



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 16, 2014

Project# 1003790
14DRB-70078 MAJOR -- 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

BOHANNAN HUSTON INC agents for NEW MEXICO MUTUAL CASUALTY CO. request the referenced/ above action for Lot C-2-B, **NORTH GATEWAY SUBDIVISION**, zoned SU-2/ IP or C, located on the north side of BALLOON FIESTA PARKWAY NE between SAN MATEO BLVD NE and I-25 containing approximately 5.00 acres. (B-18)

At the April 16, 2014 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 May 1, 2014, in the manner described below.

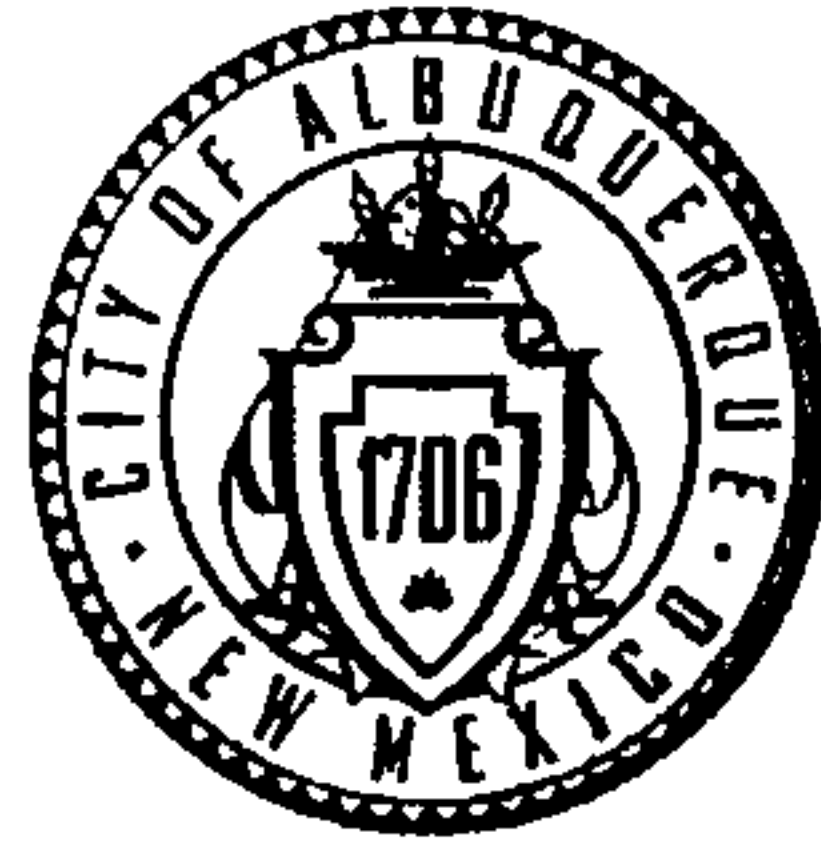
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued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

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

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


Jack Cloud, DRB Chair

Cc: BOHANNAN HUSTON INC
File



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN/ JOHN MAKENZIE -	Transportation Development
SHABIH RIZVI - KENDRA WATKINS/ ANDREW GINGERICH -	Transit & Parking Department
LYNN MAZUR - STEVE SINK - SUSANNAH ABBEY - ANTONIO CHINCHILLA - DAVID KILPATRICK - STEPHANI WINKLEPLECK - DANIEL ARAGON - PATRICK SANCHEZ - APRIL WINTERS - MICHELE RAMIREZ - MIKE MORTUS - RAY GOMEZ -	Council of Governments AMAFCA APD Crime Prevention Open Space Division Fire Department Zoning Enforcement Inspector Neighborhood Coordination Public Service Company of New Mexico New Mexico Gas Company Albuquerque Public Schools CenturyLink Comcast Cable Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH -	Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1003790

WEDNESDAY, April 16, 2014

Comments must be received by:

Friday, April 4, 2014

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests. **If you have any questions, please contact me at 924-3946 or agomez@cabq.gov**



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 (Bruce Stidworthy) PHONE: 505.823.1000
 ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: bstidwor@bhinc.com

APPLICANT: NEW MEXICO MUTUAL CASUALTY CO. PHONE: 505-343-2830
 ADDRESS: 3900 SINGER BLVD. NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: 4TH SIA 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. C-2 B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: NORTH GATEWAY
 Existing Zoning: IP Proposed zoning: IP MRGCD Map No _____
 Zone Atlas page(s): B-18-Z UPC Code: 101806505739420401

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
759283, 06-DRB-00158, 1000961, 1003790

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 5
 LOCATION OF PROPERTY BY STREETS: On or Near: BALLOON FIESTA PARKWAY
 Between: SAN MATEO BLVD and I-25

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE *Bruce Stidworthy* DATE 3/18/14
 (Print Name) BRUCE STIDWORTHY Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>14 DRB - 70078</u>	<u>ESIA</u>	_____	\$ <u>50.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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>April 16, 2014</u>			Total \$ <u>145.00</u>

3-18-14
 Staff signature & Date

Project # 1003790

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**
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MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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Bruce Stidworthy
Applicant name (print)
[Signature]
Applicant signature / date



Form revised October 2007

- Checklists complete
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- Case #s assigned
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Application case numbers
14 - DRB - 70078

[Signature] 3-18-14
Planner signature / date
Project # 1003790



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Hearing date April 16, 2014

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Bruce Stedworthy
Applicant name (print)
[Signature]
Applicant signature / date



Form revised October 2007

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

Application case numbers
14 - DRB - 70078

[Signature] 3-18-14
Planner signature / date
Project # 1003790

March 18, 2014

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street SW
Albuquerque, NM 87102

Re: Subdivision Improvements Agreement Extension (Procedure B)
Tract C-2-B, North Gateway – Project #1000961

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.

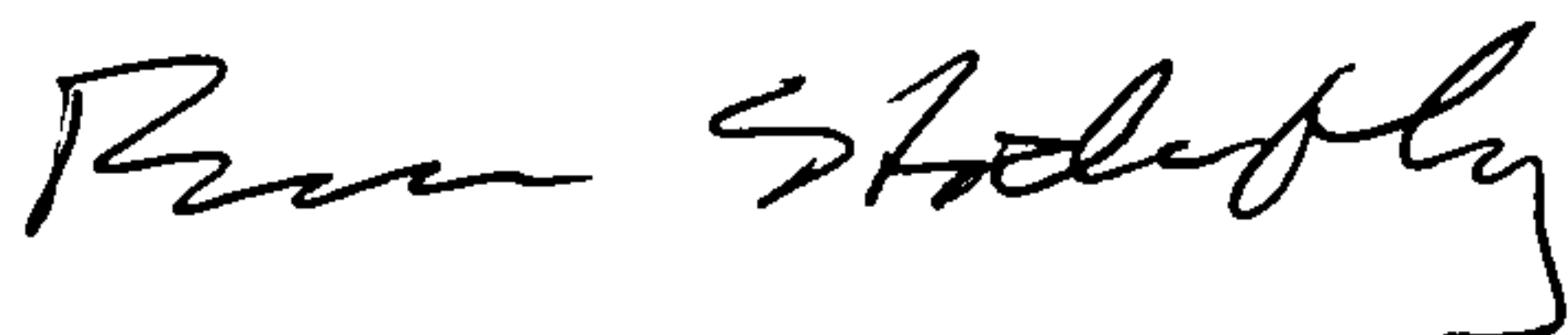
Enclosed is the following information:

- Application for Development Review
- Zone Atlas sheet showing the project area
- Letter briefly describing, explaining, and justifying the request
- Reduced layout of plat
- Official Notice from the Development Review Board
- Approved Infrastructure List
- Previous SIA extension (3rd Extension)
- Neighborhood Notification information
- DRB Fee

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. Since Tract C-2-B has not yet been developed, the infrastructure associated with Tract C-2-B has not been constructed. Therefore, we are requesting approval of a two year extension.

Please place this item on the DRB agenda to be heard on April 16, 2014. If you have any questions or require further information, please call me.

Sincerely,



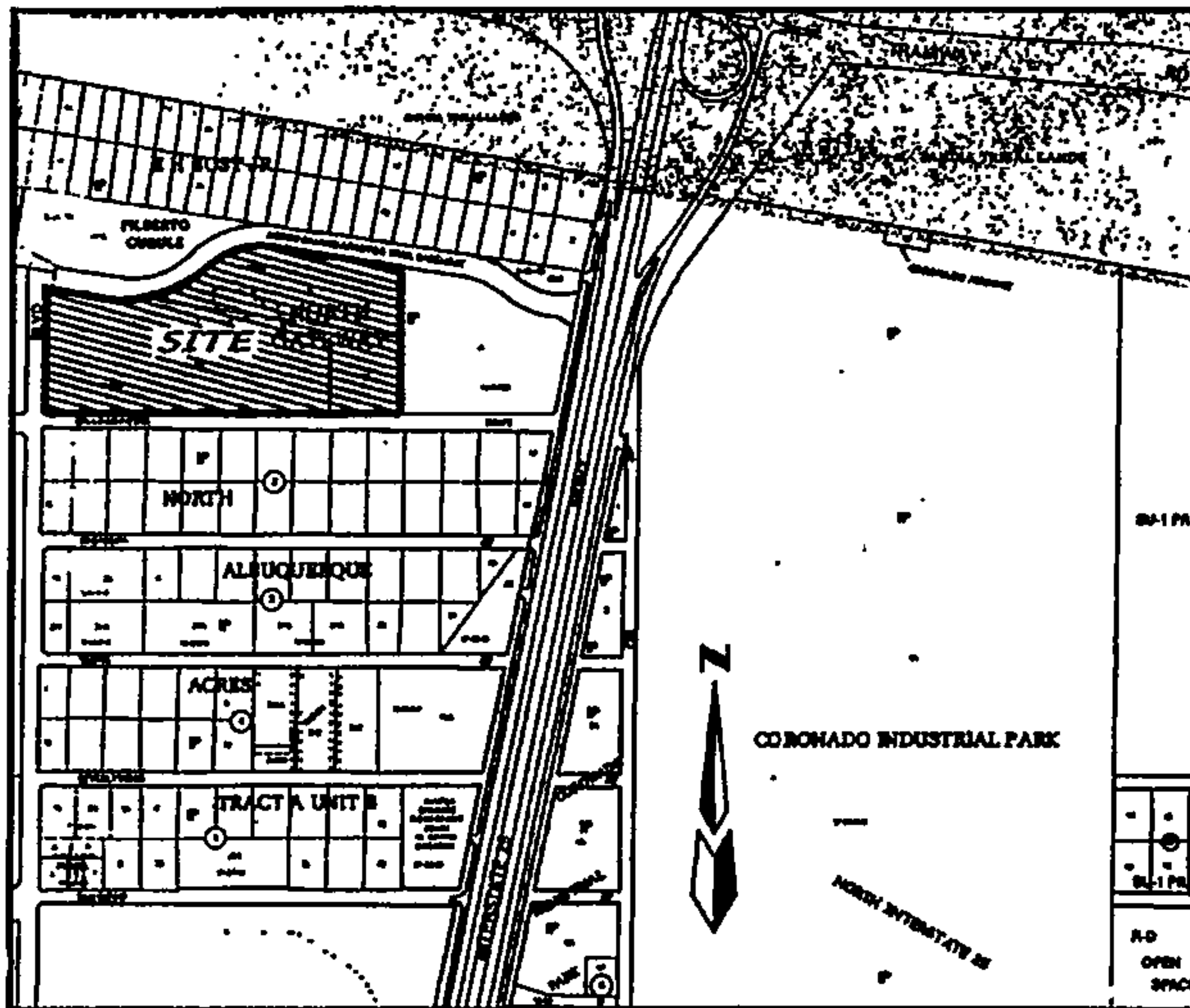
Bruce J. Stidworthy, P.E.
Senior Vice President
Community Development & Planning

BJS/MHS/jcm
Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



VICINITY MAP 1"=750' ZONE ATLAS: B-18-Z

SUBDIVISION DATA

GROSS ACREAGE	22.7903 Acres
ZONE ATLAS NO.	B-18-Z
NO. OF EXISTING TRACTS	3
NO. OF TRACTS CREATED	4
NO. OF TRACTS ELIMINATED	3
MILES OF FULL WIDTH STREETS CREATED	0.06
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.6251 Acres
DATE OF SURVEY	November, 2005
ZONING	IP

FREE CONSENT AND DEDICATION

The subdivision herein described 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, public right-of-ways 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 thereon; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

TRACT B & C-2
MCT INDUSTRIES, INC
Ted Martinez
President

[Signature] 4/30/07
DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 30, 2007
By Ted Martinez, President, MCT Industries, INC. A New Mexico Corporation on behalf of said corporation

[Signature] 4/18/10
NOTARY PUBLIC MY COMMISSION EXPIRES



TRACT C-1
FARM CREDIT OF NEW MEXICO
BRUCE McABEE
PRESIDENT

[Signature] 4/27/07
DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 27, 2007
By Bruce McAbee, President, Farm Credit of New Mexico, ACA, A Federally Chartered Instrumentality on behalf of said Instrumentality.

[Signature] 4/18/10
NOTARY PUBLIC MY COMMISSION EXPIRES



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

F:\A06\085\A062 Gateway\dwg\final\A06062_FP_03.dwg Last saved by: Stephen; plotted: 4/26/07

PLAT FOR TRACTS B-1, C-1-A, C-2-A AND C-2-B NORTH GATEWAY

WITHIN
A PORTION OF THE ELENA GALLEGOS GRANT
PROJECTED SECTION 12
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

March, 2007

LEGAL DESCRIPTION

A tract of land situate, within a portion of the Elena Gallegos Grant, projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of "TRACT B, NORTH GATEWAY" as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 2, 2005 in plat book 2005C, Page 184 and all of "TRACTS, C-1 AND C-2, NORTH GATEWAY" as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 2, 2006 in plat book 2006C, Page 173 and containing 22.7903 acres more or less.

PURPOSE OF PLAT

1. SUBDIVIDE THREE (3) TRACTS INTO FOUR (4) TRACTS.
2. GRANT NEW EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
4. VACATE EASEMENTS AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2005 AND NOVEMBER 2006.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK-REFERENCES ACS MONUMENT "9-B17" HAVING AN ELEVATION OF 5134.288 (NAVD 1929).
4. THE BASIS OF BEARINGS IS BETWEEN THE ACS MONUMENTS AS SHOWN HEREON AND REFERENCES N.M.S.P. GRID (NAD 1927).
5. PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, ELENA GALLEGOS GRANT AND OUTSIDE THE GRANT INTO SECTION 12.
6. EASEMENT AS SHOWN HEREON IS BASED UPON A SCALED LOCATION.
7. PROPERTY CURRENTLY ZONED: IP
8. NEW RECIPROCAL PRIVATE CROSS ACCESS AND DRAINAGE EASEMENT ACROSS TRACTS B-1 & C-2-A GRANTED BY THIS PLAT. THE 61' RIGHT-OF-WAY NAMED BALLON FIESTA CT. NE PROVIDES ACCESS TO AND FROM, AND DRAINAGE FROM, TRACT C-1-A
9. THE PROPERTY OF THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AT (N/A)
10. TALOS LOG NUMBER: 2005152558.

...I DO CERTIFY THAT TAXES ARE CURRENT AND PAID ON THE PROPERTY OWNED BY RECORD.
MAIL - MAIL IN THE MAIL WITH BERNALILLO COUNTY TREASURER'S OFFICE.
[Signature] 4/26/07

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1003790
Application Number: 07DRB-00299

PLAT APPROVAL

Utility Approvals:		
PNM Electric Services	<i>[Signature]</i>	5/15/2007 Date
PNM Gas Services	<i>[Signature]</i>	5/15/2007 Date
Qwest Telecommunications	<i>[Signature]</i>	5/30/07 Date
Comcast	<i>[Signature]</i>	5-16-07 Date
City Approvals:		
City Surveyor	<i>[Signature]</i>	5-4-07 Date
Real Property Division	N/A	Date
Traffic Engineering, Transportation Division	<i>[Signature]</i>	6-13-07 Date
Water Utility Department	<i>[Signature]</i>	6-13-07 Date
Parks and Recreation Department	<i>[Signature]</i>	6-14-07 Date
AMA/CA	<i>[Signature]</i>	6-13-07 Date
City Engineer	<i>[Signature]</i>	6-15-07 Date
DRB Chairperson, Planning Department	<i>[Signature]</i>	6-15-07 Date

SURVEYOR'S CERTIFICATION:

"I, Will Plotner Jr., 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, and is true and correct to the best of my knowledge and belief."

[Signature] 5/3/07
Will Plotner Jr., N.M.P.S. No. 14271 Date



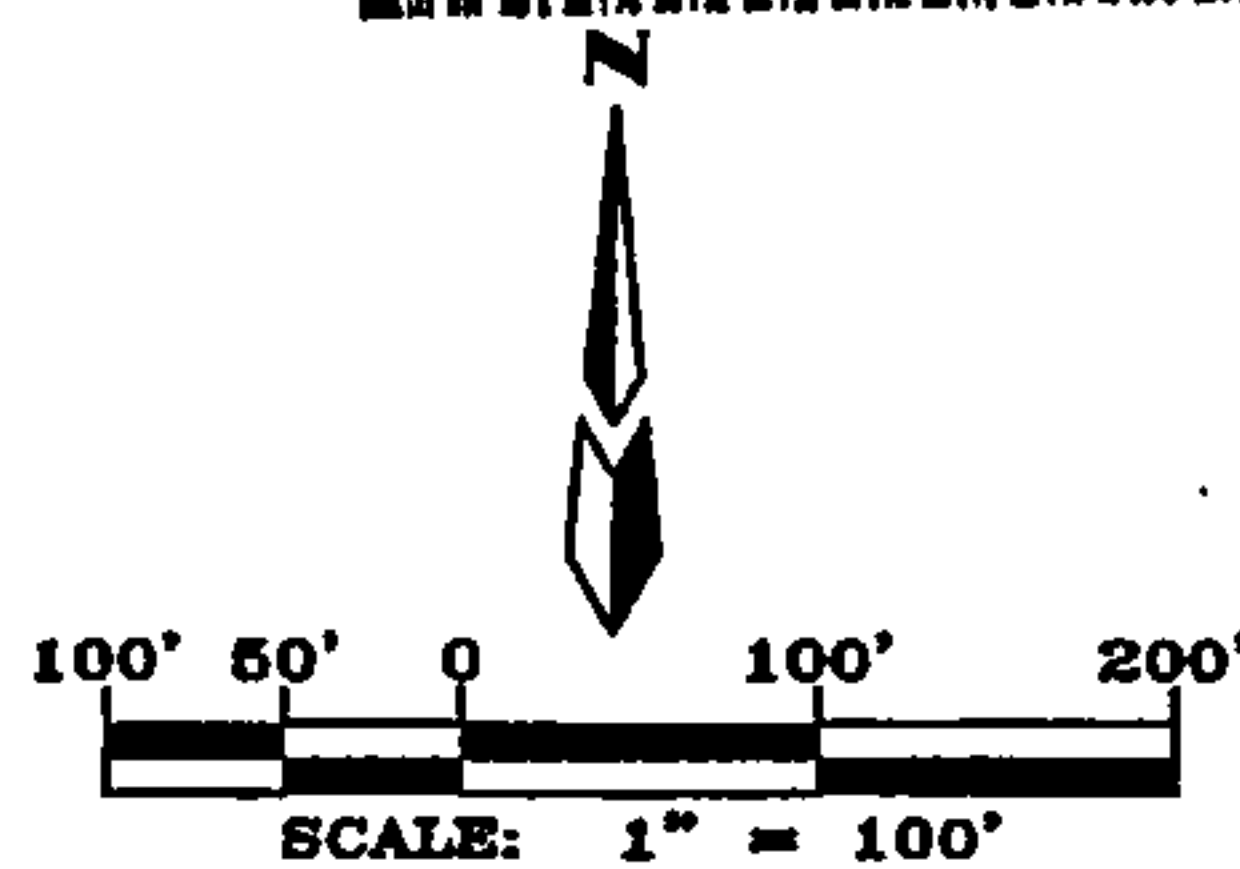
Dwg: A06062_FP_03.dwg	Drawn: SPS	Checked: ALS	Sheet 1 of 3
Scale: AS SHOWN	Date: 3/1/2007	Job: A06062	

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	39.29	25.00	90°02'41"	25.02	N44°45'42"W	35.37
C2	8.59	25.00	19°41'19"	4.34	N10°08'17"E	8.55
C3	425.61	450.00	54°11'26"	230.23	N71°40'21"E	409.92
C4	331.03	350.00	54°11'26"	179.07	N71°40'21"E	318.83

ACS Monument # 1-A18
 NAD 1927 CENTRAL ZONE
 X= 399,977.08
 Y= 1,530,340.79
 Z= 5133.595 (NAVD 1929)
 G-G= 0.99966892
 Delta Alpha= -0°11'35"

Doc# 288788254

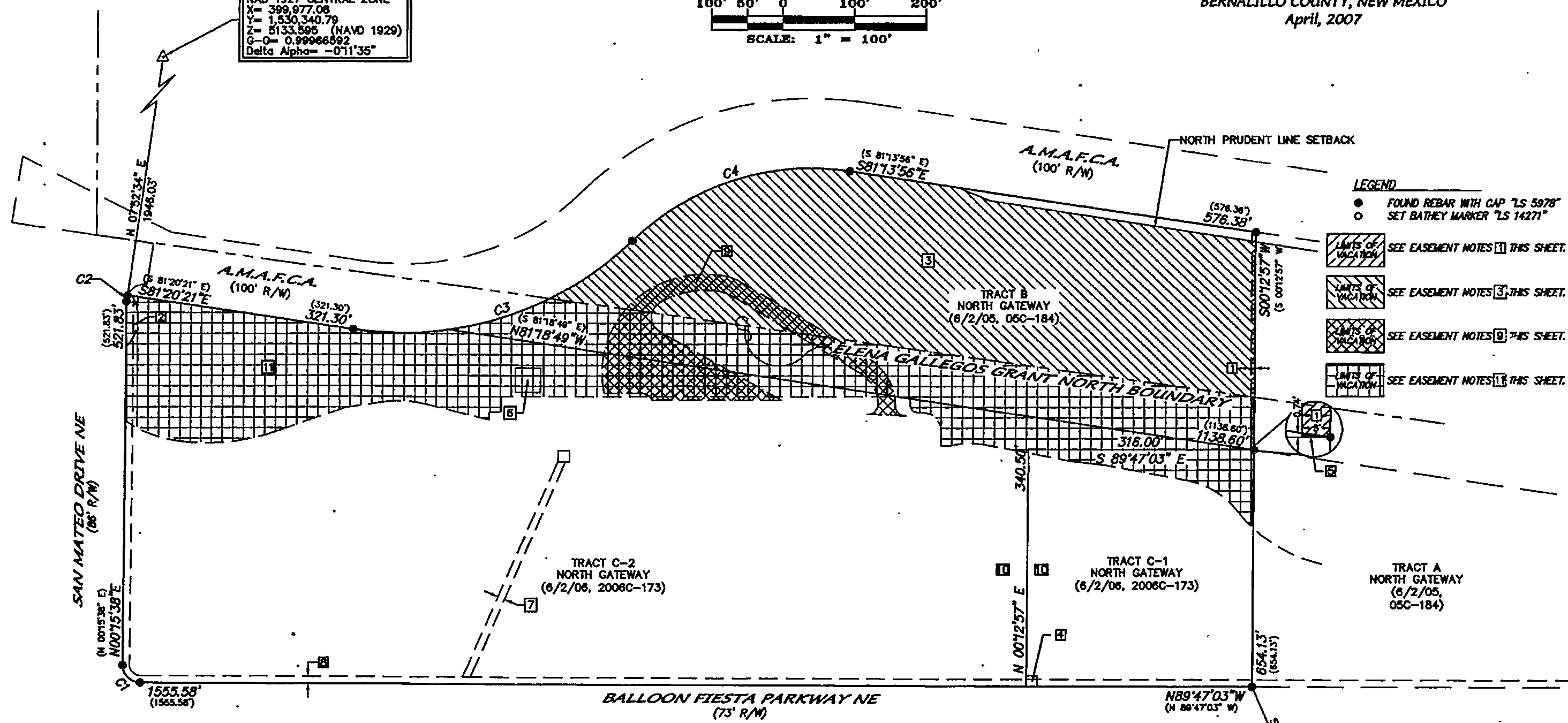
Doc# 288788254
 Date: 4/3/2007 10:00 AM
 Plot: 117.00 x 117.00
 Title: PLAT FOR TRACTS B-1, C-1-A, C-2-A AND C-2-B NORTH GATEWAY
 Author: STEPHEN J. PLOTNER, JR.
 Date: 4/3/2007 10:00 AM
 Title: PLAT FOR TRACTS B-1, C-1-A, C-2-A AND C-2-B NORTH GATEWAY
 Author: STEPHEN J. PLOTNER, JR.



PLAT FOR TRACTS B-1, C-1-A, C-2-A AND C-2-B NORTH GATEWAY

WITHIN THE
 A PORTION OF THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 12
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 April, 2007

- LEGEND**
- FOUND REBAR WITH CAP "LS 5978"
 - SET BATHY MARKER "LS 14271"
 - SEE EASEMENT NOTES [1] THIS SHEET.
 - SEE EASEMENT NOTES [3] THIS SHEET.
 - SEE EASEMENT NOTES [9] THIS SHEET.
 - SEE EASEMENT NOTES [1] THIS SHEET.



Easement Notes

- [1] EXISTING 5' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT C (3/9/06, A113-4161) TO BE MAINTAINED BY THE OWNER OF TRACT C-1. (VACATED BY V-07DRB-00298)
- [2] EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)
- [3] EXISTING PRUDENT LINE SETBACK (9/29/97, 97C-298) (VACATED BY V-07DRB-00298)*
- [4] EXISTING 15'X15' SIGN EASEMENT BENEFITING THE OWNER OF TRACT C-2 (6/2/06, 2006C-173) (RELEASED BY DOC. 2007081610)
- [5] EXISTING PRIVATE DRAINAGE EASEMENT BENEFITING TRACT C-1 (6/2/06, 2006C-173) (VACATED BY V-07DRB-00298)

- [6] EXISTING 35'X35' MEMORANDUM OF LEASE AGREEMENT FILED JANUARY 20, 1998 (BK. BCR 98-2, PG. 4855)
- [7] EXISTING 10' PNM & USWEST COMM. (7/22/97, 9719-6524) SEE NOTE 6
- [8] EXISTING 10' PUE (5/19/97, 97C-161)
- [9] EXISTING RECIPROCAL DRAINAGE AND ACCESS EASEMENT (12/10/99, 9918-1208) (VACATED BY V-07DRB-00298)
- [10] EXISTING RECIPROCAL PRIVATE CROSS ACCESS AND DRAINAGE EASEMENT ACROSS ALL TRACTS (6/02/06, 2006C-184) (VACATED BY V-07DRB-00298)
- [11] EXISTING TEMPORARY DRAINAGE EASEMENT (5/19/97, 97C-161) (VACATED BY V-07DRB-00298)*

*QUITCLAIM RELEASE (BK A137; PG 2821; DOCUMENT NO. 2007072972 (97C-298))
 *QUITCLAIM RELEASE (PG 1 THRU 4; DOCUMENT NO. 2007073626 (97C-161))

ACS Monument # 1 25-11
 NAD 1927 CENTRAL ZONE
 X= 401,986.77
 Y= 1,526,248.66
 Z= 5206.936 (NAVD 1929)
 G-G= 0.99966195
 Delta Alpha= -0°11'21"



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

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 BERNALILLO COUNTY, NEW MEXICO

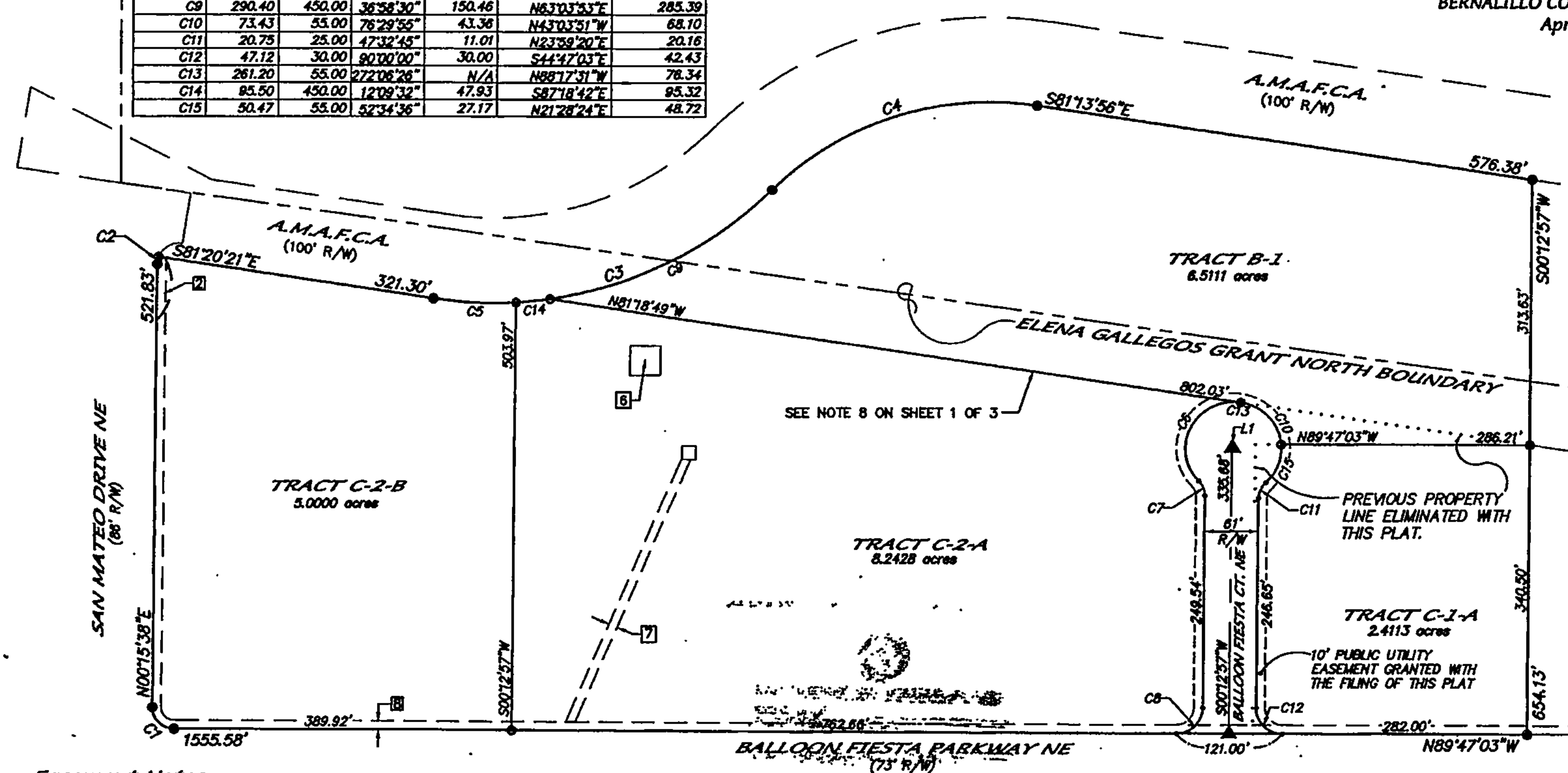
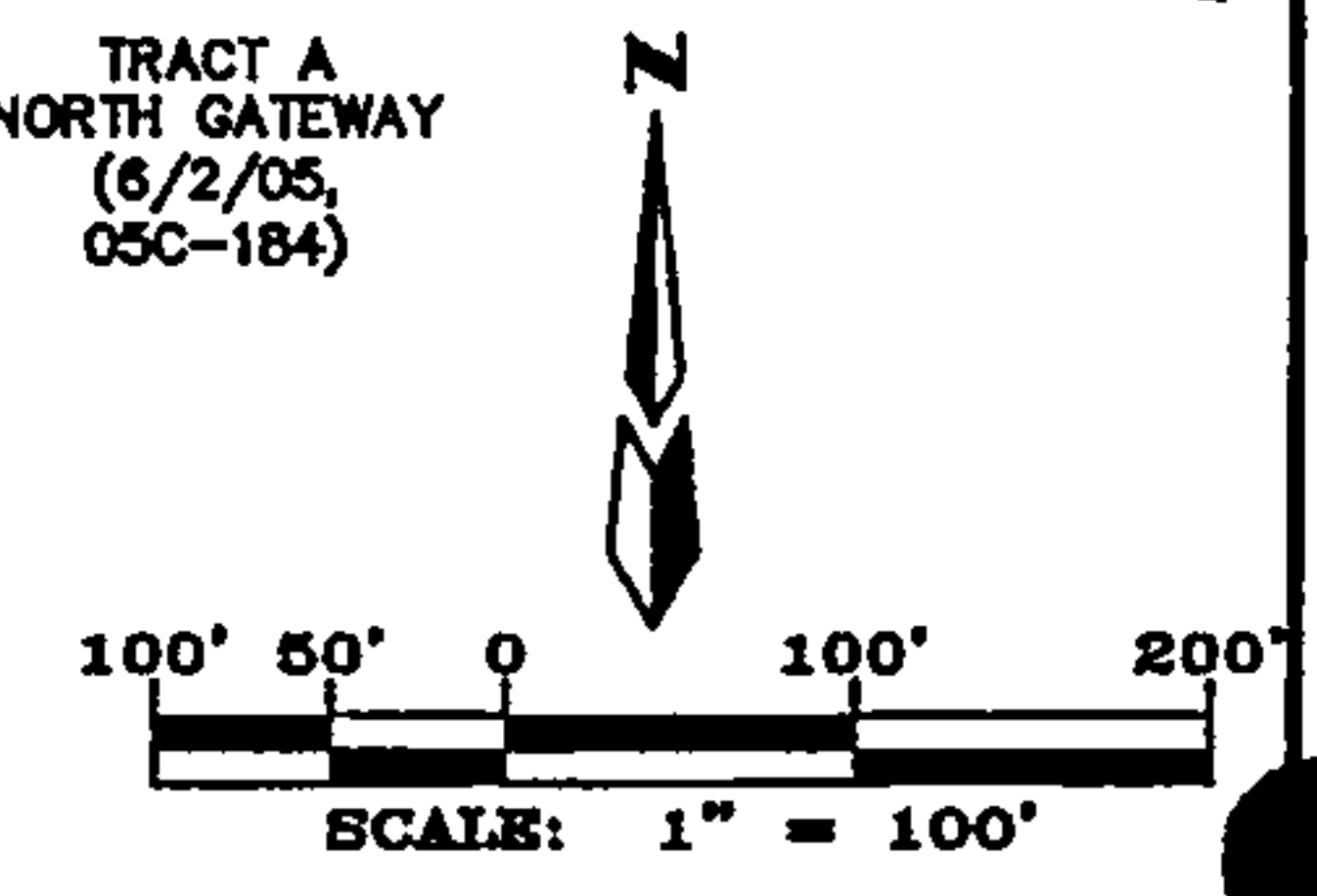
PLAT FOR
TRACTS B-1, C-1-A, C-2-A AND C-2-B
NORTH GATEWAY

WITHIN THE
 A PORTION OF THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 12
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 April, 2007

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	39.29	25.00	90°02'41"	25.02	N44°45'42"W	35.37
C2	8.59	25.00	19°41'19"	4.34	N10°06'17"E	8.55
C3	425.61	450.00	54°11'26"	230.23	N71°40'21"E	409.92
C4	331.03	350.00	54°11'26"	179.07	N71°40'21"E	318.83
C5	95.50	450.00	12°09'32"	47.93	S87°18'42"E	95.32
C6	137.30	55.00	143°01'55"	164.53	N27°10'14"E	104.33
C7	19.44	25.00	44°33'41"	10.24	N22°03'33"W	18.96
C8	47.12	30.00	90°00'00"	30.00	N45°12'57"E	42.43
C9	290.40	450.00	36°58'30"	150.46	N63°03'53"E	285.39
C10	73.43	55.00	78°29'55"	43.36	N43°03'51"W	68.10
C11	20.75	25.00	47°32'45"	11.01	N23°59'20"E	20.16
C12	47.12	30.00	90°00'00"	30.00	S44°47'03"E	42.43
C13	261.20	55.00	272°06'26"	N/A	N89°47'03"W	78.34
C14	95.50	450.00	12°09'32"	47.93	S87°18'42"E	95.32
C15	50.47	55.00	52°34'36"	27.17	N21°28'24"E	48.72

NOTE:
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 14271".

- LEGEND
- 1 LOT NUMBER
 - FOUND REBAR WITH CAP "LS 5978"
 - SET BATHY MARKER "LS 14271"
 - ▲ C.O.A. CENTERLINE MONUMENT
 - REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY



Easement Notes

- ② EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)
- ③ EXISTING 35'X35' MEMORANDUM OF LEASE AGREEMENT FILED JANUARY 20, 1998 (BK. BCR 98-2, PG. 4855)
- ⑦ EXISTING 10' PNM & USWEST COMM. (7/22/97, 9719-8524) SEE NOTE 6
- ⑧ EXISTING 10' PUE (5/19/97, 97C-161)

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division 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 services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for 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.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV 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 easement, 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 subsurface), 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 Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°47'03"E	1.50'

ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

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04-07-10A10:25 RCVD

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 24, 2010

Project# 1003790

10DRB-70065 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for NEW MEXICO MUTUAL
CASUALTY CO request(s) the referenced/ above action(s) for all or a portion of
Lot(s) C-2-B, **NORTH GATEWAY SUBDIVISION**, zoned IP, located on the
north side of **BALLOON FIESTA PARKWAY NE** between **SAN MATEO
BLVD NE** and **I-25** containing approximately 5 acre(s). (B-18)

At the March 24, 2010, Development Review Board meeting, the 2 year extension of the
Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by April 8, 2010, 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: Bohannan Huston Inc. - 7500 Jefferson NE - Albuquerque, NM 87109
New Mexico Mutual Casualty Co. - 3900 Singer Blvd., NE - Albuquerque, NM 87109
Marilyn Maldonado
file

3rd **EXTENSION AGREEMENT**
Procedure "B"-MOD-NON-UD

PROJECT NO. 759283

This Agreement made this 29th day of JUNE 2012, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) New Mexico Mutual Casualty Company ("Subdivider"), whose address is 3900 Singer blvd NE, Albuquerque, NM 87109 and whose telephone number is 505-343-7710 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 Subdivider entered into an Agreement on the 4th day of May 2006, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on May 9, 2006, at Book Misc. A116, pages 7315 through 7315, ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before the 20th day of April 2008; and

WHEREAS, the Earlier Agreement was amended by an Assignment and Amendment to Agreement dated July 27, 2007 recorded July 30, 2007, in Document # 2007109602, pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to April 20, 2008; and

WHEREAS, the Earlier Agreement was amended by a First Extension Agreement dated June 18, 2008 recorded June 20, 2008, in Document # 2008070174, pages 1 through 4, records of Bernalillo County, New Mexico, extending the construction deadline to April 20, 2010; and

WHEREAS, the Earlier Agreement was amended by a Second Extension Agreement dated April 20, 2010 recorded April 22, 2010, in Document # 2010034317, pages 1 through 4, records of Bernalillo County, New Mexico, extending the construction deadline to April 20, 2012; and

WHEREAS, it appears that the Subdivider will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Subdivider an extension of time in which to complete construction of all or part of the improvements, provided the Subdivider posts an acceptable financial guaranty; as required by the City's Subdivision Ordinance and the Development Process Manual; and

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

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

Doc# 2012068475

07/09/2012 09:17 AM Page: 1 of 6
 AGRE R.\$25.00 M. Toulouse Oliver, Bernalillo County



1 of 3

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 20th day of April, 2014.

B. On portions of the improvements as follows:

IMPROVEMENTS

COMPLETION DATE

2. With this Extension Agreement, Subdivider has provided the City with the following financial guaranty:

Type of Financial Guaranty: Subdivision Bond # 104972431

Amount: \$ 259,355.64

Name of Financial Institution or Surety providing Guaranty: Travelers Casualty

Date City first able to call Guaranty (Construction Completion Deadline): April 20, 2014

If Guaranty other than a Bond, last day City able to call Guaranty: June 20, 2014


Additional information: New infrastructure inventory list attached as "Exhibit A-1"


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.

SUBDIVIDER: New Mexico Mutual

CITY OF ALBUQUERQUE:

By [signature]: 
Name [print]: Norm Becker
Title: President + CEO
Dated: June 25, 2012

By: 
Richard Dourte, City Engineer
Dated: 6-29-12

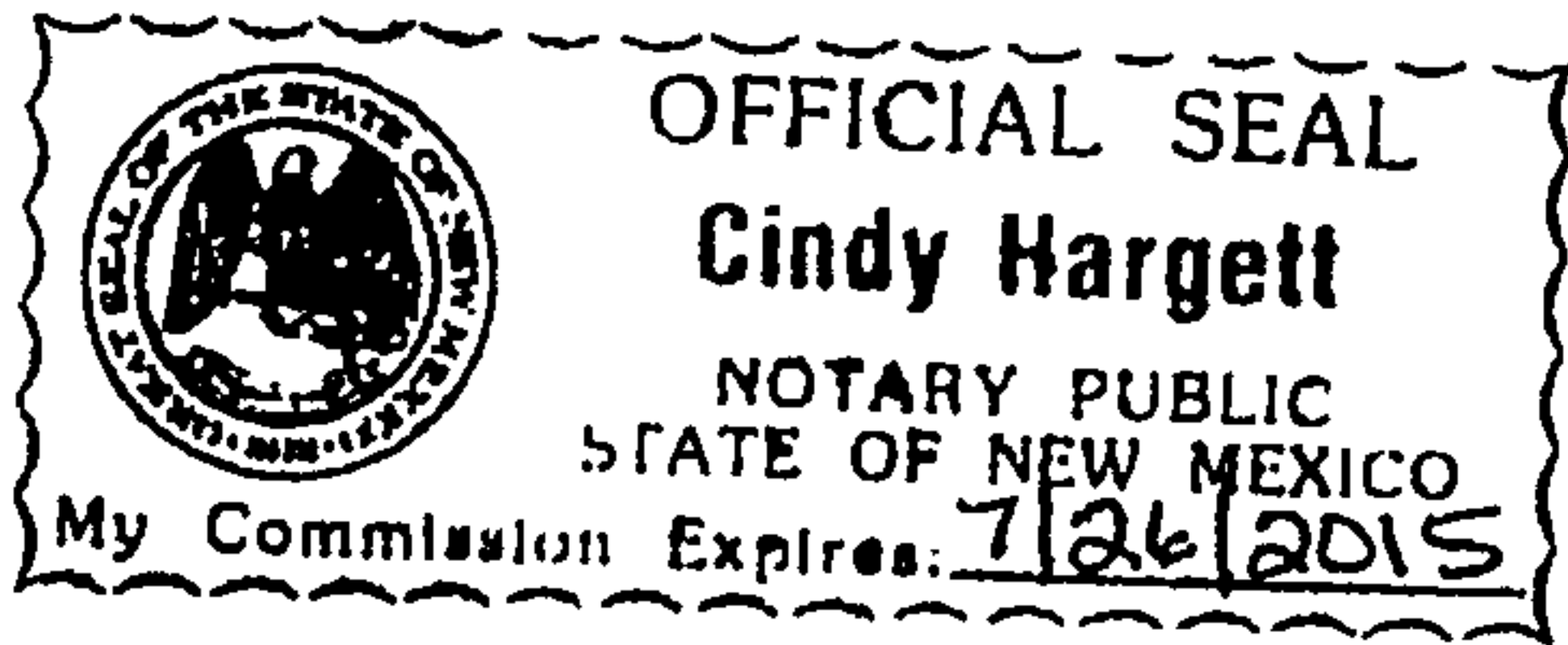
 6-27-12
6-26-12

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on this 25th day of June, 2012 by
[name of person:] Norm Becker, [title or capacity, for instance,
"President" or "Owner"] President
of [Subdivider:] New Mexico Mutual.

My Commission Expires: July 26, 2015
C. Hargett
Notary Public

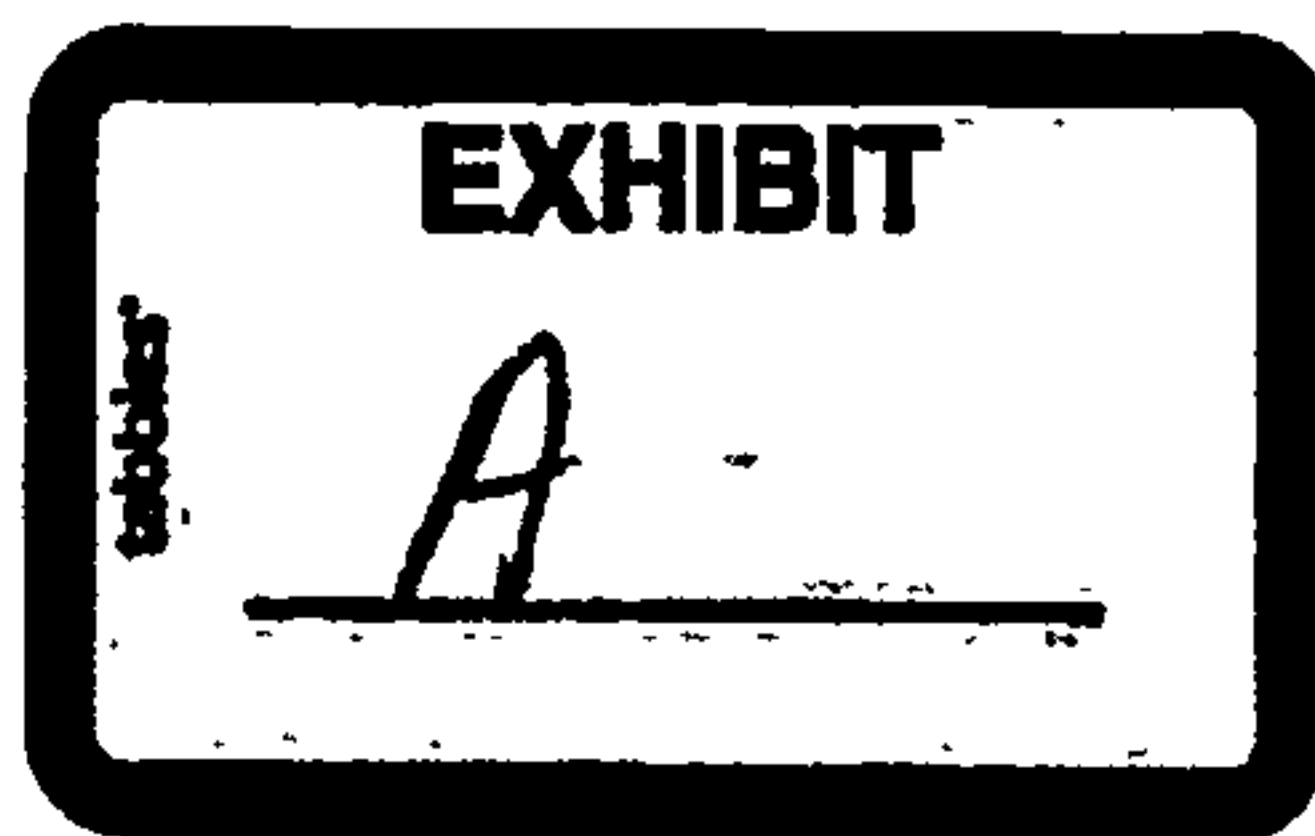
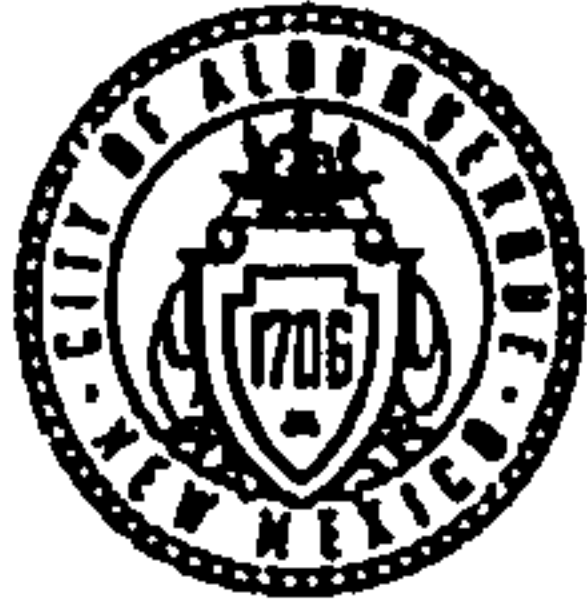


CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on this 29th day of June,
2012 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 C. Garcia
Notary Public



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 6, 2012

Project# 1000961

12DRB-70137 MAJOR – 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for NEW MEXICO MUTUAL CASUALTY CO request(s) the referenced/ above action(s) for all or a portion of Lot(s) C-2-B, **NORTH GATEWAY SUBDIVISION**, zoned IP, located on the north side of **BALLOON FIESTA PARKWAY NE** between **SAN MATEO BLVD NE** and **I-25** containing approximately 5 acre(s). (B-18)[*Deferred from 5/30/12*]

At the June 6, 2012 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 June 21, 2012, in the manner described below.

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

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

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


Jack Cloud, DRB Chair

Cc: Bohannan Huston Inc.
New Mexico Mutual Casualty Co.
Marilyn Maldonado
file

Current DRC Project No. _____

Date Submitted: 6/6/12
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: 8/22/06
 Date Preliminary Plat Expires: 8/22/07
 DRB Project No: # 1000961
 DRB Application No. # 12DRB-70137

ORIGINAL

Figure 12

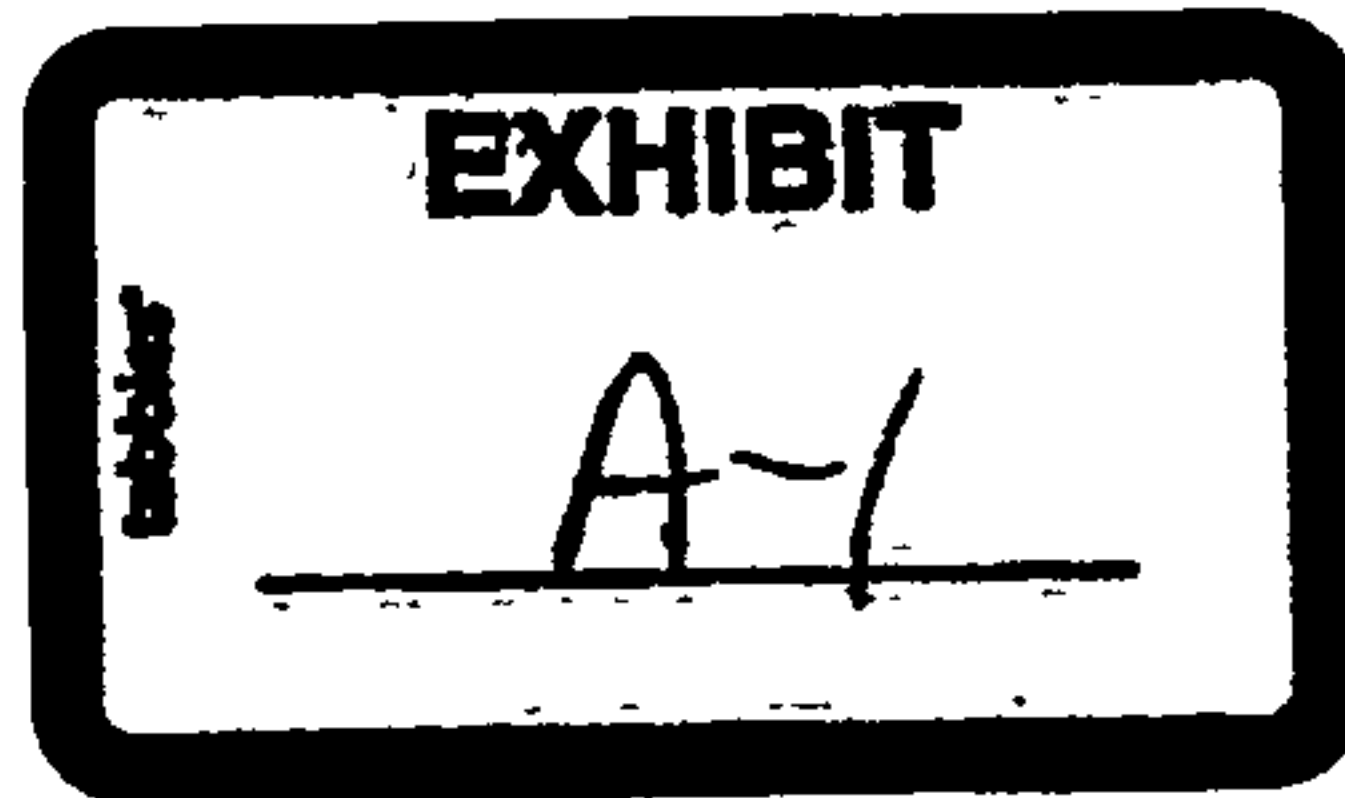
INFRASTRUCTURE LIST
EXHIBIT "A" (
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LIST

Tract C-1 and C-2, North Gateway
PROPOSED NAME OF PLAT AND SITE DEVELOPMENT

Tract C, North Gateway
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #.	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
			PUBLIC ROADWAY IMPROVEMENTS						
		30' FF	Arterial paving including cul-de-sac and curb & gutter	San Mateo Dr.	Balloon Fiesta Pkwy	North Boundary	/	/	/
		6'	Sidewalk (east side only)	San Mateo Dr.	Balloon Fiesta Pkwy	San Mateo Dr.	/	/	/
		6'	Sidewalk	Balloon Fiesta Pkwy	East Boundary Tract C-1	San Mateo Dr.	/	/	/
			PUBLIC UTILITY IMPROVEMENTS						
		15"	Sanitary Sewer	San Mateo Dr.	Balloon Fiesta Pkwy	North Boundary	/	/	/
		12"	Waterline	San Mateo Dr.	Balloon Fiesta Pkwy	North Boundary	/	/	/



Project Name: Tract C-1 and Tract C-2, North Gateway

Water Infrastructure to include valves, fittings and fire hydrants

SAS Infrastructure to include manholes & service connections

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Bruce J. Stidworthy, P.E.
PREPARED BY: PRINT NAME DATE

[Signature] 6-6-12
DRB CHAIR DATE

Carol S. Dumont 6/6/12
PARKS & GENERAL SERVICES Recreation Dept DATE

BOHANNAN HUSTON INC.
FIRM:

[Signature] 06-06-12
TRANSPORTATION DEVELOPMENT DATE

AMAFCA DATE

Bruce Stidworthy
SIGNATURE

[Signature] 06/06/12
UTILITY DEVELOPMENT DATE

Cynthia Chene 6-6-12
CITY ENGINEER DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION:

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

RIDER

**Travelers Casualty and Surety Company of America
One Tower Square 3PB, Hartford, CT 06183**

To be attached to and form a part of:

Bond No. 104972431

Type of Bond: Subdivision Improvements Bond

Executed by New Mexico Mutual Casualty Company, as Principal, and by Travelers Casualty and Surety Company of America, as Surety, in favor of City of Albuquerque and dated July 9, 2007.

In consideration of the premium charged for the attached bond, it is hereby agreed to change:
Construction Completion Deadline Date

From:
April 20, 2012

To:
April 20, 2014

This rider is effective June 12, 2012.

This rider is executed upon the express condition that the surety's liability under said bond shall not be cumulative and shall in no event exceed the amount specifically set forth in said bond or any existing certificate changing the amount of said bond. The referenced bond shall be subject to all its agreements, limitations and conditions except as herein expressly modified.

SIGNED, SEALED AND DATED this 12th day of June, 2012.

New Mexico Mutual Casualty Company

By: [Signature] CFO
Principal

Travelers Casualty and Surety Company of America

By: [Signature]
Shirley A. Talley Attorney-in-Fact

*RIDER ACCEPTED BY:

[Signature]
NOT REQUIRED Signature (Obligee)

6-29-12
Date

6-27-12
6-26-12

*If Obligee signature required, please sign duplicate and return to Surety.



POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 223245

Certificate No. 004053641

KNOW ALL MEN BY THESE PRESENTS: That St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company and St. Paul Mercury Insurance Company are corporations duly organized under the laws of the State of Minnesota, that Farmington Casualty Company, Travelers Casualty and Surety Company, and Travelers Casualty and Surety Company of America are corporations duly organized under the laws of the State of Connecticut, that United States Fidelity and Guaranty Company is a corporation duly organized under the laws of the State of Maryland, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Susan D. Martin, Thomas M. Padilla, Shirley A. Talley, David C. Mitchie, and Michael T. Byrd

of the City of Albuquerque, State of New Mexico, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 27th day of January, 2011.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: [Signature]
George W. Thompson, Senior Vice President

On this the 27th day of January, 2011, before me personally appeared George W. Thompson, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
My Commission expires the 30th day of June, 2011.



[Signature]
Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

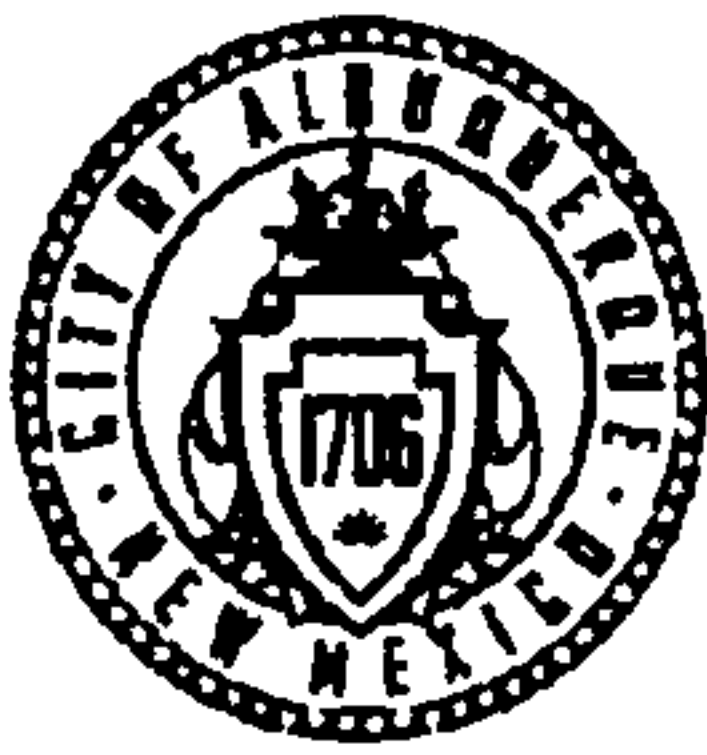
I, Kori M. Johanson, the undersigned, Assistant Secretary, of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 17th day of June, 2012


Kori M. Johanson, Assistant Secretary



To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at www.travelersbond.com. Please refer to the Attorney-In-Fact number, the above-named individuals and the details of the bond to which the power is attached.



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

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 -OR- you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: swinklepleck@caba.gov. ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914.

Zone Map and this Developer Inquiry Sheet MUST be provided with request.
Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
- EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal
- Administrative Amendments (AA's) Submittal City Project Submittal

CONTACT NAME: MATTHEW SATCHES

COMPANY NAME: BOHANNAN HUSTON, INC

ADDRESS/ZIP: 7500 JEFFERSON ST. NE ALBUQUERQUE, NM 87109

PHONE: (505) 823-1000 FAX: (505) 798-7988

LEGAL DESCRIPTION INFORMATION

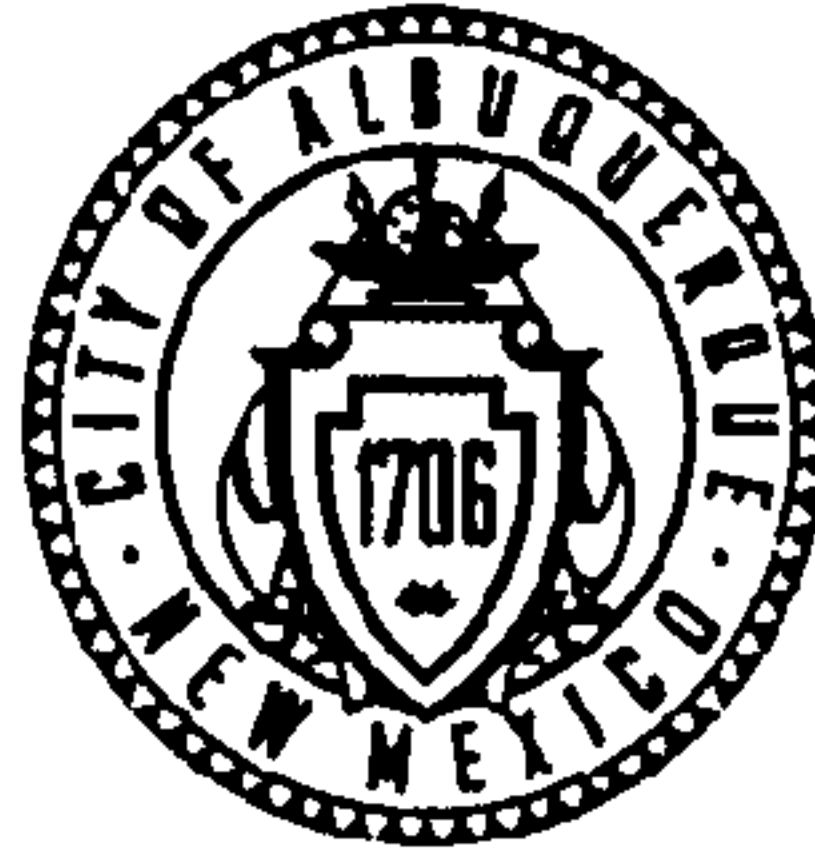
LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

C-2 B NORTH GATEWAY

LOCATED ON	LEGAL DESCRIPTION
<u>BALLOON FIESTA PARKWAY</u>	
	STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN <u>SAN MATEO BLVD</u>	AND
	STREET NAME OR OTHER IDENTIFYING LANDMARK
<u>I-25</u>	
	STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (B-18-Z).



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

March 12, 2014

Matthew Satches
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000/Fax: 505-798-7988
E-mail: msatchres@bhinc.com

Dear Matthew:

Thank you for your inquiry of **March 12, 2014** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) C-2 B NORTH GATEWAY LOCATED ON BALLOON FIESTA PARKWAY NE BETWEEN SAN MATEO BOULEVARD NE AND I-25 FREEWAY** zone map **B-18**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

WILDFLOWER AREA N.A. "R"

Larry T. Caudill

4915 Watercress NE/87113 857-0596 (h)

Tony Perry

4909 Watercress NE/87113 797-7098 (h)

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

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck

Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH NA/HOA FOR THIS
PLANNING DEPARTMENT SUBMITTAL**

!!!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 amendment describes 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 and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners 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: **03/12/14** Time Entered: **4:10 p.m.** ONC Rep. Initials: **siw**

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

March 14, 2014

Larry Caudill
4915 Watercress NE
Albuquerque, NM 87113

Re: Subdivision Improvements Agreement Extension
Tract C-2-B, North Gateway – Project #1000961

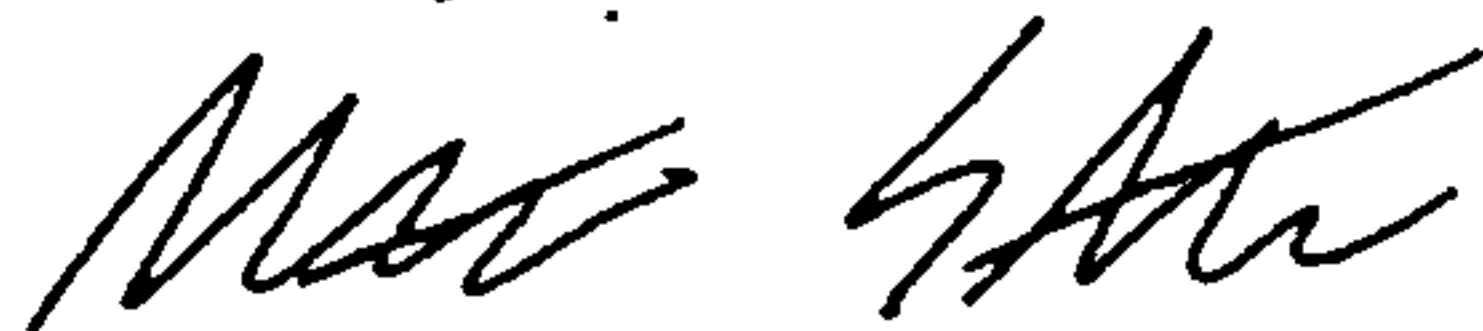
Dear Mr. Caudill:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Wildflower Area Neighborhood Association.

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. Since Tract C-2-B has not yet been developed, the infrastructure associated with Tract C-2-B has not been constructed. Therefore, we are requesting the approval of a two 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,



For: Bruce J. Stidworthy, P.E.
Senior Vice President
Community Development & Planning

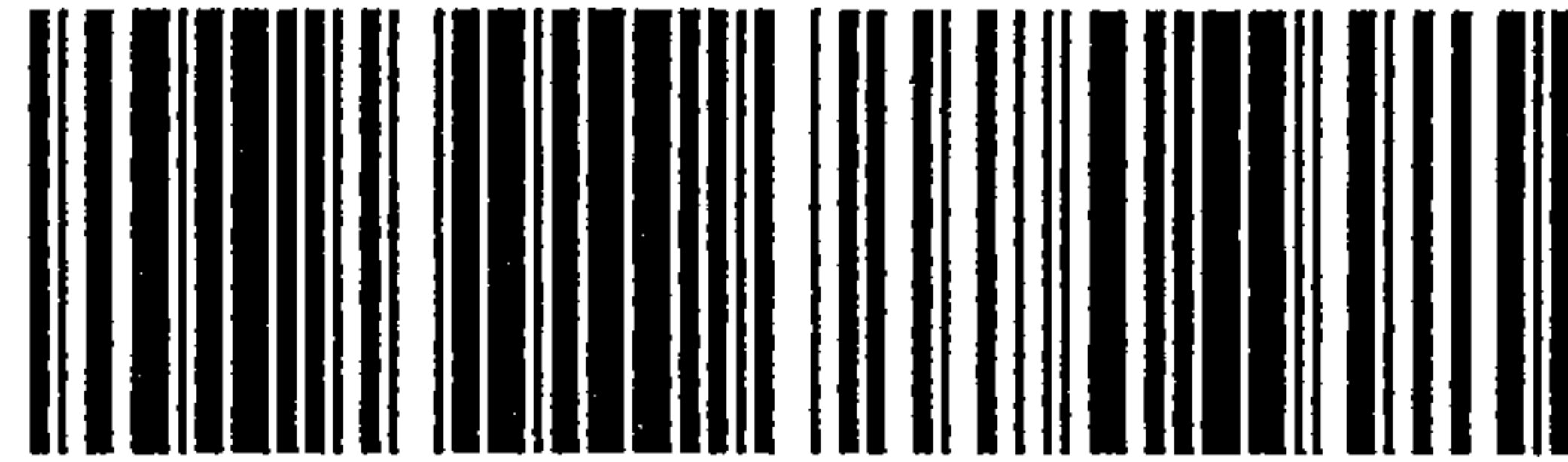
BJS/jcm

Enclosures

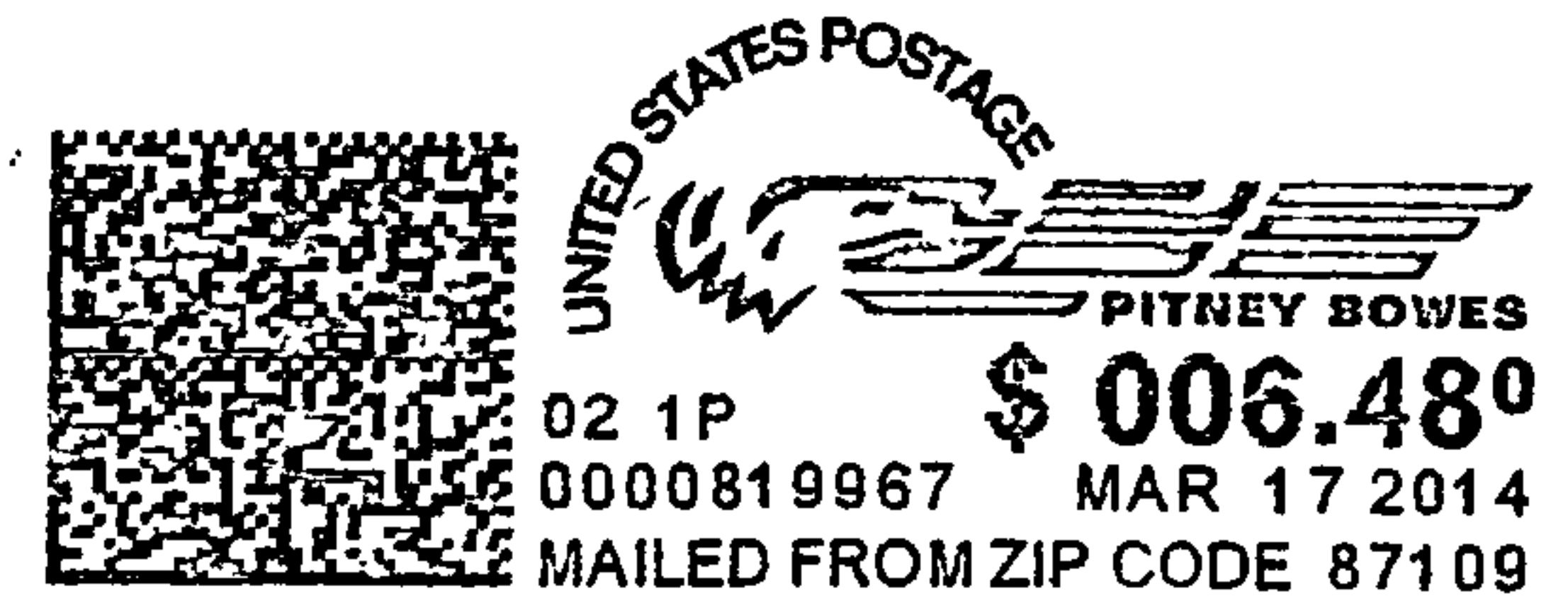
Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

Bohannon Huston

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



91 7199 9991 7031 0880 8997



Larry Caudill
4915 Watercress NE
Albuquerque, NM 87113



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

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 CAUDILL
4915 WATERCRESS NE
ALBUQUERQUE, NM 87113

COMPLETE THIS SECTION ON DELIVERY

A. Signature X		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (<i>Printed Name</i>)	C. Date of Delivery	
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

2. Article Number
(Transfer from service label) 91 7199 9991 7031 0880 8997

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

March 14, 2014

Tony Perry
4909 Watercress NE
Albuquerque, NM 87113

Re: Subdivision Improvements Agreement Extension
Tract C-2-B, North Gateway – Project #1000961

Dear Mr. Perry:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Wildflower Area Neighborhood Association.

We are requesting a two (2) year extension of the Subdivision Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. Since Tract C-2-B has not yet been developed, the infrastructure associated with Tract C-2-B has not been constructed. Therefore, we are requesting the approval of a two 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,



For : Bruce J. Stidworthy, P.E.
Senior Vice President
Community Development & Planning

BJS/jcm

Enclosures

Engineering ▲

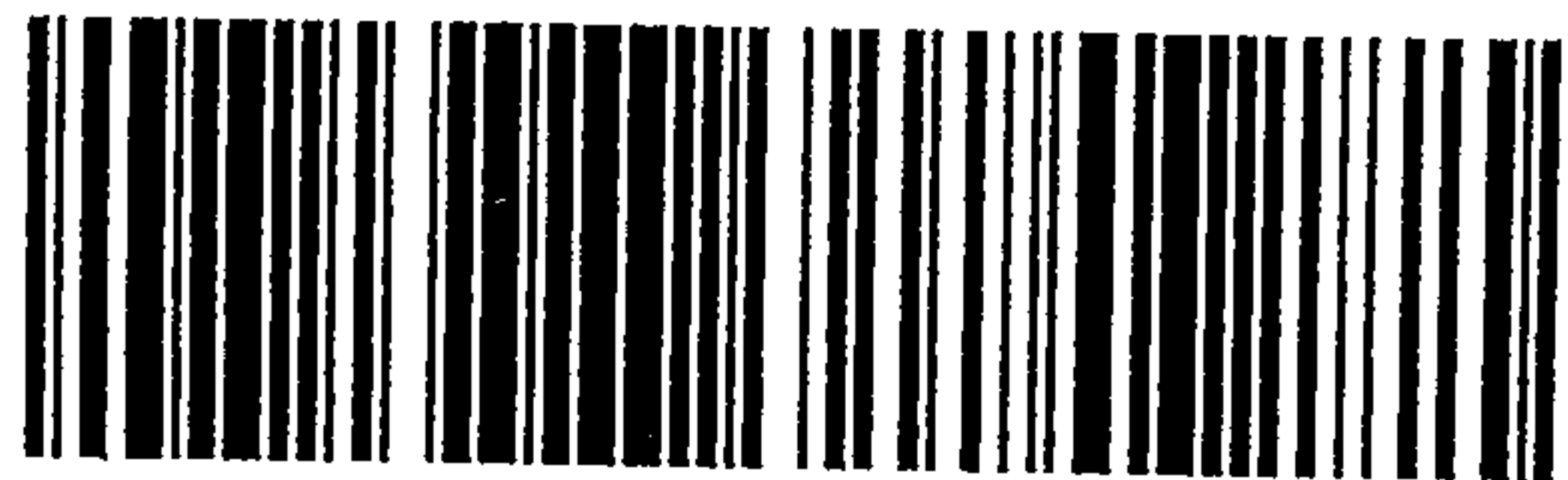
Spatial Data ▲

Advanced Technologies ▲

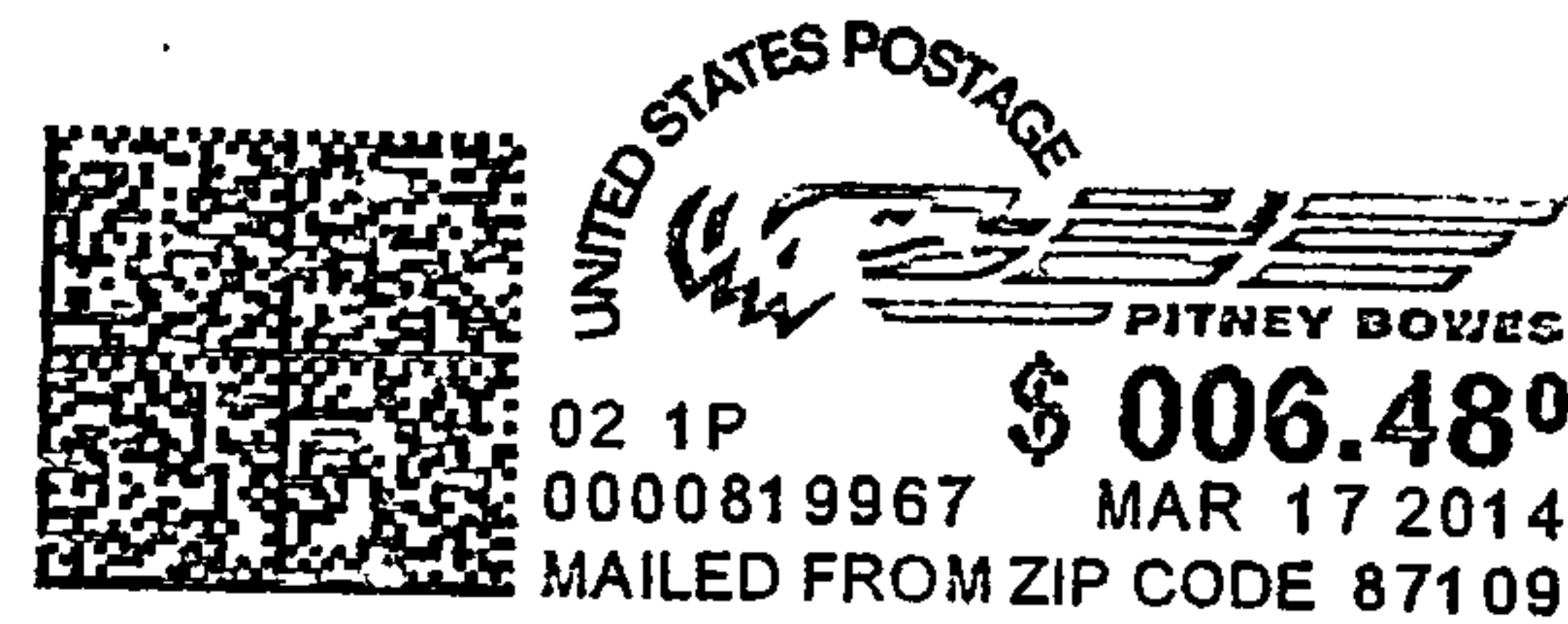
Bohannon  **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

CERTIFIED MAIL



91 7199 9991 7031 0880 9000



Tony Perry
4909 Watercress NE
Albuquerque, NM 87113



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
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1. Article Addressed to:
Tony Perry
4909 WATERCRESS NE
ALBUQUERQUE, NM 87113

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 7199 9991 7031 0880 9000

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 tear out less easily.


4. TIME

Signs must be posted from April 1, 2014 To April 16, 2014

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.


(Applicant or Agent)

3-18-2014
(Date)

I issued 2 signs for this application, 3-18-14
(Date)


(Staff Member)

DRB PROJECT NUMBER: 1003790
~~10000000~~