Albuquerque Bernalillo County
Water Utility Authority

DEVELOPMENT REVIEW BOARD
Standard Comment Sheet

DRB-1003921 Item No. 7 Zone Atlas C-19

DATE ON AGENDA 3/11/09
INFRASTRUCTURE REQUIRED (X)YES ( )NO
CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: ( ) ANNEXATION
( )SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT
( )SITE PLAN FOR SUBDIVISION (**X**)SITE PLAN FOR BUILDING PERMIT

Comments:

1.Need Fire Marshall's Fire Flow Calculation sheet.
2. Show non-potable water line extensions on Utility Plan.
3. Need 8" water line loop on west side of site on Infrastructure List.
4. Need water service line and meter size called out.
5. Need irrigation line design showing meter location and size.

If you have any questions or comments please call Roger Green at 924-3989.

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1003921

On October 16, 2008, the Environmental Planning Commission approved Project # 1003921, 08EPC-40097/40098, a request for a site development plan for building permit and an amendment for site development plan for subdivision for all or a portion of tract A, North Domingo Baca Park, located on Carmel NE between Wyoming NE and Louisiana NE containing approximately 34 acres.

The applicant has satisfied all of the EPC conditions of approval for the amendment for site development plan for subdivision with the following exception:

1. Condition number 1 for the amendment for site development plan for subdivision is more clearly noted on sheets A-102 and A-103; however, the sheet keynote that identifies the proposed building and parking setback from right-of-way is labeled as note 48, which is not found on sheet A-101, but on the following sheets A-102 and A-103. Sheet A-101 only has 6 existing sheet keynotes. Sheet keynote 5 on A-101 is identified as proposed building and parking setback from right-of-way, but 5 on A-101 is actually the new asphalt bikeway path. The new asphalt bikeway path should be labeled as new sheet keynote 7, and the proposed building and parking setback from right-of-way should be labeled as 5 instead of 48.

The applicant has satisfied all of the EPC conditions of approval for the site development plan for building permit with the following exceptions:

1. Condition number 3 for site development plan for building permit is the same as above for the amendment for site development plan for subdivision. Sheet A-101 needs to be corrected as shown above.
2. Condition number 7b is not fully adhered to because the Afghan on the landscape plan phase 1 is shown as 8 feet tall at time of installation. The height of all trees shall be at least 10 feet at time of planting per Sec. 14-16-3-10(F)(1).

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003921 **AGENDA ITEM NO: 4**

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

PO Box 1293

Albuquerque

NM 87103

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

4-1-09

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: March 18, 2009

INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: March 10, 2009

TO: Jack Cloud, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department
Donna Griffin, Legal Department
Mahlman Studio Architecture

FROM: Jim Joseph, P.E., INTERA Inc.

SUBJECT: Project # 1003921, 09DRB-70090 EPC Approved SDP for Build Permit, Tract A, North Domingo Baca Park, Located on Carmel NE Between Wyoming NE and Louisiana NE.

The above-referenced project is within the former buffer zone of a former private owned/operated landfill (North Domingo Baca Landfill). The landfill was removed during December 2007 and no longer provides a source for potential landfill gas impacts. Therefore, the Albuquerque Environmental Health Department has exempted the project from following the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." The project may proceed through the development process provided all other City requirements are met.

#7

COMPLETED 05/15/09 (Site Plan ~ Building Permit)

DRB CASE ACTION LOG

REVISED 10/08/07

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.: 09DRB-70090 Project # 1003921
Project Name: North Domingo Baca Park
Agent: Mahlam Studio Architecture Phone No.:

Your request was approved on 4-1-09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☒ TRANSPORTATION: - see comments

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☒ PLANNING (Last to sign): - comply with Planner's comment

☐ **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.**

Created On:

#7

DRB CASE ACTION LOG (Site Plan ~ Building Permit)

REVISED 10/08/07

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.: 09DRB-70090 Project # 1003921
Project Name: North Domingo Baca Park
Agent: Mahlam Studio Architecture Phone No.:

Your request was approved on 4-1-09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☑ TRANSPORTATION: - see comments

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign): - comply with Planner's comment

☐ **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.**

Created On:

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

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL,** zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) *[Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07, 1/30/08, 3/5/08, 4/9/08, 5/14/08, 5/28/08, 6/4/08, 6/11/08, 6/25/08, 7/16/08, 8/6/08, 8/20/08, 9/3/0, 9/24/08, 11/5/08, 12/17/08, 1/21/09, 2/4/09, 3/11/09]* **DEFERRED TO 6/3/09 AT THE AGENT'S REQUEST.**

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

6. **Project# 1003921**
09DRB-70090 EPC APPROVED SDP FOR BUILD PERMIT

MAHLMAN STUDIO ARCHITECTURE agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) A, **NORTH DOMINGO BACA PARK,** zoned SU-1 COMMUNITY PARK & RELATED FACILITIES, located on CARMEL NE BETWEEN WYOMING NE AND LOUISIANA NE containing approximately 10 acre(s). (C-19)*[Deferred from 3/11/09, 3/18/09]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/1/09, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR COMPLIANCE WITH STAFF PLANNERS COMMENTS AND 3 COPIES OF THE APPROVED SITE PLAN.**

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

7. **Project# 1002315**
09DRB-70122 EXT OF SIA FOR TEMP DEFR SDWK CONST

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of **WILDERNESS VILLAGE AT HIGH DESERT** zoned SU-2 HD/R-R, located on FOORHILLS TRAIL NE BETWEEN WILDERNESS NE AND HIGH DESERT PL NE containing approximately 73 acre(s). (F-23) **A TWO YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1003921

On October 16, 2008, the Environmental Planning Commission approved Project # 1003921, 08EPC-40097/40098, a request for a site development plan for building permit and an amendment for site development plan for subdivision for all or a portion of tract A, North Domingo Baca Park, located on Carmel NE between Wyoming NE and Louisiana NE containing approximately 34 acres.

The applicant has satisfied all of the EPC conditions of approval for the amendment for site development plan for subdivision with the following exception:

1. Condition number 1 for the amendment for site development plan for subdivision is more clearly noted on sheets A-102 and A-103; however, the sheet keynote that identifies the proposed building and parking setback from right-of-way is labeled as note 48, which is not found on sheet A-101, but on the following sheets A-102 and A-103. Sheet A-101 only has 6 existing sheet keynotes. Sheet keynote 5 on A-101 is identified as proposed building and parking setback from right-of-way, but 5 on A-101 is actually the new asphalt bikeway path. The new asphalt bikeway path should be labeled as new sheet keynote 7, and the proposed building and parking setback from right-of-way should be labeled as 5 instead of 48.

The applicant has satisfied all of the EPC conditions of approval for the site development plan for building permit with the following exceptions:

1. Condition number 3 for site development plan for building permit is the same as above for the amendment for site development plan for subdivision. Sheet A-101 needs to be corrected as shown above.
2. Condition number 7b is not fully adhered to because the Afghan on the landscape plan phase 1 is shown as 8 feet tall at time of installation. The height of all trees shall be at least 10 feet at time of planting per Sec. 14-16-3-10(F)(1).

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: March 10, 2009

TO: Jack Cloud, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department
Donna Griffin, Legal Department
Mahlman Studio Architecture

FROM: Jim Joseph, P.E., INTERA Inc.

SUBJECT: Project # 1003921, 09DRB-70090 EPC Approved SDP for Build Permit, Tract A, North Domingo Baca Park, Located on Carmel NE Between Wyoming NE and Louisiana NE.

The above-referenced project is within the former buffer zone of a former private owned/operated landfill (North Domingo Baca Landfill). The landfill was removed during December 2007 and no longer provides a source for potential landfill gas impacts. Therefore, the Albuquerque Environmental Health Department has exempted the project from following the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." The project may proceed through the development process provided all other City requirements are met.

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1003921 **AGENDA ITEM NO: 6**

SUBJECT:

Site Plan for Building Permit

ENGINEERING COMMENTS:

An approved Infrastructure list signed by a Department representative with budget authority is required for Site Plan approval.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Signed IC

RESOLUTION:

APPROVED X; DENIED ____; COMMENTS PROVIDED ___; WITHDRAWN___
DEFERRED TO:_____

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

COMMENTS:

delegated to Trans, planning

SIGNED:
Curtis Cherne
City Engineer Designee
924-3695

DATE: 4-1-09

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003921 AGENDA ITEM NO: 4

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.
All compact parking spaces must have the word "compact" striped across the pavement.
Provide additional information regarding the existing ROW easement.
Public sidewalk located outside of the City right of way must be located within a public sidewalk easement.
All proposed items to be built within the City right of way must have build notes, referring to the specific City Standard.
Provide a legend defining all linetypes
Clarify existing versus proposed conditions.
Infrastructure List:

- The proposed trail (10 foot wide) must be included on the infrastructure list.
- The entrances do not need to be included on the infrastructure list.

RESOLUTION:

04-01-2009

APPROVED __; DENIED __; DEFERRED _X; COMMENTS PROVIDED __; WITHDRAWN __

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

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: MARCH 18, 2009

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003921 **AGENDA ITEM NO: 4**

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

NM 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: March 18, 2009

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003921 **AGENDA ITEM NO: 7**

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

PO Box 1293

Albuquerque

NM 87103

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN 3-18-09

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: March 11, 2009

#9

COMPLETED 04/21/06 SH

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

Project Number 1003921

DRB Application No.: **06DRB-00440 (P&F)** Project # **1003921**

Project Name: **TRACT A, NORTH DOMINGO BACA PARK**

Agent: Jeff Mortensen & Associates Phone No.: 345-4250

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4/12/06 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): _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ **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.**

#9

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00440-(F&F) Project # **1003921**

Project Name: T[redacted] NORTH DOMINGO BACA PARK

Agent: Jeff Mortensen & Associates Phone No.: 345-4250

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4/12/06 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):
- ☐
- ☐
- ☐
- ☐ **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.** — OK
- ☒ **Copy of recorded plat for Planning.**

Project Number 1003921

#9

COMPLETED 04/21/06 SH

DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **06DRB-00439 (P&F)** Project # **1003921**

Project Name: **AMAFCA KINNEY DAM TR A**

Agent: Jeff Mortensen & Associates Phone No.: 345-4250

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 4/12/06 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): _____
- ☐ _____
- ☐ _____

- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
  - ☐ **3 copies of the approved site plan. Include all pages.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **AGIS DXF File approval required.**
  - ☒ **Copy of recorded plat for Planning.**

Project Number 1003921

#9

DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **06DRB-00439 (P&F)** Project # **1003921**

Project Name: **AMAFCA KINNEY DAM TR A**

Agent: Jeff Mortensen & Associates Phone No.: 345-4250

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4/12/06 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):
- ☐ **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.** OK
  - ☒ **Copy of recorded plat for Planning.**

Project Number 1003921

#9

DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 9/28/05

Comp

Comp X5 4/13/06

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

DRB Application No.: **06DRB-00436 (SPS)** Project # **1003921**

Project Name: **NORTH DOMINGO BACA PARK, AMAFCA KINNEY DAM**

Agent: Consensus Planning Inc. Phone No.: 764-9801

Project Number 1003921

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4/12/06 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):

☐ **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.**

#9

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.: ~~06DRB-00436 (SPS)~~ Project # **1003921**

Project Name: **NORTH DOMINGO BACA PARK, AMAFCA KINNEY DAM**

Agent: Consensus Planning Inc. Phone No.: 764-9801

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4/12/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign):
- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
  - ☒ **3 copies of the approved site plan. Include all pages.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **AGIS DXF File approval required.**
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1003921

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

April 12, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 12:05 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 # 1000376**
06DRB-00359 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT COMPANY OF NM LTD request(s) the above action(s) for all or a portion of Lot(s) 1-117, UNIT 1 Lot(s) 1-35,UNIT 2, **PARADISE SKIES, UNITS 1 & 2,** zoned R-T, located on BANDELIER DR NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 23 acre(s). [REF: DRB-94-107, 04DRB00410, 04DRB00391, 03DRB0013, 03DRB00188] (A-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2.	**Project # 1003239** 06DRB-00364 Major-Vacation of Pub Right-of-Way	MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ROEMER/HASKINS, LLC request(s) the above action(s) for all or a portion of Block(s) 264-A-1, **TOWN OF ATRISCO GRANT, UNIT 8,** located on ILLIF RD NW, between INTESTATE 40 NW and ESTANCIA RD NW containing approximately 1 acre(s). [REF: 05EPC0186] (H-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH 3 ADDITIONAL CONDITIONS: STORM DRAIN EASEMENT SHALL BE RETAINED. THE PUBLIC WATER LINE EASEMENT SHALL BE RETAINED. TRACT 290A NEEDS TO BE A PUBLIC ROADWAY EASEMENT.**
	06DRB-00443 Minor-SiteDev Plan Subd/EPC 06DRB-00444 Minor-SiteDev Plan BldPermit/EPC	MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ROEMER/HASKINS, LLC request(s) the above action(s) for all or a portion of Tract(s) 264-A-1, TOWN OF ATRISCO GRANT, UNIT 8, (to be known as **ILIFF SELF STORAGE**) zoned SU-1/C-3, located on ILIFF RD NW, between INTESTATE 40 NW and ESTANCIA RD NW containing approximately 1 acre(s). [REF: 05EPC-0186, 05EPC-01930] [David **Stallworth, EPC Case Planner**] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS, EPC LANGUAGE AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PRELIMINARY AND FINAL PLAT AND PLANNING FOR DAVID STALLWORTH'S INITIALS, EPC LANGUAGE AND 3 COPIES OF THE SITE PLAN.**

3. **Project # 1004712**
06DRB-00233 Major-Vacation of Public Easements
06DRB-00234 Minor-Prelim&Final Plat Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 4,** zoned R-D residential and related uses zone, developing area, located on SCHIST AVE NE, between MODESTO AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-46/SV-97-74] *[Was Indef Deferred on 3/15/06 to readvertise]* (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMNARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENGINEERING CERTIFICATION OF GRADING PLAN AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE ON THE PLAT, CURRENT ZONING ON THE PLAT, THE 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

4. **Project # 1004713**
06DRB-00235 Major-Vacation of Public Easements
06DRB-00236 Minor-Prelim&Final Plat Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on LIMESTONE AVE NE, between OAKLAND AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-17] *[Was Indef Deferred on 3/15/06 to readvertise]* (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMNARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENGINEERING CERTIFICATION OF GRADING PLAN AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE ON THE PLAT, CURRENT ZONING ON THE PLAT, THE 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

5. **Project # 1003800**
05DRB-01906 Major-Vacation of Pub Right-of-Way
05DRB-01908 Minor-Prelim&Final Plat Approval
05DRB-01907 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] *[Deferred from 1/11/06 & 2/1/06 & 2/15/06 & 3/1/06 & 3/15/06 & 3/29/06 & 4/12/06]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/3/06.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

6. **Project # 1004725**
06DRB-00429 Minor-SiteDev Plan BldPermit

RICK BENNETT ARCHITECTS agent(s) for JOHN BATTAGLIA request(s) the above action(s) for all or a portion of Tract(s) Q8-A, Q6 & Q7, **ATRISCO BUSINESS PARK, UNIT 4,** zoned SU-1 for IP special use zone, located on COORS BLVD NW, between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 1 acre(s). [REF: 06EPC-00278] (J-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

7. **Project # 1003364**
06DRB-00430 Minor-SiteDev Plan BldPermit/EPC

TAFAZZUL HUSSAIN agent(s) for PHIL LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A-2, Block(s) 10, Tract(s) 2, NORTH ALBUQUERQUE ACRES (to be known as **PASEO PLACE**) zoned SU-2 Mixed Use, located on HOLLY AVE NE, between LOUISIANA NE and WYOMING NE containing approximately 1 acre(s). [REF: DRB-

95-478, 06EPC-000[illegible] [**David Stallworth, EPC Case Planner**] (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF DAVID STALLWORTH'S INITIALS AND TITLE SHOULD READ "SITE PLAN FOR BUILDING PERMIT" ON THE SITE PLAN SHEET.**

8. **Project # 1004672**
06DRB-00448 Minor-SiteDev Plan BldPermit/EPC

BRASHER & LORENZ INC agent(s) for PUBLIC SERVICE CO OF NEW MEXICO (PNM) request(s) the above action(s) for all or a portion of Tract(s) C, **RINCONADA POINT, UNIT 1,** zoned SU-1 RESIDENTIAL USES, located on UNSER BLVD NW, between ST JOSEPH NW and VISTA ALEGRE NW containing approximately 2 acre(s). [REF: 06EPC00133] [**Catalina Lehner, EPC Case Planner**] (G-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

9. ~~**Project # 1003921**~~
06DRB-00436 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for CITY OF ALBUQUERQUE, DEPARTMENT OF MUNICIPAL DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) A, **NORTH DOMINGO BACA PARK (proposed) and Tract(s) A, AMAFCA KINNEY DAM (proposed),** zoned SU-1, Community Park & Related Facilities, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 60 acre(s). [REF: 05EPC-00183, Z-98-130, Z-99-83, DRB-98-212, DRB-99-7, DRB-96-549) [**Carmen Marron, EPC Case Planner**] (C-19) **SITE PLAN FOR SUBDIVISION (MASTER DEVELOPMENT PLAN) WAS APPROVED AND SIGNED OFF BY THE BOARD.**

06DRB-00439 Minor-Prelim&Final Plat Approval	JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 1-5 & 28-32, Block(s) 7, and Lot(s) 1-5 & 28-32, Block(s) 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3 (to be known as **AMAFCA KINNEY DAM, TRACT A**) zoned SU-1 & RD/RT, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NW containing approximately 21 acre(s). [REF: 05DRB-01758, 01759 AND 01760] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
06DRB-00440 Minor-Prelim&Final Plat Approval	JEFF MORTENSEN & ASSOCIATES agent(s) for PARK DESIGN & CONSTRUCTION DIVISION, DEPARTMENT OF MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 6-27, Block(s) 7 and Lot(s) 6-27, Block(s) 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3 (to be known as **TRACT A, NORTH DOMINGO BACA PARK**) zoned SU-1 & RD/RT, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NW containing approximately 21 acre(s). [REF: 05DRB-01758, 01759 AND 01760] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10.	**Project # 1002112** 05DRB-01933 Minor-SiteDev Plan Subd/EPC 05DRB-01934 Minor-SiteDev Plan BldPermit/EPC	DCSW INC agent(s) for SOLID GOLD CLASSIC LTD request(s) the above action(s) for all or a portion of Lot(s) 1-5 and 28-32, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A, (to be known as **PASEO CROSSING SHOPPING CENTER**) zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS DR NE containing approximately 6 acre(s). [REF: 04EPC01221, 04EPC01222][**Carmen Marrone, EPC Case Planner**] *[Indef deferred on 1/25/06]* (D-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES.**
	02DRB-01110 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 1-5, 28-32, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES - UNIT A, (to be known as **PASEO CROSSING SHOPPING CENTER**) zoned SU-2/Mixed Use, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: Z-98-141,AX-98-16] *[Was Indef Deferred 7/31/02. [Indef deferred on 1/25/06]* (D-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

11.	**Project # 1001409** 06DRB-00446 Minor-Extension of Preliminary Plat	ADVANCED ENGINEERING & CONSULTING LLC. agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1,** zoned R-1 residential zone, located on LOMAS BLVD NE,

between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. Project # 1004083
06DRB-00427 Minor-Prelim&Final Plat Approval

RHOMBUS PA INC agent(s) for SANCHEZ & WADE LLC request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2, located on ZUNI SE, between ADAMS SE and JEFFERSON SE containing approximately 1 acre(s). [REF: 05DRB-01849] (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE, AGIS DXF FILE, CURRENT ZONING ON PLAT AND TO RECORD.**

13. Project # 1004768
06DRB-00369 Minor-Prelim&Final Plat Approval

JACKS HIGH COUNTRY INC agent(s) for DAVID & JENNIFER THORNBURG request(s) the above action(s) for all or a portion of Lot(s) 1A, 1, 2 & 18, Block(s) 11, **MONTGOMERY HEIGHTS,** zoned R-1, located on MARS RD NE, between WELLESLY AVE NE and TULANE DR NE containing approximately 1 acre(s). *[Deferred from 3/29/06]* (G-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PNM'S SIGNATURE AND TO RECORD.**

06DRB-00428 Minor-Vacation of Private Easements

JACKS HIGH COUNTRY INC agent(s) for DAVID & JENNIFER THORNBURG request(s) the above action(s) for all or a portion of Lot(s) 1A,1, 2 & 18, Block(s) 11, **MONTGOMERY HEIGHTS,** zoned R-1 residential zone, located on MARS RD NE, between WELLESLEY AVE NE and TULANE DR NE containing approximately 1 acre(s). [REF:

06DRB00369] (G-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1004790**
06DRB-00411 Minor-Prelim&Final Plat Approval

JULIE MARS AND ROBERT FARRIS request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 5, **SANTA FE ADDITION,** zoned SU-2 for R-1 special neighborhood zone, located on SANTA FE AVE SW, between 9TH ST SW and 8TH ST SW containing approximately 1 acre(s). [REF: BA-167] (K-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF SIDEWALKS GREEN TAG AND PLANNING TO RECORD.**

15. **Project # 1003285**
06DRB-00426 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 4, Tract(s) S, Block(s) 13, **SUNDORO SOUTH, UNIT 6,** zoned SU-2/R-LT, located on SILICA AVE NW, between 94TH ST NW and TUMULUS NW containing approximately 2 acre(s). [REF: 05DRB-01296, 05DRB-00106, 05DRB-00107] [Listed as Project #1004797 in error] *[Deferred from 4/12/06]* (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/26/06.**

16. **Project # 1004798**
06DRB-00431 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for KENNETH FAJARDO, AMERICAN POSTAL WORKERS UNION request(s) the above action(s) for

all or a portion of Lot(s) 1-5 and 14-18, Block(s) 2, **SPRINGER TRANSFER CO'S ADDITION, UNIT 1,** zoned SU-2 for M-1 light manufacturing zone, located on KINLEY AVE NE, between FRANCISCAN ST NE and ARNO ST NE containing approximately 1 acre(s).[REF: ZA-73-188] (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE MARSHALS OKAY FOR FIRE PROTECTION AND TRANSPORTATION DEVELOPMENT FOR CUL-DE-SAC DEDICATIONS ON FRANCISCAN AND ARNO.**

17. Project # 1002176
06DRB-00092 Major-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SEC 26 TION R4E TOGETHER W/ TRACT E-1, NORTH FOUR HILLS, (to be known as **COVERED WAGON SUBDIVISION**) zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s).*(Was Indef deferred on 2/1/06) [Deferred from 4/5/06]* (L-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR LANGUAGE ON SEWER EASEMENT GRANT ON LOT 24 WHO TO DEDICATE TOO AND PLANNING TO RECORD.**

18. Project # 1003238
06DRB-00432 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Tract(s) E, **FLORAL MEADOWS,** zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). [Listed as Project #1004799 in error] *[Indef deferred on 4/12/06]* (H-12)

INDEFINITELY DEFERRED AT AGENT'S REQUEST.

19. Project # 1003687
06DRB-00434 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 133, 134 & 135, **WESTERN RIDGE, UNIT 1, AT VENTANA RANCH WEST,** zoned R-LT residential zone, located on NACIMIENTO ST NW, between DRAGOON RD NW and VENTANA WEST PKWY NW containing approximately 1 acre(s). [REF: 05DRB00697] (B-8) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

20. Project # 1004788
06DRB-00408 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1E1-A-1 and 1E2-A-1, 1E2-A-2, **UNIVERSITY OF NEW MEXICO, SCIENCE & TECHNOLOGY PARK,** zoned SU-1 PDA, PERMISSIVE USE OF O-1/C-2, IP, located on UNIVERSITY BLVD SE , between AVENIDA CESAR CHAVEZ SE and INTERSTATE 40 SE containing approximately 13 acre(s). *[Deferred from 4/5/06][Indef deferred from 4/12/06]* (L-15) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

21. Project # 1004771
06DRB-00373 Minor-Prelim&Final Plat Approval

RON GARNER agent(s) for GARBAC, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 41, **RAYNOLDS ADDITION,** zoned SU-2/NCR, located on COAL AVE SW, between 10TH ST SW and 11TH ST SW containing approximately 1

acre(s). *[Deferred from 3/29/06 & 4/5/06 & 4/12/06]* (K-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/19/06.**

22. Project # 1004770
06DRB-00372 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES, STEVE COE request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 10, **MESA GRANDE ADDITION,** zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and ZUNI RD SE containing approximately 1 acre(s). *[Deferred from 3/29/06 & 4/5/06]* (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

23. Project # 1004564
06DRB-00433 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for CURRY BRANDAW ARCHITECTS request(s) the above action(s) for all or a portion of Lot(s) 19-22, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned SU-2, O-1, located on PALOMAS AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 4 acre(s). *[Issued Project #1004800 in error]* (D-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Project # 1004792
06DRB-00414 Minor-Sketch Plat or Plan

SURVEY'S SOUTHWEST, LTD agent(s) for DUNCAN MILLOY request(s) the above action(s) for all or a portion of Lot(s) 5, **FITZGERALD ADDITION,** zoned R-1, located on FITZGERALD RD NW, between CANDELARIA RD NW and 4TH ST NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Project # 1003991
06DRB-00437 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7, (to be known as **RESIDENTIAL @ 98TH AND SAGE**) zoned R-LT residential zone, located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 4 acre(s). [REF: Z-79-164, 05EPC-0364, 053PC-0365, 05EPC-0366, 05EPC-0367, 05DRB-01293, 05DRB-01294] (M-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Project # 1004801
06DRB-00438 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for FRATERNAL ORDER OF POLICE, ALBUQUERQUE LODGE 1 request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **FRATERNAL ORDER OF POLICE ADDITION,** zoned SU-1 FOR IP, located on JEFFERSON ST NE and the BEAR ARROYO and containing approximately 10 acre(s). [REF: SP-77-71] (E-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1004803**
06DRB-00445 Minor-Sketch Plat or Plan

DAVID W SPRAGUE agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) A-H, **LOS BLANCOS ADDITION,** zoned R-T, located on 75TH ST NW, between CENTRAL ST NW and YUCCA NW containing approximately 2 acre(s). (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

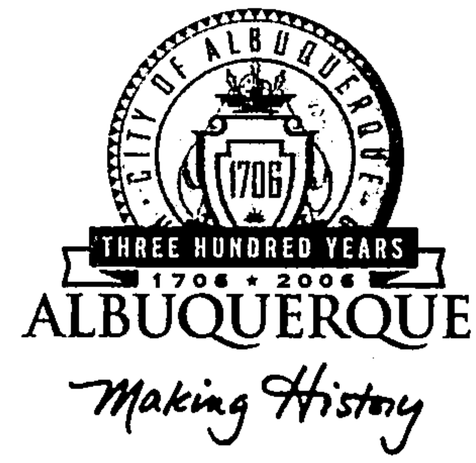
28. **Project # 1004804**
06DRB-00449 Minor-Sketch Plat or Plan

JESUS SANDOVAL agent(s) for ALEX MCLUSSER request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERNAS,** zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). (L-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. Approval of the Development Review Board Minutes for April 5, 2006. **NO MINUTES WERE DONE THIS WEEK.**

ADJOURNED: 12:05 P.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003921 **AGENDA ITEM NO: 9**

SUBJECT:

Final Plat (2)
Master Dev. Plan
Preliminary Plat (2)

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

No adverse comments.

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: April 12, 2006

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Division

#9

INTER-OFFICE MEMO **April 11, 2006**

TO: Sheran Matson, DRB Chair

FROM: Carmen Marrone, Senior Planner

RE: **Project #1003921, North Domingo Baca Park**

On March 17, 2005, the EPC conditionally approved a Master Development Plan for the North Domingo Baca Park, a community-scale park located between Carmel and Corona and between Louisiana and Wyoming NE and containing approximately 60 acres. I have reviewed the Master Development Plan for compliance with the EPC conditions and find that the DRB submittal meets all of the EPC conditions.

If you have any questions regarding this case, please call me at 924-3814.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 12, 2006
DRB Comments

ITEM # 9

PROJECT # 1003921 **APPLICATION # 06-00436,439 & 440**

RE: North Domingo Baca Park & AMAFCA Kinney Dam/ sps & plats

The plats appear to match the master development plan for this project.

No objection to the platting actions.

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

#9

3921

DXF Electronic Approval Form

DRB Project Case #: 1003921

Subdivision Name: AMAFCA KINNEY DAM TRACT A

Surveyor: CHARLES G CALA JR

Contact Person: DEBIE TRUJILLO

Contact Information: 345-4250

DXF Received: 4/13/2006 Hard Copy Received: 4/13/2006

Coordinate System: NMSP Grid (NAD 83)

Approved 04·13·2006 Date

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

AGIS Use Only

Copied fc **3921** to agiscov on **4/13/2006** Contact person notified on **4/13/2006**

#9

3921

DXF Electronic Approval Form

DRB Project Case #: 1003921

Subdivision Name: NORTH DOMINGO BACA PARK TRACT A

Surveyor: CHARLES G CALA JR

Contact Person: DEBIE TRUJILLO

Contact Information: 345-4250

DXF Received: 4/12/2006 Hard Copy Received: 4/12/2006

Coordinate System: NMSP Grid (NAD 27)

Approved 04.13.2006 Date

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

AGIS Use Only

Copied fc **3921** to agiscov on **4/13/2006** Contact person notified on **4/13/2006**

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
- X 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

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...
- ___ 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): David Mahlman, Mahlman Studio Architecture PHONE: 505-243-0101
ADDRESS: 206 Broadway SE FAX: 505-243-1334
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: dmahlman@mahlmanstudio.com

APPLICANT: City of Albuquerque, Department of Municipal Development PHONE: 505-768-3826 (Colleen Frenz)
ADDRESS: P.O. Box 1293 FAX: 505-768-2310
CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: cfrenz@cabq.gov
Proprietary interest in site: Owner **List all owners**: City of Albuquerque

DESCRIPTION OF REQUEST:
1. Amendment of the Master Development Plan to change the building set-back requirement from the ROW of Wyoming Blvd.
2. Site Development Plan for Building Permit to build a new multigenerational center and related site development and landscaping.

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

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

Lot or Tract No. Tract A Block: ___ Unit: ___
Subdiv/Addn/TBKA: North Domingo Baca Park
Existing Zoning: SU-1 Community Park & Related Facilities Proposed zoning: Same MRGCD Map No ___
Zone Atlas page(s): C-19-Z UPC Code: 101906417015531101

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Z-98-130; Z-99-83
DRB 98-212; DRB-99-7; DRB 96-549; DRB#05 DRB-01758 (platting action); Project # 1003921

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): Approx 10 acre building site located on 34 acre park site.
LOCATION OF PROPERTY BY STREETS: On or Near: Carmel NE
Between: Wyoming NE and Lousiana NE

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒. Date of review: 20 May 2008

SIGNATURE David Mahlman DATE 3.3.2009
(Print) David Mahlman, Mahlman Studio Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
NA ☐					
☒	All checklists are complete	09DRB - - 70090	SBP		$ 0
☒	All fees have been collected	- -	CMF		$ 0
☒	All case #s are assigned	- -			$
NA ☐	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				Total
NA ☐	F.H.D.P. fee rebate	Hearing date March 11, 2009			$ 0

3-3-09
Planner signature / date

Project # 1003921

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

__ 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ 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) clearly outlined
__ 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)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ 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) clearly outlined
__ 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)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"**

__ 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) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ 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)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☒ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

X 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**
X Solid Waste Management Department signature on Site Plan for Building Permit
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
X Infrastructure List, if relevant to the site plan
X Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
X List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **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.

CITY OF ALBUQUERQUE
DAVID MAHLMAN, AGENT
Applicant name (print)

David Mahlman
Applicant signature / date

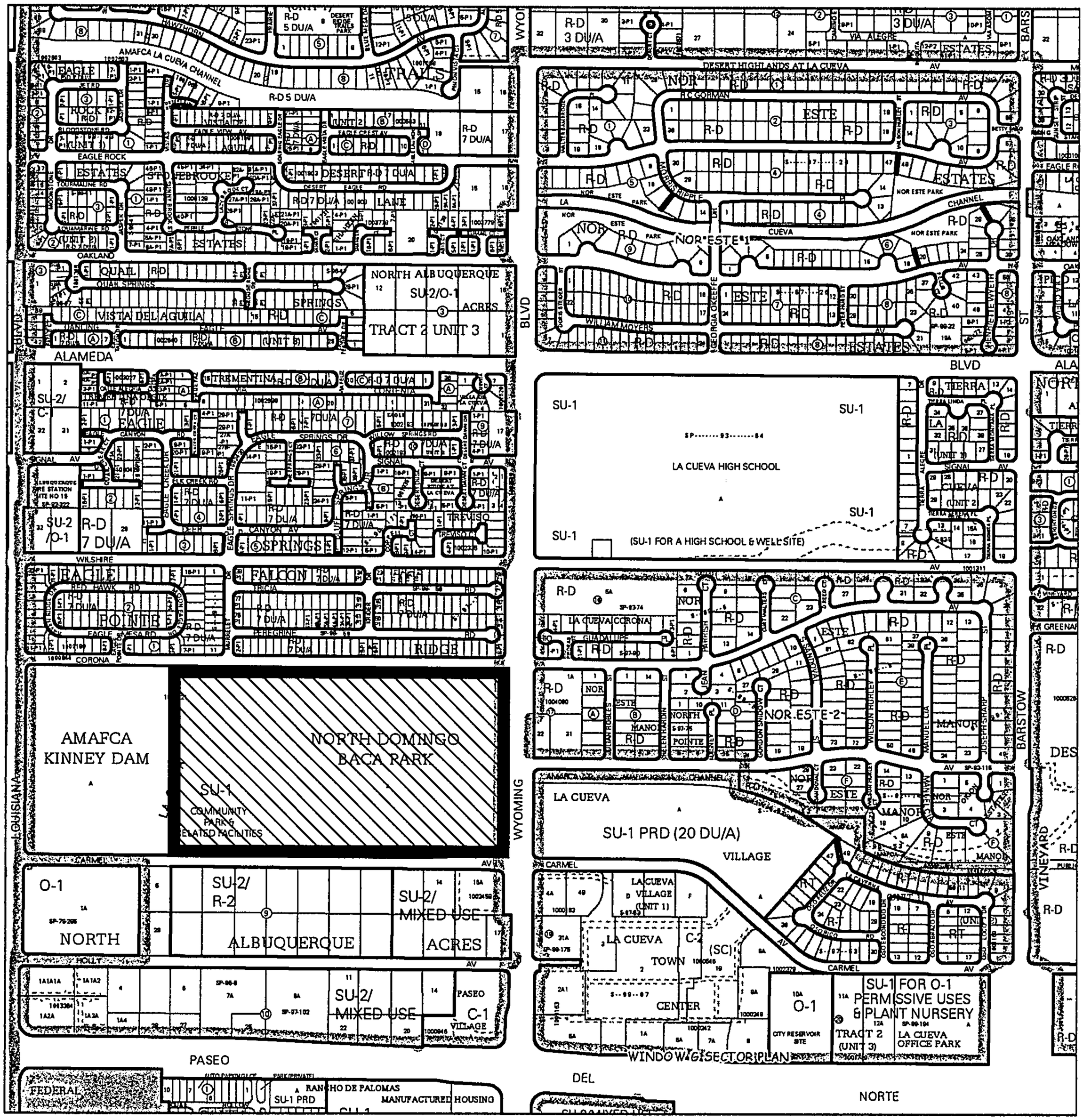
Form revised **October 2007**

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

Application case numbers
09DRB - - 70090
- -
- -

3.3.09
Planner signature / date

Project # 1003921



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008

Zone Atlas Page:

C-19-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

North Domingo Baca Multigenerational Center /
North Domingo Baca Park

EPC Conditions Responses

Official Notification of Decision Date: October 17, 2008; Rev. January 9, 2009
File: Project #1003921
08EPC-40097 Site Development - Building Permit
08EPC-40098 Amend Site Development Plan - Subdivision

Amendment Condition (page 5 of 13)

1. All three Site Plan Drawings (101 - Site Master Plan; 102 - NDBMC Phase 1 & 2; and, 103 - NDBMC Phase 1) have been revised to more clearly note and identify location of amended building and parking setback along Wyoming to to avoid future misunderstanding for the location of the future Library.

Building Permit Condition (page 10 of 13)

1. This EPC Conditions Responses will be attached to a letter to accompany DRB submittal itemizing responses to EPC approval conditions and modifications to the drawings to be submitted for DRB review.

2. Conditions responses and DRB submittal review with Randall Falkner prior to submittal.

3. All three (3) Site Plan Drawings (101 - Masterplan; 102 - Phase 1 & 2; and, 103 - Phase 1) have been revised to more clearly note and identify location of amended building and parking setback along Wyoming to to avoid future misunderstanding for the location of the future Library.

4. (3) Site Plan Drawings have been modified to show and note location of six (6) motorcycle parking spaces with sight of the building entry. The Parking Recap on A-102 has been revised./

5a. (3) Site Plan Drawings have been modified to show and note location of special patterned colored concrete paving at pedestrian intersections with driveways and bicycle paths.

5b. (3) Site Plan Drawings have been modified to show and note location of rest area with seating & trash receptacle on bike path

6a. (3) Site Plan Drawings have been modified to show and note location of walkway level lighting fixtures (8) at walkway extending from the NDBMC to the east and along the the "bike path".

6b. (3) Site Plan Drawings have been modified to show and note service yard location of pole mounted lighting fixtures (matching fixtures shown for the parking lot).

7a. The Landscape Plan Drawing for Phase 1 & 2 has been modified to show shade trees on NW boundary in future phase. Also, this has been noted on (2) Site Plan Drawings (101 - Masterplan; 102 - Phase 1 & 2).

7b. The Plant Legends on the two (2) Landscape Plan Drawings (Phase 1 & 2; and, Phase 1) have been modified to notate that the height of trees at planting are to be minimum 10' high per Section 14-16-3-10 (F) (1) of the Zoning Code.

7c. The Plant Legends on the two (2) Landscape Plan Drawings (Phase 1 & 2; and, Phase 1) have been modified to list the Flowering Pear as having a 25' height and 15' spread.

7d. Two (2) Landscape Plan Drawings (Phase 1 & 2; and, Phase 1) have been modified to identify and note rooting volume of plant material.

8. (3) Site Plan Drawings have been modified to note location and quantity of outdoor seating at the east NDBMC outdoor program space (Phase 1) and at the west NDBMC program space (Phase 2).

9. A general note has been added to the two (2) Building Elevation drawings (A-201 - Phase 1 & 2; and A-202 - Phase 1): "ALL EXTERIOR MATERIALS ARE TO HAVE A LOW LEVEL OF REFLECTANCE TO FULFILL THE DESIGN STANDARDS OF THE NDBP MASTER DEVELOPMENT PLAN."

10a. The monument sign details on SIte Plan A-102 have been modified to identify specific colors.

10b. The monument sign for at the right-in right-out along Wyoming has been added to (2) Site Plan Drawings (102 - Phase 1 & 2; and, 103 - Phase 1)

10c. The monument sign details on SIte Plan A-102 have been modified to provide notation that signs are to have 70 minimum contrast between background and graphics.

10d. Note 42 on (2) Site Plan Drawings (102 - Phase 1 & 2; and, 103 - Phase 1) have been modified to read: 84" POLE MOUNTED TRAFFIC SIGN TO READ "SERVICE VEHICLES ONLY" (REFLECTIVE GRAPHICS).

11a. Accomplished per civil engineer.

11b. Accomplished per civil engineer.

11c. Coordination with Tony Loyd has been accomplished by civil engineer for modification of service drive configuration allowing existing median at Carmel to remain as is, and to allow for both right and left in and out of the service drive. All site drawings have been modified for the new service drive configuration.

11d. Accomplished per civil engineer.

Additional Drawing Modifications

- Due to Phase 1 Budget Constraints the Climbing Gym component of the program has been shifted into the Phase 2 construction, and has been relocated to the south of the gymnasium. All site drawings have been modified for this new configuration.

REV. JAN 9, 2009

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

Date: October 17, 2008
AMENDED.

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1003921***
08EPC-40097 SITE DEVELOPMENT - BUILDG PRMT
08EPC-40098 AMEND SITE DEVELOPMENT PLAN - SUBDVN

City of Albuquerque/DMD
P.O. Box 1293
Albuq. NM 87103

LEGAL DESCRIPTION: for all or a portion of tract A, NORTH DOMINGO BACA PARK zoned SU-1 COMMUNITY PARK & RELATED FACILITIES located on CARMEL NE BETWEEN WYOMING NE AND LOUISIANA NE containing approximately 34 acres. (C-19)
Randall Falkner, Staff Planner

On October 16, 2008 the Environmental Planning Commission voted to approve Project 1003921/ 08EPC 40098, an amendment for the North Domingo Baca Park Master Development Plan, for Tract A, North Domingo Baca Park, zoned SU-1 Community Park & Related Facilities, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for amendment of the North Domingo Baca Park Master Development Plan to reduce the building setback requirement from 50 feet to 5 feet from the ROW line of Wyoming and to reduce the parking setback requirement from 30 feet to 5 feet from the ROW line of Wyoming. The reduction of the building and parking setbacks are to accommodate the building footprint and structured parking requirements for the future library to be included in the "suite" of community buildings in the Master Development Plan. The site comprises Tract A, North Domingo Baca Park and is zoned SU-1 Community Park & Related Facilities.

2. This request is accompanied by a request for a site development plan for building permit.

3. The subject site is within the Developing Urban area of the Comprehensive Plan.

4. The following Comprehensive Plan policies for Developing and Established Urban Areas are partially furthered by the proposal:
   a. Policy II.B.5a – This development would help to provide a full range of land uses. The site is located in a designated SU-1 Community Park and Related Facilities zone and is surrounded by different land uses including single family residential, multifamily residential, drainage, mixed use, public facilities, vacant and office. The multigenerational center will offer a wide range of activities and the North Domingo Baca Park will have a variety of land uses, including a natatorium, library, dog park, multipurpose fields, tennis courts, basketball courts, skate-park facility, play/picnic areas, and parking. A full range of urban land uses are available at the subject site, at North Domingo Baca Park, and surrounding the Park on all sides.
   b. Policy II.B.5d – The location, intensity and design of the multigenerational center would respect existing neighborhood values, natural environmental conditions, and scenic resources. The site of the multigenerational center on the corner of Wyoming and Carmel is the preferred location in the NDBP Master Development Plan. The addition of the multigenerational center would respect neighborhood values by offering a wide range of athletic, recreational, social and educational activities. Letters from the Palomas Park Neighborhood Association and the Sonora Homeowners Association have been received that support the development.
   c. Policy II.B.5e – While the site itself, and the surrounding area zoned SU-1/Community Park and Related Facilities is mostly vacant (the exception being the Fire Station 20/La Cueva Community Police Substation), nearby residential areas surrounding North Domingo Baca Park are nearly built out, and full urban services are contiguous to the site.
   d. Policy II.B.5g – The new bikeway path will continue the existing multiuse trail that runs north to Alameda Boulevard and east along the Window G Channel between Wyoming Boulevard and Barstow Street. The new bikeway path will also tie into bicycle lanes along Wyoming Boulevard and Louisiana Boulevard. The proposed development has been carefully designed to conform to topographical features.
   e. Policy II.B.5k – The development has been planned to minimize the harmful effects of traffic. Reducing access to a single right-in right-out along Wyoming Blvd will help traffic flow on a principal arterial. Placing the service entry and the primary vehicle entrance to the shared surface parking area on Carmel Avenue will allow traffic to flow more freely on Wyoming Blvd and allow traffic easier access to the multigenerational center. Landscaping on the site will help to buffer noise and visual impacts of parking areas from residential areas and neighboring businesses.
   f. Policy II.B.5l – Building material and landscaping have been used to provide a quality and innovative design. The landscaping plan shows extensive shade tree planting that will help reduce the heat island effect. A pervious paving system in the parking lot will be directed to landscaping areas for water harvesting, and a cistern to store clean roof water drainage will provide additional water for landscape irrigation (which is in accord with the NDBP Master Development Plan). Pedestrian connections between the multigenerational center and its future companion buildings are well defined and allow for easy direct access.

5. The following Comprehensive Plan policies for Open Space are furthered by the proposal:
   a. Policy II.B.1a – The proposed development will allow for a provision of opportunities for outdoor education and recreation and trail corridors. An outdoor playground and sprayground will be part of the multigenerational center. The new bikeway path will connect to existing bicycle lanes and multiuse trails.
   b. Policy II.B.1i – The design of the multigenerational center and related site development and landscaping is appropriate to the location, function, public expectations and intensity of use. There are good connections between the multigenerational center and the rest of the proposed buildings at North Domingo Baca Park.

6. The request furthers Activity Centers Policy II.B.7a of the Comprehensive Plan. The request meets many of the policy objectives for a Community Activity Center including the following: very accessible by automobile, located on minor and major arterial streets, connects to the regional transit system, and a trail network that provides access to the center and is accommodating to the pedestrian. One of the examples of a typical use in a Community Activity Center is a public/quasi-public use, which would describe the multigenerational center, since it will bring in the public for a variety of different uses.

7. The following Comprehensive Plan policies for Developed Landscape are furthered by the proposal:
   a. Policy II.C.8b – The applicant is providing extensive landscaping (the landscape area required for the development is 15% and 33% is provided) for the multigenerational center site. A wide variety of trees, shrubs/groundcovers, and ornamental grasses are being used in order to beautify the multigenerational center site.
   b. Policy II.C.8d – Landscaping on this vacant portion of land would help to control water erosion and dust, while creating a more pleasing visual environment than currently exists. Native and low water use plants are used to help to conserve water.

8. The request furthers Community Identity and Urban Design Policy II.C.9c of the Comprehensive Plan. The request for the multigenerational center will enhance the La Cueva Community Activity Center by providing a wide range of athletic, recreational, social and educational activities for all ages. The La Cueva Community Activity Center is currently made up of a mix of land uses including office, single family, commercial, and vacant land. Adding community park and related facilities would add to the wide variety of land uses within the Community Activity Center.

9. The request partially furthers Community Identity and Urban Design Policy II.C.9d of the Comprehensive Plan. The request encourages walking trips from the multigenerational center and its future companion buildings, parking lots, and open space areas. In addition to pedestrian connections within North Domingo Baca Park, there are pedestrian connections to surrounding neighborhoods via public sidewalks. Landscaping, benches, trash receptacles, lighted pedestrian bollards, and pervious paving systems are improvements that contribute to the beautification and design of the multigenerational center. The building is compliant with the provisions of the plan because it does not exceed 36 feet as measured from the highest adjacent finished grade.

10. The request furthers Water Management Policy II.D.2a of the Comprehensive Plan. The multigenerational center is designed to conserve water by pervious paving systems and an underground stormwater catchment cistern that collects water to be used for site irrigation. This design will discourage wasteful water use on the site.

11. The request furthers Transportation and Transit Policy II.D.4g of the Comprehensive Plan. The sidewalks provide access to the multigenerational center, future buildings, and to Wyoming Blvd and Carmel Ave. Pedestrian/bicycle opportunities are also available via the new bikeways path on the east end of the property.

12. The request furthers the Guiding Principle in the La Cueva Sector Development Plan that land uses are compatible with existing development. The proposed land use (public facility) will be compatible with the existing surrounding uses, which are vacant, public facility (Fire Station 20/La Cueva Community Police Substation), AMAFCA Kinney Dam, North Domingo Baca Park, single family housing, and multifamily housing. This area has been zoned SU-1 Community Park & Related Facilities, so the proposed uses would fit in with the existing zoning.

13. The following North Domingo Baca Park Master Development Plan Project Goals are furthered by the proposal:
    a. Provide recreational and activities which serve both the neighborhood and the community needs – A wide variety of recreational, athletic, educational and social activities will be provided at the multigenerational center. The activities will be similar in scope to what is currently at the Manzano Mesa multigenerational center in southeast Albuquerque.
    b. Provide for the integration of the future facilities (i.e. Fire/Police Substation, multi-generational center, pool complex, library) into the overall park design relative to pedestrian and vehicular circulation – The request for a multigenerational center will allow for the integration of future facilities, including the natatorium, library, skate park, and others relative to pedestrian and vehicular circulation. Sidewalks are built throughout the site that will eventually be connected to the future community buildings when they are built. A bikeway path will connect to the existing bikes and trail path and to the existing AFD Station 20/La Cueva Community Police Substation.
    c. Design the park to serve as a focal point and activity hub for the surrounding community (residents within a 3-mile service area approximately bounded by I-25 to the west; San Antonio Drive to the south, Ventura Street to the east; and Sandia Pueblo to the north) – The multigenerational center and the North Domingo Baca Park will serve as a focal point for the surrounding community. This will be only the second multigenerational center in Albuquerque and will provide a wide variety of activities for those living in northeast Albuquerque.
    d. Develop a community park which serves as a buffer between the intense commercial activity proposed along Paseo Del Norte and residential subdivisions to the north – The corner of Paseo Del Norte and Wyoming is currently occupied by intense commercial centers. North Domingo Baca Park (which the multigenerational center is a part of) would serve as a buffer between intense commercial activity to the south along Paseo del Norte and residential development to the north of the Park.

e. Preserve the City's natural resources through innovative design approaches which respond to water conservation and solar exposure. Opportunities to harvest water should also be explored to optimize use of this valuable resource – The site development plan for building permit is designed for water use conservation. A pervious paving system will be installed in the parking lot, and a stormwater catchment cistern will collect water to be used for site irrigation.

14. The request partially furthers the North Domingo Baca Park Master Development Plan Project Goal to develop park access patterns which provide for safe and efficient separation of vehicles and pedestrians, and promote multi-modal transportation options – The site development plan for building permit illustrates direct and well defined pedestrian connections between the multigenerational center and its future companion buildings. Vehicle access is provided at three separate driveways (one is for service vehicles only). Pedestrian access would be improved with special colored patterned paving provided where driveways and bicycle/pedestrian paths intersect. Numerous sidewalks throughout the site provide access to the multigenerational center, the North Domingo Baca Park, the proposed bus stop, and to neighboring developments.

15. There is no known neighborhood or other opposition. Both Sonora Homeowners Association and Palomas Park Neighborhood Association included letters of support for this project.

16. Project # 1003921, 08EPC 40097/40098, is within the former buffer zone of a former private owned/operated landfill (North Domingo Baca Landfill). The landfill was removed during December 2007 and no longer provides a source for potential landfill gas impacts. Therefore, the Albuquerque Environmental Health Department (EHD), Environmental Services Division has exempted the project from following the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." The project may proceed through the development process provided all other City requirements are met.

17. The change in the setback requirements for buildings and parking along Wyoming Boulevard is appropriate to accommodate all of the proposed facilities in the Park Master Plan. The original intention to provide a wide landscaped area along Wyoming will be preserved with a 40 foot plus landscape and bicycle pedestrian path.

CONDITION:

1. The setback for the library shall be more clearly noted and explained to avoid future confusion or misinterpretation.

On October 16, 2008 the Environmental Planning Commission voted to approve Project 1003921/ 08EPC 40097, a site development plan for building permit, for Tract A, North Domingo Baca Park, zoned SU-1 Community Park and Related Facilities, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit to build a new multigenerational center and related site development and landscaping. The site comprises Tract A, North Domingo Baca Park and is zoned SU-1 Community Park & Related Facilities.

2. This request is accompanied by a request for amendment of the North Domingo Baca Park Master Development Plan.

3. The subject site is within the Developing Urban area of the Comprehensive Plan.

4. The following Comprehensive Plan policies for Developing and Established Urban Areas are partially furthered by the proposal:
   a. Policy II.B.5a – This development would help to provide a full range of land uses. The site is located in a designated SU-1 Community Park and Related Facilities zone and is surrounded by different land uses including single family residential, multifamily residential, drainage, mixed use, public facilities, vacant and office. The multigenerational center will offer a wide range of activities and the North Domingo Baca Park will have a variety of land uses, including a natatorium, library, dog park, multipurpose fields, tennis courts, basketball courts, skate-park facility, play/picnic areas, and parking. A full range of urban land uses are available at the subject site, at North Domingo Baca Park, and surrounding the Park on all sides.
   b. Policy II.B.5d – The location, intensity and design of the multigenerational center would respect existing neighborhood values, natural environmental conditions, and scenic resources. The site of the multigenerational center on the corner of Wyoming and Carmel is the preferred location in the NDBP Master Development Plan. The addition of the multigenerational center would respect neighborhood values by offering a wide range of athletic, recreational, social and educational activities. . Letters from the Palomas Park Neighborhood Association and the Sonora Homeowners Association have been received that support the development.
   c. Policy II.B.5e – While the site itself, and the surrounding area zoned SU-1/Community Park and Related Facilities is mostly vacant (the exception being the Fire Station 20/La Cueva Community Police Substation), nearby residential areas surrounding North Domingo Baca Park are nearly built out, and full urban services are contiguous to the site.

d. Policy II.B.5g – The new bikeway path will continue the existing multiuse trail that runs north to Alameda Boulevard and east along the Window G Channel between Wyoming Boulevard and Barstow Street. The new bikeway path will also tie into bicycle lanes along Wyoming Boulevard and Louisiana Boulevard. The proposed development has been carefully designed to conform to topographical features.
e. Policy II.B.5k – The development has been planned to minimize the harmful effects of traffic. Reducing access to a single right-in right-out along Wyoming Blvd will help traffic flow on a principal arterial. Placing the service entry and the primary vehicle entrance to the shared surface parking area on Carmel Avenue will allow traffic to flow more freely on Wyoming Blvd and allow traffic easier access to the multigenerational center. Landscaping on the site will help to buffer noise and visual impacts of parking areas from residential areas and neighboring businesses.
f. Policy II.B.5l – Building material and landscaping have been used to provide a quality and innovative design. The landscaping plan shows extensive shade tree planting that will help reduce the heat island effect. A pervious paving system in the parking lot will be directed to landscaping areas for water harvesting, and a cistern to store clean roof water drainage will provide additional water for landscape irrigation (which is in accord with the NDBP Master Development Plan). Pedestrian connections between the multigenerational center and its future companion buildings are well defined and allow for easy direct access.

5. The following Comprehensive Plan policies for Open Space are furthered by the proposal:
   a. Policy II.B.1a – The proposed development will allow for a provision of opportunities for outdoor education and recreation and trail corridors. An outdoor playground and sprayground will be part of the multigenerational center. The new bikeway path will connect to existing bicycle lanes and multiuse trails.
   b. Policy II.B.1i – The design of the multigenerational center and related site development and landscaping is appropriate to the location, function, public expectations and intensity of use. There are good connections between the multigenerational center and the rest of the proposed buildings at North Domingo Baca Park.

6. The request furthers Activity Centers Policy II.B.7a of the Comprehensive Plan. The request meets many of the policy objectives for a Community Activity Center including the following: very accessible by automobile, located on minor and major arterial streets, connects to the regional transit system, and a trail network that provides access to the center and is accommodating to the pedestrian. One of the examples of a typical use in a Community Activity Center is a public/quasi-public use, which would describe the multigenerational center, since it will bring in the public for a variety of different uses.

7. The following Comprehensive Plan policies for Developed Landscape are furthered by the proposal:
   a. Policy II.C.8b – The applicant is providing extensive landscaping (the landscape area required for the development is 15% and 33% is provided) for the multigenerational center site. A wide variety of trees, shrubs/groundcovers, and ornamental grasses are being used in order to beautify the multigenerational center site.

b. Policy II.C.8d – Landscaping on this vacant portion of land would help to control water erosion and dust, while creating a more pleasing visual environment than currently exists. Native and low water use plants are used to help to conserve water.

8. The request furthers Community Identity and Urban Design Policy II.C.9c of the Comprehensive Plan. The request for the multigenerational center will enhance the La Cueva Community Activity Center by providing a wide range of athletic, recreational, social and educational activities for all ages. The La Cueva Community Activity Center is currently made up of a mix of land uses including office, single family, commercial, and vacant land. Adding community park and related facilities would add to the wide variety of land uses within the Community Activity Center.

9. The request partially furthers Community Identity and Urban Design Policy II.C.9d of the Comprehensive Plan. The request encourages walking trips from the multigenerational center and its future companion buildings, parking lots, and open space areas. In addition to pedestrian connections within North Domingo Baca Park, there are pedestrian connections to surrounding neighborhoods via public sidewalks. Landscaping, benches, trash receptacles, lighted pedestrian bollards, and pervious paving systems are improvements that contribute to the beautification and design of the multigenerational center. The building is compliant with the provisions of the plan because it does not exceed 36 feet as measured from the highest adjacent finished grade.

10. The request furthers Water Management Policy II.D.2a of the Comprehensive Plan. The multigenerational center is designed to conserve water by pervious paving systems and an underground storm water catchment cistern that collects water to be used for site irrigation. This design will discourage wasteful water use on the site.

11. The request furthers Transportation and Transit Policy II.D.4g of the Comprehensive Plan. The sidewalks provide access to the multigenerational center, future buildings, and to Wyoming Blvd and Carmel Ave. Pedestrian/bicycle opportunities are also available via the new bikeways path on the east end of the property.

12. The request furthers the Guiding Principle in the La Cueva Sector Development Plan that land uses are compatible with existing development. The proposed land use (public facility) will be compatible with the existing surrounding uses, which are vacant, public facility (Fire Station 20/La Cueva Community Police Substation), AMAFCA Kinney Dam, North Domingo Baca Park, single family housing, and multifamily housing. This area has been zoned SU-1 Community Park & Related Facilities, so the proposed uses would fit in with the existing zoning.

13. The following North Domingo Baca Park Master Development Plan Project Goals are furthered by the proposal:
    a. Provide recreational and activities which serve both the neighborhood and the community needs – A wide variety of recreational, athletic, educational and social activities will be provided at the multigenerational center. The activities will be similar in scope to what is currently at the Manzano Mesa multigenerational center in southeast Albuquerque.

b. Provide for the integration of the future facilities (i.e. Fire/Police Substation, multi-generational center, pool complex, library) into the overall park design relative to pedestrian and vehicular circulation – The request for a multigenerational center will allow for the integration of future facilities, including the natatorium, library, skate park, and others relative to pedestrian and vehicular circulation. Sidewalks are built throughout the site that will eventually be connected to the future community buildings when they are built. A bikeway path will connect to the existing bikes and trail path and to the existing AFD Station 20/La Cueva Community Police Substation.
c. Design the park to serve as a focal point and activity hub for the surrounding community (residents within a 3-mile service area approximately bounded by I-25 to the west; San Antonio Drive to the south, Ventura Street to the east; and Sandia Pueblo to the north) – The multigenerational center and the North Domingo Baca Park will serve as a focal point for the surrounding community. This will be only the second multigenerational center in Albuquerque and will provide a wide variety of activities for those living in northeast Albuquerque.
d. Develop a community park which serves as a buffer between the intense commercial activity proposed along Paseo Del Norte and residential subdivisions to the north – The corner of Paseo Del Norte and Wyoming is currently occupied by intense commercial centers. North Domingo Baca Park (which the multigenerational center is a part of) would serve as a buffer between intense commercial activity to the south along Paseo del Norte and residential development to the north of the Park.
e. Preserve the City's natural resources through innovative design approaches which respond to water conservation and solar exposure. Opportunities to harvest water should also be explored to optimize use of this valuable resource – The site plan for building permit is designed for water use conservation. A pervious paving system will be installed in the parking lot, and a stormwater catchment cistern will collect water to be used for site irrigation.

14. The request partially furthers the North Domingo Baca Park Master Development Plan Project Goal to develop park access patterns which provide for safe and efficient separation of vehicles and pedestrians, and promote multi-modal transportation options – The site development plan for building permit illustrates direct and well defined pedestrian connections between the multigenerational center and its future companion buildings. Vehicle access is provided at three separate driveways (one is only for service vehicles). Pedestrian access would be improved with special colored patterned paving provided where driveways and bicycle/pedestrian paths intersect. Numerous sidewalks throughout the site provide access to the multigenerational center, the North Domingo Baca Park, the proposed bus stop, and to neighboring developments.

15. There is no known neighborhood or other opposition. Both Sonora Homeowners Association and Palomas Park Neighborhood Association included letters of support for this project.

16. Project # 1003921, 08EPC 40097/40098, is within the former buffer zone of a former private owned/operated landfill (North Domingo Baca Landfill). The landfill was removed during December 2007 and no longer provides a source for potential landfill gas impacts. Therefore, the Albuquerque Environmental Health Department (EHD), Environmental Services Division has exempted the project from following the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." The project may proceed through the development process provided all other City requirements are met.

17. The change in the setback requirements for buildings and parking along Wyoming Boulevard is appropriate to accommodate all of the proposed facilities in the Park Master Plan. The original intention to provide a wide landscaped area along Wyoming will be preserved with a 40 foot plus landscape and bicycle pedestrian path.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. The setback for the library shall be more clearly noted and explained to avoid future confusion or misinterpretation.

4. Motorcycle parking signs shall be provided for each of the motorcycle parking spaces per Sec. 14-16-3-1(C)(2).

5. Pedestrian access and circulation, transit
   a. Special paving that uses patterned colored concrete shall be used where driveways and sidewalks/bicycle paths intersect.
   b. The bikeways path shall provide a rest area with seating and trash receptacles.

6. Lighting and security

a. Walkway level lighting shall be provided along the bikeways path and sidewalks to fulfill the lighting design standards in the NDBP Master Development Plan, enhance pedestrian zones, and to improve safety in heavily landscaped areas.
b. The service yard area shall contain a pole mounted parking lot light that matches the existing pole lights found throughout the development.

7. Landscaping
   a. The landscaping plan shall show trees along the far northwest boundary of the parking lot for a future phase of development.
   b. The height of all trees shall be at least 10 feet at time of planting per Sec. 14-16-3-10 (F)(1).
   c. The mature size of the Flowering Pear shall be listed as 25'ht x 15'spread.
   d. Identify rooting volume on landscape plan and in general landscape notes.

8. Outdoor seating shall be provided along both the east and west sides of the multigenerational center per Sec. 14-16-3-18 (C)(3) of the Zoning Code.

9. A low level of reflectance shall be required to fulfill the architecture design standards in the NDPB Master Development Plan.

10. Signage
    a. The sign detail on the site development plan for building permit shall identify specific colors and materials used for the monument signs.
    b. The monument sign next to the right-in right-out along Wyoming Boulevard shall be identified on the Landscape Plan Phase 1 and Landscape Plan Phase 1 & 2.
    c. All signage shall provide 70% minimum contrast between sign background and graphics.
    d. Vehicular directional signage to include reflective graphics in lieu of direct lighting.

11. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
    a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
    b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
    c. Consideration should be given to modification of existing Carmel median at service drive (i.e. if service drive is intended to be a right turn-in/right turn-out only, then extend the median. If the drive is intended to be full access, then reduce the length of the median.)
    d. Site plan shall comply and be designed per DPM Standards.

PROTEST: IT I S 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, WHICH IS BY **OCTOBER 31, 2008**.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **OCTOBER 31,2008** 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.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance 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 the determination in question is issued is not included in the 15-day period for filing an appeal, andif 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear 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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

Richard Dineen
Planning Director

RD/RF/ac

cc: David Mahlman, Mahlman Studio Architecture, 206 Broadway SE, Albuq. NM 87102
Nancy Kazik, Countrywood Area NA, 7932 Woodleaf NE, Albuq. NM 87109
Paul Phelan, Countrywood Area NA, 8201 Countrywood NE, Albuq. NM 87109
Nancy Kazik, Countrywood HOA, 7932 Woodleaf NE, Albuq. NM 87109
Paul Phelan, Countrywood HOA, 8201 Countrywood NE, Albuq. NM 87109
Kay Saxton, Jade Park NA, 6720 Ruth Ave. NE, Albuq.NM 87109
John Stutzman, Jade Park NA, 6800 Jade Park NE, Albuq. NM 87109
Dee Watkins, Keystone Park HOA, 8037 Classic Ave. NE, Albuq. NM 87109
Nancy Parker, Keystone Park HOA, 8013 Classic Ave. NE, Albuq. NM 87109
Celina Stoyanof, La Cueva Village NA, 8111 Oso Feliz NE, Albuq. NM 87122
Dave Nufer, La Cueva Village NA, 7912 Oso Rico Rd. NE, Albuq. NM 87122
Jeff Peterson, Nor Este NA, 7800 Eagle Rock Ave. NE, Albuq. NM 87122
Joe Yardumian, Nor Este NA, 7801 RC Gorman Ave. NE, Albuq. NM 87122
Cynthia Reinhart, North Albuq. Acres Comm. Assoc., 11300 Oakland NE, Albuq. NM 87122
Charles N. Glass, North Albuq. Acres Comm. Assoc., 9900 San Bernardino NE, Albuq. NM 87122
Judie Pellegrino, North Domingo Baca NA, 8515 Murrelet NE, Albuq. NM 87113
Erik Bose, North Domingo Baca NA, 7200 Peregrine NE, Albuq. NM 87113
Bob Cook, North Hills HOA, 7205 Springfield Rd. NE, Albuq. NM 87109
Linda Leak, North Hills HOA, 7129 Carbine Ct. NE, Albuq. NM 87109
Amy Wasko, North Wyoming NA, 7808 Callow NE, Albuq. NM 87109
Nanci Carriveau, North Wyoming NA, 8309 Krim Dr. NE, Albuq. NM 87109
Albert Gustafson, Pleasant View Mobile Home Assoc., 6222 Corona NE, Albuq. NM 87113
Cheryl Gustafson, Pleasant View Mobile Home Assoc., 6213 Karlson Dr. NE, Albuq. NM 87113
Dr. Betty J. Fisher, The Quail Springs NA, 7311 Quail Springs Pl. NE, Albuq. NM 87113
Bill Eastham, The Quail Springs NA, 7212 Quail Springs Pl. NE, Albuq. NM 87113
Sandra Mobly, Sonora HOA, 6620 Suerte Pl. NE, Albuq. NM 87113
Maureen Perea, Sonora HOA, 6715 Suerte Pl. NE, Albuq. NM 87113
Lee Ann Riesen, Vineyard Estates NA, 9036 Village Ave. NE, Albuq. NM 87122
Tony Huffman, Vineyard Estates NA, 8912 Corona Ave. NE, Albuq. NM 87122
Peggy Neff, West La Cueva NA, 8305 Calle Sequelle NE, Albuq. NM 87113
April Sweet, West La Cueva NA, 6939 Carmelito Lp. NE, Albuq. NM 87113
Sandra & Cliff Richardson, P.O. Box 91195, Albuq. NM 87194

Current DRC Project Number: ORIGINAL

CITY DEPARTMENT INFRASTRUCTURE LIST

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 4/12/06
Date Site Plan Approved:
Date Preliminary Plat Approved: 4/12/06
Date Preliminary Plat Expires: 4/12/07
DRB Project No.: 1003921
DRB Application No.: 06DRB-00401

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Tract A, North Domingo Baca Park
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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
		*6'	Sidewalk	Corona	Louisiana	Wyoming	1	1	1
		*6'	Sidewalk	Carmel	Louisiana	Wyoming	1	1	1
		*	Signing per DRC				1	1	1
		*	Temporary Pavement for tie-ins per DRC				1	1	1
		~~*8" PVC~~	~~waterline~~		~~Carmel~~	~~Corona~~	1	1	1
							1	1	1
							1	1	1
							1	1	1

revised 07/01/01

ORIGINAL

By signing below I, _____, Director of Department of Municipal Development for the City of Albuquerque, recoginize that my department is financially responsible for the construction of the above listed improvements and this agreement will constitute the Subdivision Improvements Agreement (SIA). Funding for these improvements have been programmed within theis department's budget. These improvements listed above will be constructed by _____, or within 6 months after written notification from the City Engineer. The estimated dollar amount for these improvements are $_____. A copy of the certified engineers estimate must accompany this infrastructure list.

NOTES

1 landfill mediation - The developers of this site are required to follow the most current version of the "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN ONE THOUSAND FEET OF A LANDFILL". A REVIEW and approval of

2 * deferred items the SITE PLAN(S), the proposed CONSTRUCTION, DESIGN DRAWINGS, and a CERTIFICATE OF CONSTRUCTION WILL BE REQUIRED By the ENVIRONMENTAL HEALTH DEPARTMENT,

3 ENVIRONMENTAL SERVICES DIVISION, GROUNDWATER and LANDFILL SECTION

AGENT / OWNER

John Castillo, Director
NAME (print)

CoA DMD
FIRM

4/12/06
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

4/12/06
DRB CHAIR - date

Christina Sandoval 4/12/06
PARKS & GENERAL SERVICES - date

4-12-06
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

4/12/06
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bingham 4/12/06
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PAGE ____ OF ____

CITY DEPARTMENT INFRASTRUCTURE LIST

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 4/12/04
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 04/12/06
Date Preliminary Plat Expires:_____
DRB Project No.: 1003921
DRB Application No.: 06DRB-00439

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Tract A, AMAFCA KINNEY DAM
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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
		*30'F-F	Arterial Paving w/associated turn bays	Louisiana	Carmel	Corona	1	1	1
		*6'	sidewalk	Louisiana	Carmel	Corona	1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1
		*	Deferred item				1	1	1

ORIGINAL

By signing below I, _____, Director of Department of Municipal Development for the City of Albuquerque, recoginize that my department is financially responsible for the construction of the above listed improvements and this agreement will constitute the Subdivision Improvements Agreement (SIA). Funding for these improvements have been programmed within theis department's budget. These improvements listed above will be constructed by _____, or within 6 months after written notification from the City Engineer. The estimated dollar amount for these improvements are $_____. A copy of the certified engineers estimate must accompany this infrastructure list.

NOTES

1. The developers of this site are required to follow the most current version of the "Interim Guidelines for Development Within One Thousand Feet of a Landfill" A review and approval of
2. the Site Plan(s), the proposed construction design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division,
3. Groundwater and Landfill Section.

AGENT / OWNER

John Castillo, Director
NAME (print)

CoA DMD
FIRM

4/12/06
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

4/12/06
DRB CHAIR - date

4-12-06
TRANSPORTATION DEVELOPMENT - date

4/12/06
UTILITY DEVELOPMENT - date

4/12/06
CITY ENGINEER - date

Christina Sandoval
PARKS & GENERAL SERVICES - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PAGE ____ OF ____

COPY

Intera Incorporated
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: April 11, 2006

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Rhonda Methvin, Environmental Health Department
Kevin Curran, Legal Department
Colleen Frenz, Department of Municipal Development
Consensus Planning Inc.

FROM: James Joseph, INTERA Inc.

SUBJECT: Project # 1003921; North Domingo Baca Park and AMAFCA Kinney Dam on Corona Ave. NE between Louisiana Blvd. NE and Wyoming Blvd. NE (06DRB-00436 Minor-SiteDev Plan Subd/EPC, 06DRB-00439 Minor-Prelim&Final Plat Approval, 06DRB-00440 Minor-Prelim&Final Plat Approval)

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former private owned/operated landfill (North Domingo Baca Landfill). The City's Department of Municipal Development and its agent(s) for this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones" or coordinate alternative actions with the Environmental Health Department (EHD), Environmental Services Division. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction may be required by the EHD.

2005.056.3

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	Z
☐ Annexation & Zone Establishment	
☐ Sector Plan (Phase I, II, III)	
☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Zone Change	
☐ Text Amendment	
APPEAL / PROTEST of...	A
☐ 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.

APPLICANT INFORMATION:

NAME: Park Design & Const. Div. Department of Municipal Development — PHONE: 768-3826
ADDRESS: P.O. Box 1293 — FAX: _____
CITY: Albuquerque — STATE NM — ZIP 87103 — E-MAIL: cfrenz@cabq.gov
Proprietary interest in site: Owners
AGENT (if any): Jeff Mortensen & Associates, Inc. — PHONE: 505-345-4250
ADDRESS: 6010-B Midway Park Blvd. NE — FAX: 505-345-4254
CITY: Albuquerque — STATE NM — ZIP 87109 — E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: To create one tract from the existing 44 lots. along with the vacated portion of Anaheim Avenue, NE. Dedicate right- of- way and utility easements. To be known as TRACT A, NORTH DOMINGO BACA PARK.

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. Lots 6-27 Block 7 and Lots 6-27 Block 8 — Block: _____ — Unit: _____

Subdiv. / Addn. North Albuquerque Acres, Tract 2, Unit 3

Current Zoning: SU-1 and R-D/R-T — Proposed zoning: n/a

Zone Atlas page(s): C-19 — No. of **existing** lots: 44 — No. of **proposed** lots: 1

Total area of site (acres): +/- 39.651 — Density if applicable: dwellings per gross acre: n/a — dwellings per net acre: n/a

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? No

UPC No. 101906408219630428 * see attached sheet for add. 43 UPC's — MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: Corona Avenue NE and Carmel Avenue NE (Anaheim Avenue NE)
Between: Louisiana Blvd. NE and Wyoming Blvd. 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 Project No. 1003921, 05DRB-01758, 05DRB-01759 and 05DRB-01760

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: December 15,2005

SIGNATURE Debie LeBlanc Trujillo — DATE March 3, 2006

(Print) Debie LeBlanc Trujillo for Jeff Mortensen & Associates, Inc. — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 9/01, 3/03

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
NA ☐				
☑ All checklists are complete	06DRB - - 00440	PSF	5(3)	$ Ø
☑ 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				Total
NA ☐ F.H.D.P. fee rebate	Hearing date 4/12/06			$ Ø

KL SLS 4/17/06
Planner signature / date

Project # 1003921

2005.0526.3

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.
previously submitted (DSDRB 03-04)
✓ 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
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
N/A **Signed** Pre-Annexation Agreement if Annexation required.
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
N/A 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.

JEFF MORTENSEN & ASSOC., INC
DEBIE LEBLANC TRUJILLO
Applicant name (print)

Debie LeBlanc Trujillo 04-04-06
Applicant signature / date

Form revised 11/04

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

Application case numbers
06DRB - ____ - 00440
____ - ____ - ____
____ - ____ - ____

Vi Sis 4/4/06
Planner signature / date

Project # 1003921

JMA
ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.056.3
April 4, 2006

Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Preliminary / Final Plat Approval
Lots 6-27, Block 7 and Lots 6-27, Block 8, North Albuquerque Acres, Tract 2, Unit 3
Tract A, North Domingo Baca Park
DRB Project No. 1003921

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application and Supplemental Form S(3) **(No fees will be collected *City of Albuquerque Project*)**
- Six (6) copies of the Preliminary/Final Plat
- Site Sketch previously submitted with Vacation Request / Sketch Plat (05DRB-01760)
- City of Albuquerque Zone Atlas C – 19 (site highlighted)

On behalf of our clients, City of Albuquerque Department of Municipal Development (DMD), we are requesting Preliminary / Final plat approval for Tract A, North Domingo Baca Park.

Please schedule this matter for the next appropriate DRB Hearing. In the meantime, if I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

Xc: Chris Green – Consensus Planning w/enc.
Colleen Frenz – City of Albuquerque DMD w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

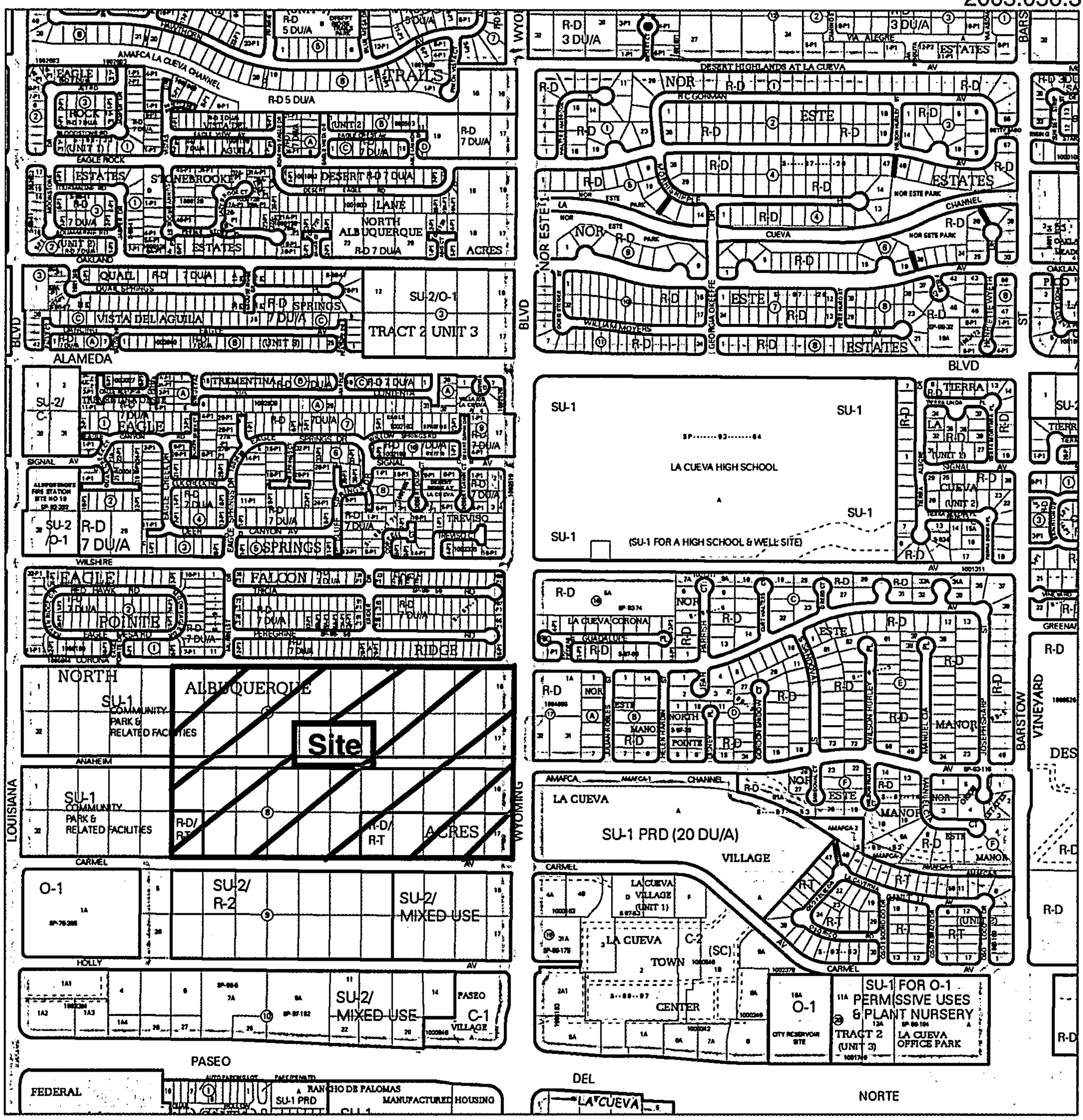
Attachment to Development Review Application

Lots 6 - 27 Block 7 and Lots 6 - 27 Block 8, North Albuquerque Acres, Tract 2 Unit 3 to be known as Tract A, North Domingo Baca Park

Existing Uniform Property Codes

Property	Code
Block 7, North Albuquerque Acres Tract 2, Unit 3	
Lot 6, Block 7, NAA Tr.2 U3	101906408219630428
Lot 7, Block 7, NAA Tr.2 U3	101906410719630426
Lot 8, Block 7, NAA Tr.2 U3	101906412419530425
Lot 9, Block 7, NAA Tr.2 U3	101906414019530424
Lot 10, Block 7, NAA Tr.2 U3	101906415519530423
Lot 11, Block 7, NAA Tr.2 U3	101906417319530422
Lot 12, Block 7, NAA Tr.2 U3	101906418919530421
Lot 13, Block 7, NAA Tr.2 U3	101906420519530420
Lot 14, Block 7, NAA Tr.2 U3	101906422219530419
Lot 15, Block 7, NAA Tr.2 U3	101906423819530418
Lot 16, Block 7, NAA Tr.2 U3	101906425319530417
Lot 17, Block 7, NAA Tr.2 U3	101906425317330416
Lot 18, Block 7, NAA Tr.2 U3	101906423817430415
Lot 19, Block 7, NAA Tr.2 U3	101906422117430414
Lot 20, Block 7, NAA Tr.2 U3	101906420517330413
Lot 21, Block 7, NAA Tr.2 U3	101906419017330412
Lot 22, Block 7, NAA Tr.2 U3	101906417317330411
Lot 23, Block 7, NAA Tr.2 U3	101906415617330410
Lot 24, Block 7, NAA Tr.2 U3	101906413917330409
Lot 25, Block 7, NAA Tr.2 U3	101906412317430408
Lot 26, Block 7, NAA Tr.2 U3	101906410817330407
Lot 27, Block 7, NAA Tr.2 U3	101906409017430406
Block 8, North Albuquerque Acres Tract 2, Unit 3	
Lot 6, Block 8, NAA Tr.2 U3	101906409014330327
Lot 7, Block 8, NAA Tr.2 U3	101906410814330326
Lot 8, Block 8, NAA Tr.2 U3	101906412414430325
Lot 9, Block 8, NAA Tr.2 U3	101906414014330324
Lot 10, Block 8, NAA Tr.2 U3	101906415614430323
Lot 11, Block 8, NAA Tr.2 U3	101906417314330322
Lot 12, Block 8, NAA Tr.2 U3	101906418914330321
Lot 13, Block 8, NAA Tr.2 U3	101906420614330320
Lot 14, Block 8, NAA Tr.2 U3	101906422214330319
Lot 15, Block 8, NAA Tr.2 U3	101906423814330318
Lot 16, Block 8, NAA Tr.2 U3	101906425314230317
Lot 17, Block 8, NAA Tr.2 U3	101906425312030316
Lot 18, Block 8, NAA Tr.2 U3	101906423812030315
Lot 19, Block 8, NAA Tr.2 U3	101906422112030314
Lot 20, Block 8, NAA Tr.2 U3	101906420612030313
Lot 21, Block 8, NAA Tr.2 U3	101906418912030312
Lot 22, Block 8, NAA Tr.2 U3	101906414112130309
Lot 23, Block 8, NAA Tr.2 U3	101906414112130309
Lot 24, Block 8, NAA Tr.2 U3	101906414112130309
Lot 25, Block 8, NAA Tr.2 U3	101906414112130309
Lot 26, Block 8, NAA Tr.2 U3	101906414112130309
Lot 27, Block 8, NAA Tr.2 U3	101906409012030306

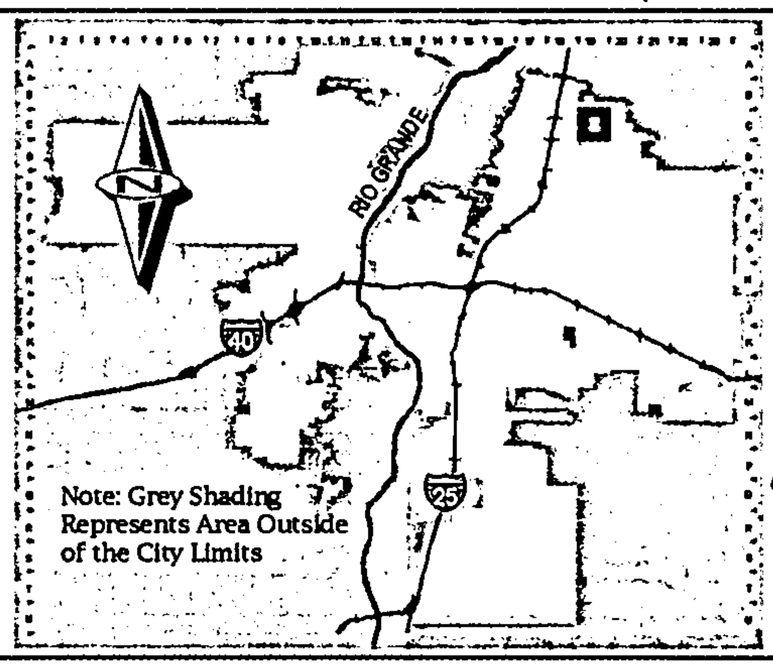
2005.056.3



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

Albuquerque Geographic Information System

Map amended through: 9/2/2005



Zone Atlas Page:

C-19-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

Wilshire Ave NE
Tricia Rd NE
Murrelet Dr NE
Peregrine Rd NE
Corona Ave NE
Calle Adolanto NE
Anaheim Ave NE
Wyoming Blvd NE
Holly Ave NE
© 2006 Navteq
Google
Pointer 35°10'41.87" N 106°33'51.03" W elev 5347 ft
Streaming 100%
Eye alt 8158 ft

2005.0576.4

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	**Z**
☐ Annexation & Zone Establishment	
☐ Sector Plan (Phase I, II, III)	
☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Zone Change	
☐ Text Amendment	
APPEAL / PROTEST of...	**A**
☐ 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.

APPLICANT INFORMATION:

NAME: Albuquerque Metropolitan Arroyo Flood Control Authority — PHONE: 884-2215
ADDRESS: 2600 Prospect Avenue, NE — FAX: 884-0214
CITY: Albuquerque STATE NM ZIP87107 — E-MAIL: ____
Proprietary interest in site: Owners
AGENT (if any): Jeff Mortensen & Associates, Inc. — PHONE: 505-345-4250
ADDRESS: 6010-B Midway Park Blvd. NE — FAX: 505-345-4254
CITY: Albuquerque STATE NM ZIP 87109 — E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: To create one tract from the existing 20 lots. along with the vacated portion of Anaheim Avenue, NE. Dedicate right- of- way and utility easements. To be known as AMAFCA KINNEY DAM TRACT A.

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. Lots1-5 & 28-32 Block 7 and Lots 1-5 & 28-32 Block 8 — Block: ____ — Unit: ____

Subdiv. / Addn. North Albuquerque Acres, Tract 2, Unit 3

Current Zoning: SU-1 and R-D/R-T — Proposed zoning: n/a

Zone Atlas page(s): C-19 — No. of **existing** lots: 20 — No. of **proposed** lots: 1

Total area of site (acres): +/- 20.066 — Density if applicable: dwellings per gross acre: n/a — dwellings per net acre: n/a

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? No

UPC No. 101906401019630432 * see attached sheet for add. 20 UPC's — MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: Corona Avenue NE and Carmel Avenue NE (Anaheim Avenue NE)
Between: Louisiana Blvd. NE and Wyoming Blvd. 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 Project No. 1003921, 05DRB-01758, 05DRB-01759 and 05DRB-01760

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: December 15,2005

SIGNATURE Debie LeBlanc Trujillo — DATE March 3, 2006

(Print) Debie LeBlanc Trujillo for Jeff Mortensen & Associates, Inc. — ☐ Applicant ☒ Agent

Form revised 9/01, 3/03

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
NA ☐ **INTERNAL ROUTING**				
☑ All checklists are complete	CLDRB - ____ - 00439	P&F	5(3)	$ -0-
☑ 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				Total
NA ☐ F.H.D.P. density bonus	Hearing date 4-12-06			$ -0-
NA ☐ F.H.D.P. fee rebate				

Vi SJS 4/4/06
Planner signature / date

Project # 1003921

2005.056.4

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.
previously submitted (DRB-2006) __ 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
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
N/A **Signed** Pre-Annexation Agreement if Annexation required.
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
N/A 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.

JEFF MORTENSEN & ASSOC., INC.
DEBIE LEBLANC TRUJILLO
Applicant name (print)

Debie LeBlanc Trujillo 04-04-06
Applicant signature / date

Form revised 11/04

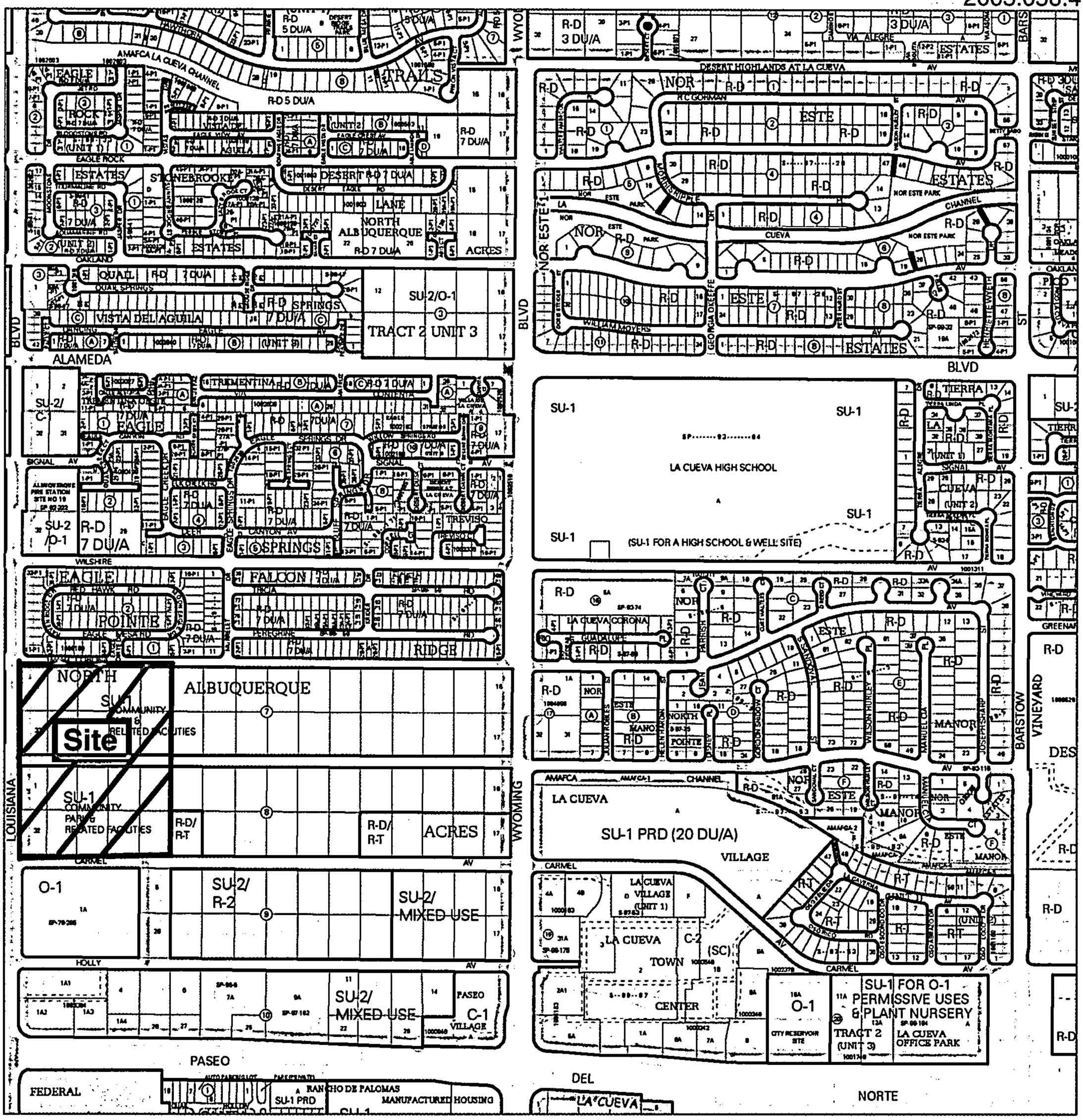
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
06DRB - - 00439
- -
- -

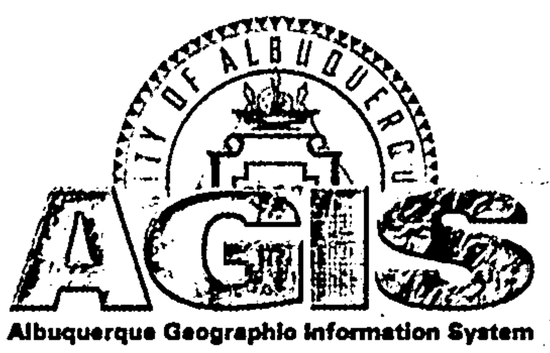
4/4/06
Planner signature / date

Project # 1003921

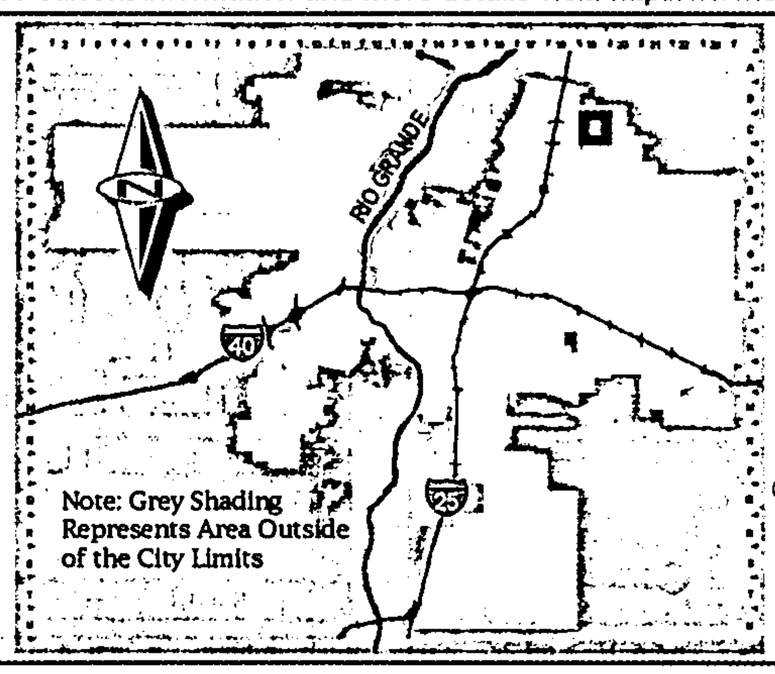
2005.056.4



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



Map amended through: 9/2/2005



Zone Atlas Page:

C-19-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

ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.056.4
April 4, 2006

Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Preliminary / Final Plat Approval
Lots 1-5& 28-32, Block 7 and Lots 1-5 & 28-32, Block 8, North Albuquerque Acres, Tract 2, Unit 3
AMAFCA Kinney Dam – Tract A
DRB Project No. 1003921

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application and Supplemental Form S(3) **(No fees will be collected *City of Albuquerque Project*)**
- Six (6) copies of the Preliminary/Final Plat
- Site Sketch previously submitted with Vacation Request / Sketch Plat (05DRB-01760)
- City of Albuquerque Zone Atlas C – 19 (site highlighted)

On behalf of our clients, Albuquerque Metropolitan Flood Control Authority (AMAFCA), we are requesting Preliminary / Final plat approval for AMAFCA Kinney Dam – Tract A

Please schedule this matter for the next appropriate DRB Hearing. In the meantime, if I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

Xc: Chris Green – Consensus Planning w/enc.
Marty Eckert – A.M.A.F.C.A. w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

Attachment to Development Review Application

Lots 1-5, 28-32 Block 7 and Lots 1-5, 28-32 Block 8, North Albuquerque Acres, Tract 2 Unit 3 to be known as Tract A, Kinney Dam

Existing Uniform Property Codes

Property	Code
Block 7, North Albuquerque Acres Tract 2, Unit 3	
Lot 2, Block 7, NAA Tr.2 U3	101906402519630431
Lot 3, Block 7, NAA Tr.2 U3	101906404119630430
Lot 4, Block 7, NAA Tr.2 U3	101906405719630429
Lot 5, Block 7, NAA Tr.2 U3	101906408219630428
Lot 28, Block 7, NAA Tr.2 U3	101906407137430405
Lot 29, Block 7, NAA Tr.2 U3	101906405817330404
Lot 30, Block 7, NAA Tr.2 U3	101906404117330403
Lot 31, Block 7, NAA Tr.2 U3	101906402517430402
Lot 32, Block 7, NAA Tr.2 U3	101906401017330401
Block 8, North Albuquerque Acres Tract 2, Unit 3	
Lot 1, Block 8, NAA Tr. 2 U3	101906401014430332
Lot 2, Block 8, NAA Tr.2 U3	101906402414430331
Lot 3, Block 8, NAA Tr.2 U3	101906404114330330
Lot 4, Block 8, NAA Tr.2 U3	101906405814430329
Lot 5, Block 8, NAA Tr.2 U3	101906407414330328
Lot 28, Block 8, NAA Tr.2 U3	101906407312030305
Lot 29, Block 8, NAA Tr.2 U3	101906405712030304
Lot 30, Block 8, NAA Tr.2 U3	101906404012030303
Lot 31 Block 8, NAA Tr.2 U3	101906402412030302
Lot 32, Block 8, NAA Tr.2 U3	101906401012030301

Wilshire Ave NE
Tricia Rd NE
Murrelet Dr NE
Peregrine Rd NE
Corona Ave NE
Calle Adolanto NE
Anaheim Ave NE
Wyoming Blvd NE
Holly Ave NE
© 2006 Navteq
Google
Pointer 35°10'41.87" N 106°33'51.03" W elev 5347 ft
Streaming 100%
Eye alt 8158 ft

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

3

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

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: City of Albuquerque Department of Municipal Development PHONE: 768-3826
ADDRESS: P.O. Box 1293 FAX: 768-2310
CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: cfrenz@cabq.gov
Proprietary interest in site: Owner **List all owners:** City of Albuquerque and AMAFCA
AGENT (if any): Consensus Planning, Inc. PHONE: 764-9801
ADDRESS: 302 Eighth Street NW FAX: 842-5495
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cgreen@consensusplanning

DESCRIPTION OF REQUEST: DRB sign-off of EPC approved Site Plan for Subdivision (Master Development Plan) for North Domingo Baca Park

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. Tract A - North Domingo Baca Park (proposed) Block: ___ Unit: ___
Subdiv. / Addn. Tract A - AMAFCA Kinney Dam (proposed)
Current Zoning: SU-1/Community Park & Related Fac. Proposed zoning: ___
Zone Atlas page(s): C-19 No. of **existing** lots: 2 No. of **proposed** lots: 2
Total area of site (acres): 59.1 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.) Within 1000FT of a landfill? No
UPC No. 101906401019630432 MRGCD Map No. ___
LOCATION OF PROPERTY BY STREETS: On or Near: Between Carmel Avenue NE and Corona Avenue NE
Between: Louisiana Boulevard NE and Wyoming Boulevard NE

CASE HISTORY: Carmen Marrion EPC Case Planner
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003921, 05EPC-00183, Z-98-130, Z-99-83, DRB-98-212, DRB-99-7, DRB-96-549

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

SIGNATURE Chris Green DATE 04/04/06
(Print) Chris Green ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

		Application case numbers	Action	S.F.	Fees
NA ☐	**INTERNAL ROUTING**	06DRB - ___ - 00436	SPS	P(3)	$ 0
☑	All checklists are complete	___ - ___ - ___	CMS	___	$ 20.00
☑	All fees have been collected	___ - ___ - ___	___	___	$ ___
☑	All case #s are assigned	___ - ___ - ___	___	___	$ ___
☑	AGIS copy has been sent	___ - ___ - ___	___	___	$ ___
☑	Case history #s are listed				Total
NA ☐	Site is within 1000ft of a landfill				$ 20.00
NA ☐	F.H.D.P. density bonus				
NA ☐	F.H.D.P. fee rebate	Hearing date 4-12-06			

4/4/06

Project # 1003921

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☐ **SKETCH PLAN REVIEW AND COMMENT**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☒ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
NA 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
NA 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.

CHRIS GREEN
Applicant name (print)

Chris Green. 4-4-06
Applicant signature / date

Form revised **JUNE 2005**

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

Application case numbers
06DRB - - 00436
- -
- -

Kim Sis 4/4/06
Planner signature / date

Project # 1003921

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

City of Albuquerque
Department of Municipal Develop.
P.O. Box 1293
Albuq. NM 87103

Date: March 18, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003921***
05EPC-00181 Zone Map Amendment
05EPC-00182 Amendment - La Cueva Sector Development Plan
05EPC-00183 Park Master Development Plan

LEGAL DESCRIPTION: for all or a portion of Lots 1-32,Blocks 7 & 8, Tract 2, Unit 3, **North Albuq. Acres,** located on CARMEL AVE. NE, between LOUISIANA BLVD. NE and WYOMING BLVD. NE, containing approximately 60 acres. (C-19) Carmen Marrone, Staff Planner

On March 17, 2005, the Environmental Planning Commission voted to approve Project 1003921/ 05EPC 00182, an Amendment to the Land Use and Zoning Maps, Exhibits 11 and 12, of the La Cueva Sector Development Plan, from R-D/R-T to SU-1 for Community Park and Related Facilities for Lots 17-21 and 27, Block 8, Tract 2, Unit 3, North Albuquerque Acres, based on the following Findings.

FINDINGS:

1. This is a request for an amendment to the Land Use and Zoning Maps, Exhibits 11 and 12, of the *La Cueva Sector Plan* for Lots 17-21 and 27, Block 8, Tract 2, Unit 3, North Albuquerque Acres, located on the north side of Carmel Ave. between Louisiana and Wyoming NE, and containing approximately 5.3 acres. The *La Cueva Sector Plan* currently designates the subject lots as R-D/R-T on the Zoning Map and Townhouses/Single Family on the Land Use Map. The applicant requests that the subject lots be designated SU-1 for Community Park and Related Facilities on the Zoning Map and that these same lots be designated Community Park and Related Facilities on the Land Use Map.

2. In 1999, the EPC approved a Master Plan for approximately 45 acres of the North Domingo Baca Park *(Z-99-83)*. The subject six lots were designated as "future expansion area" on the 1999 Master Plan and were being considered at that time for acquisition by the City. Since 1999, the six lots have been purchased by the City and are included in the current Master Plan for the Park.

3. The inclusion of the subject lots in the North Domingo Baca Park Master Plan is essential to the overall planning of the park since they are mostly outside of the floodplain and are suitable for development of several buildings that will house a multi-generational center, a library, and a pool complex, as requested by the community.

4. The request for sector plan amendment complies with the goals and policies of the Developing Urban Area of the *Comprehensive Plan*. The surrounding neighborhoods are very supportive of this request and are supportive of the uses proposed on the subject site per Policy 5d. In addition, approval of this request will facilitate the provision of recreational opportunities and community services in an area that is currently underserved per Policy 5e.

5. The subject request is consistent with the goals and policies for the Open Space Network per the *Comprehensive Plan* by providing relief from urban development in North Albuquerque Acres and by providing appropriately designated parkland for education, recreation, and cultural activities. In addition, the subject request is consistent with Policies g and h by providing parkland that will serve both the local and regional needs and with Policy i by facilitating development of multi-functional use of resources and compatible facilities.

6. The *La Cueva Sector Plan* acknowledges future development of the North Domingo Baca Park on page 16 of the Plan and lists potential facilities within the park including a swimming pool that is recreational and competition, walking trails and soccer fields. Approval of the subject request will help facilitate development of some of these park amenities as suggested on page 16 of the Plan. The subject request will also help implement Guiding Principle 1 that calls for the provision of community services to meet the needs of the area's growing population.

7. The R-D zone in the *La Cueva Sector Plan* is intended to facilitate residential development and is not an appropriate zone for park development. The SU-1 zoning designation is more appropriate for the subject site because it is consistent with the zoning of the rest of the park and because it requires site plan review of future development.

8. The subject request is consistent with the 1993 draft *Park System Facility Plan* that recommends the elimination of programmed use of neighborhood parks for organized recreation and the provision of larger community parks for this purpose.

9. The request to amend the Zoning and Land Use Maps of the *La Cueva Sector Plan* are justified per *R-270-1980* as follows:

The proposed sector plan amendment is consistent with the health, safety, morals, and general welfare of the City as articulated in the 1993 Draft Park System Facility Plan (Section A)

The request will not destabilize existing land use and zoning in the area per Section B since the La Cueva Sector Plan and the 1993 draft Park System Facility Plan anticipate development of a community-scale park at this location.

The proposed amendments will not be in conflict with adopted elements of the Comprehensive Plan or the La Cueva Sector Development per Section C.

The proposed amendments will be more beneficial to the community per the specified goals and policies in the Comprehensive Plan and the La Cueva Sector Plan per Section D.2. The proposed SU-1 zoning designation will also benefit the community by requiring public review of future site plans for building permit when the buildings on the site are ready to be developed.

The proposed map amendments will not be harmful to adjacent property, the neighborhood, or community per Section E since the proposed zoning and land uses have been publicly planned since 1998. The proposed SU-1 zoning designation is consistent with the zoning of the rest of the North Domingo Baca Park. There is broad public support for a community park in this location.

10. There is no known neighborhood or other opposition.

On March 17, 2005, the Environmental Planning Commission voted to approve Project 1003921/ 05EPC 00181, a Zone Map Amendment from R-D/R-T to SU-1 for Community Park and Related Facilities, for Lots 17-21 and 27, Block 8, Tract 2, Unit 3, North Albuquerque Acres, based on the preceding Findings.

FINDINGS:

1. This is a request for a zone map amendment from R-D/R-T to SU-1 for Community Park and Related Facilities for Lots 17-21 and 27, Block 8, Tract 2, Unit 3, North Albuquerque Acres. The lots are located on the north side of Carmel Ave. between Louisiana and Wyoming NE and contain approximately 5.3 acres.

2. In 1999, the EPC approved a Master Plan for approximately 45 acres of the North Domingo Baca Park *(Z-99-83)*. The subject six lots were designated as "future expansion area" on the 1999 Master Plan and were being considered at that time for acquisition by the City. Since 1999, the six lots have been purchased by the City and are included in the current Master Plan for the Park.

3. The inclusion of the subject lots in the North Domingo Baca Park Master Plan is essential to the overall planning of the park since they are mostly outside of the floodplain and are suitable for development of several buildings that will house a multi-generational center, a library, and a pool complex, as requested by the community.

4. The request for a zone map amendment complies with the goals and policies of the Developing Urban Area of the *Comprehensive Plan*. The surrounding neighborhoods are very supportive of this request and are supportive of the uses proposed on the subject site per Policy 5d. In addition, approval of this request will facilitate the provision of recreational opportunities and community services in an area that is currently underserved per Policy 5e.

5. The subject request is consistent with the goals and policies for the Open Space Network per the *Comprehensive Plan* by providing relief from urban development in North Albuquerque Acres and by providing appropriately designated parkland for education, recreation, and cultural activities. In addition, the subject request is consistent with Policies g and h by providing parkland that will serve both the local and regional needs and with Policy i by facilitating development of multi-functional use of resources and compatible facilities.

6. The *La Cueva Sector Plan* acknowledges future development of the North Domingo Baca Park on page 16 of the Plan and lists potential facilities within the park including a swimming pool, walking trails and soccer fields. Approval of the subject request will help facilitate development of some of these park amenities as suggested on page 16 of the Plan. The subject request will also help implement Guiding Principle 1 that calls for the provision of community services to meet the needs of the area's growing population.

7. The R-D zone in the *La Cueva Sector Plan* is intended to facilitate residential development and is not an appropriate zone for park development. The SU-1 zoning designation is more appropriate for the subject site because it is consistent with the zoning of the rest of the park and because it requires site plan review of future development.

8. The subject request is consistent with the 1993 draft *Park System Facility Plan* that recommends the elimination of programmed use of neighborhood parks for organized recreation and the provision of larger community parks for this purpose.

9. The request for a zone map amendment is justified per *R-270-1980* as follows:

   The proposed zone map amendment is consistent with the health, safety, morals, and general welfare of the City as articulated in the 1993 Draft Park System Facility Plan (Section A)

   The requests will not destabilize existing land use and zoning in the area per Section B since the La Cueva Sector Plan and the 1993 Draft Park System Facility Plan anticipate development of a community-scale park at this location.

   The proposed zone map amendment will not be in conflict with adopted elements of the Comprehensive Plan or the La Cueva Sector Development per Section C.

   The proposed zone map amendment will be more beneficial to the community per the specified goals and policies in the Comprehensive Plan and the La Cueva Sector Plan per Section D.2. The proposed SU-1 zoning designation will benefit the community by requiring public review of future site plans for building permit when the buildings on the site are ready to be developed. Another benefit is the co-location of community facilities in an area that is currently underserved.

The proposed map amendments will not be harmful to adjacent property, the neighborhood, or community per Section E since the proposed zoning and land uses have been publicly planned since 1998. The proposed SU-1 zoning designation is consistent with the zoning of the rest of the North Domingo Baca Park. There is broad public support for a community park in this location.

10. There no known neighborhood or other opposition.

On March 17, 2005, the Environmental Planning Commission voted to approve Project 1003921/ 05EPC 00183, a Master Development Plan for the North Domingo Baca Park, involving Lots 1-32, Blocks 7 and 8, Tract 2, Unit 3, North Albuquerque Acres, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a Master Development Plan for the North Domingo Baca Park, a community-scale park located between Carmel and Corona Ave. and between Louisiana and Wyoming Blvd. NE and containing approximately 60 acres.

2. On July 15, 1999, the EPC approved a Master Plan for approximately 45 acres of the North Domingo Baca Park *(Z-99-83)*. The Master Plan never received final sign-off by the DRB. Approval of the current Master Development Plan will void the 1999 Master Plan.

3. The current Master Plan is the overall guide for future development of the North Domingo Baca Park. Future development of specific park elements should be consistent with the final approved version of the Master Plan. Relocation or slight reconfiguration of park amenities will not require EPC approval since the proposed Master Plan is a "preferred concept" and is subject to change depending on the funding stream. However, significant changes to the Master Plan, such as elimination of certain park amenities, will require EPC approval. EPC review and approval of site plans for building permit will be required for each of the three proposed buildings (multi-cultural center, library, and pool complex).

4. As planned, the North Domingo Baca Park will provide a variety of recreation and community facilities that will serve the needs of the surrounding neighborhoods and the community at large. The Master Plan is consistent with applicable goals and policies of the *Comprehensive Plan*, including goals for the Open Space Network, and with the *La Cueva Sector Plan* and the *1993 Draft Park System Facility Plan.*

5. The park will include 32 acres of active park use and 27 acres of joint AMAFCA use. Some of the major elements of the park include sports fields, active recreation areas, passive recreation areas, off-leash dog exercise area, children's play area, and buildings to accommodate a library, a multi-generational center, and a recreation and competition pool complex.

6. The Master Plan contains a set of design standards in Section 5 to assure design consistency throughout the park.

7. The Master Plan proposes several parking areas to meet the needs of the various facilities. Since the park is zoned SU-1, parking is as approved by the EPC. Approximate parking numbers are provided for each facility which are based on Zoning Code requirements and on user departments experience on similar projects.

8. The public involvement process for development of the North Domingo Baca Park has been extensive to date and will continue throughout the phased development of the park. There is broad public support for the North Domingo Baca Park, as planned.

CONDITIONS:

1. The EPC delegates final sign-off authority of this Master Development Plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The site shall be replatted as a concurrent DRB action.

3. Fire apparatus access roads shall be provided for every building or portion of a building that is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility.

4. The last sentence of the parking design standards states "Specific design of parking areas and access roads shall be in accordance with the City's Development Process Manual." The sentence shall be expanded to include compliance with the City's Zoning Code, Section 14-16-3-1.

5. Both Louisiana and Wyoming Blvds. are identified as having on-street bike lanes per the *Comprehensive On-Street Bicycle Plan*. The Master Plan shall provide connectivity with these facilities.

6. The architectural design standards shall reference the Fire/Police Substation and future integration of new buildings with the substation and the surrounding community.

7. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS, WATER AUTHORITY and NMDOT:
   a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
   b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   c. Site plan shall comply and be designed per DPM Standards.
   d. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Wyoming Boulevard a principal arterial as designated on the Long Range Roadway System map.

8. All lighting shall be compliant with the State Night Sky Regulations and with the general night sky concepts.

9. The acknowledgement page of the North Domingo Baca Master Development Plan should be amended to add the participation of the City of Albuquerque Planning Department and staff planner.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **APRIL 1, 2005** 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 I S 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.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance 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 the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear 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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

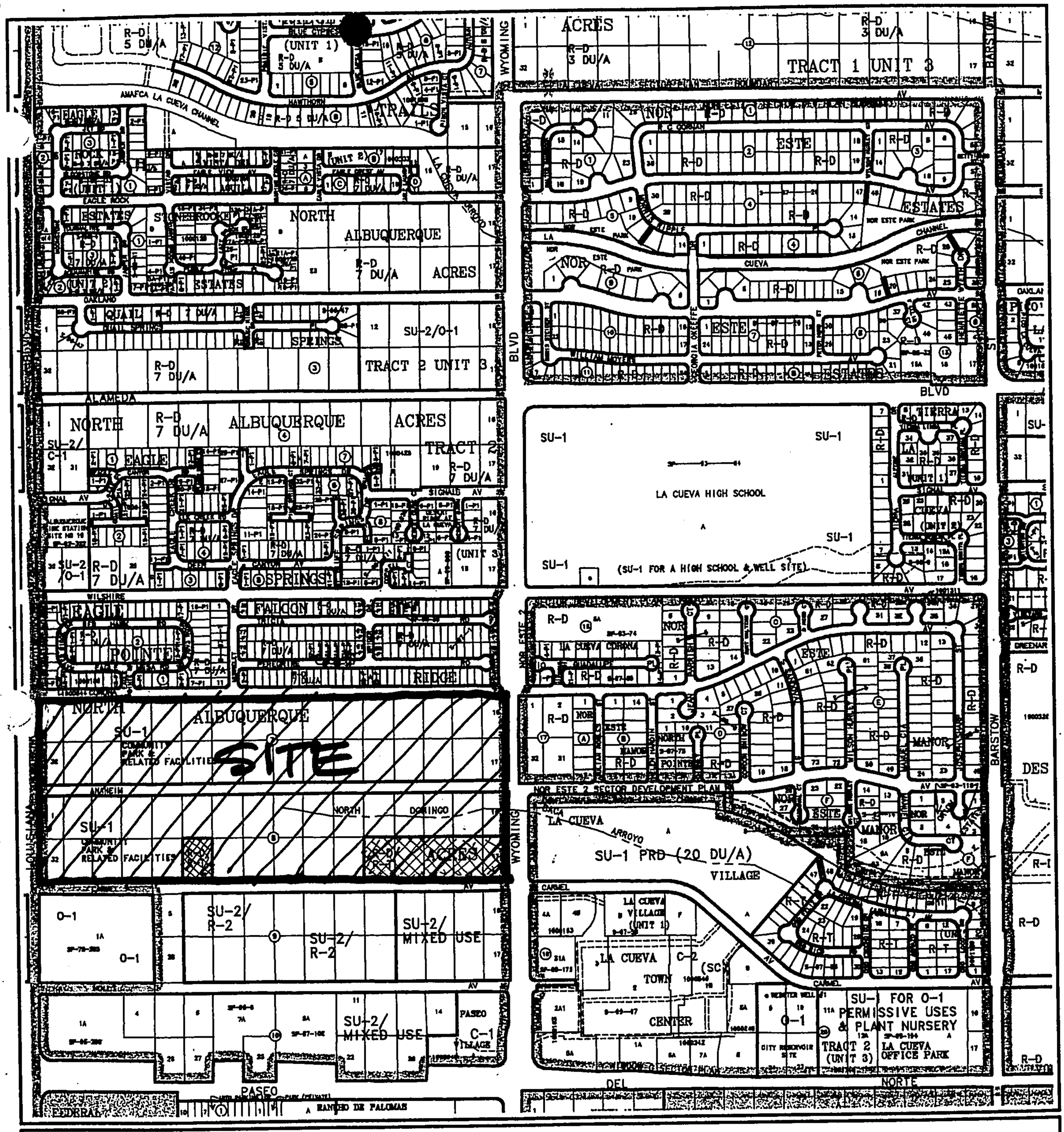
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

For Richard Dineen
Planning Director

RD/CM/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuq. NM 87102
Carol Stocks, Countrywood Acres NA, 7929 Woodleaf NE, Albuq. NM 87109
Ken Johns, Countrywood Acres NA, 7909 Woodleaf NE, Albuq. NM 87109
Peggy Carnett, Heritage Hills, 8904 San Francisco NE, Albuq. NM 87109
Lee Schwartzberg, Heritage Hills, 8820 Rough Rider NE, Albuq. NM 87109
Karen Kasaus, Jade Park NA, 6708 San Bernardino NE, Albuq. NM. 87109
John Stutzman, Jade Park NA, 6800 Jade Park NE, Albuq. NM 87109
Leilani McGranahan, Nor Este NA, 7600 Rio Guadalupe NE, Albuq. NM 87122
Joe Yardumian, Nor Este NA, 7801 RC Gorman NE, Albuq. NM 8722
Cynthia Reinhart, North Albuq. Acres Comm. Assoc., 11003 Anaheim Ave. NE, Albuq. NM 87122
Jackie McDowell, North Albuq. Acres Comm. Assoc., 7820 Beverly Hills. NE, Albuq. NM 87122
Judie Pellegrino, North Domingo Baca NA, 8515 Murrelet NE, Albuq. NM 87113
Nancy Brault, North Domingo Baca NA, 7224 Tricia NE, Albuq. NM 87113
Doug Fenton, North Wyoming NA, 8324 Ruidoso Rd. NE, Albuq. NM 87109
Dawne Setteccrri, North Wyoming NA, 7704 White NE, Albuq. NM 87109
Robert Gurule, Palomas Park NA, 7615 Storrie Ne, Albuq.NM 87109
John Wagner, Palomas Park NA, 7209 Galinas NE, Albuq.NM 87109
Goldialu Stone, Quail Springs NA, 7116 Quail Springs Pl. NE,Albuq. NM 87122
Ron Lehman, Quail Springs NA, 7401 Quail Springs Pl. NE,Albuq. NM 87122
Michael Brewer, Vineyard Estates NA, 8700 Ashton Pl. NE, Albuq. NM 87122
Pat Verrelle, Vineyard Estates NA, 8415 Vintage Dr. NE, Albuq. NM 87122
Bob Krieg, Eagle Pointe HOA, 7024 Eagle Mesa Rd. NE, Albuq. NM 87113
Kahleetah Clarke, c/o Income Proprty Services, P.O. Box 27099, Albuq. NM 87125
Dee Watkins, Keystone Park HOA, 8037 Classic Ave NE, Albuq. NM 87109
Ellen Harvey, Keystone Park HOA, 8021 Classic Ave NE, Albuq. NM 87109
Bruce Chavez, Louisiana Purchase Condominium Assoc., P.O.Box 90352, Albuq. NM 87199
Janet Saiers, 1622 Propps NE, Albuq. NM 87112
Sandra & Cliff Richardson, 6920 Sandalwood Pl. NE, Albuq. NM 87111-1042



GRAPHIC SCALE IN FEET

250 0 750 1000

CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

Zone Atlas Page

C-19-Z

Map Amended through January 21, 2003

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

April 4, 2006

Ms. Sheran Matson, DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: Project # 1003921; 05EPC-00183

Dear Madame Chair:

The purpose of this letter is to demonstrate compliance with the findings and conditions set forth in the Official Notice of Decision dated March 18, 2005 for the above referenced project. The Environmental Planning Commission (EPC) approved the Master Development Plan for Tracts 1B and 2. This request is being submitted in conjunction with preliminary plats (AMAFCA Kinney Dam – Tract A and North Domingo Baca Park – Tract A).submitted by Jeff Mortensen & Associates.

Amendment to Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this Master Development Plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

   This letter is intended to meet this condition.

2. The site shall be replatted as a concurrent DRB action.

   Two plats have been submitted by Jeff Mortensen & Associates concurrently with this request. The plats divide the area bounded by Louisiana, Corona, Wyoming and Carmel into 2 tracts (AMAFCA Kinney Dam – Tract A and North Domingo Baca Park – Tract A).

3. Fire apparatus access roads shall be provided for every building or portion of a building that is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility.

   The design standards for "Acess and Circulation" have been revised to include this requirement. See Page 22.

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

*
*
*

4. The last sentence of the parking design standards states "Specific design of parking areas and access roads shall be in accordance with the City's Development Process Manual." The sentence shall be expanded to include compliance with the City's Zoning Code, Section 14-16-3-1.

   The sentence has been expanded as requested. See Page 22.

5. Both Louisiana and Wyoming Blvds. Are identified as having on-street bike lanes per the *Comprehensive On-Street Bicycle Plan*. The Master Plan shall provide connectivity with these facilities.

   The site has a comprehensive network of paths that link various site facilities with each other and to the perimeter street system, including the on-street bike lanes.

6. The architectural design standards shall reference the Fire/Police Substation and future integration of new buildings with the substation and the surrounding community.

   A bullet has been added to the Architecture design standards to reference the Substation design. See Page 20.

7. Recommended conditions from City Engineer, Municipal Development, Public Works, Water Authority and NMDOT:

   a. All requirements of the previous actions taken by the EPC and/or DRB must be completed and/or provided for.

      We are in agreement with this condition.

   b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or pubic easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

      We are in agreement with this condition. The infrastructure list (attached to the plat) is being reviewed concurrently with this request.

   c. Site Plan shall comply and be designed per DPM standards.

*
*
*

Requirements to meet DPM standards are included. See Page 22.

d. Dedication of a minimum 78 feet of right-of-way from the centerline of Wyoming Boulevard, a principal arterial as designated on the Long Range Roadway System map.

   Dedication of ROW to create 78 foot ROW from centerline of Wyoming Boulevard is included in the concurrently submitted plat for North Domingo Baca Park – Tract A.

8. All lighting shall be compliant with the State Night Sky Regulations and with the general night sky concepts.

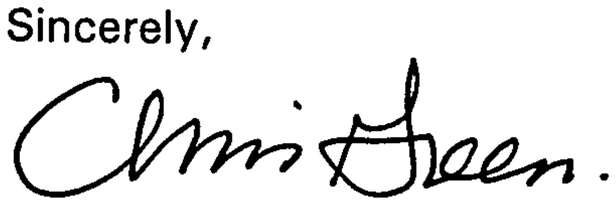
   A bullet has been added to the Lighting design standards requiring this compliance. See Page 22.

9. The acknowledgement page of the North Domingo Baca Master Development Plan should be amended to add the participation of the City of Albuquerque Planning Department and staff planner.

   The acknowledgements page has been amended to include reference to the efforts of the Planning Department, and specifically to staff planner, Carmen Marrone.

We respectfully request that you approve the Master Development Plan for North Domingo Baca Park. Please feel free to contact me if you have any questions or require any additional information.

Sincerely,



Chris Green, ASLA
Principal

c. Colleen Frenz/DMD-Park Design & Construction
   Carmen Marrone/Planning Department

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

PAID RECEIPT

APPLICANT NAME COA

AGENT CONSENSUS PLANNING

ADDRESS

PROJECT & APP # 1003921 / 06DRB-00434

PROJECT NAME

$ 20.00 441032/3424000 Conflict Management Fee

$ _____ 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

$ 20.00 TOTAL AMOUNT DUE

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

Counterreceipt.doc 6/21/04

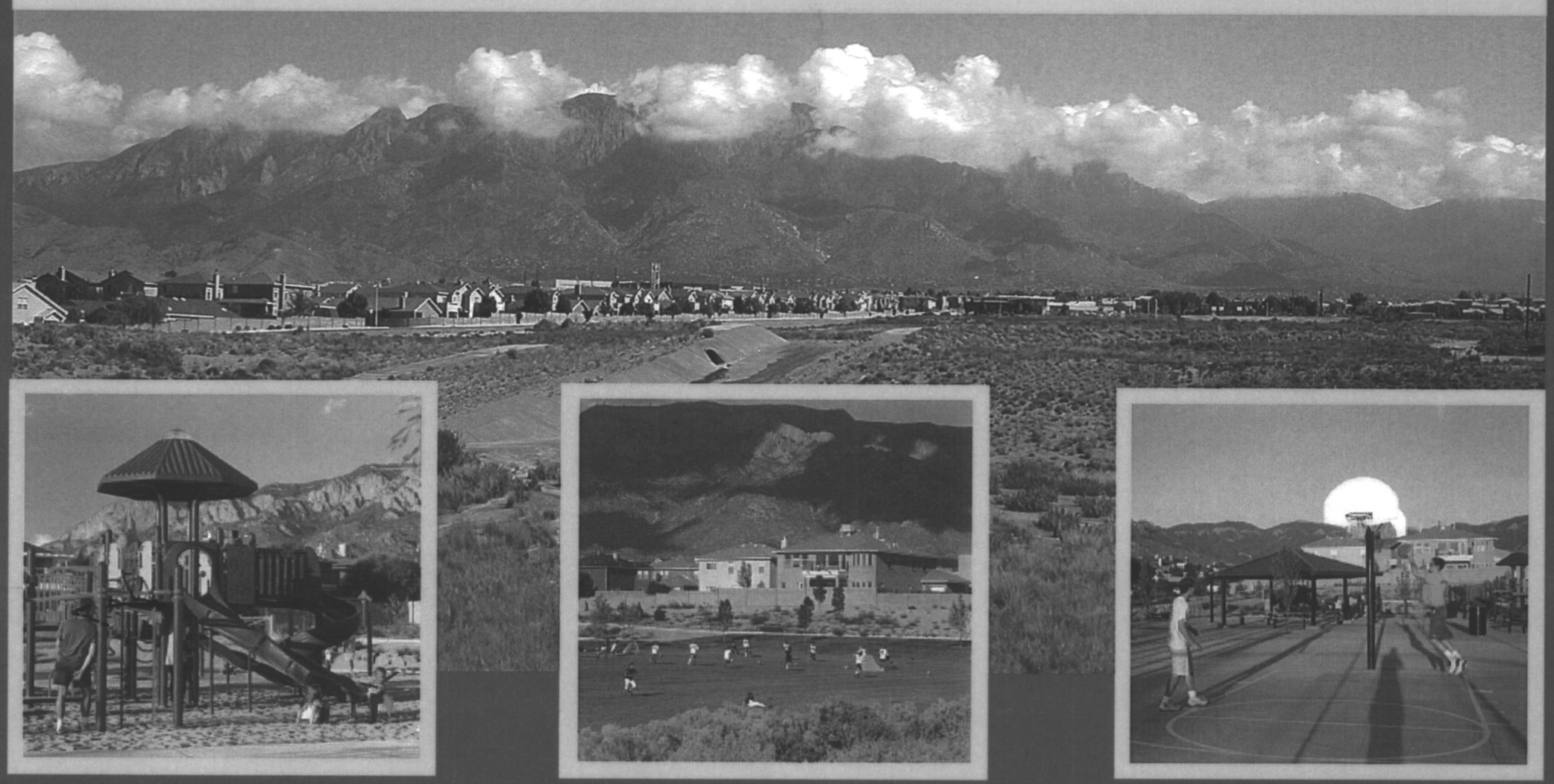
City Of Albuquerque
Treasury Division

4/4/2006 10:57AM LOC: ANNX
RECEIPT# 00060164 WS# 007 TRANS# 0026
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $20.00
J24 Misc
$20.00
MC $20.00
CHANGE $0.00
Thank You

North Domingo Baca Park

MASTER DEVELOPMENT PLAN

City of Albuquerque Department of Municipal Development



April 4, 2006

CONSENSUS PLANNING

ACKNOWLEDGEMENTS

Mayor Martin J. Chavez
Bruce Perlman, Chief Administrative Officer
Gail Reese, Deputy CAO, Chief Financial Officer
Ed Adams, Deputy CAO, Chief Operations Officer

CITY COUNCIL
Ken Sanchez, District 1
Debbie O'Malley, District 2
Isaac Benton, District 3
Brad Winter, District 4
Michael Cadigan, District 5
Martin Heinrich, President, District 6
Sally Mayer, District 7
Craig Loy, District 8
Don Harris, Vice-President, District 9

AMAFCA BOARD OF DIRECTORS
Danny Hernandez, Vice-Chair, District 1
Dan Lyon, District 2
Tim Eichenberg, Chairman, District 3
Ron Brown, District 4
Janet Saiers, District 5

CITY USER DEPARTMENTS
Parks & Recreation Department
Jay Hart, Director
Sandy Zuschlag, initiated land acquisition at NDBP, coordinated the 1994 agreement with AMAFCA and development of the 1994 Draft Park System Facility Plan.

Family and Community Services
Valorie Vigil, Director
Michael Passi, involved in the NDB project since 1999 including funding for land acquisition.

Department of Senior Affairs
Blanca Hise, Director

Cultural Services
Millie Santillanes, Director
Elen Longsworth/Library Services Division

Planning Department
Carmen Marrone, Staff Planner

Albuquerque Police Department
Chief Gilbert Gallegos

Albuquerque Fire Department
Chief Robert Ortega

TECHNICAL TEAM
David Flores/Department of Municipal Development
Dale Sokkary/PRD-Park Management
Jeff Hart/PRD-Park Management
Steve Sierra/PRD-Park Management
Fred Hultberg/PRD-Recreation Services
Sylvia Fettes/Family & Community Services
April Jojola/Department of Senior Affairs
Julia Clarke/Cultural Services-Libraries
Michael Riordan, P.E./DMD-Transportation
Theresa Baca/DMD-Transportation
Dan Hogan, P.E./DMD-Storm Drainage
Roger Green, P.E./PWD/Utility Development
Capt. Michael Castro/APD-La Cueva Substation
Capt. Jeff Sulevant/AFD-Station #20
Andrew Degarmo/Transit
John Kelly, P.E./ AMAFCA
Joanne Caffrey/Bernalillo County
Clay Campbell/Bernalillo County
Chuck Atwood/Albuquerque Public Schools
Todd Resch/La Cueva High School

PUBLIC ADVISORY COMMITTEE
District 4 Coalition/Walter Miller, President
District 4 Coalition Park Committee/Sandra Richardson
Academy Acres North NA/Roberta Lipman
Academy Hills Park NA/ Don and Darlene Couchman
Academy North NA/Sarah Ann Behrmann
Albuquerque Meadows Residents Assoc./Dick Schlaefer
Bear Canyon NA/Bambi Folk
Cherry Hills Civic Assoc./Holly Hitzemann
Cherry Hills Civic Association/Cliff Richardson
Countrywood Area NA/Carol Stocks
Countrywood Area NA/Joe Burwinkle
Eagle Pointe HOA/Audra Dericotte
Heritage East Assoc. of Residents/Barry Rubin
Heritage Hills NA/Peggy Carnett
Jade Park NA/Karen Casaus
Keystone Park HOA/Dee Watkins
La Cueva Oeste HOA/Karen Eastman
La Cueva Village NA/Celina Stoyanof
Louisiana Purchase Condo Assoc./Bruce Chavez
Nor Este NA/Joe Yardumian
Nor Este NA/Paul Grunwald
North ABQ Acres Comm. Assoc./Jackie McDowell
North ABQ Acres Comm. Assoc./Cynthia Reinhart
North Domingo Baca NA/Judie Pelligrino
North Domingo Baca NA/Gary and Nancy Brault
North Domingo Baca NA/Jeff Peterson
North Hills HOA/Ed Ameika
North Wyoming NA/Doug Fenton
Palomas Park NA/Robert Gurule
Pleasant View Mobile Home Assoc./Albert Gustafson
Quail Springs NA/Goldialu Stone
San Antonio Condo HOA/Aliesha Ruiz
Sonora HOA/Karen Aspelin
Tanoan Community Assoc. of Residents/John Lastra
Vineyard Estates NA/Michael Brewer
Vineyard Estates NA/Pat Verrelle
BCC Services/Exhilda McKinley
COA Council Services/Diane Trujeque
COA Neighborhood Coord./Stephanie Winklepleck
Metropolitan Parks & Rec. Advisory Board/Moses Perry
NM State Representative Larry Larranaga
NM State Representative Joe Thompson
NM State Representative Teresa Zanetti
NM State Representative Kent Cravens
NM State Representative Ramsey Gorham

PROJECT MANAGEMENT
Colleen K. Frenz, Manager
Department of Municipal Development
Park Design & Construction Division
Chris Green, ASLA/Consensus Planning, Inc.
George Nemeth, P.E./Smith Engineering Company

APPROVALS

PROJECT NUMBER: 1003921
Application Number: 05EPC-00183

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated March 7, 2005 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Rights-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering Date

Water Utility Department Date

Parks and Recreation Department Date

City Engineer Date

Solid Waste Management Date

DRB Chairperson, Planning Department Date

TABLE OF CONTENTS

Section 1 - Executive Summary
Purpose of the Document — Page 1
Park History — Page 2
Park Project Goals — Page 4
Master Plan Recommendations — Page 4

Section 2 - Site Analysis
Existing Conditions — Page 6

Section 3 - Community Issues
Community Recreation Needs — Page 10
Public Involvement Process — Page 11

Section 4 - Master Plan
Master Plan — Page 13

Section 5 - Design Standards
Architecture — Page 20
Setbacks — Page 21
Building Height — Page 21
Pedestrian and Bicycle Paths — Page 21
Parking Areas and Roads — Page 22
Access and Circulation — Page 22
Lighting — Page 22
Signage — Page 23
Screening/Walls and Fences — Page 23
Site Furniture — Page 24
Landscape — Page 25
Utilities — Page 26

Section 6 - Grading and Drainage
Master Plan Drainage Report — Page 27

Section 7 - Project Budget
Project Budget — Page 35
Funding Participation — Page 35
Funding Opportunities — Page 35

Section 8 - Phasing Plan
Phasing Plan — Page 37
Future Review/Approval Process — Page 37

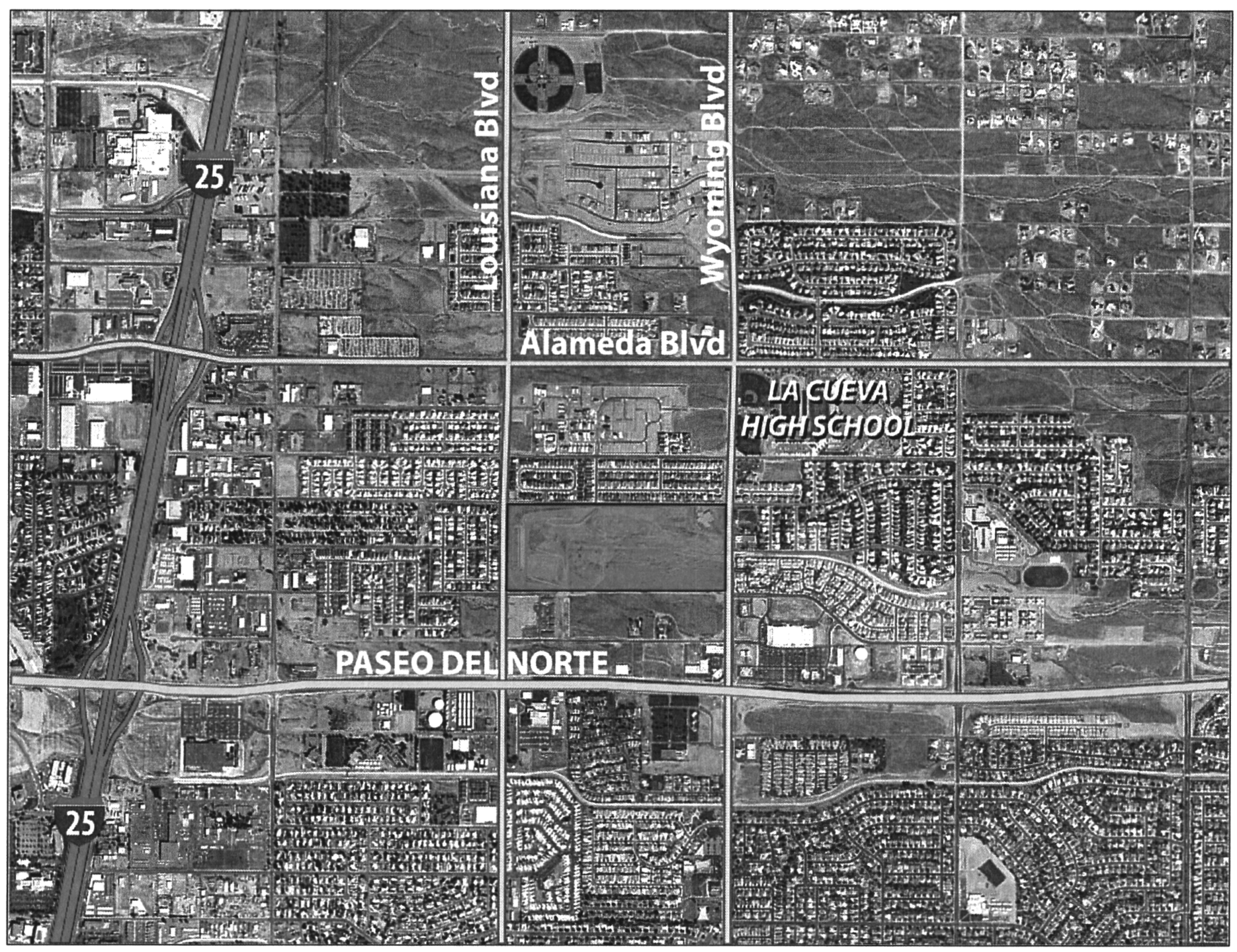
SECTION I
INTRODUCTION

PURPOSE OF THE DOCUMENT

This document is a Master Development Plan for North Domingo Baca Park, a multi-use, Community Park in North Albuquerque Acres. The Park proper is bounded by Wyoming Boulevard on the east, Carmel Avenue on the south, Albuquerque Metropolitan Arroyo and Flood Control Authority's (AMAFCA) Kinney Dam on the west, and Corona Avenue on the north. The 34-acre park site, and adjacent 24-acre AMAFCA property, which is available for joint use, allows for a wide range of activities to serve the interests of the greater community as well as the local neighborhoods.

The North Domingo Baca Park Master Development Plan (similar to the City's Site Development Plan for Subdivision) has a broad focus. The Park Project Goals, Site Analysis, Community Issues, Park Program, Park Design Guidelines, Grading and Drainage, and Project Funding and Phasing are presented in this document. These elements combined have shaped the functional layout of the park in terms of access, facility location, and park activities. The park program and park design guidelines are described in detail to communicate the visual and aesthetic qualities of the park elements. The general location and design criteria for buildings, parking areas, multi-purpose fields, landscaping, etc. are also included in this document. The Master Development Plan is the overall guide for future development at North Domingo Baca Park.

Implementation of the Master Development Plan will require a phasing strategy. This document will provide the framework for the phased



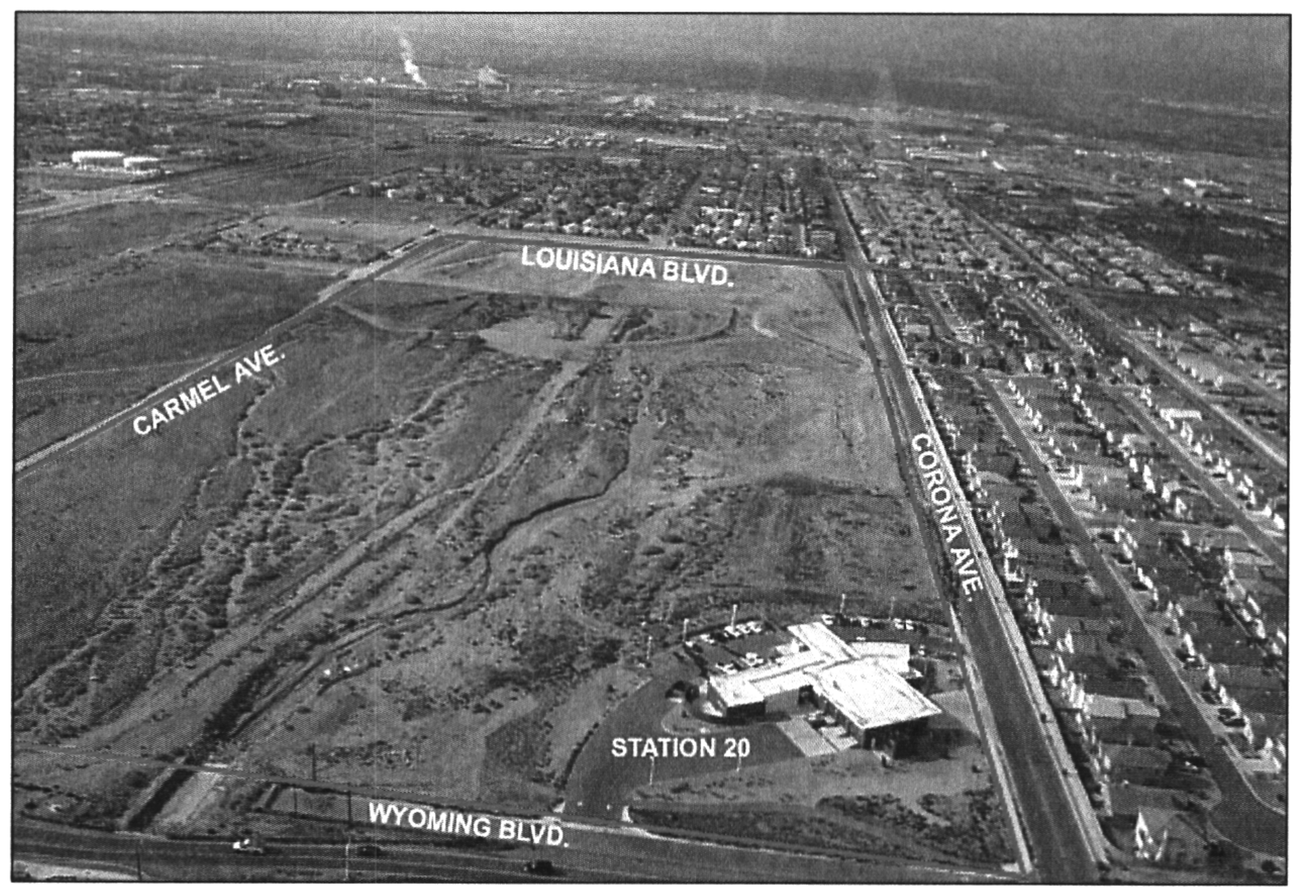
North Domingo Baca Park Site Vicinity

development of North Domingo Baca Park. The Master Development Plan allows for a flexible response as future recreational needs are identified or modified, and funding strategies are developed. This Master Development Plan applies to the lands currently under ownership by the City of Albuquerque and AMAFCA.

PARK HISTORY

During the 1980's it was becoming increasing evident to the City Parks and Recreation Department (PRD) the demand for organized scheduled recreation such as soccer, youth football and youth baseball was increasing significantly per participation enrollment numbers. Existing neighborhood parks with turf grass were being inundated with scheduled youth activities every evening and on weekends. PRD staff knew community and regional sized parks needed to be planned for, acquired and developed to help take the burden off neighborhood parks. The Parks and Recreation Department began purchasing property in the North Albuquerque Acres area with the intention of acquiring land for a community park. Due to available funding, the acquisition process was occurring primarily a lot at a time. In 1991, AMAFCA began the process for site selection for the Lower North Domingo Baca Dam. At an early stage in the site selection process, AMAFCA worked with the City Parks and General Services Department (PRD) for potential joint-use of the proposed Dam site and to coordinate acquisition for the proposed community park would be adjacent to the dam for joint-use. The site selection process for the dam included a public meeting that was held on June 3, 1992. In 1992, AMAFCA began purchasing property for the Dam site east of Louisiana between Corona and Carmel. Based on negotiations with the City, AMAFCA began purchasing the property between Corona and Anaheim, east to Wyoming (Block 7). This additional property was purchased to convey arroyo flows within the existing arroyo to the Dam, with the understanding that the City would buy the lots back from AMAFCA at a later date for the future community park. Based on existing acquisitions and negotiations with AMAFCA, the City continued purchasing lots between Anaheim and Carmel, east to Wyoming (Block 8).

In 1997, a formal agreement between the City and AMAFCA was executed, including among other elements, how the City would purchase from AMAFCA lots in Block 7 east of the Dam, and responsibilities in terms of platting and development of drainage improvements. The City continued to acquire land between through 2001 by purchase from AMAFCA, through third party participation ("detached open space" requirement from area developer Hoech Real Estate), and through purchase from approximately a dozen individual private property owners (5



View of the Park looking west, 2001

lots at the corner of Wyoming and Carmel were acquired through the condemnation process).

Since 1993, the Kinney Dam, Window G Channel, and the AFD Fire Station 20/La Cueva Police Substation have been constructed, and residential development has occurred west, north and east of the site. Development in the area and the Quarter-Cent Open Space Tax, approved by voters in 1987, provided the impetus for developing a Master Plan for North Domingo Baca Park. The Quarter-Cent Open Space Tax, established for a four-year period to accomplish land acquisition of Major Public Open Space, and land acquisition and development of parks, included funding for land acquisition at North Domingo Baca Park.

In 1997, Consensus Planning was retained through the Selection Advisory Committee (SAC) process to prepare the Master Development Plan for North Domingo Baca Park. The Project Team and City conducted public meetings to solicit input from the surrounding community to craft a Plan that responded to the community's vision for the Park. A Steering Committee, made up of representatives from surrounding neighborhood associations and students from La Cueva High School, was formed and met on a regular basis to review detailed elements of the Plan. The Project Team also made presentations to Freshman Geography classes at La Cueva High School to educate the students on the master planning process. In summer 1998, the decision was made to shift the planned location of AFD Station 20/La Cueva Community Police Substation from a site at Louisiana Boulevard and Signal Avenue to North Domingo Baca Park. The Substation was incorporated into the 1999 Master Development Plan concept and was built at the corner of Wyoming Boulevard and Corona Avenue, the northeast corner of the Park. The AFD Station 20/La Cueva Community Police Substation consultant (Rohde May Keller McNamara Architecture) processed a zone map amendment and Site Plan for Building Permit through the Environmental Planning Commission (EPC) in November, 1999. Construction of the Substation was completed in 2000.

In July 1999, a Master Development Plan for the Park was approved by the EPC. This Master Development Plan did not include eleven lots along Carmel Avenue, beginning at Wyoming Boulevard, as they were still in private ownership. The City publicly conveyed its intent and need to acquire these eleven lots and incorporate them into the planning for the Park. The purchase of these lots was critical to the Park planning in that the Wyoming/Carmel intersection and Carmel frontage were the preferred location for a suite of community buildings, including a multi-generational center and pool complex.

The approval of the 1999 Master Development Plan was appealed by the owner of five of the lots at Wyoming and Carmel. The appeal was heard by the Land Use Planning and Zoning Committee (LUPZ) of the City Council on September 15, 1999. The appeal was denied by LUPZ and a recommendation to not grant the appeal was forwarded to the full Council. The City moved forward with the purchase of the 5 lots through the condemnation process, as well as the purchase of the remaining 6 privately held lots along Carmel Avenue. The 1999 Master Development Plan was never submitted to the Development Review Board (DRB) for final sign-off, as property acquisitions were continuing.

In 2002, the AMAFCA North Domingo Baca Dam was renamed the Kinney Dam in honor of

former Mayor Harry Kinney, in recognition of his years of outstanding service to the Albuquerque and Bernalillo County community, and his role in the creation of AMAFCA in the early 1960's. A pair of monument signs were erected on the north and south ends of the dam embankment facing Louisiana Boulevard. A request was made to the City to rename the Park as well. Written criteria on park naming by the City Metropolitan Parks and Recreation Advisory Board (MPRAB) restricted a name change for the Park. There is, however, no restriction for naming a component within the park. This request could be pursued and presented to the MPRAB if desired.

Phased improvements have continued to occur at North Domingo Park for utilities and infrastructure including a 60" storm drain line, water, storm drain, sanitary sewer line extensions, and half street sections for Corona and Carmel from Wyoming to Louisiana (includes frontage in front of AMAFCA owned property), and an 8" non-potable water line stub out for future park irrigation systems.

PARK PROJECT GOALS

Parks are intended to be aesthetically pleasing with distinguishing characteristics, considerate of the health, safety and welfare of the park user, universally accessible, responsible water users, considerate of maintenance issues, and meet the needs of the citizens of Albuquerque.

- Provide a community park that is representative of the collocation of facilities and resources.

- Provide recreational and activities which serve both the neighborhood and the community needs.

- Provide for the integration of the future facilities (i.e. Fire/Police Substation, multi-generational center, pool complex, library) into the overall park design relative to pedestrian and vehicular circulation.

- Promote the multi-use of the Kinney Dam and AMAFCA property per agreement with AMAFCA, and design future drainage improvements to maximize recreational opportunities.

- Design the park to serve as a focal point and activity hub for the surrounding community (residents within a 3-mile service area approximately bounded by Interstate 25 to the west; San Antonio Drive to the south; Ventura Street to the east; and Sandia Pueblo to the north).

- Develop a Community Park which serves as a buffer between the intense commercial activity proposed along Paseo Del Norte and residential subdivisions to the north.

- Develop park access patterns which provide for safe and efficient separation of vehicles and pedestrians, and promote multi-modal transportation options.

- Preserve the City's natural resources through innovative design approaches which respond to water conservation and solar exposure. Opportunities to harvest water should also be explored to optimize use of this valuable resource.

- Develop design guidelines which promote a vision of quality for all site improvements

while providing for material longevity and long-term maintenance.

- Develop and prioritize funding needs, and develop a project schedule.

- Provide universal accessibility within buildings, with strong connections to and throughout the site.

SECTION 2
SITE ANALYSIS

EXISTING CONDITIONS

Topography

The site has a relatively gentle slope from east to west, typically around 3 percent, but an overall change in elevation of almost 70 feet. Central to the site, several earthen stockpiles and drainage courses create areas of steeper slopes. The Kinney Dam, at the western end of the site, is characterized by steep engineered slopes. A

Kinney Dam looking north

terraced bench was designed into the dam to provide for future recreational uses. This area will only flood during larger storm events. The western end of the Dam is constructed with a soil cement face and is prominently signed with a large 'Kinney Dam' monument. Access roads from Carmel Avenue and Corona Avenue are provided for maintenance of the dam area.

The ultimate build out of the Park will require the import of soil; the quantity is still to be determined as programming for the facilities is undertaken. To meet this need the City is exploring opportunities to obtain this dirt through other City projects need to export dirt from their sites. Approximately 40,000 cubic yards have been placed along Corona and immediately south of the AFD Station 20/La Cueva Community Police Substation (February / March 2005). USEPA storm water regulations will be followed to avoid sediment transport into the Dam and minimize blowing dust.

Vegetation

The soil type listed above falls within Native Plan Community No. 4, which consists mainly of grasses mixed with some shrubs and annual plants. Black Grama is the dominant grass with Sand Dropseed, Mesa Dropseed, Galleta, Three-awn, Blue Grama, Alkali Sacaton, Bush Muhly, Indian Ricegrass, and Fluffgrass being less abundant. Annual plants generally include Tandymustard, Indian Paintbrush, Woolly Indianwheat, Lambsquarters, Russian-thistle, and Bladderpod. Chamisa, Apache Plume and Four-Wing Saltbush are the dominant shrubs and generally occur in the drainage-ways.

Wildlife

There are no wildlife preservation or relocation habitats associated with this site. Many species of birds can be seen at the site including small ground birds such as quail, meadowlarks and woodpeckers. Small rodents, rabbits and reptiles such as lizards and snakes have also been seen on the property.

Views

The North Domingo Baca Park site offers fantastic background views of the Sandia and Manzano Mountains to the east. The lower tip of the Jemez Mountains can be seen to the north. Distant views to the west reveal the Rio Grande Valley and the volcanoes and escarpment of the West Mesa. Generally, the foreground views

are positive and offer a pleasant viewshed surrounding the site.

Soils

The soil at North Domingo Baca Park consists of Embudo gravelly fine sandy loam, with slopes from 0-5 percent. The surface layer of this soil type at North Domingo Baca is thick and slightly darker than is typical, and the substratum is limey and cobbly. Runoff is medium, and the hazard of water erosion is moderate. This soil is subject to periodic flooding and control of moisture is needed for proper compaction. This soil type is not expected to create any major constraints in the design and development of recreational components at North Domingo Baca Park. However, engineered fill was required for construction of the AFD Station 20/La Cueva Community Police Substation, and should be anticipated for construction of other buildings on the site. A geotechnical analysis of the site soils should be prepared to determine specific requirements for the construction of buildings and parking areas.

Climate

The average annual precipitation typical for this part of Albuquerque is approximately 8.1 inches. Temperatures average from 70F to near 100F in the summer, and 30-40F range during the winter months. Nighttime winter temperatures dip into the teens and near 0F on occasion. Prevailing summer winds come from the southeast, while winter winds blow from the northwest, and spring winds are generally from the southwest.

Refuse Dump Area

During the design phase for the Dam in July 1993, a backhoe test pit study was conducted by Vinyard & Associates, on an apparent refuse dump area located south of Corona, between Wyoming and Louisiana. The analysis revealed that the area contained primarily construction and household debris, but no hazardous materials. The debris was covered with a layer of native soil. A majority of the trash was cleaned up during construction for the Dam, however a small ridge remains immediately south of Corona and west of the AFD Station 20/La Cueva Community Police Substation. Prior to construction in this area of the Park, the remaining debris will need to be hauled off-site to a certified dump site.

Fencing

Currently, the site is fenced around the entire perimeter with post and wire fencing to restrict dumping and undesirable activity. Locked vehicular gates are provided for maintenance access to the Kinney Dam. Narrow openings are provided for pedestrian access as this area is used extensively by area residents for walking.

Roadways/Access

Wyoming Boulevard and Louisiana Boulevard are the primary streets which provide access to North Domingo Baca Park. The intersection of Wyoming and Carmel is signalized to allow controlled turning movements. All other intersections will be four-way stops. Access to the park from Wyoming will be limited to right in/right out movements. Additional access points will be taken off of Corona and Carmel. The Trails & Bikeways Facility Plan calls for trails along Wyoming, and the trail along the Window G channel is constructed east of Wyoming to Barstow. These facilities will serve to link the park with the surrounding community.

Additional ROW will be required to be dedicated for Wyoming and Louisiana. Also, the

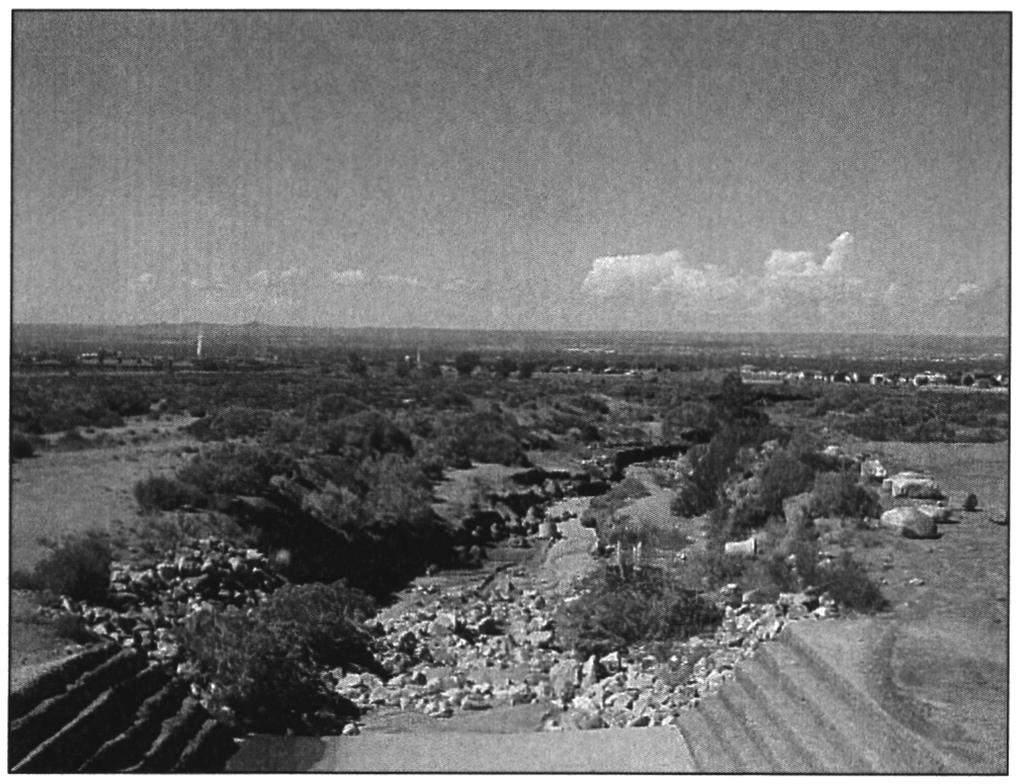
Anaheim Avenue ROW will need to be vacated through the Park site. A replat of the property will be prepared to accomplish the necessary dedications and vacations, including the vacation of the internal lot lines, and establishment of any necessary easements.

Station 20/La Cueva Police Substation

The AFD Station 20/La Cueva Police Substation occupies approximately 3 acres at the northeast corner of the Park, at the intersection of Wyoming and Corona. The 14,000 square foot facility was constructed in 2000, and includes programmed space for police and fire services, including a public meeting room. The site also includes 18 parking spaces, and proposed pedestrian connections to the Park.

Storm water Drainage

The Kinney Dam abuts the western portion of the park site and receives storm water from several locations. Off-site flows from the Falcon Ridge subdivision are discharged by underground pipe directly into the dam inlet channel. The Window G channel, a stepped soil cement section between Wyoming and Barstow, terminates immediately west of the bridge structure at Wyoming. A 66-inch storm drain line from Wyoming discharges directly into the improved portion of the channel immediately west of Wyoming. Two storm drain lines (18-inch and 24-inch) extend from the La Cueva Police Substation/Fire Station 20 site and daylight onto the property within the floodplain easement that exists across the park property. A 30-inch line was extended with the half-street construction of Carmel to accept future roadway drainage and run it directly into the upper stage pool of the Dam. The drainage outlet from the Dam is a 48-inch pipe that runs directly west through the La Cueva Oeste subdivision.



Window G Channel releasing into Park site

Domestic Water

Several waterlines exist in close proximity to North Domingo Baca Park, including: a 10-inch PVC line in Wyoming Boulevard; a 16-inch DIP line in Louisiana Boulevard; an 8-inch PVC line in Corona Avenue; and an 8-inch PVC line in Carmel Avenue. A water zone boundary between Zone 3E and Zone 4ER crosses the site approximately 600 feet west of Wyoming Boulevard. This zone boundary required that the water lines be looped through the park. Two 8-inch PVC stub outs are provided off of Corona and Carmel to tie together through the Park in a dedicated easement. The exact alignment of this connection will need to be coordinated during detailed design in consideration of the Park activities and building(s) in the area.

Non-Potable Water

An 8-inch non-potable water line has been extended to North Domingo Baca Park to serve the irrigation needs of the Park (July 2004). The non-potable line will run along Wyoming Boulevard and then west along Carmel Avenue within both streets right-of-way (ROW). Stub outs will be provided at fixed locations to allow the landscape areas for the various facilities (Multi-Generational Center, Library, Pool Complex

and general Park development) to be metered separately. The non-potable water extension in currently in design and should be complete prior to September 2005. The irrigation components will be specifically designed for use with the non-potable water source.

Natural Gas

A 4-inch High Pressure (HP) line runs along the east side of the Louisiana Boulevard Right-of-Way (ROW), a 6-inch HP line along the east side of the Wyoming Boulevard ROW, and a 2-inch HP line along south side of the Corona Avenue ROW from Wyoming to Louisiana.

Electrical

There are two existing 3-phase overhead electric (OHE) lines in the vicinity. One is located on the west side of Wyoming Boulevard which abuts the site and the second OHE line is located on the west side of Louisiana Boulevard. Overhead electric lines also exist central to the site and serve former mobile residential units.

Sanitary Sewer

A 21-inch PVC line runs along the centerline of Wyoming Boulevard with manholes at Carmel, Anaheim and Corona. Also, 8-inch SAS lines run down Corona and Carmel, from Wyoming to Louisiana.

Adjacent Land Uses

North Domingo Baca Park is located in North Albuquerque Acres, approximately ¼-mile north of Paseo Del Norte. The properties to the north across Corona Avenue are zoned R-D, and have developed as single-family residential (Falcon Ridge and Eagle Pointe subdivisions). The property along Louisiana Boulevard, immediately south of the Kinney Dam is developed as an office development (zoned O-1). The remaining land along Carmel is zoned SU-2/R-2 and SU-2/Mixed Use, and is currently vacant. Land to the east is zoned R-D (developed as an animal clinic and drainage uses) and SU-1/PRD (developed as an apartment complex). Land to the west is zoned R-D and developed as a single-family residential subdivision (La Cueva Oeste). La Cueva High School is located approximately 1/4-mile to the northeast.

A majority of the Park is zoned SU-1 for Community Park and Related Facilities. Six lots along Carmel Avenue are currently zoned R-D/R-T and will be rezoned to match the remainder of the Park (this request is concurrent with the approval request for this Plan). The La Cueva Sector Development Plan Land guides development in the area, and will be amended to reflect the described zone change. The Sector Plan amendment is submitted for approval concurrent with this Master Development Plan and zone change request.

SECTION 3
COMMUNITY ISSUES

COMMUNITY RECREATION NEEDS

The 1993 Draft Park System Facility Plan, A Rank II Plan, acknowledged the social and economic benefits of providing quality parks and recreation facilities. The City of Albuquerque's current park system is dominated by neighborhood-scale parks and is lacking in the provision of community and regional-scale parks. Over half of the neighborhood parks in Albuquerque are less than 3 acres in size and, in many instances, overused for organized recreation. Many of these neighborhood parks do not have on-site parking, therefore, vehicles of park visitors tend to overwhelm the surrounding neighborhoods. One of the key recommendations of the Draft Park System Facility Plan is the elimination of programmed use of neighborhood parks for organized recreation and provide larger community and regional parks for this purpose.

The Draft Park System Facility Plan defines community parks as 15-75 acres in size and able to serve the recreation needs of a community within a 1-1/2 mile radius (3-mile service area) of the park. Community parks should be located near arterial level streets and, where feasible, linked to the trail and transit system.

North Domingo Baca Park will fill the current void in the North Albuquerque Acres area and provide much needed recreational opportunities. Additionally, it will relieve the surrounding neighborhood parks from programmed sports activities. North Domingo Baca Park, under this proposal, will provide numerous recreational opportunities for visitors of all ages and abilities.

Results from the 1997 Youth Recreation Needs Assessment, an interactive survey of over 600 Albuquerque Public Schools middle school students, indicated the need for more swimming pools and water play facilities; more parks, playing fields, and courts; and more skate/roller blade facilities.

Code of Resolutions, Article 6, Parks and Recreation, Section 3-6-1 identifies distribution standards for recreation improvements such as basketball courts, tennis courts, recreation fields, and swimming pools per population. Based on service area demographics and evaluation of these recreational within the service area, North Domingo Baca Park is identified to include basketball courts, tennis courts, recreation fields and a pool complex.

Administrative Instruction No. 8-22 was signed April 19, 2004 to establish design and location guidelines for off-leash dog exercise areas. The guidelines are to provide designated spaces for pet owners, maximize the experience for visitors, avoid undesirable landscape changes, and maintain the overall visual beauty of the area.

In the 2003 GO Bond Program, Mayor Martin Chavez proposed funding for modular skate parks in each quadrant of the City and the voters approved the bonds in October 2003. North Domingo Baca already had a skate feature included in the 1999 Master Concept Plan and was reconfirmed as a desired element as part of the 2004 Master Development Plan process. North Domingo Baca meets the criteria for a Quadrant Skate Park due to the size and classification of the park, access (parking and public transportation on Wyoming), visibility (proposed location is adjacent to Wyoming and the Fire/Police Substa-

tion), and proximity to user groups (La Cueva High School, Desert Ridge Middle School, multi-family and single family residential areas).

PUBLIC INVOLVEMENT PROCESS

The public involvement process for North Domingo Baca Park has been extensive to date, is typical for this scale of project, and will continue throughout the phased development of the Park. A Public Advisory Committee (PAC), consisting of representatives from the surrounding neighborhood associations within a 3 mile service area and the District 4 Coalition Park Committee was formed to provide ongoing input on the Master Development Plan.

- The Master Plan and initial storm water conveyance concepts were presented to the AMAFCA Board of Directors on May 6, 2004.

- A PAC meeting was held on June 16, 2004 to establish a working group to collaborate with the Design Team throughout the duration of the project, and to obtain input from the PAC regarding the facility program for North Domingo Baca Park.

- A second PAC meeting was held on August 18, 2004 to respond to issues outstanding from the June 16th PAC meeting, review the proposed park program based on Technical Team and Public Advisory Committee input, review site plan concepts based on the park program-including drainage channel alternatives, and present financial information relative to the project funding. The Design Team presented three (3) concepts, with the primary difference between the concepts being the treatment of the drainage channel through the park. The first concept showed an open channel; the second concept illustrated a partially covered channel; and the third concept illustrated a completely enclosed channel.

- The project was also presented to the Metropolitan Parks and Recreation Advisory Board.

- A public meeting was held on October 6, 2004 to present the preferred Master Plan concept for North Domingo Baca Park, present financial information relative to the project funding, and identify the proposed project schedule.

- Presentations were also made to members of the Sonora Homeowner's Association, and the Eagle Pointe Neighborhood Association.

Public input will continue as elements and features of the park continue to develop. Some items may require notification only (moving dirt into the site), others will require continued formal public input (program and design of the multi-generation center), still others (skate park, off leash dog area, play areas) will require an expanded public input process to address "specialized" user criteria.

A Technical Team, consisting of staff members from the various City departments, and various agencies with an interest in North Domingo Baca Park. The Technical Team met on three

occasions (June 6, 2004, July 14, 2004 and August 11, 2004) to review and establish the park program, review conceptual alternatives for the site, and review department/agency planning and funding for the project.

The continued planning and programming for the development of North Domingo Baca Park has been an open process, with recreational users, neighborhoods, and other agencies providing input on specific issues.

SECTION 4
MASTER PLAN

The park program for North Domingo Baca Park includes elements that are typically found in community-scale parks. Both active and passive forms of recreation are included to satisfy a broader range of potential park users. The program of facilities was refined based on public input received at a public meeting held on June 16, 2004, and direction from the projects Technical Team. This Master Plan for North Domingo Baca Park is the outcome of a public process over 6 years and numerous community meetings, and includes refinements to the 1999 Master Plan. The park design and program were refined to include repositioning of parking areas (including underground parking as a possible solution), expansion of areas for non-programmed uses (open turf areas), designating an off-leash dog exercise area, lighted tennis courts, a library, and providing a box culvert instead of an open channel for the storm water conveyance through the park. Due to the flexibility of the Master Development Plan, activities may be added or deleted based on the community's future needs, preferences, and available funding. Significant changes to the Master Development Plan will require approval by the Environmental Planning Commission.

There are several existing conditions which are driving the master planning program (or) decisions and layout for North Domingo Baca Park.

- Areas of floodplain exist across the boundaries of the site. Construction of drainage improvements through the park will remove property from the floodplain. Drainage improvements within North Domingo Baca Park will be a joint effort between the City of Albuquerque and AMAFCA, per an existing agreement. The storm water conveyance system must meet specific criteria regarding where it enters the park and the dam. No building improvements will be permissible over the drainage solution.

- Vehicular access to the site from Wyoming Boulevard will be limited to right-in/right-out movements for southbound traffic. The Wyoming intersection at Corona is unsignalized and the intersection at Carmel is signalized. The Louisiana intersections at Carmel and Corona will be are unsignalized. These transportation issues will impact access locations, and orientation of facilities for efficiency in access and circulation.

- Off-site parking along Corona Avenue and Carmel Avenue is permitted on both sides of the street. However, due to concerns of the Falcon Ridge and Eagle Pointe subdivisions north of Corona, parking along Corona will be limited to the south (Park) side of the street, and the north side of the street will be signed "No Parking."

- Due to the proximity of residential development to the north, less intense, neighborhood scale activities are proposed to be located along Corona, and any lighted activities are located toward Wyoming/Carmel where commercial or higher intensity land uses occur.

- The sloping topography creates opportunities to respond to the dramatic views from the site. Orientation of facilities should take advantage of these views. The slope from east to west also potentially allows for "par-

tial" underground parking (not proposing full underground structure) to be incorporated into the site efficiently and sensitively.

KINNEY DAM/AMAFCA PROPERTY

The Kinney Dam is a flood control detention facility, and the lower stage pool will receive a majority of the storm water flows. Due to the resulting sediment, trash and debris, this area has not been identified for formal recreational improvements. However, informal use of the area is not precluded. The upper bench of the dam was designed for use as a recreation field. This area will flood only during larger storm events. The existing AMAFCA maintenance roads around the top of the dam are gravel base and provide adjacent residents the opportunity to walk. This existing condition would remain and could be enhanced with AMAFCA approval. The access ramp down into the upper pool, programmed for a recreation field, is installed at a 5% slope to meet ADA requirements.

In order to maintain the integrity of the dam structure, improvements on the embankment of the dam are not allowed., however, additional trails could be cut into the native excavated slopes on the east side of the dam pool. Outside the detention facility of Kinney Dam are open native areas that could be used for passive recreation purposes. The City and AMAFCA agreement allows for joint-use of AMAFCA property (including the upper and lower pools of the dam).

MULTI-PURPOSE RECREATION FIELDS

Areas for organized sports are a primary focus of North Domingo Baca Park. Area for 4 full-size soccer fields is provided at North Domingo Baca Park. One soccer field is located within the upper pool of the Kinney Dam. The dam was specifically designed to allow for this use and will sequentially flood during larger storm events. Access is provided by adjacent parking areas and pedestrian links utilizing the dams maintenance roads. The fields are all oriented north / south so the user is not looking into the sun during play. The turf area exceeds the dimensions needed for full-size fields to allow room for the fields to be shifted to give high use areas (midfield, goal areas) the opportunity to recover. The three main fields will terrace down from east to west, with a sloped grass area between the fields to allow for spectator seating. Typical elements to be associated with the fields include benches and picnic tables, spectator seating, shade (trees and ramadas), trash receptacles, and parking.

TENNIS COURTS

There are six (6) tennis courts adjacent to the Carmel Avenue, south of the multi-purpose recreation fields. The courts will be lighted for nighttime use. The courts are oriented north/ south so the user is not looking into the sun during play. The courts are also enclosed with a 10'-12' chain link fence with wind screen fabric. Shaded seating areas and picnic facilities will be located adjacent to the courts.

SKATE FACILITY

A skate facility will be located at North Domingo Baca Park and is located immediately south of AFD Station 20/La Cueva Community Police Substation. The skate area is proposed to be lighted, and it's location along Wyoming Boulevard will provide optimum visibility and access to the facility. Detailed design has not yet begun, however, this skate area could use modular components in combination with fixed elements, variations in surface textures, and provide for a range in user skill groups. Other elements at the skate area may include benches and picnic

tables, ramada structures, spectator seating, shade, trash receptacles, concession/vendor hookups, and parking.

OFF-LEASH DOG EXERCISE AREA

Approximately 2-3 acres is designated for dogs off leash immediately north of the multi-use recreation fields. The dog area is an enclosed area for unleashed dogs to socialize and play. The area would be enclosed by a fence, and include amenities such as shaded seating areas, benches, picnic tables, trash receptacles, shade (trees and ramadas), mutt-mitts, information board, and ground surface treatment. Parking shall also be in close proximity. Administrative Instruction No. 8-22 outlines the criteria for locating off-leash dog areas and determining the process for determining the specific improvements that may be included at each site.

Due to environmental considerations regarding fecal pollution, there will be no discharge into the storm water, and ultimately the Rio Grande. The dog area should drain to a separate retention pond. Fecal matter clean up is the responsibility of the dog owners. City resolutions describe the rules and regulations associated with use of these areas. The Parks and Recreation Department is committed to providing quality facilities by establishing volunteer programs and a special maintenance force specifically to address this newest initiative in city parks. Environmental Health Department, Animal Services Division supports off leash dog areas and will actively enforce use and violations as necessary

ACTIVE RECREATION AREA

Centrally located within the Park are basketball courts and space for other court games. All courts shall be oriented in a north-south direction to minimize solar glare and improve the quality of play. Typical elements to be associated with these facilities include, benches and picnic tables, ramadas, spectator seating, shade, trash receptacles, and parking.

CHILDREN'S PLAY AREAS

Age-separate children's play elements are located adjacent to the large picnic pavilion. The play areas shall be designed in accordance with the 1990 Americans with Disabilities Act (ADA), and be accessible to children with varying abilities. The play areas shall be designed to grow with the children and offer the chance to progress through a series of activities that challenge them physically, mentally, and socially. The play areas shall be designed with appropriate age separation of activities to minimize conflicts between older and younger children. Also, natural forms and materials such as earthen mounding and/or boulders should be considered to encourage play activities that challenge the children's creativity and imagination.

Additional elements which contribute to the success of the play area design include adequate shade, benches and picnic tables, trash receptacles, and bicycle racks.

PARK AND RIDE AREA

Fifty spaces for Park and Ride have been included adjacent to Wyoming between the proposed skate area and the building components. The spaces would be incorporated into the larger parking area without specific signage or numbering of spaces but rather general signage identifying Park and Ride at this location. Continued coordination with the Transit Department will be necessary to locate, or relocate an existing bus stop/shelter along Wyoming Boulevard, adjacent to the Park and Ride area.

BUILDINGS

Several community buildings are arranged in the southeast area of the site, proximate to the signalized intersection at Wyoming Boulevard and Carmel Avenue. The orientation and arrangement of these buildings and associated outdoor spaces are to be viewed as placeholders within this Master Development Plan. An alternative arrangement or the possible combining of buildings may be defined during the detailed planning for these facilities. A detailed Site Plan for Building Permit shall be approved by the EPC for each of these buildings, or combination thereof, prior to their development. Only if the general location of this grouping of buildings shifts to another part of the Park, affecting the overall layout of the Park, will an amendment to this Master Development Plan be required.

Multi-Generational Center

The multi-generational center, shown approximately 35,000 to 40,000 square feet in size, is sited in the southeast area of the park, giving it a prominent location and controlled access from the signalized intersection of Wyoming and Carmel, minimizing vehicular impacts to residential development on the north side of the park. The Center, including parking and outdoor spaces, encumbers approximately 5 acres of the Park. The Center will feature programs for all age levels of the community, and offer programs throughout the day and evening. The programming for this facility has not yet occurred, however, other centers recently constructed in the City include: meeting room(s); arts and crafts area; kitchen; dining room; exercise room; computer room; game room; gymnasium; restrooms with showers and lockers; administrative office space; and outdoor gathering space.

Library

An approximately 15,000 square foot footprint is identified as a placeholder for a library and is located in the southeast area of the park. The library, including required parking and outdoor spaces, encumbers approximately 2 acres of the Park. Detailed programming for the facility will occur at a later date, and as funding for the project is secured. The Library has been identified to be remain an independent building from the others, even if they are combined.

Pool Complex

The site area for the pool complex is approximately 6 acres, including the required parking area and outdoor spaces. The programming has not yet occurred, however, this complex could include areas for therapeutic needs, adult and youth needs in separate facilities, ADA access/zero depth pool, toddler components, 25 meter pool, and indoor/ outdoor facilities. The administration building would include restrooms, showers, locker area, administrative office space, maintenance/storage areas, meeting room, etc. Detailed programming for the facility will occur at a later date, and as funding for the project is secured.

PICNIC/SHADE FACILITIES

A large picnic pavilion to serve community-size events is centrally located within the park adjacent to the soccer fields and active recreation area. Numerous small picnic shelters are randomly located throughout the park to provide for family-size picnic gatherings. All picnic facilities should be equipped with picnic tables, benches, and trash receptacles, and bike racks.

RESTROOMS/DRINKING FOUNTAINS

Restroom facilities will be available within building facilities located at the Park. Additional restroom facilities specific to scheduled sport events

will be provided by the organization scheduled to play. The Park will provide a designated location, access, and screening (vegetation or fencing) for the restroom facilities. Drinking fountains will be available within building facilities located at the Park. Park users are encouraged to bring there own refreshment.

PEDESTRIAN/BICYCLE PATHS

Pedestrian and bicycle paths are provided throughout the park to link activities and provide access around and through the park. Per the Trails and Bikeways Facility Plan, a secondary trail is proposed along Wyoming Boulevard. The internal Park trails will provide connections to this proposed trail. Appropriate amenities related to the path system include shade, benches/ seat walls, picnic tables, trash receptacles, and bicycle racks.

WATER FEATURES

Water features may be included as part of the outdoor spaces independent of pool / active water for people. Any water feature will be reviewed and approved with the building component and meet requirements of the Water Conservation Ordinance.

PARKING

Facility Parking Requirements

The estimated on-site parking requirements to meet the needs of the park program elements total approximately 1,095 spaces and are generally distributed as identified below. As programming for the specific uses is undertaken, and considering the potential for shared parking of activities with non-overlapping schedules, the actual parking requirements may vary. The methodology to estimate the recommended parking spaces began with specific requirements from the Zoning Code (typically 1 space per 200 square foot of building area), and were adjusted based on user department's experience on existing developed facilities (community centers, libraries, pool complexes). The Park Design Guidelines-July 2004 suggest 50 to 75 spaces for multi-purpose recreation fields. No specific standards are available for active recreation uses such as basketball courts, tennis courts, skate areas, etc. Recommended parking quantities for these uses are based on user department's experience on similar projects. Parking requirements for the multi-generational center, library and pool complex will be detailed with their respective Site Plan for Building Permit submittal(s).

Multi-Generational Center	250 spaces
Library	90 spaces
Pool Complex	250 spaces
Multi-Purpose Fields	300 spaces
Tennis Courts	30 spaces
Modular Skate Facility	50 spaces
Off-Leash Dog Exercise Area	25 spaces
Park and Ride Area	50 spaces
Active Recreation Area	50 spaces

Four major parking areas are designated within the Master Plan. Accessible spaces will be provided in each of these areas per the City of Albuquerque Zoning Code.

1. South of the Multi-Purpose Fields – This area holds approximately 325 spaces and is intended to serve the multi-purpose fields, the tennis courts, and general park use.
2. Corona Avenue – This parking area holds approximately 160 spaces and serves the off-leash dog exercise area, the multi-purpose

fields, the active recreation, play area, picnic area, and general park use.

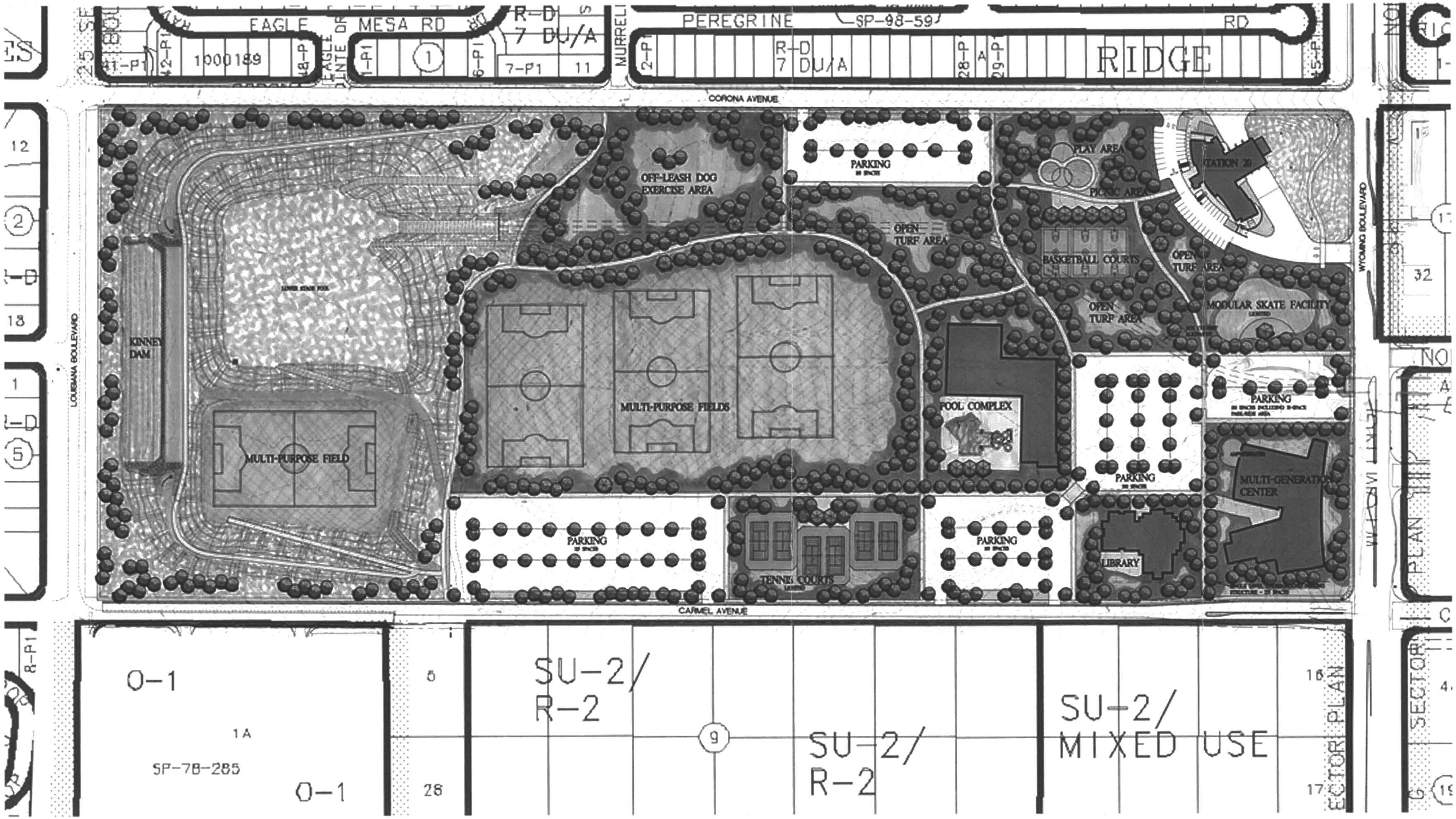
3. Community Building Area – The three parking areas associated with the community buildings hold approximately 460 spaces. These areas are separated by landscape buffering to minimize the visual impact of a large parking area. These areas will serve all of the community buildings and not have designated parking areas for each of the buildings.
4. Underground Parking – The rationale for providing underground parking at North Domingo Baca Park is to maximize park land to meet the park program needs as requested by the community. The underground parking is currently identified beneath the Multi-Generational Center and Library and holds approximately 225 spaces. If the community buildings are rearranged, the location of the underground parking facility will be adjusted accordingly. The underground parking is envisioned to be "partial" underground. Vehicles will be visible from grade level and all ADA spaces would be provided on the surface-eliminating the need for elevators. Access and configuration of the underground parking structure will be defined during the programming and design for the community buildings.
5. Over Flow Parking - Additional parking may be provided off-site / on-street along Corona and Carmel. The on-street parking will be limited to the Park side of the street for Corona Avenue, and the opposite side (adjacent to residential development) of the street will be signed for "No Parking." Parking on the park side of Corona Avenue could accommodate approximately 80 vehicles. Based on the street designation and width, Carmel can provide for parking on both sides of the street and could provide for approximately 160 vehicles.
6. Other On-Site Public Parking – The Fire Station/Police Substation is available for public parking as well and will have pedestrian connections to the park. Approximately 18 spaces are available for public use.

Bicycle Parking

Bicycle parking locations are not specifically identified on the Master Plan Concept, but will be distributed throughout the site to meet the needs of the specific uses. Bicycle parking will be provided at a rate of 1 space per each 20 vehicular parking spaces.

NORTH DOMINGO BACA PARK

Preferred Master Plan Concept



CONSENSUS PLANNING

NORTH 30 0 60 120 October 6, 2004

Prepared For:

City of Albuquerque
Department of Municipal Development
Park Design & Construction Division

Prepared By:

Consensus Planning, Inc.
Smith Engineering Company

SECTION 5
DESIGN STANDARDS

The purpose of these design guidelines is to provide a flexible framework for park design with specific objectives that encourage innovative and creative solutions, rather than setting a rigid set of requirements that all design must adhere to. The desired character of design features common to the Park, such as architecture, setbacks, landscape, signage, lighting, walls, and pedestrian trails are expressed in these guidelines. Where the proposed design guidelines may be inconsistent with other design standards, guidelines or criteria in the Comprehensive Zoning Code, La Cueva Sector Development Plan , Park Design Guidelines-July 2004, Americans with Disabilities Act (ADA), design concepts expressed in the Crime Prevention Through Environmental Design (CPTED) program, or applicable codes and ordinances, the more restrictive design guideline, standard, criteria shall apply.

ARCHITECTURE

The following guidelines are intended to provide design flexibility while maintaining design consistency for all architectural elements throughout the Park. The future design of all major buildings and elements at the Park will require review by the Environmental Planning Commission.

- The AFD Station 20/La Cueva Community Police Substation provides a reference point for architectural design. Future site buildings shall be integrated architecturally with the Station and surrounding community.

- Buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes.

- Appropriate building design shall ensure articulation of all building faces, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Finished building materials must be applied to all exterior sides of buildings and structures. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.

- Buildings should employ variety in structural forms to create visual character and interest. Avoid long, unarticulated facades. Facades should have varied front setbacks, with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 3' minimum offset, fenestration, material change, etc.).

- Entries to structures should portray a quality appearance while being architecturally tied into the overall mass and building composition.

- Glazing walls, windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings helps to provide depth and contrast on elevation planes. Glazing should respond to climate, view, and orientation.

- Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.

- The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous expanses of facade.

- Highly reflective surfaces; exposed, untreated, precision block walls; and materials with high maintenance requirements are undesirable and should be avoided.

- Wall materials should be chosen that can be easily repaired, and will withstand abuse by vandals or accidental damage by machinery.

- Berming in conjunction with landscaping can be used at the building edge to reduce structure mass and height along facades.

- The roofline at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.

- All rooftop equipment shall be screened from the public view by materials of the same nature as the building's basic materials.

SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes surrounding North Domingo Baca Park. Required within these setbacks will be pedestrian walkways, screening devices, and landscape improvements.

Buildings shall be located according to the following minimum setback dimensions:

- 50 feet from the R.O.W. line of Wyoming Boulevard
- 35 feet from the R.O.W. line of Corona Avenue and Carmel Avenue

Parking areas shall be setback as follows:

- 30 feet from the R.O.W. line of Wyoming Boulevard
- 15 feet from the R.O.W. line of Corona Avenue and Carmel Avenue

Play Elements shall be setback as follows:

- 30 feet from adjacent street or parking lot. Or, a physical barrier, such as fencing, to restrict or direct access to the street must be provided.

BUILDING HEIGHT

Building height should be considered to fit the scale and context of Park surroundings and minimize impact to adjacent neighborhoods. The maximum height for all buildings at North Domingo Baca Park shall not exceed 36 feet as measured from the highest adjacent finished grade.

PEDESTRIAN AND BICYCLE PATHS

All bicycle and pedestrian paths shall be designed to meet the standards recommended by the American Association of State Highway and Transportation Officials (AASHTO). Where bicycles and pedestrians are to share the same path, the path shall be a minimum of 10' wide and may have a striped pedestrian lane. Pedestrian-only paths shall be a minimum of 6' in width. Paths shall be constructed of ADA ac-

cessible material including paths in natural areas and within the off leash dog area. Where paths cross roadways or parking areas, designated crosswalks shall be highlighted with contrasting paving materials and signage.

Rest areas should be provided at various locations along the paths. Shade structures or canopy trees should be provided for shade. Amenities associated with the rest areas should include seating/benches, trash receptacles, etc.

PARKING AREAS AND ROADS

Special care should be given to the design of the parking areas in order to minimize their visual impact. Parking areas should be visually separated by planted islands. To shade the parking areas, one large canopy tree shall be planted for every eight parking spaces, with no parking space being more than 72 feet from a tree trunk. Earthen berming, low walls, and/or trees and shrubs shall be used to define and screen parking areas from surrounding streets and park activities. Specific design of parking areas and access roads shall be in accordance with the City's Development Process Manual (DPM), and in compliance with the City's Zoning Code, Section 14-16-3-1. Alternative surfacing treatments for the parking areas should be explored to allow for water permeability. Opportunities to harvest water in planted islands should also be considered.

Bicycle parking areas shall be dispersed throughout the site according to use.

ACCESS AND CIRCULATION

Maintain access and circulation for vehicles required to perform maintenance to recreation areas and buildings, and fire access to every building or any portion of a building located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility.

LIGHTING

For safety and security, exterior lighting will be provided for all park areas which will be used at night. Those areas include parking areas, the large picnic pavilion, and portions of the pedestrian/bicycle paths. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature which contributes to the park's overall character. Sports lighting for night use of the multi-purpose fields will not be provided.

The following general guidelines should be considered in the design of the lighting system:

- Lighting design shall be in conformance with the City of Albuquerque Zoning Code Part 3: General Regulations, Section 14-16-3-9 Area Lighting Regulations. Lighting of the off-leash dog areas shall be in accordance with Administrative Instruction No. 8-22.

- All lighting shall be compliant with the State Night Sky Regulations and with general night sky concepts.

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements. All exterior installations must be provided with ground-fault interruption circuits.

- Individual lighting fixtures should blend with the architectural character of the building

and other site fixtures.

- A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection. Shielded source fixtures shall be used to meet this objective.

- Area lighting should be used to highlight public spaces and walkways. The use of walkway level lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.

- All lighting shall be designed to be vandal resistant.

Height standards for light fixtures shall be as follows:

- 30 foot maximum height for parking areas and roads

- 24 foot maximum height for pedestrian/bicycle paths

- Buildings shall be limited to building-mounted fixtures

- 30 foot maximum height for tennis courts, modular skate area, off-leash dog exercise area, and active recreation area

SIGNAGE

A signage program shall be developed as detailed design for the park is undertaken. Signage serves three important functions: to direct park users to various facilities, to inform park users regarding community events or educational aspects of the park, and to identify specific buildings or facilities.

The following signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements within North Domingo Baca Park.

Park Entrance Signs

One (1) freestanding monument-type sign of no greater than twenty-four (24) square feet per face is allowed at each of the vehicular access points. One (1) freestanding monument-type sign of no greater than 50 square feet is allowed along each of the street frontages of Wyoming Boulevard, Corona Avenue, and Carmel Avenue. Freestanding signs shall not be higher than 6 feet above adjacent grade.

Building Signs

Park buildings allowed one facade-mounted sign whose area shall not exceed 10 percent of the area of the facade to which it is applied. The sign may be backlit or lit with accent lighting.

Directional Signs

Directional signs for pedestrian and bicycle trails, parking areas, etc. may be up to 8 feet in height. Directional signs shall be made of stone/masonry, concrete, or anodized metal.

Rules and Regulations Signs

Signs will be specific to each use area for: Tennis Courts, Modular Skate, Play Areas, Off Leash Dog Area, and shall provide rules and regulations for use, hours of operation. These signs shall be provided by the Parks and Recreation Department, Park Management Division.

SCREENING /WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, temporary portable toilets and delivery/storage areas is essential to limit their adverse visual impact on the park and surrounding developments. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities.

The following are standards to ensure effective screening of negative elements:

- Parking areas shall be screened from adjacent streets with a combination of plant materials, walls, and earthen berming. Such screening shall have a minimum height of 3 feet.
- All outdoor refuse containers shall meet City specifications and be screened within a minimum 6 foot high masonry enclosure.
- The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.
- No refuse collection areas shall be allowed between any street and building front.
- Barbed wire or concertina wire shall not be allowed in North Domingo Baca Park.
- Block walls shall be treated with a graffiti resistant material.

SITE FURNITURE

The use of a consistent design for all types of site furniture will serve to unify different areas of the park. Site furniture is typically located in areas of more active recreation or pedestrian movement and consists of the following: benches, picnic tables, trash receptacles, bicycle racks, bollards, tree grates, and information signage. Selection of fixtures should be based on design compatibility, durability/maintenance needs, vandal-resistance, cost, comfort, and handicap accessibility.

LANDSCAPE

Parks in general are intended to be aesthetically pleasing with distinguishing characteristics, considerate of health, safety and welfare of the park user, universally accessible, responsible water users, considerate of maintenance issues, and meet the recreation needs of the citizens of Albuquerque. The Park Design Guidelines – July 2004 shall be followed during the design of all Park features.

The design for North Domingo Baca Park encourages year-round use of the facilities. The proposed plant palette matches that use by encouraging materials that provide function, interest, color, etc. through all four seasons. Turf areas and shrub plantings at the park perimeter, within parking areas, and other non-recreational areas will consist primarily of low water use varieties. The landscape concept for the entire park will be to demonstrate the aesthetic qualities of native or naturalized plant materials. Requirements of the Water Conservation Ordinance, the Pollen Ordinance, and other applicable ordinances shall be followed. In addition, Wyoming and Louisiana fall under the requirements of the City's Street Tree Ordinance and street trees will be provided accordingly. Although not required, street trees will also be provided along Corona and Carmel.

Specific plant materials will be used for a variety of purposes, including the following:

- buffer/screen - plant materials will be used to buffer certain facilities from noise and winds, and screen views to/from objectionable elements;

- shade/climate control - shade trees will be used extensively around the perimeter of the ballfields and activity areas to provide a welcome retreat for players and spectators;

- define uses or activities - trees and shrubs will be used to define specific areas of the park;

- highlight specific features - trees and shrubs will be used to frame elements, provide foreground and background interest, etc.

- sensory stimulation - fragrant and flowering trees and shrubs are used to stimulate the senses of sight, smell, and touch; and

- education - areas of the park will be planted in native landscape materials appropriate to our high desert environment demonstrating how natives can be water efficient and attractive in a "designed" landscape.

Multi-Purpose Recreation Fields

The primary focus of the multi-purpose recreation fields will be for recreational/programmed and organized sport purposes, and shall require irrigated turf grasses. The planting bed will require amendment to create a rich, healthy growing medium for the turf. Turf species will be carefully selected in accordance with the specific use requirements of the area. The intense, year-round use of the fields will require that hardy species of turf that can withstand heavy use by used throughout the fields. The perimeter of the recreation fields will be planted with groupings of deciduous and evergreen trees to provide numerous and varied opportunities for shade and picnic areas.

Kinney Dam

Due to the visually imposing nature of the dam from surrounding areas, bold massings of native and adapted trees and shrubs will be used to soften this view. Flowering shrubs and trees will be used to highlight the pedestrian areas adjacent to the dam. To maintain the structural integrity of the dam and minimize potential trash build-up areas, planting within the dam will be limited to providing turf on the terraced recreation area.

Parking Areas

The parking lots shall be designed to minimize the visual expanse of asphalt. This may be achieved by breaking the required parking into smaller, physically separated spaces. Providing large planter areas within the parking areas will also serve to provide shade, reduce glare, and soften the visual image of the areas. Large deciduous canopy trees shall be provided throughout the parking areas. Wherever possible, parking areas should be graded to provide opportunities for harvesting rainwater run-off in large planter islands. Opportunities for alternative surfacing materials should also be explored as a means to minimize storm water runoff.

Landscape Buffers

Landscape buffers help to frame the park boundaries and serve as a park identifier. To further

buffer the residential area from the more active recreation spaces, a combination of randomly planted evergreen and deciduous trees and shrubs shall be provided. Where space allows, earthen berming or depressions may be incorporated to provide additional buffering in an interesting and playful manner.

Naturalistic Zones

The park has several areas that present unique opportunities to create naturalistic zones that reflect the native vegetation of the area. These areas may encourage wildlife habitat areas. These areas will be characterized by natural groupings of native trees, shrubs, and groundcovers that provide food and habitat for animals in the park. These areas generally include the interior and exterior of the Dam.

Irrigation

A fully automated irrigation system with centralized computer control shall be used at North Domingo Baca Park. Satellite controllers shall be linked to the main controller by radio which will be tied to the Park Management computer monitoring system. Mainline piping shall be provided according to standard City specifications. Gate valves will be located at strategic points along the mainline piping system to allow for isolation of sections for maintenance reasons. Sprinklers for the sports fields shall be state-of-the-art for maximum efficiency in water distribution. Temporary irrigation shall be provided for all areas receiving native seed mixes until established. The design for shrub and groundcover areas shall consider alternative irrigation technology (bubblers, drip irrigation, dry water packs, water harvesting opportunities, etc.). All irrigation components shall be readily available for maintenance and/or replacement. The irrigation system for all cool season turf grass shall be designed to apply 2/3-inch of water in a 7 hour window.

A non-potable water line has been extended to North Domingo Baca Park to serve the irrigation needs of the Park. The non-potable line runs along Wyoming Boulevard and then west along Carmel Avenue. Stubouts are will be provided at fixed locations to allow the landscape areas for the various facilities (Multi-Generational Center, Library, Pool Complex and general Park development) to be metered separately. The irrigation components will be specifically designed for use with the non-potable water source.

UTILITIES

To mitigate the negative visual image presented by some utility equipment and to ensure the overall aesthetic quality of North Domingo Baca Park:

- All electric distribution lines within the park shall be placed underground.

- Transformers, utility pads, backflow prevention enclosures, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.

SECTION 6
GRADING AND DRAINAGE

INTRODUCTION

The North Domingo Baca Park is located in the Northeast Heights of Albuquerque. It is bounded on the north by Corona Avenue, on the east by Wyoming Boulevard, on the south by Carmel Avenue and on the west by AMAFCA's Kinney Dam. The total park area is approximately 34 acres. The Park location is indicated on Figure 1, Location Map.

According to the City of Albuquerque (COA) Development Process Manual (DPM), Section 22.2, Hydrology, Figure A-1, the project is located entirely within Precipitation Zone 3. The design storm is the 100-year, 6 hour storm event. The Peak Discharge per acre is found in Table A-9 of Section 22.2. The runoff volume is estimated using the excess precipitation found in Table A-8.

This drainage report investigates the design storm peak runoff rates and volumes for three conditions:

- the existing conditions
- Phase 1 development conditions
- full development conditions.

EXISTING CONDITIONS

Kinney Dam, which is owned by AMAFCA, is not included in the drainage analysis. The existing conditions drainage basins are shown on Sheet 1 of 3 at the end of this section.

The remaining site is native soils and vegetation with some manmade disturbance. However, the observed existing manmade disturbances are not significant enough to affect the Land Treatment type. Therefore, the entire parcel under consideration is classified as Land Treatment A for the existing conditions computations.

The existing site is divided into three sub-basins. Basin X1 is the southern portion of the parcel and it drains directly into the dam's pool partially by sheet flow and partially by shallow concentrated flow. Basin X2 captures all runoff on the northern portion of the parcel and the existing dikes direct the flow to the existing soil cement rundown and into the dam's pool. Basin X3 is a portion of the parcel that is cut off from Basin X2 by the existing north dike. Runoff from Basin X3 flows directly into the dam's pool near the northeast corner of the pool.

The design storm runoff for the three existing conditions sub-basins is:

For X1, Q100 = (17.4098 AC) x (1.87 cfs/AC) = 32.56 cfs
For X2, Q100 = (20.1181 AC) x (1.87 cfs/AC) = 37.62 cfs
For X3, Q100 = (0.8055 AC) x (1.87 cfs/AC) = 1.51 cfs.

A spreadsheet summarizing the above calculations is included as Table 1. The total existing conditions runoff from the park site is 71.68 cfs. However, adding in the off-site flows, which include the Window 'G' channel (2250 cfs) and the 66" RCP (237 cfs), the total flow to the dam, including the park site, is about 2559 cfs.

RUNOFF FROM EXISTING CONDITIONS DRAINAGE BASINS

BASIN DESIGNATION	AREA (ACRES)	IMPERV. (ACRES)	LAND TREATMENT (ACRES)			PEAK DISCH. (CFS)
			A	B	C	
X1	17.4098	0	17.4098	0	0	32.56
X2	20.1181	0	20.1181	0	0	37.62
X3	0.8055	0	0.8055	0	0	1.51
TOTALS	38.3334	0	38.3334	0	0	71.68

TABLE 1

The runoff volume can be found using the excess precipitation in Table A-8 of Section 22.2 The estimated runoff volume is [(38.3334 AC) x (0.66 IN.)] / 12 IN/FT = 2.11 AC FT

PHASE 4 DEVELOPMENT

In Phase 4 of the Park's development, a concrete box culvert will be constructed to convey a major portion of the 100-year storm off-site flow through the park. The extent of Phase 4 development is shown on Sheet 2 of 3. The box culvert will be constructed from the downstream end of the existing Window 'G' channel to the existing soil cement rundown in to the Kinney Dam pool. Ultimately, it will convey all the Window 'G' flow (2250 cfs), all flow from the 66" RCP (237 cfs) that drains the adjacent portion of Wyoming Blvd. and some additional flow from the park site by way of storm inlet connections into the box culvert. However, these storm inlet connections will be constructed later as the park develops but stub-outs will be provided in Phase 4 construction. The final design of the box culvert will be presented in a subsequent design analysis report that will be prepared by Smith Engineering Company for Phase 4 development. The culvert will be sized to convey the full development flows stated in the Full Development section of this report.

The majority of the Park will remain undisturbed during Phase 4 construction and after Phase 4 construction is complete. Therefore the majority of the Land Treatment will remain as type A. However, disturbance and subsequent compaction of the soil above and adjacent to the box culvert will change a portion of the site into Land Treatment C. The amount of change is indicated in the spreadsheet in Table 2.

The drainage basins resulting from the Phase 4 construction are shown on Sheet 2 of 3 at the end of this section. The "mound" of dirt that will cover the box culvert upon completion of Phase 4 (P1) construction will create a new drainage divide between the north and south portions of the Park site. The new drainage basins are designated P1-1 and P1-2. The peak runoff from the 100-year storm is 56.10 cfs and 21.33 cfs, respectively. Sub-basin P1-3 is the same as sub-basin X1 in the existing conditions. A spreadsheet summarizing the computation of the runoff is included as Table 2.

Phase 4 construction will increase the Park site peak rate of runoff by approximately 7 cfs. The

RUNOFF FROM PHASE 1 CONDITIONS DRAINAGE BASINS

BASIN DESIGNATION	AREA (ACRES)	IMPERV. (ACRES)	LAND TREATMENT (ACRES)			PEAK DISCH. (CFS)
			A	B	C	
P1-1	28.1013	0	25.8532	0	2.2481	56.10
			92%		8%	
P1-2	9.4266	0	7.0600	0	2.3566	21.33
			75%		25%	
P1-3	0.8055	0	0.8055	0	0	1.51
TOTALS	38.3334	0	33.7187	0	4.6047	78.94

TABLE 2

total peak flow rate to the dam will increase by approximately 0.3 %.

Runoff volume = [(33.7187 AC) x (0.66 IN) + (4.6047 AC) x (1.29 IN)] / 12 IN/FT = 2.35 AC FT. The Phase I runoff volume will increase by 0.24 AC FT. The computed developed condition runoff volume to the Kinney Dam is 394 AC FT. Phase I will increase the runoff volume by 0.06%. The Lower North Domingo Baca Detention Dam Properties (Kinney Dam) is included as Appendix A.

FULL DEVELOPMENT

The North Domingo Baca Park Master Plan is shown on Sheet 3 of 3 at the end of this section. This shows the currently proposed, fully developed site conditions. The fully developed site will include buildings, hard surfaced playing courts and parking lots and turf grass fields. The land treatment types will change from nearly all A to nearly all B, C and D as indicated in Table 3. The exception is Basin B12, which includes the X1 and P1-3 basin and will remain undisturbed after full development.

The designated basins are established to coincide with proposed parcel development. For example, Basin B-1 and B-2 are the proposed Multi-Generation Center and its parking lot respectively.

A storm drain system will convey some of the Park runoff to the proposed box culvert and the remaining runoff will flow to a storm drain system that discharges to the dam's pool. The turf grass playing fields will sheet flow to a storm drain system that discharges to the dam's pool as well.

A summary of the full development drainage calculations is included as Table 3. The full development runoff is approximately 134 cfs. This is an increase from the existing conditions runoff (72 cfs) of approximately 62 cfs.

As stated in the Existing Conditions section, the total flow to the dam is estimated to be 2559 cfs. The full development conditions runoff will increase this number to approximately 2621 cfs, which is an increase in peak discharge of approximately 1.02%.

The proposed, full development storm drain system is also shown on Sheet 3 of 3 at the

end of this section. A summary of this system is shown in Table 4 and Table 5, for the South and North sides of the Park, respectively. Phase 1 construction of the box culvert will include pipe stub-outs to accommodate the full development storm drain system.

The estimated runoff volume for the proposed full development of the Park is as follows.

[(0.46 AC)x(0.66 IN)+(21.20 AC)x(0.92 IN)+(3.61 AC)x(1.29 IN)+(13.07 AC)x(2.36 IN)] /12 IN/FT = 4.61 AC FT or an increase of 2.5 AC FT from the existing conditions runoff volume of 2.11 AC FT.

The volume runoff increase is (2.5 AC FT / 394 AC FT) x 100 = 0.6%.

RUNOFF FROM DEVELOPED CONDITIONS DRAINAGE BASINS

BASIN DESIGNATION	AREA (ACRES)	IMPERV. (ACRES)	LAND TREATMENT (ACRES)			PEAK DISCH. (CFS)
			A	B	C	
B1	2.4978	0.9016	0	0.7981	0.7981	9.35
		36%		32%	32%	
B2	0.9558	0.9080	0	0	0.0478	4.72
		95%			5%	
B3	5.0396	1.0079	0	3.2254	0.8063	16.23
		20%		64%	16%	
B4	1.3395	0.3493	0	0.4951	0.4951	4.75
		26%		37%	37%	
B5	1.7477	1.6603	0	0	0.0874	8.64
		95%			5%	
B6	1.2973	1.2324	0	0	0.0649	6.41
		95%			5%	
B7	2.7809	1.0451	0	0.8679	0.8679	10.50
		38%		31%	31%	
B8	1.4488	1.3764	0	0	0.0724	7.16
		95%			5%	
B9	2.0032	0.8906	0	0.8901	0.2225	7.55
		44%		44%	12%	
B10	2.8684	2.7250	0	0	0.1434	14.17
		95%			5%	
B11	13.2215	0.6611	0	12.5604	0	35.98
		5%		95%		
B12	3.1329	0.3133	0.4590	2.3606	0	8.57
		10%	15%	75%		
TOTALS	38.3334	13.0710	0.4590	21.1975	3.6059	134.03

TABLE 3

FULL DEVELOPMENT DRAINAGE SYSTEM - SOUTH SIDE

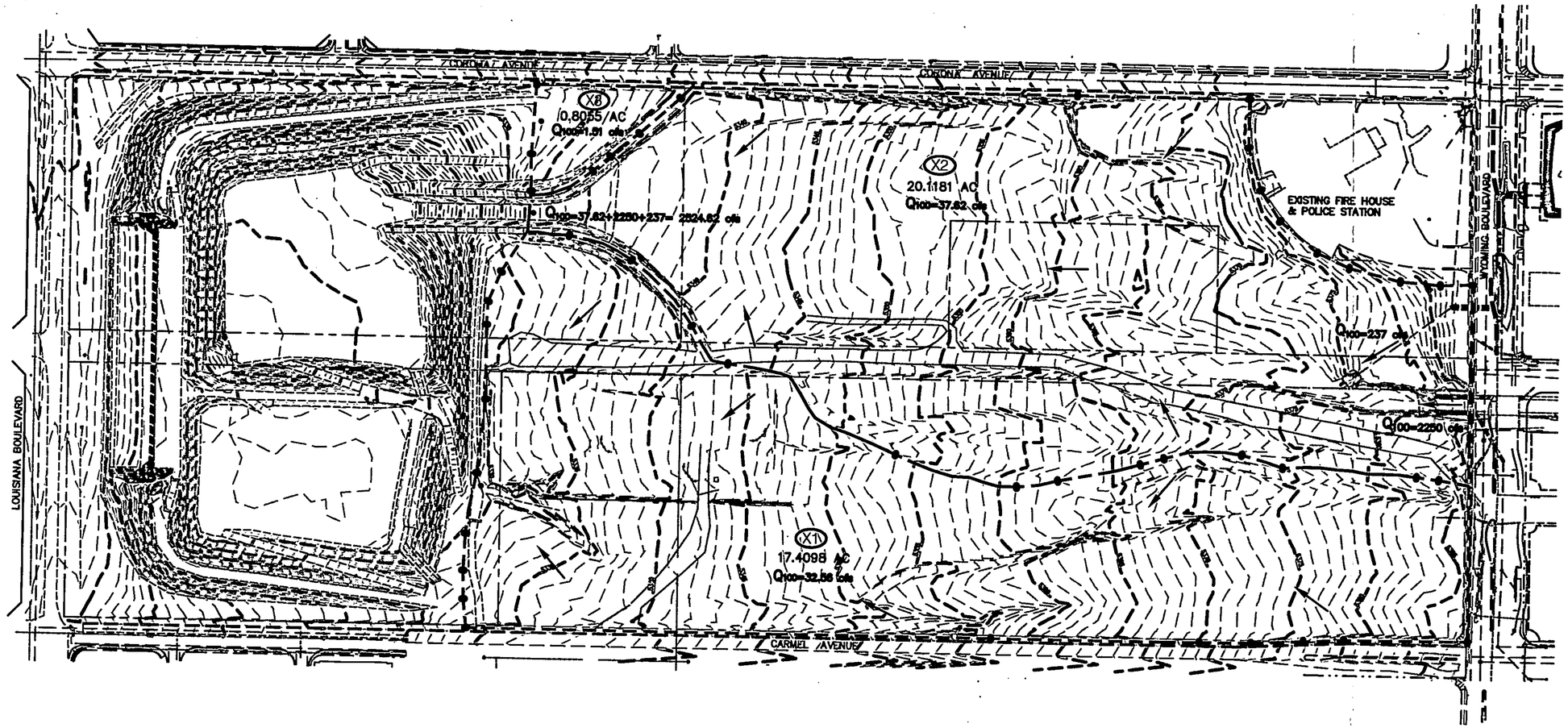
DRAIN INLET (DI) DESIG.	Q100 TO DI	DOWNSTR'M DI	CUMULATIVE Q100 (cfs)	PIPE SIZE (IN)	PIPE SLOPE (FT/FT)	PIPE LENGTH (FEET)	PIPE CAPACITY (CFS)
B1-3	4.67	B4-2	4.67	18	0.0200	270	14.85
B4-1	2.37	B4-2	2.37	18	0.0075	100	9.10
B4-2	2.38	B6-2	7.04	18	0.0200	310	14.85
B6-1	3.20	B6-2	3.20	18	0.0075	100	9.10
B6-2	3.21	B9-2	10.24	18	0.0300	400	18.19
B9-1	3.77	B9-2	3.77	18	0.0075	170	9.10
B9-2	3.78	B10-2	14.01	18	0.0300	570	18.19
B10-2	7.08	B10-1	21.09	24	0.0100	100	22.62
B10-1	7.09	KINNEY DAM	28.18	24	0.0200	100	31.99

TABLE 4

FULL DEVELOPMENT DRAINAGE SYSTEM - NORTH SIDE

DRAIN INLET (DI) DESIG.	Q100 TO DI	DOWNSTR'M DI	CUMULATIVE Q100 (cfs)	PIPE SIZE (IN)	PIPE SLOPE (FT/FT)	PIPE LENGTH (FEET)	PIPE CAPACITY (CFS)
B1-1	2.34	B1-2	2.34	18	0.0075	100	9.10
B1-2	2.34	B2-1	4.68	18	0.0075	100	9.10
B2-1	4.72	BOX CULV	9.40	18	0.0100	20	10.50
B3-1	3.24	B3-2	3.24	18	0.0200	80	14.85
B3-2	3.25	B3-3	6.49	18	0.0200	100	14.85
B3-3	3.24	BOX CULV	9.73	18	0.0200	40	14.85
B3-4	3.25	B3-5	3.25	18	0.0075	200	9.10
B3-5	3.25	BOX CULV	6.50	18	0.0075	40	9.10
B5-1	4.32	B5-2	4.32	18	0.0075	110	9.10
B5-2	4.32	BOX CULV	8.64	18	0.0075	150	9.10
B7-1	5.25	B7-2	5.25	18	0.0075	190	9.10
B7-2	5.25	BOX CULV	10.50	18	0.0200	200	14.85
B8-1	3.58	B8-2	3.58	18	0.0075	100	9.10
B8-2	3.58	BOX CULV	7.16	18	0.0075	100	9.10
B12-1	8.57	KINNEY DAM	8.57	18	0.0250	120	16.61

TABLE 5



LEGEND

EXISTING BASIN ID	X1
BASIN LINE	
FLOW ARROW	

RUNOFF FROM EXISTING CONDITIONS DRAINAGE BASINS

BASIN DESIGNATION	AREA (ACRES)	IMPERV. (ACRES)	LAND TREATMENT (ACRES) A	B	C	PEAK DISCH. (CFS)
X1	17.4098	0	17.4098	0	0	32.56
X2	20.1181	0	20.1181	0	0	37.82
X3	0.8055	0	0.8055	0	0	1.51
TOTALS	38.3334	0	38.3334	0	0	71.89

100' 50' 0 100' 200'
SCALE: 1" = 100'

Smith Engineering Company
A PSC Service Engineering Company
102035B

AS BUILT INFORMATION
CONTRACTOR
REVIEWED BY DATE
ACCEPTANCE BY DATE
CERTIFICATION BY DATE
MYLAR RECORDED BY DATE
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEERS SEAL

NO.	DATE	REMARKS	BY
		AS-BUILTS	
		DESIGN	

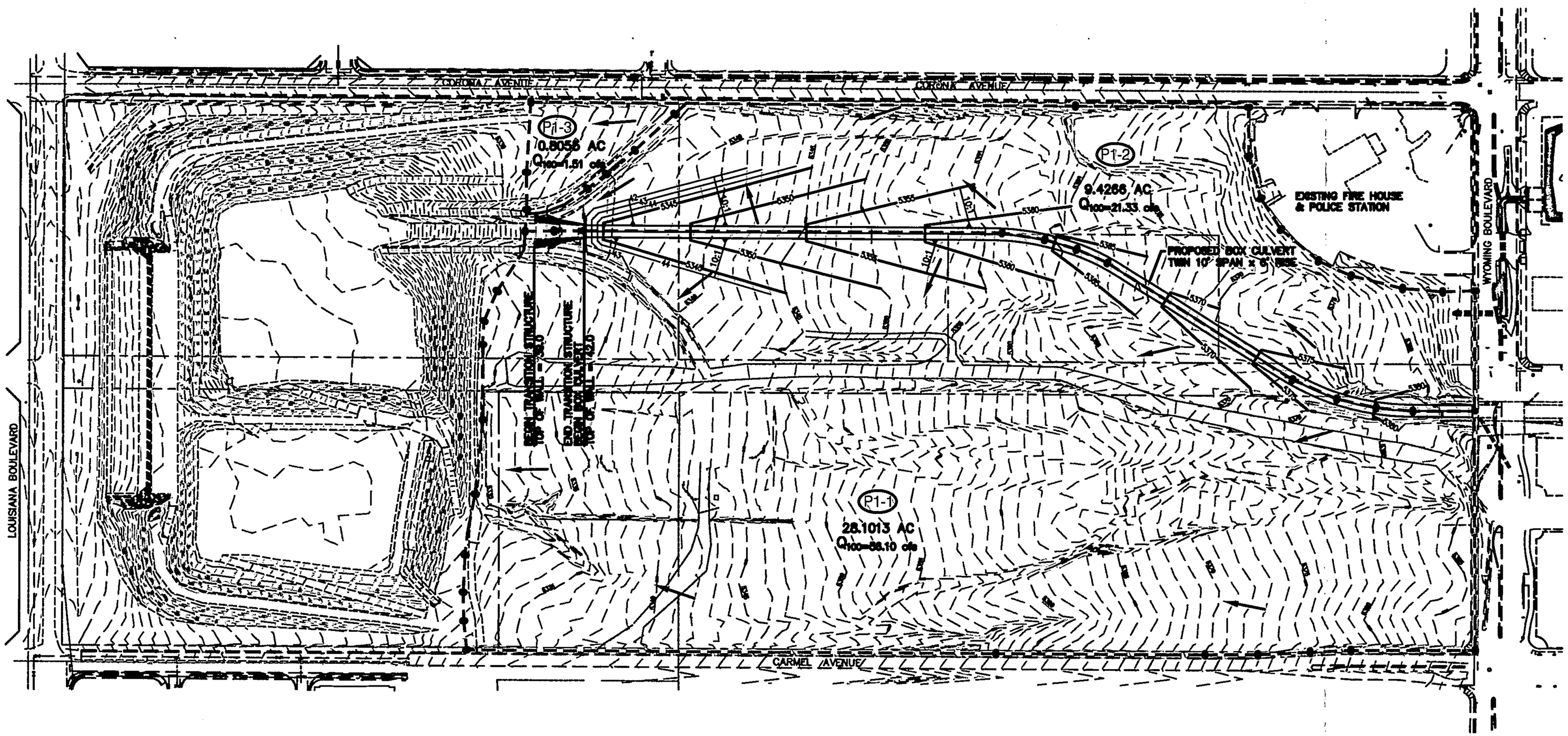
DESIGNED BY GN DATE NOV 2004
DRAWN BY KSN DATE NOV 2004
CHECKED BY GN DATE NOV 2004

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE: NORTH DOMINGO BACA PARK
MASTER PLAN DRAINAGE REPORT
BASIN MAP – EXISTING CONDITIONS

Design Review Committee | City Engineer Approval | Date / Sign / In | Date / Sign / In | Last Design Update

City Project No. | Zone Map No. C-19 | Sheet 1 Of 3



LEGEND

DEVELOPED BASIN ID (P1-1)

BASIN LINE

FLOW ARROW

RUNOFF FROM PHASE 1 CONDITIONS DRAINAGE BASINS

BASIN DESIGNATION	AREA (ACRES)	IMPERV. (ACRES)	LAND TREATMENT (ACRES) A	B	C	PEAK DISCH. (CFS)
P1-1	28.1013	0	25.8532	0	2.2481	56.10
			92%		8%	
P1-2	9.4266	0	7.0600	0	2.3566	21.33
			75%		25%	
P1-3	0.8055	0	0.8055	0	0	1.51
TOTALS	38.3334	0	33.7187	0	4.6047	78.94

100' 50' 0 100' 200'

SCALE: 1" = 100'

102035B

Smith Engineering Company

A Bell Gordon Engineering Company

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE: NORTH DOMINGO BACA PARK
MASTER PLAN DRAINAGE REPORT
BASIN MAP – PHASE 1 DEVELOPMENT

Design Review Committee | City Engineer Approval | Last Design Update

City Project No. | Zone Map No. C-19 | Sheet 2 Of 3

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTED BY DATE
FIELD TEST BY DATE
CONTRACTOR BY DATE
CORRECTIONS COMPLETED BY
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

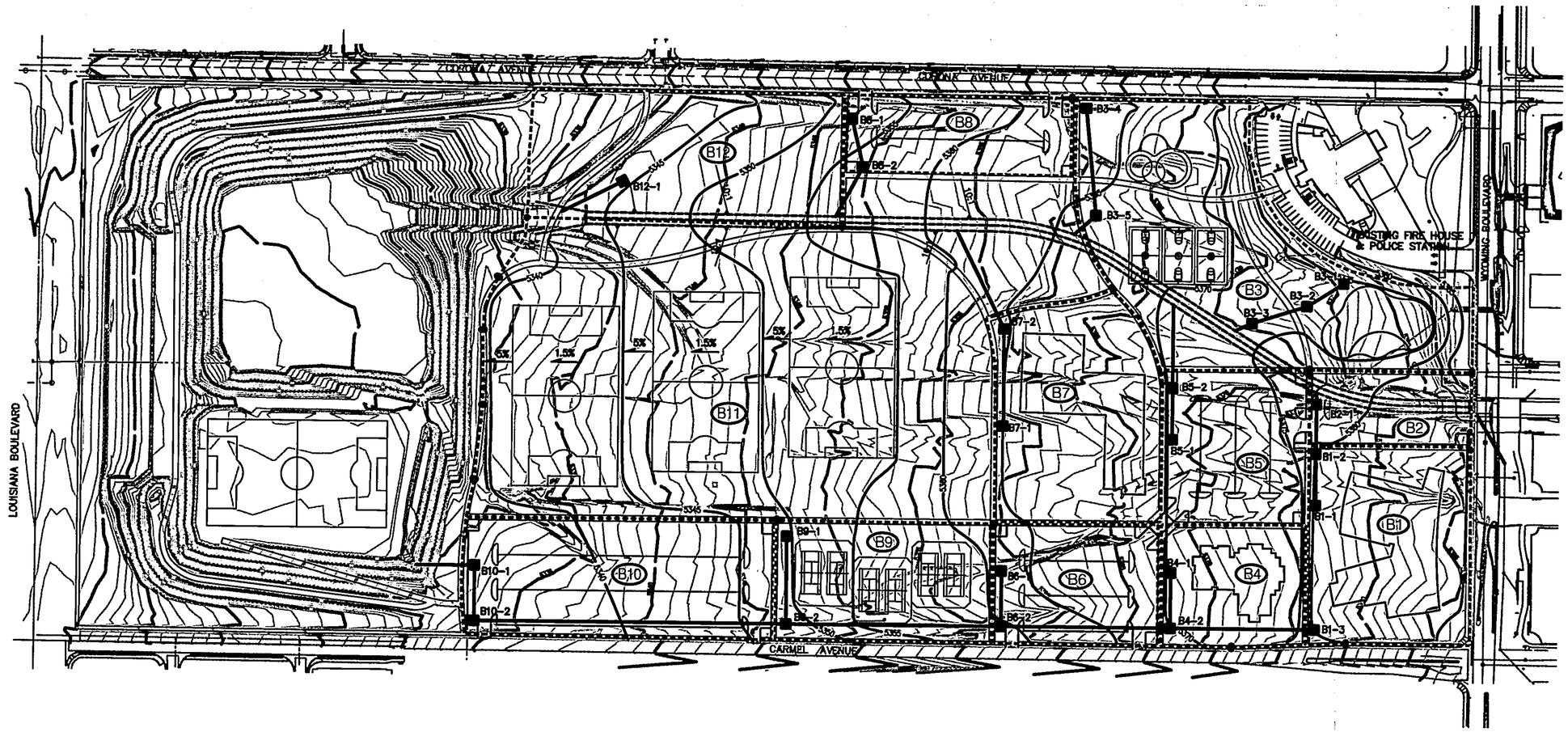
REVISION MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

NO. DATE REMARKS BY

AS-BUILT REVISIONS

DESIGN
DESIGNED BY GN DATE NOV 2004
DRAWN BY KSH DATE NOV 2004
CHECKED BY GN DATE NOV 2004



RUNOFF FROM DEVELOPED CONDITIONS DRAINAGE BASINS

BASIN DESIGNATION	AREA (ACRES)	IMPERV. (ACRES)	LAND TREATMENT (ACRES) A	B	C	PEAK DISCH. (CFS)
B1	2.4978	0.8016	0	0.7681	0.7981	9.35
		36%		32%	32%	
B2	0.9558	0.9080	0	0	0.0478	4.72
		95%			5%	
B3	5.0396	1.0079	0	3.2254	0.8063	16.23
		20%		64%	16%	
B4	1.3995	0.3493	0	0.4951	0.4951	4.75
		28%		37%	37%	
B5	1.7477	1.6603	0	0	0.0874	8.64
		95%			5%	
B6	1.2973	1.2324	0	0	0.0649	6.41
		95%			5%	
B7	2.7809	1.0451	0	0.8678	0.8678	10.50
		38%		31%	31%	
B8	1.4488	1.3764	0	0	0.0724	7.16
		95%			5%	
B9	2.0032	0.8806	0	0.8801	0.2226	7.55
		44%		44%	12%	
B10	2.8684	2.7250	0	0	0.1434	14.17
		95%			5%	
B11	13.2215	0.6611	0	12.5604	0	35.98
		5%		95%		
B12	3.1329	0.3133	0.4590	2.3606	0	8.57
		10%	15%	75%		
TOTALS	38.3334	13.0710	0.4590	21.1875	3.6059	124.03

LEGEND

DEVELOPED BASIN ID	(B1)
BASIN LINE	——
PROPOSED SD INLET	■

100' 50' 0 100' 200'

SCALE: 1" = 100'

N

102035B

Smith Engineering Company
A PSC Service Engineering Company

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE: NORTH DOMINGO BACA PARK
MASTER PLAN DRAINAGE REPORT
BASIN MAP – DEVELOPED CONDITIONS

Design Review Committee | City Engineer Approval | Date / Date | Date / Date

City Project No. | Zone Map No. C-19 | Sheet 3 Of 3

NO.	DATE	REMARKS	BY
		AS BUILT INFORMATION	
		CONTRACTOR	DATE
		WORK STAKED BY	DATE
		INSPECTED BY	DATE
		FIELD VERIFICATION BY	DATE
		DRAWING CORRECTED BY	DATE
		MICRO-FILM INFORMATION	
		RECORDED BY	DATE
		NO.	

DESIGNED BY	GN	DATE	NOV 2004
DRAWN BY	KSH	DATE	NOV 2004
CHECKED BY	GN	DATE	NOV 2004

AS BUILT SEAL

SECTION 7
PROJECT BUDGET

PROJECT BUDGET

The following is a preliminary breakdown of project component budgets for various elements of the North Domingo Baca Park. In each of the components, cost estimates for utilities, site lighting, landscaping, irrigation, design/permitting, tax, and administrative costs are included. At the current Master Development Plan level, detailed design and construction cost estimates cannot be identified, however, the opinion of probable costs below are provided for gross budgetary information, and are subject to modification over time.

1. Park Recreation Elements	
Play Fields (4)	$2 - $2.5 mil.
Tennis Courts (6 lighted)	$1.6 - $2 mil.
Off-Leash Dog Exercise Area	$.5 - $.75 mil.
Modular Skate Area (lighted)	$.35 - $.5 mil.
Recreation Courts/Play Areas	$.8 - $1 mil.
2. Public Buildings	
Multi-Generational Center	$11 - $14 mil.
Library	$4 - $5 mil.
Pool Complex	$10 - $12 mil.
3. Common Site Improvements	
Parking Lots and Access	$3 – 3.5 mil.
Grading and Drainage	$2.5 – $3 mil.
Site Amenities	$.7 – 1 mil.
Landscaping and Trails	$3 - $4 mil.

FUNDING PARTICIPATION

The North Domingo Baca Park project represents a program scope which may exceed $50 million. Historically, large projects require phased development over a 10-15 year period. It is the intent of this Master Development Plan to encourage private/public partnerships to help fund the Park and its various elements.

Agreements and / or Memorandum of Understanding (MOU) will be developed to ensure funding participation from all parties involved ensuring the collective support of this project with capital and operational responsibilities defined.

FUNDING OPPORTUNITIES

Public Capital Funding Opportunities

North Domingo Baca Park has already received intra-governmental funding from AMAFCA, the State, Bernalillo County, and City G.O. Bond funds. Public support and grass roots efforts by the District 4 Coalition and associated neighborhood associations have successfully lobbied City Councilors, County Commissioners, and NM State Legislators for funding. The following options are continued capital possibilities for funding mechanisms by government agencies.

1. City General Obligation Bond Funding: The City holds General Bond Election every two years, which would be a potential source for funding for the Park. This mechanism includes Council Set-Aside funds as well.

2. State General Funding: The State of New Mexico issues General Obligation monies at each Legislative Session for capital projects.

3. AMAFCA: AMAFCA collects tax revenues which are used for construction of drainage improvements. As discussed, an agreement is in place between the City and AMAFCA for the design and development of North

Domingo Baca Park storm water conveyance solution, replat, etc. AMAFCA included and received voter approval of their 2004 Bond Program which includes $1,000,000 for the design and construction of the storm water conveyance. It is at the Boards discretion to appropriate amounts and determines the schedule for approving funds. Based on previous discussions, it is the City's goal to development the formal agreement regarding the storm water conveyance project, obtain the funding from AMAFCA, and have the box culvert constructed end of 2005 / early 2006.

4. County: Bernalillo County included and received voter approval of their 2004 General Obligation Bonds to include $450,000 toward the design and construction of the Multi-Generation Center at North Domingo Baca Park. A formal agreement needs to be developed regarding these funds, county participation in the design and development process and future commitment and intent of the county for funding and operations.

5. Impact Fees - With the adoption of impact fees for future growth the North Albuquerque Service area includes North Domingo Baca Park on the Component Capital Implementation Plan (CCIP) to receive funding. Growth in this service area over the next 10 years is estimated to collect $2.8 million.

Private Funding Opportunities

Negotiated Agreements with Privately Operated Venues on City Land: Opportunities for privately constructed and operated facilities exist in the Park, including the Aquatic Pool Complex and the Multi-Generational Center.

Personnel and Operational Costs

The City General Fund needs to be programmed to included operations and management of facilities (multi-generation center, library, pool complex), infrastructure (box culvert, streets and utilities), and acres of irrigated turf and landscaping coming on line. As each park improvement is funded and scheduled for development, operational and personnel costs need to be identified. To date the City has not allocated operational funds to these projects.

SECTION 8
PHASING PLAN

PHASING CONSIDERATIONS

The North Domingo Baca Park will develop in phases over an extended period of time. The earliest phases of development have already occurred (land acquisition, some drainage, roadway and utility improvements, and development of the AFD Station 20/La Cueva Community Police Substation).

The timing of the phases is also subject to the availability of funding. For this reason, the phases within North Domingo Baca Park will need to remain flexible. Subsequent phases will be defined and prioritized in the future as funding sources are more clearly identified. Temporary improvements to North Domingo Baca Park must be mindful of the eventual long-term implementation of the Master Development Plan. Therefore, short-term improvements need to be viewed as removable, convertible, or disposable unless they are consistent with long-term design concepts within the Park and comply with all City regulations. In addition, grading may occur outside of the phase boundaries when necessary to balance the earthwork for a particular phase.

FUTURE REVIEW/APPROVAL PROCESS

The major building elements at North Domingo Baca Park, including the Multi-Generational Center, Library, and Pool Complex, shall be reviewed and approved by the Environmental Planning Commission (EPC). It is the intent of this Master Development Plan that all other Park features proceed directly to construction.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 14, 2005

4. Project # 1003921
05DRB-01758 Major-Vacation of Pub Right-of-Way
05DRB-01759 Major-Vacation of Public Easements
05DRB-01760 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA & CITY OF ALBUQUERQUE, MUNICIPAL DEVELOPMENT DIVISION, request(s) the above action(s) for all or a portion of Lot(s) 1-32, Block(s) 7 and Lot(s) 1-32, Block(s) 8, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-1, R-D, R-T, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING AVE NE containing approximately 10 acre(s). (C-19)

At the December 14, 2005, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

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

The sketch plat was reviewed and comments were given.

If you wish to appeal this decision, you must do so by December 29, 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.

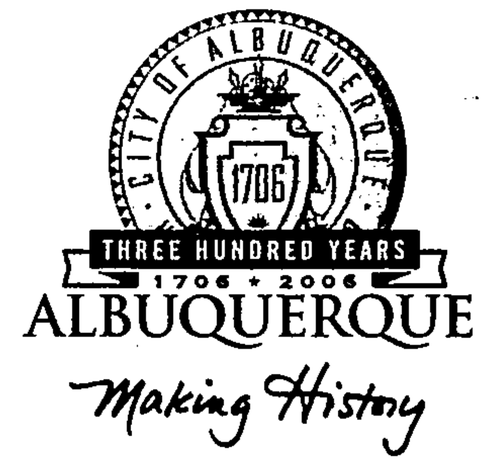
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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: AMAFCA, Attn.: Marty Eckert, 2600 Prospect NE, 87107
City of Albuquerque, Dept., of Municipal Development, Attn: Colleen Frenz, P.O. Box 1293, 87102
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109
Joe Yardumian, 7801 R.C. Gorman NE, 87123
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003921 **AGENDA ITEM NO: 4**

SUBJECT:

Sketch Plat/Plan
Vacation

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.

RESOLUTION:

APPROVED _X_; DENIED ____; DEFERRED _____; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

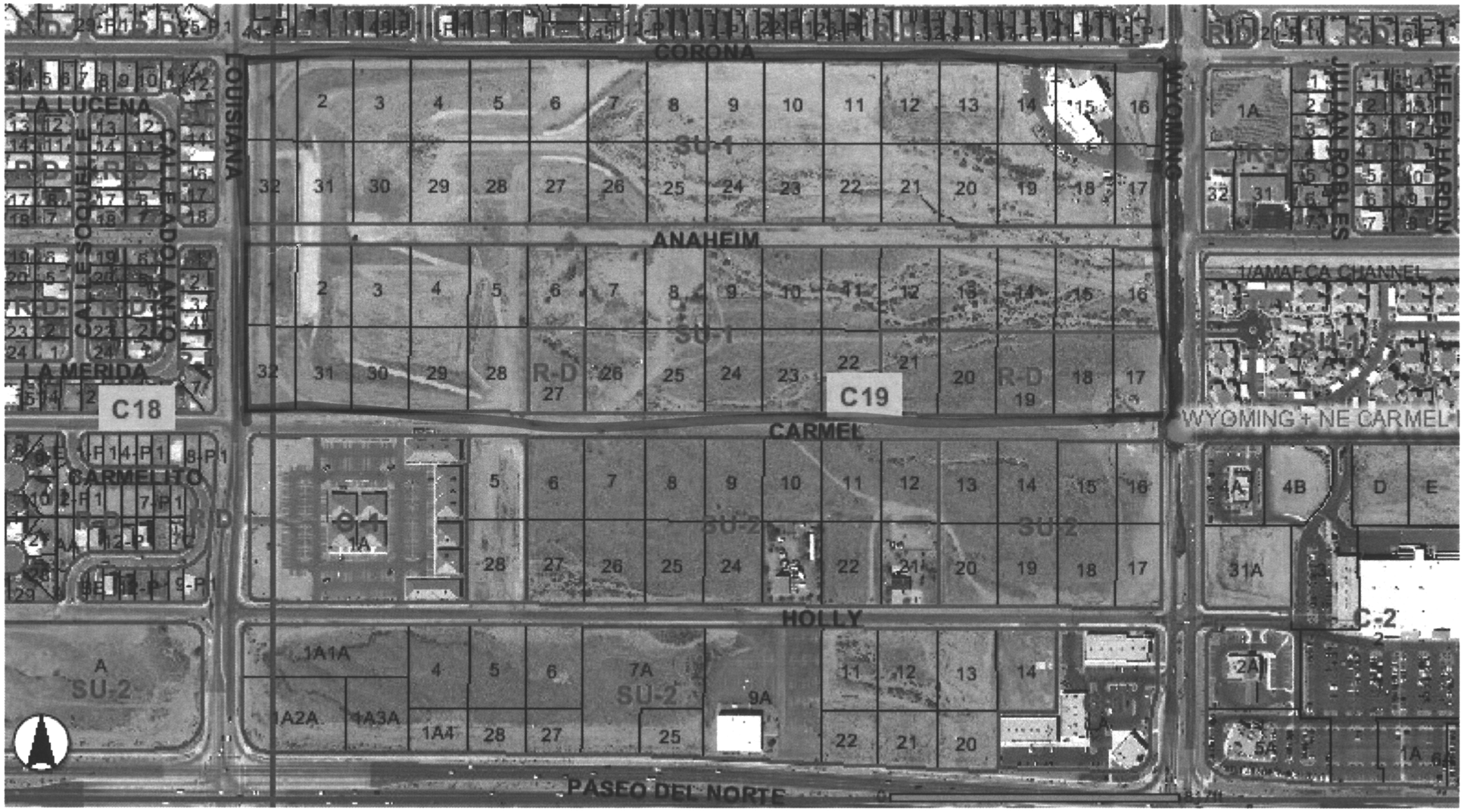
DATE: December 14, 2005

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003921 AGENDA#: 4 DATE: 12.14.05

1. Name: JOE YALDWMIAN Address: 7801 RC GARNA NE Zip: 87122
2. Name: Debie Trujillo Address: JMA Zip:
3. Name: Chuck Cole Address: JMA 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:


CORONA
LOUISIANA
WYOMING
LA LUCENA
ANAHEIM
LA MERIDA
C18
C19
CARMEL
CARMELITO
WYOMING + NE CARMEL
HOLLY
PASEO DEL NORTE
SU-1
SU-2
R-D
C-2

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 14, 2005

Project # 1003921
05DRB-01758 Major-Vacation of Pub Right-of-Way
05DRB-01759 Major-Vacation of Public Easements
05DRB-01760 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA & CITY OF ALBUQUERQUE, MUNICIPAL DEVELOPMENT DIVISION, request(s) the above action(s) for all or a portion of Lot(s) 1-32, Block(s) 7 and Lot(s) 1-32, Block(s) 8, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-1, R-D, R-T, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING AVE NE containing approximately 10 acre(s). (C-19)

AMAFCA — No objection to vacation requests. Future dedication of Louisiana Boulevard right-of-way and the public utility easement on AMAFCA right-of-way are subject to approval by the Board of Directors.

COG — No adverse comments.

Transit — No objection to the requests.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to Nor Este NA (R) and North Domingo Baca NA (R).

APS — The request for a vacation of public right-of-way in North Albuquerque Acres, Tract 2, Unit 3 and consolidation of lots for the Kinney Dam and North Domingo Baca Park will have no adverse impacts to the APS district.

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

Fire Department — No adverse comments.

PNM Electric & Gas

This request is APPROVED, provided PNM existing facilities are granted new easements or relocated at the developers expense.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health — No comments received.

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer

No objection to the vacation requests. No adverse comments on the sketch plat.

Transportation Development

No objection to the vacation requests. Why are the radii on Louisiana 25'? Provide x-section of Louisiana and how the 55' dedication relates to the typical section with bike lanes and platting to the north and south. Are the improvements in place on the surrounding streets? (Sidewalks?) (The infrastructure list should refer to the City project numbers that built the infrastructure).

Parks & Recreation — No objection to any of the requests.

Utilities Development

No objection to Vacation requests. Replat will require extension of public water and sanitary sewer lines in Carmel unless a Bulk Land Variance is approved.

Planning Department

No objection to the requested vacations. Defer to the affected agencies.

If the vacations are approved, applicant has one year to complete the vacation action by filing the plat.

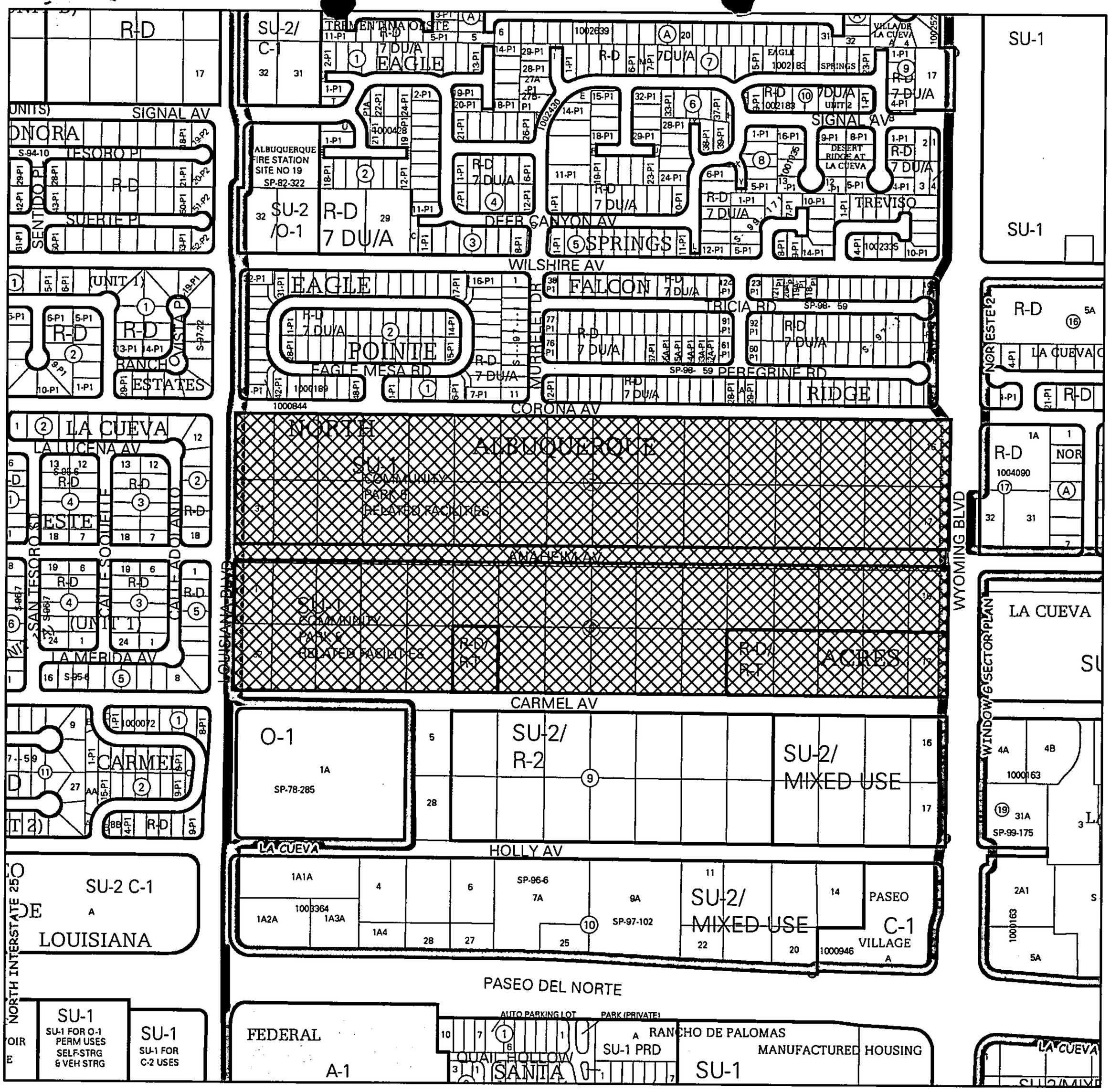
Planning has no adverse comments on the sketch plat request.

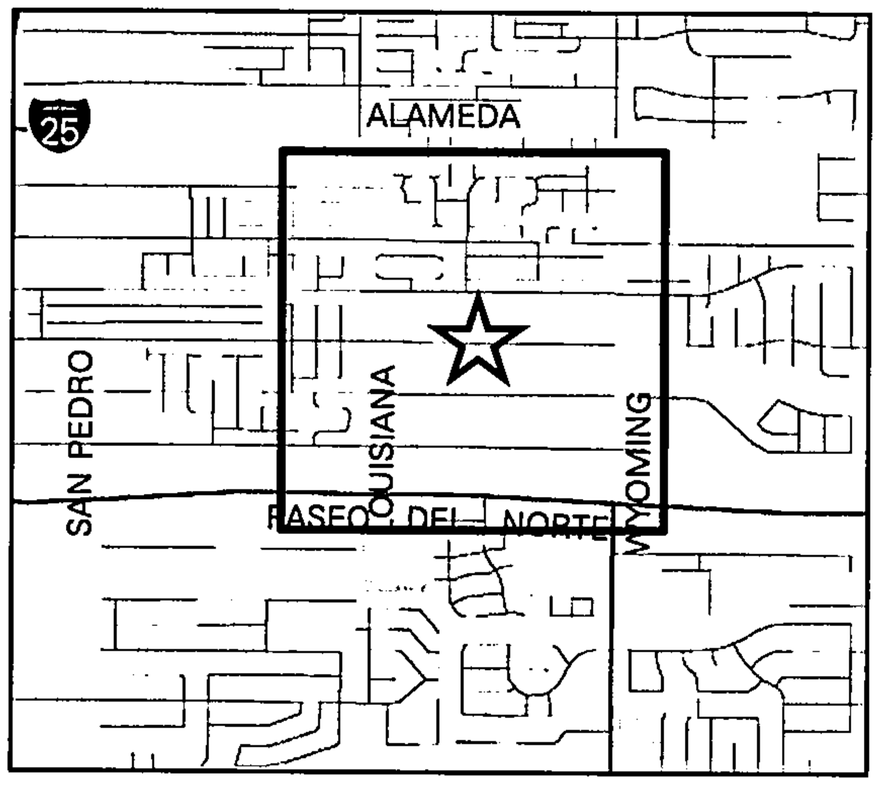
Impact Fee Administrator

Impact Fees are not applicable to the proposed vacation of the Public Access Easements and Public Utility Easements in Arrowwood Hills Unit 1

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

cc: AMAFCA, Attn.: Marty Eckert, 2600 Prospect NE, 87107
City of Albuquerque, Dept., of Municipal Development, Attn: Colleen Frenz, P.O. Box 1293, 87102
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1003921

Hearing Date:
12/14/05

Zone Map Page:
C-19

Additional Case Numbers:

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, December 14, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004360
05DRB-01736 Major-SiteDev Plan Subd
05DRB-01737 Major-Preliminary Plat Approval

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 3 acre(s). [REF: 05DRB01245] (J-12)

Project # 1003132
05DRB-01754 Major- Vacation of Public Easements
05DRB-01753 Major- Vacation of Public Easements

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for MWS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A & 9-B, **BROADWAY INDUSTRIAL CENTER, UNIT 3,** zoned SU-2 - HM located on KARSTEN COURT NE, between SAN JOSE NE and GIBSON AVE NE containing approximately 4 acre(s). [REF: 03DRB020703, DRB-97-271] (M-14)

Project # 1001594
05DRB-01761 Major-Vacation of Public Easements

WILSON & COMPANY agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT, (to be known as **ARROWWOOD HILLS, UNIT 1,** zoned R-LT residential zone, located on AMOLE MESA SW, between MESA ARENOSO DR SW and MESSINA DR SW containing approximately 1 acre(s). [REF: 02DRB01621, 01622,, 04DRB00137, 00261, 00262,00263] (N-8/N-9)

Project # 1003921
05DRB-01758 Major-Vacation of Pub Right-of-Way
05DRB-01759 Major-Vacation of Public Easements
05DRB-01760 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA & CITY OF ALBUQUERQUE, MUNICIPAL DEVELOPMENT DIVISION, request(s) the above action(s) for all or a portion of Lot(s) 1-32, Block(s) 7 and Lot(s) 1-32, Block(s) 8, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-1, R-D, R-T, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING AVE NE containing approximately 10 acre(s). (C-19)

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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 28, 2005.

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, December 14, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004360
05DRB-01736 Major-SiteDev Plan Subd
05DRB-01737 Major-Preliminary Plat Approval

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 3 acre(s). [REF: 05DRB01245] (J-12)

Project # 1003132
05DRB-01754 Major- Vacation of Public Easements
05DRB-01753 Major- Vacation of Public Easements

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for MWS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A & 9-B, **BROADWAY INDUSTRIAL CENTER, UNIT 3,** zoned SU-2 - HM located on KARSTEN COURT NE, between SAN JOSE NE and GIBSON AVE NE containing approximately 4 acre(s). [REF: 03DRB020703, DRB-97-271] (M-14)

Project # 1001594
05DRB-01761 Major-Vacation of Public Easements

WILSON & COMPANY agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT, (to be known as **ARROWWOOD HILLS, UNIT 1,** zoned R-LT residential zone, located on AMOLE MESA SW, between MESA ARENOSO DR SW and MESSINA DR SW containing approximately 1 acre(s). [REF: 02DRB01621, 01622,, 04DRB00137, 00261, 00262,00263] (N-8/N-9)

Project # 1003921
05DRB-01758 Major-Vacation of Pub Right-of-Way
05DRB-01759 Major-Vacation of Public Easements
05DRB-01760 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA & CITY OF ALBUQUERQUE, MUNICIPAL DEVELOPMENT DIVISION, request(s) the above action(s) for all or a portion of Lot(s) 1-32, Block(s) 7 and Lot(s) 1-32, Block(s) 8, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-1, R-D, R-T, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING AVE NE containing approximately 10 acre(s). (C-19)

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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 28, 2005.

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, December 14, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004360
05DRB-01736 Major-SiteDev Plan Subd
05DRB-01737 Major-Preliminary Plat Approval

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 3 acre(s). [REF: 05DRB01245] (J-12)

Project # 1003132
05DRB-01754 Major- Vacation of Public Easements
05DRB-01753 Major- Vacation of Public Easements

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for MWS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A & 9-B, **BROADWAY INDUSTRIAL CENTER, UNIT 3,** zoned SU-2 - HM located on KARSTEN COURT NE, between SAN JOSE NE and GIBSON AVE NE containing approximately 4 acre(s). [REF: 03DRB020703, DRB-97-271] (M-14)

Project # 1001594
05DRB-01761 Major-Vacation of Public Easements

WILSON & COMPANY agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT, (to be known as **ARROWWOOD HILLS, UNIT 1,** zoned R-LT residential zone, located on AMOLE MESA SW, between MESA ARENOSO DR SW and MESSINA DR SW containing approximately 1 acre(s). [REF: 02DRB01621, 01622,, 04DRB00137, 00261, 00262,00263] (N-8/N-9)

Project # 1003921
05DRB-01758 Major-Vacation of Pub Right-of-Way
05DRB-01759 Major-Vacation of Public Easements
05DRB-01760 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA & CITY OF ALBUQUERQUE, MUNICIPAL DEVELOPMENT DIVISION, request(s) the above action(s) for all or a portion of Lot(s) 1-32, Block(s) 7 and Lot(s) 1-32, Block(s) 8, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-1, R-D, R-T, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING AVE NE containing approximately 10 acre(s). (C-19)

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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 28, 2005.

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, December 14, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004360
05DRB-01736 Major-SiteDev Plan Subd
05DRB-01737 Major-Preliminary Plat Approval

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 3 acre(s). [REF: 05DRB01245] (J-12)

Project # 1003132
05DRB-01754 Major- Vacation of Public Easements
05DRB-01753 Major- Vacation of Public Easements

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for MWS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A & 9-B, **BROADWAY INDUSTRIAL CENTER, UNIT 3,** zoned SU-2 - HM located on KARSTEN COURT NE, between SAN JOSE NE and GIBSON AVE NE containing approximately 4 acre(s). [REF: 03DRB020703, DRB-97-271] (M-14)

Project # 1001594
05DRB-01761 Major-Vacation of Public Easements

WILSON & COMPANY agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT, (to be known as **ARROWWOOD HILLS, UNIT 1,** zoned R-LT residential zone, located on AMOLE MESA SW, between MESA ARENOSO DR SW and MESSINA DR SW containing approximately 1 acre(s). [REF: 02DRB01621, 01622,, 04DRB00137, 00261, 00262,00263] (N-8/N-9)

Project # 1003921
05DRB-01758 Major-Vacation of Pub Right-of-Way
05DRB-01759 Major-Vacation of Public Easements
05DRB-01760 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA & CITY OF ALBUQUERQUE, MUNICIPAL DEVELOPMENT DIVISION, request(s) the above action(s) for all or a portion of Lot(s) 1-32, Block(s) 7 and Lot(s) 1-32, Block(s) 8, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-1, R-D, R-T, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING AVE NE containing approximately 10 acre(s). (C-19)

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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 28, 2005.

CITY OF ALBUQUERQUE

FYI

THREE HUNDRED YEARS 1706 * 2006
ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

December 1, 2005

TO: Leilani McGranahan and Joe Yardumian, Nor Este NA
Judie Pellegrino and Jeff Peterson, North Domingo Baca NA

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 ten (10) acre(s): Major Vacation of Public Right-of-Way for Anaheim Avenue NE between Louisiana Boulevard NE and Wyoming Boulevard NE; Major Vacation of Public Easements for PNM and MST&T; and Minor Sketch Plat or Plan to create two (2) tracts: Tract A, North Domingo Baca Park and Tract A, Kinney Dam.**

Proposed by: **Jeff Mortensen and Associates, Inc. at 345-4250**
Agent for: **AMAFCA and the City of Albuquerque**

For property located: **On or near Corona Avenue NE between Louisiana Boulevard NE and Wyoming Avenue NE.**

The case number(s) assigned is: **05DRB- 01758, 01759, 01760, Project # 1003921.**

City Planning accepted application for this request on **November 18, 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, December 14, 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

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

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: DECEMBER 14, 2005
Zone Atlas Page: C-19-Z
Notification Radius: 100 Ft.

Project# 1003921
App#05DRB-01758
App#05DRB-01759
App#05DRB-01760

Cross Reference and Location: CORONA AVENUE NE AND CARMEL AVENUE NE (ANAHEIM AVENUE NE) BETWEEN LOUISIANA BLVD. NE AND WYOMING BLVD NE

Applicant: AMAFCA (MARTY ECKERT) & CITY OF ALBUQ. DEPT OF MUN. DEV. (COLLEEN FRENZ)
Address: 2600 PROSPECT NE & PO BOX 1293
ALBUQUERQUE, NM 87107

Agent: JEFF MORTENSEN & ASSOCIATES, INC
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: NOVEMBER 23, 2005
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1003921
Application# 05PRB-01758+01759+01760

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-19	109064	123-174	304-08	
		108-173	07	
		090-174	06	
		073-174	05	
		058-173	04	
		041-173	03	
		025-174	02	
		010-173	01	
		139-173	09	
		156-173	10	
		173-173	11	
		190-173	12	
		205-173	13	
		221-174	14	
		238-174	15	
		253-173	16	
		253-195	17	
		238-195	18	
		222-195	19	
		205-195	20	
		189-195	21	
		173-195	22	
		155-195	23	
		140-195	24	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1003921
Application# 05DRB-01758-01759-01760

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-19	1019064	124-195	304-25	
		107-196	26	
		082-196	28	
		057-196	29	
		041-196	30	
		025-196	31	
		010-196	32	
		010-144	303-32	
		024-144	31	
		041-143	30	
		058-144	29	
		074-143	28	
		090-143	27	
		108-143	26	
		124-144	25	
		140-143	24	
		156-144	23	
		173-143	22	
		189-143	21	
		206-143	20	
		222-143	19	
		238-143	18	
		253-142	17	
		253-120	16	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1003921
Application#

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-19	1019064	238-120	303-15	
		221-120	14	
		206-120	13	
		189-120	12	
		141-121	09	
		090-120	06	
		073-120	05	
		057-120	04	
		040-120	03	
		024-120	02	
		010-120	01	
		036-078	310-04	
		073-090	302-28	
		090-090	27	
		107-090	26	
		123-090	25	
		140-090	24	
		156-090	23	
		173-090	22	
		189-090	21	
		205-090	20	
		221-090	19	
		239-090	18	
		253-090	17	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1003921
Application#

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-19	1019064	273-195	404-32	
		272-172	01	
		349-120	403-01	
		287-086	402-12	
		273-212	405-20	
		253-215	306-35	
		249-214	34	
		245-214	33	
		241-214	32	
		236-214	31	
		232-214	30	
		228-214	29	
		224-214	28	
		221-214	27	
		216-214	26	
		213-214	25	
		208-214	24	
		204-214	23	
		200-214	22	
		196-214	21	
		192-214	20	
		188-214	19	
		185-214	18	
		181-214	17	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1003921
Application#

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-19	1019064	177-214	306-16	
		172-214	15	
		168-214	14	
		164-214	13	
		160-214	12	
		156-214	11	
		152-214	10	
		148-214	09	
		144-214	08	
		140-214	07	
		136-214	06	
		132-214	05	
		128-214	04	
		124-214	03	
		120-214	02	
		115-214	01	
		102-212	305-07	
		085-246	61	
		076-248	63	
		071-247	64	
		066-247	65	
		061-247	66	
		057-247	67	
		052-247	68	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1003921
Application#

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-19	1019064	040-247	305-18	
		035-247	19	
		030-247	20	
		026-247	21	
		021-247	22	
		017-247	23	
		012-248	24	
		008-249	25	
		003-245	10	
	1018064	521-206	414-05	
		523-188	406-07	
		523-180	06	
		523-174	05	
		523-169	04	
		523-163	03	
		523-158	02	
		523-151	01	
		523-139	407-16	
		523-132	15	
		523-127	14	
		523-121	13	
		523-116	12	
		524-111	11	
		524-104	10	
		522-089	420-09	

Yvonne C. Saavedra/APD/CABQ
11/22/2005 02:52 PM

To Yvonne C. Saavedra/APD/CABQ@COA
cc
bcc
Subject labels

----- Forwarded by Yvonne C. Saavedra/APD/CABQ on 11/22/2005 02:52 PM -----

mainframe@coa1mp3.cabq.gov
11/22/2005 02:50 PM

To
cc
Subject

```
1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01019064                 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101906412317430408      LEGAL: 025  007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
                         PROPERTY ADDR: 00000   ALHAMBRA
                            OWNER NAME: CITY OF ALBUQUERQUE
                            OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM          87103
0101906410817330407      LEGAL: 026  007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
                         PROPERTY ADDR: 00000   ALHAMBRA
                            OWNER NAME: AMAFCA
                            OWNER ADDR: 02600   PROSPECT                NE
ALBUQUERQUE NM          87107
0101906409017430406      LEGAL: 027  007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
                         PROPERTY ADDR: 00000   ALHAMBRA
                            OWNER NAME: ALBUQUERQUE METROPOLITAN
                            OWNER ADDR: 02600   PROSPECT                NE
ALBUQUERQUE NM          87107
0101906407317430405      LEGAL: 028  007N ORTH ALBUQ ACRES UN 3 TR 2
LAND USE:
                         PROPERTY ADDR: 00000   ALHAMBRA
                            OWNER NAME: ALBUQUERQUE METROPOLITAN
                            OWNER ADDR: 02600   PROSPECT                NE
ALBUQUERQUE NM          87107
0101906405817330404      LEGAL: 029  007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
                         PROPERTY ADDR: 00000   ALHAMBRA
                            OWNER NAME: ALBUQUERQUE METROPOLITAN
                            OWNER ADDR: 02600   PROSPECT                NE
ALBUQUERQUE NM          87107
0101906404117330403      LEGAL: 030  007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
                         PROPERTY ADDR: 00000   ALHAMBRA
                            OWNER NAME: ALBUQUERQUE METROPOLITAN
                            OWNER ADDR: 02600   PROSPECT                NE
ALBUQUERQUE NM          87107
```

0101906402517430402 LEGAL: 031 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 ALHAMBRA
OWNER NAME: ALBUQUERQUE METROPOLITAN
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107
0101906401017330401 LEGAL: 032 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 LOUISIANA
OWNER NAME: ALBUQUERQUE METROPOLITAN
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107
0101906413917330409 LEGAL: 024 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 ALHAMBRA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906415617330410 LEGAL: 023 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 ALHAMBRA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906417317330411 LEGAL: LOT 22 B LK 7 NORTH ALBUQUERQUE ACRES UNIT 3
TRACT LAND USE:
PROPERTY ADDR: 00000 ALHAMBRA
OWNER NAME: ALBUQUERQUE METROPOLITAN
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107
0101906419017330412 LEGAL: 021 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 ALHAMBRA
OWNER NAME: ALBUQUERQUE METROPOLITAN
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107
0101906420517330413 LEGAL: 020 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 ALHAMBRA
OWNER NAME: ALBUQUERQUE METROPOLITAN
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107
0101906422117430414 LEGAL: 019 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 ALHAMBRA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906423817430415 LEGAL: 018 007T R 2 UNIT 3 NO ALBUQUERQUE AC
LAND USE:
PROPERTY ADDR: 00000 ALHAMBRA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

0101906425317330416 LEGAL: 017 007T R 2 UNIT 3 NO ALBUQUERQUE AC
LAND USE:
PROPERTY ADDR: 00000 ALHAMBRA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906425319530417 LEGAL: 016 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 WYOMING
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906423819530418 LEGAL: 015 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CORONA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906422219530419 LEGAL: 014 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CORONA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906420519530420 LEGAL: 013 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CORONA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906418919530421 LEGAL: 012 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CORONA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906417319530422 LEGAL: 011 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CORONA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906415519530423 LEGAL: 010 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CORONA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906414019530424 LEGAL: 009 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CORONA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

0101906412419530425 LEGAL: 008 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CORONA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906410719630426 LEGAL: 007 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CORONA
OWNER NAME: ALBUQ METROPOLITAN ARROYO
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107
0101906408219630428 LEGAL: TR 2 UNI T 3 NORTH ALBUQUERQUE ACRES LTS 5 & 6
OF B LAND USE:
PROPERTY ADDR: 00000 CORONA
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107
0101906405719630429 LEGAL: 004 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CORONA
OWNER NAME: ALBUQUERQUE METROPOLITAN
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107
0101906404119630430 LEGAL: 003 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CORONA
OWNER NAME: ALBUQUERQUE METROPOLITAN
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107
0101906402519630431 LEGAL: 002 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CORONA
OWNER NAME: ALBUQUERQUE METROPOLITAN
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107
0101906401019630432 LEGAL: 001 007N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 LOUISIANA
OWNER NAME: ALBUQUERQUE METROPOLITAN
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107
0101906401014430332 LEGAL: 001 008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 LOUISIANA
OWNER NAME: ALBUQUERQUE METROPOLITAN
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107
0101906402414430331 LEGAL: 002 008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 ALHAMBRA
OWNER NAME: ALBUQUERQUE METROPOLITAN
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107

0101906404114330330 LEGAL: 003 008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 ALHAMBRA
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107
0101906405814430329 LEGAL: 004 008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 ANAHEIM
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107
0101906407414330328 LEGAL: 005 008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 ANAHEIM
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107
0101906409014330327 LEGAL: 006 008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 ANAHEIM
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906410814330326 LEGAL: 0007 0008 NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 2
LAND USE:
PROPERTY ADDR: 00000 ANAHEIM
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906412414430325 LEGAL: 0008 0008 NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 2
LAND USE:
PROPERTY ADDR: 00000 ANAHEIM
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906414014330324 LEGAL: 009 008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 ALHAMBRA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906415614430323 LEGAL: 010 008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 ALHAMBRA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906417314330322 LEGAL: 011 008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 ALHAMBRA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

0101906418914330321 LEGAL: 012 008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 ALHAMBRA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

0101906420614330320 LEGAL: 013 008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 ALHAMBRA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906422214330319 LEGAL: 014 008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 ALHAMBRA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906423814330318 LEGAL: 015 008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 ALHAMBRA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906423814330318 LEGAL: 015 008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 ALHAMBRA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906425314230317 LEGAL: 016 008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 WYOMING
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906425312030316 LEGAL: 017 008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CARMEL
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906423812030315 LEGAL: 018 008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CARMEL
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101906422112030314 LEGAL: 019 008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CARMEL
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

```
0101906420612030313   LEGAL: 020  008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
                      PROPERTY ADDR: 00000   CARMEL
                         OWNER NAME: CITY OF ALBUQUERQUE
                         OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM       87103
0101906418912030312   LEGAL: 021  008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
                      PROPERTY ADDR: 00000   CARMEL
                         OWNER NAME: CITY OF ALBUQUERQUE
                         OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM       87103
0101906414112130309   LEGAL: LTS  22 T HRU 26 BLK 8 TR 2 UNIT 3 NORTH
ALBUQUERQUE  LAND USE:
                      PROPERTY ADDR: 00000   CARMEL
                         OWNER NAME: CITY OF ALBUQUERQUE
                         OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM       87103
0101906409012030306   LEGAL: 027  008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
                      PROPERTY ADDR: 00000   CARMEL
                         OWNER NAME: CITY OF ALBUQUERQUE
                         OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM       87103
0101906407312030305   LEGAL: 028  008T R2 UNIT 3 NO ALBUQ AC
LAND USE:
                      PROPERTY ADDR: 00000   CARMEL
                         OWNER NAME: AMAFCA
                         OWNER ADDR: 02600   PROSPECT                    NE
ALBUQUERQUE NM       87107
0101906405712030304   LEGAL: 029  008T R 2 UNIT 3 NO ALBUQ AC
LAND USE:
                      PROPERTY ADDR: 00000   CARMEL
                         OWNER NAME: AMAFCA
                         OWNER ADDR: 02600   PROSPECT                    NE
ALBUQUERQUE NM       87107
0101906404012030303   LEGAL: 030  008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
                      PROPERTY ADDR: 00000   CARMEL
                         OWNER NAME: ALBUQUERQUE METROPOLITAN
                         OWNER ADDR: 02600   PROSPECT                    NE
ALBUQUERQUE NM       87107
0101906402412030302   LEGAL: 031  008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
                      PROPERTY ADDR: 00000   CARMEL
                         OWNER NAME: ALBUQUERQUE METROPOLITAN
                         OWNER ADDR: 02600   PROSPECT                    NE
ALBUQUERQUE NM       87107
0101906401012030301   LEGAL: 032  008N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
                      PROPERTY ADDR: 00000   LOUISIANA
                         OWNER NAME: ALBUQUERQUE METROPOLITAN
                         OWNER ADDR: 02600   PROSPECT                    NE
ALBUQUERQUE NM       87107
```

0101906403607831004 LEGAL: LT 1 -A B LK 9 TRACT 2 UNIT 3 NORTH ALBUQUERQUE
ACRE LAND USE:
PROPERTY ADDR: 00000 LOUISIANA
OWNER NAME: SEDONA POINT LTD CO
OWNER ADDR: 08200 LOUISIANA NE
ALBUQUERQUE NM 87113
0101906407309030228 LEGAL: 005 009T RACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 CARMEL
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107
0101906409009030227 LEGAL: 006 009T RACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 CAMELLIA
OWNER NAME: PULLANO PETER G TRUSTEE
OWNER ADDR: PO BOX 14432
ALBUQUERQUE NM 87191
0101906410709030226 LEGAL: 007 009T RACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 CAMELLIA
OWNER NAME: PULLANO PETER G TRUSTEE
OWNER ADDR: PO BOX 14432
ALBUQUERQUE NM 87191
0101906412309030225 LEGAL: 008 009T RACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 CARMEL
OWNER NAME: PULLANO PETER G TRUSTEE
OWNER ADDR: PO BOX 14432
ALBUQUERQUE NM 87191
0101906414009030224 LEGAL: 009 009N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CARMEL
OWNER NAME: PULLANO PETER G TRUSTEE
OWNER ADDR: PO BOX 14432
ALBUQUERQUE NM 87191
0101906415609030223 LEGAL: 010 009N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CARMEL
OWNER NAME: HAIDARI ESMAIL & GHAMAR ASGHAR
OWNER ADDR: 07049 LUELLA ANNE NE
ALBUQUERQUE NM 87109
0101906417309030222 LEGAL: 011 009N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CARMEL
OWNER NAME: HAIDARI ESMAIL & GHAMAR ASGHAR
OWNER ADDR: 12008 GAZELLE PL NE
ALBUQUERQUE NM 87111
0101906418909030221 LEGAL: 012 009N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CARMEL
OWNER NAME: PULLANO PETER G TRUSTEE
OWNER ADDR: PO BOX 14432
ALBUQUERQUE NM 87191

0101906420509030220 LEGAL: 013 009N ORTH ALBUQ AC UNIT 3 TR 2
LAND USE:
PROPERTY ADDR: 00000 CARMEL
OWNER NAME: ORR HAROLD R JR & JOANN ORR
OWNER ADDR: PO BOX 14432
ALBUQUERQUE NM 87191
0101906422109030219 LEGAL: 014 009N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CARMEL
OWNER NAME: ORR HAROLD R JR & JOANN ORR
OWNER ADDR: PO BOX 14432
ALBUQUERQUE NM 87191
0101906423909030218 LEGAL: 015 009N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CARMEL
OWNER NAME: BANK OF ALBUQUERQUE NA
OWNER ADDR: 03900 VASSAR DR NE
ALBUQUERQUE NM 87107
0101906425309030217 LEGAL: 016 009N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 CARMEL
OWNER NAME: BANK OF ALBUQUERQUE NA
OWNER ADDR: 03900 VASSAR DR NE
ALBUQUERQUE NM 87107
0101906427319540432 LEGAL: 001 017N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 WYOMING
OWNER NAME: HAKEEM JAMES P & JACKLYN
OWNER ADDR: 12415 WALKER WAY NE
ALBUQUERQUE NM 87111
0101906427217240401 LEGAL: 032 017T RACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 ANAHEIM
OWNER NAME: HELPER DAVID L D V M & LISA
OWNER ADDR: 07509 RIO GRANDE BL NW
ALBUQUERQUE NM 87107
0101906434912040301 LEGAL: TR A SUB DIVISION PLAT OF LA CUEVA VILLAGE, UNIT
1 LAND USE:
PROPERTY ADDR: 00000 WYOMING
OWNER NAME: G & I III PINNACLES ESTATES LL
OWNER ADDR: PO BOX 4900 DEPT 305
SCOTTSDALE AZ 85261
0101906428708640212 LEGAL: LOT 4-A PLAT FOR LOTS 4-A & 4-B LA CUEVA TOWN
CENT LAND USE:
PROPERTY ADDR: 00000 WYOMING
OWNER NAME: LA CUEVA TOWN CENTER LTD CO
OWNER ADDR: PO BOX 66180
ALBUQUERQUE NM 87193
0101906427321240520 LEGAL: LT 2 -P1 PLAT OF LA CUEVA CORONA SUBDIVISION
CONT 0 LAND USE:
PROPERTY ADDR: 00000 RIO GUADALUPE
OWNER NAME: THOMPSON HAROLD D JR
OWNER ADDR: 07600 RIO GUADALUPE PL NE
ALBUQUERQUE NM 87122

0101906425321530635 LEGAL: LT P 1-45 PLAT OF FALCON RIDGE SUBDIVISION CONT
5,2 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: RIDDLE GLENDEN P & JOY L
OWNER ADDR: 07528 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906424921430634 LEGAL: LT P 1-44 PLAT OF FALCON RIDGE SUBDIVISION CONT
3,8 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: CANNADAY TROY & MICHELLE
OWNER ADDR: 07524 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906424521430633 LEGAL: LT P 1-43 PLAT OF FALCON RIDGE SUBDIVISION CONT
3,9 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: NEELY MICHAEL D & LESLIE S
OWNER ADDR: 07520 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906424121430632 LEGAL: LT P 1-42 PLAT OF FALCON RIDGE SUBDIVISION CONT
4,0 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: EISENBERG REBECCA
OWNER ADDR: 07516 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906423621430631 LEGAL: LT P 1-41 PLAT OF FALCON RIDGE SUBDIVISION CONT
4,0 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: HERRERA JOHN E & JOSIE T
OWNER ADDR: 07512 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906423221430630 LEGAL: LT P 1-40 PLAT OF FALCON RIDGE SUBDIVISION CONT
4,0 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: MONTENEGRO ROBERT
OWNER ADDR: 07508 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906422821430629 LEGAL: LT P 1-39 PLAT OF FALCON RIDGE SUBDIVISION CONT
4,0 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: SMITH HERB & CHARLOTTE
OWNER ADDR: 07504 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906422421430628 LEGAL: LT P 1-38 PLAT OF FALCON RIDGE SUBDIVISION CONT
4,0 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: BARNES SHEREE ANN
OWNER ADDR: 07500 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906422121430627 LEGAL: LT P 1-37 PLAT OF FALCON RIDGE SUBDIVISION CONT
4,0 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: GONG QIN
OWNER ADDR: 07436 PEREGRINE RD NE
ALBUQUERQUE NM 87113

0101906421621430626 LEGAL: LT P 1-36 PLAT OF FALCON RIDGE SUBDIVISION CONT
4,0 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: LOPEZ MIKE & SHANNON
OWNER ADDR: 07432 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906421321430625 LEGAL: LT P 1-35 PLAT OF FALCON RIDGE SUBDIVISION CONT
4,0 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: MISHRA NEERAD C & KIRAN
OWNER ADDR: 07424 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906420821430624 LEGAL: LT P 1-34 PLAT OF FALCON RIDGE SUBDIVISION CONT
4,0 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: CREWS H DALE & CORDOVA
OWNER ADDR: 07420 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906420421430623 LEGAL: LT P 1-33 PLAT OF FALCON RIDGE SUBDIVISION CONT
4,0 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: GONZALES REBECCA J
OWNER ADDR: 07416 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906420021430622 LEGAL: LT P 1-32 PLAT OF FALCON RIDGE SUBDIVISION CONT
4,0 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: FOX-BONILLA MARCI K & DENNIS B
OWNER ADDR: 07412 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906419621430621 LEGAL: LT P 1-31 PLAT OF FALCON RIDGE SUBDIVISION CONT
4,0 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: CHAVEZ JEANETTE
OWNER ADDR: 07408 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906419221430620 LEGAL: LT P 1-30 PLAT OF FALCON RIDGE SUBDIVISION CONT
4,0 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: REZAIE QURBAN A
OWNER ADDR: 07404 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906418821430619 LEGAL: LT P 1-29 PLAT OF FALCON RIDGE SUBDIVISION CONT
4,0 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: WELLS PARKER H & FLORAIDA A
OWNER ADDR: PO BOX 41
SAN JUAN PUENM 87566
0101906418521430618 LEGAL: TR A PLA T OF FALCON RIDGE SUBDIVISION CONT
2,500 S LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

0101906418121430617 LEGAL: LT P 1-28 PLAT OF FALCON RIDGE SUBDIVISION CON
4,50 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: CULP JUSTIN A & AIMEE B
OWNER ADDR: 07328 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906417721430616 LEGAL: LT P 1-27 PLAT OF FALCON RIDGE SUBDIVISION CON
4,50 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: FULLER HOMES INC
OWNER ADDR: PO BOX 13900
ALBUQUERQUE NM 87192
0101906417221430615 LEGAL: LT P 1-26 PLAT OF FALCON RIDGE SUBDIVISION CON
4,50 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: MERCER KENT W
OWNER ADDR: 07320 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906416821430614 LEGAL: LT P 1-25 PLAT OF FALCON RIDGE SUBDIVISION CON
4,00 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: PEI PEI & QIYUN LIN
OWNER ADDR: 07316 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906416421430613 LEGAL: LT P 1-24 PLAT OF FALCON RIDGE SUBDIVISION CON
4,00 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: SABLE BRADLEY S & CHRISTINE
OWNER ADDR: 07312 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906416021430612 LEGAL: LT P 1-23 PLAT OF FALCON RIDGE SUBDIVISION CON
4,00 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: SANCHEZ HELEN L & JUDITH ANNET
OWNER ADDR: 07308 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906415621430611 LEGAL: LT P 1-22 PLAT OF FALCON RIDGE SUBDIVISION CON
4,00 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: CHENG P & LA ROSA DENISE M
OWNER ADDR: 07304 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906415221430610 LEGAL: LT P 1-21 PLAT OF FALCON RIDGE SUBDIVISION CON
4,00 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: PAHL ROBERT J
OWNER ADDR: 07300 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906414821430609 LEGAL: LT P 1-20 PLAT OF FALCON RIDGE SUBDIVISION CON
4,00 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: CASTRO JOHN P & LISA NEIGHBORS
OWNER ADDR: 07232 PEREGRINE RD NE
ALBUQUERQUE NM 87113

0101906414421430608 LEGAL: LT P 1-19 PLAT OF FALCON RIDGE SUBDIVISION CON
4,00 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: HEASLIP SAMUEL F & FLORA L
OWNER ADDR: 07228 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906414021430607 LEGAL: LT P 1-18 PLAT OF FALCON RIDGE SUBDIVISION CON
4,00 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: ROGERS VIRGINIA
OWNER ADDR: 07224 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906413621430606 LEGAL: LT P 1-17 PLAT OF FALCON RIDGE SUBDIVISION CON
4,00 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: BUSQUETS LUIS ANTONIO
OWNER ADDR: 07220 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906413221430605 LEGAL: LT P 1-16 PLAT OF FALCON RIDGE SUBDIVISION CON
4,00 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: HARPER KATHY LEE
OWNER ADDR: 07216 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906412821430604 LEGAL: LT P 1-15 PLAT OF FALCON RIDGE SUBDIVISION CON
4,00 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: ORRELL DEBIE G
OWNER ADDR: 07212 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906412421430603 LEGAL: LT P 1-14 PLAT OF FALCON RIDGE SUBDIVISION CON
4,00 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: BINNS ROYCE S & ADRIANA M
OWNER ADDR: 07208 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906412021430602 LEGAL: LT P 1-13 PLAT OF FALCON RIDGE SUBDIVISION CON
4,00 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: BALDUINI CHARLES A & JILL K
OWNER ADDR: 07204 PEREGRINE RD NE
ALBUQUERQUE NM 87113
0101906411521430601 LEGAL: LT P 1-12 PLAT OF FALCON RIDGE SUBDIVISION CON
4,73 LAND USE:
PROPERTY ADDR: 00000 PEREGRINE
OWNER NAME: ROMERO GARY E & MARIA E
OWNER ADDR: 03712 CAMINO DON DIEGO NE
ALBUQUERQUE NM 87111
0101906410221230507 LEGAL: LT 1 1 PL AT OF FALCON RIDGE SUBDIVISION CONT
5,270 LAND USE:
PROPERTY ADDR: 00000 MURRELET
OWNER NAME: OSMAN SHILLA & FARID
OWNER ADDR: 03901 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

01019064085246305 61 LEGAL: LOT 7-P1 BLOCK 1 PLAT OF EAGLE POINT
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 MOON EAGLE
OWNER NAME: DESANTIS RHONDA
OWNER ADDR: 08500 MOON EAGLE DR NE
ALBUQUERQUE NM 87113
01019064076248305 63 LEGAL: LOT 6-P1 BLOCK 1 PLAT OF EAGLE POINT
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 EAGLE MESA
OWNER NAME: HUNG FRANK
OWNER ADDR: 07120 EAGLE MESA RD NE
ALBUQUERQUE NM 87113
01019064071247305 64 LEGAL: LOT 5-P1 BLOCK 1 PLAT OF EAGLE POINT
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 EAGLE MESA
OWNER NAME: BEST DONALD LESLIE
OWNER ADDR: 07116 EAGLE MESA RD NE
ALBUQUERQUE NM 87113
01019064066247305 65 LEGAL: LOT 4-P1 BLOCK 1 PLAT OF EAGLE POINT
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 EAGLE MESA
OWNER NAME: STEVENS GEORGE M & V MIGNON
OWNER ADDR: 07112 EAGLE MESA RD NE
ALBUQUERQUE NM 87113
01019064061247305 66 LEGAL: LOT 3-P1 BLOCK 1 PLAT OF EAGLE POINT
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 EAGLE MESA
OWNER NAME: BARNES BRIAN K & LISA A
OWNER ADDR: 07108 EAGLE MESA RD NE
ALBUQUERQUE NM 87113
01019064057247305 67 LEGAL: LOT 2-P1 BLOCK 1 PLAT OF EAGLE POINT
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 EAGLE MESA
OWNER NAME: THIRAVONG SAMANTHA & MICHAEL
OWNER ADDR: 07104 EAGLE MESA RD NE
ALBUQUERQUE NM 87113
01019064052247305 68 LEGAL: LOT 1-P1 BLOCK 1 PLAT OF EAGLE POINT
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 EAGLE MESA
OWNER NAME: CONNER SCOTT D & KAREN R
OWNER ADDR: 07100 EAGLE MESA RD NE
ALBUQUERQUE NM 87113
01019064040247305 18 LEGAL: LOT 48-P 1 BLOCK 1 PLAT OF EAGLE POINT
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 EAGLE MESA
OWNER NAME: KRIEG ROBERT E & SHERYL W
OWNER ADDR: 07024 EAGLE MESA RD NE
ALBUQUERQUE NM 87113
01019064035247305 19 LEGAL: LOT 47-P 1 BLOCK 1 PLAT OF EAGLE POINT
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 EAGLE MESA
OWNER NAME: BOSCOVICH HAROLD O & HALLIE L
OWNER ADDR: 07020 EAGLE MESA RD NE
ALBUQUERQUE NM 87113

0101906403024730520 LEGAL: LOT 46-P 1 BLOCK 1 PLAT OF EAGLE POINT SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 EAGLE MESA
OWNER NAME: ZENNER JENNIFER L
OWNER ADDR: 07016 EAGLE MESA RD NE
ALBUQUERQUE NM 87113
0101906402624730521 LEGAL: LOT 45-P 1 BLOCK 1 PLAT OF EAGLE POINT SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 EAGLE MESA
OWNER NAME: EPENESA SANDRA & MANESA V
OWNER ADDR: 07012 EAGLE MESA RD NE
ALBUQUERQUE NM 87113
0101906402124730522 LEGAL: LOT 44-P 1 BLOCK 1 PLAT OF EAGLE POINT SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 EAGLE MESA
OWNER NAME: BIRACH CHARMAINE M
OWNER ADDR: 07008 EAGLE MESA RD NE
ALBUQUERQUE NM 87113
0101906401724730523 LEGAL: LOT 43-P 1 BLOCK 1 PLAT OF EAGLE POINT SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 EAGLE MESA
OWNER NAME: YEH CHIEN-CHIH & SHEN CHUANYI
OWNER ADDR: 07004 EAGLE MESA RD NE
ALBUQUERQUE NM 87113
0101906401224830524 LEGAL: LOT 42-P 1 BLOCK 1 PLAT OF EAGLE POINT SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 EAGLE MESA
OWNER NAME: LEVERETTE JOHN S & ALICIA M
OWNER ADDR: 07000 EAGLE MESA RD NE
ALBUQUERQUE NM 87113
0101906400824930525 LEGAL: TRAC T E BLOCK 1 PLAT OF EAGLE POINT SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: EAGLE POINTE HOME OWNERS ASSOC
OWNER ADDR: 04400 ALAMEDA BL NW
ALBUQUERQUE NM 87113
0101906400324530570 LEGAL: LT 4 1-P1 BLK 1 PLAT FOR LOTS 40-P1 & 41-P1 BLOCK 1 LAND USE:
PROPERTY ADDR: 00000 RAVEN RIDGE
OWNER NAME: ORTIZ DANIEL P & BARBARA J
OWNER ADDR: 08501 RAVEN RIDGE DR NE
ALBUQUERQUE NM 87113
0101806452120641405 LEGAL: LT 2 5P1 BLK 1 PLAT FOR BUENA VISTA ESTATES UNIT 1 LAND USE:
PROPERTY ADDR: 00000 RANCHO VISTA
OWNER NAME: GARAY RAUL & VICKI L
OWNER ADDR: 06816 RANCHO VISTA PL NE
ALBUQUERQUE NM 87113
0101806452318840607 LEGAL: LT 1 2 BL K 2 CORRECTED & AMENDED PLAT OF LA CUEVA O LAND USE:
PROPERTY ADDR: 00000 LA LUCENA
OWNER NAME: HERRERA JOHN R & PATRICIA A
OWNER ADDR: 06923 LA LUCENA AV NE
ALBUQUERQUE NM 87113

01018064523180406 06 LEGAL: LT 1 3 BL K 2 CORRECTED & AMENDED PLAT OF LA
CUEVA O LAND USE:
PROPERTY ADDR: 00000 CALLE ADOLANTO
OWNER NAME: DUAN XIAOCHANG & XU JING
OWNER ADDR: 08424 CALLE ADOLANTO NE
ALBUQUERQUE NM 87113
01018064523174406 05 LEGAL: LT 1 4 BL K 2 CORRECTED & AMENDED PLAT OF LA
CUEVA O LAND USE:
PROPERTY ADDR: 00000 CALLE ADOLANTO
OWNER NAME: YU ZHONGYANG & WENYING SUN
OWNER ADDR: 08420 CALLE ADOLANTO NE
ALBUQUERQUE NM 87113
01018064523169406 04 LEGAL: LT 1 5 BL K 2 CORRECTED & AMENDED PLAT OF LA
CUEVA O LAND USE:
PROPERTY ADDR: 00000 CALLE ADOLANTO
OWNER NAME: BAKER ANITA L & CURTIS D
OWNER ADDR: 08416 CALLE ADOLANTO NE
ALBUQUERQUE NM 87113
01018064523163406 03 LEGAL: LT 1 6 BL K 2 CORRECTED & AMENDED PLAT OF LA
CUEVA O LAND USE:
PROPERTY ADDR: 00000 CALLE ADOLANTO
OWNER NAME: IRIZARRY RYAN WARDLAW & SHELLI
OWNER ADDR: 08408 CALLE ADOLANTO NE
ALBUQUERQUE NM 87113
01018064523158406 02 LEGAL: LT 1 7 BL K 2 CORRECTED & AMENDED PLAT OF LA
CUEVA O LAND USE:
PROPERTY ADDR: 00000 CALLE ADOLANTO
OWNER NAME: AHR ARTHUR J & PATRICIA J
OWNER ADDR: 08404 CALLE ADOLANTO NE
ALBUQUERQUE NM 87113
01018064523151406 01 LEGAL: LT 1 8 BL K 2 CORRECTED & AMENDED PLAT OF LA
CUEVA O LAND USE:
PROPERTY ADDR: 00000 CALLE ADOLANTO
OWNER NAME: MACKIE STEVE &
OWNER ADDR: 08400 CALLE ADOLANTO NE
ALBUQUERQUE NM 87113
01018064523139407 16 LEGAL: LOT 1 BL K 5 CORRECTED & AMENDED PLAT OF LA
CUEVA O LAND USE:
PROPERTY ADDR: 00000 CALLE ADOLANTO
OWNER NAME: MARTIN HAROLD E & GLORIA A
OWNER ADDR: 08324 CALLE ADOLANTO NE
ALBUQUERQUE NM 87113
01018064523132407 15 LEGAL: LOT 2 BL K 5 CORRECTED & AMENDED PLAT OF LA
CUEVA O LAND USE:
PROPERTY ADDR: 00000 CALLE ADOLANTO
OWNER NAME: HOPEEK VICTOR J & DIANNA L
OWNER ADDR: 08320 CALLE ADOLANTO NE
ALBUQUERQUE NM 87113
01018064523127407 14 LEGAL: LOT 3 BL K 5 CORRECTED & AMENDED PLAT OF LA
CUEVA O LAND USE:
PROPERTY ADDR: 00000 CALLE ADOLANTO
OWNER NAME: SHARP KATHY L
OWNER ADDR: 08316 CALLE ADOLANTO NE
ALBUQUERQUE NM 87113

```
0101806452312140713   LEGAL: LOT  4 BL K 5 CORRECTED & AMENDED PLAT OF LA
CUEVA O  LAND USE:
                      PROPERTY ADDR: 00000   CALLE ADOLANTO
                         OWNER NAME: WILKINS THOMAS L & JENNIFER L
                         OWNER ADDR: 08308   CALLE ADOLANTO                NE
ALBUQUERQUE NM       87113
0101806452311640712   LEGAL: LOT  5 BL K 5 CORRECTED & AMENDED PLAT OF LA
CUEVA O  LAND USE:
                      PROPERTY ADDR: 00000   CALLE ADOLANTO
                         OWNER NAME: SAETANG TICK
                         OWNER ADDR: 8304 CALLE ADOLANTO                  NE
ALBUQUERQUE NM       87113
0101806452411140711   LEGAL: LOT  6 BL K 5 CORRECTED & AMENDED PLAT OF LA
CUEVA O  LAND USE:
                      PROPERTY ADDR: 00000   CALLE ADOLANTO
                         OWNER NAME: MEES MICHAEL L
                         OWNER ADDR: 08300   CALLE ADOLANTO               NE
ALBUQUERQUE NM       87113
0101806452410440710   LEGAL: LOT  7 BL K 5 CORRECTED & AMENDED PLAT OF LA
CUEVA O  LAND USE:
                      PROPERTY ADDR: 00000   LA MERIDO
                         OWNER NAME: MARTINEZ DANIEL B & DIANA S
                         OWNER ADDR: 06920   LA MERIDA                 AV NE
ALBUQUERQUE NM       87113
0101806452208942009   LEGAL: LT 8 -P1  BLK 1 PLAT FOR CARMEL SUBDIVISION  CONT
.1  LAND USE:
                      PROPERTY ADDR: 00000   CARMELITO
                         OWNER NAME: MANGINO LEE & ROBIN
                         OWNER ADDR: 06935   CARMELITO                 LP NE
ALBUQUERQUE NM       87113
 .
 QUIT
```

101906412317430408 LEGAL: *025 007 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: ALHAMBRA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906413917330409 LEGAL: *024 007 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: ALHAMBRA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906415617330410 LEGAL: * 023 007 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: ALHAMBRA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906422117430414 LEGAL: * 019 007 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: ALHAMBRA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906423817430415 LEGAL: *018 007 TR 2 UNIT 3 NO ALBUQ AC
PROPERTY ADDR: ALHAMBRA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906425317330416 LEGAL: *017 007 TR 2 UNIT 3 NO ALBUQ ACRES
PROPERTY ADDR: ALHAMBRA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906425319530417 LEGAL: *016 007 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: WYOMING BLVD NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906423819530418 LEGAL: *015 007 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: CORONA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906422219530419 LEGAL: *014 007 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: 7520 CORONA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906420519530420 LEGAL: *013 007 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: CORONA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906418919530421 LEGAL: *013 007 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: CORONA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906417319530422 LEGAL: *011 007 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: CORONA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906415519530423 LEGAL: *010 007 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: CORONA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906414019530424 LEGAL: *009 007 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: CORONA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906412419530425 LEGAL: *008 007 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: CORONA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906409014330327 LEGAL: *006 008 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: 7206 ANAHEIM RD NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906410814330326 LEGAL: *0007 0008 NORTH ALBUQ ACRES UN 3 TRAC
PROPERTY ADDR: 7208 ANAHEIM RD NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906412414430325 LEGAL: *0008 0008 NORTH ALBUQ ACRES UN 3 TRAC
PROPERTY ADDR: 7212 ANAHEIM RD NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906414014330324 LEGAL: *009 008 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: ALHAMBRA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906415614430323 LEGAL: *010 008 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: ALHAMBRA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906417314330322 LEGAL: *011 008 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: ALHAMBRA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906418914330321 LEGAL: *012 008 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: ALHAMBRA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906420614330320 LEGAL: *013 008 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: ALHAMBRA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906422214330319 LEGAL: *014 008 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: ALHAMBRA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906423814330318 LEGAL: *015 008 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: ALHAMBRA AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906425314230317 LEGAL: *016 008 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: WYOMING BLVD NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906425312030316 LEGAL: *017 008 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: CARMEL AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906423812030315 LEGAL: *018 008 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: CARMEL AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906422112030314 LEGAL: *019 008 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: CARMEL AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906420612030313 LEGAL: *020 008 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: CARMEL AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906418912030312 LEGAL: *021 008 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: CARMEL AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906414112130309 LEGAL: LOT 22 THRU 26 BLK 8 TR 2 UNIT 3 NORTH ALBUQ NT 4.4318 ACRES
PROPERTY ADDR: CARMEL AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906409012030306 LEGAL: *027 008 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: CARMEL AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906409009030227 LEGAL: *006 009 TRACT 2 UNIT 3 NORTH ALBUQ AC
PROPERTY ADDR: CAMELLIA CT SW

OWNERS NAME: PULLANO PETER G TRUSTEE
OWNERS ADDR: PO BOX 14432
ALBUQUERQUE, NM 87191

101906410709030226 LEGAL: *007 009 TRACT 2 UNIT 3 NORTH ALBUQ AC
PROPERTY ADDR: CAMELLIA CT SW

OWNERS NAME: PULLANO PETER G TRUSTEE
OWNERS ADDR: PO BOX 14432
ALBUQUERQUE, NM 87191

101906412309030225 LEGAL: *008 009 TRACT 2 UNIT 3 NORTH ALBUQ AC
PROPERTY ADDR: 7212 CARMEL AVE NE

OWNERS NAME: PULLANO PETER G TRUSTEE
OWNERS ADDR: PO BOX 14432
ALBUQUERQUE, NM 87191

101906414009030224 LEGAL: *009 009 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: CARMEL NE

OWNERS NAME: PULLANO PETER G TRUSTEE
OWNERS ADDR: PO BOX 14432
ALBUQUERQUE, NM 87191

101906418909030221 LEGAL: *012 009 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: CARMEL AVE NE

OWNERS NAME: PULLANO PETER G TRUSTEE
OWNERS ADDR: PO BOX 14432
ALBUQUERQUE, NM 87191

101906420509030220 LEGAL: *013 009 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: CARMEL AVE NE

OWNERS NAME: ORR HAROLD R JR & JOANN ORR
OWNERS ADDR: PO BOX 14432
ALBUQUERQUE, NM 87191

101906422109030219 LEGAL: *014 009 NORTH ALBUQ ACRES UN 3 TR2
PROPERTY ADDR: CARMEL AVE NE

OWNERS NAME: ORR HAROLD R JR & JOANN ORR
OWNERS ADDR: PO BOX 14432
ALBUQUERQUE, NM 87191

101906434912040301 LEGAL: TR A SUBDIVISION PLAT OF LA CUEVA VILLAGE, U 609 AC
PROPERTY ADDR: 8300 WYOMING BLVD NE

OWNERS NAME: G & I III PINNACLES ESTATES LL
OWNERS ADDR: PO BOX 4900 DEPT 305
SCOTTSDALE, AZ 85261

101906428708640212 LEGAL: LOT 4A PLAT FOR LOTS 4A & 4B LA CUEVA TOW 9206 AC
PROPERTY ADDR: 8100 WYOMING AVE NE

OWNERS NAME: LA CUEVA TOWN CENTER LTD CO
OWNERS ADDR: PO BOX 66180
ALBUQUERQUE, NM 87193

101906418821430619 LEGAL: LOT P1-29 PLAT OF FALCON RIDGE SUBDIVISION CO 0.092
PROPERTY ADDR: 7400 PEREGRINE RD NE

OWNERS NAME: WELLS PARKER H & FLORAAIDA A
OWNERS ADDR: PO BOX 41
SAN JUAN PUEBLO, NM 87566

101906418521430618 LEGAL: TR A PLAT OF FALCON RIDGE SUBDIVISION CONT 2
PROPERTY ADDR: N/A

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101906417721430616 LEGAL: LOT P1-27 PLAT OF FALCON RIDGE SUBDIVISION CO .103 AC
PROPERTY ADDR: 7324 PEREGRINE RD NE

OWNERS NAME: FULLER HOMES INC
OWNERS ADDR: PO BOX 13900
ALBUQUERQUE, NM 87192

101806452311640712 LEGAL: LOT 5 BLK 5 CORRECTED & AMENDED PLAT OF LA C ONE CONT 0.1205 AC
PROPERTY ADDR: 8304 CALLE ADOLANTO NE

OWNERS NAME: SAETANG TICK
OWNERS ADDR: 8304 CALLE ADOLANTO NE
ALBUQUERQUE, NM 87113

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.

November 11, 2005

Debie LeBlanc Trujillo
Jeff Mortensen and Associates, Inc.
6010-B Midway Park Blvd. NE/87109
Phone: 345-4250/Fax – 345-4254
E-mail: dtrujillo@jmainc.org

Dear Debie:

Thank you for your inquiry of **November 11, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1-32 INCLUSIVE, BLOCKS 7 AND 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3 BOUNDED ON THE NORTH BY CORONA AVE. NE, ON THE EAST BY WYOMING BLVD. NE, ON THE SOUTH BY CARMEL AVE. NE, AND ON THE WEST BY LOUISIANA BLV.D NE,** zone map **C-19.**

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

NOR ESTE N.A. (NRE) "R"
***Leilani McGranahan**
7600 Rio Guadalupe NE/87122 293-5209 (h)
Joe Yardumian
7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

NORTH DOMINGO BACA N.A. (NDB) "R"
***Judie Pellegrino**
8515 Murrelet NE/87113 821-8516 (h)
Jeff Peterson
7205 Peregrine Rd. NE/87113 797-3477 (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 Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(11/08/05)

Project # 1003921

AMAFCA
2600 PROSPECT NE
ALBUQUERQUE, NM 87107

Project # 1003921
LEILANI MCGRANAHAN
Nor Este N.A.
7600 RIO GUADALUPE NE
ALBUQUERQUE, NM 87122

Project # 1003921
JEFF PETERSON
North Domingo Baca N.A.
7205 PEREGRINE RD. NE
ALBUQUERQUE, NM 87113

101906403607831004

SEDONA POINT LTD CO
8200 LOUISIANA NE
ALBUQUERQUE NM 87113

101906417309030222

HAIDARI ESMAIL & GHAMAR ASGHA
12008 GAZELLE PL NE
ALBUQUERQUE NM 87111

101906427319540432

HAKEEM JAMES P & JACKLYN
12415 WALKER WAY NE
ALBUQUERQUE NM 87111

101906428708640212

LA CUEVA TOWN CENTER LTD CO
PO BOX 66180
ALBUQUERQUE, NM 87193

101906424921430634

CANNADAY TROY & MICHELLE
7524 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906423621430631

HERRERA JOHN E & JOSIE T
7512 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906422421430628

BARNES SHEREE ANN
7500 PEREGRINE RD NE
ALBUQUERQUE NM 87113

Project # 1003921

COLLEEN FRENZ DEPT. OF MUN. DEV.

Project # 1003921
JOE YARDUMIAN
NOR ESTE N.A.
7801 R.C. GORMAN AVE NE
ALBUQUERQUE, NM 87122

101906410817330407

AMAFCA
2600 PROSPECT NE
ALBUQUERQUE NM 87107

101906409009030227

PULLANO PETER G TRUSTEE
PO BOX 14432
ALBUQUERQUE, NM 87191

101906420509030220

ORR HAROLD R JR & JOANN ORR
PO BOX 14432
ALBUQUERQUE, NM 87191

101906427217240401

HELPER DAVID L D V M & LISA
7509 RIO GRANDE BL NW
ALBUQUERQUE NM 87107

101906427321240520

THOMPSON HAROLD D JR
7600 RIO GUADALUPE PL NE
ALBUQUERQUE NM 87122

101906424521430633

NEELY MICHAEL D & LESLIE S
7520 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906423221430630

MONTENEGRO ROBERT
7508 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906422121430627

GONG QIN
7436 PEREGRINE RD NE
ALBUQUERQUE NM 87113

Project # 1003921

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE, NM 87109

Project # 1003921
JUDIE PELLIGRINO
North Domingo Baca N.A.
8515 MURRELET NE
ALBUQUERQUE, NM 87113

101906409017430406

ALBUQUERQUE METROPOLITAN
2600 PROSPECT NE
ALBUQUERQUE NM 87107

101906415609030223

HAIDARI ESMAIL & GHAMAR ASGHA
7049 LUELLA ANNE NE
ALBUQUERQUE NM 87109

101906423909030218

BANK OF ALBUQUERQUE NA
3900 VASSAR DR NE
ALBUQUERQUE NM 87107

101906434912040301

G & I III PINNACLES ESTATES L
PO BOX 4900 DEPT 305
SCOTTSDALE, AZ 85261

101906425321530635

RIDDLE GLENDEN P & JOY L
7528 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906424121430632

EISENBERG REBECCA
7516 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906422821430629

SMITH HERB & CHARLOTTE
7504 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906421621430626

LOPEZ MIKE & SHANNON
7432 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906421321430625

MISHRA NEERAD C & KIRAN
7424 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906420821430624

CREWS H DALE & CORDOVA
7420 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906420421430623

GONZALES REBECCA J
7416 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906420021430622

FOX-BONILLA MARCI K & DENNIS
7412 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906419621430621

CHAVEZ JEANETTE
7408 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906419221430620

REZAIE QURBAN A
7404 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906418821430619

WELLS PARKER H & FLORAIDA A
PO BOX 41
SAN JUAN PUEBLO, NM 87566

101906418121430617

CULP JUSTIN A & AIMEE B
7328 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906417721430616

FULLER HOMES INC
PO BOX 13900
ALBUQUERQUE, NM 87192

101906417221430615

MERCER KENT W
7320 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906416821430614

PEI PEI & QIYUN LIN
7316 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906416421430613

SABLE BRADLEY S & CHRISTINE
7312 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906416021430612

SANCHEZ HELEN L & JUDITH ANNE
7308 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906415621430611

CHENG P & LA ROSA DENISE M
7304 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906415221430610

PAHL ROBERT J
7300 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906414821430609

CASTRO JOHN P & LISA NEIGHBOR
7232 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906414421430608

HEASLIP SAMUEL F & FLORA L
7228 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906414021430607

ROGERS VIRGINIA
7224 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906413621430606

BUSQUETS LUIS ANTONIO
7220 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906413221430605

HARPER KATHY LEE
7216 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906412821430604

ORRELL DEBIE G
7212 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906412421430603

BINNS ROYCE S & ADRIANA M
7208 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906412021430602

BALDUINI CHARLES A & JILL K
7204 PEREGRINE RD NE
ALBUQUERQUE NM 87113

101906411521430601

ROMERO GARY E & MARIA E
3712 CAMINO DON DIEGO NE
ALBUQUERQUE NM 87111

101906410221230507

OSMAN SHILLA & FARID
3901 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

101906408524630561

DESANTIS RHONDA
8500 MOON EAGLE DR NE
ALBUQUERQUE NM 87113

101906407624830563

HUNG FRANK
7120 EAGLE MESA RD NE
ALBUQUERQUE NM 87113

101906407124730564

BEST DONALD LESLIE
7116 EAGLE MESA RD NE
ALBUQUERQUE NM 87113

101906406624730565

STEVENS GEORGE M & V MIGNON
7112 EAGLE MESA RD NE
ALBUQUERQUE NM 87113

101906406124730566

BARNES BRIAN K & LISA A
7108 EAGLE MESA RD NE
ALBUQUERQUE NM 87113

101906405724730567

THIRAVONG SAMANTHA & MICHAEL
7104 EAGLE MESA RD NE
ALBUQUERQUE NM 87113

101906405224730568

CONNER SCOTT D & KAREN R
7100 EAGLE MESA RD NE
ALBUQUERQUE NM 87113

101906404024730518

KRIEG ROBERT E & SHERYL W
7024 EAGLE MESA RD NE
ALBUQUERQUE NM 87113

101906403524730519

BOSCOVICH HAROLD O & HALLIE L
7020 EAGLE MESA RD NE
ALBUQUERQUE NM 87113

101906403024730520

ZENNER JENNIFER L
7016 EAGLE MESA RD NE
ALBUQUERQUE NM 87113

101906402624730521

EPENESA SANDRA & MANESA V
7012 EAGLE MESA RD NE
ALBUQUERQUE NM 87113

101906402124730522

BIRACH CHARMAINE M
7008 EAGLE MESA RD NE
ALBUQUERQUE NM 87113

101906401724730523

YEH CHIEN-CHIH & SHEN CHUANYI
7004 EAGLE MESA RD NE
ALBUQUERQUE NM 87113

101906401224830524

LEVERETTE JOHN S & ALICIA M
7000 EAGLE MESA RD NE
ALBUQUERQUE NM 87113

101906400824930525

EAGLE POINTE HOME OWNERS ASSO
4400 ALAMEDA BL NW
ALBUQUERQUE NM 87113

101906400324530570

ORTIZ DANIEL P & BARBARA J
8501 RAVEN RIDGE DR NE
ALBUQUERQUE NM 87113

101806452120641405

GARAY RAUL & VICKI L
6816 RANCHO VISTA PL NE
ALBUQUERQUE NM 87113

101806452318840607

HERRERA JOHN R & PATRICIA A
6923 LA LUCENA AV NE
ALBUQUERQUE NM 87113

101806452318040606

DUAN XIAOCHANG & XU JING
8424 CALLE ADOLANTO NE
ALBUQUERQUE NM 87113

101806452317440605

YU ZHONGYANG & WENYING SUN
8420 CALLE ADOLANTO NE
ALBUQUERQUE NM 87113

101806452316940604

BAKER ANITA L & CURTIS D
8416 CALLE ADOLANTO NE
ALBUQUERQUE NM 87113

101806452316340603

IRIZARRY RYAN WARDLAW & SHELL
8408 CALLE ADOLANTO NE
ALBUQUERQUE NM 87113

101806452315840602

AHR ARTHUR J & PATRICIA J
8404 CALLE ADOLANTO NE
ALBUQUERQUE NM 87113

101806452315140601

MACKIE STEVE &
8400 CALLE ADOLANTO NE
ALBUQUERQUE NM 87113

101806452313940716

MARTIN HAROLD E & GLORIA A
8324 CALLE ADOLANTO NE
ALBUQUERQUE NM 87113

101806452313240715

HOPEEK VICTOR J & DIANNA L
8320 CALLE ADOLANTO NE
ALBUQUERQUE NM 87113

101806452312740714

SHARP KATHY L
8316 CALLE ADOLANTO NE
ALBUQUERQUE NM 87113

101806452312140713

WILKINS THOMAS L & JENNIFER L
8308 CALLE ADOLANTO NE
ALBUQUERQUE NM 87113

101806452311640712

MAYBERRY JO
CALLE ADOLANTO

101806452411140711

MEES MICHAEL L
8300 CALLE ADOLANTO NE
ALBUQUERQUE NM 87113

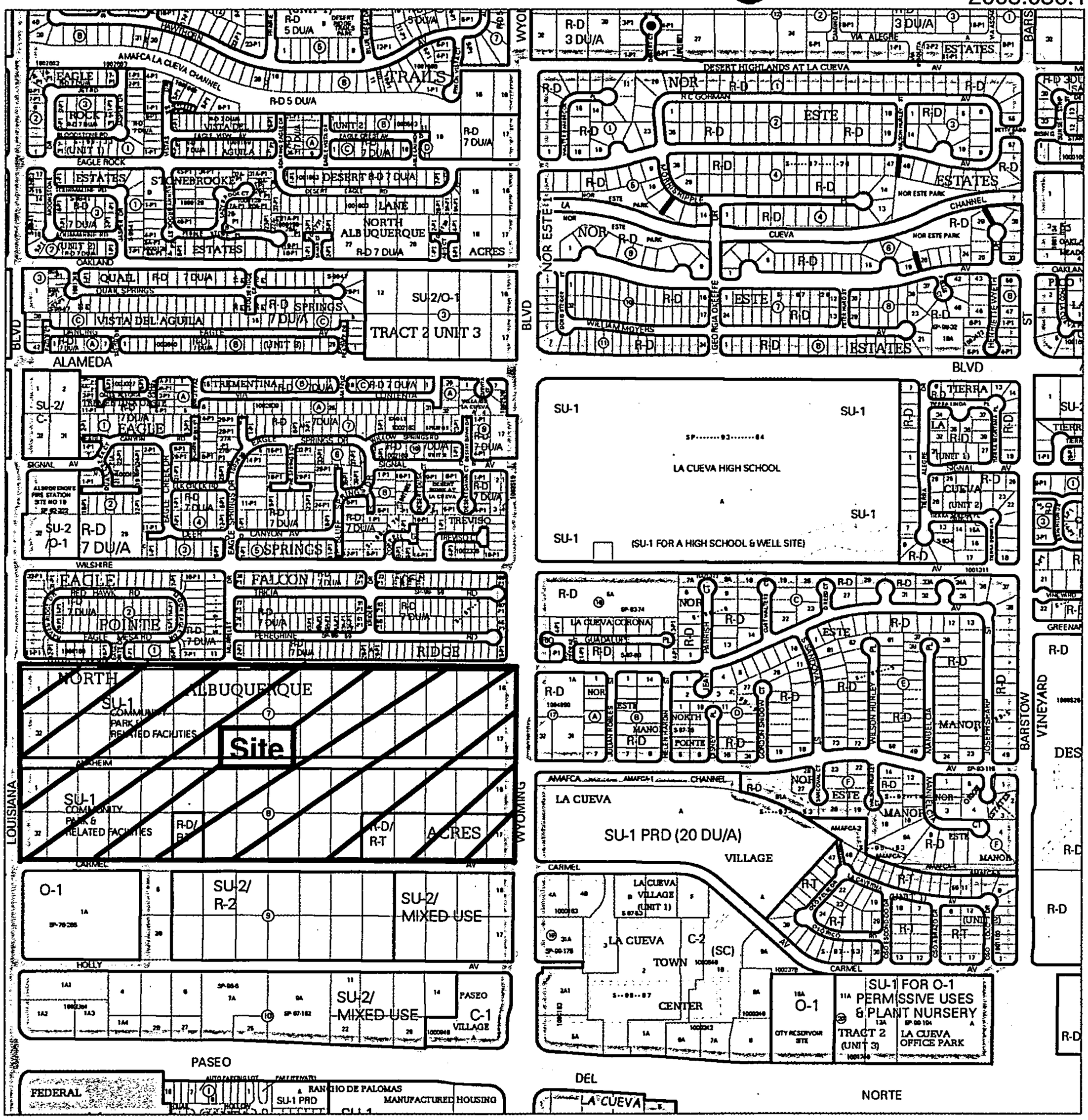
101806452410440710

MARTINEZ DANIEL B & DIANA S
6920 LA MERIDA AV NE
ALBUQUERQUE NM 87113

101806452208942009

MANGINO LEE & ROBIN
6935 CARMELITO LP NE
ALBUQUERQUE NM 87113

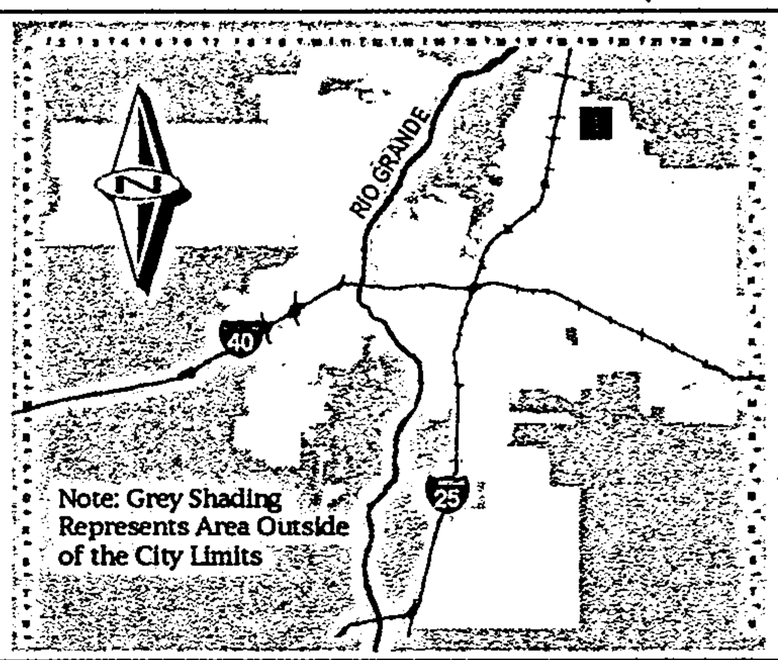
2005.056.1



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

Albuquerque Geographic Information System

Map amended through: 9/2/2005



Zone Atlas Page:

C-19-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

Attachment to Development Review Application

Lots 1 - 32 Block 7 and Lots 1-32 Block 8, North Albuquerque Acres, Tract 2 Unit 3 to be known as Tract A, North Domingo Baca Park and Tract A, Kinney Dam

Property	Code
Block 8, North Albuquerque Acres Tract 2, Unit 3	
Lot 1, Block 8, NAA Tr. 2 U3	101906401014430332
Lot 2, Block 8, NAA Tr.2 U3	101906402414430331
Lot 3, Block 8, NAA Tr.2 U3	101906404114330330
Lot 4, Block 8, NAA Tr.2 U3	101906405814430329
Lot 5, Block 8, NAA Tr.2 U3	101906407414330328
Lot 6, Block 8, NAA Tr.2 U3	101906409014330327
Lot 7, Block 8, NAA Tr.2 U3	101906410814330326
Lot 8, Block 8, NAA Tr.2 U3	101906412414430325
Lot 9, Block 8, NAA Tr.2 U3	101906414014330324
Lot 10, Block 8, NAA Tr.2 U3	101906415614430323
Lot 11, Block 8, NAA Tr.2 U3	101906417314330322
Lot 12, Block 8, NAA Tr.2 U3	101906418914330321
Lot 13, Block 8, NAA Tr.2 U3	101906420614330320
Lot 14, Block 8, NAA Tr.2 U3	101906422214330319
Lot 15, Block 8, NAA Tr.2 U3	101906423814330318
Lot 16, Block 8, NAA Tr.2 U3	101906425314230317
Lot 17, Block 8, NAA Tr.2 U3	101906425312030316
Lot 18, Block 8, NAA Tr.2 U3	101906423812030315
Lot 19, Block 8, NAA Tr.2 U3	101906422112030314
Lot 20, Block 8, NAA Tr.2 U3	101906420612030313
Lot 21, Block 8, NAA Tr.2 U3	101906418912030312
Lot 22, Block 8, NAA Tr.2 U3	101906414112130309
Lot 23, Block 8, NAA Tr.2 U3	101906414112130309
Lot 24, Block 8, NAA Tr.2 U3	101906414112130309
Lot 25, Block 8, NAA Tr.2 U3	101906414112130309
Lot 26, Block 8, NAA Tr.2 U3	101906414112130309
Lot 27, Block 8, NAA Tr.2 U3	101906409012030306
Lot 28, Block 8, NAA Tr.2 U3	101906407312030305
Lot 29, Block 8, NAA Tr.2 U3	101906405712030304
Lot 30, Block 8, NAA Tr.2 U3	101906404012030303
Lot 31 Block 8, NAA Tr.2 U3	101906402412030302
Lot 32, Block 8, NAA Tr.2 U3	101906401012030301

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 NOV 23 2005
MAILED FROM ZIP CODE 87102

Sherman Matson

Zoning Enforcement

600 2nd St., NW - 7th Flr.

Albuquerque, NM 87102

101806452311640712

MAYBERRY JO
CALLE ADOLANTO

87102+2265

DRB

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

Zoning Enforcement

600 2nd St., NW - 7th Flr.

Albuquerque, NM 87102

RETURN TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

UNITED STATES POSTAGE
PITNEY BOWES
$ 00.37⁰
02 1A
0004422077 NOV 23 2005
MAILED FROM ZIP CODE 87102

1019064035247305 19

BOSCOVICH HAROLD O & HALLIE L
7020 EAGLE MESA RD NE
ALBUQUERQUE NM 87113

Does not Reside here

Return to Sender

87113+2133-20 R078

87102/385

B

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

RETURN
TO SENDER
ATTEMPTED
NOT KNOWN

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 NOV 23 2005
MAILED FROM ZIP CODE 87102

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101906415609030223

HAIDARI ESMAIL & GHAMAR ASGHA
7049 LUELLA ANNE NE
ALBUQUERQUE NM 87109

87109+3907-03 C028

RB

2005-0526.1

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	**Z**
☐ Annexation & Zone Establishment	
☐ Sector Plan (Phase I, II, III)	
☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Zone Change	
☐ Text Amendment	
APPEAL / PROTEST of...	**A**
☐ 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.

APPLICANT INFORMATION:

NAME: AMAFCA(Marty Eckert)&City of Albuq.Dept.of Mun.Dev.(Colleen Frenz) PHONE: 884-2215
ADDRESS: 2600 Prospect NE & PO Box 1293 FAX: ____
CITY: Albuquerque STATE NM ZIP87107 E-MAIL: ____
Proprietary interest in site: Owners

AGENT (if any): Jeff Mortensen & Associates, Inc. PHONE: 505-345-4250
ADDRESS: 6010-B Midway Park Blvd. NE FAX: 505-345-4254
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: Vacation of Anaheim Ave. NE right -of-way between Louisiana Blvd NE and Wyoming Blvd NE, vacation of public utilites and non-specifc easements. Dedication of right-of-way and pubic utility easements. Sketch Plat Review and Comment

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. Lots 1-32 Block 7 and Lots 1-32 Block 8 Block: ____ Unit: ____

Subdiv. / Addn. North Albuquerque Acres, Tract 2, Unit 3

Current Zoning: SU-1 and R-D/R-T Proposed zoning: ____

Zone Atlas page(s): C-19 No. of **existing** lots: 64 No. of **proposed** lots: 2

Total area of site (acres): ± 10.00 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No

UPC No. 101906401019630432 * see attached sheet for add. 63 UPC MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: Corona Avenue NE and Carmel Avenue NE (Anaheim Avenue NE)
Between: Louisiana Blvd. NE and Wyoming Blvd. 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 Debie LeBlanc Trujillo DATE November 17, 05

(Print) Debie LeBlanc Trujillo for Jeff Mortensen & Associates, Inc. ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03

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
05DRB - - 01758	VRW	✓	$ —
05DRB - - 01759	VPE	✓	$ —
05DRB - - 01760	SK	S(3)	$ —
- -			$
- -			$
			Total $ —

Hearing date 12/14/05

Planner signature / date

Project # 1003921

2005.056.1

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
__ 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.

JEFF MORTENSEN & ASSOC., INC.
DEBIE LEBLANC TRUJILLO
Applicant name (print)

Debie LeBlanc Trujillo 11-7-05
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
05DRB - VRW - 01758
- VPE - 01759
- -

11/18/05
Planner signature / date

Project # 1003921

2005.056.1

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
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ 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.

JEFF MORTENSEN & ASSOC., INC.
DEBBIE LEBLANC TRUJILLO
Applicant name (print)

Debbie LeBlanc Trujillo 11-18-05
Applicant signature / date

Form revised 11/04

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

Application case numbers
05DRB - SK - 01760
____ - ____ - ____
____ - ____ - ____

Planner signature / date

Project # 1003921

Attachment to Development Review Application

Lots 1 - 32 Block 7 and Lots 1-32 Block 8, North Albuquerque Acres, Tract 2 Unit 3 to be known as Tract A, North Domingo Baca Park and Tract A, Kinney Dam

Existing Uniform Property Codes

Property	Code
Block 7, North Albuquerque Acres Tract 2, Unit 3	
Lot 2, Block 7, NAA Tr.2 U3	101906402519630431
Lot 3, Block 7, NAA Tr.2 U3	101906404119630430
Lot 4, Block 7, NAA Tr.2 U3	101906405719630429
Lot 5, Block 7, NAA Tr.2 U3	101906408219630428
Lot 6, Block 7, NAA Tr.2 U3	101906408219630428
Lot 7, Block 7, NAA Tr.2 U3	101906410719630426
Lot 8, Block 7, NAA Tr.2 U3	101906412419530425
Lot 9, Block 7, NAA Tr.2 U3	101906414019530424
Lot 10, Block 7, NAA Tr.2 U3	101906415519530423
Lot 11, Block 7, NAA Tr.2 U3	101906417319530422
Lot 12, Block 7, NAA Tr.2 U3	101906418919530421
Lot 13, Block 7, NAA Tr.2 U3	101906420519530420
Lot 14, Block 7, NAA Tr.2 U3	101906422219530419
Lot 15, Block 7, NAA Tr.2 U3	101906423819530418
Lot 16, Block 7, NAA Tr.2 U3	101906425319530417
Lot 17, Block 7, NAA Tr.2 U3	101906425317330416
Lot 18, Block 7, NAA Tr.2 U3	101906423817430415
Lot 19, Block 7, NAA Tr.2 U3	101906422117430414
Lot 20, Block 7, NAA Tr.2 U3	101906420517330413
Lot 21, Block 7, NAA Tr.2 U3	101906419017330412
Lot 22, Block 7, NAA Tr.2 U3	101906417317330411
Lot 23, Block 7, NAA Tr.2 U3	101906415617330410
Lot 24, Block 7, NAA Tr.2 U3	101906413917330409
Lot 25, Block 7, NAA Tr.2 U3	101906412317430408
Lot 26, Block 7, NAA Tr.2 U3	101906410817330407
Lot 27, Block 7, NAA Tr.2 U3	101906409017430406
Lot 28, Block 7, NAA Tr.2 U3	101906407137430405
Lot 29, Block 7, NAA Tr.2 U3	101906405817330404
Lot 30, Block 7, NAA Tr.2 U3	101906404117330403
Lot 31, Block 7, NAA Tr.2 U3	101906402517430402
Lot 32, Block 7, NAA Tr.2 U3	101906401017330401

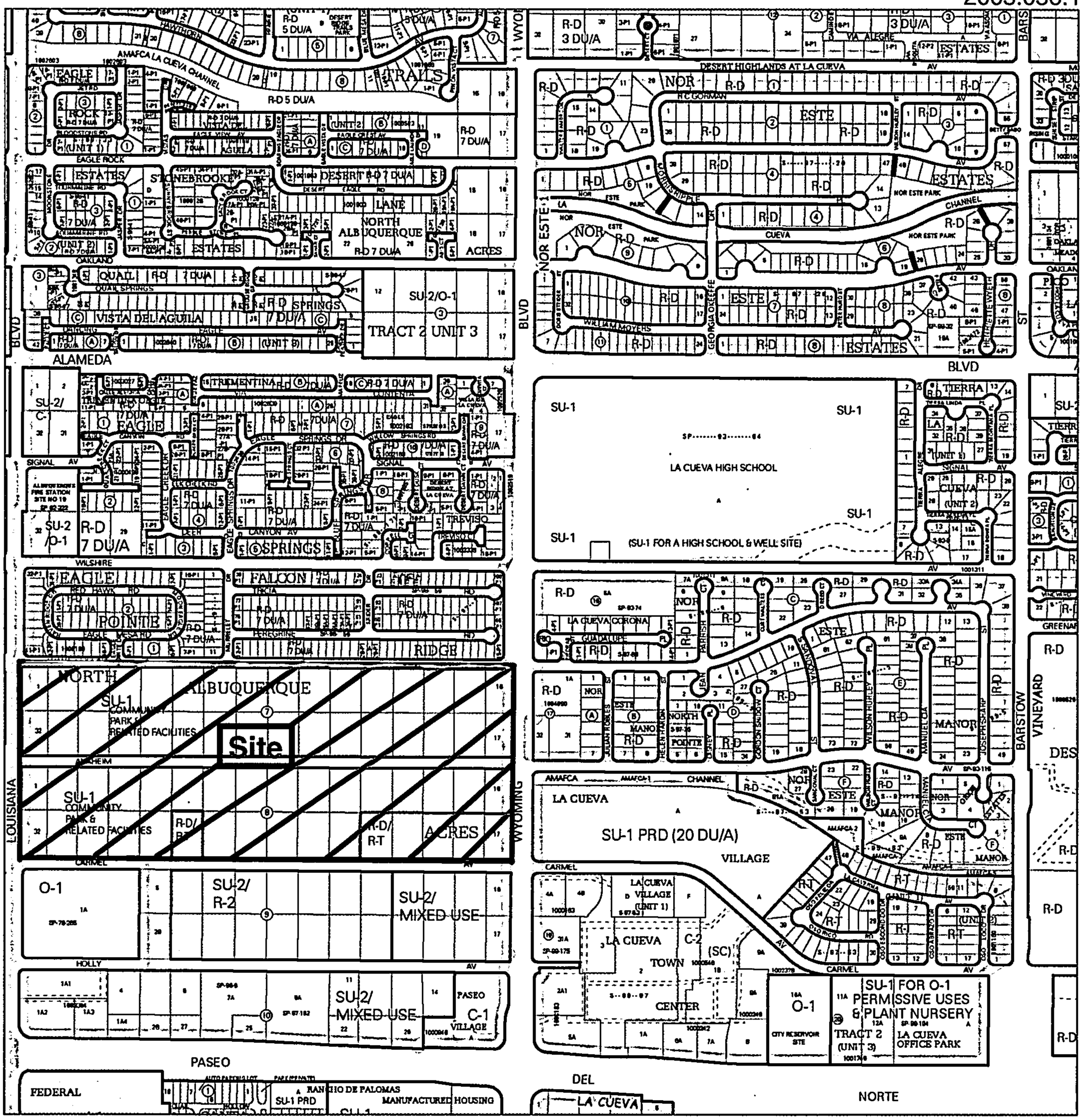
(See sheet two for additional UPC codes)

Attachment to Development Review Application

Lots 1 - 32 Block 7 and Lots 1-32 Block 8, North Albuquerque Acres, Tract 2 Unit 3 to be known as Tract A, North Domingo Baca Park and Tract A, Kinney Dam

Property	Code
Block 8, North Albuquerque Acres Tract 2, Unit 3	
Lot 1, Block 8, NAA Tr. 2 U3	101906401014430332
Lot 2, Block 8, NAA Tr.2 U3	101906402414430331
Lot 3, Block 8, NAA Tr.2 U3	101906404114330330
Lot 4, Block 8, NAA Tr.2 U3	101906405814430329
Lot 5, Block 8, NAA Tr.2 U3	101906407414330328
Lot 6, Block 8, NAA Tr.2 U3	101906409014330327
Lot 7, Block 8, NAA Tr.2 U3	101906410814330326
Lot 8, Block 8, NAA Tr.2 U3	101906412414430325
Lot 9, Block 8, NAA Tr.2 U3	101906414014330324
Lot 10, Block 8, NAA Tr.2 U3	101906415614430323
Lot 11, Block 8, NAA Tr.2 U3	101906417314330322
Lot 12, Block 8, NAA Tr.2 U3	101906418914330321
Lot 13, Block 8, NAA Tr.2 U3	101906420614330320
Lot 14, Block 8, NAA Tr.2 U3	101906422214330319
Lot 15, Block 8, NAA Tr.2 U3	101906423814330318
Lot 16, Block 8, NAA Tr.2 U3	101906425314230317
Lot 17, Block 8, NAA Tr.2 U3	101906425312030316
Lot 18, Block 8, NAA Tr.2 U3	101906423812030315
Lot 19, Block 8, NAA Tr.2 U3	101906422112030314
Lot 20, Block 8, NAA Tr.2 U3	101906420612030313
Lot 21, Block 8, NAA Tr.2 U3	101906418912030312
Lot 22, Block 8, NAA Tr.2 U3	101906414112130309
Lot 23, Block 8, NAA Tr.2 U3	101906414112130309
Lot 24, Block 8, NAA Tr.2 U3	101906414112130309
Lot 25, Block 8, NAA Tr.2 U3	101906414112130309
Lot 26, Block 8, NAA Tr.2 U3	101906414112130309
Lot 27, Block 8, NAA Tr.2 U3	101906409012030306
Lot 28, Block 8, NAA Tr.2 U3	101906407312030305
Lot 29, Block 8, NAA Tr.2 U3	101906405712030304
Lot 30, Block 8, NAA Tr.2 U3	101906404012030303
Lot 31 Block 8, NAA Tr.2 U3	101906402412030302
Lot 32, Block 8, NAA Tr.2 U3	101906401012030301

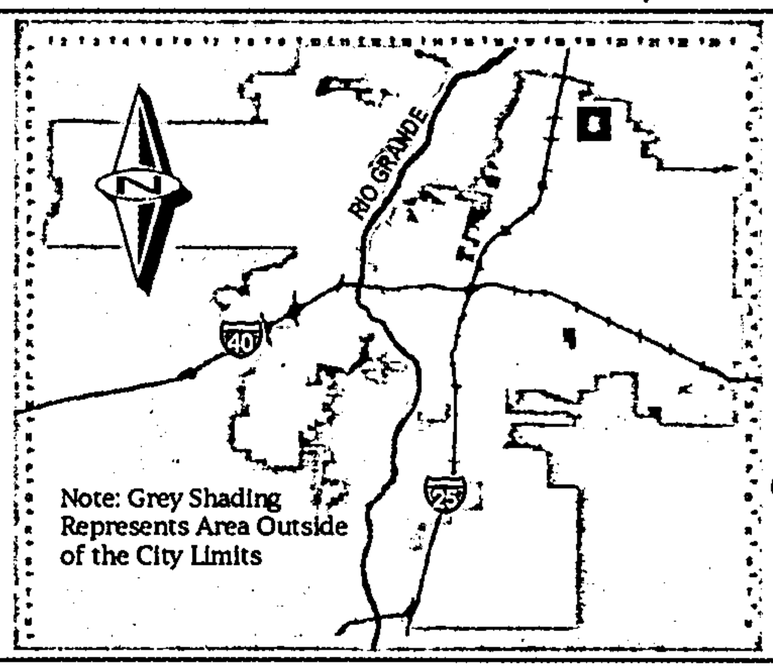
2005.056.1



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

City of Albuquerque AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2005



Zone Atlas Page:

C-19-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

ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE, NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.056.1
November 17, 2005

Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Vacation Request of Public Right-of-Way of Anaheim Avenue, NE between Louisiana Boulevard, NE and Wyoming Boulevard, NE along with the vacation of Non Specific Easements and Public Utility Easements for PNM and MST&T including Sketch Plat Review and Comment for Lots 1 - 32 Block 7 and Lots 1-32 Block 8, North Albuquerque Acres, Tract 2 Unit 3 to be known as Tract A, North Domingo Baca Park and Tract A, Kinney Dam

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms V and S(3) **(No fees will be collected *City of Albuquerque Project*)**
- Twenty Four (24) copies of the Vacation Request and Sketch Plat
- Twenty Four (24) copies of the plat that created the Roadway and Utility Easement (Anaheim Avenue, NE)
- Twenty Four (24) copies of the Documents that created the Nonspecific Easements, PNM and MST&T Public Utility Easements
- Six (6) copies of the Site Sketch
- City of Albuquerque Zone Atlas C – 19 (site highlighted)
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts

On behalf of our clients, Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) and City of Albuquerque Department of Municipal Development (DMD), we are requesting a vacation of the Public Right-of-Way of Anaheim Avenue, NE between Louisiana Boulevard, NE and Wyoming Boulevard, NE, the Public Utility Easements for PNM and MST&T along with the non specific easements for pipeline purposes and telephone and electrical energy easements. We are proposing to create 2 tracts to be known as Tract A, North Domingo Baca Park and Tract A, Kinney Dam.

Please schedule this matter for the next appropriate DRB Hearing. In the meantime, if I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

Xc: Chris Green – Consensus Planning w/enc.
Marty Eckert – A.M.A.F.C.A. w/enc.
Colleen Frenz – City of Albuquerque DMD w/enc.

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.

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

November 11, 2005

Debie LeBlanc Trujillo
Jeff Mortensen and Associates, Inc.
6010-B Midway Park Blvd. NE/87109
Phone: 345-4250/Fax – 345-4254
E-mail: dtrujillo@jmainc.org

Dear Debie:

Thank you for your inquiry of **November 11, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1-32 INCLUSIVE, BLOCKS 7 AND 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3 BOUNDED ON THE NORTH BY CORONA AVE. NE, ON THE EAST BY WYOMING BLVD. NE, ON THE SOUTH BY CARMEL AVE. NE, AND ON THE WEST BY LOUISIANA BLV.D NE,** zone map **C-19.**

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

NOR ESTE N.A. (NRE) "R"
***Leilani McGranahan**
7600 Rio Guadalupe NE/87122 293-5209 (h)
Joe Yardumian
7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

NORTH DOMINGO BACA N.A. (NDB) "R"
***Judie Pellegrino**
8515 Murrelet NE/87113 821-8516 (h)
Jeff Peterson
7205 Peregrine Rd. NE/87113 797-3477 (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 Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(11/08/05)

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: **11/11/05** Time Entered: **1:30 p.m.** ONC Rep. Initials: **SW**

ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.056.1
November 17, 2005

Ms. Leilani McGranahan
Nor Este Neighborhood Association
7600 Rio Guadalupe NE
Albuquerque, NM 87122

Via Certified Mail – Return Receipt Requested

and

Mr. Joe Yardumian
Nor Este Neighborhood Association
7801 R.C. Gorman Avenue, NE
Albuquerque, NM 87122-2748

Via Certified Mail – Return Receipt Requested

roject Title:	Tract A, North Domingo Baca Park and Tract A, Kinney Dam
Type of Request:	Vacation Request of Public Right-of-Way of Anaheim Avenue NE between Louisiana Boulevard, NE and Wyoming Boulevard, NE along with the vacation of Non Specific Easements and Public Utility Easements for PNM and MST&T including Sketch Plat Review and Comment
Current Legal Description:	Lots 1 - 32 Block 7 and Lots 1-32 Block 8 , North Albuquerque Acres, Tract 2 Unit 3
Developer:	Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) and City of Albuquerque Department of Municipal Development (DMD)
Agent/Surveyor:	Jeff Mortensen & Associates, Inc.
Contact:	Charles G. Cala, Jr., PS, Project Surveyor Debie LeBlanc Trujillo, Project Coordinator

Dear Ms. McGranahan and Mr. Yardumian:

Transmitted herewith is a copy of the Vacation Request and Sketch Plat Review and Comment for the above described property. This project is scheduled to be heard at the Development Review Board hearing on December 14, 2005. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

On behalf of our clients, Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) and City of Albuquerque Department of Municipal Development (DMD), we are requesting a vacation of the Public Right-of-Way of Anaheim Avenue NE between Louisiana Boulevard, NE and Wyoming Boulevard, NE, the Public Utility Easements for PNM and MST&T along with the non specific easements for pipeline purposes and telephone and electrical energy easements. We are proposing to create 2 tracts to be known as Tract A, North Domingo Baca Park and Tract A, Kinney Dam.

If you have any questions regarding this information, please do not hesitate to contact our office.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

xc: Chris Green – Consensus Planning w/enc.
Marty Eckert – A.M.A.F.C.A. w/enc.
Colleen Frenz – City of Albuquerque DMD w/enc.

jma
ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.056.1
November 17, 2005

Ms. Leilani McGranahan
Nor Este Neighborhood Association
7600 Rio Guadalupe NE
Albuquerque, NM 87122

Via Certified Mail – Return Receipt Requested

and

Mr. Joe Yardumian
Nor Este Neighborhood Association
7801 R.C. Gorman Avenue, NE
Albuquerque, NM 87122-2748

Via Certified Mail – Return Receipt Requested

roject Title:	Tract A, North Domingo Baca Park and Tract A, Kinney Dam
Type of Request:	Vacation Request of Public Right-of-Way of Anaheim Avenue NE between Louisiana Boulevard, NE and Wyoming Boulevard, NE along with the vacation of Non Specific Easements and Public Utility Easements for PNM and MST&T including Sketch Plat Review and Comment
Current Legal Description:	Lots 1 - 32 Block 7 and Lots 1-32 Block 8 , North Albuquerque Acres, Tract 2 Unit 3
Developer:	Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) and City of Albuquerque Department of Municipal Development (DMD)
Agent/Surveyor:	Jeff Mortensen & Associates, Inc.
Contact:	Charles G. Cala, Jr., PS, Project Surveyor Debie LeBlanc Trujillo, Project Coordinator

Dear Ms. McGranahan and Mr. Yardumian:

Transmitted herewith is a copy of the Vacation Request and Sketch Plat Review and Comment for the above described property. This project is scheduled to be heard at the Development Review Board hearing on December 14, 2005. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

On behalf of our clients, Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) and City of Albuquerque Department of Municipal Development (DMD), we are requesting a vacation of the Public Right-of-Way of Anaheim Avenue NE between Louisiana Boulevard, NE and Wyoming Boulevard, NE, the Public Utility Easements for PNM and MST&T along with the non specific easements for pipeline purposes and telephone and electrical energy easements. We are proposing to create 2 tracts to be known as Tract A, North Domingo Baca Park and Tract A, Kinney Dam.

If you have any questions regarding this information, please do not hesitate to contact our office.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

xc: Chris Green – Consensus Planning w/enc.
Marty Eckert – A.M.A.F.C.A. w/enc.
Colleen Frenz – City of Albuquerque DMD w/enc.

JMA
ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.056.1
November 17, 2005

Ms. Judie Pellegrino
North Domingo Baca Neighborhood Association
8515 Murrelet NE
Albuquerque, NM 87113

Via Certified Mail – Return Receipt Requested

and

Mr. Jeff Peterson, PE
North Domingo Baca Neighborhood Association
7205 Peregrine Road, NE
Albuquerque, NM 87113

Via Certified Mail – Return Receipt Requested

Project Title:	Tract A, North Domingo Baca Park and Tract A, Kinney Dam
Type of Request:	Vacation Request of Public Right-of-Way of Anaheim Avenue NE between Louisiana Boulevard, NE and Wyoming Boulevard, NE along with the vacation of Non Specific Easements and Public Utility Easements for PNM and MST&T including Sketch Plat Review and Comment
Current Legal Description:	Lots 1 - 32 Block 7 and Lots 1-32 Block 8, North Albuquerque Acres, Tract 2 Unit 3
Developer:	Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) and City of Albuquerque Department of Municipal Development (DMD)
Agent/Surveyor:	Jeff Mortensen & Associates, Inc.
Contact:	Charles G. Cala, Jr., PS, Project Surveyor Debie LeBlanc Trujillo, Project Coordinator

Dear Ms. Pellegrino and Mr. Peterson:

Transmitted herewith is a copy of the Vacation Request and Sketch Plat Review and Comment for the above described property. This project is scheduled to be heard at the Development Review Board hearing on December 14, 2005. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

On behalf of our clients Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) and City of Albuquerque Department of Municipal Development (DMD), we are requesting a vacation of the Public Right-of-Way of Anaheim Avenue NE between Louisiana Boulevard, NE and Wyoming Boulevard, NE, the Public Utility Easements for PNM and MST&T along with the non specific easements for pipeline purposes and telephone and electrical energy easements. We are proposing to create 2 tracts to be known as Tract A, North Domingo Baca Park and Tract A, Kinney Dam.

If you have any questions regarding this information, please do not hesitate to contact our office.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

xc: Chris Green – Consensus Planning w/enc.
Marty Eckert – A.M.A.F.C.A. w/enc.
Colleen Frenz – City of Albuquerque DMD w/enc.

JMA
ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.056.1
November 17, 2005

Ms. Judie Pellegrino
North Domingo Baca Neighborhood Association
8515 Murrelet NE
Albuquerque, NM 87113

Via Certified Mail – Return Receipt Requested

and

Mr. Jeff Peterson, PE
North Domingo Baca Neighborhood Association
7205 Peregrine Road, NE
Albuquerque, NM 87113

Via Certified Mail – Return Receipt Requested

Project Title:	Tract A, North Domingo Baca Park and Tract A, Kinney Dam
Type of Request:	Vacation Request of Public Right-of-Way of Anaheim Avenue NE between Louisiana Boulevard, NE and Wyoming Boulevard, NE along with the vacation of Non Specific Easements and Public Utility Easements for PNM and MST&T including Sketch Plat Review and Comment
Current Legal Description:	Lots 1 - 32 Block 7 and Lots 1-32 Block 8, North Albuquerque Acres, Tract 2 Unit 3
Developer:	Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) and City of Albuquerque Department of Municipal Development (DMD)
Agent/Surveyor:	Jeff Mortensen & Associates, Inc.
Contact:	Charles G. Cala, Jr., PS, Project Surveyor Debie LeBlanc Trujillo, Project Coordinator

Dear Ms. Pellegrino and Mr. Peterson:

Transmitted herewith is a copy of the Vacation Request and Sketch Plat Review and Comment for the above described property. This project is scheduled to be heard at the Development Review Board hearing on December 14, 2005. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

On behalf of our clients Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) and City of Albuquerque Department of Municipal Development (DMD), we are requesting a vacation of the Public Right-of-Way of Anaheim Avenue NE between Louisiana Boulevard, NE and Wyoming Boulevard, NE, the Public Utility Easements for PNM and MST&T along with the non specific easements for pipeline purposes and telephone and electrical energy easements. We are proposing to create 2 tracts to be known as Tract A, North Domingo Baca Park and Tract A, Kinney Dam.

If you have any questions regarding this information, please do not hesitate to contact our office.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

xc: Chris Green – Consensus Planning w/enc.
Marty Eckert – A.M.A.F.C.A. w/enc.
Colleen Frenz – City of Albuquerque DMD w/enc.

FIRST-CLASS FIRST-CLASS FIRST-CLASS

CERTIFIED MAIL™

7002 3150 0005 7420 2628

UNITED STATES POSTAGE PITNEY BOWES
02 1P $ 005.11⁰
0002527985 NOV 18 2005
MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

FIRST-CLASS FIRST-CLASS FIRST-CLASS FIR

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
Nor Este Neighborhood Assoc. (NRE)
7801 R.C. Gorman Avenue NE
Albuquerque, NM 87122-2748

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) 7002 3150 0005 7420 2628

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

FIRST-CLASS FIRST-CLASS FIRST-CLA

CERTIFIED MAIL™

7002 3150 0005 7420 2611

UNITED STATES POSTAGE PITNEY BOWES

02 1P $ 005.11⁰

0002527985 NOV 18 2005

MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

FIRST-CLASS

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
Nor Este Neighborhood Assoc. (NRE)
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) 7002 3150 0005 7420 2611

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

FIRST-CLASS FIRST-CLASS FIRST-CLASS FIRST

FIRST-CLASS FIRST-CLASS FIRST-CLASS FIRST-CLASS

CERTIFIED MAIL™

7002 3150 0005 7420 2635

First Class Mail

UNITED STATES POSTAGE PITNEY BOWES

02 1P $ 005.11⁰

0002527985 NOV 18 2005

MAILED FROM ZIP CODE 87109

FIRST-CLASS FIRST-CLASS FIRST-CLASS FIRST-CLASS

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:

Judie Pellegrino
North Domingo Baca Neighborhood Association
8515 Murrelet 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) 7002 3150 0005 7420 2635

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

FIRST-CLASS FIRST-CLASS FIRST-CLASS FIRST-CLASS

CERTIFIED MAIL™

7002 3150 0005 7420 2642

UNITED STATES POSTAGE PITNEY BOWES

02 1P $ 005.11⁰

0002527985 NOV 18 2005

MAILED FROM ZIP

First Class Mail

First Class Mail

FIRST-CLASS FIRST-CLASS FIRST-CLASS FIRST-CLASS

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:

Jeff Peterson
North Domingo Baca Neighborhood Association.
7205 Peregrine Road 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) 7002 3150 0005 7420 2642

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

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 11/29/2005 To 12/14/05

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.

Debie LeBlanc Trujillo JMA — 11-18-05

(Applicant or Agent) (Date)

I issued 4 signs for this application, 11/18/05, [illegible]

(Date) (Staff Member)

DRB PROJECT NUMBER: 1003921

Rev. 1/11/05

EASEMENT

10272

RIGHT-OF-WAY DEPT.
PUBLIC SERVICE COMPANY OF NEW MEXICO
P. O. BOX 2267
ALBUQUERQUE, NEW MEXICO 87103

(2)

THIS INDENTURE made this 24th day of July, 19 72, by and between Estelle Counts Powelson and Lynn C. Powelson her husband ~~his wife~~, First Parties, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado corporation, authorized to do business in New Mexico, Second Parties, their successors and assigns,

363

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 considerations, the receipt of which is hereby acknowledged, do hereby give, bargain, sell, grant and convey unto said Second Parties, an easement to build, construct, operate and maintain an electric power transmission and communications line on, over, beneath and across the lands hereinafter described, and to erect all necessary poles, guy wires and other equipment, fixtures and structures necessary to maintain the said power and communications line on, over, beneath and across said lands at or near the points hereinafter designated as the course of said power and communications line on, over, beneath and across said lands; together with free ingress and egress in, from, and over said easement 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 7 and 8, Block 8, Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES as the same are shown and designated on the plat of said Addition filed for record in the office of the County Clerk, Bernalillo County, New Mexico, on September 10, 1931, in Book D1, Page 20. Situate in the SW¼ of Section 18, Township 11 North, Range 4 East, N.M.P.M. Said easement being more particularly described as follows:

An easement ten (10) feet in width being the South ten (10) feet of said Lots 7, and 8.

Also, an easement ten (10) feet in width being the East five (5) feet of Lot 7 and the West five (5) feet of Lot 8.

Estelle Counts Powelson

Copied on Security & MSRT docs

First parties shall have the right to use the above described real estate for purposes not inconsistent with the rights hereby granted provided that First Parties shall not erect or construct any building, pool, or other structure thereon, nor drill or operate any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

WITNESS our hand s and seal s this 24th day of July, 19 72.

(SEAL) Estelle Counts Powelson (SEAL)

(SEAL) Lynn C. Powelson (SEAL)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me this 24th day of July, 19 72, by Estelle Counts Powelson and Lynn C. Powelson her husband

My commission expires: 9-8-74
(Seal)

R. P. McDonald
Notary Public

FOR RECORDER'S USE ONLY
State of New Mexico
County of Bernalillo } SS
This instrument was filed for record on
SEP 19 1972
At 3:31 o'clock p. m. Recorded in Vol. 378
of records of said County Folio 363
Clerk & Recorder
Deputy Clerk

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF } ss.

The foregoing instrument was acknowledged before me this ..... day of ....., 19.....

by ..... (Name of Officer)

(Title of Officer) of (Corporation Acknowledging)

a corporation, on behalf of said corporation.

My commission expires:

(Seal)

Notary Public

EASEMENT

102753

PUBLIC SERVICE COMPANY OF NEW MEXICO
P. O. BOX 2267
ALBUQUERQUE, NEW MEXICO 87103

(3)

THIS INDENTURE made this 7 th day of August, 19 72, by and between Albuquerque Ranch Estates, Inc. A New Mexico Corporation ~~his wife~~ First Parties, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado corporation, authorized to do business in New Mexico, Second Parties, their successors and assigns,

WITNESSETH:

366

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 considerations, the receipt of which is hereby acknowledged, do hereby give, bargain, sell, grant and convey unto said Second Parties, an easement to build, construct, operate and maintain an electric power transmission and communications line on, over, beneath and across the lands hereinafter described, and to erect all necessary poles, guy wires and other equipment, fixtures and structures necessary to maintain the said power and communications line on, over, beneath and across said lands at or near the points hereinafter designated as the course of said power and communications line on, over, beneath and across said lands; together with free ingress and egress in, from, and over said easement 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 4, 5, and 6, Block 8, Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES as the same are shown and designated on the plat of said Addition filed for record in the office of the County Clerk, Bernalillo County, New Mexico, on September 10, 1931, in Book D1, Page 20. Situate in the SW¼ of Section 18, Township 11 North, Range 4 East, N.M.P.M. Said easement being more particularly described as follows:

An easement ten (10) feet in width being the South ten (10) feet of said Lots 4, 5, and 6.

It is further understood and agreed between the parties that this easement in no way shall restrict the owners of the land described in this easement from full use of the 10 feet under the power lines.

First parties shall have the right to use the above described real estate for purposes not inconsistent with the rights hereby granted provided that First Parties shall not erect or construct any building, pool, or other structure thereon, nor drill or operate any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

WITNESS my hand and seal this 7th day of August, 19 72

(SEAL) Vice President (SEAL)
Albuquerque Ranch Estates, Inc.
(SEAL) (SEAL)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me this 7th day of August, 19 72, by

My commission expires:
(Seal)

Notary Public

FOR RECORDER'S USE ONLY

State of New Mexico
County of Bernalillo } SS

This instrument was filed for record on SEP 19 1972 at 3:31 o'clock P m. Recorded in Vol. 2978 of records of said County Folio 366

Clerk & Recorder
Deputy Clerk

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me this 7th day of August, 19 72 by Horace F. McKay Jr. (Name of Officer) Vice-President (Title of Officer) of Albuquerque Ranch Estates, Inc. (Corporation Acknowledging) a corporation, on behalf of said corporation.

My commission expires:
(Seal) 9-8-74

R. McDonald
Notary Public

(4)

(9572), CR. ORIGINAL WARRANTY DEED

THIS INDENTURE, Made this 30th day of November, 1937, between NORINS REALTY COMPANY, INC, a corporation, as party of the first part, and ADA D. HUNTER of Valmont, California as party of the second part;

WITNESSETH:

That the party of the first part, for and in consideration of the sum of $1.00, lawful money of the United States, and other good and valuable consideration, to it in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, conveyed, released and confirmed, and by these presents does remise, convey, release, confirm and warrant unto the party of the second part, her heirs or assigns, forever, all of the following described tract, lot or parcel of land and real estate, situated, lying and being in the County of Bernalillo, State of New Mexico, to-wit:

All of lots six (6), seven (7), eight (8), nine (9), and ten (10), Block eight (8), Tract two (2), Unit three (3), as per map recorded September 10, 1931, in Book 2, Page 116 of Map Book, County of Bernalillo, State of New Mexico, containing Five (5) acres more or less.

($0.7 REVENUE STAMPS ATTACHED AND CANCELLED)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits; and all the estate, right, title, interest, claim and demand whatsoever of the party of the first part, either in law or equity, of, in and to the above remised premises with the hereditaments and appurtenances;

Subject to a right of way for road and pipe-line purposes; also the right to build, construct and maintain and operate a telephone line or lines, and subject to all reservations of the United States Government, as contained in the original patent from the United States of America; and

Subject to all covenants and condition, restrictions, privileges, rights and exceptions of record, as a servitude in favor of each and every lot in said tract as a dominant tenement or tenements, which covenants and conditions, restrictions, privileges, rights and exceptions of record shall constitute and be a mutual contract between the various purchasers and buyers in said tract.

Party of the first part hereby reserves a right-of-way, with right of entry upon, over, under, along, across, and through the said land for the purpose of erecting, constructing, operating and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone poles, and/or for laying, repairing, operating and renewing, any pipe-line or lines for water, gas, or sewage, and any conduits for electric or telephone wires, and reserving to the party of the first part herein the sole right to convey the rights hereby reserved.

No part of said premises shall at any time be used or occupied by any person not of the Caucasian race, except while serving, for hire, as a servant of some person of the Caucasian race, nor shall any noxious or offensive factory or business be operated or carried on upon said premises.

TO HAVE AND TO HOLD the said premises above remised and described, with the appurtenances, unto the party of the second part, her heirs or assigns forever, and the said party of the first part does hereby covenant with the said party of the second part and her legal representatives, that the said real estate is free from all encumbrances; and that it has good right and lawful authority to sell the same to the said party of the second part; and that it will, and its heirs, executors and administrators shall WARRANT AND DEFEND the title to said premises against the just and lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed and its corporate seal affixed by its officers thereunto duly authorized, the day and year first above written.

NORINS REALTY COMPANY, Inc.
By M. Norins
President.

ATTEST:
J. W. Dewey
Secretary. (CORPORATE SEAL)

STATE OF CALIFORNIA)
)ss.
County of Los Angeles)

On this 2nd day of December, 1937, before me, personally appeared M. Norins and J. W. Dewey, to me personally known, who being by me duly sworn, did say that they are President and Secretary, respectively, of the NORINS REALTY COMPANY, Inc., a corporation organized under the laws of the State of California, 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 President and Secretary acknowledged said instrument to be the free act and deed of said corporation.

WITNESS my hand and seal on this day and year first above written.

Edna H. Stewart
Notary Public in and for Los Angeles County,
State of California.

My Commission Expires March 27, 1941.

This instrument was filed for record on the 22 day of August, 1938, at 8:33 A.M.
Recorded in Vol. 162, page 86, this 22nd, day of August, 1938.

Velma Dowdy, Clerk & Recorder.
May S. Scull, Deputy Clerk.

(95713) CR. QUITCLAIM DEED

WARREN V. FINAL, in consideration of TEN DOLLARS AND 00/100--Dollars, to me in hand paid, the receipt of which is hereby acknowledged, do hereby Remise, Release and forever Quitclaim to Gertrude Goldberg all that real property situated in the County of BERNALILLO, State of ~~California~~ NEW MEXICO, described as follows:

ALL OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION THIRTY-FIVE (35) TOWNSHIP NINE (9) NORTH, RANGE ONE (1) EAST, AND ALL OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION TWENTY-ONE (21) RANGE TWO (2) EAST, TOWNSHIP NINE (9) NORTH, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, N.M.P.M. COMPRISING TWENTY (20) ACRES MORE OR LESS.

(NO REVENUE STAMPS ATTACHED)

TO HAVE AND TO HOLD to the said grantee, His heirs or assigns----

WITNESS My hand this 19th day of February, 1938.

W. V. Final

STATE OF CALIFORNIA,)
)ss.
County of Los Angeles)

ON THIS 19th day of February, A.D., 1938, before me, Helen Keating a Notary Public in and for said County and State, personally appeared Warren V. Final, known to me, (or proved to me on the oath of Irving J. Goldberg), to be the person whose name is subscribed to the within Instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Helen Keating
Notary Public in and for said County and State.

My Commission Expires Nov. 27, 1939.
(NOTARIAL SEAL)

This instrument was filed for record on the 22 day of August, 1938, at 8:34 A.M.
Recorded in Vol. 162, page 87, this 22nd day of August, 1938.

Velma Dowdy, Clerk & Recorder.
May S. Scull, Deputy Clerk

(95732) CR. CONDITIONAL SALE CONTRACT

THIS INSTRUMENT CERTIFIES THAT, Mike Tarradei and Miquela Garcia Tarradei, his wife, hereinafter called the Sellers, have this day delivered to Albert Logsdon, of Albuquerque, N.Mex. hereinafter called the Buyer, the following described real-estate property, to-wit:

GRANT DEED (13467) KRL

VALLIANT PRINTING CO.

No. E1171-7, 995-2

Norins Realty Company, Inc.

TO

Charles E. & Elma Woodward

Contract No. 7330-L

Dated December 8th, 19 37

STATE OF NEW MEXICO, County of Bernalillo, } ss.

I hereby certify that this instrument was filed for record on the 20 day of September, A. D. 19 39 at 8:01 o'clock A. M., and was duly recorded in Book No. 166 of Records of Deeds and Conveyances, Page 474 on this 20 day of September A. D. 19 39.

Velma Dowdy
Probate Clerk and Ex-Officio Recorder.

By ..... Deputy.

(4)

THIS INDENTURE, Made this 7th day of March, 19 39, between Norins Realty Company, Inc., a corporation, as party of the first part, and

Charles E. Woodward and Elma Woodward of

Newhall, California

as parties of the second part;

WITNESSETH: That the party of the first part, for and in consideration of the sum of $1.00, lawful money of the United States, and other good and valuable consideration, to it in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, does hereby grant to the parties of the second part their heirs or assigns forever, all of the following described tract, lot or parcel of land and real estate, situated, lying and being in the County of Bernalillo, State of New Mexico, to-wit:

All of Lots Eleven (11), Twelve (12) and thirteen (13), Block Eight (8), Tract Two (2), Unit Three (3), as per Map recorded September 10th, 1931, in Book 2, Page 116 of Map Book, County of Bernalillo, State of New Mexico, N. M. P. M., containing Three (3) acres more or less.

($.50 REVENUE STAMPS ATTACHED AND CANCELLED)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits; and all the estate, right, title, interest, claim and demand whatsoever of the party of the first part, either in law or equity, of, in and to the above remised premises with the hereditaments and appurtenances;

Subject to a right of way for road and pipe-line purposes; also the right to build, construct and maintain and operate a telephone line or lines, and subject to all reservations of the United States Government, as contained in the original patent from the United States of America; and

Subject to all covenants and conditions, restrictions, privileges, rights and exceptions of record, as a servitude in favor of each and every lot in said tract as a dominant tenement or tenements, which covenants and conditions, restrictions, privileges, rights and exceptions of record shall constitute and be a mutual contract between the various purchasers and buyers in said tract.

Party of the first part hereby reserves a right-of-way, with right of entry upon, over, under, along, across, and through the said land for the purpose of erecting, constructing, operating and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone poles, and/or for laying, repairing, operating and renewing, any pipe line or lines for water, gas, or sewage, and any conduits for electric or telephone wires, and reserving to the party of the first part herein the sole right to convey the rights hereby reserved.

No part of said premises shall at any time be used or occupied by any person not of the Caucasian race, except while serving, for hire, as a servant of some person of the Caucasian race, nor shall any noxious or offensive factory or business be operated or carried on upon said premises.

TO HAVE AND TO HOLD the said premises above remised and described with the appurtenances, unto the parties of the second part, their heirs or assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed and its corporate seal affixed by its officers thereunto duly authorized, the day and year first above written.

ATTEST:

Nettie Dewey
Secretary.

NORINS REALTY COMPANY, INC.

By J. W. Dewey--President

(CORPORATE SEAL)

STATE OF CALIFORNIA } ss.
County of Los Angeles

On this 7th day of March, 19 39, before me, personally appeared J. W. Dewey, and Nettie Dewey, to me personally known, who being by me duly sworn, did say that they are President and Secretary, respectively, of the NORINS REALTY COMPANY, Inc. a corporation organized under the laws of the State of California 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 President and Secretary acknowledged said instrument to be the free act and deed of said corporation.

WITNESS my hand and seal on this day and year first above written.

Inez M. Kemper
Notary Public in and for Los Angeles County, State of California.

(NO EXPIRATION DATE SHOWN)

(NOTARIAL SEAL)

5

90-8451 **OVERHEAD EASEMENT** 6454

THIS INDENTURE made this 7th day of July, 1989, by and between

Hope W. Elliott, a married woman, as her sole and separate estate

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation authorized to do business in New Mexico (Grantees), their successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantees, their successors and assigns, an easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the transmission and distribution of electric power and energy and facilities for communication purposes, or either of, any or all such purposes, including lines, poles, guy wires, conduits and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath and across the easement hereinafter described, together with free access to, from, and over said easement, with the right and privilege of going upon, over and across land of Grantor for the purposes set forth herein and with the right to trim and remove any trees, shrubs or bushes which interfere with the purposes set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico and is more particularly described as follows, to wit:

PNM Proj. No.05229

An easement within Lot 16, Block 8 of Plat of NORTH ALBUQUERQUE ACRES, Tract 27 Unit 3 situate in Section 18, T.11 N., R. 4 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk in Bernalillo County in Plat Book D1, Page 20 on September 10, 1931 and being more particularly described as follows:

An easement ten (10) feet wide being the east ten (10) feet of said Lot 16, Block 8.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect or construct any building, roof, or other structure thereon, nor drill or operate any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, mortgagees, lessees, tenants, successors and assigns of the parties hereto. Grantees shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantees.

WITNESS my hand and seal this 7th day of July, 19 89

(SEAL) X Hope W. Elliott (SEAL)

(SEAL) (SEAL)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF ~~NEW MEXICO~~ Texas

COUNTY OF ~~Bernalillo~~ Travis

The foregoing instrument was acknowledged before me this 7th day of July, 19 89

by Hope W. Elliott, a married woman, as her sole and separate estate

My commission expires: 01/28/93

(Seal)

X Brenda Colwell

Notary Public

BRENDA COLWELL
Notary Public
STATE OF TEXAS
My Comm. Exp. Jan. 28, 1993

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this

day of 19

by (Name of Officer) (Title of Officer)

of (Corporation Acknowledgement)

a corporation, on behalf of said corporation

(State of Incorporation)

My Commission expires

(Seal)

Notary Public

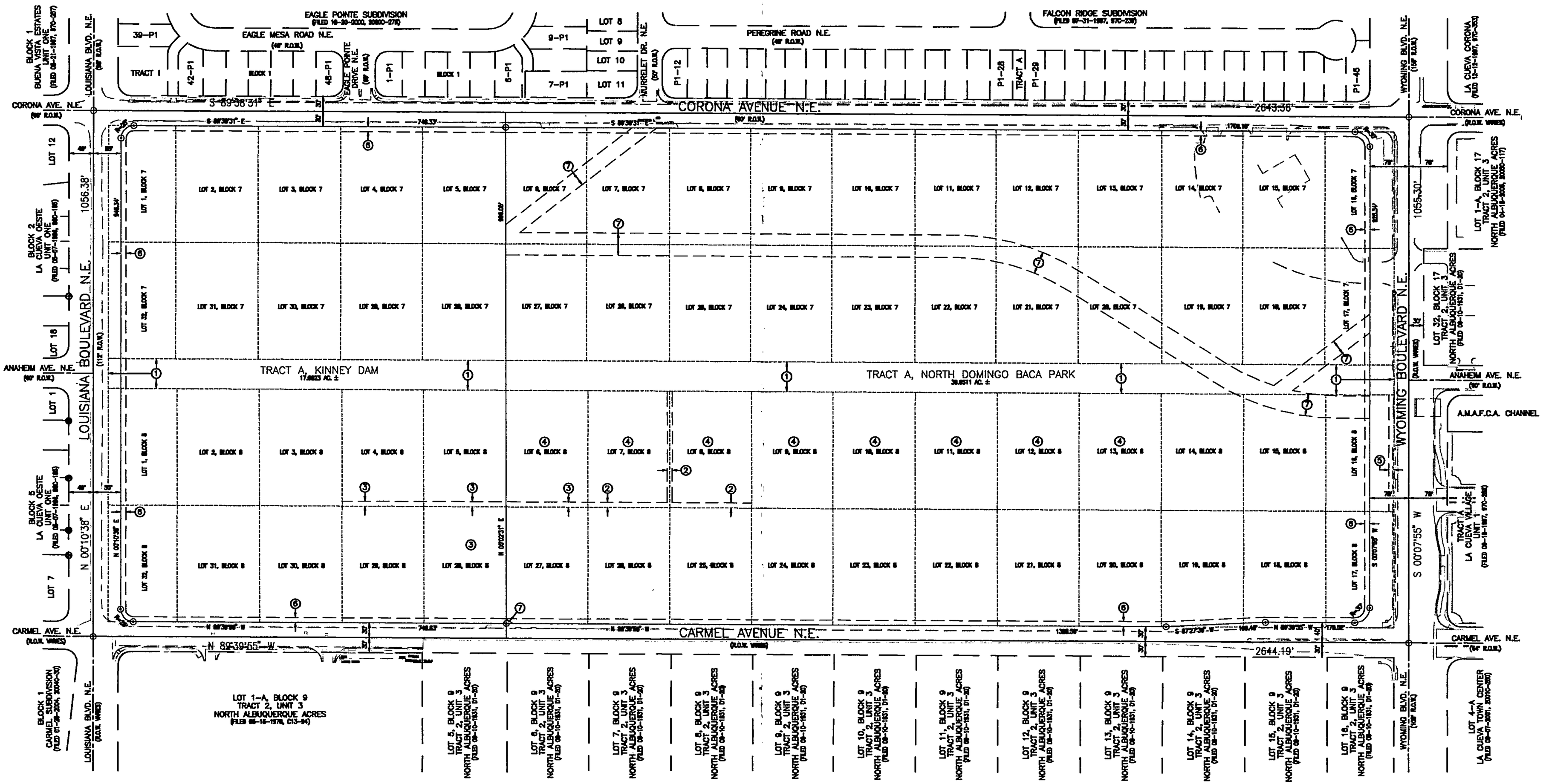
FOR RECORDER

90 FEB -1 AM 8:11

BOOK 902 PAGE 6454

GLADYS R. BARCA
CO CLERK & RECORDER

DEPUTY

PNM REFERENCE NUMBER

6 Site Sketch