

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1003916 Application #: 11 DRB-70315  
Project Name: North Alb Acres  
Agent: SWIN-TUN Phone #:

**\*\*Your request was approved on \_\_\_\_\_ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\***

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): 15 day  
Final note revision

**PLATS:**

- 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.
  - County Treasurer's signature must be obtained prior to the recording of the plat with 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.

**ALL SITE PLANS:**

- 3 copies of the approved site plan. Include all pages.

HEARING DATE: 11-30-11

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1003916 Application #: 11DRB-70315  
Project Name: North Alb Acres  
Agent: SWU-TEK Phone #:

\*\*Your request was approved on 12-14-11 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

- TRANSPORTATION:
- ABCWUA:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:

PLANNING (Last to sign): ok 15 days to record  
- agreement note revision  
Need Separate Notice (Bulk Land) per DPM

**PLATS:**

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with 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.

**ALL SITE PLANS:**

3 copies of the approved site plan. Include all pages.

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 3 AND 4  
SANTA MONICA PLACE

The plat of TRACTS 3 AND 4, SANTA MONICA PLACE has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts 3 and 4, Santa Monica Place, filed in the office of the County Clerk of Bernalillo County, New Mexico on January 6, 2012 in Book 12C, page 2.

Doc# 2012001339

01/06/2012 10:05 AM Page: 1 of 2  
NOT R:\$25.00 M. Toulouse Oliver, Bernalillo County





OWNER(S)

Del Rey Investments, LLC

BS

By: Ben F. Spencer, Manager

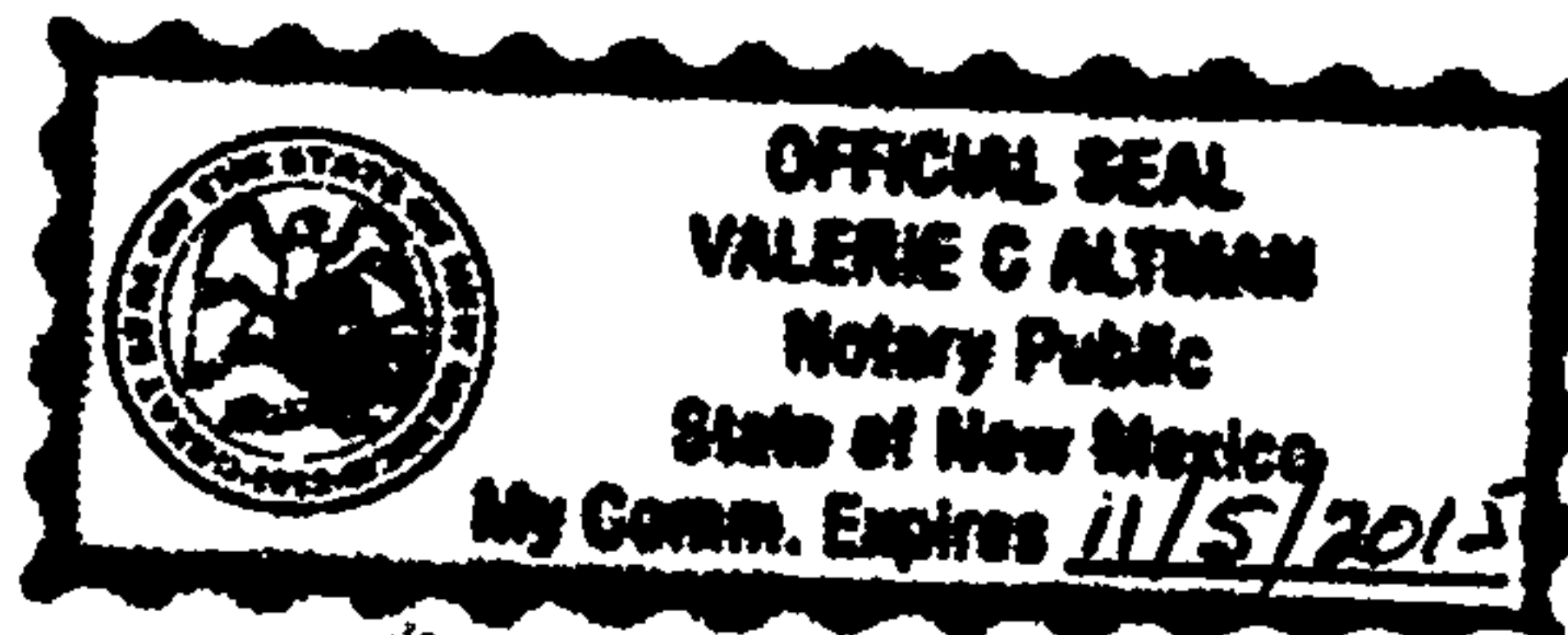
ACKNOWLEDGMENT

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 15<sup>th</sup>  
day of November, 2011, by Ben F. Spencer.

Valerie C. Altman My commission expires 11/5/2015

Notary Public



[Signature]  
Chairman, Development Review Board



Ms 287/584

21653

R/W 17902

RIGHT OF WAY EASEMENT

584

THE UNDERSIGNED GRANTOR (and each and all of them if more than one) for and in consideration of certain valuable considerations dollars (\$//////////) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and conveys unto The Mountain States Telephone and Telegraph Company, a Colorado corporation, 931 - 14th Street, Denver, Colorado 80202, Grantee (s), its (their) successors, assigns, lessees, licensees and agents a Right-of-Way Easement and the right to construct, operate, maintain and remove such communication, facilities, from time to time, as said Grantee (s) may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to-wit:

An easement seven (7) feet in width as shown on the attached plats I, II of The Del Rey Mobile Home Park, located in North Albuquerque Acres Tract "A" Unit "A", Blocks 18, 19 said plats drawn by Harvey S. Hoshour A.I.A., for Claverach Development Corp., dated 10-16-72 and further described as being in the SE  $\frac{1}{4}$  Section 24, Township 11 North, Range 3 East, N.M.P.M.

It is further agreed that this easement is for buried Telephone Company communications.

situate in County of Bernalillo, State of New Mexico, TOGETHER with the right of ingress and egress over and across the lands of the Grantor to and from the above described property, the right to clear and keep cleared all trees and other obstructions as may be necessary.

The Grantor reserves the right to occupy, use and cultivate said property for all purposes not inconsistent with the rights herein granted.



right to clear and keep cleared all trees and other obstructions as may be necessary.

The Grantor reserves the right to occupy, use and cultivate said property for all purposes not inconsistent with the rights herein granted.

SIGNED AND DELIVERED this 16th day of November, A.D., 1972, at Albuquerque, New Mexico

APPEARED: Elizabeth B. Bond  
Secretary

Claverach Development Corp.

William M. Bond  
President

STATE OF New Mexico  
COUNTY OF Sandoval ) ss

This instrument was acknowledged before me this 16th day of November, 1972, by William M. Bond President and Elizabeth B. Bond Secretary of Claverach Development Corporation, a New Mexico Corporation, on behalf of said corporation.

Wm. O. Helle  
Notary Public

My Commission Expires: 7-17-76

State of New Mexico )  
County of Bernalillo ) ss

This instrument was filed for record on

11/12 NOV 27 1972

At 10 o'clock AM, Recorded in Vol. 287

of records of said County Folio 574

Wm. O. Helle  
Notary Public

Wm. O. Helle  
Deputy Clerk





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

**L A APPEAL / PROTEST of...**

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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 2<sup>nd</sup> 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): SURV-TEK, INC. PHONE: 897-3366  
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377  
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSHUGG@SURVTEK.COM

APPLICANT: DEL REY INVESTMENTS, LLC PHONE: 889-3061  
 ADDRESS: 6300 RIVERSIDE PLAZA NW, SUITE 200 FAX: 837-1061  
 CITY: ALB STATE NM ZIP 87120 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENTS AND BULK LAND VARIANCE AND PLAT

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 A Blocks 18 AND 19 Unit: A  
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES (TBK SANTA MONICA PLACE)  
 Existing Zoning: SU-1 Proposed zoning: SAME MRGCD Map No. \_\_\_\_\_  
 Zone Atlas page(s): D-18 UPC Code: 101806339610540201

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): 1003916

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? N/A  
 No. of existing lots: 2 No. of proposed lots: \_\_\_\_\_ Total site area (acres): 63.3832  
 LOCATION OF PROPERTY BY STREETS: On or Near: DERICKSON AVENUE NE  
 Between: SAN PEDRO BLVD NE and LOUISIANA BLVD NE

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

(Print Name) RUSS HUGG Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>110RB - 70315</u>	<u>P&amp;F</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	<u>11DRB - 70316</u>	<u>CMF</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned	<u>11DRB - 70317</u>	<u>BLV</u>	_____	\$ <u>145.00</u>
<input type="checkbox"/> AGIS copy has been sent		<u>ADU</u>	_____	\$ <u>75.00</u>
<input type="checkbox"/> Case history #s are listed		<u>VPE</u>	_____	\$ <u>0</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				Total
<input type="checkbox"/> F.H.D.P. density bonus				\$ <u>240.00</u>
<input type="checkbox"/> F.H.D.P. fee rebate				

Hearing date Nov. 30, 2011

11-3-11  
Staff signature & Date

Project # 1003916



**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - Design elevations & cross sections of perimeter walls 3 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Copy of recorded SIA
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - List any original and/or related file numbers on the cover application
  - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
- 5 Acres or more: Certificate of No Effect or Approval
  - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
  - Infrastructure list if required (**verify with DRB Engineer**)
  - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Russ Hugg  
Applicant name (print)  
[Signature]  
Applicant signature / date  
11.1.11



Form revised October 2007

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

Application case numbers  
110RB-70315

[Signature]  
Planner signature / date  
11-3-11  
Project # 1003916



FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies.  
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

Russ Hugg  
Applicant name (print)  
[Signature] 11.1.11  
Applicant signature / date  
Form revised 4/07



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

Application case numbers  
11DRB - 70316  
11DRB - 70317

11-3-11  
Planner signature / date  
Project # 1003916



# 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.

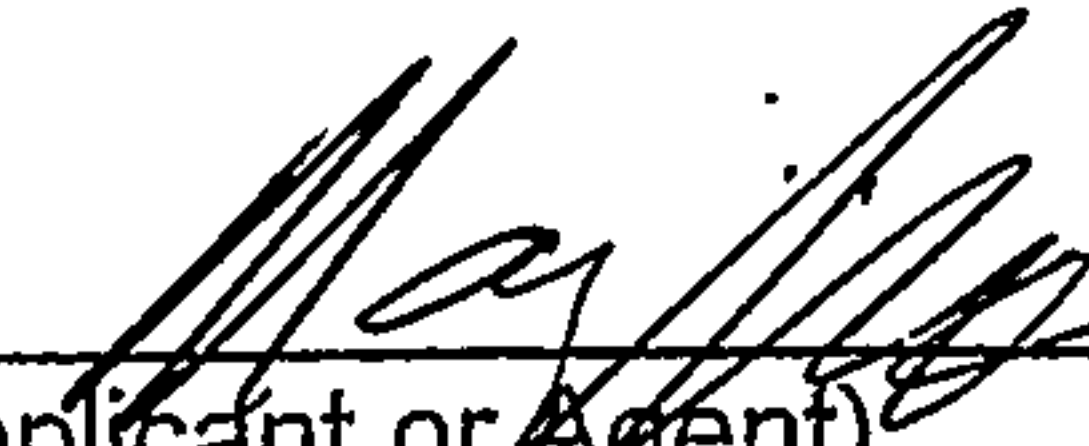
#### 4. TIME


Signs must be posted from Nov. 15, 2011 To Nov. 30, 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.

 11-3-11  
(Applicant or Agent) (Date)

I issued 3 signs for this application, 11-3-11   
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003916



# SURV TEK, INC.

## Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

October 31, 2011

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

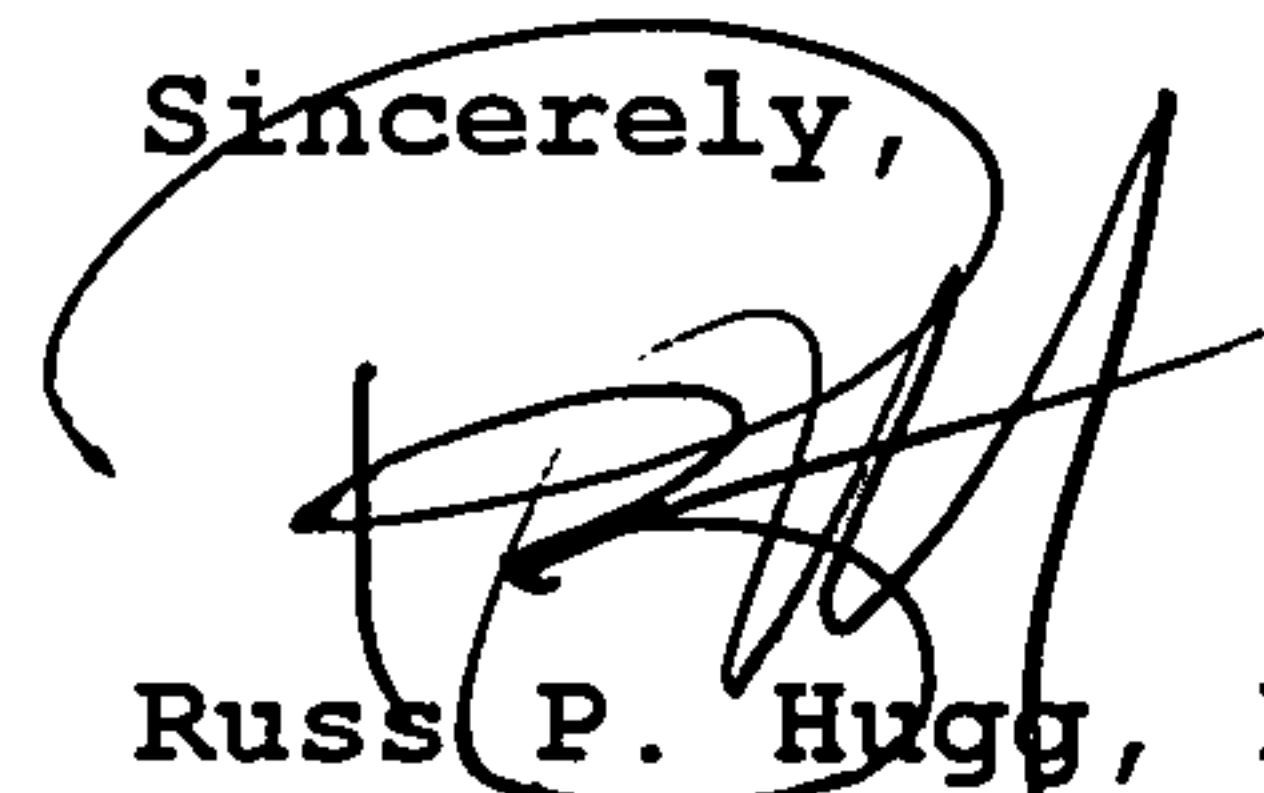
Re: Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres, (TBK Tracts 1 Thru 4, Santa Monica Place) City of Albuquerque, Bernalillo County, New Mexico. *City Zone Atlas Page D-18.*

Dear Mr. Cloud

The owners of the above captioned property, Del Rey Investments, LLC, are hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public Utility Easements and Bulk Land Variance as shown on the attached Vacation Exhibit and proposed Bulk Land Plat. The purpose of the Bulk Land Plat request is to satisfy the "Conditions of Approval" Project 1003916, 11EPC-40037 Amendment to Zone Map. The Official Notification of Decision is attached hereto for your reference.

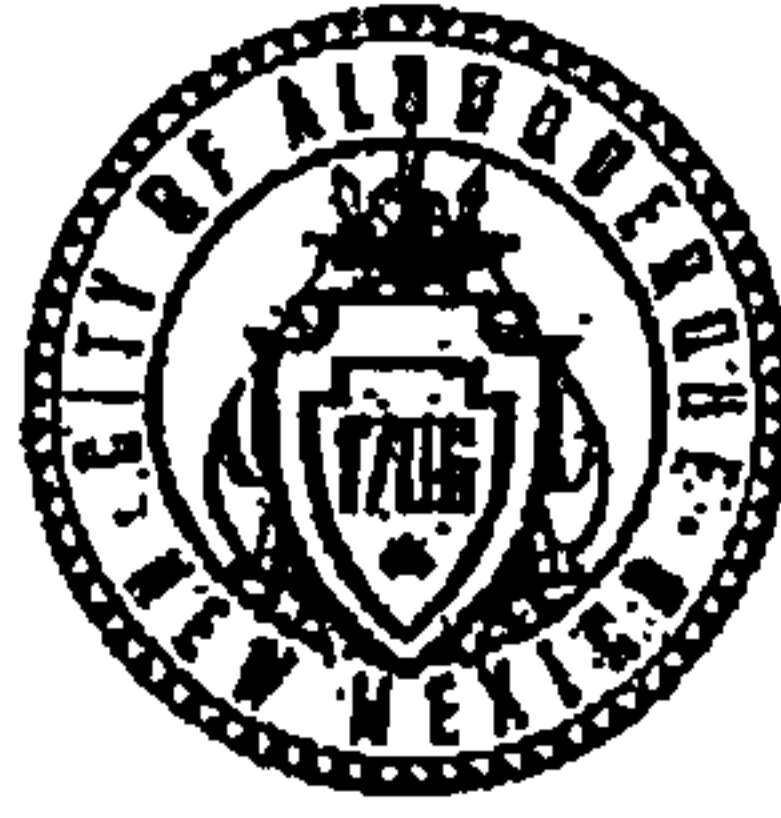
If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.





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

Date: July 18, 2011

**OFFICIAL NOTIFICATION OF DECISION**

FILE: Project # 1003916  
11EPC-40037 Amendment to Zone Map

Del Rey Investments LLC  
6300 Riverside Plaza NW, Ste. 200  
Albuquerque, NM 87120

**LEGAL DESCRIPTION:**

Consensus Planning, agent for Del Rey Investments, LLC, requests the above action for all or a portion of blocks 18 & 19, North Albuquerque Acres, Tract A, Unit A zoned SU-1 for MHP to R-2, R-T, and R-LT, located between Santa Monica & Derickson and between San Pedro & Louisiana, containing approximately 58.2 acres. (D-18) Carrie Barkhurst, Staff Planner

On July 14, 2011, the Environmental Planning Commission voted to APPROVE Project 1003916 / 11EPC-40037, a request for an Amendment to the Zone Map based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a zone map amendment from SU-1 for Mobile Home Park to R-2, R-T and R-LT for Tract A, Unit A, Blocks 18 and 19, North Albuquerque Acres, located between San Pedro Dr, Louisiana Blvd., Derickson Ave., and Santa Monica Ave. and containing approximately 58.4 acres. The subject site will be divided into approximately 23.2-acres of R-2, 19.4-acres of R-T, and 15.6-acres of R-LT.
2. The subject site is zoned SU-1 for Mobile Home Park, with an approved Site Development Plan dated 1972. The site is currently vacant. The site development plan will become void if the subject request is approved.
3. The subject site is in the Established Urban Area of the Comprehensive Plan. There are no applicable Rank II or Rank III Plans.



4. The Environmental Planning Commission (EPC) has decision-making authority for the zone change, per §14-16-4-1(C)(10) of the Zoning Code.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the Planned Growth Strategy, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. In December 2005, the City Council declared the mobile home park to be significantly blighted and designated the site as a Metropolitan Redevelopment Area (O-05-147). The Albuquerque Development Commission and City Council conditionally approved the Del Rey Metropolitan Redevelopment Plan in 2006 (ADC 06-01, O-06-31). The Council set the main objectives of the Del Rey MRA Plan to be: preserve affordable housing for existing residents of the mobile home park; small or no subsidies of redevelopment using City funds; retain the existing community of park residents. An agreement between the developer and the City, the condition of approval, was not satisfied, and the plan was not formally adopted. Council passed R-07-266 to clarify that none of the bills passed by the City Council were intended to limit the EPC in reviewing and deciding upon any application for a site development plan or zone change. If the subject site is successfully redeveloped, the Planning Department has stated that they will recommend removal of the MRA designation. City Council is responsible to take the final action.
7. In October 2007, the EPC approved a zone change request for the subject site to become SU-1 for PRD. A Site Plan for Subdivision was approved by the EPC and the DRB for a mix of residential densities on 431 lots, with design standards. A condition of approval for the zone change was for the subject site to be re-platted, which never occurred. Therefore, the zone change and the Site Plan for Subdivision are not applicable.
8. At its maximum development potential, this zone change request will allow up to 696 dwelling units in the R-2 zone, 291 dwelling units in the R-T zone, and 156 dwelling units in the R-LT zone, for an overall density of 20 dwelling units per acre. The existing approved density is 7 dwelling units per acre, or 410 dwelling units. The potential increase in residences is 733 additional units. It is likely to develop at significantly lower densities.
9. The subject site is in the landfill buffer zone of two former landfills, the San Antonio and San Francisco landfills and is subject to the *City of Albuquerque's Interim Guidelines for Development within City Designated Landfill Buffer Zones*.
10. The applicant provided an acceptable justification for the zone change per R-270-1980:
  - A. The proposed zone change is generally consistent with the health, safety, morals, and general welfare of the city. The proposed R-2, R-T and R-LT zoning are compatible



with adjacent zoning and land-uses. The site is already served by public services and infrastructure.

- B. The stability of land use and zoning will be maintained, because the request is for residential uses, which is consistent with the former use and the predominant uses in the vicinity. The current SU-1 for Mobile Home Park zoning has not led to redevelopment of the site. The applicant provided a sound justification for the change.
- C. The proposed change is not in significant conflict with applicable elements of the Comprehensive Plan and the Planned Growth Strategy, which have been adopted by the City:

Policy II.B.5.a: The request expands the range of housing types allowed in the vicinity, which is in the Established Urban Area. The increased density contributes to the overall desired residential density of 5DU/AC for the City as a whole.

Policy II.B.5.d: The request allows higher-density residential infill development, which helps to protect environmental conditions and carrying capacities because it is an alternative to growth at the fringes of the City. The proposed zoning allows development that is generally consistent with the existing neighborhood mix of density and housing types.

Policy II.B.5.e: The subject site is infill development served by existing roads and infrastructure.

Policy II.B.5.h: The subject site has excellent access to the road network. The area is established with a mix of densities and development intensity.

Policy II.B.5.o: The location and intensity of development under the proposed residential zoning will respect the values of the existing residential neighborhood and will allow for a successful mixed density development that will strengthen the neighborhood and cure the existing blighted condition of the land.

Policy II.B.5.e. and PGS Section 6 (B)(2)(a): The subject site is located in an area where utilities and urban infrastructure already exist

Policy II.B.5.e. and PGS Section 6 (B)(2)(a): The proposed mixed density residential project is compatible with the surrounding area and will foster a sense of community by adding new residents to this area.

- D. The existing zoning is inappropriate because the proposed R-2, R-T and R-LT categories are more advantageous to the community, as articulated in elements of city plans that were cited and discussed in Section C above. It will further enable the realization of the Metropolitan Redevelopment Area designation without relying on City funds.
- E. The permissive uses in the proposed zone will not be harmful to adjacent property, the neighborhood, or the community. The mix of densities and housing types allowed within the requested zones is generally compatible with the mixed density character of the surrounding neighborhoods.



- F. Development of the site under the proposed zoning will not require major or unprogrammed capital expenditures by the city.
  - G. The cost of land or other economic considerations pertaining to the applicant are not the determining factor for a change of zone.
  - H. The subject site's location is not cited as the determining factor for the zone change request. The determining factor is the need to redevelop this blighted property into a stable, residential land use.
  - I. The request will not create a small zone of land that is different from surrounding zoning.
  - J. The request does not create strip zoning.
11. Albuquerque Public Schools will be impacted by this request. The schools that would be impacted by this request include: EG Ross Elementary School, McKinley Middle School and Del Norte High School. EG Ross Elementary School and Del Norte High School are exceeding capacity, while McKinley Middle School has excess capacity. The development potential of up to 1,100 new dwelling units would negatively impact the Albuquerque Public School system.
12. Applicable neighborhood associations, including Jade Park NA, Albuquerque Meadows Resident's Assn, North Wyoming NA, San Antonio Condominium HOA, and the District 4 Coalition of NAs, and property-owners within 100' of the site were notified of the request. No facilitated meeting was held. There were seven letters of support submitted with the request. There were two phone calls expressing concern about the request.

**CONDITIONS OF APPROVAL – 11EPC-40037 – July 14, 2011 – Zone Map Amendment**

1. A replat of the subject site shall be required to ensure that the new zone boundaries correspond to platted lot lines, as shown on Santa Monica Place Zoning Exhibit, May 2011.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 29, 2011 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.



Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

**DEFERRAL FEES:** Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,

*for*   
Deborah Stover  
Planning Director

DS/CB/mc

cc: Karen Marcotte, Consensus Planning, Inc., 302 8<sup>th</sup> Street NW, Albuquerque, NM 87102  
Karen Casaus, 6708 San Bernardino NE, Albuquerque, NM 87109  
Priscilla Martinez, 6704 San Bernardino NE, Albuquerque, NM 87109



**OFFICIAL NOTICE OF DECISION**

**PROJECT #1003916**

**JULY 14, 2011**

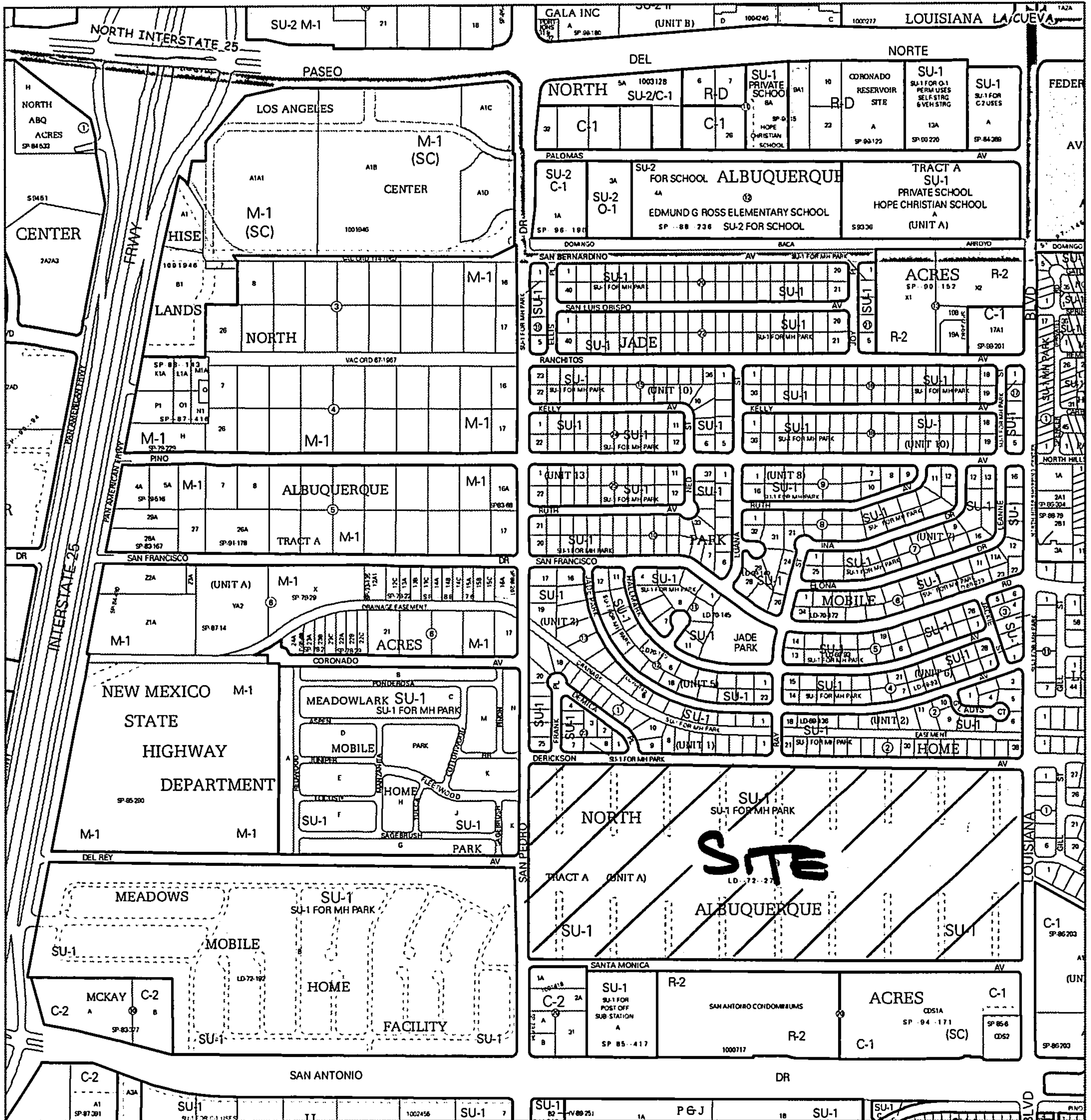
**Page 6 of 6**

**Don Harris, 7112-102 Pan American Frwy NE, Albuquerque, NM 87109**  
**Tom Meaney, 7112-306 Pan American Frwy NE, Albuquerque, NM 87109**  
**Amy Wasko, 7808 Callow NE, Albuquerque, NM 87109**  
**Nanci Carriveau, 8309 Krim Dr. NE, Albuquerque, NM 87109**  
**Jon McCormick, 2823 Richmond Dr. NE, Albuquerque, NM 87107**  
**Kahleetah Clarke, 2823 Richmond Dr. NE, Albuquerque, NM 87107**  
**Peter Nicholls, 8519 Palomar Ave NE, Albuquerque, NM 87109**  
**Erica Vasquez, PO Box 92315, Albuquerque, NM 87199**









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

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**D-18-Z**

Selected Symbols

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

0 750 1,500 Feet



October 26, 2011

Mr. Russ Hugg  
Surv-Tek, Inc.  
9384 Valley View Drive NW  
Albuquerque, New Mexico 87114

Re: Bulk Land Plat of Tracts 1 Thru 4, Santa Monica Place, City  
of Albuquerque, Bernalillo County, New Mexico. City Zone  
Atlas Page D-18.

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf  
of Del Rey Investments, LLC, for the purpose of Vacation of  
public utility easements and subsequent replatting the above  
referenced tract.

Please call me if you have any further questions.

Sincerely,

Del Rey Investments, LLC



---

By: Ben F. Spencer, Manager



NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 THRU 4  
SANTA MONICA PLACE

The plat of TRACTS 1 THRU 4, SANTA MONICA PLACE has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts 1 Thru 4, Santa Monica Place, filed in the office of the County Clerk of Bernalillo County, New Mexico on \_\_\_\_\_, 2011 in Book \_\_\_\_\_, page \_\_\_\_\_.



OWNER(S)

Del Rey Investments, LLC

BS

By: Ben F. Spencer, Manager

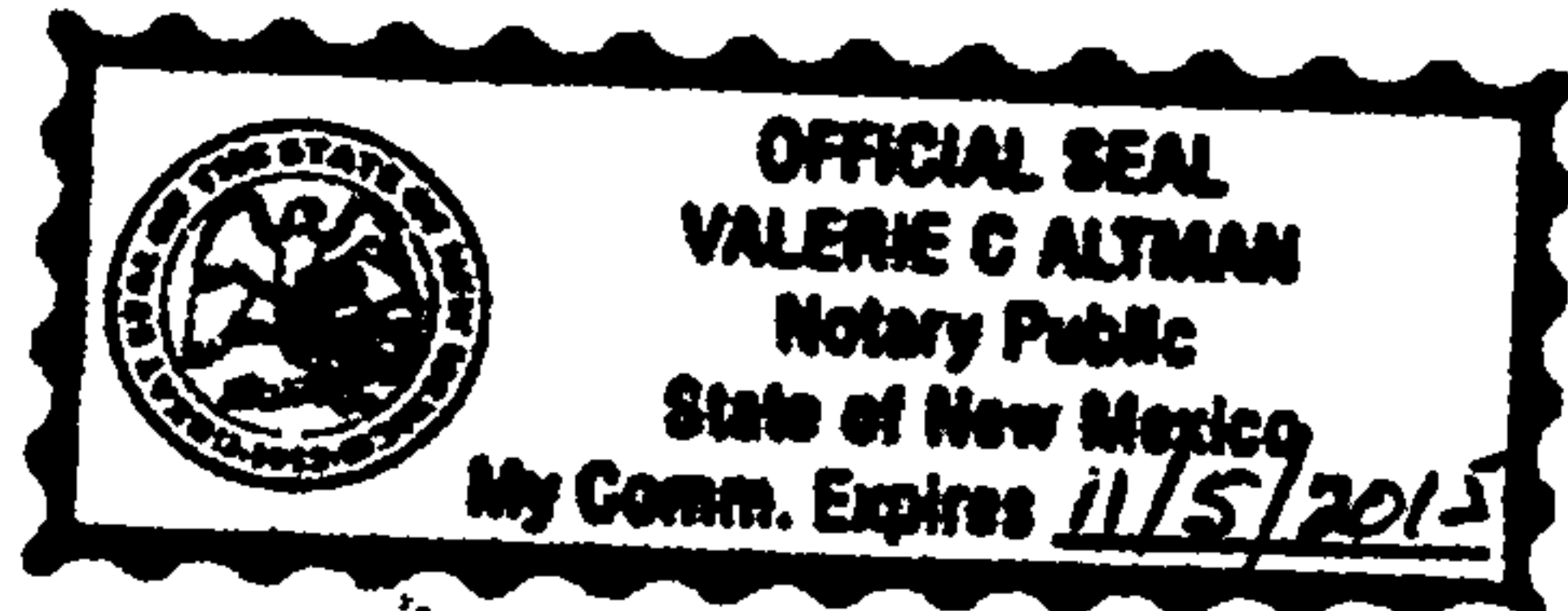
ACKNOWLEDGMENT

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

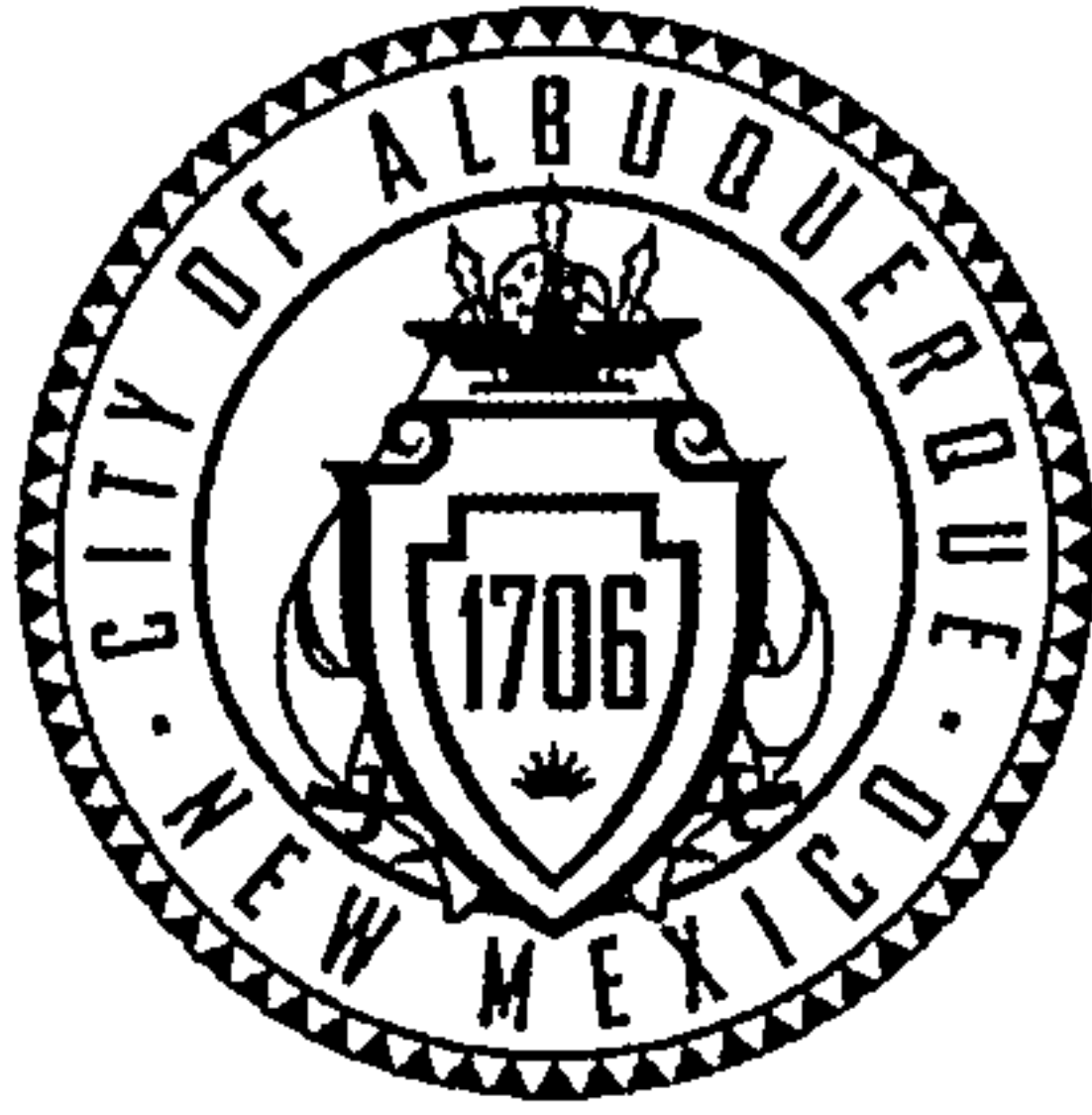
The foregoing instrument was acknowledged before me this 15<sup>th</sup>  
day of November, 2011, by Ben F. Spencer.

Valerie C. Altman My commission expires 11/5/2015

Notary Public







City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103

## Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

### Interoffice Memorandum

October 30, 2007

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**Subject: Albuquerque Archaeological Ordinance—Compliance Documentation**

**Project Number(s):**

**Case Number(s):**

**Agent:**

**Applicant: Del Rey Investments LLC**

**Legal Description: Tract A (Unit A) Block 19, North Albuquerque Acres**

**Acreage: 58.5 acres**

**Zone Atlas Page: D-18**

**CERTIFICATE OF NO EFFECT: Yes  No**

**CERTIFICATE OF APPROVAL: Yes  No**

**SUPPORTING DOCUMENTATION:**

**Geotechnical Investigation, Monterra del Rey by Western Technologies Inc (August 30, 2007).**

**Phase I Environmental Site Assessment, Monterra del Rey by Western Technologies Inc (August 6, 2007).**

**SITE VISIT: n/a**

**RECOMMENDATION(S):**

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 72 Section 4B(2)—extensive previous land disturbance)***

**SUBMITTED:**

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist





**Pre-Development Facilities Fee (PDFF)  
 Cover Sheet**

**PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.**

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

**Project #** (if already assigned by DRB/EPC) 1003916

**Please check one:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Preliminary PDFF<br>(Preliminary PDFF are required for preliminary plat submittals.) | <input type="checkbox"/> Final PDFF<br>(Final PDFF are required for final plat submittals and <u>must be recorded</u> prior to DRB hearing) | <input checked="" type="checkbox"/> Waiver/Deferral<br>(Must provide reason for waiver/deferral) |
|---|---|--|

**Project Information**

Subdivision Name Monterra del Rey  
 Legal Description Blocks 18 and 19, North Albuquerque Acres  
 Location of Project (address or major cross streets) 7311 Louisiana Blvd NE  
 Proposed Number of Units: 247 Single-Family 164 Multi-Family 411 Total Units  
 Note: A single-family unit is a single-family, detached dwelling unit.  
 Comments \_\_\_\_\_

**Waiver Information**

Property Owner Del Rey Investments Legal Description Blocks 18 and 19, North Albuquerque Acres  
 Zoning MH  
 Reason for Waiver/Deferral The original development consisted of 407 residential units. The new development will consist of 411 units. Therefore, 407 units out of 411 units will not be subject to the School Facility Fees.

**Contact Information**

Name Drew Dolan  
 Company Del Rey Investments  
 Phone 889-3061  
 E-mail ddolan@argusdci.com

**Please include with your submittal:**

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY  
 APS Cluster Del Norte

Date Submitted 1/4/08

Date Completed 1/4/08



**ALBUQUERQUE PUBLIC SCHOOLS  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Blocks 18 and 19, North Albuquerque Acres, Tract A, Unit A, which is zoned as NM, on January 4, 2008 submitted by Del Rey Investments, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the original development consisted of 407 residential units. The new development will consist of 411 units. Therefore, 407 units out of 411 units will not be subject to the School Facility Fees.

ALBUQUERQUE PUBLIC SCHOOLS

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Kizito Wijenje, Director, Capital Master Plan

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on January 4, 2008 by Kizito Wijenje as Director, Capital Master Plan of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

\_\_\_\_\_  
Notary Public

My commission expires: May 18, 2011





**Pre-Development Facilities Fee (PDFF)  
Cover Sheet**

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

Project # (if already assigned by DRB/EPC) 1003916

**Please check one:**

Preliminary PDFF  
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF  
(Final PDFF are required for final plat submittals and must be recorded prior to DRB hearing)

Waiver/Deferral  
(Must provide reason for waiver/deferral)

**Project Information**

Subdivision Name Monterra del Rey

Legal Description Blocks 18 and 19, North Albuquerque Acres

Location of Project (address or major cross streets) 7311 Louisiana Blvd NE

Proposed Number of Units: 247 Single-Family 164 Multi-Family 411 Total Units

Note: A single-family unit is a single-family, detached dwelling unit.

Comments Originally 407 units. Plan is to build 411 units. Facility fees will apply to first 4 out of 411 units. Reference Waiver # 499.

**Waiver Information**

Property Owner \_\_\_\_\_ Legal Description \_\_\_\_\_ Zoning \_\_\_\_\_

Reason for Waiver/Deferral \_\_\_\_\_

**Contact Information**

Name Drew Dolan

Company Del Rey Investments

Phone 889-3061

E-mail ddolan@argusdci.com

**Please include with your submittal:**

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY  
APS Cluster Del Norte

Date Submitted 1-15-08

Date Completed 1-15-08



## EXHIBIT A

PRELIMINARY  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and DEL REY INVESTMENTS, LLC ("Developer") effective as of this 15 day of January, 2008 and pertains to the subdivision commonly known as Monterra del Rey, and more particularly described as [use current legal description] Blocks 18 and 19, North Albuquerque Acres, Tract A, Unit A (fees will be assessed on the first 4 units applying for building permits out of a total of 411 units) (the "Subdivision").

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
  - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.



- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.



[Handwritten Signature]

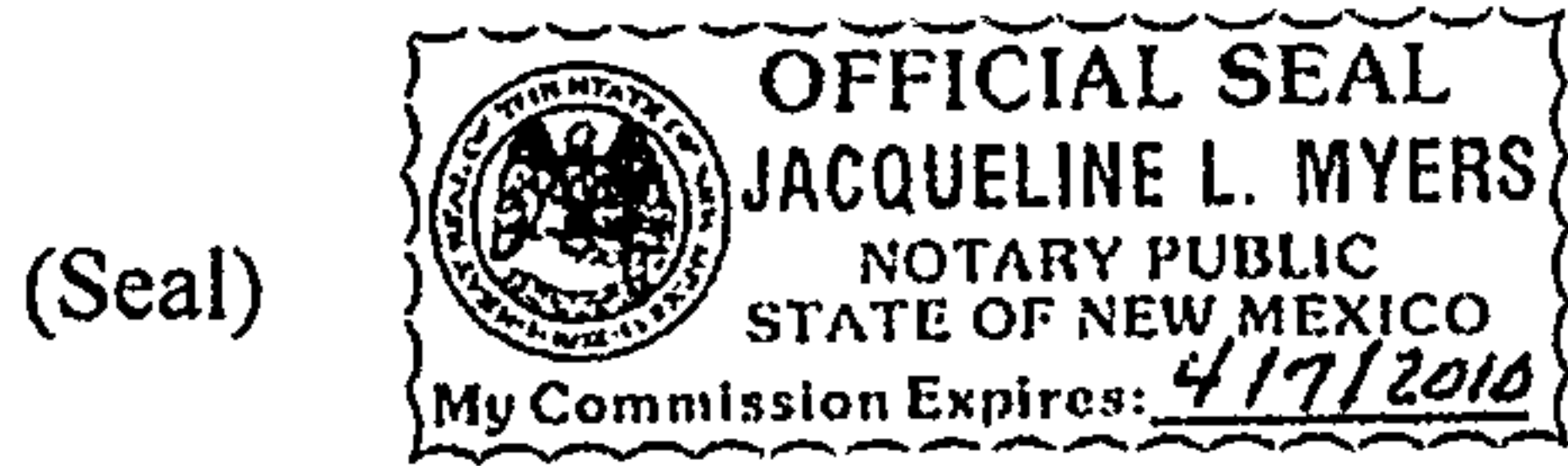
Signature

BEN SPENCER - MANAGER  
Name (typed or printed) and title

DEL REY INVESTMENTS, LLC  
Developer

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 1/15/08, by BEN F. SPENCER as Manager of DEL REY INVESTMENTS, LLC, a corporation.



Jacqueline L. Myers  
Notary Public

My commission expires: 4/7/2010

ALBUQUERQUE PUBLIC SCHOOLS

By: [Handwritten Signature]  
Signature

BETTY KING, PLANNER, APS CMP  
Name (typed or printed) and title

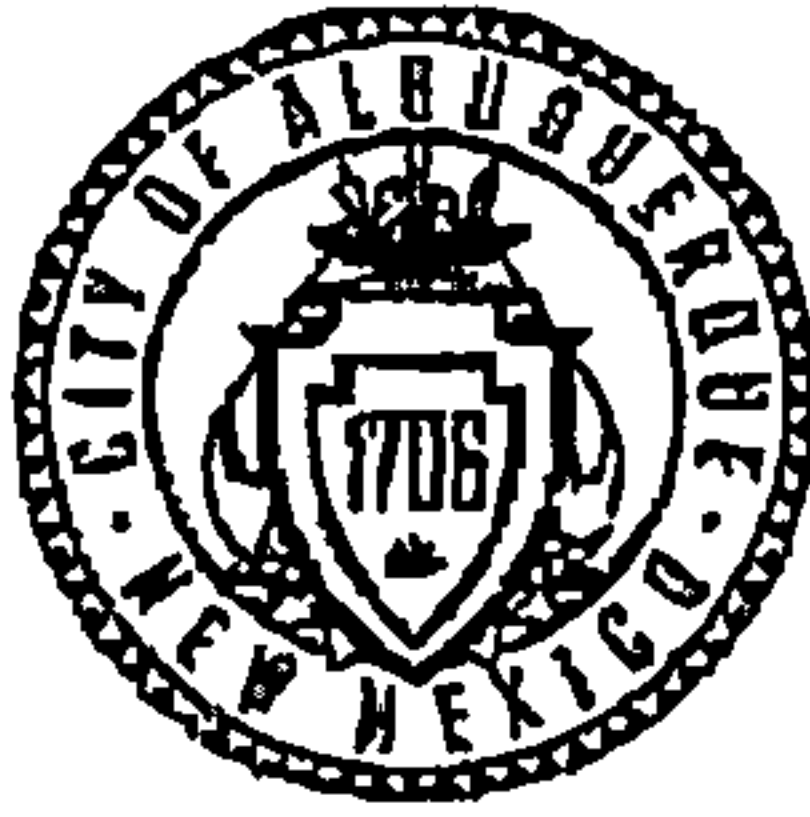
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 1-15-2008, by Betty King as Planner, APS, CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal) April L. Winters  
Notary Public

My commission expires: May 18, 2011





## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

October 19, 2011

Russ Hugg  
Surv-Tek, Inc.  
9384 Valley View Dr. NW/87114  
Phone: 505-897-3366/Fax: 505-897-3377

Dear Russ:

Thank you for your inquiry of October 19, 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) - BLOCKS 18 AND 19, TRACT 4, UNIT A, NORTH ALBUQUERQUE ACRES, LOCATED ON DERICKSON AVENUE NE BETWEEN SAN PEDRO DRIVE NE AND LOUISIANA BOULEVARD NE** zone map **D-18**.

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

### **SEE ATTACHMENT A FOR NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION INFORMATION – swinklepleck**

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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani J. Winklepleck*

Stephani I. Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**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.

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

U.S. Postal Service™

# CERTIFIED MAIL™ RECEIPT

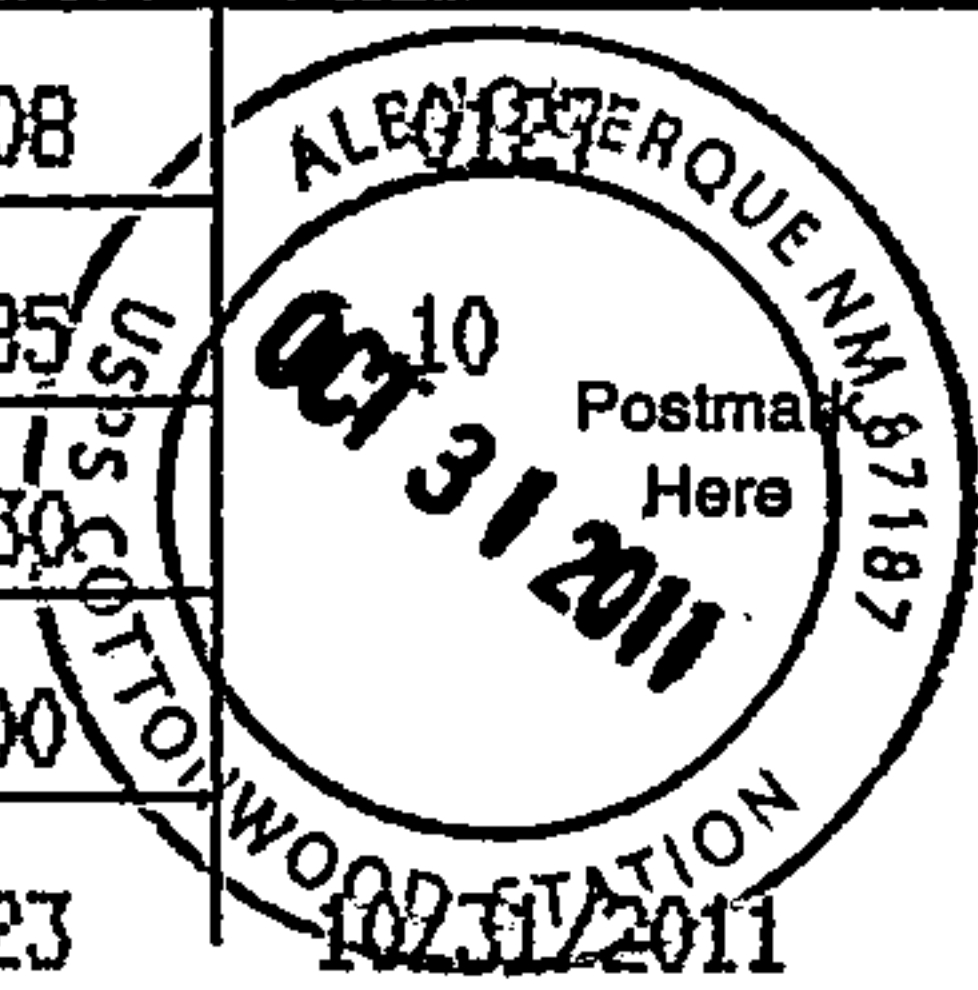
*(Domestic Mail Only; No Insurance Coverage Provided)*

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

## OFFICIAL USE

1925 5029 0000 0110 0110 7011

Postage	\$	\$2.08
Certified Fee		\$2.85
Return Receipt Fee (Endorsement Required)		\$2.30
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$7.23</b>



Sent  
Street  
or P.O.  
City,

JADE PARK N.A. (JPK)  
6704 SAN BERNARDINO NE  
ALBUQUERQUE, NM 87109  
ATTN: PRISCILLA MARTINEZ

Instructions

PS F



## **Certified Mail Provides:**

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

## ***Important Reminders:***

- Certified Mail may **ONLY** be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- **NO INSURANCE COVERAGE IS PROVIDED** with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

**IMPORTANT: Save this receipt and present it when making an inquiry.**

U.S. Postal Service™

# CERTIFIED MAIL™ RECEIPT

*(Domestic Mail Only; No Insurance Coverage Provided)*

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

## OFFICIAL USE

4525 5029 0000 0110 0110 7011

Postage

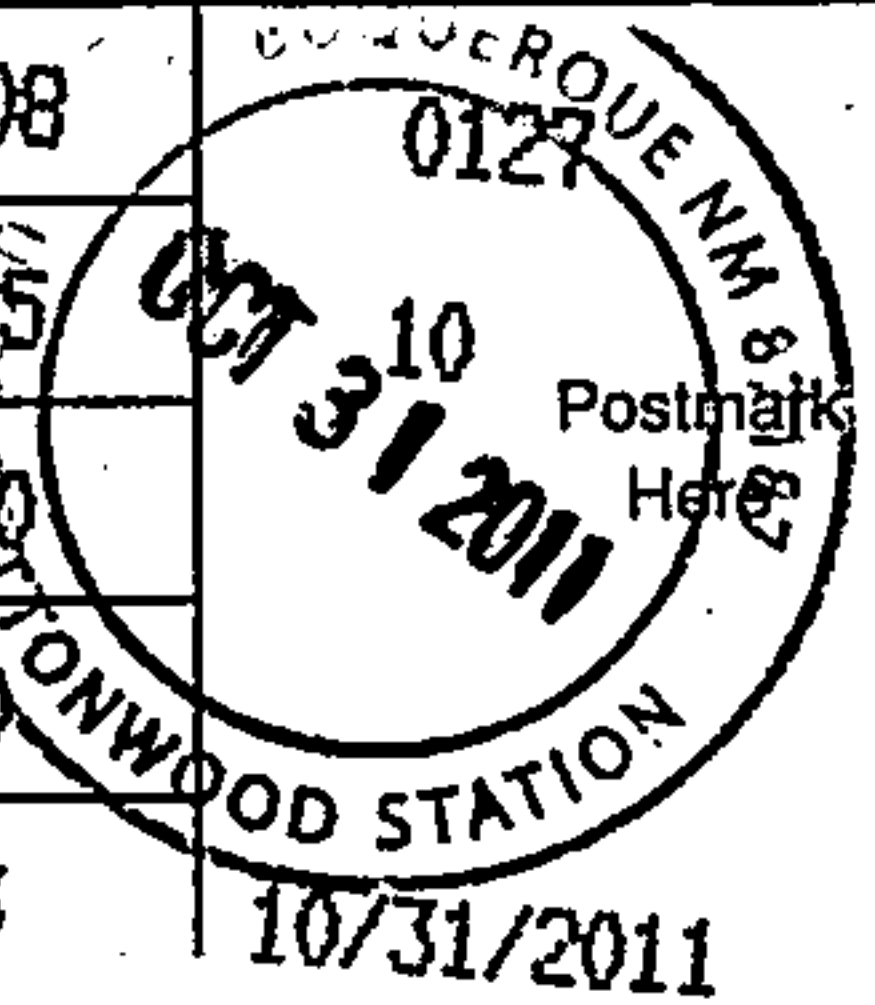
Certified Fee

Return Receipt Fee  
(Endorsement Required)

Restricted Delivery Fee  
(Endorsement Required)

Total Postage & Fees

\$	\$2.08
	\$2.85
	\$2.30
	\$0.00
\$	\$7.23



Sent To

Street,  
or PO.

City, S

NORTH WYOMING N.A. (NWG) "R"  
 7808 CALLOW NE  
 ALBUQUERQUE, NM 87109  
 ATTN: AMY WASKO

PS Form

Instructions



## **Certified Mail Provides:**

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

## **Important Reminders:**

- Certified Mail may **ONLY** be combined with First-Class Mail® or Priority Mail®.
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U.S. Postal Service™

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

ALBUQUERQUE NM 87109 **MAIL USE**

Postage	\$ 2.08	
Certified Fee	\$2.85	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 7.23</b>	

Se.

ALBUQUERQUE MEADOWS RESIDENT'S  
ASSOCIATION (AMR) "R"  
7112-306 PAN AMERICAN FREEWAY NE  
ALBUQUERQUE, NM 87109  
ATTN: TOM MEANEY

Str  
or  
Cit

PS

Instructions

5285  
5029  
0000  
0110  
0110  
7011



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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

U.S. Postal Service™

# CERTIFIED MAIL™ RECEIPT

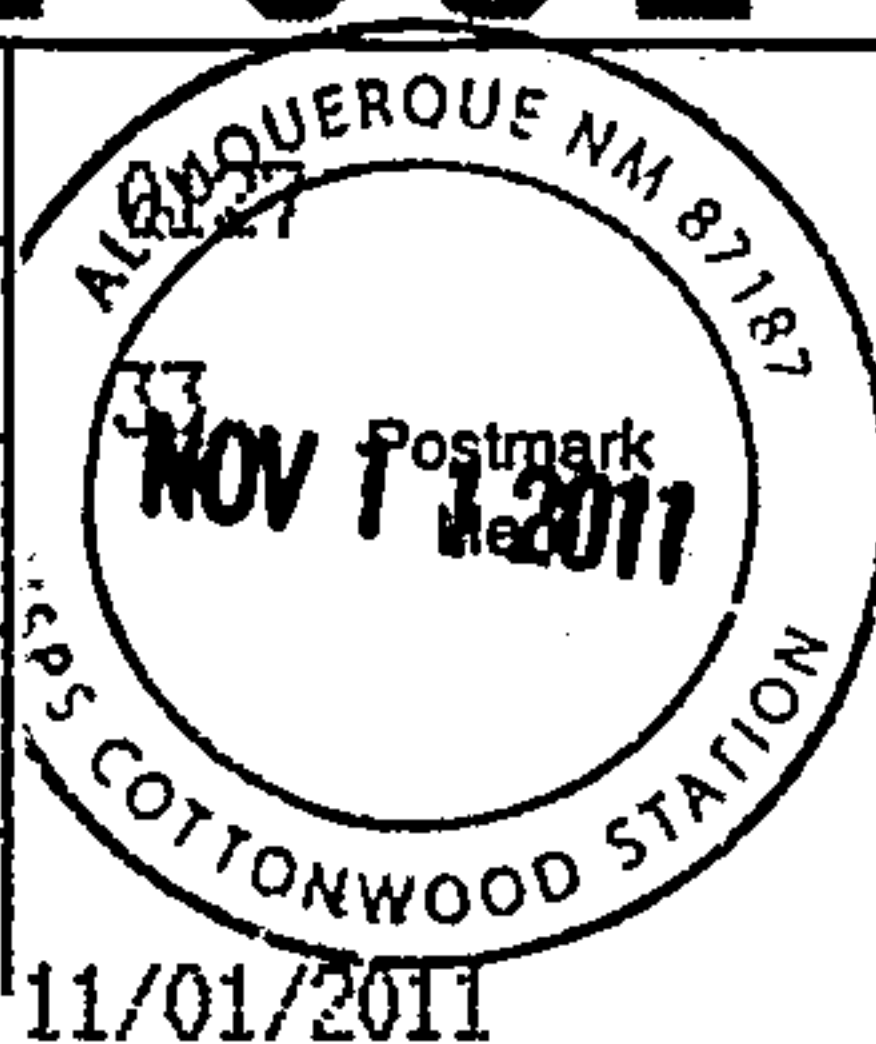
*(Domestic Mail Only; No Insurance Coverage Provided)*

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

## OFFICIAL USE

ALBUQUERQUE NM 87107

Postage	\$ 2.08
Certified Fee	\$2.85
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 7.23</b>



Sent To **SAN ANTONIO CONDOMINIUM HOA**  
**(SA)**  
 Street, or PO, **2823 RICHMON DRIVE NE**  
 City, St **ALBUQUERQUE, NM 87107**  
**ATTN: JON Mc CORMICK**

PS For

Instructions

0325 5029 0000 0110 1102



## **Certified Mail Provides:**

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- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

U.S. Postal Service

# CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

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

## OFFICIAL USE

ALBUQUERQUE NM 87107

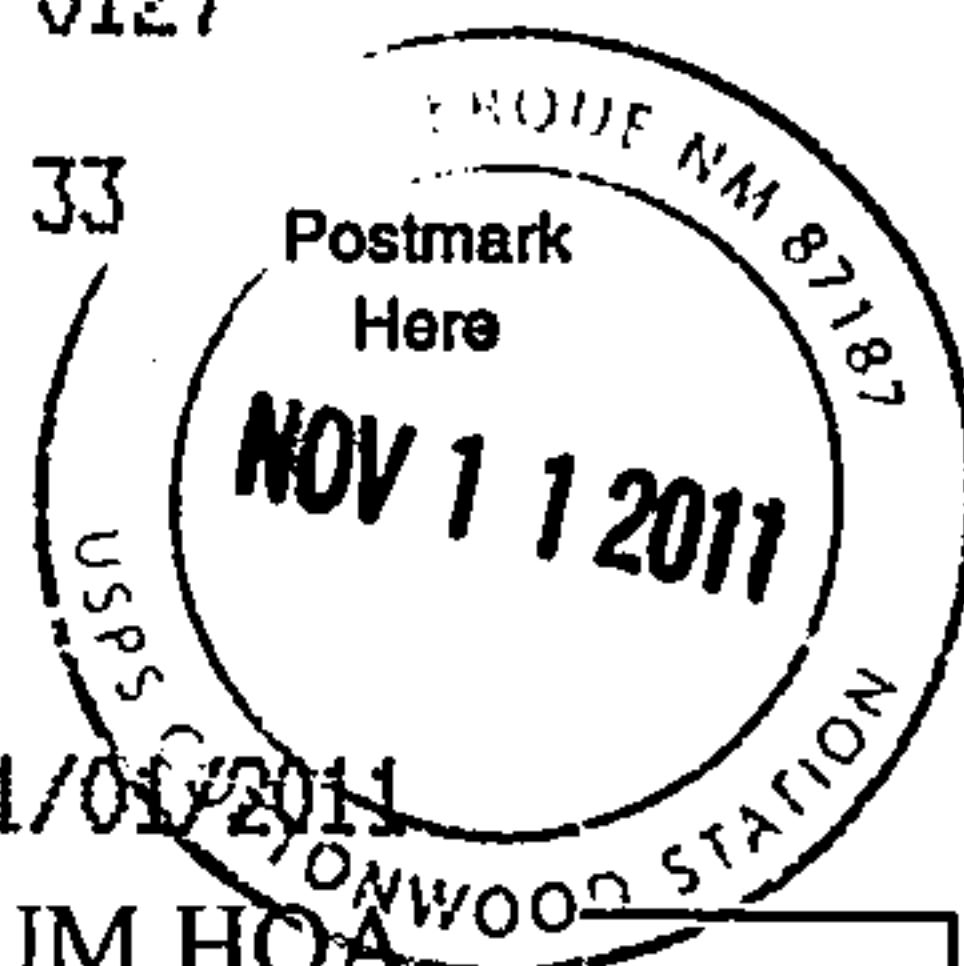
8085 5308  
5029 0000  
0110 0110  
7011 1102

Postage	\$ 2.08
Certified Fee	\$2.85
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 7.23</b>

0127

33

11/01/2011



Sent  
Street  
or P.O.  
City,

SAN ANTONIO CONDOMINIUM HOA  
(SAC)  
2823 RICHMOND DRIVE NE  
ALBUQUERQUE, NM 87107  
ATTN: KAHLEETAH CLARKE

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Instructions

PS F



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U.S. Postal Service™

# CERTIFIED MAIL™ RECEIPT

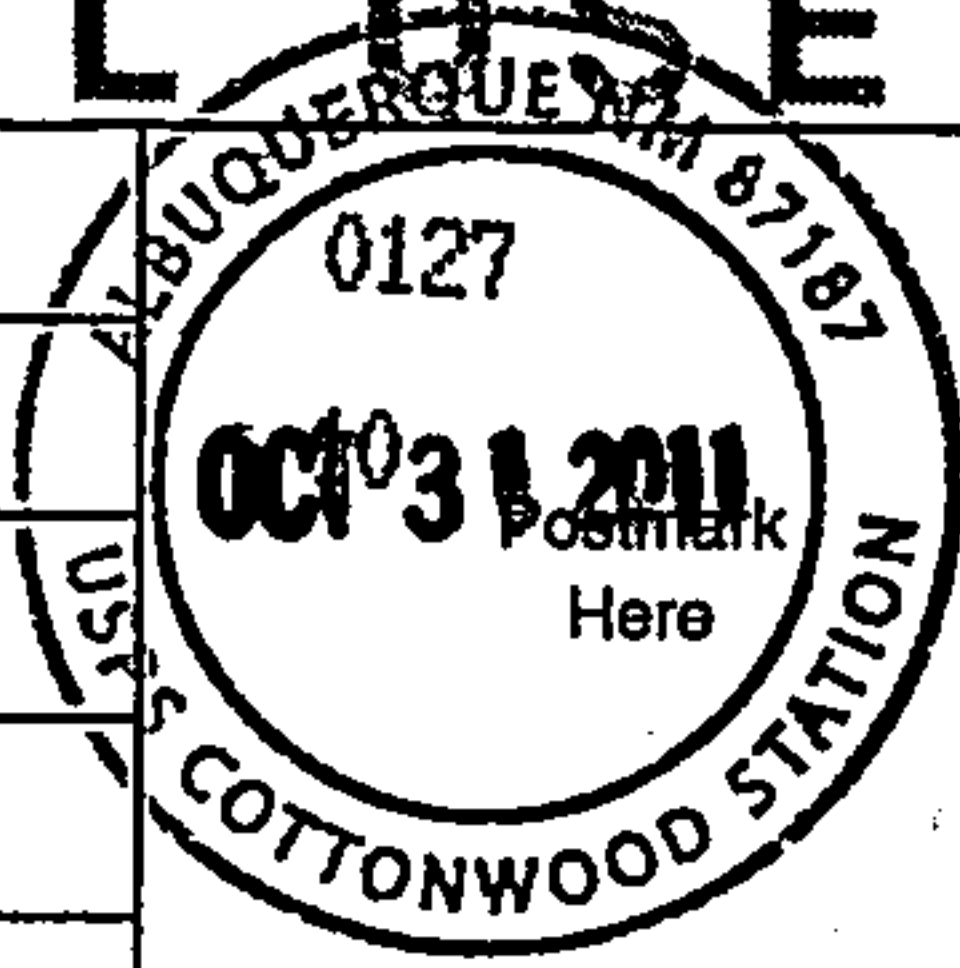
*(Domestic Mail Only; No Insurance Coverage Provided)*

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

ALBUQUERQUE, NM 87109 OFFICIAL USE

2625 5292 5029 0000 0110 0110 7011

Postage	\$	\$2.08
Certified Fee		\$2.85
Return Receipt Fee (Endorsement Required)		\$2.30
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$7.23</b>



10/31/2011

Ser.  
Str  
or f  
City

ALBUQUERQUE MEADOWS RESIDENT'S  
ASSOCIATION (AMR) "R"  
7112-1026 PAN AMERICAN FREEWAY NE  
ALBUQUERQUE, NM 87109  
ATTN: DON HARRIS

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PS

Instructions



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U.S. Postal Service™

# CERTIFIED MAIL™ RECEIPT

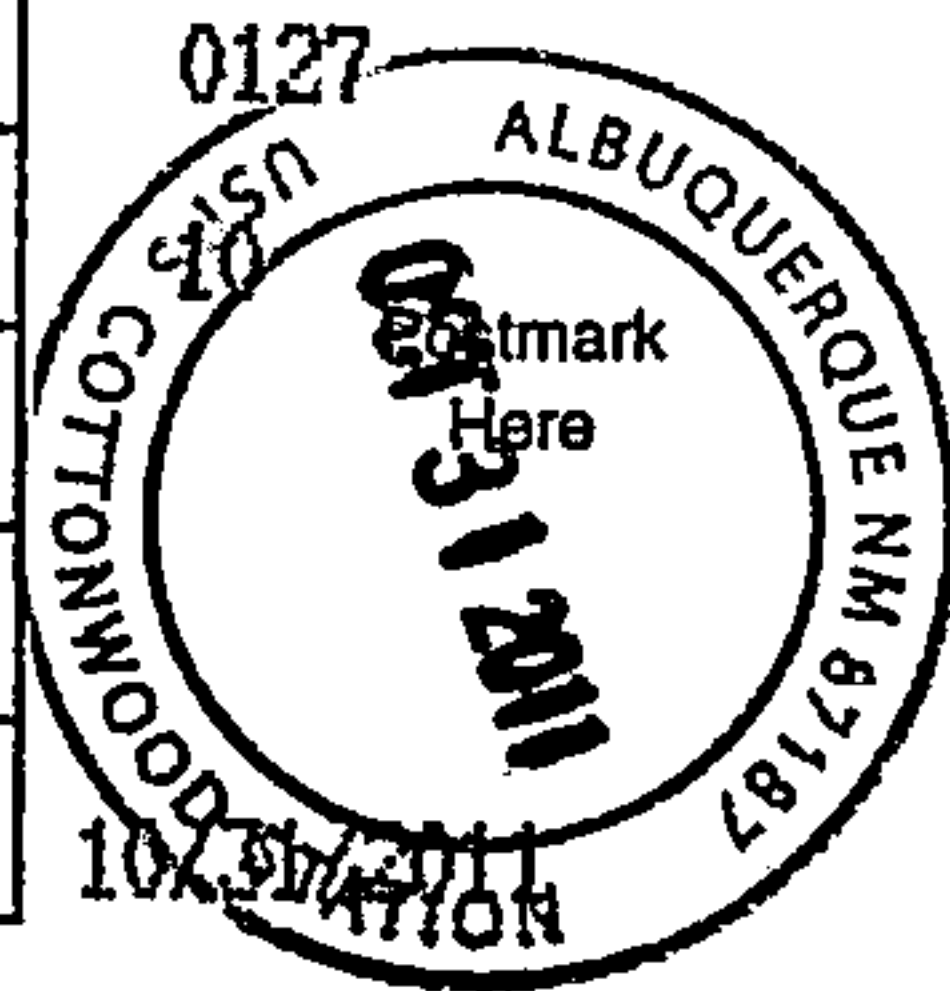
*(Domestic Mail Only; No Insurance Coverage Provided)*

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

## OFFICIAL USE

ALBUQUERQUE NM 87109

Postage	\$ 2.08
Certified Fee	\$2.85
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 7.23</b>



9278  
5275  
5029  
0000  
0710  
0710  
7011

Sent  
Street  
or P.O.  
City,

JADE PARK N.A. (JPK)  
6708 SAN BERNARDINO NE  
ALBUQUERQUE, NM 87109  
ATTN: KAREN CASAUS

PS F

Instructions



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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

7011 0110 0000 6205 5029 0000 0000 2425 5247

U.S. Postal Service™

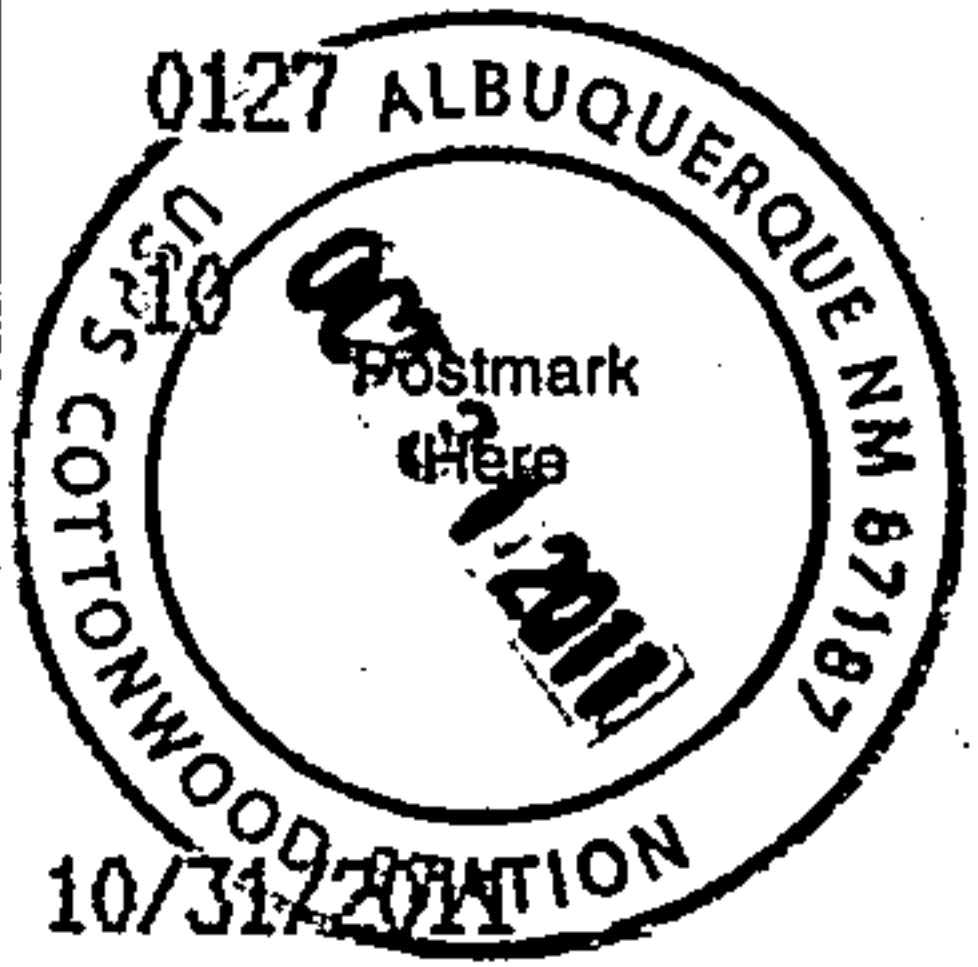
# CERTIFIED MAIL™ RECEIPT

*(Domestic Mail Only; No Insurance Coverage Provided)*

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

## OFFICIAL USE

Postage	\$	\$1.88
Certified Fee		\$2.85
Return Receipt Fee (Endorsement Required)		\$2.30
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$7.03</b>



Sent T  
 Street,  
 or PO  
 City, S

NORTH WYOMING N.A. (NWG) "R"  
 8309 KRIM DRIVE NE  
 ALBUQUERQUE, NM 87109  
 ATTN: NANCI CARRIVEAU

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 -----  
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PS Fo

ructions



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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

# "ATTACHMENT A"

Russ Hugg  
Surv-Tek, Inc.  
9384 Valley View Dr. NW/87114  
Phone: 505-897-3366/Fax: 505-897-3377  
Zone map: D-18

## **ALBUQUERQUE MEADOWS RESIDENT'S ASSN. (AMR) "R"**

Don Harris  
7112-102 Pan American Frwy. NE/87109 821-6541 (h)  
Tom Meaney  
7112-306 Pan American Frwy. NE/87109 822-5453 (h)

## **JADE PARK N.A. (JPK)**

**\*Karen Casaus**  
6708 San Bernardino NE/87109 822-1493 (h)  
Priscilla Martinez  
6704 San Bernardino NE/87109 821-6728 (h)

## **NORTH WYOMING N.A. (NWG) "R"**

**\*Amy Wasko**  
7808 Callow NE/87109 821-4597 (h)  
Nanci Carriveau  
8309 Krim Dr. NE/87109 821-8673 (h)

## **SAN ANTONIO CONDOMINIUM H.O.A. (SAC)**

Jon McCormick  
2823 Richmond Dr. NE/87107 266-2000 (o)  
Kahleetah Clarke  
2823 Richmond Dr. NE/87107 266-2000 (o)

**\* DENOTES PRESIDENT OF 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 neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

## Information from the Office of Neighborhood Coordination

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

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

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

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: **10/19/11** Entered: **2:10 p.m.** ONC Rep. Initials: **siw**



**Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

October 31, 2011

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

North Wyoming N.A. (NWG) "R"  
7808 Callow NE  
Albuquerque, NM 87109  
Attention: Amy Wasko

Re: Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page D-18.

The owners of the above captioned property, Del Rey Investments, LLC, are hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public Utility Easements and Bulk Land Variance as shown on the attached Vacation Exhibit and Bulk Land Plat.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Mr. Jack Cloud, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.  
9384 Valley View Drive N.W.  
Albuquerque, New Mexico 87114  
505 897 3366





**Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

October 31, 2011

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

North Wyoming N.A. (NWG) "R"  
8309 Krim Drive NE  
Albuquerque, NM 87109  
Attention: Nanci Carriveau

Re: Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres, City of Albuquerque, Bernalillo County, New Mexico. *City Zone Atlas Page D-18.*

The owners of the above captioned property, Del Rey Investments, LLC, are hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public Utility Easements and Bulk Land Variance as shown on the attached Vacation Exhibit and Bulk Land Plat.

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9384 Valley View Drive N.W.  
Albuquerque, New Mexico 87114  
505 897 3366



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9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

October 31, 2011

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Jade Park N.A. (JPK)  
6704 San Bernardino NE  
Albuquerque, NM 87109  
Attention: Priscilla Martinez

Re: Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres, City of Albuquerque, Bernalillo County, New Mexico. *City Zone Atlas Page D-18.*

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If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.  
9384 Valley View Drive N.W.  
Albuquerque, New Mexico 87114  
505 897 3366





**Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

October 31, 2011

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Jade Park N.A. (JPK)  
6708 San Bernardino NE  
Albuquerque, NM 87109  
Attention: Karen Casaus

Re: Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres, City of Albuquerque, Bernalillo County, New Mexico. *City Zone Atlas Page D-18.*

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If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.  
9384 Valley View Drive N.W.  
Albuquerque, New Mexico 87114  
505 897 3366

## **Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

October 31, 2011

### **CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Albuquerque Meadows Resident's Association (AMR) "R"  
7112-306 Pan American Freeway NE  
Albuquerque, NM 87109  
Attention: Tom Meaney

Re: Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres, City  
of Albuquerque, Bernalillo County, New Mexico. *City Zone Atlas*  
*Page D-18.*

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Development Review Board for Vacation of Public Utility Easements  
and Bulk Land Variance as shown on the attached Vacation Exhibit and  
Bulk Land Plat.

The application will require a public hearing before the Development  
Review Board in the DRB Meeting Room in the basement floor of the  
Plaza Del Sol Building at Second and Roma N.W. The Chair of the  
Development Review Board, Mr. Jack Cloud, may be contacted at  
924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.  
9384 Valley View Drive N.W.  
Albuquerque, New Mexico 87114  
505 897 3366





**Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

October 31, 2011

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Albuquerque Meadows Resident's Association (AMR) "R"  
7112-102 Pan American Freeway NE  
Albuquerque, NM 87109  
Attention: Don Harris

Re: Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres, City  
of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas  
Page D-18.

The owners of the above captioned property, Del Rey Investments, LLC,  
are hereby filing application with the City of Albuquerque  
Development Review Board for Vacation of Public Utility Easements  
and Bulk Land Variance as shown on the attached Vacation Exhibit and  
Bulk Land Plat.

The application will require a public hearing before the Development  
Review Board in the DRB Meeting Room in the basement floor of the  
Plaza Del Sol Building at Second and Roma N.W. The Chair of the  
Development Review Board, Mr. Jack Cloud, may be contacted at  
924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.  
9384 Valley View Drive N.W.  
Albuquerque, New Mexico 87114  
505 897 3366

October 31, 2011

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

San Antonio Condominium H.O.A. (SAC)  
2823 Richmond Drive NE  
Albuquerque, NM 87107  
Attention: Jon McCormick

Re: Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres, City  
of Albuquerque, Bernalillo County, New Mexico. *City Zone Atlas*  
*Page D-18.*

The owners of the above captioned property, Del Rey Investments, LLC,  
are hereby filing application with the City of Albuquerque  
Development Review Board for Vacation of Public Utility Easements  
and Bulk Land Variance as shown on the attached Vacation Exhibit and  
Bulk Land Plat.

The application will require a public hearing before the Development  
Review Board in the DRB Meeting Room in the basement floor of the  
Plaza Del Sol Building at Second and Roma N.W. The Chair of the  
Development Review Board, Mr. Jack Cloud, may be contacted at  
924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.  
9384 Valley View Drive N.W.  
Albuquerque, New Mexico 87114  
505 897 3366



October 31, 2011

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

San Antonio Condominium H.O.A. (SAC)  
2823 Richmond Drive NE  
Albuquerque, NM 87107  
Attention: Kahleetah Clarke

Re: Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres, City of Albuquerque, Bernalillo County, New Mexico. *City Zone Atlas Page D-18.*

The owners of the above captioned property, Del Rey Investments, LLC, are hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public Utility Easements and Bulk Land Variance as shown on the attached Vacation Exhibit and Bulk Land Plat.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Mr. Jack Cloud, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

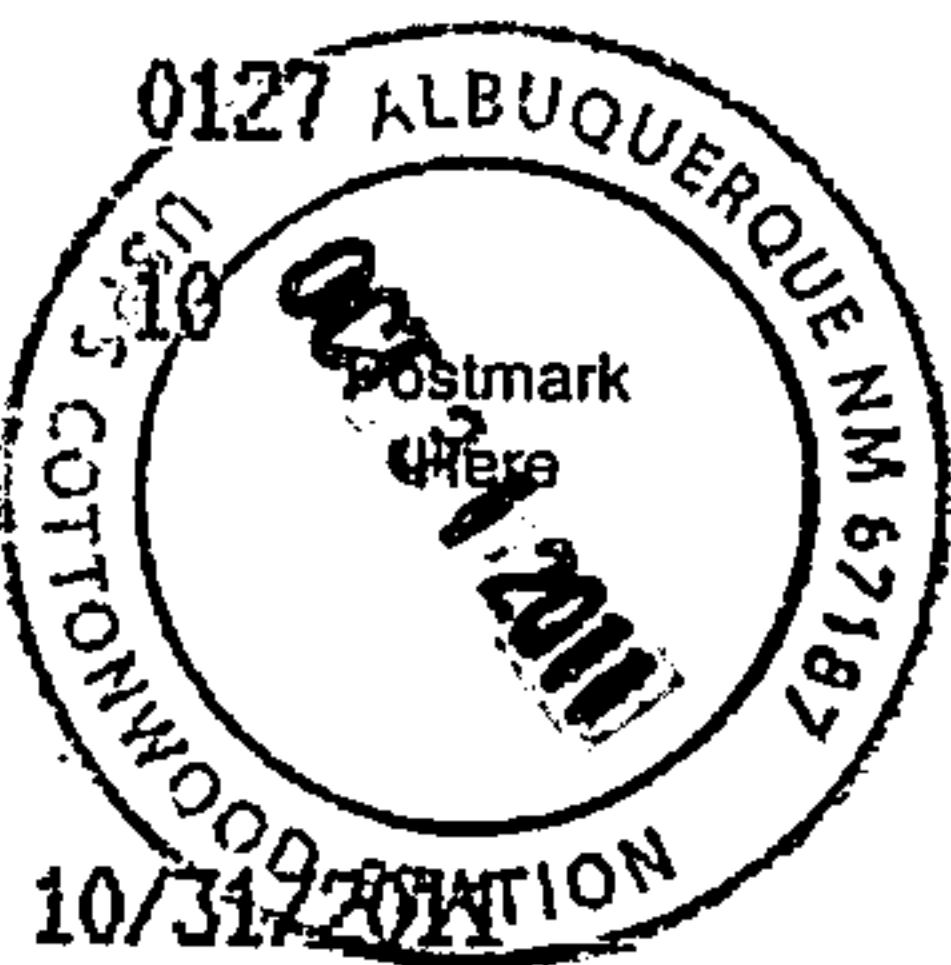
Russ P. Hugg, PS, Agent

Surv-Tek, Inc.  
9384 Valley View Drive N.W.  
Albuquerque, New Mexico 87114  
505 897 3366

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Restricted Delivery Fee (Endorsement Required)	\$ 0.00
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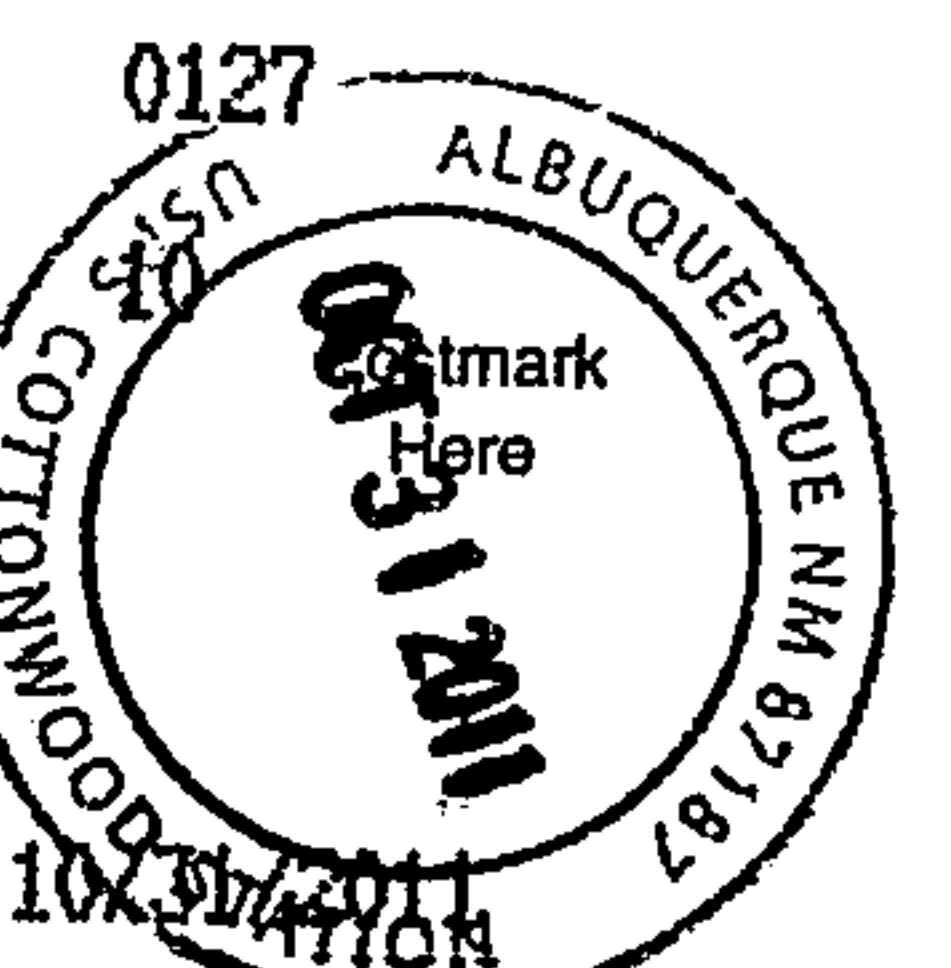


Sent To: NORTH WYOMING N.A. (NWG) "R"  
Street, or PO: 8309 KRIM DRIVE NE  
City, S: ALBUQUERQUE, NM 87109  
ATTN: Nanci CARRIVEAU  
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Restricted Delivery Fee (Endorsement Required)	\$ 0.00
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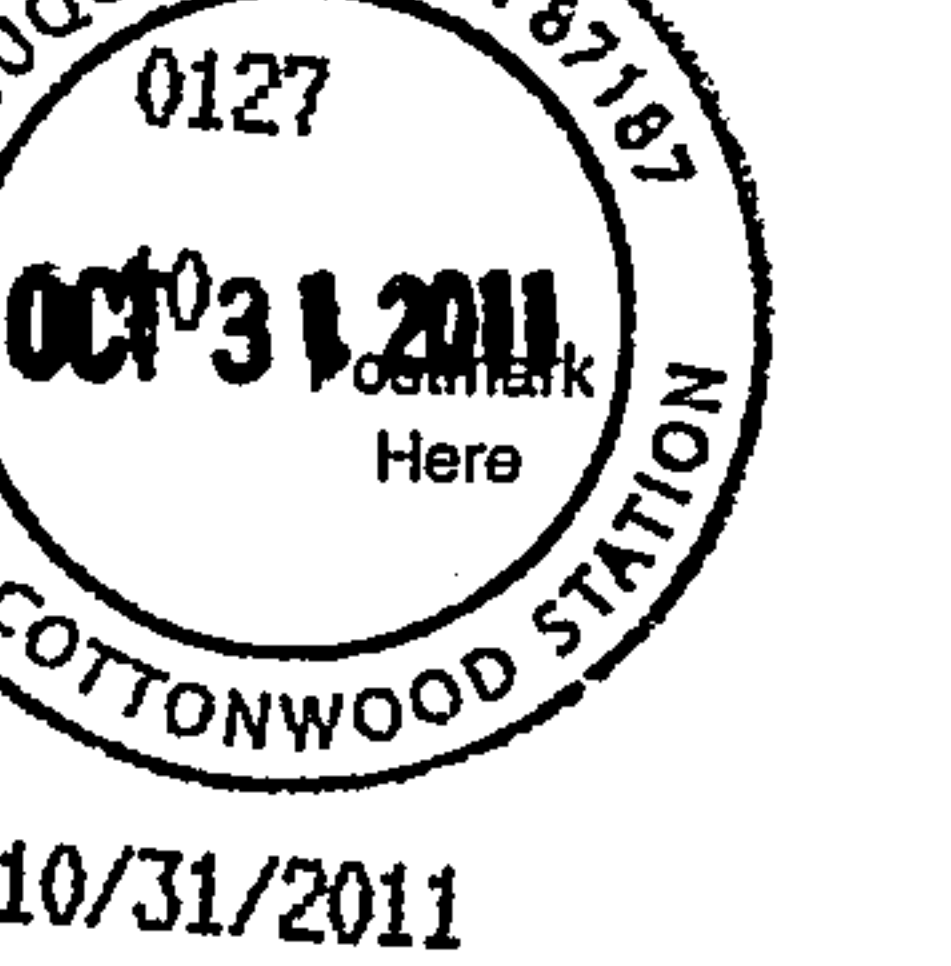


Sent To: JADE PARK N.A. (JPK)  
Street, or PO: 6708 SAN BERNARDINO NE  
City, S: ALBUQUERQUE, NM 87109  
ATTN: KAREN CASAUS  
PS Form Instructions

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Total Postage & Fees	\$ 7.23

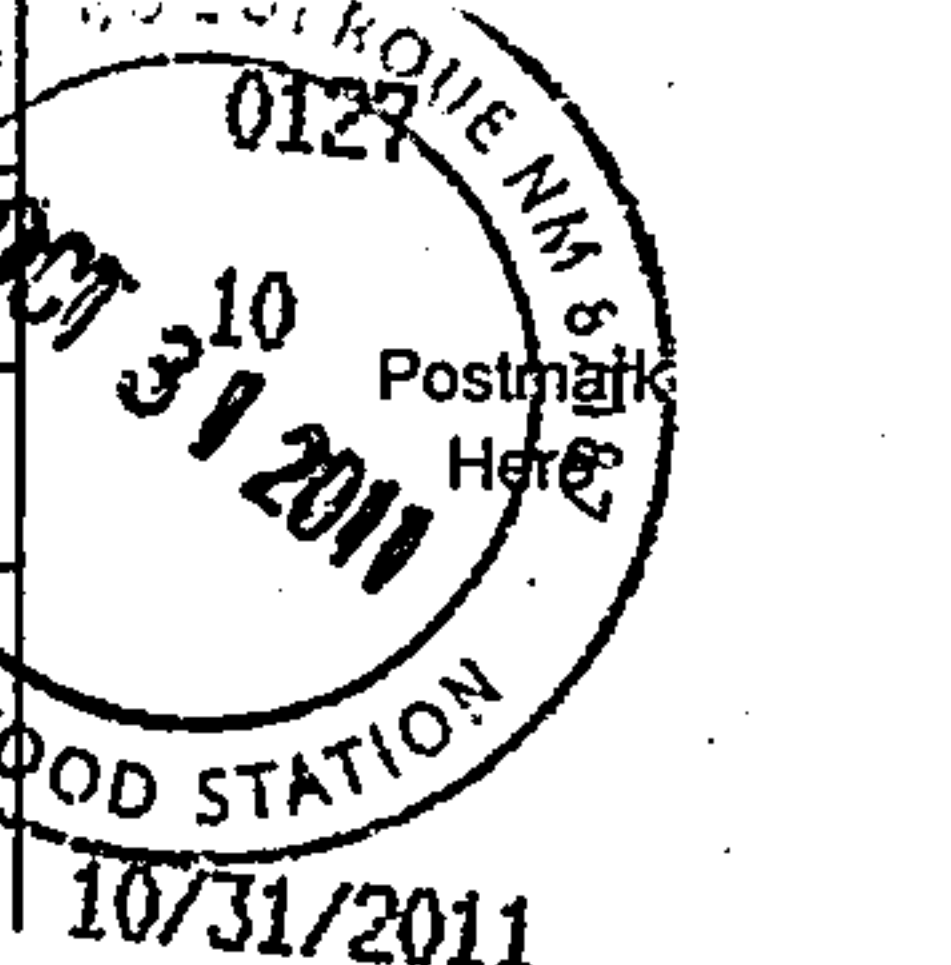


Sent To: ALBUQUERQUE MEADOWS RESIDENT'S ASSOCIATION (AMR) "R"  
Street, or PO: 7112-1026 PAN AMERICAN FREEWAY NE  
City, S: ALBUQUERQUE, NM 87109  
ATTN: DON HARRIS  
PS Form Instructions

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Total Postage & Fees	\$ 7.23

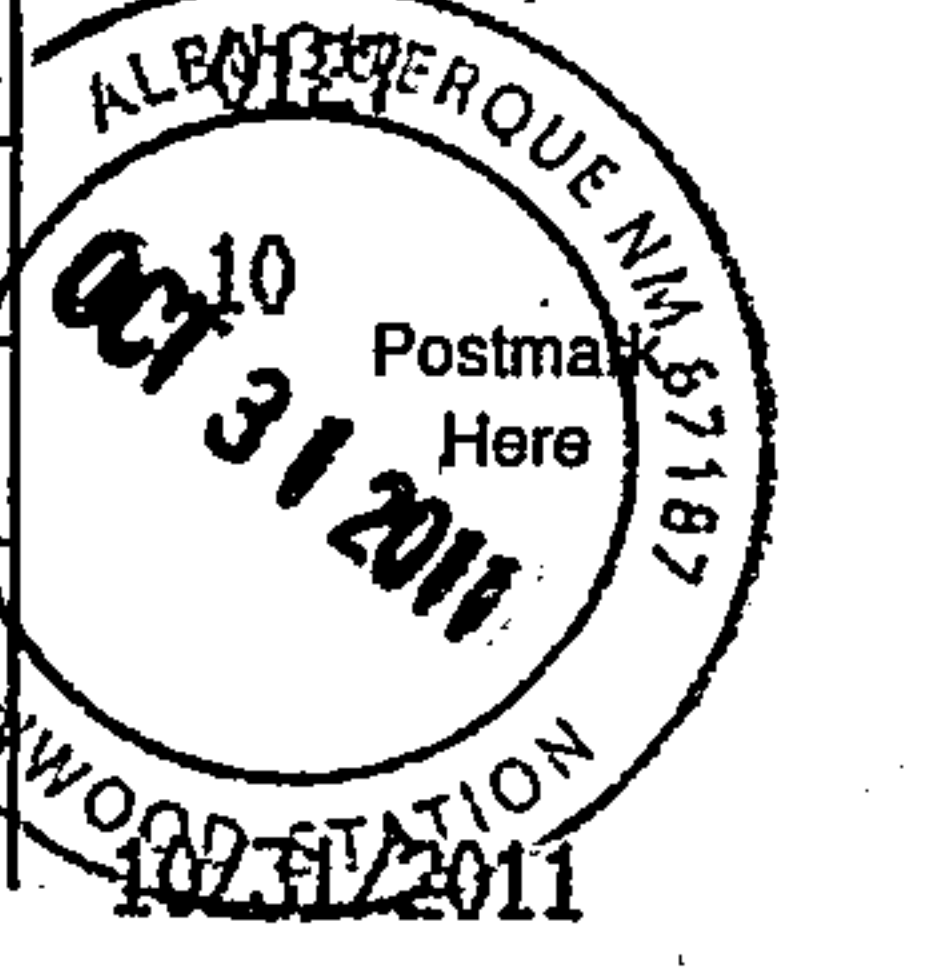


Sent To: NORTH WYOMING N.A. (NWG) "R"  
Street, or PO: 7808 CALLOW NE  
City, S: ALBUQUERQUE, NM 87109  
ATTN: AMY WASKO  
PS Form Instructions

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Total Postage & Fees	\$ 7.23

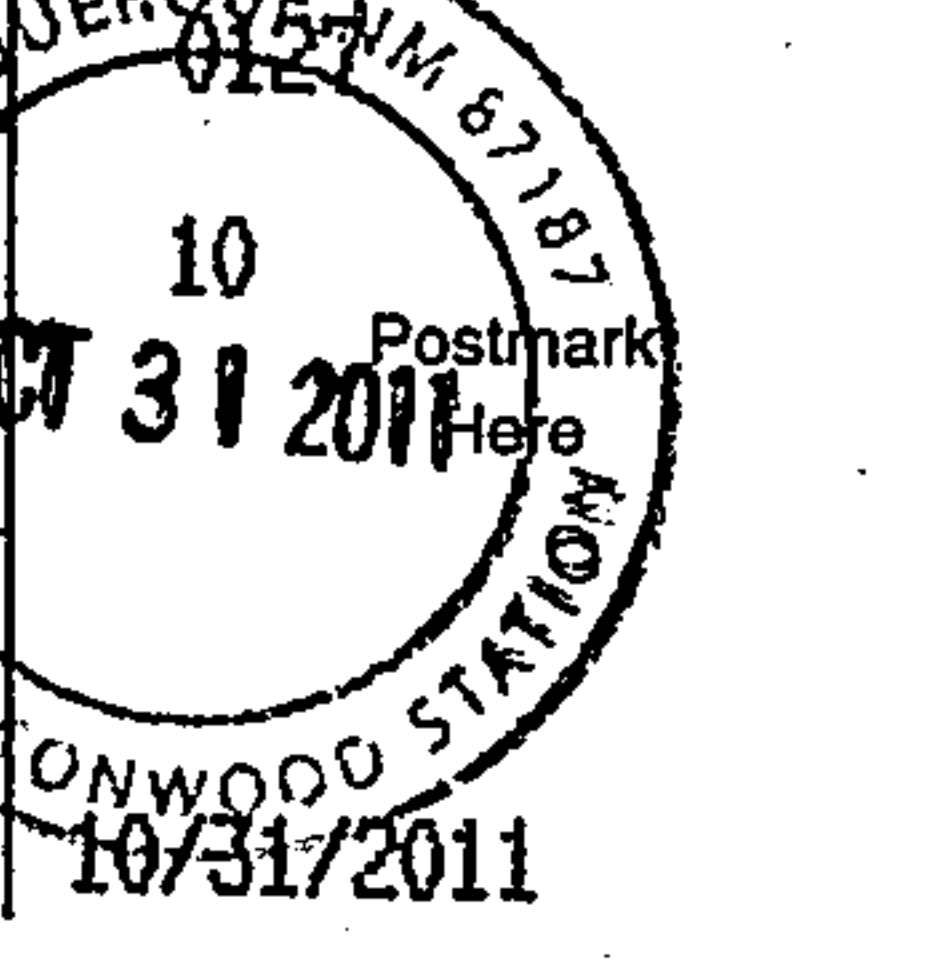


Sent To: JADE PARK N.A. (JPK)  
Street, or PO: 6704 SAN BERNARDINO NE  
City, S: ALBUQUERQUE, NM 87109  
ATTN: PRISCILLA MARTINEZ  
PS Form Instructions

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Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 7.23



Sent To: ALBUQUERQUE MEADOWS RESIDENT'S ASSOCIATION (AMR) "R"  
Street, or PO: 7112-306 PAN AMERICAN FREEWAY NE  
City, S: ALBUQUERQUE, NM 87109  
ATTN: TOM MEANEY  
PS Form Instructions



