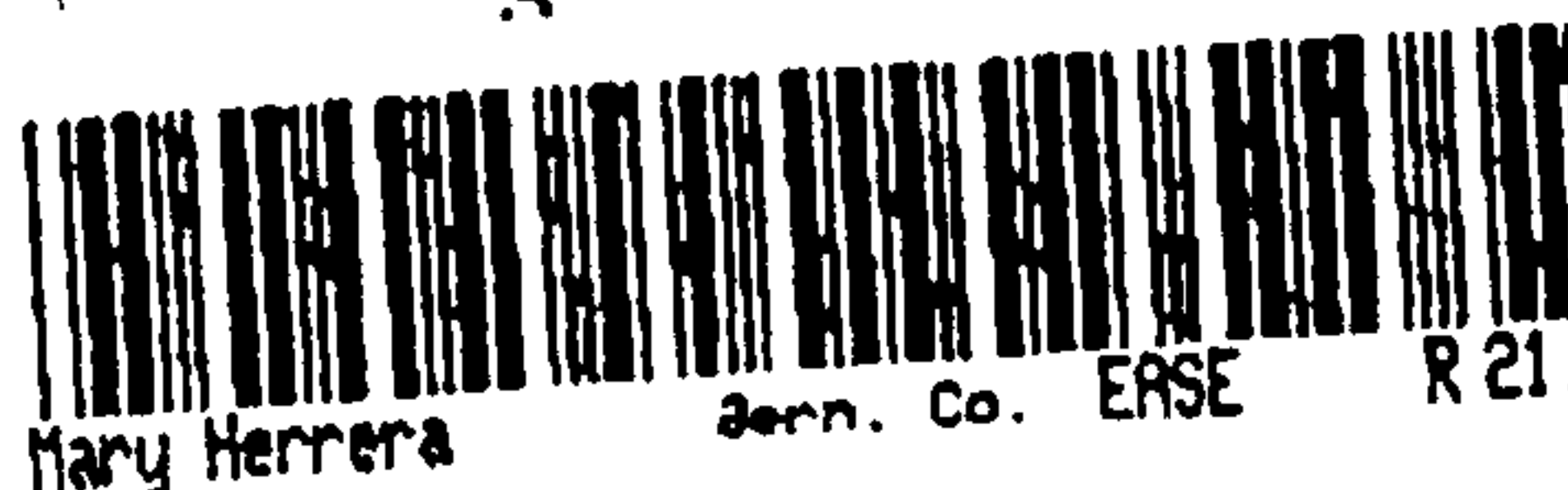
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respective easement premises for access to their Properties.

6. Obstructions to Easement Premises. No fence, wall, barricade, or other obstruction of any kind shall be placed or permitted on either of the Easements which would obstruct the flow of traffic over the Easements except as may be necessary in connection with any repair or reconstruction of the improvements on the Easements.

.1 Inurement. This Agreement and the Easements, covenants, restrictions, benefits and obligations created hereby shall inure to the benefit of and be binding upon each party and its successors and assigns, shall run with the Properties, and be appurtenant thereto; provided, however, that if either party conveys any portion or all of its interest in any parcel owned by it, such party shall thereupon be released and discharged from any and all further obligations under this Agreement as it had in connection with the property conveyed by it, and provided further, that no such sale shall release such party from any liabilities, actual or contingent, existing as of the time of such conveyance;

.2 Injunctive Relief and Damages. In the event of any violation or threatened violation of any provision in this Agreement by either party, lessee, or occupant of any



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portion of the Properties, either party shall have the right, in addition to the other remedies herein provided, to enjoin such violation or threatened violation and/or to sue for damages resulting therefrom. The prevailing party shall be entitled to reasonable attorneys' fees and costs in any such action.

.3 Right to Cure. Should either party fail to timely perform any of its obligations hereunder and thereafter fail to perform or fail to diligently pursue the performance of such obligations within fifteen (15) days of its receipt of the other party's written demand therefor, the party giving such notice shall, in addition to any other remedy provided at law or in this Agreement, have the right (but not the obligation) to perform such obligation on behalf of the defaulting party and the defaulting party shall reimburse the curing party for the cost of performing such work within thirty (30) days after the receipt of billing therefor and proof of payment thereof. In the event the defaulting party does not reimburse the curing party, the curing party shall have (a) the right to exercise any and all rights which such curing party might have at law to collect the same, and (b) have a lien on the property owned by the defaulting party for the amount not



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Page: 4 of 7
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reimbursed by the defaulting party, which amount shall bear interest at twelve percent (12%) per annum, from the date of billing until paid. Such lien may be filed for record by the curing party as a claim against the defaulting party, in the form required by law, in the office of the County Recorder of Bernalillo County, State of New Mexico, signed and certified, which lien shall contain at least the following information:

- (i) The name of the lien claimant, if any;
- (ii) The name of the defaulting party, a description of the work performed on behalf of such party and a statement itemizing the cost thereof;
- (iii) A description of the property being liened. The lien so claimed shall attach from the date of recordation in the amount claimed by the party curing the default and it may be enforced and foreclosed in any manner allowed by law, including but not limited to suits to foreclose a mortgage or mechanic's lien under the applicable law or laws of the State of New Mexico.

Such a lien, when so established against the real property



Mary Herrera

Bern. Co. ERSE

R 21.00

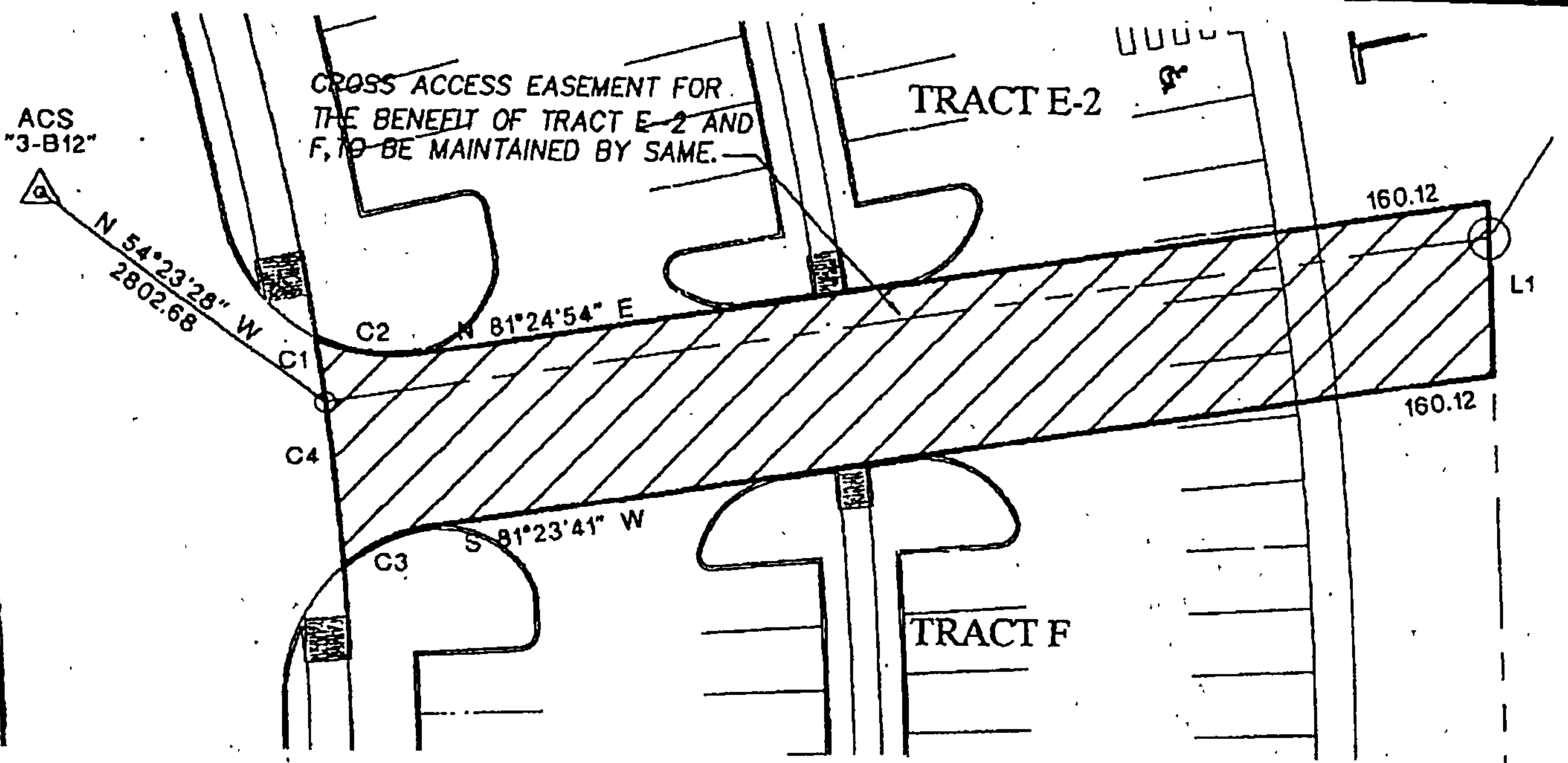
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CURVE DATA TABLE					
CURVE	CURVE			CHORD	
	RADIUS	DISTANCE	DELTA	LENGTH	BEARING
C1	410.00	9.42	01°18'57"	9.42	N 09°10'39" W
C2	25.00	14.92	34°11'11"	14.70	N 81°26'40" W
C3	25.00	14.01	32°06'45"	13.83	N 64°27'19" E
C4	410.00	23.90	03°20'26"	23.90	N 08°50'58" W

LEGAL DESCRIPTION

LINE DATA TABLE		
	LENGTH	BEARING
L1	25.08	S 02°26'57" E

BEGINNING AT THE NORTHWEST CORNER OF TRACT F, WHENCE AN ACS MONUMENT STAMPED "3-B12" BEARS N 54°23'28" W, A DISTANCE OF 2802.68 FEET, THENCE; ALONG THE ARC OF A CURVE ALONG THE EAST RIGHT-OF-WAY OF EDUCATION PLACE, N.W., HAVING A RADIUS OF 410.00 FEET A DISTANCE OF 9.42 FEET TO A POINT, THENCE; ALONG THE ARC OF A CURVE HAVING A RADIUS OF 25.00 FEET, A DISTANCE OF 14.92 FEET, THENCE; N 81° 24'52" E, A DISTANCE OF 160.12 FEET, THENCE; S 02°26'57" E, A DISTANCE OF 25.08 FEET, THENCE; S 81°23'41" E, A DISTANCE OF 160.12 FEET, THENCE; ALONG THE ARC OF A CURVE HAVING A RADIUS OF 25.00 FEET, A DISTANCE OF 14.01 FEET TO A POINT ALONG THE EAST RIGHT-OF-WAY OF EDUCATION PLACE, N.W., THENCE; ALONG THE ARC OF A CURVE HAVING A RADIUS OF 410.00 FEET A DISTANCE OF 23.90 FEET, TO THE POINT AND PLACE OF BEGINNING, CONTAINING 4,345.66 SQ FT, 0.0997 ACRES MORE OR LESS.

ABQ
 Engineering, Inc.
 • Engineers • Planners
 • Construction Services
 6736 Academy Rd NE, Suite 130
 Albuquerque, NM 87109
 505-255-7802 FAX 505-255-7902

REV NO	REV DATE	DESCRIPTION

PROJECT NUMBER: 25126 DATE: 01/24/06
 DESIGNED BY: F PHILLIPS
 DRAWN BY: F PHILLIPS
 CHECKED BY: D VIGIL
 CAD FILE NAME: 128ACCESS.DWG

SHEET TITLE: ACCESS EASEMENT EXHIBIT A

PROJECT: FOUNTAIN HILLS

Mary Herrera 3errn. Co. ERSE R 21.08

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 Bk-R111 Pg-507

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

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

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

Supplemental form **Z**

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

- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: American Eagle, L.P. PHONE: 797-2600
Glor. J. Schaefer Realty Investments
 ADDRESS: P.O. Box 14708 FAX: 797-2900
 CITY: ABQ STATE NM ZIP 87191 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): Isaacson + Artman, P.A. PHONE: 268-8828
 ADDRESS: 128 Monroe Street NE FAX: 268-2632
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: _____

DESCRIPTION OF REQUEST: Approval of Vacation of Public ROW + of Public Easements;
Minor S/D Preliminary/Final Plat (Hbka Tracts B-1-A, C-1-A, + D-1-A + Lot 6-A-1-A
Albuquerque West, Unit One)
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. Tracts B-1, C-1 + D-1 + Lot 6-A-1 Block: _____ Unit: 1
 Subdiv. / Adn. Albuquerque West
 Current Zoning: SU-1 PDA to include Proposed zoning: Same
 Zone Atlas page(s): C-12 C-3 uses No. of existing lots: 4 No. of proposed lots: 4
 Total area of site (acres) 26.7603 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA

Within city limits? Yes. No but site is within 5 miles of the city limits. Within 1000FT of a landfill? No
 (B): 011206442935410607; (C): 1011206447229010614; MRGCD Map No. NA
 UPC No. (D): 101206448335210703; (6-A): 101206449132410704

LOCATION OF PROPERTY BY STREETS: On or Near: East + West on Nunzio Ave. NW
 Between: Paradise Blvd. NW and Eagle Ranch Rd. NW

CASE HISTORY: Proj # 1003445; AX-83-13; DRB-94-132; DRB-94-512; Z-83-89;
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 04DRB-00750;
04DRB-00751; 04DRB-00752; 04DRB-00753

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 04-29-05
 SIGNATURE: Fred C. Artman DATE: 04-29-05
 (Print) Fred C. Artman Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

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

Application case numbers	Action	S.F.	Fees
05DRB - 00724	VRW	2V3	\$ 300.00
05DRB - 00725	VPE	V	\$ 45.00
05DRB - 00726	P&F	SC3	\$ 425.00
	AD Fee		\$ 75.00
	CMF		\$ 20.00
		Total	\$ 865.00

Hearing date 5-25-05

[Signature] 4-29-05
 Planner signature / date

Project # 1003445

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.
 - 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.

Fred C. Arfman
 Applicant name (print)

Fred C. Arfman 04-29-05
 Applicant signature / date

Form revised April 2003



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

Application case numbers
 OSDRB - 00724
 OSDRB - 00725

[Signature] 4-29-05
 Planner signature / date

Project # 1003445

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- NA* 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
- NA* Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- NA* **Signed** Pre-Annexation Agreement if Annexation required.
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- NA* Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** *Forth coming*

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

Fred C. Artman

Applicant name (print)

Fred C. Artman

Applicant signature / date

04-29-05

Form revised 1/04



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

Application case numbers
05DRB - 00726

[Signature] 4-25-05
Planner signature / date

Project # 100.3445



PROJECT MEMORANDUM

05/29/05

TO: Sheran Matson, DRB Chair

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

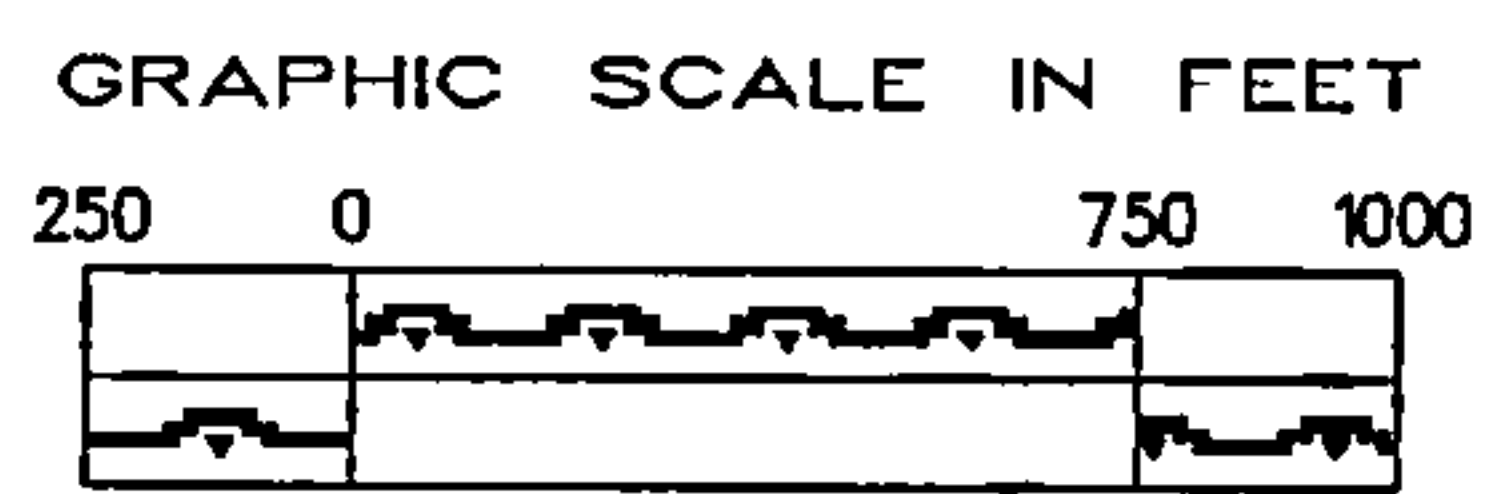
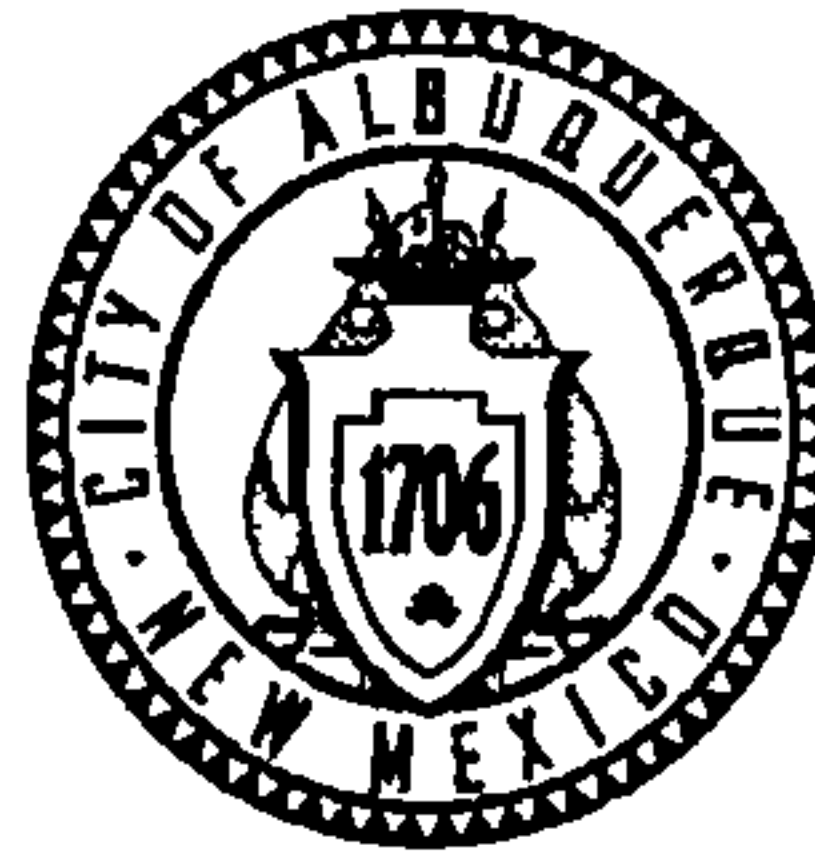
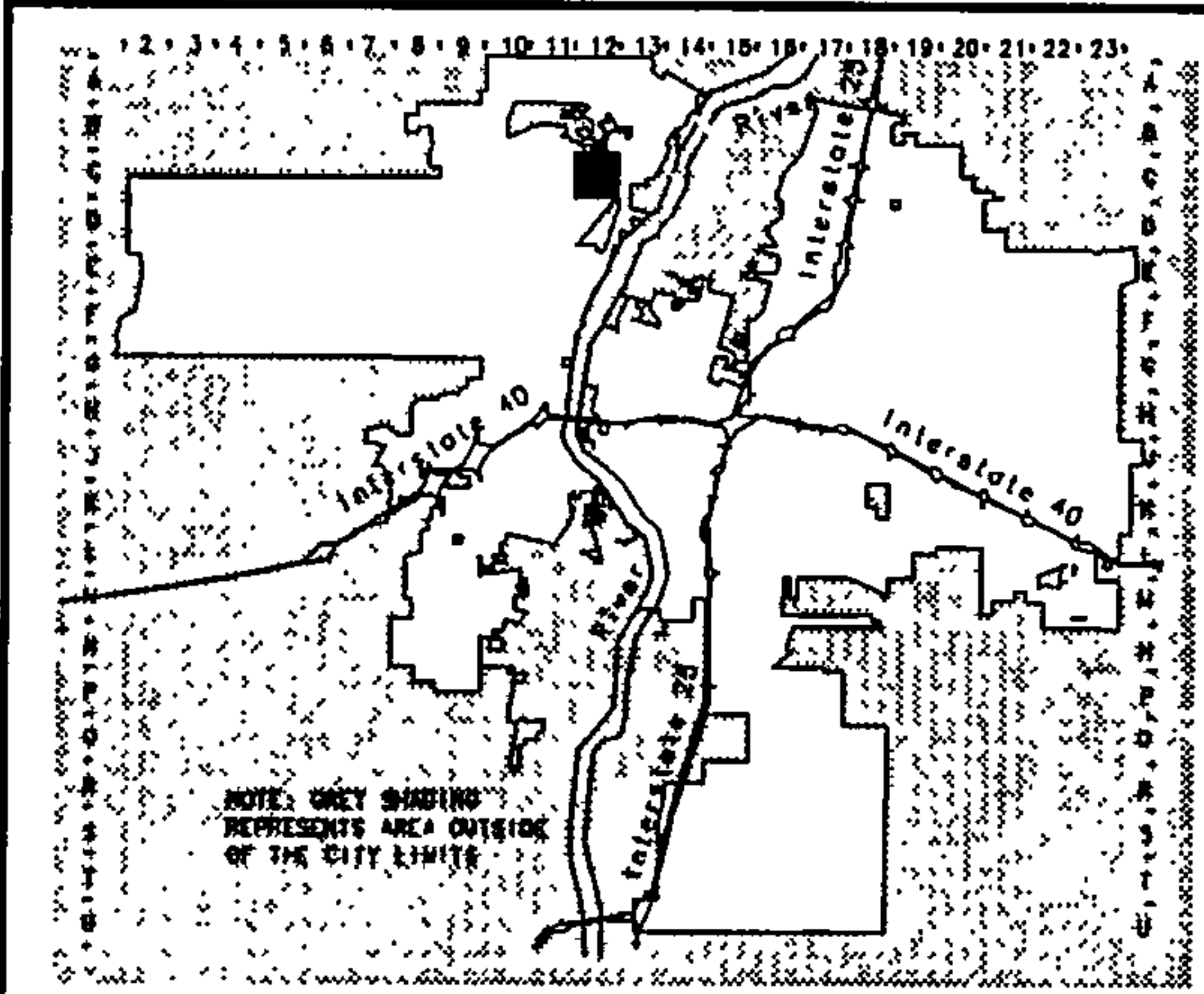
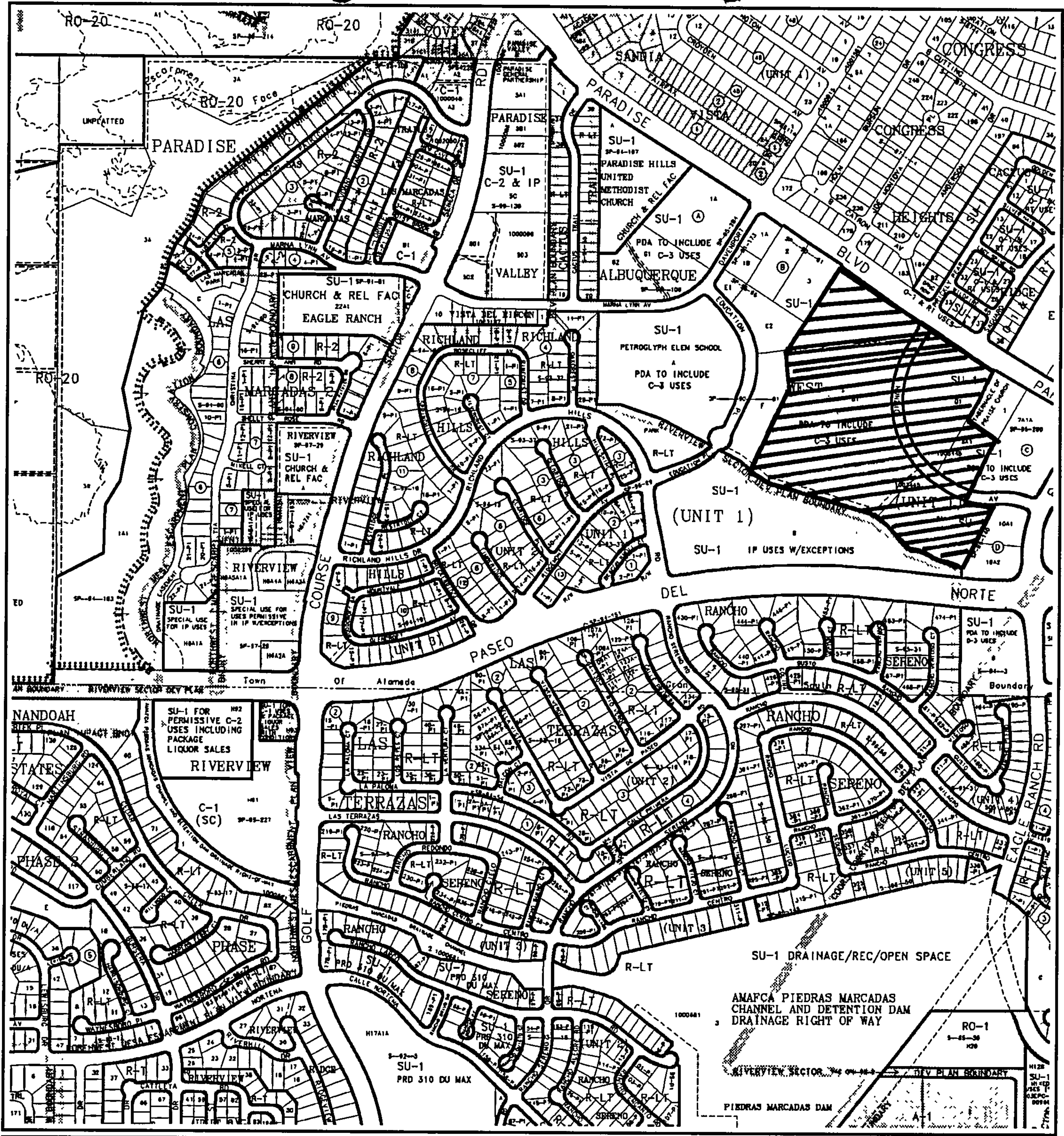
REF: Nunzio Ave. NW

I&A PROJ NO: 1317

SUBJ: Realignment of Road South of Paradise Blvd.

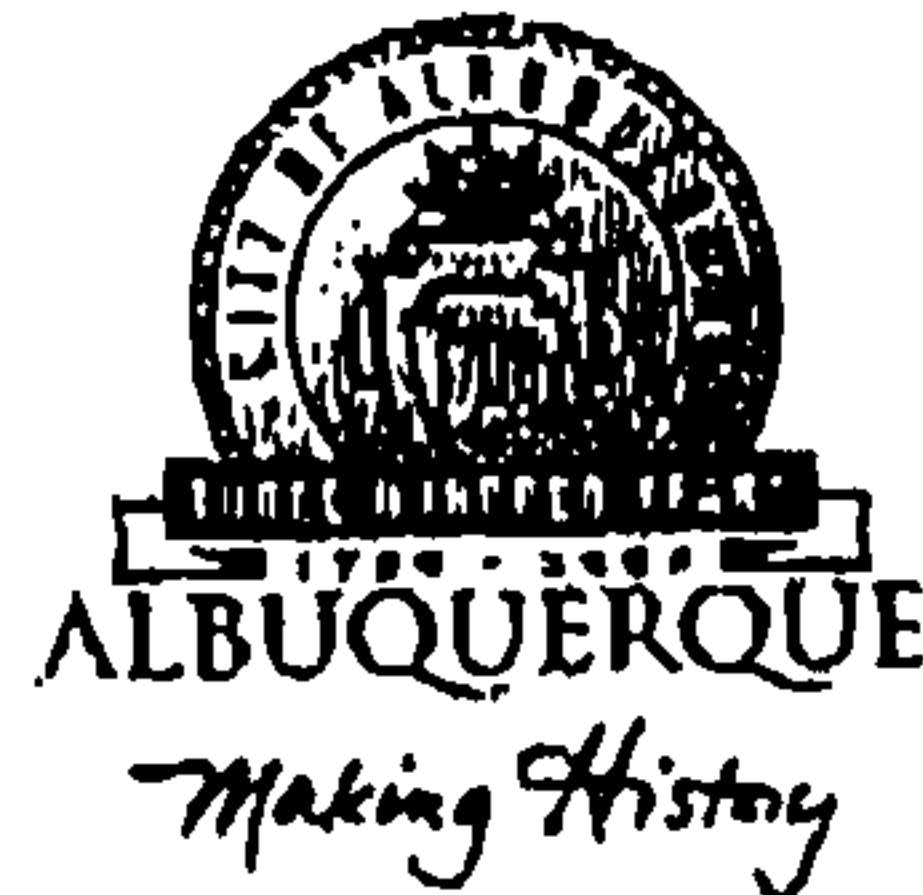
Nunzio Ave. is a platted roadway between Eagle Ranch Road and Paradise Blvd. The roadway is not constructed since there is a long history of the surrounding parcels being subject to a Bulk Land Variance.

Potential development is requiring the realignment of Nunzio Ave. to align with the existing intersection of Paradise Blvd. and Prickley Pear Street NW. The replatting and realignment of Nunzio Ave. will allow the Owner and/or future developer(s) to process the future parcels through the Site Development Plan Phase of the City development process.



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
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Zone Atlas Page
C-12-Z
 Map Amended through February 01, 2005



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

April 26, 2005

Ruth Lozano
Isaacson & Arfman, PA
128 Monroe St. NE / 87108
Phone: 268-8828 Fax: 268-2632

Thank you for your inquiry of April 26, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS B-1, C-1 AND D-1, LOT 6-A-1, ALBUQUERQUE WEST, UNIT 1, AND PORTION OF NUNZIO AVE. NW, ALBUQUERQUE, WEST, UNIT 1 ON NUNZIO AVENUE NW BETWEEN PARADISE BLVD. NW AND EAGLE RANCH RD. NW., Zone Map C-12.**

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) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)

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.

"Attachment A"

4/26/05

RUTH LOZANO, ISAACSON & ARFMAN, PA
128 MONROE ST. NE / 87108
PHONE: 268-8828 FAX: 268-2632
ZONE MAP: C-12

Eagle Ranch NA (R)**Fred B. Hampton**

8620 Stone St. NW / 87114 890-5159

Julia Moore

9208-C Anderson Dr. NW / 87111 898-6441 (h)

Piedras Marcadas NA (R)***Gerri Warner**

8715 Tia Christina NW / 87114 898-3100 (h)

Susan Edison

9127 Laura Lee Pl. NW / 87114 897-8331 (h)

Paradise Hills Civic Assoc. (R)***Larry Weaver**

6001 Unitas Ct. NW / 87114 898-8640 (h)

Tom Anderson

10013 Plunkett Dr. NW / 87114 897-2593 (h)

Rancho Sereno NA (R)***Jeff Melvin**

4115 Rancho Grande NW / 87120 980-8569 (h)

Sander A. Rue

7500 Rancho Solano Ct. NW / 87120 301-0189 (h)

Taylor Ranch NA (R)***Don MacCornack**

5300 Hattiesburg NW / 87120 897-1593 (h)

Ceil vanBerkel

5716 Morgan Ln. NW / 87120 899-2738 (h)

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



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

April 27, 2005

Certified Mail 7004 2510 0006 7990 5256

Mr. Fred B. Hampton
Eagle Ranch Neighborhood Association
8620 Stone Street NW
Albuquerque, NM 87114

RE: Albuquerque West, Unit One, Tracts B-1-A, C-1-A, & D-1-A & Lot 6-A-1-A
(Current Legal Description --Albuquerque West, Unit 1, Tracts B-1, C-1, D-1, & 6-A-1 together with a portion of Nunzio Ave. NW, Albuquerque West Unit 1)

Dear Mr. Hampton:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Eagle Ranch Neighborhood Association that a request for approval to realign Nunzio Ave. (approximately 22.5 feet shift to the west along the south right-of-way line of Paradise Blvd.) by vacating and dedicating a public right-of-way, and to vacate and grant easements along the vacated right-of-way was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE
FCA/rtl

7004 2510 0006 7990 5256

128 Monroe St. NE • Albuquerque, NM :

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U.S. Postal Service		CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only, No Insurance Coverage Provided)</i>			
For delivery information visit our website at www.usps.com			
OFFICIAL USE			
ALBUQUERQUE, NM 87114		UNIT ID: 0108	
Postage	\$ 0.37	Postmark Here Clerk: KZ4YYX 04/27/05	
Origin Fee	2.30		
Return Receipt Fee (Endorsement Required)	1.75		
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$ 4.42		
Sent To		Fred B. Hampton Eagle Ranch NA	
Street, Apt. No., or PO Box No.		8620 Stone Street NW	
City, State, ZIP+4		Albuquerque, NM 87114	
PS Form 3800, June 2002 See Reverse for Instructions			



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

April 27, 2005

Certified Mail 7004 2510 0006 7990 5249

Ms. Julia Moore
Eagle Ranch Neighborhood Association
9208-C Anderson Dr. NW
Albuquerque, NM 87111

**RE: Albuquerque West, Unit One, Tracts B-1-A, C-1-A, & D-1-A & Lot 6-A-1-A
(Current Legal Description --Albuquerque West, Unit 1, Tracts B-1, C-1, D-1, & 6-A-1 together with a portion of Nunzio Ave. NW, Albuquerque West Unit 1)**

Dear Ms. Moore:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Eagle Ranch Neighborhood Association that a request for approval to realign Nunzio Ave. (approximately 22.5 feet shift to the west along the south right-of-way line of Paradise Blvd.) by vacating and dedicating a public right-of-way, and to vacate and grant easements along the vacated right-of-way was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE

FCA/rtl
Attachment

7004 2510 0006 7990 5249

128 Monroe St. NE • Albuquerque, NM

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U.S. Postal Service		CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>			
For delivery information visit our website at www.usps.com			
ALBUQUERQUE, NM 87111		OFFICIAL USE	
Postage \$	0.37	UNIT ID: 0108	
Certified Fee	3.00	Postmark Here	
Return Receipt Fee (Endorsement Required)	1.75	Clerk: KZ4YYX	
Restricted Delivery Fee (Endorsement Required)		04/27/05	
Total Postage & Fees \$	4.42		
Sent To	Julia Moore Eagle Ranch N.A.		
Street, Apt. No., or PO Box No.	9208-C Anderson Dr. NW		
City, State, ZIP+4	Albuquerque, NM 87111		
PS Form 3800, June 2002 See Reverse for Instructions			



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

April 27, 2005

Certified Mail 7004 2510 0006 7990 5188

Ms. Gerri Warner
Piedras Marcadas Neighborhood Association
8715 Tia Christina NW
Albuquerque, NM 87114

**RE: Albuquerque West, Unit One, Tracts B-1-A, C-1-A, & D-1-A & Lot 6-A-1-A
(Current Legal Description --Albuquerque West, Unit 1, Tracts B-1, C-1, D-1, & 6-A-1 together with a portion of Nunzio Ave. NW, Albuquerque West Unit 1)**

Dear Ms. Warner:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Piedras Marcadas Neighborhood Association that a request for approval to realign Nunzio Ave. (approximately 22.5 feet shift to the west along the south right-of-way line of Paradise Blvd.) by vacating and dedicating a public right-of-way, and to vacate and grant easements along the vacated right-of-way was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE
FCA/rtl
Attachment

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128 Monroe St. NE • Albuquerque, NM

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ALBUQUERQUE, NM 87114

Postage	\$ 0.37	UNIT ID: 0108
Postmark Here	2.30	
Return Receipt Fee (Endorsement Required)	1.75	Clerk: KZ4YYX
Restricted Delivery Fee (Endorsement Required)		04/27/05
Total Postage & Fees	4.42	

Sent To: Gerri Warner
Piedras Marcadas N.A.
Street, Apt. No. or PO Box No.: 8715 Tia Christina NW
City, State, ZIP+4: Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

April 27, 2005

Certified Mail 7004 2510 0006 7990 5195

Ms. Susan Edison
Piedras Marcadas Neighborhood Association
9127 Laura Lee Place NW
Albuquerque, NM 87114

**RE: Albuquerque West, Unit One, Tracts B-1-A, C-1-A, & D-1-A & Lot 6-A-1-A
(Current Legal Description --Albuquerque West, Unit 1, Tracts B-1, C-1, D-1, & 6-A-1 together with a portion of Nunzio Ave. NW, Albuquerque West Unit 1)**

Dear Ms. Edison:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Piedras Marcadas Neighborhood Association that a request for approval to realign Nunzio Ave. (approximately 22.5 feet shift to the west along the south right-of-way line of Paradise Blvd.) by vacating and dedicating a public right-of-way, and to vacate and grant easements along the vacated right-of-way was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE

FCA/rtl
Attachment

7004 2510 0006 7990 5195

128 Monroe St. NE • Albuquerque, NM

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For delivery information visit our website at www.usps.com		
OFFICIAL USE		
ALBUQUERQUE, NM 87114		
Postage	\$ 0.37	UNIT ID: 0108 Postmark Here Clerk: KZ4YYX 04/27/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)	0.05	
Total Postage & Fees	\$ 4.42	
Sent To: Susan Edison Piedras Marcadas N.A.		
Street, Apt. No.; or PO Box No. 9127 Laura Lee Place NW		
City, State, ZIP+4 Albuquerque, NM 87114		
PS Form 3800, June 2002 See Reverse for Instructions		



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

April 27, 2005

Certified Mail 7004 2510 0006 7990 5164

Mr. Larry Weaver
Paradise Hills Civic Association
6001 Unitas Ct. NW
Albuquerque, NM 87114

**RE: Albuquerque West, Unit One, Tracts B-1-A, C-1-A, & D-1-A & Lot 6-A-1-A
(Current Legal Description --Albuquerque West, Unit 1, Tracts B-1, C-1, D-1, & 6-A-1 together with a portion of Nunzio Ave. NW, Albuquerque West Unit 1)**

Dear Mr. Weaver:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Paradise Hills Civic Association that a request for approval to realign Nunzio Ave. (approximately 22.5 feet shift to the west along the south right-of-way line of Paradise Blvd.) by vacating and dedicating a public right-of-way, and to vacate and grant easements along the vacated right-of-way was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE
FCA/rtl

Attachment

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128 Monroe St. NE • Albuquerque, NM

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U.S. Postal Service		CERTIFIED MAIL RECEIPT	
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For delivery information visit our website at www.usps.com			
ALBUQUERQUE, NM 87114		OFFICIAL USE	
Postage \$	0.37	UNIT ID: 0108	
Certified Fee	2.30	Postmark Here	
Return Receipt Fee (Endorsement Required)	1.75	Clerk: KZ4YYX	
Restricted Delivery Fee (Endorsement Required)		04/27/05	
Total Postage & Fees \$	4.42		
Sent To		Larry Weaver	
		Paradise Hills Civic Assoc.	
Street, Apt. No., or PO Box No.		6001 Unitas Ct. NW	
City, State, ZIP+4		Albuquerque, NM 87114	
PS Form 3800, June 2002 See Reverse for Instructions			



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

April 27, 2005

Certified Mail 7004 2510 0006 7990 5171

Mr. Tom Anderson
Paradise Hills Civic Association
10013 Plunkett Dr. NW
Albuquerque, NM 87114

RE: Albuquerque West, Unit One, Tracts B-1-A, C-1-A, & D-1-A & Lot 6-A-1-A
(Current Legal Description --Albuquerque West, Unit 1, Tracts B-1, C-1, D-1, & 6-A-1 together with a portion of Nunzio Ave. NW, Albuquerque West Unit 1)

Dear Mr. Anderson:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Paradise Hills Civic Association that a request for approval to realign Nunzio Ave. (approximately 22.5 feet shift to the west along the south right-of-way line of Paradise Blvd.) by vacating and dedicating a public right-of-way, and to vacate and grant easements along the vacated right-of-way was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE
FCA/rtl
Attachment

7004 2510 0006 7990 5171

128 Monroe St. NE • Albuquerque, NM

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For delivery information visit our website at www.usps.com			
OFFICIAL USE			
ALBUQUERQUE, NM 87114		UNIT ID: 0108	
Postage	0.37	Postmark Here	Clerk: KZ4YYX
Certified Fee	30		
Return Receipt Fee (Endorsement Required)	75		
Restricted Delivery Fee (Endorsement Required)	75		
Total Postage & Fees	4.42	04/27/05	
Sent To		Tom Anderson	
Street, Apt. No., or PO Box No.		Paradise Hills Civic Assoc.	
City, State, ZIP+4		10013 Plunkett Dr. NW Albuquerque, NM 87114	
PS Form 3800, June 2002 See Reverse for Instructions			



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

April 27, 2005

Certified Mail 7004 2510 0006 7990 5201

Mr. Jeff Melvin
Rancho Sereno Neighborhood Association
4115 Rancho Grande NW
Albuquerque, NM 87120

**RE: Albuquerque West, Unit One, Tracts B-1-A, C-1-A, & D-1-A & Lot 6-A-1-A
(Current Legal Description --Albuquerque West, Unit 1, Tracts B-1, C-1, D-1, & 6-A-1 together with a portion of Nunzio Ave. NW, Albuquerque West Unit 1)**

Dear Mr. Melvin:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Rancho Sereno Neighborhood Association that a request for approval to realign Nunzio Ave. (approximately 22.5 feet shift to the west along the south right-of-way line of Paradise Blvd.) by vacating and dedicating a public right-of-way, and to vacate and grant easements along the vacated right-of-way was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE

FCA/rtl
Attachment

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128 Monroe St. NE • Albuquerque, NM

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OFFICIAL USE
ALBUQUERQUE, NM 87120

Postage	\$ 0.37	UNIT ID: 0108
Certified Fee	2.30	
Restricted Delivery Fee (Endorsement Required)	1.75	
Total Postage & Fees	4.42	

Postmark Here
Clerk: KZ4YYX
04/27/05

Sent to **USPS** Jeff Melvin
Rancho Sereno N.A.
Street, Apt. No.; or PO Box No. 4115 Rancho Grande NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

April 27, 2005

Certified Mail 7004 2510 0006 7990 5218

Mr. Sander A. Rue
Rancho Sereno Neighborhood Association
7500 Rancho Solano Ct. NW
Albuquerque, NM 87120

RE: Albuquerque West, Unit One, Tracts B-1-A, C-1-A, & D-1-A & Lot 6-A-1-A
(Current Legal Description --Albuquerque West, Unit 1, Tracts B-1, C-1, D-1, & 6-A-1 together with a portion of Nunzio Ave. NW, Albuquerque West Unit 1)

Dear Mr. Rue:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Rancho Sereno Neighborhood Association that a request for approval to realign Nunzio Ave. (approximately 22.5 feet shift to the west along the south right-of-way line of Paradise Blvd.) by vacating and dedicating a public right-of-way, and to vacate and grant easements along the vacated right-of-way was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE

FCA/rtl

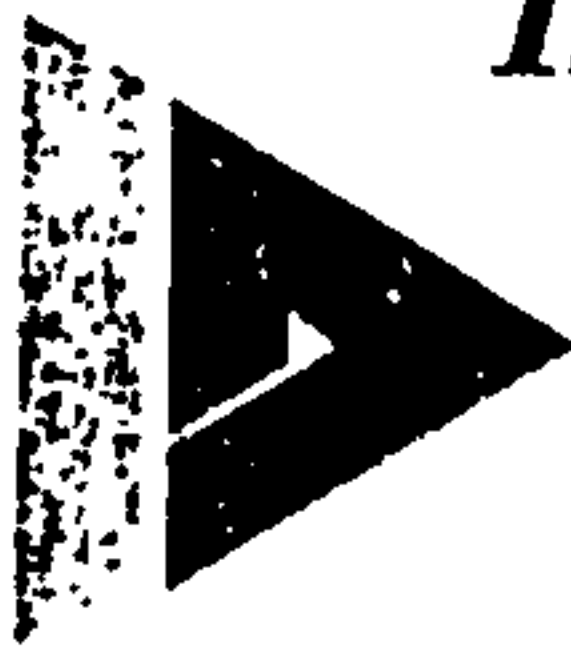
Attachment

7004 2510 0006 7990 5218

128 Monroe St. NE • Albuquerque, NM

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U.S. Postal Service		CERTIFIED MAIL RECEIPT	
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For delivery information visit our website at www.usps.com			
ALBUQUERQUE, NM 87120		OFFICIAL USE	
Postage	0.37	UNIT ID: 0108	
Certified Fee	3.00	Postmark Here	
Return Receipt Fee (Endorsement Required)	1.75	Clerk: KZ4YYX	
Restricted Delivery Fee (Endorsement Required)		04/27/05	
Total Postage & Fees	\$ 4.42		
Sent To	Sander A. Rue Rancho Sereno N.A.		
Street, Apt. No., or PO Box No.	7500 Rancho Solano Ct. NW		
City, State, ZIP+4	Albuquerque, NM 87120		
PS Form 3800, June 2002 See Reverse for Instructions			



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

April 27, 2005

Certified Mail 7004 2510 0006 7990 5225

Mr. Don MacCornack
Taylor Ranch Neighborhood Association
5300 Hattiesburg NW
Albuquerque, NM 87120

**RE: Albuquerque West, Unit One, Tracts B-1-A, C-1-A, & D-1-A & Lot 6-A-1-A
(Current Legal Description --Albuquerque West, Unit 1, Tracts B-1, C-1, D-1, & 6-A-1 together with a portion of Nunzio Ave. NW, Albuquerque West Unit 1)**

Dear Mr. MacCornack:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Taylor Ranch Neighborhood Association that a request for approval to realign Nunzio Ave. (approximately 22.5 feet shift to the west along the south right-of-way line of Paradise Blvd.) by vacating and dedicating a public right-of-way, and to vacate and grant easements along the vacated right-of-way was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE

FCA/rtl
Attachment

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128 Monroe St. NE • Albuquerque, NM

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For delivery information visit our website at www.usps.com			
OFFICIAL USE		UNIT ID: 0108	
Postage	\$ 0.37	Postmark Here	
Certified Fee	2.30	Clerk: KZ4YYX	
Restricted Delivery Fee (Endorsement Required)	1.75	04/27/05	
Total Postage & Fees	\$ 4.42		
Sent To: USPS Don MacCornack Taylor Ranch N.A.			
Street, Apt. No., or PO Box No. 5300 Hattiesburg NW			
City, State, ZIP+4 Albuquerque, NM 87120			
PS Form 3800, June 2002 See Reverse for Instructions			



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

April 27, 2005

Certified Mail 7004 2510 0006 7990 5232

Ms. Ceil vanBerkel
Taylor Ranch Neighborhood Association
5716 Morgan Lane NW
Albuquerque, NM 87120

**RE: Albuquerque West, Unit One, Tracts B-1-A, C-1-A, & D-1-A & Lot 6-A-1-A
(Current Legal Description --Albuquerque West, Unit 1, Tracts B-1, C-1, D-1, & 6-A-1 together with a portion of Nunzio Ave. NW, Albuquerque West Unit 1)**

Dear Ms. vanBerkel:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Taylor Ranch Neighborhood Association that a request for approval to realign Nunzio Ave. (approximately 22.5 feet shift to the west along the south right-of-way line of Paradise Blvd.) by vacating and dedicating a public right-of-way, and to vacate and grant easements along the vacated right-of-way was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE

FCA/rtl

Attachment

7004 2510 0006 7990 5232

128 Monroe St. NE • Albuquerque, NM

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U.S. Postal Service
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Postage	\$ 0.37	UNIT ID: 0108
Postage & Fees	2.30	Postmark Here
Postage Receipt Fee (Enclosure Required)	1.75	Clerk: KZ4YYX
Postage & Fees	4.42	04/27/05

Sent To: Ceil vanBerkel
Taylor Ranch N.A.

Street, Apt. No., or PO Box No. 5716 Morgan Lane NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME AMERICAN EAGLE
 AGENT ISAACSON & ARFMAN
 ADDRESS _____
 PROJECT & APP # 1003445 / 05DRB 00724, 00725, 00726
 PROJECT NAME Albg. West Unit 1

City Of Albuquerque
Treasury Division

4/29/2005 1:45PM LOC: ANNX
 RECEIPT# 00041693 WSH 007 TRANS# 0034
 Account 441018 Fund 0000 TRSLJS
 Activity 4971000 \$865.00
 Trans Amt \$75.00
 J24 Misc \$865.00
 CK \$0.00
 CHANGE

Thank You

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 770.00 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
 \$ 865.00 TOTAL AMOUNT DUE

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

4/29/2005
 RECEIPT# 00041693
 Account 441018
 Activity 4971000
 Trans Amt \$865.00
 J24 Misc \$75.00

SAACSON AND ARFMAN P A
 5128 MONROE ST NE
 ALBUQUERQUE, NM 87108-1247
 268-8828

City of Albuquerque
 Treasury Division

DATE 4/29/05 1:45PM
 RECEIPT# 00041693 WSH 007 TRANS# 0034
 ACCOUNT 441032 Fund 0000
 Activity 3424000 TRSLJS
 Trans Amt \$865.00
 J24 Misc \$75.00

PAY TO THE ORDER OF City of Albuquerque \$ 865.00
EIGHT HUNDRED & SIXTY-FIVE & NO/100 DOLLARS

WELLS FARGO Wells Fargo Bank, N.A. New Mexico wellsfargo.com

FOR 1317 process fee Thank You M. Lee

⑈00016495⑈ ⑆107002192⑆ 1350743997⑈

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 \$3.75 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 5-10-05 To 5-25-05

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.

Frank C. Cuyler
(Applicant or Agent)

04-29-05
(Date)

I issued 1 signs for this application, 4-29-05
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1003445

PLAT
FOR
TRACTS B-1-A, C-1-A, & D-1-A & LOT 6-A-1-A
ALBUQUERQUE WEST, UNIT ONE

TOWN OF ALAMEDA GRANT
PROJECTED SECTION 13, T. 11 N., R. 2 E., NMPM
BERNALLILLO COUNTY, NEW MEXICO

APRIL 2005

EXISTING 10' UTILITY
EASEMENT
(11-21-84, C25-138)
N66°58'50"W
2974.24'
ACS MONUMENT
"3-B12"
Y= 1524345.87
X= 369484.87
G-G= 0.9998871
Δα = -00°15'06"
CENTRAL ZONE
(NAD 1927)

EXISTING 20' EASEMENT
(11-21-84, C25-138)
LOT 3
BLOCK B
ALBUQUERQUE WEST
(11-21-84, C25-138)

TRACT E
ALBUQUERQUE
WEST, UNIT 1
(3-08-80, 90C-87)

EXISTING 20' SANITARY
SEWER EASEMENT
(3-8-90, 90C-87)

TRACT F
ALBUQUERQUE WEST, UNIT 1
(3-08-80, 90C-87)

N25°55'11"E
109.23'

REALIGNED MUNZIO AVE. TO
BE DEDICATED TO THE CITY
OF ALBUQUERQUE BY THIS
PLAT. (0.8119 AC.)

TRACT B-1-A
16.0941 A.C.

PORTION OF MUNZIO AVE.
TO BE VACATED BY THIS
PLAT.
05DRB00724 &
05DRB00725
(0.5519 AC.)

TRACT D-1-A
5.3659 A.C.

*PNE to be
vacated*

LOT 6-A-1-A
1.4406 A.C.

TRACT C-1-A
3.8597 A.C.

LOT 10-A-1
1.0786 A.C.
ALBUQUERQUE WEST,
UNIT ONE
(06-13-96, 96C-259)

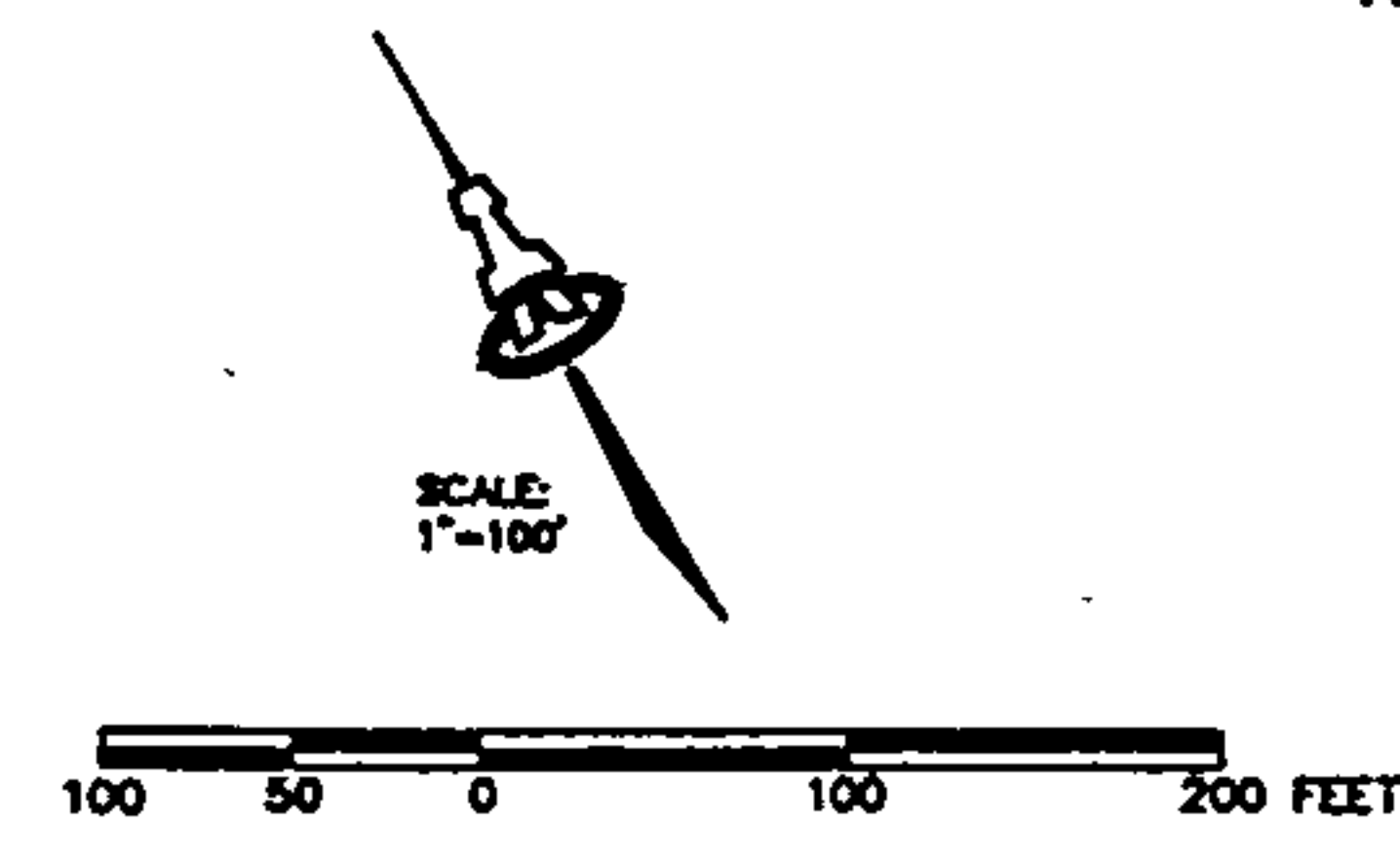
LOT 10-A-2
1.2601 A.C.
ALBUQUERQUE WEST,
UNIT ONE
(06-13-96, 96C-259)

PARCEL H-4
RIVERVIEW SUBDIVISION
(6-27-86, C90-178)

LOT 1
LANDS OF TABERNACLE
OF PRAISE CHURCH
(6-17-84, C23-200)

LOT 7-A-1
BLOCK C
ALBUQUERQUE WEST
(12-7-87, C36-85)

ACS MONUMENT
"11-C13"
Y= 1,521,315.59
X= 375,354.28
G-G= 0.99967730
Δα = -00°14'25"
CENTRAL ZONE
(NAD 1927)
ELEV 5029.172
(SLD 1929)



- NOTES**
1. DISTANCES IN BRACKETS ARE
E MONUMENT DISTANCES.
 2. SEE THIS SHEET 3 FOR
EASEMENT NOTES AND
BOUNDARY TIE INFORMATION.
 3. N/R DESIGNATES NON-RADIAL
LINE.

- PROPERTY CORNERS**
- SET 5/8" REBAR WITH CAP
"ALS LS 7718" (TYP)
 - FOUND 5/8" REBAR WITH CAP OR
WASHER "LS 3518" (TYP)
 - FOUND ALUMINUM CAP
IN CONCRETE (TYP)

LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT

EXHIBIT B

Date *5/25/05*

#10



Complete 8-13-04
B.F.

DRB CASE ACTION LOG (PRELIMINARY & FINAL)

REVISED 2/5/04

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

DRB Application No.: 04DRB-00753

Project # 1003445

Project Name: ALBUQUERQUE WEST UNIT 1

Agent: Isaacson & Arfman, PA

Phone No.: 505-268-8828

Your request for (SDP for SUB), (SDP for BP), FINAL PLATS, (MASTER DEVELOP. PLAN), was approved on 6/19/04 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): 15 day appeal
N. M. J. signature
-
-

Project Number

1003445

- 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: 8-13-04
 - 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.
 - Copy of recorded plat for Planning.

PROJ# 1003445

"NOTICE OF SUBDIVISION PLAT VARIANCE"
Tracts B-1, C-1, & D-1, and Lot 6-A-1, Albuquerque West, Unit One
Albuquerque, Bernalillo County, New Mexico

The plat of Tracts B-1, C-1, & D-1, and Lot 6-A-1, Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

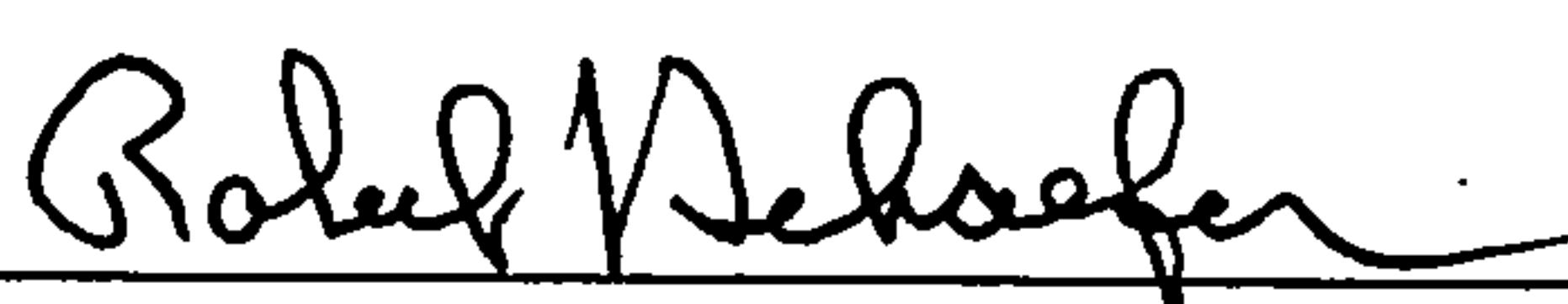
Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

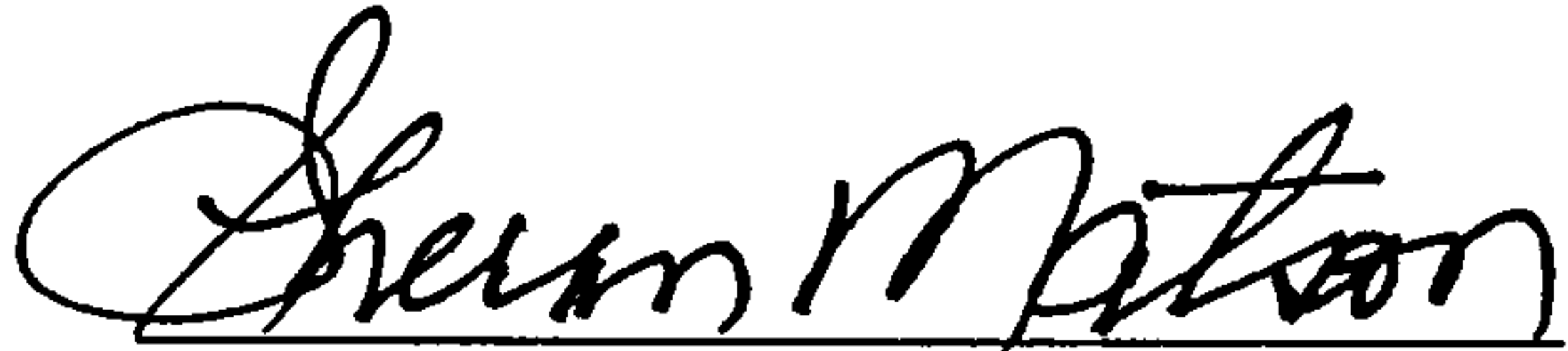
The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or site development plans are approved. A drainage masterplan to identify the phasing and funding of the drainage improvements will be required prior to future plat, vacation, and/or Site Development Plan approvals.

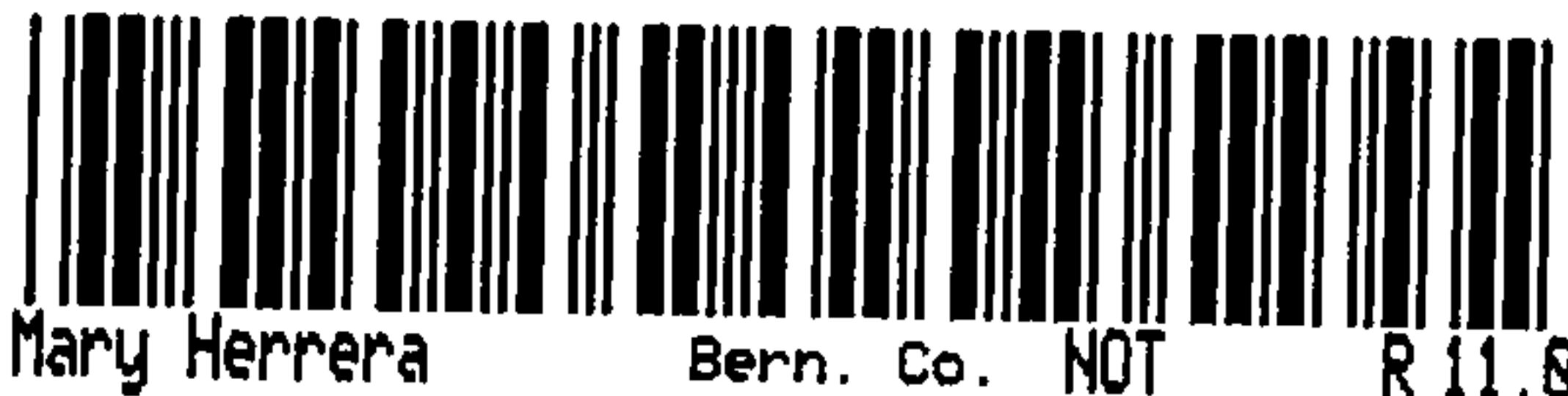
By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

ACKNOWLEDGED:


Robert J. Schaefer, President of
R.J. Schaefer Realty & Investment, Inc.
It's Managing & General Partner of
American Eagle, LP


Chairman
Development Review Board
City of Albuquerque



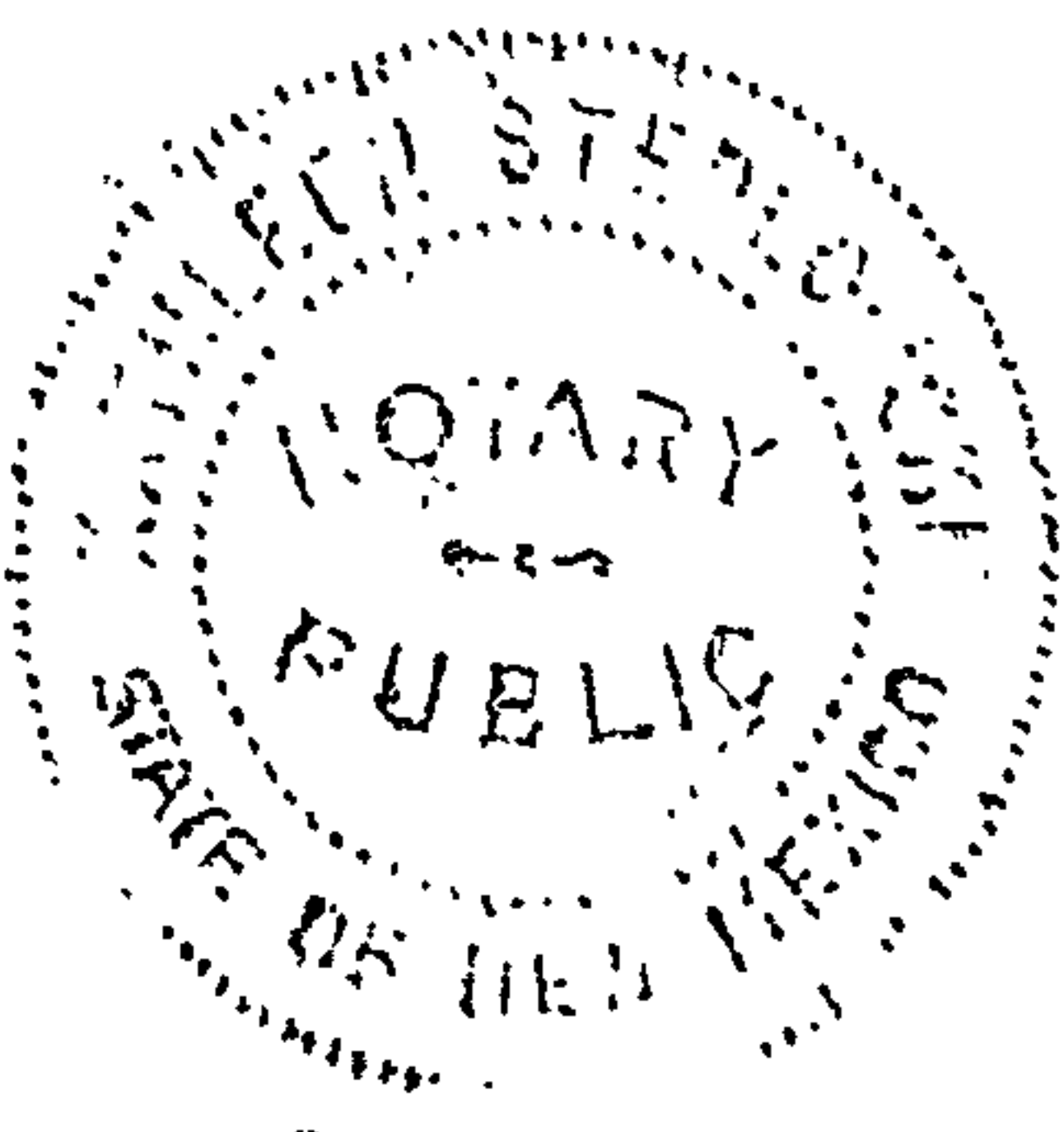
2004114554
6128049
Page: 1 of 2
08/13/2004 08:47A
Bk-A82 Pg-4259
Page 1 of 2

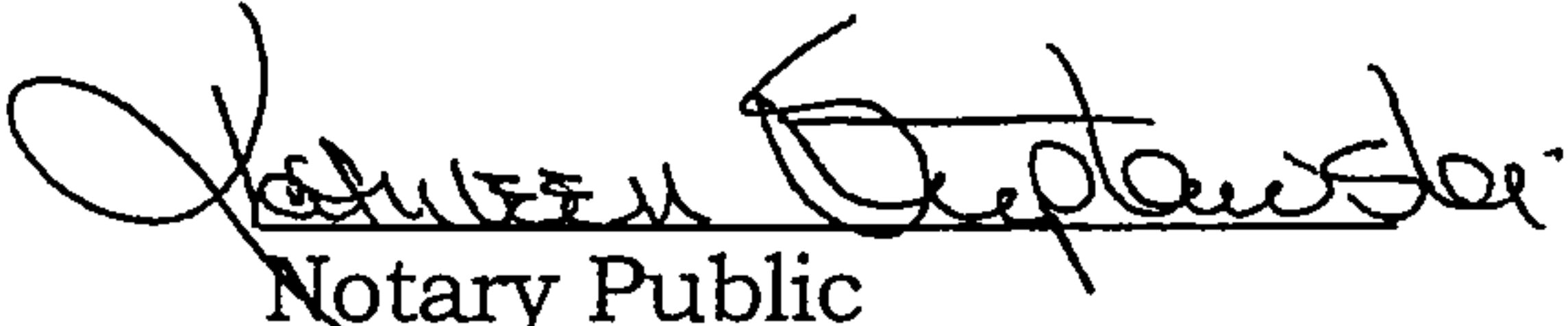
See next page for notary

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 6/17, 2004, by Robert J. Schaefer, President of R.J. Schaefer Realty & Investment, Inc., it's Managing and General Partner of American Eagle, LP, a New Mexico Limited Partnership, on behalf of said partnership.




Notary Public

My commission expires:
6/30/2007

Proj # 1003445

Mary Herrera Bern. Co. NOT R 11.00 2004114554
6126649
Page: 2 of 2
08/13/2004 08:47R
Bk-R82 Pg-4259

3445

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 100 3445

Subdivision Name Tracts B-1, C-1... Albuquerque West Unit 1

Surveyor Tim Aldrich

Company/Agent Isaacson & Arfman

Contact Person Fred Arfman Phone # 268-8878 email iamengrs@swcp.com

DXF Received Date: 8-10-04

Hard-Copy Date: 8-10-04

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

Barbara A. Romero

8-11-04

Approved

Date

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

AGIS Use Only		
Copied cov <u>3445</u> to agiscov.	Date: <u>8-11-04</u>	Contact person ^{By phone mail} Notified on: <u>8-11-04</u>

E-9-Z

F-9-Z

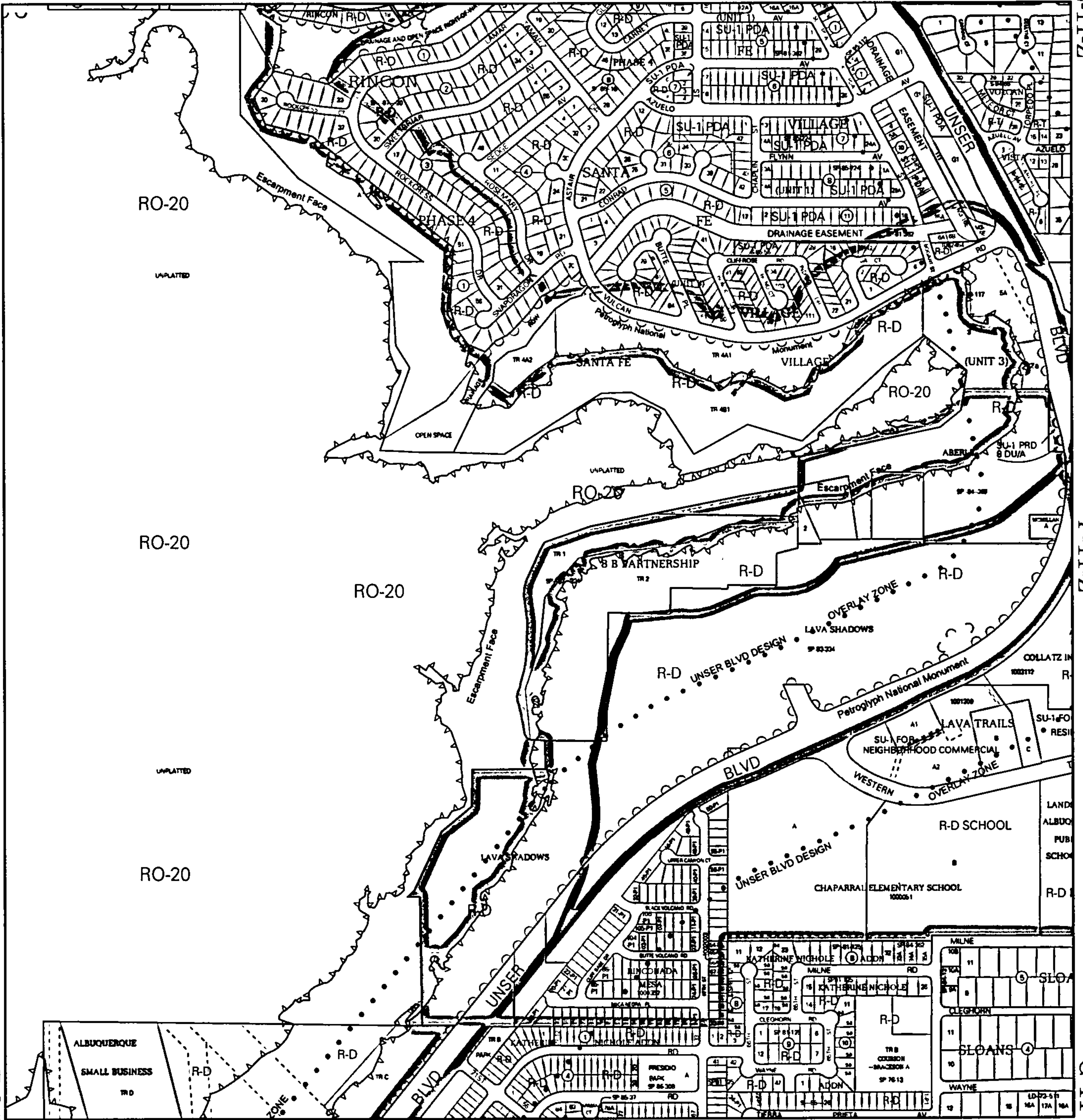
G-9-Z

E-10-Z

E-11-Z

F-11-Z

G-11-Z

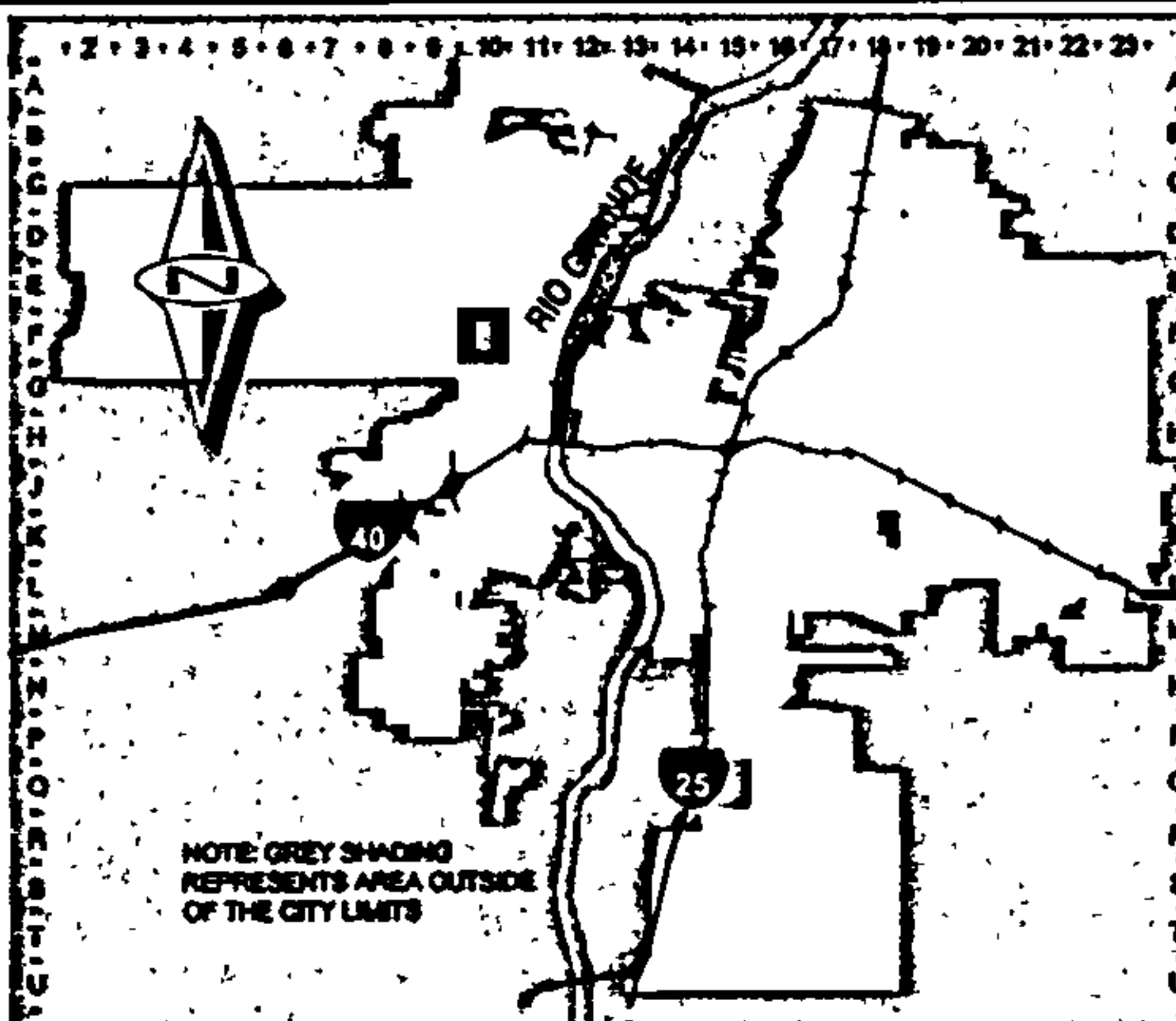


Zone Atlas Page: **F-10-Z**

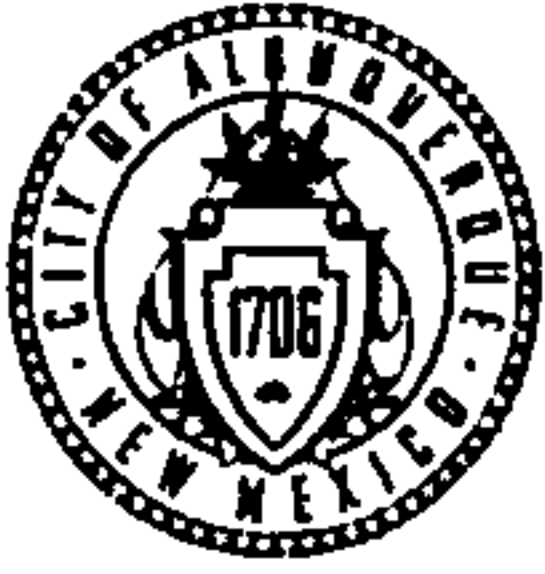
Map ammended through: Aug 05, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- Old Town Boundary
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



CITY OF ALBUQUERQUE
THREE HUNDRED YEARS
 1706 - 2006
ALBUQUERQUE
Haciendo Historia
Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2004



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 9, 2004

10. Project # 1003445

04DRB-00750 Major-Bulk Land Variance
04DRB-00751 Major-Vacation of Pub Right-of-Way
04DRB-00752 Major-Vacation of Public Easements
04DRB-00753 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, P A agent(s) for AMERICAN EAGLE/R.J. SCHAEFER REALTY & INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 6-A, Tract(s) B,C & D, **ALBUQUERQUE WEST UNIT 1**, zoned SJ-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 26 acre(s). [REF: AX-83-13, DRB-94-132, DRB-94-512, Z-83-89] (C-12)

At the June 9, 2004, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

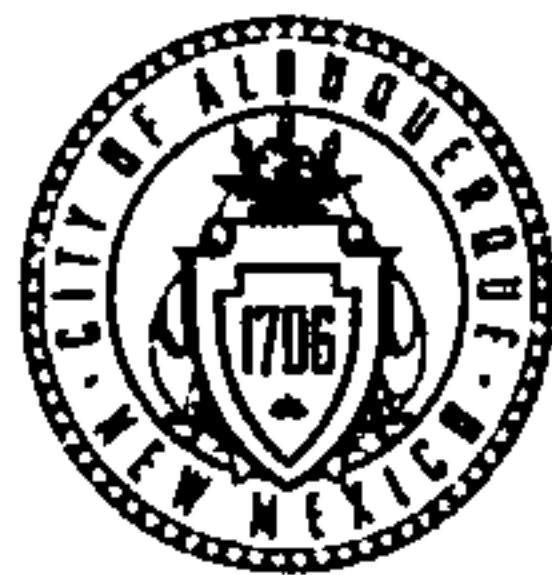
BULK LAND VARIANCE:

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

The 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.



OFFICIAL NOTICE OF DECISION

PAGE 2

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 sign off delegated to Planning for AGIS dxf file, 15-day appeal period and New Mexico Utilities Inc. signature.

If you wish to appeal this decision, you must do so by June 24, 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: American Eagle L.P., c/o R. J. Schaefer Realty & Investments, 5600 Wyoming Blvd NE, 87110

Isaacson & Arfman PA, 128 Monroe St NE, 87108

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg

File

#10



DRB CASE ACTION LOG (PRELIMINARY & FINAL)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00753**

Project # 1003445

Project Name: **ALBUQUERQUE WEST UNIT 1**

Agent: Isaacson & Arfman, PA

Phone No.: 505-268-8828

Your request for (SDP for SUB), (SDP for BP), **FINAL PLATS**, (MASTER DEVELOP. PLAN), was approved on 6/9/09 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): 15 day appeal
NRN signature

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

Project Number

1003445

9. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04 & 5/26/04 & 6/9/04] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.

10. **Project # 1003445**
04DRB-00750 Major-Bulk Land Variance
04DRB-00751 Major-Vacation of Pub Right-of-Way
04DRB-00752 Major-Vacation of Public Easements
04DRB-00753 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, P A agent(s) for AMERICAN EAGLE/R.J. SCHAEFER REALTY & INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 6-A, Tract(s) B,C & D, ALBUQUERQUE WEST UNIT 1, zoned SJ-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 26 acre(s). [REF: AX-83-13, DRB-94-132, DRB-94-512, Z-83-89] (C-12) THE BULK LAND VARIANCE WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, 15-DAY APPEAL PERIOD AND NMU INC. SIGNATURE.

APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

Project # 1003112
04DRB-00839 Minor-SiteDev Plan
Subd/EPC
04DRB-00840 Minor-Subd Design
(DPM) Variance

COMMUNITY SCIENCES CORPORATION agent(s) for COLLATZ INC/JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) D, LAVA LANDS, LAVA TRAILS, LANDS OF SLOAN, (to be known as **RINCONADA TRAILS SUBDIVISION** zoned R-D, located on UNSER BLVD NW, between UNSER BLVD NW and COORS NW containing approximately 10 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [Elvira Lopez, EPC Case Planner] (F-10) THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SIGNATURE BLOCK LANGUAGE. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

8. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat
Approval
04DRB-00263 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 5/19/04 & 6/9/04] (N-9) DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.

7. **Project # 1003112**
04DRB-00259 Major-Vacation of Pub
Right-of-Way
04DRB-00258 Major-Preliminary Plat
Approval
04DRB-00260 Minor-Temp Defer
SDWK

COMMUNITY SCIENCES CORP agent(s) for
COLLATZ INC./CLIFFORD CAPITAL FUND INC
request(s) the above action(s) for: A TRACT OF LAND
SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED
SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW
MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO
COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS
SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT
THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK,
BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C,
PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS
SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED
RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO
COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE
LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED
ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY
CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK
D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS
SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN
THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW
MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE
AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY
DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK,
BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE
9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN
AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE
OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO
ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN
KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED
ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE
COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN
BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE
LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY
DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL
BEING DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT THE
SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A
POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF
WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72
FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47
FEET; THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE
EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG
SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00
FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40";
CHORD BEARS N44°22'41" E, 644.35 FEET); THENCE LEAVING SAID
EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT
ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE
N.W.; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E
793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE
29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT
(CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET);
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE
FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET;
S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE
NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE
30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT
(CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET
TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG
SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31
FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39";
CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY;
THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND
CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as
RINCONADA TRAILS SUBDIVISION (formerly
Western Trails Estates), zoned R-D, located on
UNSER BLVD NW, between WESTERN TRAILS
NW and LEGENDS AVE NW containing
approximately 10 acre(s). [REF:SD-80-5, 03DRB-
0199. [Deferred from 3/24/04&4/14/04] (F-10 & F-
11) WITH THE SIGNING OF THE
INFRASTRUCTURE LIST DATED 6/9/04 AND

4. **Project # 1002506**
04DRB-00636 Major-Preliminary Plat
Approval
04DRB-00639 Minor-Sidewalk
Waiver

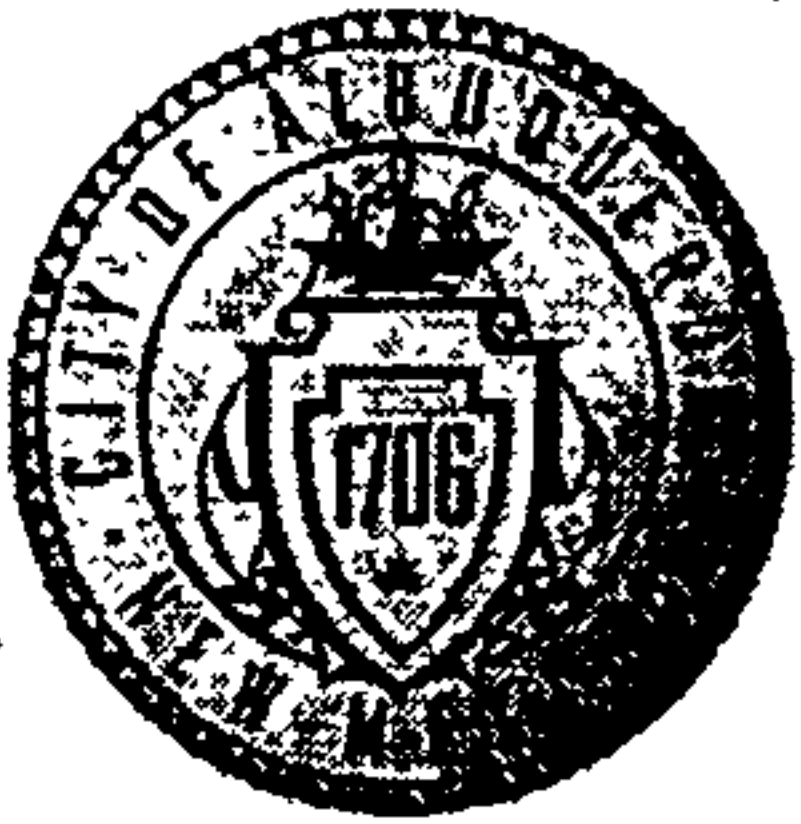
TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [Deferred from 5/19 & 6/9/04] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

5. **Project # 1002632**
04DRB-00760 Major-Bulk Land
Variance
04DRB-00761 Minor-Prelim&Final
Plat Approval

TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **PARAGON RESOURCES**, (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area FOR R-LT, located on PARADISE BLVD. NW, between LYONS BLVD. NW and BLANDA COURT NW containing approximately 122 acre(s). [REF: 03EPC-00690, 03DRB-01306] [Deferred from 6/9/04] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

6. **Project # 1002718**
04DRB-00758 Major-Preliminary Plat
Approval
04DRB-00759 Minor-Temp Defer
SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1 TRACT 334B2B, 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). [Deferred from 6/9/04]. (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 9, 2004

9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE: 1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: Noon

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001862**
04DRB-00757 Major-Two Year SIA

LLAVE CONSTRUCTION INC. agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1-6 INCLUDE LOTS 1 THRU 6, OAKLAND COURT SUBD, OAKLAND COURT SUBD, zoned R-D, located on OAKLAND CT NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). [REF: 02DRB-00663] (C-20) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED**

2. **Project # 1001916**
04DRB-00743 Major-One Year SIA

BOHANNAN HOUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for, **PINON POINTE @ VENTANA RANCH, UNIT 3**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 12 acre(s). [REF: 02DRB-01007] (B-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat Approval
03DRB-02009 Major-Vacation of Public Easements
03DRB-02010 Minor-Vacation of Private Easements
03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [Deferred from 6/9/04] [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

11. **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
04DRB-00818 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [Deferred from 5-19-04 & 6-2-04] [REF: 03DRB-00983, 04DRB-00179] (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

12. **Project # 1003403**
04DRB-00633 Major-Vacation of Public Easements
04DRB-00632 Major-Preliminary Plat Approval
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] (Deferred from 5/19/04 & 6/2/04) (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/9/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/22/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION THAT THERE WILL BE A DISCLAIMER AS PER MUTUAL AGREEMENT WITH THE DEVELOPER THAT THIS WILL BE THE LAS PLAT APPROVED BEFORE THE SECTOR PLAN FOR THE TRAILS AREA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

THE SIDEWALK WAIVER LISTED BELOW REQUESTED ON 5/19/04 WILL BE HEARD UNDER OTHER MATTERS ON 6/16/04.

04DRB-00634 Minor-Sidewalk Waiver

THE SIDEWALK WAIVER WILL BE HEARD UNDER OTHER MATTERS ON 6/16/04.

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS
(CITY COUNCIL FINAL SIGN-OFF)**

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

13. **Project # 1003447**
04DRB-00756 Major-SiteDev Plan
BldPermit
- DORMAN & BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 11A, **JOURNAL CENTER 2, UNIT 1**, zoned IP industrial park zone, located on WASHINGTON ST NE, between WOLCOTT AVE. NE and MASTHEAD ST. NE containing approximately 1 acre(s). [REF: 1000633] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL DESIGN AND ZHE QUESTION ON WALL HEIGHT VARIANCE.**
14. **Project # 1003468**
04DRB-00816 Minor-SiteDev Plan
BldPermit
04DRB-00817 Minor-Prelim&Final Plat
Approval
- JLS ARCHITECTS, MC agent(s) for BMM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 3, Tract(s) 25, 26, A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on VENICE AVE NE, between SAN MATEO BLVD NE and 1-25 NE containing approximately 2 acre(s). [*Deferred from 6-2-04*] (B-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

15. **Project # 1003473**
04DRB-00836 Minor-Prelim&Final Plat Approval
CARTESIAN SURVEYS, INC agent(s) for PULTE HOMES OF NEW MEXICO, INC request(s) the above action(s) for all or a portion of Lot(s) 12,13 & 14, Block(s) 2, **RESERVE AT FOUR HILLS**, zoned R-1 residential zone, located on RUFFIAN CT SE, between CANNONADE SE and WHIRL AWAY SE containing approximately 1 acre(s). (M-22) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**
16. **Project # 1003411**
04DRB-00841 Minor-Prelim&Final Plat Approval
SURVEYS SOUTHWEST, LTD agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 12,13, & INCLUDE LOTS 14 & 15, **GRANT TRACT**, zoned SU-2 M/R/O, located on GRANITE AVE NW, between 6TH STREET NW and 5TH STREET NW containing approximately 1 acre(s). [REF: 04DRB00654] (J-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR A GRADING PLAN.**
17. **Project # 1002857**
04DRB-00809 Minor-Final Plat Approval
MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) **ARROWOOD RANCH DEVELOPMENT**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 03DRB01200, 03DRB01202, 03DRB-01203, 04DRB-232, 04DRB-0023, 03EPC-01204, 03EPC-01205] [*Deferred from 6-2-04*] (P-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **ADJOURNED: Noon**

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	1449	
CONNECTION TEL		92682632
SUBADDRESS		
CONNECTION ID		
ST. TIME	05/21 12:27	
USAGE T	00'42	
PGS.	2	
RESULT	OK	

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM**

TO: Fred Aufman FAX# 268-2832

PAGES (INCLUDING COVER SHEET) 2 5/21/04

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

COMMENTS:

100 3445. Planning's
comments.

Project # 1003445

04DRB-00750 Major-Bulk Land Variance

04DRB-00751 Major-Vacation of Pub
Right-of-Way

04DRB-00752 Major-Vacation of Public
Easements

04DRB-00753 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, P A agent(s) for AMERICAN EAGLE L.P.c/o R.J. SCHAEFER REALTY & INVESTMENTS, request(s) the above action(s) for all or a portion of Lot(s) 6-A, Tract(s) B, C & D, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 26 acre(s). [REF: AX-83-13, DRB-94-132, DRB-94-512, Z-83-89] (C-12)

The certified letters to the neighborhood associations did not mention the bulk land variance, a public hearing item & incorrectly referred to Nunzio Ave, NW as a private roadway easement. In addition the request to vacate a portion of a public utility easement was not mentioned. A correction letter must be sent.

The vacation of the public utility easement was not colored on the vacation exhibit. Please re-submit by noon on the Monday before the scheduled DRB hearing.

What is the planned land use for Lot 6-A-1? The plat states the 3 tracts are to be commercial uses.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003445

AGENDA ITEM NO: 10

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the BLV or vacation requests.
No adverse comments on plat.

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 9, 2004

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003445 AGENDA#: 10 DATE: 6-9-04
1. Name: *Jason Hoffman* Address: *128 Monroe St NE* Zip: *87108*

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: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 9, 2004

Project # 1003445

04DRB-00750 Major-Bulk Land Variance
04DRB-00751 Major-Vacation of Pub Right-of-Way
04DRB-00752 Major-Vacation of Public Easements
04DRB-00753 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, P A agent(s) for AMERICAN EAGLE L.P.c/o R.J. SCHAEFER REALTY & INVESTMENTS, request(s) the above action(s) for all or a portion of Lot(s) 6-A, Tract(s) B, C & D, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 26 acre(s). [REF: AX-83-13, DRB-94-132, DRB-94-512, Z-83-89] (C-12)

AMAFCA

No objection to requested actions. AMAFCA signed the plat as owners of Lot 6-A but by this action does not commit to construction of any public or private infrastructure improvements.

COG

No comments received.

Transit

No comments received.

Zoning Enforcement

No comments received.

Neighborhood Coordination

Letters sent to Paradise Hills (R), Piedras Marcadas (R), Rancho Sereno (R), Taylor Ranch (R), and Eagle Ranch (R) Neighborhood Associations.

APS

No comments received.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

No comment.

Fire Department

No adverse comments.

PNM Electric & Gas

PNM approves the Final Plat.

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 request. No objection to Bulk Land Variance.

Transportation Development

- 1) No objection to request. However, the old alignment of Nunzio should be vacated and platted with this action.
- 2) Ensure that the new alignment is directly across platting actions to the north.

Parks & Recreation

No objection.

Utilities Development

No objection to Bulk Land Variance.
No objection to Vacation requests.
No objection to Plat approval.

Planning Department

✓ The certified letters to the neighborhood associations did not mention the bulk land variance, a public hearing item & incorrectly referred to Nunzio Ave. NW as a private roadway easement. In addition, the request to vacate a portion of a public utility easement was not mentioned. A correction letter must be sent.

The vacation of the public utility easement was not colored on the vacation exhibit. Please re-submit by noon on the Monday before the scheduled DRB hearing.

What is the planned land use for Lot 6-A-1? The plat states the 3 tracts are to be commercial uses.

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

cc: American Eagle, LP, C/O RJ Schaefer Realty & Investments
5600 Wyoming Blvd. NE, 87110
Isaacson & Arfman, P.A., 128 Monroe St. NE, 87110



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

PAGE 2

Project # 1003445

04DRB-00750 Major-Bulk Land Variance
04DRB-00751 Major-Vacation of Pub
Right-of-Way
04DRB-00752 Major-Vacation of Public
Easements
04DRB-00753 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, P A agent(s) for AMERICAN EAGLE L.P.c/o R.J. SCHAEFER REALTY & INVESTMENTS, request(s) the above action(s) for all or a portion of Lot(s) 6-A, Tract(s) B, C & D, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 26 acre(s). [REF: AX-83-13, DRB-94-132, DRB-94-512, Z-83-89] (C-12)

Project # 1003447

04DRB-00756 Major-SiteDev Plan
BldPermit

DORMAN & BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 11A, **JOURNAL CENTER 2, UNIT 1**, zoned IP industrial park zone, located on WASHINGTON ST NE, between WOLCOTT AVE NE and MASTHEAD ST. NE containing approximately 1 acre(s). [REF: 02DRB-00076, 03DRB-00999] (D-17)

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 24, 2004.



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

Project # 1001862

04DRB-00757 Major-Two Year SIA

LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 1-6, **OAKLAND COURT SUBDIVISION**, zoned R-D, located on OAKLAND CT NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). [REF: 02DRB-00663] (C-20)

Project # 1001916

04DRB-00743 Major-Two Year SIA

BOHANNAN HOUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO request(s) the above action(s) for **PINON POINTE SUBDIVISION @ VENTANA RANCH, UNIT 3**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 12 acre(s). [REF: 02DRB-01007] (B-9)

Project # 1002632

04DRB-00760 Major-Bulk Land Variance
04DRB-00761 Minor-Prelim&Final Plat
Approval

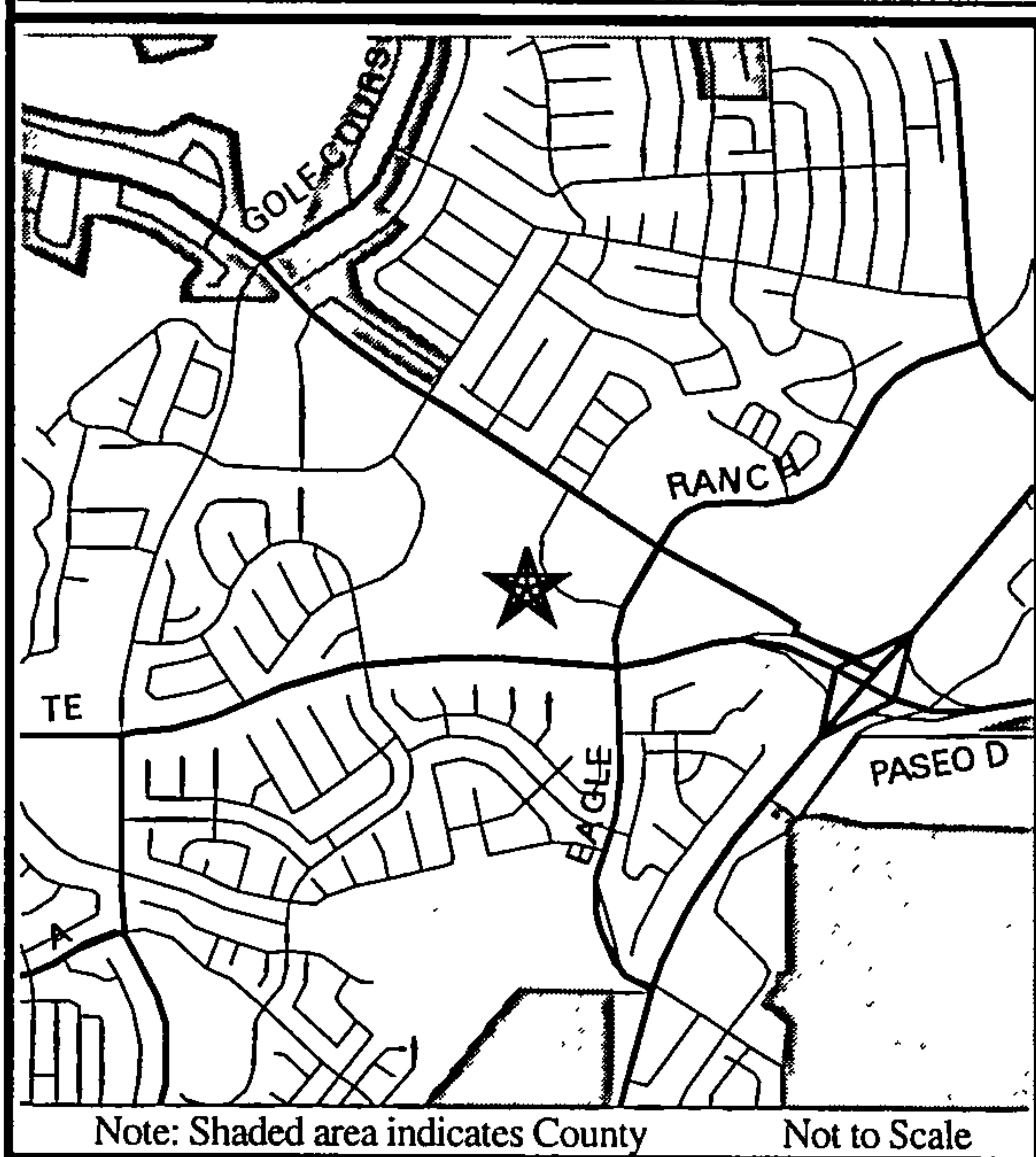
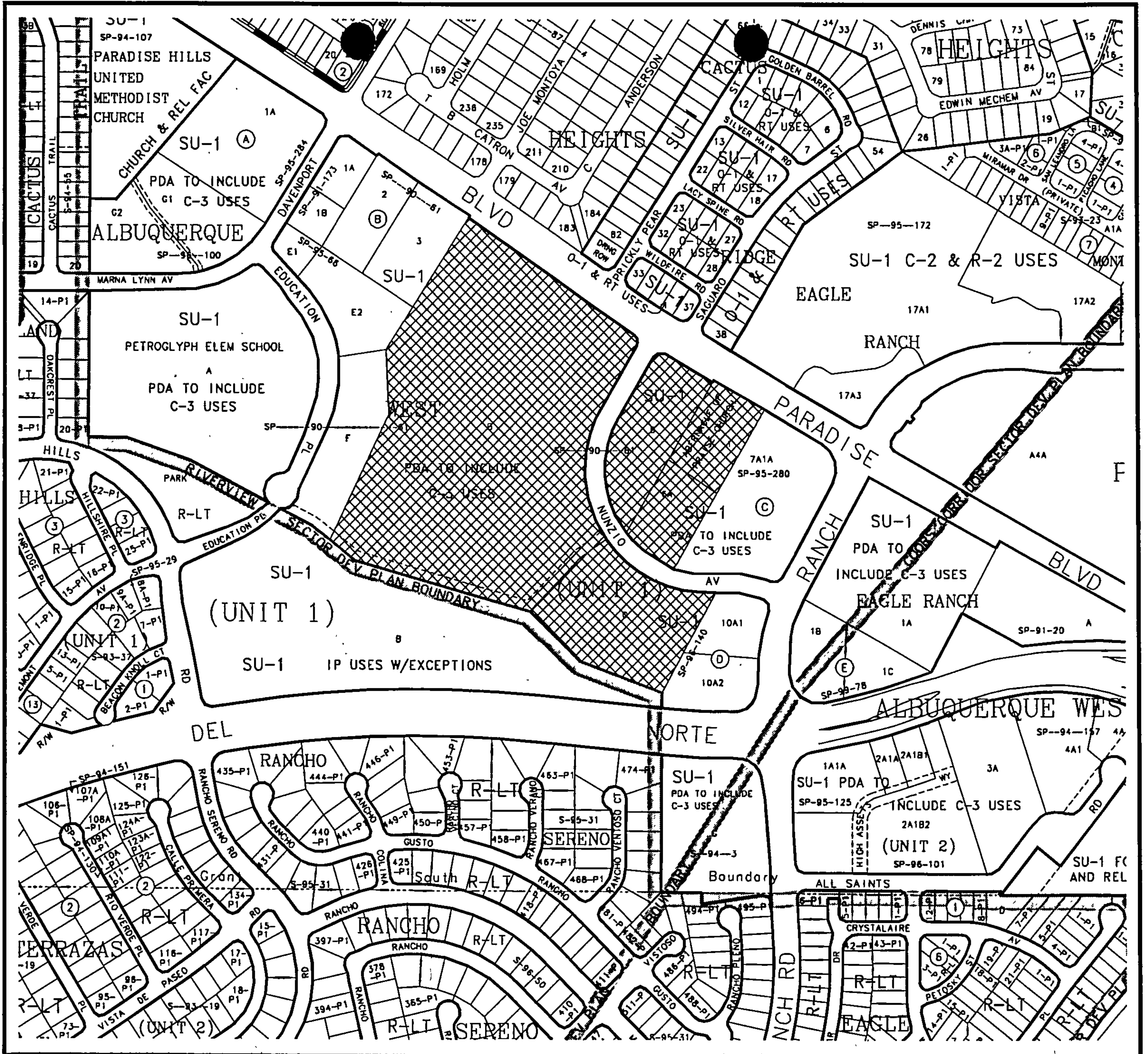
TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, PARAGON RESOURCES INC. (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area for R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and BLANDA CT NW containing approximately 122 acre(s). (B-10/B-11)

Project # 1002718

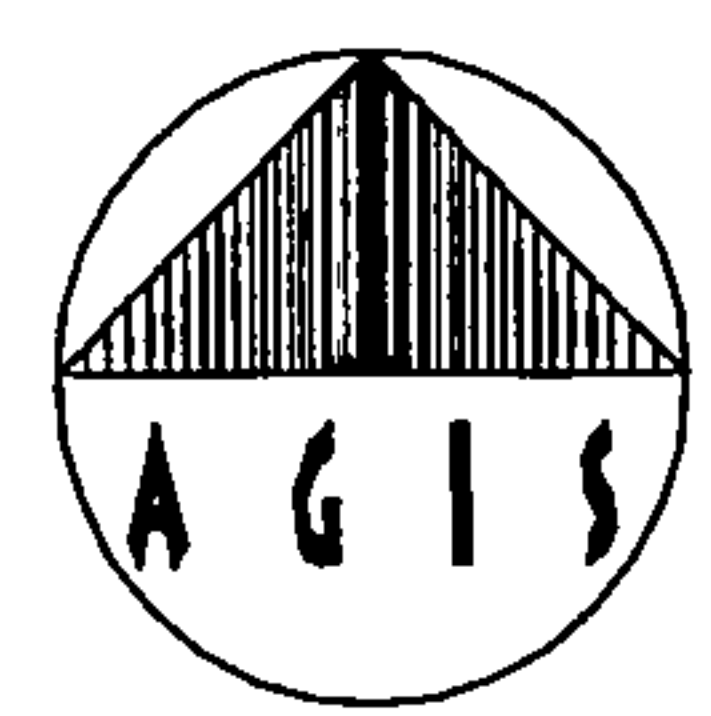
04DRB-00758 Major-Preliminary Plat
Approval
04DRB-00759 Minor-Temp Defer SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B and 334B1, M.R.G.C.D. MAP 35, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between the RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). (H-12)

SEE PAGE 2 . . .



ZONING MAP



Scale 1" = 488'

PROJECT NO.
1003445

HEARING DATE
6-9-04

MAP NO.
C-12

ADDITIONAL CASE NUMBER(S)
04DRB-00750
04DRB-00751
04DRB-00752

Note: Shaded area indicates County Not to Scale

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

Meeting Date: JUNE 9, 2004
Zone Atlas Page: C-12-Z
Notification Radius: 100 Ft.

Project# 1003445
App# 04DRB-00750
App# 04DRB-00751
App# 04DRB-00752
App# 04DRB-00753

Cross Reference and Location:

Applicant: AMERICAN EAGLE, LP
C/O RJ SCHAEFER REALTY & INVESTMENTS
Address: 5600 WYOMING BLVD NE
ALBUQUERQUE NM 87110

Agent: ISAACSON & ARFMAN, P.A.
Address: 128 MONROE ST NE
ALBUQUERQUE NM 87108

Special Instructions:

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

Date Mailed: MAY 21, 2004

Signature: KYLE TSEHLIKAI

101206448335210703 LEGAL: TRAC T D PLAT OF ALBUQUERQUE WEST UNIT 1 CONT 108.1 LAND USE:
 PROPERTY ADDR: 00000 NUNZIO
 OWNER NAME: GRAND ALLIANCE II JNT VENTURE ALBUQUERQUE NM 87191
 OWNER ADDR: 00000

101206450435010706 LEGAL: 1 OF PLA T OF LANDS OF TABERNACLE OF PRAISE CHURCH LAND USE:
 PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: BIN LILLIAN THOUSAND OAKCA 91359
 OWNER ADDR: 00000

101206452532510705 LEGAL: LT 7 -A-1 -A BLK C PLAT OF ALBUQUERQUE WEST CONT 4.2 LAND USE:
 PROPERTY ADDR: 00000 EAGLE RANCH
 OWNER NAME: HEDGES D TRUSTEE RD NW ALBUQUERQUE NM 87114
 OWNER ADDR: 09221 EAGLE RANCH

101206449132410704 LEGAL: LOT 6A P LAT OF ALBUQUERQUE WEST UNIT 1 CONT 59.211 LAND USE:
 PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: AMAFCA NE ALBUQUERQUE NM 87107
 OWNER ADDR: 02600 PROSPECT

101206439428711901 LEGAL: TR B VAC ATION AND REPLAT OF RIVERVIEW PARCELS H-3, LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: SIYAGE THOMAS HOMES INC ST NE ALBUQUERQUE NM 87109
 OWNER ADDR: 05141 MASTHEAD

101206447229010614 LEGAL: TRAC T C PLAT OF ALBUQUERQUE WEST UNIT 1 CONT 3.920 LAND USE:
 PROPERTY ADDR: 00000 NUNZIO
 OWNER NAME: GRAND ALLIANCE II JNT VENTURE ALBUQUERQUE NM 87191
 OWNER ADDR: 00000

101206451329110626 LEGAL: LT 1 0-A- 1 BLK D PLAT FOR ALBUQUERQUE WEST LTS 10-A LAND USE:
 PROPERTY ADDR: 00000 EAGLE RANCH
 OWNER NAME: CIRCLE K PROPERTIES INC PHOENIX AZ 85072
 OWNER ADDR: 00000

101206451127010620 LEGAL: LT 1 0-A- 2 BLK D PLAT FOR ALBUQUERQUE WEST LTS 10-A LAND USE:
 PROPERTY ADDR: 00000 NUNZIO
 OWNER NAME: AMERICAN EAGLE INVESTORS LTD ALBUQUERQUE NM 87191
 OWNER ADDR: 00000

101206441844610202 LEGAL: LT 1 77 S ECOND CORRECTION PLAT OF CONGRESS HEIGHTS LAND USE:
 PROPERTY ADDR: 00000 T B CATRON
 OWNER NAME: SOBIOCH IRMA R
 OWNER ADDR: 04932 T B CATRON AV NW ALBUQUERQUE NM 87114

101206442444210201 LEGAL: LT 1 78 S ECOND CORRECTION PLAT OF CONGRESS HEIGHTS LAND USE:
 PROPERTY ADDR: 00000 T B CATRON
 OWNER NAME: PAJUNEN VICTOR E & ROSE MARIE
 OWNER ADDR: 04928 T.B. CATRON NW ALBUQUERQUE NM 87114

101306404840120115 LEGAL: TRS 17-A 1 & 17-A2 PLAT FOR EAGLE RANCH TRS 17-A, 1 LAND USE:
 PROPERTY ADDR: 00000 EAGLE RANCH
 OWNER NAME: COMMUNITY DEV SERVICES
 OWNER ADDR: 03770 BROADWAY KANSAS CITY MO 64111

101206443843610959 LEGAL: LT 1 79 S ECOND CORRECTION PLAT OF CONGRESS HEIGHTS LAND USE:
 PROPERTY ADDR: 00000 T B CATRON
 OWNER NAME: WRUBLEWSKI BRIAN D &
 OWNER ADDR: 04920 T B CATRON AV NW ALBUQUERQUE NM 87114

101206444243310958 LEGAL: LT 1 80 S ECOND CORRECTION PLAT OF CONGRESS HEIGHTS LAND USE:
 PROPERTY ADDR: 00000 T B CATRON
 OWNER NAME: DAL JASON E & STEPHANIE R
 OWNER ADDR: 04916 T B CATRON NW ALBUQUERQUE NM 87114

101206444742910957 LEGAL: LT 1 81 S ECOND CORRECTION PLAT OF CONGRESS HEIGHTS LAND USE:
 PROPERTY ADDR: 00000 T B CATRON
 OWNER NAME: DAYHOFF HERBERT E & METTA J
 OWNER ADDR: 04912 T B CATRON AV NW ALBUQUERQUE NM 87114

101206440141610608 LEGAL: 3 B ALBU QUERQUE WEST SUB'D CONT 1.4771 AC LAND USE:
 PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: GRAND ALLIANCE I JOINT VENTURE
 OWNER ADDR: 00000 ALBUQUERQUE NM 87191

101206446542610954 LEGAL: LT 1 84 S ECOND CORRECTION PLAT OF CONGRESS HEIGHTS LAND USE:
 PROPERTY ADDR: 00000 T B CATRON
 OWNER NAME: LUCERO FRANCES S TRUSTEE LUCER
 OWNER ADDR: 04900 T B CATRON AV NW ALBUQUERQUE NM 87114

101206445542610956 LEGAL: LT 1 82 S ECOND CORRECTION PLAT OF CONGRESS HEIGHTS LAND USE:
 PROPERTY ADDR: 00000 T B CATRON
 OWNER NAME: SMITH BRENDA J & DAYHOFF
 OWNER ADDR: 04908 T B CATRON NW ALBUQUERQUE NM 87114

101206446342110955 LEGAL: LT 1 83 S ECOND CORRECTION PLAT OF CONGRESS HEIGHTS LAND USE:
 PROPERTY ADDR: 00000 T B CATRON
 OWNER NAME: SIMA CHARLES J & SHARON S
 OWNER ADDR: 04904 T B CATRON NW ALBUQUERQUE NM 87114

101206442935410607 LEGAL: TRAC T B PLAT OF ALBUQUERQUE WEST UNIT 1 CONT 19.00 LAND USE:
 PROPERTY ADDR: 00000 NUNZIO
 OWNER NAME: GRAND ALLIANCE II JNT VENTURE
 OWNER ADDR: 00000 ALBUQUERQUE NM 87191

101206446741710901 LEGAL: LT 8 2 PL AT OF CACTUS RIDGE SUBD CONT 0.1377 AC M/L LAND USE:
 PROPERTY ADDR: 00000 PRICKLY PEAR
 OWNER NAME: CHAVEZ MONICA
 OWNER ADDR: 09209 PRICKLY PEAR ST NW ALBUQUERQUE NM 87114

101206438439410606 LEGAL: TR E -2 P LAT FOR TRS E-1 & E-2 ALBUQUERQUE WEST UNI LAND USE:
 PROPERTY ADDR: 00000 EDUCATION
 OWNER NAME: R J SCHAEFER REAL ESTATE &
 OWNER ADDR: 00000 ALBUQUERQUE NM 87191

101206447540411401 LEGAL: LT 3 3 PL AT OF CACTUS RIDGE SUB CONT 0.1312 AC M/L LAND USE:
 PROPERTY ADDR: 00000 WILDFIRE
 OWNER NAME: KIRKWOOD JON P & LINDA M
 OWNER ADDR: 04716 WILDFIRE RD NW ALBUQUERQUE NM 87114

101206447940111402 LEGAL: LT 3 4 PL AT OF CACTUS RIDGE SUB CONT 0.1268 AC M/L LAND USE:
 PROPERTY ADDR: 00000 WILDFIRE
 OWNER NAME: GARDUNO MARIA OLIVIA
 OWNER ADDR: 04712 WILDFIRE NW ALBUQUERQUE NM 87120

101206448339811403 LEGAL: LT 3 5 PL AT OF CACTUS RIDGE SUB CONT 0.1267 AC M/L LAND USE:
 PROPERTY ADDR: 00000 WILDFIRE
 OWNER NAME: KETCHUM TERRY T & BENE D
 OWNER ADDR: 04708 WILDFIRE RD NW ALBUQUERQUE NM 87114

101206448839511404 LEGAL: LT 3 6 PL AT OF CACTUS RIDGE SUB CONT 0.1255 AC M/L LAND USE:
 PROPERTY ADDR: 00000 WILDFIRE
 OWNER NAME: BELL TOM & JERRY L
 OWNER ADDR: 04704 WILDFIRE RD NW ALBUQUERQUE NM 87114

101206449239211405 LEGAL: LT 3 7 PL AT OF CACTUS RIDGE SUB CONT 0.1285 AC M/L LAND USE:
 PROPERTY ADDR: 00000 WILDFIRE
 OWNER NAME: CLINGAN JOHNATHAN
 OWNER ADDR: 04700 WILDFIRE RD NW ALBUQUERQUE NM 87114

101206450939211503 LEGAL: LT 4 0 PL AT OF CACTUS RIDGE SUB CONT 0.1411 AC M/L LAND USE:
 PROPERTY ADDR: 00000 SAGUARO
 OWNER NAME: MARKS STELLA M &
 OWNER ADDR: 09208 SAGUARO ST NW ALBUQUERQUE NM 87114

101206450638711502 LEGAL: LT 3 9 PL AT OF CACTUS RIDGE SUB CONT 0.1434 AC M/L LAND USE:
 PROPERTY ADDR: 00000 SAGUARO
 OWNER NAME: CAMPBELL DENNIS L & PATRICIA L
 OWNER ADDR: 09204 SAGUARO ST NW ALBUQUERQUE NM 87114

101206450338311501 LEGAL: LT 3 8 PL AT OF CACTUS RIDGE SUB CONT 0.1576 AC M/L LAND USE:
 PROPERTY ADDR: 00000 SAGUARO
 OWNER NAME: YARROW KRISTI L &
 OWNER ADDR: 09200 SAGUARO ST NW ALBUQUERQUE NM 87114

101206437535110613 LEGAL: TRAC T F PLAT OF ALBUQUERQUE WEST UNIT 1 CONT 107.8 LAND USE:
 PROPERTY ADDR: 00000 MARNA LYNN
 OWNER NAME: GRAND ALLIANCE II JNT VENTURE
 OWNER ADDR: 00000 ALBUQUERQUE NM 87191

Additional Neighborhood Association Information

Rancho Sereno
 Neighborhood Association
 Contacts: Jeff Melvin
4115 Rancho Khando NW
899-1708 (H) 87120
Sandy A. Rue
7500 Rancho Solano Ct NW
899-0288 (H) 87120
301-0189 (cell)

Taylor Ranch
 Neighborhood Association
 Contacts: Don Mac Cornack
5300 Hattiesburg NW
897-1593 (H) 87120
Jolene Wolfley
10804 Stachan (H) Dr NW
890-9414 (H) 87120-4806

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

* * As a common courtesy you may notify the surrounding Unrecognized NA(s) for your project.

Eagle Ranch
 Neighborhood Association
 Contacts: Julia Moore
9208 Clinton Anderson Dr NW
898-6441 (H) 890-1539 (W) 87114
Fred Hampton
9620 Stone St. NW
890-5159 (H) 87114

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____



City of Albuquerque

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

Date: May 6, 2004

TO CONTACT NAME: Ruth Rozano
 COMPANY/AGENCY: Waggoner & Curfman PA
 ADDRESS/ZIP: 128 Monroe St. NE, 87108
 PHONE/FAX #: 268-8828 / 268-2632

I thank you for your inquiry of 5-6-04 requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Albuquerque West, Unit 1, Tracts B, C, D + 6A, together with a portion of Nunzio Ave NW Albuquerque West, zone map page(s) C-12 Unit 1.

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

Paradise Hills Civic
 Neighborhood Association
 Contact: Larry Weaver
6001 Unitas Ct. NW / 87114
898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr NW
897-2593 (h) 87114

Piedras Marcadas
 Neighborhood Association
 Contact: Jeff Aronijo
4937 Maria Lynn Ave NW
450-5279 (w) 87114
Berri Warner
8715 Via Christina NW / 87114
898-3110 (w) 853-3309 (w)

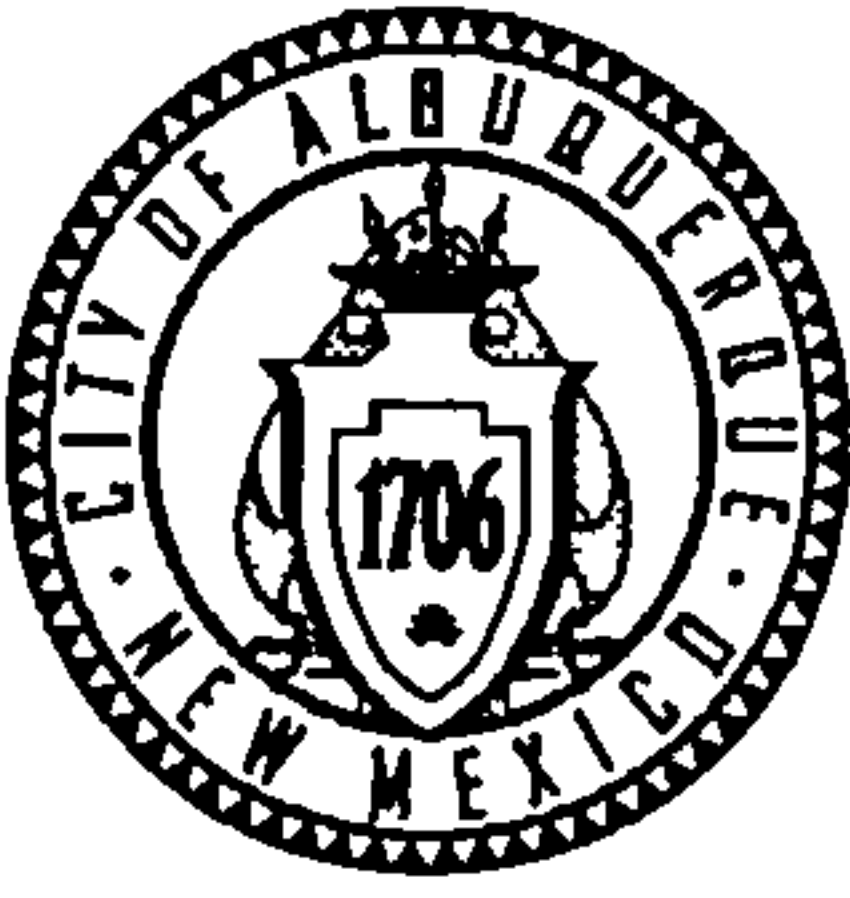
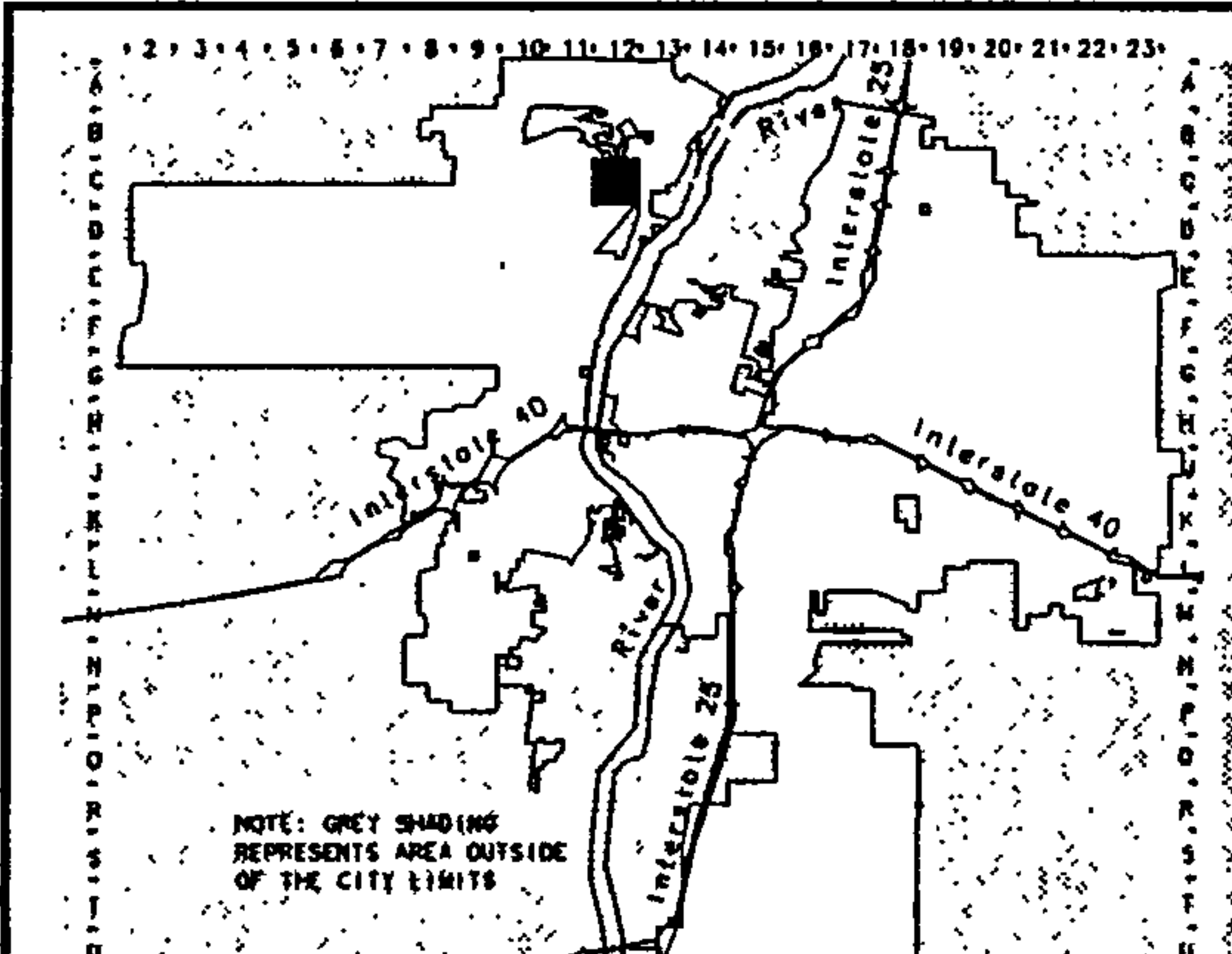
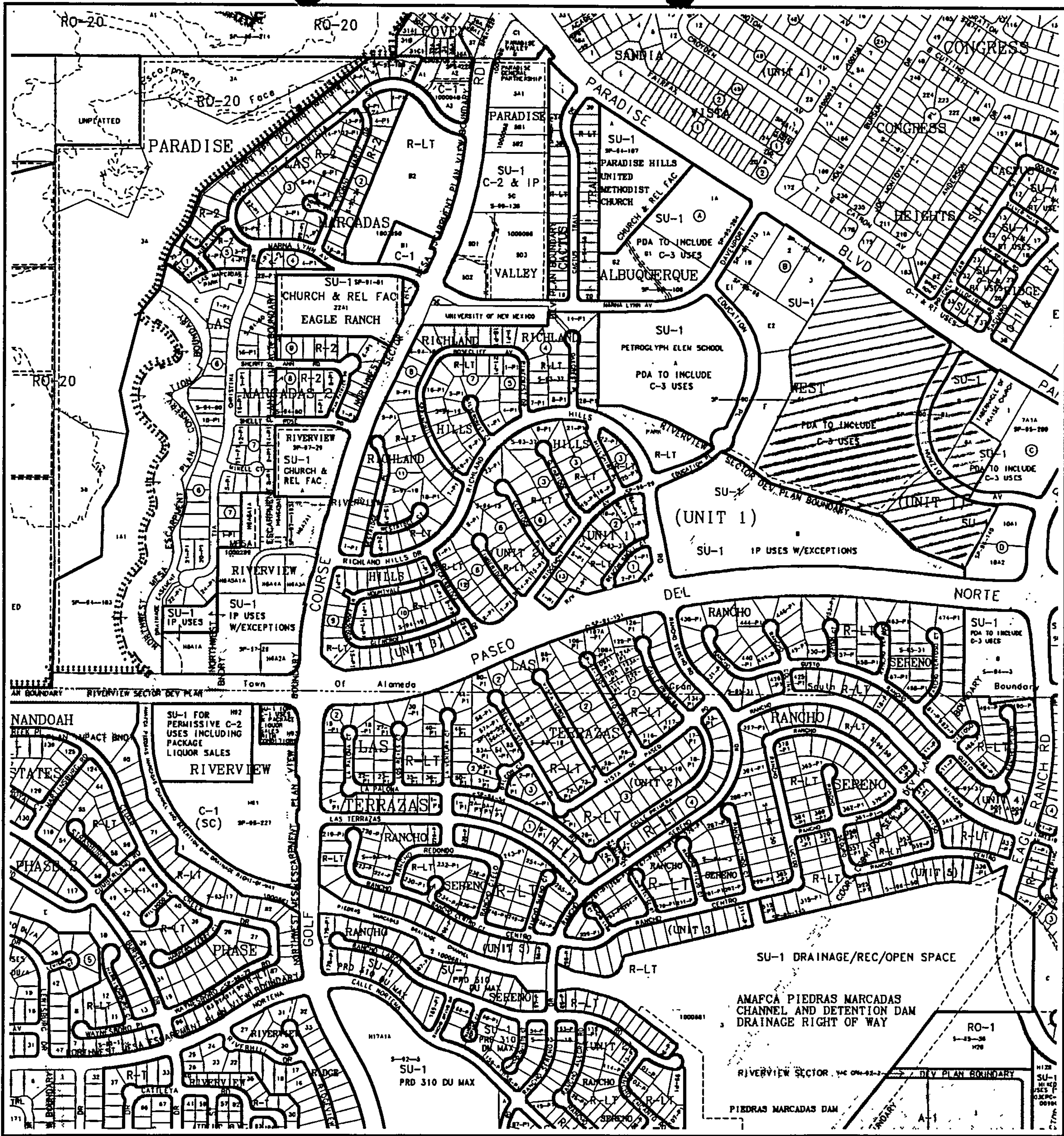
See reverse side for additional Neighborhood Association Information: YES {X} NO { }

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

Sincerely,
Dalaine J. Carrona
 OFFICE OF NEIGHBORHOOD COORDINATION

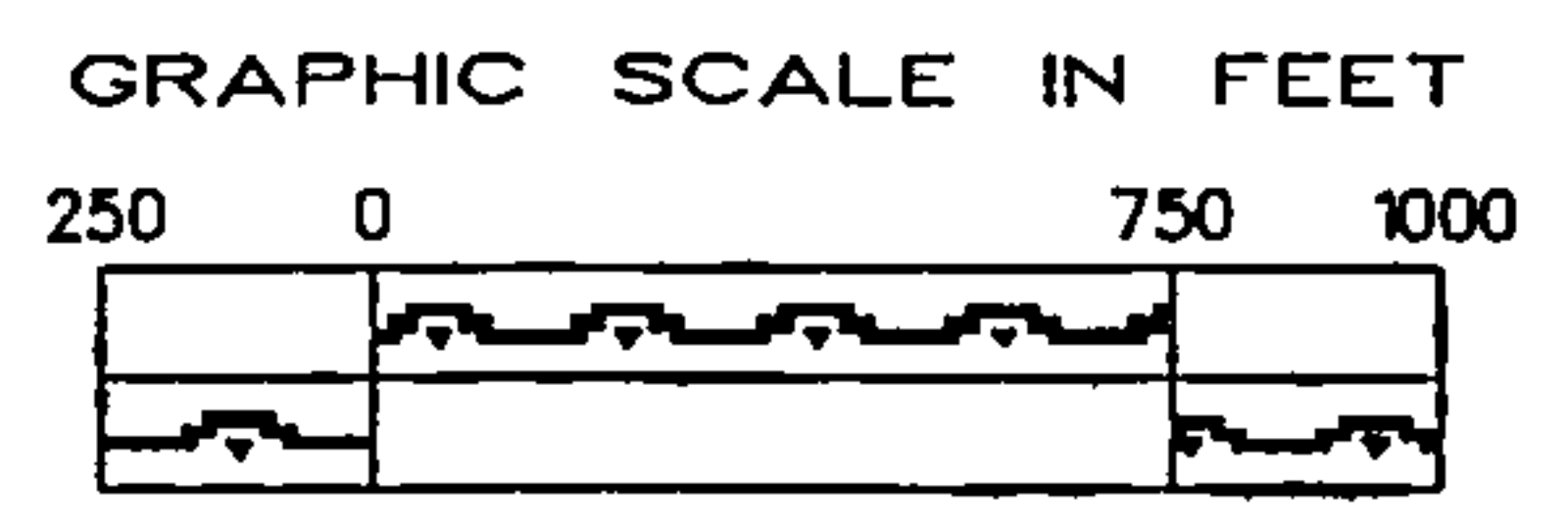
.....
 Attention: Both contacts per neighborhood association need to be notified.

Back →



Albuquerque Geographic Information Systems
PLANNING DEPARTMENT

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Zone Atlas Page

C-12-Z

Map Amended through January 02, 2004

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.
- Design elevations & cross sections of perimeter walls
- 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.
- 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
- 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.

FRED C. AREMAN
Applicant name (print)
Fred C. Arman 050604
Applicant signature / date



Form revised 3/03 and 6/03

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

Application case numbers

04DRB - 00753

Barbara Kules 5/11/04
Planner signature / date

Project # 1003445



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

PAGE 2

Project # 1003445

04DRB-00750 Major-Bulk Land Variance

04DRB-00751 Major-Vacation of Pub
Right-of-Way

04DRB-00752 Major-Vacation of Public
Easements

04DRB-00753 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, P A agent(s) for AMERICAN EAGLE L.P.c/o R.J. SCHAEFER REALTY & INVESTMENTS, request(s) the above action(s) for all or a portion of Lot(s) 6-A, Tract(s) B, C & D, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 26 acre(s). [REF: AX-83-13, DRB-94-132, DRB-94-512, Z-83-89] (C-12)

Project # 1003447

04DRB-00756 Major-SiteDev Plan
BldPermit

DORMAN & BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 11A, **JOURNAL CENTER 2, UNIT 1**, zoned IP industrial park zone, located on WASHINGTON ST NE, between WOLCOTT AVE NE and MASTHEAD ST. NE containing approximately 1 acre(s). [REF: 02DRB-00076, 03DRB-00999] (D-17)

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 24, 2004.



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

Project # 1001862

04DRB-00757 Major-Two Year SIA

LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 1-6, **OAKLAND COURT SUBDIVISION**, zoned R-D, located on OAKLAND CT NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). [REF: 02DRB-00663] (C-20)

Project # 1001916

04DRB-00743 Major-Two Year SIA

BOHANNAN HOUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO request(s) the above action(s) for **PINON POINTE SUBDIVISION @ VENTANA RANCH, UNIT 3**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 12 acre(s). [REF: 02DRB-01007] (B-9)

Project # 1002632

04DRB-00760 Major-Bulk Land Variance
04DRB-00761 Minor-Prelim&Final Plat
Approval

TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **PARAGON RESOURCES INC.** (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area for R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and BLANDA CT NW containing approximately 122 acre(s). (B-10/B-11)

Project # 1002718

04DRB-00758 Major-Preliminary Plat
Approval
04DRB-00759 Minor-Temp Defer SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B and 334B1, M.R.G.C.D. MAP 35, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between the RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). (H-12)

SEE PAGE 2 . . .

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

Supplemental form

SUBDIVISION **S**

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

ZONING & PLANNING

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

SITE DEVELOPMENT PLAN **P**

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

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: AMERICAN EAGLE L.P. PHONE: 797-2600
 ADDRESS: 615 RJ SCHAEFER REALTY & INVESTMENTS FAX: 797-2900
 CITY: ABQ STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: RJ SCHAEFER REALTY & INVESTMENTS, GEN PART.
 AGENT (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828
 ADDRESS: 128 MONROE ST. NE FAX: 268-2632
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: iamengrs@swcp.com

DESCRIPTION OF REQUEST: REALIGNMENT OF NUNERO AV. (VACATION ACTION) AND RE-ESTABLISHING THE BULK LAND PLAT STATUS

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. TR. B, C, D AND LOT 6-A Block: _____ Unit: ONE
 Subdiv. / Addn. ALBUQUERQUE WEST, UNIT ONE
 Current Zoning: SU-1 PDA TO INCL. C-3055 Proposed zoning: _____
 Zone Atlas page(s): C-12 No. of existing lots: 4 No. of proposed lots: 4
 Total area of site (acres): 25.3175 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.)
 UPC No (B): 101206442935410607, (C): 101206447229010614, (D): 101206448335210703, (6-A): 101206449132410704 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: EAST & WEST OF NUNERO AV.
 Between: PARADISE BLVD. NW and EAGLE RANCH RD. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): AX-83-13
DRB-94-132, DRB-94-512 Z-83-89

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____
 SIGNATURE: Fred C. Arfman DATE 05-06-04
 (Print) FRED C. ARFMAN, P.E. FOR ISAACSON & ARFMAN, P.A. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

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

Application case numbers	Action	S.F.	Fees
<u>04DRB-00750</u>	<u>BIV</u>		\$ <u>145.00</u>
<u>04DRB-00751</u>	<u>VRW</u>		\$ <u>300.00</u>
<u>04DRB-00752</u>	<u>VPE</u>		\$ <u>180.00</u>
<u>04DRB-00753</u>	<u>PFF</u>		\$ <u>425.00</u>
	<u>ADV</u>		\$ <u>75.00</u>
	<u>CMF</u>		Total <u>20.00</u>
			\$ <u>1,145.00</u>

Hearing date 6-9-04

[Signature] 5-14-04
 Planner signature / date

Project # 1003445

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.
 - 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 *on final plat*
 - 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.

FRED C. ARFMAN
 Applicant name (print)
Fred C. Arfman 05.06.04
 Applicant signature / date



Form revised April 2003

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>Burke</u> 5/14/04
<input checked="" type="checkbox"/> Fees collected	<u>04DRB-00750</u>	Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned	<u>04DRB-00751</u>	Project # <u>1003445</u>
<input checked="" type="checkbox"/> Related #s listed	<u>04DRB-00752</u>	

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.
 - Design elevations & cross sections of perimeter walls
 - 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.
 - 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
 - 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.

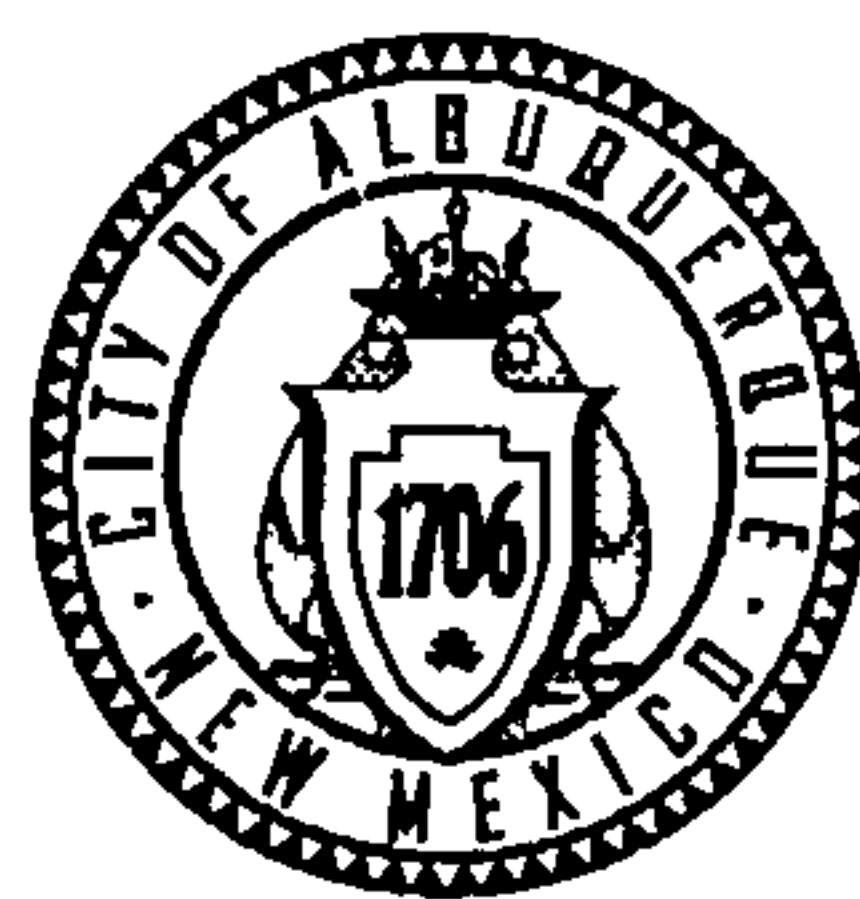
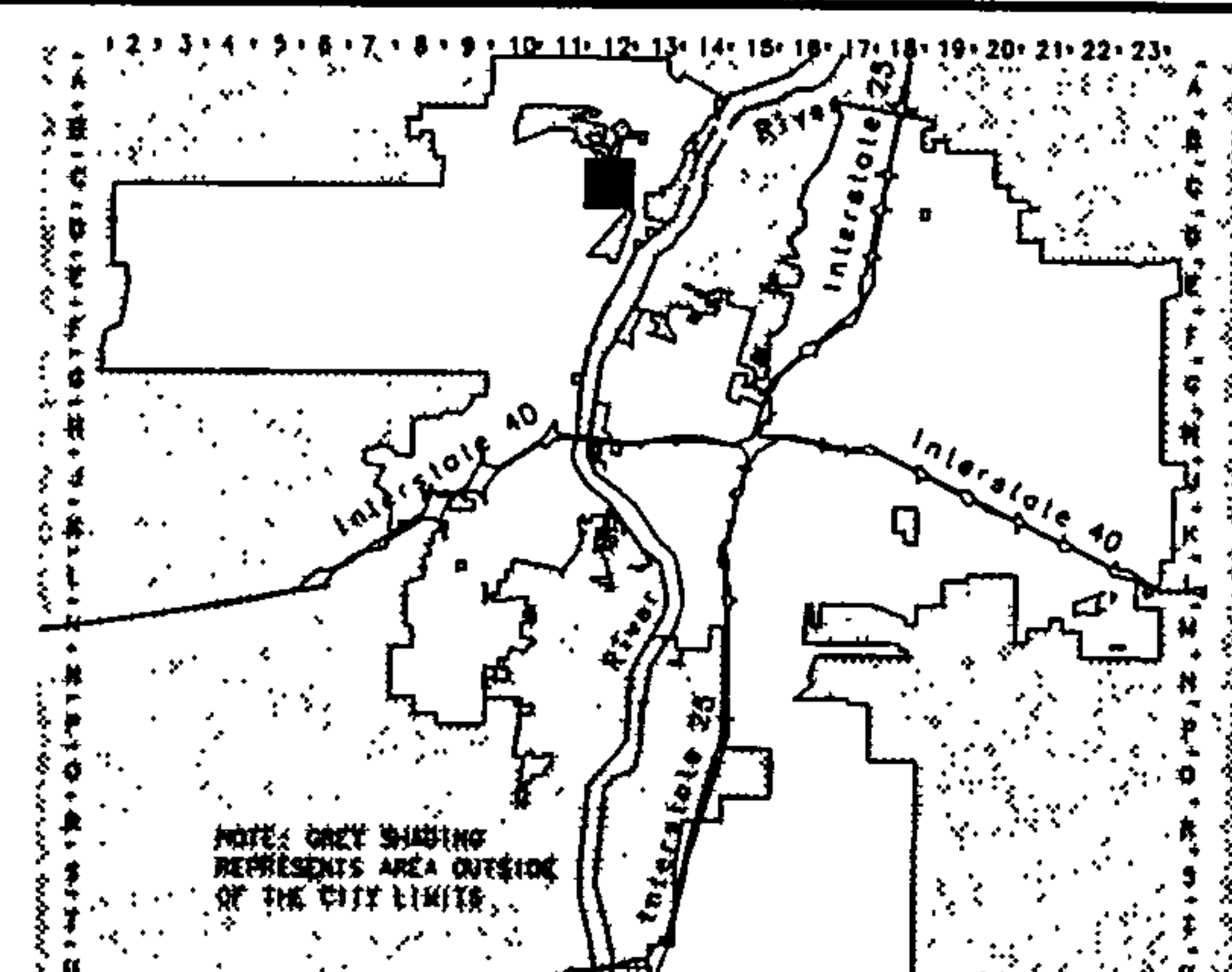
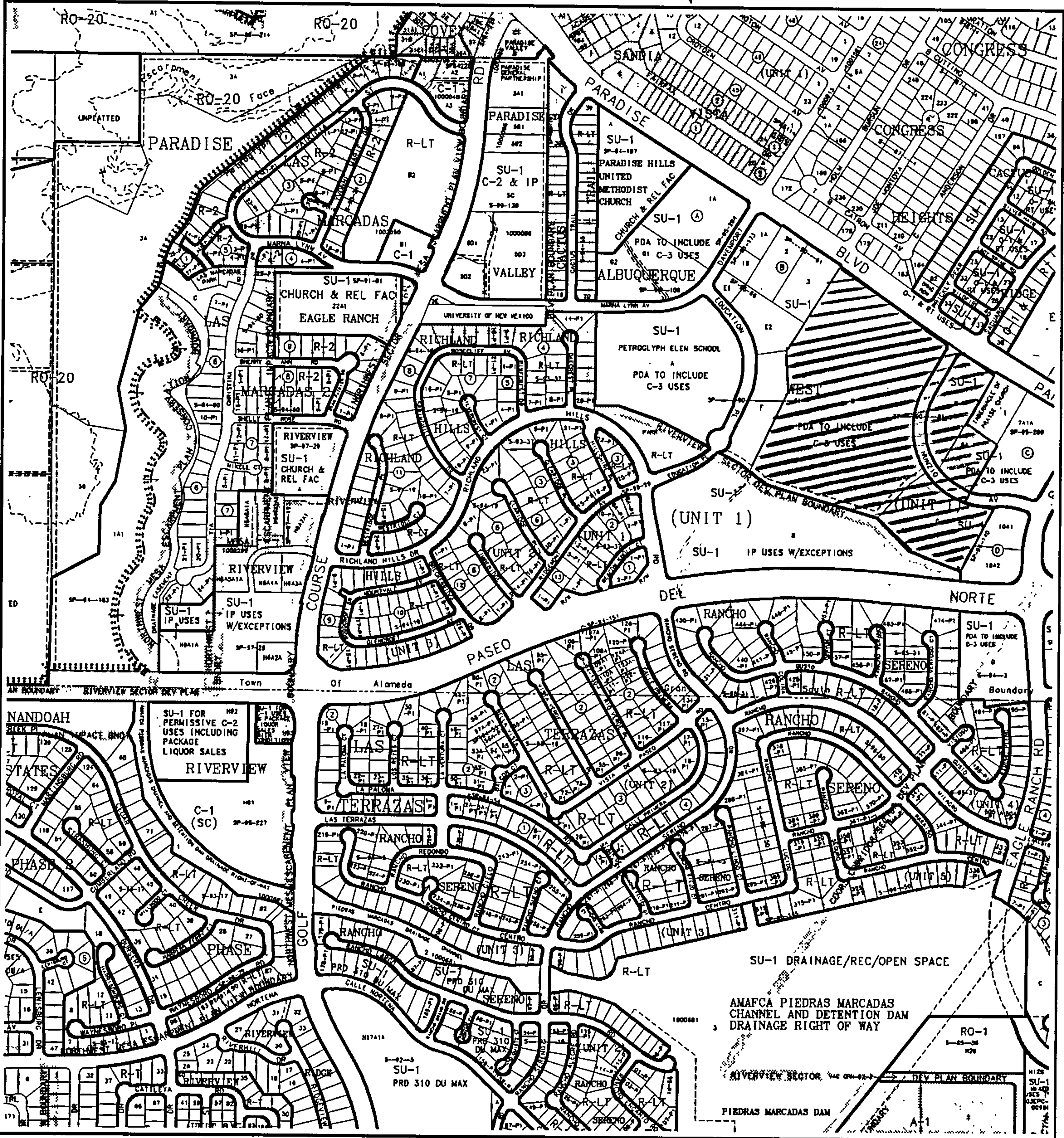
FRED C. ARFMAN
Applicant name (print)

Fred C. Arfman 05.06.04
Applicant signature / date



Form revised 3/03 and 8/03

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>Barbara Kuler</u> 5/17/04
<input checked="" type="checkbox"/> Fees collected	<u>04DRB</u> <u>-00753</u>	Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned	_____	Project # <u>1003445</u>
<input checked="" type="checkbox"/> Related #s listed	_____	



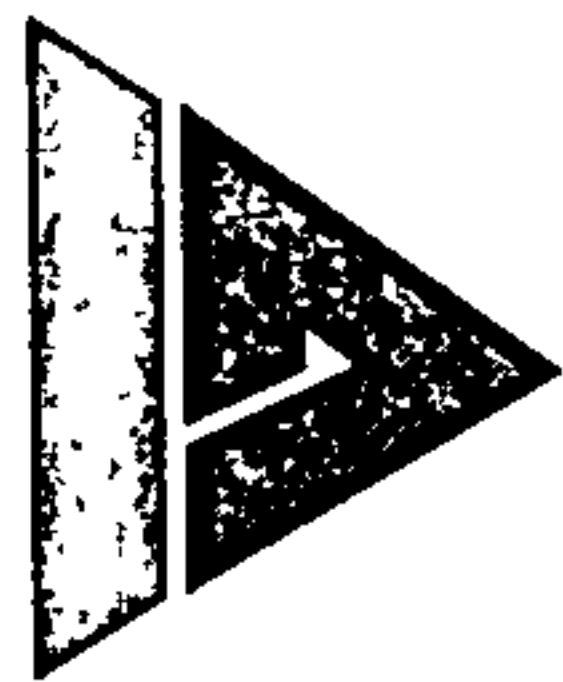
Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

C-12-Z

Map Amended through January 02, 2004



PROJECT MEMORANDUM

05/12/04

TO: Sheran Matson, DRB Chair

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Tracts B-1, C-1, & D-1 & Lot 6-1-A
Albuquerque West, Unit One

I&A PROJ NO: 1317

SUBJ: Bulk Land Variance Request

The referenced property has a current Bulk Land Variance. Owner desires to retain the variance over the reconfigured tracts and lot in order to not prematurely construct or financially guarantee the public/private infrastructure.

This request is a direct result of the realignment of Nunzio Ave. which will bisect the tracts/lots, thereby reconfiguring the affected parcels.

Owner justifies this request (extension) due to the fact that the public/private improvements should be constructed at the future time when the adjacent properties are developed and the improvements could then be designed to meet the needs (access and utility extensions) of those future commercial developments.



PROJECT MEMORANDUM

05/12/04

TO: Sheran Matson, DRB Chair

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Nunzio Ave. NW

I&A PROJ NO: 1317

SUBJ: Realignment of Road South of Paradise Blvd.

Nunzio Ave. is a platted roadway between Eagle Ranch Road and Paradise Blvd. The roadway is not constructed since there is a long history of the surrounding parcels being subject to a Bulk Land Variance.

Potential development will require the realignment of Nunzio Ave. to align with the existing intersection of Paradise Blvd. and Prickley Pear Street NW. The replatting and realignment of Nunzio Ave. will allow the Owner and/or future developer(s) to process the future parcels through the Site Development Plan Phase of the City development process.



City of Albuquerque

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

Date: May 6, 2004

TO CONTACT NAME: Ruth Bozano
COMPANY/AGENCY: Legacion & Curman PA
ADDRESS/ZIP: 128 Monroe St NE 87108
PHONE/FAX #: 268-8828 / 268-2632

Thank you for your inquiry of 5-6-04 (Date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Albuquerque West, Unit 1, Tracts B, C, D + 6A,
together with a portion of Nunez Ave NW, Albuquerque West,
zone map page(s) C-12 Unit 1

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

Paradise Hills Civic
~~Neighborhood~~ Association
Contact: Farry Weaver
6001 Unitas Ct. NW / 87114
898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr NW
897-2593 (h) 87114

Piedras Marcadas
Neighborhood Association
Contact: Jeff Aronijo
4937 Maria Lynn Ave NW
450-5279 (w) 87114
Berri Warner
8715 Via Christina NW / 87114
898-3110 (w) 853-3309 (w)

See reverse side for additional Neighborhood Association Information: YES NO

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

Sincerely,

Dolores Carranza
OFFICE OF NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Rancho Sereno
 Neighborhood Association
 Contacts: Jeff Maluca
4115 Rancho Grande NW
899-1708 (H) 87120
Sander A. Rue
7500 Rancho Solano Ct NW
899-0288 (H) 87120
301-0189 (cell)

Taylor Ranch
 Neighborhood Association
 Contacts: Don MacCormack
5300 Hattiesburg NW
897-1593 (H) 87120
Jolene Wolfley
6804 Stachow Dr NW
890-9414 (H) 87120-4806

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

* * As a common courtesy you may notify the surrounding Unrecognized NA(s) for your project.

Eagle Ranch
 Neighborhood Association
 Contacts: Julia Moore
9208 Clinton Anderson Dr NW
898-6441 (H) 890-1539 (W) 87114
Fred Hampton
9620 Stone St. NW
890-5159 (H) 87114

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

May 10, 2004

Certified Mail 7003 3110 0006 0554 2595

Mr. Larry Weaver
Paradise Hills Civic Association
6001 Unitas Ct. NW
Albuquerque, NM 87114

**RE: Albuquerque West, Unit One, Tracts B-1, C-1, & D-1 & Lot 6-A-1
(Legal Description -- Albuquerque West, Unit 1, Tracts B, C, D, & 6-A
together with a portion of Nunzio Ave. NW,
Albuquerque West Unit 1)**

Dear Mr. Weaver:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Paradise Hills Civic Association that a request for approval of Final Plat and vacation of private easement (realignment of Nunzio Ave.) was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,

ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE
FCA/rtl

Attachment

7003 3110 0006 0554 2595

7003 3110 0006 0554 2595

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

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

ALBUQUERQUE, NM 87114 **OFFICIAL USE**

Postage	\$ 0.37	UNIT ID: 0108
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Postmark Here
Clerk: KSMY5X
05/10/04

Sent To Larry Weaver
Paradise Hills Civic Association
Street, Apt. No.,
or PO Box No. 6001 Unitas Ct. NW
City, State, ZIP+4
Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

May 10, 2004

Certified Mail 7003 3110 0006 0554 2601

Mr. Tom Anderson
Paradise Hills Civic Association
10013 Plunkett Dr. NW
Albuquerque, NM 87114

**RE: Albuquerque West, Unit One, Tracts B-1, C-1, & D-1 & Lot 6-A-1
(Legal Description -- Albuquerque West, Unit 1, Tracts B, C, D, & 6-A
together with a portion of Nunzio Ave. NW,
Albuquerque West Unit 1)**

Dear Mr. Anderson:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Paradise Hills Civic Association that a request for approval of Final Plat and vacation of private easement (realignment of Nunzio Ave.) was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE

FCA/rtl
Attachment

7003 3110 0006 0554 2601

7092 2601
4550 0554
9000 0006
0710 2601
E002

U.S. Postal Service		
CERTIFIED MAIL RECEIPT		
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For delivery information visit our website at www.usps.com		
ALBUQUERQUE, NM 87114 AL USE		
Postage	\$ 0.37	UNIT ID: 0108
Certified Fee	2.30	Postmark Here Clerk: KSMY5X 05/10/04
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	
Sent To Tom Anderson Paradise Hills Civic Assoc.		
Street, Apt. No., or PO Box No. 10013 Plunkett Dr. NW		
City, State, ZIP+4 Albuquerque, NM 87114		
PS Form 3800, June 2002 See Reverse for Instructions		



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

May 10, 2004

Certified Mail 7003 3110 0006 0554 2618

Mr. Jeff Armijo
Piedras Marcadas Neighborhood Association
4937 Marna Lynn Ave. NW
Albuquerque, NM 87114

**RE: Albuquerque West, Unit One, Tracts B-1, C-1, & D-1 & Lot 6-A-1
(Legal Description -- Albuquerque West, Unit 1, Tracts B, C, D, & 6-A
together with a portion of Nunzio Ave. NW,
Albuquerque West Unit 1)**

Dear Mr. Armijo:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Piedras Marcadas Neighborhood Association that a request for approval of Final Plat and vacation of private easement (realignment of Nunzio Ave.) was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE
FCA/rtl
Attachment

7003 3110 0006 0554 2618

U.S. Postal Service
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Postage	\$ 0.37	UNIT ID: 0108 Postmark Here Clerk: KSHY5X 05/10/04
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Jeff Armijo
Piedras Marcadas Neighborhood Assoc.
Street, Apt. No., or PO Box No. 4937 Marna Lynn Ave. NW
City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

May 10, 2004

Certified Mail 7003 3110 0006 0554 2625

Ms. Gerri Warner
Piedras Marcadas Neighborhood Association
8715 Tia Christina NW
Albuquerque, NM 87114

**RE: Albuquerque West, Unit One, Tracts B-1, C-1, & D-1 & Lot 6-A-1
(Legal Description -- Albuquerque West, Unit 1, Tracts B, C, D, & 6-A
together with a portion of Nunzio Ave. NW,
Albuquerque West Unit 1)**

Dear Ms. Warner:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Piedras Marcadas Neighborhood Association that a request for approval of Final Plat and vacation of private easement (realignment of Nunzio Ave.) was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE

FCA/rtl
Attachment

7003 3110 0006 0554 2625

5292 4550 9000 0110 0002

U.S. Postal Service		CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>			
For delivery information visit our website at www.usps.com			
OFFICIAL USE		UNIT ID: 0108	
Postage	\$	2.30	Postmark Clerk: KSM15X 05/10/04
Certified Fee		1.75	
Return Receipt Fee (Endorsement Required)		4.42	
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$		
Sent To Gerri Warner Piedras Marcadas Neighborhood Assoc. Street, Apt. No., or PO Box No. 8715 Tia Christina NW City, State, ZIP+4 Albuquerque, NM 87114			
PS Form 3800, June 2002 See Reverse for Instructions			



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

May 10, 2004

Certified Mail 7003 3110 0006 0554 2632

Mr. Jeff Melvin
Rancho Sereno Neighborhood Association
4115 Rancho Grande NW
Albuquerque, NM 87120

**RE: Albuquerque West, Unit One, Tracts B-1, C-1, & D-1 & Lot 6-A-1
(Legal Description -- Albuquerque West, Unit 1, Tracts B, C, D, & 6-A
together with a portion of Nunzio Ave. NW,
Albuquerque West Unit 1)**

Dear Mr. Melvin:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Rancho Sereno Neighborhood Association that a request for approval of Final Plat and vacation of private easement (realignment of Nunzio Ave.) was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE
FCA/rtl

Attachment

7003 3110 0006 0554 2632

2692 4550 9000 01TE 8002

U.S. Postal Service		CERTIFIED MAIL RECEIPT	
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For delivery information visit our website at www.usps.com			
ALBUQUERQUE, NM 87120			
OFFICIAL USE			
Postage	\$	0.37	UNIT ID: 0108 Postmark Here Clerk: KSMY5X 05/10/04
Certified Fee		2.30	
Return Receipt Fee (Endorsement Required)		1.75	
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$	4.42	
Sent To Jeff Melvin			
Rancho Sereno Neighborhood Assoc.			
Street, Apt. No., or PO Box No. 4115 Rancho Grande NW			
City, State, ZIP+4 Albuquerque, NM 87120			
PS Form 3800, June 2002 See Reverse for Instructions			

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
 Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
 Scott M. McGee, PE

May 10, 2004

Certified Mail 7003 3110 0006 0554 2649

Sande A. Rue
 Rancho Sereno Neighborhood Association
 7500 Rancho Solano Ct. NW
 Albuquerque, NM 87120

**RE: Albuquerque West, Unit One, Tracts B-1, C-1, & D-1 & Lot 6-A-1
 (Legal Description -- Albuquerque West, Unit 1, Tracts B, C, D, & 6-A
 together with a portion of Nunzio Ave. NW,
 Albuquerque West Unit 1)**

Dear Sande Rue:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Rancho Sereno Neighborhood Association that a request for approval of Final Plat and vacation of private easement (realignment of Nunzio Ave.) was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
 Fred C. Arfman, PE

FCA/rtl
 Attachment

7003 3110 0006 0554 2649

6492 2649 4550 9000 0110 0110 0002

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For delivery information visit our website at www.usps.com		
ALBUQUERQUE, NM 87120		
Postage	\$ 0.37	UNIT ID: 0108
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KSMY5X
Total Postage & Fees	\$ 4.42	05/10/04
Sent To Sander A. Rue		
Rancho Sereno Neighborhood Assoc.		
Street, Apt. No. or PO Box No. 7500 Rancho Solano Ct. NW		
City, State, ZIP+4 Albuquerque, NM 87120		
PS Form 3800, June 2002 See Reverse for Instructions		



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

May 10, 2004

Certified Mail 7003 3110 0006 0554 2656

Mr. Don MacCornack
Taylor Ranch Neighborhood Association
5300 Hattiesburg NW
Albuquerque, NM 87120

**RE: Albuquerque West, Unit One, Tracts B-1, C-1, & D-1 & Lot 6-A-1
(Legal Description -- Albuquerque West, Unit 1, Tracts B, C, D, & 6-A
together with a portion of Nunzio Ave. NW,
Albuquerque West Unit 1)**

Dear Mr. MacCornack:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Taylor Ranch Neighborhood Association that a request for approval of Final Plat and vacation of private easement (realignment of Nunzio Ave.) was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE
FCA/rtl

Attachment

7003 3110 0006 0554 2656

9592 4550 9000 0006 0554 2656

U.S. Postal Service™
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ALBUQUERQUE, NM 87120 **OFFICIAL USE**

Postage	\$ 0.37	UNIT ID: 0108 Postmark Here Clerk: KSMY5X 05/10/04
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Don MacCornack
Taylor Ranch Neighborhood Assoc.
Street, Apt. No., or PO Box No. 5300 Hattiesburg NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

May 10, 2004

Certified Mail 7003 3110 0006 0554 2663

Ms. Jolene Wolfley
Taylor Ranch Neighborhood Association
6804 Stag Horn Dr. NW
Albuquerque, NM 87120

**RE: Albuquerque West, Unit One, Tracts B-1, C-1, & D-1 & Lot 6-A-1
(Legal Description -- Albuquerque West, Unit 1, Tracts B, C, D, & 6-A
together with a portion of Nunzio Ave. NW,
Albuquerque West Unit 1)**

Dear Ms. Wolfley:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Taylor Ranch Neighborhood Association that a request for approval of Final Plat and vacation of private easement (realignment of Nunzio Ave.) was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE
FCA/rtl

Attachment

7003 3110 0006 0554 2663

7003 3110 0006 0554 2663

U.S. Postal Service™		
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ALBUQUERQUE, NM 87120		
Postage	\$ 0.37	UNIT ID: 0108
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	Clerk: KSHY5X
		05/10/04
Sent To Jolene Wolfley		
Taylor Ranch Neighborhood Assoc.		
Street, Apt. No.; or PO Box No. 6804 Stag Horn Dr. NW		
City, State, ZIP+4 Albuquerque, NM 87120		
PS Form 3800, June 2002 See Reverse for Instructions		

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

May 10, 2004

Certified Mail 7003 3110 0006 0554 2670

Ms. Julia Moore
 Eagle Ranch Neighborhood Association
 9208 Clinton Anderson Dr. NW
 Albuquerque, NM 87114

**RE: Albuquerque West, Unit One, Tracts B-1, C-1, & D-1 & Lot 6-A-1
 (Legal Description -- Albuquerque West, Unit 1, Tracts B, C, D, & 6-A
 together with a portion of Nunzio Ave. NW,
 Albuquerque West Unit 1)**

Dear Ms. Moore:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Eagle Ranch Neighborhood Association that a request for approval of Final Plat and vacation of private easement (realignment of Nunzio Ave.) was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
 Fred C. Arfman, PE
 FCA/rtl
 Attachment

7003 3110 0006 0554 2670

7003 3110 0006 0554 2670

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

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

ALBUQUERQUE, NM 87114
OFFICIAL USE

Postage	\$ 0.37	UNIT ID: 0108 Postmark Here Clerk: KSMY5X 05/10/04
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To **Julia Moore**
Eagle Ranch Neighborhood Assoc.
 Street, Apt. No.;
 or PO Box No. **9208 Clinton Anderson Dr. NW**
 City, State, ZIP+4 **Albuquerque, NM 87114**

PS Form 3800, June 2002 See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

May 10, 2004

Certified Mail 7003 3110 0006 0554 2687

Mr. Fred Hampton
Eagle Ranch Neighborhood Association
9620 Stone Street NW
Albuquerque, NM 87114

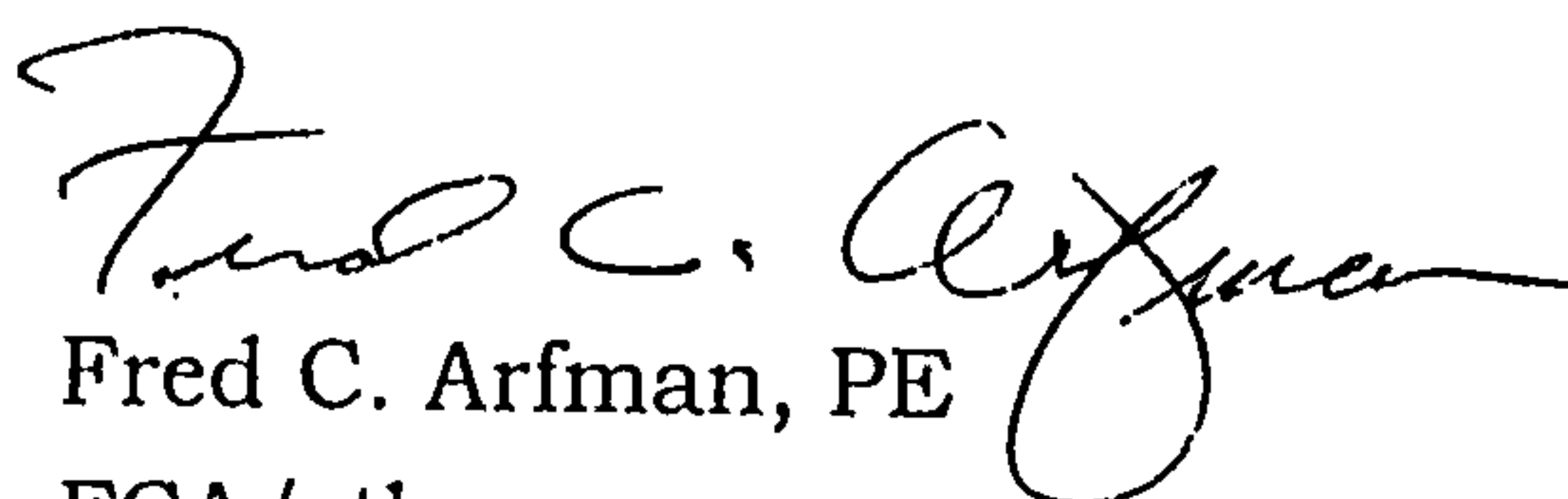
**RE: Albuquerque West, Unit One, Tracts B-1, C-1, & D-1 & Lot 6-A-1
(Legal Description -- Albuquerque West, Unit 1, Tracts B, C, D, & 6-A
together with a portion of Nunzio Ave. NW,
Albuquerque West Unit 1)**

Dear Mr. Hampton:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Eagle Ranch Neighborhood Association that a request for approval of Final Plat and vacation of private easement (realignment of Nunzio Ave.) was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.


Fred C. Arfman, PE

FCA/rtl
Attachment

7003 3110 0006 0554 2687

7003 3110 0006 0554 2687

U.S. Postal Service™		CERTIFIED MAIL™ RECEIPT	
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For delivery information visit our website at www.usps.com			
ALBUQUERQUE, NM 87114		OFFICIAL USE	
Postage	\$ 0.37	UNIT ID: 0108	
Certified Fee	2.30	Postmark Here	
Return Receipt Fee (Endorsement Required)	1.75	Clerk: KSHY5X	
Restricted Delivery Fee (Endorsement Required)		05/10/04	
Total Postage & Fees	\$ 4.42		
Sent To		Fred Hampton	
Street, Apt. No., or PO Box No.		Eagle Ranch Neighborhood Assoc.	
City, State, ZIP+4		9620 Stone Street NW Albuquerque, NM 87114	
PS Form 3800, June 2002. 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 \$3.50 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 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 May 25, 2004 To June 9, 2004

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.

Ruth Lopez 5/14/04
(Applicant or Agent) (Date)
for Isaacson & Artman

I issued 2 signs for this application, 5-14-04 Barbara
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003445

Thank You

\$180.00

J24 Misc

ONE STOP SHOP

\$1,145.00

CITY OF ALBUQUERQUE PLANNING DEPARTMENT

TRSLJS

Fund 0110

Development & Building Services

TRANSH# 0001

RECEIPT# 00025993 WSH# 007

LOC: ANNX

9:49AM

05/14/2004

PAID RECEIPT

Treasury Division

APPLICANT NAME American Eagle

DUPLICATE

AGENT

Isaacson & Arfman

ADDRESS

128 Monroe St NE

PROJECT & APP #

1003445/04DRB00750/04DRB00752/04DRB00753

PROJECT NAME

Albuquerque West

\$ 20.00 469099/4916000 Conflict Management Fee

\$ 145.00
\$ 300.00 441006/4983000 DRB Actions

\$ 180.00
\$ 425.00 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

\$ 1145.00 TOTAL AMOUNT DUE

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

05/14/2004 9:49AM LOC: ANNX
RECEIPT# 00025994 WSH# 007 TRANSH# 0001
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$1,145.00
J24 Misc \$425.00

DUPLICATE
City Of Albuquerque
Treasury Division

DUPLICATE
City Of Albuquerque
Treasury Division

05/14/2004 9:49AM LOC: ANNX
RECEIPT# 00025995 WSH# 007 TRANSH# 0001
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt \$1,145.00
J24 Misc \$75.00
CK \$965.00
VI \$180.00
CHANGE \$0.00

DUPLICATE
City Of Albuquerque
Treasury Division

LOC: ANNX
9:49AM
RECEIPT# 00025992 WSH# 007 TRANSH# 0001
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$1,145.00
J24 Misc \$300.00

Thank You

Thank You

Count receipt.doc 12/29/03

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

05/14/2004 9:48AM LOC: ANNX
RECEIPT# 00025991 WSH 007 TRANS# 0001
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$1,145.00
J24 Misc \$145.00

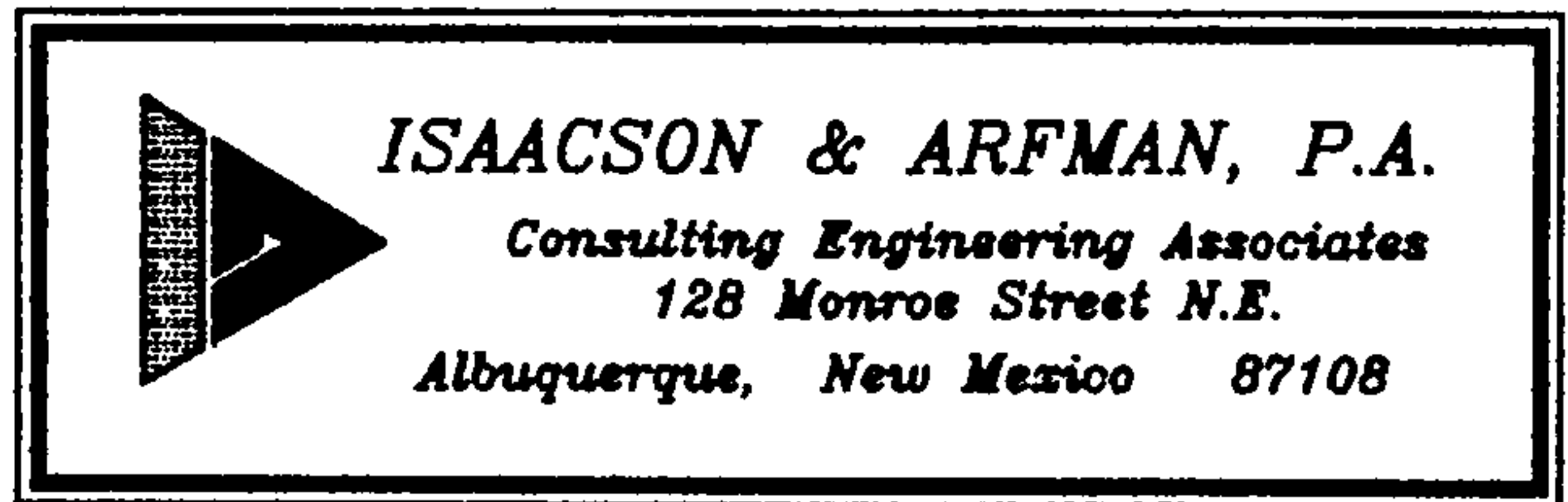
Thank You

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

05/14/2004 9:48AM LOC: ANNX
RECEIPT# 00025990 WSH 007 TRANS# 0001
Account 469099 Fund 0110
Activity 4916000 TRSLJS
Trans Amt \$1,145.00
J24 Misc \$20.00

Thank You

Letter of Transmittal



To: Sheran matson
DRB Chair

Date: 5/21/04
Job No. 1317

Attn: Tracts B-1, C-1, + D-1 + Lot 6-A-1

Reference: Albuq West, Unit 1 Proj #1003445

We transmit to you 1 copy(ies) of the following:

- | | | | |
|-------------------------------------|---------------------|--------------------------|----------------|
| <input type="checkbox"/> | _____ Plats | <input type="checkbox"/> | Specifications |
| <input type="checkbox"/> | _____ Plans | <input type="checkbox"/> | Submittals |
| <input type="checkbox"/> | _____ Disks | <input type="checkbox"/> | Shop Drawings |
| <input type="checkbox"/> | _____ Report | <input type="checkbox"/> | Copy of Letter |
| <input checked="" type="checkbox"/> | <u>N.A. Letters</u> | | |
| <input type="checkbox"/> | _____ | | |

This information is transmitted:

- | | | | |
|-------------------------------------|----------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | As per your request | <input type="checkbox"/> | For your files |
| <input type="checkbox"/> | For your review & approval | <input type="checkbox"/> | For your use |
| <input type="checkbox"/> | For your information | <input type="checkbox"/> | Please review & return |
| <input type="checkbox"/> | For your attention | <input type="checkbox"/> | For return to your files |
| <input type="checkbox"/> | For your signature | <input type="checkbox"/> | Please advise |
| <input type="checkbox"/> | _____ | | |
| <input type="checkbox"/> | _____ | | |

Remarks: _____

By: Fred Artman

Copies to: _____



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

May 21, 2004

Certified Mail 7003 3110 0006 0554 2694

Mr. Larry Weaver
Paradise Hills Civic Association
6001 Unitas Ct. NW
Albuquerque, NM 87114

**RE: Albuquerque West, Unit One, Tracts B-1, C-1, & D-1 & Lot 6-A-1
(Legal Description -- Albuquerque West, Unit 1, Tracts B, C, D, & 6-A
together with a portion of Nunzio Ave. NW,
Albuquerque West Unit 1)**

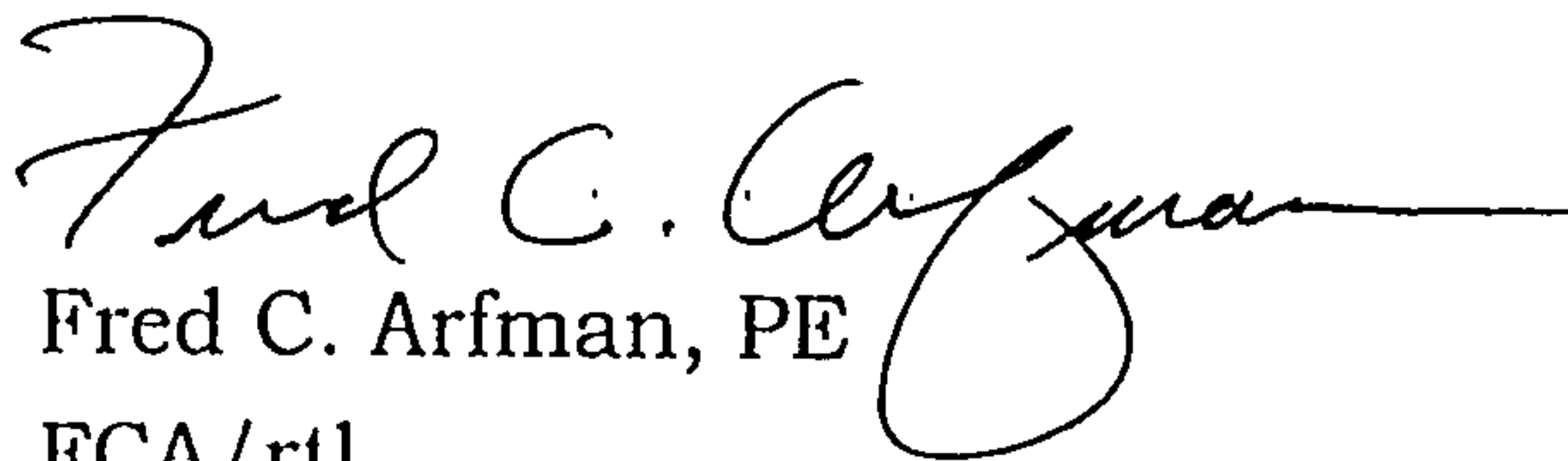
Dear Mr. Weaver:

As the consulting engineers for the above referenced site, we are writing this amended letter to inform the Paradise Hills Civic Association that a request for approval of a bulk land variance, Preliminary Plat, vacation of public easements, and vacation of a portion of public right-of-way of Nunzio Ave. to be realigned to match an existing intersection on Paradise Blvd. was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,

ISAACSON & ARFMAN, P.A.


Fred C. Arfman, PE

FCA/rtl

Attachment

7003 3110 0006 0554 2694

7003 3110 0006 0554 2694

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
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For delivery information visit our website at www.usps.com	
ALBUQUERQUE, NM 87114 OFFICIAL USE	
Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42
Sent To	Larry Weaver Paradise Hills Civic Assoc.
Street, Apt. No., or PO Box No.	6001 Unitas Ct. NW
City, State, ZIP+4	Albuquerque, NM 87114
PS Form 3800, June 2002 See Reverse for Instructions	



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

May 21, 2004

Certified Mail 7003 3110 0006 0554 2717

Mr. Tom Anderson
Paradise Hills Civic Association
10013 Plunkett Dr. NW
Albuquerque, NM 87114

**RE: Albuquerque West, Unit One, Tracts B-1, C-1, & D-1 & Lot 6-A-1
(Legal Description -- Albuquerque West, Unit 1, Tracts B, C, D, & 6-A
together with a portion of Nunzio Ave. NW,
Albuquerque West Unit 1)**

Dear Mr. Anderson:

As the consulting engineers for the above referenced site, we are writing this amended letter to inform the Paradise Hills Civic Association that a request for approval of a bulk land variance, Preliminary Plat, vacation of public easements, and vacation of a portion of public right-of-way of Nunzio Ave. to be realigned to match an existing intersection on Paradise Blvd. was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE

FCA/rtl
Attachment

7003 3110 0006 0554 2717

7003 3110 0006 0554 2717

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ALBUQUERQUE, NM 87114		OFFICIAL USE	
Postage	\$ 0.37	UNIT ID: 0108	
Certified Fee		Postmark Here	
Return Receipt Fee (Endorsement Required)	1.75	Postmark: KQW5V	
Restricted Delivery Fee (Endorsement Required)		21/04	
Total Postage & Fees	\$ 4.42		
Sent To	Tom Anderson Paradise Hills Civic Assoc.		
Street, Apt. No., or PO Box No.	10013 Plunkett Dr. NW		
City, State, ZIP+4	Albuquerque, NM 87114		
PS Form 3800, June 2002 See Reverse for Instructions			



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

May 21, 2004

Certified Mail 7003 3110 0006 0554 2724

Mr. Jeff Armijo
Piedras Marcadas Neighborhood Association
4937 Marna Lynn Ave. NW
Albuquerque, NM 87114

**RE: Albuquerque West, Unit One, Tracts B-1, C-1, & D-1 & Lot 6-A-1
(Legal Description -- Albuquerque West, Unit 1, Tracts B, C, D, & 6-A
together with a portion of Nunzio Ave. NW,
Albuquerque West Unit 1)**

Dear Mr. Armijo:

As the consulting engineers for the above referenced site, we are writing this amended letter to inform the Piedras Marcadas Neighborhood Association that a request for approval of a bulk land variance, Preliminary Plat, vacation of public easements, and vacation of a portion of public right-of-way of Nunzio Ave. to be realigned to match an existing intersection on Paradise Blvd. was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,

ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE

FCA/rtl

Attachment

7003 3110 0006 0554 2724

128 Monroe St. NE • Albuquerque, NM 8

M:\ACTIVE\PROJECT DOCUMENTS\1317\CORRESPONDENCE\OUT\May-21-04 NA Ltr Amended.doc

4222 2724 4550 9000 07TE E002

U.S. Postal Service		CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>			
For delivery information visit our website at www.usps.com			
ALBUQUERQUE, NM 87114		OFFICIAL USE	
Postage	\$ 0.37	UNIT ID: 0108	
Certified Fee		Postmark Here	
Return Receipt Fee (Endorsement Required)	1.75	Clerk: KYW5V	
Restricted Delivery Fee (Endorsement Required)		05/21/04	
Total Postage & Fees	\$ 4.42		
Sent To		Jeff Armijo	
Street, Apt. No., or PO Box No.		Piedras Marcadas N.A.	
City, State, ZIP+4		Albuquerque, NM 87114	
PS Form 3800, June 2002 See Reverse for Instructions			



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

May 21, 2004

Certified Mail 7003 3110 0006 0554 2731

Ms. Gerri Warner
Piedras Marcadas Neighborhood Association
8715 Tia Christina NW
Albuquerque, NM 87114

**RE: Albuquerque West, Unit One, Tracts B-1, C-1, & D-1 & Lot 6-A-1
(Legal Description -- Albuquerque West, Unit 1, Tracts B, C, D, & 6-A
together with a portion of Nunzio Ave. NW,
Albuquerque West Unit 1)**

Dear Ms. Warner:

As the consulting engineers for the above referenced site, we are writing this amended letter to inform the Piedras Marcadas Neighborhood Association that a request for approval of a bulk land variance, Preliminary Plat, vacation of public easements, and vacation of a portion of public right-of-way of Nunzio Ave. to be realigned to match an existing intersection on Paradise Blvd. was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,

ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE

FCA/rtl

Attachment

7003 3110 0006 0554 2731

128 Monroe St. NE • Albuquerque, NM 8710

M:\ACTIVE\PROJECT DOCUMENTS\1317\CORRECTION\SUBMITTED\001\May-21-04\NA Ed Amended.doc

7003 3110 0006 0554 2731

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
ALBUQUERQUE, NM 87114 AL USE	
Postage \$	UNIT ID: 0108
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	Postmark Here
Restricted Delivery Fee (Endorsement Required)	Clerk: KWW5V
Total Postage & Fees \$	4.42 05/21/04
Sent To	Gerri Warner
Street, Apt. No., or PO Box No.	Piedras Marcadas N.A.
City, State, ZIP+4	8715 Tia Christina NW Albuquerque, NM 87114

Vertical stamp on the right edge of the page.



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

May 21, 2004

Certified Mail 7003 3110 0006 0554 2748

Mr. Jeff Melvin
Rancho Sereno Neighborhood Association
4115 Rancho Grande NW
Albuquerque, NM 87120

**RE: Albuquerque West, Unit One, Tracts B-1, C-1, & D-1 & Lot 6-A-1
(Legal Description -- Albuquerque West, Unit 1, Tracts B, C, D, & 6-A
together with a portion of Nunzio Ave. NW,
Albuquerque West Unit 1)**

Dear Mr. Melvin:

As the consulting engineers for the above referenced site, we are writing this amended letter to inform the Rancho Sereno Neighborhood Association that a request for approval of a bulk land variance, Preliminary Plat, vacation of public easements, and vacation of a portion of public right-of-way of Nunzio Ave. to be realigned to match an existing intersection on Paradise Blvd. was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE

FCA/rtl

Attachment

7003 3110 0006 0554 2748

128 Monroe St. NE • Albuquerque, NM 87102

9422 4550 9000 071E E002

U.S. Postal Service
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For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.37	UNIT ID: 0108
Certified Fee		
Return Receipt Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Dlerk: KQYWSV
Total Postage & Fees	\$ 2.11/04	

Sent To: Jeff Melvin
Rancho Sereno N.A.

Street, Apt. No., or PO Box No.: 4115 Rancho Grande NW

City, State, ZIP+4: Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

May 21, 2004

Certified Mail 7003 3110 0006 0554 2755

Mr. Sander A. Rue
Rancho Sereno Neighborhood Association
7500 Rancho Solano Ct. NW
Albuquerque, NM 87120

**RE: Albuquerque West, Unit One, Tracts B-1, C-1, & D-1 & Lot 6-A-1
(Legal Description -- Albuquerque West, Unit 1, Tracts B, C, D, & 6-A
together with a portion of Nunzio Ave. NW,
Albuquerque West Unit 1)**

Dear Mr. Rue:

As the consulting engineers for the above referenced site, we are writing this amended letter to inform the Rancho Sereno Neighborhood Association that a request for approval of a bulk land variance, Preliminary Plat, vacation of public easements, and vacation of a portion of public right-of-way of Nunzio Ave. to be realigned to match an existing intersection on Paradise Blvd. was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE

FCA/rtl
Attachment

7003 3110 0006 0554 2755

128 Monroe St. NE • Albuquerque, NM 87102

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7003 3110 0006 0554 2755

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
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ALBUQUERQUE, NM 87120 OFFICIAL USE	
Postage	\$
Certified Fee	2.38
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42
UNIT ID: 0108	Postmark Here
	Clerk: KQYWSV
	05/21/04
Sent To	Sander A. Rue Rancho Sereno N.A.
Street, Apt. No., or PO Box No.	7500 Rancho Solano Ct. NW
City, State, ZIP+4	Albuquerque, NM 87120
PS Form 3800, June 2002 See Reverse for Instructions	



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

May 21, 2004

Certified Mail 7003 3110 0006 0554 2779

Ms. Jolene Wolfley
Taylor Ranch Neighborhood Association
6804 Stag Horn Dr. NW
Albuquerque, NM 87120

**RE: Albuquerque West, Unit One, Tracts B-1, C-1, & D-1 & Lot 6-A-1
(Legal Description -- Albuquerque West, Unit 1, Tracts B, C, D, & 6-A
together with a portion of Nunzio Ave. NW,
Albuquerque West Unit 1)**

Dear Ms. Wolfley:

As the consulting engineers for the above referenced site, we are writing this amended letter to inform the Taylor Ranch Neighborhood Association that a request for approval of a bulk land variance, Preliminary Plat, vacation of public easements, and vacation of a portion of public right-of-way of Nunzio Ave. to be realigned to match an existing intersection on Paradise Blvd. was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE
FCA/rtl
Attachment

7003 3110 0006 0554 2779

128 Monroe St. NE • Albuquerque, NM 8

U.S. Postal Service		CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>			
For delivery information visit our website at www.usps.com			
ALBUQUERQUE NM 87120		OFFICIAL USE	
Postage	\$ 0.37	UNIT ID: 0108	
Certified Fee	2.30	Postmark Here	
Return Receipt Fee (Endorsement Required)	0.75	Clerk: KQYWSU	
Restricted Delivery Fee (Endorsement Required)		05/21/04	
Total Postage & Fees	\$ 4.42		
Sent To	Jolene Wolfley Taylor Ranch N.A.		
Street, Apt. No.; or PO Box No.	6804 Stag Horn Dr. NW		
City, State, ZIP+4	Albuquerque, NM 87120		
PS Form 3800, June 2002 See Reverse for Instructions			

7003 3110 0006 0554 2779



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

May 21, 2004

Certified Mail 7003 3110 0006 0554 2762

Mr. Don MacCornack
Taylor Ranch Neighborhood Association
5300 Hattiesburg NW
Albuquerque, NM 87120

**RE: Albuquerque West, Unit One, Tracts B-1, C-1, & D-1 & Lot 6-A-1
(Legal Description -- Albuquerque West, Unit 1, Tracts B, C, D, & 6-A
together with a portion of Nunzio Ave. NW,
Albuquerque West Unit 1)**

Dear Mr. MacCornack:

As the consulting engineers for the above referenced site, we are writing this amended letter to inform the Taylor Ranch Neighborhood Association that a request for approval of a bulk land variance, Preliminary Plat, vacation of public easements, and vacation of a portion of public right-of-way of Nunzio Ave. to be realigned to match an existing intersection on Paradise Blvd. was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE
FCA/rtl
Attachment

7003 3110 0006 0554 2762

128 Monroe St. NE • Albuquerque, NM 87102

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2912 4550 9000 017E E002

U.S. Postal Service		
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For delivery information visit our website at www.usps.com		
OFFICIAL USE		
Postage	\$ 0.37	UNIT 12 NW 0108 NUNZIO AVE ALBUQUERQUE, NM 87120 Postmark Here KQYW5V 05/21/04
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	
Sent To	Don MacCornack Taylor Ranch N.A.	
Street, Apt. No., or PO Box No.	5300 Hattiesburg NW	
City, State, ZIP+4	Albuquerque, NM 87120	
PS Form 3800, June 2002 See Reverse for Instructions		



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

May 21, 2004

Certified Mail 7003 3110 0006 0554 2793

Mr. Fred Hampton
Eagle Ranch Neighborhood Association
9620 Stone Street NW
Albuquerque, NM 87114

**RE: Albuquerque West, Unit One, Tracts B-1, C-1, & D-1 & Lot 6-A-1
(Legal Description -- Albuquerque West, Unit 1, Tracts B, C, D, & 6-A
together with a portion of Nunzio Ave. NW,
Albuquerque West Unit 1)**

Dear Mr. Hampton:

As the consulting engineers for the above referenced site, we are writing this amended letter to inform the Eagle Ranch Neighborhood Association that a request for approval of a bulk land variance, Preliminary Plat, vacation of public easements, and vacation of a portion of public right-of-way of Nunzio Ave. to be realigned to match an existing intersection on Paradise Blvd. was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE

FCA/rtl

7003 3110 0006 0554 2793

7002 0000 9000 0550 2793

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ALBUQUERQUE, NM 87114 **OFFICIAL USE**

Postage	\$ 0.37	UNIT ID: 0108
Certified Fee	2.30	Postmark Here Clerk: KYW5V 05/21/04
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)	0.00	
Total Postage & Fees	\$ 4.42	

Sent To: Fred Hampton
Eagle Ranch N.A.
Street, Apt. No.; or PO Box No.: 9620 Stone Street NW
City, State, ZIP+4: Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 871



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

May 21, 2004

Certified Mail 7003 3110 0006 0554 2786

Ms. Julia Moore
Eagle Ranch Neighborhood Association
9208 Clinton Anderson Dr. NW
Albuquerque, NM 87114

**RE: Albuquerque West, Unit One, Tracts B-1, C-1, & D-1 & Lot 6-A-1
(Legal Description -- Albuquerque West, Unit 1, Tracts B, C, D, & 6-A
together with a portion of Nunzio Ave. NW,
Albuquerque West Unit 1)**

Dear Ms. Moore:

As the consulting engineers for the above referenced site, we are writing this amended letter to inform the Eagle Ranch Neighborhood Association that a request for approval of a bulk land variance, Preliminary Plat, vacation of public easements, and vacation of a portion of public right-of-way of Nunzio Ave. to be realigned to match an existing intersection on Paradise Blvd. was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE

FCA/rtl
Attachment

7003 3110 0006 0554 2786

128 Monroe St. NE • Albuquerque, NM 87102

7003 3110 0006 0554 2786

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ALBUQUERQUE, NM 87114	
Postage	\$ 0.37
Certified Fee	0.75
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42
UNIT ID: 0108	Postmark Here
	Clerk: KYW5V
	05/21/04
Sent To	Julia Moore Eagle Ranch N.A.
Street, Apt. No.; or PO Box No.	9208 Clinton Anderson Dr. NW
City, State, ZIP+4	Albuquerque, NM 87114
PS Form 3800, June 2002 See Reverse for Instructions	

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002743

AGENDA ITEM NO: 1

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section requests a 30-day deferral and urges applicant to complete the erosion control work necessary.

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED 9-2-09 ; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: August 5, 2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003655

AGENDA ITEM NO: 3

SUBJECT:

Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat
DPM Variance
Final Plat

PO Box 1293

ACTION REQUESTED:

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

Albuquerque

ENGINEERING COMMENTS:

NM 87103

The Hydrology Section has no objection to the vacation request but must retain a storm drain easement.
An approved drainage report dated 12-5-07 is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
An executed SIA with financial guarantees is required for Final Plat approval

www.cabq.gov

RESOLUTION:

8.12.09

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: August 5, 2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007800

AGENDA ITEM NO: 4

SUBJECT:

Vacation

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

Albuquerque

NM 87103

RESOLUTION:

9-2-09

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: August 5, 2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006516

AGENDA ITEM NO: 5

SUBJECT:

Bulk Land Variance
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

PO Box 1293

ACTION REQUESTED:

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

Albuquerque

ENGINEERING COMMENTS:

NM 87103

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

www.cabq.gov

RESOLUTION:

10.7.09

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ____; WITHDRAWN

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

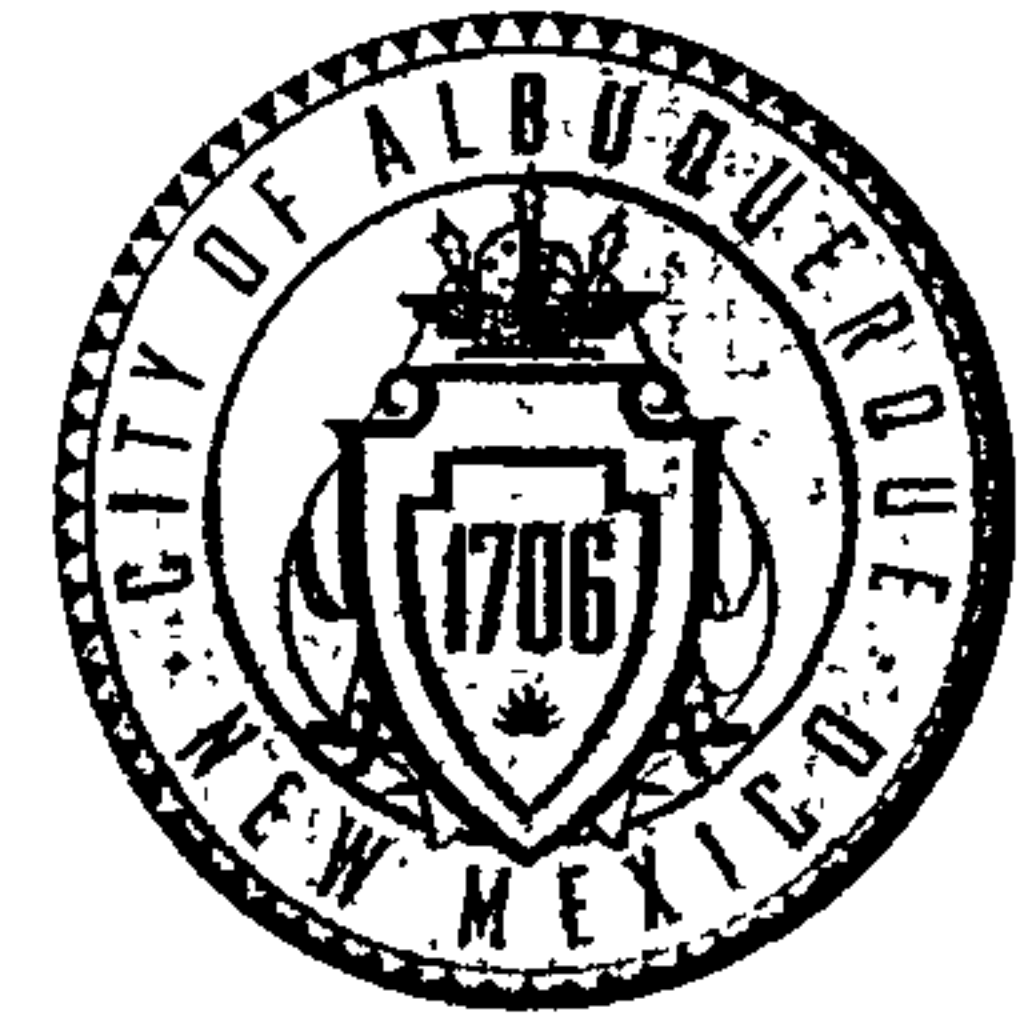
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: August 5, 2009

CITY OF ALBUQUERQUE



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001178

AGENDA ITEM NO: 6

SUBJECT:

Site Plan for BP – Amd

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

NM 87103

RESOLUTION:

8-19-09

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

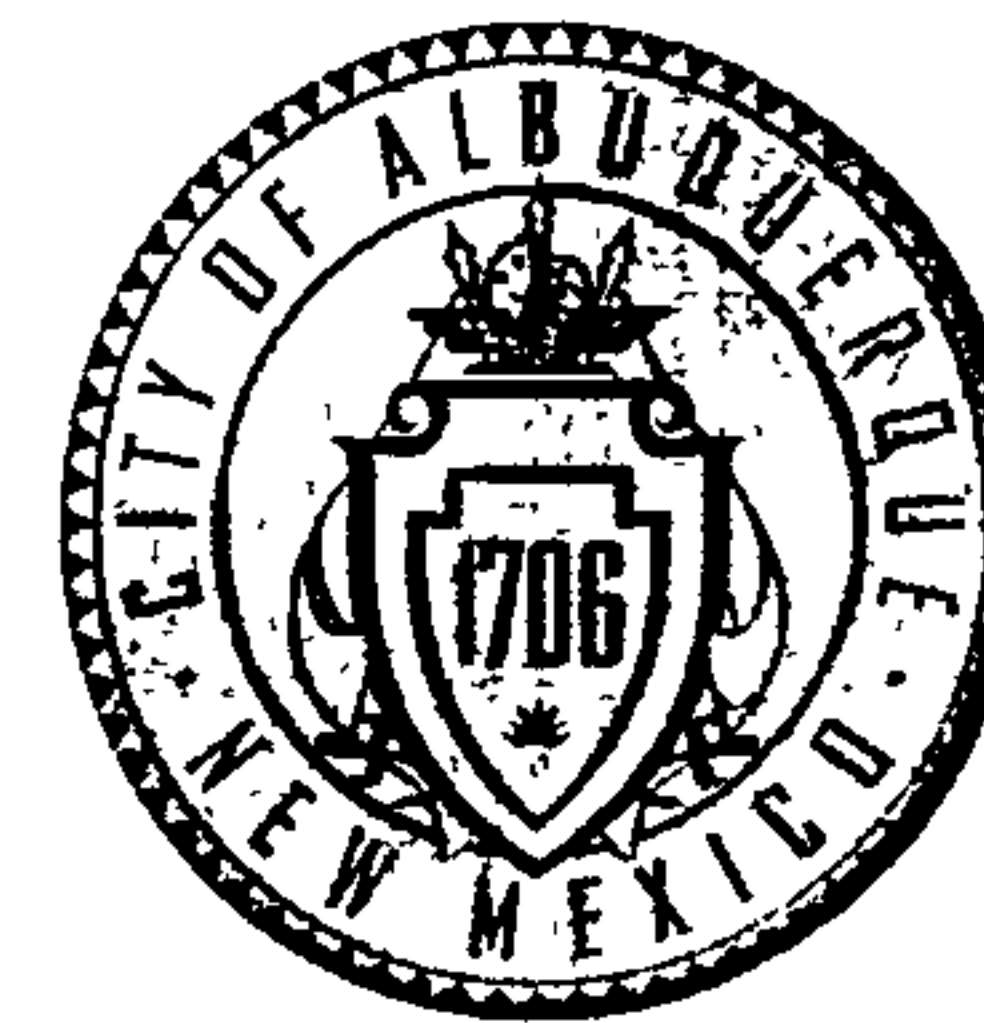
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: August 5, 2009

CITY OF ALBUQUERQUE



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1000985

AGENDA ITEM NO: 7

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 8/12/09 X; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: August 5, 2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007672

AGENDA ITEM NO: 8

SUBJECT:

Sidewalk Deferral

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: August 5, 2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007916

AGENDA ITEM NO: 9

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

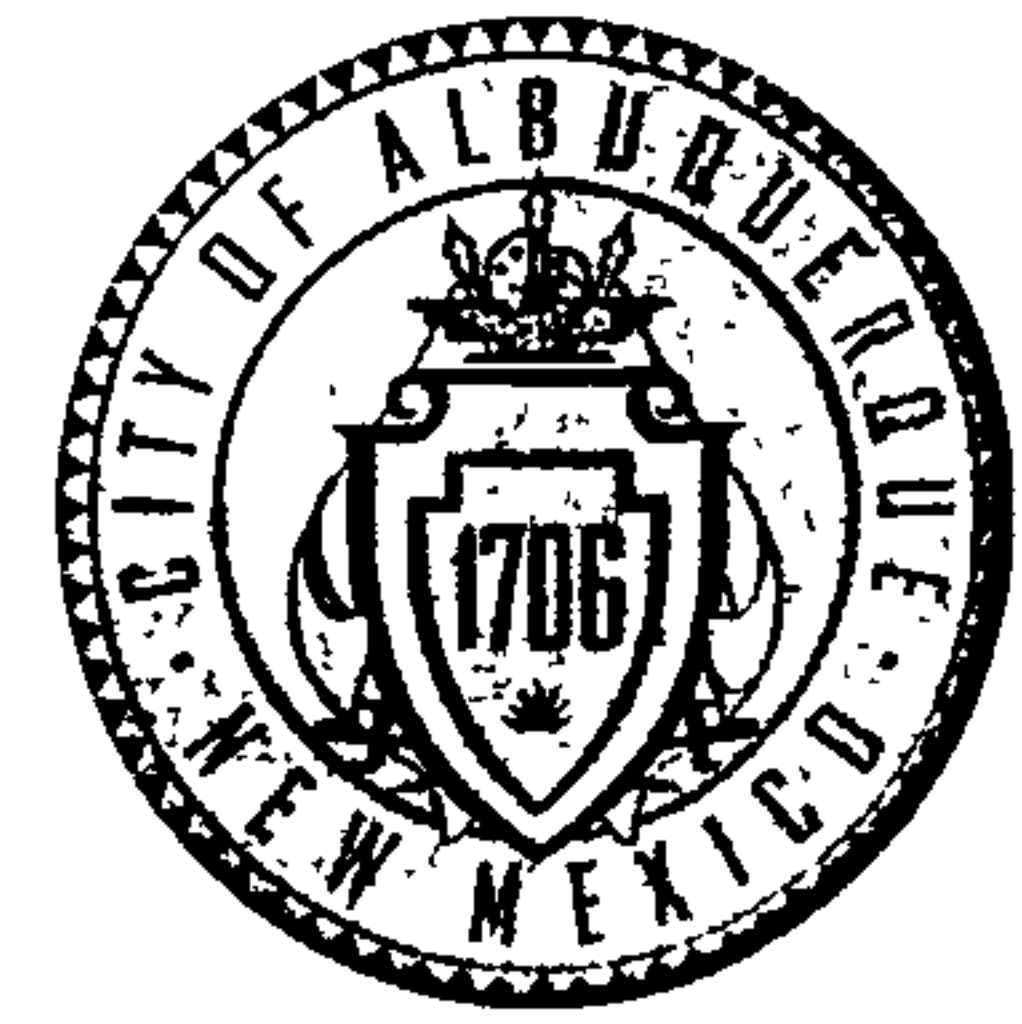
FOR:

drf

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: August 5, 2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002581

AGENDA ITEM NO: 1

SUBJECT:

Vacation

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: July 22, 2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007836

AGENDA ITEM NO: 2

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIA

Landscaping

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: July 22, 2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003613

AGENDA ITEM NO: 3

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ^{2-yr}; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: July 22, 2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001178

AGENDA ITEM NO: 4

SUBJECT:

Site Plan for BP – Amd

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the amendment request.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 8-5-09 X; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: July 22, 2009

CITY OF ALBUQUERQUE



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007263

AGENDA ITEM NO: 5

SUBJECT:

Preliminary Plat – Amd

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the amendment request.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: July 22, 2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1000901

AGENDA ITEM NO: 6

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

MRGCD signature req'd.

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ____; WITHDRAWN

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

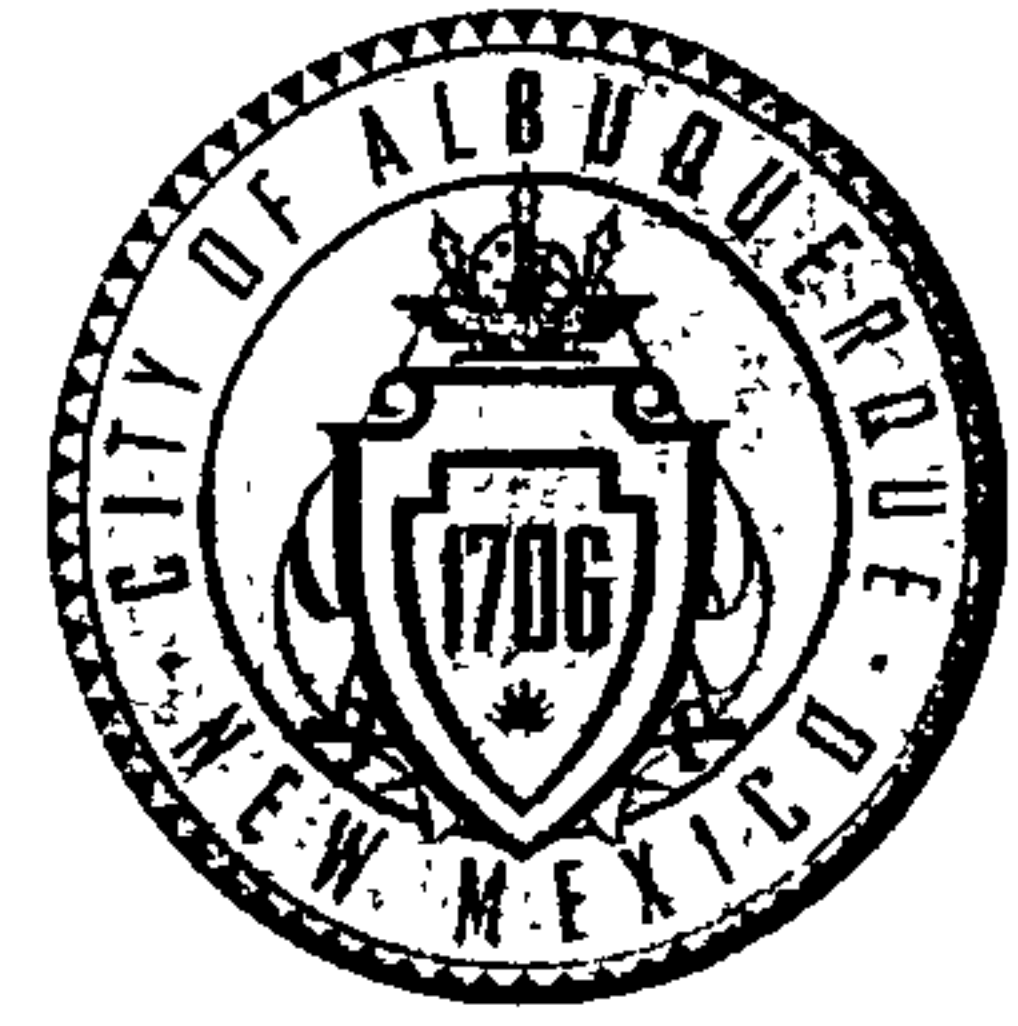
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: July 22, 2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007881

AGENDA ITEM NO: 7

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* X; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: July 22, 2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007885

AGENDA ITEM NO: 8

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

NM 87103

RESOLUTION:

discussed

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: July 22, 2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007886

AGENDA ITEM NO: 9

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN

discussed

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: July 22, 2009

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1000858

AGENDA ITEM NO: 2

SUBJECT:

VACATION OF EASEMENT
PRELIMINARY/FINAL (P/F) PLAT

ENGINEERING COMMENTS:

No objection to vacation request
No objection to the P/F Plat approval request

*What is width @ existing SW easement? 10' will verify - ~~DSF~~
I.L. approved*

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: July 29, 2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003445

AGENDA ITEM NO: 2

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

NM 87103

RESOLUTION:

8-19-09

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: August 5, 2009

9018009
PLAT OF
ALBUQUERQUE WEST, UNIT 1

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT
ALBUQUERQUE NEW MEXICO
JANUARY 1990

- LEGEND**
- EASEMENT TO REMAIN OR BE DEDICATED THIS PLAT
 - - - EASEMENT TO BE VACATED
 - LOT LINE TO BE ELIMINATED
 - RIGHT-OF-WAY TO BE VACATED

State of New Mexico }
County of Bernalillo } SS
This instrument was filed for record on
MAR 7 1990
A.B. Block 10, Recorded in V-1 C 90
of records of said County, Bk. 344, Pg. 808
Head of the Survey A.B. Berger
Surveyor, C.

NOTE A.
"TEMPORARY" DRAINAGE EASEMENTS ARE SUBJECT TO ADJUSTMENT IN SIZE, DIMENSION AND LOCATION AS PLANS AND DESIGNS BECOME MORE FIRM. DELETION OF ANY TEMPORARY EASEMENT SHALL DEPEND ON THE CITY AND AMAFCA BOTH BEING CONVINCED THAT SUCH EASEMENT IS NO LONGER NEEDED.

KEYED VACATION NOTES

F. 10' WIDE UTILITY EASEMENTS (GRANTED ON "ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT", REC. NOV. 21, 1984, BK. C25, PG. 138) TO BE VACATED WHERE INDICATED BY THIS PLAT.

M. 10' WIDE DRAINAGE AND UTILITY EASEMENT (GRANTED ON PLAT NOTED IN NOTE F ABOVE) TO BE VACATED BY THIS PLAT.

KEYED EASEMENT NOTES

FOR NOTES G-K SEE SHEET 3 OF 4

N. EXISTING UTILITY CONSTRUCTION EASEMENT 20' IN WIDTH AND A UTILITY MAINTENANCE EASEMENT 10' IN WIDTH, BEING 10' AND 5' RESPECTIVELY ON EACH SIDE OF A COMMON CENTERLINE (FILED DEC. 10, 1973, IN BK. 344, PG. 808).

O. EXISTING 10' DRAINAGE EASEMENT AS SHOWN ON PLAT NOTED IN NOTE F ABOVE.

P. NEW 10' DRAINAGE EASEMENT GRANTED BY THIS PLAT.

Q. NEW 30' TEMPORARY DRAINAGE EASEMENT GRANTED BY THIS PLAT.

T. NEW 7.41' SANITARY SEWER EASEMENT GRANTED BY THIS PLAT.

U. EXT. 1' REMNANT OF A UTILITY ESM'T (GRANTED ON PLAT NOTED IN NOTE H) ALONG WITH A NEW 9' UTILITY ESM'T GRANTED BY THIS PLAT CREATING A TOTAL OF 10' P.U.E.

GENERAL NOTES

1. A 10' WIDE UTILITY EASEMENT IS ESTABLISHED ALONG AND IMMEDIATELY ADJACENT TO THE STREET RIGHT-OF-WAY LINES ON ALL LOTS OF THIS PLAT, GRANTED BY THIS PLAT.

2. SEE BULK LAND VARIANCE NOTE, SHEET 1 OF 4.

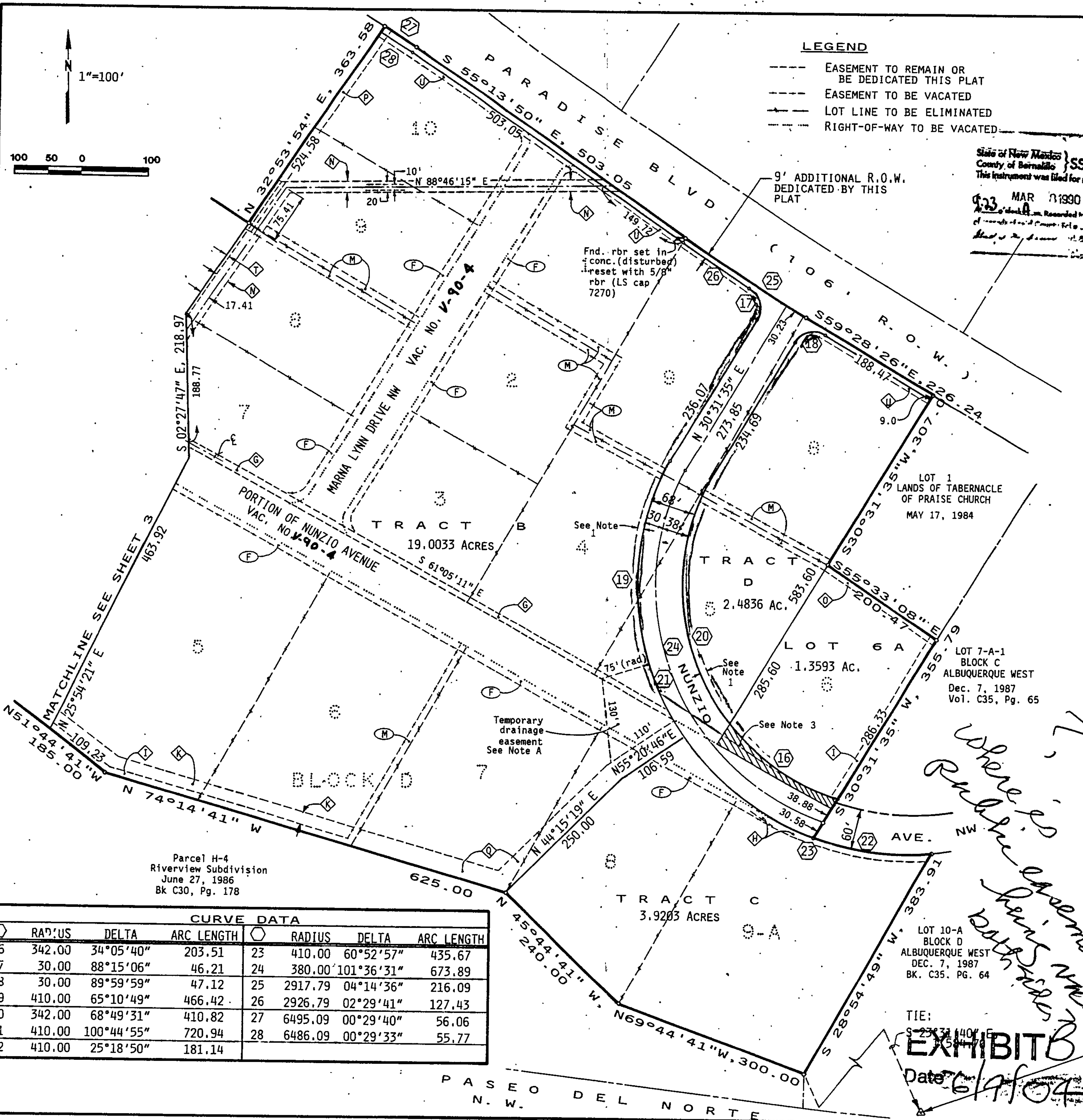
3. SOUTHWESTERLY 0.0824 ACRES (SHOWN BY DIAGONAL LINES) DEEDED FROM A.M.A.F.C.A. TO THE CITY OF ALBUQUERQUE ON JANUARY 29, 1990 AS FOUND ON DOCUMENT NO. 907318 REC. IN BK. 90-2 PG. 4296-4297.

4. MONUMENTATION - ALL BOUNDARY CORNERS ARE SET NO. 5 REBARS WITH ALUMINUM CAPS STAMPED "CSC LS #7270". INTERIOR CORNERS ON EXISTING R.O.W. OR R.O.W. CREATED BY THIS PLAT SHALL BE SET WITH SURVEY CAPS.

Where is Public easement path shown?

EXHIBIT B

Date: 6/9/04



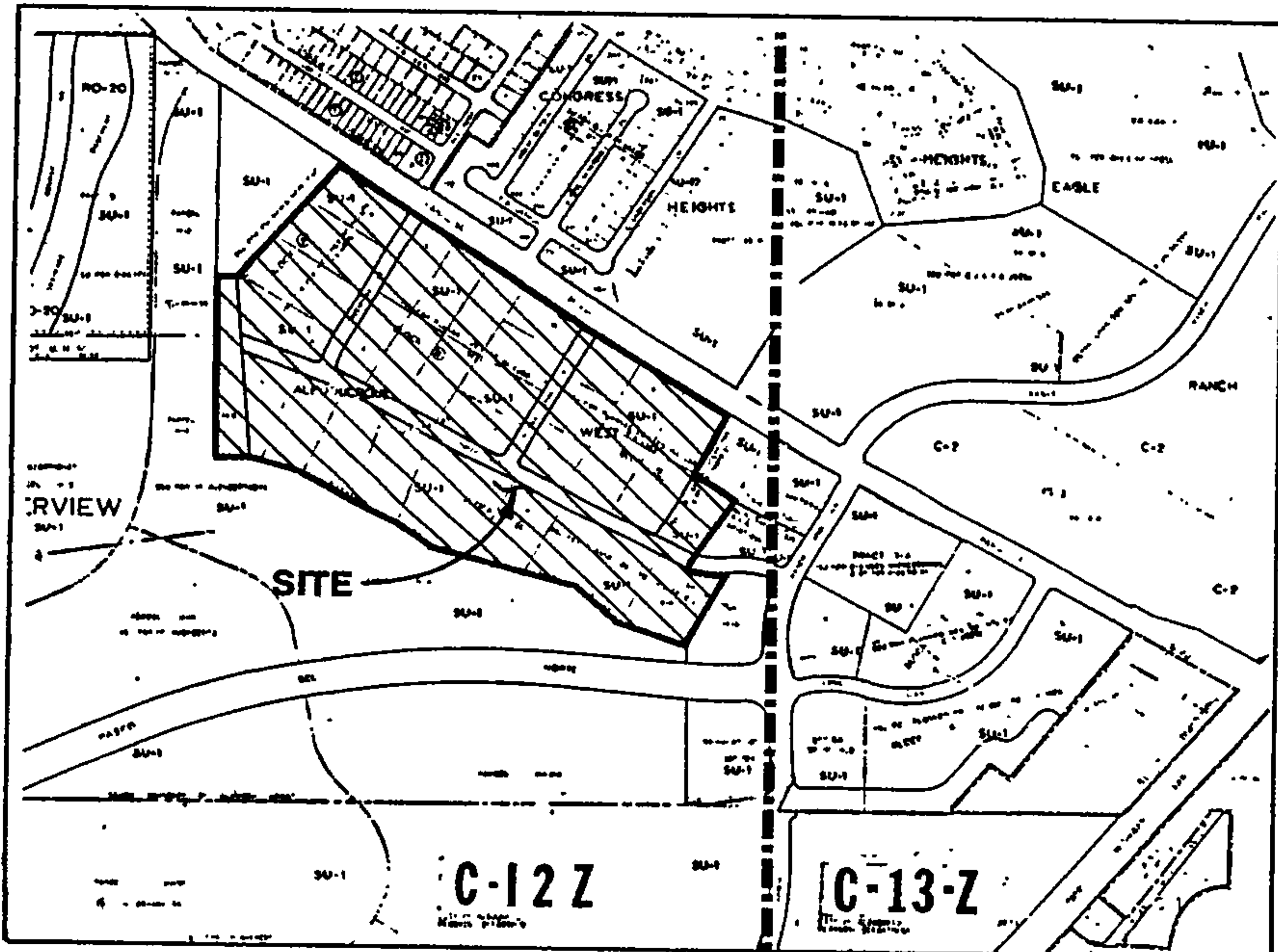
CURVE DATA

NO.	RADIUS	DELTA	ARC LENGTH	NO.	RADIUS	DELTA	ARC LENGTH
16	342.00	34°05'40"	203.51	23	410.00	60°52'57"	435.67
17	30.00	88°15'06"	46.21	24	380.00	101°36'31"	673.89
18	30.00	89°59'59"	47.12	25	2917.79	04°14'36"	216.09
19	410.00	65°10'49"	466.42	26	2926.79	02°29'41"	127.43
20	342.00	68°49'31"	410.82	27	6495.09	00°29'40"	56.06
21	410.00	100°44'55"	720.94	28	6486.09	00°29'33"	55.77
22	410.00	25°18'50"	181.14				

Parcel H-4
Riverview Subdivision
June 27, 1986
Bk C30, Pg. 178

PLAT OF ALBUQUERQUE WEST, UNIT 1

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M. TOWN OF ALAMEDA GRANT ALBUQUERQUE NEW MEXICO JANUARY 1990



VICINITY MAP (C-12,13) SCALE: 1"=750'±

SUBDIVISION DATA

- 1. Gross parcel area: 49.3335 ac.
2. Number of existing lots: 27
3. Number of tracts/lots created: 8
4. Length of roadways vacated: 2,705 LF
5. Length of roadways dedicated: 1,915 LF
6. Bearing base used to prepare this plat is from the plat entitled "A Subdivision of RIVERVIEW and including the vacation and relocation of prior easements and right-of-way", filed in the Bernalillo County Clerk's office, NM on June 27, 1986 in Book C30, Page 178.
7. Distances shown are horizontal ground distances
8. Curved lines are addressed numerically in curve tables where applicable
9. Field survey was performed during January 1990

NOTES

A variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat. Details of the variance or waiver were filed in the Office of the County Clerk of Bernalillo County, New Mexico, on 3-8-90, 1990, in Book Misc. 90-4, page 5574-5575

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats or site development plans are approved.

By its approval the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT (PROJECTED SECTION 13) T. 11 N., R. 2 E., N.M.P.M. AND BEING COMPRISED OF THE FOLLOWING TRACTS:

LOTS 3 AND 4, BLOCK A; LOTS 4 THROUGH 10, BLOCK B; LOTS 1 THROUGH 6, 8 AND 9, BLOCK C; LOTS 7 THROUGH 8, BLOCK D; ALL OR PORTIONS OF NUNZIO AVENUE AND DAVENPORT STREET AND MARNA LYNN DRIVE AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT WITHIN THE TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO," FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 21, 1984, IN BOOK C25, PAGE 138.

TRACT 24B, EAGLE RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE "REPLAT OF TRACTS 21, 24 AND 26, EAGLE RANCH, TO TRACTS 21A, 24A, 24B AND 26A, EAGLE RANCH," FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 17, 1985, IN BOOK C27, PAGE 4.

LOT 9-A, BLOCK D, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF LOT 7-A-3, BLOCK C AND LOTS 9 AND 10, BLOCK D, ALBUQUERQUE WEST, TOGETHER WITH A VACATED PORTION OF NUNZIO AVENUE, NW, ALBUQUERQUE, NEW MEXICO, JUNE 1987, AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 7, 1987, IN BOOK C35, PAGE 64.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9-A, BLOCK D, ALBUQUERQUE WEST, FROM WHENCE THE CORPS OF ENGINEERS METAL TABLE-STAMPED R. ALAMEDA B. NO. 2 BEARS S 23°31'40" E, A DISTANCE OF 1,584.70 FEET; THENCE, N 69°44'41" W, A DISTANCE OF 300.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 9-A, BEING THE SAME AS THE NORTHERLY BOUNDARY OF PARCEL 11-4, RIVERVIEW SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID LOT 9-A, BLOCK D; THENCE, N 45°44'41" W, A DISTANCE OF 240.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE, N 74°14'41" W, A DISTANCE OF 625.00 FEET TO AN ANGLE POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 5; THENCE, N 51°44'41" W, A DISTANCE OF 185.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE, N 62°29'21" W, A DISTANCE OF 473.25 FEET TO AN ANGLE POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 2; THENCE, N 71°15'07" W, A DISTANCE OF 231.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK D AND BEING COMMON WITH THE SOUTHEAST CORNER OF SAID TRACT 24B, EAGLE RANCH; THENCE, N 89°24'29" W, A DISTANCE OF 132.09 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 24B; THENCE, N 00°20'12" E, A DISTANCE OF 798.38 FEET TO THE NORTHEAST CORNER OF SAID TRACT 24B; THENCE, S 89°39'48" E, A DISTANCE OF 91.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT 24B ALSO BEING COMMON WITH THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK A; THENCE, N 41°25'48" E, A DISTANCE OF 210.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE, S 57°32'20" E, A DISTANCE OF 502.56 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 4, BLOCK B; THENCE, N 32°27'40" E, A DISTANCE OF 35.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE, S 57°32'20" E, A DISTANCE OF 518.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE, N 32°53'54" E, A DISTANCE OF 363.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 10 BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PARADISE BOULEVARD; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 56.06 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 00°29'40", A RADIUS OF 6,495.09 FEET, A CHORD BEARING OF S 55°28'40" E AND A CHORD LENGTH OF 56.06 FEET; THENCE, S 55°13'50" E, A DISTANCE OF 503.05 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTHWEST CORNER OF SAID LOT 9, BLOCK C, ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°18'36" AND A RADIUS OF 2,917.79 FEET; THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 216.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE, S 59°28'26" E, A DISTANCE OF 226.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE, S 30°31'35" W, A DISTANCE OF 307.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE, S 55°33'08" E, A DISTANCE OF 200.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE, S 30°31'35" W, A DISTANCE OF 355.79 FEET TO A POINT OF NON-TANGENCY AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25°18'50", A RADIUS OF 410.00 FEET, A CHORD BEARING OF S 82°52'45" E, AND A CHORD LENGTH OF 179.67 FEET; THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 181.14 FEET, SAID ARC BEING ALONG A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF NUNZIO AVENUE; THENCE, S 28°54'49" W, A DISTANCE OF 383.91 FEET ALONG THE EASTERLY PROPERTY LINE OF SAID LOT 9-A, BLOCK D, TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, CONTAINING 49.3335 ACRES MORE OR LESS.

ACKNOWLEDGEMENT

ON THIS 29th DAY OF January, 1990, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THOMAS O. ISAACSON, N.M.P.E & L.S. NO. 3895 FOR ISAACSON & ARFMAN, P.A.



NANCY ALLEN, NOTARY PUBLIC, STATE OF NEW MEXICO, My Commission Expires 8-29-92

State of New Mexico } SS County of Bernalillo } This instrument was filed for record on

123 MAR 3 1990, Deputy Clerk

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPGR 27 Lots, BERNALILLO COUNTY TREASURER'S OFFICE, 3-7-90

SUBDIVISION CASE NO. 57-90-61

APPROVALS

Table with columns for Name, Title, and Date. Approvals include: NEW MEXICO UTILITIES INC. (1-19-90), PUBLIC SERVICE CO. OF NEW MEXICO (1-23-90), GAS CO. OF NEW MEXICO (1-11-90), U.S. WEST COMMUNICATIONS (1-16-90), JONES INTERCABLE (1-11-90), TRAFFIC ENGINEER, TRANSPORTATION DEV. DIV. (2/6/90), PARK AND RECREATION DEPT. (02/09/90), CHIEF CITY SURVEYOR, ENGINEERING DIV. (2-6-90), UTILITY DEVELOPMENT DIV., PUBLIC WORKS DEPT. (2-6-90), REAL PROPERTY DIV. (2-21-90), CITY ENGINEER, PUBLIC WORKS DEPT. (2-21-90)

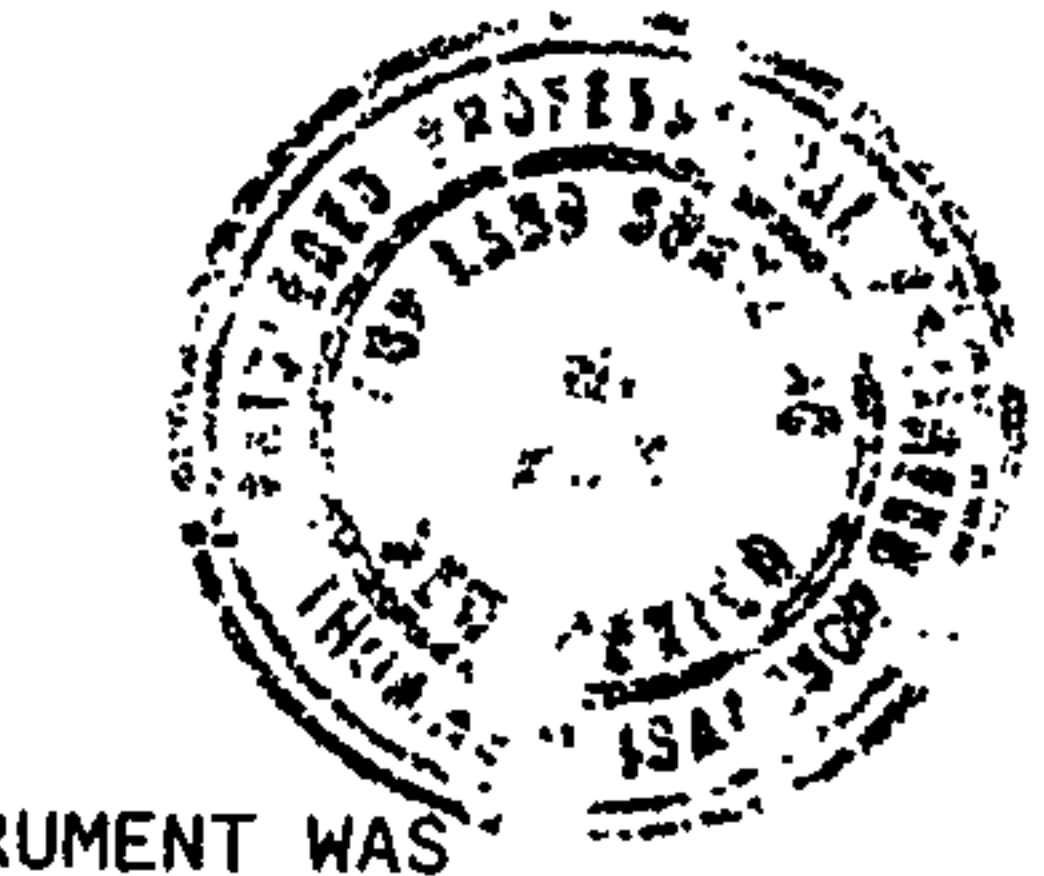
APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.

JACK CLARK, CITY PLANNER, ALBUQUERQUE PLANNING DIV. (3/8/90)

CERTIFICATION

I, THOMAS O. ISAACSON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; SHOWS ALL EASEMENTS NOTED IN A TITLE REPORT PREPARED BY ALBUQUERQUE TITLE CO., INC. DATED DECEMBER 5, 1989, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE BOUNDARY SURVEY USED FOR THE PREPARATION OF THIS PLAT WAS ACCOMPLISHED BY SKIP CARLTON, OF COMMUNITY SCIENCES CORP., LS #7270, SEE CERTIFICATION ON SHEET 2.

THOMAS O. ISAACSON, N.M.P.E & L.S. #3895, FOR ISAACSON & ARFMAN, P.A. (1/29/90)



PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. GAS COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

WATER & SANITARY SEWER

THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY BOTH CITY OF ALBUQUERQUE AND NMU, INC.

PNM EASEMENT RELEASE

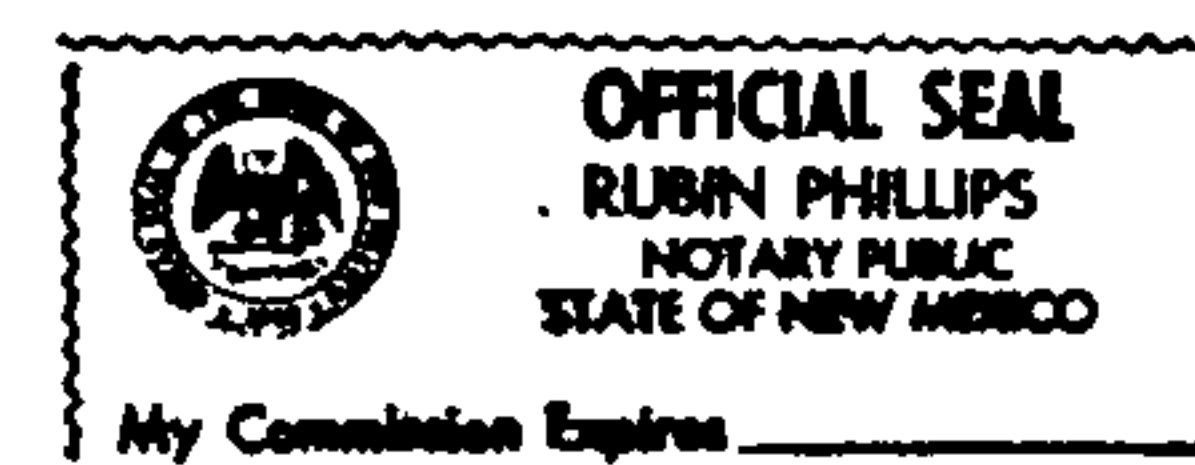
PUBLIC SERVICE COMPANY OF NEW MEXICO DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS SHOWN TO BE VACATED ON THIS PLAT.

PUBLIC SERVICE COMPANY OF NEW MEXICO

BY: Rob Roberts

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF January, 1990, BY Rob Roberts OF THE PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.



Ruben Phillips
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-9-93

FREE CONSENT & DEDICATION

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND DO HEREBY DEDICATE THE RIGHTS-OF-WAY FOR PUBLIC THOROUGHFARES AS INDICATED AND GRANT THOSE EASEMENTS AS SHOWN HEREON IN ACCORDANCE WITH THEIR APPLICABLE DEDICATION STATEMENTS AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT.

TR. 24B, EAGLE RANCH; & A PORTION OF ALBUQUERQUE WEST EXCLUDING LOT 6, BLK C:
OWNERS: GRAND ALLIANCE I, A NEW MEXICO GENERAL PARTNERSHIP,
R.J. SCHAEFER, MANAGING GENERAL PARTNER
GRAND ALLIANCE II, A NEW MEXICO GENERAL PARTNERSHIP,
R.J. SCHAEFER, MANAGING GENERAL PARTNER

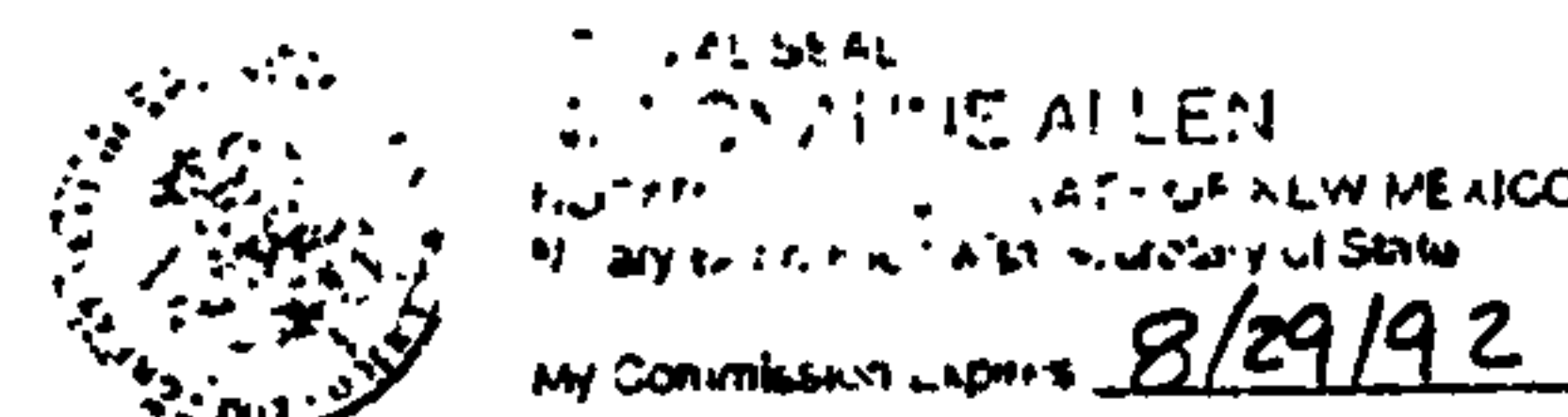
R.J. Schaefer 1/8/90
R.J. SCHAEFER, MANAGING GENERAL PARTNER DATE

LOT 6, BLOCK C, ALBUQUERQUE WEST:
OWNER: ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Larry A. Blair 30 January 1990
EXECUTIVE ENGINEER DATE

ACKNOWLEDGEMENTS

ON THIS 8th DAY OF January, 1990, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY R.J. SCHAEFER, KNOWN TO ME TO BE THE MANAGING GENERAL PARTNER OF GRAND ALLIANCE I & GRAND ALLIANCE II, NEW MEXICO GENERAL PARTNERSHIPS.



Nancy Ann Allen
NOTARY PUBLIC

ON THIS 30 DAY OF January, 1990, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LARRY A. BLAIR KNOWN TO ME TO BE THE EXECUTIVE ENGINEER OF ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, A POLITICAL SUBDIVISION OF THE STATE OF NEW MEXICO.

My Commission Expires
24 May 1992

Larry A. Blair
NOTARY PUBLIC

DISCLOSURE STATEMENT

THE INTENT OF THIS PLAT IS TO VACATE PORTIONS OF NUNZIO AVE., DAVENPORT ST., AND MARNA LYNN DR., A PORTION OF THE NORTHWEST MESA SEWER EASEMENT, A PORTION OF N.M.U.I.'S 30 FOOT SANITARY SEWER EASEMENT, TEMPORARY PONDING EASEMENTS, DRAINAGE, AND UTILITY EASEMENTS. LOT LINES ARE BEING ELIMINATED TO CREATE LARGER TRACTS, AND RIGHTS-OF-WAY ARE BEING DEDICATED. TRACT 24B OF EAGLE RANCH IS BEING INCORPORATED INTO ALBUQUERQUE WEST BY THIS PLAT.

9018009

PLAT OF

ALBUQUERQUE WEST, UNIT 1

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.

TOWN OF ALAMEDA GRANT

ALBUQUERQUE NEW MEXICO

JANUARY 1990

State of New Mexico }
County of Bernalillo }SS
This instrument was filed for record on

9:23 MAR 0 1990
At _____ o'clock PM Recorded in Vol. 290
of records of said County Folio 467
Shirley A. Lewis Clerk & Recorder
Deputy Clerk

SURVEYOR'S CERTIFICATE

I, L.A. CARLETON, JR., HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



L.A. Carleton, Jr. 2/4/90
L.A. CARLETON, JR. DATE
N.M.L.S. NO. 7278

ACKNOWLEDGEMENT

ON THIS 6th DAY OF January, 1990, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY L.A. CARLETON, JR.

L.A. Carleton, Jr.
NOTARY PUBLIC

5-2193

9018009

PLAT OF ALBUQUERQUE WEST, UNIT 1

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.

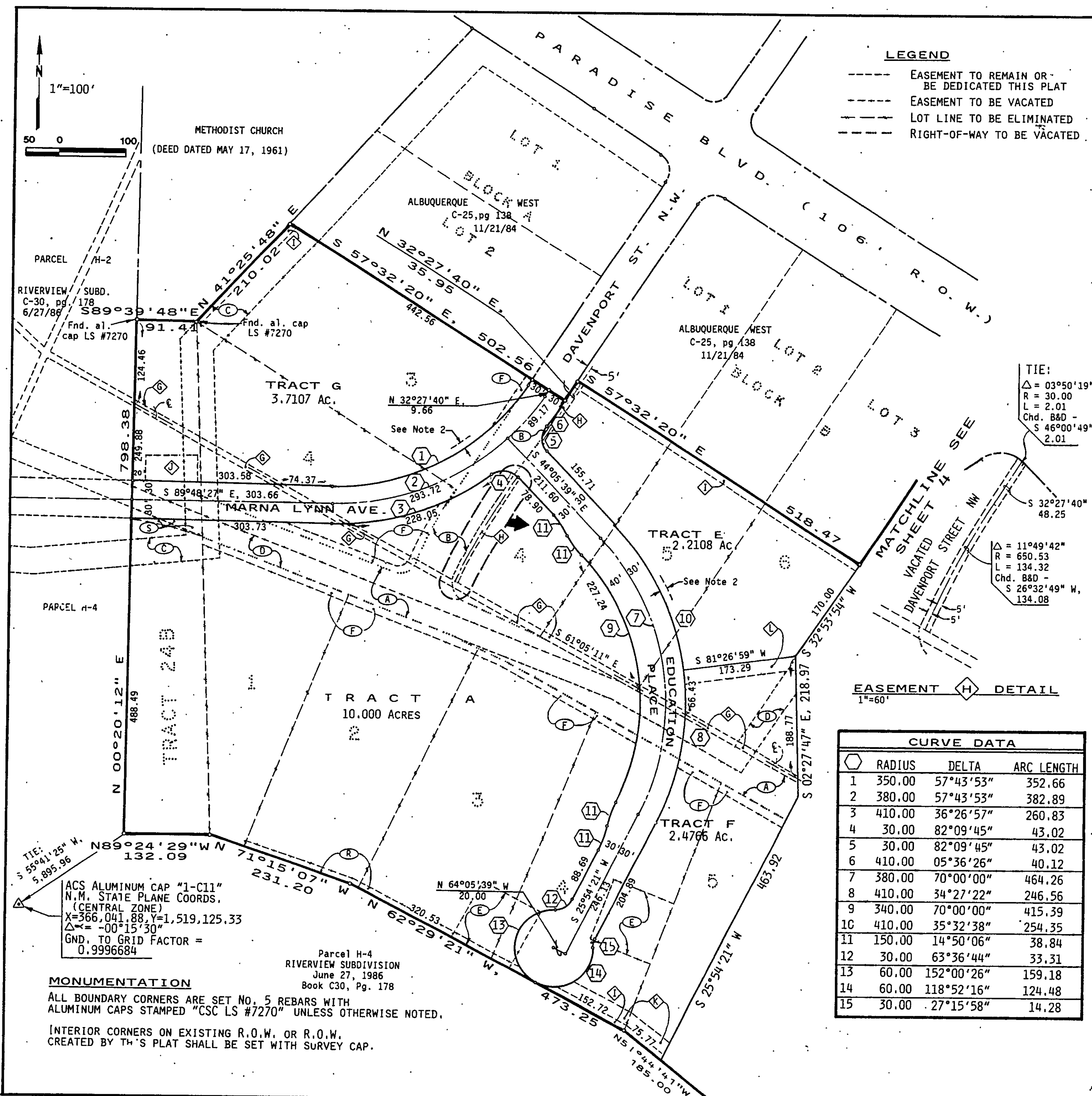
TOWN OF ALAMEDA GRANT

ALBUQUERQUE NEW MEXICO

JANUARY 1990

State of New Mexico }
County of Bernalillo } SS
This instrument was filed for record on
9-23 MAR 31990
Plat Book 67
of records of said County folio 67
Deputy Clerk

- LEGEND**
- EASEMENT TO REMAIN OR BE DEDICATED THIS PLAT
 - EASEMENT TO BE VACATED
 - LOT LINE TO BE ELIMINATED
 - RIGHT-OF-WAY TO BE VACATED



TIE:

Δ = 03°50'19"
R = 30.00
L = 2.01
Chd. B80 -
S 46°00'49" E,
2.01

Δ = 11°49'42"
R = 650.53
L = 134.32
Chd. B80 -
S 26°32'49" W,
134.08

- KEYED VACATION NOTES**
- A. PORTIONS OF NUNZIO AVE., NW TO BE VACATED BY THIS PLAT. VACATION NO. V-90-4.
 - B. PORTIONS OF DAVENPORT ST., NW TO BE VACATED BY THIS PLAT. VACATION NO. V-90-4.
 - C. PORTION OF NORTHWEST MESA SEWER EASEMENT (GRANTED ON "REPLAT OF TR. A-2, EAGLE RANCH", REC. 6-6-83, BK. C-21, P. 94) TO BE VACATED BY THIS PLAT.
 - D. PORTIONS OF NEW MEXICO UTILITY, INC. 30' SANITARY SEWER EASEMENT (FILED DEC. 10, 1973 IN MISC. BK. 344, P. 808) VACATED BY THIS PLAT.
 - E. TEMPORARY 100'X100' PONDING EASEMENTS VACATED BY THIS PLAT (FILED ON 6-6-83 IN BK. C21, P. 94).
 - F. 10' WIDE UTILITY EASEMENTS (GRANTED ON "ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT" REC. NOV. 21, 1984, BK C25, P. 138) TO BE VACATED WHERE INDICATED BY THIS PLAT.
 - R. 10' DRAINAGE AND UTILITY EASEMENT (GRANTED ON PLAT NOTED IN NOTE F ABOVE) TO BE VACATED WHERE INDICATED BY THIS PLAT.
 - S. PORTION OF 60' ACCESS DRAINAGE AND PUBLIC UTILITY EASEMENT TO BE VACATED BY THIS PLAT (FILED ON 4-17-85 IN BK C27, P. 4)

EASEMENT H DETAIL
1"=60'

CURVE DATA			
KEY	RADIUS	DELTA	ARC LENGTH
1	350.00	57°43'53"	352.66
2	380.00	57°43'53"	382.89
3	410.00	36°26'57"	260.83
4	30.00	82°09'45"	43.02
5	30.00	82°09'45"	43.02
6	410.00	05°36'26"	40.12
7	380.00	70°00'00"	464.26
8	410.00	34°27'22"	246.56
9	340.00	70°00'00"	415.39
10	410.00	35°32'38"	254.35
11	150.00	14°50'06"	38.84
12	30.00	63°36'44"	33.31
13	60.00	152°00'26"	159.18
14	60.00	118°52'16"	124.48
15	30.00	27°15'58"	14.28

- KEYED EASEMENT NOTES**
- G. EXT. 10' PNM & MTN. STATES T. & T. CO. (GRANTED BY DOC. NO. 15415, REC. DEC. 21, 1962, VOL. D 673, P. 193)
 - H. EXT. 10' WIDE UTILITY EASEMENT ADJACENT TO NUNZIO AVE., DAVENPORT ST. AND MARNA LYNN DR. (GRANTED ON "ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT," REC. NOV. 21, 1984, BK. C25, P. 138)
 - I. EXT. 10' DRAINAGE AND UTILITY EASEMENT (GRANTED ON PLAT NOTED IN NOTE H).
 - J. TEMPORARY 40'X80' PUBLIC ROADWAY EASEMENT, DELETION OF THIS EASEMENT IS DEPENDENT UPON THE EXTENSION OF MARNA LYNN DR. & CITY ENGINEER'S CONCURRENCE.
 - K. 20' TEMPORARY DRAINAGE EASEMENT GRANTED BY THIS PLAT.
 - L. 20' SANITARY SEWER EASEMENT GRANTED BY THIS PLAT.

ACS ALUMINUM CAP "1-C11"
N.M. STATE PLANE COORDS.
(CENTRAL ZONE)
X=366,041.88, Y=1,519,125.33
Δ = -00°15'30"
GND. TO GRID FACTOR =
0.9996684

MONUMENTATION

ALL BOUNDARY CORNERS ARE SET NO. 5 REBARS WITH ALUMINUM CAPS STAMPED "CSC LS #7270" UNLESS OTHERWISE NOTED.

INTERIOR CORNERS ON EXISTING R.O.W. OR R.O.W. CREATED BY THIS PLAT SHALL BE SET WITH SURVEY CAP.

Parcel H-4
RIVERVIEW SUBDIVISION
June 27, 1986
Book C30, Pg. 178



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

Project # 1001862
04DRB-00757 Major-Two Year SIA

LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 1-6, **OAKLAND COURT SUBDIVISION**, zoned R-D, located on OAKLAND CT NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). [REF: 02DRB-00663] (C-20)

Project # 1001916
04DRB-00743 Major-Two Year SIA

BOHANNAN HOUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO request(s) the above action(s) for **PINON POINTE SUBDIVISION @ VENTANA RANCH, UNIT 3**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 12 acre(s). [REF: 02DRB-01007] (B-9)

Project # 1002632
04DRB-00760 Major-Bulk Land Variance
04DRB-00761 Minor-Prelim&Final Plat
Approval

TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **PARAGON RESOURCES INC. (to be known as SUNDANCE ESTATES)** zoned R-D residential and related uses zone, developing area for R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and BLANDA CT NW containing approximately 122 acre(s). (B-10/B-11)

Project # 1002718
04DRB-00758 Major-Preliminary Plat
Approval
04DRB-00759 Minor-Temp Defer SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B and 334B1, M.R.G.C.D. MAP 35, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between the RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). (H-12)

SEE PAGE 2 . . .



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

PAGE 2.

Project # 1003445

04DRB-00750 Major-Bulk Land Variance
04DRB-00751 Major-Vacation of Pub
Right-of-Way
04DRB-00752 Major-Vacation of Public
Easements
04DRB-00753 Minor-Prelim&Final Plat
Approval


ISAACSON & ARFMAN, P A agent(s) for AMERICAN EAGLE L.P.c/o R.J. SCHAEFER REALTY & INVESTMENTS, request(s) the above action(s) for all or a portion of Lot(s) 6-A, Tract(s) B, C & D, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 26 acre(s). [REF: AX-83-13, DRB-94-132, DRB-94-512, Z-83-89] (C-12)

Project # 1003447

04DRB-00756 Major-SiteDev Plan
BldPermit

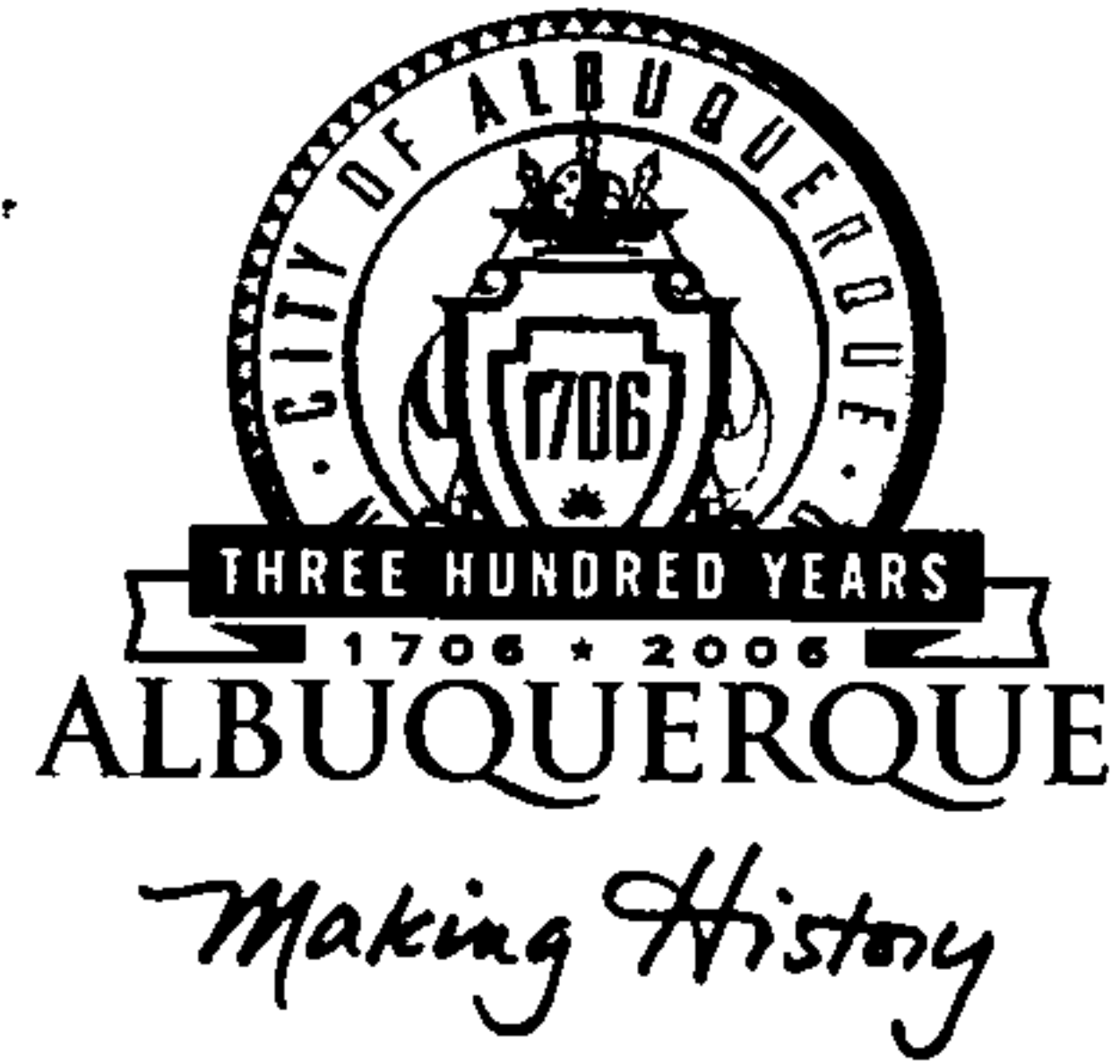
DORMAN & BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 11A, **JOURNAL CENTER 2, UNIT 1**, zoned IP industrial park zone, located on WASHINGTON ST NE, between WOLCOTT AVE NE and MASTHEAD ST. NE containing approximately 1 acre(s). [REF: 02DRB-00076, 03DRB-00999] (D-17)

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 24, 2004.

CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

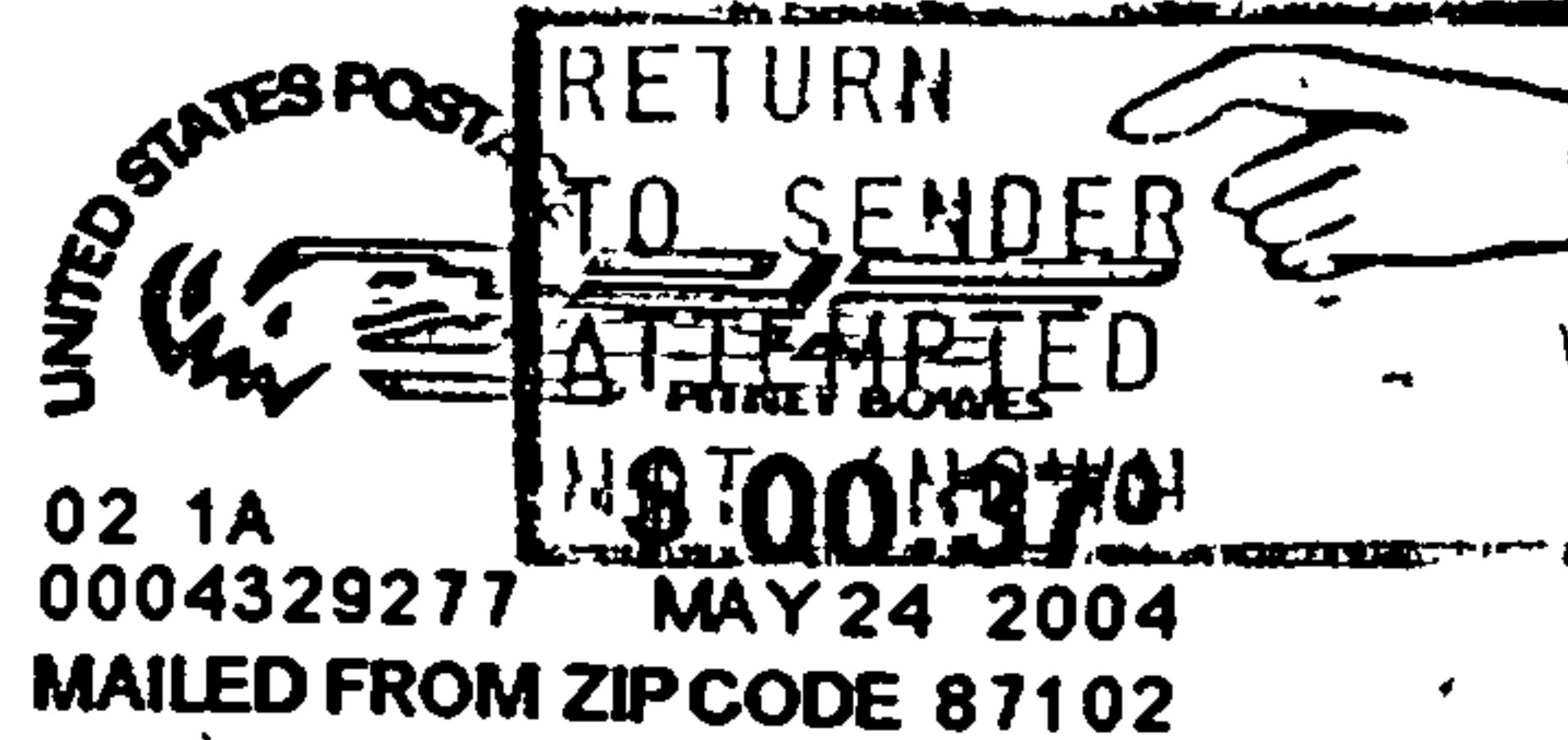
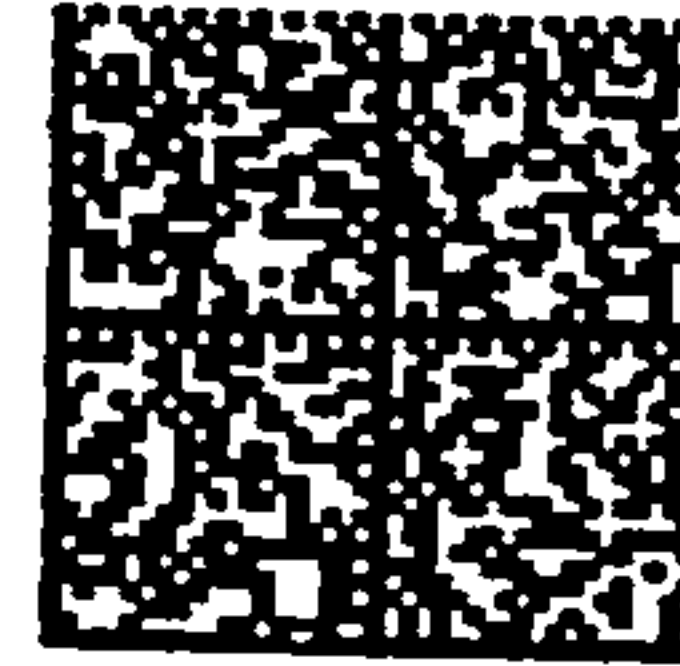
Albuquerque, NM 87103

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 4932 T B CATRON
 ALBUQUERQUE NM

AV NW
 87114

DLB



87114-3347103/1293

