[redacted]

Completed 6/15/07

#15

DRB CASE ACTION LOG [redacted] 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.: **07DRB-00299** ([redacted]F) P

Project # **1003790**

Project Name: **NORTH GATEWAY**

Agent: MARK GOODWIN & ASSOCIATES

Phone No: 828-2200

Project Number 1003790

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 6/13/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☑ TRANSPORTATION: Clarification of Note 8 language
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☑ PLANNING (Last to sign): record AMAFCA's
- ☑ **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.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 1, 2013

Project# 1003790
13DRB-70506 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES, P.A. agents for MCT INDUSTRIES, INC. request the referenced/ above action(s) for all or a portion of Tracts B-1 and C-2-A, **NORTH GATEWAY SUBDIVISION** zoned SU-2/ IP or C, located on the north side of BALLOON FIESTA PARKWAY NE bewteen SAN MATEO BLVD NE and I-25 containing approximately 14.7539 acre(s). (B-18)

At the May 1, 2013 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by May 16, 2013, 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: MARK GOODWIN AND ASSOCIATES, P.A.
Marilyn Maldonado
file

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 1, 2013

Project# 1003790
13DRB-70506 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES, P.A. agents for MCT INDUSTRIES, INC. request the referenced/ above action(s) for all or a portion of Tracts B-1 and C-2-A, **NORTH GATEWAY SUBDIVISION** zoned SU-2/ IP or C, located on the north side of BALLOON FIESTA PARKWAY NE bewteen SAN MATEO BLVD NE and I-25 containing approximately 14.7539 acre(s). (B-18)

AMAFCA
No objection to SIA extension. All AMAFCA requirements for the development have been met.

COG
No comments provided.

TRANSIT

Adjacent and nearby routes:	Route #140, San Mateo route, passes the site on Balloon Fiesta Parkway in the eastbound direction.
Adjacent bus stops:	There is an existing bus stop on Balloon Fiesta Parkway across the street from the property serving the above-mentioned route in the eastbound direction.
Site plan requirements:	None.
Large site TDM suggestions:	None.
Other information:	None.

ZONING ENFORCEMENT
no comments

NEIGHBORHOOD COORDINATION
Letters sent to: Wildflower Area Neighborhood Association

APS
This will have no adverse impacts to the APS district.

POLICE DEPARTMENT
No comments provided.

FIRE DEPARTMENT
No Comments

PNM ELECTRIC & NMGCO
No comments provided.

COMCAST
No comments provided.

CENTURYLINK
No comments provided.

ENVIRONMENTAL HEALTH No comments provided.
M.R.G.C.D 1. Previously reviewed 04/27/2011. 2. No Adverse Comments.
OPEN SPACE DIVISION No comments provided.
CITY ENGINEER
TRANSPORTATION DEVELOPMENT
PARKS AND RECREATION
ABCWUA
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 4, 2011

Project# 1003790
11DRB-70087 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for MCT INDUSTRIES, INC. request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-2-A and B-1, **NORTH GATEWAY SUBDIVISION** zoned SU-2/ IP, located on the north side of BALLOON FIESTA PARKWAY NE bewteen SAN MATEO BLVD NE and I-25 containing approximately 14.7539 acre(s). (B-18)

At the May 4, 2011 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 19, 2011, in the manner described below.

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

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

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

Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates – P.O. B0ox 90606 – Albuquerque, NM 87199
Cc: MCT Industries Inc. – 500 Tierra Montana Loop – Bernalillo, NM 87004
Marilyn Maldonado
file

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 4, 2011

Project# 1003790
11DRB-70087 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for MCT INDUSTRIES, INC. request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-2-A and B-1, **NORTH GATEWAY SUBDIVISION** zoned SU-2/ IP, located on the north side of BALLOON FIESTA PARKWAY NE bewteen SAN MATEO BLVD NE and I-25 containing approximately 14.7539 acre(s). (B-18)

AMAFCA No objection to SIA extension. The extension of the permanent channel section of the North Camino Arroyo is not required for flood control at this time.
COG No comments
TRANSIT No comments
ZONING ENFORCEMENT No comments
NEIGHBORHOOD COORDINATION
APS This will have no adverse impacts to the APS district.
POLICE DEPARTMENT No comments
FIRE DEPARTMENT No comments
PNM ELECTRIC & GAS No comments
COMCAST No comments
QWEST Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.
ENVIRONMENTAL HEALTH No comments
M.R.G.C.D 1. Previously reviewed 03/16/2010 2. No Adverse Comments.
OPEN SPACE DIVISION Open Space has no adverse comments

CITY ENGINEER Hydrology has no objection to the extension.
TRANSPORTATION DEVELOPMENT Clarify the items that are not yet built and provide an approximate timeline.
PARKS AND RECREATION No comments
ABCWUA No comments
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed extension..

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: May 4, 2011 Project# 1003790

Zone Atlas Page: B-18 App# 11DRB-70087

Notification Radius: 175

Cross Reference and Location: Balloon Fiesta Parkway Between

San Mateo and I-25

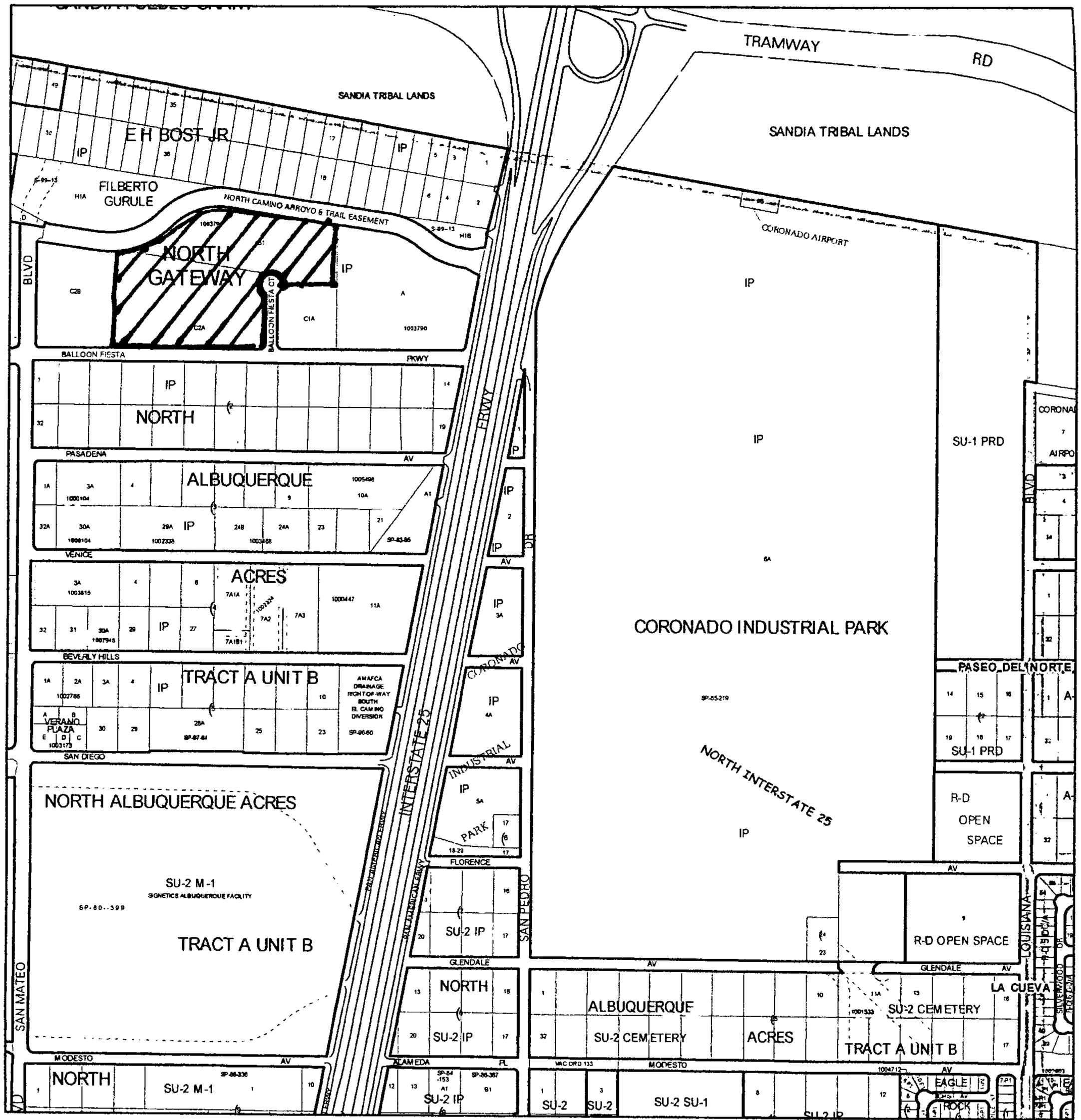
Applicant: MCT Industries, Inc.
500 Tierra Montana Lp.
Bernalillo, NM 87004

Agent: Mark Goodwin & Associates, PA.
P.O. Box 90606
Albuq., NM 87199

Special Instructions:

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

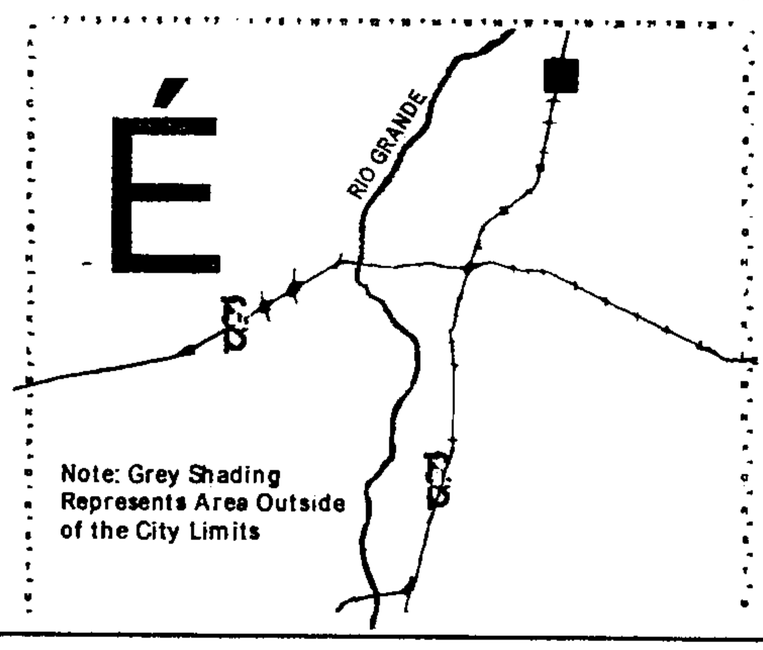
Date Mailed: 4-15-11
Signature:



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

AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

B-18-Z

Selected Symbols

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

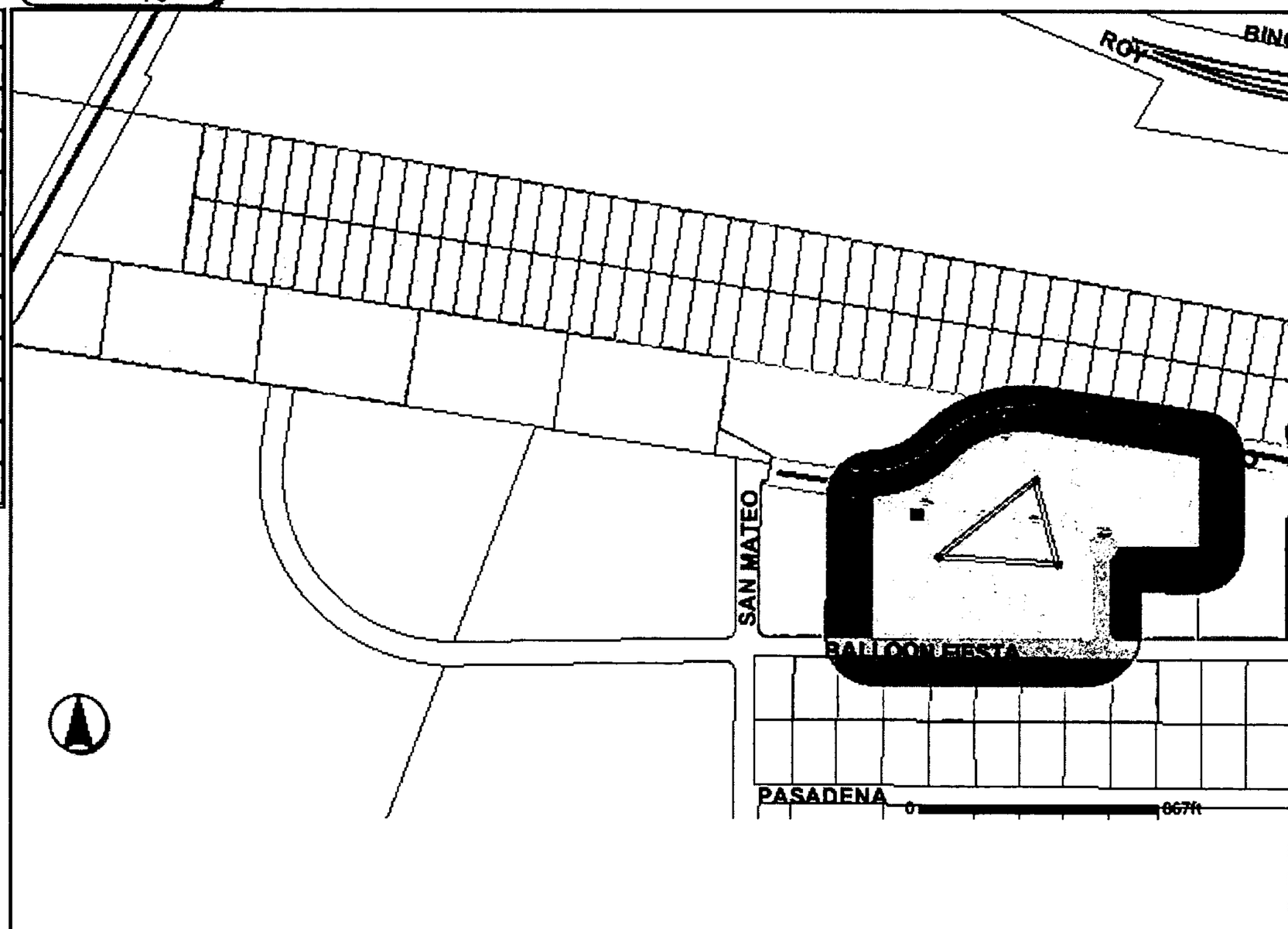
0 750 1,500 Feet

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCO	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	101806513938520000	FARM CREDIT OF NEW MEXICO ACA	PO BOX 36120	ALBUQUERQUE	NM	87100	C	A1A	TR C-1-A PLAT FOR TRACTS B-1, C-1-A, C-2-A & C-2-B NORTHGATEWAY CONT 2.4113 AC	
2	101806512244020000	AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE	NM	87107	V	A1A	AMAFCA DRAINAGE R/W PLAT OF TR A, B, C & D NORTHGATEWAY (A REPLAT OF TR H-1C LAND OF FILBERTO GURULE &LT 1 A, TR A UNIT B BLK 1 NORTH ALBUQ ACRES & LOT 25 B LK 1	
3	101806507739520000	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE	NM	87103	C	A1A	TR C-2-A PLAT FOR TRS B-1, C-1-A & C-2-B NORTH GATEWAY(EXCL PORT OUT TO TELECOMMUNICATIONS TOWER)CONT 8.1645 AC +/-	
4	101806511242320000	MART-NAIR INVMTS LIMITED LIABILITY CO	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	TR B-1 PLAT FOR TRACTS B-1, C-1-A, C-2-A & C-2-B NORTHGATEWAY CONT 6.5111 AC	
5	101806518539820000	HEALTH CARE SERVICE CORPORATION	PO BOX 27630	ALBUQUERQUE	NM	87125	C	A1A	TR A PLAT OF TR A, B, C & D NORTH GATEWAY (A REPLAT OF TRH-1C LAND OF FILBERTO GURULE & LOT 1A TR A UNIT B BLK 1NORTH ALBUQ ACRES & LOT 25 B LK 1 TR A UNIT B NORTH ALBUQ	
6	101806502539220000	NEW MEXICO MUTUAL CASUALTY COMPANY	PO BOX 27825	ALBUQUERQUE	NM	87125	V	A1A	TR C-2-B PLAT FOR TRACTS B-1, C-1-A, C-2-A & C-2-B NORTHGATEWAY CONT 5.0000 AC	
7	101806512434920000	MART-NAIR INVESTMENTS LLC	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	* 008 002NORTH ALBUQ ACRES TR A UNIT B	
8	101806510834920000	MART-NAIR INVESTMENTS LLC	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	* 007 002NORTH ALBUQ ACRES TR A UNIT B	
9	101806507535020000	MART-NAIR INVESTMENTS LIMITED LIABILITY CO	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	* 005 002NORTH ALBUQ ACRES TR A UNIT B	
10	101806505041420000	MCT INDUSTRIES INC	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	PORT OF TR C-2-A PLAT FOR TRS B-1, C-1-A, C-2-A & C-2-BNORTH GATEWAY (AKA TELECOMMUNICATIONS TOWER)CONT .0782 AC +/-	
11	101806514135020000	MART-NAIR INVESTMENTS LLC	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	* 009 002NORTH ALBUQ ACRES TR A UNIT B	
12	101806505935020000	MART-NAIR INVESTMENTS LIMITED LIABILITY CO	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	* 004 002NORTH ALBUQ ACRES TR A UNIT B	
13	101806502635120000	MART-NAIR INVESTMENTS LIMITED LIABILITY CO	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	* 002 002NORTH ALBUQ ACRES TR A UNIT B	
14	101806504144020000	PUEBLO OF SANDIA	481 SANDIA LOOP RD	BERNALILLO	NM	87004	V	A1A	TRACT H-1A PLAT OF LAND OF FILBERTO GURULE TRACT H-1A,H-1B AND H-1C CONT 5.9620 AC	
15	101806504135120000	MART-NAIR INVESTMENTS LIMITED LIABILITY CO	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	* 003 002NORTH ALBUQ ACRES TR A UNIT B	
16	101806501849120000	PUEBLO OF SANDIA	481 SANDIA LOOP RD	BERNALILLO	NM	87004	V	A1A	LOTS 1 THROUGH 100 LAND OF E.H. BOST JR AND POR IN NW NE(AKA POR TRACT C & ALL TR ACTS D & E LANDS OF FILIBERTOGURULE) CONT 62.61 AC	
17	101806509135020000	MART-NAIR INVESTMENTS LLC	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	* 006 002NORTH ALBUQ ACRES TR A UNIT B	

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
  - EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2010 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 visib
- Inactive layer, click for active

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OW ZIPC
1	101806513938520405	FARM CREDIT OF NEW MEXICO ACA	PO BOX 36120	ALBUQUERQUE	NM	8710
2	101806512244020404	AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE	NM	8710

Pan SEARCH REFRESH HELP MAIN PAGE CONTACT GIS TEAM

OR CURRENT OWNER
AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE, NM 87107

OR CURRENT OWNER
PUEBLO OF SANDIA
481 SANDIA LOOP RD
BERNALILLO, NM 87004

OR CURRENT OWNER
MCT INDUSTRIES INC
7451 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
MART-NAIR INVMTS LIMITED LIABILITY CO
7451 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
HEALTH CARE SERVICE CORPORATION
PO BOX 27630
ALBUQUERQUE, NM 87125

OR CURRENT OWNER
NEW MEXICO MUTUAL CASUALTY COMPANY
PO BOX 27825
ALBUQUERQUE, NM 87125

OR CURRENT OWNER
FARM CREDIT OF NEW MEXICO ACA
PO BOX 36120
ALBUQUERQUE, NM 87100

HEARING DATE 5-4-11 (S/A)

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

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003790 **AGENDA#** 1 **DATE:** 3/24/10

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
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)

AMAFCA
No objection to extension of SIA. The AMAFCA channel adjacent to Tract C-2-B has been completed.

COG

TRANSIT
Project # 1003790
10DRB-70065
MAJOR – 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR. SIA)
Adjacent and nearby routes
Route #140, San Mateo route, passes the site on Balloon Fiesta road located south of the property.

Adjacent bus stops
None

Site plan requirements
None

Large site TDM suggestions
None.

Other information
None.

ZONING ENFORCEMENT
No comments.

NEIGHBORHOOD COORDINATION
Letters sent to: **Wildflower Area NA (R)**

APS
No comments.

POLICE DEPARTMENT
No comments.

FIRE DEPARTMENT No comments.
PNM ELECTRIC & GAS No comments.
COMCAST No comments.
QWEST No comments.
ENVIRONMENTAL HEALTH No comments.
M.R.G.C.D No comments.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER
TRANSPORTATION DEVELOPMENT No adverse comments.
PARKS AND RECREATION **No objection.**
ABCWUA No comments.
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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

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 24, 2010,** beginning at **9:00 a.m.** for the purpose of considering the following:

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)

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.

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 8, 2010.

HEARING DATE 3-24-10 (SIA)

DEVELOPMENT REVIEW BOARD
Action Sheet

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

May 6, 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# 1003790**
09DRB-70137 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for MCT INDUSTRIES, INC request(s) the refererced/ above action(s) for all or a portion of **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 14.7539 acre(s). (B-18) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. **Project# 1007735**
09DRB-70136 VACATION OF PUBLIC EASEMENT

JOSEPH P. STARKE request(s) the refererced/ above action(s) for all or a portion a 30 FOOT ACCESS EASEMENT on Lot(s) 36 P-1, **PARADISE GREENS Unit(s) 1,** zoned R-2, located east of ALTA MESA NW and west of SUMMERLIN RD NW, south of IRVING BLVD NW. (B-12) **THE VACATION OF THE VEHICULAR COMPONENT OF THE ACCESS EASEMENT ON LOT 36 P1, 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.**

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003790 **AGENDA ITEM NO: 1**

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension.

RESOLUTION: 2 yr

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
924-3986

DATE: May 6, 2009

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 6, 2009

Project# 1003790
09DRB-70137 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for MCT INDUSTRIES, INC request(s) the refererced/ above action(s) for all or a portion of **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 14.7539 acre(s). (B-18)

At the May 6, 2009, 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 May 21, 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: Mark Goodwin & Associates PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: MCT Industries, Inc. – 500 Tierra Montana Loop – Bernalillo, NM 87004
Marilyn Maldonado
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 6, 2009

Project# 1003790
09DRB-70137 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
(2YR SIA)

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AMAFCA No comment.
COG MRCOG staff have no comment on the proposed development.
TRANSIT No comment.
ZONING ENFORCEMENT No comment.
NEIGHBORHOOD COORDINATION Letters sent to: **Wildflower Area NA (R)**
APS This will have no adverse impacts to the APS district.
POLICE DEPARTMENT No comment.
FIRE DEPARTMENT No comment.
PNM ELECTRIC & GAS No comment.
COMCAST No comment.
QWEST No comment.
ENVIRONMENTAL HEALTH No comment.
M.R.G.C.D No Adverse Comments
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER The Hydrology section has no objection to the extension request
TRANSPORTATION DEVELOPMENT Please clarify what work is complete and what items are still being discussed. Is a two year extension necessary, or could these items be decided in a shorter timeframe?

PARKS AND RECREATION No objection.
ABCWUA No objection to extension request.
PLANNING DEPARTMENT Refer to comments from affected agencies and any public hearing comments regarding proposed extension.

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

Cc:

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: May 6, 2009
Zone Atlas Page: B-18
Notification Radius: 100 Ft.

Project# 1003790
App# 09DRB-70137

Cross Reference and Location: BALLOON FIESTA PARKWAY NE BETWEEN SAN MATEO AND I-25

Applicant: MCT INDUSTRIES INC
500 TIERRA MONTANA LOOP
BERNALILLO, NM 87004

Agent: MARK GOODWIN ASSOC PA
PO BOX 90606
ALBUQUERQUE, NM 87199

Special Instructions:

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

Date Mailed: MAY 6, 2009
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- ✓ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D) — A
- ___ Storm Drainage Cost Allocation Plan

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)

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): Mark Goodwin & Associates PA PHONE: 828-2200
ADDRESS: PO Box 90960 FAX: ___
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: ___

APPLICANT: NCT Industries, Inc. PHONE: 867-6045
ADDRESS: 500 Tierra Montana Loop FAX: ___
CITY Bernalillo STATE NM ZIP 87004 E-MAIL: ___
Proprietary interest in site: Owner **List all owners:** ___

DESCRIPTION OF REQUEST: 2 YEAR SIA EXTENSION
North Gateway (Entitlement)

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. Tract B1 & C2A Block: ___ Unit: ___
Subdiv/Addn/TBKA: North Gateway
Existing Zoning: IP Proposed zoning: IP MRGCD Map No ___
Zone Atlas page(s): B 18 UPC Code: 101806501020204101, 101806511242330403

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003710
07DRB 01201, 07DRB 00318, 07DRB 00319,

CASE INFORMATION:
Within city limits? ✓Yes Within 1000FT of a landfill? No
No. of **existing** lots: 2 No. of **proposed** lots: 2 Total area of site (acres): 14.1529
LOCATION OF PROPERTY BY STREETS: On or Near: Paseo Fiesta Parkway NE
Between: Sun Mesa and I-25

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

SIGNATURE ___ DATE 4/7/09
(Print) Scott Mullins PE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

	Application case numbers	Action	S.F.	Fees
☐ INTERNAL ROUTING				
☒ All checklists are complete	- -	SA		$
☒ All fees have been collected	- -	AIV		$
☒ 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				Total
☐ F.H.D.P. fee rebate	Hearing date ___			$

Planner signature / date **Project #** ___

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 (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Scott Mulina PE
Applicant name (print)

Scott Mulina 4/7/09
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
_____-_____-_____
_____-_____-_____
_____-_____-_____

Planner signature / date

Project # _____

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	LEGAL	ACRES
1	101806501849120667	PUEBLO OF SANDIA	481 SANDIA LOOP RD	BERNALILLO	NM	87004	V	A1A	LOTS 1 THROUGH 100 LAND OF E.H. BOST JR AND POR IN NW NE(AKA POR TRACT C & ALL TRACTS D & E LANDS OF FILIBERTOGURULE) CONT 62.61 AC	62.4855991
2	101806502635120327	MART-NAIR INVESTMENTS LIMITED LIABILITY CO	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	* 002 002NORTH ALBUQ ACRES TR A UNIT B	0.8463124
3	101806504135120326	MART-NAIR INVESTMENTS LIMITED LIABILITY CO	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	* 003 002NORTH ALBUQ ACRES TR A UNIT B	0.8852185 8
4	101806509135020323	MART-NAIR INVESTMENTS LLC	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	* 006 002NORTH ALBUQ ACRES TR A UNIT B	0.8630412 4
5	101806510834920322	MART-NAIR INVESTMENTS LLC	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	* 007 002NORTH ALBUQ ACRES TR A UNIT B	0.8555224
6	101806512434920321	MART-NAIR INVESTMENTS LLC	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	* 008 002NORTH ALBUQ ACRES TR A UNIT B	0.8744339 7
7	101806514135020320	MART-NAIR INVESTMENTS LLC	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	* 009 002NORTH ALBUQ ACRES TR A UNIT B	0.8672654 7
8	101806505935020325	MART-NAIR INVESTMENTS LIMITED LIABILITY CO	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	* 004 002NORTH ALBUQ ACRES TR A UNIT B	0.8845485
9	101806507535020324	MART-NAIR INVESTMENTS LIMITED LIABILITY CO	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	* 005 002NORTH ALBUQ ACRES TR A UNIT B	0.8673701 3
10	101806518539820403	HEALTH CARE SERVICE CORPORATION	PO BOX 27630	ALBUQUERQUE	NM	87125	C	A1A	TR A PLAT OF TR A, B, C & D NORTH GATEWAY (A REPLAT OF TRH-1C LAND OF FILBERTO GURULE & LOT 1A TR A UNIT B BLK 1NORTH ALBUQ ACRES & LOT 25 BLK 1 TR A UNIT B NORTH ALBUQ	9.0917019 4
11	101806512244020404	AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE	NM	87107	V	A1A	AMAFCA DRAINAGE R/W PLAT OF TR A, B, C & D NORTHGATEWAY (A REPLAT OF TR H-1C LAND OF FILBERTO GURULE &LT 1 A, TR A UNIT B BLK 1 NORTH ALBUQ ACRES & LOT 25 BLK 1	5.6381966 4
12	101806504144020685	PUEBLO OF SANDIA	481 SANDIA LOOP RD	BERNALILLO	NM	87004	V	A1A	TRACT H-1A PLAT OF LAND OF FILBERTO GURULE TRACT H-1A,H-1B AND H-1C CONT 5.9620 AC	5.9368129 4
13	101806513938520405	FARM CREDIT OF NEW MEXICO ACA	PO BOX 36120	ALBUQUERQUE	NM	87100	V	A1A	TR C-1-A PLAT FOR TRACTS B-1, C-1-A, C-2-A & C-2-B NORTHGATEWAY CONT 2.4113 AC	2.4115351 9
14	101806509039020401	CITY OF ALBUQUERQUE MCT INDUSTRIES INC.	PO BOX 1293	ALBUQUERQUE	NM	87103	C	A1A	TR C-2-A PLAT FOR TRACTS B-1, C-1-A, C-2-A & C-2-B NORTHGATEWAY CONT 8.2428 AC	8.2431507 2
1	10180	NEW MEXICO	PO BOX 2	ALB	N	87	V	A1	TR C-2-B PLAT FOR TRACTS B-1, C-1-A, C-2-A & C-	5.0

5	65025 39220 406	MUTUAL CASU ALTY COMPAN Y	7825	UQU ERQ UE	M	12 5		A	2-B NORTHGATEWAY CONT 5.0000 AC	001 714 9
1 6	10180 65112 42320 402	MART-NAIR INVMTS LI MITED LIABILIT Y CO	7451 PAN AMERIC AN FWY NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	TR B-1 PLAT FOR TRACTS B-1, C-1-A, C-2-A & C-2-B NORTHGATEWAY CONT 6.5111 AC	6.5 109 331 2

OR CURRENT RESIDENT
101806512244020404
AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101806502635120327
MART-NAIR INVESTMENTS LIMITED
LIABILITY CO
7451 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87109

Project# 1003790
MARK GOODWIN & ASSOCIATES PA
PO BOX 90606
ALBUQUERQUE, NM 87199

Project# 1003790
RICK READWELL
Wildflower Area NA
5004 WATERCRESS NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806513938520405
FARM CREDIT OF NEW MEXICO ACA
PO BOX 36120
ALBUQUERQUE, NM 87100

OR CURRENT RESIDENT
101806502539220406
NEW MEXICO MUTUAL CASUALTY
COMPANY
PO BOX 27825
ALBUQUERQUE, NM 87125

Project# 1003790
MCT INDUSTRIES INC
500 TIERRA MONTANA LOOP
BERNALILLO, NM 87004

OR CURRENT RESIDENT
101806518539820403
HEALTH CARE SERVICE
CORPORATION
PO BOX 27630
ALBUQUERQUE, NM 87125

OR CURRENT RESIDENT
101806501849120667
PUEBLO OF SANDIA
481 SANDIA LOOP RD
BERNALILLO, NM 87004

Project# 1003790
LARRY T CAUDILL
Wildflower Area NA
4915 WATERCRESS NE
ALBUQUERQUE, NM 87113

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. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

April 6, 2009

Susan Rasinski
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539
E-mail: susan@goodwinengineers.com

Dear Susan:

Thank you for your inquiry of **April 6, 2009** 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) - TRACTS B1 AND C2A, NORTH GATEWAY, LOCATED ON BALLON 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. (WFA) "R"
Larry T. Caudill
4915 Watercress NE/87113 857-0596 (h)
Rick Treadwell
5004 Watercress NE/87113 821-6369 (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 Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(11/23/07)

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

April 7, 2009

Mr. Larry T. Caudill
Wildflower Area Neighborhood Association
4915 Watercress NE
Albuquerque, NM 87113

Mr. Rick Treadwell
Wildflower Area Neighborhood Association
5004 Watercress NE
Albuquerque, NM 87113

Re: Balloon Fiesta Parkway, Gateway Cul-de-Sac

Dear Mr. Caudill and Mr. Treadwell:

Enclosed please find a copy of the DRB Application requesting a 2 year extension of the SIA for the referenced project. The anticipated date to be heard is May 6, 2009. Please contact ***Scott Medina*** *of our office if you have any questions or concerns.*

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

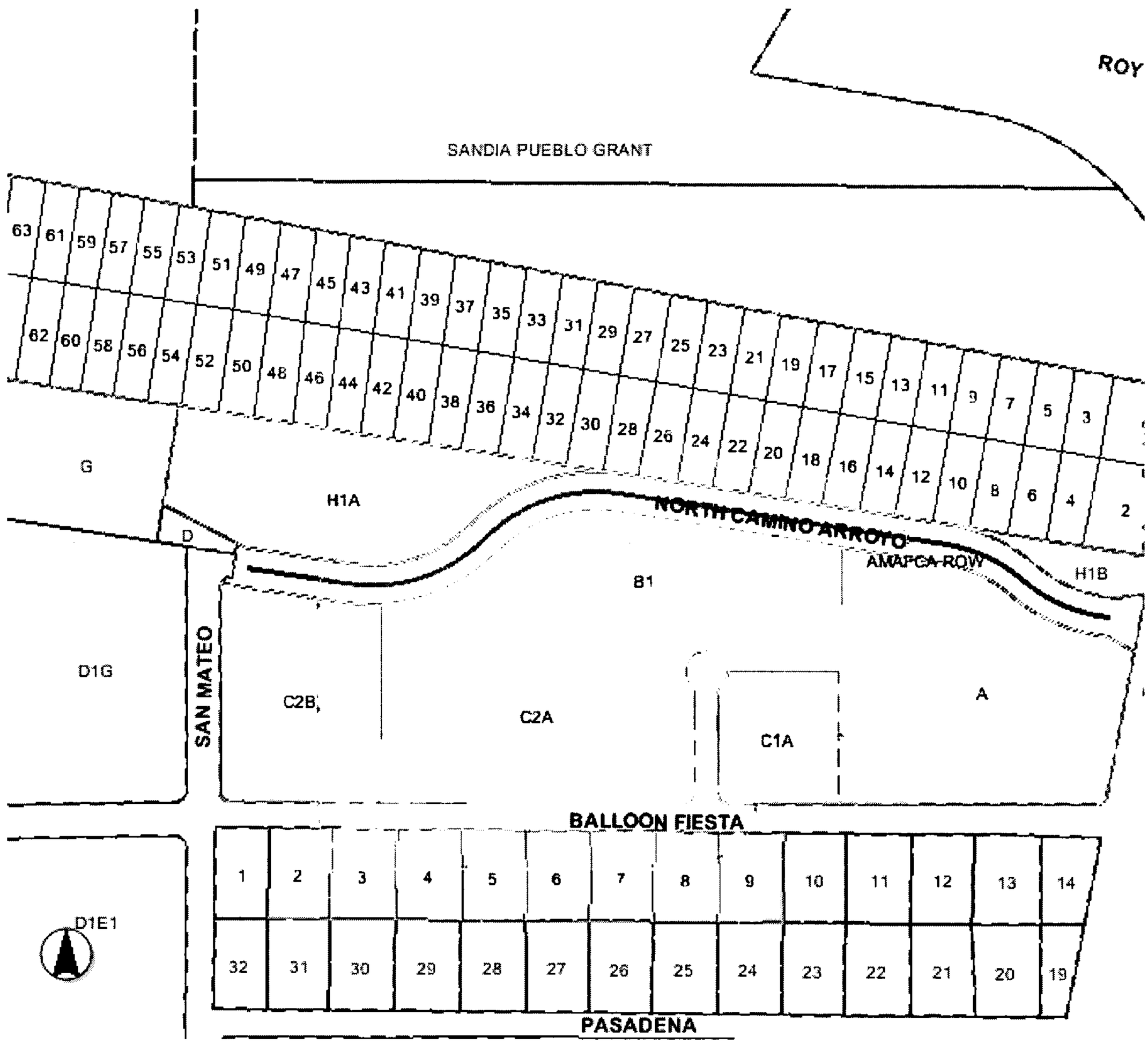
Susan Rasinski

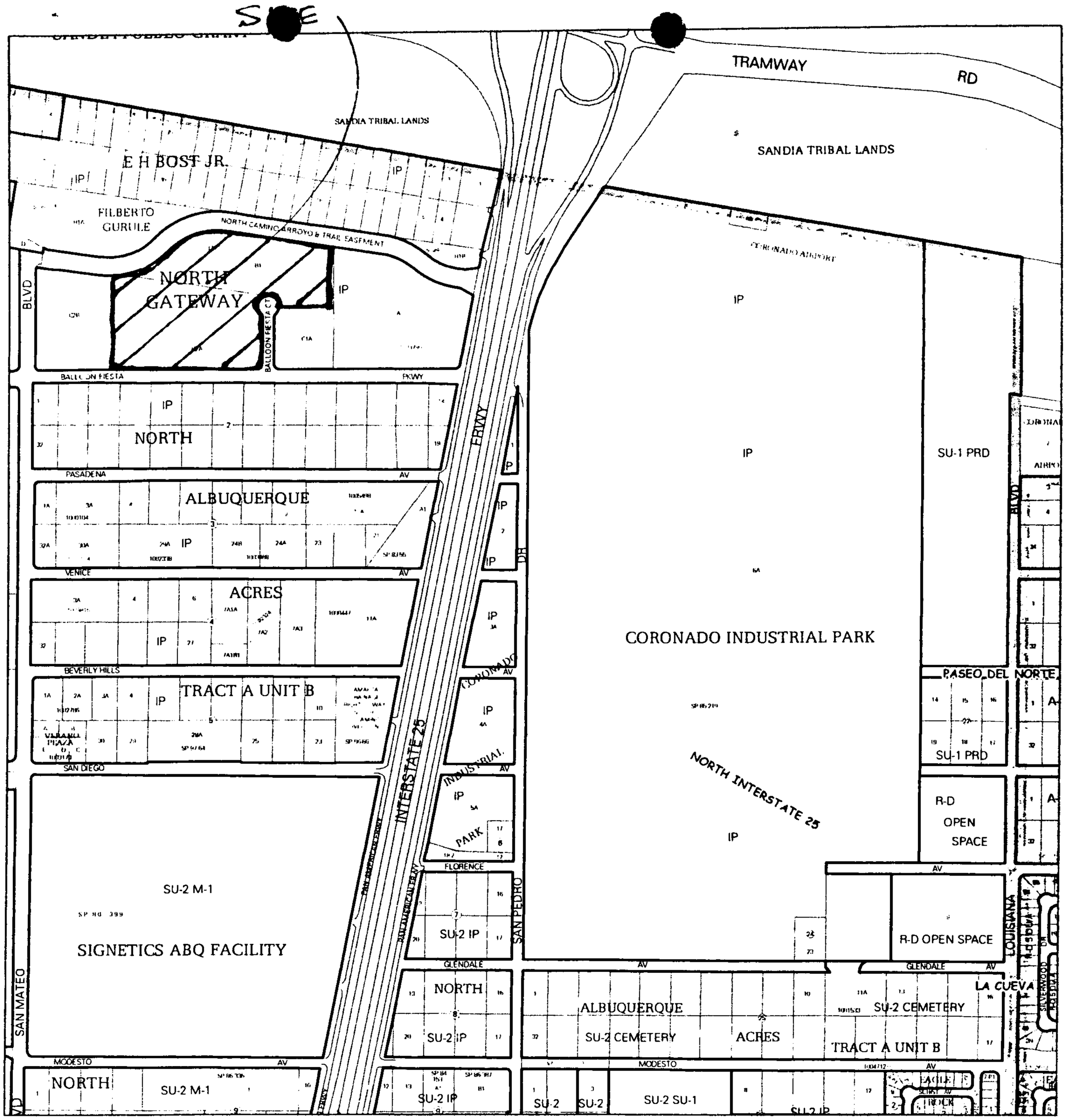
Susan Rasinski
Office Manager

/sr

Enclosure

F:\1-Projects\2006\A06062 - Gateway Cul-de-Sac\Neighborhood Assoc 4.7.09.doc

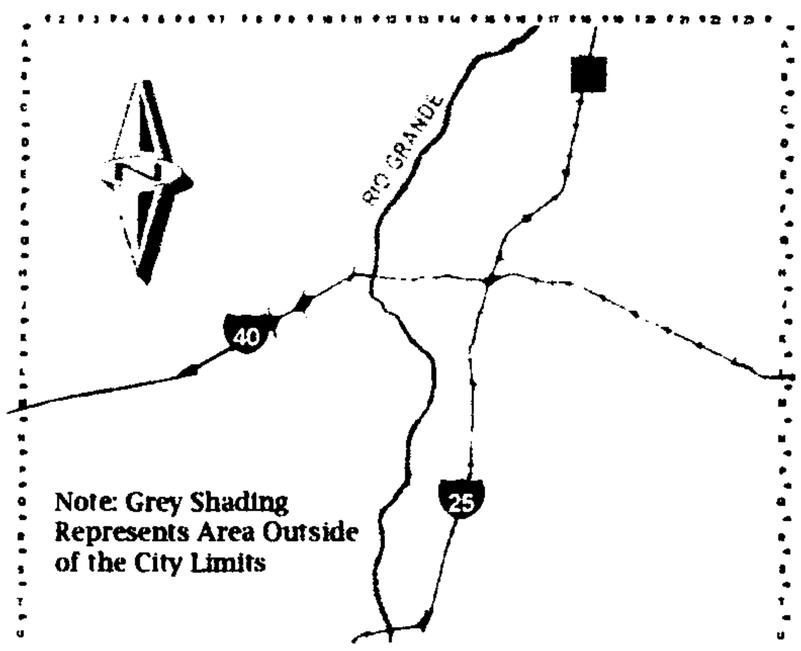

ROY
SANDIA PUEBLO GRANT
63 61 59 57 55 53 51 49 47 45 43 41 39 37 35 33 31 29 27 25 23 21 19 17 15 13 11 9 7 5 3
62 60 58 56 54 52 50 48 46 44 42 40 38 36 34 32 30 28 26 24 22 20 18 16 14 12 10 8 6 4 2
G
H1A
D
NORTH CAMINO ARROYO
AMAFCA ROW
H1B
B1
D1G
SAN MATEO
C2B
C2A
C1A
A
BALLOON FIESTA
1 2 3 4 5 6 7 8 9 10 11 12 13 14
32 31 30 29 28 27 26 25 24 23 22 21 20 19
D1E1
PASADENA



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

AGIS
Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

B-18-Z

Selected Symbols

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

0 750 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

April 7, 2009

Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Balloon Fiesta, Gateway Cul-de-Sac - 1003790

Dear Mr. Cloud:

On behalf of our client, MCT Industries, Inc., and the requirements of the DPM we are submitting the following DRB application. We are requesting a 2-year extension of the Subdivision Improvements Agreement. The work is complete, however, the owner, the City and AMAFCA are working to resolve the applicability of other infrastructure requirements.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Scott Medina, PE
Project Engineer

ASM/sr

Attachments

[redacted]

#15

DRB CASE ACTION LOG ([redacted] 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.: **07DRB-00299** ([redacted]F) P	Project # **1003790**
Project Name: **NORTH GATEWAY**	
Agent: MARK GOODWIN & ASSOCIATES	Phone No: 828-2200

Project Number 1003790

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 6/13/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☑ TRANSPORTATION: Clarification of Note 8 language
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☑ PLANNING (Last to sign): record AMAFCA's sig

☑ **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.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 13, 2007 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
David Flores in for 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: 10:25 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 # 1000945**
07DRB-00621 Major-Two Year SIA

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 IP located on EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF:06DRB-00710] *[Deferred from 6/13/07]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

2. **Project # 1004368**
07DRB-00656 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2, request(s) the above action(s) for all or any portion of Tract(s) 4A2, **RENAISSANCE CENTER,** zoned SU-1, IP USES, located on RENAISSANCE BLVD NE between ALEXANDER NE and CULTURE DR NE containing approximately 1 acre(s). (F-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS AND CROSS PARKING EASEMENTS AND SIDEWALK AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND 15 DAY APPEAL PERIOD.**

3. **Project # 1005590**
07DRB-00652 Major-Vacation of Public Easements
07DRB-00654 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or any portion of Tract(s) A & B, **SUSIE RAYOS MARMON ELEMENTARY SCHOOL,** zoned R-D located on ILIFF RD NW between 72ND ST NW and 68TH ST NW containing approximately 15 acre(s). [REF: DRB 97-262] (H-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE . THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

4. **Project # 1003779**
07DRB-00662 Major-Preliminary Plat Approval
07DRB-00663 Major-Vacation of Public Right-of-Way
07DRB-00665 Minor-Sidewalk Waiver
07DRB-00666 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, **KUMAIL SUBDIVISION,** zoned R-D located on OAKLAND AVE NE , between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED O6/13/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 01/3/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: PROVIDE A 30-FEET RADIUS ON LOT 7-P-1, A SUBDIVISION DESIGN VARIANCE IS NEEDED FOR STREET CROSS SECTION. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN OF EXHIBIT C.**

5. **Project # 1000072**
07DRB-00664 Major-Vacation of Public Easements

D R HORTON request(s) the above action(s) for all or any portion of Tract(s) BB & AA, Block(s) 1, **CARMEL SUBDIVISION,** zoned R-D located on CARMELITO LOOP NE between HOLLY AVE NE and CARMEL AVE NE containing approximately 1 acre(s). [REF: 04DRB-00033] (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE .**

6. **Project # 1002371**
07DRB-00577 Major-Vacation of Public Easements
07DRB-00576 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] *[Deferred from 5/30/07 & 06/06/07 & 6/13/07]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 06/27/07.**

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.

7. **Project# 1004000**
07DRB-70027 MINOR - SDP FOR BUILDING PERMIT

NCA ARCHITECTS PA agent(s) for NORTH VALLEY SEVENTH DAY ADVENTIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, **EAGLE RANCH SUBDIVISION, WEST UNIT 2,** zoned SU-1 PDA TO INCLUDE C-3 USES, located on PARADISE BLVD NW BETWEEN EAGLE RANCH NW AND COORS NW containing approximately 3.48 acre(s). *[Indef deferred on 6/13/07]* (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project# 1005317**
07DRB-70036 EPC APPROVED SDP FOR BUILDING PERMIT

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY DEPT., WATER RESOURCES DIVISION request(s) the above action(s) for all or a portion of Tract(s) A, **ACADEMY ACRES SUBDIVISION, UNIT 5,** zoned C-3, located on FOREST HILLS DR. NE BETWEEN PAN AMERICAN HWY. NE AND PRESBYTERIAN HEALTHCARE SERVICES containing approximately 4.73 acre(s). **[Carol Toffaleti, EPC Case Planner]** (E-17/18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A COPY OF THE LEASE AGREEMENT AND FUTURE SIDEWALK AND LANDSCAPING PLACEMENT AND TO PLANNING FOR 3 COPIES.**

9. **Project# 1004735**
07DRB-70022 EPC APPROVED SDP FOR BUILD PERMIT
07DRB-70023 EPC APPROVED SDP FOR SUBDIVISION

DORMAN & BREEN ARCHITECTS agent(s) for TRAMWAY COMMUNITY CHURCH request(s) the above action(s) for all or a portion of Lot(s) 1-A, **TRAMWAY RIDGE,** zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on TRAMWAY RIDGE NE BETWEEN MANITOBA NE AND MONTGOMERY BLVD NE containing approximately 3.938 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 06/06/07]* (F-22) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND DELEGATED TO PLANNING FOR 3 COPIES.**

10. **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) **DEFERRED AT THE AGENT'S REQUEST TO 06/20/07.**

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

11. **Project# 1004871**
07DRB-70028 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ALBUQUERQUE INN KEEPER, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, **CAVAN SUNPORT CENTRE,** zoned SU-1 FOR PERMISSIVE O-1, C-2 & IP USES, located on ROSS AVE SE BETWEEN YALE BLVD SE AND INTERNATIONAL AVE SE containing approximately 2.9833 acre(s). [REF: Z-93-122, DRB-94-599] *[Indef deferred from 6/13/07]* (L-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. **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]* **DEFERRED AT THE AGENT'S REQUEST TO 06/20/07.**

13. **Project# 1006518**
07DRB-70039 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

GEORGE T. RODRIGUEZ - DEVELOPMENT CONSULTANT agent(s) for COE AND PETERSON, LLC request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 1, **DUKE CITY INDUSTRIAL AREA,** zoned C-3, located on RICHMOND DR NE BETWEEN CLAREMONT AVE NE AND LOS ARBOLES AVE NE containing approximately .856 acre(s). (H-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH THE FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CLOSURE OF THE DRIVE PADS ON LOS ARBOLES AND DEDICATION ALONG CLAREMONT AND TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

14. **Project# 1005141**
07DRB-70037 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ABQ ENGINEERING agent(s) for LOUISE ABQ 2005, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) L-1, **PANORAMA HEIGHTS,** zoned O-1, located on INDIAN SCHOOL RD NE BETWEEN EASTRIDGE DR NE AND CONSTITUTION AVE NE containing approximately 7.71 acre(s). (J-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/13/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: A GRADING AND DRAINAGE PLAN AS REQUIRED AND THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

15. **Project# 1003790**
07DRB-00299 Minor- Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or any portion of Tract(s) B, C-1 & C-2, **NORTH GATEWAY,** zoned IP located on BALLOON FIESTA PARKWAY NE between SAN MATEO BLVD NE and I-25 NE containing approximately 23 acre(s). [*Final plat was indef deferred 4/4/07]* (B-18) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CLARIFICATION OF LANGUAGE ON NOTE 8 AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

16. **Project# 1002743**
07DRB-70024 MAJOR - FINAL PLAT APPROVAL

DAC ENTERPRISES INC agent(s) for HARVEST LAND LLC request(s) the above action(s) for all or any portion of Tract(s) I & J, **LA LUZ DEL OESTE,** zoned SU-1 PRD located on COORS NW between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). *[Deferred from 6/06/07]* (F-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK. . . .

17. Approval of the Development Review Board Minutes for June 6, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 6, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10: 25 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003790 **AGENDA ITEM NO: 15**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

AMAFCA approval is required prior to ~~City Engineer~~ DRB Chair sign off.

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: JUNE 13, 2007

0

CITY OF ALBUQUERQUE
Planning Department
June 13, 2007
DRB Comments

ITEM # 15

PROJECT # 1003790 APPLICATION # 07-00299

RE: Tracts B, C-1, C-2, North Gateway/final plat

Are there any changes since the preliminary plat was approved?

The condition of final plat states: " Sixty-one feet of right of way on Balloon Fiesta Court is required." Is this condition satisfied?

Planning will record the plat.

Sheran Matson, AICP
DRB Chair
924-3880 fax 924-3864 smatson@cabq.gov

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 4, 2007

3. Project # 1003790
07DRB-00297 Major-SiteDev Plan Subd
07DRB-00298 Minor-Vacation of Private Easements
07DRB-00299 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or any portion of Tract(s) B, C-1 & C-2, **NORTH GATEWAY,** zoned IP located on BALLOON FIESTA PARKWAY NE between SAN MATEO BLVD NE and I-25 NE containing approximately 23 acre(s). (B-18)

At the April 4, 2007, Development Review Board meeting, the site development plan for subdivsion was approved with final sign-off delegated to Planning for 15-day appeal period and four copies of the plan.

The vacation of private easements 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.

With the signing of the infrastructure list dated 04/04/07 and approval of the grading plan engineer stamp dated 3/1/07 the preliminary plat was approved with the following condition of final plat:

Sixty-one feet of right-of-way on Balloon Fiesta Court is required.

The final plat was indefinitely deferred for the SIA.

If you wish to appeal this decision, you must do so by April 19, 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.

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).

Sheran Matson, AICP, DRB Chair

Cc: MCT Industries Inc., 7451 Pan American Frwy NE, 87109
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

#3

COMPLETED 04/04/07 SM

DRB CASE ACTION LOG (SITE PLAN SUBD.)

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.

Project Number 1003790

DRB Application No.: **07DRB-00297 (SPS)**	Project # **1003790**
Project Name : **NORTH GATEWAY**	
Agent: MARK GOODWIN & ASSOCIATES	Phone No.: 828-2200

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4/04/07 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): 4 copies - one to Theresa - Master Plan File
- ❑ **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.
  - ☒ **4 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.**

#3

DRB CASE ACTION LOG (SITE PLAN SUBD.)

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.: **07DRB-00297 (SPS)**	Project # **1003790**
Project Name : **NORTH GATEWAY**	
Agent: MARK GOODWIN & ASSOCIATES	Phone No.: 828-2200

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4/04/07 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): 4 copies - one to Sheran - Master Plan File

❑ **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.

- ❑ **4 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 1003790

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003790 **AGENDA ITEM NO: 3**

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for Subdivision
Vacation of Private Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

AMAFCA approval required prior to City Engineer sign off.
No objection to vacation request.
An approved grading and drainage plan dated 3-01-07 is on file for Preliminary Plat approval.
Infrastructure list comments.
Plat comments.
Provide revised vacation exhibit.

Signed IL

RESOLUTION:

FP-Indef

APPROVED X; DENIED ___; DEFERRED X; 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
(B-18/D014)

DATE: APRIL 4, 2007

Vacation - approved
Site Plan - approved, defer to Plng
Prelim Plat - approved
Final Plat - defer indef (need AMAFCA approval)

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003790 AGENDA#: 3 DATE: 4.4.07

1. Name: Billy Goolsby Address: Mark Goodwin Zip: _____
2. Name: Anthony Mas Address: Agent 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: _____

Pavan Toleti

From: Lynn Mazur [lmazur@amafca.org]
Sent: Tuesday, April 03, 2007 7:56 AM
To: WPlotnerjr@aol.com; Pavan Toleti
Cc: Mark Goodwin; Stephen Stasiewicz
Subject: RE: North Gateway Plat

I concur.

AMAFCA
Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer
phone: (505) 884-2215
fax: (505) 884-0214
www.amafca.org

From: WPlotnerjr@aol.com [mailto:WPlotnerjr@aol.com]
Sent: Monday, April 02, 2007 3:16 PM
To: pavan@goodwinengineers.com
Cc: mark@goodwinengineers.com; lmazur@amafca.org; Stephen@goodwinengineers.com
Subject: North Gateway Plat

Pavan,

I had a conversation with Lynn Mazur at AMAFCA regarding the fax dated March 28, 2007 and concluded the following:

In regards to Number 1 of the fax comments --No comment.

In regards to Number 2 of the fax comments--

a.) The prudent line -temporary drainage easement **North** of Tract C-2 should be labeled as 3-- not 11 as shown on the plat. **(The label for South of Tract B is correctly labeled as 11- leave it alone.**
b.) The filing information for 11 is (5/19/97, 97C-161).
c.) The way that "3" is shown is confusing--Please remove it.
d.) Don't worry about the portion vacated -It only affects Tract A. Lynn is in ageement.

In regards to Number 3 of the fax comments--
This easement is now the current Right of Way and does not affect our tract. Lynn is in agreement.

In regards to Number 4 of the fax comments--
a.) AMAFCA will meet at the May 3rd meeting to process quitclaim deeds. **According to Lynn, we will not be able to obtain the AMAFCA signature on the plat until then.**

In regards to Number 5 of the fax comments--I faxed a copy of the easement in question which was NOT granted to the COA to Lynn.

In regards to Number 6 of the fax comments-- No comment.

Here is the CAD drawings showing 3 changes to sheet 2 and 2 changes to sheet 3.

Call if you have any questions.

Lynn, if you disagree with anything, please feel free to correct me.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 4, 2007

Project # 1003790
07DRB-00297 Major-SiteDev Plan Subd
07DRB-00298 Minor-Vacation of Private Easements
07DRB-00299 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or any portion of Tract(s) B, C-1 & C-2, **NORTH GATEWAY,** zoned IP located on BALLOON FIESTA PARKWAY NE between SAN MATEO BLVD NE and I-25 NE containing approximately 23 acre(s). (B-18)

AMAFCA No objection to requested actions. The easement shown as shaded area No. 11 is actually two separate AMAFCA Drainage Easements dedicated by separate platting actions in 1997. These two easements were previously vacated by DRB action as shown on Plat of Tracts A, B, C & D, North Gateway, Bk 2005C, Pg 184. There is a third AMAFCA Drainage Easement that is not shown that was dedicated in 1999. The agent needs to request vacation action for this easement. The AMAFCA Board of Directors approved the quitclaim/release of the two Drainage Easements from 1997. We will request release of the third easement at the May 3 Board meeting. The quitclaim deed filing information for all three easements should be shown on the plat. Was easement No. 9 dedicated to the City? AMAFCA will sign the Final Plat.

COG

Balloon Fiesta Pkwy and San Mateo Dr. are designated collectors with established rights-of-way of 68 feet on the Long Range Roadway System Map. Coordination with DMD is recommended to insure project conformity with this adopted policy of the MTB.

Transit No objection to the request.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter(s) sent to Wildflower Area NA (R).

APS The requested actions for Tract C-1 & C-2, **North Gateway** (San Mateo Blvd and Balloon Fiesta Parkway), zoned IP, 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

PNM must have easement for it's existing facilities Approved if PNM easements remain.

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

An approved drainage report is required for Preliminary Plat approval. No objection to vacation request.

Transportation Development

No objection to the vacation of private easements. The right-of-way for the cul-de-sac needs to be 61' The cross-section is 40' face to face. Why isn't there sidewalk on both sides? Where are the improvements to Balloon Fiesta Parkway? (Is this section fully built?) Isn't the cul-de-sac supposed to be full access? Other access points will need to be limited to right-in/right-out. Does the east entrance to tract C-2-A meet DPM criteria for distance from the new cul-de-sac?

Parks & Recreation — No objection.

Utilities Development

No objection to Site Plan approval. No objection to Vacation request, defer to Hydrology. No objection to Preliminary Plat approval.

Planning Department

No objection to the requested vacations or the platting action. Planning will meet with agent on the site plan regarding comments. Planning will take delegation of the plat to record it and of the site plan for 3 copies once both are approved.

Impact Fee Administrator

Impact Fees are not applicable at this time of platting. However, Impact Fees will be required at the time a building permit is issued for each new building on each lot. The fees will be charged according to the size, use and impervious acreage.

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

Cc:MCT Industries Inc., 7451 Pan American Frwy NE, 87109
Mark Goodwin & Associates PA, P.O. Box 90606, 87199

CITY OF ALBUQUERQUE

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

March 27, 2007

TO: Larry T. Caudill and Rick Treadwell, Wildflower Area Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: ***Major Site Development Plan for Subdivision; Minor Vacation of Private Easements and Minor Preliminary and Final Plat Approval for North Gateway vacation of private drainage easements and creating four (4) tracts from the existing three (3) tracts.***

Proposed by: **D. Mark Goodwin and Associates, P.A. at 505-828-2200**
Agent for: **MCT Industries, Inc.**

For property located: **On or near Balloon Fiesta parkway NE between San Mateo Boulevard NE and I-25 NE.**

The case number(s) assigned is: **07DRB-00297, 00298 and 00299, Project # 1003790.**

City Planning accepted application for this request on **March 9, 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, April 4, 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 I. 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

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: April 4,2007
Zone Atlas Page: B-18
Notification Radius: 100 Ft.

Project# 1003790
App#07DDRB-00297
07DRB-00298
07DRB-00299

Cross Reference and Location: ALONA BALLOON FIESTA PARKWAY NE BETWEEN SAN MATEO BLVD AND I-25 NE

Applicant: MCT INDUSTRIES INC
7451 PAN AMERICAN FRWY NE
ALBUQUERQUE, NM 87109

Agent: LISA ANGLADA
MARK GOODWIN AND ASSOCIATES
P.O. BOX 90606
ALBUQUERQUE, NM 87199

Special Instructions:

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

Date Mailed: MARCH 16, 2007
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- X Minor Subdivision action
- X Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- X for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ 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)

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: MCT INDUSTRIES, INC PHONE: (505) 345-8651
ADDRESS: 7451 PAN AMERICAN FRWY NE FAX: (505) 345-8659
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ___
Proprietary interest in site: OWNER List all owners: ___
AGENT (if any): MARK GOODWIN & ASSOCIATES, PA PHONE: (505) 828-2200
ADDRESS: P.O. Box 90606 FAX: (505) 797-9539
CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: Pavan@goodwinengineers.com

DESCRIPTION OF REQUEST: NORTH GATEWAY – PRELIMINARY PLAT

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

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

Lot or (Tract No.) B, C-1 AND C-2 ___ Block: ___ Unit: ___
Subdiv. / Addn. NORTH GATEWAY
Current Zoning: IP Proposed zoning: SAME
Zone Atlas page(s): B-18-Z No. of **existing** lots: TRACTS 3 No. of **proposed** lots: TRACTS 4
Total area of site (acres): 22.79 Density if applicable: dwellings per gross acre: ___ dwellings per net acre: ___
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? ___
UPC No. 101806510438920401 MRGCD Map No. ___
LOCATION OF PROPERTY BY STREETS: On or Near: ALONG BALLOON FIESTA PARKWAY NE
Between: SAN MATEO BLVD NE and I-25 NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___

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

SIGNATURE T. Pavankumar DATE 9th March 07
(Print) PAVAN K. TOLETI ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers		Action	S.F.	Fees
07DRB	00297	SPS	P2	$385.00
07DRB	00298	VPRE	V	$180.00
07DRB	00299	PRF		$425.00
		ADV		$75.00
		CMF		$20.00
			Total	$1085.00

Hearing date 04/04/07

Sandy Handley 03/09/07 **Project #** 1003790

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

☒ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

✓ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
✓ 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
N.A Copy of the document delegating approval authority to the DRB
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
N.A Sign Posting Agreement
✓ Completed Site Plan for Subdivision Checklist
✓ 6 copies of the Infrastructure List, if relevant to the site plan
N.A TIS/AQIA Traffic Impact Study form with required signature
✓ Fee (see schedule)
N.A Any original and/or related file numbers are listed on the cover application
D. R. B. hearings are approximately ONE MONTH after the 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) **24** copies for DRB public hearings
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
__ 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
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ 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
D. R. B. hearings are approximately ONE MONTH after the 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) **24** copies for DRB public hearings
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
__ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
__ 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
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
D. R. B. hearings are approximately ONE MONTH after the 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.

PAVAN K. TOLETI
Applicant name (print)

T. Pavankumar 9th March 07
Applicant signature / date

Form revised JUNE 2005

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

Application case numbers
07DRB - ____ - 00297
____ - ____ - ____
____ - ____ - ____

Planner signature / date 3-9-07

Project # 1003790

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	101806501849120667	PUEBLO OF SANDIA	481 SAN DIA LOOP RD	BERNALILLO	NM	87004	V	A1A	LOTS 1 THROUGH 100 LAND OF E.H. BOST JR AND POR IN NW NE (AKA POR TRACT C & ALL TRACTS D & E LANDS OF FILIBERTO GURULE) CONT 62.61 AC
2	101706551544310112	MART-NAIR INVMTS LIMITED LIABILITY CO	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	TR D PLAT OF TR A, B, C & D NORTH GATEWAY (A REPLAT OF TR H-1C LAND OF FILBERTO GURULE & LT 1A TR A UNIT B BLK 1 NORTH ALBUQ ACRES & LT 25 BLK 1 TR A UNIT B NORTH ALBUQ ACRES)
3	101806504144020685	PUEBLO OF SANDIA	481 SAN DIA LOOP RD	BERNALILLO	NM	87004	V	A1A	TRACT H-1A PLAT OF LAND OF FILBERTO GURULE TRACT H-1A, H-1B AND H-1C CONT 5.9620 AC
4	101806524042020687	PUEBLO OF SANDIA	481 SAN DIA LOOP RD	BERNALILLO	NM	87004	V	A1A	TRACT H-1B PLAT OF LAND OF FILBERTO GURULE TRACT H-1A H-1B AND H-1C CONT .8289 AC
5	101806507239420401	CITY OF ALBUQUERQUE MCT INDUSTRIES INC.	PO BOX 1293	ALBUQUERQUE	NM	87103	C	A1A	TR C PLAT OF TRS A, B, C & D NORTH GATEWAY (A REPLAT OF TR H-1C LAND OF FILBERTO GURULE & LOT 1A TR A UNIT B BLK 1 NORTH ALBUQ ACRES & LOT 25 BLK 1 TR A UNIT B NORTH ALBUQ
6	101806518539820403	HEALTH CARE SERVICE CORPORATION	PO BOX 27630	ALBUQUERQUE	NM	87125 7630	V	A1A	TR A PLAT OF TR A, B, C & D NORTH GATEWAY (A REPLAT OF TR H-1C LAND OF FILBERTO GURULE & LOT 1A TR A UNIT B BLK 1 NORTH ALBUQ ACRES & LOT 25 BLK 1 TR A UNIT B NORTH ALBUQ
7	101806511042520402	MART-NAIR INVMTS LIMITED LIABILITY CO	7451 PAM AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	TR B PLAT OF TR A, B, C & D NORTH GATEWAY (A REPLAT OF TR H-1C LAND OF FILBERTO GURULE & LOT 1A TR A UNIT B BLK 1 NORTH ALBUQ ACRES & LT 25 BLK 1 TR A UNIT B NORTH ALBUQ
8	101806512244020404	AMAFCA	2600 PROSPECT NE	ALBUQUERQUE	NM	87107	V	A1A	AMAFCA DRAINAGE R/W PLAT OF TR A, B, C & D NORTH GATEWAY (A REPLAT OF TR H-1C LAND OF FILBERTO GURULE & LT 1 A, TR A UNIT B BLK 1 NORTH ALBUQ ACRES & LOT 25 BLK 1
9	101706547340810102	PUEBLO OF SANDIA	481 SAN DIA LOOP RD	BERNALILLO	NM	87004	V	A1A	TR D-1G PLAT OF TRS D-1A D-1B D-1C D-1D D-1E D-1F & D-1G SIS TERS OF THE ORDER OF ST DOMINIC CONT 14.4138 AC M/L
10	101806507535020324	MART-NAIR INVESTMENTS LIMITED LIABILITY CO	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109 4645	V	A1A	* 005 002NORTH ALBUQ ACRES TR A UNIT B
11	101806505935020325	MART-NAIR INVESTMENTS LIMITED LIABILITY CO	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109 4645	V	A1A	* 004 002NORTH ALBUQ ACRES TR A UNIT B
12	101806522134820315	MART-NAIR INVESTMENTS LIMITED LIABILITY CO	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109 4645	V	A1A	002NORTH ALBUQ ACRES TR A UNIT B WEST PORT OF LOT 14
13	101806510834920322	MARTINEZ TEDR & ANEDINA E	7451 PAN AMERICAN NE	ALBUQUERQUE	NM	87109	V	A1A	* 007 002NORTH ALBUQ ACRES TR A UNIT B
14	101806509135020323	MARTINEZ TEDR & ANEDINA E	7451 PAN AMERICAN NE	ALBUQUERQUE	NM	87109	V	A1A	* 006 002NORTH ALBUQ ACRES TR A UNIT B
1	101806	MARTINEZ TED	7451 PAN	ALBU	N	871	V	A1	* 009 002NORTH ALBUQ ACRES TR A UNIT B

5	514135 020320	R & ANEDINA E	AMERICA N NE	QUE RQU E	M	09		A	
16	101806 512434 920321	MARTINEZ TED R & ANEDINA E	7451 PAN AMERICA N NE	ALBU QUE RQU E	N M	871 09	V	A1 A	* 008 002NORTH ALBUQ ACRES TR A UNIT B
17	101806 504135 120326	MART-NAIR INVESTME NTS LIMITED LI ABILITY CO	7451 PAN AMERICA N FWY NE	ALBU QUE RQU E	N M	871 09 464 5	V	A1 A	* 003 002NORTH ALBUQ ACRES TR A UNIT B
18	101806 502635 120327	MART-NAIR INVESTME NTS LIMITED LI ABILITY CO	7451 PAN AMERICA N FWY NE	ALBU QUE RQU E	N M	871 09 464 5	V	A1 A	* 002 002NORTH ALBUQ ACRES TR A UNIT B
19	101806 501135 120328	MART-NAIR INVESTME NTS LIMITED LI ABILITY CO	7451 PAN AMERICA N FWY NE	ALBU QUE RQU E	N M	871 09 464 5	V	A1 A	* 001 002NORTH ALBUQ ACRES TR A UNIT B
20	101806 520735 120316	MART-NAIR INVESTME NTS LIMITED LI ABILITY CO	7451 PAN AMERICA N FWY NE	ALBU QUE RQU E	N M	871 09 464 5	V	A1 A	* 013 002NORTH ALBUQ ACRES TR A UNIT B
21	101806 519035 120317	MART-NAIR INVESTME NTS LIMITED LI ABILITY CO	7451 PAN AMERICA N FWY NE	ALBU QUE RQU E	N M	871 09 464 5	V	A1 A	* 012 002NORTH ALBUQ ACRES TR A UNIT B
22	101806 517335 120318	MARTINEZ TED R & ANEDINA E	7451 PAN AMERICA N NE	ALBU QUE RQU E	N M	871 09	V	A1 A	* 011 002NORTH ALBUQ ACRES TR A UNIT B
23	101806 515835 020319	MARTINEZ TED R & ANEDINA E	7451 PAN AMERICA N NE	ALBU QUE RQU E	N M	871 09	V	A1 A	* 010 002NORTH ALBUQ ACRES TR A UNIT B

Or Current Resident
AMAFCA
2600 PROSPECT NE
ALBUQUERQUE, NM 87107

Or Current Resident
MART-NAIR INVESTMENTS LIMITED
LIABILITY CO
7451 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87109 4645

Project# 1003790
LARRY T. CAUDILL
Wildflower Area N.A.
4915 WATERCRESS NW
ALBUQUERQUE, NM 87113

Or Current Resident
HEALTH CARE SERVICE
CORPORATION
PO BOX 27630
ALBUQUERQUE, NM 87125 7630

Or Current Resident
PUEBLO OF SANDIA
481 SANDIA LOOP RD
BERNALILLO, NM 87004

Project# 1003790
RICK TRADWELL
Wildflower Area N.A.
5004 WATERCRESS NE
ALBUQUERQUE, NM 87113

Or Current Resident
MARTINEZ TED R & ANEDINA E
7451 PAN AMERICAN NE
ALBUQUERQUE, NM 87109

Project# 1003790
LISA ANGLADA
Mark Goodwin & Assoc.
P.O. BOX 90606
ALBUQUERQUE, NM 87199

ALBUQUERQUE
Making History

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: February 28, 07

TO CONTACT NAME: Lisa Angleda
COMPANY/AGENCY: Mark Goodwin & Associates
ADDRESS/ZIP: P.O. Box 90600 87199
PHONE/FAX #: 828-2200 - (Fax - 797-9539)

Thank you for your inquiry of 2-28-07 (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, Tract C-1 and C-2, North Gateway,
zone map page(s) B-18.

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

Wildflower Area N.A.
Neighborhood Association
Contacts: Larry T. Caudill
4915 Watercress NW
87113 - 857-0596 (h)
Rick Treadwell
5004 Watercress NE
87113 - 821-6369 (h)

Neighborhood Association
Contacts:

See reverse side for additional Neighborhood Association 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,

Dalaina L Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(10/14/04)

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

Revised 4/18/06

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required) (ATTACHED water & sewer Availability Statement)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**
NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".
Accompanying Material

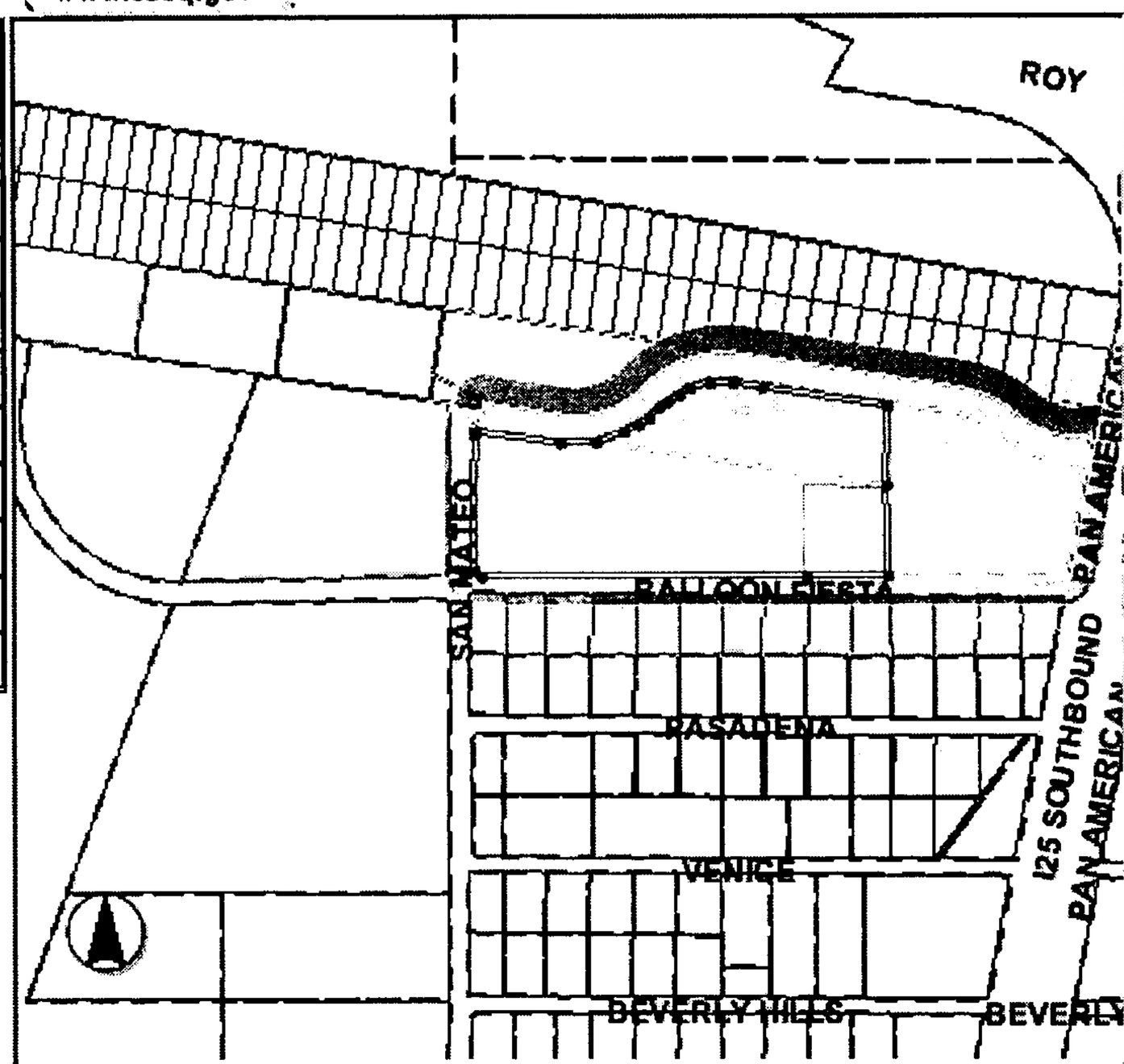
✓ A. Fee payment
✓ B. Complete application
✓ C. Written Summary of Request
✓ D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

✓ 1. Scale: at least 1" = 100'
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Scaled Vicinity Map
✓ 5. The Site (property lines)
✓ 6. Proposed Use(s)
✓ 7. Pedestrian Ingress and Egress (Access)
✓ 8. Vehicular Ingress and Egress (Access)
N/A 9. Any Internal Circulation Requirements
✓ 10. For each lot:
   ✓ a. Maximum Building Height
   ✓ b. Minimum Building Setback
   ✓ c. Maximum Total Dwelling Units and / or
   ✓ d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

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 AREAS
  - DASZ
  - DESIGN OVERLAY
  - POLICE BEATS
  - COUNCIL
  - PARKS
  - PETROGLYPH MNT
  - BOSQUE SECTORS
  - OPENSPACE
  - 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

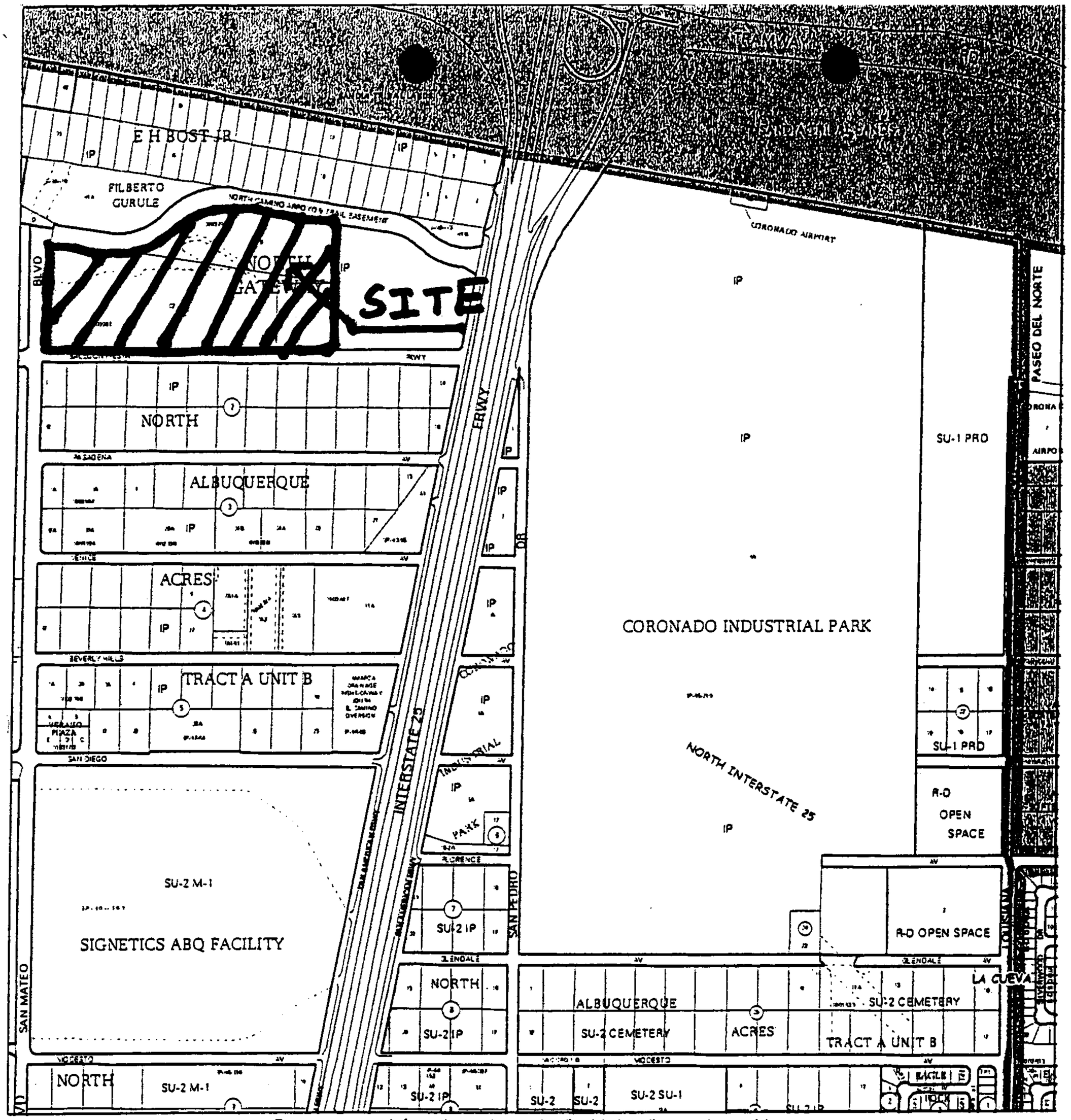
Refresh Map

Auto Refresh

OWNERSHIP

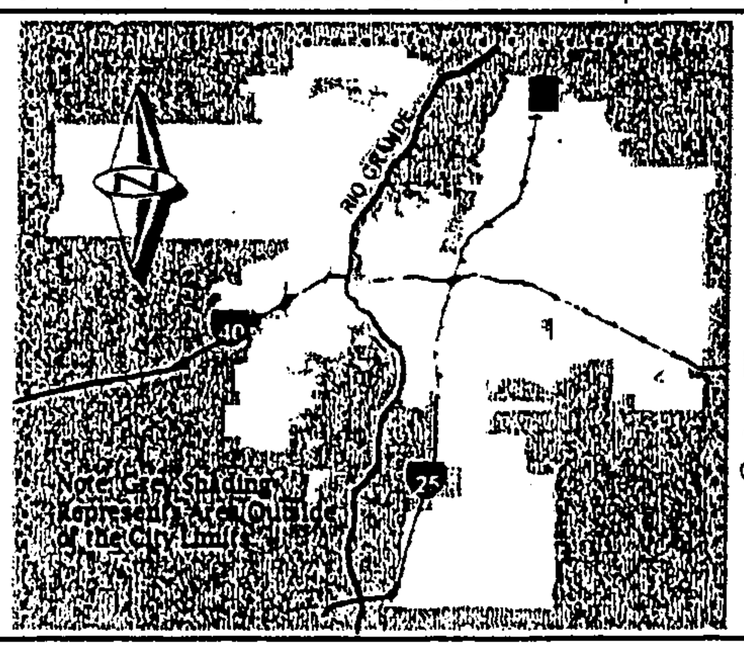
Rec	UPC CODE	OWNER	OW
1	101806515835020319	MARTINEZ TED R & ANEDINA E	7451 PA
2	101806517335120318	MARTINEZ TED R & ANEDINA E	7451 PA

Pan SEARCH REFRESH HELP INDEX PAGE CONTACT



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

Map amended through: Aug 08, 2006



Zone Atlas Page:

B-18-Z

Selected Symbols

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

0 750 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

March 8, 2007

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

Re: NORTH GATEWAY VACATION (Zone Atlas Map: B-18-Z)

Dear Ms. Matson:

Enclosed please find a request for a vacation of private easements for North Gateway as shown in attached exhibit. The site is located at the intersection of San Mateo Blvd and Balloon Fiesta Parkway.

It is the intent of the applicant to request vacation of private drainage easements as described in Note 1, 5, 9, 10 and 11 in easement notes of attached exhibit. North Gateway is planned to create 4 tracts from the existing 3 tracts and during these creation of tracts each lot has its own drainage pattern without affecting the other tracts which results in the vacation of existing drainage easements. I am also including the conceptual drainage plan that show how individual tracts drain without affecting the other. The beneficiaries (owners) from the easements signed on the plat, authorizing to vacate the private easements.

The parcels involved in the vacation request are as follows:

OWNER / PARCEL	LEGAL DESCRIPTION	UPC NUMBER	ACRES
Farm Credit of NM	Tract C-1, North Gateway	101105900102032403	2.43
MCT Industries Inc.	Tract C-2, North Gateway	101105900102032403	20.36

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

T. Pavankumar
Pavan K. Toleti, EIT
Project Engineer

/pkt

Attachment

F:\1-Projects\2006\A06062 - Gateway Cul-de-Sac\Vacation REASON .doc

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, April 4, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002371 07DRB-00286 Major-Two Year SIA	TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, **ALBAN HILLS,** zoned SU-1 FOR R-2 W/CHURCH RELATED USES located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB-00286, 03DRB-02150, 05DRB-00560, 03DRB-02085, 03DRB-02086] (D-12)
Project # 1000985 07DRB-00292 Major-Two Year SIA	BOHANNAN HUSTON INC agent(s) for PALOMAS INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 1-A, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned SU-2 C-1 located on SAN PEDRO NE between PASEO DEL NORTE NE and PALOMAS NE. (D-18)
Project # 1003790 07DRB-00297 Major-SiteDev Plan Subd 07DRB-00298 Minor-Vacation of Private Easements 07DRB-00299 Minor-Prelim&Final Plat Approval	MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or any portion of Tract(s) B, C-1 & C-2, **NORTH GATEWAY,** zoned IP located on BALLOON FIESTA PARKWAY NE between SAN MATEO BLVD NE and I-25 NE containing approximately 23 acre(s). (B-18)
Project # 104623 07DRB-00294 Major-SiteDev Plan BldPermit	BERENT GROTH ARCHITECT agent(s) for RAUL LOPEZ request(s) the above action(s) for all or any portion of Lot(s) 13-16, Block(s) 3, **ROMERO ADDITION,** zoned SU-1 for legal office and/or residence, located on 5TH ST NW between SUMMER NW and MCKINLEY NW containing approximately 1 acre(s). (J-14)

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 19, 2007.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 28, 2007

1. Project # 1003790
07DRB-00118 Major-One Year SIA

BOHANNAN HUSTON INC agent(s) for HEALTHCARE SERVICE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25 between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 05DRB-00165] (B-18) **A 1-YEAR EXTENSION OF THE SIA WAS APPROVED.**

At the February 28, 2007, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 15, 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.

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).

Sheran Matson, AICP, DRB Chair

Cc: Bohannan Huston Inc., 7500 Jefferson NE, 87109
Healthcare Service Corporation, 300 E. Randolph Street, 27th Floor, Chicago, IL 60601
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003790 AGENDA#: 1 DATE: 2/28/07

1. Name: Stephanie Watton Address: BHI Zip: 87110

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: 1003790 **AGENDA ITEM NO: 1**

SUBJECT:

SIA – Two Year

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: 1-Y'

APPROVED X; 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: FEBRUARY 28, 2007

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 28, 2007

Project # 1003790
07DRB-00118 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for HEALTHCARE SERVICE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25 between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 05DRB-00165] (B-18)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter(s) sent to Wildflower Area (R).

APS The requested SIA extension for Tracts A, B, & C, **North Gateway**, zoned IP, located on North I-25 between Balloon Fiesta Parkway NE and San Mateo Dr NE will have no adverse impacts with the APS district.

Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	No adverse comments.
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 extension request.
Transportation Development	No objection to the request.
Parks & Recreation	No adverse comments.
Utilities Development	No objection to Extension request.
Planning Department	No objection to the requested one year extension.
Impact Fee Administrator	No comment on proposed SIA extension.

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

Cc: Bohannan Huston Inc., 7500 Jefferson NE, 87109

Healthcare Service Corporation, 300 E. Randolph Street, 27th Floor, Chicago, IL 60601

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, February 28, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1003790 07DRB-00118 Major-Two Year SIA	BOHANNAN HUSTON INC agent(s) for HEALTHCARE SERVICE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25 between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 05DRB-00165] (B-18)

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, FEBRUARY 12, 2007.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: February 28, 2007
Zone Atlas Page: B-18
Notification Radius: 100 Ft.

Project# 1003790
App#07DRB-00118

Cross Reference and Location: I-21 BETWEEN BALLOON FIESTA PARKWAY AND SAN MATEO DR NE

Applicant: HEALTHCARE SERVICE CORPORATION
300 E. RANDOLPH ST 27TH FL
CHICAGO IL, 60601

Agent: STEPHANIE WALTON
BOHANNAN HOUSTON
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: FEBRUARY 9, 2007
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
☒ Major Subdivision action	
☐ Minor Subdivision action	
☐ Vacation	**V**
☐ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
☐ ...for Subdivision Purposes	
☐ ...for Building Permit	
☐ IP Master Development Plan	
☐ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING & PLANNING	**Z**
☐ 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	
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: HEALTHCARE SERVICE CORPORATION — PHONE: 312-653-5944
ADDRESS: 300 E. RANDOLPH STREET 27TH FLOOR — FAX: 312-856-0183
CITY: CHICAGO STATE IL ZIP60601 — E-MAIL: ____
Proprietary interest in site: OWNER
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: SIA EXTENSION 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 A, B, & C — Block: ____ — Unit: ____

Subdiv. / Addn. NORTH GATEWAY

Current Zoning: IP — Proposed zoning: ____

Zone Atlas page(s): B-18 — No. of **existing** lots: 3 — No. of **proposed** lots: 4

Total area of site (acres): 37.8135 — 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. 101806517540920617 ;101806510438920401 — MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: N. I-25
Between: BALLOON FIESTA PARKWAY and SAN MATEO DR NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB# 1003790/05DRB-00165

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 12/1/04

SIGNATURE Stephanie Walton — DATE 2/2/2007

(Print) BRUCE STIDWORTHY — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 10/03

☐ **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
07DRB - ____ - 00118	SIA	S2	$ 50.00
____ - ____ - ____	CMF		$ 20.00
____ - ____ - ____	ADV		$ 75.00
____ - ____ - ____			$
____ - ____ - ____			$
			Total $ 145.00

Hearing date 2-28-07

Jack Whorton 2-2-07
Planner 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**

__ 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) precisely and clearly outlined and crosshatched (to be photocopied)
__ 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)
__ Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (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) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ 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 ONE MONTH after the filing deadline. **Your attendance is required.**

☒ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**
(Temporary sidewalk deferral uses FORM-V)

__ **1** copy of each of the following items
✓ 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
✓ Plat or plan reduced to 8.5" x 11"
✓ Official D.R.B. Notice of the original approval
✓ Approved Infrastructure List. If not applicable, please initial. _____
✓ Previous SIA extension notice, if one has been issued. If not applicable, please initial. SW
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
✓ Any original and/or related file numbers are listed on the cover application
__ Fee (see schedule)

DRB Public hearings are approximately ONE MONTH 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.

Stephanie Walton
Applicant name (print)

Stephanie Walton 2-2-07
Applicant signature / date

Form revised 11/04, 6/05 and NOV 06

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

Application case numbers
07DRB - _____ - 00118
_____ - _____ - _____
_____ - _____ - _____

Joseph Montoya 2/2/07
Planner signature / date

Project # 1003790

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	101806501849120667	PUEBLO OF SANDIA	481 SAN DIA LOOP RD	BERNALILLO	NM	87004	V	A1A	LOTS 1 THROUGH 100 LAND OF E.H. BOST JR AND POR IN NW NE (AKA POR TRACT C & ALL TRACTS D & E LANDS OF FILIBERTO GURULE) CONT 62.61 AC
2	101706551544310112	MART-NAIR INVMTS LIMITED LIABILITY CO	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	TR D PLAT OF TR A, B, C & D NORTH GATEWAY (A REPLAT OF TR H-1C LAND OF FILBERTO GURULE & LT 1A TR A UNIT B BLK 1 NORTH ALBUQ ACRES & LT 25 BLK 1 TR A UNIT B NORTH ALBUQ ACRES)
3	101806504144020685	PUEBLO OF SANDIA	481 SAN DIA LOOP RD	BERNALILLO	NM	87004	V	A1A	TRACT H-1A PLAT OF LAND OF FILBERTO GURULE TRACT H-1A, H-1B AND H-1C CONT 5.9620 AC
4	101806524042020687	PUEBLO OF SANDIA	481 SAN DIA LOOP RD	BERNALILLO	NM	87004	V	A1A	TRACT H-1B PLAT OF LAND OF FILBERTO GURULE TRACT H-1A H-1B AND H-1C CONT .8289 AC
5	101806507239420401	CITY OF ALBUQUERQUE MCT INDUSTRIES INC.	PO BOX 1293	ALBUQUERQUE	NM	87103	C	A1A	TR C PLAT OF TRS A, B, C & D NORTH GATEWAY (A REPLAT OF TR H-1C LAND OF FILBERTO GURULE & LOT 1A TR A UNIT B BLK 1 NORTH ALBUQ ACRES & LOT 25 BLK 1 TR A UNIT B NORTH ALBUQ
6	101806518539820403	HEALTH CARE SERVICE CORPORATION	PO BOX 27630	ALBUQUERQUE	NM	87125 7630	V	A1A	TR A PLAT OF TR A, B, C & D NORTH GATEWAY (A REPLAT OF TR H-1C LAND OF FILBERTO GURULE & LOT 1A TR A UNIT B BLK 1 NORTH ALBUQ ACRES & LOT 25 BLK 1 TR A UNIT B NORTH ALBUQ
7	101806511042520402	MART-NAIR INVMTS LIMITED LIABILITY CO	7451 PAM AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	TR B PLAT OF TR A, B, C & D NORTH GATEWAY (A REPLAT OF TR H-1C LAND OF FILBERTO GURULE & LOT 1A TR A UNIT B BLK 1 NORTH ALBUQ ACRES & LT 25 BLK 1 TR A UNIT B NORTH ALBUQ
8	101806512244020404	AMAFCA	2600 PROSPECT NE	ALBUQUERQUE	NM	87107	V	A1A	AMAFCA DRAINAGE R/W PLAT OF TR A, B, C & D NORTH GATEWAY (A REPLAT OF TR H-1C LAND OF FILBERTO GURULE & LT 1 A, TR A UNIT B BLK 1 NORTH ALBUQ ACRES & LOT 25 BLK 1
9	101706547340810102	PUEBLO OF SANDIA	481 SAN DIA LOOP RD	BERNALILLO	NM	87004	V	A1A	TR D-1G PLAT OF TRS D-1A D-1B D-1C D-1D D-1E D-1F & D-1G SIS TERS OF THE ORDER OF ST DOMINIC CONT 14.4138 AC M/L
10	101806507535020324	MART-NAIR INVESTMENTS LIMITED LIABILITY CO	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109 4645	V	A1A	* 005 002NORTH ALBUQ ACRES TR A UNIT B
11	101806505935020325	MART-NAIR INVESTMENTS LIMITED LIABILITY CO	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109 4645	V	A1A	* 004 002NORTH ALBUQ ACRES TR A UNIT B
12	101806522134820315	MART-NAIR INVESTMENTS LIMITED LIABILITY CO	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109 4645	V	A1A	002NORTH ALBUQ ACRES TR A UNIT B WEST PORT OF LOT 14
13	101806510834920322	MARTINEZ TED R & ANEDINA E	7451 PAN AMERICAN NE	ALBUQUERQUE	NM	87109	V	A1A	* 007 002NORTH ALBUQ ACRES TR A UNIT B
14	101806509135020323	MARTINEZ TED R & ANEDINA E	7451 PAN AMERICAN NE	ALBUQUERQUE	NM	87109	V	A1A	* 006 002NORTH ALBUQ ACRES TR A UNIT B
1	101806	MART-	7451 PAN	ALBU	N	871	V	A1	* 003 002NORTH ALBUQ ACRES TR A UNIT B

5	504135 120326	NAIR INVESTME NTS LIMITED LI ABILITY CO	AMERICA N FWY NE	QUE RQU E	M	09 464 5		A	
16	101806 502635 120327	MART-NAIR INVESTME NTS LIMITED LI ABILITY CO	7451 PAN AMERICA N FWY NE	ALBU QUE RQU E	N M	871 09 464 5	V	A1 A	* 002 002NORTH ALBUQ ACRES TR A UNIT B
17	101806 501135 120328	MART-NAIR INVESTME NTS LIMITED LI ABILITY CO	7451 PAN AMERICA N FWY NE	ALBU QUE RQU E	N M	871 09 464 5	V	A1 A	* 001 002NORTH ALBUQ ACRES TR A UNIT B
18	101806 520735 120316	MART-NAIR INVESTME NTS LIMITED LI ABILITY CO	7451 PAN AMERICA N FWY NE	ALBU QUE RQU E	N M	871 09 464 5	V	A1 A	* 013 002NORTH ALBUQ ACRES TR A UNIT B
19	101806 519035 120317	MART-NAIR INVESTME NTS LIMITED LI ABILITY CO	7451 PAN AMERICA N FWY NE	ALBU QUE RQU E	N M	871 09 464 5	V	A1 A	* 012 002NORTH ALBUQ ACRES TR A UNIT B
20	101806 517335 120318	MARTINEZ TED R & ANEDINA E	7451 PAN AMERICA N NE	ALBU QUE RQU E	N M	871 09	V	A1 A	* 011 002NORTH ALBUQ ACRES TR A UNIT B
21	101806 515835 020319	MARTINEZ TED R & ANEDINA E	7451 PAN AMERICA N NE	ALBU QUE RQU E	N M	871 09	V	A1 A	* 010 002NORTH ALBUQ ACRES TR A UNIT B
22	101806 514135 020320	MARTINEZ TED R & ANEDINA E	7451 PAN AMERICA N NE	ALBU QUE RQU E	N M	871 09	V	A1 A	* 009 002NORTH ALBUQ ACRES TR A UNIT B
23	101806 512434 920321	MARTINEZ TED R & ANEDINA E	7451 PAN AMERICA N NE	ALBU QUE RQU E	N M	871 09	V	A1 A	* 008 002NORTH ALBUQ ACRES TR A UNIT B

Or Current Resident
AMAFCA
2600 PROSPECT NE
ALBUQUERQUE, NM 87107

Or Current Resident
CITY OF ALBUQUERQUE MCT
INDUSTRIES INC.
PO BOX 1293
ALBUQUERQUE, NM 87103

Or Current Resident
HEALTH CARE SERVICE
CORPORATION
PO BOX 27630
ALBUQUERQUE, NM 87125 7630

Or Current Resident
MARTINEZ TED R & ANEDINA E
7451 PAN AMERICAN NE
ALBUQUERQUE, NM 87109

Or Current Resident
MART-NAIR INVESTMENTS LIMITED
LIABILITY CO
7451 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87109 4645

Or Current Resident
PUEBLO OF SANDIA
481 SANDIA LOOP RD
BERNALILLO, NM 87004

ALBUQUERQUE
Making History

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: February 01, 07

TO CONTACT NAME: Stephanie Walton
COMPANY/AGENCY: Bohannan Houston
ADDRESS/ZIP: 7500 Jefferson St. NE - 87109
PHONE/FAX #: 823-1000 - (198-198-7988)

Thank you for your inquiry of 2-1-07 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts A, B, + C North Gateway

zone map page(s) B-18.

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

Wild Flower Area NA
Neighborhood Association
Contacts: Larry T. Caudill
4915 Watercress NE
87113 - 857-0596(h)
Rick Treadwell
5004 Watercress NE
87113 - 821-6369(h)

Neighborhood Association
Contacts:

See reverse side for additional Neighborhood Association 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,

Dalina L Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

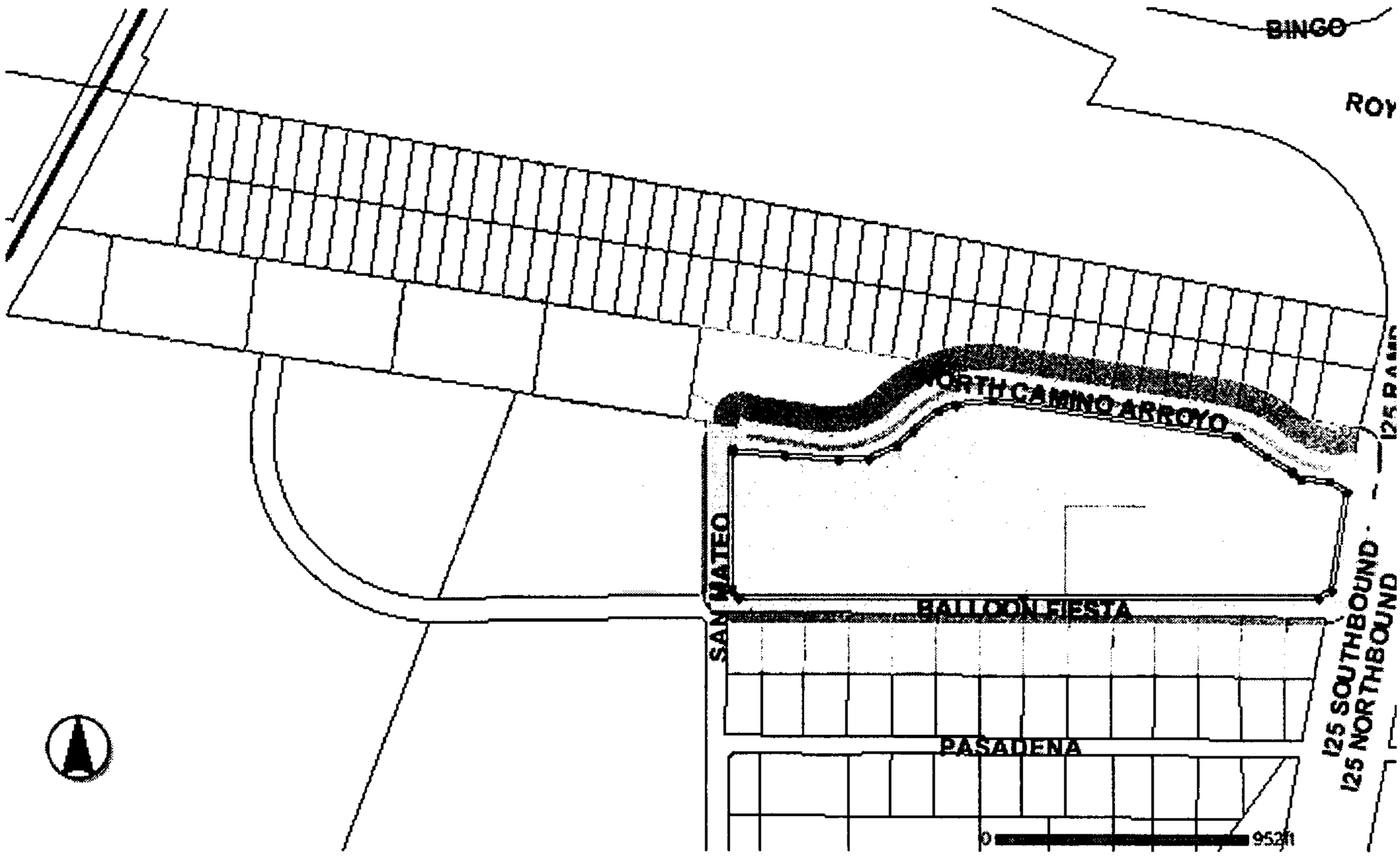
planning.recognized.na.form(10/14/04)

ORIGINAL

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS					
JEFFREY T. WOOTEN	2/23/2005		2/23/05	Christina Sandoval	2/23/05
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON INC.			2-23-05		
FIRM		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
		Roger Green	2/23/05	Bradley L. Bingham	2/23/05
SIGNATURE		UTILITY DEVELOPMENT	DATE	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
1	4-29-05		Roger Green	BHI / Stephanie Stratton


BINGO
ROY
NORTH CAMINO ARROYO
SAN MATEO
BALLOON FIESTA
PASADENA
I25 SOUTHBOUND
I25 NORTHBOUND
0
952ft

SANDIA PUEBLO GRANT

TRAMWAY RD

SANDIA TRIBAL LANDS

E H BUST JR

FILBERTO GURULE

NORTH CAMINO ARROYO & TRAIL EASEMENT

NORTH GATEWAY

SITE

BALLOON FIESTA PKWY

NORTH

PASADENA AV

ALBUQUERQUE

VENICE AV

ACRES

BEVERLY HILLS

TRACT A UNIT B

VERANO PLAZA

SAN DIEGO

CORONADO AIRPORT

CORONADO INDUSTRIAL PARK

NORTH INTERSTATE 25

INTERSTATE 25

SU-1 PRD

PASEO DEL NORTE

R-D OPEN SPACE

SU-2 M-1

SIGNETICS ABQ FACILITY

SAN MATEO

SAN PEDRO

CORONADO AV

INDUSTRIAL PARK

FLORENCE

SU-2 IP

GLENDALE AV

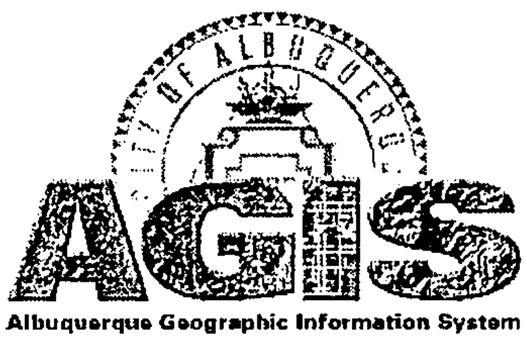
LA CUEVA

SU-2 CEMETERY

MODESTO AV

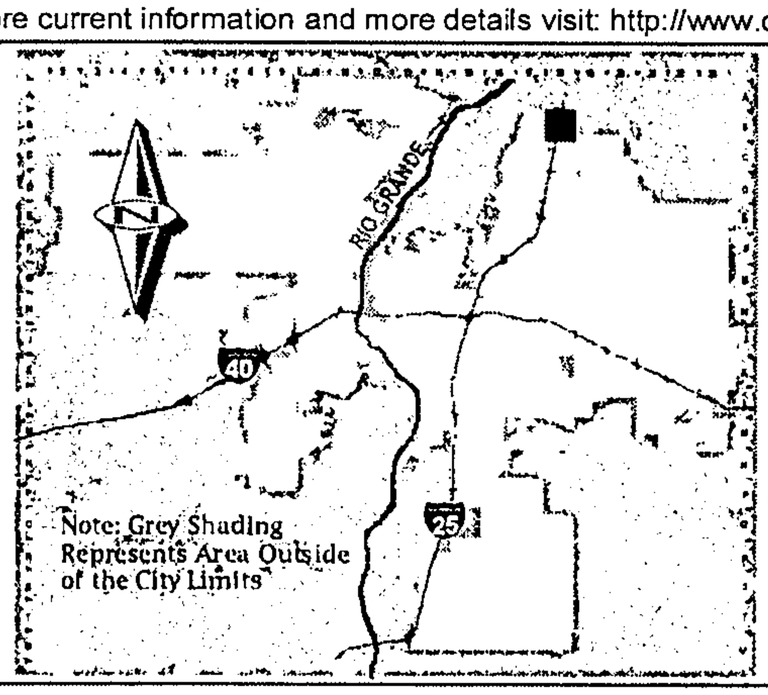
SU-2 SU-1

LOUISIANA



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

Map amended through: 1/9/2007



Zone Atlas Page:

B-18-Z

Selected Symbols

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

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

February 2, 2007

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

Re: Major Subdivision Extension of Subdivision Improvements Agreement
Tracts A, B, & C North Gateway DRB# 1003790

Dear Sheran:

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

- Development Review Applications
- Letter briefly describing, explaining, and justifying the extension
- Zone Atlas Map showing the location of the property, and
- Plat reduced to 8 ½ X 11
- Office of Community & Neighborhood Coordination
- Approved Infrastructure List
- Fee in the amount of $145.00

We would like to request a 1 year extension to the North Gateway SIA. We are in the process of completion but will not have all of the documentation completed in time for the construction deadline.

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

Sincerely,

for Stephanie Walton

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

P:\050205\cdp\corres\Letters\SIAExt.doc

CITY OF ALBUQUERQUE

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

February 14, 2007

TO: Larry T. Caudill and Rick Treadwell, Wildflower Area Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Approximately thirty-eight (38) acre(s)** – ***Major Two-Year Subdivision Improvement Agreement for the North Gateway.***

Proposed by: **Bohannan Huston Inc. at 505-823-1000**
Agent for: **Healthcare Service Corporation**

For property located: **On or near North I-25 between Balloon Fiesta Parkway NE and San Mateo Drive NE.**

The case number(s) assigned is: **07DRB-00118, Project # 1003780.**

City Planning accepted application for this request on **February 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, February 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 I. 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

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

1003790

DRB-1000961 **Item No. 12** **Zone Atlas B-18**

DATE ON AGENDA 1-24-07

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Standard infrastructure per DPM is required.
2)	Has San Mateo and the Cul-de-sac been built?
3)	Is the new road going to provide full access on Balloon Fiesta Parkway? If so, then the next entrance to the west may have to be closed.
4)	What is the anticipated volume to be generated at the new intersection?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO
1003790

DRB CASE NO/PROJECT NO: 1000961 **AGENDA ITEM NO: 12**

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

AMAFCA approval is required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED __; DENIED __; DEFERRED X; COMMENTS PROVIDED X (discussed); WITHDRAWN __

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JANUARY 24, 2007

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 24, 2006
DRB Comments

ITEM # 12

PROJECT # ~~1000961~~ 1003790 **APPLICATION # ~~07-00028~~** 07-00026

RE: Tracts B, C-1 & C-2

A Site Plan with landscape plan is required per the I-25 Sector Plan for development.

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

IMPACT FEES

Development Review Board 1/24/07
Project Number: ~~1000061~~ 1003790
Agenda Item Number: 12
Site: North Gateway
Lot/s: Tract B, C1&C2
Zoned: IP

The platting of three tracts into four tracts will not require the payment of impact fees at this time. Impact fees will be assessed at the time of site plan approval for building permit, and are payable at the time a building permit is issued.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
1/24/07	North Gateway ~~Proj 1000961~~ 1003790	Sketch	

#14

Completed 6/6/05

DRB CASE ACTION LOG (FINAL PLAT)

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.

Project Number 1003790

DRB Application No.: **05DRB-00165 (FP)** Project # **1003790**

Project Name: **NORTH GATEWAY**

Agent: Bohannan Huston Inc. Phone No.: 823-1000

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 6/01/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☒ CITY ENGINEER / AMAFCA: Signature - kb
  Copy of final plat for Planning's file
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign): AGIS - need (revised plat) AM 6/02/05
- ☐ **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.**

#14

DRB CASE ACTION LOG (FINAL PLAT)

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.

Project Number 1003790

DRB Application No.: **05DRB-00165 (FP)** Project # **1003790**

Project Name: **NORTH GATEWAY**

Agent: Bohannan Huston Inc. Phone No.: 823-1000

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 6/01/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☒ CITY ENGINEER / AMAFCA: Signature Copy of final plat for Planning's file
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign): AGIS - new (revised plat)
- ☐ **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.**

Okay

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 1, 2005 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: 11:15 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 # 1000983**
05DRB-00773 Major-Two Year SIA
Procedure B

JAMES F. & DIANA K. CRABTREE request(s) the above action(s) for all or a portion of Lot(s) A through H, Block(s) 10, Unit 3, **MOJAVE TOWNHOMES,** zoned RT, located on UNSER NW, between MOJAVE NW and SANTO DOMINGO NW containing approximately 1 acre(s). (E-10) **A TWO-YEAR SIA WAS APPROVED.**

2.	**Project # 1003080** 05DRB-00765 Major-Vacation of Public Easements	MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) A, BERNARDO TRAILS (to be known as **BERNARDO POINTE**) zoned RT, located on the northeast corner of VISTA DEL NORTE NE and LAS LOMITAS NE containing approximately 5 acre(s). [REF: 04DRB-00591, 03EPC-01851, 05DRB00701, 04DRB01146, 04DRB01147, 04DRB01148, 04DRB01149] (D-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
	05DRB-00701 Major-Final Plat Approval	MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) A, BERNARDO TRAILS (to be known as **BERNARDO POINTE,** zoned RT, located on the northeast corner of VISTA DEL NORTE NE and LAS LOMITAS NE containing approximately 6 acre(s). [REF:04DRB-00591, 03EPC-01851] *(Deferred from 5/4/05)* (D-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD AND A PEDESTRIAN EASEMENT ACROSS LOT 8-P1 WITH MAINTENANCE AND BENEFICIARY NOTE.**
3.	**Project # 1003273** 05DRB-00764 Major-Vacation of Public Easements	TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A through 13A, **VISTA SUBDIVISION,** zoned C-2, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3,V-85-44, 04DRB00338, 04ZHE01933, 05ZHE00383] (K-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
	05DRB-00671 Minor-Prelim&Final Plat Approval	TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A thru 13A, **VISTA SUBDIVISION,** zoned C-2, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW

containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3,V-85-44, 04DRB00279, 04DRB00338, 04ZHE01933, 05ZHE00383] *(Deferred from 5/4/05)* (K-9) PRELIMINARY PLAT WAS APPROVED WITH **FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

4. **Project # 1004160**
05DRB-00739 Major-Vacation of Pub Right-of-Way

PETRONELLA J POUTSMA request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 3, **GRANT TRACT,** zoned SU-3, located on 6TH ST NW, between MARBLE AVENUE NW and SLATE ST NW (J-14) **VACATION DENIED BASED ON THE SUBDIVISION ORDINANCE.**

5. **Project # 1003634**
05DRB-00409 Major-Vacation of Pub Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION,** zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] *[Deferred from 4/6/05 & 4/13/05 & 5/11/05]* (K-14) **WITHDRAWN AT THE AGENT'S REQUEST.**

6. **Project # 1004071**
05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS** 1-4, SECTION 16,

Public Easements 05DRB-00513 Minor-Prelim&Final Plat Approval	11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05 & 5/11/05 & 6/1/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/22/05.**

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.

7. Project # 1000985 05DRB-00883 Minor-SiteDev Plan Subd	SMPC ARCHITECTS agent(s) for ASPEN INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 12, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, (to be known as **PALOMAS PLAZA**) zoned SU-2/C-1, located on SAN PEDRO NE, between PALOMAS NE and SAN BERNADINO NE containing approximately 3 acre(s). [REF: DRB-96-412] (D-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
8. Project # 1004224 05DRB-00887 Minor-SiteDev Plan BldPermit	RHOMBUS PA INC agent(s) for SCOTT BARLOW request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR 1P, located on SAN PEDRO NE, between WILSHIRE AVE NE and containing approximately 1 acre(s). *[Deferred from 6/1/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

9. **Project # 1004231**
05DRB-00886 Minor-SiteDev Plan BldPermit

JIM MILLER agent(s) for JOHN WILGER request(s) the above action(s) for all or a portion of Lot(s) 19, **LADERA INDUSTRIAL PARK, UNIT 2,** zoned SU-1, located on 98TH STREET NW and UNSER BLVD NW and containing approximately 2 acre(s). [REF: Z-92-45, 01EPC01405, Project 1001523] [Listed under Project 1004096 in error] *[Deferred from 6/1/05]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

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

10. **Project # 1001101**
05DRB-00868 Minor-Ext of SIA for Temp Defer SDWK

SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 24, **VISTA DE ARENAL SUBDIVISION @ VENTANA RANCH,** zoned RLT, located on SIROCCO PL NW, between LAS VENTANAS RD NW and KHAMSIN DR NW [REF: DRB-98-225, V-98-68, 02DRB00619, 02DRB00604, 02DRB00603] (B-9) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

11. **Project # 1001096**
05DRB-00878 Major-Final Plat Approval

SURV-TEK INC agent(s) for STUART HARROUN request(s) the above action(s) for all or a portion of Tract(s) A1 and B2, LANDS OF LLOYD LOZES GOFF (to be known as **TRES LAGUNAS SUBDIVISION**) zoned RO-1, located on EDITH BLVD NE, between TYLER RD NE and LAS COLINAS NE containing approximately 15 acre(s). [REF: 04DRB01127, 03DRB01273, 02DRB01421] (D-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AND AGIS DXF FILE AND UTILITIES DEVELOPMENT FOR SHEET 1 OF 4: DEFINE UNDER NOTE 1A THE PUBLIC WATER AND SAS COMMENTS, GRANT TO COA AND ABC, WUA, SHEET 4 OF 4: GRANT PUBLIC WATER AND/OR SAS COMMENTS TO COA AND ABCWUA.**

12. Project # 1004208
05DRB-00874 Minor-Prelim&Final Plat Approval

WILKS CO agent(s) for JOHN J MCMULLEN request(s) the above action(s) for all or a portion of Block(s) B, Tract(s) B-2-1 & C-1, **LOUISIANA SUBDIVISION,** zoned 0-1, SU-2, located on PROSPECT PL NE, between CUTLER AVE NE and PROSPECT AVE NE containing approximately 1 acre(s). [REF: ZA-79-191] (H-19) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. Project # 1003237
05DRB-00870 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS VIII, LLC request(s) the above action(s) for all or a portion of Tract(s) 431, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **TORRETTA ESTE SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between 86TH ST SW and 90TH ST SW containing approximately 6 acre(s). [REF: 04DRB01249, 04DRB01250] (L-9) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR FEES AND OPEN SPACE NOTE.**

14. Project # 1003790
05DRB-00165 Minor-Final Plat Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] *[Deferred from 2/9/05 & 2/16/05] [Final Plat Indef. Deferred for SIA]* (B-18) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND COPY OF FINAL PLAT FOR PLANNING FILE AND PLANNING FOR AGIS DXF FILE.**

15. Project # 1003667
04DRB-01406 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DEBBIE LOBBEREGT request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 25, **GLENWOOD HILLS, UNIT 2,** zoned R-1 residential zone, located on PASO DEL PUMA NE, between CEDAR BROOK AVE NE and SUNSET CANYON PL NE containing approximately 3 acre(s).[Indef Deferred 9/22/04, d*eferred from 6/1/05*] (F-23) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

16. Project # 1004183
05DRB-00809 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for LAURIE HICKS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 7, **PERFECTO, MARIANO & JESUS ARMIJO ADDITION,** zoned SU-2, located on 8TH STREET NW and MARQUETTE AVE NW and containing approximately 1 acre(s). [REF: ZA-85-456] *[Deferred from 5/25/05]* (J-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

17. Project # 1001628
05DRB-00881 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of Lot(s) Z-1, SADDLE RIDGE, UNIT 2 (to be known as **GALISTEO VILLAGE**, 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: Z-78-146, Z-79-145] (E-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Project # 1004205
05DRB-00873 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for ICDC, LLC request(s) the above action(s) for all or a portion of Lot(s) 1, **LOOP INDUSTRIAL,** zoned SU-1 FOR M-1, located on PASEO DEL NORTE NE and WASHINGTON NE and containing approximately 10 acre(s). (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Project # 1004221
05DRB-00879 Minor-Sketch Plat or Plan

ISAAC BENTON & ASSOCIATES agent(s) for GEORGE GARZA request(s) the above action(s) for all or a portion of Tract(s) D3, **ACADEMY PLACE,** zoned SU-1 special use zone, located on JUAN TABO NE, between SPAIN NE and OSUNA NE containing approximately 2 acre(s). [REF: DRB-96-133, Z-79-77] (F-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for May 18, 2005. **DRB MINUTES FOR MAY 18, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.

1003790

#14

3790

DXF Electronic Approval Form

DRB Project Case #: 1003790

Subdivision Name: NORTH GATEWAY TRACTS A-D

Surveyor: THOMAS G KLINGENHAGEN

Contact Person: STEPHANIE STRATTON

Contact Information: 798-7965

DXF Received: 6/2/2005 Hard Copy Received: 6/2/2005

Coordinate System: Ground rotated to NMSP Grid

Approved 06-02-2005 Date

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

AGIS Use Only

Copied fc **3790** to agiscov on **6/2/2005** Contact person notified on **6/2/2005**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 1, 2005 DRB Comments

ITEM # 14

PROJECT # 1003790 **APPLICATION # 05-00165**

Re: Tracts A B & C, North Gateway/final plat

Waiting for the recorded SIA.

Sheran Matson, AICP
924-3880 fax 924-3864
smatson@cabq.gov

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003790 **AGENDA ITEM NO: 14**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off. AMAFCA must sign 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 1, 2005

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
12/1/04	P003790	Sketch	comments
2/9/05	"	V Pub-E	Deferred AMAFCA 2/14/05
2/9/05	"	Pre-Plat	approved
2/9/05	"	SP S	" "
2/12/05	"	P ~~PEP~~ P ID for SIA & SP S	" "
2/23/05	"	" "	approved. Delegated to Eng
3/30/05	"	Amended PP	Approved
"	"	Bulk Land Variance	Approved
6/1/05	"	F. Plat	Approved + delegated CE and Eng

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 30, 2005

4. Project # 1003790
05DRB-00375 Major-Bulk Land Variance

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25 FRONTAGE NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB01790] (B-18)

At the March 30, 2005, 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.

05DRB-00490 Minor-Amnd Prelim Plat Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on SAN MATEO BLVD NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB-01790] (B-18)

The amended preliminary plat was approved. This amendment does not extend the expiration date of the already approved prelimnary plat.

If you wish to appeal this decision, you must do so by April 14, 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.

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).

Sheran Matson, AICP, DRB Chair

Cc:MCT Industries, 7451 Pan American Freeway NE, 87109
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003790 AGENDA#: 4 DATE: 3/30/05

1. Name: Bruce Hutchinsky Address: BHI Zip: _____

2. Name: Jeff Worley Address: BHI 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

March 30, 2005

Project # 1003790
05DRB-00375 Major-Bulk Land Variance

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25 FRONTAGE NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB01790] (B-18)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — No objection to the request.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to Nor Este NA "R" and Wildflower Area NA "R".

APS — No comments received.

Police Department — No comments at this time.

Fire Department — No adverse comments.

PNM Electric & Gas

Bulk Variance okay but Vacation of easement on the east end of plat NOT OKAY. PNM has existing facilities that will have to be relocated at the developers expense of preserve easement. Bk 556 pg. 41

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 the Bulk Land Variance.

Transportation Development

No objection to the request. Infrastructure may be required in the future without further platting should site plans be submitted for development.

Parks & Recreation — Defer to affected agencies.

Utilities Development

Parcel size does not meet the minimum size requirements for Bulk Land Plat unless the zoning requires a Site Development Plan review prior to issuance of Building Permit.

Planning Department

Agent was called on 3./17/05 & asked to apply for an amended preliminary plat to add the Notice of Subdivision Plat Conditions to the approved preliminary plat now that they want to have a bulk land variance on Tracts B & C. He will submit by the deadline for the 3/30/05 hearing.

The tracts now before the board for approval as the bulk land parcels do not meet the minimum 40 acre size for non-residential zoning as listed in the DPM. However, they do lie within the North I25 Sector Plan boundaries. Thus, a DRB approved site plan for subdivision with a landscape plan is required prior to issuance of a building permit. So, the minimum lot size requirement is waived per Chapter 2 of the DPM.

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

cc: MCT Industries, 7451 Pan American Freeway NE, 87109
Bohannan Huston Inc., 7500 Jefferson NE, 87109

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 30, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001569
05DRB-00376 Major-Two Year SIA

CHANT FAMILY III LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1-6, **JEFFERSON COMMONS II,** zoned IP, located on JEFFERSON NE, between SINGER NE and PAN AMERICAN FRWY NE containing approximately 18 acre(s). [REF: 02DRB00231, 02DRB00927, 03DRB00205, 03DRB00206, O4AA00223, 03AA02031] (F-17)

Project # 1003790
05DRB-00375 Major-Bulk Land Variance

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25 FRONTAGE NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB01790] (B-18)

Project # ~~1003994~~ 2636
05DRB-00373 Major-Vacation of Public Easements
05DRB-00372 Minor-Prelim&Final Plat Approval
05DRB-00374 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for LOTS 24-A, 24-B, 24-C & 24-D, **RICE'S DURANES ADDITION NO. 1,** zoned R-2, located on RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-00371] (H-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 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.

Claire Senova
for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 14, 2005.

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

March 14, 2005

TO: William Herring and Lawrence Segura, Los Duranes Neighborhood Association

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 one (1) acre(s): Major Vacation of Public Easements; Minor Preliminary and Final Plat Approval and Minor Vacation of Private Easements to construct residential homes.**

Proposed by: **Surveys Southwest at 998-0303**
Agent for: **Wayne Lujan**

For property located: **On or near Rice Avenue NW.**

1002636

The case number(s) assigned is: **05DRB-00373, 00372 and 00374, Project # 1003994.**

City Planning accepted application for this request on **March 4, 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, March 30, 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

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: MARCH 30, 2005
Zone Atlas Page: B-16-Z
Notification Radius: 100 Ft.

Project# 1003790
App# 05DRB-00375

Cross Reference and Location:

Applicant: MCT INDUSTRIES
Address: 7451 PAN AMERICAN FREEWAY NE
ALBUQUERQUE NM 87109

Agent: BOHANNAN HUSTON INC
Address: 7500 JEFFERSON ST NE
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: MARCH 11, 2005

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App#_____
Proj#_____

Date:_____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address				
B-18	1018065	104-389	204-01	✓ COA	1018065	350-255	405	10 ✓
		125-409	206-17	✓ MP	1017065	402-308	102	20 ✓
		240-420	87	✓ MP		473-408	101	02 ✓
		041-440	85	✓ MP		490-464		11 ✓
		018-451	67	✓ MP	1018065	173-329	203	11 ✓
		221-348	203-15	✓ MP				
		207-351	16	✓ MP				
		190-351	17	✓ MP				
		173-357	18	✓ MP				
		158-350	19	✓ MP				
		141-350	20	✓ MP				
		124-349	21	✓ MP				
		108-349	22	✓ MP				
		091-350	23	✓ MP				
		075-350	24	✓ MP				
		059-350	25	✓ MP				
		041-357	26	✓ MP				
		026-357	27	✓ MP				
		011-351	28	✓ MP				

<mainframe@coa1mp3.cabq.gov>
03/08/2005 01:54 PM

To:
cc:
cc:
Subject:

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1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01018065                 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
010180651043892040 1     LEGAL: LOT  1-A  BLOCK 1 PLAT OF NORTH ALBUQUERQUE ACRES
LAND USE:
                         PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                            OWNER NAME: CITY OF ALBUQUERQUE
                            OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM          87103
010180651754092061 7     LEGAL: TRAC T H- 1C PLAT OF LAND OF FILBERTO GURULE
TRACT H  LAND USE:
                         PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                            OWNER NAME: MART-NAIR INVESTMENTS
                            OWNER ADDR: 07451   PAN AMERICAN FREEWAY         NE
ALBUQUERQUE NM          87109
010180652404202068 7     LEGAL: TRAC T H- 1B PLAT OF LAND OF FILBERTO GURULE
TRACT H  LAND USE:
                         PROPERTY ADDR: 00000   SAN MATEO
                            OWNER NAME: PUEBLO OF SANDIA
                            OWNER ADDR: 481 SANDIA LOOP RD
BERNALILLO  NM          87004
010180650414402068 5     LEGAL: TRAC T H- 1A PLAT OF LAND OF FILBERTO GURULE
TRACT H  LAND USE:
                         PROPERTY ADDR: 00000   SAN MATEO
                            OWNER NAME: PUEBLO OF SANDIA
                            OWNER ADDR: 481 SANDIA LOOP RD
BERNALILLO  NM          87004
010180650184912066 7     LEGAL: LOTS  1 T HROUGH 100 LAND OF E.H. BOST JR AND POR
IN  LAND USE:
                         PROPERTY ADDR: 00000
                            OWNER NAME: PUEBLO OF SANDIA
                            OWNER ADDR: 481 SANDIA LOOP RD
BERNALILLO  NM          87004
010180652213482031 5     LEGAL: 002N ORTH  ALBUQ ACRES TR A UNIT B WEST PORT OF
LOT   LAND USE:
                         PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                            OWNER NAME: MART-NAIR INVESTMENTS
                            OWNER ADDR: 07451   PAN AMERICAN              FW NE
ALBUQUERQUE NM          87109
010180652073512031 6     LEGAL: 013  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                         PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                            OWNER NAME: MART-NAIR INVESTMENTS
                            OWNER ADDR: 07451   PAN AMERICAN              FW NE
ALBUQUERQUE NM          87109
010180651903512031 7     LEGAL: 012  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                         PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                            OWNER NAME: MART-NAIR INVESTMENTS
                            OWNER ADDR: 07451   PAN AMERICAN              FW NE
ALBUQUERQUE NM          87109
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0101806517335120318   LEGAL: 011  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                      PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                         OWNER NAME: MARTINEZ TED R & ANEDINA E
                         OWNER ADDR: 07451   PAN AMERICAN                NE
ALBUQUERQUE NM       87109
0101806515835020319   LEGAL: 010  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                      PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                         OWNER NAME: MARTINEZ TED R & ANEDINA E
                         OWNER ADDR: 07451   PAN AMERICAN                NE
ALBUQUERQUE NM       87109
0101806514135020320   LEGAL: 009  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                      PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                         OWNER NAME: MARTINEZ TED R & ANEDINA E
                         OWNER ADDR: 07451   PAN AMERICAN                NE
ALBUQUERQUE NM       87109
0101806512434920321   LEGAL: 008  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                      PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                         OWNER NAME: MARTINEZ TED R & ANEDINA E
                         OWNER ADDR: 07451   PAN AMERICAN                NE
ALBUQUERQUE NM       87109
0101806510834920322   LEGAL: 007  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                      PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                         OWNER NAME: MARTINEZ TED R & ANEDINA E
                         OWNER ADDR: 07451   PAN AMERICAN                NE
ALBUQUERQUE NM       87109
0101806509135020323   LEGAL: 006  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                      PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                         OWNER NAME: MARTINEZ TED R & ANEDINA E
                         OWNER ADDR: 07451   PAN AMERICAN                NE
ALBUQUERQUE NM       87109
0101806507535020324   LEGAL: 005  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                      PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                         OWNER NAME: MART-NAIR INVESTMENTS LIMITED
                         OWNER ADDR: 07451   PAN AMERICAN              FW NE
ALBUQUERQUE NM       87109
0101806505935020325   LEGAL: 004  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                      PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                         OWNER NAME: MART-NAIR INVESTMENTS LIMITED
                         OWNER ADDR: 07451   PAN AMERICAN              FW NE
ALBUQUERQUE NM       87109
0101806504135120326   LEGAL: 003  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                      PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                         OWNER NAME: MART-NAIR INVESTMENTS LIMITED
                         OWNER ADDR: 07451   PAN AMERICAN              FW NE
ALBUQUERQUE NM       87109
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0101806502635120327   LEGAL: 002  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                      PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                         OWNER NAME: MART-NAIR INVESTMENTS LIMITED
                         OWNER ADDR: 07451   PAN AMERICAN              FW NE
ALBUQUERQUE NM       87109
0101806501135120328   LEGAL: 001  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                      PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                         OWNER NAME: MART-NAIR INVESTMENTS LIMITED
                         OWNER ADDR: 07451   PAN AMERICAN              FW NE
ALBUQUERQUE NM       87109
0101806535025540510   LEGAL: LTS  3A T HRU 6A & 7 CORONADO INDUSTRIAL PARK
TOGETH  LAND USE:
                      PROPERTY ADDR: 00000
                         OWNER NAME: PUEBLO OF SANDIA
                         OWNER ADDR: 481 SANDIA LOOP RD
BERNALILLO  NM       87004
0101706546230810220   LEGAL: TR D -1E- 1 PLAT OF TRS D-1B-1, D-1B-2 & D-1E-1
SIST  LAND USE:
                      PROPERTY ADDR: 00000   SAN MATEO
                         OWNER NAME: CITICORP CREDIT SERVICES INC
                         OWNER ADDR: 09521   SAN MATEO                BL NE
ALBUQUERQUE NM       87113
0101706547340810102   LEGAL: TR D -1G  PLAT OF TRS D-1A D-1B D-1C D-1D D-1E
D-1F   LAND USE:
                      PROPERTY ADDR: 00000   N/A
                         OWNER NAME: PUEBLO OF SANDIA
                         OWNER ADDR: 481 SANDIA LOOP RD
BERNALILLO  NM       87004
0101706549046410111   LEGAL: FRAC TION  LT 2 LOCATED IN NE 1/4 NE 1/4 SEC 11
T11N  LAND USE:
                      PROPERTY ADDR: 00000   N/A
                         OWNER NAME: BARBIERI ALBERT J ETAL
                         OWNER ADDR: PO BOX 1535
CEDAR CREST NM       87008
0101806517332920311   LEGAL: 022  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                      PROPERTY ADDR: 00000   PASADENA
                         OWNER NAME: SENA J E R X T F
                         OWNER ADDR: 00929   PUEBLO SOLANO            RD NW
ALBUQUERQUE NM       87107
 .
 QUIT
```

"Attachment A"

2/24/05
STEPHANIE STRATTON, BOHANNAN ^ HUSTON
7500 JEFFERSON ST. NE / 87109
PHONE: 823-1000 FAX: 79807988
ZONE MAP: B-18

Nor Este NA (R)
***Leilani McGranahan**
7600 Rio Guadalupe NE / 87122 293-5209 (h)
Joe Yardumian
7801 R.C. Gorman Ave. NE / 87122-2748 797-1851 (h)

Wildflower Area NA (R)
***Larry Caudill**
4915 Watercress NE / 87113 857-0596 (h)
Rick Treadwell
5004 Watercress NE / 87113 821-6369 (h)

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

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, 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 associations may contact someone with questions or comments.

* *

(below this line for ONC use only)

Date of Inquiry: **2/24/05** Time Entered: **11:00AM** ONC Rep. Initials: **JK**

Project# 1003790

MCT INDUSTRIES
7451 PAN AMERICAN FRWY NE
ALBUQUERQUE NM 87109

BOHANNAN HUSTON, INC.
7500 JEFFERSON ST NE
ALBUQUERQUE NM 87109

LEILANI McGRANAHAN
Nor Este Neigh. Assoc.
7600 RIO GUADALUPE NE
ALBUQUERQUE NM 87122

JOE YARDUMIAN
Nor Este Neigh. Assoc.
7801 R.C. GORMAN AVE NE
ALBUQUERQUE NM 87122

101806517540920617

LARRY CAUDILL
Wildflower Area Neigh. Assoc.
4915 WATERCRESS NE
ALBUQUERQUE NM 87113

101806524042020687

RICK TREADWELL
Wildflower Area Neigh. Assoc.
5004 WATERCRESS NE
ALBUQUERQUE NM 87113

101806517335120318

MART-NAIR INVESTMENTS
7451 PAN AMERICAN FREE NE
ALBUQUERQUE NM 87109

101706546230810220

PUEBLO OF SANDIA
481 SANDIA LOOP RD
BERNALILLO NM 87004

101706549046410111

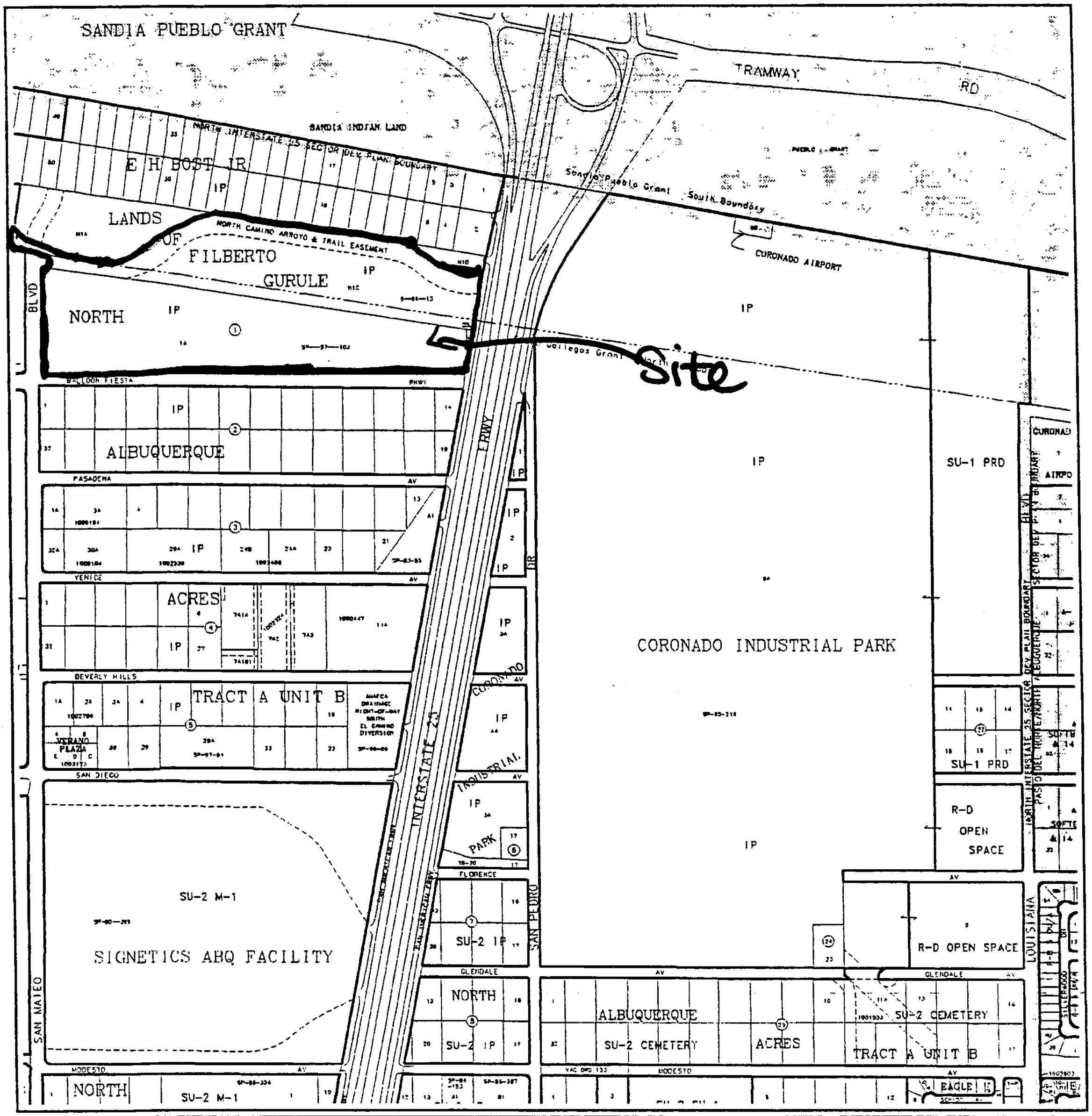
MARTINEZ TED R & ANEDINA E
7451 PAN AMERICAN NE
ALBUQUERQUE NM 87109

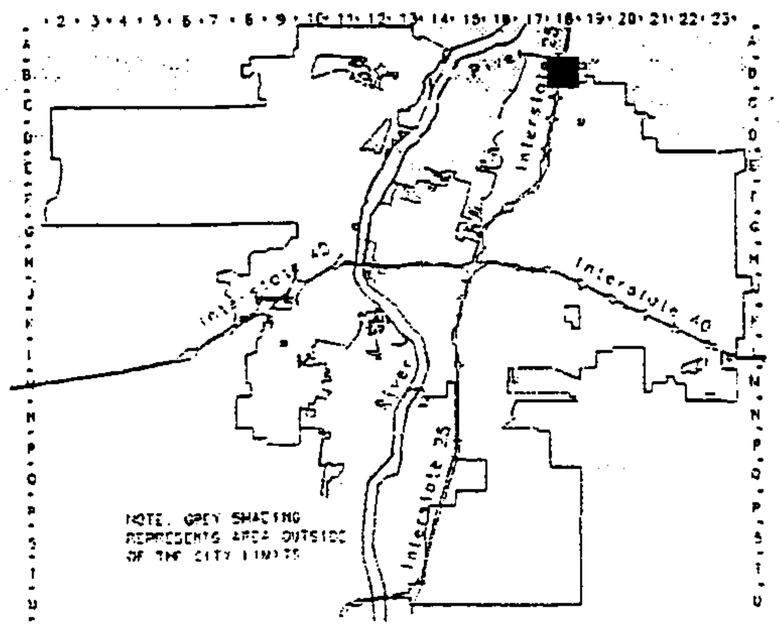
101806517332920311

CITICORP CREDIT SERVICES INC
9521 SAN MATEO BL NE
ALBUQUERQUE NM 87113

BARBIERI ALBERT J ETAL
PO BOX 1535
CEDAR CREST NM 87008

SENA J E R X T F
929 PUEBLO SOLANO RD NW
ALBUQUERQUE NM 87107





Albuquerque Geographic Information System
PLANNING DEPARTMENT
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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-18-Z

Map Amended through January 04, 2005

Bohannan Huston INC.

Courtyard
7500 Jefferson St. NE
Albuquerque, NM
87109-433

www.bhinc.com

voice: 505.823.100
facsimile: 505.798.798
toll free: 800.877.533

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 2, 2005

Ms. Leilani McGranahan
7600 Rio Guadalupe NE
Albuquerque, New Mexico 87122

RE: Bulk Land Variance Request
Tracts A, B, & C North Gateway

Dear Ms. McGranahan:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Nor Este Neighborhood Association. This letter is to advise you that Bohannan Huston, Inc., agent for MCT Industries, Inc., is seeking approval of Bulk Land Variance from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page 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 Stratton

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

SS
Enclosure

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

March 14, 2005

TO: Leilani McGranahan and Joe Yardumian, Nor Este Neighborhood Association
Larry Caudill and Rick Treadwell, Wildflower Area Neighborhood Association

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 thirty-eight (38) acre(s): Major Bulk Land for Tracts B and C, North Gateway.**

Proposed by: **Bohannan Huston, Inc. at 823-1000**
Agent for: **MCT Industries**

For property located: **On or near I-25 Freeway between Balloon Fiesta Parkway NE and San Mateo Drive NE.**

The case number(s) assigned is: **05DRB-00375, Project # 1003790.**

City Planning accepted application for this request on **March 4, 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, March 30, 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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 30, 2005 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.

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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 # 1001569**
05DRB-00376 Major-Two Year SIA

CHANT FAMILY III LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1-6, **JEFFERSON COMMONS II,** zoned IP, located on JEFFERSON NE, between SINGER NE and PAN AMERICAN FRWY NE containing approximately 18 acre(s). [REF: 02DRB00231, 02DRB00927, 03DRB00205, 03DRB00206, O4AA00223, 03AA02031] (F-17) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JUNE 1, 2006.**

2. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524
Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**

3. **Project # 1002636**
05DRB-00373 Major-Vacation of Public Easements
05DRB-00372 Minor-Prelim&Final Plat Approval
05DRB-00374 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for LOTS 24-A, 24-B, 24-C & 24-D, **RICE'S DURANES ADDITION NO. 1,** zoned R-2, located on RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-00371] *[Deferred from 3/30/05]* (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**

Project # 1002636
05DRB-00371 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for all or a portion of Lot(s) 23-B, **RICE'S DURANES ADDITION NO. 1,** zoned R-2, located on RICE AVE NW and RIO GRANDE BLVD NW and containing approximately 1 acre(s). *[Deferred from 3/16/05 & 3/30/05]* (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**

4. **Project # 1003790**
05DRB-00375 Major-Bulk Land Variance

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25 FRONTAGE NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB01790] (B-18) **THE BULK LAND VARIANCE WAS APPROVED.**

	05DRB-00490 Minor-Amnd Prelim Plat Approval	BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on SAN MATEO BLVD NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB-01790] (B-18) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMNARY PLAT.**
5.	**Project # 1003821** 05DRB-00334 Major-Preliminary Plat Approval 05DRB-00335 Minor-Temp Defer SDWK	ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK UNIT 2 (to be known as **EMBUDO CANYON SOUTH**, zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 04DRB01887, DRB-97-49] *[Deferred from 3/23/05]* (G-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/30/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/05 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003822**
05DRB-00332 Major-Preliminary Plat Approval
05DRB-00333 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK UNIT 2, (to be known as **EMBUDO CANYON NORTH**, zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE NE and COMANCHE NE containing approximately 2 acre(s). [REF: 04DRB01888] *[Deferred from 3/23/05]* (G-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/30/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/05 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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.

7. **Project # 1003761**
05DRB-00491 Minor-SiteDev Plan BldPermit/EPC

BRISCOE ARCHITECTS, PC agent(s) for VAUGHN EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15 and 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2/ MIXED USE, located on PASEO DEL NORTE NE, between HOLBROOK NE and VENTURA NE containing approximately 3 acre(s). **[Carmen Marrone, EPC Case Planner]** (C-20) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT ACCESS AND DRAINAGE EASEMENTS, PARKING STALL COUNT, ISLAND RADIUS AND STRIPING ON HOLLY AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

05DRB-00210 Minor- Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05] [Final Plat was Indefinitely Deferred for the SIA 2/23/05]* (C-20) **FINAL PLAT WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project # 1001946**
05DRB-00492 Minor-SiteDev Plan BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for WALGREENS CO. request(s) the above action(s) for all or a portion of LOT A, **LOS ANGELES CENTER**, zoned M-1, located on the southwest corner of PASEO DEL NORTE NE and SAN PEDRO NE and containing approximately 2 acre(s). [REF: 05EPC-00176] **[Makita Hill, EPC Case Planner]** (D-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR UTILITY PLAN – FIRELINE (PRIVATE) SHOULD BE FIRE HYDRANT (PUBLIC) AT SOUTH ENTRANCE AND LANDSCAPE PLAN – REMOVE TREE THAT IS IN PUBLIC WATER EASEMENT AND TO PLANNING FOR MAKITA HILL'S INITIALS ON THE SITE PLAN AND 3 COPIES OF THE SITE PLAN.**

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

9. **Project # 1003573**
05DRB-00481 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH SUBDIVISION,** zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 05DRB01417] (C-20) **TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002858**
05DRB-00488 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 and I-1, MESA @ ANDERSON HILLS, UNIT 1, (to be known as **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1, C-1 & R-1 USES, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL SW containing approximately 36 acre(s).(P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

11. **Project # 1000440**
05DRB-00487 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for ROBERT A. RUSSELL request(s) the above action(s) for all or a portion of Tract(s) 5-A, **INTERSTATE BUSINESS PARK,** zoned M-2, located on, between and containing approximately 5 acre(s). [REF: DRB97-362, 05DRB-00089] (G-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A PRIVATE SANITARY SEWER EASEMENT ACROSS 5A1 FOR 5A2's PRIVATE SEWER WITH MAINTENANCE AND BENEFICIARY LANGUAGE AND THEY NEED A SHARED SEWER AGREEMENT.**

12. **Project # 1000676**
05DRB-00489 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for FIFTEEN FOOTHILL INVESTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER,** zoned SU-1/ IP USES, located on CORRALES RD NW, between ALAMEDA BLVD NW and CALLE CUERVO NW containing approximately 3 acre(s). [REF: 04DRB-01822, 04DRB-01823, 04EPC-01345, 04EPC-01353] (A-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1003615**
05DRB-00494 Minor-Prelim&Final Plat Approval

JEAN MC MANUS request(s) the above action(s) for all or a portion of Lot(s) 29A and 29B, **ALVARADO GARDENS, UNIT 2,** zoned RA-2, located on TRELLIS DR NW, between CAMPBELL RD NW and CASTANEDA NW containing approximately 1 acre(s). [REF: 04ZHE01262] (G-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A VARIANCE TO LOT SIZE.**

14. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25C and 25D, **ALVARADO GARDENS, UNIT 1,** zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). *[Deferred from 3/30/05]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**

15. **Project # 1004036**
05DRB-00446 Minor-Prelim&Final Plat Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT,** zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). (H-12/H-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project # 1003247**
05DRB-00498 Minor-Prelim&Final Plat Approval

LYLE C LOSACK, PE agent(s) for MARK D VALENCIA request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **CORONA DEL SOL,** zoned R-2, located on ALAMAGORDO NW, between ST. JOSEPHS NW and TUCSON NW containing approximately 2 acre(s). [REF: DRB-98-18, Z-98-38, 04DRB00190] *[Deferred from 3/30/05]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**

17. **Project # 1002629**
05DRB-00497 Minor-Prelim&Final Plat Approval

LYLE C LOSACK, PE agent(s) for BRENDAN T. O'SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) C, DAVIDSON ADDITION **(to be known as DON JUAN DE ONATE ALBUQUERQUE REDEVELOPMENT DEVELOPMENT OWNED AND BUILT BY BRENDAN T. O' SULLIVAN SUBDIVISION,** zoned SU-2 FOR RT, located on CANDELARIA NW, between 10TH STREET NW and 7TH STREET NW containing approximately 1 acre(s).[REF: 03DRB00683, 03DRB02124] *[Deferred from 3/30/05]* (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**

18. **Project # 1002802**
05DRB-00496 Minor-Prelim&Final Plat Approval

RHOMBUS P.A. INC. agent(s) for GORDON LAND AND CATTLE, TOM GORDON request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF J.W. JONES, (to be known as **GORLAND SQUARE)** zoned C-3, located on SUSAN AVE SE, between WYOMING BLVD SE and MOON AVE SE containing approximately 3 acre(s). [REF: 03DRB-01141] (L-20) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

19. **Project # 1003231**
05DRB-00483 Minor-Amnd Prelim Plat Approval
05DRB-00484 Minor-Sidewalk Waiver
05DRB-00485 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD, LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, LANDS OF SALAZAR/QUATRO/JSJ/HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION)** zoned R-LT, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB-00261, 04DRB-00263] (N-9) **WITH THE APPROVAL OF THE AMENDED GRADING PLAN DATED 3/21/05 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

20. Project # 1004058
05DRB-00486 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for SANDIA FOUNDATION / PATRICK GLENNON request(s) the above action(s) for all or a portion of Tract(s) A & B, **LOMAS AND BROADWAY, UNIT 2,** and Tract(s) P-1, **LANDS OF NEW MEXICO CREDIT CORPORATION, UNIT 2,** zoned SU-2, M-1, located on MARBLE AVE NE, between BROADWAY BLVD NE and LOMAS BLVD NE containing approximately 4 acre(s). [REF: DRB-90-186, DRB-93-164] (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for March 16, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 16, 2005 WERE APPROVED.**

ADJOURNED: 10:55 A.M.

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 16, 2005 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

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A. Call to Order: 9:00 a.m. Adjourned: 11:45 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 # 1000126**
05DRB-00099 Major-Two Year SIA
05DRB-00100 Minor-Ext of SIA for Temp Defer SDWK

CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 2, 3, 11, 12 and 13, **SAUVIGNON, UNIT 1,** zoned R-1, located on SAN ANTONIO NE, between SKY VALLEY WAY NE and LOWELL ST NE containing approximately 16 acre(s). [REF: 02DRB00032, 03DRB00016] (E-22) **THE TWO-YEAR SIA WAS WITHDRAWN AT THE AGENT'S REQUEST. A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

3. **Project # 1000508**
05DRB-00093 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) B1A, **TOWNE PARK PLAZA,** zoned SU-1, C-1, located on EUBANK BLVD NE, between I-40 and CHICO RD NE containing approximately 18 acre(s). [REF: Z-98-114, DRB-90-289, 00EPC01182, 02DRB01528, 02DRB01529, 02AA01605] (K-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION OF FINAL PLAT: RELOCATED WATER LINE MUST BE IN PLACE PRIOR TO FINAL PLAT APPROVAL.**

4. **Project # 1002960**
05DRB-00108 Major-Vacation of Pub Right-of-Way
05DRB-00109 Major-Preliminary Plat Approval
05DRB-00110 Minor-Sidewalk Waiver
05DRB-00111 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) K, SUNDORO SOUTH, UNIT 1, (to be known as **SUNDORO SOUTH, UNIT 2,** zoned SU-2 FOR RLT, located on 98TH STREET NW, between LADERA DR NW and I-40 containing approximately 6 acre(s). [REF: 04DRB01006, 04DRB01007] (J-8/J-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/16/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: PROPERTY SHALL BE EXCHANGED WITH NMDOT. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003285**
05DRB-00105 Major-Preliminary Plat Approval
05DRB-00106 Major-Vacation of Pub Right-of-Way
05DRB-00112 Minor-Sidewalk Waiver
05DRB-00107 Major-Vacation of Public Easements
05DRB-00113 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B-24 through B-28, TOWN OF ATRISCO GRANT UNIT 5 (to be known as **SUNDORO SOUTH, UNIT 6**) zoned SU-2 RLT, located on ENDEE RD NW, between 90TH STREET NW and 94TH STREET NW containing approximately 23 acre(s). [REF: 04DRB01689, 04DRB01690, 04DRB01691, 04DRB01692, 04DRB01693] [Listed under Project #1003606 in error] (J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: SILICA AVENUE SHALL BE DEDICATED AS A 44-FOOT RIGHT-OF-WAY TO THE WESTERN BOUNDARY. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C 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.**

6. **Project # 1003360**
05DRB-00115 Major-Vacation of Public Easements
05DRB-00116 Minor-Prelim&Final Plat Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) A, **JOHN ADAMS MULTIPURPOSE CENTER,** zoned SU-1 special use zone, located on GLENRIO RD NW, between 56TH ST NW and LOMA HERMOSA DR NW containing approximately 4 acre(s). [REF: ZA-77-179] (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND THE 15-DAY APPEAL PERIOD.**

7. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub Right-of-Way
05DRB-00121 Major-Preliminary Plat Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

8. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04, 1/26/05 & 2/9/05 & 2/16/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

9. **Project # 1001440**
05DRB-00026 Major-SiteDev Plan BldPermit

BOB BOGAN agent(s) for RICHARD RODRIGUEZ request(s) the above action(s) for all or a portion of Tract(s) D-3A, **COORS CENTRAL NORTH PLAZA,** zoned SU-I, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). *[Deferred from 2/2/05]* (K-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CORRECT WATER AND SEWER SERVICE LINE SIZES AND SHOW METER LOCATION AND SIZE AND PLANNING FOR 15-DAY APPEAL PERIOD AND COMMENTS IN FILE.**

10. **Project # 1003790**
05DRB-00085 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s).[REF:04DRB01790] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00165 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

11. **Project # 1003929**
05DRB-00205 Minor-SiteDev Plan BldPermit

SANDERS AND ASSOCIATES ARCHITECTS agent(s) for MIKE BAKER request(s) the above action(s) for all or a portion of Lot(s) 42, **ALAMEDA BUSINESS PARK,** zoned SU-2 FOR IP-EP USES, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223, PROJ-1000624] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS ON COMMENT SHEET AND TO PLANNING TO ADD ROOF LANGUAGE ON 2/11/05 LETTER ONTO SITE PLAN FOR BUILDING PERMIT AS A NOTE.**

12. **Project # 1002529**
05DRB-00212 Minor-SiteDev Plan Subd/EPC
05DRB-00213 Minor-SiteDev Plan BldPermit/EPC
05DRB-00214 Minor-Amnd Prelim Plat Approval

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, a partition of BLACK RANCH (to be known as **CAS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 04EPC01840, 04EPC01841, 04EPC01843, 04DRB01060, 04DRB01059, 04DRB01374] **[Makita Hill, EPC Case Planner]** (B-13/B-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION: A PUBLIC SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK NEEDS TO BE ADDED. THE AMENDED INFRASTRUCTURE LIST DATED 2/16/05 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

13. **Project # 1003646**
05DRB-00114 Minor-SiteDev Plan BldPermit

PAULA DAL SANTO request(s) the above action(s) for all or a portion of Lot(s) 1-B-5, Block(s) 1, **VIDAS SUBDIVISION,** zoned SU-1 C-3, located on PROSPECT NE, between SAN MATEO NE and WASHINGTON NE containing approximately 19 acre(s). [REF: 04EPC01336] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 2/2/05]* (H-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev Plan BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan Subd/EPC
05DRB-00163 Minor-SiteDev Plan BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 2/9/05 & 2/16/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00160 Minor-Prelim&Final Plat Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] *[Deferred from 2/9/05 & 2/16/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

15. **Project # 1003764**
05DRB-00208 Minor-SiteDev Plan BldPermit/EPC

SMPC ARCHITECTS agent(s) for HOPE EVANGELICAL FREE CHURCH request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **HOLIDAY PARK SUBDIVISION**, zoned SU-1 Church & Related, located on JUAN TABO BLVD NE, between MANITOBA ST NE and BAJA DR NE containing approximately 4.6 acre(s). **[Stephanie Shumsky, EPC Case Planner]** (F-22) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATIONS AND TRANSPORTATION DEVELOPMENT FOR PARKING BUMPERS, RESCIND TCL AND 3 COPIES OF SITE PLAN FOR BUILDING PERMIT.**

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

16. **Project # 1003874**
05DRB-00199 Minor-Subd Design (DPM) Variance

ISAACSON & ARFMAN, PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-E, **EL RANCHO GRANDE, UNIT 16,** zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB-01892, 04DRB-00717, 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035, 05DRB-00126] (N-8) **A SUBDIVISION DESIGN VARIANCE FOR BLOCK LENGTH WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

17. **Project # 1003932**
05DRB-00215 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for TRICOR REFERENCE LABS request(s) the above action(s) for all or a portion of Tract(s) D-1-A, **GATEWAY SUBDIVISION,** zoned SU-2 FOR C-3, located on WOODWARD PL NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 10 acre(s). [REF: 02DRB01516] (J-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND CHECK FOR LINEOUT NOTE.**

18. **Project # 1000849**
05DRB-00211 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 61, 62 and 63, **BREEZE AT MOUNTAIN GATE,** zoned SU-1, PRD,C-1, SC, located on FOUR HILLS RD SE, between WENONAH AVE SE and SHAFFER CT SE containing approximately 1 acre(s). [REF: 03DRB-02074] (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003761**
05DRB-00210 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

20. **Project # 1002743**
04DRB-00888 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s).[REF:Z-03-01007, 03DRB00989]*[Final Plat was Indef Deferred for SIA 6/16/04] [Deferred from 2/9/05 & 2/16/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

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

21. **Project # 1003931**
05DRB-00209 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for THOMAS AND BETTS request(s) the above action(s) for all or a portion of Tract(s) A, **ATRISCO BUSINESS PARK, UNIT 1,** zoned SU-1 Planned Industrial Park, located on BLUEWATER RD NW, between AIRPORT DR NW and COORS BLVD NW containing approximately 40 acre(s). (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003928**
05DRB-00203 Minor-Sketch Plat or Plan

SURVEY'S SOUTHWEST agent(s) for JIM MOCHO request(s) the above action(s) for all or a portion of Lot(s) 16-D, **TOHATCHI ADDITION** and Lot(s) 12, Block(s) C, **J. M. MOORE REALTY CO'S 3RD ADDITION**, zoned R-1, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 2 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003930**
05DRB-00206 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LANDS OF BRACKSON A. COURSON,** zoned RD, located on 64TH ST NW, between MILNE RD NE and containing approximately 4 acre(s). [REF: 03DRB-02074] (G-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for January 26, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 26, 2004 WERE APPROVED.**

ADJOURNED: 11:45 A.M.

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003790 **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 Dev. Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Cost Allocation Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section needs concurrence from AMAFCA that we proceed with board action on the vacation request.
An approved infrastructure list is required for Preliminary Plat approval.
No adverse comments on Site Plan.

RESOLUTION:

2-23-05

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

DATE: February 16, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

Defer 2/23

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003790 **AGENDA ITEM NO: 10**

SUBJECT:

(01) Sketch Plat/Plan	(05) Site Plan for Subd	(10) Sector Dev Plan
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(03a) Sidewalk Deferral	(08) Final Plat	(13) Master Dev. Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Cost Allocation Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section needs concurrence from AMAFCA that we proceed with board action on the vacation request.
An approved infrastructure list is required for Preliminary Plat approval.
No adverse comments on Site Plan.

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: February 16, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 16, 2004
DRB Comments

ITEM # 10

PROJECT # 1003790 APPLICATION # 05-00158

RE: North I25 Office Building/SPS

There is no refuse collection area indicated on the site plan.
There is a plant symbol in the west and south side landscape areas not identified on the legend.
One seed junipers are prohibited.
Provide water usage along each plant symbol.
Provide plant sizes and number of plants on legend.
Provide maintenance agreement for the irrigation system.
The number of high water use plants should be limited.
Put existing easements on landscape plan.
Why is one seed juniper in the tree description?

Sheran Matson, AICP DRB Chair
924-3880 fax 924-3864 smatson@cabq.gov

Defer 2/23/05

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003790 AGENDA#: 10 DATE: 2.16.05

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: _____

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003790 AGENDA#: 7 DATE: 2/9/05

1. Name: J YARDUMIAN Address: 7801 RC GORMAN Zip: 87122
2. Name: Doug W Address: Dekker Zip:
3. Name: Bruce Sidewortly Address: Bohannan 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
February 4, 2005
DRB Comments

ITEM # 7

PROJECT # 1003790 **APPLICATION # 05-00158 & 00165**

RE: North I25 Office Building/SPS & Minor Plat

The site plan for subdivision lacks a landscape plan sheet and other requirements of the North I25 Sector Plan and the SPS checklist. The agent was notified on 02/03/05 and will re-submit.

The plat appears to match the site plan. No objection once the AGIS dxf file is approved. Agent may file the plat. Please provide Planning with one recorded copy.

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 9, 2005 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
David Flores, 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: 12:55 p.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 # 1003673**
05DRB-00028 Major-Vacation of Pub Right-of-Way
05DRB-00029 Major-Vacation of Public Easements

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). *[Deferred from 2/2/05]* (C-20) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS OF FINAL PLAT.**

2. **Project # 1003585**
05DRB-00087 Major-Vacation of Pub Right-of-Way
05DRB-00088 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**) zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB01168, 04DRB01958] (K-17) **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.**

3. **Project # 1003585**
04DRB-01958 Major-Preliminary Plat Approval

RIO GRANDE ENGINEERING agent(s) for PHILLIP RABY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 and 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES,** zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 04DRB01168] *[Deferred from 1/12/05]* (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/04 THE PRELIMINARY PLAT WAS APPROVED.**

4. **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, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04,9/8/04,10/6/04 & 11/3/04 & 1/12/05]* (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

5. **Project # 1003594**
05DRB-00086 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION, UNIT 1)** zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW and VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199, 04DRB01444, 04DRB01445, 04DRB01446, 04DRB01447, 05DRB00166] (B-8/B-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00166 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION, UNIT 1)** zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199, 04DRB01444, 04DRB01445, 04DRB01446, 04DRB01447, 05DRB00086] (B-8/B-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE, ADJUSTMENT ON PLAT, QUIT CLAIM DEED AND TO FIX TRACT B AND TO PLANNING FOR 15-DAY APPEAL PERIOD.**

6. **Project # 1003471**
05DRB-00083 Major-Vacation of Pub Right-of-Way
05DRB-00084 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION, UNIT 3A,** zoned R-1 residential zone, located on SEGOVIA NW and KAYENTA NW and containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225, 04DRB01948, 04DRB01949] (A-10) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1003790**
05DRB-00085 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s).[REF:04DRB01790] *[Deferred from 2/9/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] *[Deferred from 2/9/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

05DRB-00165 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] *[Deferred from 2/9/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

8. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION,** located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] *[Deferred from 12/1/04, 12/15/04, 1/12/05 & 2/9/05]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

9. **Project # 1003874**
05DRB-00032 Major-Preliminary Plat Approval
05DRB-00033 Major-Vacation of Public Easements
05DRB-00034 Minor-Sidewalk Waiver
05DRB-00035 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-A, 16-B, 16-C and 16-E, RIO BRAVO PARTNERS, (to be known as **EL RANCHO GRANDE, UNIT 16**) zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB01891, 04DRB01892, 04DRB00717) *[Deferred from 2/2/05]* (N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE APPLICANT MUST SUBMIT A SDV FOR BLOCK LENGTH. THE VACATION WAS APPROVED A SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C 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.**

05DRB-00126 Minor-SiteDev Plan Subd

ISAACSON AND ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 1, RIO BRAVO PARTNERS, to be known as **EL RANCHO GRANDE, UNIT 16,** zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF:04DRB01891,04DRB01892,04DRB00717,05DRB00032, 05DRB00033,05DRB00034, 05DRB00035] *[Deferred from 2/2/05]* (N-8) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002632**
04DRB-01991 Major-Preliminary Plat Approval
04DRB-01992 Major-Vacation of Pub Right-of-Way
04DRB-01993 Major-Vacation of Public Easements
04DRB-01994 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and 6, **SUNDANCE ESTATES, UNIT 1,** zoned R-D FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER BLVD NW containing approximately 32 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] *[Deferred from 1/26/05 & 2/2/05]* (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/8/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: REPLAT TRACT 5 TO DEDICATE PUBLIC ROADWAY EASEMENT. THE VACATIONS WERE 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.**

11. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04, 1/26/05 & 2/9/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

12. **Project # 1003688**
05DRB-00164 Minor- Amended SiteDev Plan BldPermit/EPC

BOHANNAN HUSTON INC agent(s) for NEW MEXICO UTILITIES INC request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS,** zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between WOODMONT AVE NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 04EPC01832, 04EPC01833, 04DRB01463] **[Elvira Lopez, EPC Case Planner]** (C-9) **AN AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMMENTS BY ELVIRA LOPEZ.**

13. **Project # 1000816**
05DRB-00005 Minor-SiteDev Plan Bld/Permit/EPC

TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK,** zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] **[Chris Hyer, EPC Case Planner]** *[Deferred from 1/12/05, 1/19/05, 1/26/05 & 2/2/05]* (M-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE AND THREE COPIES OF THE SITE PLAN FOR BUILDING PERMIT.**

14. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev Plan BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan Subd/EPC
05DRB-00163 Minor-SiteDev Plan BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 2/9/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

05DRB-00160 Minor-Prelim&Final Plat Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] *[Deferred from 2/9/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

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

15. **Project # 1002134**
05DRB-00142 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, P.A. agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 AND U-6, **VISTA DEL NORTE SUBDIVISION,** zoned SU-1 FOR IP, located on EL PUEBLO RD NE AND LAS LOMITAS NE between EDITH BLVD NE and JEFFERSON BLVD NE containing approximately 31 acre(s). [REF: Z-87-113] (D-16) **TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1003696**
05DRB-00096 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION and Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495, 04DRB01654, 04DRB01655, 04DRB01656] *[Deferred from 1/26/05 & 2/2/05]* (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

17. **Project # 1003685**
05DRB-00127 Major-Final Plat Approval
05DRB-00128- Minor-Subd Design (DPM) Variance

BOHANNAN HUSTON INC. agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST,** zoned R-LT, located on VENTANA RIDGE RD NW, between VENTANA WEST PARKWAY NW and containing approximately 30 acre(s). [REF: 04DRB01448, 04DRB01449, 04DRB01450, 04DRB01451, 04DRB01304,04DRB01814] *[Deferred from 2/2/05]* (B-8) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED FOR MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

18. **Project # 1002074**
05DRB-00157 Minor-Prelim&Final Plat Approval

HARRIS SURVEYING INC agent(s) for KEN HIGHTOWER, SAUVIGNON HOME OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Tract(s) C, **SAUVIGNON SUBDIVISION, UNIT 2,** zoned R-D residential and related uses zone, developing area, located on BERINGER LN NE, between SAN ANTONIO NE and ACADEMY NE containing approximately 5 acre(s). [REF: S-99-140, 02AA01018, Project #1000126] (E-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL**.

19. **Project # 1003907**
05DRB-00136 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GERALD HAMILTON request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, UNIT 3,** zoned O-1, located on MONTANO RD NW, between WHITEMAN DR NW and PICTURE ROCK NW containing approximately 1 acre(s). [REF: DRB-98-361, V-98-97] (E-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR RECIPROCAL CROSS-LOT DRAINAGE EASEMENT.**

20. **Project # 1002743**
04DRB-00888 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s).[REF:Z-03-01007, 03DRB00989]*[Final Plat was Indef Deferred for SIA 6/16/04] [Deferred from 2/9/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

21. **Project # 1002584**
05DRB-00168 Minor-Prelim&Final Plat Approval

WILSON & COMPANY agent(s) for LOVELACE SANDIA request(s) the above action(s) for all or a portion of Tract(s) 1A and 2A, **ST. JOSEPH'S WEST MESA HOSPITAL**, PARADISE HEIGHTS, UNIT 1, zoned SU-1 FOR HOSPITAL, located on GOLF COURSE RD NW, between GOLF COURSE RD NW and MCMAHON BLVD NW containing approximately 21 acre(s). [REF: 04DRB01375,AA0300579,04EPC00696,04DRB01068, 04AA01458] (A-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO DEFINE ACCESS EASEMENT, RECORDING INFORMATION AND PARKING ISSUE AND TO PLANNING FOR AGIS DXF FILE AND NMU INC SIGNATURE.**

22. **Project # 1003913**
05DRB-00167 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for PETERSON - FOX, LLC request(s) the above action(s) for all or a portion of Tract(s) C-1 and C-2, **LAND OF TIJERAS PLACE IMPROVEMENT,** zoned C-2, located on SAN PEDRO SE, between CENTRAL AVE SE and ZUNI SE containing approximately 2 acre(s). (K-18) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

23. **Project # 1003904**
05DRB-00132 Minor-Sketch Plat or Plan

ANASTASIA WOLFE agent(s) for RANDY DURSRY request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) 4, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned RD, located on WYOMING NE, between ALAMEDA NE and WILSHIRE NE containing approximately 1 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. ADJOURNED: 12: 55 P.M.

#7

"Dory Wegrzyn" <DoryW@dpsabq.com>

02/08/05 05:58 PM

To: <smatson@cabq.gov>, <csenova@cabq.gov>
cc: "Matt McKim" <matthewm@dpsabq.com>, "Mimi Burns" <MimiB@dpsabq.com>, "Dale Dekker" <daled@dpsabq.com>
Subject: Project # 1003790 - 05DRB-00158 minor Site Development Plan

Claire and Sheran,

* Please defer Project # 1003790 - 05DRB-00158 minor Site Development Plan for hearing on 2/9.
* DPS will be permitted to resubmit revised site development plan and landscape plan before the end of the required 15 day appeal process for Project # 1003790 - 05DRB-00085 Major -Vacation of Public Easements.
* Upon submittal to COA of revised Site Development Plan and a Landscape Plan, a delegation of approval for the Site Development Plan for Subdivision will be provided.

DPS will submit Site Development Plan and Landscape Plans as required with building foot print and proposed Landscape Plan to you by Monday, February 14.

Thank you for your clarifications on the submittal process and suggestion for delegation of approval.

Sincerely,
Dory

Dory Wegrzyn
Dekker/Perich/Sabatini
voice 505.338.5718 fax 505.761.4222

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003790 **AGENDA ITEM NO: 7**

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 Dev. Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Cost Allocation Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request provided the AMAFCA board has approved the vacation.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN 2-16-05

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 9, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

#7

3790

DXF Electronic Approval Form

DRB Project Case #: 1003790

Subdivision Name: NORTH GATEWAY TRACTS A B & C

Surveyor: THOMAS G KLINGENHAGEN

Contact Person: MARY COLE

Contact Information:

DXF Received: 2/1/2005 Hard Copy Received: 2/2/2005

Coordinate System: Ground rotated to NMSP Grid

Barbara A. Romero — Approved

2-2-05 — Date

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

AGIS Use Only

Copied cov **3790** to agiscov on **2/2/2005** Contact person notified on **2/2/2005**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 9, 2005

Project # 1003790
05DRB-00085 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF: 04DRB01790] (B-18)

AMAFCA — No comments received.

COG — No adverse comments.

Transit — No comments received.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to Nor Este NA (R) and Wildflower Area NA (R).

APS — No comments received.

Police Department — No comments at this time.

Fire Department — No adverse comments.

PNM Electric & Gas

MST&T easement filed In August 12th **can not be vacated** unless developer is willing to pay for relocation of existing overhead electrical facilities and acquire new easement for same.

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 the vacation request provided AMAFCA board also releases prudent line easement.

Transportation Development

Defer to Hydrology and Utilities affected by the request.

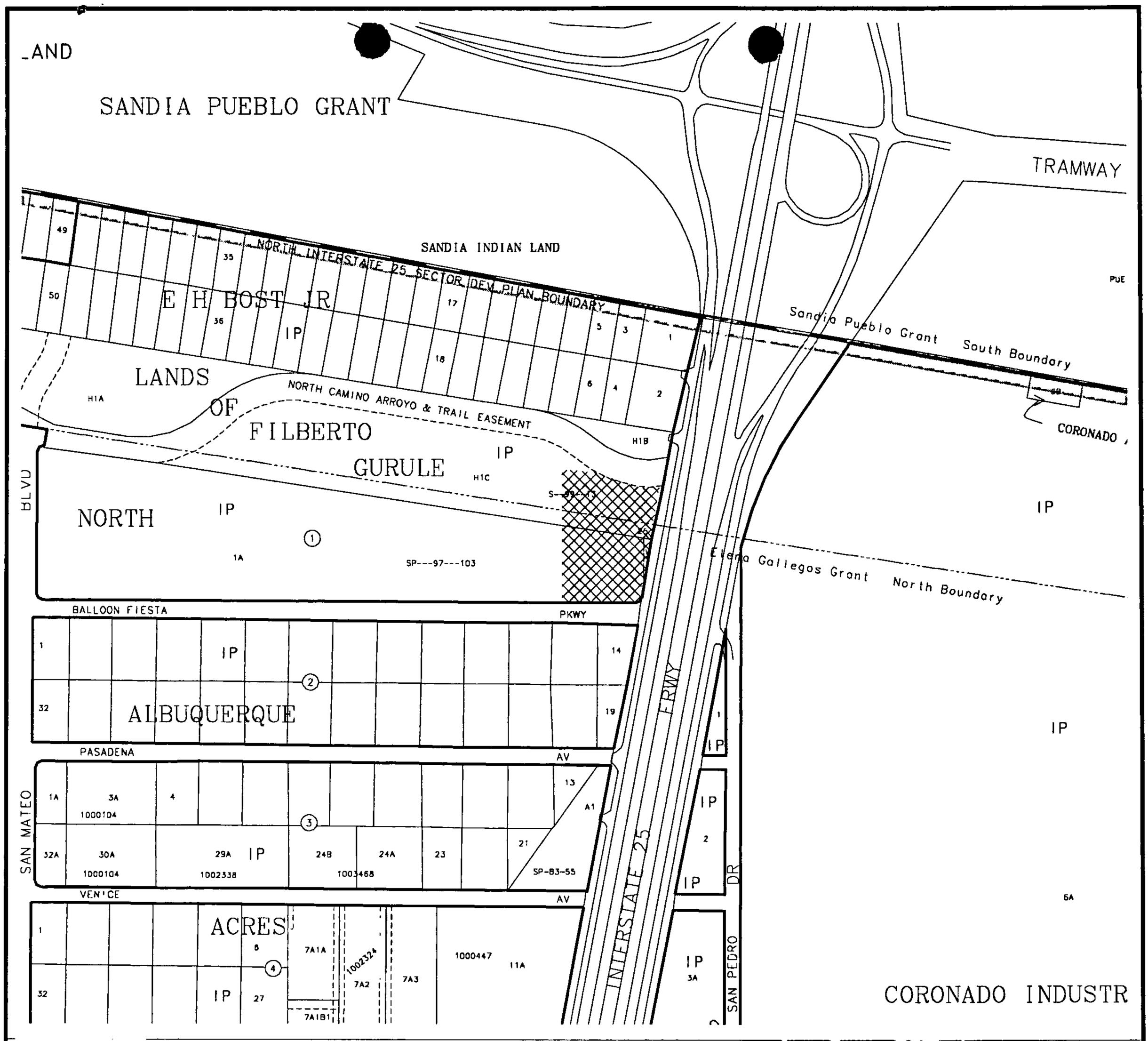
Parks & Recreation

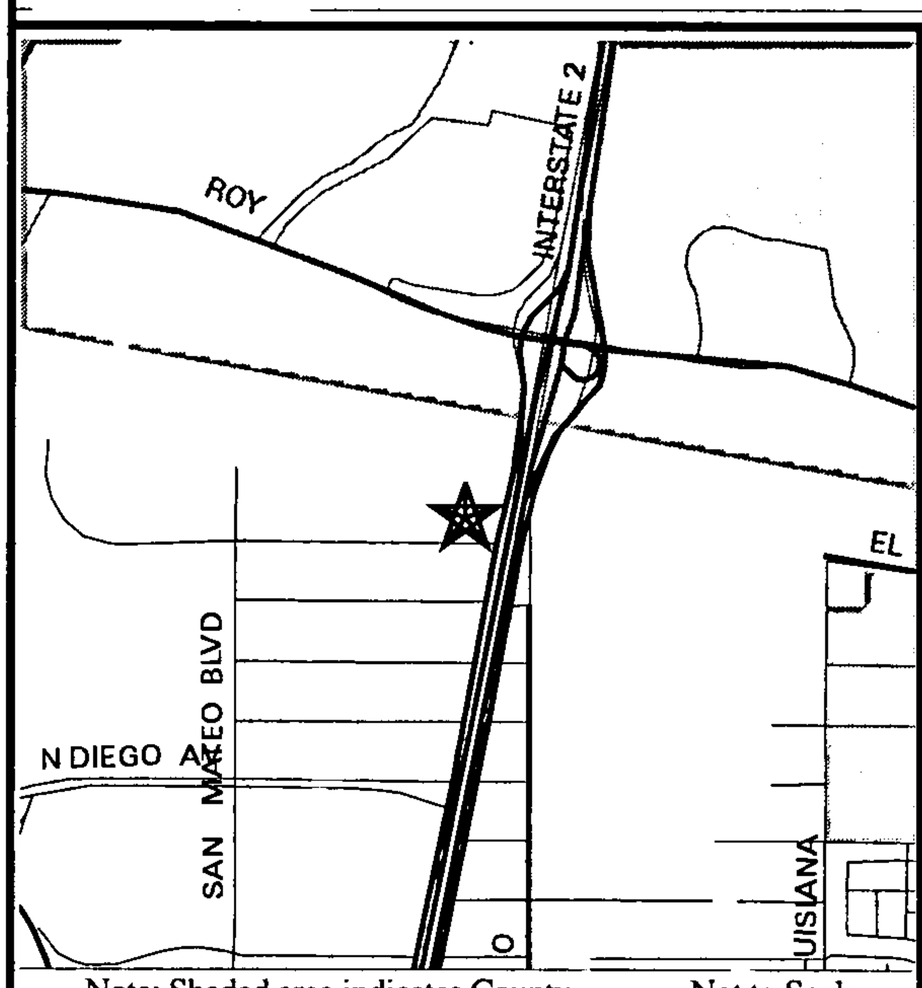
Defer to Hydrology & Utilities regarding the vacation request.

Utilities Development	No objection to Vacation request.
Planning Department	No objection to the requested action.

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

cc: MCT Industries, 7451 Pan American Frwy NE, 87109
Bohannan Huston Inc., 7500 Jefferson NE, 87109





Note: Shaded area indicates County Not to Scale

ZONING MAP

AGIS

Scale 1"= 531 '

PROJECT NO.
1003790

HEARING DATE
2-9-05

MAP NO.
B-18

ADDITIONAL CASE NUMBER(S)
05DRB-00085

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, February 9, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003585
05DRB-00087 Major-Vacation of Pub Right-of-Way
05DRB-00088 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Block(s) 4, **GRANADA HEIGHTS ADDITION,** zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB01168, 04DRB01958] (K-17)

Project # 1003471
05DRB-00083 Major-Vacation of Pub Right-of-Way
05DRB-00084 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION, UNIT 3A,** zoned R-1 residential zone, located on SEGOVIA NW and KAYENTA NW and containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225, 04DRB01948, 04DRB01949] (A-10)

Project # 1003594
05DRB-00086 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 3, **VENTANA RANCH WEST,** zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW and VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199] (B-8/B-9)

Project # 1003790
05DRB-00085 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF: 04DRB01790] (B-18)

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.

Roger A Green
For Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 24, 2005.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: FEBUARY 9, 2005
Zone Atlas Page: B-18-Z
Notification Radius: 100 Ft.

Project# 1003790
App# 05DRB-00085

Cross Reference and Location:

Applicant: MCT INDUSTRIES
Address: 7451 PAN AMERICAN FRWY NE
ALBUQUERQUE NM 87109

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

Special Instructions:

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

Date Mailed: JANUARY 21, 2005

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App#_____

Proj#_____

Date:_____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
B-18	1018045	104-389	204-01	✓ COA			
		175-409	204-17	✓ DNP			
		240-420	87	✓ DNP			
		018-451	67	✓ DNP			
		221-348	203-15	✓ DNP			
		207-351	16	✓ DNP			
		190-351	17	✓ DNP			
		173-351	18	✓ DNP			
		158-350	19	✓ DNP			
		158-329	10	✓ DNP			
		173-329	11	✓ DNP			
		191-329	12	✓ DNP			
		208-329	13	✓ DNP			
		219-329	14	✓ DNP			
		350-255	405-10	✓ DNP			

"Attachment A"

STEPHANIE STRATTON, BOHANAN^HUSTON
ZONE MAP: B-18

Nor Este NA (R)
***Leilani McGranahan**
7600 Rio Guadalupe NE / 87122 293-5209 (h)
Joe Yardumian
7801 R.C. Gorman Ave. NE / 87122 797-1851 (h)

Wildflower Area NA (R)
***Larry Caudill**
4915 Watercress NE / 87113 857-0596 (h)
Rick Treadwell
5004 Watercress NE / 87113 821-6369 (h)

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

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations ***PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT***. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, 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 associations may contact someone with questions or comments.

****

(below this line for ONC use only)

Date of Inquiry: **1/12/05** Time Entered: **2:00PM** ONC Rep. Initials: **JK**

<mainframe@coa1mp3.cabq.gov>
01/19/2005 08:58 AM

To:
cc:
cc:
Subject:

```
1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01018065                 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01018065104389204 01    LEGAL: LOT  1-A  BLOCK 1 PLAT OF NORTH ALBUQUERQUE ACRES
LAND USE:
                         PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                            OWNER NAME: CITY OF ALBUQUERQUE
                            OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM          87103
01018065175409206 17    LEGAL: TRAC T H- 1C PLAT OF LAND OF FILBERTO GURULE
TRACT H  LAND USE:
                         PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                            OWNER NAME: MART-NAIR INVESTMENTS
                            OWNER ADDR: 07451   PAN AMERICAN FREEWAY         NE
ALBUQUERQUE NM          87109
01018065240420206 87    LEGAL: TRAC T H- 1B PLAT OF LAND OF FILBERTO GURULE
TRACT H  LAND USE:
                         PROPERTY ADDR: 00000   SAN MATEO
                            OWNER NAME: PUEBLO OF SANDIA
                            OWNER ADDR: 481 SANDIA LOOP RD
BERNALILLO  NM          87004
01018065018491206 67    LEGAL: LOTS  1 T HROUGH 100 LAND OF E.H. BOST JR AND POR
IN  LAND USE:
                         PROPERTY ADDR: 00000
                            OWNER NAME: PUEBLO OF SANDIA
                            OWNER ADDR: 481 SANDIA LOOP RD
BERNALILLO  NM          87004
01018065221348203 15    LEGAL: 002N ORTH  ALBUQ ACRES TR A UNIT B WEST PORT OF
LOT   LAND USE:
                         PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                            OWNER NAME: MART-NAIR INVESTMENTS
                            OWNER ADDR: 07451   PAN AMERICAN              FW NE
ALBUQUERQUE NM          87109
01018065207351203 16    LEGAL: 013  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                         PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                            OWNER NAME: MART-NAIR INVESTMENTS
                            OWNER ADDR: 07451   PAN AMERICAN              FW NE
ALBUQUERQUE NM          87109
01018065190351203 17    LEGAL: 012  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                         PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                            OWNER NAME: MART-NAIR INVESTMENTS
                            OWNER ADDR: 07451   PAN AMERICAN              FW NE
ALBUQUERQUE NM          87109
01018065173351203 18    LEGAL: 011  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                         PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                            OWNER NAME: MARTINEZ TED R & ANEDINA E
                            OWNER ADDR: 07451   PAN AMERICAN                 NE
ALBUQUERQUE NM          87109
```

```
0101806515835020319   LEGAL: 010  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                      PROPERTY ADDR: 00000   BALLOON FIESTA PKY
                         OWNER NAME: MARTINEZ TED R & ANEDINA E
                         OWNER ADDR: 07451   PAN AMERICAN                NE
ALBUQUERQUE NM       87109
0101806515832920310   LEGAL: 023  002T R A UNIT B NO ALBUQ ACRES
LAND USE:
                      PROPERTY ADDR: 00000   PASADENA
                         OWNER NAME: MARTINEZ TED R & ANEDINA E
                         OWNER ADDR: 07451   PAN AMERICAN                NE
ALBUQUERQUE NM       87109
0101806517332920311   LEGAL: 022  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                      PROPERTY ADDR: 00000   PASADENA
                         OWNER NAME: SENA J E R X T F
                         OWNER ADDR: 00929   PUEBLO SOLANO             RD NW
ALBUQUERQUE NM       87107
0101806519132920312   LEGAL: 021  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                      PROPERTY ADDR: 00000   PASADENA
                         OWNER NAME: SENA J E R X T F
                         OWNER ADDR: 00929   PUEBLO SOLANO             RD NW
ALBUQUERQUE NM       87107
0101806520832920313   LEGAL: 020  002N ORTH ALBUQ ACRES TR A UNIT B
LAND USE:
                      PROPERTY ADDR: 00000   PASADENA
                         OWNER NAME: SENA J E R X T F
                         OWNER ADDR: 00929   PUEBLO SOLANO             RD NW
ALBUQUERQUE NM       87107
0101806521932920314   LEGAL: 019  002N ORTH ALBUQ AC TR A UNIT B NW1/4 OF LOT
19   LAND USE:
                      PROPERTY ADDR: 00000   PASADENA
                         OWNER NAME: SENA J E R X T F
                         OWNER ADDR: 00929   PUEBLO SOLANO             RD NW
ALBUQUERQUE NM       87107
0101806535025540510   LEGAL: LTS  3A T HRU 6A & 7 CORONADO INDUSTRIAL PARK
TOGETH  LAND USE:
                      PROPERTY ADDR: 00000
                         OWNER NAME: PUEBLO OF SANDIA
                         OWNER ADDR: 481 SANDIA LOOP RD
BERNALILLO  NM       87004
 .
 QUIT
```

Project# 1003790

MCT INDUSTRIES
7451 PAN AMERICAN FRWY NE
ALBUQUERQUE NM 87109

BOHNNAN HUSTON, INC.
7500 JEFFERSON ST. NE
ALBUQUERQUE NM 87109

LELIANI McGRANAHAN
Nor Este Neigh. Assoc.
7600 RIO GUADALUPE NE
ALBUQUERQUE NM 87122

JOE YARDUMIAN
Nor Este Neigh. Assoc.
7801 R.C. GORMAN AVE NE
ALBUQUERQUE NM 87122

101806517540920617

LARRY CAUDILL
Wildflower Area Neigh. Assoc.
4915 WATERCRESS NE
ALBUQUERQUE NM 87113

101806524042020687

RICK TREADWELL
Wildflower Area Neigh. Assoc.
5004 WATERCRESS NE
ALBUQUERQUE NM 87113

101806517335120318

MART-NAIR INVESTMENTS
7451 PAN AMERICAN FREE NE
ALBUQUERQUE NM 87109

PUEBLO OF SANDIA
481 SANDIA LOOP RD
BERNALILLO NM 87004

MARTINEZ TED R & ANEDINA E
7451 PAN AMERICAN NE
ALBUQUERQUE NM 87109

101806517332920311

SENA J E R X T F
929 PUEBLO SOLANO RD NW
ALBUQUERQUE NM 87107

SANDIA PUEBLO GRANT

TRAMWAY RD

SANDIA INDIAN LAND

NORTH INTERSTATE 25 SECTOR DEV PLAN BOUNDARY

E H BOST JR

LANDS OF FILBERTO GURULE

NORTH CAMINO ARROYO & TRAIL EASEMENT

Sandia Pueblo Grant South Boundary

CORONADO AIRPORT

NORTH

BALLOON FIESTA PKWY

ALBUQUERQUE

PASADENA AV

ACRES

VENICE AV

BEVERLY HILLS

TRACT A UNIT B

VERANO PLAZA

SAN DIEGO

Elena Gallegos Grant North Boundary

CORONADO INDUSTRIAL PARK

SU-1 PRD

R-D OPEN SPACE

CORONADO AIRPO

NORTH INTERSTATE 25 SECTOR DEV PLAN BOUNDARY

PASO DEL NORTE/NORTH ALBUQUERQUE

SU-2 M-1

SIGNETICS ABQ FACILITY

INTERSTATE 25

CORONADO INDUSTRIAL PARK

FLORENCE

SU-2 IP

GLENDALE

NORTH

SU-2 IP

ALBUQUERQUE

SU-2 CEMETERY

ACRES

SU-2 CEMETERY

TRACT A UNIT B

R-D OPEN SPACE

MODESTO AV

NORTH

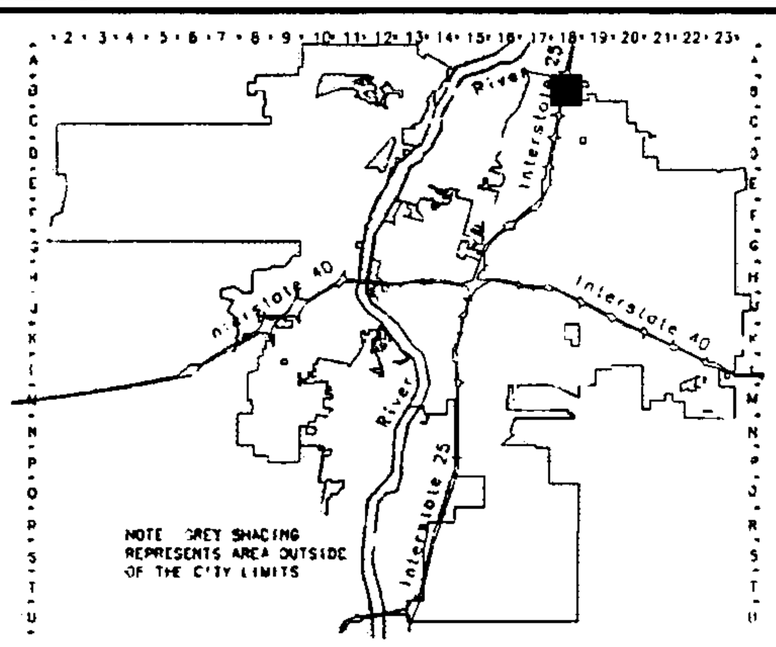
SU-2 M-1

MODESTO

EAGLE

SAN MATEO

SAN PEDRO



CITY OF ALBUQUERQUE NEW MEXICO 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

©Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-18-Z

Map Amended through January 04, 2005

Bohannan Huston INC.

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

January 14, 2005

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

Re: Vacation of public easements
Portion of Tract H-1-C of Lands of Filberto Gurule & Portion of Lot 1A & Lot 25 Unit B Block 1 North Albuquerque Acres
DRB# 1003790

Dear Sheran:

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")
- 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 $330.00.

Development of an office building is proposed for this property. The easements to be vacated are no longer needed or will be relocated with the associated re-plat of the property. Please place this item on the DRB Agenda to be heard on February 9, 2005. If you have any questions or require further information, please contact me.

Sincerely,

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

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 1, 2013

Project# 1003790
13DRB-70506 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES, P.A. agents for MCT INDUSTRIES, INC. request the referenced/ above action(s) for all or a portion of Tracts B-1 and C-2-A, **NORTH GATEWAY SUBDIVISION** zoned SU-2/ IP or C, located on the north side of BALLOON FIESTA PARKWAY NE bewteen SAN MATEO BLVD NE and I-25 containing approximately 14.7539 acre(s). (B-18)

AMAFCA
No objection to SIA extension. All AMAFCA requirements for the development have been met.

COG
No comments provided.

TRANSIT

Adjacent and nearby routes:	Route #140, San Mateo route, passes the site on Balloon Fiesta Parkway in the eastbound direction.
Adjacent bus stops:	There is an existing bus stop on Balloon Fiesta Parkway across the street from the property serving the above-mentioned route in the eastbound direction.
Site plan requirements:	None.
Large site TDM suggestions:	None.
Other information:	None.

ZONING ENFORCEMENT
no comments

NEIGHBORHOOD COORDINATION
Letters sent to: Wildflower Area Neighborhood Association

APS
This will have no adverse impacts to the APS district.

POLICE DEPARTMENT
No comments provided.

FIRE DEPARTMENT
No Comments

PNM ELECTRIC & NMGCO
No comments provided.

COMCAST
No comments provided.

CENTURYLINK
No comments provided.

ENVIRONMENTAL HEALTH No comments provided.
M.R.G.C.D 1. Previously reviewed 04/27/2011. 2. No Adverse Comments.
OPEN SPACE DIVISION No comments provided.
CITY ENGINEER
TRANSPORTATION DEVELOPMENT
PARKS AND RECREATION
ABCWUA
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ✓ Major subdivision action
- ____ Minor subdivision action
- ____ Vacation — V
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment/Approval (AA)
- ____ IP Master Development Plan — D
- ____ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ____ 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)

APPEAL / PROTEST of... — A
- ____ 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): Mark Goodwin & Associates PA PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrashear@goodwinengineers.com

APPLICANT: MCT Industries, Inc PHONE: 867-6045
ADDRESS: 500 Tierra Mountain Loop FAX:
CITY: Bernalillo STATE nm ZIP E-MAIL: 87004
Proprietary interest in site: owner **List all owners**:

DESCRIPTION OF REQUEST: 2 year extension - SIA north Gateway (Gateway Cul-de-sac)

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. Tract B1 & C2A Block: Unit:
Subdiv/Addn/TBKA: north Gateway
Existing Zoning: IP Proposed zoning: IP MRGCD Map No
Zone Atlas page(s): B-18 UPC Code: 101806509039020401, 101806511242320402

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003790
07DRB-00297, 07DRB-00298, 07DRB-00299, 09DRB-70137, 11DRB-70087 CPN 759284

CASE INFORMATION:
Within city limits? ✓Yes Within 1000FT of a landfill? no
No. of **existing** lots: 2 No. of **proposed** lots: 2 Total site area (acres): 14.7539
LOCATION OF PROPERTY BY STREETS: On or Near: Balloon Fiesta Parkway NE
Between: San Mateo and I-25

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

SIGNATURE Kay Brash DATE 4.4.13
(Print Name) Kay Brashear Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY **Revised: 4/2012**

- ☑ **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
13DRB-70506	ESIA		$
	CMF		$
	ADV		$
			$
			$
			Total $

Hearing date May 1, 2013

4-5-13
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
__ 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
✓ Approved Infrastructure List. If not applicable, please initial. _____
✓ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
N/A 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.

Kay Brasher
Applicant name (print)

Kay Brasher 4-4-13
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
13 - DRB - 70506
- -
- -

4-5-13
Planner signature / date

Project # 1003790

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 April 6, 2013 To May 1, 2013

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.

[signature] 04.05.13
(Applicant or Agent) (Date)

I issued 1 signs for this application, 4-5-13 [signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003790

Rev. 1/11/05

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

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

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

PROJECT # 10003790

Wednesday, May 1, 2013

Comments must be received by:

Wednesday, April 24, 2013

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

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
✓ Major subdivision action			____ Annexation
____ Minor subdivision action			
____ Vacation	V		____ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
____ Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		____ Adoption of Rank 2 or 3 Plan or similar
____ for Subdivision			____ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
____ for Building Permit			
____ Administrative Amendment/Approval (AA)			
____ IP Master Development Plan	D		____ Street Name Change (Local & Collector)
____ Cert. of Appropriateness (LUCC)			
	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			____ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
____ 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): Mark Goodwin & Associates PA PHONE: 828 2200
ADDRESS: PO Box 90960 FAX: 797-9539
CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrashear@markgoodwinengineer.com

APPLICANT: MCT Industries, Inc PHONE: 867-6045
ADDRESS: 500 Tierra Mountain Loop FAX ____
CITY: Bernalillo STATE nm ZIP ____ E-MAIL: 87004
Proprietary interest in site: owner **List all owners:** ____

DESCRIPTION OF REQUEST: 2 year extension - SIA North Gateway (Gateway Cul-de-sac)

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. Tract B1 & C2A Block: ____ Unit: ____
Subdiv/Addn/TBKA: North Gateway
Existing Zoning: IP Proposed zoning: IP MRGCD Map No ____
Zone Atlas page(s): B-18 UPC Code: 101806509039020401, 101806511242320402

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003790
07DRB-00297, 07DRB-00298, 07DRB-00299, 09DRB-70137, 11DRB-70087 CPN 759284

CASE INFORMATION:
Within city limits? ✓Yes Within 1000FT of a landfill? no
No. of **existing** lots: 2 No. of **proposed** lots: 2 Total site area (acres): 14.7539
LOCATION OF PROPERTY BY STREETS: On or Near: Balloon Fiesta Parkway NE
Between: San Mateo and I-25
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ____

SIGNATURE Kay Brash DATE 4 4 13
(Print Name) Kay Brashear Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	13DRB-70506	ESIA	___	$____
☒ All fees have been collected	____-____	CMF	___	$____
☒ All case #s are assigned	____-____	ADV	___	$____
☒ AGIS copy has been sent	____-____	____	___	$____
☐ Case history #s are listed	____-____	____	___	$____
☐ Site is within 1000ft of a landfill	____-____	____	___	$____
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	**Hearing date** May 1, 2013			$____

4-5-13 **Project #** 1003790
Staff signature & Date

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
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(Temporary sidewalk deferral extension use FORM-V)

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Kay Brasher
Applicant name (print)
Kay Brasher 4-4-13
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
13 - DRB - 70506
_____ - _____ - _____
_____ - _____ - _____

4-5-13
Planner signature / date

Project # 1003790

SIGN POSTING AGREEMENT

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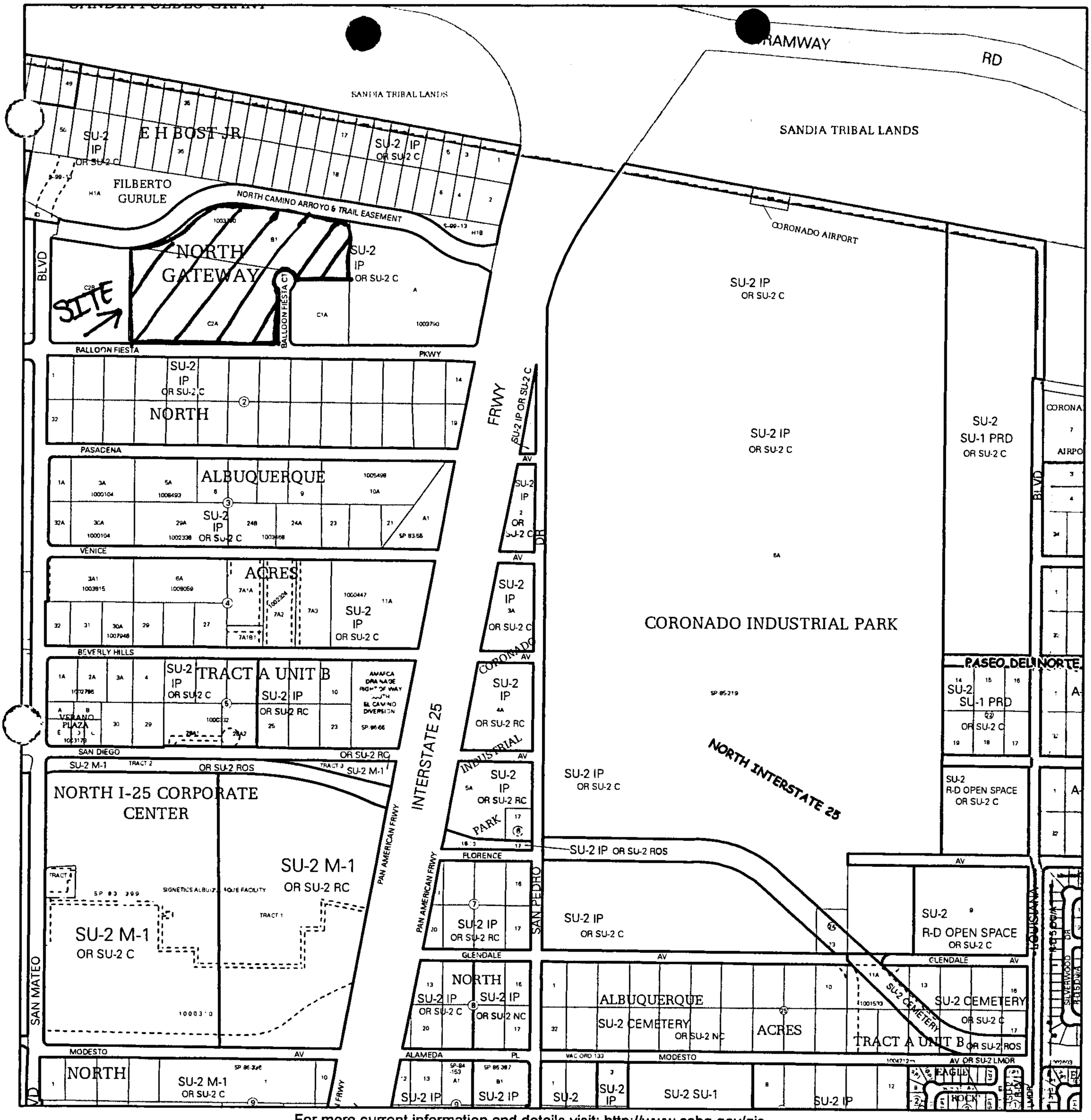
Nalter 04.05.13
(Applicant or Agent) (Date)

I issued 1 signs for this application, 4-5-13 (Date) (Staff Member)

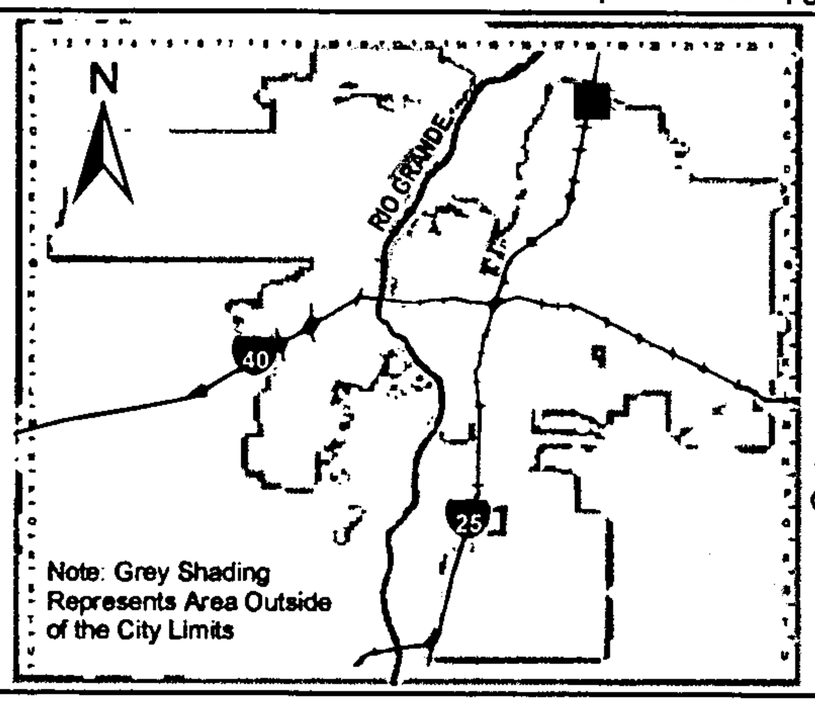
DRB PROJECT NUMBER: 1003790

Rev. 1/11/05



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

Map amended through: 4/2/2012



Zone Atlas Page:

B-18-Z

Selected Symbols

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

0 750 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

April 4, 2013

Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Balloon Fiesta, Gateway Cul-de-Sac; 1003790

Dear Mr. Cloud:

On behalf of our client, MCT Industries, Inc., and the requirements of the DPM we are submitting the following DRB application. We are requesting a 2-year extension of the Subdivision Improvements Agreement. The owner, the City and AMAFCA are working to resolve the applicability of an outstanding infrastructure item.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John MacKenzie

John M. MacKenzie, PE
Vice President

JMM/kb

Attachments

EXHIBIT
A

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 4, 2011

Project# 1003790
11DRB-70087 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for MCT INDUSTRIES, INC. request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-2-A and B-1, **NORTH GATEWAY SUBDIVISION** zoned SU-2/ IP, located on the north side of BALLOON FIESTA PARKWAY NE bewteen SAN MATEO BLVD NE and I-25 containing approximately 14.7539 acre(s). (B-18)

At the May 4, 2011 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 19, 2011, in the manner described below.

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

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

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

Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates – P.O. B0ox 90606 – Albuquerque, NM 87199
Cc: MCT Industries Inc. – 500 Tierra Montana Loop – Bernalillo, NM 87004
Marilyn Maldonado
file

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.

April 3, 2013

Kay Brashear
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539
E-mail: kbrashear@goodwinengineers.com

Dear Kay:

Thank you for your inquiry of **April 3, 2013** 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) – TRACT C-1 AND C-2, 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 Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

Letters must be sent to BOTH contacts of each NA/HOA's for this Planning Submittal

planningrnaform(03/20/12)

!!!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.

[X] **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.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

[X] **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: **04/03/13** Time Entered: **1:50 p.m.** ONC Rep. Initials: **siw**

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

April 4, 2013

Mr. Larry T. Caudill
Wildflower Area N.A.
4915 Watercress NW
Albuquerque, NM 87113

Mr. Tony Perry
Wildflower Area N.A.
4909 Watercress NE
Albuquerque, NM 87113

Re: North Gateway

Dear Mr. Caudill and Mr. Perry:

Enclosed please find a copy of the DRB Application requesting a 2-year extension of the Subdivision Improvements Agreement for the referenced project. The anticipated date to be heard is May 1, 2013. Please contact ***John MacKenzie*** *of our office if you have any questions or concerns.*

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear

Kay Brashear
Office Manager

/kb

Enclosure

D. Mark Goodwin & Associates, P.A.
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April 4, 2013

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4915 Watercress NW
Albuquerque, NM 87113

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Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear

Kay Brashear
Office Manager

/kb

Enclosure

F:\1-Projects\2006\A06062 - Gateway Cul-de-Sac\Neighborhood Assoc. Ltr, 2013.doc

7011 3500 0002 8028 0117

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 87113 OFFICIAL USE

Postage	$ $0.66	0109
Certified Fee	$3.10	10
Return Receipt Fee (Endorsement Required)	$2.55	Postmark Here APR 04 2013
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.31	04/04/2013

CADAMX STATION ALBUQUERQUE NM 87109 USPS

Sent To
Tony Perry
Street, Apt. No.; or PO Box No. 4909 watercress ne
City, State, ZIP+4
albuquerque, nm 87113

PS Form 3800, August 2006 See Reverse for Instructions

7011 3500 0002 8028 0100

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Albuquerque, nm 87113

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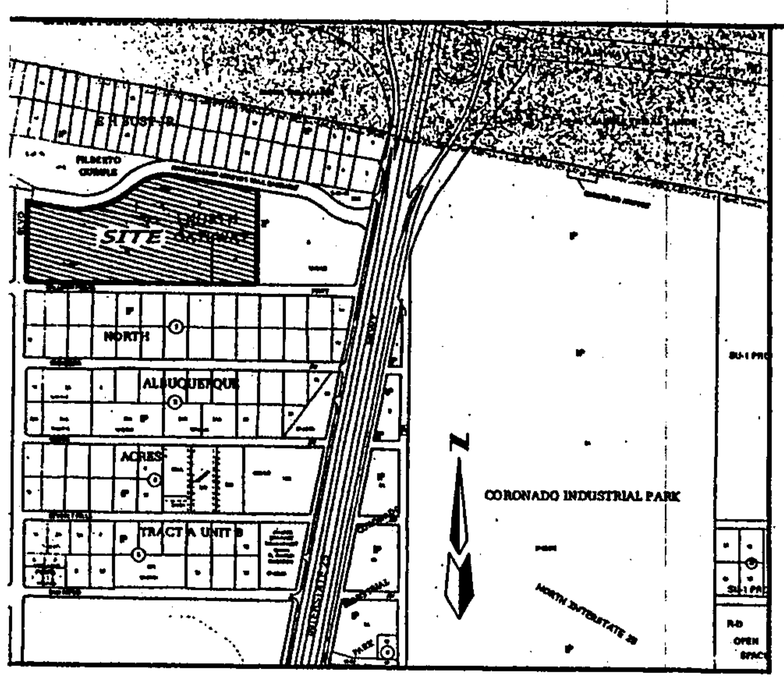
Doc# 2007088254
Rec: $:00013.00 Page: 1 of 3 06/15/2007 03:50 PM
PLAT $:$17.00 $: Juanita P. Sisneros, Bernalillo County



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, 2006
ZONING	IP

FREE CONSENT AND DEDICATION

The subdivision hereon 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 therein; 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 owners(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

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

NOTARY PUBLIC 4/18/10
MY COMMISSION EXPIRES

LISA ANGLADA
4/18/10

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON PROPERTY OF REFERENCE
PROPERTY OWNER OF RECORD
BERNALILLO COUNTY TREASURER'S OFFICE
6/15/07

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

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.

NOTARY PUBLIC 4/18/10
MY COMMISSION EXPIRES

LISA ANGLADA
4/18/10

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

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	5/15/2007 Date
PNM Gas Services	5/15/2007 Date
Qwest Telecommunications	5/30/07 Date
Comcast	5-16-07 Date

City Approvals:

City Surveyor	5-4-07 Date
Real Property Division	N/A Date
Traffic Engineering, Transportation Division	6-13-07 Date
Water Utility Department	6-13-07 Date
Parks and Recreation Department	6-13-07 Date
AMAFCA	6-14-07 Date
City Engineer	6-13-07 Date
DRB Chairperson, Planning Department	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."

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

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

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

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Scale: AS SHOWN	Date: 3/1/2007	Job: A06062	

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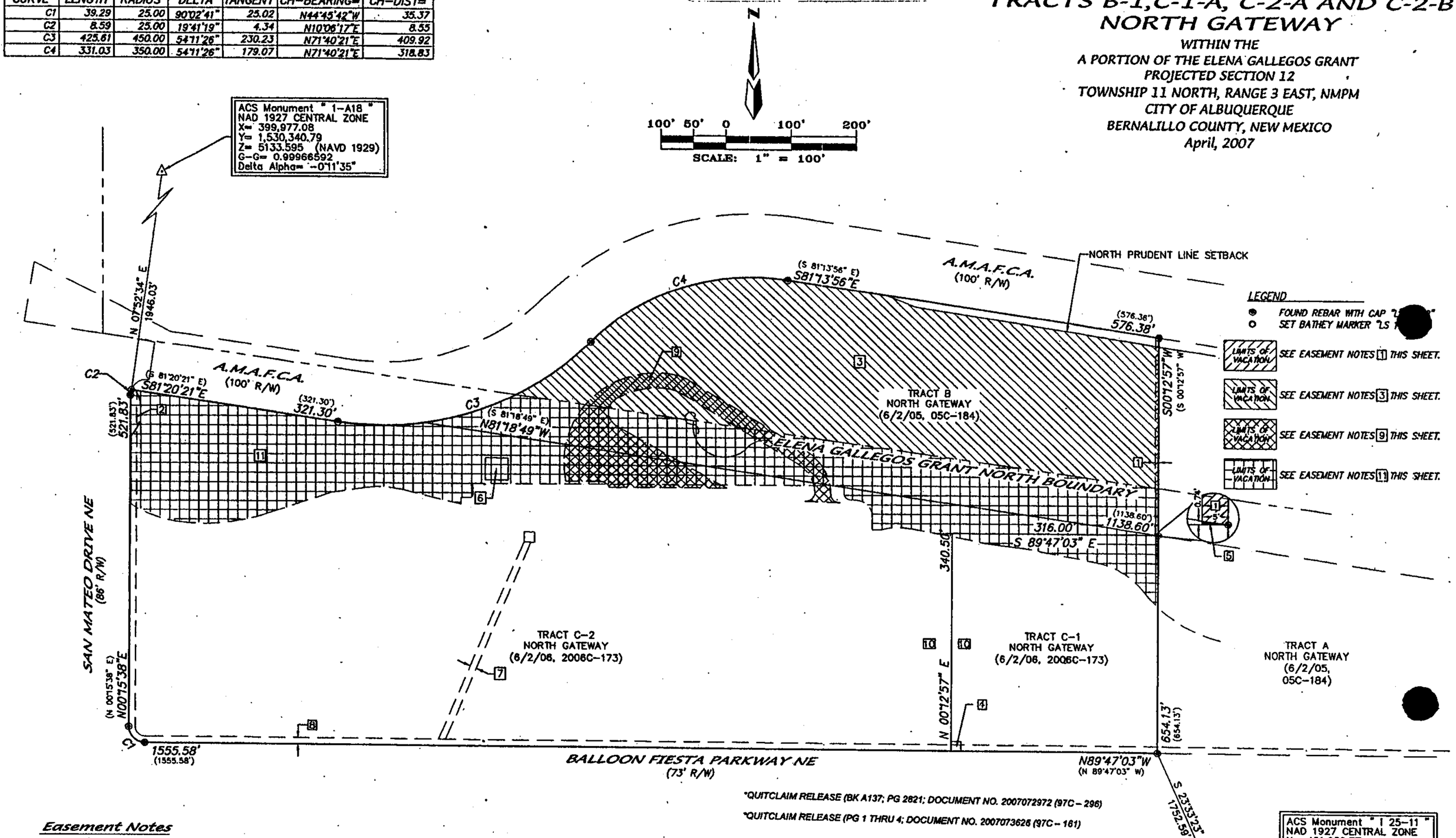
Book 2007179 Page 2 of 3 06/15/2007 03:59 PM
PLAT R:317.00 B: 2007C P: 0164 M. Toulouse, Bernalillo County

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



*QUITCLAIM RELEASE (BK A137; PG 2821; DOCUMENT NO. 2007072972 (97C – 296)

*QUITCLAIM RELEASE (PG 1 THRU 4; DOCUMENT NO. 2007073626 (97C – 161)

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-296) *(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, 9916-1208) *(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)**

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

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

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PLAT R:$17.00 B: 2007C P: 0164 M. Toulouse, Bernalillo County

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

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CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
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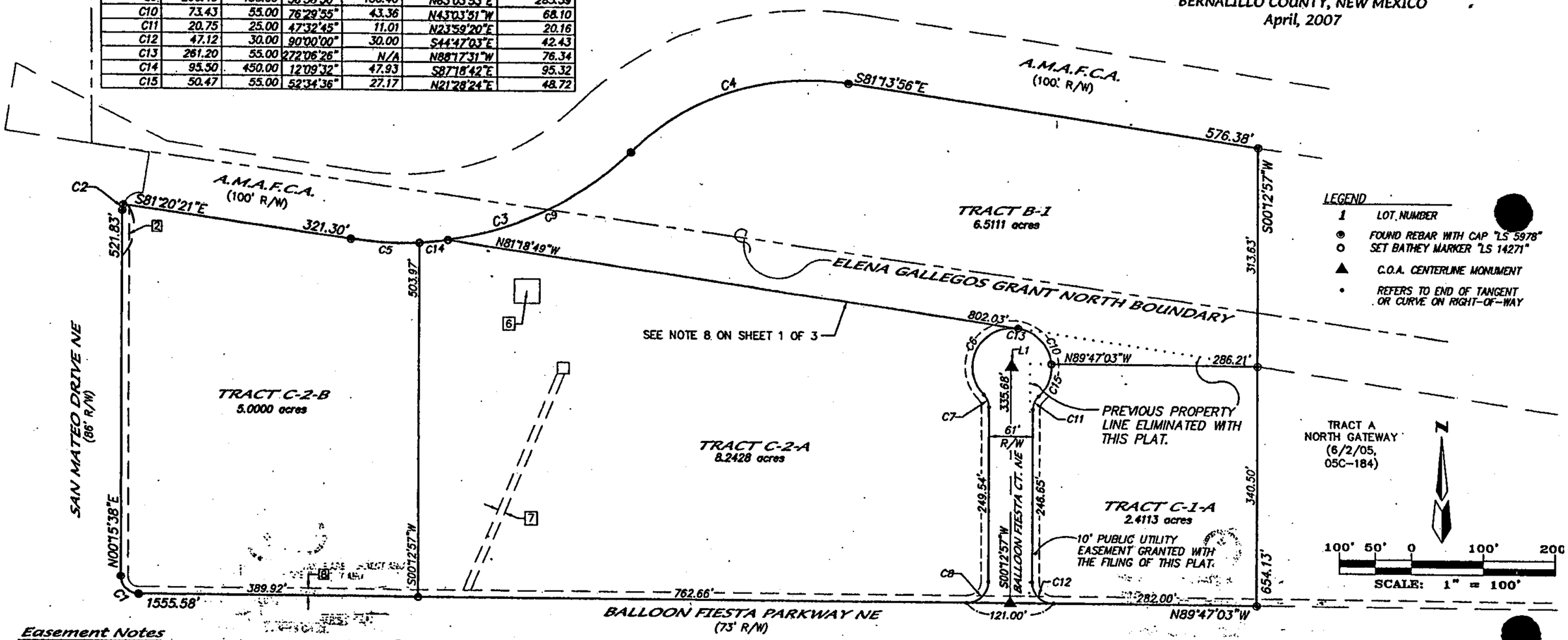
C4	331.03	350.00	54°11'26"	179.07	N71°40'21"E	318.83
C5	95.50	450.00	12°09'32"	47.93	S87°18'42"E	95.32
C6	137.30	55.00	143°01'55"	164.53	N27°10'14"E	104.33
C7	19.44	25.00	44°33'41"	10.24	N22°03'53"W	18.96
C8	47.12	30.00	90°00'00"	30.00	N45°12'57"E	42.43
C9	290.40	450.00	36°58'30"	150.46	N63°03'53"E	285.39
C10	73.43	55.00	76°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	N88°17'31"W	76.34
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 BATHEY 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)

[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)

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

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

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

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OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 4, 2007

3. Project # 1003790
07DRB-00297 Major-SiteDev Plan Subd
07DRB-00298 Minor-Vacation of Private Easements
07DRB-00299 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or any portion of Tract(s) B, C-1 & C-2, **NORTH GATEWAY,** zoned IP located on BALLOON FIESTA PARKWAY NE between SAN MATEO BLVD NE and I-25 NE containing approximately 23 acre(s). (B-18)

At the April 4, 2007, Development Review Board meeting, the site development plan for subdivsion was approved with final sign-off delegated to Planning for 15-day appeal period and four copies of the plan.

The vacation of private easements 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.

With the signing of the infrastructure list dated 04/04/07 and approval of the grading plan engineer stamp dated 3/1/07 the preliminary plat was approved with the following condition of final plat:

Sixty-one feet of right-of-way on Balloon Fiesta Court is required.

The final plat was indefinitely deferred for the SIA.

Current DRC
Project Number_____

FIGURE 12

ORIGINAL

Date Submitted: 04/04/07
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 04/04/07
Date Preliminary Plat Expires: 04/04/08
DRB Project No.: 1003790
DRB Application No.: 07-00299

INFRASTRUCTURE LIST

(Rev. 9-05)

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

NORTH GATEWAY
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS B-1, C-1-A, C-2-A and C-2-B
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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Const Engineer
			PAVING						
		41' ~~60'~~ RW	40' ~~50'~~ - FF	Balloon Fiesta Ct.	Balloon Fiesta Pkwy	End of Cul-de-Sac	/	/	/
		4'	C & G (Both Sides) Sidewalk ~~(West side only)~~ both sides & around end of Cul-de-Sac						
			Median improvements along the Balloon Fiesta ~~to close east entrance access~~ to existing dev. AND PROVIDE FULL ACCESS TO CUL-DE SAC.						
			WATER						
		10"	Water Line w/FH @ end of Cul-de Sac	Balloon Fiesta Ct.	Balloon Fiesta Pkwy	End of Cul-de-Sac	/	/	/
			SAS						
		8"	SAS	Balloon Fiesta Ct.	Balloon Fiesta Pkwy	End of Cul-de-Sac	/	/	/
			PUBLIC ROADWAY IMPROVEMENTS						
		30' FF	* Arterial paving w/PCC Curb & Gutter and PCC	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/
		6'	* Sidewalk (east side only, half street section)				/	/	/
			PUBLIC UTILITY IMPROVEMENTS						
		8"	* Sanitary Sewer	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/
		8"	* Waterline	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		100'	Concrete Channel w/ Maintenance Road	N. Camino Arroyo Drainage R/W	San Mateo	200' East	/	/	/
			1 Storm inlets	Balloon Fiesta Pkwy @ San Mateo			/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

* Items guaranteed with MCT Replat - DRB No. 1003790

► Water Infrastructure to include valves, fittings and fire hydrants

► SAS Infrastructure to manholes and service connections

AGENT / OWNER

Billy Goolsby
NAME (print)

Mark Goodwin & Associates
FIRM

Billy J. Goolsby 3/7/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

4/04/07
DRB CHAIR - date

Christina Sandoval 4/4/07
PARKS & GENERAL RECREATION - date

4-4-07
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

William J. Baker 4/4/07
UTILITY DEVELOPMENT - date

_____ - date

4/4/07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

F:\1-Projects\2006\A06062 - Gateway Cul-de-Sac\Infrastructure List (BFP)

APRIL. 17. 2013

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal — A
- ___ 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)

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): Mark Goodwin & Associates, PA PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX: ___
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: ___

APPLICANT: MCT Industries, Inc. PHONE: 867-6045
ADDRESS: 500 Tierra Montana Loop FAX: ___
CITY: Bernalillo STATE NM ZIP 87004 E-MAIL: ___
Proprietary interest in site: owner **List all owners:** ___

DESCRIPTION OF REQUEST: 2 year extension of SIA
Balloon Fiesta Court (B-3) channel

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. Tract C-2A, Tract B-1 Block: ___ Unit: ___
Subdiv/Addn/TBKA: North Gateway
Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No ___
Zone Atlas page(s): B-1B UPC Code: 101806511242320402, 101806507739520401

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003790
07DRB-00297, 09DRB-70137

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? no
No. of **existing** lots: 2 No. of **proposed** lots: 2 Total area of site (acres): 14.7539
LOCATION OF PROPERTY BY STREETS: On or Near: Balloon Fiesta Parkway NE
Between: San Mateo Blvd NE and I-25

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

SIGNATURE John Mackenzie DATE 3-31-11
(Print) John M. MacKenzie, PE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
11DRB-70087	SIA		$ 50.00
	CMF		$ 20.00
	ADV		$ 75.00
			$
			$
		Total	$ 145.00

Hearing date May 4, 2011

4-8-11
Planner 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
__ 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
✓ Approved Infrastructure List. If not applicable, please initial. _____
✓ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
✓ List any original and/or related file numbers on the cover application
__ Fee (see schedule)

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

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

John M. MacKenzie, PE
Applicant name (print)

John MacKenzie 3-31-11
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
11DRB-_____-70087
_____-_____-_____
_____-_____-_____

4-8-11
Planner signature / date

Project # 1003790

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 April 19, 2011 To May 4, 2011

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.

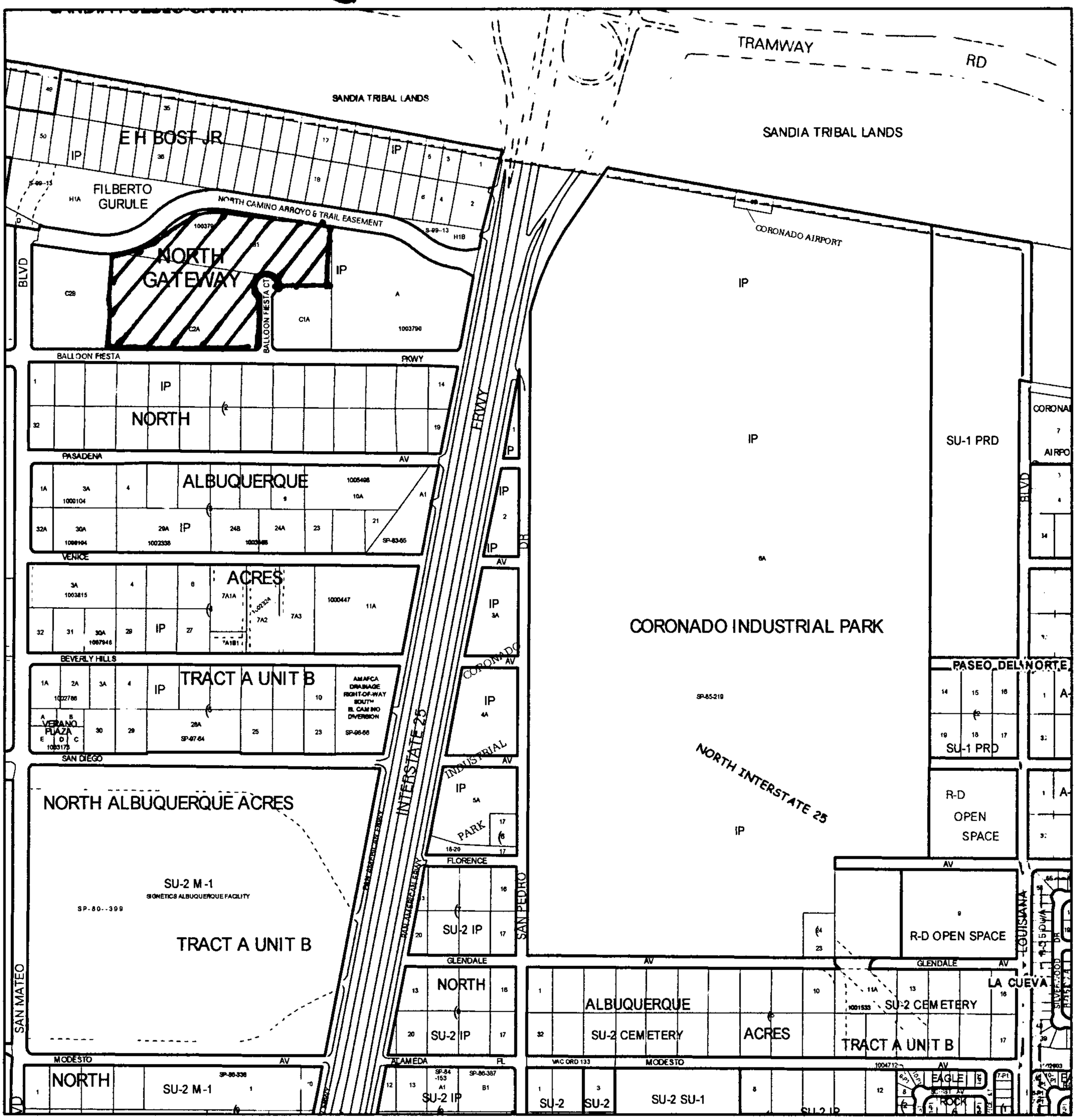
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Nathan Goodwin — (Applicant or Agent) 4-8-2011 — (Date)

I issued 2 signs for this application, 4-8-11 (Date) [signature] (Staff Member)

DRB PROJECT NUMBER: 1003790

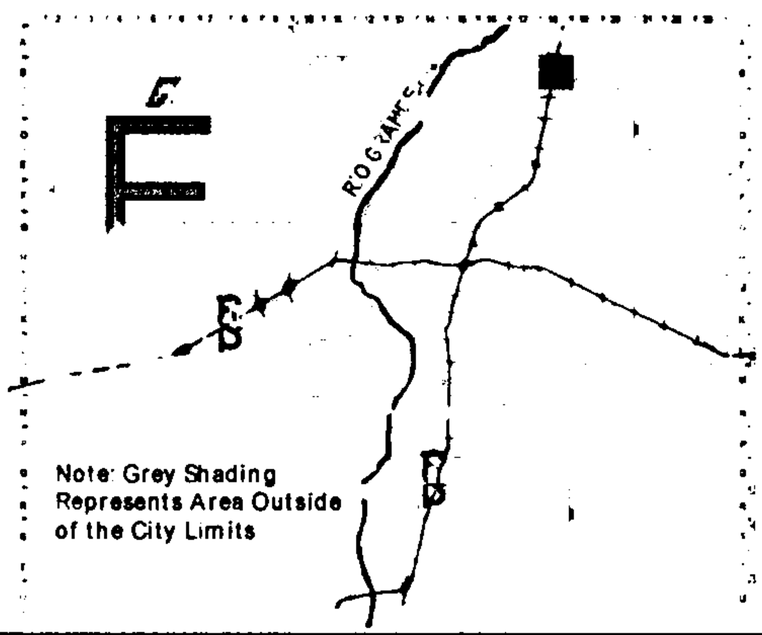
Rev. 1/11/05



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

B-18-Z

Selected Symbols

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

0 750 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

March 31, 2011

Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Balloon Fiesta, Gateway Cul-de-Sac; 1003790

Dear Mr. Cloud:

On behalf of our client, MCT Industries, Inc., and the requirements of the DPM we are submitting the following DRB application. We are requesting a 2-year extension of the Subdivision Improvements Agreement. The owner, the City and AMAFCA are working to resolve the applicability of an outstanding infrastructure item.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John M. MacKenzie, PE
Vice President

JMM/sr

Attachments

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 6, 2009

Project# 1003790
09DRB-70137 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for MCT INDUSTRIES, INC request(s) the refererced/ above action(s) for all or a portion of **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 14.7539 acre(s). (B-18)

At the May 6, 2009, 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 May 21, 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: Mark Goodwin & Associates PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: MCT Industries, Inc. – 500 Tierra Montana Loop – Bernalillo, NM 87004
Marilyn Maldonado
File

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

Date Submitted: 04/04/07
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 04/04/07
Date Preliminary Plat Expires: 04/04/08
DRB Project No.: 1003790
DRB Application No. 07-00299
1 4-22-09
2 07-13-09

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

NORTH GATEWAY

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS B-1, C-1-A, C-2-A and C-2-B

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			PAVING						
		~~60'~~ 61' RW	~~60'~~ 40' - FF C & G (Both Sides) Sidewalk ~~West Side Only~~ Both Sides & around end of Cul-de-Sac Median improvements along the Balloon Fiesta ~~to close east entrance access~~ to existing dev. AND PROVIDE FULL ACCESS TO CUL-DE SAC.	Balloon Fiesta Ct.	Balloon Fiesta Pkwy	End of Cul-de-Sac	/	/	/
			WATER						
		10"	Water Line w/FH @ end of Cul-de Sac	Balloon Fiesta Ct.	Balloon Fiesta Pkwy	End of Cul-de-Sac	/	/	/
			SAS						
		8"	SAS	Balloon Fiesta Ct.	Balloon Fiesta Pkwy	End of Cul-de-Sac	/	/	/
			PUBLIC ROADWAY IMPROVEMENTS						
		~~30' FF~~	~~* Arterial paving w/PCC~~ ~~Curb & Gutter and PCC~~ 2 Reassigned to DRB 1000961 (CPN 759283)	~~San Mateo Blvd~~	~~Balloon Fiesta Dr.~~	~~North Boundary~~	/	/	/
		~~8'~~	~~* Sidewalk (east side only, half street section)~~ 2 Reassigned to DRB 1000961 (CPN 759283)				/	/	/
			PUBLIC UTILITY IMPROVEMENTS						
		1 ~~8"~~	~~* Sanitary Sewer~~ DELETED	~~San Mateo Blvd~~	~~Balloon Fiesta Dr.~~	~~North Boundary~~	/	/	/
		1 ~~8"~~	~~* Waterline~~ DELETED	~~San Mateo Blvd~~	~~Balloon Fiesta Dr.~~	~~North Boundary~~	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		100'	Concrete Channel w/ Maintenance Road	N. Camino Arroyo Drainage R/W	San Mateo	200' East	/	/	/
			1 Storm inlets	Balloon Fiesta Pkwy @ San Mateo			/	/	/

Approval of Creditable Items: _____
Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____
City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

* Items guaranteed with MCT Replat - DRB No. 1003790

► Water Infrastructure to include valves, fittings and fire hydrants

► SAS Infrastructure to manholes and service connections

AGENT / OWNER

Billy Goolsby
NAME (print)

Mark Goodwin & Associates
FIRM

Billy J. Goolsby 3/7/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

E Matson 4/04/07
DRB CHAIR - date

Christina Sandoval 4/4/07
PARKS & GENERAL RECREATION - date

4-4-07
TRANSPORTATION DEVELOPMENT - date

_____
AMAFCA - date

William J. Baleh 4/4/07
UTILITY DEVELOPMENT - date

_____ - date

4/4/07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	4-22-09		UTILITY DEV.	John MacKenzie
2	07/13/09	M Woodall		John MacKenzie

(rev. 9-05)

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. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

March 31, 2011

Susan Rasinski
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539

Dear Susan:

Thank you for your inquiry of **March 31, 2011** 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) – TRACT C-1 AND C-2, 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. (WFA) "R"
***Larry T. Caudill**
4915 Watercress NE/87113 857-0596 (h)
John Gaydos
4911 Watercress Dr. NE/87113 797-3917 (h)

*** Denotes president of association**

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 Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(11/23/07)

7006 0810 0004 6708 7127

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(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	CPU
Certified Fee	
Return Receipt Fee (Endorsement Required)	APR 01 2011
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

PERFECTLY LEGAL ALBUQUERQUE, NM 87108

[redacted]

Sent To: Larry Caudill
Street, Apt. No.; or PO Box No.: 4915 Watercress NE
City, State, ZIP+4: Albuquerque, NM 87113

PS Form 3800, June 2002 — See Reverse for Instructions

7006 0810 0004 6708 7134

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Return Receipt Fee (Endorsement Required)	APR 01 2011
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

PERFECTLY LEGAL ALBUQUERQUE, NM 87108

[redacted]

Sent To: John Gallos
Street, Apt. No.; or PO Box No.: 4911 Watercress NE
City, State, ZIP+4: Albuq NM 87113

PS Form 3800, June 2002 — See Reverse for Instructions

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

March 31, 2011

Mr. Larry T. Caudill
Wildflower Area N.A.
4915 Watercress NW
Albuquerque, NM 87113

Mr. John Gaydos
Wildflower Area N.A.
4911 Watercress NE
Albuquerque, NM 87113

Re: North Gateway

Dear Mr. Caudill and Mr. Gaydos:

Enclosed please find a copy of the DRB Application requesting a 2-year extension of the Subdivision Improvements Agreement for the referenced project. The anticipated date to be heard is May 4, 2011. Please contact ***John M. MacKenzie*** *of our office if you have any questions or concerns.*

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

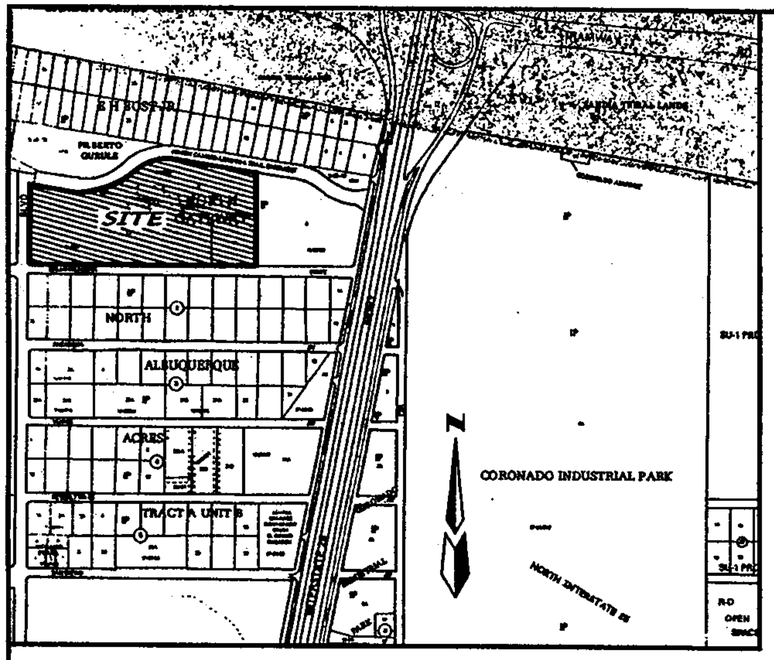
Susan Rasinski

Susan Rasinski
Office Manager

/sr

Enclosure

Doc# 2007088254
Rcpt #:0001379 Page: 1 of 3 06/15/2007 03:58 PM
PLAT R $17.00 B: 2007C P: 0164 M Toulouse, Bernalillo County



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, 2006
ZONING	IP

FREE CONSENT AND DEDICATION

The subdivision hereon 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 therein; 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 owners(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

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

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/18/10

LISA ANGLADA
My Commission Expires 4/18/10

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.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1-018-065-404-252-204-02
PROPERTY OWNER OF RECORD
BERNALILLO COUNTY TREASURER'S OFFICE
6/15/07

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

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.

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/18/10

LISA ANGLADA
My Commission Expires 4/18/10

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

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	5/15/2007 Date
PNM Gas Services	5/15/2007 Date
Qwest Telecommunications	5/30/07 Date
Comcast	5-16-07 Date

City Approvals:

City Surveyor	5-4-07 Date
Real Property Division	N/A Date
Traffic Engineering, Transportation Division	6-13-07 Date
Water Utility Department	6-13-07 Date
Parks and Recreation Department	6-13-07 Date
AMAFCA	6-14-07 Date
City Engineer	6-13-07 Date
DRB Chairperson, Planning Department	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."

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

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

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

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PLAT R:$17.00 B: 2007C P: 0164 M Toulouse, Bernalillo County

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

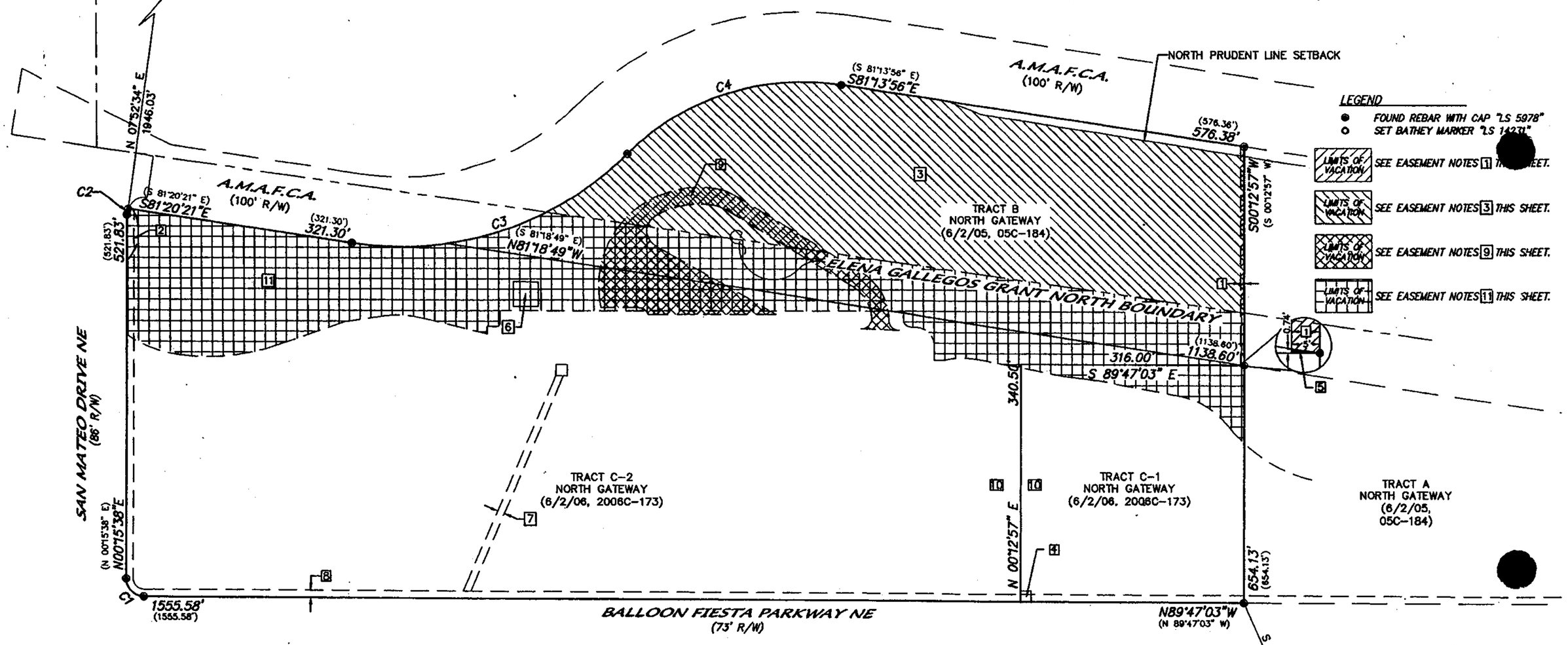
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	39.29	25.00	90°02'41"	25.02	N44°45'42"W	35.37
C2	8.59	25.00	19°41'19"	4.34	N10°06'17"E	8.55
C3	425.61	450.00	54°11'26"	230.23	N71°40'21"E	409.92
C4	331.03	350.00	54°11'26"	179.07	N71°40'21"E	318.83

N

100' 50' 0 100' 200'

SCALE: 1" = 100'

ACS Monument " 1-A18 "
NAD 1927 CENTRAL ZONE
X= 399,977.08
Y= 1,530,340.79
Z= 5133.595 (NAVD 1929)
G-G= 0.99966592
Delta Alpha= -0°11'35"



LEGEND
- ● FOUND REBAR WITH CAP "LS 5978"
- ○ SET BATHEY MARKER "LS 14271"
- LIMITS OF VACATION — SEE EASEMENT NOTES [1] THIS SHEET.
- LIMITS OF VACATION — SEE EASEMENT NOTES [3] THIS SHEET.
- LIMITS OF VACATION — SEE EASEMENT NOTES [9] THIS SHEET.
- LIMITS OF VACATION — SEE EASEMENT NOTES [11] THIS SHEET.

*QUITCLAIM RELEASE (BK A137; PG 2821; DOCUMENT NO. 2007072972 (97C – 296)

*QUITCLAIM RELEASE (PG 1 THRU 4; DOCUMENT NO. 2007073626 (97C – 161)

ACS Monument " I 25-11 "
NAD 1927 CENTRAL ZONE
X= 401,986.77
Y= 1,526,246.66
Z= 5206.936 (NAVD 1929)
G-G= 0.99966195
Delta Alpha= -0°11'21"

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-296) (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, 9916-1208) (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)*

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

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PLAT R:517.00 B: 2007C P:0164 M Toulouse, Bernalillo County

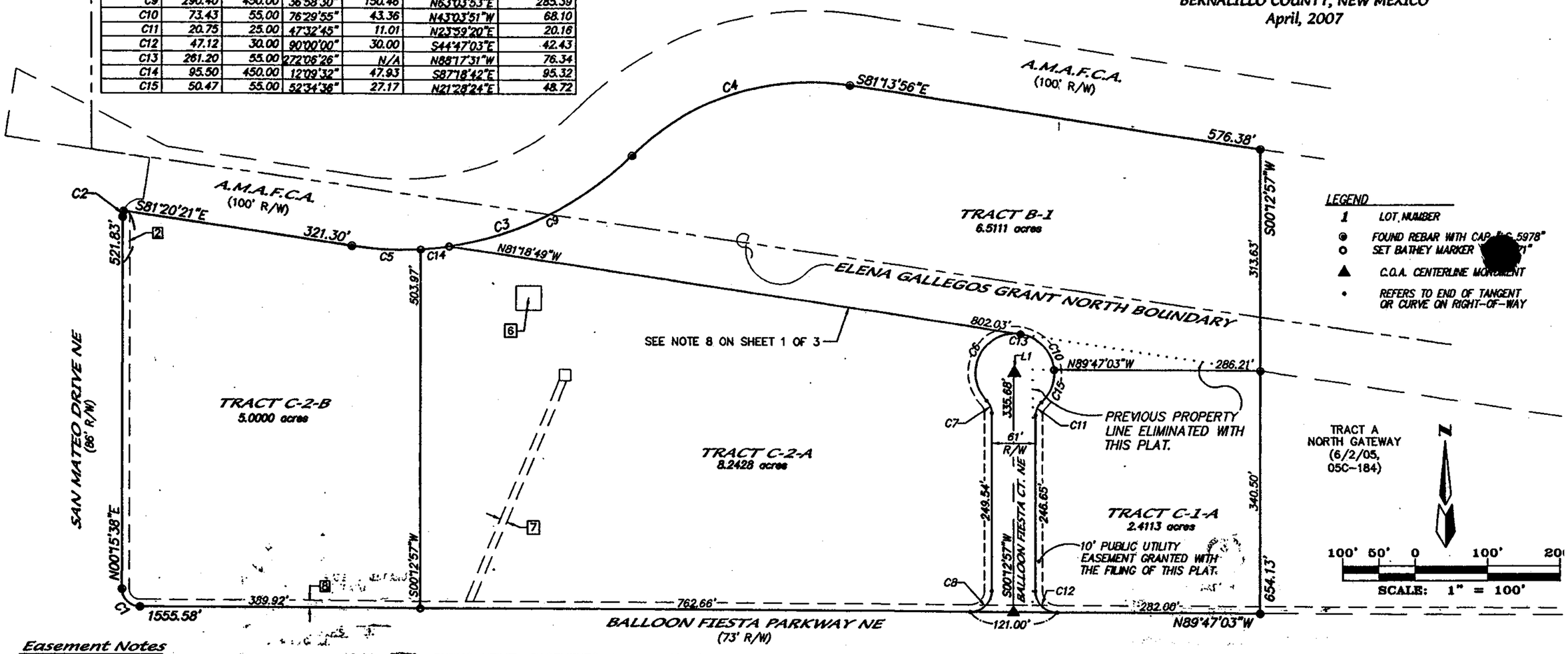
PLAT FOR
TRACTS B-1, C-1-A, C-2-A AND C-2-B
NORTH GATEWAY

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

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".

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°01'35"	164.53	N27°10'14"E	104.33
C7	19.44	25.00	44°33'41"	10.24	N22°03'53"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	76°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	N88°17'31"W	76.34
C14	95.50	450.00	12°09'32"	47.93	S87°18'42"E	95.32
C15	50.47	55.00	52°34'38"	27.17	N21°28'24"E	48.72



Easement Notes

[2] EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)

[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)

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

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

CARTESIAN SURVEYS INC.
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City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S Z

__X__ Major Subdivision action
____ Minor Subdivision action
____ Vacation V
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P
____ for Subdivision Purposes
____ for Building Permit
____ Administrative Amendment (AA)
____ IP Master Development Plan D
____ Cert. of Appropriateness (LUCC) L A

STORM DRAINAGE (Form D)
____ Storm Drainage Cost Allocation Plan

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)

APPEAL / PROTEST of...
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc. PHONE: (505) 823-1000

ADDRESS: 7500 Jefferson NE FAX (505) 898-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

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: 2nd SIA Extension (2 years)

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

SITE INFORMATION: ACCURACY OF THE 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 UPC Code: 101806502539220406

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

CASE INFORMATION:

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

No. of **existing** lots: 1 No. of **proposed** lots: 1 Total area of site (acres): 5

LOCATION PROPERTY BY STREETS: On or Near: Balloon Fiesta Parkway

Between: San Mateo Blvd., NE and I-25

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

SIGNATURE DATE 02/26/2010

(Print) Bruce Stidworthy, P.E. ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **04/04**

☐ **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
NA ☐ Site is within 1000ft of a landfill
NA ☐ F.H.D.P. density bonus
NA ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
10DRB - - 70065	SIA		$ 50.00
- -	ADV		$ 75.00
- -	CMF		$ 20.00
- -			$
- -			$
			Total
Hearing date March 24, 2010			$ 145.00

2-25-10
Planner signature / date

Project # 1003790

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 9 2010 To March 24, 2010

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) 2/25/10 (Date)

I issued 2 signs for this application, 2-25-10 (Date) (Staff Member)

DRB PROJECT NUMBER: 1003790

Rev. 1/11/05

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
√ Approved Infrastructure List. If not applicable, please initial. _____
√ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
√ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
√ Sign Posting Agreement
√ List any original and/or related file numbers on the cover application
√ Fee (see schedule)

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

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

Bruce Stidworthy
Applicant name (print)

2/26/10
Applicant signature / date

Form revised **October 2007**

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

Application case number
1010RB-_____-700605
_____-_____-_____
_____-_____-_____

2-25-10
Planner signature / date

Project # 1003790

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

February 26, 2010

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street SW
Albuquerque, New Mexico 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
- Original SIA and Previous SIA extensions
- 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 the approval of a two year extension.

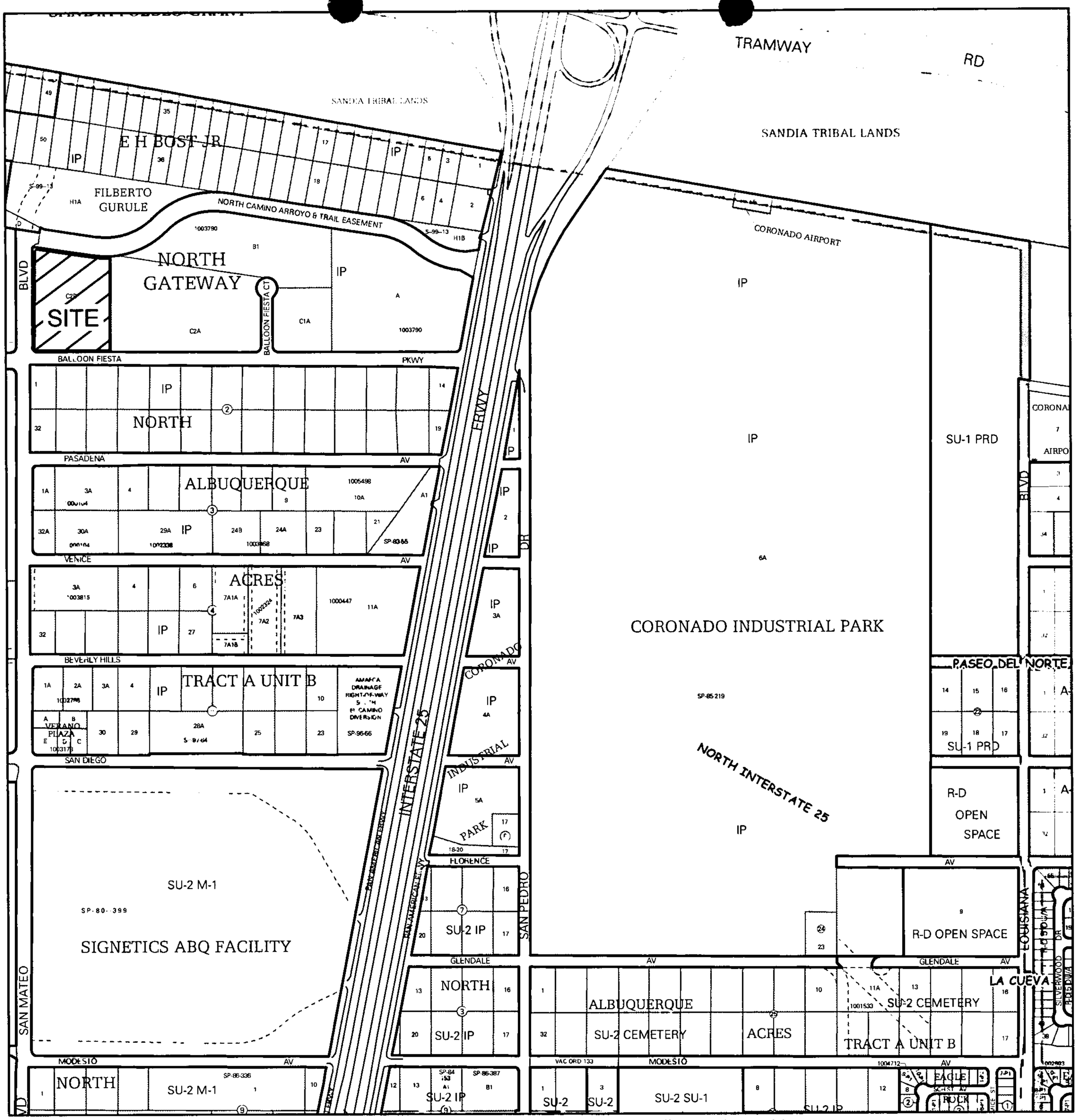
Please place this item on the DRB agenda to be heard on March 24, 2010. If you have any questions, or require further information, please call me.

Sincerely,

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

BJS/cc
Enclosures

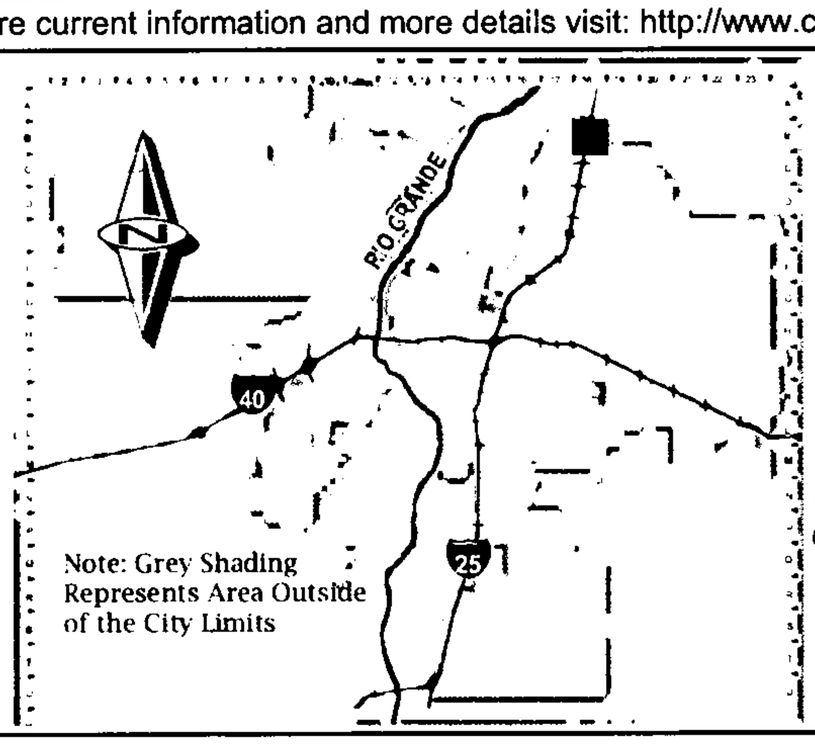
P:\20100337\Correspondence\Submittals\DRB-SIA\-DRB-Jcloud Ltr-SIA 2ndext-NM Mutual.Doc



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



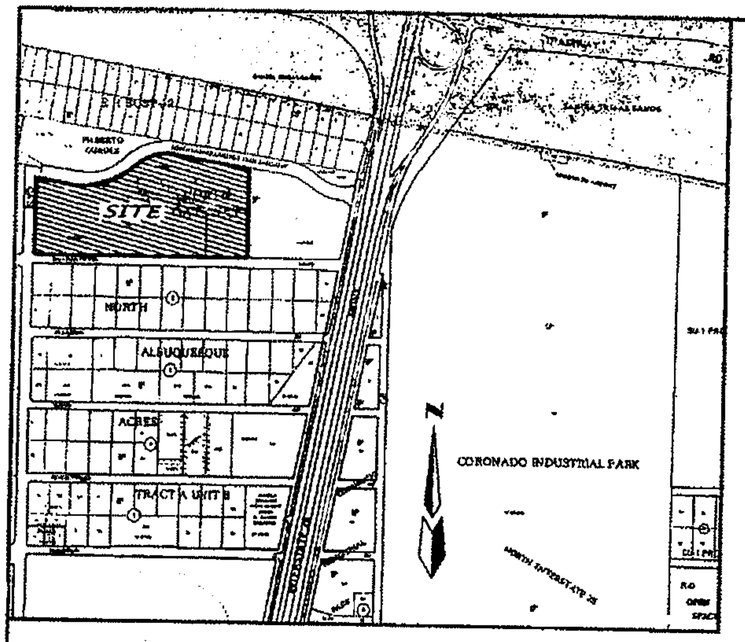
Zone Atlas Page:

B-18-Z

Selected Symbols

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

0 750 1,500 Feet



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, 2006
ZONING	IP

FREE CONSENT AND DEDICATION

The subdivision hereon 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 therein; 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 owners(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

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

NOTARY PUBLIC

4/18/10
MY COMMISSION EXPIRES

LISA ANILADA
4/18/10

Doc# 2007088254

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 164 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.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON PROPERTY OWNER OF RECORD
Bill# TAX-2005-40425-20402
Log Grading
Mail - mail inserts
BERNALILLO COUNTY TREASURER'S OFFICE:
5/15/07

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

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.

NOTARY PUBLIC

4/18/10
MY COMMISSION EXPIRES

LISA ANILADA
4/18/10

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

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	5/15/2007 Date
PNM Gas Services	5/15/2007 Date
Qwest Telecommunications	5/30/07 Date
Comcast	5-16-07 Date

City Approvals:

City Surveyor	5-4-07 Date
Real Property Division N/A	Date
Traffic Engineering, Transportation Division	6-13-07 Date
Water Utility Department	6-13-07 Date
Parks and Recreation Department	6-13-07 Date
AMAFCA	6-14-07 Date
City Engineer	6-13-07 Date
DRB Chairperson, Planning Department	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."

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

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

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

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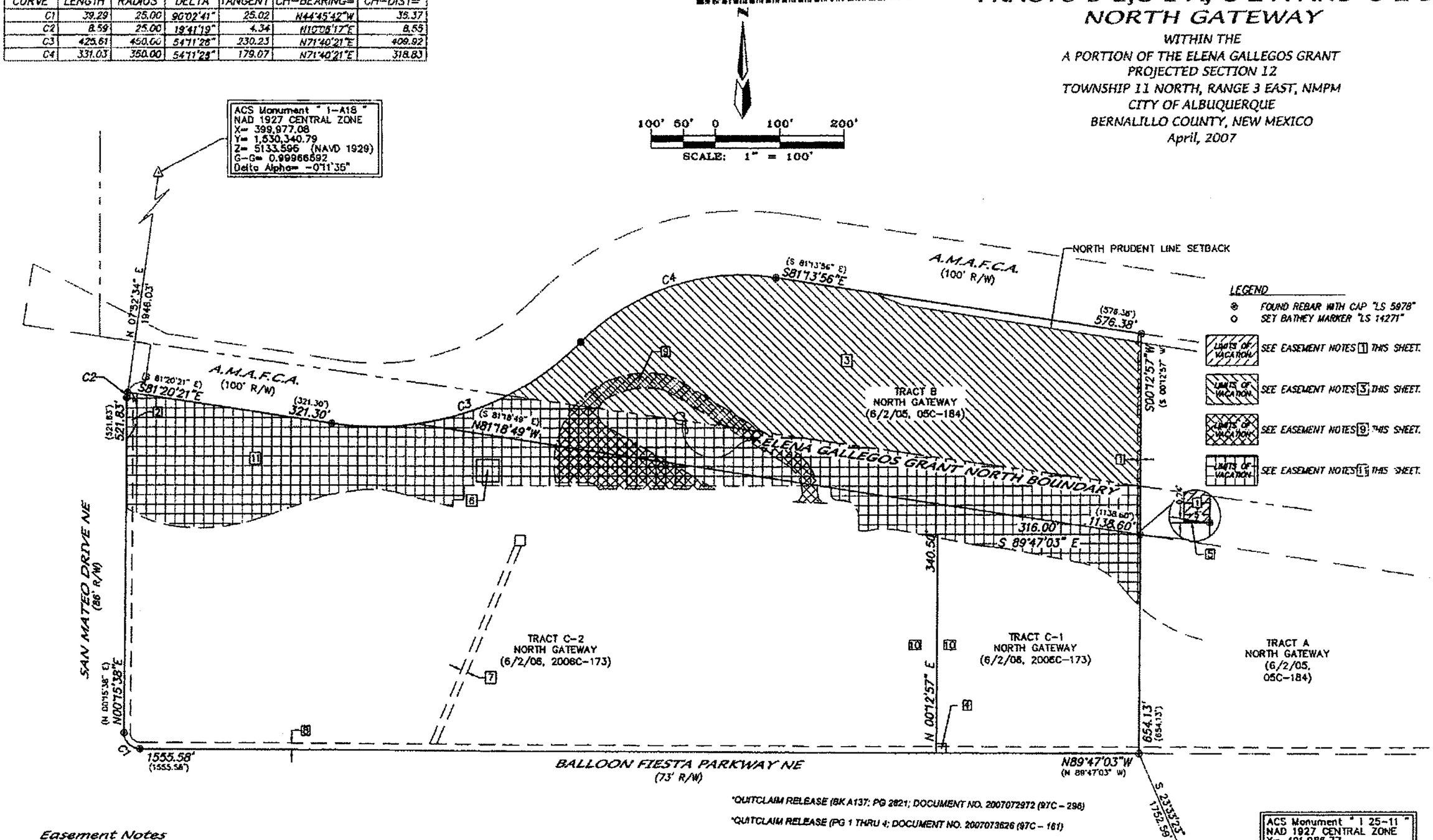
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	39.29	25.00	90°02'41"	25.02	N44°45'42"W	35.37
C2	8.59	25.00	19°41'19"	4.34	N10°08'17"E	8.55
C3	425.61	450.00	54°11'26"	230.23	N71°40'21"E	409.92
C4	331.03	350.00	54°11'25"	179.07	N71°40'21"E	318.83

Doc# 2007088254

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



*QUITCLAIM RELEASE (BK A137; PG 2821; DOCUMENT NO. 2007072972 (97C – 296)

*QUITCLAIM RELEASE (PG 1 THRU 4; DOCUMENT NO. 2007073626 (97C – 161)

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-296) *(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)**

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

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

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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
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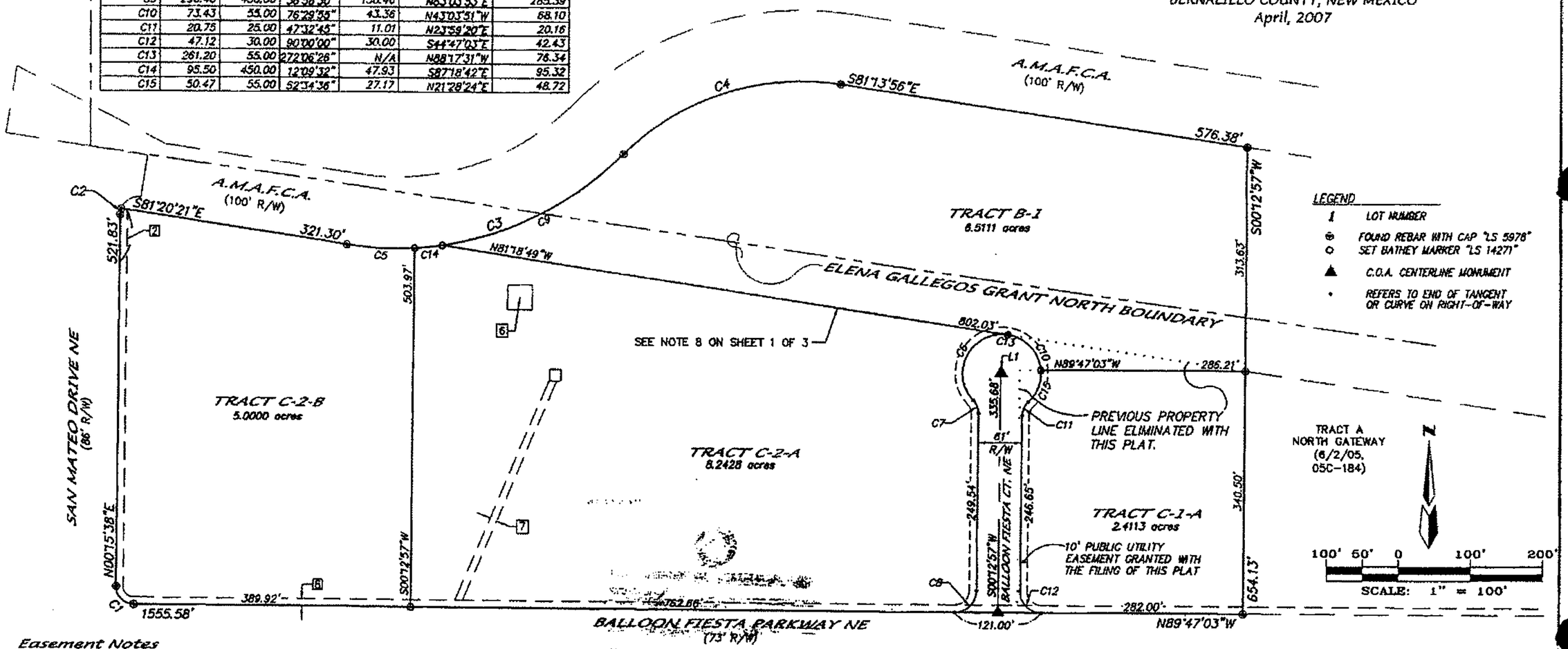
C3	425.61	450.00	54°11'26"	230.23	N71°40'21"E	409.92
C4	331.03	350.00	54°11'26"	179.07	N71°40'21"E	318.83
C5	95.50	450.00	12°09'32"	47.93	S87°18'42"E	95.32
C6	137.30	55.00	143°01'55"	164.53	N27°10'14"E	104.33
C7	19.44	25.00	44°33'41"	10.24	N22°03'53"W	18.96
C8	47.12	30.00	90°00'00"	30.00	N45°12'57"E	42.43
C9	290.40	450.00	36°58'30"	150.46	N63°03'53"E	285.39
C10	73.43	55.00	76°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	N88°17'31"W	76.34
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".



Easement Notes

[2] EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)

[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)

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, maintenence 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

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

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

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RECD MAY 20 2008

08DRB-001

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 7, 2008

1. **Project# 1000961**
   08DRB-70172 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

   BOHANNAN HUSTON INC agent(s) for NEW MEXICO MUTUAL CASUALTY CO request(s) the above action(s) for all or a portion of Lot(s) C-2-B, **NORTH GATEWAY,** 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 May 7 2008, 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 May 22, 2008 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
Cc: New Mexico Mutual Casualty Co. – 3900 Singer Blvd., NE – Albuquerque, NM 87109
Marilyn Maldonado
File

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:
The Completion Date

From:
April 20, 2008

To:
April 20, 2010

This rider is effective **June 13, 2008**.

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 **13th** day of **June**, **2008**.

New Mexico Mutual Casualty Company

By: _____
Principal

Travelers Casualty and Surety Company of America

By: _____
Shirley A. Talley Attorney-in-Fact

*RIDER ACCEPTED BY:

_____
NOT REQUIRED-Signature (Obligee)

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

Current DRC
Project Number:

#13 ORIGINAL

FIGURE 12

Claire

Date Submitted: 3/7/2006
Date Site Plan Approved:
Date Preliminary Plat Approved: 3/22/06
Date Preliminary Plat Expires: 3/22/07
DRB Project No.: ~~1003700~~ 1000961
DRB Application No. 06DRB-00158

INFRASTRUCTURE LIST

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

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

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 Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS						
		30' FF *	Arterial paving w/ PCC Curb & Gutter and PCC Dual-Dual-Sp2	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/
		6' *	Sidewalk (east side only, half street section)	"	"	"	/	/	/
		6'	sidewalk	Balloon Fiesta	EB C-1	San Mateo.			
			PUBLIC UTILITY IMPROVEMENTS						
		8" 15" *	Sanitary Sewer	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/
		8" 12" *	Waterline	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector P.E.		City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

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

ORIGINAL

* CONSTRUCTION TO BE DEFERRED

- Water Infrastructure to include valves, fittings, and firehydrants.
- SAS Infrastructure to include manholes and service connections.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Mark Goodwin, PE NAME (print)	Will Plotner for Cartesian Surveys, Inc DRB CHAIR - date	Christina Sandoval 3/22/06 PARKS & GENERAL SERVICES - date
MARK GOODWIN & ASSOCIATES FIRM	Will Plotner 3-22-06 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
Mark Goodwin 3/7/06 SIGNATURE - date	Roger L. Green 3/22/06 UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A	Bradley L. Bjorkman 3/22/06 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

15

090105

FIGURE 18

1st EXTENSION AGREEMENT
Procedure "B"
PROJECT NO. 759283

This Agreement made this 18th day of June, 2008, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) New Mexico Mutual Casualty Co. ("Developer"), whose address is 3900 Singer Blvd NE., Albuquerque, NM 87109 and whose telephone number is 505-343-2830 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 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 Developer 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 Doc # 2007109602, pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to April 20, 2008; 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 20th day of April, 2010.

B. on portions of the improvements as follows:

IMPROVEMENTS	COMPLETION DATE

DocH 2008070174
06/20/2008 10:18 AM Page: 1 of 4
AGRE R:$15.00 M. Toulouse Oliver, Bernalillo County

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

Type of Financial Guaranty: Subdivision Bond # 104972431
Amount: $213,232.19 Name of Financial Institution or Surety providing Guaranty: Traveler's Casualty and Surety
Date City first able to call Guaranty (Construction Completion Deadline): April 20, 2010.
If Guaranty other than a Bond, last day City able to call Guaranty is: _____.
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:

By (Signature): Deborah Hartz
Name: Deborah Hartz
Title: VP of Administration
Dated: May 28, 2008

CITY OF ALBUQUERQUE:

City Engineer
Dated: 6-18-08

6/19/08

6-17-08

DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on 28th day of May, 2008 by (name of person:) Deborah Hartz, (title or capacity, for instance, "President" or "Owner") VP of Administration of (Developer:) New Mexico Mutual Casualty CO.

Notary Public

My Commission Expires:

July 26, 2011

OFFICIAL SEAL
Cindy Hargett
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 7/26/2011

CITY'S NOTARY

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

This instrument was acknowledged before me on 18th day of June, 2008 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public

My Commission Expires:

10-02-08

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER

TRAVELERS

POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
Seaboard Surety Company
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. 216262 **Certificate No.** 001590349

KNOW ALL MEN BY THESE PRESENTS: That Seaboard Surety Company is a corporation duly organized under the laws of the State of New York, 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 E. Larry Lujan

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 26th day of April, 2007.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
Seaboard Surety Company
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: George W. Thompson, Senior Vice President

On this the 26th day of April, 2007, 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., Seaboard Surety Company, 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.

Marie C. Tetreault, Notary Public

58440-8-06 Printed in U.S.A.

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER

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., Seaboard Surety Company, 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., Seaboard Surety Company, 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 13th day of June, 20 08

Kori M. Johanson, Assistant Secretary

To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at www.stpaultravelersbond.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.

13.00

ASSIGNMENT AND AMENDMENT TO AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS
NAME OF PROJECT: North Gateway / Balloon Fiesta (San Mateo)
ORIGINAL SUBDIVIDER : MCT Industries, Inc.
NEW OWNER: New Mexico Mutual Casualty Co.
CITY PROJECT # 759283

THIS AMENDMENT is made this 27th day of July, 20 07, by the City of Albuquerque, New Mexico ("City") and the (original subdivider:) MCT Industries, Inc. ("Assignor") and (new owner:) New Mexico Mutual Casualty Co. ("Assignee") a, (state type of business entity, for instance "New Mexico corporation," "general partnership", "joint venture", "individual," etc.:) New Mexico corporation, whose address is 3900 Singer Blvd NE, Albuquerque, NM 87109 and whose telephone number is 343-2830, is made in Albuquerque, New Mexico and is entered into as of the date of final execution on this Agreement.

WHEREAS, the Assignor was the developer/subdivider of the (Name of Project:) North Gateway / Balloon Fiesta (San Mateo), City Project No: 759283; and

WHEREAS, the City and Assignor entered into an Agreement ("Original Agreement") on May 4, 2006, which was recorded on May 9, 2006 in the records of the Bernalillo County Clerk at Book A116, Pages 7315 through --, wherein Assignor agreed to construct certain public and/or private Improvements described in Exhibit A, Required Infrastructure Listing; and

WHEREAS, the Original Agreement provides that if the Subdivision or any part thereof is sold, conveyed or assigned the City will not release the Assignor from its obligations, nor will the City release Assignor's financial guaranty until a successor in interest to the Assignor has entered into a SUBDIVISION IMPROVEMENTS AGREEMENT with the City and posted a substitute financial guaranty satisfactory to the City; and

WHEREAS, Assignee will become the new owner of North Gateway / Balloon Fiesta (San Mateo) having acquired its interest by a Warranty Deed, which was recorded on 6/29/2007 in the records of the Bernalillo County Clerk at Document No. 2007090564.

THEREFORE, the Assignor, Assignee and the City agree:

1. Assignment: Assignor hereby assigns to Assignee all of Assignor's right, title and interest in and to the original Agreement as amended. Assignee hereby accepts said assignment, and assumes the original Agreement as amended, and all of the duties and obligations of Assignor thereunder. All references in the Original Agreement as amended to the Assignor as "Developer" or "Subdivider" are deleted and the Assignee is substituted hereafter. Assignee agrees that the terms and conditions of the Original Agreement as amended which previously applied to Assignor are hereby ratified and confirmed by, and made applicable to Assignee.

2. Amend "Exhibit A", DRB N/A Infrastructure List dated N/A of the Original Agreement to include "Exhibit "A-1," DRB N/A Infrastructure List dated ____.

DocN 2007109602
07/30/2007 09:00 AM Page: 1 of 3
ASSN R:$13.00 M. Toulouse, Bernalillo County

3. Financial Guarantee: With this Assignment and Amendment, Assignee has provided the City with the following Financial Guarantee:

Type of Financial Guaranty: Subdivision Bond # 104972431
Amount: $213,232.19
Name of Financial Institution or Surety providing Guaranty: Traveler's Casualty and Surety
Date City first able to call Guaranty: April 20, 2008
(Construction Completion Deadline): April 20, 2008
If Guaranty other than a Bond, last day City able to call Guaranty is:
Additional Information:

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

5. Entire Agreement: This Amendment contains the entire agreement of the parties an supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

6. Changes to Agreement: Changes to this Amendment are not binding unless made in writing, signed by all parties.

7. Form not Changed: Assignor and Assignee agree that changes to this form are not binding unless initialed by all parties on this form.

8. Authority to Execute: If the Assignor signing below was not the prior owner of the subdivision, or the Assignee is not the present owner of the Subdivision, the true past and/or present owner(s) must execute and deliver to the City a Power of Attorney or other evidence of authority which is acceptable to the City, establishing the authority of the Assignor and/or Assignee to sign this Amendment.

Executed on the date stated in the first paragraph of this Amendment.

ASSIGNOR: MCT Industries, Inc.

By (Signature):
Name: Ted R. Martinez
Title: President
Dated: 7/6/07

ASSIGNEE: New Mexico Mutual Casualty Co.

By (Signature):
Name: Chris Krahling
Title: President
Dated: 7/9/07

ASSIGNOR'S NOTARY

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

This instrument was acknowledged before me on July 6, 2007 by (name of person:) Ted R. Martinez, (title or capacity, for instance, "President" or "Owner":) President, on behalf of MCT Industries, Inc.

My Commission Expires: 4/22/09

Notary Public

OFFICIAL SEAL
Robert K. Archuleta
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/22/09

ASSIGNEE'S NOTARY

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

This instrument was acknowledged before me on July 9, 2007 by (name of person:) Chris Krahling, (title or capacity, for instance, "President" or "Owner":) President, on behalf of New Mexico Mutual Casualty Co.

My Commission Expires: 3/8/09

Notary Public

OFFICIAL SEAL
Mary E. Fowler
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3/8/09

CITY OF ALBUQUERQUE:

By: _____ wje 7/27/07
Richard Dourte, City Engineer
Date: 7-27-07 7-26-07

CITY'S NOTARY

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

This instrument was acknowledged before me on July 27, 2007, by Richard Dourte, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of the municipal corporation.

My Commission Expires: 7-5-2010

Notary Public

OFFICIAL SEAL
LISA CORNEJO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 7-5-2010

Stewart Title File No. 7010504MD

WARRANTY DEED

MCT Development, Inc., a New Mexico corporation

for consideration paid, grant(s) to

New Mexico Mutual Casualty Company, a New Mexico non-profit corporation

whose address is: PO Box 27825, Albuquerque, New Mexico 87125-7825

the following described real estate in Bernalillo County, New Mexico:

Tract "C-2-B", of North Gateway, City of Albuquerque, Bernalillo County, New Mexico, 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 15, 2007, in Plat Book 2007C, Page 164, as Doc. No. 2007088254.

Subject to patent reservations, restrictions and easements of record and to taxes for the current year and years thereafter.

with warranty covenants.

Witness this 14th day of June, 2007

MCT Development, Inc., a New Mexico corporation

By: Ted R. Martinez, President

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

This instrument was acknowledged before me on June 14, 2007 by Ted R. Martinez, President of MCT Development, Inc., a New Mexico corporation, on behalf of said corporation.

Notary Public

My Commission Expires: 5/16/2010

Doc# 2007090564
06/28/2007 03:20 PM Page 1 of 1
MD R:$8.00 M. Toulouse, Bernalillo County

TOTAL P.02

Project Number: _____

FIGURE 12

Date Submitted: ____ 2006

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 3/22/06

Date Preliminary Plat Expires: 3/22/07

DRB Project No.: ~~1003700~~ 100096

DRB Application No.: 06 DRB 00158

759283

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Tract C-1 and C-2, North Gateway

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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 w/ PCC Intersection	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/
		6' *	Curb & Gutter and PCC Curb-Det-Arc				/	/	/
			Sidewalk (east side only, half street section)	"	"	"			
		6'	sidewalk	Balloon Fiesta	EB C-1	San Mateo.			
			PUBLIC UTILITY IMPROVEMENTS						
		15" *	Sanitary Sewer	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/
		12" *	Waterline	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector P.E.		Construction Certification: City Const Engineer
							/	/	/
							/	/	/

Approval of Creditable Items: _____

Impact Fee Administrator Signature Date

Approval of Creditable Items: _____

City User Dept. Signature Date

revised 08/05

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

* Construction to be deferred
- Water infrastructure to include valves, fittings, and fire hydrants.
- SAS infrastructure to include manholes and service connections.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Mark Goodwin, PE NAME (print)	Will Plotner for Carlos Gurrola, DRC DRB CHAIR - date	Christina Sandoval 3/22/06 PARKS & GENERAL SERVICES - date
MARK GOODWIN & ASSOCIATES FIRM	3/22/06 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
3/7/06 SIGNATURE - date	Roger L. Green 3/22/06 UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A	3/22/06 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B Modified Non-Work Order)
Project No. 759283

North Gateway /
Balloon Fiesta

AGREEMENT TO CONSTRUCT PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 4th day of May, 20 08, 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 MCT Industries, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico corporation, whose address is 7451 Pan American Freeway NE, Albuquerque, NM 87109 and whose telephone number is 345-8651, 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:] Tract C, North Gateway, recorded on 6/2/05 in the records of the Bernalillo County Clerk at Book 2005C, pages 184 through -- (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:] MCT Industries, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Tract C, North Gateway 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 20th day of April, 20 08 ("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.

Mary Herrera Bern. Co. RGRE R 15.00
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845878
Page: 1 of 4
05/09/2008 11:58A
Bk-A118 Pg-7315

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 irravocable 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: Letter of Credit BOK06SDP01547
Amount: $ 213,232.19 Name of Financial Institution or Surety providing Guaranty: Bank of Albuquerque, NA
Date City first able to call Guaranty: April 20, 2008
[Construction Completion Deadline]: April 20, 2008
If Guarantee other than a Bond, last day City able to call on Guaranty is: June 20, 2008
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.

Mary Herrera Bern. Co. RGRE R 15.00
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Page: 2 of 4
05/09/2006 11:58A
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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 Owr [illegible] Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date [redacted]ted in the first paragraph of t[redacted] Agreement.

SUBDIVIDER: MCT Industries, Inc.

By [Signature]
Name: Ted R. Martinez
Title: President
Dated: 4/26/06

CITY OF ALBUQUERQUE

City Engineer
Dated: 5-09-06

5/4/06

5/04

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 26 day of April, 2006 by [name(s) of person(s):] Ted R. Martinez, [title or capacity, for instance, "President" or "Owner":] President of [Subdivider:] MCT Industries, Inc.

Notary Public

My Commission Expires:
4/18/10

OFFICIAL SEAL
LISA ANGLADA
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 4/18/10

CITY'S NOTARY

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

This instrument was acknowledged before me on 4th day of May, 2006 by Richard Dourte, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

Mary Herrera Bern. Co. AGRE R 15.00 2006067318 845879 Page: 4 of 4 05/09/2006 11:58A Bk-R116 Pg-7315

07/02

BANK OF ALBUQUERQUE N.A.

IRREVOCABLE STANDBY LETTER OF CREDIT BOK063D901547
ISSUED IN TULSA, OKLAHOMA ON 04/28/05

BENEFICIARY:
CITY OF ALBUQUERQUE
*SEE L/C FOR COMPLETE BENEFICIARY**

APPLICANT:
MCT INDUSTRIES INC.
7451 PAN AMERICAN FREEWAY NE
ALBUQUERQUE, NM 87109

DATE AND PLACE OF EXPIRY: 06/20/08 TULSA

AMOUNT: 213,232.19 USD
USD two hundred thirteen thousand two hundred thirty two 19/100

BENEFICIARY:
MR. BRUCE J. PERLMAN, PHD
CHIEF ADMINISTRATIVE OFFICER
CITY OF ALBUQUERQUE
P. O. BOX 1293
ALBUQUERQUE, NM 87103

RE: LETTER OF CREDIT FOR MCT INDUSTRIES INC.
CITY OF ALBUQUERQUE PROCT NO.: 759283
PROJECT NAME: NORTH GATEWAY/BALLOON FIESTA

DEAR MR. PERLMAN:

THIS LETTER IS TO ADVISE THE CITY OF ALBUQUERQUE ("CITY") THAT, AT THE REQUEST OF, MCT INDUSTRIES INC. "SUBDIVIDER": BANK OF ALBUQUERQUE, N.A., LOCATED AT BANK OF OKLAHOMA, N.A., INTERNATIONAL DEPARTMENT, ONE WILLIAMS CENTER, 15TH FLOOR SOUTH, TULSA, OK, 74172 ("FINANCIAL INSTITUTION") HAS ESTABLISHED AN IRREVOCABLE LETTER OF CREDIT IN THE SUM OF TWO HUNDRED THIRTEEN THOUSAND TWO HUNDRED THIRTY TWO AND 19/100 UNITED STATES DOLLARS (USD 213,232.19) ("LETTER OF CREDIT") FOR THE EXCLUSIVE PURPOSE OF PROVIDING THE FINANCIAL GUARANTEE WHICH THE CITY REQUIRES, MCT INDUSTRIES INC. ("SUBDIVIDER") TO PROVIDE FOR THE INSTALLATION OF THE IMPROVEMENTS WHICH MUST BE CONSTRUCTED AT NORTH GATEWAY/BALLOON FIESTA PROJECT NO. 759283 ("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 5-9-06 IN THE RECORDS OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO IN BOOK MISC. A116, AT PAGES 7315 TO 7315. AS AMENDED ("AGREEMENT").

A DRAFT OR DRAFTS FOR ANY AMOUNT UP TO, BUT NOT IN EXCESS OF TWO HUNDRED THIRTEEN THOUSAND TWO HUNDRED THIRTY TWO AND 19/100 UNITED STATES DOLLARS (USD 213,232.19) IS/ARE AVAILABLE AT SIGHT AT BANK OF ALBUQUERQUE, N.A., LOCATED AT BANK OF OKLAHOMA, N.A., INTERNATIONAL DEPARTMENT, ONE WILLIAMS CENTER, 15TH FLOOR SOUTH, TULSA, OK, 74172 BETWEEN APRIL 20, 2008 AND JUNE 20, 2008.

WHEN PRESENTED FOR NEGOTIATION, THE DRAFT(S) IS/ARE TO BE ACCOMPANIED

BANK OF ALBUQUERQUE, N.A.

BY THE CITY'S NOTARIZED CERTIFICATION STATING: "1) MCT INDUSTRIES INC. 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 THAT SUCH DRAFT(S) WILL BE DULY HONORED UPON PRESENTATION TO THE DRAWEE IF NEGOTIATED BETWEEN APRIL 20, 2008 AND JUNE 20, 2008.

THE DRAFT(S) DRAWN UNDER THIS CREDIT MUST CONTAIN THE CLAUSE: "DRAWN UNDER LETTER OF CREDIT AND AGREEMENT NO. BOK06SDP01547 OF BANK OF ALBUQUERQUE, N.A., LOCATED AT BANK OF OKLAHOMA, N.A., INTERNATIONAL DEPARTMENT, ONE WILLIAMS CENTER, 15TH FLOOR SOUTH, TULSA, OK, 74172, DATED APRIL 28, 2006 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 MCT INDUSTRIES INC. FAILURE TO COMPLY WITH THE TERMS OF THE AGREEMENT, AND PAYMENT BY CERTIFIED CHECK FROM BANK OF ALBUQUERQUE, N.A. 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 JUNE 20, 2008; OR

4. WRITTEN TERMINATION OF THIS LETTER OF CREDIT BY THE CITY OF ALBUQUERQUE, SIGNED BY ITS CHIEF ADMINISTRATIVE OFFICER.

THIS LETTER OF CREDIT WILL TERMINATE AT FOUR O'CLOCK P.M., NEW MEXICO TIME, JUNE 20, 2008.

THIS CREDIT IS SUBJECT TO THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS (1993 REVISION), INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 500.

VERY TRULY YOURS,
BANK OF ALBUQUERQUE, N.A.

Didier Flores
BY: DIDIER FLORES
TITLE: INTL OPERATIONS MANAGER

BANK OF ALBUQUERQUE N.A.

INTERNATIONAL BANKING CENTER
ONE WILLIAMS CENTER, 15TH FLOOR
TULSA, OK 74172
USA

04/27/06

WE HAVE ISSUED OUR IRREVOCABLE STANDBY LETTER OF CREDIT NO. BOK06SDP01547, THE TERMS OF WHICH ARE ATTACHED. SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS L/C, PLEASE CONTACT OUR TRADE FINANCE DEPARTMENT AT 918-588-6601.

Project Number: _____

FIGURE 12

Date Submitted: ____ 2006
Date Site Plan Approved: ____
Date Preliminary Plat Approved: 3/22/02
Date Preliminary Plat Expires: 3/22/07
DRB Project No.: ~~1002700~~ 1000
DRB Application No.: 02-DRB-00015

ORIGINAL

INFRASTRUCTURE LIST

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

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

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 w/ PCC [illegible]	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/
		6' *	Curb & Gutter and PCC [illegible]				/	/	/
			Sidewalk (east side only, half street section)	"	"	"			
		6'	sidewalk	Balloon Fiesta	EB C-1	San Mateo.			
			PUBLIC UTILITY IMPROVEMENTS						
		15" *	Sanitary Sewer	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/
		12" *	Waterline	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector P.E.		City Const Engineer
							/	/	/
							/	/	/

Approval of Creditable Items: _____
Impact Fee Administrator Signature _____ Date _____

Approval of Creditable Items: _____
City User Dept. Signature _____ Date _____

revised 05/05

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

* CONSTRUCTION TO BE DETAILED

- Water infrastructure to include valves, fittings, and fire hydrants.
- SAS infrastructure to include manholes and service connections.

AGENT / OWNER

Mark Goodwin, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Mark Goodwin 3/7/06
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Will Plotner for Carlos Montoya 3/22/06
DRB CHAIR - date

Christina Sandoval 3/22/06
PARKS & GENERAL SERVICES - date

Carlos Montoya, DWC 3-22-06
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Roger K. Green 3/22/06
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bishop 3/22/06
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

FINANCIAL GUARANTY AMOUNT

04/10/2006

Type of Estimate: SIA Procedure - B - Modified Non-W.O.- w/F.G.

Project Description:

Project ID #: 759283, North Gateway/BalloonFiesta-Pav/Util.Imp, Phase/U

Requested By: **Pavan Toleti with Mark Goodwin**

Approved estimate amount:		$133,768.05
Contingency Amount:	10.00%	$13,376.80
Subtotal:		$147,144.86
NMGRT	6.75%	$9,932.28
Subtotal:		$157,077.14
Engineering Fee	6.60%	$10,367.09
Testing Fee	2.00%	$3,141.54
Subotal:		$170,585.75
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$213,232.19**

APPROVAL: DATE:

April 19, 2006

Notes: 10% Cont. Plans not approved. All Items on IL deferred.

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 [X] DRB [ ] LUCC [ ] Liquor Submittal

[ ] Administrative Amendments (AA's)

City Project [ ] **Special Exception Application** (ZHE) **[ ]**

CONTACT NAME: Brian Warren

COMPANY NAME: Bohannan Huston Inc.

ADDRESS/ZIP: 7500 Jefferson NE, 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:

C2B NORTH GATEWAY

LEGAL DESCRIPTION

LOCATED ON Balloon Fiesta Parkway

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN San Mateo Blvd. AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

Interstate-25

STREET NAME OR OTHER IDENTIFYING LANDMARK

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

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)

developinquirysheet (11/17/08)

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. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

February 23, 2010

Brian Warren
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000/Fax: 505-798-7988

Dear Brian

Thank you for your inquiry of **February 23, 2010** 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) – C2B NORTH GATEWAY, LCOATED ON BALLOON FIESTA PARKWAY NE BETWEEN SAN MATEO BOULEVARD NE AND INTERSTATE 25** 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. (WFA) "R"
Larry T. Caudill
4915 Watercress NE/87113 857-0596 (h)
John Gaydos
4911 Watercress Dr. NE/87113 797-3917 (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 NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(12/06/07)

!!!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 <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] **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.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

[X] **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: **02/23/10** Time Entered: **8:30 a.m.** ONC Rep. Initials: **siw**

Bohannan Huston INC.

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

February 23, 2010

Mr. Larry Caudill
4915 Watercress Drive NE
Albuquerque, New Mexico 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 located at the northeast corner of San Mateo Blvd and Balloon Fiesta Parkway. 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 or Brian Warren, at 823-1000, if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

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

BJS/cc
Enclosures

P:\20100337\Correspondence\Submittals\DRB-SIA\SIA-2ndext\-NA Notice LTRS-SIA-2ndext.Docx

Bohannan Huston Inc.

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

February 23, 2010

Mr. John Gaydos
4911 Watercress Drive NE
Albuquerque, New Mexico 87113

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

Dear Mr. Gaydos:

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 located at the northeast corner of San Mateo Blvd and Balloon Fiesta Parkway. 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 or Brian Warren, at 823-1000, if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

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

BJS/cc
Enclosures

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

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. John Gaydos
4911 Watercress Drive NE
Albuquerque, New Mexico 87113

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

2. Article Number
(*Transfer from service label*) 91 7108 2133 3935 6708 6116

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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. Larry Caudill
4915 Watercress Drive NE
Albuquerque, New Mexico 87113

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

2. Article Number
(*Transfer from service label*) 91 7108 2133 3935 6708 6123

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CERTIFIED MAIL

Bohannan Huston

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

91 7108 2133 3935 6708 6123

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.54⁰
0003100114 FEB 24 2010
MAILED FROM ZIP CODE 87109

Mr. Larry Caudill
4915 Watercress Drive NE
Albuquerque, New Mexico 87113

CERTIFIED MAIL

Bohannan Huston

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

91 7108 2133 3935 6708 6116

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.54⁰
0003100114 FEB 24 2010
MAILED FROM ZIP CODE 87109

Mr. John Gaydos
4911 Watercress Drive NE
Albuquerque, New Mexico 87113

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- ✓ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ 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) — 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): Mark Goodwin & Associates PA PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX:
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: smedina@goodwinengineers.com

APPLICANT: MCT Industries, Inc. PHONE: 867-6045
ADDRESS: 500 Tierra Montana Loop FAX:
CITY: Bernalillo STATE NM ZIP 87004 E-MAIL:
Proprietary interest in site: Owner **List all owners:**

DESCRIPTION OF REQUEST: 2 YEAR SIA EXTENSION
North Gateway (Gateway Cul-de-sac)

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. Tract B1 & C2A Block: Unit:
Subdiv/Addn/TBKA: North Gateway
Existing Zoning: IP Proposed zoning: IP MRGCD Map No
Zone Atlas page(s): B-18 UPC Code: 101806509039102040 1, 101806511242320402

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003790
07DRB-00297, 07DRB-00298, 07DRB-00299,

CASE INFORMATION:
Within city limits? ✓Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 2 No. of **proposed** lots: 2 Total area of site (acres): 14.7539
LOCATION OF PROPERTY BY STREETS: On or Near: Balloon Fiesta Parkway NE
Between: San Mateo and I-25

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

SIGNATURE [signature] DATE 4/7/09
(Print) Scott Medina PE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

NA ☐ **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
- NA ☐ Site is within 1000ft of a landfill
- NA ☐ F.H.D.P. density bonus
- NA ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
07DRB - - 70137	SIA		$ 50.00
- -	ADV		$ 75.00
- -	CME		$ 20.00
- -			$
- -			$
		Total	$ 145.00

Hearing date

[signature] 4-8-09
Planner 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
__ 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 (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Scott Medina PE
Applicant name (print)

Scott Medina 4/7/09
Applicant signature / date

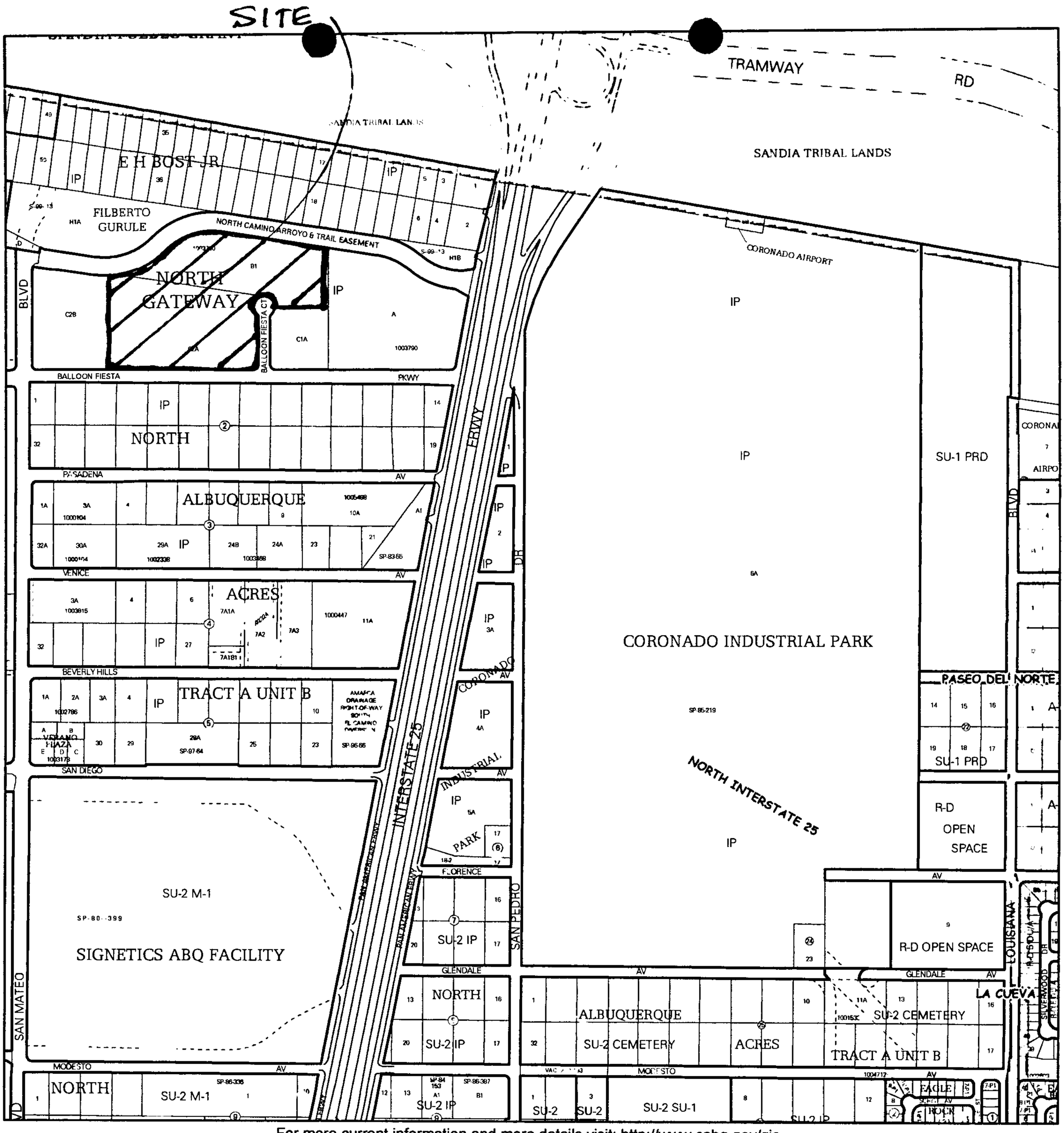
Form revised **October 2007**

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

Application case numbers
07DRB - - 70137
- -
- -

4-8-09
Planner signature / date

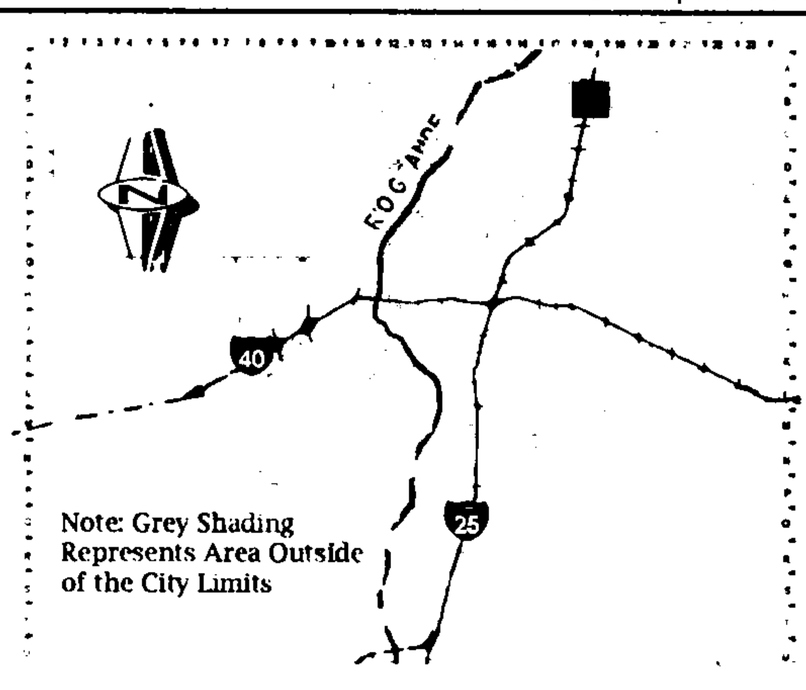
Project # 1003790



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

B-18-Z

Selected Symbols

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

0 750 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

April 7, 2009

Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Balloon Fiesta, Gateway Cul-de-Sac - 1003790

Dear Mr. Cloud:

On behalf of our client, MCT Industries, Inc., and the requirements of the DPM we are submitting the following DRB application. We are requesting a 2-year extension of the Subdivision Improvements Agreement. The work is complete, however, the owner, the City and AMAFCA are working to resolve the applicability of other infrastructure requirements.

Please contact our office if you have any questions or comments.

Sincerely,

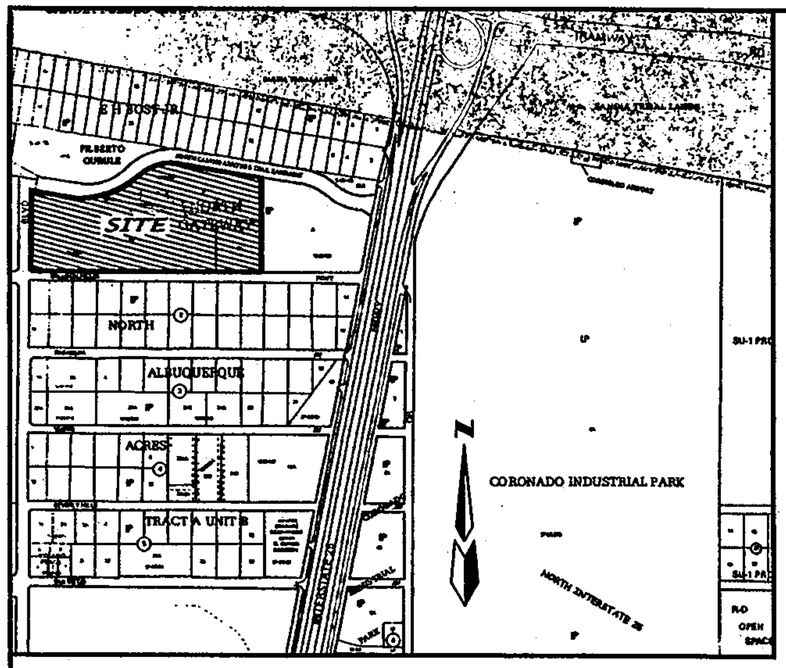
MARK GOODWIN & ASSOCIATES, PA

Scott Medina, PE
Project Engineer

ASM/sr

Attachments

Doc# 2007088254
Rcpt #:0001379 Page: 1 of 3 06/15/2007 03:50 PM
PLAT #:$17.00 B: 2007C P: 0164 M Toulouse, Bernalillo County



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	0.08
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.6251 Acres
DATE OF SURVEY	November, 2006
ZONING	IP

FREE CONSENT AND DEDICATION

The subdivision hereon 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 therein; 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 owners(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

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

NOTARY PUBLIC — 4/18/10 MY COMMISSION EXPIRES

OFFICIAL SEAL
LISA ANGLADA
NOTARY PUBLIC STATE OF NEW MEXICO
My Commission Expires 4/18/10

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101805140452520402
PROPERTY OWNER OF RECORD
BERNALILLO COUNTY TREASURER'S OFFICE
6/15/07

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

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.

NOTARY PUBLIC — 4/18/10 MY COMMISSION EXPIRES

OFFICIAL SEAL
LISA ANGLADA
NOTARY PUBLIC STATE OF NEW MEXICO
My Commission Expires 4/18/10

WILL W. PLOTNER, JR.
NEW MEXICO
No. 14271
REGISTERED PROFESSIONAL SURVEYOR

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

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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

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	5/15/2007 Date
PNM Gas Services	5/15/2007 Date
Qwest Telecommunications	5/30/07 Date
Comcast	5-16-07 Date

City Approvals:

City Surveyor	5-4-07 Date
Real Property Division	N/A Date
Traffic Engineering, Transportation Division	6-13-07 Date
Water Utility Department	6-13-07 Date
Parks and Recreation Department	6-13-07 Date
AMAFCA	6-14-07 Date
City Engineer	6-13-07 Date
DRB Chairperson, Planning Department	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."

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

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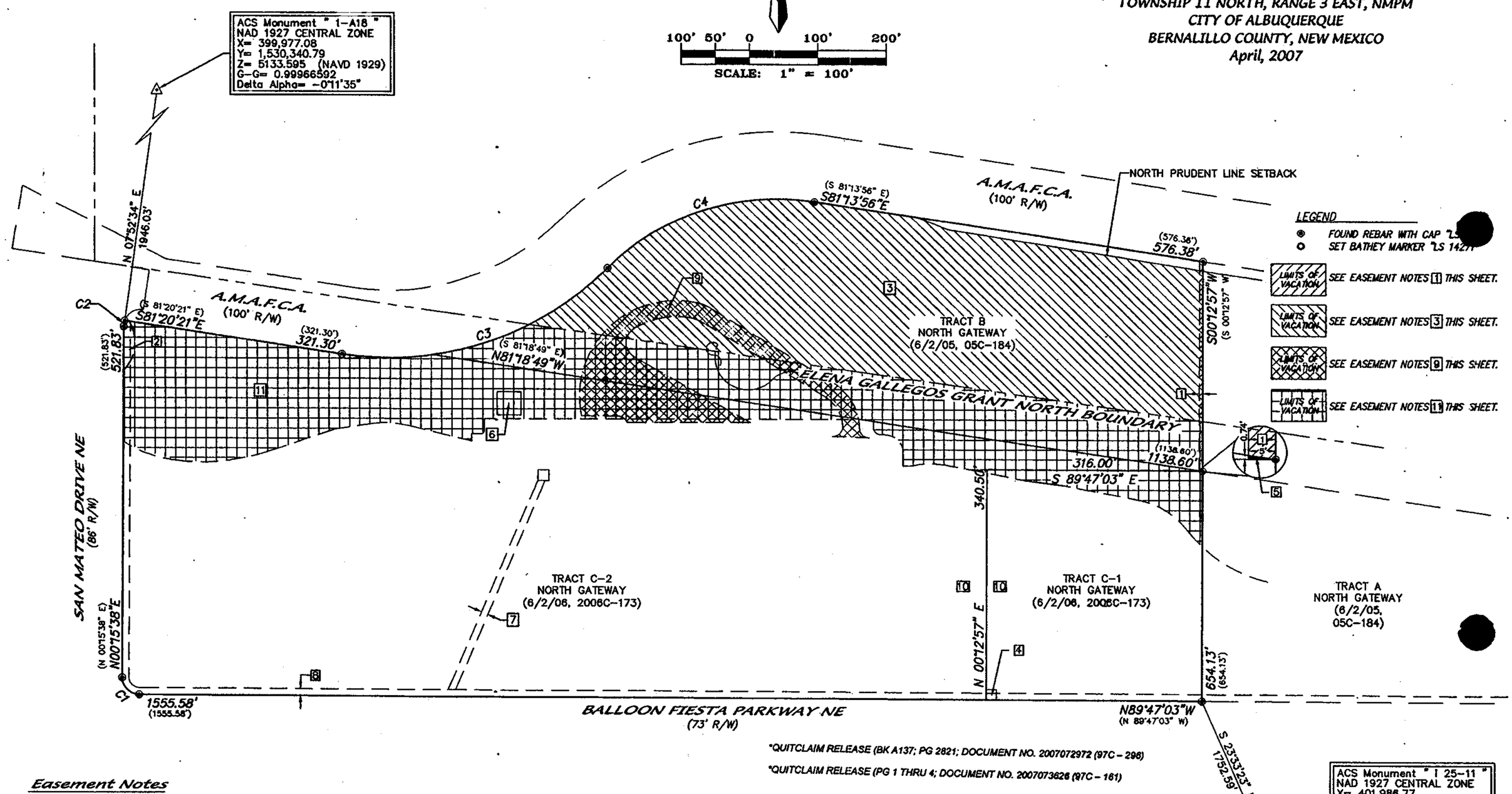
Rcpt #:0001379 Page: 2 of 3 06/15/2007 03:50 PM
PLAT R:317 00 B 2007C P: 0164 M. Toulouse, Bernalillo County

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



*QUITCLAIM RELEASE (BK A137; PG 2821; DOCUMENT NO. 2007072972 (97C – 298)

*QUITCLAIM RELEASE (PG 1 THRU 4; DOCUMENT NO. 2007073626 (97C – 161)

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-296) (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, 9916-1208) (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)*

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

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

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Book: 9001379 Page: 3 of 3 06/15/2007 03:06 PM
PLAT R:517 BK 0: 2007C P: 0164 M: Tculouse. Bernalillo County

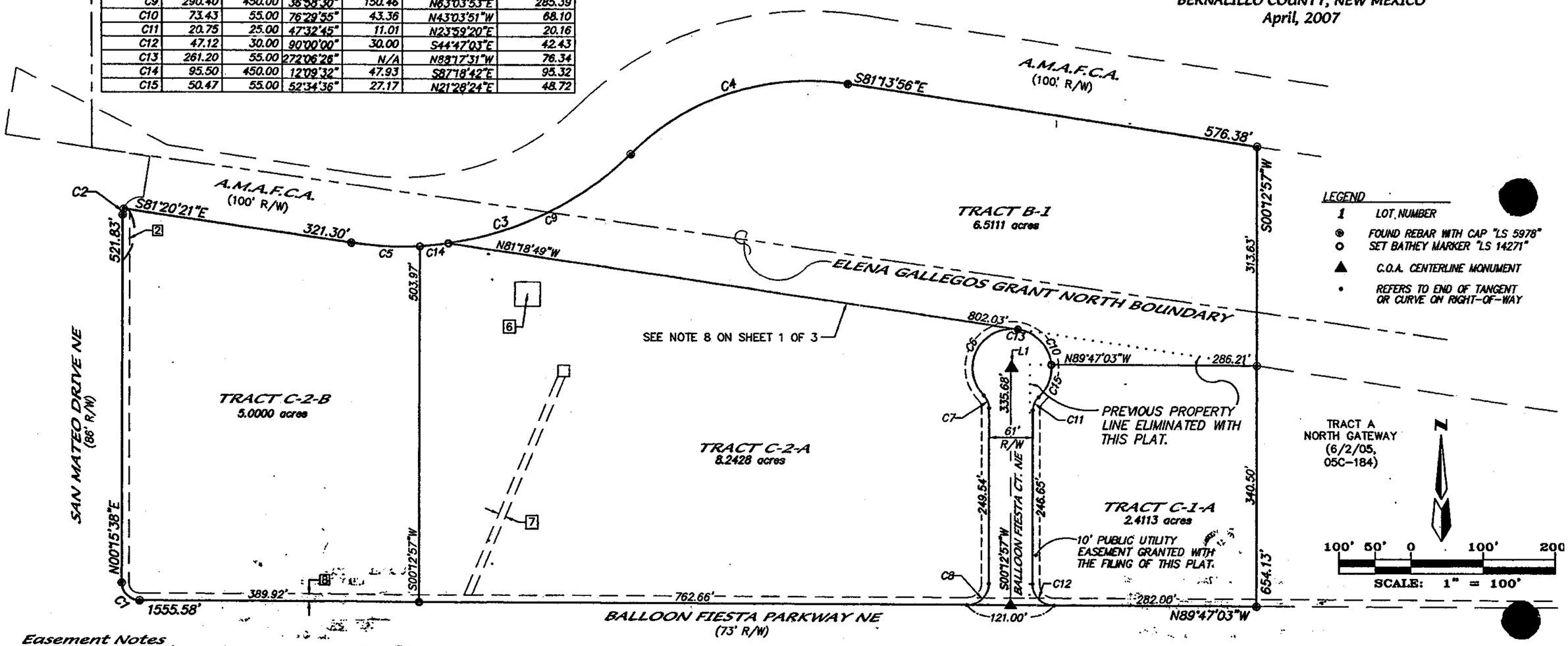
PLAT FOR
TRACTS B-1, C-1-A, C-2-A AND C-2-B
NORTH GATEWAY

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

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".

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°03'53"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	76°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°06'28"	N/A	N88°17'31"W	76.34
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



Easement Notes

[2] EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)

[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)

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

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

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

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OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 4, 2007

3. Project # 1003790
07DRB-00297 Major-SiteDev Plan Subd
07DRB-00298 Minor-Vacation of Private Easements
07DRB-00299 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or any portion of Tract(s) B, C-1 & C-2, **NORTH GATEWAY,** zoned IP located on BALLOON FIESTA PARKWAY NE between SAN MATEO BLVD NE and I-25 NE containing approximately 23 acre(s). (B-18)

At the April 4, 2007, Development Review Board meeting, the site development plan for subdivsion was approved with final sign-off delegated to Planning for 15-day appeal period and four copies of the plan.

The vacation of private easements 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.

With the signing of the infrastructure list dated 04/04/07 and approval of the grading plan engineer stamp dated 3/1/07 the preliminary plat was approved with the following condition of final plat:

Sixty-one feet of right-of-way on Balloon Fiesta Court is required.

The final plat was indefinitely deferred for the SIA.

If you wish to appeal this decision, you must do so by April 19, 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.

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).

Sheran Matson, AICP, DRB Chair

Cc: MCT Industries Inc., 7451 Pan American Frwy NE, 87109
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

Current DRC
Project Number_____

FIGURE 12

ORIGINAL

Date Submitted: 04/04/07
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 04/04/07
Date Preliminary Plat Expires: 04/04/08
DRB Project No.: 1003790
DRB Application No. 07-00299

INFRASTRUCTURE LIST

(Rev. 9-05)

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

NORTH GATEWAY
PROPOSED NAME OF PLAT AND/OR SITE DEVFLOPMENT PLAN

TRACTS B-1, C-1-A, C-2-A and C-2-B
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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			PAVING						
		~~60'~~ 41' RW	~~60'~~ 40' - FF	Balloon Fiesta Ct.	Balloon Fiesta Pkwy	End of Cul-de-Sac	/	/	/
		4'	C & G (Both Sides) Sidewalk ~~(one side only)~~ (both sides) & around end of Cul-de-Sac Median improvements along the Balloon Fiesta ~~to close east entrance access~~ to existing dev. AND PROVIDE FULL ACCESS TO CUL-DE SAC						
			WATER						
		10"	Water Line w/FH @ end of Cul-de Sac	Balloon Fiesta Ct.	Balloon Fiesta Pkwy	End of Cul-de-Sac	/	/	/
			SAS						
		8"	SAS	Balloon Fiesta Ct.	Balloon Fiesta Pkwy	End of Cul-de-Sac	/	/	/
			PUBLIC ROADWAY IMPROVEMENTS						
		30' FF	* Arterial paving w/PCC Curb & Gutter and PCC	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/
		6'	* Sidewalk (east side only, half street section)				/	/	/
			PUBLIC UTILITY IMPROVEMENTS						
		8"	* Sanitary Sewer	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/
		8"	* Waterline	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		100'	Concrete Channel w/ Maintenance Road	N. Camino Arroyo Drainage R/W	San Mateo	200' East	/	/	/
			1 storm inlets	Balloon Fiesta Pkwy @ San Mateo			/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

✱ Items guaranteed with MCT Replat - DRB No. 1003790

► Water Infrastructure to include valves, fittings and fire hydrants

► SAS Infrastructure to manholes and service connections

AGENT / OWNER

Billy Goolsby
NAME (print)

Mark Goodwin & Associates
FIRM

Billy J. Goolsby 3/7/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

4/04/07
DRB CHAIR - date

Christina Sandoval 4/4/07
PARKS & GENERAL RECREATION - date

4-4-07
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

William J. Baker 4/4/07
UTILITY DEVELOPMENT - date

_____ - date

4/4/07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-05)

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. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

April 6, 2009

Susan Rasinski
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539
E-mail: susan@goodwinengineers.com

Dear Susan:

Thank you for your inquiry of **April 6, 2009** 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) - TRACTS B1 AND C2A, NORTH GATEWAY, LOCATED ON BALLON 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. (WFA) "R"
Larry T. Caudill
4915 Watercress NE/87113 857-0596 (h)
Rick Treadwell
5004 Watercress NE/87113 821-6369 (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 Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(11/23/07)

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

April 7, 2009

Mr. Larry T. Caudill
Wildflower Area Neighborhood Association
4915 Watercress NE
Albuquerque, NM 87113

Mr. Rick Treadwell
Wildflower Area Neighborhood Association
5004 Watercress NE
Albuquerque, NM 87113

Re: Balloon Fiesta Parkway, Gateway Cul-de-Sac

Dear Mr. Caudill and Mr. Treadwell:

Enclosed please find a copy of the DRB Application requesting a 2 year extension of the SIA for the referenced project. The anticipated date to be heard is May 6, 2009. Please contact ***Scott Medina*** *of our office if you have any questions or concerns.*

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski

Susan Rasinski
Office Manager

/sr

Enclosure

F:\1-Projects\2006\A06062 - Gateway Cul-de-Sac\Neighborhood Assoc 4.7.09.doc

7006 0810 0004 6708 5413

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

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .44	
Certified Fee	2.70	
Return Receipt Fee (Endorsement Required)	2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$ 5.32	

PERFECTLY LEGAL, CHU
APR 08 2009
ALBUQUERQUE, NM 87109

Sent To R. Tradwell - Wildflower Area
Street, Apt. No.; or PO Box No. 5004 Watercress NE
City, State, ZIP+4 Alma NM 87113

PS Form 3800, June 2002 See Reverse for Instructions

7006 0810 0004 6708 5404

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

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .44	
Certified Fee	2.70	
Return Receipt Fee (Endorsement Required)	2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$ 5.32	

PERFECTLY LEGAL, CHU
APR 08 2009
ALBUQUERQUE, NM 87109

Sent To L. Candill - Wildflower Area
Street, Apt. No.; or PO Box No. 4915 Watercress NE
City, State, ZIP+4 Alma NM 87113

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 $3.75 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 April 21, 2009 To May 6 2009

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.

For Scott Henna — 4/08/09
(Applicant or Agent) (Date)

I issued 2 signs for this application, 4-8-09 (Date) — (Staff Member)

DRB PROJECT NUMBER: 1003790

Rev. 1/11/05

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

PAID RECEIPT

APPLICANT NAME MCT INDUSTRIES INC

AGENT MARK GOODWIN & ASSOC PA

ADDRESS PO BOX 90606

PROJECT & APP # 1003790/

PROJECT NAME NORTH GATEWAY

$ _____ 441032/3424000 Conflict Management Fee

$ 30.00 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

$ 30.00 TOTAL AMOUNT DUE

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

5070

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

95-681/1070

DATE June 5, 2007

PAY TO THE ORDER OF City of Albuquerque $ 30.00

Thirty dollars & no/100 DOLLARS

Security Features Details on Back.

BANK OF THE WEST
5901 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

FOR North Gateway

John MacKenzie

MP

⑈005070⑈ ⑆107006813⑆ 2830070 03⑈

City Of Albuquerque
Treasury Division

6/5/2007 3:27PM LOC: ANNX
RECEIPT# 00076436 WS#:008 TRANS# 0042
Account 441006 Fund 0110
Activity 4983000 TRSDMG
Trans Amt $30.00
J24 Misc $30.00
CK $30.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

06/05/2007 Issued By: PLNJMP

Permit Number: **2007 070 038** **Category Code 0910**

Application Number: 07DRB-70038, Major - Final Plat Approval

Address:

Location Description: BALLOON FIESTA PARKWAY NE BETWEEN SAN MATEO BLVD. NE AND I-25 NE

Project Number: 1003790

Applicant
Mct Industries, Inc

7451 Pan American Fnwy Ne
Albuquerque, NM 87109
3458651

Agent / Contact
Mark Goodwin And Associates Pa
Susan Rasinski

P.O. Box 90808
Albuquerque, NM 87199

susan.rasinski@comcast.net

Application Fees

441018/4871000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	
	TOTAL:	**$20.00**

City Of Albuquerque
Treasury Division

6/5/2007 11:13Am LOC: ANNX
RECEIPT# 00083014 WS# 007 TRANS# 0016
Account 441032 Fund 0110
Activity 3424000 TRSMSP
Trans Amt $20.00
J24 Misc $20.00
CK $20.00
CHANGE $0.00

Thank You

3

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

Date Submitted: 04/04/07
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 04/04/07
Date Preliminary Plat Expires: 04/04/08
DRB Project No.: 1003790
DRB Application No. 07-00299

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

NORTH GATEWAY

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS B-1, C-1-A, C-2-A and C-2-B

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			PAVING						
		~~60'~~ 61' RW	~~60'~~ 40' - FF C & G (Both Sides) Sidewalk ~~West Side Only~~ Both Sides & around end of Cul-de-Sac Median improvements ~~to close east entrance access~~ along the Balloon Fiesta to existing dev. AND PROVIDE FULL ACCESS TO CUL-DE SAC	Balloon Fiesta Ct.	Balloon Fiesta Pkwy	End of Cul-de-Sac	/	/	/
			WATER						
		10"	Water Line w/FH @ end of Cul-de Sac	Balloon Fiesta Ct.	Balloon Fiesta Pkwy	End of Cul-de-Sac	/	/	/
			SAS						
		8"	SAS	Balloon Fiesta Ct.	Balloon Fiesta Pkwy	End of Cul-de-Sac	/	/	/
			PUBLIC ROADWAY IMPROVEMENTS						
		30' FF	* Arterial paving w/PCC Curb & Gutter and PCC	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/
		6'	* Sidewalk (east side only, half street section)				/	/	/
			PUBLIC UTILITY IMPROVEMENTS						
		8"	* Sanitary Sewer	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/
		8"	* Waterline	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		100'	Concrete Channel w/ Maintenance Road	N. Camino Arroyo Drainage R/W	San Mateo	200' East	/	/	/
			1 Storm inlets	Balloon Fiesta Pkwy @ San Mateo			/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

* Items guaranteed with MCT Replat - DRB No. 1003790

▶ Water Infrastructure to include valves, fittings and fire hydrants

▶ SAS Infrastructure to manholes and service connections

AGENT / OWNER

Billy Goolsby
NAME (print)

Mark Goodwin & Associates
FIRM

Billy J. Goolsby 3/7/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

4/4/07
DRB CHAIR - date

Christina Sandoval 4/4/07
PARKS & GENERAL RECREATION - date

4-4-07
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

William J. Balch 4/4/07
UTILITY DEVELOPMENT - date

_____ - date

4/4/07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

March 30, 2007

Ms. Sheran Matson, DRB Chair
Design Review Board
City Of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: North Gateway Industrial Park

Dear Ms. Matson:

Transmitted herewith are your markups and 24 sets of the revised plans for distribution per DRB requirements. The attached is identified as Item #3 in the April 4, 2007 Agenda.

Please contact our office with any questions you may have.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Billy J. Goolsby, PE
Senior Engineer

BJG/la

Attachment

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 3.9.07
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1003790
DRB Application No.:_____

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

NORTH GATEWAY

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS B-1, C-1-A, C-2-A and C-2-B

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			PAVING						
		60' RW	50' - FF	Balloon Fiesta Ct.	Balloon Fiesta Pkwy	End of Cul-de-Sac	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk West Side Only & around end of Cul-de-Sac						
			WATER						
		10"	Water Line w/FH @ end of Cul-de Sac	Balloon Fiesta Ct.	Balloon Fiesta Pkwy	End of Cul-de-Sac	/	/	/
			SAS						
		8"	SAS	Balloon Fiesta Ct.	Balloon Fiesta Pkwy	End of Cul-de-Sac	/	/	/
			PUBLIC ROADWAY IMPROVEMENTS						
		30' FF	* Arterial paving w/PCC Curb & Gutter and PCC	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/
		6'	* Sidewalk (east side only, half street section)				/	/	/
			PUBLIC UTILITY IMPROVEMENTS						
		8"	* Sanitary Sewer	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/
		8"	* Waterline	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

* Items guaranteed with MCT Replat - DRB No. 1003790

▶ Water Infrastructure to include valves, fittings and fire hydrants

▶ SAS Infrastructure to manholes and service connections

AGENT / OWNER

Billy Goolsby
NAME (print)

Mark Goodwin & Associates
FIRM

Billy J. Goolsby 3/7/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

F:\1-Projects\2006\A06062 - Gateway Cul-de-Sac\Infrastructure List (BFP)

Current DRC
Project Number: _____

ORIGINAL

FIGURE 12

Date Submitted: 3/7/2006
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 3/22/06
Date Preliminary Plat Expires: 3/22/07
DRB Project No.: ~~1003700~~ 1000096
DRB Application No. 06 DRB-00158

INFRASTRUCTURE LIST

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

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

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 Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS						
		30' FF *	Arterial paving w/ PCC Driveway	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/
		6" *	Curb & Gutter and PCC CUL-D2-312				/	/	/
			Sidewalk (east side only, half street section)	"	"	"			
		6'	sidewalk	Balloon Fiesta	EB C-1	San Mateo.			
			PUBLIC UTILITY IMPROVEMENTS						
		8" 15" *	Sanitary Sewer	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/
		8" 12" *	Waterline	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector P.E.		City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:
Impact Fee Administrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

revised 09/05

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

* CONSTRUCTION TO BE DETERMINED

- Water Infrastructure to include valves, fittings, and firehydrants.
- SAS Infrastructure to include manholes and service connections.

AGENT / OWNER

Mark Goodwin, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Mark Goodwin 3/7/06
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

W. Hollier for Cartesian Surveys, Inc. 3/22/06
DRB CHAIR - date

Christina Sandoval 3/22/06
PARKS & GENERAL SERVICES - date

W. Hollier 3-22-06
TRANSPORTATION DEVELOPMENT - date

3/22/06

AMAFCA - date

Roger A. Green 3/22/06
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bishop 3/22/06
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B Modified Non-Work Order)
Project No. 759283

North Gateway /
Balloon Fiesta

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 4th day of May, 20 06, 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 MCT Industries, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico corporation, whose address is 7451 Pan American Freeway NE, Albuquerque, NM 87109 and whose telephone number is 345-8651, 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:] Tract C, North Gateway, recorded on 6/2/05 in the records of the Bernalillo County Clerk at Book 2005C, pages 184 through -- (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:] MCT Industries, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Tract C, North Gateway 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 20th day of April, 20 08 ("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.

Mary Herrera Bern. Co. AGRE R 15.00
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Page: 1 of 4
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Bk-A116 Pg-7315

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- X Minor Subdivision action
- X Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- X for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal (V)
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)** (P)
- ___ 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 (D)

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: MCT INDUSTRIES, INC PHONE: (505) 345-8651
ADDRESS: 7451 PAN AMERICAN FRWY NE FAX: (505) 345-8659
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: OWNER List all owners:
AGENT (if any): MARK GOODWIN & ASSOCIATES, PA PHONE: (505) 828-2200
ADDRESS: P.O. Box 90606 FAX: (505) 797-9539
CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: Pavan@goodwinengineers.com

DESCRIPTION OF REQUEST:
NORTH GATEWAY – PRELIMINARY PLAT & SPS

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

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

Lot or Tract No. B, C-1, AND C-2 Block: Unit:
Subdiv. / Addn. NORTH GATEWAY
Current Zoning: IP Proposed zoning: SAME
Zone Atlas page(s): B-18-Z No. of **existing** lots: TRACTS 3 No. of **proposed** lots: TRACTS 4
Total area of site (acres): 22.79 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill:
UPC No. 101806510438920401 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: ALONG BALLOON FIESTA PARKWAY NE
Between: SAN MATEO BLVD NE and I-25. NE

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):

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

SIGNATURE T Pavankumar DATE 9th March 07
(Print) PAVAN K. TOLETI ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers		Action	S.F.	Fees
07DRB	00297	SPS	P2	$385.00
07DRB	00298	VPRE	V	$180.00
07DRB	00299	P&F		$425.00
		ADV		$75.00
		CMF		$20.00
			Total	$1085.00

Hearing date 04/04/07

Sandy Handley 03/09/07 **Project #** 1003790

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

☒ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

✓ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
✓ 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
N.A Copy of the document delegating approval authority to the DRB
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
N.A Sign Posting Agreement
✓ Completed Site Plan for Subdivision Checklist
✓ 6 copies of the Infrastructure List, if relevant to the site plan
N.A TIS/AQIA Traffic Impact Study form with required signature
✓ Fee (see schedule)
N.A Any original and/or related file numbers are listed on the cover application
D. R. B. hearings are approximately ONE MONTH after the 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) **24** copies for DRB public hearings
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
__ 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
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ 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
D. R. B. hearings are approximately ONE MONTH after the 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) **24** copies for DRB public hearings
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
__ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
__ 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
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
D. R. B. hearings are approximately ONE MONTH after the 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.

PAVAN K. TOLETI
Applicant name (print)

T. Paramkumar 9th March 07
Applicant signature / date

Form revised **JUNE 2005**

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

Application case numbers
07DRB - - 00297
- -
- -

Planner signature / date 3-9-07

Project # 1003790

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 DEVELOPMENT PROCESS MANUAL)
❑ SIDEWALK DESIGN VARIANCE
❑ SIDEWALK WAIVER

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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.(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 vacation
✓ Letter of authorization from the grantors and the beneficiaries (SIGNED BY OWNERS ON PLAT)
✓ Fee (see schedule)
N A 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.

PAVAN K. TOLETI
Applicant name (print)

T. Pavankumar 9th March 07
Applicant signature / date

Form revised 4/03, 10/03 and **JUNE 2005**

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

Application case numbers
07DRB - - 00298
- -
- -

Sandy Handley 03/09/07
Planner signature / date

Project # 1003790

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
__ 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) 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
__ Copy of recorded SIA
__ 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.
N.A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
✓ 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. – Attached 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
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
N.A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Fee (see schedule)
N.A Any original and/or related file numbers are listed on the cover application
✓ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
N.A **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.
__ 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.

PAVAN K. TOLETI
Applicant name (print)

T. Pavankumar 9th March 07
Applicant signature / date

Form revised 8/04, 1/05 ,10/05 & **NOV 06**

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

Application case numbers
07DRB - 00299
___ - ___ - ___
___ - ___ - ___

Sandy Handley 03/09/07
Planner signature / date

Project # 1003790

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

March 8, 2007

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

Re: NORTH GATEWAY VACATION (Zone Atlas Map: B-18-Z)

Dear Ms. Matson:

Enclosed please find a request for a vacation of private easements for North Gateway as shown in attached exhibit. The site is located at the intersection of San Mateo Blvd and Balloon Fiesta Parkway.

It is the intent of the applicant to request vacation of private drainage easements as described in Note 1, 5, 9, 10 and 11 in easement notes of attached exhibit. North Gateway is planned to create 4 tracts from the existing 3 tracts and during these creation of tracts each lot has its own drainage pattern without affecting the other tracts which results in the vacation of existing drainage easements. I am also including the conceptual drainage plan that show how individual tracts drain without affecting the other. The beneficiaries (owners) from the easements signed on the plat, authorizing to vacate the private easements.

The parcels involved in the vacation request are as follows:

OWNER / PARCEL	LEGAL DESCRIPTION	UPC NUMBER	ACRES
Farm Credit of NM	Tract C-1, North Gateway	101105900102032403	2.43
MCT Industries Inc.	Tract C-2, North Gateway	101105900102032403	20.36

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

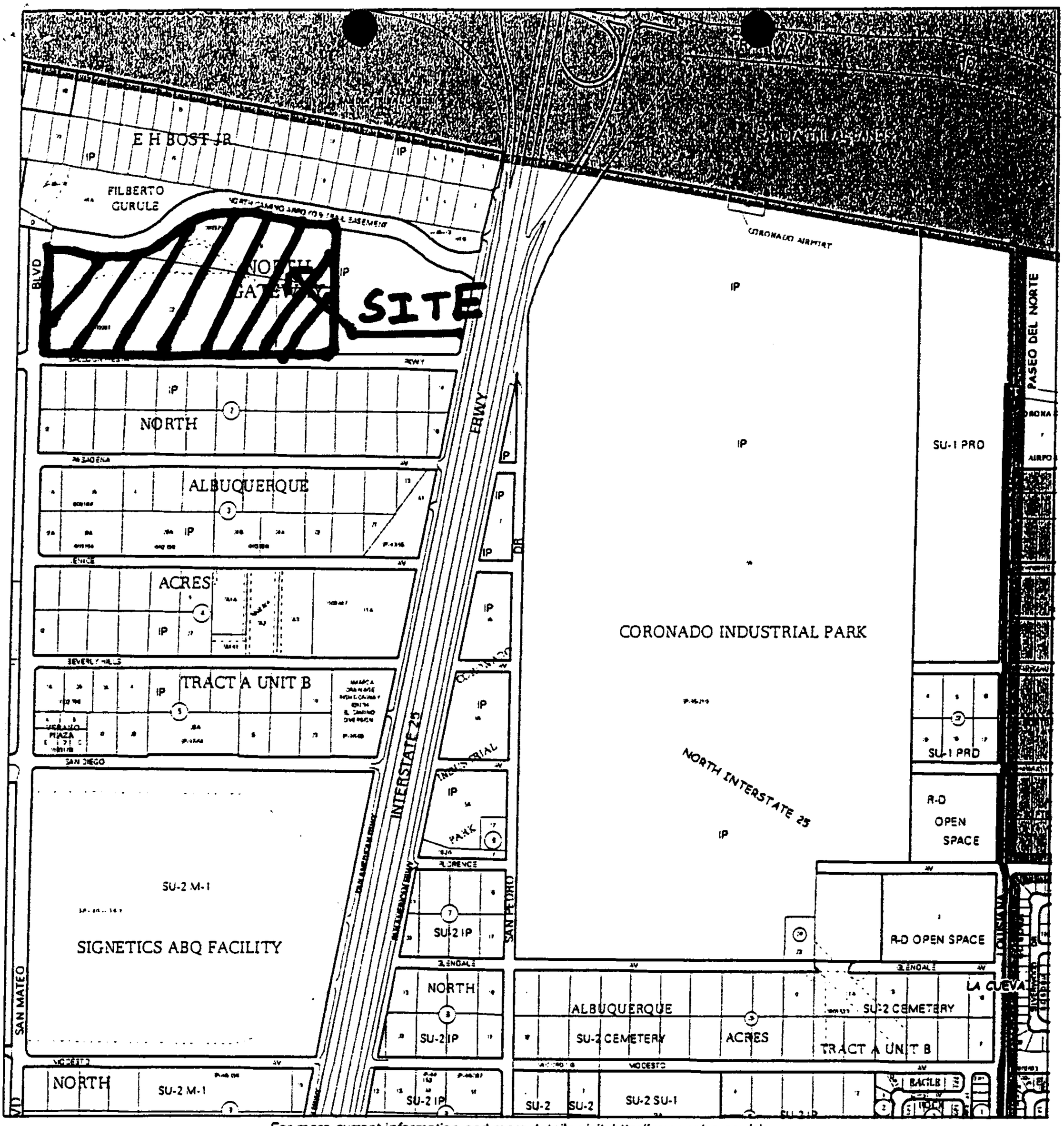
T. Pavankumar

Pavan K. Toleti, EIT
Project Engineer

/pkt

Attachment

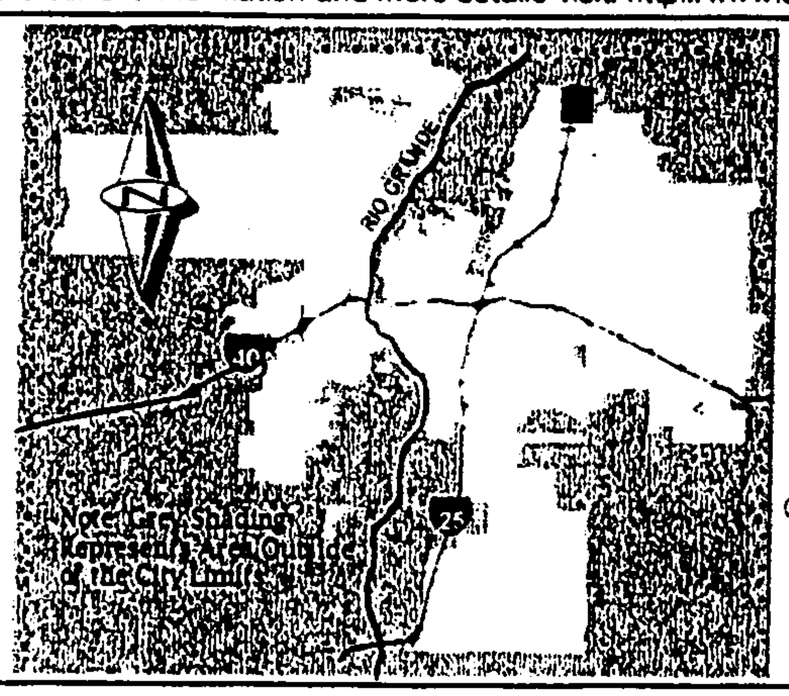
F:\1-Projects\2006\A06062 - Gateway Cul-de-Sac\Vacation REASON .doc



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

Albuquerque Geographic Information System

Map amended through: Aug 08, 2006



Zone Atlas Page:

B-18-Z

Selected Symbols

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

0 750 1,500 Feet

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.

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

March 8, 2007

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

Re: North Gateway – Preliminary / Final Plat Submittal.

Dear Ms. Matson:

On behalf of our client we would like to schedule a DRB hearing date for the referenced project so that we can obtain Preliminary / Final Plat approval.

North Gateway is planned to create 4 tracts from the existing 3 tracts. The site is approximate 22.79 acres in size and is located at the intersection of San Mateo Blvd and Balloon Fiesta Parkway as shown in the attached vicinity map.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

T. Paranbiemal
Pavan K. Toleti, EIT
Project Engineer

/pkt

Attachment

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

March 8, 2007

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

Re: North Gateway – Site Plan for Subdivision Submittal.

Dear Ms. Matson:

On behalf of our client we would like to schedule a DRB hearing date for the referenced project so that we can obtain Site Plan for Subdivision approval.

North Gateway is planned to create 4 tracts from the existing 3 tracts. The site is approximate 22.79 acres in size and is located at the intersection of San Mateo Blvd and Balloon Fiesta Parkway as shown in the attached vicinity map.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

T Pavankumar
Pavan K. Toleti, EIT
Project Engineer

/pkt

Attachment

MCT INDUSTRIES, INC
7451 Pan American Freeway N.E
Albuquerque, New Mexico

February 28, 2007

Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: North Gateway

To whom it may concern:

On behalf of the owners of the subject property, please be advised that we have authorized Mark Goodwin and Associates, to act as our agent in connection with an ***application for a site development plan for subdivision*** *to the City of Albuquerque for the referenced property.*

Sincerely,

Frank A. Duran
Chief Financial Officer

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

Revised 4/18/06

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required) (ATTACHED water & sewer Availability Statement).
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**
NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".
Accompanying Material

✓ A. Fee payment
✓ B. Complete application
✓ C. Written Summary of Request
✓ D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

✓ 1. Scale: at least 1" = 100'
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Scaled Vicinity Map
✓ 5. The Site (property lines)
✓ 6. Proposed Use(s)
✓ 7. Pedestrian Ingress and Egress (Access)
✓ 8. Vehicular Ingress and Egress (Access)
n/a 9. Any Internal Circulation Requirements
✓ 10. For each lot:
   ✓ a. Maximum Building Height
   ✓ b. Minimum Building Setback
   ✓ c. Maximum Total Dwelling Units and / or
   ✓ d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

ALBUQUERQUE
Making History

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: February 28, 07

TO CONTACT NAME: Lisa Angleda
COMPANY/AGENCY: Mark Goodwin + Associates
ADDRESS/ZIP: P.O. Box 90600 Lo 87199
PHONE/FAX #: 828-2200 - (Fax - 797-9539)

Thank you for your inquiry of 2-28-07 (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, Tract C-1 and C-2, North Gateway,
zone map page(s) B-18.

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

WildFlower Area N.A.
Neighborhood Association
Contacts: Larry T. Caudill
4915 Watercress NW
87113 - 857-0596(h)
Rick Treadwell
5004 Watercress NE
87113 - 821-6869 (h)

Neighborhood Association
Contacts:

See reverse side for additional Neighborhood Association 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,

Dalaina L Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(10/14/04)

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

February 28, 2007

Mr. Larry T. Caudill
Wildflower Area N.A.
4915 Watercress NW
Albuquerque, NM 87113

Mr. Rick Treadwell
Wildflower Area N.A.
5004 Watercress NE
Albuquerque, NM 87113

Re: North Gateway

Dear Mr. Caudill and Mr. Treadwell;

Enclosed please find a copy of the DRB Application for the Preliminary Plat Approval for the referenced project. The anticipated date to be heard is March 28, 2007. Please contact Pavan Toleti of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada
Administrative Assistant

/la

Enclosure

F:\1-Projects\2006\A06062 - Gateway Cul-de-Sac\Neighborhood Assoc. Ltr..doc

PST 6042

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. Larry T. Cardell
Wildflower Area N.A.
4915 Watercress NW
Albuquerque, NM 87113

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

2. Article Number (Transfer from service label) 7006 2150 0004 1257 0659

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7006 2150 0004 1257 0659

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 87113

OFFICIAL USE

Postage	$ $0.39	0114
Certified Fee	$2.40	05
Return Receipt Fee (Endorsement Required)	$1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $4.64	02/28/2007

ALAMEDA STA. ALBUQUERQUE NM 87113 FEB 28 2007 USPS

Sent To Larry T. Cardell
Street, Apt. No.; or PO Box No. 4915 Watercress NW
City, State, ZIP+4 Albuquerque, NM 87113

PS Form 3800, August 2006 See Reverse for Instructions

7006 2150 0004 1257 0659

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 87113

OFFICIAL USE

Postage	$ $0.39	0114
Certified Fee	$2.40	05
Return Receipt Fee (Endorsement Required)	$1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $4.64	02/28/2007

ALAMEDA STA. ALBUQUERQUE NM 87113 FEB 28 2007 USPS

Sent To Rick Treadwell
Street, Apt. No.; or PO Box No. 5004 Watercress NE
City, State, ZIP+4 Albuquerque, NM 87113

PS Form 3800, August 2006 See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME MCT INDUSTRIES INC

AGENT MARK GOODWIN & ASSOC

ADDRESS PO BOX 90606

PROJECT & APP # 1003790/07DRB00297,00298,00299

PROJECT NAME NORTH GATEWAY

City Of Albuquerque
Treasury Division
3/9/2007 12:19PM LOC: ANNX
RECEIPT# 00072397 WS# 008 TRANS# 0029
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $1,185.00
J24 Misc $75.00
CK $1,185.00
CHANGE $0.00
Thank You

$ 20.00 441032/3424000 Conflict Management Fee

$ 990.00 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

$ 1085.00 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
3/9/2007 12:18PM LOC: ANNX
RECEIPT# 00072395 WS# 008 TRANS# 0029
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $1,185.00
J24 Misc $20.00
Thank You

City Of Albuquerque
Treasury Division
3/9/2007 12:19PM LOC: ANNX
RECEIPT# 00072396 WS# 008 TRANS# 0029
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $1,185.00
J24 Misc $990.00
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 20, 2007 To April 4, 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.

T. Paramesumal — (Applicant or Agent) 9th March 07 — (Date)

I issued _____ signs for this application, 3-9-07 (Date) [signature] (Staff Member)

DRB PROJECT NUMBER: 1003790

Rev. 1/11/05

Planning

Proj 1003790

No. of Lots:
Nearest Major Streets

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

Gateway Cul-de-Sac CPN 759284
Balloon Fiesta Court

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 22ND day of May, 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 MCT Industries, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NM corporation, whose address is 7451 Pan American Freeway NE, Albuquerque, NM 87109 whose telephone number is 884-7077, 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:] Tract B, North Gateway, recorded on _____ in the records of the Bernalillo County Clerk at Book _____, pages ____ through -- (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:] MCT Industries, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Tract B-1, C-1-A, C-2-A & C-2-B, North Gateway 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 Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 25th of April 2009 ("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. 759284.

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

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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:

Type of Fee	Amount
Engineering Fee	3.25% of Actual Construction Cost
Excavation And Sidewalk Ordinance, Street Restoration Fees	As required per City-approved estimate. (Figure 7)

(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 Cartesian Surveys, and construction surveying of the private Improvements shall be performed by N/A. 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 Mark Goodwin & Associates, and inspection of the private Improvements shall be performed by N/A, 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

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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 Vinyard & Associates, and field testing of the private Improvements shall be performed by N/A, 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: Letter of Credit #BOK075DP01687
Amount: $ 189,065.56 Name of Financial Institution or Surety providing Guaranty: Bank of Albuquerque
Date City first able to call Guaranty: April 25, 2009
Construction Completion Deadline: April 25, 2009
If Guaranty other than a Bond, last day City able to call Guaranty: June 25, 2009
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.

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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.

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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.

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Page: 5 of 6
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Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: **MCT INDUSTRIES, INC.**

By [Signature]:
Name: TED R. MARTINEZ
Title: PRESIDENT
Dated: 4/25/07

CITY OF ALBUQUERQUE

City Engineer
Dated: 5-22-07

5-16-07

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 25 day of April, 2007 by [name of person:] Ted R. Martinez, [title or capacity, for instance, "President" or "Owner":] President of [Subdivider:] MCT Industries, Inc.

Notary Public

My Commission Expires:
4/22/09

OFFICIAL SEAL
Robert K. Archuleta
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/22/09

CITY'S NOTARY

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

This instrument was acknowledged before me on 22 day of, May, 2007 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public

My Commission Expires:
July 5, 2010

OFFICIAL SEAL
LISA CORNEJO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 7-5-2010

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

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Page: 6 of 6
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Maggie Toulouse Bernalillo Co. R 19.00

Current DRC
Project Number_____

FIGURE 12

ORIGINAL

Date Submitted: 4/04/07
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 04/04/07
Date Preliminary Plat Expires: 04/04/08
DRB Project No.: 1003790
DRB Application No.: 07-00299

INFRASTRUCTURE LIST

(Rev. 9-05)

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

NORTH GATEWAY
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS B-1, C-1-A, C-2-A and C-2-B
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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			PAVING						
		~~60'~~ 41' RW	~~50'~~ 40' - FF	Balloon Fiesta Ct.	Balloon Fiesta Pkwy	End of Cul-de-Sac	/	/	/
		4'	C & G (Both Sides) Sidewalk ~~West Side Only~~ Both Sides & around end of Cul-de-Sac						
			Median improvements along the Balloon Fiesta ~~to close east entrance access~~ to existing dev. AND PROVIDE FULL ACCESS TO CUL-DE SAC						
			WATER						
		10"	Water Line w/FH @ end of Cul-de Sac	Balloon Fiesta Ct.	Balloon Fiesta Pkwy	End of Cul-de-Sac	/	/	/
			SAS						
		8"	SAS	Balloon Fiesta Ct.	Balloon Fiesta Pkwy	End of Cul-de-Sac	/	/	/
			PUBLIC ROADWAY IMPROVEMENTS						
		30' FF	* Arterial paving w/PCC Curb & Gutter and PCC	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/
		6'	* Sidewalk (east side only, half street section)				/	/	/
			PUBLIC UTILITY IMPROVEMENTS						
		8"	* Sanitary Sewer	San Mateo Blvd	Balloon Fiesta Dr.	North Boundary	/	/	/
		8"	* Waterline	San Mateo Blvd	Balloon Fiesta Dr	North Boundary	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		100'	Concrete Channel w/ Maintenance Road	N. Camino Arroyo Drainage R/W	San Mateo	200' East	/	/	/
			1 storm inlets	Balloon Fiesta Pkwy @ San Mateo			/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

* Items guaranteed with MCT Replat - DRB No. 1003790

► Water Infrastructure to include valves, fittings and fire hydrants

► SAS Infrastructure to manholes and service connections

AGENT / OWNER

Billy Goolsby
NAME (print)

Mark Goodwin & Associates
FIRM

Billy J. Goolsby 3/7/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

4/04/07
DRB CHAIR - date

Christina Sandoval 4/4/07
PARKS & GENERAL RECREATION - date

4-4-07
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

William J. Baker 4/4/07
UTILITY DEVELOPMENT - date

_____ - date

4/4/07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

F:\1-Projects\2006\A06062 - Gateway Cul-de-Sac\Infrastructure List (BFP)

(rev 9-05)

BANK OF ALBUQUERQUE N.A.

IRREVOCABLE STANDBY LETTER OF CREDIT BOK07SDP01687
ISSUED IN TULSA, OKLAHOMA ON 05/02/07

BENEFICIARY:
MR. BRUCE J. PERLMAN, PHD
CHIEF ADMINISTRATIVE OFFICER
CITY OF ALBUQUERQUE
P. O. BOX 1293
ALBUQUERQUE, NM 87103

APPLICANT:
MCT INDUSTRIES, INC.
7451 PAN AMERICAN FRWY
ALBUQUERQUE, NM 87109

DATE AND PLACE OF EXPIRY: 06/25/09 TULSA

AMOUNT: 189,065.56 USD
USD one hundred eighty nine thousand sixty five 56/100

RE: LETTER OF CREDIT FOR MCT INDUSTRIES INC.
CITY OF ALBUQUERQUE PROCT NO.: 759284
PROJECT NAME: BALLOON FIESTA COURT

DEAR MR. PERLMAN:

THIS LETTER IS TO ADVISE THE CITY OF ALBUQUERQUE ("CITY") THAT, AT THE REQUEST OF, MCT INDUSTRIES, INC. "SUBDIVIDER": BANK OF ALBUQUERQUE, N.A., LOCATED AT BANK OF OKLAHOMA, N.A., INTERNATIONAL DEPARTMENT, ONE WILLIAMS CENTER, 15TH FLOOR SOUTH, TULSA, OK, 74172 ("FINANCIAL INSTITUTION") HAS ESTABLISHED AN IRREVOCABLE LETTER OF CREDIT IN THE SUM OF ONE HUNDRED EIGHTY NINE THOUSAND SIXTY FIVE AND 56/100 UNITED STATES DOLLARS (USD 189,065.56) ("LETTER OF CREDIT") FOR THE EXCLUSIVE PURPOSE OF PROVIDING THE FINANCIAL GUARANTEE WHICH THE CITY REQUIRES, MCT INDUSTRIES INC. ("SUBDIVIDER") TO PROVIDE FOR THE INSTALLATION OF THE IMPROVEMENTS WHICH MUST BE CONSTRUCTED AT BALLOON FIESTA COURT, ALBUQUERQUE, N.M. PROJECT NO. 759284 ("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 < INSERT DATE> IN THE RECORDS OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO IN BOOK MISC. <INSERT>, AT PAGES <INSERT> TO <INSERT>, AS AMENDED ("AGREEMENT").

A DRAFT OR DRAFTS FOR ANY AMOUNT UP TO, BUT NOT IN EXCESS OF ONE HUNDRED EIGHTY NINE THOUSAND SIXTY FIVE AND 56/100 UNITED STATES DOLLARS (USD 189,065.56) IS/ARE AVAILABLE AT SIGHT AT BANK OF ALBUQUERQUE, N.A., LOCATED AT BANK OF OKLAHOMA, N.A., INTERNATIONAL DEPARTMENT, ONE WILLIAMS CENTER, 15TH FLOOR SOUTH, TULSA, OK, 74172 BETWEEN APRIL 25, 2009 AND JUNE 25, 2009.

WHEN PRESENTED FOR NEGOTIATION, THE DRAFT(S) IS/ARE TO BE ACCOMPANIED BY THE CITY'S NOTARIZED CERTIFICATION STATING: "1) MCT INDUSTRIES INC. HAS FAILED TO

BANK OF ALBUQUERQUE N.A.

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 AGREEMENT."

WE HEREBY AGREE WITH THE DRAWER OF DRAFT(S) DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS CREDIT THAT SUCH DRAFT(S) WILL BE DULY HONORED UPON PRESENTATION TO THE DRAWEE IF NEGOTIATED BETWEEN APRIL 25, 2009 AND JUNE 25, 2009.

THE DRAFT(S) DRAWN UNDER THIS CREDIT MUST CONTAIN THE CLAUSE: "DRAWN UNDER LETTER OF CREDIT AND AGREEMENT NO. BOK07SDP01687 OF BANK OF ALBUQUERQUE, N.A., LOCATED AT BANK OF OKLAHOMA, N.A., INTERNATIONAL DEPARTMENT, ONE WILLIAMS CENTER, 15TH FLOOR SOUTH, TULSA, OK, 74172, DATED MAY 2, 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 MCT INDUSTRIES INC. FAILURE TO COMPLY WITH THE TERMS OF THE AGREEMENT, AND PAYMENT BY CERTIFIED CHECK FROM BANK OF ALBUQUERQUE, N.A. 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 JUNE 25, 2009; OR

4. WRITTEN TERMINATION OF THIS LETTER OF CREDIT BY THE CITY OF ALBUQUERQUE, SIGNED BY ITS CHIEF ADMINISTRATIVE OFFICER.

THIS LETTER OF CREDIT WILL TERMINATE AT FOUR O'CLOCK P.M., NEW MEXICO TIME, JUNE 25, 2009.

THIS CREDIT IS SUBJECT TO THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS (1993 REVISION), INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 500.

VERY TRULY YOURS,
BANK OF ALBUQUERQUE, N.A.

BY: DIDIER FLORES

TITLE: AVP, INTL TRADE SERVICES MANAGER

FINANCIAL GUARANTY AMOUNT

04/20/2007

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

Project Description:

Project ID #: 759284, Balloon Fiesta Court, Phase/Unit #: 1

Requested By: **Pavan Toleti**

Approved estimate amount:		$118,468.74
Contingency Amount:	10.00%	$11,846.87
Subtotal:		$130,315.61
NMGRT	6.875%	$8,959.20
Subtotal:		$139,274.81
Engineering Fee	6.60%	$9,192.14
Testing Fee	2.00%	$2,785.50
Subotal:		$151,252.45
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$189,065.56**

APPROVAL: DATE:

Stephen Woodall 4-20 2007

Notes:

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☒ Major Subdivision action		☐ Annexation	
☐ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**	**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: HEALTHCARE SERVICE CORPORATION PHONE: 312-653-5944
ADDRESS: 300 E. RANDOLPH STREET 27TH FLOOR FAX: 312-856-0183
CITY: CHICAGO STATE IL ZIP60601 E-MAIL: ____
Proprietary interest in site: OWNER
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: SIA EXTENSION 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 A, B, & C Block: ____ Unit: ____

Subdiv. / Addn. NORTH GATEWAY

Current Zoning: IP Proposed zoning: ____

Zone Atlas page(s): B-18 No. of **existing** lots: 3 No. of **proposed** lots: 4

Total area of site (acres): 37.8135 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. 101806517540920617 ;101806510438920401 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: N. I-25
Between: BALLOON FIESTA PARKWAY and SAN MATEO DR NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB# 1003790/05DRB-00165

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 12/1/04

SIGNATURE Stephanie Walton DATE 2/2/2007
(Print) BRUCE STIDWORTHY ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

☐ **INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	07DRB - - 00118	SIA	S2	$ 50.00
☑ All fees have been collected	- -	CMF		$ 20.00
☑ All case #s are assigned	- -	ADV		$ 75.00
☑ AGIS copy has been sent	- -			$
☑ Case history #s are listed	- -			$
☑ Site is within 1000ft of a landfill				Total
☑ F.H.D.P. density bonus	Hearing date 2-28-07			$ 145.00
☑ F.H.D.P. fee rebate				

2-2-07
Planner signature / date

Project # 1003790

$145.00

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**

__ 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) precisely and clearly outlined and crosshatched (to be photocopied)
__ 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)
__ Any original and/or related file numbers are listed on the cover application
Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (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) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ 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 ONE MONTH after the filing deadline. **Your attendance is required.**

☒ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**
(Temporary sidewalk deferral uses FORM-V)
__ **1** copy of each of the following items
✓ 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
✓ Plat or plan reduced to 8.5" x 11"
✓ Official D.R.B. Notice of the original approval
✓ Approved Infrastructure List. If not applicable, please initial. _____
✓ Previous SIA extension notice, if one has been issued. If not applicable, please initial. SW
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
✓ Any original and/or related file numbers are listed on the cover application
__ Fee (see schedule)

DRB Public hearings are approximately ONE MONTH 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.

Stephanie Walton
Applicant name (print)
Stephanie Walton 2-2-07
Applicant signature / date

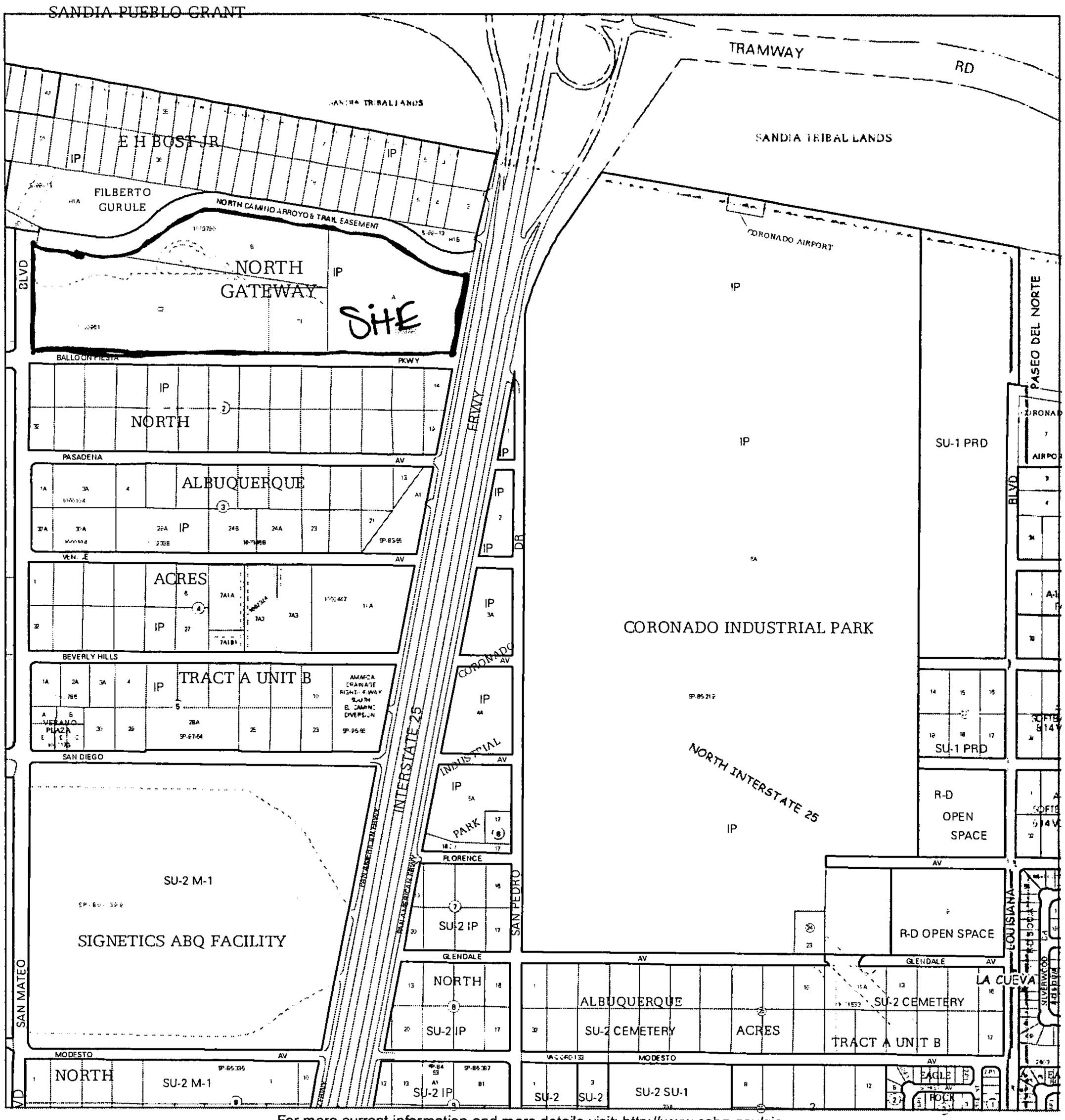
Form revised 11/04, 6/05 and **NOV 06**

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

Application case numbers
07DRB - ____ - 00118
____ - ____ - ____
____ - ____ - ____

Joseph Montoya 2/2/07
Planner signature / date

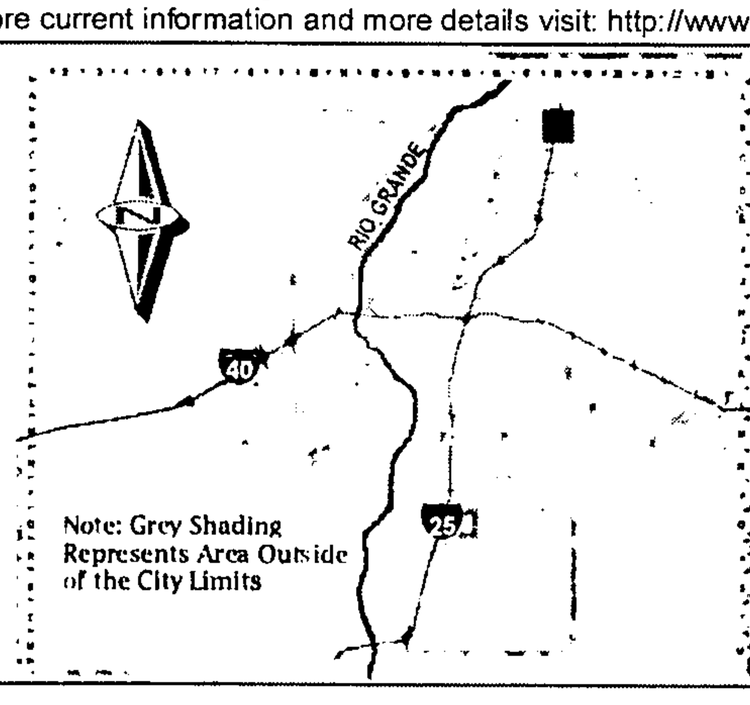
Project # 1003790



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

Albuquerque Geographic Information System

Map amended through: 1/9/2007



Zone Atlas Page:

B-18-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston INC.

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

February 2, 2007

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

Re: Major Subdivision Extension of Subdivision Improvements Agreement
Tracts A, B, & C North Gateway DRB# 1003790

Dear Sheran:

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

- Development Review Applications
- Letter briefly describing, explaining, and justifying the extension
- Zone Atlas Map showing the location of the property, and
- Plat reduced to 8 ½ X 11
- Office of Community & Neighborhood Coordination
- Approved Infrastructure List
- Fee in the amount of $145.00

We would like to request a 1 year extension to the North Gateway SIA. We are in the process of completion but will not have all of the documentation completed in time for the construction deadline.

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

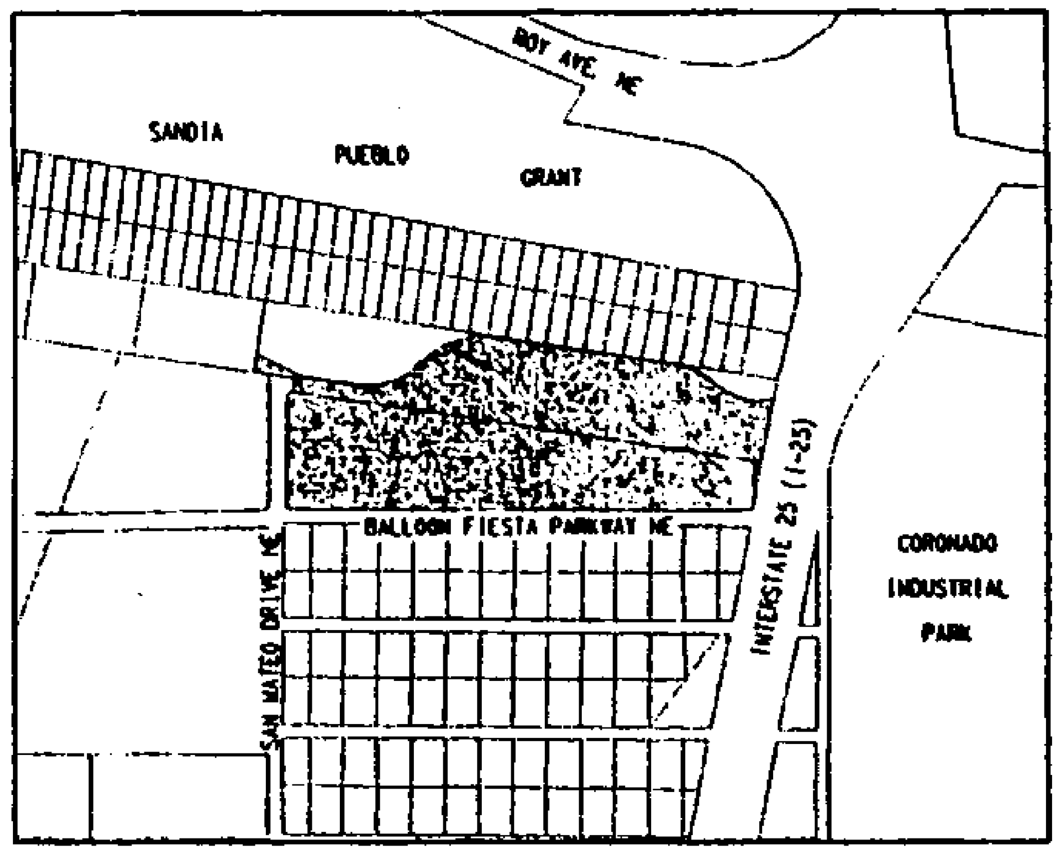
Sincerely,

Stephanie Walton

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

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

SP-2005053479



LOCATION MAP

ZONE ATLAS INDEX MAP No. B-18

NOT TO SCALE

SUBDIVISION DATA

1. DRB No. 1003790
2. Gross Subdivision Acreage: 37.8135 Acres.
3. Total Number of tracts created: 4 tracts
4. No public street milage created with this plat
5. Date of Survey: December 2004
5. Plat is located within Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, and also within "projected" Section 12, T11N, R3E, NMPM, in the Elena Gallegos Grant.

DISCLOSURE STATEMENT

The purpose of this Plat is to combine tracts of land and resubdivide, to grant easements, to vacate easements, and to dedicate 5.6437 acres of drainage right-of-way to AMAFCA.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927.
2. Distances are ground distances.
3. All easements of record are shown.

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 & overhead 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.

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 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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet(10') in front of transformers/switchgear door and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico. Said tract being Tract H-1C, as the same is shown and designated on the plat of the LAND OF FILIBERTO GURULE, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 2, 1999, in Book 99C, page 22, together with a certain tract of land situate within the Elena Gallegos Grant, in projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being Lot 1A, as the same is shown and designated on the plat of NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, BLOCK 1, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1997, in Volume 97C, folio 161, and together with a certain tract of land also within the said Elena Gallegos Grant, and projected Section 12 being the remaining portion of Lot 25, Block 1, Tract A, Unit B, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936, in Volume D, folio 130, and now being more particularly described by New Mexico State Plane Grid Bearings (NAD 27, Central Zone) and ground distances as follows:

BEGINNING at the southeast corner of said Lot 1A, said point also being a point on the northerly right-of-way line of Balloon Fiesta Parkway NE, whence the City of Albuquerque survey monument "125-11", having New Mexico State Plane Grid coordinates for the Central Zone; X=401,986.77, Y=1,526,246.66, bears S01°38'14"E a distance of 1604.81 feet; thence along the said northerly right-of-way line,
N89°47'03"W a distance of 2211.78 feet to a point of curvature; thence along a transition curve,
39.29 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N44°45'42"W a distance of 35.37 feet to a point of tangency on the easterly right-of-way line of San Mateo Boulevard NE; thence along the said easterly right-of-way line,
N00°15'38"E a distance of 521.82 feet to a point of curvature; thence,
42.95 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N49°28'33"E a distance of 37.86 feet; thence along the westerly boundary line of said Tract H-1C,
N08°41'49"E a distance of 60.00 feet; thence along the north boundary line of the Elena Gallegos Grant,
N81°15'30"W a distance of 81.38 feet to the USGLO brass cap marking the closing corner of Sections 11 and 12 and said Elena Gallegos Grant; thence continuing along said Grant line,
N81°19'37"W a distance of 121.86 feet to the southwest corner of said Tract H-1C; thence along the said westerly boundary line of Tract H-1C,
N08°58'20"E a distance of 98.36 feet; thence along the northerly boundary line of said Tract H-1C,
S62°29'13"E a distance of 237.08 feet; thence,
S81°20'21"E a distance of 275.18 feet to a point of curvature; thence,
331.03 feet along the arc of a curve to the left having a radius of 350.00 feet and a chord bearing N71°40'21"E a distance of 318.83 feet to a point of reverse curvature; thence,
425.61 feet along the arc of a curve to the right having a radius of 450.00 feet and a chord bearing N71°40'21"E a distance of 409.92 feet to a point of tangency; thence,
S81°13'58"E a distance of 836.48 feet to a point of curvature; thence,
250.45 feet along the arc of a curve to the right having a radius of 450.00 feet and a chord bearing S65°17'17"E a distance of 247.23 feet to a point of reverse curvature; thence,
229.26 feet along the arc of a curve to the left having a radius of 350.00 feet and a chord bearing S68°04'33"E a distance of 225.19 feet; thence,
N81°38'15"E a distance of 71.68 feet to a point on the said westerly right-of-way line of I-25; thence along the said westerly right-of-way line,
S10°44'08"W a distance of 527.70 feet to a point of curvature; thence along a transition curve,
34.88 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S50°28'32"W a distance of 31.97 feet the point and place of beginning.

This tract contains 37.8135 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being Tract H-1C, as the same is shown and designated on the plat of the LAND OF FILIBERTO GURULE, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 2, 1999, in Book 99C, page 22, together with a certain tract of land situate within the Elena Gallegos Grant, in projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being Lot 1A, as the same is shown and designated on the plat of NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, BLOCK 1, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1997, in Volume 97C, folio 161, and together with a certain tract of land also within the said Elena Gallegos Grant, and projected Section 12 being the remaining portion of Lot 25, Block 1, Tract A, Unit B, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936, in Volume D, folio 130, now comprising TRACTS A, B,C,&D NORTH GATEWAY is with 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: 5.6437 acres of drainage right-of-way to AMAFCA 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, its 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.

~~MCT INDUSTRIES, INC~~ MART-NAIR INVERSMENTS, LLC

By: [signature]
Ted R. Martinez, President/Managing Member

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 29th day of March 2005, by Ted R. Martinez, President/Managing Member of MCT INDUSTRIES, INC./MART-NAIR INVERSMENTS, LLC.

My Commission Expires: 1/28/2008 [signature]
Notary Public

OFFICIAL SEAL
ANTOINETTE M. VALLEJOS
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 1/28/2008

SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenhagen, 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 in October, 2000 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.

Bohannan-Huston, Inc.
Courtyard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109
(505)823-1000

[signature]
Thomas G. Klingenhagen
New Mexico Professional Surveyor 5978
Date: 3-28-05

TOM KLINGENHAGEN NEW MEXICO 5978 REGISTERED PROFESSIONAL SURVEYOR

2005078986
6274954
Page: 1 of 2
06/02/2005 03:03P
Mary Herrera Bern. Co. PLAT R 12.00 Bk-2005C Pg-184

PLAT OF
TRACTS A, B, C & D NORTH GATEWAY

(A REPLAT OF TRACT H-1C, LAND OF FILBERTO GURULE & LOT 1A, TRACT A, UNIT B, BLOCK 1, NORTH ALBUQUERQUE ACRES & LOT 25, BLOCK 1, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES)

ALBUQUERQUE, NEW MEXICO
JANUARY, 2005

PROJECT NUMBER DRB#1003790
APPLICATION NUMBER 05DRB-00165

PLAT APPROVAL

UTILITY APPROVALS:

[signature] QWEST	03-31-05 DATE
[signature] COMCAST CABLE	3-31-05 DATE
[signature] PNM ELECTRIC SERVICES	3-30-05 DATE
[signature] PNM GAS SERVICES	3-30-05 DATE

CITY APPROVALS:

[signature] CITY SURVEYOR	3-29-05 DATE
[signature] TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	6-1-05 DATE
[signature] UTILITIES DEVELOPMENT	6/1/05 DATE
Christina Sandoval PARKS & RECREATION DEPARTMENT	6/1/05 DATE
Martin W. Gillett Jr. A.M.A.F.C.A.	6-1-05 DATE
Bradley L. Bingham CITY ENGINEER	6-2-05 DATE
[signature] DRB CHAIRPERSON, PLANNING DEPARTMENT	6/02/05 DATE

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #
101806217340920417
101806210138920101

PROPERTY OWNER OF RECORD MART-NAIR INVERSMENTS
CITY OF ALBUQUERQUE

[signature] BERNALILLO COUNTY TREASURER'S OFFICE — 6/2/05 DATE

PNM STAMP

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SHEET 1 OF 2

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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28-MAR-2005
12:54

JOB NO. 050258 001

2974

TANGENT DATA					
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
T1	N81° 19' 37"W	121.66'	T17	N90° 00' 00"W	12.37'
T2	N08° 55' 20"E	96.36'	T18	S00° 00' 00"W	21.32'
T3	N81° 36' 15"E	71.66'	T19	N90° 00' 00"W	6.51'
T4	N08° 41' 49"E	60.00'	T20	S00° 00' 00"W	11.58'
T5	N81° 15' 36"W	81.38'	T21	N00° 00' 00"W	18.58'
T6	S77° 36' 13"W	169.77'	T22	N90° 00' 00"W	14.49'
T7	N87° 18' 15"W	121.67'	T23	N00° 00' 00"W	16.98'
T8	N67° 57' 47"W	213.75'	T24	N75° 42' 02"W	98.17'
T9	N82° 09' 53"W	205.44'	T25	S81° 15' 35"W	53.30'
T10	N83° 24' 37"W	1.71'	T26	S70° 34' 20"W	101.32'
T11	S64° 19' 24"W	114.08'	T27	N90° 00' 00"W	15.66'
T12	S58° 05' 46"W	61.73'	T28	N61° 38' 54"W	88.24'
T13	S71° 34' 36"W	75.64'	T29	S06° 41' 49"W	27.32'
T14	N79° 21' 53"W	112.93'	T30	S62° 29' 13"E	22.97'
T15	N82° 58' 35"W	48.89'	T31	N06° 41' 49"E	87.32'
T16	N78° 53' 13"W	123.77'			

A RECIPROCAL PRIVATE CROSS ACCESS AND DRAINAGE EASEMENT IS GRANTED ON TRACTS B AND C FOR THE BENEFIT OF EACH TRACT, TO BE MAINTAINED BY EACH TRACT.

N

200 100 0 200

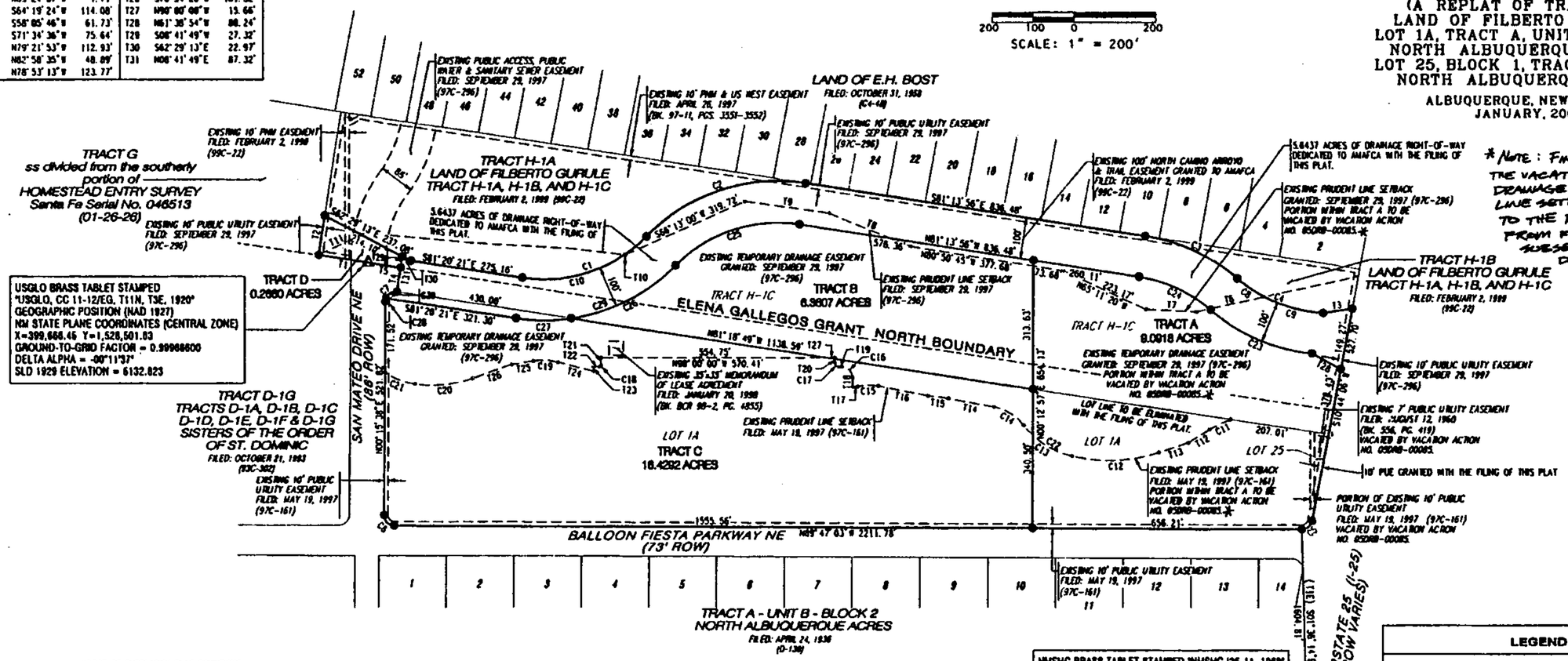
SCALE: 1" = 200'

Mary Herrera Bern Co. PLAT R 12.00 2005078906 0274994 Page: 2 of 2 05/02/2005 03:09P Bk-2005C Pg-184

PLAT OF
TRACTS A, B, C & D NORTH GATEWAY

(A REPLAT OF TRACT H-1C, LAND OF FILBERTO GURULE & LOT 1A, TRACT A, UNIT B, BLOCK 1, NORTH ALBUQUERQUE ACRES & LOT 25, BLOCK 1, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES)

ALBUQUERQUE, NEW MEXICO
JANUARY, 2005



* NOTE: FINAL VERIFICATION OF THE VACATION OF TEMORARY DRAINAGE ESMT AND PRUDENT LINE SETBACK IS SUBJECT TO THE RECIEPT OF A LOMR FROM FEMA AND A SUBSEQUENT QUITCLAIM DEED FROM AMAFCA

USGLO BRASS TABLET STAMPED
"USGLO, CC 11-12/EG, T11N, T3E, 1920"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=399,668.46 Y=1,528,501.03
GROUND-TO-GRID FACTOR = 0.99968600
DELTA ALPHA = -00°11'37"
SLD 1929 ELEVATION = 6132.823

NMSHC BRASS TABLET STAMPED "NMSHC I25-11, 1989"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=401,986.77 Y=1,520,246.88
GROUND-TO-GRID FACTOR = 0.99968195
DELTA ALPHA = -00°11'21"
SLD 1929 ELEVATION = 5208.936

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW TRACT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING (OLD) LOT LINE
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET 5/8" REBAR W/RED 1-1/4" DIA. PLASTIC SURVEY CAP STAMPED "LS 5978"
- FOUND 1/2" REBAR, NO CAP

NOTICE OF SUBDIVISION PLAT CONDITIONS

Tracts A, B, C & D North Gateway

Tracts B & C of the plat of Tracts A, B, C & D North Gateway, have been granted a variance or waiver from certain subdivision requirements pursuant to Section 14-14-6-1 of the City of Albuquerque Subdivision Ordinance.

Future subdivisions of lands within these tracts, 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, ordinance 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.

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:

1. Water and sanitary sewer availability
2. Future street dedications and/or improvements
3. Park and open space requirements
4. Drainage requirements and/or improvements
5. Excavation, filling or grading requirements

Any person intending development of lands within these tracts 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 tracts.

CURVE DATA													
NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING	NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	54° 11' 26"	179.07'	331.03'	350.00'	318.83'	N71° 40' 21"E	C16	90° 00' 00"	26.50'	41.63'	26.50'	37.48'	N45° 00' 00"W
C2	54° 11' 24"	230.23'	425.61'	450.00'	409.92'	N71° 40' 21"E	C17	90° 00' 00"	10.50'	16.49'	10.50'	14.85'	N45° 00' 00"W
C3	31° 53' 18"	128.56'	250.45'	450.00'	247.23'	S65° 17' 17"E	C18	90° 00' 00"	3.50'	5.50'	3.50'	4.95'	S45° 00' 00"W
C4	37° 31' 51"	118.91'	229.28'	350.00'	225.19'	S68° 04' 33"E	C19	23° 02' 28"	30.57'	60.32'	150.00'	59.91'	N87° 13' 14"W
C5	79° 28' 51"	28.79'	34.68'	25.00'	31.97'	S59° 28' 32"W	C20	27° 19' 56"	72.94'	143.10'	300.00'	141.75'	S84° 14' 13"W
C6	98° 02' 41"	25.02'	39.29'	25.00'	35.37'	N44° 45' 42"W	C21	26° 56' 28"	40.30'	79.28'	168.41'	78.55'	N68° 36' 43"W
C7	98° 25' 47"	28.98'	42.95'	25.00'	37.86'	N49° 28' 33"E	C22	29° 59' 47"	56.26'	108.94'	210.00'	108.69'	S61° 41' 07"E
C8	12° 57' 51"	39.77'	79.19'	350.00'	79.02'	N55° 47' 33"W	C23	34° 41' 58"	140.59'	272.53'	450.00'	268.38'	N66° 40' 44"W
C9	24° 34' 00"	76.21'	150.07'	350.00'	148.92'	S74° 33' 28"E	C24	31° 54' 10"	100.04'	194.88'	350.00'	192.37'	N65° 16' 58"W
C10	42° 57' 55"	137.75'	262.46'	350.00'	256.35'	S77° 17' 08"W	C25	54° 11' 26"	179.07'	331.03'	350.00'	318.83'	S71° 40' 22"W
C11	11° 57' 24"	28.21'	56.22'	269.41'	56.12'	S64° 04' 38"W	C26	36° 56' 27"	150.46'	290.39'	450.00'	285.38'	S63° 03' 51"W
C12	31° 44' 19"	110.14'	214.61'	387.43'	211.88'	S87° 26' 47"W	C27	17° 12' 59"	68.12'	135.22'	450.00'	134.71'	S89° 50' 26"E
C13	39° 06' 06"	74.57'	143.32'	210.00'	140.55'	N57° 07' 58"W	C28	19° 41' 21"	4.34'	8.59'	25.00'	8.55'	N10° 06' 19"E
C14	41° 46' 52"	45.80'	87.51'	120.00'	85.58'	N58° 28' 23"W	C29	54° 11' 26"	230.23'	425.61'	450.00'	409.92'	S71° 40' 21"W
C15	25° 38' 16"	25.42'	49.99'	111.71'	49.57'	S88° 17' 46"W	C30	78° 44' 26"	20.51'	34.36'	25.00'	31.72'	N59° 19' 13"E

TOM K. INGENHAGEN
NEW MEXICO
5978
REGISTERED PROFESSIONAL SURVEYOR
4-28-05

SHEET 2 OF 2

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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19-APR-2005 17:16

JOB NO. 050258.001

2974

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 30, 2005

4. Project # 1003790
05DRB-00375 Major-Bulk Land Variance

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25 FRONTAGE NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB01790] (B-18)

At the March 30, 2005, 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.

05DRB-00490 Minor-Amnd Prelim Plat Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on SAN MATEO BLVD NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB-01790] (B-18)

The amended preliminary plat was approved. This amendment does not extend the expiration date of the already approved prelimnary plat.

If you wish to appeal this decision, you must do so by April 14, 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.

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).

Sheran Matson, AICP, DRB Chair

Cc:MCT Industries, 7451 Pan American Freeway NE, 87109
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

Current DRC
Project No. N.A.

ORIGINAL

Date Submitted: February 23, 2005
Date Site Plan for Bldg Permit App
Date Site Plan for Sub. Approved: 02/23/05
Date Preliminary Plat Approved: 02/23/05
Date Preliminary Plat Expires: 02/28/06

Figure 12

INFRASTRUCTURE LIST

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

TRACTS A,B, & C; NORTH GATEWAY

DRB Project No. 1003790
App# 05-00165

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 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
			PUBLIC ROADWAY IMPROVEMENTS						
		12' WIDE x 75' LONG	LEFT TURN LANE	WEST DRIVEWAY BALLOON FIESTA PKWY	75' WEST OF DRIVEWAY	DRIVEWAY	/	/	/
		12' WIDE x 100' LONG	RIGHT TURN DECELERATION LANE	EAST DRIVEWAY BALLOON FIESTA PKWY	100' EAST OF DRIVEWAY	DRIVEWAY	/	/	/
		*12' WIDE	RIGHT TURN LANE EXTENSION	SB I-25 FRONTAGE ROAD	AT BALLOON FIESTA PKWY		/	/	/
		~~*12' WIDE~~	~~NORTHBOUND RIGHT TURN LANE~~	~~2nd STREET~~ DELETE	~~APPROACHING ALAMEDA~~	1	/	/	/
		*12' WIDE	THIRD WESTBOUND THROUGH LANE	ALAMEDA	APPROACHING THE I-25 N-BOUND FRONTAGE ROAD		/	/	/
		1 ~~24' WIDE~~	~~TWO NORTH BOUND LANES OF PVMT WITH CURB & GUTTER (DEFERRED)~~	~~SAN MATEO~~ DELETE	~~BALLOON FIESTA PKWY~~	~~NORTH EDGE OF NORTH GATEWAY TRACT H-1A~~ B.	/	/	/
							/	/	/

*NMDOT ACCEPTANCE OF IMPROVEMENTS REQUIRED.

			PUBLIC WATER & SANITARY SEWER LINE IMPROVEMENTS						
		16" DIA	WATER LINE WITH NECESSARY FH's, VALVES, SERVICES, ETC.	IH-25 FRONTAGE ROAD	VENICE AVE	BALLOON FIESTA PKWY	/	/	/
		12" DIA	WATER LINE WITH NECESSARY FH's, VALVES, SERVICES, ETC.	IH-25 FRONTAGE ROAD	BALLOON FIESTA PKWY	NORTH EDGE OF NORTH GATEWAY TRACT A	/	/	/
		~~12" *DIA~~	~~WATER LINE WITH NECESSARY FH's, VALVES, SERVICES, ETC. (DEFERRED)~~	~~SAN MATEO~~ Delete	1 ~~BALLOON FIESTA PKWY~~	~~NORTH EDGE OF NORTH GATEWAY TRACT H-1A~~	/	/	/
		~~24" DIA~~	~~SANITARY SEWER LINE WITH MH's, SERVICES, ETC. (DEFERRED)~~	~~SAN MATEO~~ Delete	1 ~~BALLOON FIESTA PKWY~~	~~NORTH EDGE OF NORTH GATEWAY TRACT H-1A~~	/	/	/
							/	/	/
			DRAINAGE IMPROVEMENTS						
		800 LF	NORTH CAMINO ARROYO CHANNEL CONC. LINING – 6' DEEP	100' WIDE ARROYO EASEMENT ON THE NORTH SIDE OF NORTH GATEWAY TRACT A	WEST SIDE OF IH-25 FRONTAGE ROAD	WEST EDGE OF NORTH GATEWAY TRACT A	/	/	/
		1,550 LF	NORTH CAMINO ARROYO CHANNEL CONC LINING – 6' DEEP ~~(DEFERRED)~~ 1	100' WIDE ARROYO EASEMENT WITHIN NORTH GATEWAY TRACT B	WEST EDGE OF NORTH GATEWAY TRACT A	EAST EDGE OF SAN MATEO	/	/	/
		N/A	FEMA APPROVAL OF LOMR (LOMR TO BE FINANCIALLY GAURANTEED - $25,000)				/	/	/
		N/A	TURNKEY AGREEMENT W/ AMAFCA FOR NORTH CAMINO ARROYO IMPROVEMENTS REQ'D FOR RELEASE OF SIA)				/	/	/

ORIGINAL

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
JEFFREY T. WOOTEN 2/23/2005 PREPARED BY: PRINT NAME DATE	DRB CHAIR	2/23/05 DATE	Christina Sandoval PARKS & GENERAL SERVICES	2/23/05 DATE
BOHANNAN HUSTON INC. FIRM	TRANSPORTATION DEVELOPMENT	2-23-05 DATE	AMAFCA	DATE
SIGNATURE	UTILITY DEVELOPMENT	2/23/05 DATE	Bradley L. Bingham CITY ENGINEER	2/23/05 DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION				DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	4-29-05			BHI Stephanie Stratton

ALBUQUERQUE
Making History

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: February 01, 07

TO CONTACT NAME: Stephanie Walton
COMPANY/AGENCY: Bohannan Houston
ADDRESS/ZIP: 7500 Jefferson St. NE - 87109
PHONE/FAX #: 823-1000 - (198-198-7988)

Thank you for your inquiry of 2-1-07 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts A, B, + C North Gateway

zone map page(s) B-18.

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

Wild Flower Area NA
Neighborhood Association
Contacts: Larry T. Caudill
4915 Watercress NE
87113 - 857-0596(h)
Rick Treadwell
5004 Watercress NE
87113 - 821-6369(h)

Neighborhood Association
Contacts:

See reverse side for additional Neighborhood Association 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,

Dalina L Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(10/14/04)

NOTICE TO APPLICANTS

Suggested Information for Neighborhood Notification Letters... Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, 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: 2-1-07 **Time Entered:** 8:34 am **ONC Rep. Initials:** DC

Bohannan △ Huston INC.

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

February 2, 2007

Mr. Larry Caudill
4915 Watercress NE
Albuquerque, New Mexico 87113

RE: Major Subdivision Extension of Subdivision Improvements Agreement
Tracts A, B, & C North Gateway

Dear Mr. Caudill:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Wildflower Area Neighborhood Association. This letter is to advise you that Bohannan Huston, Inc., agent for Healthcare Service Corporation., is seeking approval of Major Subdivision Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page 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

SW
Enclosure

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

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7500 Jefferson St. NE
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87109-4335

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

February 2, 2007

Mr. Rick Treadwell
5004 Watercress NE
Albuquerque, New Mexico 87113

RE: Major Subdivision Extension of Subdivision Improvements Agreement
Tracts A, B, & C North Gateway

Dear Mr. Treadwell:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Wildflower Area Neighborhood Association. This letter is to advise you that Bohannan Huston, Inc., agent for Healthcare Service Corporation., is seeking approval of Major Subdivision Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page 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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ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

BOHANNAN-HUSTON, INC.
7500 JEFFERSON, NE
ALBUQUERQUE, NM 87109

CERTIFIED MAIL

91 7108 2133 3932 6627 5149

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $04.88⁰
0002368945 FEB 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:
Larry Cardill
4915 Watercress NE
Albuquerque, NM 87113

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

2. Article Number
(Transfer from service label) 91 7108 2133 3932 6627 5149

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

BOHANNAN-HUSTON, INC.
7500 JEFFERSON, NE
ALBUQUERQUE, NM 87109

CERTIFIED MAIL

91 7108 2133 3932 6627 5156

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $04.88⁰
0002368945 FEB 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:
RICK TREADWELL
5004 WATERCRESS NE
ALBUQUERQUE, NM 87113

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

2. Article Number
(Transfer from service label) 91 7108 2133 3932 6627 5156

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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

PAID RECEIPT

APPLICANT NAME Healtcare Service Corporation

AGENT Bohannan Huston INC.

ADDRESS 7500 Jefferson NE.

PROJECT & APP # 1003790/07DRB00118

PROJECT NAME North Gateway

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 50.00 **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

$ 145.00 **TOTAL AMOUNT DUE**

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

Bohannan ▲ Huston INC.
COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.1000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-32 / 1070

141081 141081

2/1/2007

NO.

PAY **********145 DOLLARS & **********00 CENTS $ **********145.00

City Of Albuquerque
Treasury Division

BOHANNAN-HUSTON INC.

2/2/2007 10:12AM LOC: ANNX
RECEIPT# 00075452 WS# 007 TRANS# 0017
Account 441003 Amount: $50.00
Activity 4983000 TRSMSP
Trans Amt: $50.00
J24 Misc

THE ORDER OF
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102 US

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

Thank You

⑈141081⑈ ⑆107000327⑆ 0028653994 04⑈

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 Feb 13, 2007 To Feb 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.

Stephanie Walton — (Applicant or Agent) 2-2-07 — (Date)

I issued 3 signs for this application, 2-2-07 (Date) [signature] (Staff Member)

DRB PROJECT NUMBER: 1003790

Rev. 1/11/05

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- X 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)

STORM DRAINAGE
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation
- ___ County Submittal
- ___ EPC Submittal

V
- ___ Zone Map Amendment (Establish or Change Zoning)

P
- ___ 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...

D
- ___ 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: MCT INDUSTRIES, INC. PHONE: (505) 345-8651
ADDRESS: 7451 PAN AMERICAN FRWY NE FAX: (505) 345-8659
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: OWNER **List all owners:**
AGENT (if any): MARK GOODWIN & ASSOCIATES, PA PHONE: (505) 828-2200
ADDRESS: PO BOX 90606 FAX: (505) 797-9539
CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: ptoleti@goodwinengineers.com

DESCRIPTION OF REQUEST: NORTH GATEWAY - SKETCH PLAT

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

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

Lot or Tract No. SEE ATTACHED B, C1 & C2 Block: Unit:
Subdiv. / Addn. NORTH GATEWAY
Current Zoning: IP Proposed zoning: SAME
Zone Atlas page(s): D-18-Z No. of **existing** lots: TRACTS 3 No. of **proposed** lots: TRACTS 4
Total area of site (acres): 22.79 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101804510438920401 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: ALONG BALLOON FIESTA PARKWAY NE
Between: SAN MATEO BLVD NE and I-25

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):

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

SIGNATURE T. Pavankumar DATE 01/10/07
(Print) PAVAN K. TOLETI ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	07DRB 00028	SK	P(3)	$ 0.00
☑ 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				Total
☑ F.H.D.P. fee rebate	Hearing date 01/24/07	1003790		$ 0.00

Sandy Handley 01/11/07 **Project #** ~~1000461~~

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

NA 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.

PAVAN K. TOLETI
Applicant name (print)

T. Pavankumar 01/10/07
Applicant signature / date

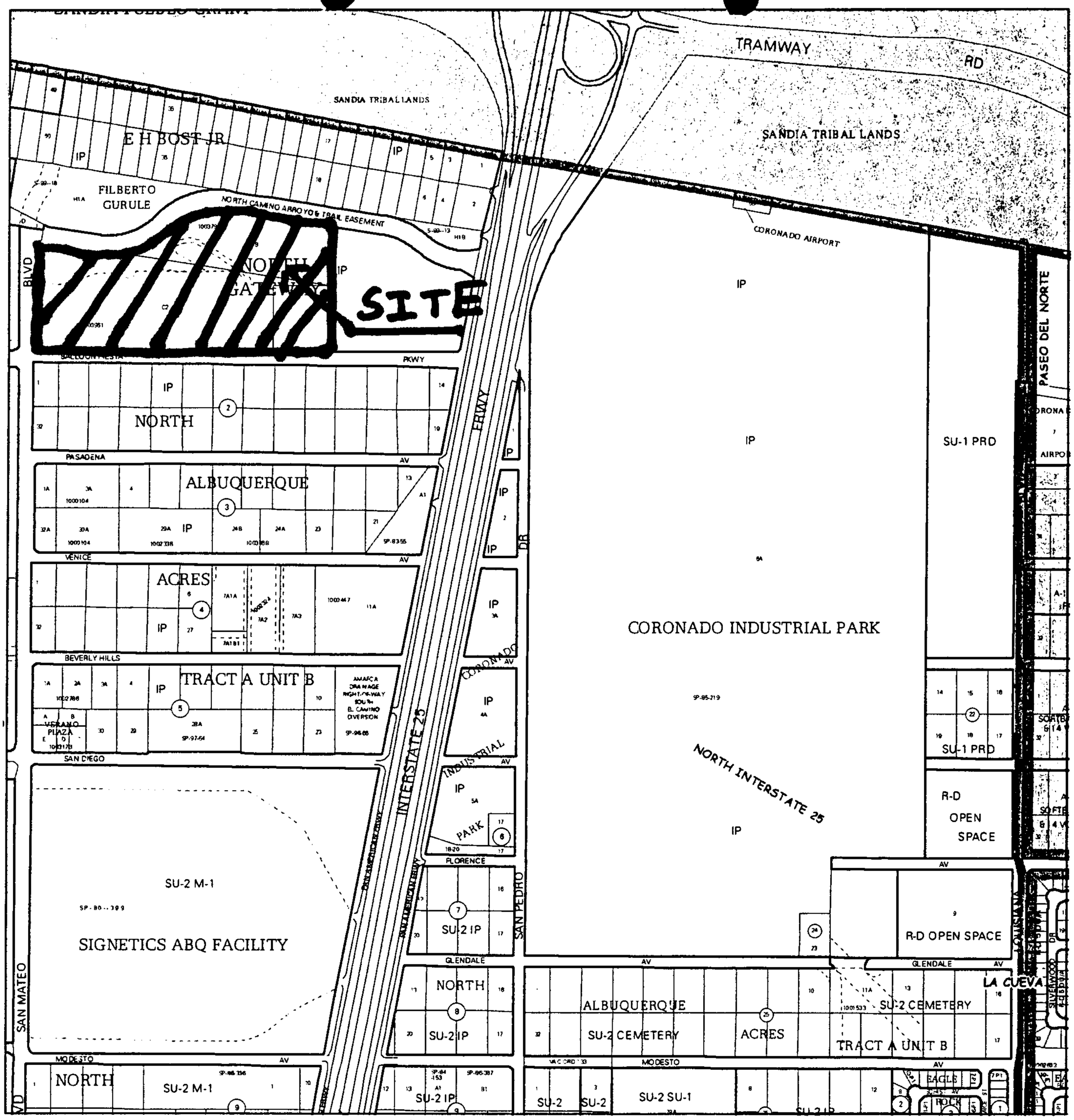
Form revised **JUNE 2005**

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

Application case numbers
07DRB - ____ - 00028
____ - ____ - ____
____ - ____ - ____

Sandy Handley 01/11/07
Planner signature / date

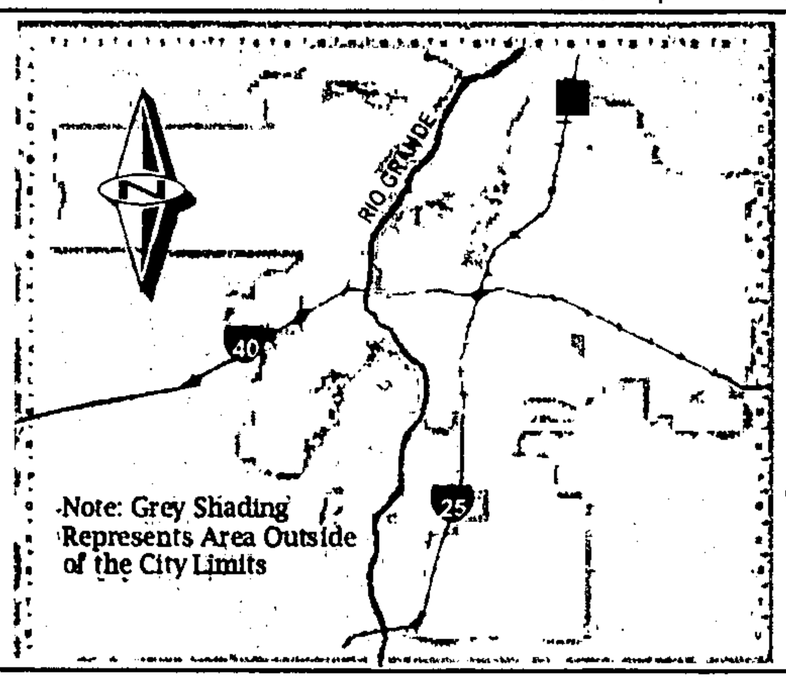
Project # ~~1000961~~
1003790



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

Albuquerque Geographic Information System

Map amended through: **Aug 08, 2006**



Zone Atlas Page:

B-18-Z

Selected Symbols

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

0 750 1,500 Feet

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.

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

January 10, 2007

Ms. Sheran Matson – DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: North Gateway – Sketch Plat Submittal.

Dear Ms. Matson:

On behalf of our client we would like to schedule a DRB hearing date for the referenced project so that we can obtain Sketch Plat approval.

North Gateway is planned to create 4 tracts from the existing 3 tracts. The site is approximate 22.79 acres in size and is located at the intersection of San Mateo Blvd and Balloon Fiesta Parkway as shown in the attached vicinity map.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

T. Pavankumar
Pavan K. Toleti, EIT
Project Engineer

Attachment

VACATION EXHIBIT

TRACTS B-1, C-1-A, C-2-A AND C-2-B NORTH GATEWAY SUBDIVISION

LIMITS OF VACATION — SEE EASEMENT NOTES 1

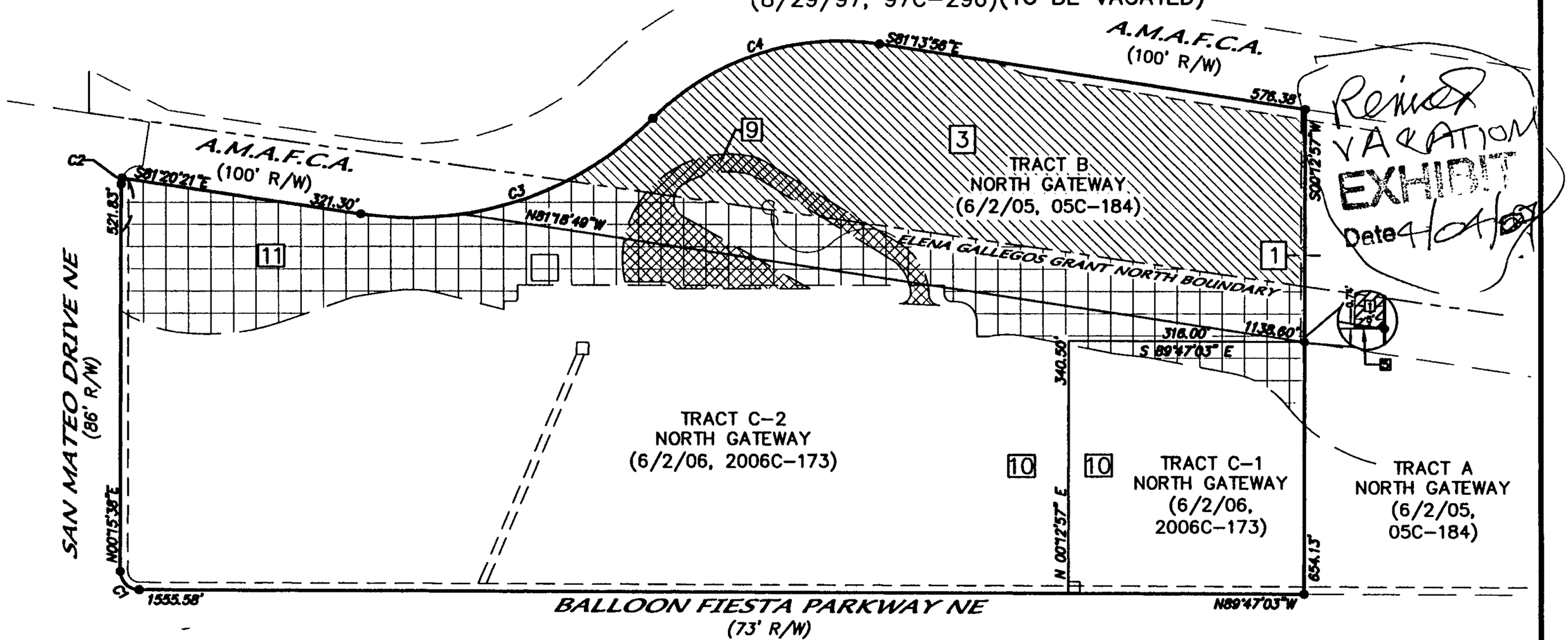
LIMITS OF VACATION — SEE EASEMENT NOTES 3

LIMITS OF VACATION — SEE EASEMENT NOTES 9

LIMITS OF VACATION — SEE EASEMENT NOTES 11

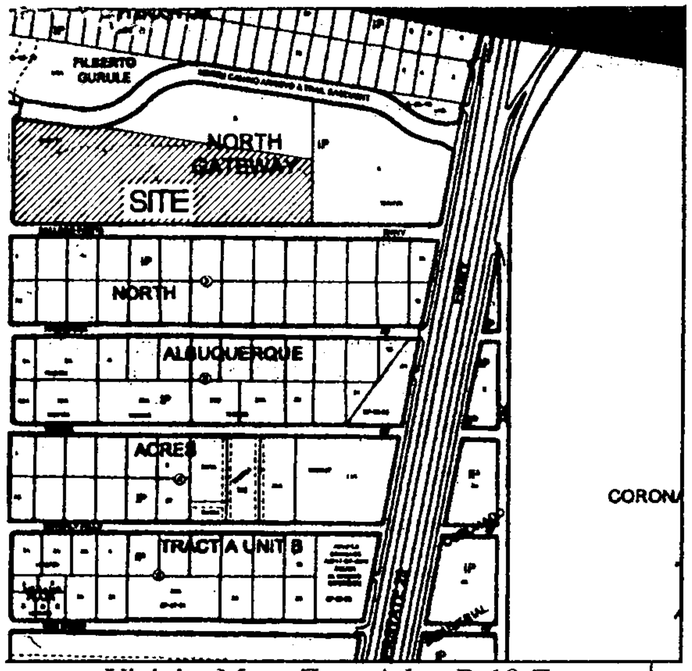
Easement Notes

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.(TO BE VACATED)
3. EXISTING PRUDENT LINE SETBACK (9/29/97, 97C-296) (TO BE VACATED)
5. EXISTING PRIVATE DRAINAGE EASEMENT BENEFITING TRACT C-1 (6/2/06, 2006C-173)(TO BE VACATED)
9. EXISTING RECIPROCAL DRAINAGE AND ACCESS EASEMENT (12/10/99, 9916-1208)(TO BE VACATED)
10. EXISTING RECIPROCAL PRIVATE CROSS ACCESS AND DRAINAGE EASEMENT ACROSS ALL TRACTS (6/02/06, 2006C-184) (TO BE VACATED)
11. EXISTING TEMPORARY DRAINAGE EASEMENT (8/29/97, 97C-296)(TO BE VACATED)



Revised VACATION EXHIBIT Date 4/04/07

F:\A06JOBS\A6062 Gateway\dwg\finaplat\A06062 VACATION EXHIBIT.dwg, 4/3/2007 4:18:28 PM, SPS



Vicinity Map Zone Atlas B-18-Z n.t.s.

Purpose of Plat

SUBDIVIDE ONE TRACT INTO TWO TRACTS.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 1-018-065-104-389-204101
PROPERTY OWNER OF RECORD: City of Albuquerque
BERNALILLO COUNTY TREASURER'S OFFICE:
6/2/06

Free Consent & Dedication

HE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE ITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND AID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL ACCESS, UTILITY AND RAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, ISPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON OR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE OR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE HOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION ND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) ND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY ERTIFY THAT THIS SUBDIVISION IS THE FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT HEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND UBDIVIDED.

TED MARTINEZ , PRESIDENT , MCT INDUSTRIES , INC

Acknowledgment

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

HIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
Y TED MARTINEZ , PRESIDENT , MCT INDUSTRIES , INC

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/22/09

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2005.
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. THE SUBJECT PROPERTY IS LOCATED WITHIN PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, ELENA GALLEGOS GRANT.

Legal

TRACT C OF THE PLAT "TRACTS A, B, C, & D, NORTH GATEWAY CITY OF ALBUQUERQUE, NEW MEXICO" 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 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A REBAR WITH CAP "LS 5978", ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF BALLOON FIESTA PARKWAY N.E., WHENCE A TIE TO ACS MONUMENT "I25-11" BEARS S 23°33'23" E, A DISTANCE OF 1752.59 FEET;

THENCE, FROM THE POINT OF BEGINNING COINCIDING SAID RIGHT OF WAY, N 89°47'03" W, A DISTANCE OF 1555.58 FEET TO THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT, MARKED BY A REBAR WITH CAP "LS 5978";

THENCE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 39.29 FEET, A DELTA OF 90°41'19" (CHORD-N 44°45'42" W, 35.37 FEET), TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAN MATEO DRIVE N.E., MARKED BY A REBAR WITH CAP "LS 5978";

THENCE, COINCIDING SAID RIGHT OF WAY N 00°15'38" E, A DISTANCE OF 521.83 FEET TO THE NORTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT, MARKED BY A REBAR WITH CAP "LS 5978";

THENCE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 8.59 FEET, A DELTA OF 19°41'19" (CHORD-N 10°06'17" E, 8.55 FEET), TO A POINT MARKED BY A REBAR WITH CAP "LS 5978";

THENCE, S 81°20'21" E, A DISTANCE OF 321.30 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 5978";

THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 450.00 FEET AND AN ARC LENGTH OF 135.21 FEET (CHORD-S 89°50'24" E, 134.70 FEET), TO A POINT MARKED BY A REBAR WITH CAP "LS 5978";

THENCE, S 81°18'49" E, A DISTANCE OF 1138.60 FEET TO THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, MARKED BY A REBAR WITH CAP "LS 5978";

THENCE, S 00°12'57" W, A DISTANCE OF 340.50 FEET TO THE POINT OF BEGINNING CONTAINING 16.4297 ACRES (715,676 sq. ft.) MORE OR LESS.

Subdivision Data

GROSS ACREAGE	16.4297 ACRES
ZONE ATLAS PAGE NO.	B-18-Z
NUMBER OF EXISTING TRACTS	1 TRACT
NUMBER OF TRACTS CREATED	2 TRACTS
NUMBER OF TRACTS ELIMINATED	0
MILES OF FULL WIDTH STREETS	0.00
MILES OF HALF WIDTH STREETS	0.00
STREET ARE DEDICATED TO THE CITY OF ALBUQUERQUE	0.00
DATE OF SURVEY	DECEMBER 2005
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2005152558
ZONING	IP

2006066054
Page: 1 of 2
06/02/2006 08:44A
Bk-2006C Pg-173
Maru Herrera Bern Co PLAT R 12.00

Plat of Tracts C-1 and C-2 North Gateway

comprised of

Tract C, North Gateway

City of Albuquerque
Bernalillo County, New Mexico
January 2006

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 1000961

Application Number 06 DRB-00158

Plat approvals:

PNM Electric Services	2-17-06 Date
PNM Gas Services	2-17-06 Date
QWest	2/17/06 Date
Comcast	2-17-06 Date

City approvals:

City Surveyor	2-2-06 Date
Traffic Engineer	5-31-06 Date
Water Utilities Development	5-31-06 Date
Parks and Recreation Department	5/31/06 Date
AMAFCA	5/31/06 Date
City Engineer	5/31/06 Date
DRB Chairperson, Planning Department	5/31/06 Date

Surveyor's Certificate

"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 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."

WILL PLOTNER JR. — DATE 1/16/06
N.M.P.S. No. 14271

WILL W. PLOTNER JR. NEW MEXICO 14271 REGISTERED PROFESSIONAL SURVEYOR

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

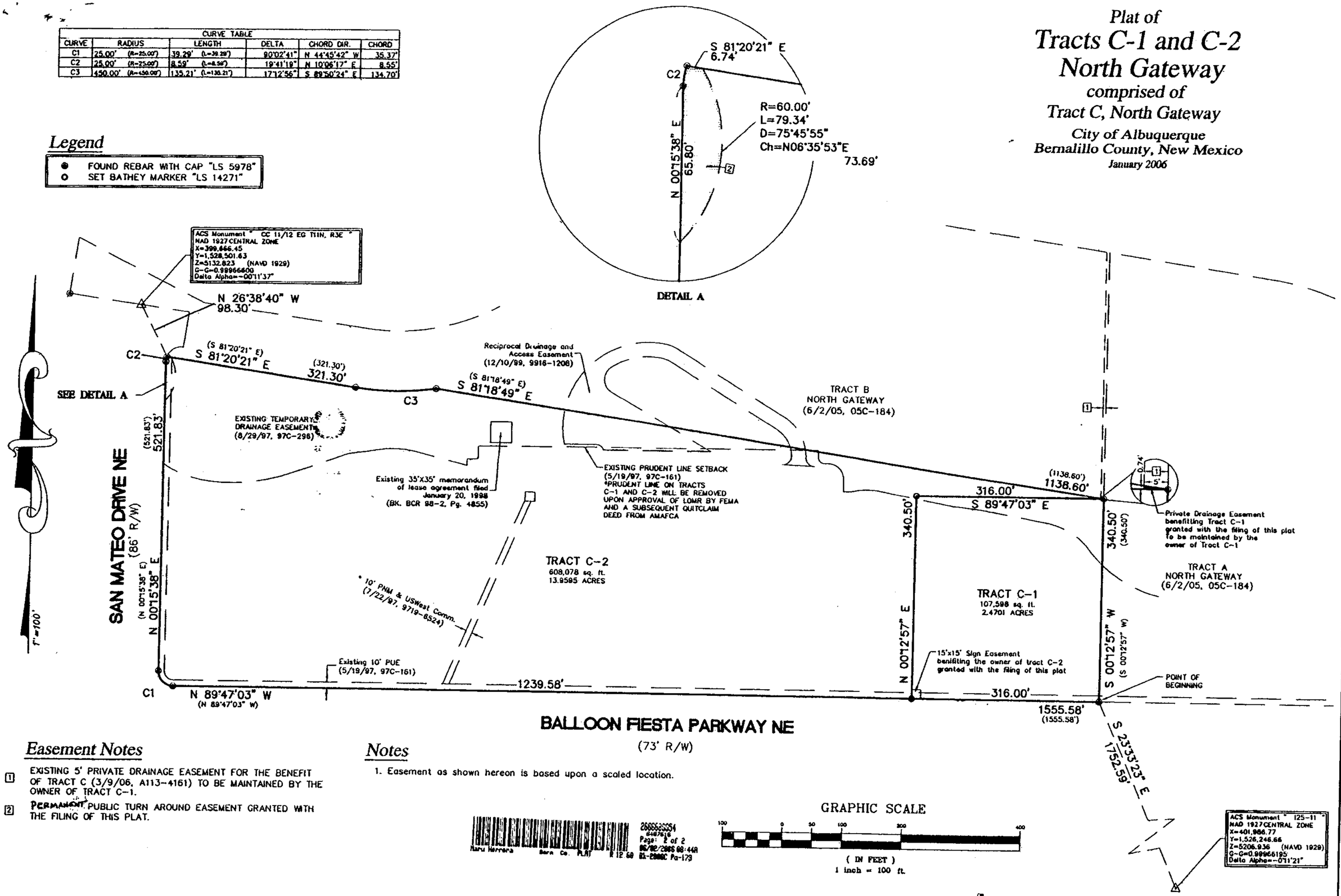
Sheet 1 of 2
053685

Plat of
Tracts C-1 and C-2
North Gateway
comprised of
Tract C, North Gateway
City of Albuquerque
Bernalillo County, New Mexico
January 2006

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	25.00' (R=25.00')	39.29' (L=39.29')	90°02'41"	N 44°45'42" W	35.37'
C2	25.00' (R=25.00')	8.59' (L=8.56')	19°41'19"	N 10°06'17" E	8.55'
C3	450.00' (R=450.00')	135.21' (L=135.21')	17°12'56"	S 89°50'24" E	134.70'

Legend

- ● FOUND REBAR WITH CAP "LS 5978"
- ○ SET BATHEY MARKER "LS 14271"



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.
2. PERMANENT PUBLIC TURN AROUND EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

Notes

1. Easement as shown hereon is based upon a scaled location.

2006059054
6487616
Page: 2 of 2
06/02/2006 08:44A
B1-C8000C Pg-173
Maru Herrera Bern Co. PLAT R 12.00

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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

Sheet 2 of 2
053685

Claire

Current DRC
Project No. N.A.

ORIGINAL

Date Submitted: February 23, 2005
Date Site Plan for Bldg Permit App
Date Site Plan for Sub Approved: 02/23/05
Date Preliminary Plat Approved. 02/23/05
Date Preliminary Plat Expires 03/28/06

DRB Project No 1003790
App# 05-00165

Figure 12

INFRASTRUCTURE LIST

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

TRACTS A,B, & C; NORTH GATEWAY

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 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
			PUBLIC ROADWAY IMPROVEMENTS						
		12' WIDE x 75' LONG	LEFT TURN LANE	WEST DRIVEWAY BALLOON FIESTA PKWY	75' WEST OF DRIVEWAY	DRIVEWAY	/	/	/
		12' WIDE x 100' LONG	RIGHT TURN DECELERATION LANE	EAST DRIVEWAY BALLOON FIESTA PKWY	100' EAST OF DRIVEWAY	DRIVEWAY	/	/	/
		*12' WIDE	RIGHT TURN LANE EXTENSION	SB I-25 FRONTAGE ROAD	AT BALLOON FIESTA PKWY		/	/	/
		~~*12' WIDE~~	~~NORTHBOUND RIGHT TURN LANE~~	~~2nd STREET~~ DELETE	~~APPROACHING ALAMEDA~~		/	/	/
		*12' WIDE	THIRD WESTBOUND THROUGH LANE	ALAMEDA	APPROACHING THE I-25 N-BOUND FRONTAGE ROAD		/	/	/
		~~24' WIDE~~	~~TWO NORTH BOUND LANES OF FVMT WITH CURB & GUTTER (DEFERRED)~~	~~SAN MATEO~~	~~BALLOON FIESTA PKWY~~	~~NORTH EDGE OF NORTH GATEWAY TRACT H-1A~~ B.	/	/	/
			PUBLIC WATER & SANITARY SEWER LINE IMPROVEMENTS						
		16" DIA	WATER LINE WITH NECESSARY FH's, VALVES, SERVICES, ETC	IH-25 FRONTAGE ROAD	VENICE AVE	BALLOON FIESTA PKWY	/	/	/
		12" DIA	WATER LINE WITH NECESSARY FH's, VALVES, SERVICES, ETC.	IH-25 FRONTAGE ROAD	BALLOON FIESTA PKWY	NORTH EDGE OF NORTH GATEWAY TRACT A	/	/	/
		~~12" DIA~~	~~WATER LINE WITH NECESSARY FH's, VALVES, SERVICES, ETC (DEFERRED)~~	~~SAN MATEO~~ Delete	~~BALLOON FIESTA PKWY~~	~~NORTH EDGE OF NORTH GATEWAY TRACT H-1A~~	/	/	/
		~~24" DIA~~	~~SANITARY SEWER LINE WITH MH's, SERVICES, ETC (DEFERRED)~~	~~SAN MATEO~~ Delete	~~BALLOON FIESTA PKWY~~	~~NORTH EDGE OF NORTH GATEWAY TRACT H-1A~~	/	/	/
			DRAINAGE IMPROVEMENTS						
		800 LF	NORTH CAMINO ARROYO CHANNEL CONC LINING ~ 6' DEEP	100' WIDE ARROYO EASEMENT ON THE NORTH SIDE OF NORTH GATEWAY TRACT A	WEST SIDE OF IH-25 FRONTAGE ROAD	WEST EDGE OF NORTH GATEWAY TRACT A	/	/	/
		1,550 LF	NORTH CAMINO ARROYO CHANNEL CONC LINING ~ 6' DEEP ~~(DEFERRED)~~	100' WIDE ARROYO EASEMENT WITHIN NORTH GATEWAY TRACT B	WEST EDGE OF NORTH GATEWAY TRACT A	EAST EDGE OF SAN MATEO	/	/	/
		N/A	FEMA APPROVAL OF LOMR (LOMR TO BE FINANCIALLY GAURANTEED - $25,000)				/	/	/
		N/A	TURNKEY AGREEMENT W/ AMAFCA FOR NORTH CAMINO ARROYO IMPROVEMENTS REQ'D FOR RELEASE OF SIA)				/	/	/

*NMDOT ACCEPTANCE OF IMPROVEMENTS REQUIRED.

ORIGINAL

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
JEFFREY T. WOOTEN PREPARED BY: PRINT NAME	2/23/2005 DATE	DRB CHAIR	2/23/05 DATE	Christina Sandoval PARKS & GENERAL SERVICES	2/23/05 DATE
BOHANNAN HUSTON INC. FIRM		TRANSPORTATION DEVELOPMENT	2-23-05 DATE	AMAFCA	DATE
SIGNATURE		UTILITY DEVELOPMENT	2/23/05 DATE	Bradley L. Bingham CITY ENGINEER	2/23/05 DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	4-29-05			BHI / Stephanie Stratton

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☒ Major Subdivision action		☐ Annexation	
☐ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☒ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**	**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: MCT INDUSTRIES — PHONE: 345-8651
ADDRESS: 7451 PAN AMERICAN FREEWAY NE — FAX: 345-0902
CITY: ALBUQUERQUE STATE NM ZIP87109 — E-MAIL: _____
Proprietary interest in site: OWNER
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: BULK LAND VARIANCE 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 A, B, & C — Block: _____ — Unit: _____
Subdiv. / Addn. NORTH GATEWAY
Current Zoning: IP — Proposed zoning: _____
Zone Atlas page(s): B-18 — No. of **existing** lots: 3 — No. of **proposed** lots: 1
Total area of site (acres): 37.8135 — 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. 101806517540920617 ;101806510438920401 — MRGCD Map No. _____
LOCATION OF PROPERTY BY STREETS: On or Near: N. I-25
Between: BALLOON FIESTA PARKWAY and SAN MATEO DR NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB# 1003790/04DRB-01790

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 12/1/04

SIGNATURE _____ DATE 3/3/2005
(Print) BRUCE STIDWORTHY ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 10/03

☐ **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-____-00375	BLV	✓	$ 145.00
____-____-____	AD Fee		$ 75.00
____-____-____	CMF		$ 20.00
____-____-____			$
____-____-____			$
			Total $ 240.00

Hearing date 3-30-05

Planner signature / date

Project # 1003790

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. (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.

Bruce Stidworthy
Applicant name (print)

Bruce Stidworthy 3/3/05
Applicant signature / date

Form revised 4/03 and October 2003

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

Application case numbers
05DRB - 00375
- -
- -

3-4-05
Planner signature / date

Project # 1003790

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 3, 2005

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

Re: Bulk Land Variance for Tracts B, & C North Gateway DRB# 1003790

Dear Sheran:

Enclosed for Development Review Board review and approval are copies of the following information:

- Application for Development Review
- Twenty-Four (24) copies of the Bulk Land Plat
- Fee in the amount of $240.00
- Letter from the Office of Neighborhood Coordination and related data, and
- Zone Atlas Map showing the location of the property.

This is a somewhat unusual request in that we have already obtained preliminary plat approval and we are now asking for a Bulk Land Variance for a portion of the area being platted. The infrastructure list for this project was approved on 2/23/05. Our client will financially guarantee all of the items on the infrastructure list. However, we are requesting a bulk land variance for the San Mateo Infrastructure (water line, sewer line and pavement). If the bulk land variance is approved, then those items can be removed from the infrastructure list.

As you know, the intent of the buik land variance procedure is to allow infrastructure requirements to be waived if the proposed platting action is not for the purpose of development. This is the case for Tracts B & C, but not Tract A. Tract A will be developed, and all of the infrastructure requirements associated with tract A will be financially guaranteed and constructed. The requested variance is for Tracts B & C only, and only for the San Mateo improvements.

Please place this item on the Development Review Board Agenda to be heard on March 23, 2005. If you have any questions or require further information, please contact me.

Sincerely,

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

P:\050205\cdp\corres\BulkLandVariance.doc

BOHANNAN-HUSTON, INC.
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

91 7108 2133 3931 3069 8364

UNITED STATES POSTAGE
02 1P $
0002368945 MA
MAILED FROM ZIP

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:

Leilani McGranahan
7600 Rio Guadalupe NE
Albuquerque, NM 87122

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

2. Article Number
(Transfer from service label) 91 7108 2133 3931 3069 8364

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-P-4081

BOHANNAN-HUSTON, INC.
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

91 7108 2133 3931 3069 8357

UNITED STATES POSTAGE
02 1P
0002368945
MAILED FROM ZI

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:

Rick Treadwell
5004 Watercress NE
Albuquerque, NM
87113

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

2. Article Number
(Transfer from service label) 91 7108 2133 3931 3069 8357

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-P-4081

BOHANNAN-HUSTON, INC.
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

91 7108 2133 3931 3069 8371

UNITED STATES POSTAGE
02 1P $
0002368945 M.
MAILED FROM ZIP

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
☐ 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

2. Article Number
(Transfer from service label) 91 7108 2133 3931 3069 8371

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-P-4081

BOHANNAN-HUSTON, INC.
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

CERTIFIED MAIL

91 7108 2133 3931 3069 8388

UNITED STATES POSTAGE
02 1P $
0002368345 MA
MAILED FROM ZIP C

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:
Joe Yardumian
7801 R.C. Gorman Ave
Albuquerque, NM 87122

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

2. Article Number
(Transfer from service label) 91 7108 2133 3931 3069 8388

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-P-4081

Bohannan ▲ Huston INC.

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 2, 2005

Mr. Rick Treadwell
5004 Watercress NE
Albuquerque, New Mexico 87113

RE: Bulk Land Variance Request
Tracts A, B, & C North Gateway

Dear Mr. Treadwell:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Wildflower Area Neighborhood Association. This letter is to advise you that Bohannan Huston, Inc., agent for MCT Industries, Inc., is seeking approval of Bulk Land Variance from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page 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 Stratton

Bruce Stidworthy, P.E.
Project Manager
Community Development and Planning Group

SS
Enclosure

P:\050205\cdp\corres\Neighborhood approval letter.d doc

Bohannan ▲ Huston INC.

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87109-4335

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

March 2, 2005

Mr. Larry Caudill
4915 Watercress NE
Albuquerque, New Mexico 87113

RE: Bulk Land Variance Request
Tracts A, B, & C North Gateway

Dear Mr. Caudill:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Wildflower Area Neighborhood Association. This letter is to advise you that Bohannan Huston, Inc., agent for MCT Industries, Inc., is seeking approval of Bulk Land Variance from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page 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 Stratton

Bruce Stidworthy, P.E.
Project Manager
Community Development and Planning Group

SS
Enclosure

P:\050205\cdp\corres\Neighborhood approval letter.c doc

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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 2, 2005

Mr. Joe Yardumian
7801 R.C. Gorman Ave. NE
Albuquerque, New Mexico 87122

RE: Bulk Land Variance Request
Tracts A, B, & C North Gateway

Dear Mr. Yardumian:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Nor Este Neighborhood Association. This letter is to advise you that Bohannan Huston, Inc., agent for MCT Industries, Inc., is seeking approval of Bulk Land Variance from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page 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 Stratton

Bruce Stidworthy, P.E.
Project Manager
Community Development and Planning Group

SS
Enclosure

Bohannan ▲ Huston INC.

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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

March 2, 2005

Ms. Leilani McGranahan
7600 Rio Guadalupe NE
Albuquerque, New Mexico 87122

RE: Bulk Land Variance Request
Tracts A, B, & C North Gateway

Dear Ms. McGranahan:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Nor Este Neighborhood Association. This letter is to advise you that Bohannan Huston, Inc., agent for MCT Industries, Inc., is seeking approval of Bulk Land Variance from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page 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 Stratton

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

SS
Enclosure

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

SANDIA PUEBLO GRANT

TRAMWAY RD

SANDIA INDIAN LAND

NORTH INTERSTATE 25 SECTOR DEV PLAN BOUNDARY

E H BOST JR

LANDS OF FILBERTO GURULE

NORTH CAMINO ARROYO & TRAIL EASEMENT

CORONADO AIRPORT

Site

NORTH

BALLOON FIESTA PKWY

ALBUQUERQUE

PASADENA AV

VENICE AV

ACRES

BEVERLY HILLS

TRACT A UNIT B

VERANO PLAZA

SAN DIEGO

INTERSTATE 25

CORONADO INDUSTRIAL PARK

SU-1 PRD

R-D OPEN SPACE

SU-2 M-1

SIGNETICS ABQ FACILITY

SAN MATEO

FLORENCE

SU-2 IP

SAN PEDRO

GLENDALE

NORTH

SU-2 IP

ALBUQUERQUE

SU-2 CEMETERY

ACRES

TRACT A UNIT B

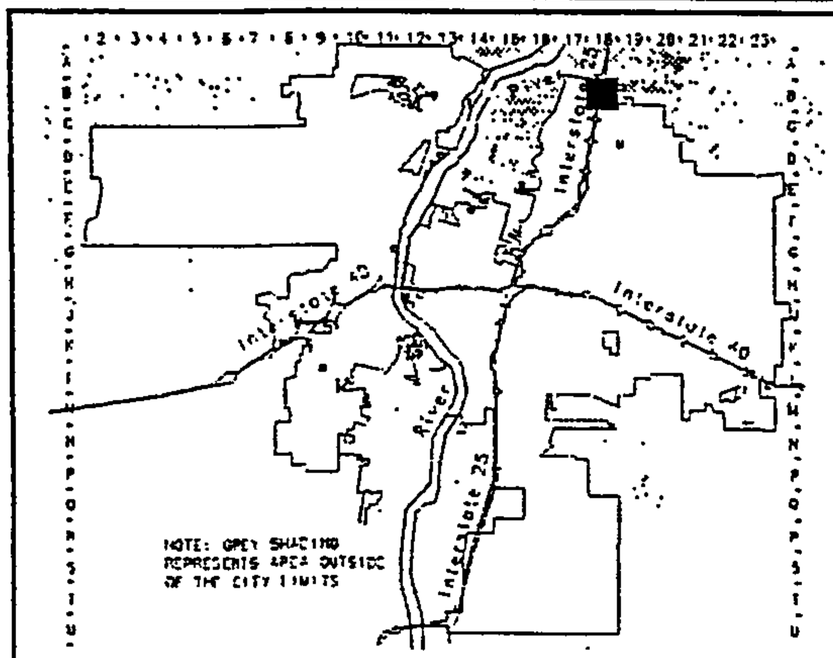
LOUISIANA

MODESTO

NORTH

SU-2 M-1

EAGLE



CITY OF ALBUQUERQUE NEW MEXICO 1706

Albuquerque Geographic Information System

PLANNING DEPARTMENT

©Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-18-Z

Map Amended through January 04, 2005

"Attachment A"

2/24/05
STEPHANIE STRATTON, BOHANNAN ^ HUSTON
7500 JEFFERSON ST. NE / 87109
PHONE: 823-1000 FAX: 79807988
ZONE MAP: B-18

Nor Este NA (R)
***Leilani McGranahan**
7600 Rio Guadalupe NE / 87122 293-5209 (h)
Joe Yardumian
7801 R.C. Gorman Ave. NE / 87122-2748 797-1851 (h)

Wildflower Area NA (R)
***Larry Caudill**
4915 Watercress NE / 87113 857-0596 (h)
Rick Treadwell
5004 Watercress NE / 87113 821-6369 (h)

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

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, 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 associations may contact someone with questions or comments.

****

(below this line for ONC use only)

Date of Inquiry: **2/24/05** Time Entered: **11:00AM** ONC Rep. Initials: **JK**

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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.

February 24, 2005

Stephanie Stratton
Bohannan ^ Huston
7500 Jefferson St. NE / 87109
Phone: 823-1000 Fax: 798-7988

Dear Stephanie:

Thank you for your inquiry of **February 24, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS A, B, C, NORTH GATEWAY,** Zone Map **B-18**
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)

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

PAID RECEIPT

APPLICANT NAME MCt INDustries

AGENT Bohannon Huston

ADDRESS 7500 Jefferson

PROJECT & APP # 1003790

PROJECT NAME NORTh Gateway

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 145.00 **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

$ 240.00 **TOTAL AMOUNT DUE**

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

DUPLICATE
City Of Albuquerque
Treasury Division
3/4/2005 10:17AM LOC: ANNX
RECEIPT# 00037407 WS# 008 TRANS# 0014
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt $240.00
J24 Misc $75.00
CK $240.00
CHANGE $0.00
Thank You

Bohannan ▲ Huston INC.
COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.1000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-32 / 1070

133571

2/24/2005

NO. 133571

TO THE ORDER OF
CITY OF ALBUQUERQUE
PO Box 1313
Albuquerque, NM 87103-1313 US

PAY ************************240 DOLLARS & ***********00 CENTS $

DUPLICATE
City Of Albuquerque
Treasury Division
3/4/2005 10:17AM LOC: ANNX
RECEIPT# 00037405 WS# 008 TRANS# 0014
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt $240.00
J24 Misc $20.00
Thank You

DUPLICATE
City Of Albuquerque
************************240.00
3/4/2005 10:17AM LOC: ANNX
RECEIPT# 00037406 WS# 008 TRANS# 0014
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt 10.00
J24 Misc $145.00

BOHANNAN-HUSTON INC.
AUTHORIZED SIGNATURE
AUTHORIZED SIGNATURE

⑈133571⑈ ⑆107000327⑆ 0028653994⑈

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 3-15 4-15-05 To 3.30.05 4-30-05

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.

Stephanie Stratton 3-4-05
(Applicant or Agent) (Date)

I issued 3 signs for this application, 3-4-05 (Date), [signature] (Staff Member)

DRB PROJECT NUMBER: 1003790

Rev. 1/11/05

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☐ Major Subdivision action		☐ Annexation	
☒ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**	**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: MCT INDUSTRIES — PHONE: 345-8651
ADDRESS: 7451 PAN AMERICAN FREEWAY NE — FAX: 345-0902
CITY: ALBUQUERQUE STATE NM ZIP87109 — E-MAIL: ____
Proprietary interest in site: OWNER
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: AMENDMENT TO PRELIMINARY PLAT
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 A, B, & C — Block: ____ — Unit: ____
Subdiv. / Addn. NORTH GATEWAY
Current Zoning: IP — Proposed zoning: ____
Zone Atlas page(s): B-18 — No. of **existing** lots: 3 — No. of **proposed** lots: 1
Total area of site (acres): 37.8135 — 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. 101806517540920617 ;101806510438920401 — MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: N. I-25
Between: BALLOON FIESTA PARKWAY and SAN MATEO DR NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB# 1003790/04DRB-01790

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 12/1/04

SIGNATURE Stephanie Stratton — DATE 3/22/2005
(Print) BRUCE STIDWORTHY — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 10/03

☐ **INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB - ____ - 00490	APP	5(3)	$ 50.00
☑ All fees have been collected	____ - ____ - ____	CMF	____	$ 20.00
☑ 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				Total
☐ F.H.D.P. fee rebate	Hearing date 3-30-05			$ 70.00

3-22-05
Planner signature / date

Project # 1003790

North Gateway 70$

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
__ Copy of recorded SIA
__ 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.
✓__ 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.

Bruce Stidworthy
Applicant name (print)

for Stephanie Stratton 3-22-05
Applicant signature / date

Form revised 8/04 & 1/05

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

Application case numbers
05DRB - - 00490
- -
- -

3-22-05
Planner signature / date

Project # 1003790

Bohannan ^ Huston INC.

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 22, 2005

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

Re: Amended Preliminary Plat for North Gateway Tracts A, B, & C
DRB# 1003790

Dear Sheran:

Enclosed for Development Review Board (DRB) review and approval of an amended Preliminary Plat, are copies of the following information:

- Completed Development Review Applications
- Six (6) copies of the Amended Preliminary Plat
- Zone Atlas Map showing location of subject property
- Fee in the amount of $70.00
- Letter briefly describing and justifying the request

The preliminary plat has been amended to include the required language for a bulk land variance for Tracts B&C as described in our application and cover letter for the bulk land variance.

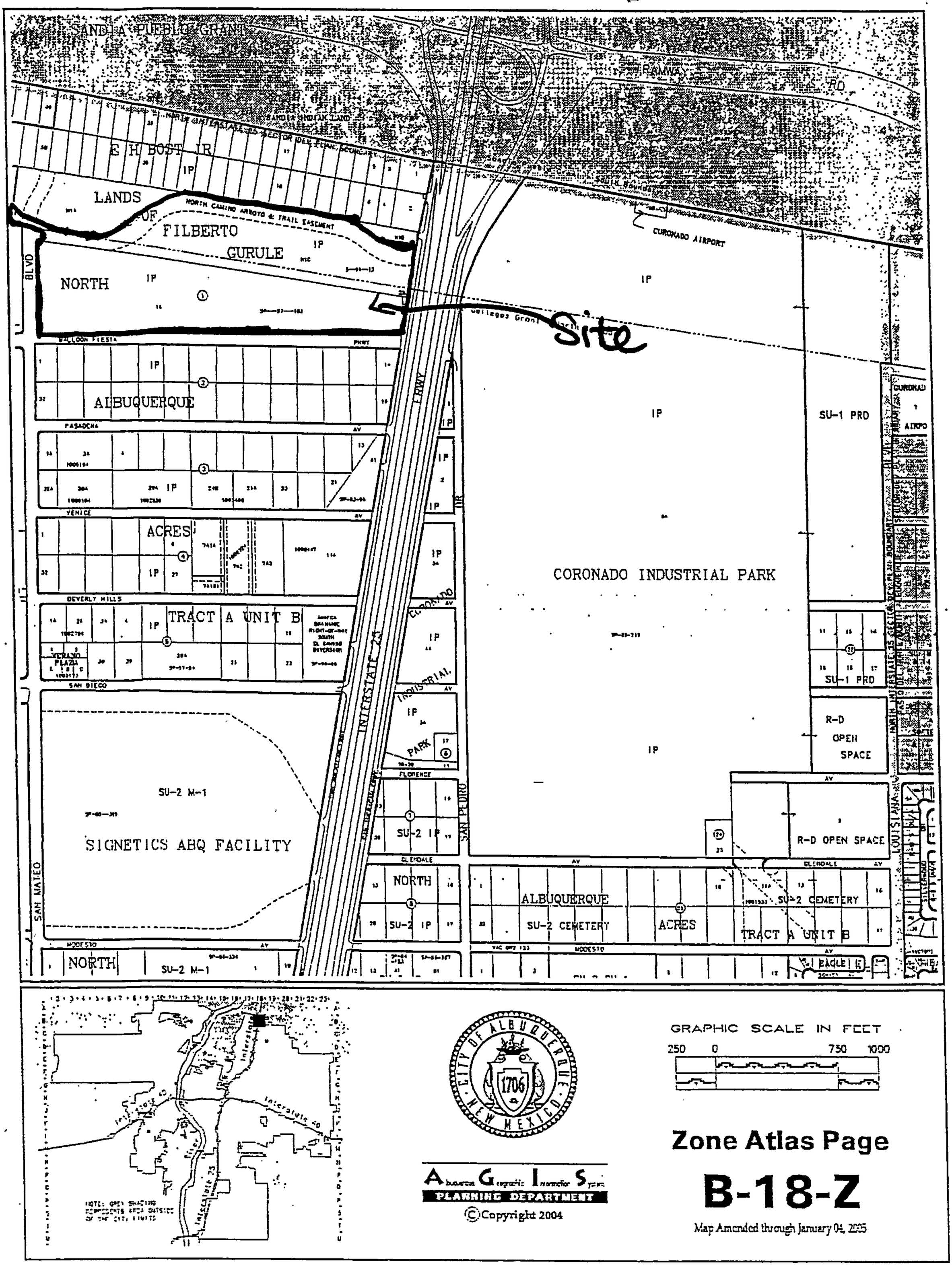
Please place this item on the DRB Agenda to be heard on March 30, 2005. If you have any questions or require further information, please contact me.

Sincerely,

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

ss
Enclosure

P:\050205\cdp\corres\AMENDED Preplat.doc



Albuquerque Geographic Information System
PLANNING DEPARTMENT

©Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-18-Z

Map Amended through January 04, 2005

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

PAID RECEIPT

APPLICANT NAME _____

AGENT Bohannan Huston Inc.

ADDRESS 7500 Jefferson NE.

PROJECT & APP # 1003790 / 05DRB 00499

PROJECT NAME MCT

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 50.00 **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

$ 70.00 **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

3/22/2005 10:15AM LOC: ANNX
RECEIPT# 00037486 WS# 006 TRANS# 0015
Account 441006 Fund 0110
Activity 4983000 TRSJA
Trans Amt $70.00
J24 Misc $0.00
CK $70.00
CHANGE $0.00

Thank You

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

3/22/2005 10:15AM LOC: ANNX
RECEIPT# 00037485 WS# 006 TRANS# 0015
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $70.00
J24 Misc $20.00

Thank You

"Bruce Stidworthy" <bstidworthy@bhinc.com>

03/25/2005 03:44 PM

To: "Roger Green, Utility Development -- CoA" <RGreen@Cabq.gov>
cc: <SMatson@Cabq.gov>
Subject: Bulk Land Variance for North Gateway

Roger: Sorry to be so slow to get back to you. You left me a voice mail which raised several questions about the bulk land variance which we have requested for Tracts B & C of North Gateway. You raised three issues in your voice mail (they are in bold), they are addressed below:

1. ***The variance is requested for parcels that are not greater than 40 acres in size.*** It is true that Tracts B&C are smaller than 40 acres, however there are other criteria which qualify a parcel for a bulk land variance - see below.

2. ***IP zoning does not require a Site Development Plan for Building Permit.*** This is also true, however, IP zoning does require a "Master Development Plan". For the parcel being developed by Blue Cross / Blue Shield, this was interpreted to be a Site Plan for Subdivision - that is why that project came through DRB with a Site Plan for Subdivision submittal. The DPM criteria does not require that a Site Plan for Building Permit be required in order to approve a Bulk Land Varience, only that a "Site Development Plan" be required. I would contend that a "Master Development Plan" as is required by the IP zoning qualifies as a "Site Development Plan".

3. ***Tract C already has a building on it.*** This is also correct. However, tract C is 16.6 acres, of which only about 6.7 acres is developed. The portion of Tract C adjacent to the infrastructure which is the subject of the varience request (San Mateo) is about 6 acres and would require a "Master Development Plan" persuant to the IP zoning and would also most likely be platted in order to create a sellable piece of land.

In addtion to meeting the "letter of the law" as explained above, I believe this request meets the intent of the law also in that Tracts B & C of this plat are not intended to facilitate development of those tracts. In fact, as it relates to San Mateo, those two tracts exist exactly in the same configuration today!

I have included the verbage from Chapter 2 of the DPM for your reference:

For a subdivision to qualify as meeting these provisions, the DRB has established the following criteria:

1. Except as noted below, parcels zoned for single family and/or townhouse use must be five acres or larger in size.

- *Except as noted below, parcels zoned for multi-family apartment or non-residential use must be 40 acres or larger in size.*

- *All parcels not conforming to the lot size criteria above must be zoned so as to require zoning Site Development Plan review prior to issuance of building permits.*

- *Meeting the requirement for zoning Site Development Plan review is not by itself sufficient to qualify an area for a waiver of improvements assurances. The subdivision must also be of a character which is typical of a bulk land transfer, i.e., the vast majority of the area*

being divided will facilitate sale to intermediate landholders, not final users.

I look forward to discussing this issue with you further. I'll call you on Monday. I hope you have (or had as the case may be) a great Easter weekend. Thanks, Bruce.

Bruce Stidworthy, P.E.
Vice President & Senior Project Manager
Bohannan Huston Inc.
Courtyard One, 7500 Jefferson NE
Albuquerque NM, 87109
Voice 505 823 1000, Fax 505 798 7988

Current DRC Project No. N.A.

#7 ORIGINAL

Date Submitted: February 23, 2005
Date Site Plan for Bldg Permit App: ____
Date Site Plan for Sub. Approved: 02/23/05
Date Preliminary Plat Approved: 02/23/05
Date Preliminary Plat Expires: 02/23/06

DRB Project No 1003790
App# 05-00165

Figure 12

INFRASTRUCTURE LIST

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

TRACTS A,B, & C; NORTH GATEWAY

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 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						
		12' WIDE x 75' LONG	LEFT TURN LANE	WEST DRIVEWAY BALLOON FIESTA PKWY	75' WEST OF DRIVEWAY	DRIVEWAY	/	/	/
		12' WIDE x 100' LONG	RIGHT TURN DECELERATION LANE	EAST DRIVEWAY BALLOON FIESTA PKWY	100' EAST OF DRIVEWAY	DRIVEWAY	/	/	/
		*12' WIDE	RIGHT TURN LANE EXTENSION	SB I-25 FRONTAGE ROAD	AT BALLOON FIESTA PKWY		/	/	/
		*12' WIDE	NORTHBOUND RIGHT TURN LANE	2nd STREET	APPROACHING ALAMEDA		/	/	/
		*12' WIDE	THIRD WESTBOUND THROUGH LANE	ALAMEDA	APPROACHING THE I-25 N-BOUND FRONTAGE ROAD		/	/	/
		24' WIDE	TWO NORTH BOUND LANES OF PVMT WITH CURB & GUTTER (DEFERRED)	SAN MATEO	BALLOON FIESTA PKWY	NORTH EDGE OF NORTH GATEWAY TRACT ~~H-1A~~ B.	/	/	/
			*NMDOT ACCEPTANCE OF IMPROVEMENTS REQUIRED.						
			PUBLIC WATER & SANITARY SEWER LINE IMPROVEMENTS						
		16" DIA	WATER LINE WITH NECESSARY FH's, VALVES, SERVICES, ETC	IH-25 FRONTAGE ROAD	VENICE AVE	BALLOON FIESTA PKWY	/	/	/
		12" DIA	WATER LINE WITH NECESSARY FH's, VALVES, SERVICES, ETC	IH-25 FRONTAGE ROAD	BALLOON FIESTA PKWY	NORTH EDGE OF NORTH GATEWAY TRACT A	/	/	/
		12" * DIA	WATER LINE WITH NECESSARY FH's, VALVES, SERVICES, ETC (DEFERRED)	SAN MATEO	BALLOON FIESTA PKWY	NORTH EDGE OF NORTH GATEWAY TRACT H-1A	/	/	/
		21" DIA	SANITARY SEWER LINE WITH MH's, SERVICES, ETC (DEFERRED)	SAN MATEO	BALLOON FIESTA PKWY	NORTH EDGE OF NORTH GATEWAY TRACT H-1A	/	/	/
							/	/	/
			DRAINAGE IMPROVEMENTS						
		800 LF	NORTH CAMINO ARROYO CHANNEL CONC LINING ~ 6' DEEP	100' WIDE ARROYO EASEMENT ON THE NORTH SIDE OF NORTH GATEWAY TRACT A	WEST SIDE OF IH-25 FRONTAGE ROAD	WEST EDGE OF NORTH GATEWAY TRACT A	/	/	/
		1,550 LF	NORTH CAMINO ARROYO CHANNEL CONC LINING ~ 6' DEEP (DEFERRED)	100' WIDE ARROYO EASEMENT WITHIN NORTH GATEWAY TRACT B	WEST EDGE OF NORTH GATEWAY TRACT A	EAST EDGE OF SAN MATEO	/	/	/
		N/A	FEMA APPROVAL OF LOMR (LOMR TO BE FINANCIALLY GAURANTEED - $25,000)				/	/	/
		N/A	TURNKEY AGREEMENT W/ AMAFCA FOR NORTH CAMINO ARROYO IMPROVEMENTS REQ'D FOR RELEASE OF SIA)				/	/	/

ORIGINAL

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
JEFFREY T. WOOTEN PREPARED BY. PRINT NAME	2/23/2005 DATE	DRB CHAIR	2/23/05 DATE	Christina Sandoval PARKS & GENERAL SERVICES	2/23/05 DATE
BOHANNAN HUSTON INC. FIRM		TRANSPORTATION DEVELOPMENT	2-23-05 DATE	AMAFCA	DATE
SIGNATURE		UTILITY DEVELOPMENT	2/23/05 DATE	Bradley L. Bingham CITY ENGINEER	2/23/05 DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Bohannan Huston INC.

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

SENT VIA FAX

#10

February 15, 2005

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

Re: Request for Deferral DRB# 1003790
Lands of Filberto Gurule-North Gateway Tracts A, B, & C

Dear Sheran:

We request a one week deferral of the following items associated with Project number DRB 1003790 (Item 10) on the February 16, 2005 agenda: Vacation of Public Easements, Site Dev. Plan Subdivision and Preliminary/Final plat approval. Based on this request, we anticipate a hearing date of February 23, 2005

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

for Stephanie Stratton

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

SS
Enclosure

P:\050205\cdp\corres\DRB.DEFERRAL.doc

Bohannan ▲ Huston

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

FACSIMILE TRANSMITTAL COVER SHEET

Date: 2/15/05

To: Claire Senova

Company: City of Albuquerque

Fax No.: 924-3864

From: Stephanie Stratton

Project No: DRB# 1003790

Project Name:

Number of Pages (including Cover): 2

Re: **Deferral**

Comments:

Original to Follow: ☐ **Yes** ☐ **No**

If you do not receive all pages, please contact Stephanie at 823-1000.

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	2974	
CONNECTION TEL		97614222
SUBADDRESS		
CONNECTION ID		
ST. TIME	02/14 15:14	
USAGE T	00'40	
PGS.	2	
RESULT	OK	

City of Albuquerque
Planning Department
505-924-3900 (main number)
505-924-3864 (fax number)
Development and Building Services (One Stop Shop)
Plaza Del Sol Building, 2nd Floor
600 2nd Street NW
Albuquerque, NM 87102

City of Albuquerque
Planning Dept.
Dev. & Bldg. Srvcs.

Fax

To: Dory **From:** Andrew Garcia.

Copies to:

Fax: 761-4222 **Pages Sent:** 2 (including this page)

Phone: **Date:** 2-14-05

Time: 3:15 pm

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

COMMENTS:

If you should have any questions, please call me at 924-3895.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 16, 2004
DRB Comments

ITEM # 10

PROJECT # 1003790 APPLICATION # 05-00158

RE: North I25 Office Building/SPS

There is no refuse collection area indicated on the site plan.
There is a plant symbol in the west and south side landscape areas not identified on the legend.
One seed junipers are prohibited.
Provide water usage along each plant symbol.
Provide plant sizes and number of plants on legend.
Provide maintenance agreement for the irrigation system.
The number of high water use plants should be limited.
Put existing easements on landscape plan.
Why is one seed juniper in the tree description?

Sheran Matson, AICP DRB Chair
924-3880 fax 924-3864 smatson@cabq.gov

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

PAID RECEIPT

APPLICANT NAME _____

AGENT Bohannan Huston Inc.

ADDRESS 7500 Jefferson St. N.E.

PROJECT & APP # 1003790

PROJECT NAME North Gateway

$ _____ 441032/3424000 Conflict Management Fee

$ 110.00 441006/4983000 DRB Actions (~~Temp~~ deferral fee

$ _____ 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
110.00 ( ) Traffic Impact Study

$ ~~[illegible]~~ TOTAL AMOUNT DUE

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

Bohannan ▲ Huston INC

COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.1000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-32 / 1070

133448

2/17/2005

NO. 133448

DUPLICATE

PAY **********110 DOLLARS & **********00 CENTS City Of Al**********110.00 Treasurys Division

TO THE ORDER OF
CITY OF ALBUQUERQUE
PO Box 1313
Albuquerque, NM 87103-1313 US

2/17/2005 BOHANNAN-HUSTON INC.
RECEIPT# 00036482 WS# 008 TRANS# 0011
Account 441006 Fund 0110
Activity 4983000
Trans Amt $110.00
J24 Misc 0.00
CK $110.00
$0.00

AUTHORIZED SIGNATURE
AUTHORIZED SIGNATURE

⑈133448⑈ ⑆107000327⑆ 00286539940 4⑈

Thank You

#7

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

PAID RECEIPT

APPLICANT NAME: MCT / Nd.

AGENT: Bohannan Huston

ADDRESS:

PROJECT & APP #: 1003790

PROJECT NAME: Lands of Filberto Grulla & N.A.A.

$ _____ 441032/3424000 Conflict Management Fee

$ 110.00 441006/4983000 DRB Actions Deferral fee

$ _____ 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

$ 110.00 TOTAL AMOUNT DUE

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

Bohannan ▲ Huston INC
COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.1000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-32 / 1070

133433

2/11/2005

NO. 133433
DUPLICATE
City Of Albuquerque
Treasury Division

PAY **********110 DOLLARS & **********00 CENTS $**********110.00

2/15/2005 9:38AM LOC: ANNX
RECEIPT# 00036265 BOHANNAN-HUSTON INC.
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt
J24 Misc $110.00
CK $110.00
CHANGE $0.00

TO THE ORDER OF
CITY OF ALBUQUERQUE
6900 Gonzales Rd. SW
Albuquerque, NM 87121 US

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑈133433⑈ ⑆107000327⑆ 0028653994⑈ Thank You

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☐ Major Subdivision action		☐ Annexation	
☐ Minor Subdivision action		☐ County Submittal	
☒ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**	**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: MCT INDUSTRIES — PHONE: 345-8651
ADDRESS: 7451 PAN AMERICAN FREEWAY NE — FAX: 345-0902
CITY: ALBUQUERQUE STATE NM ZIP87109 — E-MAIL: ____
Proprietary interest in site: OWNER
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. EAST PORTION OF TRACT H-1-C, PORTION OF TRACT A LOTS 1A & 25 Unit B — Block: 1
Subdiv. / Addn. LANDS OF FILBERTO GURULE & NORTH ALBUQUERQUE ACRES
Current Zoning: IP — Proposed zoning: ____
Zone Atlas page(s): B-18 — No. of **existing** lots: ____ — No. of **proposed** lots: ____
Total area of site (acres): 16.5771 — 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. 101806517540920617 ;101806510438920401 — MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: N. I-25
Between: BALLOON FIESTA PARKWAY and SAN MATEO DR NE

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB# 1003790/04DRB-01790

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 12/1/04

SIGNATURE Bruce Stidworthy DATE 1/14/2005
(Print) BRUCE STIDWORTHY ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 10/03

☐ **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 - ____ - 00085	VPE		$ 180.00
____ - ____ - ____		ADV	$ 75.00
____ - ____ - ____		CMF	$ 20.00
____ - ____ - ____			$
____ - ____ - ____			$
			Total $ 275.00

Hearing date 2.9.05

Planner signature / date 1/14/05

Project # 1003790

Lands of Filberto Burnie

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**

1 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.)
1 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
1 Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
1 Letter briefly describing, explaining, and justifying the request
1 Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
1 Sign Posting Agreement
1 Fee (see schedule)
1 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.

Bruce Stidworthy
Applicant name (print)

1/14/05
Applicant signature / date

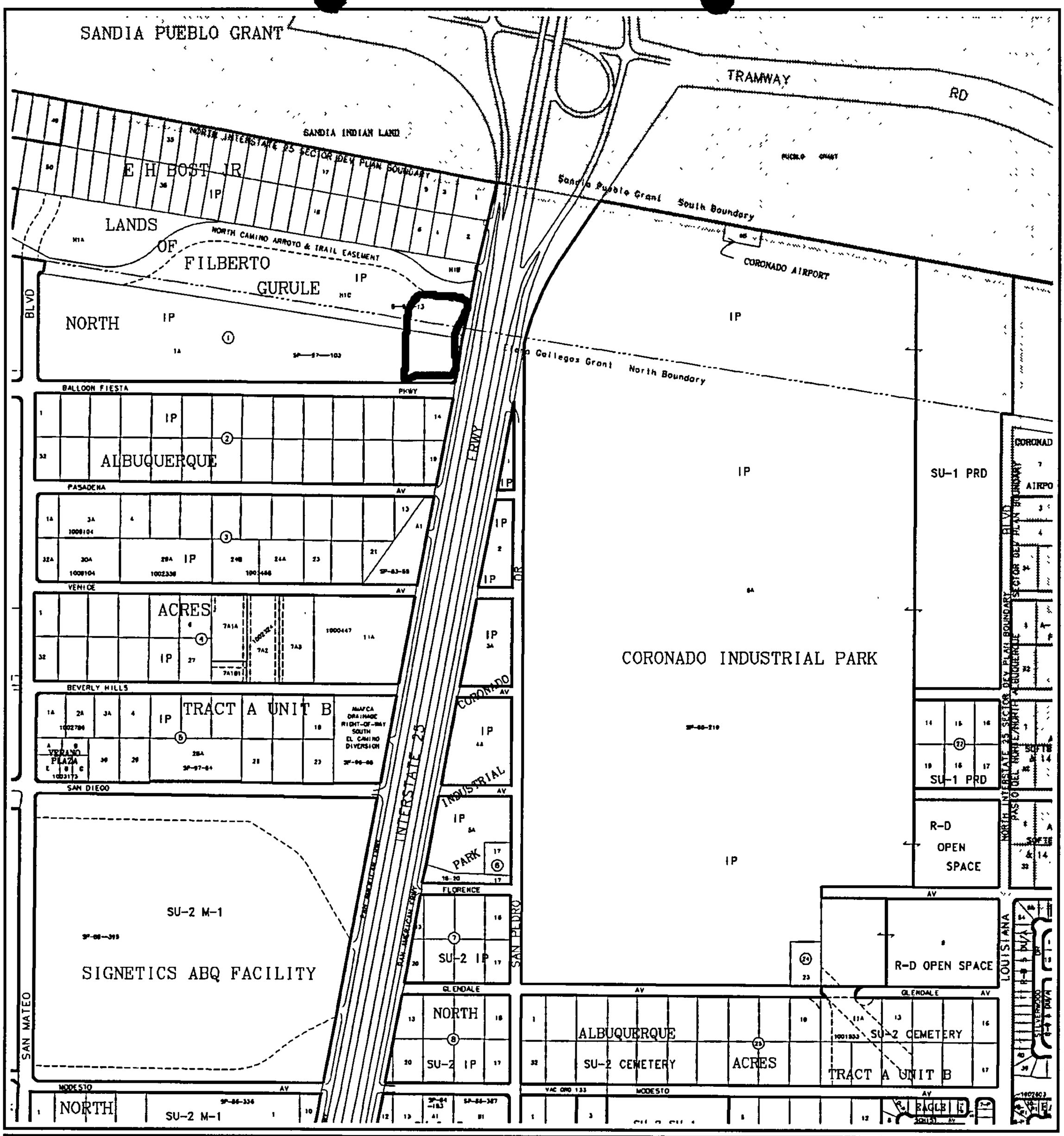
Form revised 4/03 and October 2003

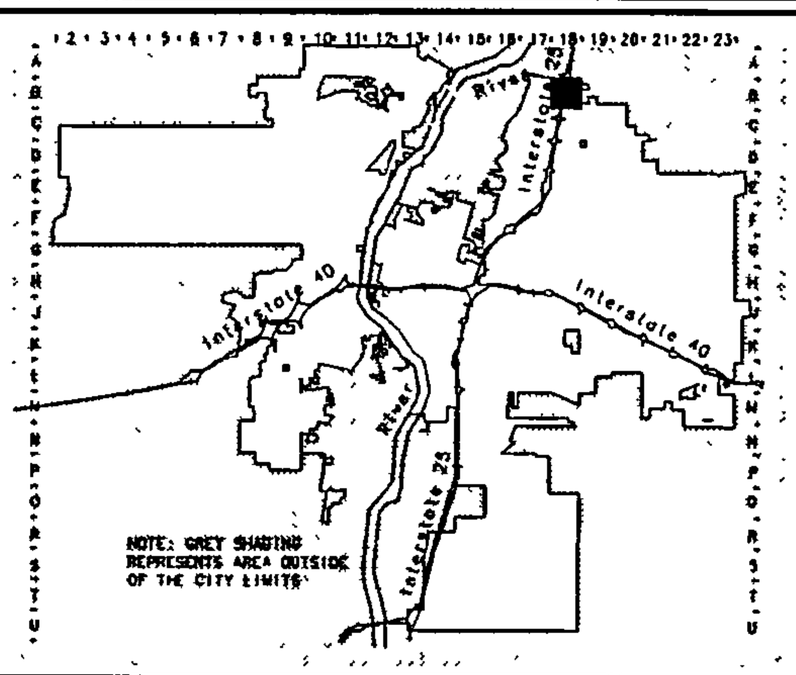
☐ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
05DRB-____-00085
____-____-____
____-____-____

1/14/05
Planner signature / date

Project # 1003790





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-18-Z

Map Amended through January 04, 2005

Bohannan ^ Huston INC.

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

January 14, 2005

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

Re: Vacation of public easements
Portion of Tract H-1-C of Lands of Filberto Gurule & Portion of Lot 1A & Lot 25 Unit B Block 1 North Albuquerque Acres
DRB# 1003790

Dear Sheran:

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")
- 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 $330.00.

Development of an office building is proposed for this property. The easements to be vacated are no longer needed or will be relocated with the associated re-plat of the property. Please place this item on the DRB Agenda to be heard on February 9, 2005. If you have any questions or require further information, please contact me.

Sincerely,

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

P:\050205\cdp\corres\VACATION REQUEST ltr doc

Bohannan Huston INC.

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87109-4335

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 13, 2005

Mr. Larry Caudill
4915 Watercress NE
Albuquerque, New Mexico 87113

RE: Vacation of public easements
Portion of Tract H-1-C of Lands of Filberto Gurule & Portion of Lot 1A & Lot 25 Unit B
Block 1 North Albuquerque Acres

Dear Mr. Caudill:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Wildflower Area Neighborhood Association. This letter is to advise you that Bohannan Huston, Inc., agent for MCT Industries, Inc., is seeking approval of vacation of public easements for Portion of Tract H-1-C of Lands of Filberto Gurule & Portion of Lot 1A & Lot 25 Unit B Block 1 North Albuquerque Acres from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page and vacation exhibit 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,

Stephanie Stratton

Bruce Stidworthy, P.E.
Project Manager
Community Development and Planning Group

SS
Enclosure

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

Bohannan Huston INC.

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Albuquerque, NM
87109-4335

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voice: 505.823.1000
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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 13, 2005

Mr. Joe Yardumian
7801 R.C. Gorman Ave. NE
Albuquerque, New Mexico 87122

RE: Vacation of public easements
Portion of Tract H-1-C of Lands of Filberto Gurule & Portion of Lot 1A & Lot 25 Unit B
Block 1 North Albuquerque Acres

Dear Mr. Yardumian:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Nor Este Neighborhood Association. This letter is to advise you that Bohannan Huston, Inc., agent for MCT Industries, Inc., is seeking approval of vacation of public easements for Portion of Tract H-1-C of Lands of Filberto Gurule & Portion of Lot 1A & Lot 25 Unit B Block 1 North Albuquerque Acres from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page and vacation exhibit 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,

Stephanie Shutten

for Bruce Stidworthy, P.E.
Project Manager
Community Development and Planning Group

SS
Enclosure

P:\050205\cdp\corres\Neighborhood approval letter.doc

Bohannan Huston INC.

Courtyard I
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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

January 13, 2005

Mr. Rick Treadwell
5004 Watercress NE
Albuquerque, New Mexico 87113

RE: Vacation of public easements
Portion of Tract H-1-C of Lands of Filberto Gurule & Portion of Lot 1A & Lot 25 Unit B
Block 1 North Albuquerque Acres

Dear Mr. Treadwell:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Wildflower Area Neighborhood Association. This letter is to advise you that Bohannan Huston, Inc., agent for MCT Industries, Inc., is seeking approval of vacation of public easements for Portion of Tract H-1-C of Lands of Filberto Gurule & Portion of Lot 1A & Lot 25 Unit B Block 1 North Albuquerque Acres from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page and vacation exhibit 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 Stratton

Bruce Stidworthy, P.E.
Project Manager
Community Development and Planning Group

SS
Enclosure

P:\050205\cdp\corres\Neighborhood approval letter4 doc

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 13, 2005

Ms. Leilani McGranahan
7600 Rio Guadalupe NE
Albuquerque, New Mexico 87122

RE: Vacation of public easements
Portion of Tract H-1-C of Lands of Filberto Gurule & Portion of Lot 1A & Lot 25 Unit B
Block 1 North Albuquerque Acres

Dear Ms. McGranahan:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Nor Este Neighborhood Association. This letter is to advise you that Bohannan Huston, Inc., agent for MCT Industries, Inc., is seeking approval of vacation of public easements for Portion of Tract H-1-C of Lands of Filberto Gurule & Portion of Lot 1A & Lot 25 Unit B Block 1 North Albuquerque Acres from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page and vacation exhibit 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 Stratton

Bruce Stidworthy, P.E.
Project Manager
Community Development and Planning Group

SS
Enclosure

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

"Attachment A"

STEPHANIE STRATTON, BOHANAN^HUSTON
ZONE MAP: B-18

Nor Este NA (R)
***Leilani McGranahan**
7600 Rio Guadalupe NE / 87122 293-5209 (h)
Joe Yardumian
7801 R.C. Gorman Ave. NE / 87122 797-1851 (h)

Wildflower Area NA (R)
***Larry Caudill**
4915 Watercress NE / 87113 857-0596 (h)
Rick Treadwell
5004 Watercress NE / 87113 821-6369 (h)

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

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations ***PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.*** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, 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 associations may contact someone with questions or comments.

****

(below this line for ONC use only)

Date of Inquiry: **1/12/05** Time Entered: **2:00PM** ONC Rep. Initials: **JK**

ALBUQUERQUE
Making History

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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.

January 12, 2005

Stephanie Stratton
Bohannan ^ Huston
7500 Jefferson St. NE, / 87109
Phone: 823-1000 Fax: 798-7988

Dear Stephanie:

Thank you for your inquiry of **January 12, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **PORTION OF TRACT H-1-C, TRACT A, LOT 1A, LOT 25, LANDS OF FILBERTO GURULE AND NORTH ALBUQUERQUE ACRES**
Zone Map **B-18**

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)

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

PAID RECEIPT

APPLICANT NAME MCT Industries

AGENT Barbara Houston

ADDRESS

PROJECT & APP # 1003790 / 05DRB-00085

PROJECT NAME Lands of Filberto Gurule

$ 20.00 441032/3424000 Conflict Management Fee

$ 180.00 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

$ 275.00 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
1/14/2005 10:06AM LOC: ANNX
RECEIPT# 00037159 WS# 007 TRANS# 0011
Account 441006 Fund 0000
Activity 4983000 TRSLJS
Trans Amt $275.00
J24 Misc $180.00
Thank You

City Of Albuquerque
Treasury Division
1/14/2005 10:07AM LOC: ANNX
RECEIPT# 00037160 WS# 007 TRANS# 0011
Account 441018 Fund 0000
Activity 4971000 TRSLJS
Trans Amt $275.00
J24 Misc $75.00
CK $275.00
CHANGE $0.00
Thank You

City Of Albuquerque
Treasury Division
1/14/2005 10:06AM LOC: ANNX
RECEIPT# 00037158 WS# 007 TRANS# 0011
Account 441032 Fund 0000
Activity 3424000 TRSLJS
Trans Amt $275.00
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 1-25-05 To 2-9-05

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.

Stephanie Stratton (Applicant or Agent) 1-14-05 (Date)

I issued 1 signs for this application, 1-14-05 (Date), Claire Sexton (Staff Member)

DRB PROJECT NUMBER: 1003790

Rev. 1/11/05

THIS INDENTURE, made this 28th day of July, 1960, by and between MILLER & SMITH CONTRACTORS, INC. first parties, 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, his wife, 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 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 trimming any trees which interfere with the operation of said line; said lands being situate in the County of Bernalillo State of New Mexico, and more particularly described as follows, to-wit: An easement within Lots 1 through 10 and Lots 21, 22, 23, 24 and that portion of Lot 25 lying West of State Road 422, all in Block 1 and Lots 1 and 2, Block 19, Tract A, Unit B, North Albuquerque Acres as filed for record in the office of the County Clerk, Bernalillo County, New Mexico on April 24, 1936 and more particularly described as follows:

(A) An easement five (5) feet in width, being the Southerly five feet of Lots 1 through 10 of said Block 1.

(B) An easement ten (10) feet in width, being five (5) feet on each side of the following described pole line survey: Beginning at Station 140+46.0, a point on the Westerly boundary of Lot 21, said beginning point being 235.0 feet North of the Southwest corner of Lot 21, running thence S.89°55'E., one foot to P.I. Station 140+47.0, thence N.79°20'E., a distance of 339.2 to P.I. Station 143+86.2, a point on the East boundary of Lot 22 and two (2) feet South of the Northeast corner of Lot 22, running thence as an easement seven (7) feet in width, being two (2) feet left or North and five (5) feet right or South, of the pole line survey (parallel with and two feet South of the Northerly boundary of Lots 23, 24 and that portion of Lot 25 lying West of State Road 422), S.81°30'E, a distance of 362.7 feet to Station 147+48.9, the West right-of-way line of State Road 422, running thence as a traverse line from Station 147+48.9, S.81°30'E., a distance of 327.4 feet across State Road 422 to P.I. Station 150+76.3 Back = 150+66.5 Ahead, running thence as an easement ten (10) feet in width being five (5) feet on each side of the pole line survey S.4°16'50"E., a distance of 394.5 feet to Station 154+25.47, a point on the South boundary line of Lot 2, Block 19 and the Southerly terminus point of this easement. Also the necessary five (5) foot wide down guy and anchor easements at (1.) Station 140+47, a distance of thirty feet South along the West boundary of Lot 21, Block 1. (2.) Equation Station 150+76.3 Back = 150+66.5 Ahead S.81°30'E., a distance of 30 feet along the centerline.

The side lines of said easements extending and shortening so as to terminate at the boundary lines and all as shown on Public Service Company of New Mexico Drawing No. A-1731-E revised August 5, 1960.

IN WITNESS WHEREOF, the said first parties have hereunto set their hands and seals the day and year first above written.

MILLER & SMITH CONTRACTORS, INC.

By [signature]

President

STATE OF NEW MEXICO

COUNTY OF _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person described in and who executed the foregoing instrument and acknowledged that _____ executed the same as _____ free act and deed.

WITNESS my hand and seal the day and year last above written.

My commission expires _____ Notary Public

ACKNOWLEDGEMENT

(CORPORATION)

STATE OF NEW MEXICO

COUNTY OF Bernalillo

On this 28th day of July, 1960, before me personally appeared Morris Smith, to me personally known, who being by me duly sworn, did say that he is President of Miller & Smith Contractors, Inc. a corporation, organized under the laws of the State of New Mexico 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 Morris Smith 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.

[signature]

Notary Public

My commission expires [illegible]

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 23, 2005

7. Project # 1003790
05DRB-00085 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s).[REF:04DRB01790] *[Deferred from 2/9/05 & 2/16/05]* (B-18)

At the February 23, 2005, 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.

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] *[Deferred from 2/9/05 & 2/16/05]* (B-18)

The site plan for subdivision was approved with final sign off delegated to Planning for revisions to the site plan.

05DRB-00165 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] *[Deferred from 2/9/05 & 2/16/05]* (B-18)

With the signing of the infrastructure list dated 2/23/05 the preliminary plat was approved with the following condition of final plat:

The AMAFCA Board shall also vacate this easement and the developer shall enter into a turn-key agreement with AMAFCA for the maintenance of the channel.

The final plat was indefinitely deferred for the SIA.

If you wish to appeal this decision, you must do so by March 10, 2005, 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 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).

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:MCT Industries, 7451 Pan American Freeway NE, 87109
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Dekker Perich Sabatini, 6801 Jefferson Blvd NE, Suite #100, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1003790 **Item No. 38** **Zone Atlas B-18**

DATE ON AGENDA 12-1-04

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	TIS is needed for the site.
2)	Is Balloon Fiesta Parkway built to a permanent section? (Minor Arterial - bikelanes)
3)	Entrances to site need to line up with property lines to south to provide future cross-access.
4)	Are any median modifications required? (Does the east entrance provide enough distance from the frontage road for a full access point?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003790 **AGENDA ITEM NO: 38**

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 Dev. Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Cost Allocation Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.
An approved infrastructure list is required for Site Plan approval.
An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; 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: December 1, 2004

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

97056268

PUBLIC SERVICE COMPANY OF NEW MEXICO
FOR IT'S ELECTRIC SERVICES DIVISION
WAIVER AND RELEASE OF EASEMENT
PARTIAL RELEASE

PNM Project #A10809

1618

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), a New Mexico corporation, for it's Electric Services Division, does hereby release, waive, quitclaim and discharge its right title and interest to the present owner or owners, as their interests may appear in the property described below. The interest of PNM in such property was created by that certain Easement or Grant of Right of Way recorded in Bernalillo County, in Volume [illegible], page(s) Folio 419, (Document No. _____). As to all property covered by such Easement or Grant of Right of Way which is not specifically described herein, the right, title and interest of Public Service Company of New Mexico shall not be affected by this release.

The easement (or portion thereof) being released is described as lying and being in Bernalillo County, New Mexico, and described more fully as:

An easement within Lots 1 through 10 and Lots 21, 22, 23, 24 and that portion of Lot 25 lying West of State Road 422, all in Block 1, North Albuquerque Acres as filed for record in the office of the County Clerk, Bernalillo County, New Mexico on April 24, 1936 and more particularly described as follows:

(A) An easement five (5) feet in width, being the Southerly five (5) feet of Lots 1 through 10 of said Block 1.

(B) An easement ten (10) feet in width, being five (5) feet on each side of the following described pole line survey: Beginning at Station 140+46.0, a point on the Westerly boundary of Lot 21, said beginning point being 235.00 feet North of the Southwest corner of Lot 21, running thence S. 89 55' E., one foot to P.I. Station 140+47.0, thence N. 79 20' E., a distance of 339.20 to P.I. Station 143+86.2, a point on the East boundary of Lot 22 and two (2) feet South of the Northeast corner of Lot 22, running thence as an easement seven (7) feet in width, being two (2) feet left or North and five (5) feet right or South, of the pole line survey (parallel with and two feet South of the Northerly boundary of Lots 23, 24 and that portion of Lot 25 lying West of State Road 422), S. 81 30' E., a distance of 300.00 feet. Also the necessary five (5) foot wide down guy and anchor easement at Station 140+47, a distance of thirty feet South along the west boundary of Lot 21, Block 1.

The side lines of said easements extending and shortening so as to terminate at the boundary lines and all as shown on Public Service Company of New Mexico Drawing No. A-1731-E revised August 5, 1960.

STATE OF NEW MEXICO COUNTY OF BERNALILLO 1997 JUN -3 PM 3:15 97-15 1618

Dmoe (4) Release

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 30 day of May, 19 97

PUBLIC SERVICE COMPANY OF NEW MEXICO

FOR RECORDER'S USE ONLY

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo

This instrument was acknowledged before me on

May 30th, 19 97

By

ROB ROBERTS, MANAGER, RIGHT OF WAY DEPT.,

of Public Service Company of New Mexico, a corporation, on behalf of said corporation.

My commission expires (Seal) 10-3-97

OFFICIAL SEAL
ALLEN G. AGUILO
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires: 10-3-97

PNM REFERENCE NUMBER

PNM 23 2/94

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 1, 2004
DRB Comments

ITEM # 38

PROJECT # 1003790 APPLICATION # 04-01790

RE: H1C, Gurule-Filberto/sketch

This property lies within the North I25 Sector Plan boundaries. Thus, a site plan for subdivision and landscape plan application to DRB is required prior to or at the same time as any replatting application per the Subdivision Ordinance requirements.

The property does not lie within the 1000 foot landfill zone.

Be sure to follow the requirements of the North I25 Plan design standards in developing the site plan.

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

Current DRC
Project No. N A.

ORIGINAL

Date Submitted: February 1, 2005
Date Site Plan for Bldg Permit App
Date Site Plan for Sub. Approved:

Date Preliminary Plat Approved:

Date Preliminary Plat Expires: N.A.

DRB Project No. 1003790

Figure 12

INFRASTRUCTURE LIST

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

TRACTS A,B, & C; NORTH GATEWAY

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 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
			PUBLIC ROADWAY IMPROVEMENTS						
		12' WIDE x 75' LONG	LEFT TURN LANE	WEST DRIVEWAY BALLOON FIESTA PKWY	75' WEST OF DRIVEWAY	DRIVEWAY	/	/	/
		12' WIDE x 100' LONG	RIGHT TURN DECELERATION LANE	EAST DRIVEWAY BALLOON FIESTA PKWY	100' EAST OF DRIVEWAY	DRIVEWAY	/	/	/
							/	/	/
							/	/	/
			PUBLIC WATER LINE IMPROVEMENTS						
		16" DIA	WATER LINE WITH NECESSARY FH's, VALVES, SERVICES, ETC.	IH-25 FRONTAGE ROAD	VENICE AVE	BALLOON FIESTA PKWY	/	/	/
		12" DIA	WATER LINE WITH NECESSARY FH's, VALVES, SERVICES, ETC.	IH-25 FRONTAGE ROAD	BALLOON FIESTA PKWY	NORTH EDGE OF NORTH GATEWAY TRACT A	/	/	/
							/	/	/
			DRAINAGE IMPROVEMENTS						
		~800 LF	NORTH CAMINO ARROYO CHANNEL IMPROVEMENTS*	NORTH SIDE OF NORTH GATEWAY TRACT A	WEST SIDE OF IH-25 ACCESS ROAD	WEST EDGE OF NORTH GATEWAY TRACT A	/	/	/
			*CHANNEL IMPROVEMENTS SHALL BE TO THE SATISFACTION OF AMAFCA						
							/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
JEFFREY T. WOOTEN 2/1/2005				
PREPARED BY: PRINT NAME DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON INC.				
FIRM:	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE	UTILITY DEVELOPMENT	DATE	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

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☐ Major Subdivision action		☐ Annexation	
☒ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**	**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: MCT INDUSTRIES PHONE: 345-8651
ADDRESS: 7451 PAN AMERICAN FREEWAY NE FAX: 345-0902
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____
Proprietary interest in site: OWNER
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: 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 A, B, & C Block: ____ Unit: ____

Subdiv. / Addn. NORTH GATEWAY

Current Zoning: IP Proposed zoning: ____

Zone Atlas page(s): B-18 No. of **existing** lots: 3 No. of **proposed** lots: 1

Total area of site (acres): 37.8135 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. 101806517540920617 ;101806510438920401 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: N. I-25
Between: BALLOON FIESTA PARKWAY and SAN MATEO DR NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB# 1003790/04DRB-01790

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 12/1/04

SIGNATURE [signature] DATE 2/1/2005

(Print) BRUCE STIDWORTHY ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

☐ **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 - ____ - 00165	RIF		$ 355.00
____ - ____ - ____		CMF	$ 20.00
____ - ____ - ____			$
____ - ____ - ____			$
____ - ____ - ____			$
____ - ____ - ____			$
			Total $ 375.00

Hearing date 2-9-05

[signature]
Planner signature / date

Project # 1003790 ✓

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
__ Copy of recorded SIA
__ 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. VACANT
✓ 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
✓ 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.
__ 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.

Bruce Stidworthy
Applicant name (print)

2/1/05
Applicant signature / date

Form revised 8/04 & 1/05

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

Application case numbers
05DRB - - 00165
- -
- -

2/1/05
Planner signature / date

Project # 1003790

Bohannan ▲ Huston INC.

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

January 31, 2005

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

Re: Preliminary/Final Plat Approval
Tracts A, B, & C North Gateway
DRB#1003790

Dear Sheran:

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

- Development Review Applications
- Fee on the amount of $ 375.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property

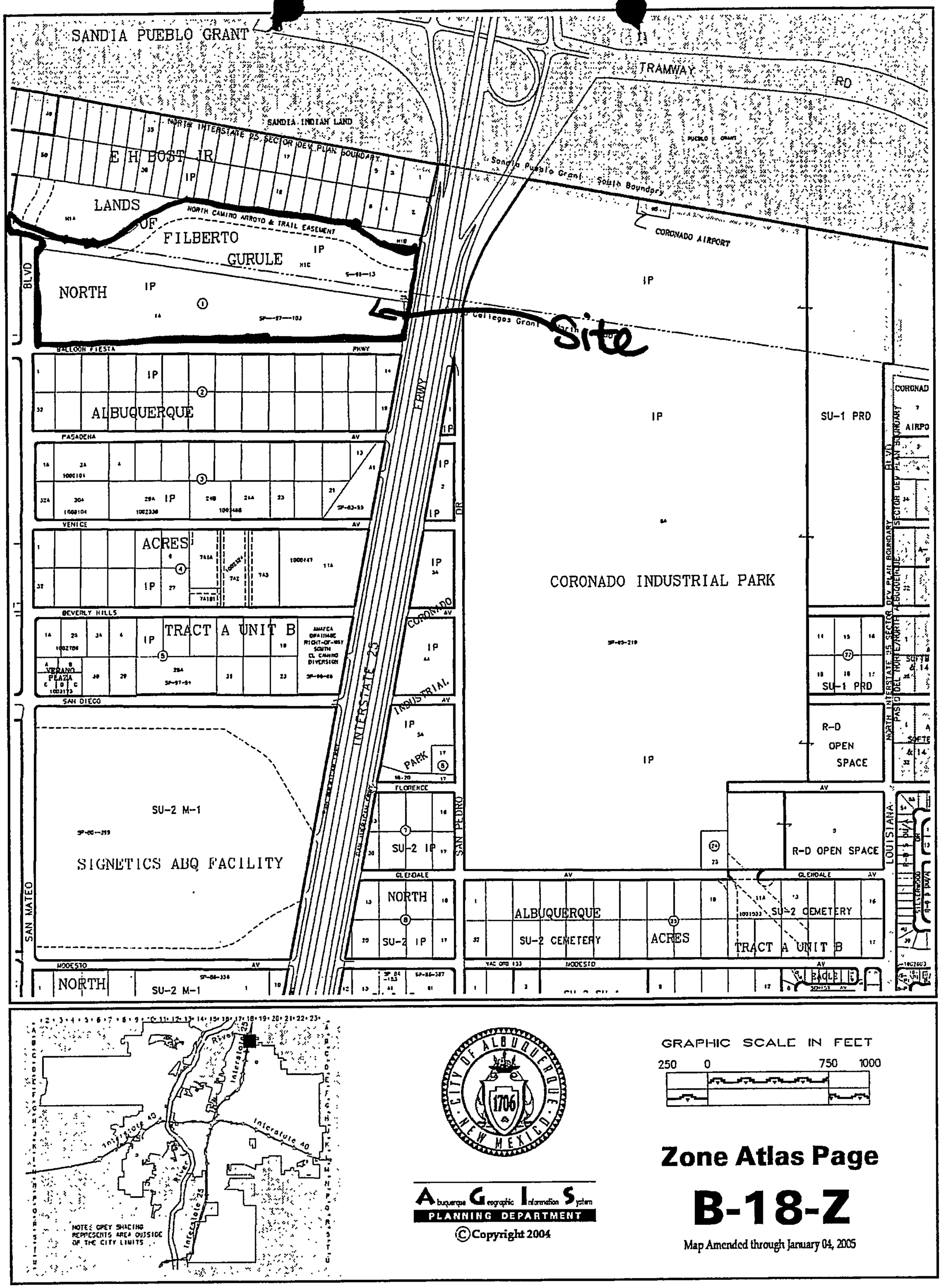
The purpose of this plat is to combine tracts of land and re-subdivide, to grant easements, and to vacate easements. Development of an office building is proposed for this property. The easements to be vacated are no longer needed or will be relocated with the associated re-plat of the property

Please place this item on the DRB Agenda to be heard on February 9, 2005. If you have any questions or require additional information, please contact me.

Sincerely,

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

ss
Enclosure



Albuquerque Geographic Information System
PLANNING DEPARTMENT

©Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-18-Z

Map Amended through January 04, 2005

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

PAID RECEIPT

APPLICANT NAME MCT Industries

AGENT Bohannan Huston

ADDRESS

PROJECT & APP # 1003790 / 05DRB 00165

PROJECT NAME North Gateway

$ 20.00 441032/3424000 Conflict Management Fee

$ 355.00 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

$ 375.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

2/1/2005 11:11AM LOC: ANNX
RECEIPT# 00035465 WS# 008 TRANS# 0017
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt $375.00
J24 Misc $20.00
Thank You

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

2/1/2005 11:11AM LOC: ANNX
RECEIPT# 00035466 WS# 008 TRANS# 0017
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $375.00
J24 Misc $355.00
CK $375.00
CHANGE $0.00
Thank You

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
☐ Major Subdivision action	
☒ Minor Subdivision action	
☐ Vacation	**V**
☐ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
☐ ...for Subdivision Purposes	
☐ ...for Building Permit	
☐ IP Master Development Plan	
☐ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING & PLANNING	**Z**
☐ 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	
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.

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Proprietary interest in site: OWNER
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ADDRESS: 7500 JEFFERSON NE — FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 — E-MAIL: ____

DESCRIPTION OF REQUEST: PRELIMINARY/FINAL PLAT APPROVAL
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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Subdiv. / Addn. NORTH GATEWAY
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UPC No. 101806517540920617 ;101806510438920401 — MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: N. I-25
Between: BALLOON FIESTA PARKWAY and SAN MATEO DR NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB# 1003790/04DRB-01790

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 12/1/04

SIGNATURE [signature] DATE 2/1/2005
(Print) BRUCE STIDWORTHY ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 10/03

☐ **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
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☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
05DRB - ____ - 00165	RIF		$ 355.00
____ - ____ - ____	____	CMF	$ 20.00
____ - ____ - ____	____		$ ____
____ - ____ - ____	____		$ ____
____ - ____ - ____	____		$ ____
			Total $ 375.00

Hearing date 2-9-05

[signature]
Planner signature / date

Project # 1003790 ✓

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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__ 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.**

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__ 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.
__ 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.

Bruce Stidworthy
Applicant name (print)

Bruce Stidworthy 11/22/04
Applicant signature / date

Form revised 3/03, 8/03, 11/03 & 8/04

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

Application case numbers
04DRB-_____-01790
_____-_____-_____
_____-_____-_____

11-23-04
Planner signature / date

Project # 1003790

Bohannan ▲ Huston INC.

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

November 23, 2004

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

Re: Sketch Plat Review and Comment for proposed office building at the corner of Balloon Fiesta Parkway and the I-25 Frontage Road.

Dear Sheran:

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

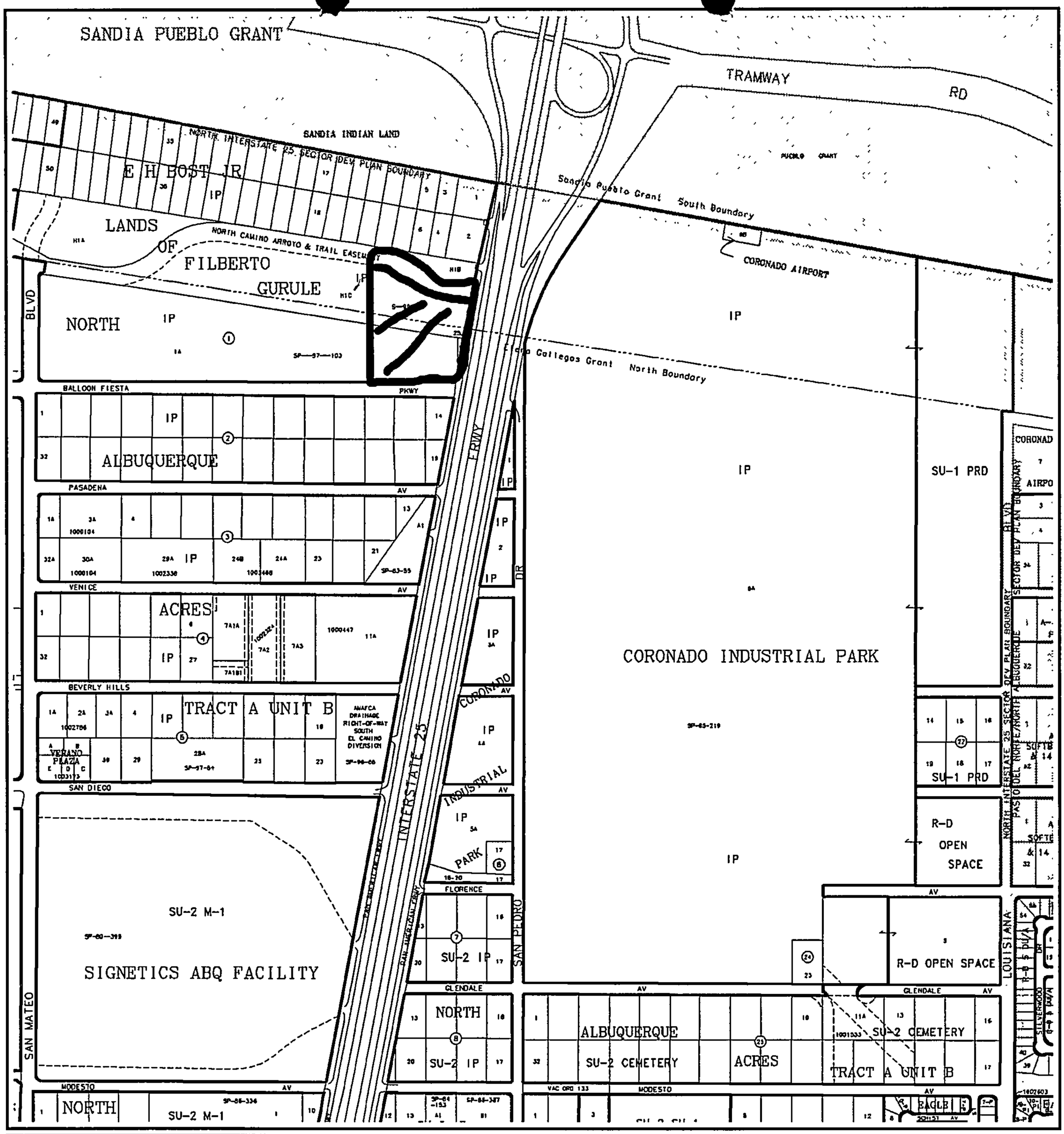
- Development Review Applications
- Exhibit
- Six (6) copies each of the Sketch Plat, and
- Zone Atlas Map

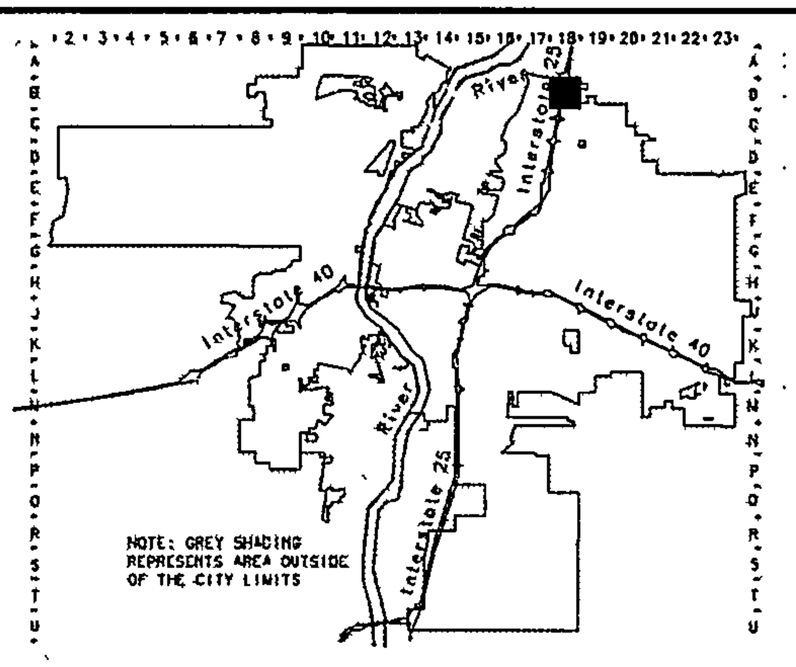
This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment. We are interested in discussing infrastructure requirements, access options and procedural requirements.

Please place this item on the DRB Agenda to be heard on December 1, 2004. Please call me if you have any questions at 823-1000.

Sincerely,

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





Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-18-Z

Map Amended through November 03, 2004

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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 18 day of May, 2005, 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 Health Care Service Corporation - an Illinois Mutual Legal Reserve Company ("Subdivider"), ~~a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:]~~ _____, whose address is 300 E. Randolph St., 27th Flr, Chicago, IL 60601 and whose telephone number is 312-653-5944, 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:] a replat of Tract H-1C, Land of Filberto Gurule& Lot 1A,* recorded on 2-2-1999* in the records of the Bernalillo County Clerk at Book 99C*, pages 22* 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:] ~~Health Care Service Corp~~. ("Owner").
Mat-Nair Investments LLC & MCT Industries, Inc. ASB

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Tracts A, B, & C North Gateway 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 24 day of February, 2007 ("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. 7592.81.

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

*Tract A, Unit B, Block 1, Lot 25, Block 1, Tract A, Unit B North Albuquerque Acres
Recorded: May 19, 1997 97C 161

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:

Type of Fee	Amount
Engineering Fee	~~3.25% of Actual Construction Cost~~
Excavation And Sidewalk Ordinance, Street Restoration Fees	As required per City-approved estimate. (Figure 7)

(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

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Mary Herrera Bern. Co. AGRE R 21.00 Bk-A97 Pg-3857

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 Vineyard & Associates, 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: Letter of Credit MB60511247
Amount: $ 1,019,391.39 Name of Financial Institution or Surety
Date City first able to call Guaranty: Feb 24, 2007
[Construction Completion Deadline]: Feb 24, 2007 20____
If Guaranty other than a Bond, last day City able to call Guaranty is:
April 24, 2007, 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.

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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.

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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.

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Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:

By [Signature]: _____
Name: ANDREW J. PINI
Title: VP CORP. REAL ESTATE
Dated: 4-15-05

"Approved for legal terms only"

By: C.B. Charlton
HCSC Legal

Date: APRIL 13, 2005

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: 5/18-05

5/2/05 Kyle Strzlos

SUBDIVIDER'S NOTARY

STATE OF Illinois)
) ss.
COUNTY OF Cook)

This instrument was acknowledged before me on 15 day of april, 20 05 by [name of person:] andrew J. Pini, [title or capacity, for instance, "President" or "Owner":] Vice President Corp. real estate of [Subdivider:] Health Care Service Corp.

OFFICIAL SEAL
BARBARA S OTSUJI
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES MAY 2 2005

Barbara S. Otsuji
Notary Public

My Commission Expires:
May 2, 2005

CITY'S NOTARY

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

This instrument was acknowledged before me on 18th day of, May, 20 05 by RICHARD DOURTE, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Claire Senova
Notary Public

My Commission Expires:
7.30.2008

OFFICIAL SEAL
CLAIRE SENOVA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 7.30.2008

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

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Mary Herrera Bern. Co. AGRE R 21.00

4/14/05

POWER OF ATTORNEY

NOTE: Must be signed and notarized by the owner if the subdivider is not the owner of the Subdivision.

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

[State name of present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Mart-Nair Investments LL & MCT Industries, Inc. ("Owner"), of [address:] 7451 Pan American Freeway [City:] Albuquerque, [state:] New Mexico [zip code:] 87109, hereby makes, constitutes and appoints [name of subdivider:] Health Care Service Corporation ("Subdivider") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Subdivider full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") subdivision requirements regarding the real estate owned by me and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Subdivider lawfully does or causes to be done by virtue of the power herein conferred upon the Subdivider.

This power of attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Planner in order to provide notice to City of the termination of this power of attorney; or (2) upon release of the Agreement by the City.

NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not the Subdivider. If Owner is a corporation, the Power of Attorney must be signed by the president or by someone specifically empowered by the Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

OWNER: Mart Nair Investments LLC.
By [signature:]
Name: Ted Martinez
Title: ManagingMember
Dated: 5-11-2005
AND: MCT Industries, Inc.
By:
Name: Ted Martinez
Title: President
Dated: 5-11-2005

The foregoing Power of Attorney was acknowledged before me this 11 day of May, 2005 by [name of person:] Ted Martinez, [title or capacity, for instance "President":] President of [Owner:] MCT Industries Inc. * on behalf of the Owner.

My Commission Expires: 6-24-2007

Stephanie L. Stratton
Notary Public

Figure 12 - Page 7

* And Managing Member of Mart-Nair Investments LLC

07/02

OFFICIAL SEAL
STEPHANIE L. STRATTON
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 6-24-2007

Mary Herrera Bern. Co. AGRE R 21.00
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BANK OF THE WEST®

MB60511247

BA... OF THE WEST
TRADE CENTER OP'S - LOS ANGELES
1977 SATURN STREET, SC-MPK-02-G
MONTEREY PARK, CA 91755
TEL: 323-727-6340
FAX: 323-727-6405
SWIFT: BWSTUS66LAX

DATE: **APRIL 25, 2005**

IRREVOCABLE STANDBY LETTER OF CREDIT

TO:
CITY OF ALBUQUERQUE
PLAZA DEL SOL BUILDING
600 SECOND STREET NW, 4TH FLOOR
ALBUQUERQUE, NM 87102
ATTN: MARILYN MALDONADO, PROJECT ADMINISTRATOR

IN ALL CORRESPONDENCE PLEASE QUOTE OUR REFERENCE NUMBER.

WE HEREBY ESTABLISH OUR IRREVOCABLE STANDBY LETTER OF CREDIT NO. MB60511247

IN FAVOR OF BENEFICIARY:
CITY OF ALBUQUERQUE
1 CIVIC PLAZA, 11TH FLOOR
ALBUQUERQUE, NM 87103
ATTN: CHIEF ADMINISTRATIVE OFFICER

FOR ACCOUNT OF (APPLICANT):
HEALTH CARE SERVICE CORPORATION
300 EAST RANDOLPH
CHICAGO, IL 60601

AMOUNT: USD1,019,391.39 (ONE MILLION NINETEEN THOUSAND THREE HUNDRED NINETY ONE AND 39/100 US DOLLARS)
EXPIRY DATE / PLACE: APRIL 24, 2007 AT 3:00 P.M. IN MONTEREY PARK AT OUR ABOVE ADDRESS

AT THE REQUEST AND FOR THE ACCOUNT OF HEALTH CARE SERVICE CORPORATION, WE HEREBY ESTABLISH OUR IRREVOCABLE STANDBY LETTER OF CREDIT NO. MB60511247 IN YOUR FAVOR FOR AN AMOUNT NOT EXCEED USD1,019,391.39 (ONE MILLION NINETEEN THOUSAND THREE HUNDRED NINETY ONE AND 39/100 US DOLLARS) AVAILABLE BY PAYMENT WITH OURSELVES AND EXPIRING AT THE COUNTERS OF BANK OF THE WEST, TRADE CENTER OPERATIONS, 1977 SATURN STREET, MONTEREY PARK, CALIFORNIA 91755 AT 3:00 P. M. ON APRIL 24, 2007.

FUNDS UNDER THIS CREDIT ARE AVAILABLE TO YOU BY YOUR SIGHT DRAFT(S) DRAWN ON US, BEARING THE CLAUSE: "DRAWN UNDER BANK OF THE WEST LETTER OF CREDIT NO.MB60511247" ACCOMPANIED BY:

A) THE ORIGINAL OF THIS LETTER OF CREDIT INSTRUMENT ALONG WITH ORIGINALS OF ALL AMENDMENTS, AND

B) YOUR STATEMENT DATED AND SIGNED, READING AS FOLLOWS:

"RE: INSTALLATION OF THE IMPROVEMENTS AT TRACTS A, B, AND C NORTH GATEWAY, PROJECT No. 7592.81
WE, THE CITY OF ALBUQUERQUE, CERTIFY THAT THIS DRAWING UNDER BANK OF THE WEST LETTER OF CREDIT NO. MB60511247 IS MADE BECAUSE:
1) HEALTH CARE SERVICE CORPORATION HAS FAILED TO COMPLY WITH THE TERMS OF THE AGREEMENT;

AUTHORIZED SIGNATURE
TRADE CENTER OPERATIONS
TEAM NO **02**

Zenaida V. Zorrilla
AUTHORIZED SIGNATURE
TRADE CENTER OPERATIONS
TEAM NO **02**

075-40022 (08/02)

BANK OF THE WEST
TRADE CENTER OP'S - LOS ANGELES
1977 SATURN STREET, SC-MPK-02-G
MONTEREY PARK, CA 91755
TEL:323-727-6340
FAX:323-727-6405
SWIFT: BWSTUS66LAX

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 PERCENT OF THE CITY'S ESTIMATED COST OF COMPLETING THE IMPROVEMENTS SPECIFIED IN THE AGREEMENTS."

PARTIAL DRAWINGS ARE PERMITTED.

WE HEREBY ENGAGE WITH YOU THAT DRAFTS DRAWN AND NEGOTIATED IN CONFORMITY WITH THE TERMS OF THIS CREDIT WILL BE DULY HONORED ON PRESENTATION TO BANK OF THE WEST, TRADE CENTER OPERATIONS, SC-MPK-02-G, 1977 SATURN STREET, MONTEREY PARK, CA 91755 ATTN: TEAM 2 - STANDBYS OR SUCH OTHER ADDRESS AS WE MAY ADVISE YOU IN WRITING.

THIS STANDBY LETTER OF CREDIT IS SUBJECT TO THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS" INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 500(1993 REVISION).

AUTHORIZED SIGNATURE
TRADE CENTER OPERATIONS
TEAM NO 02

Zenaida V. Zorrilla
AUTHORIZED SIGNATURE
TRADE CENTER OPERATIONS
TEAM NO 02

BCBS

FINANCIAL GUARANTY AMOUNT

04/01/2005

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

Project Description:

Project ID #: 759281, North Gateway,Pav/Util. Improvements, Phase/Unit

Requested By: **Jeffrey Wooten, PE w/ Bohannan Huston**

Approved estimate amount:		$639,500.00
Contingency Amount:	10.00%	$63,950.00
Subtotal:		$703,450.00
NMGRT	6.75%	$47,482.88
Subtotal:		$750,932.88
Engineering Fee	6.60%	$49,561.57
Testing Fee	2.00%	$15,018.66
Subotal:		$815,513.11
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$1,019,391.39**

APPROVAL: DATE: 04-01-2005

Notes: 10% contingency, plans not approved.

MYERS, OLIVER & PRICE, P.C.
1401 Central Avenue, N.W.
Albuquerque, New Mexico 87104
(505) 247-9080
e-mail: cprice@moplaw.com

TELECOPY COVER SHEET

DATE SENT: May 20, 2005

TO: Bruce Stidworthy

TELECOPY NO: 798-7988

FROM: Charles P. Price III

TELECOPY NO: **(505) 247-9109** CLIENT/MATTER NO. 7759.01

ENCLOSURE: Recorded AMAFCA Agreement
Health Care Service Corp. -- I-25 Property

TOTAL NUMBER OF PAGES SENT INCLUDING COVER SHEET: 28

COMMENTS:

NOTICE OF CONFIDENTIALITY

This facsimile transmission and any documents or other instruments accompanying it may contain confidential information belonging to Myers, Oliver & Price, or any of its clients, all of which are protected by the attorney-client privilege. The information is intended only for the use of the individual or entity named above. If you have inadvertently received this transmission in error, or otherwise, and are not the intended recipient, please take notice that any disclosure, copying, distributing, communicating or other action on your part in reliance upon, or otherwise involving any party of this transmission, is strictly prohibited. If you have received this transmission in error, please immediately notify Myers, Oliver & Price by telephone to arrange for the return of all documents and other instruments accompanying this transmission.

Agreement to Provide Design, Construction and Maintenance for Channel Improvements on the North Camino Arroyo from San Mateo Blvd. to I-25

THIS AGREEMENT is made and entered into this 13th day of May, 2005, by and among the Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico ("AMAFCA"), the City of Albuquerque, a New Mexico municipal corporation, ("CITY"), MCT Industries, Inc., a New Mexico Corporation ("MCT"), and Mart-Nair Investments, LLC, a New Mexico Limited Liability Corporation ("MART"), (MCT and MART hereinafter collectively referred to as the "OWNER"), and Health Care Service Corporation, a Mutual Legal Reserve Company which is organized as an insurer under the Insurance Code of Illinois and which operates in New Mexico through its division known as Blue Cross and Blue Shield of New Mexico ("BCBSNM"), all collectively referred to as the "PARTIES".

1. **WHEREAS,** MCT is the fee simple owner of Tract A, Unit B, Block 1, Lot 1A, North Albuquerque Acres, filed as Document Number 97050389, May 19, 1997 in Volume 97C, Folio 161 ("Tract A"), and MART is the fee simple owner of Tract H-1C of the Lands of Filberto Gurule, filed as Document 1999013904, February 2, 1999 in Volume 99C, Page 22 ("Tract H-1C"), both as filed in the Office of the Bernalillo County Clerk, as shown on Exhibit "A"; and

2. **WHEREAS,** the Plat of Tract A states that "This plat action allows the development of a building and parking lot only, as referenced by case number DRB 97-6 and approved grading and drainage plan, engineer stamp dated 2/27/97. No further development or subdividing will be allowed within this tract until future North Camino Arroyo improvements are addressed"; and

3. **WHEREAS,** the Plat of Tract H-1C states that "No development within Tracts H-1A, H-1B and H-1C or further subdivision of Tracts H-1A, H-1B and H-1C will be allowed, without approval by AMAFCA, which approval will not be unreasonably withheld, until future North Camino Arroyo Improvements are addressed. The owner of Tract H-1C shall be fully responsible for all financial contributions and additional right of way

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needed for the channel improvements as determined by negotiations with AMAFCA"; and

4. **WHEREAS**, the OWNER was allowed to realign the North Camino Arroyo to make temporary improvements within the arroyo (the "INTERIM CHANNEL") in order to accommodate the development referenced in the Plat of Tract A, which INTERIM CHANNEL is maintained by the OWNER under the terms and conditions of the Private Facility Drainage Covenant between MART and AMAFCA, dated September 24, 1997; and

5. **WHEREAS**, the OWNER now proposes to subdivide both Tract A and Tract H-1C for the purposes of office development, for which the preliminary "Plat of Tracts A, B, & C North Gateway" (attached as Exhibit "B") was approved by the CITY Development Review Board on February 23, 2005, with conditions requiring that the AMAFCA Board approve vacation of certain temporary drainage easements held by AMAFCA and that the OWNER shall enter into an agreement with AMAFCA for the permanent channel improvements; and

6. **WHEREAS**, the proposed subdivision is partially encumbered by a Federal Emergency Management Agency ("FEMA") 100-year floodplain and a Prudent Line Setback, both of which are included within the easements granted to AMAFCA on Tract A and Tract H-1C, as shown on Exhibit A; and

7. **WHEREAS**, the North Camino Arroyo Design and Alignment Study ("Study"), prepared for AMAFCA by Easterling Consultants, November 2004, identified an improved channel section for the North Camino Arroyo from San Mateo Blvd. to Interstate Route 25 ("the CHANNEL"); and

8. **WHEREAS**, AMAFCA, the CITY, OWNER, and BCBSNM desire to establish an Agreement for improvements to the North Camino Arroyo as prescribed by the current Plats of record for Tract A and Tract H-1C; and

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9. **WHEREAS,** AMAFCA, the OWNER and BCBSNM are willing to share in the costs of the design, construction, construction engineering services and FEMA flood map revisions on a percentage basis, as described herein and summarized at Exhibit C; and

10. **WHEREAS,** AMAFCA is agreeable to assumption of maintenance of the completed improvements after acceptance of same by AMAFCA; and

11. **WHEREAS,** the CITY has enacted a Drainage Facilities Impact Fees Ordinance (0-04-72) under which the OWNER may receive credits for construction of the CHANNEL, if eligible for impact fee credits, against impact fees otherwise due; and

12. **WHEREAS,** the OWNER has acknowledged that the North Camino Arroyo is not currently on the Impact Fee Component Capital Improvement Program ("CCIP"), and therefore construction of the North Camino Arroyo does not entitle OWNER to impact fee credits unless this reach of the arroyo is listed on the CCIP in the future.

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the PARTIES agree as follows:

SECTION 1. The purpose of the Agreement is to:

1.1. Provide for the design of the CHANNEL and submittal of a FEMA Conditional Letter of Map Revision ("CLOMR") and Letter of Map Revision ("LOMR") and payment of FEMA review fees, to be funded equally by OWNER and BCBSNM, with terms of the funding split between OWNER and BCBSNM spelled out by separate agreement between OWNER and BCBSNM.

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1.2 Provide for cash contributions by OWNER and BCBSNM to AMAFCA to pay for OWNER's and BCBSNM's share of construction of and construction engineering services for the CHANNEL.

1.3. Provide for AMAFCA to act as contracting agency for the CHANNEL and related construction engineering services.

1.4 Provide for AMAFCA to accept the CHANNEL and related storm water quality structures, if applicable, for maintenance.

1.5 Outline the CITY process by which the OWNER and BCBSNM may receive credits for the value of the construction of the CHANNEL, if eligible for impact fee credits, and, if eligible, the value of the dedication of the land for the CHANNEL by the OWNER.

SECTION 2. The OWNER, at its sole expense and liability, agrees to:

2.1 Provide to AMAFCA the following:

a. The design of the CHANNEL adjacent to Tracts B and C, North Gateway, consisting of approximately 1,400 feet of tinted concrete-lined (or similar) channel from approximately 1,600 feet east of San Mateo to the San Mateo Blvd. right of way, and an approximately 200 foot long transition section to the existing floodplain of the North Camino Arroyo at San Mateo Blvd, to include the flood control facilities designed for fully developed conditions, (with stub outs for future storm drain connections, access control fencing and gates, and normal revegetative seeding) and ready to bid, construction plans, contract documents and specifications, approved by AMAFCA and the CITY Development Review Committee.

b. All necessary submittals and Agency approvals for the this portion of the CHANNEL, including but not limited to CITY Development Review Board and Design Review Committee, New Mexico Department of Transportation Temporary Construction Permit and Permanent Driveway Permit, U.S. Army Corps of Engineers

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Section 404 permit and New Mexico State Historic Preservation Officer Cultural and Archaeological Clearances.

c. The plans and specifications for the CHANNEL shall break the project into two bid lots with separate bid proposals and separate quantity take-offs for the portion adjacent to Tract A, North Gateway (the "Tract A Bid Lot") and for the remaining portion of the CHANNEL downstream to San Mateo Blvd. (the "Tract B & C Bid Lot").

d. The plans and specifications for the CHANNEL will provide that the concrete placement will start on Tract A Bid Lot portion of the CHANNEL and complete that section prior to any major concrete placements in the Tract B & C Bid Lot portions of the CHANNEL.

2.2 Submit to (and pay all required review fees) the FEMA a CLOMR showing the revised floodplain to be contained within the CHANNEL and transition section.

2.4 Provide final plans and specifications for construction of the CHANNEL to the CITY and AMAFCA for review and, if appropriate, approval prior to construction.

2.5 Dedicate to AMAFCA, via the final Plat for Tracts A, B & C North Gateway, the 100' North Camino Arroyo and Trail Easement in fee simple with warranty covenants, free and clear of liens, claims and encumbrances, and subject to title exceptions acceptable to AMAFCA.

2.6. Upon final approval of the CHANNEL design, provide stamped, certified plans and specifications to AMAFCA in hard copy (mylar for the plans) and digital format, for AMAFCA's use in procuring construction of the CHANNEL.

2.7 Pay to AMAFCA the amount of $636,151.00 seven (7) days prior to award of a construction contract, which amount shall be the OWNER's portion of the CHANNEL. This amount is an estimated amount based on 75% of the total cost of the Tract B&C Bid Lot, (including design, construction engineering, construction, FEMA CLOMR/LOMR

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analysis, submittal and review fees) less a credit in the amount of $47,397.00 representing OWNER'S design costs and less a credit in the amount of $13,785.00 representing OWNER'S costs for the FEMA CLOMR/LOMR analysis, submittal and review fees. The amount described above for the OWNER share of construction is adjustable at the discretion of AMAFCA based on the final approved engineer's estimate for the CHANNEL. Any adjustment shall be done prior to advertisement for construction bids and in accordance with Exhibit C.

2.8 Allow AMAFCA and its contractor to use all of Tract B, North Gateway as a temporary construction yard for the project, and allow AMAFCA and its contractors to cross Tract C of North Gateway at three locations for access to the construction site as shown on the attached Exhibit D. Use of this construction yard area shall be for the duration of the construction of the CHANNEL, which may include construction trailers, field offices, storage of equipment, excess earth, and materials needed for construction of the CHANNEL. The construction yard area and access routes will be cleaned of all items brought in by AMAFCA or AMAFCA's contractors and all disturbed areas will be seeded with native grass seed and mulched with straw in accordance with current AMAFCA specifications and the COA Topsoil Disturbance Permit at the end of the uses by AMAFCA and/or AMAFCA's contractor of the area for construction trailers, field offices, storage of equipment, excess earth, and materials needed for construction of the CHANNEL. AMAFCA and its contractors shall have no other duty to reclaim or restore the land provided by OWNER for the construction yard.

2.9 Provide to AMAFCA all material, earth, basalt rip rap and gravel filter material within the limits of the existing North Camino Arroyo easement to be used in the construction of the CHANNEL or, in the case of any surplus rip rap material, to be salvaged by AMAFCA.

2.10 Pay to AMAFCA, within 30 days of receipt of invoice from AMAFCA, OWNER's share of any overruns in the Tract B & C Bid Lot, based on OWNER providing 75% of the Tract B & C Bid Lot costs, as described in Section 2.8 above, with the provision that

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AMAFCA's actual construction engineering costs will be allocated between the Tract A Bid Lot and the Tract B & C Bid Lot by the relative costs of those bid lots. Final actual costs of the projects will be split among the parties in accordance with Exhibit C.

2.11 Upon completion of construction and receipt of project certifications, geotechnical testing results and record drawings from AMAFCA, submit to FEMA a LOMR to revise the 100-year floodplain to show that it is contained within the constructed CHANNEL.

2.12 OWNER acknowledges and agrees that the CHANNEL and the dedication of land for the CHANNEL shall not be eligible for impact fee credit until and unless the CHANNEL is listed on the CITY's CCIP.

2.13 OWNER agrees to install storm water quality debris removal structures on any and all current and future connections to the CHANNEL. Design of structure(s) shall be coordinated with AMAFCA, and may be located within the CHANNEL right of way. If the debris removal structure is a manhole type facility within the CHANNEL right of way, AMAFCA will maintain such structure.

2.14. Provide financial guarantee to the CITY, in a form and amount suitable to the CITY, for the estimated cost of the westernmost 200' of the CHANNEL, which will be constructed by this Agreement as a rip rap transition structure to the existing floodplain, and will be constructed in the future as a concrete lined channel and transition structure leading to the proposed San Mateo Blvd. crossing over the North Camino Arroyo.

SECTION 3. BCBSNM agrees to:

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3.1 Provide to AMAFCA the following:

a. The design of the CHANNEL adjacent to Tract A, North Gateway, consisting of approximately 800 feet of tinted concrete-lined (or similar) channel from approximately 1,600 feet east of San Mateo to I-25, to include the flood control facilities designed for

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fully developed conditions, (with stub outs for future storm drain connections, access control fencing and gates, and normal revegetative seeding) and ready to bid, construction plans, contract documents and specifications, approved by AMAFCA and the CITY Design Review Committee.

b. All necessary submittals and Agency approvals for the this portion of the CHANNEL, including but not limited to CITY Development Review Board and Design Review Committee, New Mexico Department of Transportation Temporary Construction Permit and Permanent Driveway Permit, U.S. Army Corps of Engineers Section 404 permit and New Mexico State Historic Preservation Officer Cultural and Archaeological Clearances.

c. The plans and specifications for the CHANNEL shall break the project into two bid lots with separate bid proposals and separate quantity take-offs for the portion adjacent to Tract A, North Gateway (the "Tract A Bid Lot") and for the remaining portion of the CHANNEL downstream to San Mateo Blvd. (the "Tract B & C Bid Lot").

d. The plans and specifications for the CHANNEL will provide that the concrete placement will start on Tract A Bid Lot portion of the CHANNEL and complete that section prior to any major concrete placements in the Tract B & C Bid Lot portions of the CHANNEL.

3.2 Pay to AMAFCA the amount of $432,000.00 seven (7) days prior to award of a construction contract, which amount shall be the BCBSNM's portion of the CHANNEL. This amount is an estimated amount based on 100% of the total cost of the Tract A Bid Lot (including design, construction engineering, construction, FEMA CLOMR/LOMR analysis, submittal and review fees) less a credit in the amount of $47,397.00 representing BCBSNM's design costs and less a credit in the amount of $13,785.00 representing BCBSNM's costs for the FEMA CLOMR/LOMR analysis, submittal and review fees. The amount described above for the BCBSNM share of construction is adjustable at the discretion of AMAFCA based on the final approved engineer's estimate for the CHANNEL. Any adjustment shall be done prior to advertisement for construction bids and in accordance with Exhibit C.

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3.3 Allow AMAFCA and its contractors to cross North Gateway, Tract A at one location for access to the construction site as shown on the attached Exhibit D. This access route will be restored according to Section 2.8, unless BCBSNM has other landscaping or hardscaping plans for this area.

3.4 After completion of the CHANNEL, pay to AMAFCA, within 30 days of receipt of invoice from AMAFCA, BCBSNM's share of any overruns in the Tract A Bid Lot, based on BCBSNM providing 100% of the Tract A Bid Lot Costs as described in Section 3.2, with the provision that AMAFCA's actual construction engineering costs will be allocated between the Tract A Bid Lot and the Tract B & C Bid Lot by the relative costs of those bid lots. Final actual costs of the projects will be split among the parties in accordance with Exhibit C.

3.5 BCBSNM agrees to install storm water quality debris removal facilities on any and all current and/or future connections to the CHANNEL. Design of structure(s) shall be coordinated with AMAFCA, and may be located within the CHANNEL right of way. If the debris removal structure is a manhole type facility within the CHANNEL right of way, AMAFCA will maintain such structure.

SECTION 4. AMAFCA agrees to:

4.1 Review and, if appropriate, approve plans and specifications for CHANNEL, as prepared by the OWNER's engineer.

4.2 Within the September 2005 to February 2006 timeframe, and upon receipt of certified and stamped ready-to-bid construction plans, advertise, accept bids and award the construction contract for the CHANNEL, with the actual costs of the CHANNEL (design, construction engineering and construction and FEMA CLOMR/LOMR analysis, submittal and review fees) to be split by AMAFCA, the OWNER and BCBSNM as

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summarized in Exhibit C. Advertisement and bidding shall be according to the normal AMAFCA procedures for public bidding of public infrastructure projects.

4.3 Invoice OWNER and BCBSNM for their respective initial contributions for construction engineering services and construction of the CHANNEL, a described in Sections 2.7 and 3.2.

4.4 Provide periodic inspection of the CHANNEL including administration, testing, and inspection or other supervision of construction and certification thereof, by a registered engineer and testing firm hired by AMAFCA to assure construction is in conformance with the plans and specifications.

4.5 Accept CHANNEL and related storm water quality structures, if applicable, for continuous maintenance upon satisfactory completion of construction and confirm acceptance of same in writing by AMAFCA's Executive Engineer.

4.6 Require its contractor to provide liability insurance during the period of construction naming CITY, OWNER and BCBSNM as an additional insured's. The amount of the liability insurance shall be at least $1,000,000.00.

4.7 Upon approval of the final pay estimate for the PROJECT, AMAFCA will invoice OWNER and BCBSNM for any overruns in the construction and construction engineering costs of the CHANNEL, or will reimburse OWNER and BCBSNM for any under runs in the construction and construction engineering costs of the CHANNEL, with the provision that the design amount of $94,794.00 and the FEMA CLOMR/LOMR analysis, submittal and review fees amount of $27,569.00 are fixed. Final actual costs of the projects will be split among the parties in accordance with Exhibit C.

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4.8 Accept dedication of all required rights-of-way for the CHANNEL in fee simple with warranty covenants, free and clear of liens, claims and encumbrances, and subject to title exceptions acceptable to AMAFCA.

4.9 If appropriate and needed, issue an Encroachment Permit Agreement(s) to the OWNER and / or BCBSNM, their successors or assigns, for commercial building construction within the existing AMAFCA temporary drainage easements on Tract A and Tract H-1C.

4.10 Release and terminate the Private Facility Drainage Covenant between MART and AMAFCA dated September 24, 1997 upon completion of CHANNEL and acceptance of same by AMAFCA.

4.11 Quitclaim / Release the Temporary Drainage Easements granted on the Plat of Land of Filberto Gurule, Tract H, filed as Document 97101092, September 2, 1997 in Volume 97C, Folio 296 and on the Plat of Tract H-1C of the Lands of Filberto Gurule, filed as Document 1999013904, February 2, 1999 in Volume 99C, Page 22, upon receipt of a LOMR from FEMA.

4.12 Via separate agreement(s) and subject to AMAFCA Board approval, allow OWNER and BCBSNM to install landscaping, hardscaping, pedestrian trails and other similar improvements within the CHANNEL right of way.

SECTION 5. CITY agrees to:

5.1. Review and, if appropriate, approve plans and specifications for CHANNEL, as prepared by the OWNER's engineer.

5.2. Not require a bridge structure within the San Mateo Blvd right-of-way with the construction of the CHANNEL with regard to the development covered by this Agreement within Tract A, North Gateway.

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5.3. Grant impact fee credits to the OWNER and to BCBSNM for the value of the construction of the CHANNEL, only if the CHANNEL, or portions thereof, and the value of the dedication of the land for the CHANNEL by the OWNER are eligible for impact fee credits, against drainage facilities impact fees pursuant to the CITY's Drainage Facilities Impact Fees Ordinance. If the CHANNEL or portions thereof become eligible for impact fee credits, the impact fee credits shall be granted pursuant to the following terms and conditions:

1. Credits shall only be granted to the OWNER and BCBSNM for the value of the construction of the CHANNEL and the value of the dedication of the land for the CHANNEL by the OWNER;

2. The value of the dedication of the land for the CHANNEL shall be based on the fair market value of the property prior to any increase in value resulting from subdivision or development approval and shall be demonstrated by an appraisal prepared by an appraiser acceptable to the CITY;

3. The value of the construction of the CHANNEL shall at the option of the OWNER and BCBSNM be based on:

A. The fair market value of the completed CHANNEL at the time of acceptance by AMAFCA and the CITY demonstrated by an appraisal prepared by an appraiser acceptable to the CITY, less AMAFCA's share of the cost CHANNEL; or

B. The actual design and construction cost of the completed CHANNEL, including testing, surveying, construction management and inspection demonstrated by documentation acceptable to the CITY, less AMAFCA's share of the cost of the CHANNEL; and

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C. The PARTIES agree that the estimated value of the credits will be $2,000,000 based on the actual design and construction cost of the CHANNEL, less AMAFCA's share of the cost of the CHANNEL, and the fair market value of the dedication of the land for the CHANNEL by the OWNER.

4. Credits shall first be applied against drainage impact fees imposed on the Tracts of North Gateway as shown on Exhibit B.

5. If the value of the credits exceeds the amount of drainage impact fees otherwise due, the excess credits shall become the property of the OWNER and BCBSNM subject to the following conditions for disposition:

A. Excess credits shall only be applied to offset impact fees for the same category of improvement and for projects within the same service area for which the credits were granted;

B. Excess credits shall not be used to offset impact fees for other categories of improvements other than drainage improvements;

C. Excess credits shall be freely assignable by the OWNER subject to prior written notice to the CITY;

D. The OWNER and BCBSNM may request cash reimbursement for excess credits from the CITY; however, the CITY shall not be obligated to reimburse the OWNER or BCBSNM for any such excess credits;

E. Excess credits shall not accrue interest and shall not be considered public money or constitute a liability of the CITY for any purpose whatsoever, except to offset impact fees as set forth in this Agreement, and

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F. Excess credits shall expire if not used or redeemed within seven (7) years after issuance.

6. The credits shall be granted and become effective on the date of acceptance of the CHANNEL by AMAFCA and the CITY, in accordance with the Drainage Impact Fee Ordinance.

7. In the event the City does not assess impact fees against the subdivisions shown on Exhibit B, the OWNER shall not be eligible to receive impact fee credits pursuant to this Agreement.

5.4 That the CHANNEL will be considered as complete for purposes of issuing Hydrology approval for the Certificate of Occupancy for commercial construction planned for Tract A, North Gateway, provided that AMAFCA has awarded the construction contract for the construction of the CHANNEL.

SECTION 5. All PARTIES agree:

5.1 That they are splitting the project costs as provided herein to include design, construction engineering, construction, FEMA CLOMR/LOMR and FEMA review fees, in accordance with Exhibit C. For purposes of allocating the costs, the design fee of $94,794.00 and FEMA CLOMR/LOMR analysis, submittal and review fees of $27,569.00 are considered fixed.

5.2 OWNER and BCBSNM will coordinate the work of their respective engineer(s) to provide a single set of contract documents to AMAFCA for the CHANNEL, in

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accordance with Sections 2.1 and 3.1. Permitting applications will also be combined for the CHANNEL, as will the FEMA CLOMR and LOMR submittals.

5.3 This Agreement does not relieve the OWNER or BCBSNM of the requirement to construct (or financially guarantee construction of) such facilities that AMAFCA and the CITY may deem necessary.

5.4 Any interest accrued on monies collected by AMAFCA for the CHANNEL shall accrue to AMAFCA.

5.5 All PARTIES will strive for prompt action and timely response.

5.6 If any situation arises which adversely affects any PARTY's participation in this Agreement, said PARTY will immediately notify the other PARTIES in writing.

5.7 Any circumstance, including the above, which materially affects this Agreement will be promptly and equitably resolved by all PARTIES, and, if necessary, an amendment to this Agreement shall be executed.

5.8 Unresolvable differences shall be referred to binding arbitration under the provisions of the New Mexico Uniform Arbitration Act.

5.9. All storm drainage facilities will be designed and constructed to CITY and AMAFCA standards and, as constructed, shall meet all applicable codes.

5.10. This Agreement shall not be assignable by any PARTIES to this Agreement without the written consent of the other PARTIES of the Agreement.

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5.11. This Agreement may be modified only by mutual written agreement of the PARTIES hereto.

5.12. Each individual signing for each of the PARTIES hereunder warrants and represents that he/she is and authorized agent or officer of such PARTY, on whose behalf he/she is executing this Agreement and is authorized to execute the same.

5.13 The PARTIES understand and agree that the obligation of each PARTY under this Agreement shall be performed in compliance with the applicable laws, statutes and ordinances. Nothing herein is intended to constitute any agreement for the PARTIES to perform any activity in violation of the Constitution or Laws of the State of New Mexico.

5.14. All notices with respect to this Agreement shall be in writing and shall be delivered personally, sent via confirmed fax, or sent postage prepaid by United States Mail, certified mail, return receipt requested, to the addresses set forth below or such other addresses as hereafter specified in writing by one PARTY to the other:

Albuquerque Metropolitan Arroyo
Flood Control Authority
2600 Prospect Ave NE
Albuquerque, NM 87107
Fax: (505) 884-0214

MCT Industries, Inc.
7451 Pan American Freeway, N.E.
Albuquerque, NM 87109
Fax (505) 345-0902
Attn: Frank A. Duran

City of Albuquerque
City Engineer
600 2nd Street NW, Suite 201
Albuquerque, NM 87102
Fax: (505) 924-3864

Mart – Nair Investment, LLC
7451 Pan American Freeway, N.E.
Albuquerque, NM 871
Fax (505) 345-0902
Attn: Frank A. Duran

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Health Care Service Corporation
P. O. Box 27630
Albuquerque, New Mexico 87125-7630
Attn: C. Brian Charlton
Facsimile: (505) 816-5586

With copy to:
Myers, Oliver & Price, P.C.
1401 Central Avenue NW
Albuquerque, New Mexico 87104
Attn: Charles P. Price III
Facsimile: (505) 247-9109

5.15 If any clause or provision in this Agreement is illegal, invalid, or unenforceable, under present or future laws effective during the term of this Agreement, then and in that event, it is the intention of the PARTIES hereto that the remainder of this Agreement shall not be affected thereby.

5.16 It is specifically agreed among the PARTIES executing this Agreement that this Agreement does not and is not intended to create in the public, or any member thereof, any rights whatsoever, such as, but not limited to, the rights of a third party beneficiary, or to authorize anyone not a party to this Agreement to maintain a suit(s) for wrongful death(s), bodily and/or personal injury(ies) to person(s), damage(s), and/or any other claim(s) whatsoever pursuant to the provisions of this Agreement.

5.17. As between the CITY and AMAFCA, each party acknowledges that it will be responsible for claims or damages arising from personal injury or damage to persons or tangible property to the extent they result from negligence of its employees. The liability of the

Agreement to Provide Design, Construction and Maintenance for Channel Improvements on the North Camino Arroyo from San Mateo Blvd. to I-25

CITY and AMAFCA shall in all cases be subject to the limitations and immunities of the New Mexico Tort Claims Act, Section 44-4-1, et. seq., NMSA 1978, as amended.

5.18. In the event of a dispute between the OWNER and/or BCBSNM and AMAFCA, or the OWNER and/or BCBSNM and the CITY, regarding this Agreement, the prevailing PARTY shall be entitled to reimbursement of its costs and reasonable attorney's fees. In the event of a dispute between the CITY and AMAFCA, each PARTY shall be responsible for its own costs and attorney's fees.

5.19 Funds for this project are contingent upon AMAFCA's successful sale of General Obligation Bonds.

5.20 The Agreement and the rights, interests, and obligation hereunder shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed as of the day and year set forth above.

2005070702
6266750
Page: 18 of 27
05/19/2005 04:14P
Mary Herrera Bern. Co. AGRE R 61.00 Bk-A97 Pg-498

Agreement to Provide Design, Construction and Maintenance for Channel Improvements on the North Camino Arroyo from San Mateo Blvd. to I-25

Executed the day and year first set out above.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, a political subdivision of the State of New Mexico

Ronald D. Brown, Chair
Board of Directors

ATTEST:

Janet Saiers 4-21-05
Janet Saiers, Assist. Secretary/Treas. (date)
Board of Directors

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

This instrument was acknowledged before me on April 21, 2005 by Ronald D. Brown, Chair of the Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico.

Pamela S. Woodruff
Notary Public

My commission expires:

9-22-08

OFFICIAL SEAL
PAMELA S. WOODRUFF
Notary Public
State of New Mexico
My Commission Expires 9-22-08

Mary Herrera Bern. Co. AGRE R 61.00 2005070702 6266756 Page: 19 of 27 05/19/2005 04:14P Bk-A97 Pg-490

Agreement to Provide Design, Construction and Maintenance for Channel Improvements on the North Camino Arroyo from San Mateo Blvd. to I-25

CITY OF ALBUQUERQUE

By: _____ Date: 5-13-05

Richard Dourte, City Engineer

KJS 5/13/05

ACKNOWLEDGEMENT FOR A NATURAL PERSON

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

This instrument was acknowledged before me on May 13, 2005 by Richard Dourte, as City Engineer of the City of Albuquerque, a New Mexico municipal corporation, on behalf of said municipal corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:

11-25-2007

NOTARY PUBLIC STATE OF NEW MEXICO

Mary Herrera Bern. Co. AGRE R 61.00 2005070702 6268759 Page: 20 of 27 05/19/2005 04:14P Bk-A97 Pg-498

Agreement to Provide Design, Construction and Maintenance for Channel Improvements on the North Camino Arroyo from San Mateo Blvd. to I-25

MCT Industries Inc.

By: _____ Date: 4/25/05

Ted Martinez, President

ACKNOWLEDGEMENT FOR CORPORATION

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

This instrument was acknowledged before me on April 25, 2005 by Ted Martinez, President of MCT Industries, Inc., on behalf of said New Mexico Corporation.

Notary Public

My Commission Expires: 4/28/2008

Mary Herrera Bern. Co. AGRE R 61.00 2005070702 6266750 Page: 21 of 27 05/19/2005 04:14P Bk-A97 Pg-490

Agreement to Provide Design, Construction and Maintenance for Channel Improvements on the North Camino Arroyo from San Mateo Blvd. to I-25

Mart – Nair Investments, LLC.

By: _____ Date: 4/25/05

Ted Martinez, Managing Member

ACKNOWLEDGEMENT FOR CORPORATION

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

This instrument was acknowledged before me on April 25, 2005 by Ted Martinez, Managing Member of Mart – Nair Investments, LLC, on behalf of said New Mexico Limited Liability Corporation.

_____
Notary Public

My Commission Expires: 8/26/2008

Mary Herrera Bern. Co. AGRE R 61.00 2005070702 6266759 Page: 22 of 27 05/19/2005 04:14P Bk-A97 Pg-490

Agreement to Provide Design, Construction and Maintenance for Channel Improvements on the North Camino Arroyo from San Mateo Blvd. to I-25

HEALTH CARE SERVICE CORPORATION, a Mutual Legal Reserve Company

By: _____

Name: Andrew Pini

Title: VP Corp. Real Estate

ACKNOWLEDGEMENT FOR CORPORATION

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

This instrument was acknowledged before me on May 5, 2005 by Andrew Pini, VP Corp. Real Estate of Health Care Service Corporation, on behalf of said Mutual Legal Reserve Company and Illinois Corporation.

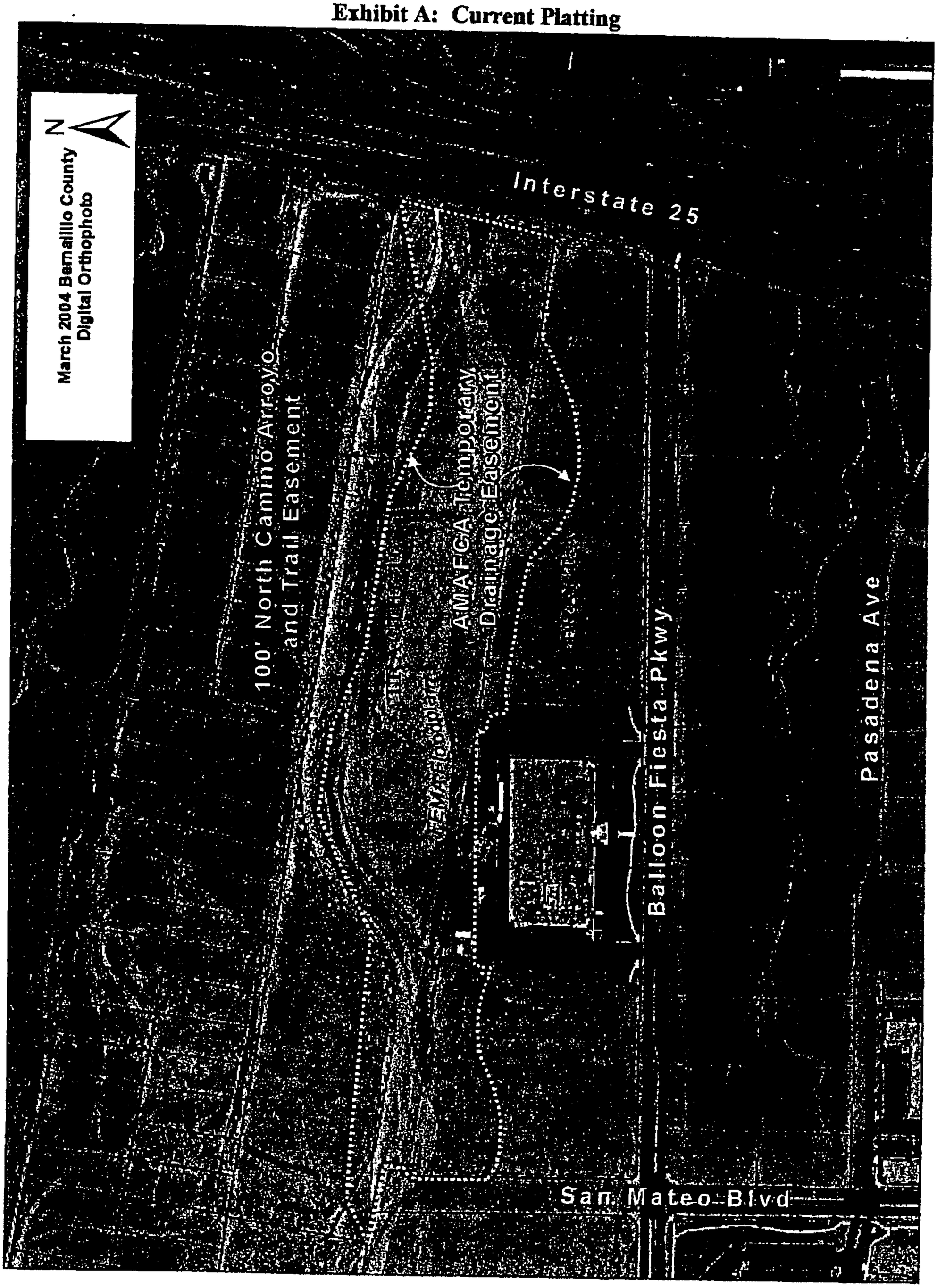
_____
Notary Public

My Commission Expires:
6/6/09

2005070702
6266758
Page: 23 of 27
05/19/2005 04:14P
Bk-A97 Pg-490
Mary Herrera Bern. Co. AGRE R 61.00

Agreement to Provide Design, Construction and Maintenance for Channel Improvements on the North Camino Arroyo from San Mateo Blvd. to I-25

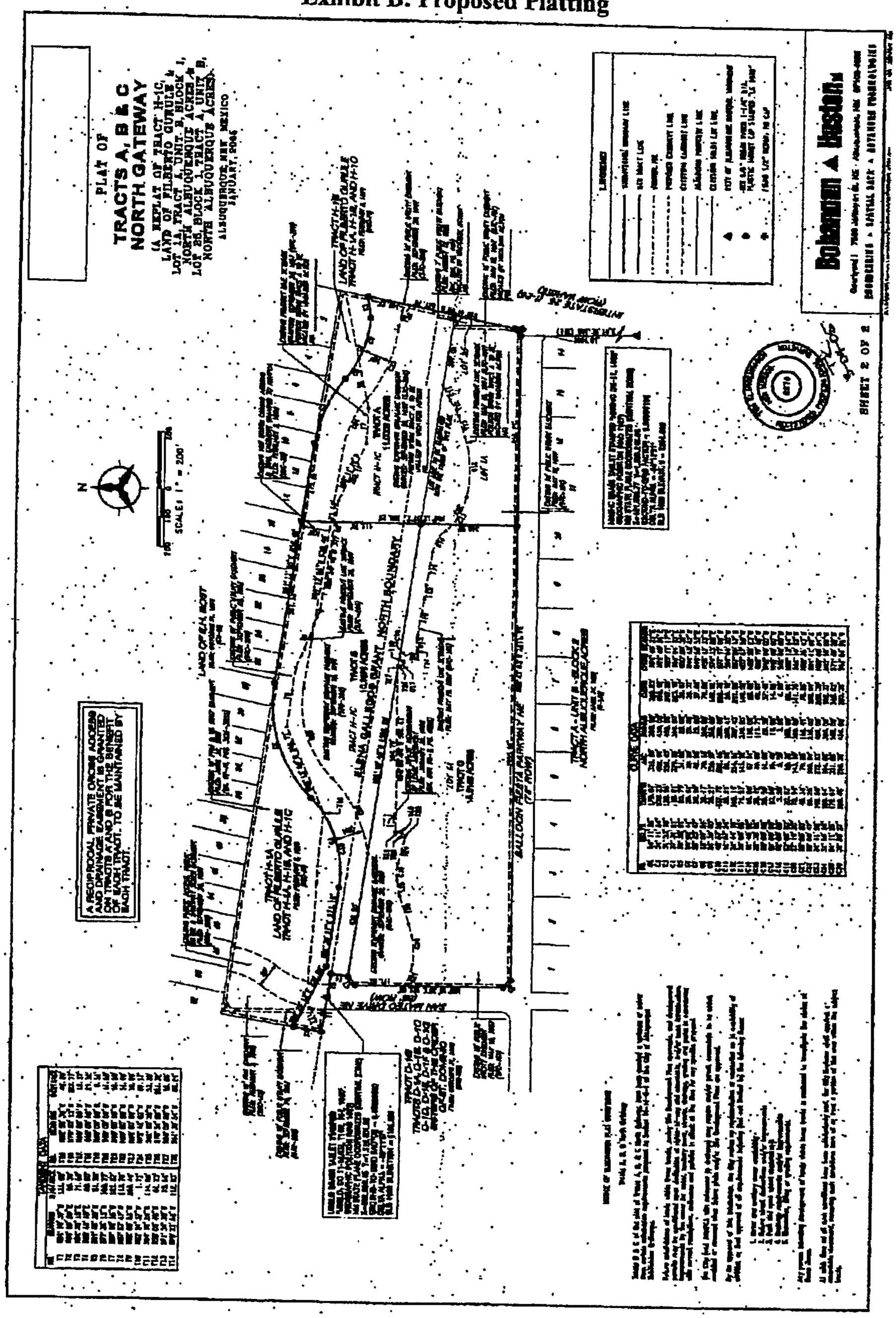
Exhibit A: Current Platting



Mary Herrera Bern. Co. AGRE R 61.00 2005078782
6266759
Page: 24 of 27
05/19/2005 04:14P
Bk-A97 Pg-490

Agreement to Provide Design, Construction and Maintenance for Channel Improvements on the North Camino Arroyo from San Mateo Blvd. to I-25

Exhibit B: Proposed Platting



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82687756
Page: 25 of 27
05/19/2005 04:14P
R 61.00 Bk-A97 Pg-490
Mary Herrera Bern. Co. AGRE

Agreement to Provide Design, Construction and Maintenance for Channel Improvements on the North Camino Arroyo from San Mateo Blvd. to I-25

Exhibit C

North Camino Arroyo, I-25 to San Mateo
With Initial Construction Cost at $1.2M — **Draft of 4/12/05 w/ actual design costs**

Cost Sharing Allocation Based on Project Elements

Design Costs	actual	$94,794	Split 50/50 MCT/BCBS
Construction Engineering %		8.0%	
March 30, 2005			

Project Elements						Total Cost	AMAFCA	MCT	BCBS
North Camino Arroyo Reach Tract A									
0%	0%	100%	AMAFCA / MCT / BCBS						
Open Channel			800	LF	500.00	400,000	0	0	400,000
Design	actual					47,397	0	0	47,397
Construction Engineering			8.0%			32,000	0	0	32,000
						479,397	0	0	479,397
North Camino Arroyo Reach Tract B & C									
25%	75%	0%	AMAFCA / MCT / BCBS						
Open Channel			1,600	LF	500.00	800,000	200,000	600,000	0
Design	actual					47,397	11,849	35,548	0
Construction Engineering			8.0%			64,000	16,000	48,000	0
						911,397	227,849	683,548	0
FEMA LOMR									
0%	50%	50%	AMAFCA / MCT / BCBS						
Engineering Design & Submittal for FEMA CLOMR/LOMR						20,069	0	10,035	10,035
FEMA Review Fees						7,500	0	3,750	3,750
						27,569	0	13,785	13,785
Total Project Costs						1,418,363	227,849	697,332	493,182
							16.1%	49.2%	34.8%

Project Cost Sharing Elements	
Construction	1,200,000
Design	94,794
Construction Engineering	96,000
FEMA Analysis and Submtl	20,069
FEMA Fees	7,500
	1,418,363

Project Cost Contributions by Party

AMAFCA	MCT	BCBS	
131,849	636,151	432,000	Cash for Construction
0	47,397	47,397	Design
96,000			Construction Engineering
	10,035	10,035	FEMA Analysis and Submittal
	3,750	3,750	FEMA Review Fees
227,849	697,332	493,182	

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Page: 26 of 27
05/19/2005 04:14P
Mary Herrera Bern. Co. AGRE R 61.00 Bk-A97 Pg-490

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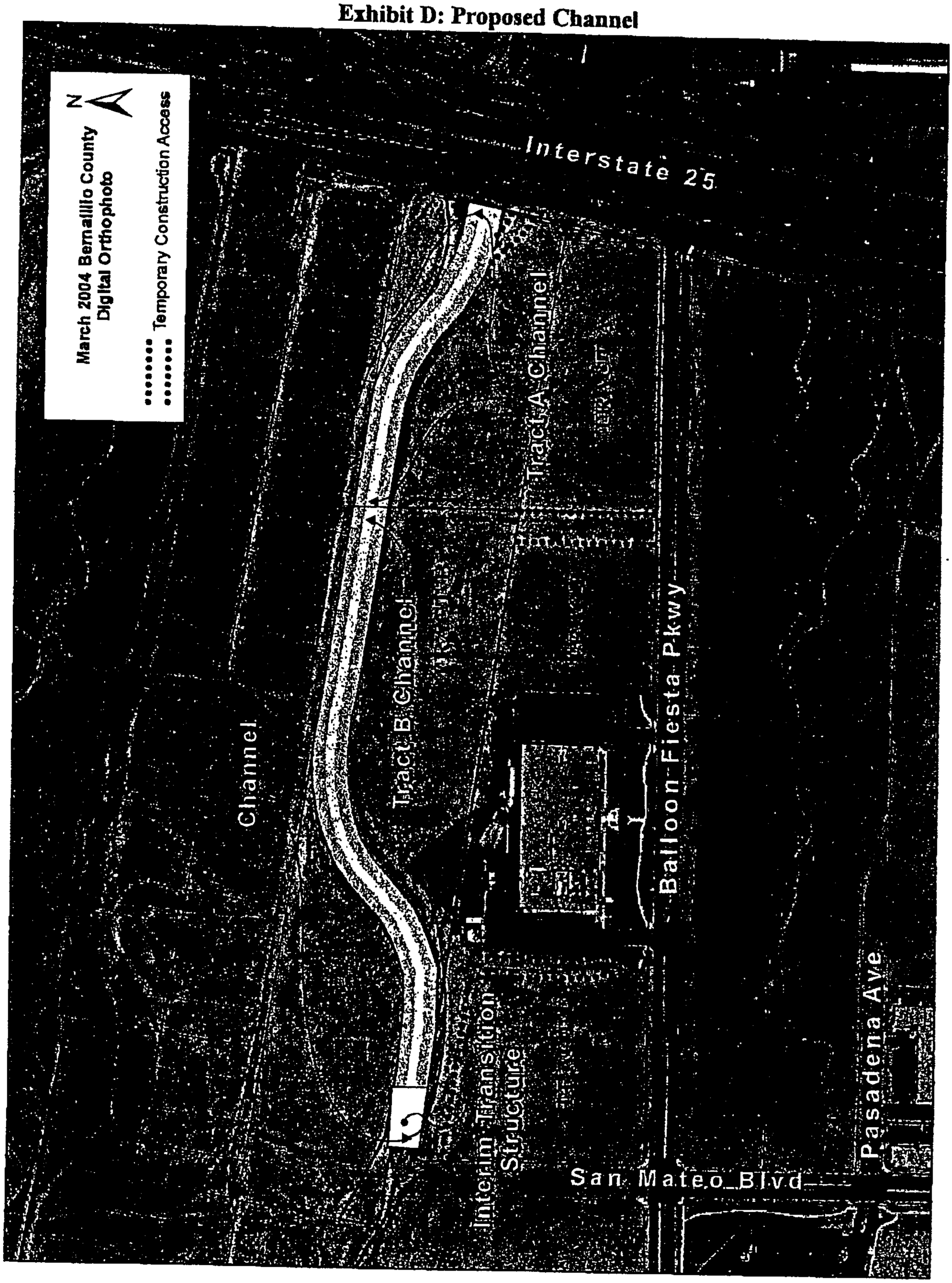
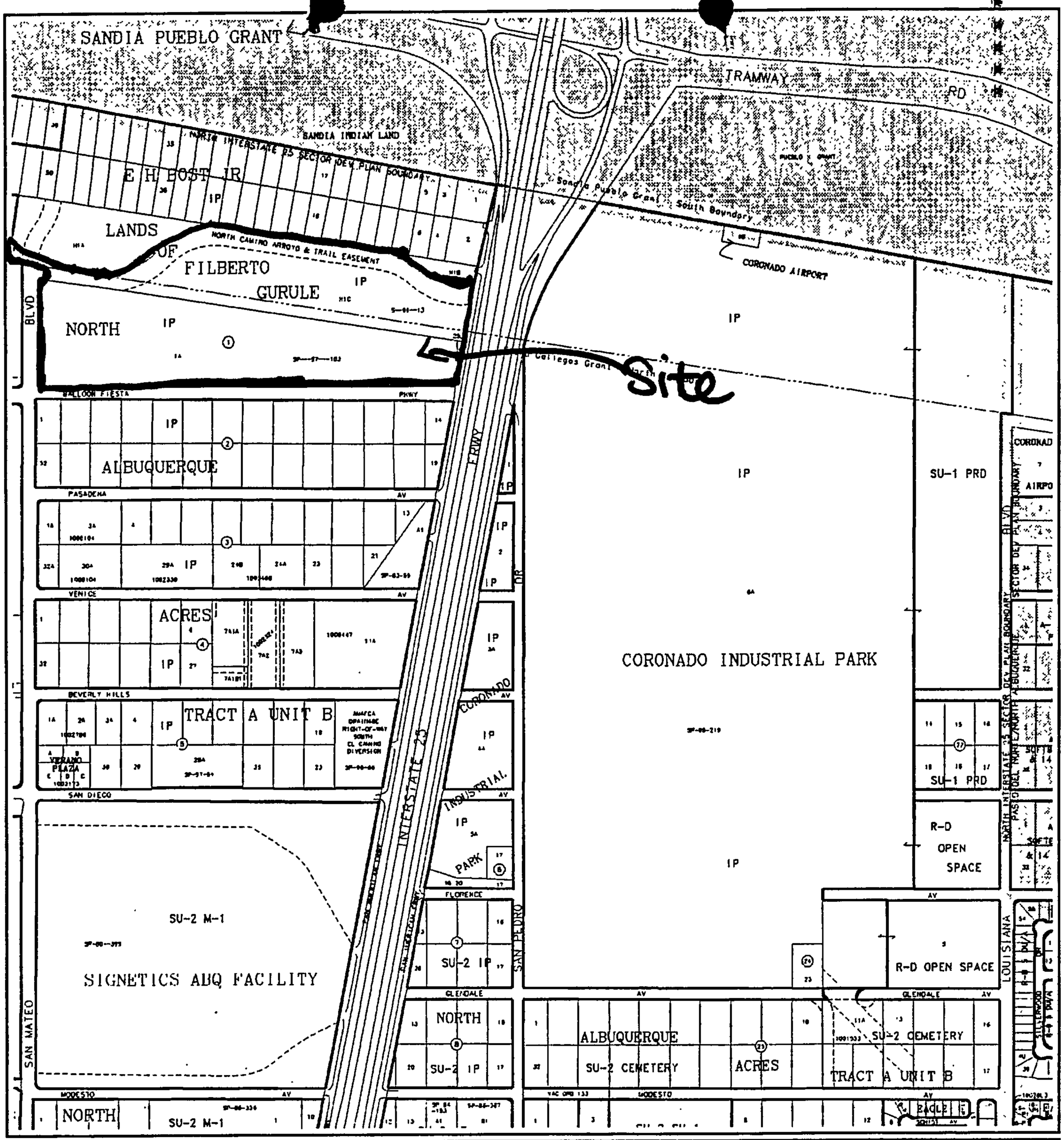
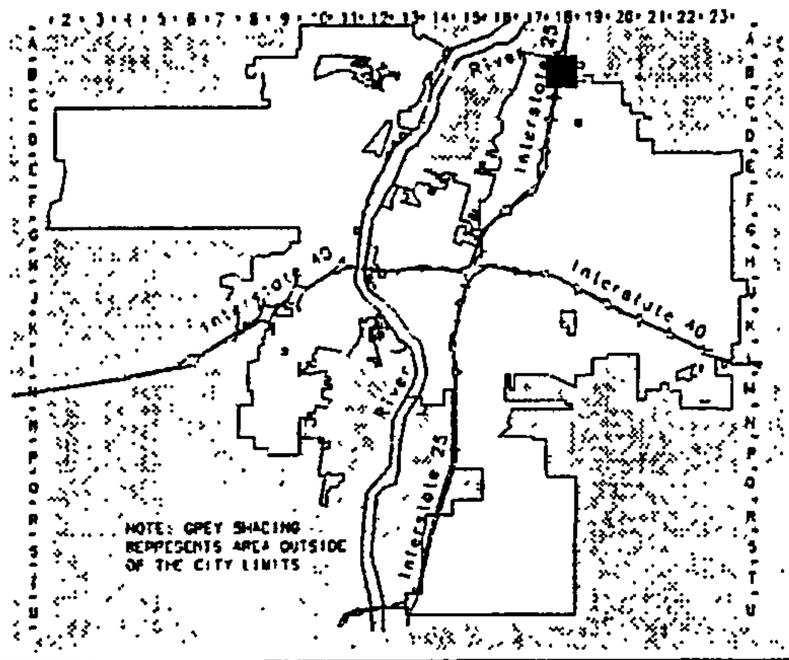
8266758
Page: 27 of 27
05/19/2005 04:14P
R 61.00 Bk-A97 Pg-490
Mary Herrera Bern. Co. AGRE

Agreement to Provide Design, Construction and Maintenance for Channel Improvements on the North Camino Arroyo from San Mateo Blvd. to I-25

Exhibit D: Proposed Channel







CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

B-18-Z

Map Amended through January 04, 2005

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

PAID RECEIPT

APPLICANT NAME MCT Industries

AGENT Bohannan Huston

ADDRESS

PROJECT & APP # 1003790 / 05DRB 00165

PROJECT NAME North Gateway

$ 20.00 441032/3424000 Conflict Management Fee

$ 355.00 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

$ 375.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

2/1/2005 11:11AM LOC: ANNX
RECEIPT# 00035465 WS# 008 TRANS# 0017
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt $375.00
J24 Misc $20.00
Thank You

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

2/1/2005 11:11AM LOC: ANNX
RECEIPT# 00035466 WS# 008 TRANS# 0017
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $375.00
J24 Misc $355.00
CK $375.00
CHANGE $0.00
Thank You

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☐ Major Subdivision action		☐ Annexation	
☐ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**	**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: BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP87109 E-MAIL: ____
Proprietary interest in site: OWNER
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: SKETCH PLAT
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. H1C , GURULE--FILBERTO Block: ____ Unit: ____
Subdiv. / Addn. ____
Current Zoning: IP Proposed zoning: ____
Zone Atlas page(s): B-18 No. of **existing** lots: 1 No. of **proposed** lots: 1
Total area of site (acres): ____ 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. 101806517540920617 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: N.I-25
Between: BALLOON FIESTA PARKWAY and SAN MATEO DR NE

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ____

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

SIGNATURE Bruce Stidworthy 11/22/04 DATE ____
(Print) BRUCE STIDWORTHY ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

☐ **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
04DRB - - 01790	SKP	SC3)	$ 0
- -			$
- -			$
- -			$
- -			$
			Total $ 0

Hearing date 12-1-04

11-23-04
Planner signature / date

Project # 1003790

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.
__ 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.
__ 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.

Bruce Stidworthy
Applicant name (print)

Bruce Stidworthy 11/22/04
Applicant signature / date

Form revised 3/03, 8/03, 11/03 & 8/04

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

Application case numbers
04DRB-_____-01790
_____-_____-_____
_____-_____-_____

11-23-04
Planner signature / date

Project # 1003790

Bohannan ^ Huston INC.

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

November 23, 2004

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

Re: Sketch Plat Review and Comment for proposed office building at the corner of Balloon Fiesta Parkway and the I-25 Frontage Road.

Dear Sheran:

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

- Development Review Applications
- Exhibit
- Six (6) copies each of the Sketch Plat, and
- Zone Atlas Map

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment. We are interested in discussing infrastructure requirements, access options and procedural requirements.

Please place this item on the DRB Agenda to be heard on December 1, 2004. Please call me if you have any questions at 823-1000.

Sincerely,

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

P:\050205\cdp\corres\SKETCH PLAT.doc

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 23, 2005

7. Project # 1003790
05DRB-00085 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s).[REF:04DRB01790] *[Deferred from 2/9/05 & 2/16/05]* (B-18)

At the February 23, 2005, 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.

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] *[Deferred from 2/9/05 & 2/16/05]* (B-18)

The site plan for subdivision was approved with final sign off delegated to Planning for revisions to the site plan.

05DRB-00165 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] *[Deferred from 2/9/05 & 2/16/05]* (B-18)

With the signing of the infrastructure list dated 2/23/05 the preliminary plat was approved with the following condition of final plat:

> The AMAFCA Board shall also vacate this easement and the developer shall enter into a turn-key agreement with AMAFCA for the maintenance of the channel.

The final plat was indefinitely deferred for the SIA.

If you wish to appeal this decision, you must do so by March 10, 2005, 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 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).

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:MCT Industries, 7451 Pan American Freeway NE, 87109
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Dekker Perich Sabatini, 6801 Jefferson Blvd NE, Suite #100, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 • 2006
ALBUQUERQUE
Making History

Sheran Matson
Planning

UNITED STATES POSTAGE
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FEB 25 2005
MAILED FROM ZIP CODE 87102

DEKKER PERICH SABATINI
5801 JEFFERSON BLVD NE SUITE #100
ALBUQUERQUE NM 87109

wrong address

87109+3411 35

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, February 28, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003790 07DRB-00118 Major-Two Year SIA	BOHANNAN HUSTON INC agent(s) for HEALTHCARE SERVICE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25 between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 05DRB-00165] (B-18)

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, FEBRUARY 12, 2007.

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 87102

DRB

Or Current Resident
CITY OF ALBUQUERQUE MCT
INDUSTRIES INC.
PO BOX 1293
ALBUQUERQUE, NM 87103

Or Current Resident

87103$1293 B015

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01/24/2007
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SAN MATEO
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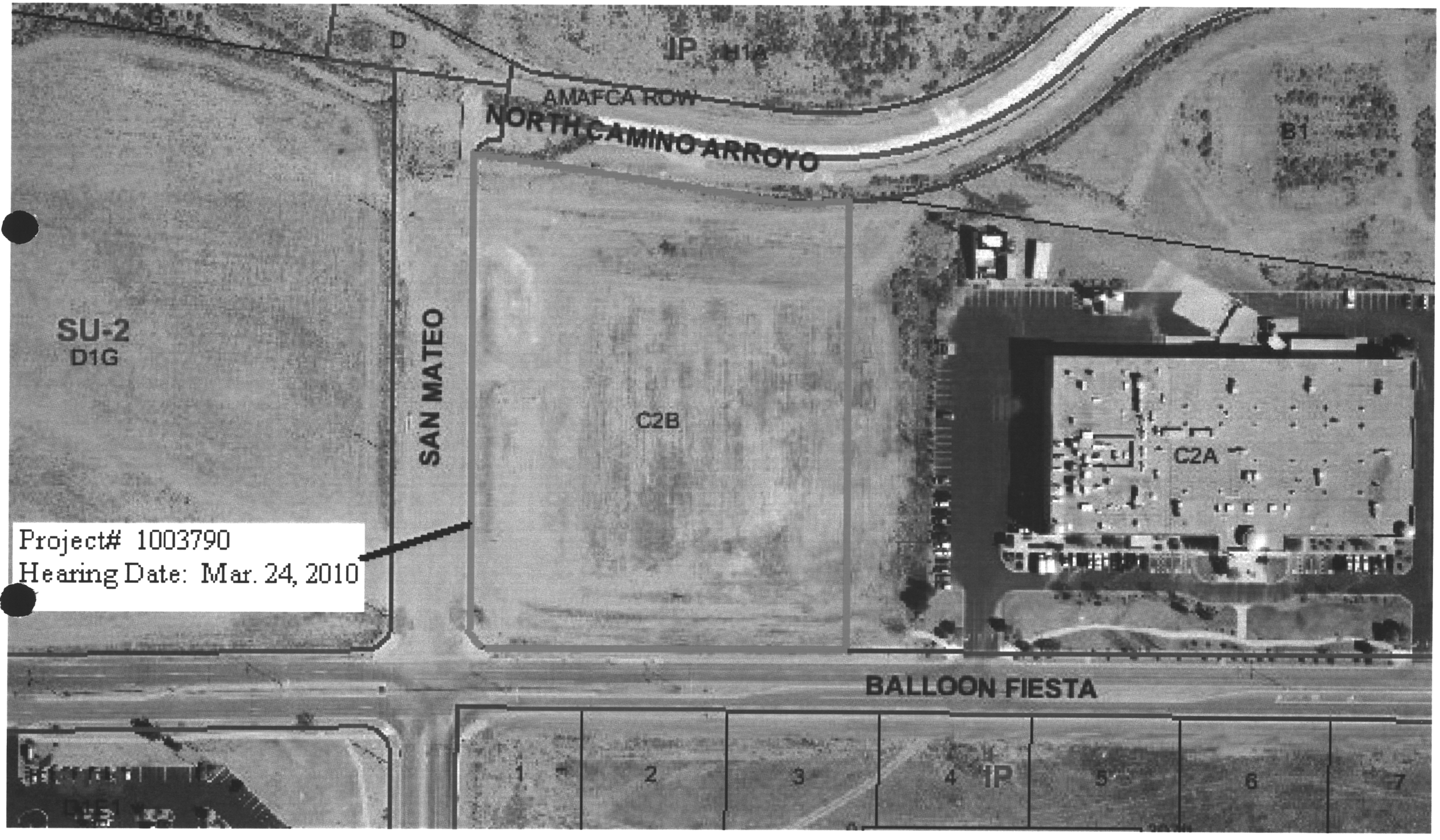
Project# 1003790
Hearing Date: Mar. 24, 2010
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NORTH CAMINO ARROYO
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SAN MATEO
C2B
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BALLOON FIESTA
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PUBLIC BASEMENT TRACK "B"

LOOKING EAST

Public Easement. Shared Access
Tract "A" & "B" looking South to
Desert Greens Golf Course

Note boulder thrown aside by
Mr. Ken Anderson to gain access
to the Golf Course

Public Easement Tract "B"
looking East. Note boulder
moved so Mr. Anderson can
gain access to the Golf
Course.

Public Easement. Target "B"
looking West. Used by Mr.
Anderson to enter the Golf Course

Public Easement. Target "B"
looking West. Note boulder
removed by Mr. Anderson
to gain access to the Golf
Course.

Public Easement. Tract "A"
looking west. Note boulder
obstructing vehicular traffic

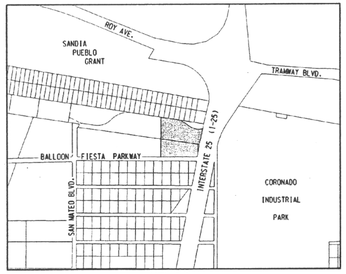
Vacation Exhibit

Easements to be vacated

ALTA/ACSM LAND TITLE SURVEY

EASTERLY PORTION OF TRACT H-1C LANDS OF FILBERTO GURULE AND EASTERLY PORTION OF LOT 1A, BLOCK 1, UNIT B, TRACT A AND THE REMAINING PORTION OF LOT 25, NORTH ALBUQUERQUE ACRES

ALBUQUERQUE, NEW MEXICO
JANUARY, 2005



LOCATION MAP
ZONE ATLAS INDEX MAP No. B-18
NOT TO SCALE

LEGEND

SUBDIVISION BOUNDARY LINE	CITY OF ALBUQUERQUE CONTROL MONUMENT
EXISTING EASEMENT LINE	5/8" REBAR WITH RED PLASTIC SURVEY CAP STAMPED" LS 5978" TO BE SET UPON REPLAT
ADJOINING PROPERTY LINE	FOUND REBAR AS NOTED
E — OVERHEAD ELECTRIC POWER LINE	ELECTRIC POWER POLE
UE — UNDERGROUND ELECTRIC POWER LINE	GUY WIRE AND ANCHOR
G — GAS LINE	SANITARY SEWER MANHOLE
SS — SANITARY SEWER LINE	FIRE HYDRANT
W — WATER LINE	WATER VALVE

N

SCALE: 1" = 50'

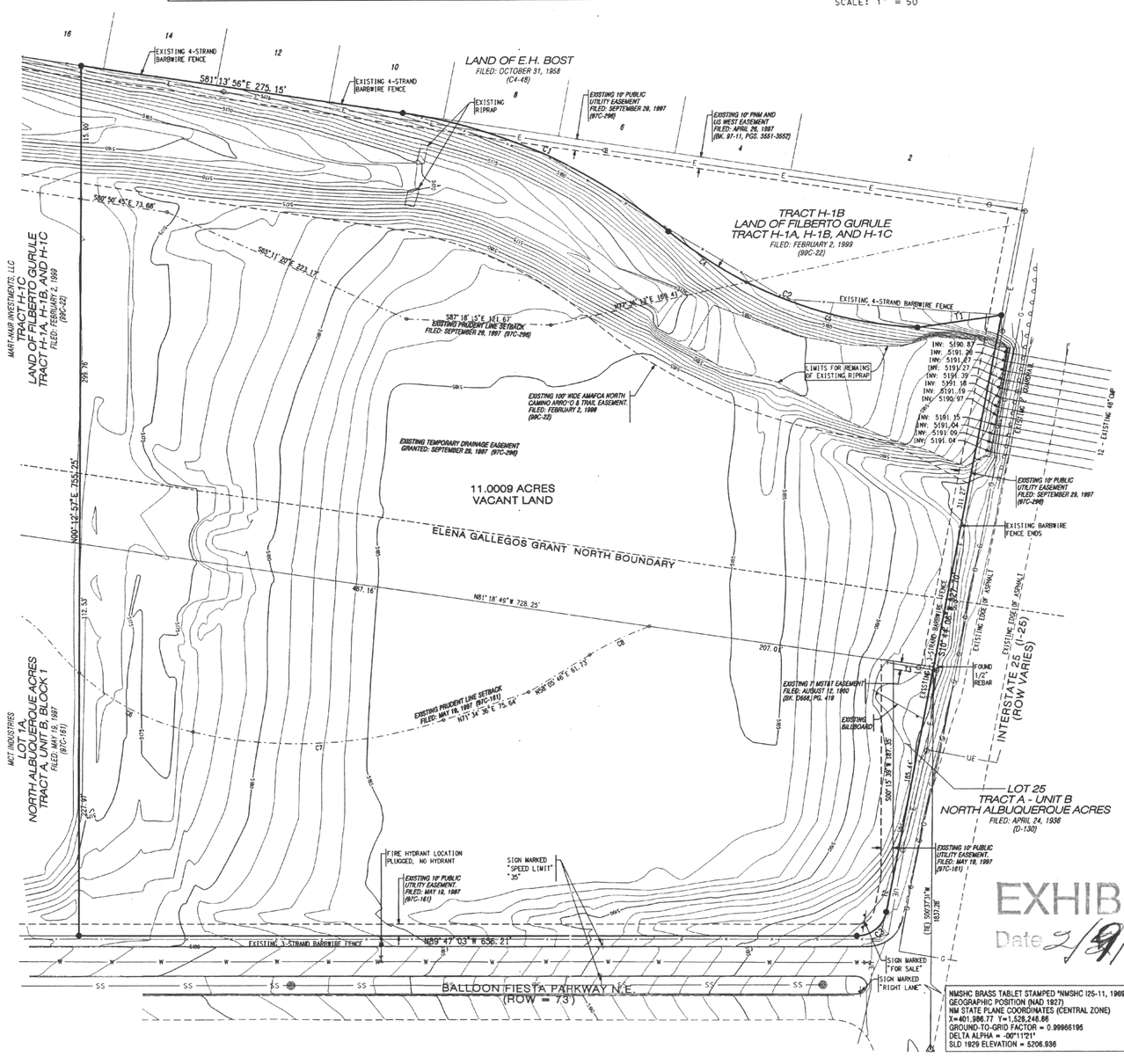


EXHIBIT
Date 2/9/05

NOTES

1. The Lot 1A and Lot 25 portion of this tract is subject to the reservations and exceptions contained in the Patent recorded on October 27, 1923 in Book 80, page 353, records of Bernalillo County, New Mexico.
2. The Tract H-1C portion of this tract is subject to the reservations and exceptions contained in the Patent recorded in Book 77, page 123, records of Bernalillo County, New Mexico.
3. The Lot 1A portion of this tract is subject to the restrictive covenants affecting the insured premises, but omitting any covenant, condition, or restriction, if based on race, color, religion, sex, handicap, familial status or national origin, as set forth in the Deed recorded in Book 127, page 587, and as noted on the Plat recorded in Plat Book 97C, folio 161, records of Bernalillo County, New Mexico.
4. The Lot 1A portion of this tract is subject to the easements and rights-of-way as set forth in the Deed recorded in Book 127, page 587, records of Bernalillo County, New Mexico.
5. The Lot 1A and Lot 25 portion of this tract is subject to an Agreement to Construct Subdivision Improvements recorded April 1, 1997, in Book BCR 97-8, page 9466, records of Bernalillo County, New Mexico.
6. All of this tract, except Lot 25, is subject to a Reciprocal Drainage and Access Easement, recorded December 10, 1999, in Book 99I6, page 1208, records of Bernalillo County, New Mexico.
7. The Lot 1A and the Lot 25 portion of this tract is subject to a Memorandum of Agreement, recorded April 30, 2001, in Book A18, page 6695, records of Bernalillo County, New Mexico.
8. The Lot 1A portion of this tract is subject to the Leases recorded March 12, 2004 in Book A74, page 2863, recorded March 12, 2004 in Book A74, page 2863, and recorded April 28, 2004 in Book A76, page 6944, records of Bernalillo County, New Mexico.
9. The Tract H-1C portion of this tract is subject to the conditions contained in the Notes on the plats recorded in Plat Book 97C, page 296, and in Plat Book 99C, page 22, records of Bernalillo County, New Mexico.
10. The Tract H-1C portion of this tract is subject to easements, and incidental purposes thereto, reserved by the City of Albuquerque for existing utilities, whether municipally owned or privately owned, which may be necessary for public use and benefit, in Vacating Ordinance No. 97-59.
11. The Tract H-1C portion of this tract is subject to a Private Drainage Covenant recorded October 14, 1997, in Book BCR 97-28, page 5277, records of Bernalillo County, New Mexico.
12. The Tract H-1C portion of this tract is subject to the Encroachment Permit Agreement Improvements within Floodplain Easement, recorded October 15, 1999, in Book 99I4, page 1080, records of Bernalillo County, New Mexico.

LOT 25 DESCRIPTION

Remaining portion of Lot 25

A certain tract of land situate within the Elena Gallegos Grant, in projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico. Said tract being the remaining portion of Lot 25, Block 1, Tract A, Unit B, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936, in Volume D, folio 130, and now being more particularly described by New Mexico State Plane Grid Bearings (NAD 27, Central Zone) and ground distances as follows:

BEGINNING at the northeast corner of the tract herein described, being the intersection of the north boundary line of said Lot 25 and the westerly right-of-way line of Interstate 25 (I-25), whence the City of Albuquerque survey monument "I25-11", having New Mexico State Plane Grid coordinates for the Central Zone; X=401,986.77, Y=1,526,246.66, bears S00°37'31"W a distance of 1837.28 feet; thence along the said westerly right-of-way line of I-25,
S10°44'06"W a distance of 185.44 feet to the intersection with the west boundary line of said Lot 25; thence along the said west boundary line,
N00°15'39"E a distance of 187.35 feet to the northwest corner of said Lot 25; thence along the said north boundary line of Lot 25,
S81°18'49"E a distance of 34.08 feet to the point and place of beginning.

The remaining portion of Lot 25 contains 3,158 square feet (0.0725 of an acre), more or less.

LOT 1A DESCRIPTION

Easterly portion of Lot 1A

A certain tract of land situate within the Elena Gallegos Grant, in projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico. Said tract being a easterly portion of Lot 1A, as the same is shown and designated on the plat of NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, BLOCK 1, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1997, in Volume 97C, folio 161, and now being more particularly described by New Mexico State Plane Grid Bearings (NAD 27, Central Zone) and ground distances as follows:

BEGINNING at the northeast corner of said Lot 1A, whence the City of Albuquerque survey monument "I25-11", having New Mexico State Plane Grid coordinates for the Central Zone; X=401,986.77, Y=1,526,246.66, bears S81°18'49"E a distance of 34.08 feet, and S00°37'31"W a distance of 1837.28 feet; thence along the east boundary line of said Lot 1A,
S00°15'39"W a distance of 187.35 feet; thence,
S10°44'06"W a distance of 30.99 feet to a point of curvature; thence along a transition curve, 34.68 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S50°28'32"W a distance of 31.97 feet to a point of tangency on the northerly right-of-way line Balloon Fiesta Parkway, NE; thence along the said northerly right-of-way line,
N89°47'03"W a distance of 656.21 feet to the southwest corner of the tract herein described; thence along the westerly boundary line of the tract herein described,
N00°12'57"E a distance of 340.50 feet to a point on the northerly boundary line of said Lot 1A; thence along the said northerly boundary line,
S81°18'49"E a distance of 694.17 feet to the point and place of beginning.

This easterly portion of Lot 1A contains 4.5532 acres, more or less.

CURVE DATA

NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	31°53'18"	128.56	250.45	450.00	247.23	S65°17'17"E
C2	37°31'51"	118.91	229.26	350.00	225.19	S68°04'33"E
C3	79°28'51"	20.79	34.68	25.00	31.97	S50°28'32"W
C4	12°57'51"	39.77	79.19	350.00	77.86	S55°23'01"E
C5	24°34'00"	76.21	150.07	350.00	148.92	S74°33'28"E
C6	29°56'47"	56.26	109.94	210.00	108.69	S61°41'07"E
C7	31°44'19"	110.14	214.61	387.43	211.88	N87°26'47"E
C8	11°57'24"	28.21	56.22	269.41	56.12	N64°04'30"E

TANGENT DATA

NO.	BEARING	DISTANCE
T1	N81°36'15"E	71.66'
T2	S10°44'06"W	30.99'
T3	S81°18'49"E	34.08'

SURVEYOR'S CERTIFICATE

I the undersigned being a duly qualified professional surveyor in the State of New Mexico hereby certify to:

Health Care Service Corporation, a Mutual Legal Reserve Company, MCT Industries, Inc. and Mart Nair Investments, LLC,

that a portion of the subject property (see plat of LAND OF FILIBERTO GURULE, recorded February 2, 1999, Book 99C, page 22, records of Bernalillo County, New Mexico) does lie within FEMA Special Flood Hazard Zone AO (depth 3') as shown on FEMA Flood Insurance Rate Map Number 35001C0129F, panel 129 of 825, effective date November 19, 2003.

that the subject property is zoned: IP Industrial Park Zone. The setbacks for the subject property are: Front yard, 20 feet; Side yard, 10 feet; and rear yard, 10 feet. The height restrictions for the subject property are: structure height shall fall within 45 degree angle planes drawn from the horizontal at the mean grade along each boundary premises, but a structure shall not exceed a height of 120 feet. The floor space restrictions for the subject property are: No more than 50% of the surface of any lot or site shall be covered with buildings.

that this plat was prepared with information contained in the Commitment prepared by Stewart Title of Albuquerque, File No. 4120196, effective date: December 15, 2004 at 8:00 A.M.

that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM, and NSPS in 1999 and includes items 2, 3, 4, 5, 6, 8, 9, 10, 11(a), 13 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM on in effect on the date of certification, the undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements" which control land boundaries for ALTA/ACSM land title surveys.

EXECUTED this 12th day of January, 2005.

Thomas G. Klingenhagen
N.M.P.S. No. 5978
(505)823-1000

THOMAS G. KLINGENHAGEN
NEW MEXICO
5978
REGISTERED PROFESSIONAL SURVEYOR

DESCRIPTION

A certain tract of land situate within Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico. Said tract being the easterly portion of Tract H-1C, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on February 2, 1999, in Book 99C, page 22, together with a certain tract of land situate within the Elena Gallegos Grant, in projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being a easterly portion of Lot 1A, as the same is shown and designated on the plat of NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, BLOCK 1, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1997, in Volume 97C, folio 161, and together with a certain tract of land also within the said Elena Gallegos Grant, and projected Section 12 being the remaining portion of Lot 25, Block 1, Tract A, Unit B, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936, in Volume D, folio 130, and now being more particularly described by New Mexico State Plane Grid Bearings (NAD 27, Central Zone) and ground distances as follows:

BEGINNING at the southeast corner of said Tract H-1C, said point also being a point on the westerly right-of-way line of Interstate 25 (I-25), whence the City of Albuquerque survey monument "I25-11", having New Mexico State Plane Grid coordinates for the Central Zone; X=401,986.77, Y=1,526,246.66, bears S00°37'31"W a distance of 1837.28 feet; thence along the said westerly right-of-way line,
S10°44'06"W a distance of 216.43 feet to a point of curvature; thence along a transition curve, 34.68 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S50°28'32"W a distance of 31.97 feet to a point of tangency on the northerly right-of-way line Balloon Fiesta Parkway, NE; thence along the said northerly right-of-way line,
N89°47'03"W a distance of 656.21 feet to the southwest corner of the tract herein described; thence along the westerly boundary line of the tract herein described,
N00°12'57"E a distance of 755.25 feet to a point on the northerly boundary line of said Tract H-1C; thence along the said northerly boundary line,
S81°13'56"E a distance of 275.15 feet to a point of curvature; thence,
250.45 feet along the Arc of a curve to the right having a radius of 450.00 feet and a chord bearing S65°17'17"E a distance of 247.23 feet to a point of reverse curvature; thence,
229.26 feet along the arc of a curve to the left having a radius of 350.00 feet and a chord bearing S68°04'33"E a distance of 225.19 feet; thence,
N81°36'15"E a distance of 71.66 feet to a point on the said westerly right-of-way line of I-25; thence along the said westerly right-of-way line,
S10°44'06"W a distance of 311.27 feet to the point and place of beginning.

This tract contains 11.0009 acres, more or less.

TRACT H-1C DESCRIPTION

Easterly portion of Tract H-1C

A certain tract of land situate within Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico. Said tract being the easterly portion of Tract H-1C, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on February 2, 1999, in Book 99C, page 22, and now being more particularly described by New Mexico State Plane Grid Bearings (NAD 27, Central Zone) and ground distances as follows:

BEGINNING at the southeast corner of said Tract H-1C, said point also being a point on the westerly right-of-way line of Interstate 25 (I-25), whence the City of Albuquerque survey monument "I25-11", having New Mexico State Plane Grid coordinates for the Central Zone; X=401,986.77, Y=1,526,246.66, bears S00°37'31"W a distance of 1837.28 feet; thence along the southerly boundary line of said Tract H-1C,
N81°18'49"W a distance of 728.25 feet; thence along the westerly boundary line of the tract herein described,
N00°12'57"E a distance of 414.76 feet to a point on the northerly boundary line of said Tract H-1C; thence along the said northerly boundary line,
S81°13'56"E a distance of 275.15 feet to a point of curvature; thence
250.45 feet along the Arc of a curve to the right having a radius of 450.00 feet and a chord bearing S65°17'17"E a distance of 247.23 feet to a point of reverse curvature; thence,
229.26 feet along the arc of a curve to the left having a radius of 350.00 feet and a chord bearing S68°04'33"E a distance of 225.19 feet; thence,
N81°36'15"E a distance of 71.66 feet to a point on the said westerly right-of-way line of I-25; thence along the said westerly right-of-way line,
S10°44'06"W a distance of 311.27 feet to the point and place of beginning.

This easterly portion of Tract H-1C contains 6.3752 acres, more or less.

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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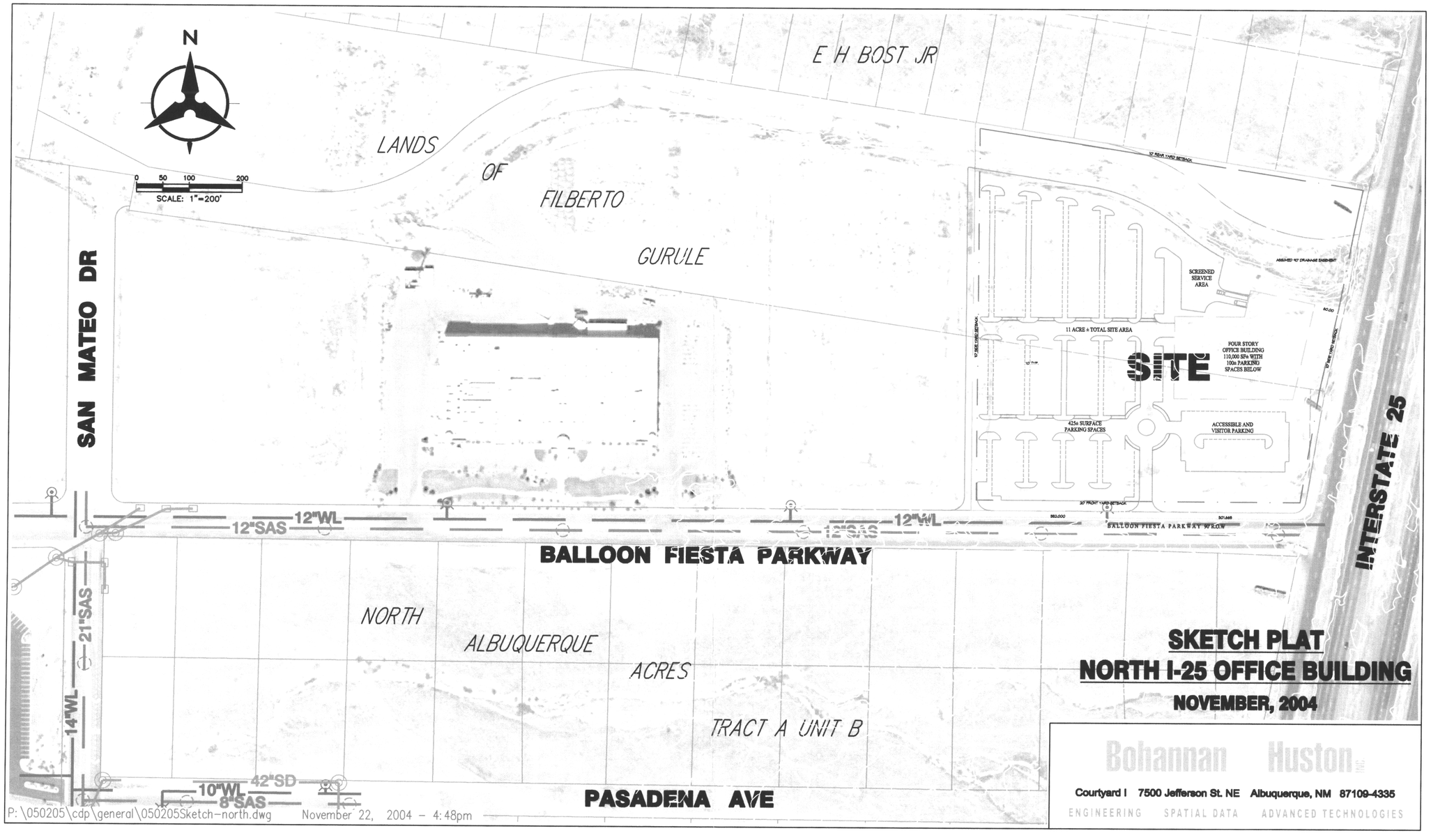
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21"SAS
14"WL
10"WL
42"SD
8"SAS
PASADENA AVE
INTERSTATE 25
SCREENED SERVICE AREA
11 ACRE ± TOTAL SITE AREA
SITE
FOUR STORY OFFICE BUILDING 110,000 SF± WITH 100± PARKING SPACES BELOW
425± SURFACE PARKING SPACES
ACCESSIBLE AND VISITOR PARKING
BALLOON FIESTA PARKWAY 90' ROW
SKETCH PLAT
NORTH I-25 OFFICE BUILDING
NOVEMBER, 2004
Bohannan Huston INC
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING SPATIAL DATA ADVANCED TECHNOLOGIES
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