



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 7, 2011

Project# 1004071

11DRB-70045 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-1, **ANCIENT MESA SUBDIVISION**, zoned RO-20, located on the west side of RAINBOW BLVD NW betwen WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 63.313 acre(s). (C-9)[*Deferred from 3-23-11, 4/27/11, 5/11/11, 5/25/11, 6/8/11, 7/13/11, 8/10/11*]

At the September 7, 2011 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by September 22, 2011, in the manner described below.

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

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

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


Jack Cloud, DRB Chair

Cc: High Mesa Consulting Group – 6010-B Midway Park Blvd. NE –
Albuquerque, NM 87109

Cc: APS, Facilities Design & Construction – P.O. box 25704 – Albuquerque, NM
87109

Marilyn Maldonado

File

3. **Project# 1004071**
11DRB-70045 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA)

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-1, **ANCIENT MESA SUBDIVISION**, zoned RO-20, located on the west side of RAINBOW BLVD NW between WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 63.313 acre(s). (C-9)[*Deferred from 3-23-11, 4/27/11, 5/11/11, 5/25/11, 6/8/11, 7/13/11, 8/10/11*] **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

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

4. **Project# 1002718**
11DRB-70238 SIDEWALK WAIVER

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for RAYLEE HOMES, INC. request(s) the above action(s) for all or a portion of Lot(s) 1-16, Tract(s) A RIVERVIEW ACRES #2, **RIVERVIEW ACRES, UNIT 2** zoned RA-1, located on ON CALLE FACIO NEAR GABALDON containing approximately 10.4497 acre(s). (H-12) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project# 1003815**
11DRB-70242 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
11DRB-70243 AMENDED SDP FOR BP
11DRB-70244 SIDEWALK VARIANCE

FORSTBAUER SURVEYING CO LLC agent(s) for 9550 SAN MATEO NE LLC request(s) the above action(s) for all or a portion of Lot(s) 3-A, Block(s) 4, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2 FOR IP OR SU-2 C, located on SAN MATEO BLVD NE BETWEEN BEVERLY HILLS NE AND VENICE NE containing approximately 2.4997 acre(s). (B-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO COMPLETE SITE PLAN AND FOR AGIS DXF. THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND TO PLANNING TO SHOW SIDEWALK CULVERTS ON VENICE AND FOR AGIS DXF.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: March 23, 2011

Project# 1004071

Zone Atlas Page: C-9

App# 11DRB-70045

Notification Radius: 253'

Cross Reference and Location: Rainbow Blvd. NW Between
Woodmont Ave. NW and Rosa Parks Rd. NW

Applicant: Albuquerque Public Schools, Facilities Design & Construction
PO Box 25704
Albuq., NM 87109

Agent: High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuq., NM 87109

Special Instructions:

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

Date Mailed: 3-4-11

Signature: 

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	PROF CLASS	TAX DISTRICT	LEGAL	ACRES
1	100906422421830000	THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	LT 11 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT. 5183 AC	
2	100906419202630000	STATE OF NEW MEXICO STATE LAND OFFICE	PO BOX 1148	SANTA FE	NM	87504	V	A1A	TR C-2 PLAT OF TRACT C-1 ANCIENT MESA BULK LAND PLAT OF TRACT C-2 ANCIENT MESA. CONT 77.5482 AC	
3	100906423022630000	THE TRAILS COMMUNITY ASSOCIATION INC	7007 JEFFERSON BLVD NE SUITE A	ALBUQUERQUE	NM	87109	V	A1A	TR B CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT. 7309 AC	
4	100806446216640000	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TRACT 4 OF BOND RANCHES IN SECTIONS 17,18,19,20,29AND 30 T11N R2E CONT 1	
5	100906416620530000	OTERO LAWRENCE M & CLAUDIA C	5208 PARK HEIGHTS RD NW	ALBUQUERQUE	NM	87120	V	A1A	LT 5 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT. 4995 AC	
6	100906440510940000	BOARD OF EDUCATION	PO BOX 25704	ALBUQUERQUE	NM	87125	C	A1A	TR A PLAT OF TRACTS A, B & C ANCIENT MESA. CONT 70.0000 AC	
7	100806446121340000	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	X1A	S/LY PORT TR 5 SEC 17 T11N R2E. CONT 10.0024 AC	
8	100906417714030000	BOARD OF EDUCATION	PO BOX 25704	ALBUQUERQUE	NM	87125	C	A1A	TR C-1 PLAT OF TRACT C-1 ANCIENT MESA BULK LAND PLAT OF TRACT C-2 ANCIENT MESA. CONT 63.3138 AC	
9	100906415220430000	THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	LT 4 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT. 4992 AC	
10	100906418622630000	THE TRAILS COMMUNITY ASSOCIATION INC	7007 JEFFERSON BLVD NE SUITE A	ALBUQUERQUE	NM	87109	V	A1A	TR A CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT. 5000 AC	
11	100906416422530000	THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	LT 17 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT. 5000 AC	
12	100906414421230000	THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	LT 3 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT. 4994 AC	
13	100906427024540000	CPB CHURCH OF JESUS CHRIST OF LATTERDAY SAINTS	50 EAST NORTH TEMPLE ST	SALT LAKE CITY	UT	84105	C	A1A	TR 10-A-1 VACATION REQUEST & PLAT OF TRACT 10-A-1 THE TRAILS UNIT 2. CONT 5.1021 AC	
14	100906410722730000	TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	TR B BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12)THE TRAILS UNIT 2) CONT 8.8705 AC	
15	100906418020530000	THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	LT 6 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT. 4992 AC	
16	100906422820430000	THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	LT 10 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT. 6617 AC	
17	100906417622530000	THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	LT 18 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT. 4984 AC	
18	100906419420830000	THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	LT 7 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT. 5296 AC	
19	100906404025730000	TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	TR 7 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12)THE TRAILS UNIT 2) CONT 21.3406 AC	
20	100906420820730000	THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	LT 9 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT. 4981 AC	
21	100906421723130000	THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	LT 12 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT. 5341 AC	
22	100906414422630000	THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	LT 2 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT. 4967 AC	
23	100906437421440000	INDUS DEVELOPMENT LTD CO	8224 CALLE PRIMERA NW	ALBUQUERQUE	NM	87120	V	A1A	TR 9-A BULK LAND PLAT OF TRACTS 9A & 10-A THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT. 19.7658 AC	
24	100906420022130000	THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	LT 8 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT. 5231 AC	

OR CURRENT OWNER
BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE, NM 87125

OR CURRENT OWNER
CPB CHURCH OF JESUS CHRIST OF
LATTERDAY SAINTS
50 EAST NORTH TEMPLE ST
SALT LAKE CITY, UT 84105

OR CURRENT OWNER
INDUS DEVELOPMENT LTD CO
8224 CALLE PRIMERA NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
OTERO LAWRENCE M & CLAUDIA C
5208 PARK HEIGHTS RD NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
STATE OF NEW MEXICO STATE LAND OFFICE
PO BOX 1148
SANTA FE, NM 87504

OR CURRENT OWNER
THE TRAILS COMMUNITY ASSOCIATION INC
7007 JEFFERSON BLVD NE SUITE A
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
THE TRAILS LLC
3077 E WARM SPRINGS RD
LAS VEGAS, NV 89120

HEARING DATE 3-23-11 (SIA)

○



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 17, 2010

Project# 1004071

10DRB-70030 MAJOR – 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-1, **ANCIENT MESA SUBDIVISION**, zoned RO-20, located on the west side of RAINBOW BLVD NW between WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 63.313 acre(s). (C-9)

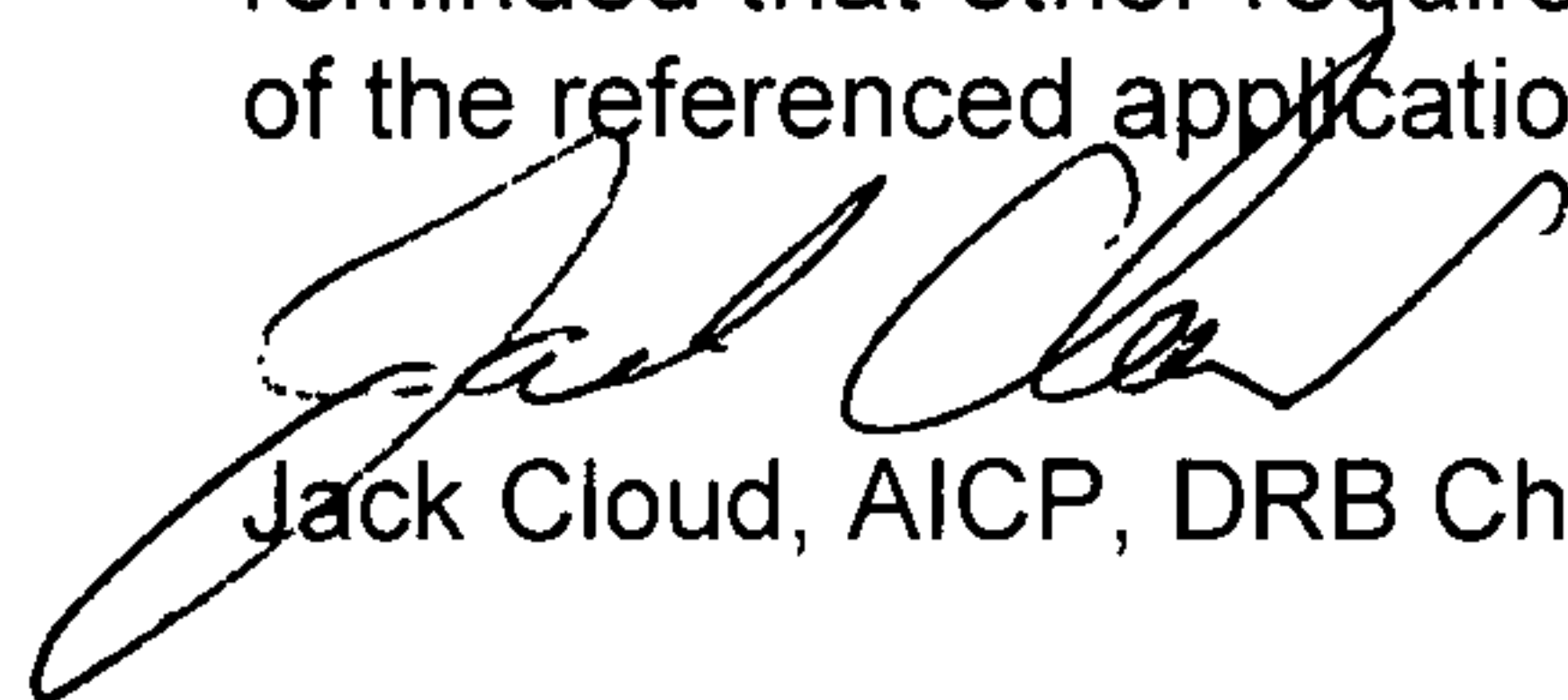
At the February 17, 2010, Development Review Board meeting, a **one** year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 4, 2010, in the manner described below.

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

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



Jack Cloud, AICP, DRB Chair

Cc: APS Facilities Design & Construction – P.O. Box 25704 – Albuquerque, NM 87125

Cc: High Mesa Consulting Group – 6010-B Midway Park Blvd. NE – Albuquerque, NM 87109

Marilyn Maldonado
file

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004071 AGENDA# 2 DATE: 2/17/10

1. Name: Jon Niski Address: Tierra West
5571 Midway Pl PL Zip: 87109
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
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14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004071 AGENDA# 1 DATE: 2/17/10

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
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7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

February 17, 2010

Project# 1004071
 10DRB-70030 MAJOR – 2 YEAR EXTENSION OF SUBDIVISION
 IMPROVEMENTS AGREEMENT (2YR SIA)

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC
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ANCIENT MESA SUBDIVISION, zoned RO-20, located on the west side of
 RAINBOW BLVD NW betwen WOODMONT AVE NW AND ROSA PARKS RD NW
 containing approximately 63.313 acre(s). (C-9)

<p>AMAFCA No comment.</p>
<p>COG No comment.</p>
<p>TRANSIT Adjacent and nearby routes Route #162, peak hour Vantana Ranch route, passes 760' north of the site measured from the NE corner of the property.</p> <p>Adjacent bus stops None</p> <p>Site plan requirements None</p> <p>Large site TDM suggestions None.</p> <p>Other information None.</p>
<p>ZONING ENFORCEMENT</p>
<p>NEIGHBORHOOD COORDINATION Letters sent to: No Neighborhood and/or Homeowner Association(s)</p>
<p>APS This would allow for the deferral of Traffic Signal and Flashing School Crossing Beacons, which are currently not warranted in the area at this time.</p>
<p>POLICE DEPARTMENT No comment.</p>
<p>FIRE DEPARTMENT No comment.</p>

PNM ELECTRIC & GAS No comment.
COMCAST No comment.
QWEST No comment.
ENVIRONMENTAL HEALTH No comment.
M.R.G.C.D . No Adverse Comments.
OPEN SPACE DIVISION No comment.
CITY ENGINEER The Hydrology section has no objection to the extension request.
TRANSPORTATION DEVELOPMENT The Traffic Operations Division of the Department of Municipal Development must provide written concurrence with this extension prior to approval.
PARKS AND RECREATION No comment.
ABCWUA No comment.
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, February 27, 2010, beginning at 9:00 a.m.** for the purpose of considering the following:

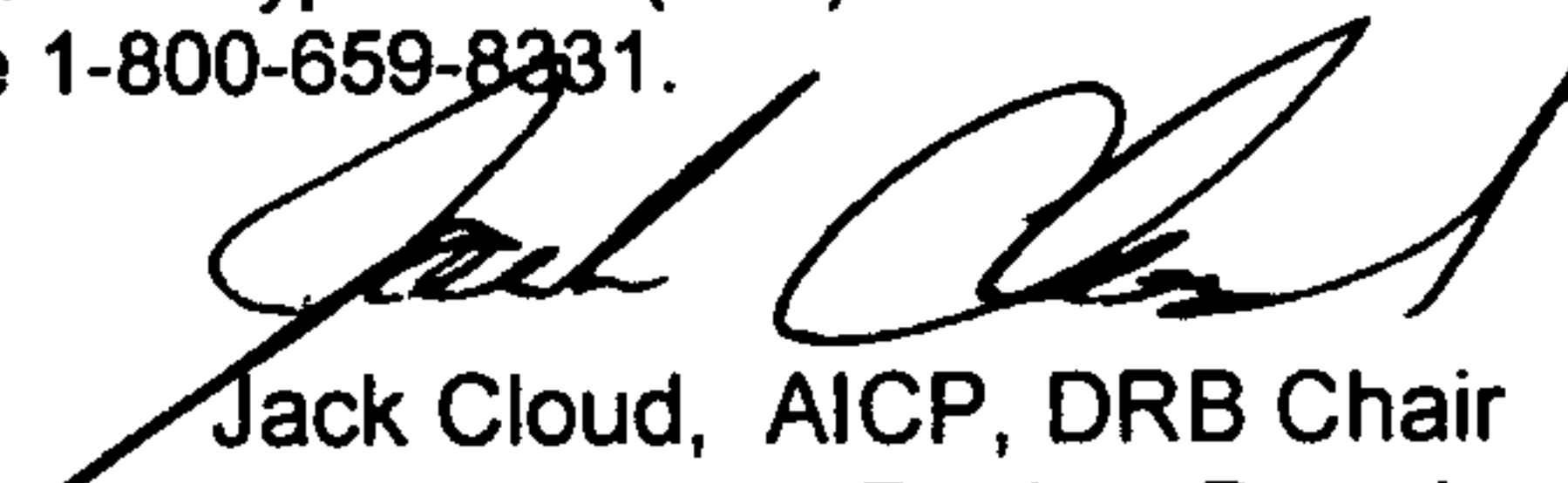
Project# 1004071
10DRB-70030 MAJOR – 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-1, **ANCIENT MESA SUBDIVISION**, zoned RO-20, located on the west side of RAINBOW BLVD NW between WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 63.313 acre(s). (C-9)

Project# 1007958
10DRB-70032 VACATION OF PUBLIC
UTILITY EASEMENTS

TIERRA WEST LLC agent(s) for LARRY H MILLER CHRYSLER JEEP DODGE request(s) the referenced/ above action(s) for 3 utility easements on Lot(s) 36B-1, Block(s) S, **BOSQUE REDONDO ADDITION**, zoned C-2, located on the southwest corner of LOMAS BLVD NE and WYOMING BLVD NE containing approximately 5.000 acre(s). (K-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 Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 1, 2010.

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

Meeting Date: February 17, 2010
Zone Atlas Page: (C-9)
Notification Radius: 100 Ft.

Project# 1004071
App# 10DRB-70030

Cross Reference and Location: located on 8101 RAINBOW BLVD NW BETWEEN
WOODMONT AVE NW AND ROSA PARKS RD NW

Applicant: Albuquerque Public Schools, Facilities Design
PO Box 25704
Albuquerque, NM 87125

Agent: High Mesa Consulting Group
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: JANUARY 29, 2010
SIGNATURE: *ERIN TREMLIN - A.T.*

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	OW NE R ST ATE	OW NE R ZIP CO DE	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL	AC RE S
1	100906 422421 830311	THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	89 12 0	V	A1 A	LT 11 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRAC T 11 THE TRAILS UNIT 2)CONT 5183 AC	0.51 584 191
2	100906 420620 730309	THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	89 12 0	V	A1 A	LT 9 CORRECTION PLAT OF VALLE VISTA AT T HE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT .4981 AC	0.49 846 664
3	100906 418020 530306	THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	89 12 0	V	A1 A	LT 6 CORRECTION PLAT OF VALLE VISTA AT T HE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT .4992 AC	0.49 819 946
4	100906 420022 130308	THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	89 12 0	V	A1 A	LT 8 CORRECTION PLAT OF VALLE VISTA AT T HE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT 5231 AC	0.52 348 864
5	100906 427024 540101	INDUS DEVELO PMENT LTD CO	9219 BLACK FARM LN N W	ALBU QUE RQU E	N M	87 11 4	C	A1 A	TR 10-A- 1 VACATION REQUEST & PLAT OF TRACT 10- A-1 THE TRAILSUNIT 2 CONT 5 1021 AC	5.09 830 934
6	100906 417714 030202	BOARD OF EDU CATION	PO BOX 257 04	ALBU QUE RQU E	N M	87 12 5	C	A1 A	TR C-1 PLAT OF TRACT C- 1 ANCIENT MESA BULK LAND PLAT OFTRACT C-2 ANCIENT MESA CONT 63.3138 AC	64.6 568 327 7
7	100906 414422 630302	THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	89 12 0	V	A1 A	LT 2 CORRECTION PLAT OF VALLE VISTA AT T HE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT .4967 AC	0.49 810 362
8	100906 419203 630201	STATE OF NEW MEXICO STATE LAND OFFICE	PO BOX 114 8	SANT AFE	N M	87 50 4	V	A1 A	TR C-2 PLAT OF TRACT C- 1 ANCIENT MESA BULK LAND PLAT OFTRACT C-2 ANCIENT MESA CONT 77.5482 AC	77.4 308 912 6
9	100906 418822 630319	THE TRAILS CO MMUNITY ASSO CIATION INC	7007 JEFFE RSON BLVD NE SUITE A	ALBU QUE RQU E	N M	87 10 9	V	A1 A	TR A CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRAC T 11 THE TRAILS UNIT 2)CONT 1 6938 AC	1.69 369 72
10	100906 414421 230303	THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	89 12 0	V	A1 A	LT 3 CORRECTION PLAT OF VALLE VISTA AT T HE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT .4994 AC	0.50 245 567
11	100906 419420 830307	THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	89 12 0	V	A1 A	LT 7 CORRECTION PLAT OF VALLE VISTA AT T HE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT .5296 AC	0.52 875 941
12	100906 422820 430310	THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	89 12 0	V	A1 A	LT 10 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRAC T 11 THE TRAILS UNIT 2)CONT .6617 AC	0.65 843 206
13	100906 416422 530317	THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	89 12 0	V	A1 A	LT 17 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRAC T 11 THE TRAILS UNIT 2)CONT .5000 AC	0.49 993 083
14	100906 404025 730203	TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	89 12 0	V	A1 A	TR 7 BULK LAND PLAT OF THE TRAILS UNIT 3 A (BEING A REPLATOF TRACTS 1 THRU 8, OS- 1 & OS- 2 THE TRAILS UNIT 3 & TRACT 12THE TRAILS UNIT 2) CONT 21.3406 AC	21.3 422 330 3
15	100906 437421 440102	INDUS DEVELO PMENT LTD CO	8224 CALLE PRIMERA N W	ALBU QUE RQU E	N M	87 12 0	V	A1 A	TR 9-A BULK LAND PLAT OF TRACTS 9-A & 10- A THE TRAILS UNIT 2(BEING A REPLAT OF TR ACTS 9 & 10 THE TRAILS UNIT 2)CONT 19.7656 AC	19.7 528 589 4
16	100906 417822 530318	THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	89 12 0	V	A1 A	LT 18 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRAC T 11 THE TRAILS UNIT 2)CONT 4984 AC	0.49 843 842
17	100906 415220	THE TRAILS LLC	3077 E WAR M SPRINGS	LAS VEG	N V	89 12	V	A1 A	LT 4 CORRECTION PLAT OF VALLE VISTA AT T HE TRAILS UNIT 2(BEING A REPLAT OF TRACT	0.49 901

	430304		RD	AS		0			11 THE TRAILS UNIT 2)CONT .4992 AC	017
18	100806 446121 340123	CITY OF ALBUQU UERQUE	PO BOX 129 3	ALBU QUE RQU E	N M	87 10 3	V	X1 A	S'LY PORT TR 5 SEC 17 T11N R2E CONT 10.00 24 AC	10 0 134 556
19	100806 446216 640115	CITY OF ALBUQU UERQUE	PO BOX 129 3	ALBU QUE RQU E	N M	87 10 3	V	A1 A	TRACT- 4 OF BOND RANCHES IN SECTIONS 17,18,19,2 0,29AND 30 T11N R2E CONT 1	19.6 092 470 1
20	100906 416620 530305	OTERO LAWRE NCE M & CLAU DIA C	5208 PARK HEIGHTS R D NW	ALBU QUE RQU E	N M	87 12 0	V	A1 A	LT 5 CORRECTION PLAT OF VALLE VISTA AT T HE TRAILS UNIT 2(BEING A REPLAT OF TRACT 11 THE TRAILS UNIT 2)CONT .4995 AC	0.49 849 388
21	100906 421723 130312	THE TRAILS LL C	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	89 12 0	V	A1 A	LT 12 CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRAC T 11 THE TRAILS UNIT 2)CONT .5341 AC	0.53 164 79
22	100906 423022 630320	THE TRAILS CO MMUNITY ASSO CIATION INC	7007 JEFFE RSON BLVD NE SUITE A	ALBU QUE RQU E	N M	87 10 9	V	A1 A	TR B CORRECTION PLAT OF VALLE VISTA AT THE TRAILS UNIT 2(BEING A REPLAT OF TRAC T 11 THE TRAILS UNIT 2)CONT .7309 AC	0.75 217 315
23	100906 440510 940105	BOARD OF EDU CATION	PO BOX 257 04	ALBU QUE RQU E	N M	87 12 5	C	A1 A	TR A PLAT OF TRACTS A, B & C ANCIENT MES A CONT 70 0000 AC	69.4 757 250 5
24	100906 410722 730204	TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VEG AS	N V	89 12 0	V	A1 A	TR 8 BULK LAND PLAT OF THE TRAILS UNIT 3 A (BEING A REPLATOF TRACTS 1 THRU 8, OS- 1 & OS- 2 THE TRAILS UNIT 3 & TRACT 12THE TRAILS UNIT 2) CONT 8.8705 AC	8.87 202 793

OR CURRENT RESIDENT
100906417714030202
BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE, NM 87125

OR CURRENT RESIDENT
100906419203630201
STATE OF NEW MEXICO STATE LAND
OFFICE
PO BOX 1148
SANTA FE, NM 87504

Project# 1004071
ALBUQUERQUE PUBLIC SCHOOLS
FAC. DESIGN & CONSTR.
PO BOX 25704
ALBUQUERQUE, NM 87125

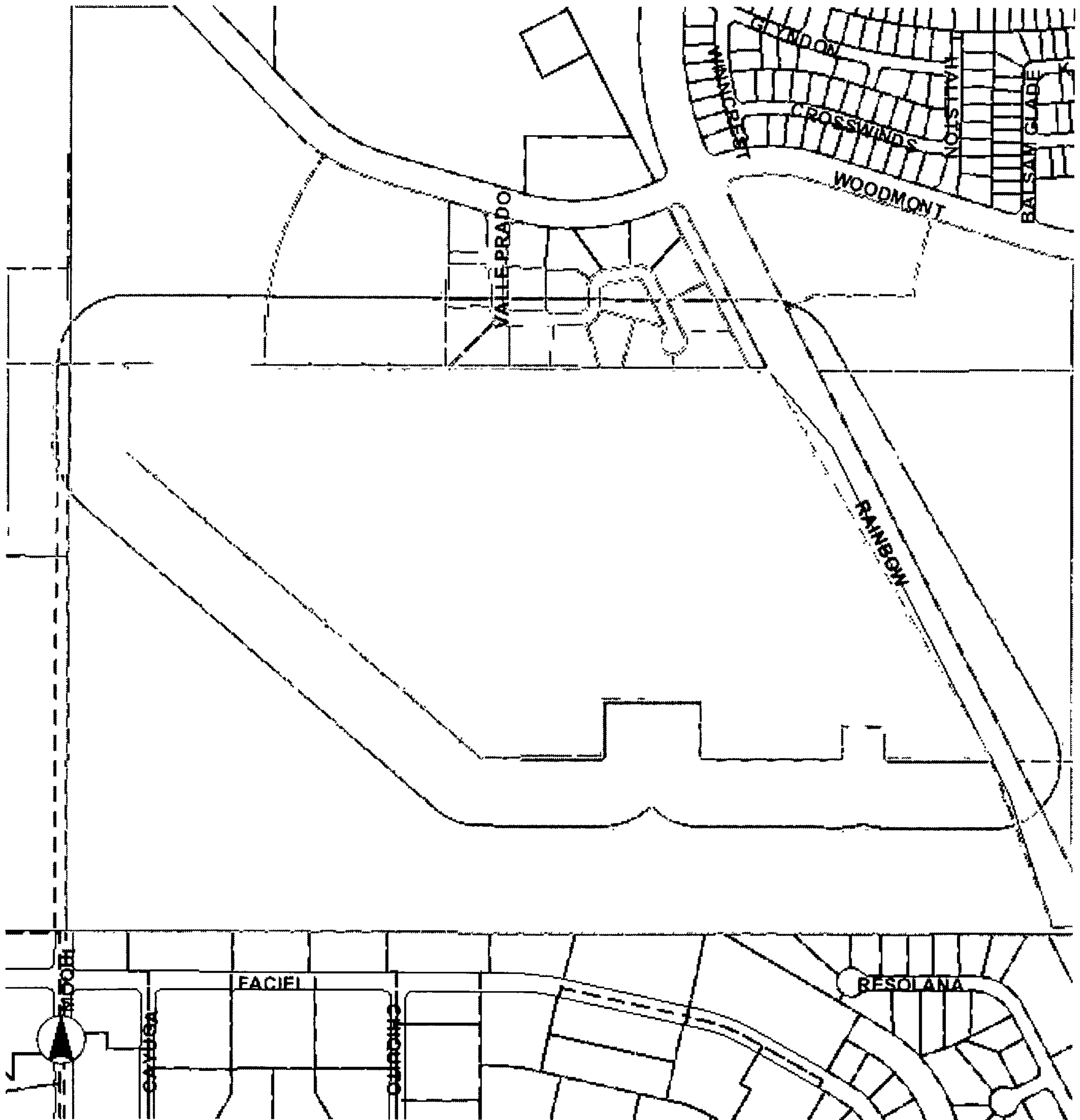
OR CURRENT RESIDENT
100906427024540101
INDUS DEVELOPMENT LTD CO
9219 BLACK FARM LN NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906418822630319
THE TRAILS COMMUNITY
ASSOCIATION INC
7007 JEFFERSON BLVD NE SUITE A
ALBUQUERQUE, NM 87109

Project# 1004071
HIGH MESA CONSULTING GP
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
100906416620530305
OTERO LAWRENCE M & CLAUDIA C
5208 PARK HEIGHTS RD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906422421830311
THE TRAILS LLC
3077 E WARM SPRINGS RD
LAS VEGAS, NV 89120



HEARING DATE 2-17-10 (SIA)

#21

Complete Ag
2/25/08



DRB CASE ACTION LOG (PREL/FINAL)

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.: 08DRB-70017

Project # 1004071

Project Name: ANCIENT MESA

Agent: HIGH MESA CONSULTING GROUP

Phone No.:

Your request was approved on 1/23/08 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.**

Created On: 1/23/08

4071

DXF Electronic Approval Form

DRB Project Case #: 1004071

Subdivision Name: ANCIENT MESA TRACTS C1 & C2

Surveyor: CHARLES G CALA JR

Contact Person: TIMOTHY TESSENDORF

Contact Information: 345-4250

DXF Received: 1/21/2008

Hard Copy Received: 1/21/2008

Coordinate System: Ground rotated to NMSP Grid


Approved

01-22-2008
Date

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

AGIS Use Only
Copied fc 4071 to agiscov on 1/22/2008 Contact person notified on 1/22/2008



DRB CASE ACTION LOG (PREL/FINAL)

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.

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Project # 1004071

Project Name: ANCIENT MESA

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- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Created On: 1/23/08

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

Meeting Date: October 3, 2007
Zone Atlas Page: C-9
Notification Radius: 100 Ft.

Project#: ~~1004071~~
App#07DRB-700245
07DRB-700246

Cross Reference and Location: RAINBOW BLVD WN BETWEEN WOODMONT
AVE NW AND ROSA PARKS RD NW

Applicant: ALBUQUERQUE PUBLIC SCHOOLS &
NEW MEXICO STATE LAND OFFICE
PO BOX 25704
ALBUQUERQUE, NM 87125

Agent: HIGH MESA CONSULTING GROUP
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: SEPTEMBER 14, 2007
Signature: ERIN TREMLIN

2006.10.9

City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- ... for Subdivision Purposes
- ... for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

Supplemental form **S**

V

P

L

Supplemental form **ZONING**

- Annexation & Zone Establishment
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

Z

A

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 Public Schools & New Mexico State Land Office

ADDRESS: P.O. Box 25704

CITY: Albuquerque

STATE NM

ZIP 87125

Proprietary interest in site: Owners

AGENT (if any): High Mesa Consulting Group

ADDRESS: 6010-B Midway Park Blvd. NE

CITY: Albuquerque

STATE NM

ZIP 87109

PHONE: 505-765-5950 ext 265

FAX: _____

E-MAIL: _____

PHONE: 505-345-4250

FAX: 505-345-4254

E-MAIL: dtrujillo@highmesacg.com

DESCRIPTION OF REQUEST: Preliminary Plat Approval and Bulk Land Variance

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 C

Block: _____

Unit: _____

Subdiv. / Addn. Ancient Mesa

Current Zoning: RO-20 (legally undetermined)

Proposed zoning: n/a

Zone Atlas page(s). C-9

No. of existing lots: 1

No. of proposed lots: 2

Total area of site (acres). +/- 143.32

Density if applicable: dwelling per gross acre: n/a

dwelling 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. 100906426410530144

MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: Rainbow Blvd. NW

Between: Woodmont Avenue, NW

and Rosa Parks Road, NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB 1004071-05DRB 00511, 00512 and 00513, including 07DRB-00376

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 04-05-07

SIGNATURE Debie LeBlanc Trujillo

DATE September 7, 2007

(Print) Debie LeBlanc Trujillo for High Mesa Consulting Group

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

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

Application case numbers

07DRB - 70245

07DRB - 70246

Action

BLV

PIF

CWF

Adv

S.F.

✓

Fees

\$ 145.⁰⁰

\$ 285.⁰⁰

\$ 20.⁰⁰

\$ 75.⁰⁰

\$

Total

\$ 525.⁰⁰

Hearing date October 3, 2007

Andrew Garcia

9/7/07
Planner signature / date

Project # 1004071

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10090 64183 22330 201	THE TRAILS LLC	3077 E W ARM SPRI NGS RD	LAS VEG AS	N V	89 12 0	V	A1 A	TR 11 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 11.7322 AC
2	10090 64497 22640 103	INDUS DEVELOPMENT LTD CO	8224 CAL LE PRIME RA NW	ALB UQU ERQ UE	N M	87 12 0	V	A1 A	TR 8 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 9.4497 AC
3	10090 63374 50511 003	WELKER CHAD & ANGELA	1613 TER RA DEL S OL	RIO RAN CHO	N M	87 12 4	V	A1 A	001TRACT 5 VOLCANO CLIFFS SUBD UNIT 14
4	10090 63412 50311 016	NARANJO MARK & ALIRE- NARANJO LINDA	1 TESUQ UE VISTA	SAN TA F E	N M	87 50 6	V	A1 A	001TRACT 16 VOLCANO CLIFFS SUBD UNIT 14
5	10080 64460 26640 122	KELEHER MICHAEL L ETUX	1400 MO RNINGSID E DR NE	ALB UQU ERQ UE	N M	87 11 0	V	X1 A	POR TR5 SE NE T11N R2E SEC17
6	10090 64065 26920 111	TRAILS LLC	3077 E W ARM SPRI NGS RD	LAS VEG AS	N V	89 12 0	V	A1 A	POR TRACT 4 SW1/4 NW1/4
7	10090 63293 50111 125	KRAMER BARRY JAY & JOA N B	1890 S 25 0 W	PER RY	U T	84 30 2	V	A1 A	*16 003VOLCANO CLIFFS SUBD UNIT 13
8	10090 63302 50111 124	KRAMER BARRY JAY & JOA N B	1890 S 25 0 W	PER RY	U T	84 30 2	V	A1 A	*15 003VOLCANO CLIFFS SUBD UNIT 13
9	10090 63281 50511 126	NEFF SAMUEL E & VIRGINIA J TRUSTEES NEFF RVLT	1704 COL ONIAL PA RK WAY	CLO VIS	N M	88 10 1	V	A1 A	*17 003VOLCANO CLIFFS SUBD UNIT 13
10	10090 63311 50211 123	BLUEHER JOHN C	4009 ASP EN NE	ALB UQU ERQ UE	N M	87 11 0	V	A1 A	*14 003VOLCANO CLIFFS SUBD UNIT 13
11	10090 63321 50211 122	COLGAN RITA D	PO BOX 30 72	PAG E	A Z	86 04 0	V	A1 A	*13 003VOLCANO CLIFFS SUBD UNIT 13
12	10100 64012 05930 206	AGUIRRE BILL E & YOLAND A	7401 PEC OS TRL N W	ALB UQU ERQ UE	N M	87 12 0 2 82 9	V	A1 A	* 018 012VOLCANO CLIFFS SUBD UNIT 16
13	10080 64462 16640 115	CITY OF ALBUQUERQUE	PO BOX 12 93	ALB UQU ERQ UE	N M	87 10 3 1 29 3	V	A1 A	TRACT- 4 OF BOND RANCHES IN SECTIONS 17,18,19 ,20,29AND 30 T11 N R2E CONT 1
14	10090 63346 51411	TELLEZ INVESTMENTS LLC	7120 POR LAMAR RD NW	ALB UQU ERQ	N M	87 12 0	V	A1 A	001TRACT 6 VOLCANO CLIFFS SUBD UNIT 14

	002			UE					
15	10090 63389 50411 011	GREGORY JERRY D	12607 CALLE DEL OSO PL NE	ALBUQUERQUE	NM	87 11 18 05 5	V	A1 A	001TRACT 11 VOLCANO CLIFFS SUBD UNIT 14
16	10090 63503 50210 923	FIRST SECURITY BANK OF NM TREE W GRAY TESTAMENTARY TR	PO BOX 1968	ALBUQUERQUE	NM	87 10 31 96 8	V	A1 A	003TRACT 43 VOLCANO CLIFFS SUBD UNIT 14
17	10090 63514 50410 922	FIRST SECURITY BANK OF NM TREE W GRAY TESTAMENTARY TR	PO BOX 1968	ALBUQUERQUE	NM	87 10 31 96 8	V	A1 A	003TRACT 1 VOLCANO CLIFFS SUBD UNIT 14
18	10090 63193 49920 157	ANDERS PETER D	1184 BIG ROCK LP	LOS ALAMOS	NM	87 54 42 80 5	V	A1 A	N1/2 OF LOT 17 VOLCANO CLIFFS UNIT 12
19	10100 64012 08930 209	MARTINEZ ROBERT O & ROSALIE M	4824 MESA BONITA CT NW	ALBUQUERQUE	NM	87 12 03 36 5	V	A1 A	* 021 012VOLCANO CLIFFS SUBD UNIT 16
20	10100 64012 07930 208	THURGOOD BLAIR WALTON & LOU ANN L REVOCABLE TRUST	5035 SIMON DR NW	ALBUQUERQUE	NM	87 11 44 34 7	V	A1 A	* 020 012VOLCANO CLIFFS SUBD UNIT 16
21	10090 64414 22640 102	INDUS DEVELOPMENT LTD CO	8224 CALLE PRIME RA NW	ALBUQUERQUE	NM	87 12 00	V	A1 A	TR 9 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 10.6593 AC
22	10090 64303 22640 101	INDUS DEVELOPMENT LTD CO	8224 CALLE PRIME RA NW	ALBUQUERQUE	NM	87 12 00	V	A1 A	TR 10 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 14.2084 AC
23	10080 64462 06640 110	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87 10 31 29 3	V	A1 A	TRACT-5 OF BOND RANCHES IN SECTIONS 17,18,19,20,29AND 30 T11 N R2E CONT 4
24	10090 63383 51911 012	GARDUNO DAVID J	11312 WOODMAR LN NE	ALBUQUERQUE	NM	87 11 01	V	A1 A	001TRACT 12 VOLCANO CLIFFS SUBD UNIT 14
25	10090 63393 52311 013	FRENCH MICHAEL S	4 LAGARTO RD	TIJERAS	NM	87 05 09	V	A1 A	* 13 001VOLCANO CLIFFS SUBD UNIT 14
26	10090 64414 22640 102	INDUS DEVELOPMENT LTD CO	8224 CALLE PRIME RA NW	ALBUQUERQUE	NM	87 12 00	V	A1 A	TR 9 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 10.6593 AC
27	10090 64303 22640 101	INDUS DEVELOPMENT LTD CO	8224 CALLE PRIME RA NW	ALBUQUERQUE	NM	87 12 00	V	A1 A	TR 10 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 14.2084 AC
28	10100 64012 12930 213	MCCRORY LYNDAL	PO BOX 3664	MORIARTY	NM	87 03 05	V	A1 A	* 025 012VOLCANO CLIFFS SUBD UNIT 16
29	10080 64462	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87 10	V	A1 A	TRACT-5 OF BOND RANCHES IN SECTIONS 17,18,19

	06640 110			ERQ UE		3 1 29 3				,20,29AND 30 T11 N R2E CONT 4
3 0	10100 64012 02930 203	CHAVEZ JOSE L & OSELIA T RUSTEES CHAVEZ TRUST	7304 STA GHORN D R NW	ALB UQU ERQ UE	N M	87 12 0	V	A1 A		* 015 012VOLCANO CLIFFS SUBD UNIT 16
3 1	10090 63383 51911 012	GARDUNO DAVID J	11312 W OODMAR LN NE	ALB UQU ERQ UE	N M	87 11 1	V	A1 A		001TRACT 12 VOLCANO CLIFFS SUBD UNIT 14
3 2	10090 63393 52311 013	FRENCH MICHAEL S	4 LAGAR TO RD	TIJE RAS	N M	87 05 9	V	A1 A		* 13 001VOLCANO CLIFFS SUBD UNIT 14
3 3	10090 63405 52311 014	RYAN MARY E	PO BOX 82 115	ALB UQU ERQ UE	N M	87 19 8	V	A1 A		001TRACT 14 VOLCANO CLIFFS SUBD UNIT 14
3 4	10090 63199 51720 167	ZETTEL THOMAS C ETAL	5304 EST RELLITA D EL NORTE NE	ALB UQU ERQ UE	N M	87 11 1	V	A1 A		TRACT 7 VOLCANO CLIFFS SUBD UNIT 12
3 5	10090 63244 50520 166	ZETTEL THOMAS C ETAL	5304 EST RELLITA D EL NORTE NE	ALB UQU ERQ UE	N M	87 11 1	V	A1 A		TRACT 8 VOLCANO CLIFFS SUBD UNIT 12
3 6	10090 63260 51411 127	ROUSSEAU JAMES ALBERT & MARY JEANNE TRUSTRE S ROUSSEAU RLT	6325 MES QUITE NW	ALB UQU ERQ UE	N M	87 12 0	V	A1 A		*18 003VOLCANO CLIFFS SUBD UNIT 13
3 7	10090 63268 52211 128	TOWLE PATRICIA	8307 INDI AN SCHO OL RD NE	ALB UQU ERQ UE	N M	87 11 0	V	A1 A		*19 003VOLCANO CLIFFS SUBD UNIT 13
3 8	10090 63279 52111 129	KASSAM MOHAMMED & SH AMSHID	8815 DAN CING EAG LE CT NE	ALB UQU ERQ UE	N M	87 11 3	V	A1 A		*20 003VOLCANO CLIFFS SUBD UNIT 13
3 9	10090 63289 52111 130	KASSAM MOHAMMED & SH AMSHID	8815 DAN CING EAG LE CT NE	ALB UQU ERQ UE	N M	87 11 3	V	A1 A		*21 003VOLCANO CLIFFS SUBD UNIT 13
4 0	10090 63298 52111 131	KASSAM MOHAMMED & SH AMSHID	8815 DAN CING EAG LE CT NE	ALB UQU ERQ UE	N M	87 11 3	V	A1 A		*22 003VOLCANO CLIFFS SUBD UNIT 13
4 1	10090 63307 52111 132	THOMSON MARJORIE	8213 FRU IT AVE NE	ALB UQU ERQ UE	N M	87 10 8	V	A1 A		*23 003VOLCANO CLIFFS SUBD UNIT 13
4 2	10090 63316 52111 133	THOMSON MARJORIE	8213 FRU IT AVE NE	ALB UQU ERQ UE	N M	87 10 8	V	A1 A		*24 003VOLCANO CLIFFS SUBD UNIT 13
4 3	10090 63325 52211 134	THOMSON MARJORIE	8213 FRU IT AVE NE	ALB UQU ERQ UE	N M	87 10 8	V	A1 A		*25 003VOLCANO CLIFFS SUBD UNIT 13
4 4	10090 63340 50811 135	PIANO JASPER & EMILY E T RUSTEES PIANO FAMILY T RUST	200 S BU RKE DR	GAL LUP	N M	87 30 1	V	A1 A		*26 003VOLCANO CLIFFS SUBD UNIT 13
4 5	10080 63514 50610	STAHLSCHMIDT FORD L & NANCY M	1613 CALI FORNIA N E	ALB UQU ERQ	N M	87 11 0	V	A1 A		TRACT 1 UNIT NO 10 VOLCANO CLIFFS SUB

	138			UE					
4 6	10090 63014 50820 131	HERNANDEZ ANTHONY ET AL	PO BOX 75 79	ALB UQU ERQ UE	N M	87 19 47 57 9	V	A1 A	TRACT 1 VOLCANO CLIFFS SUBD UNIT 12
4 7	10090 63365 52311 001	JOHNSTON DOUGLAS M F & EMMA T	228 CLAR K RD SW	ALB UQU ERQ UE	N M	87 10 5	V	A1 A	001TRACT 7 VOLCANO CLIFFS SUBD UNIT 1 4
4 8	10090 63043 50620 151	HERNANDEZ ANTHONY ET AL	PO BOX 75 79	ALB UQU ERQ UE	N M	87 19 47 57 9	V	A1 A	TRACT 2 VOLCANO CLIFFS SUBD UNIT 12
4 9	10090 63130 51120 155	CALDWELL MARILYN M	7200 MO NTGOMER Y BLVD NE 211	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	TRACT 5 VOLCANO CLIFFS SUBD UNIT 12
5 0	10090 63158 51220 156	LOW- PROFILE INVESTMENTS IN C	8815 DAN CING EAG LE NE	ALB UQU ERQ UE	N M	87 11 3	V	A1 A	TRACT 6 VOLCANO CLIFFS SUBD UNIT 12
5 1	10090 64264 10530 144	STATE OF NEW MEXICO ST ATE LAND OFFICE	PO BOX 11 48	SAN TAF E	N M	87 50 41 14 8	V	A1 A	ALL LTS 1 TO 4 S1/2 OF S1/2 OF SEC 16 T11 N R2E
5 2	10100 64014 22930 106	TRAILS LLC	3077 W W ARM SPRI NGS RD	LAS VEG AS	N V	89 12 0	V	A1 A	TR IN SEC 15 T11N R2E CONT 500AC
5 3	10100 64012 16531 002	NATHOO AMIR & RASHIDA	5715 CEN TRAL AVE NE	ALB UQU ERQ UE	N M	87 10 8	V	A1 A	* 047 001VOLCANO CLIFFS SUBD UNIT 16
5 4	10100 64012 13930 214	GREGORY HAYDEN A & RO BERT P GREGORY & JERRY D GREGORY & NANCY G L OCKWOOD	9641 DE VARGAS L P NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	* 026 012VOLCANO CLIFFS SUBD UNIT 16
5 5	10100 64012 11930 212	ZAMARRON JOSE & EVANG ELINA	2713 DES ERT GARD EN SW	ALB UQU ERQ UE	N M	87 10 5	V	A1 A	* 024 012VOLCANO CLIFFS SUBD UNIT 16
5 6	10100 64012 15431 001	KOLLE DAVID & VALERIE	5601 TAY LOR RANC H RD NW 1712	ALB UQU ERQ UE	N M	87 12 02 66 6	V	A1 A	* 048 001VOLCANO CLIFFS SUBD UNIT 16
5 7	10100 63009 53021 301	JONES VERNON	1100 TIJE RAS AVE NW	ALB UQU ERQ UE	N M	87 10 22 91 2	V	A1 A	* 012 012VOLCANO CLIFFS SUBD UNIT 16
5 8	10100 64012 04930 205	WILLIS MICHAEL L & KLATT KEVIN D & KLATT SHELLY K ENDRICK & ET AL	52 EAST TRL	EDG EW OOD	N M	87 01 5	V	A1 A	* 017 012VOLCANO CLIFFS SUBD UNIT 16
5 9	10100 64012 10930 211	WOLFE JAMES H & LINDA L	5754 W TI ERRA BUE NA LN	GLE NDA LE	A Z	85 30 6	V	A1 A	* 023 012VOLCANO CLIFFS SUBD UNIT 16
6 0	10100 64012 06930 207	FALLS PROPERTIES INC	PO BOX 21 760	ALB UQU ERQ UE	N M	87 15 4	V	A1 A	* 019 012VOLCANO CLIFFS SUBD UNIT 16

6 1	10100 64012 03930 204	SPILL ALBERT ETUX	ROUTE 2 B OX 14	WIN TER S	T X	79 56 7	V	A1 A	* 016 012VOLCANO CLIFFS SUBD UNIT 16
6 2	10100 64012 01930 202	SPILL DORA	7432 PRI MROSE D R NW	ALB UQU ERQ UE	N M	87 12 0	V	A1 A	* 014 012VOLCANO CLIFFS SUBD UNIT 16
6 3	10090 63309 51811 015	RYAN MARY E	PO BOX 82 115	ALB UQU ERQ UE	N M	87 19 8	V	A1 A	001TRACT 15 VOLCANO CLIFFS SUBD UNIT 14
6 4	10090 63426 50711 019	HARLAN ELAINE G	1678 PAC E RD NW	ALB UQU ERQ UE	N M	87 11 44 13 5	V	A1 A	001TRACT 19 VOLCANO CLIFFS SUBD UNIT 14
6 5	10090 63444 51511 020	HARLAN ELAINE G	1678 PAC E RD NW	ALB UQU ERQ UE	N M	87 11 44 13 5	V	A1 A	001TRACT 20 VOLCANO CLIFFS SUBD UNIT 14
6 6	10090 63458 51611 021	SALSMAN JEFFREY	6409 CON SUELO PO INTE ST N E	ALB UQU ERQ UE	N M	87 11 17 56 5	V	A1 A	001TRACT 21 VOLCANO CLIFFS SUBD UNIT 14
6 7	10090 63467 51911 022	GRIZZARD WILLIAM A & NIN A L	3960 SCH OONER LP	LAS CRU CES	N M	88 01 2	V	A1 A	001TRACT 22 VOLCANO CLIFFS SUBD UNIT 14
6 8	10090 63477 52011 023	SPACE HOMES INC	PO BOX 38	ESP ANO LA	N M	87 53 2	V	A1 A	001TRACT 23 VOLCANO CLIFFS SUBD UNIT 14
6 9	10090 63486 52111 024	SPACE HOMES INC	PO BOX 38	ESP ANO LA	N M	87 53 2	V	A1 A	001TRACT 24 VOLCANO CLIFFS SUBD UNIT 14
7 0	10090 63495 52211 025	KASSAM MOHAMED & SHA MSHID TRUSTEE KASSAM RVT	8815 DAN CING EAG LE CT NE	ALB UQU ERQ UE	N M	87 11 3	V	A1 A	001TRACT 25 VOLCANO CLIFFS SUBD UNIT 14
7 1	10090 63505 52211 026	POHL ANTHONY GOMEZ	5501 STIL L BROOKE AVE NW	ALB UQU ERQ UE	N M	87 12 0	V	A1 A	001TRACT 26 VOLCANO CLIFFS SUBD UNIT 14
7 2	10090 63515 52211 027	NEW MEXICO BOYS RANCH	6209 HEN DRIX NE	ALB UQU ERQ UE	N M	87 11 0	V	A1 A	001TRACT 27 VOLCANO CLIFFS SUBD UNIT 14
7 3	10090 63072 50520 152	TOMPKINS BRUCE C ETUX TRUSTEES UNDER THE TO MPKINS LIV TRUST	203 SEQ UOYAH RD	LOU DON	T N	37 77 42 64 0	V	A1 A	TRACT 3 VOLCANO CLIFFS SUBD UNIT 12
7 4	10090 63100 50420 153	LUNA ROBERT E & MAUREE N A REVOCABLE TRUST	10025 BA RRINSON NE	ALB UQU ERQ UE	N M	87 11 15 88 9	V	A1 A	TRACT 4 VOLCANO CLIFFS SUBD UNIT 12

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OW NER STA TE	OWN ER ZIP CODE	PROP ERTY CLAS S	TAX DIST RICT	LEGAL
1	1010064012 09930210	BARTSCH THOMAS E & FRANCES M	692 MUNCEY RD	WEST IS LIP	NY	1179 5	V	A1A	* 022 012VOLCANO CLIF FS SUBD UNIT 16
1	1010064012 17831003	SELGADO JANET R	611 GENE AV E NW	ALBUQU ERQUE	NM	8710 7	V	A1A	* 046 001VOLCANO CLIF FS SUBD UNIT 16
1	1010064022 18431004	JALSWAL KRISHNA & ANJU C	8135 SHEFFI ELD PL NW	ALBUQU ERQUE	NM	8712 0	V	A1A	* 045 001VOLCANO CLIF FS SUBD UNIT 16

Or Current Resident
AGUIRRE BILL E & YOLANDA
7401 PECOS TRL NW
ALBUQUERQUE, NM 87120 2829

Or Current Resident
ANDERS PETER D
1184 BIG ROCK LP
LOS ALAMOS, NM 87544 2805

Or Current Resident
BLUEHER JOHN C
4009 ASPEN NE
ALBUQUERQUE, NM 87110

Or Current Resident
CALDWELL MARILYN M
7200 MONTGOMERY BLVD NE 211
ALBUQUERQUE, NM 87109

Or Current Resident
CHAVEZ JOSE L & OSELIA TRUSTEES
CHAVEZ TRUST
7304 STAGHORN DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
COLGAN RITA D
PO BOX 3072
PAGE, AZ 86040

Or Current Resident
FALLS PROPERTIES INC
PO BOX 21760
ALBUQUERQUE, NM 87154

Or Current Resident
FIRST SECURITY BANK OF NM TR E
W GRAY TESTAMENTARY TR
PO BOX 1968
ALBUQUERQUE, NM 87103 1968

Or Current Resident
FRENCH MICHAEL S
4 LAGARTO RD
TIJERAS, NM 87059

Or Current Resident
GARDUNO DAVID J
11312 WOODMAR LN NE
ALBUQUERQUE, NM 87111

Or Current Resident
GREGORY HAYDEN A & ROBERT P
GREGORY & JERRY D GREGORY &
NANCY G LOCKWOOD
9641 DE VARGAS LP NE
ALBUQUERQUE, NM 87109

Or Current Resident
GREGORY JERRY D
12607 CALLE DEL OSO PL NE
ALBUQUERQUE, NM 87111 8055

Or Current Resident
GRIZZARD WILLIAM A & NINA L
3960 SCHOONER LP
LAS CRUCES, NM 88012

Or Current Resident
HARLAN ELAINE G
1678 PACE RD NW
ALBUQUERQUE, NM 87114 4135

Or Current Resident
HERNANDEZ ANTHONY ETAL
PO BOX 7579
ALBUQUERQUE, NM 87194 7579

Or Current Resident
INDUS DEVELOPMENT LTD CO
8224 CALLE PRIMERA NW
ALBUQUERQUE, NM 87120

Or Current Resident
JOHNSTON DOUGLAS M F & EMMA T
228 CLARK RD SW
ALBUQUERQUE, NM 87105

Or Current Resident
JONES VERNON
1100 TIJERAS AVE NW
ALBUQUERQUE, NM 87102 2912

Or Current Resident
KASSAM MOHAMMED & SHAMSHID
8815 DANCING EAGLE CT NE
ALBUQUERQUE, NM 87113

Or Current Resident
KELEHER MICHAEL L ETUX
1400 MORNINGSIDE DR NE
ALBUQUERQUE, NM 87110

Or Current Resident
KOLLE DAVID & VALERIE
5601 TAYLOR RANCH RD NW 1712
ALBUQUERQUE, NM 87120 2666

Or Current Resident
KRAMER BARRY JAY & JOAN B
1890 S 250 W
PERRY, UT 84302

Or Current Resident
LOW-PROFILE INVESTMENTS INC
8815 DANCING EAGLE NE
ALBUQUERQUE, NM 87113

Or Current Resident
LUNA ROBERT E & MAUREEN A
REVOCABLE TRUST
10025 BARRINSON NE
ALBUQUERQUE, NM 87111 5889

Or Current Resident
MARTINEZ ROBERT O & ROSALIE M
4824 MESA BONITA CT NW
ALBUQUERQUE, NM 87120 3365

Or Current Resident
MCCRORY LYNDA L
PO BOX 3664
MORIARTY, NM 87035

Or Current Resident
NARANJO MARK & ALIRE-NARANJO
LINDA
1 TESUQUE VISTA
SANTA FE, NM 87506

Or Current Resident
NATHOO AMIR & RASHIDA
5715 CENTRAL AVE NE
ALBUQUERQUE, NM 87108

Or Current Resident
NEFF SAMUEL E & VIRGINIA J
TRUSTEES NEFF RVLT
1704 COLONIAL PARK WAY
CLOVIS, NM 88101

Or Current Resident
NEW MEXICO BOYS RANCH
6209 HENDRIX NE
ALBUQUERQUE, NM 87110

Or Current Resident
PIANO JASPER & EMILY E TRUSTEES
PIANO FAMILY TRUST
200 S BURKE DR
GALLUP, NM 87301

Or Current Resident
POHL ANTHONY GOMEZ
5501 STILL BROOKE AVE NW
ALBUQUERQUE, NM 87120

Or Current Resident
ROUSSEAU JAMES ALBERT & MARY
JEANNE TRUSTRES ROUSSEAU RLT
6325 MESQUITE NW
ALBUQUERQUE, NM 87120

Or Current Resident
RYAN MARY E
PO BOX 82115
ALBUQUERQUE, NM 87198

Or Current Resident
SALSMAN JEFFREY
6409 CONSUELO POINTE ST NE
ALBUQUERQUE, NM 87111 7565

Or Current Resident
SPACE HOMES INC
PO BOX 38
ESPANOLA, NM 87532

Or Current Resident
SPILL ALBERT ETUX
ROUTE 2 BOX 14
WINTERS, TX 79567

Or Current Resident
SPILL DORA
7432 PRIMROSE DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
STAHLSCHMIDT FORD L & NANCY M
1613 CALIFORNIA NE
ALBUQUERQUE, NM 87110

Or Current Resident
STATE OF NEW MEXICO STATE
LAND OFFICE
PO BOX 1148
SANTA FE, NM 87504 1148

Or Current Resident
TELLEZ INVESTMENTS LLC
7120 PORLAMAR RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
THE TRAILS LLC
3077 E WARM SPRINGS RD
LAS VEGAS, NV 89120

Or Current Resident
THOMSON MARJORIE
8213 FRUIT AVE NE
ALBUQUERQUE, NM 87108

Or Current Resident
THURGOOD BLAIR WALTON & LOU
ANN L REVOCABLE TRUST
5035 SIMON DR NW
ALBUQUERQUE, NM 87114 4347

Or Current Resident
TOMPKINS BRUCE C ETUX
TRUSTEES UNDER THE TOMPKINS
LIV TRUST
203 SEQUOYAH RD
LOUDON, TN 37774 2640

Or Current Resident
TOWLE PATRICIA
8307 INDIAN SCHOOL RD NE
ALBUQUERQUE, NM 87110

Or Current Resident
TRAILS LLC
3077 E WARM SPRINGS RD
LAS VEGAS, NV 89120

Or Current Resident
TRAILS LLC
3077 W WARM SPRINGS RD
LAS VEGAS, NV 89120

Or Current Resident
WELKER CHAD & ANGELA
1613 TERRA DEL SOL
RIO RANCHO, NM 87124

Or Current Resident
WILLIS MICHAEL L & KLATT KEVIN
D & KLATT SHELLY KENDRICK & ET
AL
52 EAST TRL
EDGEWOOD, NM 87015

Or Current Resident
WOLFE JAMES H & LINDA L
5754 W TIERRA BUENA LN
GLENDALE, AZ 85306

Or Current Resident
ZAMARRON JOSE & EVANGELINA
2713 DESERT GARDEN SW
ALBUQUERQUE, NM 87105

Or Current Resident
ZETTEL THOMAS C ETAL
5304 ESTRELLITA DEL NORTE NE
ALBUQUERQUE, NM 87111

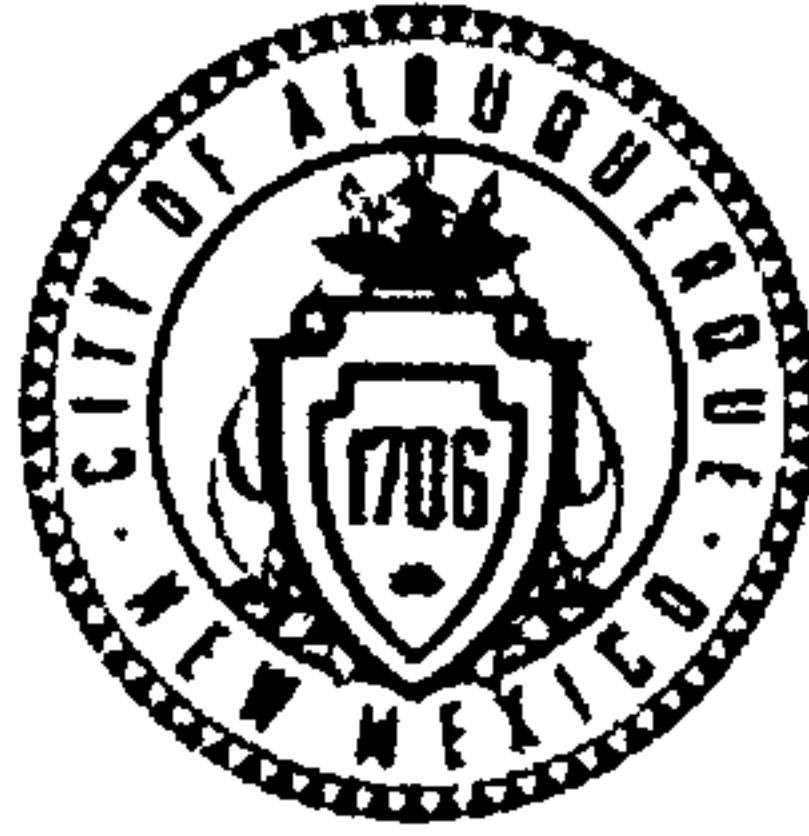
Project# 1004071
ALBUQUERQUE PUBLIC SCHOOLS
& NM STATE LAND OFFICE
PO BOX 25704
ALBUQUERQUE, NM 87125

Project# 1004071
HIGH MESA CONSULTING GROUP
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE, NM 87109

Or Current Resident
BARTSCH THOMAS E & FRANCES M
692 MUNCEY RD
WEST ISLIP, NY 11795

Or Current Resident
SELGADO JANET R
611 GENE AVE NW
ALBUQUERQUE, NM 87107

Or Current Resident
JALSWAL KRISHNA & ANJU C
8135 SHEFFIELD PL NW
ALBUQUERQUE, NM 87120



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.

September 6, 2007

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **September 6, 2007:**

Contact Name: DEBIE LeBLANC TRUJILLO
Company or Agency: HIGH MESA CONSULTING GROUP
6010-B MIDWAY PARK BLVD. NE/87109
PHONE: 345-4250/FAX: 345-4254
E-mail: dtrujillo@highmesacg.com

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT C, ANCIENT MESA** zone map **C-9**.

Our records indicate that as of September 6, 2007, there were no Recognized Neighborhood Associations in this area.

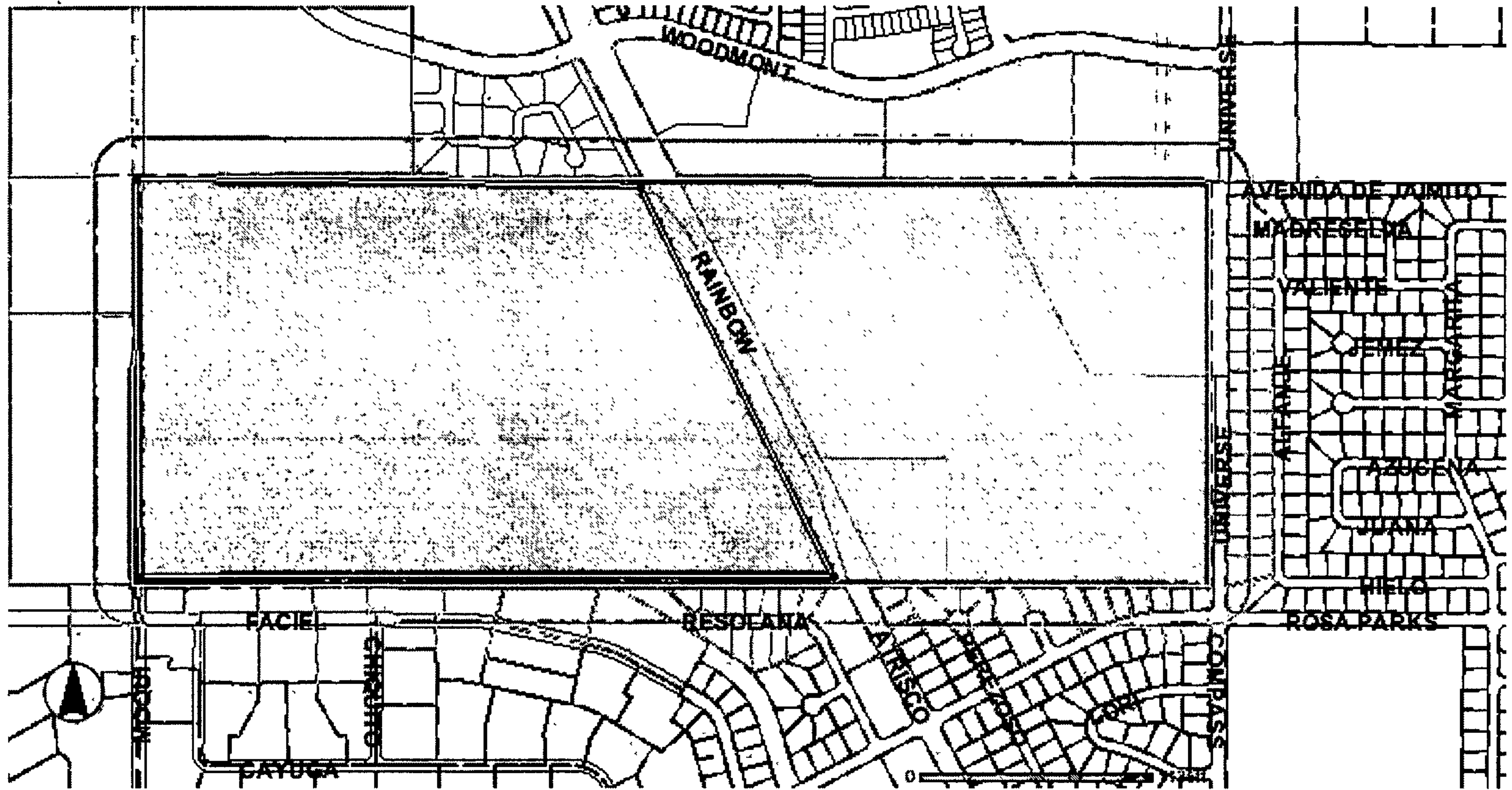
If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

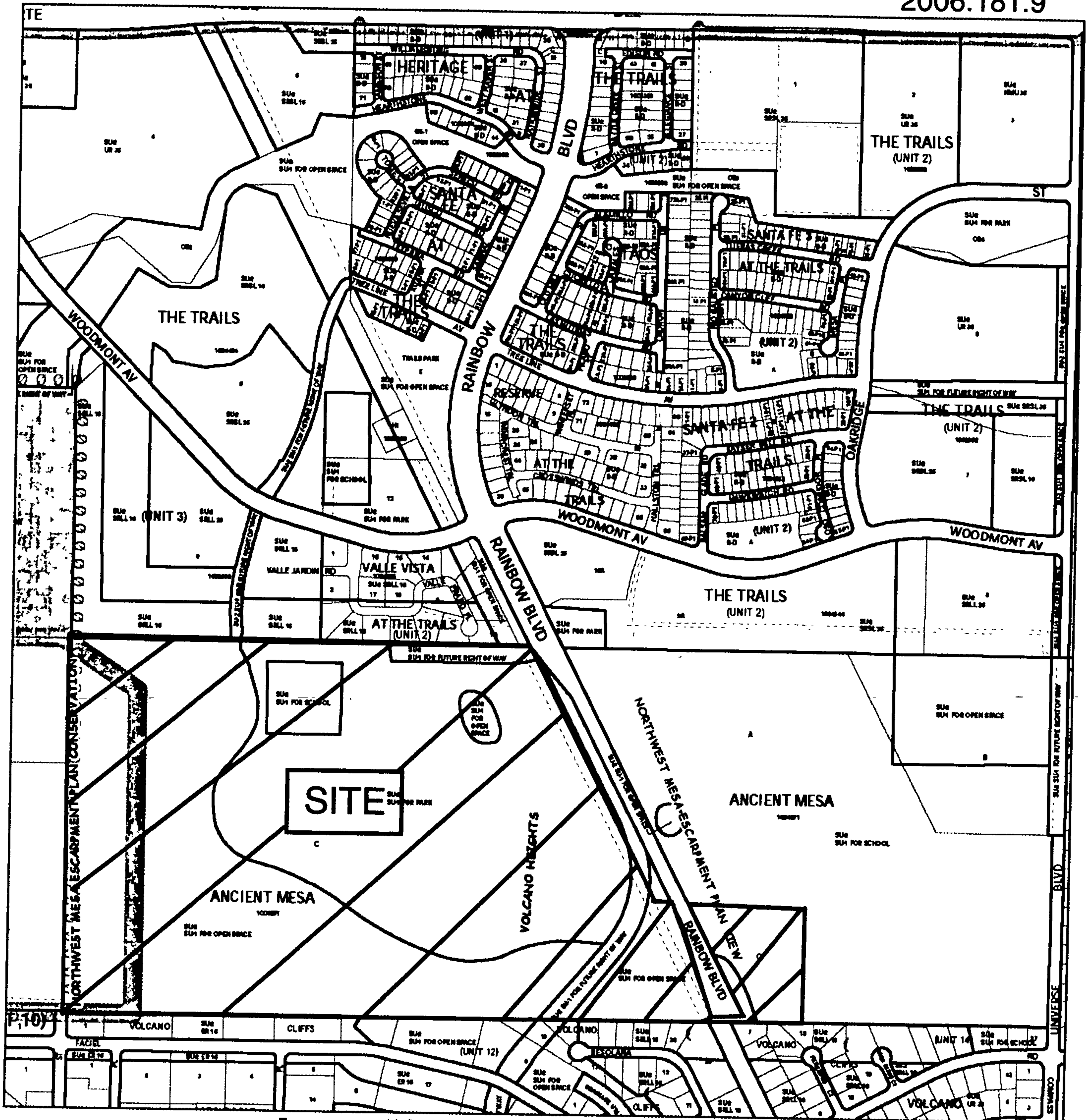
Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(07/23/07)

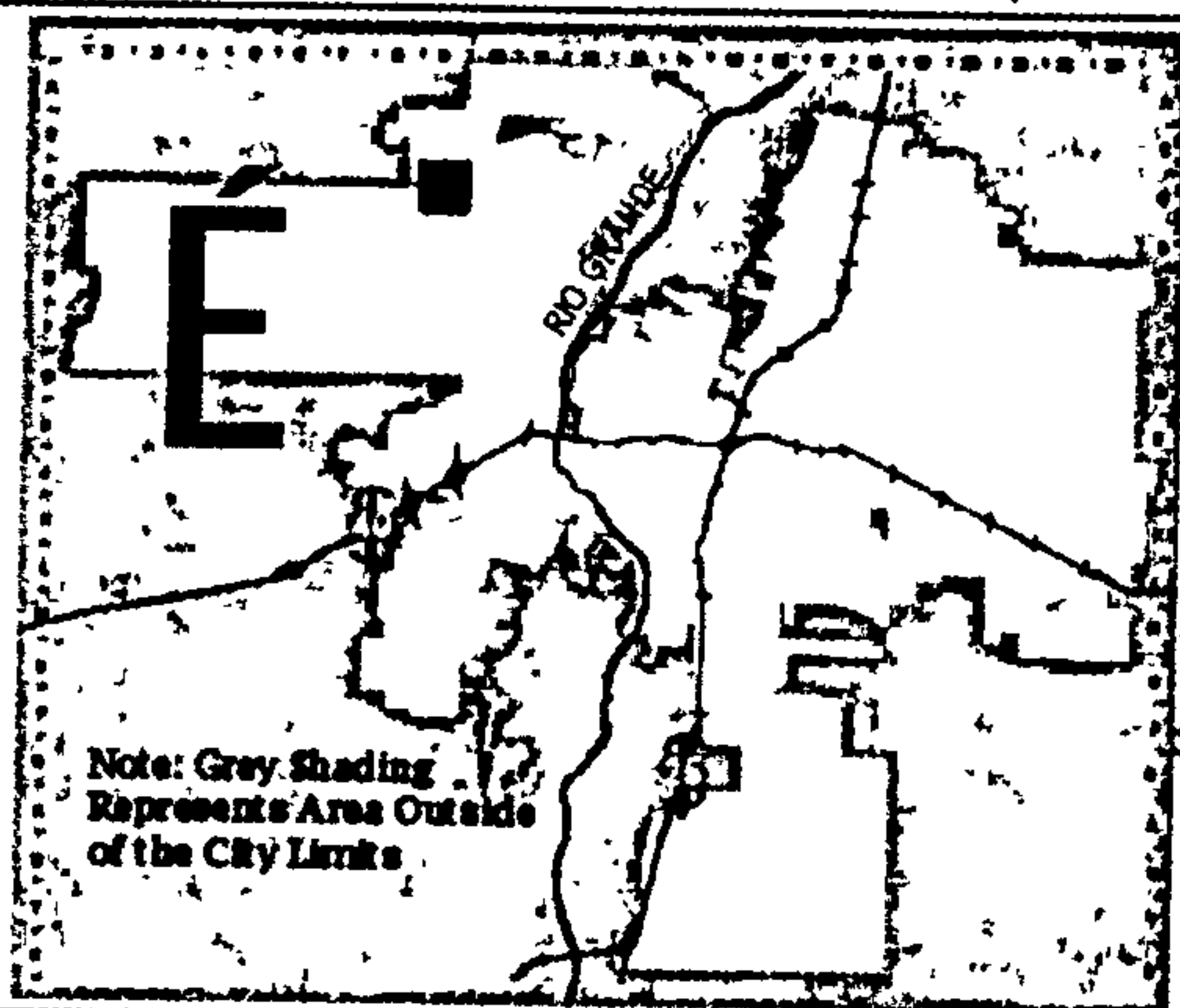




For more current information and more details visit: <http://www.cabq.gov/gis>



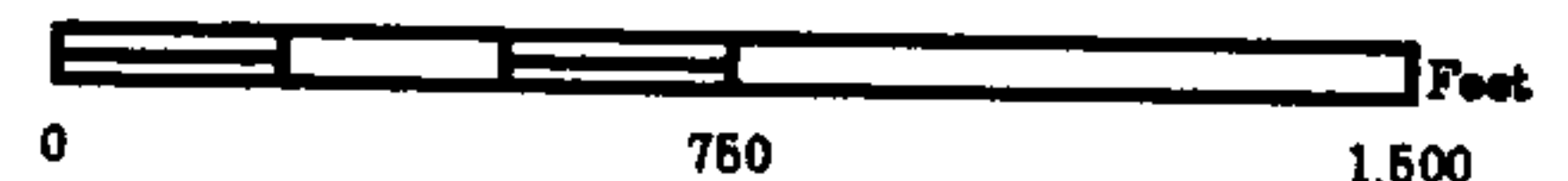
Map amended through: 3/22/2007



Zone Atlas Page:
C-09-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



2006-181.9

Charles G. Cala

From: Zamora, David M. [dmzamora@cabq.gov]
Sent: Tuesday, January 22, 2008 8:59 AM
To: Timothy N. Tessendorf
Cc: Charles G. Cala; Debie Trujillo
Subject: Project No. 1004071

The .dxf file for Project No. 1004071 has been approved.

In the future, please include areas dedicated for R/W in your .dxf files.

David M. Zamora
GIS Coordinator - AGIS
City of Albuquerque
Planning Department
924-3929 phone
924-3812 fax
www.cabq.gov/gis
dmzamora@cabq.gov

xc: Jack Cloud or Andrew Garcia



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

January 23, 2008 9:00 AM

MEMBERS:

Andrew Garcia, Acting DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. Project# 1006953**
07DRB-70406 VACATION OF PUBLIC
EASEMENT
LOGAN HALL request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 4, **TERRACE ADDITION**, zoned SU-2/NCR, located on LEAD AVE SE BETWEEN LOCUST AVE SE AND ELM ST SE containing approximately 0.4539 acre(s). (K-15) (*Deferred from 12/19/08*). **DEFERRED TO 2/6/08 AT THE AGENT'S REQUEST.**

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

- 2. Project# 1002404**
08DRB-70023 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70024 EPC APPROVED SDP
FOR SUBDIVISION
GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL CENTER**, located on UNSER BLVD NW BETWEEN VISTA ORIENTE NW AND LADERA CHANNEL containing approximately 7.08 acre(s). (H-9) **DEFERRED TO 1/30/08 AT THE AGENT'S REQUEST.**
- 3. Project# 1004075**
07DRB-70453 LEVEL B PLAN PHSE 2
DRB FINAL SIGNOFF
DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for all or a portion of **MESA DEL SOL LEVEL B MASTER PLAN**, zoned PC/PLANNED COMMUNITY, located on EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE, containing approximately 3,082 acre(s). (*Deferred from 1/9/08 & 1/16/08*). **DEFERRED TO 1/30/08 AT THE AGENT'S REQUEST.**

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

4. ~~Project# 1004071~~
08DRB-70017 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract C, **ANCIENT MESA**, zoned C-9, located on RAINBOW BLVD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). (C-9) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**
5. **Project# 1002776**
08DRB-70018 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for KLD ENTERPRISES, LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1 to be known as Y-2A-1- A, Y-2A-1-B, Y-2A-1C, Y-2A-1D, **TAYLOR RANCH**, zoned C-2(SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TRAIL NW containing approximately 10.1154 acre(s). (D-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA, PUBLIC UTILITY SIGNATURES, AGIS DXF AND COPY OF RECORDED PLAT, AND TO ABCWUA: NEED TEMPORARY WATERLINE EASEMENT REVIEWED AND READY FOR RECORDING.**
6. **Project# 1004526**
08DRB-70022 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for LORETTA CHAVEZ/CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 400 & 399, **TOWN OF ATRISCO GRANT UNIT 3**, zoned R-D, located on SAGE RD SW BETWEEN COORS SW AND SAN YGNACIO RD SW containing approximately 6.3718 acre(s). (L-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
7. **Project# 1007063**
08DRB-70019 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for LARDNER FAMILY REVOCABLE LIVING TRUST request(s) the above action(s) for all or a portion of Tract(s) A, **LLD** zoned M-1 & SU-1 PERMISSIVE USES, located on PAN AMERICAN FREEWAY NE BETWEEN COMMERCE DR NE AND OFFICE BLVD NE containing approximately 3.463 acre(s). (F-16/17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA AND SITE PLAN WITH PARKING, AND TO ABCWUA: GRANT PRIVATE WATER/SEWER SERVICE LINE EASEMENTS FOR TRACT A-2 AND TRACT 'A' TO THE NORTH. ALSO NEED BENEFICIARY AND MAINTENANCE NOTES.**

8. **Project# 1006000**
08DRB-70026 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 12, **BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK**, zoned PC, located on SOLAR MESA SE BETWEEN TURNING SE AND SAGAN SE containing approximately 5.44 acre(s). (R-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/23/08 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT IS DEFERRED PENDING THE SIA. CONDITION OF FINAL PLAT: DEDICATION OF 20 FT RADIUS PER TRANSPORTATION.**
9. **Project# 1007060**
08DRB-70015 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST, LTD agent(s) for DUNCAN MILLOY request(s) the above action(s) for all or a portion of Lot 1, **HURLEY REPLAT W/ A PORTION OF VACATED HARWOOD LATERAL**, zoned R-1, located on 8TH ST NW BETWEEN ALTA MONTE PL NW AND ALTA MONTE AVE NW containing approximately 0.4996 acre(s). (G-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 5 FOOT SETBACK WITH RECORDED AGREEMENT.**

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

10. **Project# 1007033**
08DRB-70013 SKETCH PLAT REVIEW
AND COMMENT
- GILFERD J PACHECO agent(s) for GILFERD J PACHECO request(s) the above action(s) for all or a portion of Lot(s) 5-8, **MESA PARK ADDITION**, zoned C-1, located on ZUNI RD SE BETWEEN INDIANA SE AND KENTUCKY SE containing approximately 0.3652 acre(s). (L-18) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
11. **Project# 1007062**
08DRB-70016 SKETCH PLAT REVIEW
AND COMMENT
- WAYJOHN SURVEYING INC agent(s) for ARCHDIOCESE OF SANTA FE request(s) the above action(s) for all or a portion of Tract(s) 50 - 52, **TO BE KNOWN AS TRACT A, SOUTH SAN JOSE PARISH**, zoned SU-2/MR, located on BROADWAY BLVD SE BETWEEN ETHLYN AVE SE AND SAN JOSE AVE SE containing approximately 6.8196 acre(s). (M-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
12. **Project# 1007067**
08DRB-70025 SKETCH PLAT REVIEW
AND COMMENT
- ROSS HOWARD agent(s) for BLUE MOUNTAIN ENTERPRISE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF LANDS OF BRUCE D. JOHNSON**, zoned M-1, located on VASSAR DR NE BETWEEN COMANCHE RD NE JOHNVILLE DR NE containing approximately 3.0532 acre(s). (G-16) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Other Matters: None

ADJOURNED: 10:05



~~AMENDED~~
OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 10, 2007

Project# 1004071
07DRB-70245 BULK LAND VARIANCE

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract(s) C, **ANCIENT MESA**, zoned SU-1, SU-2 FOR SCHOOL AND SU-1, SU-2 FOR OPEN SPACE, located on RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). [REF: 05DRB-00511, 00512 AND 00513, 07DRB-00367] (C-9)

At the October 10, 2007 Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance; or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

07DRB-70246 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

With the signing of the infrastructure list dated 10/10/07, the preliminary plat was approved with the following conditions of final plat: Realignment of Rainbow to conform to VHSDP, and execution of development agreement with the ABCWUA.

OFFICIAL NOTICE OF DECISION

PAGE 2

If you wish to appeal this decision, you must do so by October 25, 2007, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

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: Albuquerque Public Schools & New Mexico State Land Office – P.O. Box
25704 - Albuquerque, NM 87125

Cc: High Mesa Consulting Group – 6010-B Midway Park Blvd NE - 87109

Cc: Marilyn Maldonado, Planning Department, 4th floor, Plaza del Sol Bldg.

File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 10, 2007

Project# 1004071
07DRB-70245 BULK LAND VARIANCE

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract(s) C, **ANCIENT MESA**, zoned SU-1, SU-2 FOR SCHOOL AND SU-1, SU-2 FOR OPEN SPACE, located on RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). [REF: 05DRB-00511, 00512 AND 00513, 07DRB-00367] (C-9)

At the October 10, 2007 Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

07DRB-70246 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

With the signing of the infrastructure list dated 10/10/07, the preliminary plat was approved with the following conditions of final plat: Realignment of Rainbow to conform to VHSDP, and execution of development agreement with the ABCWUA.

OFFICIAL NOTICE OF DECISION

PAGE 2

If you wish to appeal this decision, you must do so by October 18, 2007, in the manner described below.

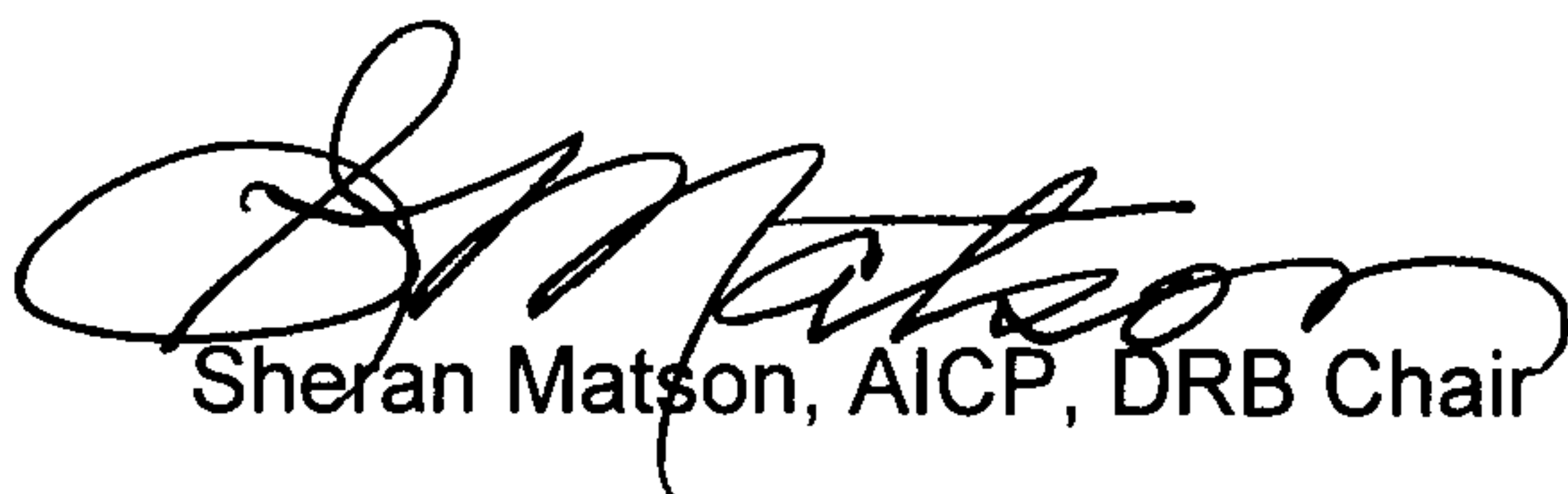
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

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: Albuquerque Public Schools & New Mexico State Land Office – P.O. Box
25704 - Albuquerque, NM 87125

Cc: High Mesa Consulting Group – 6010-B Midway Park Blvd NE - 87109

Cc: Marilyn Maldonado, Planning Department, 4th floor, Plaza del Sol Bldg.
File

#2



DRB CASE ACTION LOG (REVISED 9/28/05) ~~DRB~~ **FINAL**

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

DRB Application No.: 07DRB-70246 (P&F)	Project # 1004071
Project Name: ANCIENT MESA	
Agent: HIGH MESA CONSULTING GROUP	Phone No: 345-4250

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

TRANSPORTATION: _____

ABCWUA: _____

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 1004071

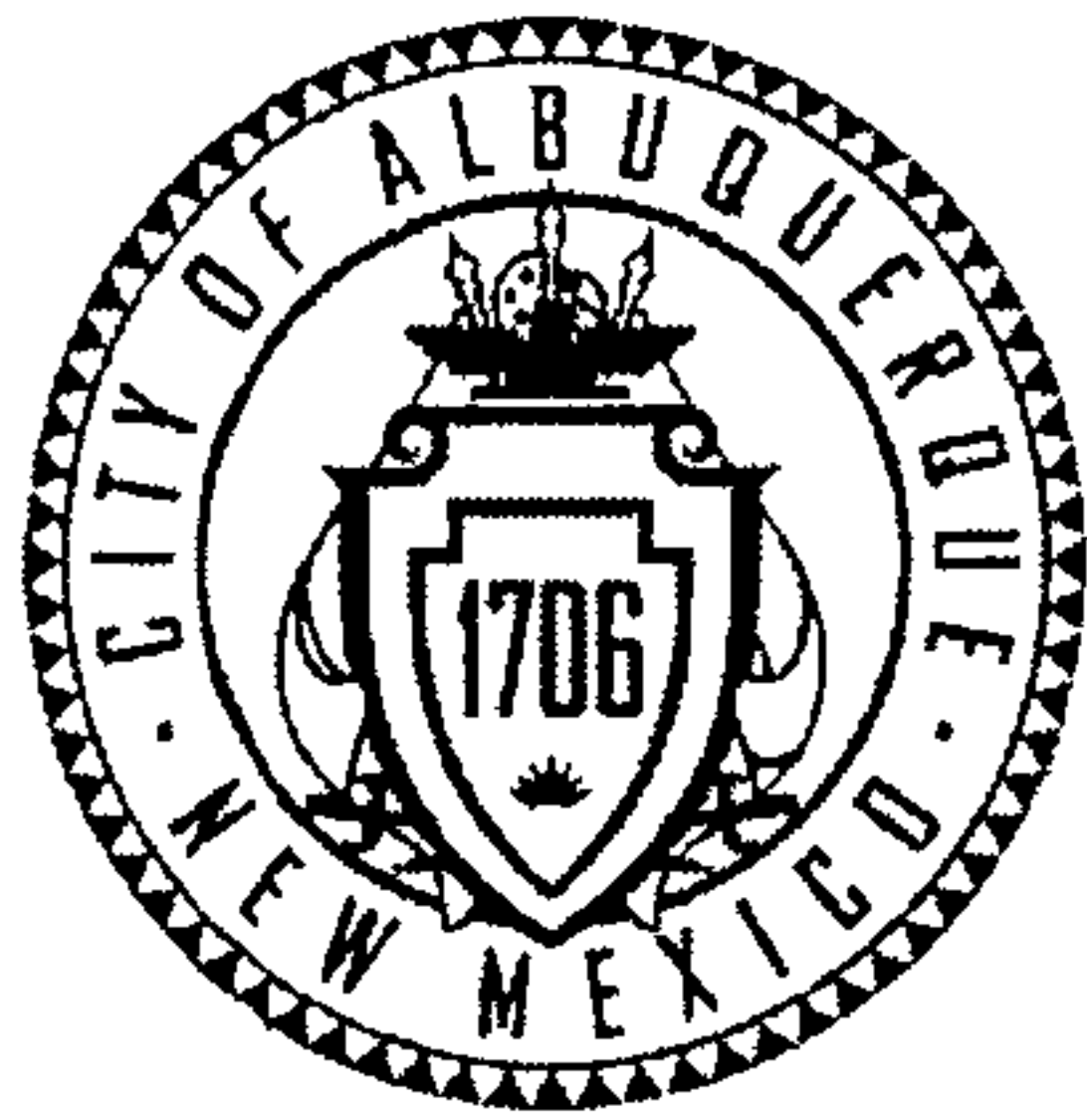
11/1/07

Ancient Mesa -

APS needs recorded
plat to file a
Municipal Lien
(their version of I.L.
& financial guarantees)

If Kevin Curran
has reviewed the
M Lien & reports

OK, we can allow
final plat approval
regarding to occur.



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

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s): #1004071

Case Number(s): 07DRB-70246

Agent: High Mesa Consulting Group

Applicant: Albuquerque Public Schools

Legal Description: Tracts C-1 and C-2, Ancient Mesa

Acreage: 143.32 acres

Zone Atlas Page: C-9

CERTIFICATE OF NO EFFECT: Yes No (For Tract C-1; see note below)

CERTIFICATE OF APPROVAL: Yes No (For Tract C-2; see note below)

TREATMENT PLAN REVIEW: Yes, see below.

DISCOVERY:

SUPPORTING DOCUMENTATION:

1. An Assessment of Cultural Resources within a Proposed High School Site on the West Mesa of Albuquerque, Bernalillo County, New Mexico by the Office of Contract Archeology, University of New Mexico (Chapman and Estes, November 2004).

2. The Volcano Vista High School Site—Excavations at LA 134636 on the West Mesa of Albuquerque, Bernalillo County, New Mexico by the Office of Contract Archeology, University of New Mexico (Kurota, November 2006).

3. A Window into Landscape Use of the West Mesa: An Archeological Survey of 90 Acres at the Entrance to the Northern Geologic Window by the Office of Contract Archeology, University of New Mexico (Cordero, March 2007).

4. Preliminary Post-Field Report for LA 134645, An Agricultural Production Site on Albuquerque's West Mesa, Bernalillo County, New Mexico by the Office of Contract Archeology, University of New Mexico (Cordero, June 2007).

5. Letter report, LA 134645 Monitoring by the Office of Contract Archeology, University of New Mexico (Cordero? September 2007).

SITE VISIT: n/a

RECOMMENDATION(S):

1. Provide follow-up pollen and phytolith reports for site LA 134545 as discussed in Cordero (6-2007:24-25).
2. Avoid or otherwise preserve in-place sites LA 134637, LA 134639, LA 134640, LA 134641, and LA 155457 within Tract C-2. Provide preservation plan or note on final plat.

- ***CERTIFICATE OF NO EFFECT IS ISSUED FOR TRACT C-1 (ref O-07-72 Section 4B(3), information potential exhausted for LA 134645).***
- ***CERTIFICATE OF APPROVAL ISSUED FOR TRACT C-2 IS VALID ONLY IF SITES ARE PRESERVED IN PLACE. (ref O-07-72 Section 4C(1), preservation plan required).***

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 10, 2007 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order 9:00 A.M. Adjourned: 11:30
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1004071**
07DRB-70245 BULK LAND VARIANCE
07DRB-70246 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract(s) C, **ANCIENT MESA**, zoned SU-1, SU-2 FOR SCHOOL AND SU-1, SU-2 FOR OPEN SPACE, located on RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). [REF: 05DRB-00511, 00512 AND 00513, 07DRB-00367] (C-9) **THE BULK LAND VARIANCE WAS APPROVED FOR TRACT C-2 ONLY. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/10/07, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITIONS OF FINAL PLAT: (1) REALIGNMENT OF RAINBOW TO CONFORM TO VHSDP; (2) EXECUTION OF DEVELOPMENT AGREEMENT WITH THE ABCWUA.**

2. **Project# 1004540**
07DRB-70256 VACATION OF PUBLIC
EASEMENT
07DRB-70257 VACATION OF PUBLIC
RIGHT-OF-WAY

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO/LONGFORD HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2 Unit 14, Lot(s) 4, 5 & 6, Block(s) 2, Lot(s) 1, Block(s) 5, Unit 25, **VOLCANO CLIFFS** & Tract(s) D, **VISTA VIEJA, Unit 2**, zoned SU-2, SU-1 FOR PARK, located on ATRISCO DR NW BETWEEN UNSER BLVD NW AND SCENIC RD NW containing approximately 23.7 acre(s). (D-9 & D-10) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. CONDITION OF FINAL PLAT: PROVIDE RIGHT OF WAY PER VHSDP.**

3. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR
SUBDIVISION
07DRB-70255 MAJOR - SDP FOR
BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/14/07.**

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

4. **Project# 1006801**
07DRB-70240 MINOR - SDP FOR
BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT COMPANY, LTD request(s) the above action(s) for all or a portion of Tract(s) C, **BRUNACINI AT ATRISCO BUSINESS PARK**, zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND COORS BLVD NW containing approximately 22.5074 acre(s). (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/24/07.**
5. **Project# 1004873**
07DRB-70283 EPC APPROVED SDP
FOR BUILD PERMIT

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM, LLC request(s) the above action(s) for all or a portion of Tract(s) 23 & 24, **INNOVATION PARK**, zoned PC, located on STRYKER RD SE AND UNIVERSITY BLVD NORTHBOUND AND UNIVERSITY BLVD SOUTHBOUND containing 4.5 acre(s) (R-16, R-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**
6. **Project# 1000771**
07DRB-70281 EPC APPROVED SDP
FOR BUILD PERMIT

DEKKER PERICH SABATINI agent(s) for H R RENTAL PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE SUBDIVISION to be known as Eagle Vista Apartments**, zoned SU-1 FOR R-2, C-2 AND IP, located on EAGLE RANCH RD NW AND IRVING BLVD NW containing approximately 6.76 acre(s). (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**
7. **Project# 1005410**
07DRB-70292 MINOR - SDP FOR
BUILDING PERMIT

MECHENBIER CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RICHFIELD PARK SUBDIVISION**, zoned IP, located on ALAMEDA BLVD NE BETWEEN JEFFERSON NE AND WASHINGTON NE containing approximately 2 acre(s). (C-
DEFERRED AT THE AGENT'S REQUEST TOMMR 10/24/07.

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

8. **Project# 1002565**
07DRB-70293 EXT OF SIA FOR TEMP
DEFR SDWK CONST
07DRB-70294 SIDEWALK WAIVER

RONALD BROWN agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of **VILLA DE LA CAPILLA SUBDIVISION**, zoned SU-1/ PRD, located on GRIEGOS RD NW BETWEEN RIO GRANDE BLVD NW AND SAN ISIDRO NW (F-13) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
9. **Project# 1002315**
07DRB-70284 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for KEYSTONE HOMES request(s) the above action(s) for all or a portion of Lot(s) 33, **WILDERNESS SUBDIVISION AT HIGH DESERT Unit(s) 2**, zoned SU-2 HD-R-R, located on ALOLA GRANDE PL NE BETWEEN WILDLANDS PL NE AND HIGH DESERT PL NE containing approximately 0.4385 acre(s). (F-23) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD, FOR AGIS DFX AND TO INDICATE APPLICATION NUMBER ON THE PLAT.**
10. **Project# 1003597**
07DRB-70285 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ABQ ENGINEERING INC agent(s) for RON NELSON request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1-D-1-A & 1-E-1-A, **ALBAN HILLS**, zoned SU-1 FOR C-2, located on COORS NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW containing approximately 4.95 acre(s). (D-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE AND TO RECORD.**
11. **Project # 1000469**
06DRB-01416 Minor-Extension of
Preliminary Plat

ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY - JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) **L-1-C, ATRISCO BUSINESS PARK**, zoned IP, located on UNSER NW, between BLUEWATER NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 05DRB-01556] (K-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project# 1004414**
07DRB-70286 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for PHILLIP SHEETS request(s) the above action(s) for all or a portion of Lot(s) 1, **GIBSON TRACT A**, zoned R-2, located on SAN CLEMENTE AVE NW BETWEEN 4TH ST NW AND SAN LORENZO NW containing approximately 0.1784 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR CROSS ACCESS NOTE.**
13. **Project# 1006855**
07DRB-70291 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for DEBORAH LARNTZ request(s) the above action(s) for all or a portion of Lot(s) E 140' OF LOT 1 & E 140' OF THE N 30' OF LOT 2, Block(s) 17, **MONKBRIDGE ADDITION**, zoned C-3, located on VERANDA RD NW 4TH ST NW AND CANDELARIA NW containing approximately 0.2571 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 20 FOOT RADIUS.**
14. **Project# 1006733**
07DRB-70288 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
07DRB-70290 SIDEWALK WAIVER
- SURVEYS SOUTHWEST LTD agent(s) for STEPHAN TAYS request(s) the above action(s) for all or a portion of Tract(s) 242, **OLD TOWN GARDENS ADDITION**, zoned R-1, located on MOUNTAIN RD NW BETWEEN RIO GRANDE BLVD NW AND CONSUELO LANE NW containing approximately 0.72 acre(s). (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION. SIDEWALK WAIVER WAS DENIED.**
15. **Project# 1005539**
07DRB-70279 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- WILSON AND COMPANY INC agent(s) for MGMe DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, Unit(s) 26, (to be known as Tierra Buena Estates)**, zoned SU-2 SRLL, located on KIMMICK DR NW BETWEEN ROSA PARKS RD NW AND VALIENTE RD NW containing approximately 3.62 acre(s). (C-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**

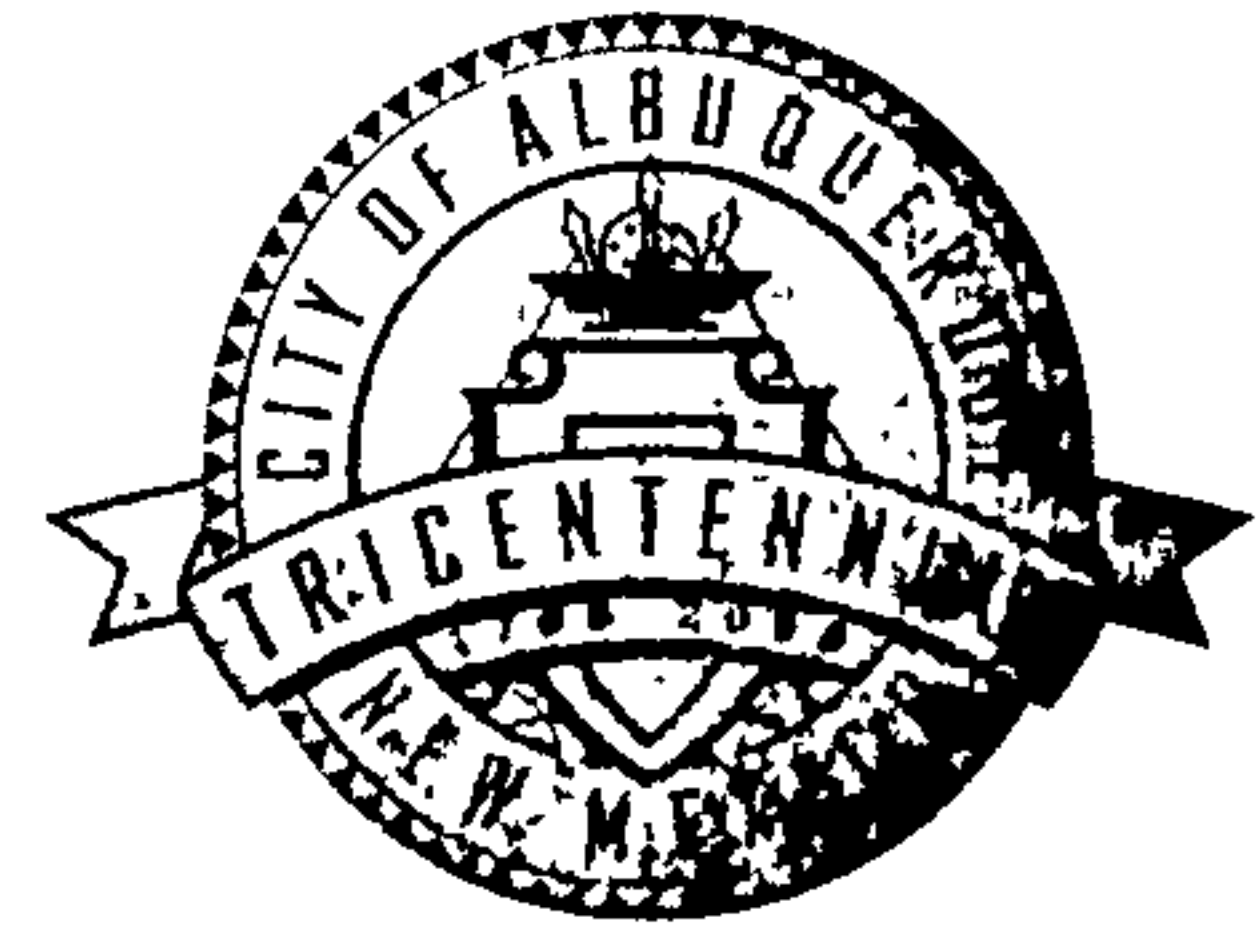
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

16. **Project# 1006845**
07DRB-70280 SKETCH PLAT REVIEW
AND COMMENT
- RICHARD LOVATO, NMOC agent(s) for CARLOS MATA request(s) the above action(s) for all or a portion of Tract(s) 3, **GARDEN ACRES ADDITION**, zoned R-1, located on GRIEGOS RD NW BETWEEN GUADALUPE TRAIL NW AND GRANDE DR NW containing approximately 0.75 acre(s). [REF: DRB99-272] (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project# 1006853**
07DRB-70287 SKETCH PLAT REVIEW
AND COMMENT
- WAYJOHN SURVEYING INC agent(s) for DON DEAN request(s) the above action(s) for all or a portion of Lot(s) 5-8, Block(s) 54, **RAYNOLD'S ADDITION**, zoned SU-2 FOR R-1, located on IRON AVE SW BETWEEN 12TH ST SW AND 11TH ST SW containing approximately 0.3265 acre(s). (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project# 1006854**
07DRB-70289 SKETCH PLAT REVIEW
AND COMMENT
- BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-4, 0S-1& 2, **THE TRAILS Unit(s) 4**, zoned SU-1 FOR OPEN SPACE & SU-2 - SRLL, SRSL, TC, UC & UR, containing approximately 35.11 acre(s). (C-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

Approval of the Development Review Board Minutes for September 15, 2007 were approved.

ADJOURNED: 11:30

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004071

AGENDA ITEM NO: 1

SUBJECT:

Bulk Land Variance
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

An approved grading and drainage plan dated 8-17-07 is on file for Preliminary Plat approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

signed I.L.

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

DATE: OCTOBER 10, 2007

(C-09/D010)

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004071 AGENDA# 1 DATE: 10/10/07

1. ~~Name:~~ Chuek Cala/HMCG Address: _____ Zip: _____

2. ~~Name:~~ GARY BITTNER/HMCG Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

15. Name: _____ Address: _____ Zip: _____

16. Name: _____ Address: _____ Zip: _____

17. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004071

AGENDA ITEM NO: 2

SUBJECT:

Final Plat
Preliminary Plat
Bulk Land Variance

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

An approved grading and drainage plan dated 8-17-07 is on file for Preliminary Plat approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

10-10-07

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: OCTOBER 3, 2007
505-924-3986

(C-09/D010)

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004071 AGENDA# 2 DATE: 10/3/07

Notice Only

1. Name: YOLANDA AGUIRRE Address: 7401 PECOS TRAIL, NW Zip: 87120 (NOTICE OF DECISION)
6010-B Midway
2. Name: Chuck Oalg Address: Park Blvd NE Zip: 87109
3. Name: JEFF MORTENSEN Address: BLVD NE Zip: 87109
6010-B MIDWAY PK
4. Name: GARY BITTNER Address: BLVD NE Zip: 87109
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

Matson, Sheran A.

From: Graeme Means [GMeans@highmesacg.com]
Sent: Monday, October 01, 2007 4:26 PM
To: Charles G. Cala; Gary R. Bittner; Jeffrey G. Mortensen
Cc: Curran, Kevin J.; Matson, Sheran A.; Debie Trujillo
Subject: RE: Ancient Mesa

I just talked to Kevin Curran and Sheran Matson. I think we have a plan for SIA/Plat Recordation/Closing.

APS needs to prepare and submit SIA with Municipal Lien to Kevin. He will review, but not record it. APS will need to send him a letter indicating their intention to close soon after plat recordation and request that he record the SIA immediately following closing, but not prior. Kevin will tell Sheran that it's OK for us to submit the final plat to DRB without recorded SIA. Sheran will accept our submittal under these terms and allow the plat to be recorded (assuming everything goes well to that point) knowing that Kevin has a recordable SIA ready to go.

Worst case scenario is plat gets recorded and APS does not close. If this happens, City can and will "vacate the plat". Kevin says he can do this.

Kevin is leaving town tomorrow for the rest of the week and will be tied up the following Monday and Tuesday. As such, Wednesday the 10th is the first change he will have to coordinate or review info.

Let me know if you have any questions.



J. Graeme Means, P.E.
Principal

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.4250
Fax: 505.345.4254
gmeans@highmesacg.com

10/2/2007



**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, October 3, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

~~Project#-1004071~~

07DRB-70245 BULK LAND VARIANCE
07DRB-70246 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract(s) C, **ANCIENT MESA**, zoned, SU-1, SU-2 FOR SCHOOL AND SU-1, SU-2 FOR OPEN SPACE, located on RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). [REF: 05DRB-00511, 00512 AND 00513, 07DRB-00367] (C-9)

Project# 1006537

07DRB-70247 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70248 MINOR - TEMP DEFR
SWDK CONST
07DRB-70249 MINOR - SDP FOR
SUBDIVISION

TIERRA WEST LLC agent(s) for KATHY TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 12, PETROGLYPH EDGE SUBDIVISION, UNIT 3 (to be known as **VOLCANO CLIFFS**) zoned R-1, located on MOJAVE ST NW BETWEEN UNSER BLVD NW AND TESUQUE ST NW containing approximately 4.24 acre(s). (E-10)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 17, 2007.

PLANNING TRACKING LOG

it
it
it
it
it

Date	Project Name & #	Action Request	Action Taken
4/4/07	Ancient mesa Proj 1004071	Sketch	Comments John



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004071

AGENDA ITEM NO: 20

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report must be on file prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: APRIL 4, 2007

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 4, 2007
DRB Comments**

ITEM # 20

PROJECT # 1004071 APPLICATION # 07-00376

RE: Tract C, Ancient Mesa/sketch

This property lies within the recently adopted Volcano Heights Sector Plan. Land Use Map C in that plan indicates that most of this property is designated parks or open space and also includes a school site.

However, the final adopted version of the plan is not yet available. Council does not have a definite date of publication of the final plan.

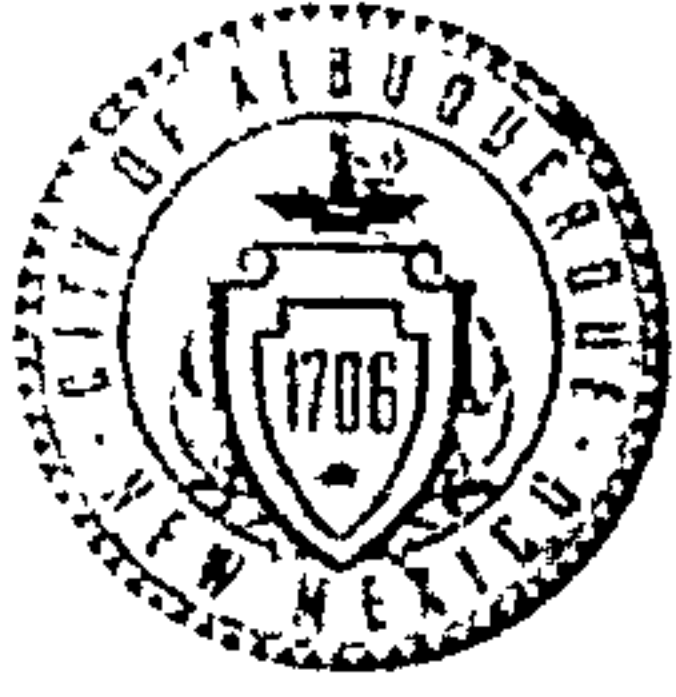
The draft does not have zoning on this property. So, Matt Conrad's interpretation of the current zoning as RO-20 seems accurate.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov



IMPACT FEES

Development Review Board 4/4/07

Project Number: 1004071

Agenda Item Number: 20

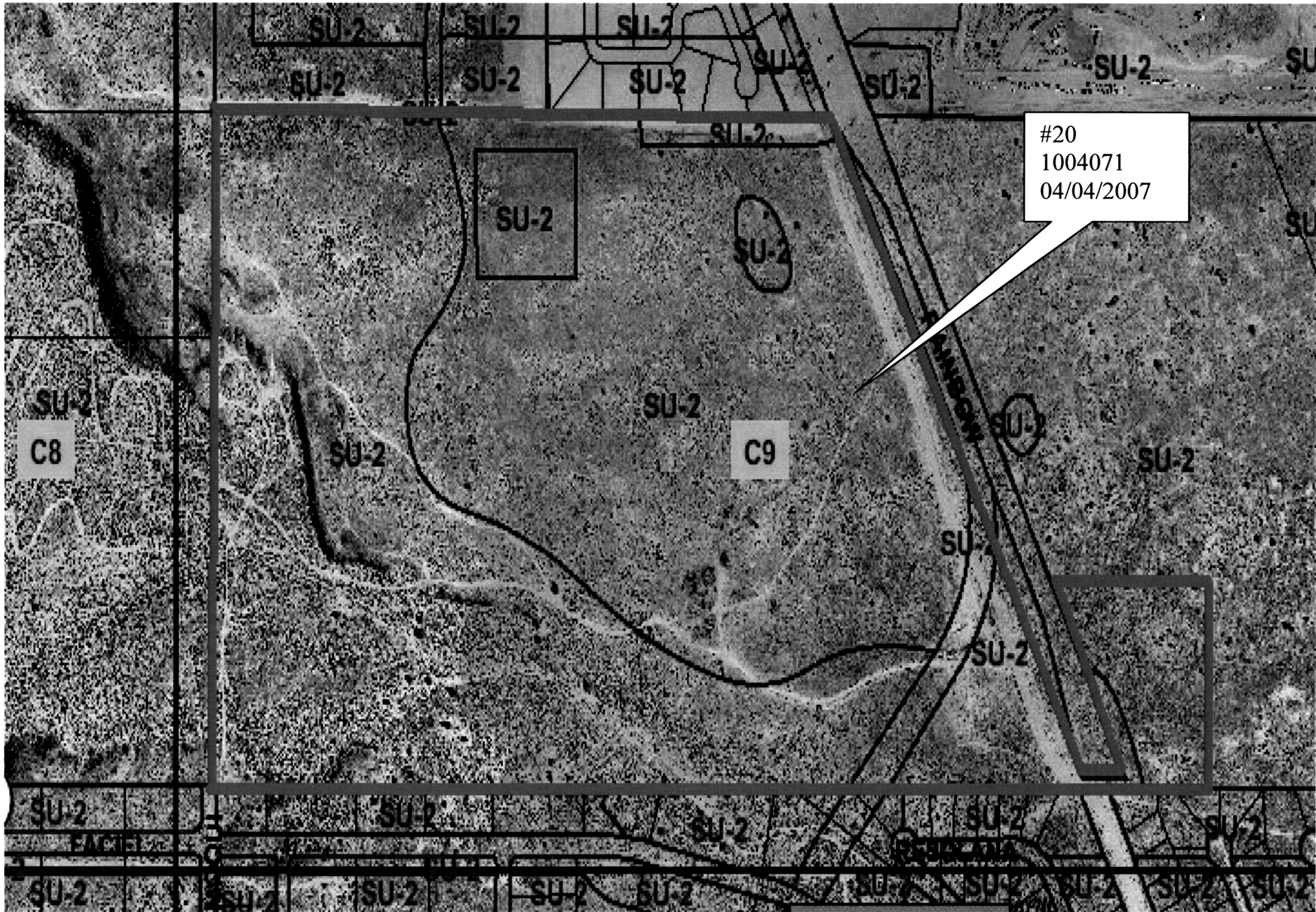
Site: Ancient Mesa

Lot/s: Tract C

Zoned: RO-20

Impact fees are not required for this location in accordance with City of Albuquerque Resolution R-06-14.

**JACK CLOUD
IMPACT FEE ADMINISTRATOR**



2003.180.1

Completed 2/2/06



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00513 (P&F)
Project Name: GOVERNMENT LOTS 1-4
Agent: Jeff Mortensen & Associates

Project # 1004071
Phone No.: 345-4250

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/22/05 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): 15 day appeal
review plat

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE. _____
- Tax printout from the County Assessor.

- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number

1004071



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00513 (P&F)
Project Name: GOVERNMENT LOTS 1-4
Agent: Jeff Mortensen & Associates

Project # 1004071
Phone No.: 345-4250

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4 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): 1-5 Jeff Mortensen
Review Plat
Agoodph

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.

- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

OKay

Project Number

1004071



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 22, 2005

8. **Project # 1004071**

05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public Easements
05DRB-00513 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s).
[Deferred from 4/20/05 & 5/11/05 & 6/1/05] (C-9)

At the June 22, 2005, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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



**OFFICIAL NOTICE OF DECISION
PAGE 2**

CONDITIONS:

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

The preliminary and final plat was approved with final plat sign off delegated to Planning for 15-day appeal period, recording of the plat and AGIS dxf file.

If you wish to appeal this decision, you must do so by July 7, 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: Albuquerque Public Schools & New Mexico State Land Office, P.O. Box 25704,
87125

Jeff Mortensen & Associates, Attn: Debie Trujillo, 6010-B Midway Park Blvd NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

#8

4071

DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

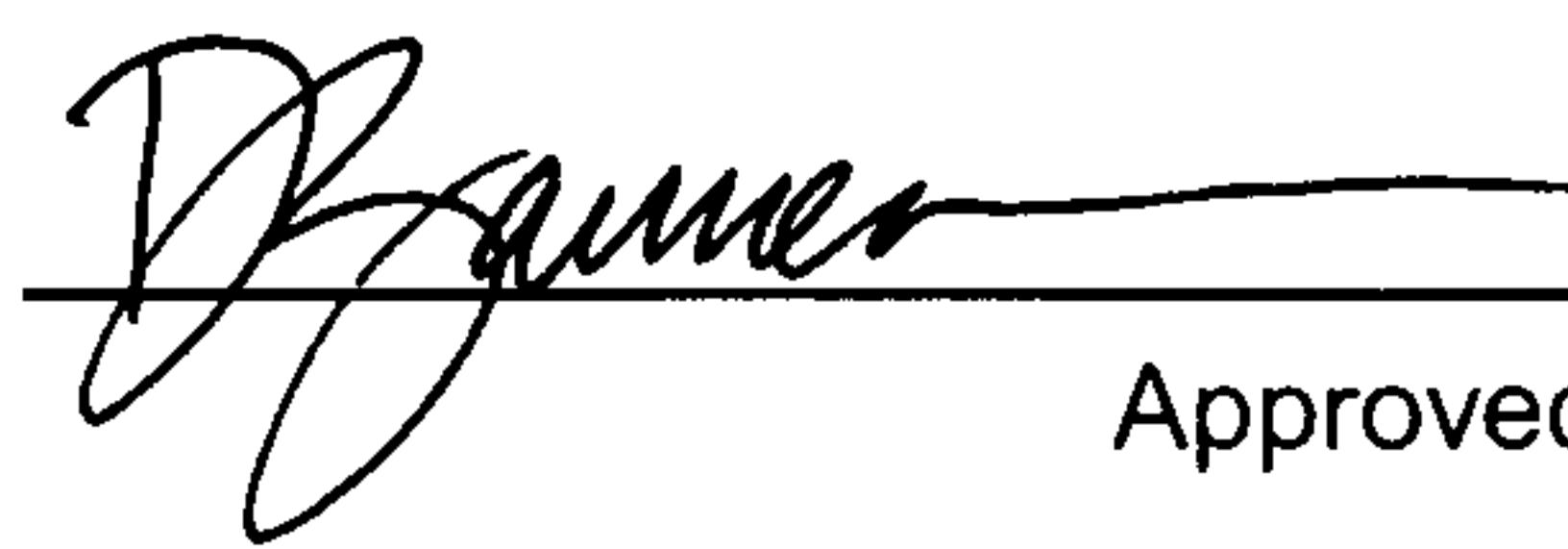
Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:


Approved

06-23-2005
Date

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

AGIS Use Only

Copied fc **4071** to agiscov on **6/23/2005** Contact person notified on **6/23/2005**

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004071 AGENDA#: 8 DATE: 6.22.05

1. Name: Carol Cole Address: MA Zip: _____

2. Name: Debra Trujillo Address: MA Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

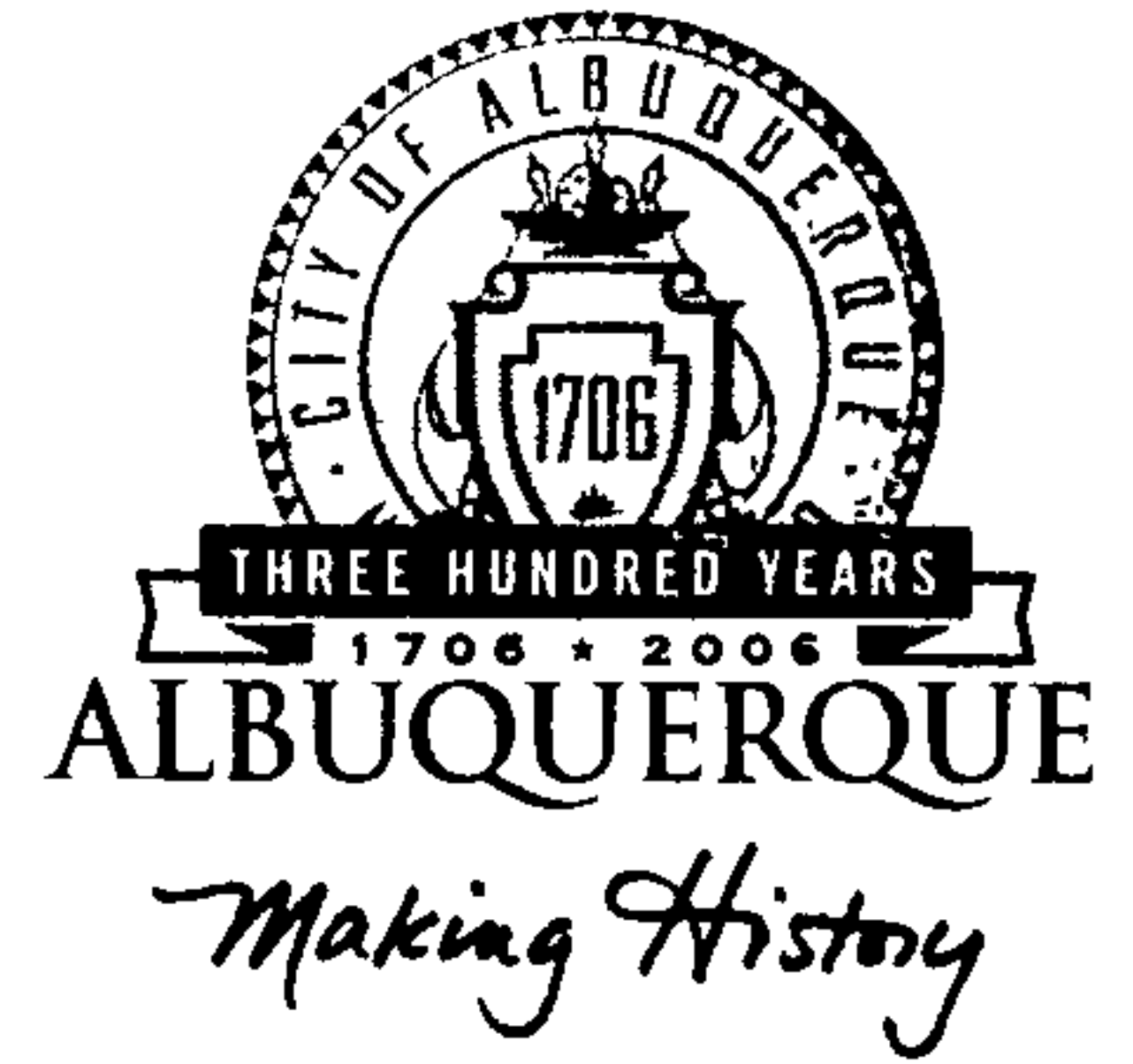
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004071

AGENDA ITEM NO: 8

SUBJECT:

Bulk Land Variance
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 22, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 1, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:15 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1000983

05DRB-00773 Major-Two Year SIA
Procedure B

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

2. **Project # 1003080**
05DRB-00765 Major-Vacation of
Public Easements

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) A, BERNARDO TRAILS (to be known as **BERNARDO POINTE**) zoned RT, located on the northeast corner of VISTA DEL NORTE NE and LAS LOMITAS NE containing approximately 5 acre(s). [REF: 04DRB-00591, 03EPC-01851, 05DRB00701, 04DRB01146, 04DRB01147, 04DRB01148, 04DRB01149] (D-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00701 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) A, BERNARDO TRAILS (to be known as **BERNARDO POINTE**, zoned RT, located on the northeast corner of VISTA DEL NORTE NE and LAS LOMITAS NE containing approximately 6 acre(s). [REF:04DRB-00591, 03EPC-01851] (*Deferred from 5/4/05*) (D-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD AND A PEDESTRIAN EASEMENT ACROSS LOT 8-P1 WITH MAINTENANCE AND BENEFICIARY NOTE.**

3. **Project # 1003273**
05DRB-00764 Major-Vacation of
Public Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A through 13A, **VISTA SUBDIVISION**, zoned C-2, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3,V-85-44, 04DRB00338, 04ZHE01933, 05ZHE00383] (K-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00671 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A thru 13A, **VISTA SUBDIVISION**, zoned C-2, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW

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

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

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

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

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

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

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

Public Easements
05DRB-00513 Minor-Prelim&Final Plat
Approval

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

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

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

7. **Project # 1000985**
05DRB-00883 Minor-SiteDev Plan
Subd

SMPC ARCHITECTS agent(s) for ASPEN INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 12, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, (to be known as **PALOMAS PLAZA**) zoned SU-2/C-1, located on SAN PEDRO NE, between PALOMAS NE and SAN BERNADINO NE containing approximately 3 acre(s). [REF: DRB-96-412] (D-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project # 1004224**
05DRB-00887 Minor-SiteDev Plan
BldPermit

RHOMBUS PA INC agent(s) for SCOTT BARLOW request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR 1P, located on SAN PEDRO NE, between WILSHIRE AVE NE and containing approximately 1 acre(s). *[Deferred from 6/1/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BOHANNAN HUSTON INC agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of Lot(s) Z-1, SADDLE RIDGE, UNIT 2 (to be known as **GALISTEO VILLAGE**), zoned SU-1 FOR PRD, located on MONTANO RD NW, between VISTA MONTANO ST NW and EQUESTRIAN DR NW containing approximately 8 acre(s). [REF: Z-78-146, Z-79-145] (E-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1004205**
05DRB-00873 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES agent(s) for ICDC, LLC request(s) the above action(s) for all or a portion of Lot(s) 1, **LOOP INDUSTRIAL**, zoned SU-1 FOR M-1, located on PASEO DEL NORTE NE and WASHINGTON NE and containing approximately 10 acre(s). (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project # 1004221**
05DRB-00879 Minor-Sketch Plat or Plan
- ISAAC BENTON & ASSOCIATES agent(s) for GEORGE GARZA request(s) the above action(s) for all or a portion of Tract(s) D3, **ACADEMY PLACE**, zoned SU-1 special use zone, located on JUAN TABO NE, between SPAIN NE and OSUNA NE containing approximately 2 acre(s). [REF: DRB-96-133, Z-79-77] (F-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. Approval of the Development Review Board Minutes for May 18, 2005. **DRB MINUTES FOR MAY 18, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.

*Refer to
6/22/05*

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004071 AGENDA#: 6 DATE: 6.1.05

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

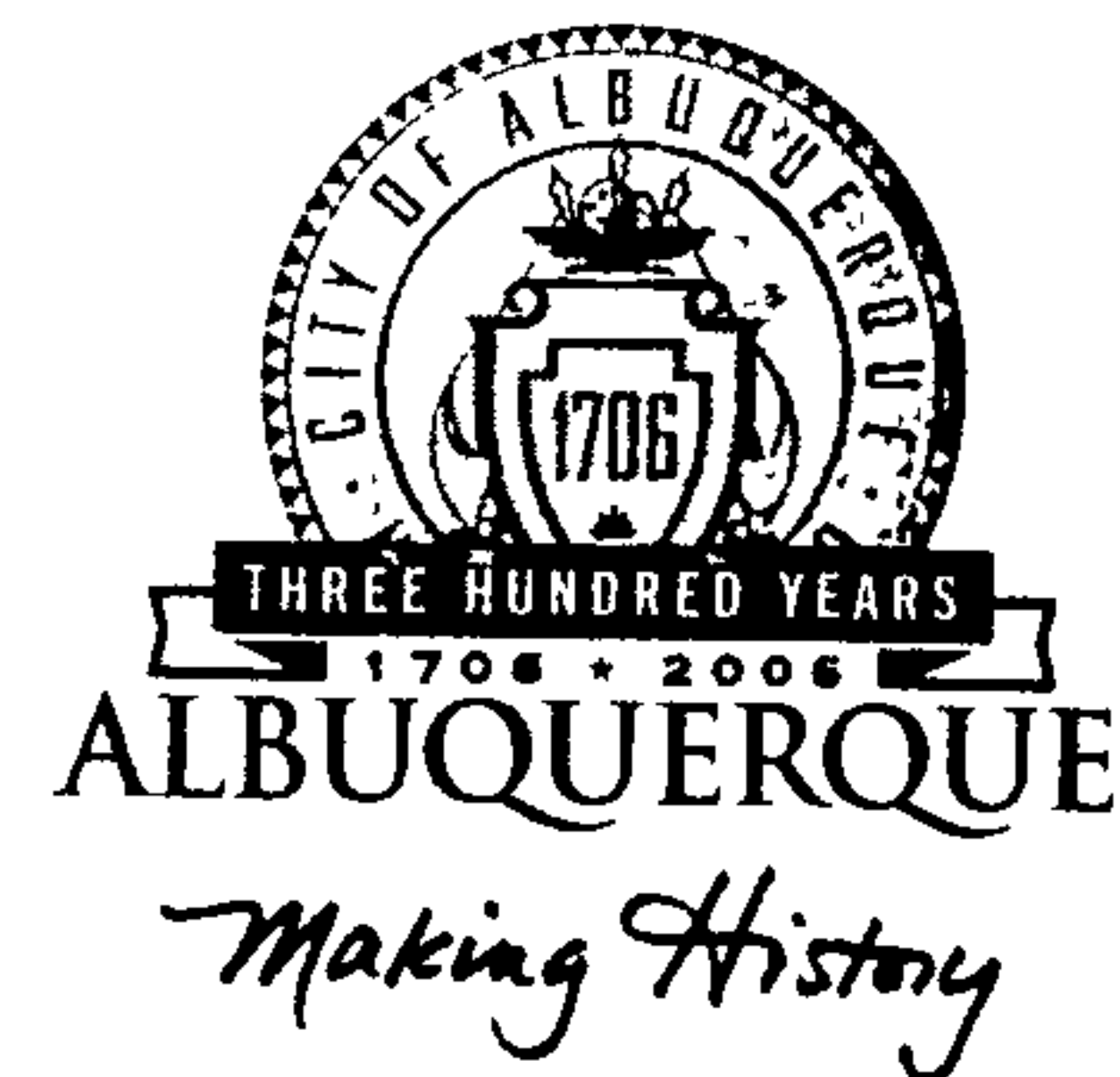
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004071

AGENDA ITEM NO: 6

SUBJECT:

Bulk Land Variance
Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
The Hydrology Section has no objection to the BLV request.
No adverse comments on plat.

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 1, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 11, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 1:10 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002885**
05DRB-00631 Major-Vacation of Pub
Right-of-Way
05DRB-00633 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LA SIERRA CONSTRUCTION CO AND AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 35, **OCOTILLO SUBDIVISION**, zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s).[REF:04DRB00244, 03DRB01355, 03DRB01356, 03DRB01354, 03DRB01980, 03DRB01981, 03DRB01983, 03DRB01984, 03DRB01985] (C-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

2. **Project # 1002457**
05DRB-00651 Major-Vacation of
Public Easements
05DRB-00650 Major-Preliminary Plat
Approval
05DRB-00654 Minor-Temp Defer
SDWK
05DRB-00652 Minor-Subd Design
(DPM) Variance
05DRB-00653 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as GLENWOOD LOFTS SUBDIVISION) zoned SU-1 PRD, located on MONTGOMERY NE, between TRAMWAY BLVD NE and SUNSET CANYON DR NE containing approximately 2 acre(s). [REF: 05DRB00529] (G-23) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: AN APPROVED PUBLIC WORKS DESIGN IS REQUIRED PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

05DRB-00649 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for KENNY HINKES, RE/MAX ELITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X1A & X2A, GLENWOOD HILLS, UNIT 1, zoned C-1, located on TRAMWAY BLVD NW, between MONTGOMERY BLVD NW and COMANCHE RD NW containing approximately 3 acre(s). [REF: 03EPC00157, 03EPC00156, 03EPC00180, 05EPC00177, 05EPC00178] [David Stallworth, EPC Case Planner] [Deferred from 4/27/05] (G-23) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1003364**
05DRB-00656 Major-Vacation of Public Easements
05DRB-00657 Minor-Vacation of Private Easements
- TIERRA WEST LLC agent(s) for CIRCLE K STORES INC request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB01409] (C-19) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
4. **Project # 1004138**
05DRB-00658 Major-Vacation of Public Easements
- PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D-1, **JOURNAL CENTER**, zoned IP, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
5. **Project # 1003655**
05DRB-00661 Major-Vacation of Public Easements
05DRB-00660 Major-Vacation of Pub Right-of-Way
05DRB-00659 Major-Preliminary Plat Approval
05DRB-00663 Minor-Temp Defer SDWK
05DRB-00662 Minor-Sidewalk Waiver
- DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] [Deferred from 5/11/05] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

6. ~~Project # 1004071~~
05DRB-00511 Major-Bulk Land
Variance
05DRB-00512 Major-Vacation of
Public Easements
05DRB-00513 Minor-Prelim&Final Plat
Approval
- JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05 & 5/11/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**
7. **Project # 1000692**
05DRB-00407 Major-SiteDev Plan
BldPermit
- BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2**, zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s). *[Deferred from 4/6/05 & 4/20/05]* (E-19) **AN INFRASTRUCTURE LIST DATED 5/11/05 WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 15-DAY APPEAL PERIOD AND TO TRANSPORTATION DEVELOPMENT FOR TRAFFIC IMPROVEMENTS.**
8. **Project # 1003011**
05DRB-00439 Major-Vacation of Pub
Right-of-Way
- CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION**, zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] *[Deferred from 4/13/05 & 5/11/05]* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/25/05.**

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

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

10. **Project # 1003813**
05DRB-00590 Major-Preliminary Plat
Approval
05DRB-00591 Minor-Temp Defer
SDWK

THOMPSON ENGINEERING & CONSULTING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, Lot(s) 24 & 25, Tract(s) B, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**), zoned SU-2/RLT, located on LADERA DR NW, between 98TH ST NW and GAVIN RD NW containing approximately 15 acre(s). [REF: 04DRB01869] (*Deferred from 5/4/05*) (J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/3/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT, TO REARRANGE THE LOTS ON MOLTEN PRIOR TO FINAL PLAT APPROVAL. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

11. **Project # 1002865**
05DRB-00712 Minor-SiteDev Plan
BldPermit

JOHN KLEE agent(s) for CRAIG CORPORATION request(s) the above action(s) for all or a portion of Lot (s) **10-A, JOURNAL CENTER, PHASE 2, UNIT 1**, zoned IP, located on RUTLEDGE NE, between BARTLETT NE and WASHINGTON NE containing approximately 1 acre(s). [REF: 03DRB01304] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND SIDEWALK VERIFICATION AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND OUTSTANDING COMMENTS.**

- 05DRB-00711 Minor-SiteDev Plan
BldPermit

JOHN KLEE agent(s) for CRAIG CORPORATION request(s) the above action(s) for all or a portion of Lot (s) **10-B, JOURNAL CENTER, PHASE 2, UNIT 1**, zoned IP, located on RUTLEDGE NE, between BARTLETT NE and WASHINGTON NE containing approximately 1 acre(s). [REF: 03DRB01304] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS, ALIGNMENT OF DRIVES AND SIDEWALK VERIFICATION AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND OUTSTANDING COMMENTS.**

12. **Project # 1003212**
05DRB-00729 Minor-SiteDev Plan
BldPermit/EPC

JOHN A MENICUCCI agent(s) for GRAND AVENUE PARTNERS, A NM LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) **A-1-A-1, BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on DR MARTIN LUTHER KING JR AVE NE, between UNIVERSITY BLVD NE and PINE STREET NE containing approximately 1 acre(s). [REF: V-94-43, 04ZHE-00086, 04EPC000699] **[Russell Brito, EPC Case Planner for Debbie Stover] [Deferred from 5/11/05] (K-15) DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

13. **Project # 1004159**
05DRB-00736 Minor-SiteDev Plan BldPermit

TATE FISHBURN ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 20, **JOURNAL CENTER 2, UNIT 2**, zoned IP, located on RUTLEDGE NE, between JEFFERSON NE and NORTH DIVERSION CHANNEL containing approximately 4 acre(s). [REF: 03DRB-00996] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND SIDEWALK ALONG SNAPROLL AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN, APPROVAL OF REPLAT AND INFRASTRUCTURE LANGUAGE ON THE SIGNATURE BLOCK.**

14. **Project # 1004138**
05DRB-00667 Minor-SiteDev Plan
BldPermit

DEKKER/PERICH/SABATINI agent(s) for JCC-ONE LLC request(s) the above action(s) for all or a portion of Tract(s) 5D-1 AND ALBUQUERQUE WELL SITE, **JOURNAL CENTER, TRACT 5**, zoned IP industrial park zone, located on JEFFERSON ST NE, between MASTHEAD NE and SUN NE containing approximately 6 acre(s). [REF: Z-79-80-2, S-80-26] [Deferred from 4/27/05 & 5/11/05] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

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

15. **Project # 1003778**
05DRB-00738 Minor-Amnd Prelim Plat
Approval

ADIL RIZVI agent(s) for SAHAR DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, **SHAHEEN SUBDIVISION**, NORTH ALBUQUERQUE, ACRES, UNIT 3, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 2 acre(s). [REF: 04DRB01750, 04DRB01751, 04DRB01752, 04DRB01753] (C-19) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 3/1/05 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

16. **Project # 1003861**
05DRB-00731 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for GARY & MELODIE EYSTER request(s) the above action(s) for all or a portion of Tract(s) 60-A-2, 60-B & 86-A, M.R.G.C.D. MAP 35, (to be known as **THE BOULEVARD @ RIO GRANDE**) zoned R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and INDIAN SCHOOL RD NW containing approximately 2 acre(s). [REF: ZA-29-251] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/8/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT, SUBMIT AN APPLICATION FOR WAIVER OF SIDEWALKS AND TEMPORARY DEFERRAL OF SIDEWALK PRIOR TO FINAL PLAT APPROVAL. AN APPROVED PERIMETER WALL DESIGN SHALL OCCUR PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
17. **Project # 1001031**
05DRB-00734 Minor-Prelim&Final Plat
Approval
- BOHANNAN HUSTON INC agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) E-1 & E-2, **SANDIA SCIENCE & TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 11 acre(s). [REF: DRB-95-523, Z-80-96, AX-80-21, Z-95-69] (M-21) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
18. **Project # 1002935**
05DRB-00735 Minor-Prelim&Final Plat
Approval
- BOHANNAN HUSTON INC agent(s) for PULTE HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 255A through 260A, **SUNDORO SUBDIVISION, UNIT 4**, zoned SU-2 RLT, located on PACAYA DR SW, between LADERA DR SW and SUNDORO PL SW containing approximately 2 acre(s). *[Listed under Project #1002644 in error]* (J-8) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003585**
05DRB-00737 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**) zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB00168, 04DRB01958, 05DRB00087 & 00088] (K-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TO PLANNING FOR AGIS DXF FILE, APPLICATION NUMBERS ON VACATIONS CALLED OUT AND ADDITION OF NOTE 10 FOR DEDICATION OF PUBLIC WATER/SEWER EASEMENTS.**

20. **Project # 1004158**
05DRB-00732 Minor-Prelim&Final Plat Approval

RHOMBUS PA INC agent(s) for BARBARA SPORLEDER request(s) the above action(s) for all or a portion of Lot(s) 20, 21 & 22, Block(s) 16, **ELDER HOMESTEAD ADDITION**, zoned R-3, located on LOUISIANA BLVD SE, between ANDERSON SE and ROSS SE containing approximately 1 acre(s). (L-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

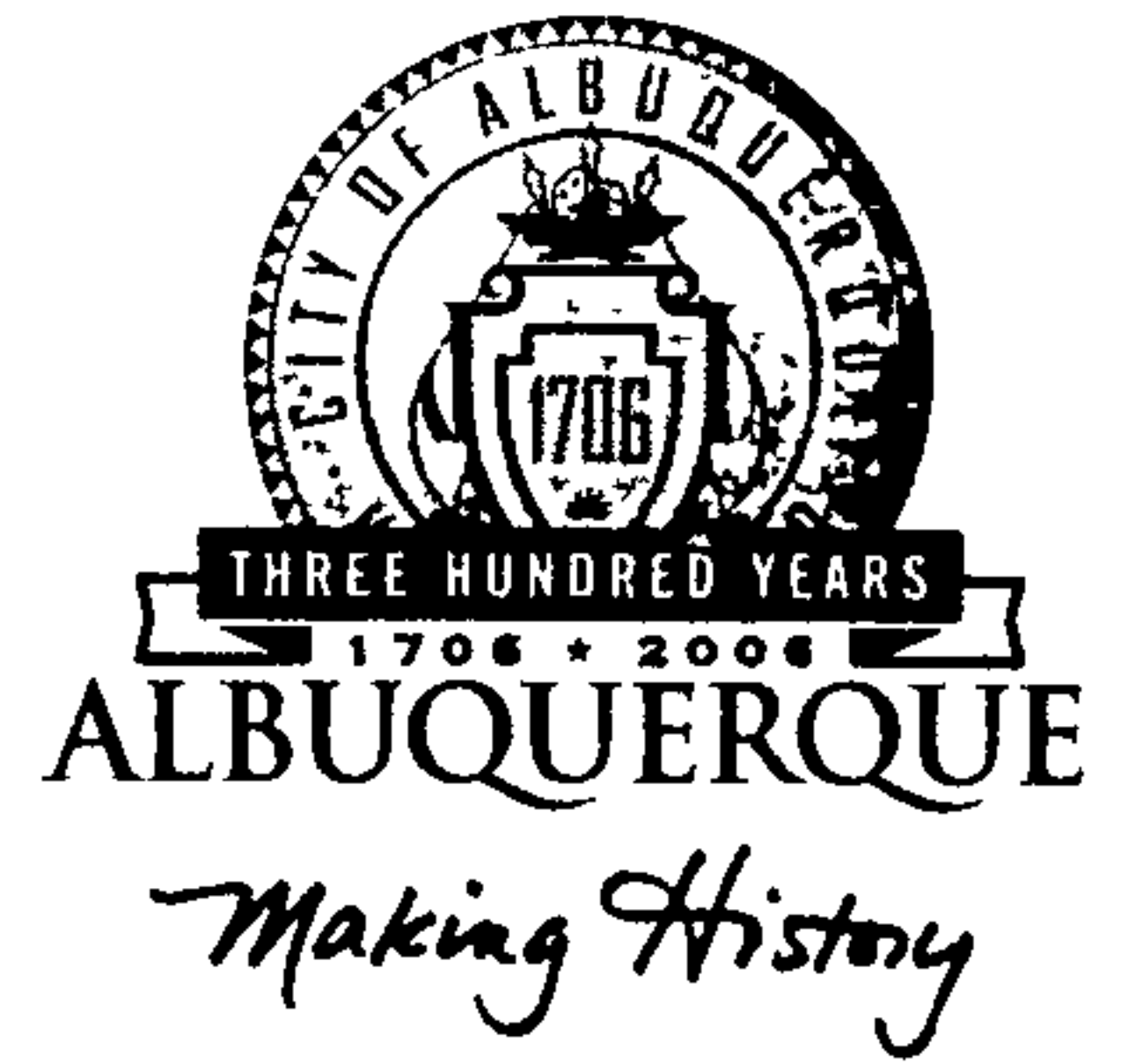
21. **Project # 1001945**
05DRB-00733 Minor-Sketch Plat or Plan

MADLINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298, **M.R.G.C.D. MAP 38**, zoned RLT, located on CARSON RD NW, between RIO GRANDE BLVD NW and ALAMEDA DRAIN containing approximately 1 acre(s). [REF: 04EPC01666] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for April 27, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 27, 2005 WERE APPROVED.**

ADJOURNED: 1:10 P.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004071

AGENDA ITEM NO: 6

SUBJECT:

Bulk Land Variance
Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the BLV request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ⁶⁻¹⁻⁰⁵ X; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE: May 11, 2005

Refer to 6/1/05

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004071 AGENDA#: 6 DATE: 5-11-05

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

P: 505.345.4250
 F: 505.345.4254
 ESTABLISHED 1977

2003.180.1
 May 9, 2005

Via Facsimile 924-3864 and regular mail

Ms. Claire Senova
 Administrative Assistant
 Development Review Board
 Development & Building Services Division
 600 2nd Street, NW
 Albuquerque, New Mexico 87103

RE: DRB Project No. 1004071
 Board of Education of the City of Albuquerque (APS) and the New Mexico State Land Office
 (Government Lots 1- 4 and the South 1/2 of the South 1/2 of Section 6, Township 11 North, Range 2
 East)
 Request for Bulk Land Variance, Vacation of Public Utility Easement and Preliminary / Final Plat
 Approval (05DRB.0051, 00512 and 00513)

Dear Claire,

On behalf of our clients, the Board of Education of the City of Albuquerque (APS) and the New Mexico State Land Office, we are requesting to be removed from the DRB agenda of May the 11th to the June 1st, 2005 agenda.

Prior to the hearing we will be issuing UPDATED copies of the plat to the DRB members for the upcoming hearing. In the meantime, if you or other DRB representatives are in need of additional explanation or information, please feel free to call.

Sincerely,

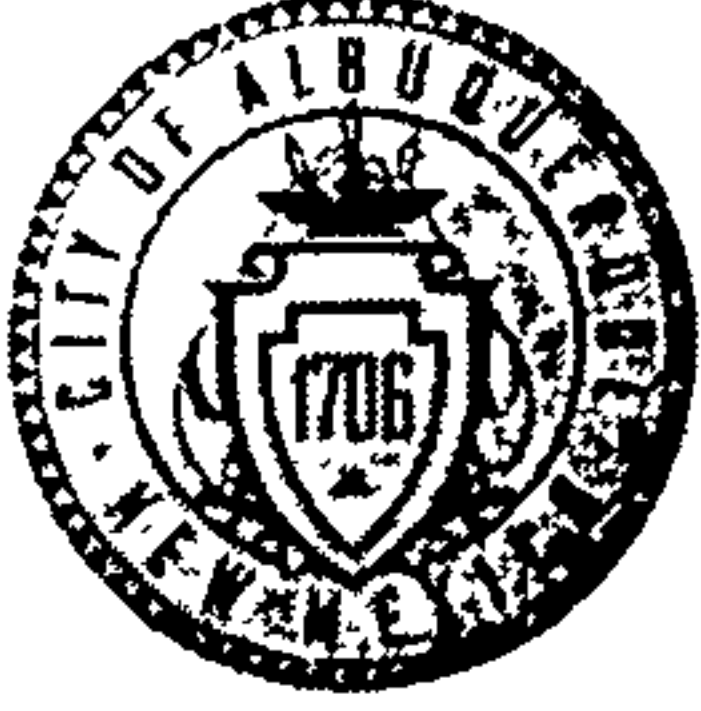
JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
 Enclosures

xc: Tim Callahan – New Mexico State Land Office
 Charles O. Atwood – Board of Education of the City of Albuquerque (APS)

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.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 20, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:55 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1000788**
05DRB-00508 Major-One Year SIA

WILSON & COMPANY agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for Tract(s) AAAA-1-A, **PARADISE SKIES SUBDIVISION, UNITS 8 & 9**, zoned R-T, located on MCMAHON BLVD NW, between ROCKCLIFF BLVD NW and UNSER BLVD NW containing approximately 30 acre(s). [REF: 01DRB-00272, 01DRB-00273, 01DRB-00274, 01DRB-01293, 02DRB-00227] (A-10/A-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1001674**
05DRB-00519 Major-One Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for SAPPHIRE DEVELOPMENT request(s) the above action(s) for Parcel H-12A, **RIVERVIEW SUBDIVISION**, zoned R-LT, located on ALL SAINTS NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 33 acre(s). **(C-13) A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1001871**
05DRB-00505 Major-One Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block(s) 12, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT HIGHLANDS @ LA CUEVA**, zoned R-D 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW STREET NE containing approximately 2 acre(s). **(C-19) A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1000029**
05DRB-00509 Major-Vacation of
Public Easements

BOHANNAN HUSTON INC. agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for Lot(s) C and B-1A-1, **DUKE CITY LUMBER ADDITION AND LOT D-1-A OF ARBOLERA DE VIDA PHASE 2**, zoned S-MI, S-DR, located on BELLAMAH ST NW, between 19TH ST NW and 18TH ST NW containing approximately 25 acre(s). [REF: 03DRB-01785, 03DRB-01786, 04DRB-01650, 04DRB-01651] **(H-13) VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. ~~Project # 1004071~~
05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public Easements
05DRB-00513 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

110⁰⁰
110⁰⁰

6. **Project # 1004073**
05DRB-00514 Major-Preliminary Plat Approval
05DRB-00515 Major-Vacation of Public Easements
05DRB-00516 Minor-Subd Design (DPM) Variance
05DRB-00517 Minor-Sidewalk Waiver
05DRB-00518 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 4/20/05]* (M-21/M-22) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

7. **Project # 1003236**
05DRB-00452 Major-Vacation of Public Easements
05DRB-00454 Major-Preliminary Plat Approval
05DRB-00453 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLA DE LA CHAMISA, UNIT 1**, (to be known as **VILLA DE LA CHAMISA, UNIT 2**), zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] *[Deferred from 4/13/05]* (B-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. WITH THE**

SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE LOT NUMBERS NEED TO MATCH THE APPROVED SITE PLAN. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

8. **Project # 1000692**
05DRB-00407 Major-SiteDev Plan
BldPermit
9. **Project # 1003470**
04DRB-01522 Major-Bulk Land
Variance
04DRB-01523 Major-Preliminary Plat
Approval
04DRB-01524 Minor-Temp Defer
SDWK

BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2**, zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s). *[Deferred from 4/6/05 & 4/20/05]* (E-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION**), zoned R-1 residential zone, located west of 81ST ST NW and southwest of ATRISCO NW between 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05]* (D-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS DEFERRED TO 4/27/05. TEMPORARY DEFERRAL OF SIDEWALKS WAS DEFERRED TO 4/27/05.**

05DRB-00609 Minor-Prelim&Final Plat
Approval

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A and 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located on 81ST ST NW, between ALBERICOQUE PL NW and SCENIC RD NW containing approximately 159 acre(s). [REF: 04DRB01522, 04DRB01523, 04DRB01524] (D-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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.

10. **Project # 1003872**
05DRB-00604 Minor-SiteDev Plan
BldPermit/EPC

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY request(s) the above action(s) for all or a portion of Tract(s) B, **SUNPORT MUNICIPAL ADDITION**, zoned SU-1 GOLF COURSE AND RELATED FACILITIES, located on SAN JOAQUIN SE, between GIRARD SE and WELLESLEY SE containing approximately 2 acre(s). [REF: 05EPC-00023, ZA-77-219] **[Stephanie Shumsky, EPC Case Planner] (L-16) SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS.**

11. **Project # 1004112**
05DRB-00603 Minor-SiteDev Plan
BldPermit

ABQ ENGINEERING agent(s) for BRUCE BESSER request(s) the above action(s) for all or a portion of Lot(s) 1, **MERIDIAN BUSINESS PARK**, zoned IP, located on LOS VOLCANOS RD NW, between SILVER CREEK RD NW and GALLATIN PL NW. [REF: DRB-97-59, Z-92-57] *[Deferred from 4/20/05]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.**

12. **Project # 1004090**
05DRB-00608 Minor-SiteDev Plan
BldPermit
- JLS ARCHITECTS agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 17, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on WYOMING NE and CORONA AVE NE containing approximately 2 acre(s). [REF: 05DRB00559] (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR CORRECTIONS.**
13. **Project # 1003360**
05DRB-00623 Minor-SiteDev Plan
BldPermit/EPC
- CHERRY/SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, COMMUNITY & FAMILY SERVICES request(s) the above action(s) for all or a portion of Tract(s) A, **JOHN ADAMS MULTIPURPOSE CENTER**, zoned SU-1 FOR CENTER/PARK, located on GLENRIO RD NW, between 56TH ST NW and LOMA HERMOSA DR NW containing approximately 4 acre(s). [REF: 04EPC00487, 04EPC00486] [Russell Brito for Debbie Stover, EPC Case Planner] (J-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR COMMENTS AND TO PLANNING FOR EPC CASE PLANNER'S INITIALS.**
14. **Project # 1002371**
05DRB-00560 Minor-SiteDev Plan
BldPermit/EPC
- TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A1, ALBAN HILLS, UNIT 1, (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 FOR R-2 WITH CHURCH RELATED USES, located on LA ORILLA

NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 17 acre(s). [REF:02DRB01824, 03DRB02150] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05 & 4/20/05] (D-12) DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.

15. **Project # 1000163**
05DRB-00554 Minor-SiteDev Plan
BldPermit/EPC

SANDERS & ASSOCIATES ARCHITECTS agent(s) for DR. AND MRS. ERNESTO GARZA request(s) the above action(s) for all or a portion of Tract(s) E, LA CUEVA VILLAGE, zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 04EPC-01828] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05] (C-19) SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

16. **Project # 1001932**
05DRB-00523 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for PAUL HEDGES request(s) the above action(s) for all or a portion of Tract(s) C, WEST RIDGE, UNIT 1, (to be known as GUARDIAN SELF STORAGE) zoned SU-1 FOR C-1 AND IP USES, located at the southeast corner of OURAY RD NW and TWIN OAKS DR NW, containing approximately 4 acre(s). [REF: AX-80-18, Z-80-87, 04EPC01718] [David Stallworth, EPC Case Planner] [Deferred from 4/6/05] (G-10) SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

17. **Project # 1003231**
05DRB-00588 Major-Final Plat
Approval

WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD, LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, **LANDS OF SALAZAR/QUATRO/JSJ/HANNETT**, zoned RLT, located on 98TH STREET SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00263, 05DRB00483, 05DRB00484, 5DRB00485, 05DRB00389, 05DRB00390] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003471**
05DRB-00595 Minor-Final Plat
Approval

SURV-TEK, INC agent(s) for CURB WEST, INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION**, zoned R-1, located on SEGOVIA NW east of KAYENTA NW and containing approximately 24 acre(s). [REF: 04DRB00826, 008A27, 04DRB01224, 01225, 04DRB01948, 01949, 05DRB00083, 00084] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

19. **Project # 1002196**
05DRB-00610 Major-Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B. TOWN OF ATRISCO GRANT, (to be known as **LOS ANTEPASADOS, UNIT 6**) zoned SU-1 FOR MH PARK, located on SUNSET GARDENS RD SW, between CORRIGEDOR SW and FOOTHILL SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130, 04DRB00873, 04DRB00875, 04DRB00877] (K-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU**

AND PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE, A NOTE ON THE PLAT: MAINTENANCE AND REPAIR EASEMENTS SHOWN ON FINAL PLAT FOR ZERO LOT LINES AND FOR QWEST SIGNATURES.

20. **Project # 1003762**
05DRB-00611 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS REAL ESTATE OFFICE request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) K, **PANORAMA HEIGHTS**, zoned R-1 residential zone, located on CONSTITUTION AVE NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04EPC01714, 05DRB00316] (J-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

21. **Project # 1004104**
05DRB-00592 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN & PATRICIA MAESTAS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **MAESTAS SUBDIVISION**, zoned R-1, located on LOS POBLANOS LN NW, between GUADALUPE TR NW and SANDIA RD NW containing approximately 1 acre(s). [REF: Z-86-23,AX-86-3, DRB-86-623] (F-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003694**
05DRB-00613 Minor-Prelim&Final Plat Approval
05DRB-00614 Minor-Subd Design (DPM) Variance
- CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) BB, **ALVARADO GARDENS NO. 2**, zoned RA-2 W7, located on CAMPBELL RD NW, between GLENWOOD NW and TRELIS DR NW containing approximately 1 acre(s). [REF: 04DRB01485] (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**
23. **Project # 1002778**
05DRB-00606 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) D-1 & D-2, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA WEST PARKWAY NW, between VENTANA RIDGE RD NW and PASEO DEL NORTE BLVD NW containing approximately 4 acre(s). [REF: 04DRB00126, 00127, 00128, 03EPC01057, 01058] (B-8/B-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
24. **Project # 1002459**
05DRB-00616 Minor-Prelim&Final Plat Approval
05DRB-00615 Minor-Vacation of Private Easements
- TIERRA WEST LLC agent(s) for QUAIL RIDGE LLC request(s) the above action(s) for all or a portion of Tract(s) 1, 3, 4, 5, **QUAIL RIDGE**, zoned C-2 (SC), located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 4 acre(s). [REF:03EPC00159,03EPC00160, 4AA00871] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF THE APPROVED AA SHOWING NEW LOT LINES. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

25. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat
Approval
- PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). *[Deferred from 3/30/05 & 4/13/05]* (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
26. **Project # 1001409**
05DRB-00531 Minor-Prelim&Final Plat
Approval
- ADVANCED ENGINEERING & CONSULTING 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, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] *[Deferred from 4/6/05 & 4/13/05]* (J-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/19/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION: NEED TO INCLUDE THE DESCRIPTION OF THE PUBLIC UTILITY EASEMENT (PUE). FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
27. **Project # 1003554**
05DRB-00530 Minor-Prelim&Final Plat
Approval
- TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, **SKYLINE HEIGHTS, (to be known as CENTRAL PARK PLACE, PHASE 1)** zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05]* (L-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

28. **Project # 1002247**
04DRB-00890 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] *(Deferred from 6/16/04)[Final Plat Indef Deferred 6/23/04 for SIA]* (H-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR RECORDING OF PAPER EASEMENT AND TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS WITH EXHIBIT AND AGIS DXF FILE.**

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

29. **Project # 1004110**
05DRB-00601 Minor-Sketch Plat or Plan

Alexander and Donette Garcia, request(s) the above action(s) for all or a portion of Tract(s) 108-D, **M.R.G.C.D. MAP 31**, zoned RA-2, located on RIO GRANDE BLVD NW, between ELFEGO RD NW and MANUEL TORRES LN NW containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for Month April 6, 2005. **DRB MINUTES FOR APRIL 6, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004071 AGENDA#: 5 DATE: 4/20/05

Left the Meeting

1. Name: BILL E. AGUIRRE Address: 7401 PECOS TRC, NW Zip: 87120

2. Name: Debie Inyello Address: Jma Zip: _____

3. Name: Aluch Colo 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: _____

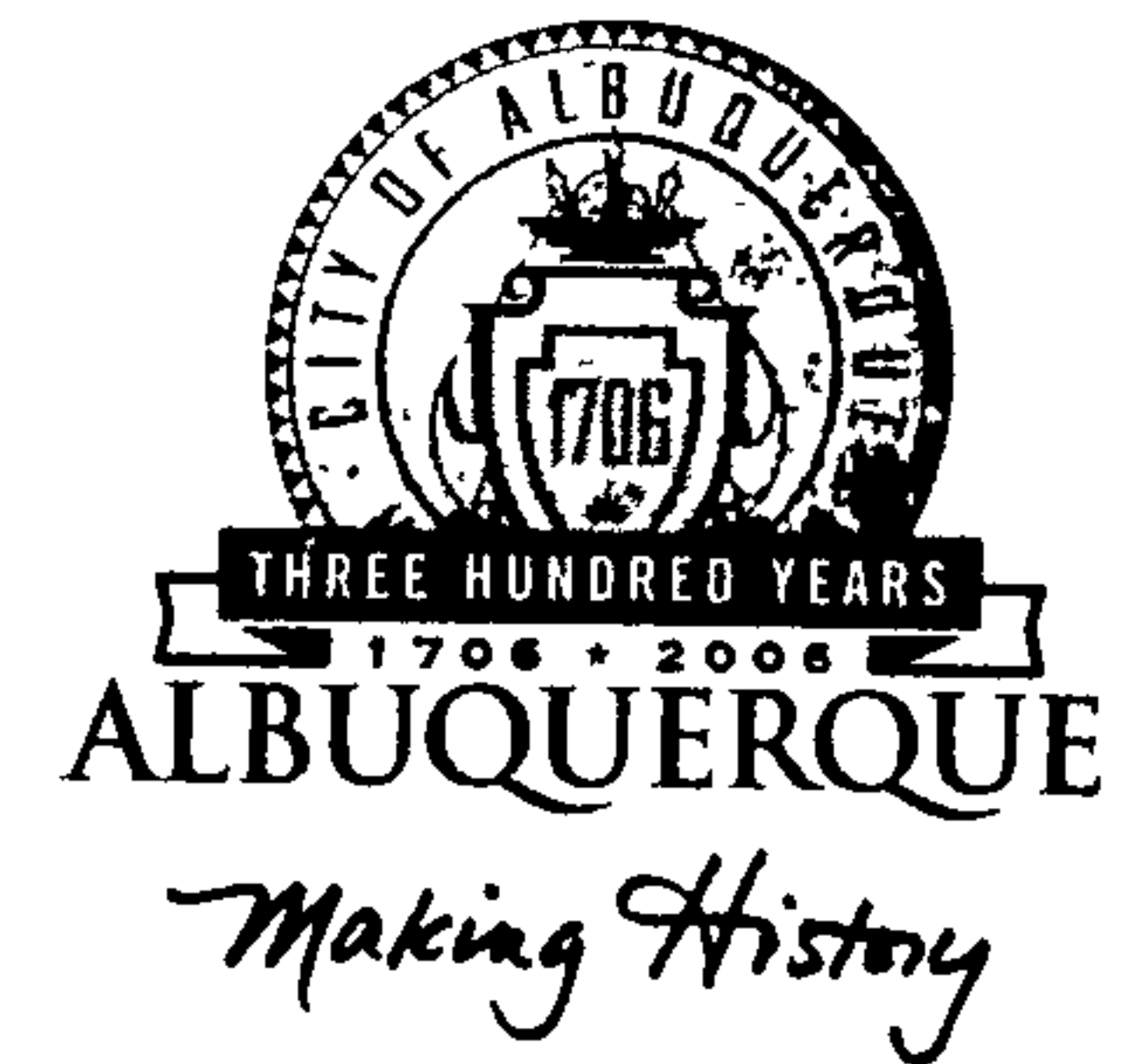
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004071

AGENDA ITEM NO: 5

SUBJECT:

Bulk Land Variance
Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

APP:(x) SIGN-OFF:(x)

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the subject request.

New Mexico 87103

RESOLUTION:

5-11-05

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 20, 2005



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 20, 2005

Project # 1004071

05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public Easements
05DRB-00513 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). (C-9)

AMAFCA

No adverse comments.

COG

For information, Rainbow Blvd is identified as a principal arterial with ROW of 156'. Also, the Long Range Bikeway System identifies Rainbow Blvd as having a separate path as well as on-street bike lanes.

Transit

Transit commented on the draft Volcano Cliffs Plan that Rainbow/Atrisco would provide better transit access to neighborhoods if it moved to an alignment that was somewhat closer to parallel to – and about ½ mile from – Universe before turning east to intersect with Universe and/or Unser. If, as a result of that planning effort, property to the south of this project will be replatted, Transit suggests altering the alignment of Rainbow/Atrisco to curve at the north side of this tract so that it passes due north/south through the tract.

Zoning Enforcement

This area falls directly with the Petroglyph area moratorium. This project is not however, subject to the moratorium. It is a public project and public projects are exempt per the language of the moratorium.

Neighborhood Coordination

Letter sent to Volcano Cliffs Property Owners Association.

APS No comments received.

Police Department No comments at this time.

Fire Department No adverse comments.

PNM Electric & Gas

Replat of State Land OK provided that dedication of new easement for gas transmission line retains property rights granted in original easement.
Vacation OK. Language will be provided to Jeff Mortensen & Associates.

Comcast No comments received.

QWEST No comments received.

Environmental Health Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D. No comments received.

Open Space Division

Open Space has no adverse at this stage of the project, Open Space will have comments for future development on this site. For all other projects we have no adverse comment.

City Engineer

No objection to the BLV or vacation request. No adverse comments on plat.

Transportation Development

The transition of Rainbow Blvd from the north needs to be accommodated south of the north property line. How will the tracts be zoned? Assuming the infrastructure will be tied to the site plan

Parks & Recreation

No objection to the bulk land variance or platting action. Defer to the affected agencies regarding the vacation.

Utilities Development

Is a zone change being requested? RO-20 zoning does not allow lots less than 20 acres in size, the plat does not comply with this. No objection to Vacation request.

Planning Department

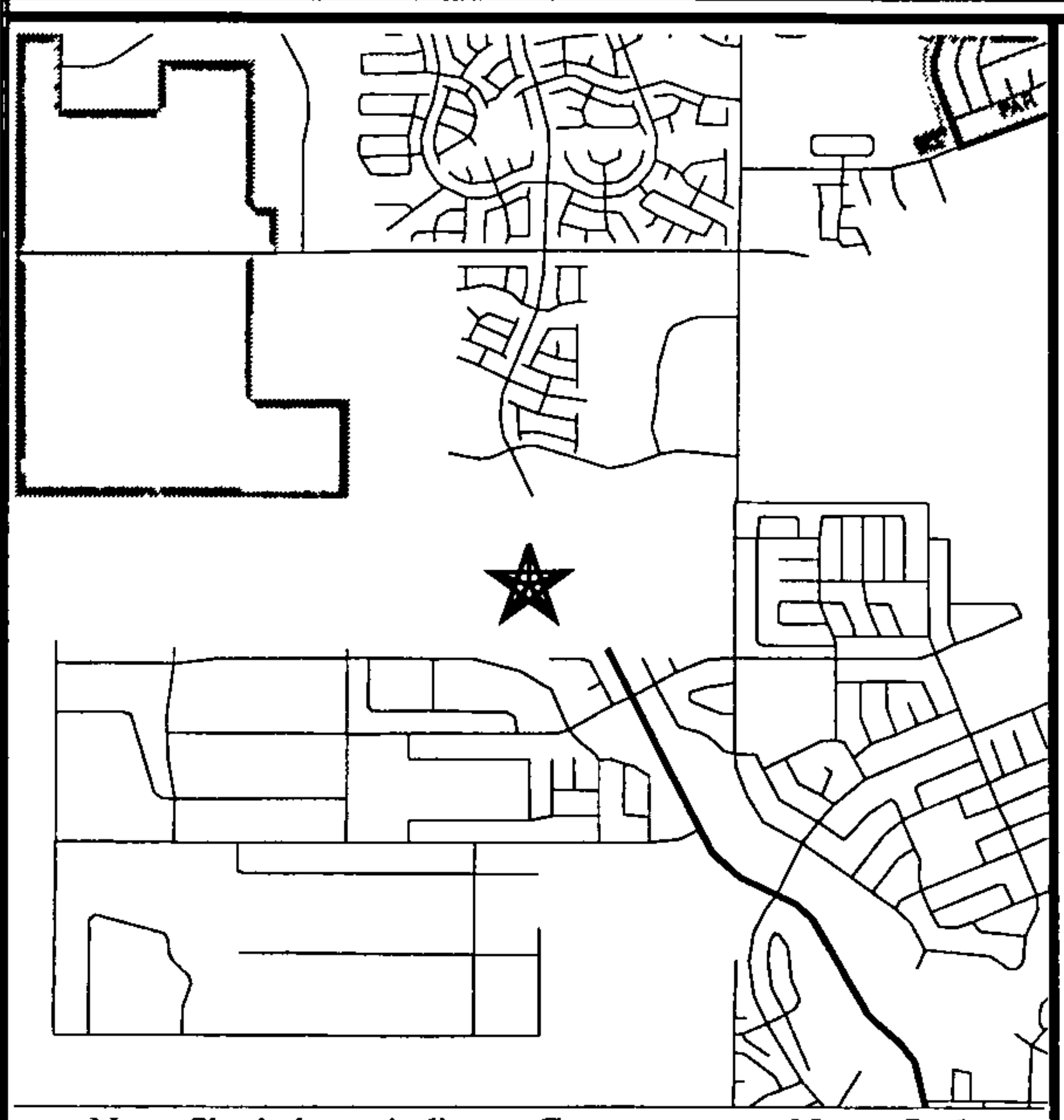
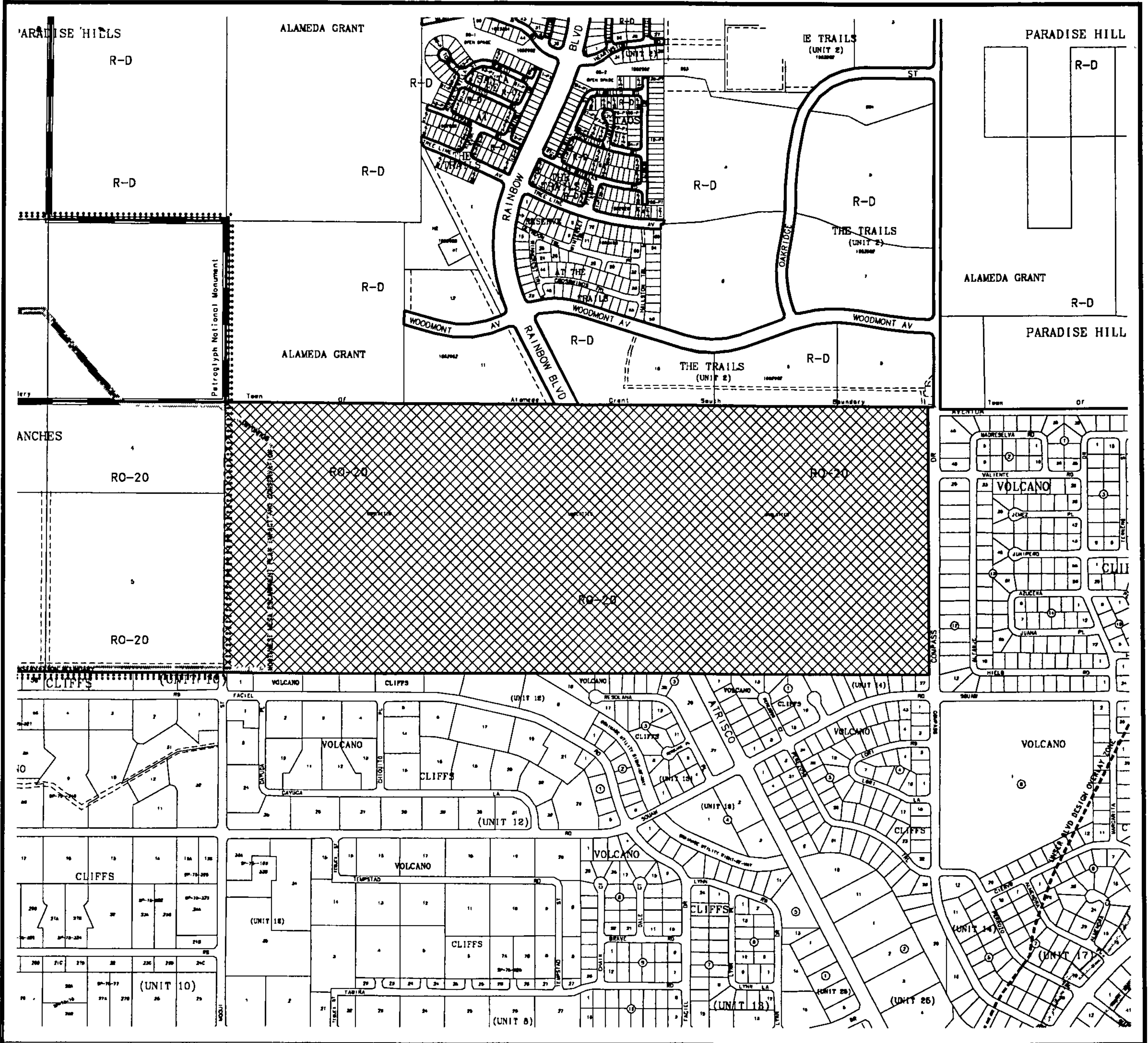
The West Mesa Moratorium specifically exempts public sector projects from the moratorium effects.

Because the property is zoned RO-20, the minimum lot size is 20 acres. If rezoning has occurred, please bring proof of such.

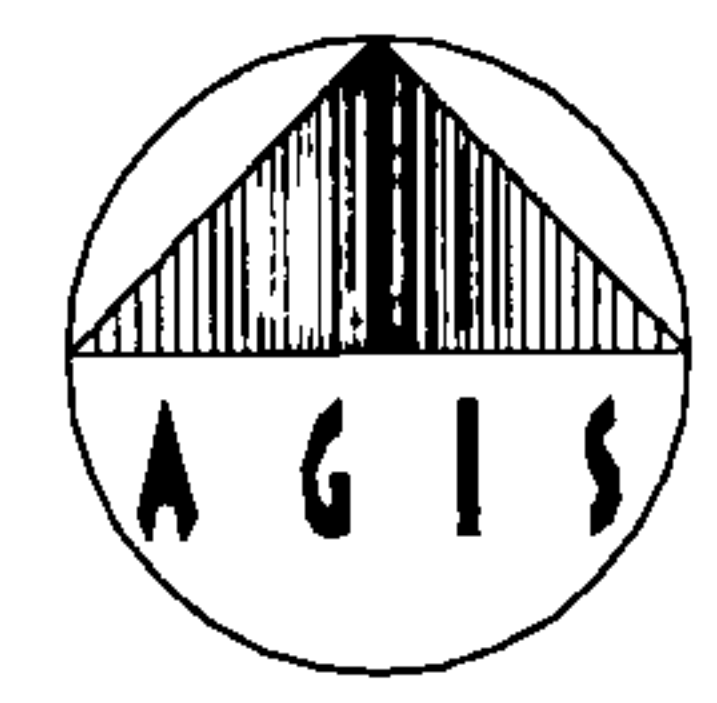
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: Albuquerque Public Schools & New Mexico State Land Office, P.O. Box 25704, 87125

Jeff Mortensen & Associates, Attn: Debie Trujillo, 6010-B Midway Park Blvd NE, 87109



ZONING MAP



Scale 1" = 1057'

PROJECT NO. 1004071
HEARING DATE 4-20-05
MAP NO. C-9
ADDITIONAL CASE NUMBER(S) 05DRB-00511 05DRB-00512 05DRB-00513

Note: Shaded area indicates County Not to Scale

F Y I

**NOTIFICATION OF HEARING for the DEVELOPMENT
REVIEW BOARD**

March 31, 2005

TO: Billy J. Wright and Dave Heil, Volcano Cliffs Property Owners Association

*This letter is a **COURTESY NOTIFICATION** from the City of Albuquerque pertaining to a request for: Requests the following for approximately two hundred eighty-nine (289) acre(s): Major Bulk Land Variance; Major Vacation of Public Easements and Minor Preliminary and Final Plat Approval for the Board of Education (APS) and the New Mexico State Land Office that may house a new High School.*

Proposed by: Jeff Mortensen and Associates, Inc. at 345-4250

Agent for: Albuquerque Public Schools and New Mexico State Land Office

For property located: On or near Rainbow Boulevard NW between Compass Drive NW and Petroglyph National Monument.

The case number(s) assigned is: 05DRB-00511, 00512 and 00513, Project # 1004071.

City Planning accepted application for this request on March 25, 2005.

The owner, applicant, and/or agent **WAS NOT** required notifying 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 at 9 a.m. on Wednesday, April 20, 2005 at 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, 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**



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

PAGE 2

Project # 1004071

05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public
Easements
05DRB-00513 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). (C-9)

Project # 1004073

05DRB-00514 Major-Preliminary Plat
Approval
05DRB-00515 Major-Vacation of Public
Easements
05DRB-00516 Minor-Subd Design (DPM)
Variance
05DRB-00517 Minor-Sidewalk Waiver
05DRB-00518 Minor-Temp Defer SDWK

MARK GOODWIN & ASOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). (M-21/M-22)

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, APRIL 4, 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, April 20, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000788
05DRB-00508 Major-One Year SIA

WILSON & COMPANY agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for Tract(s) AAAA-1-A, **PARADISE SKIES SUBDIVISION, UNITS 8 & 9**, zoned R-T, located on MCMAHON BLVD NW, between ROCKCLIFF BLVD NW and UNSER BLVD NW containing approximately 30 acre(s). [REF: 01DRB-00272, 01DRB-00273, 01DRB-00274, 01DRB-01293, 02DRB-00227] (A-10/A-11)

Project # 1001674
05DRB-00519 Major-One Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for SAPPHIRE DEVELOPMENT request(s) the above action(s) for Parcel H-12A, **RIVERVIEW SUBDIVISION**, zoned R-LT, located on ALL SAINTS NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 33 acre(s). (C-13)

Project # 1001871
05DRB-00505 Major-One Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block(s) 12, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **DESERT HIGHLANDS @ LA CUEVA**, zoned R-D 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW STREET NE containing approximately 2 acre(s). (C-19)

Project # 1000029
05DRB-00509 Major-Vacation of Public Easements

BOHANNAN HUSTON INC. agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for Lot(s) C and B-1A-1, **DUKE CITY LUMBER ADDITION AND LOT D-1-A OF ARBOLERA DE VIDA PHASE 2**, zoned S-MI, S-DR, located on BELLAMAH ST NW, between 19TH ST NW and 18TH ST NW containing approximately 25 acre(s). [REF: 003DRB-01785, 03DRB-01786, 04DRB-01650, 04DRB-01651] (H-13)

SEE PAGE 2

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

Meeting Date: APRIL 20, 2005
Zone Atlas Page: C-9-Z
Notification Radius: 100 Ft.

Project# 1004071
App# 05DRB-00511
App# 05DRB-00512
App# 05DRB-00513

Cross Reference and Location:

Applicant: ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE
LAND OFFICE
Address: PO BOX 25704
ALBUQUERQUE NM 87125

Agent: JEFF MORTENSEN & ASSOCIATES
ATTN: DEBBIE LeBLANC
Address: 6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: APRIL 1, 2005

Signature: KYLE TSETHLIKAI

RECORDS WITH I ELS

PAGE 1

100806446026640122	LEGAL: POR TR5 SE NE T11N R2E SEC17 PROPERTY ADDR: 00000 UNKNOWN OWNER NAME: KELEHER MICHAEL L ETUX OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
100906406526920111	LEGAL: POR TRAC T 4 SW1/4 NW1/4 PROPERTY ADDR: 00000 N/A OWNER NAME: INDUS DEVEL LTD CO OWNER ADDR: 08224 CALLE PRIMERA	LAND USE: NW ALBUQUERQUE NM	87120
	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
101006401422930106	LEGAL: TR I N SE C 15 T11N R2E CONT 500AC PROPERTY ADDR: 00000 N/A OWNER NAME: BLUEWATER NORTH LLC C/O RJ SCH OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87191
100806446216640115	LEGAL: TRAC T-4 OF BOND RANCHES IN SECTIONS 17.18.19.20.29 PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
100906426410530144	LEGAL: ALL LTS 1 TO 4 S1/2 OF S1/2 OF SEC 16 T11N R2E PROPERTY ADDR: 00000 N/A OWNER NAME: STATE OF NEW MEXICO OWNER ADDR: 00000	LAND USE: SANTA FE NM	87504
101006401217831003	LEGAL: 046 001V OLCAND CLIFFS SUBD UNIT 16 PROPERTY ADDR: 00000 N/A OWNER NAME: VOLCANO CLIFFS INC OWNER ADDR: 04112 BLUE RIDGE	LAND USE: PL NE ALBUQUERQUE NM	87111
101006401216531002	LEGAL: 047 001V OLCAND CLIFFS SUBD UNIT 16 PROPERTY ADDR: 00000 N/A OWNER NAME: MONTGOMERY C DONALD & ROSA B OWNER ADDR: 00127 MONTGOMERY	LAND USE: LN EASTSOUND WA	98245
101006401215431001	LEGAL: 048 001V OLCAND CLIFFS SUBD UNIT 16 PROPERTY ADDR: 00000 N/A OWNER NAME: WOOD CHARLES E & KATHREN D OWNER ADDR: 05417 CHAPEL	LAND USE: DR NW ALBUQUERQUE NM	87114
101006401213930214	LEGAL: 026 012V OLCAND CLIFFS SUBD UNIT 16 PROPERTY ADDR: 00000 N/A OWNER NAME: GREGORY HAYDEN A OWNER ADDR: 00000	LAND USE: LEVELLAND TX	79336
101006401212930213	LEGAL: 025 012V OLCAND CLIFFS SUBD UNIT 16 PROPERTY ADDR: 00000 N/A OWNER NAME: MCCRODY LYNDA L OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87181
100806446206640110	LEGAL: TRAC T-5 OF BOND RANCHES IN SECTIONS 17.18.19.20.29 PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103

RECORDS WITH LABELS

PAGE 2

101006401211930212	LEGAL: 024 012V OLCAND CLIFFS SUBD UNIT 16 PROPERTY ADDR: 00000 N/A OWNER NAME: VOLCANO CLIFFS INC <i>Zamarron Jose & Evangelina</i> OWNER ADDR: 00000 <i>2113 Desert Gardens SW</i>	LAND USE: LOS LUNAS NM <i>Albuquerque NM</i>	87031 <i>87105</i>
101006401210930211	LEGAL: 023 012V OLCAND CLIFFS SUBD UNIT 16 PROPERTY ADDR: 00000 N/A OWNER NAME: WOLFE JAMES H & LINDA L OWNER ADDR: 05754 W TIERRA BUENA	LAND USE: LN GLENDALE AZ	85306
101006401209930210	LEGAL: 022 012V OLCAND CLIFFS SUBD UNIT 16 PROPERTY ADDR: 00000 N/A OWNER NAME: BARTSCH THOMAS E & FRANCES M OWNER ADDR: 12697 POCONO MTN LAKE FORE	LAND USE: DINGMANS FERPA	18328
101006401208930209	LEGAL: 021 012V OLCAND CLIFFS SUBD UNIT 16 PROPERTY ADDR: 00000 N/A OWNER NAME: MARTINEZ ROBERT O & ROSALIE M OWNER ADDR: 04824 MESA BONITA	LAND USE: CT NW ALBUQUERQUE NM	87120
101006401207930208	LEGAL: 020 012V OLCAND CLIFFS SUBD UNIT 16 PROPERTY ADDR: 00000 N/A OWNER NAME: THURGOOD BLAIR WALTON & LOU OWNER ADDR: 05035 SIMON	LAND USE: DR NW ALBUQUERQUE NM	87114
101006401206930207	LEGAL: 019 012V OLCAND CLIFFS SUBD UNIT 16 PROPERTY ADDR: 00000 N/A OWNER NAME: FALLS PROPERTIES INC OWNER ADDR: 00000	LAND USE: ELEPHANT BUTNM	87935
101006401205930206	LEGAL: 018 012V OLCAND CLIFFS SUBD UNIT 16 PROPERTY ADDR: 00000 N/A OWNER NAME: AGUIRRE BILL E & YOLANDA OWNER ADDR: 07401 PECOS	LAND USE: TR NW ALBUQUERQUE NM	87120
101006401204930205	LEGAL: 017 012V OLCAND CLIFFS SUBD UNIT 16 PROPERTY ADDR: 00000 N/A OWNER NAME: MUELLER MARVIN M OWNER ADDR: 00409 ESTANTE	LAND USE: WY LOS ALAMOS NM	87544
101006401203930204	LEGAL: 016 012V OLCAND CLIFFS SUBD UNIT 16 PROPERTY ADDR: 00000 N/A OWNER NAME: SPILL ALBERT ETUX OWNER ADDR: 00000	LAND USE: WINTERS TX	79567
101006401202930203	LEGAL: 015 012V OLCAND CLIFFS SUBD UNIT 16 PROPERTY ADDR: 00000 N/A OWNER NAME: SPILL NANCY L & GUERIN MARIAN OWNER ADDR: 00211 CHARLES	LAND USE: WINTERS TX	79567
101006401201930202	LEGAL: 014 012V OLCAND CLIFFS SUBD UNIT 16 PROPERTY ADDR: 00000 N/A OWNER NAME: SPILL RAYMOND ETUX OWNER ADDR: 00000	LAND USE: TIERRA AMARINM	87575

RECORDS WITH LABELS

PAGE 3

Record ID	Legal Description	Property Address	Owner Name	Owner Address	Land Use	APN
101006401200830201	LEGAL: 013 012V OLCANO CLIFFS SUBD UNIT 16	00000 N/A	JONES VERNON	03829 MONTGOMERY	BL NE ALBUQUERQUE NM	87109
101006300953021301	LEGAL: 012 012V OLCANO CLIFFS SUBD UNIT 16	00000 N/A	JONES VERNON	01100 TIJERAS	AV NW ALBUQUERQUE NM	87102
100906313051120155	LEGAL: TRAC T 5 VOLCANO CLIFFS SUBD UNIT 12	00000 N/A	CALDWELL MARILYN M	01311 RIDGECREST	PL SE ALBUQUERQUE NM	87108
100906315851220156	LEGAL: TRAC T 6 VOLCANO CLIFFS SUBD UNIT 12	00000 N/A	TAFOYA STEVEN T & CHRISTINE	01817	NE ALBUQUERQUE NM	87112
100906319951720167	LEGAL: TRAC T 7 VOLCANO CLIFFS SUBD UNIT 12	00000 N/A	ZETTEL THOMAS C ETAL	05304 ESTRELLITA DEL NORTE	NE ALBUQUERQUE NM	87111
100906324450520166	LEGAL: TRAC T 8 VOLCANO CLIFFS SUBD UNIT 12	00000 N/A	ZETTEL THOMAS C ETAL	05304 ESTRELLITA DEL NORTE	NE ALBUQUERQUE NM	87111
100906326051411127	LEGAL: 18 0 03VD LCANO CLIFFS SUBD UNIT 13	00000 N/A	ROUSSEAU JAMES ALBERT & MARY	06325 MESQUITE	NW ALBUQUERQUE NM	87120
100906326852211128	LEGAL: 19 0 03VD LCANO CLIFFS SUBD UNIT 13	00000 N/A	TOWLE PATRICIA	08307 INDIAN SCHOOL	RD NE ALBUQUERQUE NM	87110
100906327952111129	LEGAL: 20 0 03VD LCANO CLIFFS SUBD UNIT 13	00000 N/A	HARRIS DENNIS K ETUX	00000	ABIQUIU NM	87510
100906328952111130	LEGAL: 21 0 03VD LCANO CLIFFS SUBD UNIT 13	00000 N/A	HARRIS DENNIS K ETUX	00000	ABIQUIU NM	87510
100906329852111131	LEGAL: 22 0 03VD LCANO CLIFFS SUBD UNIT 13	00000 N/A	HARRIS DENNIS K ETUX	00000	ABIQUIU NM	87510

RECORDS WITH LABELS

PAGE 4

Record ID	Legal Description	Property Address	Owner Name	Owner Address	Land Use	APN
100906330752111132	LEGAL: 23 0 03VD LCANO CLIFFS SUBD UNIT 13	00000 N/A	THOMSON MARJORIE	08213 FRUIT	AV NE ALBUQUERQUE NM	87108
100906331652111133	LEGAL: 24 0 03VD LCANO CLIFFS SUBD UNIT 13	00000 N/A	THOMSON MARJORIE	08213 FRUIT	AV NE ALBUQUERQUE NM	87108
100906332552211134	LEGAL: 25 0 03VD LCANO CLIFFS SUBD UNIT 13	00000 N/A	THOMSON MARJORIE	08213 FRUIT	AV NE ALBUQUERQUE NM	87108
100906334050811135	LEGAL: 26 0 03VD LCANO CLIFFS SUBD UNIT 13	00000 N/A	PIANO JASPER & EMILY E TRUSTEE	00200 S BURKE	DR GALLUP NM	87301
100806351450610138	LEGAL: TRAC T 1 UNIT NO 10 VOLCANO CLIFFS SUB	00000 N/A	SACOMAN P J	01724 VALDEZ	DR NE ALBUQUERQUE NM	87112
*** THIS UPC CODE HAS NO MASTER RECORD ON FILE						
100906301450820131	LEGAL: TRAC T 1 VOLCANO CLIFFS SUBD UNIT 12	00000 N/A	HERNANDEZ ANTHONY ETAL	00000	ALBUQUERQUE NM	87194
100906336552311001	LEGAL: 001T RACT 7 VOLCANO CLIFFS SUBD UNIT 14	00000 N/A	FRIEDE LONNIE C & J B COLEMAN	06524 LOWELL	ST NE ALBUQUERQUE NM	87111
100906304350620151	LEGAL: TRAC T 2 VOLCANO CLIFFS SUBD UNIT 12	00000 N/A	HERNANDEZ ANTHONY ETAL	00000	ALBUQUERQUE NM	87194
100906338351911012	LEGAL: 001T RACT 12 VOLCANO CLIFFS SUBD UNIT 14	00000 N/A	GARDUNG DAVID J	11312 WOODMAR	LN NE ALBUQUERQUE NM	87111
100906339352311013	LEGAL: 13 0 01VD LCANO CLIFFS SUBD UNIT 14	00000 N/A	RIDDLE IRMA A	01112 UPLAND	DR NE ALBUQUERQUE NM	87112
100906340552311014	LEGAL: 001T RACT 14 VOLCANO CLIFFS SUBD UNIT 14	00000 N/A	RYAN MARY E	00301 UTAH	NE ALBUQUERQUE NM	87108

RECORDS WITH LABELS

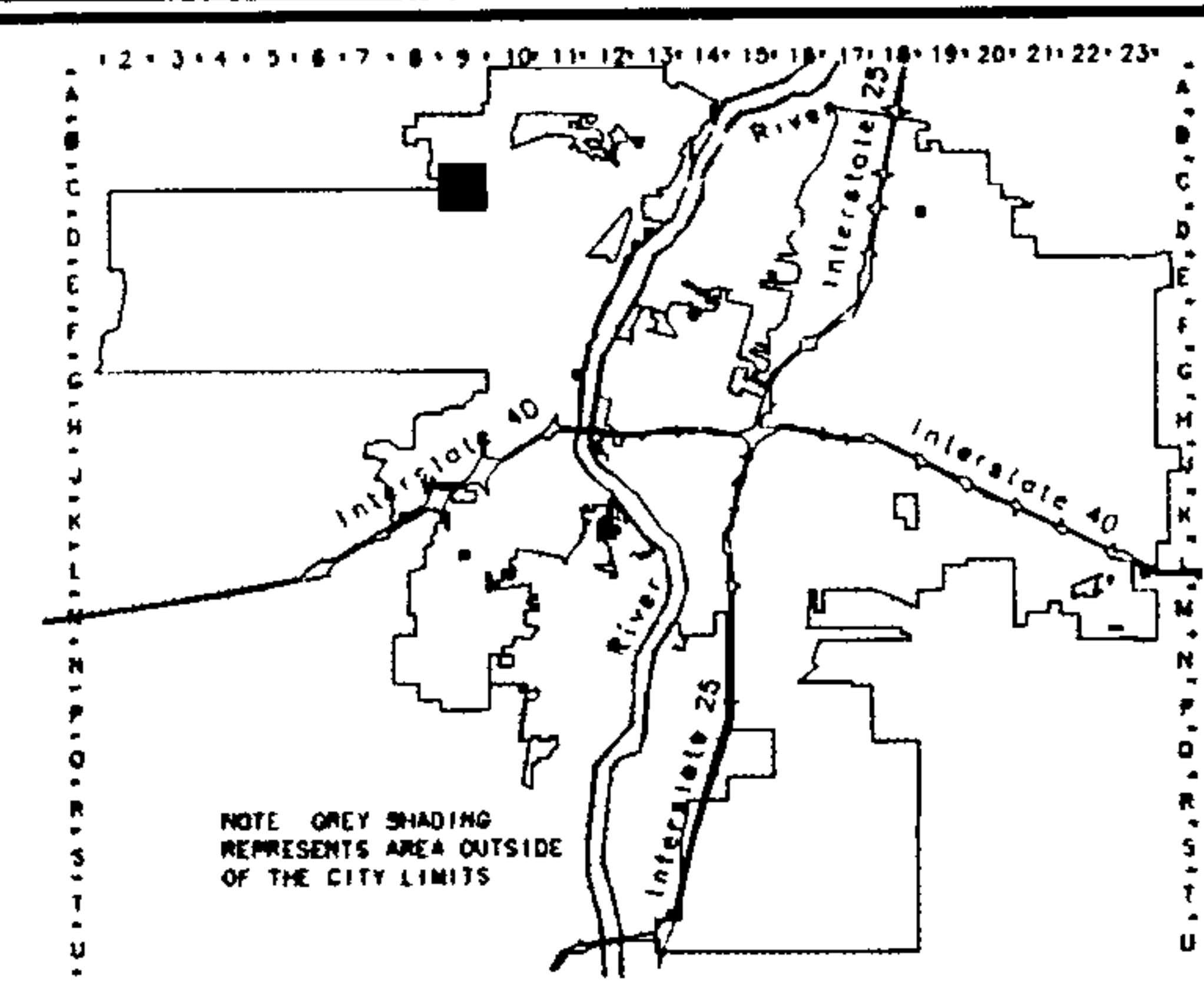
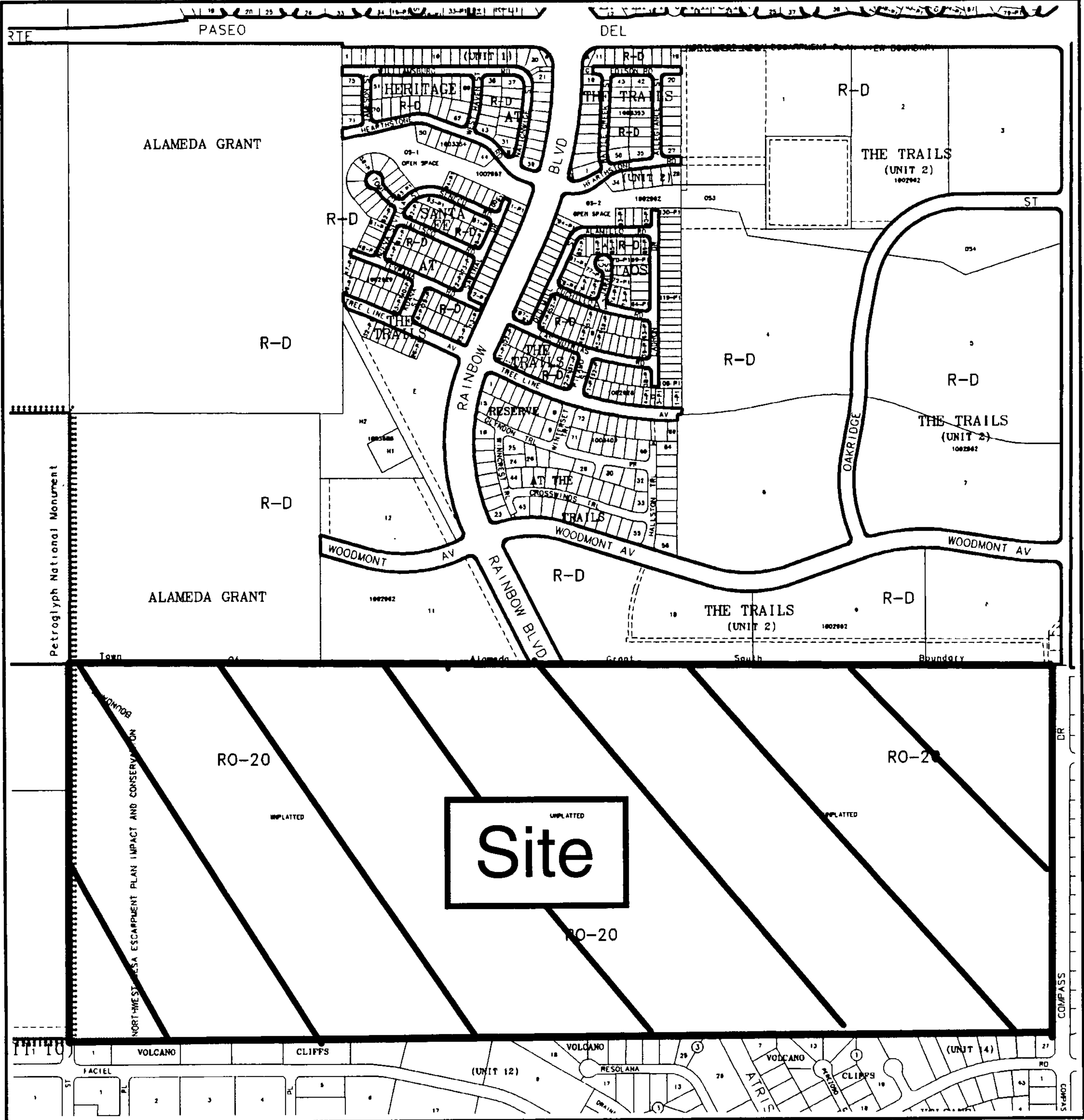
PAGE 5

Record ID	Legal Description	Property Address	Owner Name	Owner Address	Land Use	Location	APN
100906330951811015	LEGAL: 001T RACT 15 VOLCANO CLIFFS SUBD UNIT 14	PROPERTY ADDR: 00000 N/A	OWNER NAME: RYAN MARY E	OWNER ADDR: 00301 UTAH	LAND USE:	NE ALBUQUERQUE NM	87108
100906342650711019	LEGAL: 001T RACT 19 VOLCANO CLIFFS SUBD UNIT 14	PROPERTY ADDR: 00000 N/A	OWNER NAME: HARLAN ELAINE G	OWNER ADDR: 01678 PACE	LAND USE:	RD NW ALBUQUERQUE NM	87114
100906344451511020	LEGAL: 001T RACT 20 VOLCANO CLIFFS SUBD UNIT 14	PROPERTY ADDR: 00000 N/A	OWNER NAME: HARLAN ELAINE G	OWNER ADDR: 01678 PACE	LAND USE:	RD NW ALBUQUERQUE NM	87114
100906345851611021	LEGAL: 001T RACT 21 VOLCANO CLIFFS SUBD UNIT 14	PROPERTY ADDR: 00000 N/A	OWNER NAME: BISHOP JAMES P & BISHOP R M	OWNER ADDR: 00300 S VAL VISTA	LAND USE:	DR MESA AZ	85204
100906346751911022	LEGAL: 001T RACT 22 VOLCANO CLIFFS SUBD UNIT 14	PROPERTY ADDR: 00000 N/A	OWNER NAME: BISHOP JAMES P & BISHOP R M	OWNER ADDR: 00300 S VAL VISTA	LAND USE:	DR MESA AZ	85204
100906347752011023	LEGAL: 001T RACT 23 VOLCANO CLIFFS SUBD UNIT 14	PROPERTY ADDR: 00000 N/A	OWNER NAME: SPACE HOMES INC	OWNER ADDR: 00000	LAND USE:	ESPANOLA NM	87532
100906348652111024	LEGAL: 001T RACT 24 VOLCANO CLIFFS SUBD UNIT 14	PROPERTY ADDR: 00000 N/A	OWNER NAME: SPACE HOMES INC	OWNER ADDR: 00000	LAND USE:	ESPANOLA NM	87532
100906349552211025	LEGAL: 001T RACT 25 VOLCANO CLIFFS SUBD UNIT 14	PROPERTY ADDR: 00000 N/A	OWNER NAME: MINNERLY JERALD W	OWNER ADDR: 02321 21ST	LAND USE:	ST TUCSON AZ	85719
100906350552211026	LEGAL: 001T RACT 26 VOLCANO CLIFFS SUBD UNIT 14	PROPERTY ADDR: 00000 N/A	OWNER NAME: POHL ANTHONY GOMEZ	OWNER ADDR: 05501 STILL BROOKE	LAND USE:	AV NW ALBUQUERQUE NM	87120
100906351552211027	LEGAL: 001T RACT 27 VOLCANO CLIFFS SUBD UNIT 14	PROPERTY ADDR: 00000 N/A	OWNER NAME: NEW MEXICO BOYS RANCH	OWNER ADDR: 06209 HENDRIX	LAND USE:	NE ALBUQUERQUE NM	87110
100906307250520152	LEGAL: TRAC T 3 VOLCANO CLIFFS SUBD UNIT 12	PROPERTY ADDR: 00000 N/A	OWNER NAME: TOMPKINS BRUCE C ETUX TRUSTEES	OWNER ADDR: 00203 SEQUOYAH	LAND USE:	RD LOUDON TN	37774

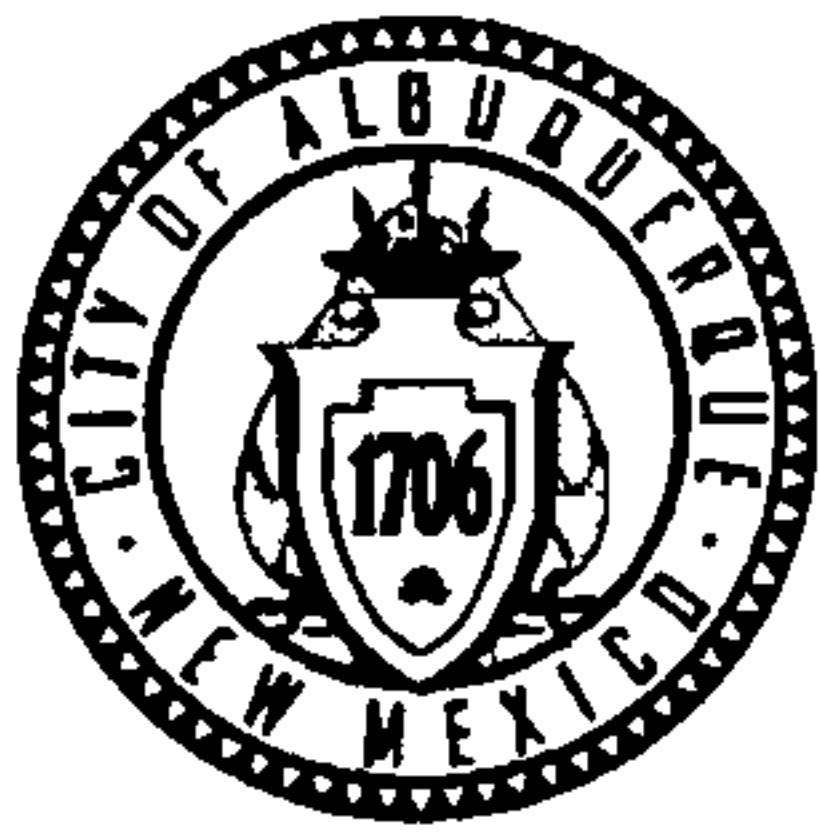
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PAGE 6

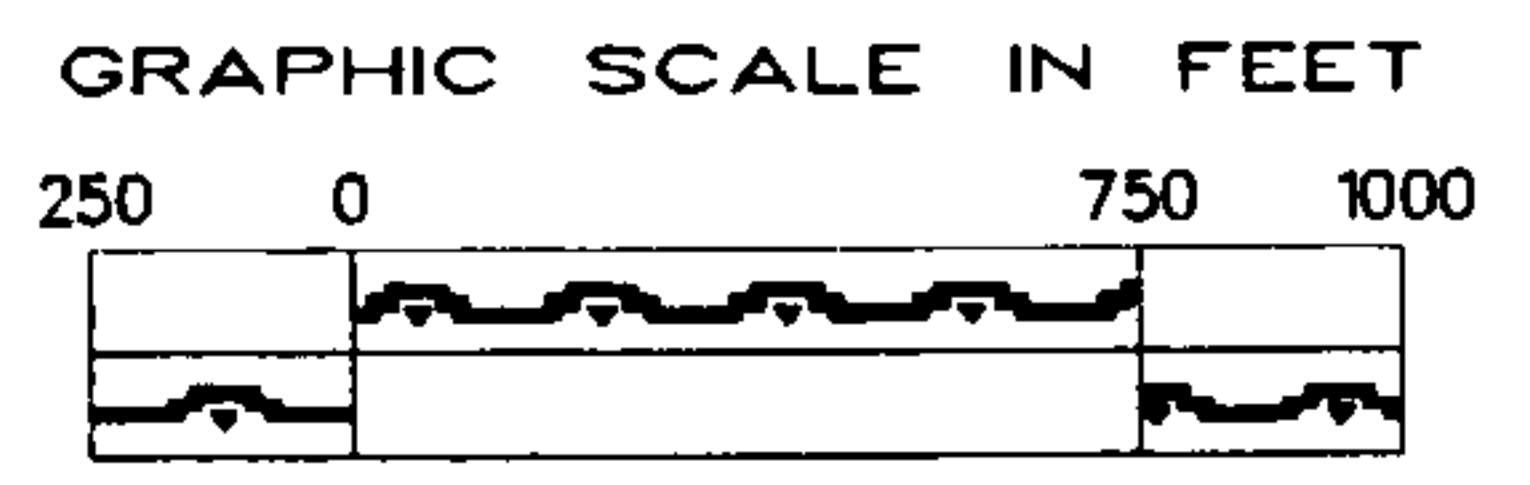
Record ID	Legal Description	Property Address	Owner Name	Owner Address	Land Use	Location	APN
100906310050420153	LEGAL: TRAC T 4 VOLCANO CLIFFS SUBD UNIT 12	PROPERTY ADDR: 00000 N/A	OWNER NAME: LUNA ROBERT E & MAUREEN A	OWNER ADDR: 10025 BARRINSON	LAND USE:	NE ALBUQUERQUE NM	87111
100906334651411002	LEGAL: 001T RACT 6 VOLCANO CLIFFS SUBD UNIT 14	PROPERTY ADDR: 00000 N/A	OWNER NAME: FRIEDE LONNIE C & J B COLMAN	OWNER ADDR: 06524 LOWELL	LAND USE:	ST NE ALBUQUERQUE NM	87111



NOTE GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
C-9-Z
 Map Amended through February 01, 2005

Page 2
Sheran Matson
March 23, 2005

We look forward to providing a detailed presentation to the DRB during the upcoming hearing. In the meantime, if you or other DRB representatives are in need of additional explanation or information, please feel free to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.



Debie LeBlanc Trujillo

DLT
Enclosures

xc: Tim Callahan – New Mexico State Land Office
Charles O. Atwood – Board of Education of the City of Albuquerque (APS)
Karen Alarid - Board of Education of the City of Albuquerque (APS)



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

PAGE 2

4/20/05

Project # 1004071
05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public
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05DRB-00513 Minor-Prelim&Final Plat
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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 4, 2005.



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CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, April 20, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000788

05DRB-00508 Major-One Year SIA

WILSON & COMPANY agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for Tract(s) AAAA-1-A, **PARADISE SKIES SUBDIVISION, UNITS 8 & 9**, zoned R-T, located on MCMAHON BLVD NW, between ROCKCLIFF BLVD NW and UNSER BLVD NW containing approximately 30 acre(s). [REF: 01DRB-00272, 01DRB-00273, 01DRB-00274, 01DRB-01293, 02DRB-00227] (A-10/A-11)

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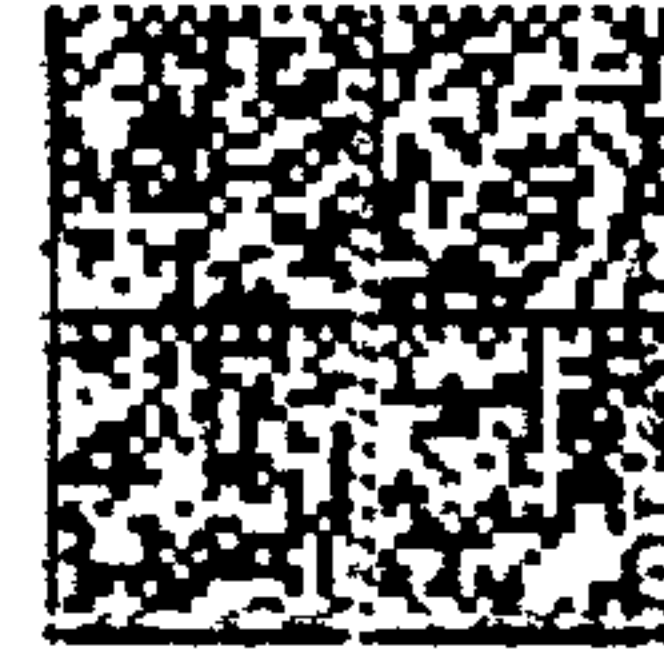
SEE PAGE 2

CITY OF ALBUQUERQUE



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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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PAGE 2

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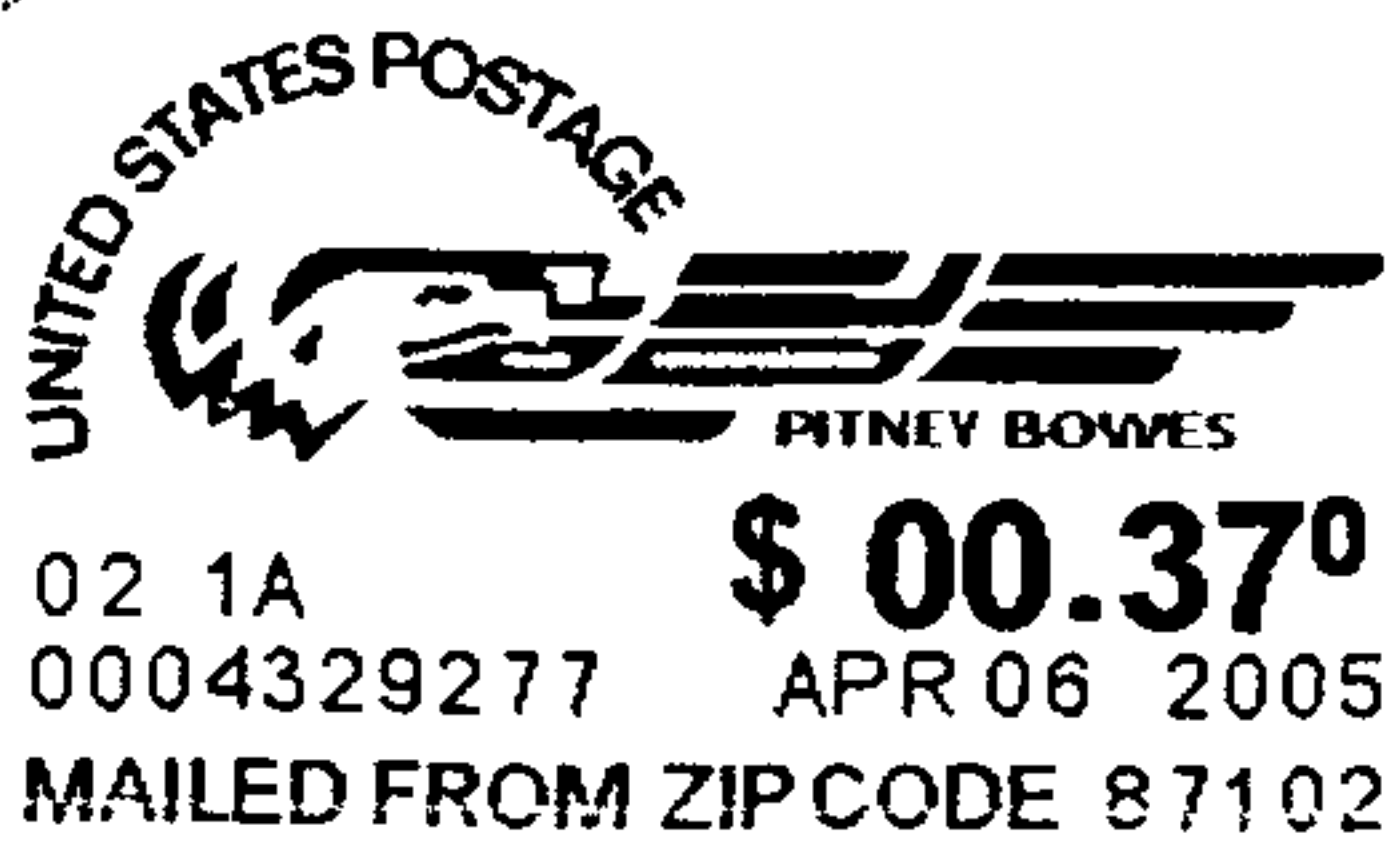
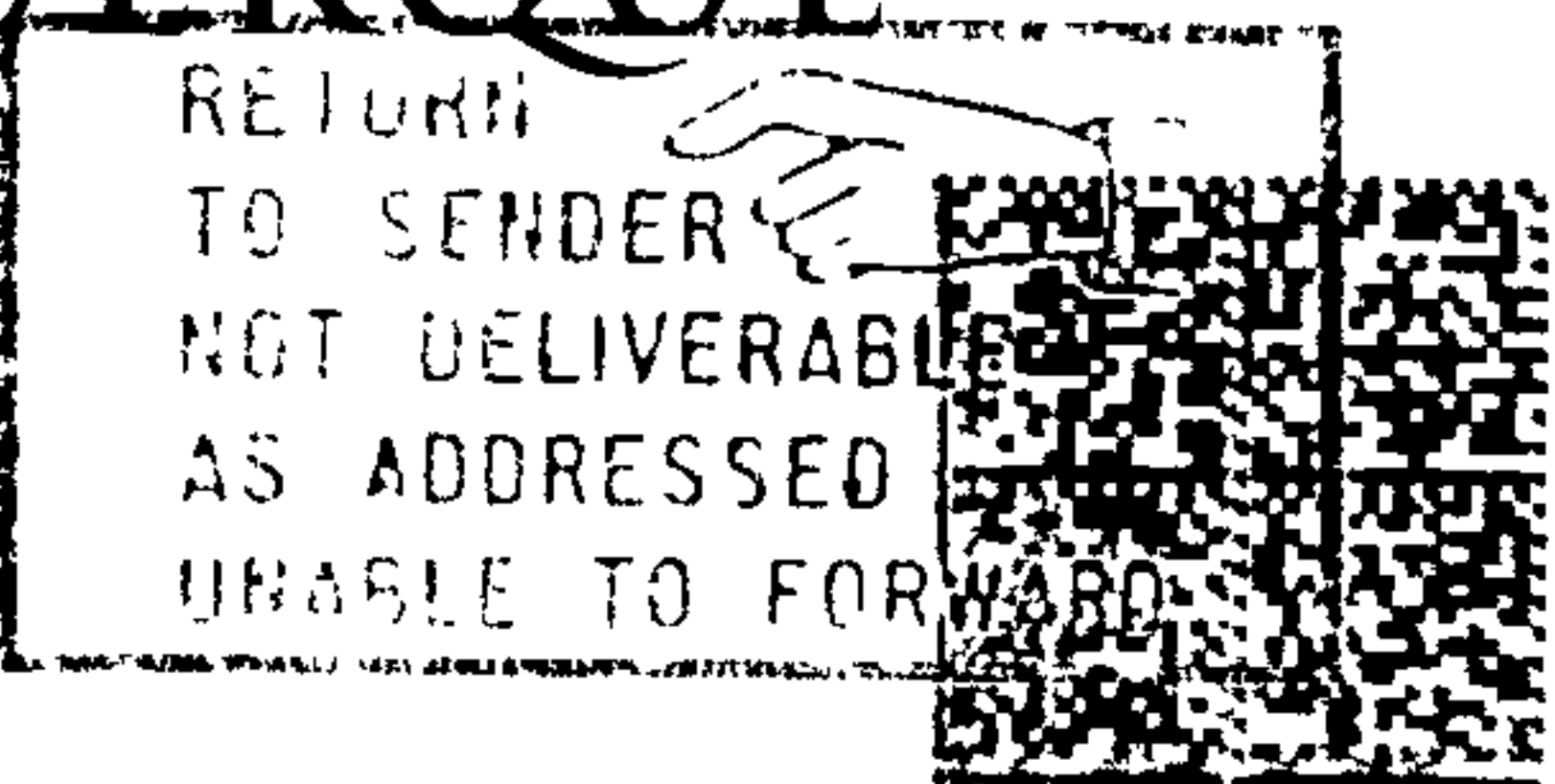
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SEE PAGE 2

CITY OF ALBUQUERQUE



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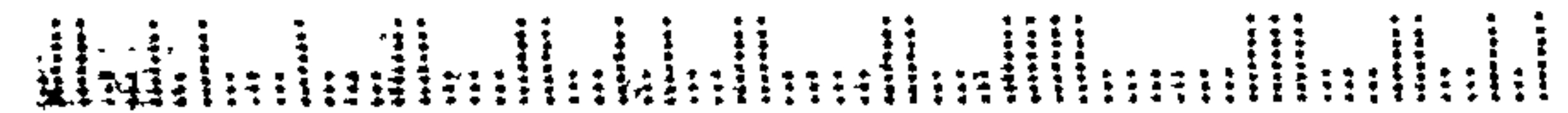
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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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

PAGE 2

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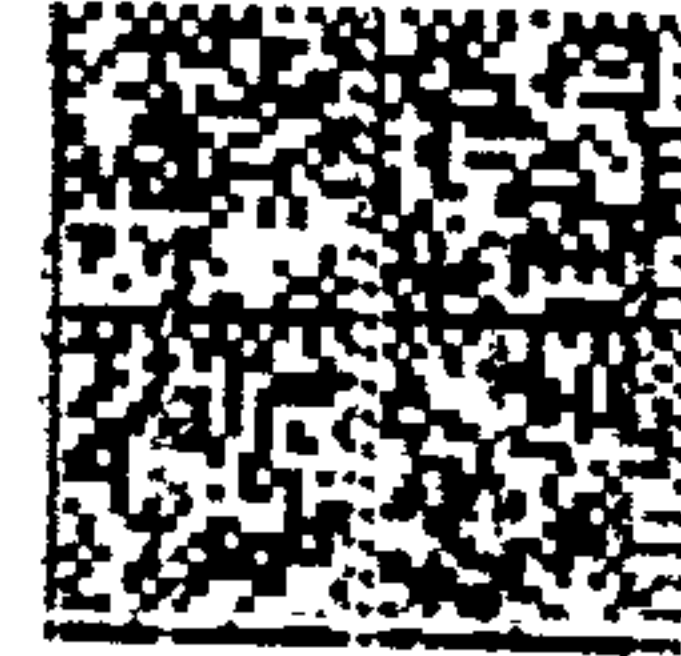
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SEE PAGE 2

CITY OF ALBUQUERQUE



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**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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PAGE 2

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CITY OF ALBUQUERQUE



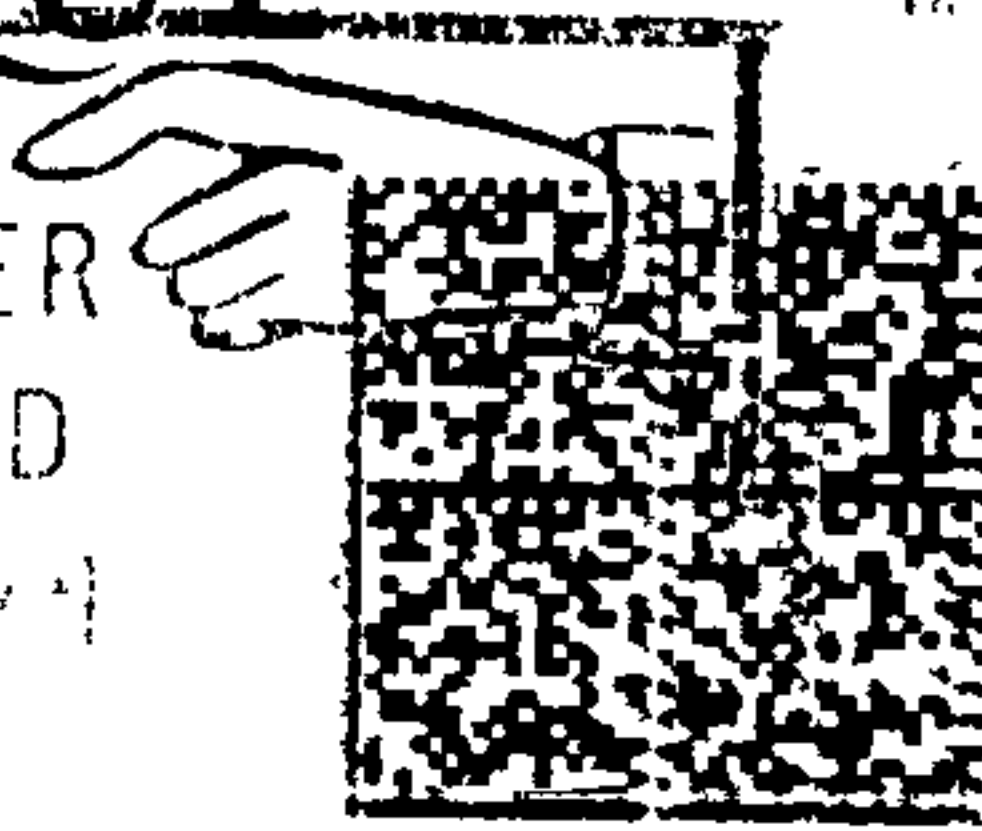
Planning Department

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Albuquerque, NM 87103



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3829 MONTGOMERY
ALBUQUERQUE NM

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Project# 1004071

07DRB-70245 BULK LAND VARIANCE
07DRB-70246 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract(s) C, **ANCIENT MESA**, zoned, SU-1, SU-2 FOR SCHOOL AND SU-1, SU-2 FOR OPEN SPACE, located on RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). [REF: 05DRB-00511, 00512 AND 00513, 07DRB-00367] (C-9)

Project# 1006537

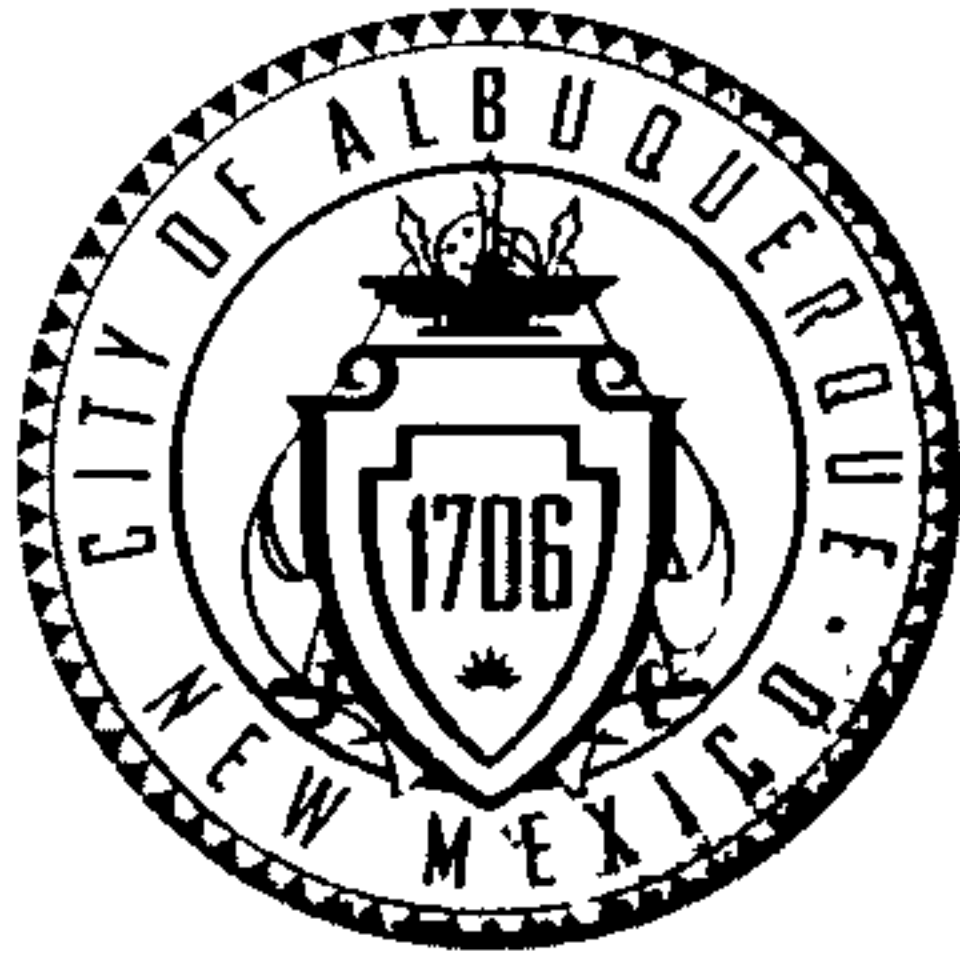
07DRB-70247 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70248 MINOR - TEMP DEFR
SWDK CONST
07DRB-70249 MINOR - SDP FOR
SUBDIVISION

TIERRA WEST LLC agent(s) for KATHY TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 12, PETROGLYPH EDGE SUBDIVISION, UNIT 3 (to be known as **VOLCANO CLIFFS**) zoned R-1, located on MOJAVE ST NW BETWEEN UNSER BLVD NW AND TESUQUE ST NW containing approximately 4.24 acre(s). (E-10)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

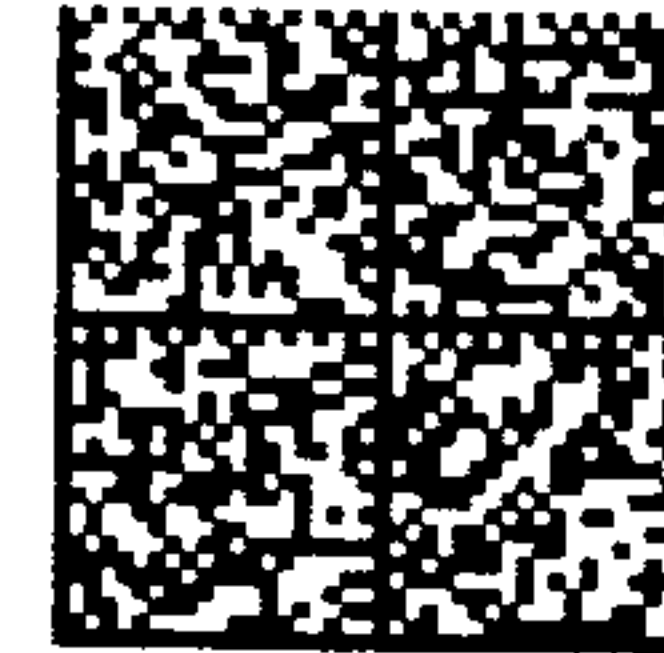
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 17, 2007.



Planning Department

CITY OF ALBUQUERQUE

cannot forward
[Signature]
Jr Current Resident
GREGORY HAYDEN A & ROBERT P
GREGORY & JERRY D GREGORY &
NANCY G LOCKWOOD
9641 DE VARGAS LP NE
ALBUQUERQUE, NM 87109



02 1M \$ 00.41⁰
0004219022 SEP 14 2007
MAILED FROM ZIP CODE 87102

DRB

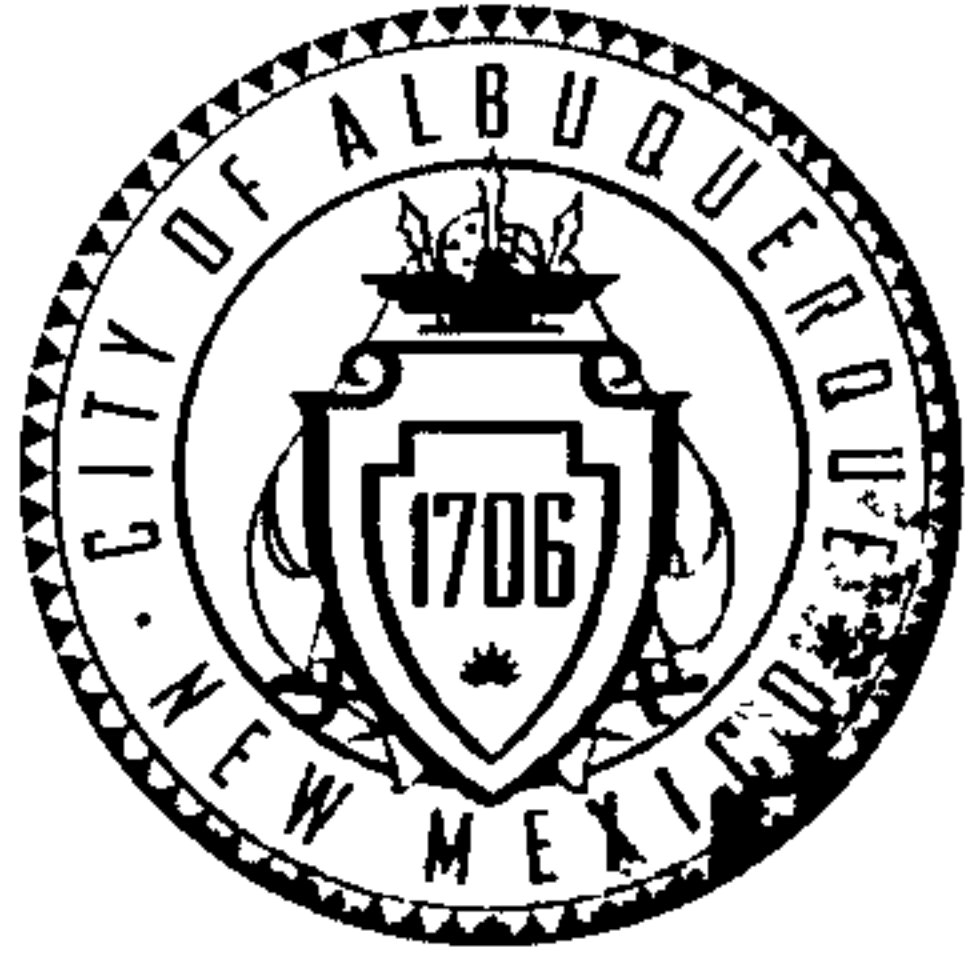
NIXIE 871 CE 1 10 09/18/07

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 87100 *0268-09480-14-38

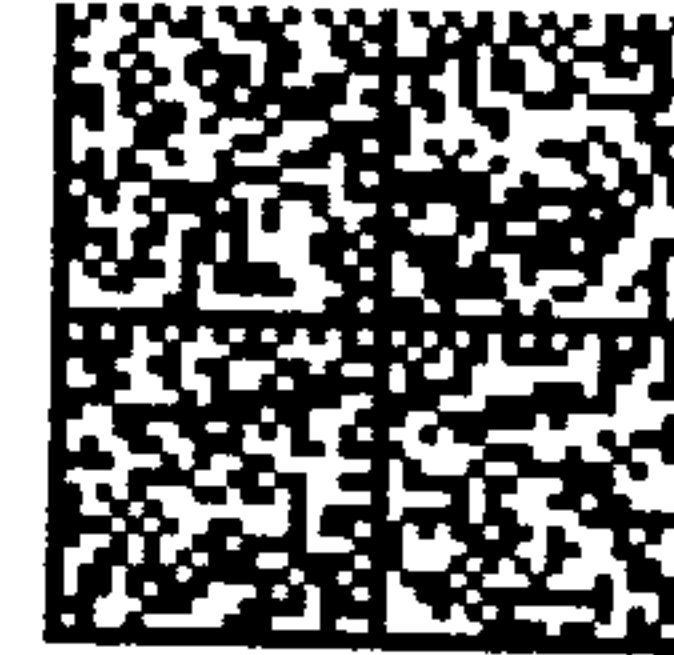
8710988373 0024





Planning Department

CITY OF ALBUQUERQUE



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Or Current Resident
GRIZZARD WILLIAM A & NINA L
3960 SCHOONER LP
LAS CRUCES, NM 88012

DRB

NIXIE 799 CE 1 10 09/20/07

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UNABLE TO FORWARD

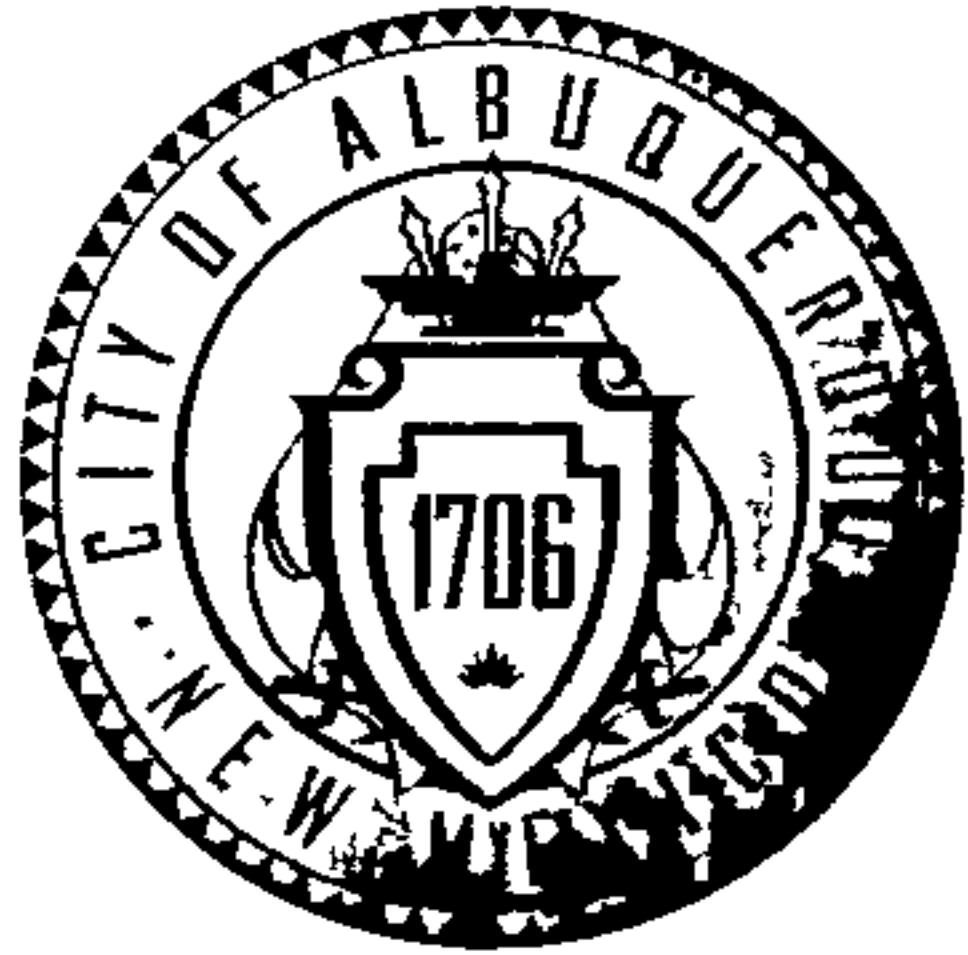
BC: 87100

*0268-09468-14-38

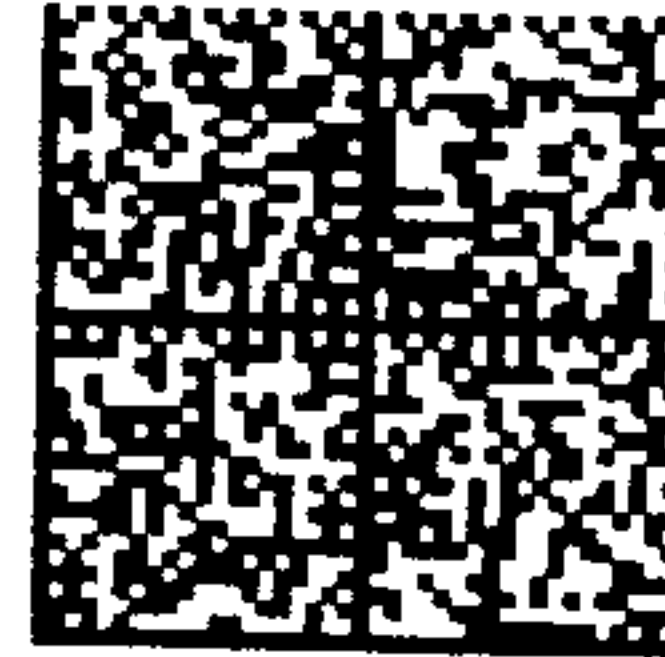
8801286067 R030



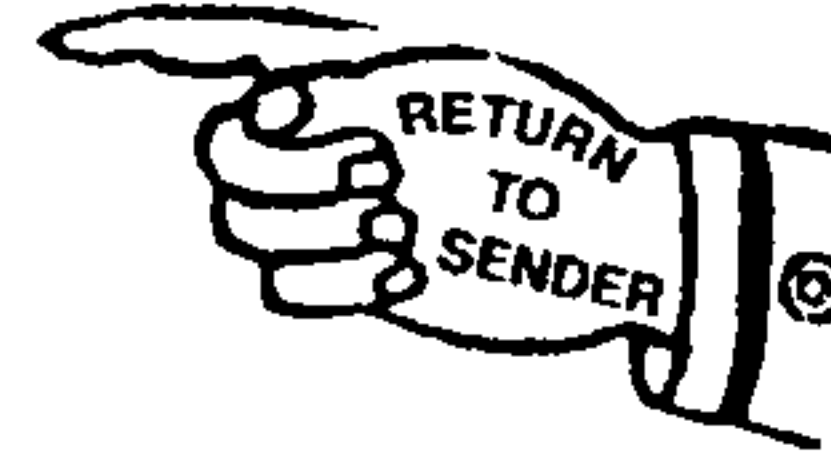
CITY OF ALBUQUERQUE



Planning Department



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MAILED FROM ZIP CODE 87102



VACANT

Or Current Resident
KOLLE DAVID & VALERIE
5601 TAYLOR RANCH RD NW 1712
ALBUQUERQUE, NM 87120 2666

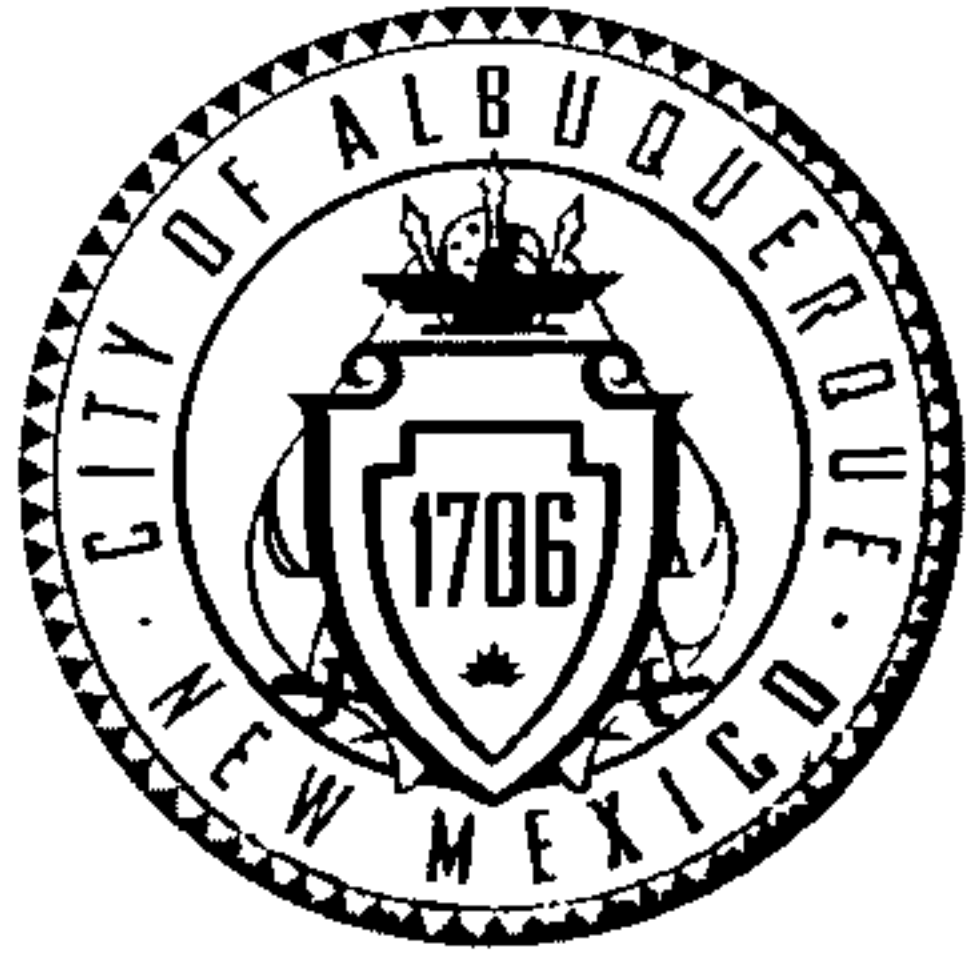
DRB

871 CE N C 10 09/18/07
EXCEPTIONAL ADDRESS FORMAT:
MAIL PIECE TO BE DELIVERED
AS ADDRESSED UNLESS SPECIFIC
REASON FOR NON-DELIVERY EXISTS.

CARRIER: REMOVE LABEL BEFORE DELIVERY



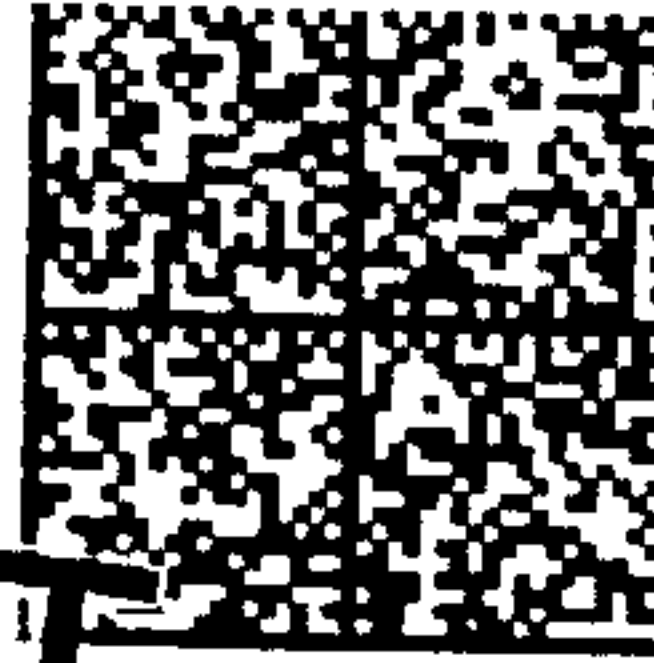
CITY OF ALBUQUERQUE



Planning Department



VACANT



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MAILED FROM ZIP CODE 87102

Or Current Resident
INDUS DEVELOPMENT LTD CO
8224 CALLE PRIMERA NW
ALBUQUERQUE, NM 87120

DRB

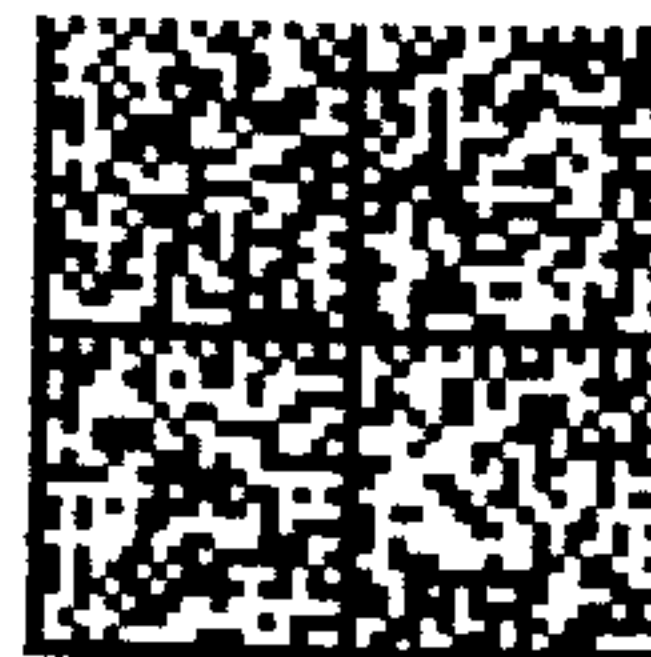
FWD



CITY OF ALBUQUERQUE



Planning Department



02 1M \$ 00.41⁰
0004219022 SEP 14 2007
MAILED FROM ZIP CODE 87102

RETURN
TO
SENDER
VACANT

[Handwritten scribble]
Dr Current Resident
POHL ANTHONY GOMEZ
5501 STILL BROOKE AVE NW
ALBUQUERQUE, NM 87120
[Handwritten checkmark]

DRB

871204653 R040





**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, October 3, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1004071

07DRB-70245 BULK LAND VARIANCE
07DRB-70246 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract(s) C, **ANCIENT MESA**, zoned, SU-1, SU-2 FOR SCHOOL AND SU-1, SU-2 FOR OPEN SPACE, located on RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). [REF: 05DRB-00511, 00512 AND 00513, 07DRB-00367] (C-9)

Project# 1006537

07DRB-70247 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70248 MINOR - TEMP DEFR
SWDK CONST
07DRB-70249 MINOR - SDP FOR
SUBDIVISION

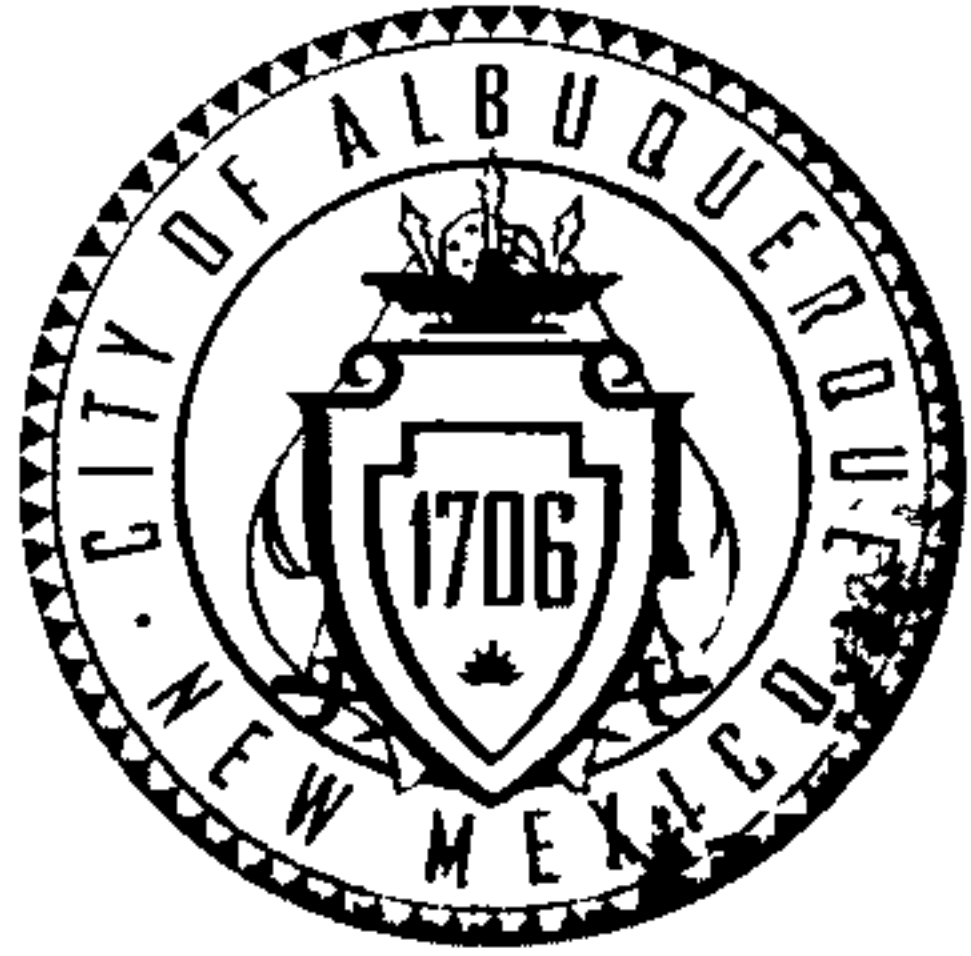
TIERRA WEST LLC agent(s) for KATHY TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 12, PETROGLYPH EDGE SUBDIVISION, UNIT 3 (to be known as **VOLCANO CLIFFS**) zoned R-1, located on MOJAVE ST NW BETWEEN UNSER BLVD NW AND TESUQUE ST NW containing approximately 4.24 acre(s). (E-10)

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 17, 2007.

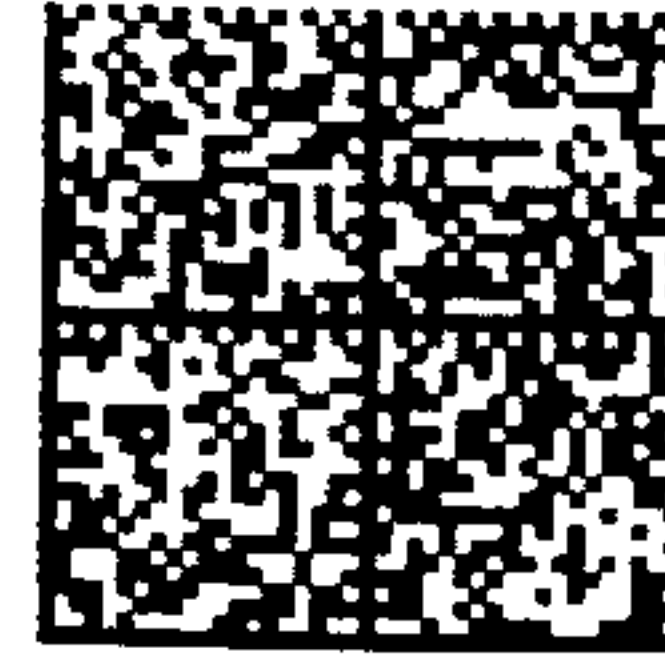
CITY OF ALBUQUERQUE



Planning Department

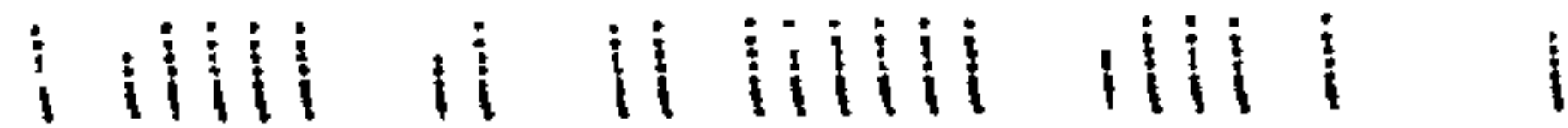
DRB

Jr Current Resident
COLGAN RITA D
PO BOX 3072
PAGE, AZ 86040



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0004219022 SEP 14 2007
MAILED FROM ZIP CODE 87102

RETURN TO SENDER
UNABLE TO FORWARD



860403072 860409998



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 7, 2011

Project# 1004071

11DRB-70045 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-1, **ANCIENT MESA SUBDIVISION**, zoned RO-20, located on the west side of RAINBOW BLVD NW between WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 63.313 acre(s). (C-9)[*Deferred from 3-23-11, 4/27/11, 5/11/11, 5/25/11, 6/8/11, 7/13/11, 8/10/11*]

At the September 7, 2011 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by September 22, 2011, in the manner described below.

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

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

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


Jack Cloud, DRB Chair

Cc: High Mesa Consulting Group – 6010-B Midway Park Blvd. NE –
Albuquerque, NM 87109

Cc: APS, Facilities Design & Construction – P.O. box 25704 – Albuquerque, NM
87109

Marilyn Maldonado

File

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

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

Tracts C-1 and C-2, Ancient Mesa

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract C, Ancient Mesa

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
766982	766982	N/A	Standard Curb and Gutter (Westside only)	Rainbow Blvd NW	NE Corner of Tract C-1	318' NW from SE Corner of Tract C-1	/	/	/
766982	766982	N/A	Median Curb (Both Sides)	Rainbow Blvd NW	NE Corner of Tract C-1	SE Corner of Tract C-1	/	/	/
766982	766982	N/A	Arterial Paving	Rainbow Blvd NW	NE Corner of Tract C-1	SE Corner of Tract C-1	/	/	/
766982	766982	50'R	Cul-De-Sac (within Public Roadway Easement)	Tract C-1	NW Corner of Tract C-1	N/A	/	/	/
766982	766982	10'	Trall	Rainbow Blvd NW	NE Corner of Tract C-1	318' NW from SE Corner of Tract C-1	/	/	/
766982	766982	16"	Water Line (Loop)	Public Water Line Easement	Rainbow Blvd NW	NW Corner of Tract C-1	/	/	/
766982	766982	16"	Water Line (Loop)	Public Water Line Easement	NW Corner of Tract C-1	SW Corner of Tract C-1	/	/	/
766982	766982	16"	Water Line (Loop)	Public Water Line Easement	SW Corner of Tract C-1	Angle Point (Southside)	/	/	/
766982	766982	12"	Water Line (Loop)	Public Water Line Easement	Angle Point (Southside)	Rainbow Blvd NW	/	/	/
766982	766982	One	Traffic Signal and Flashing School Crossing Beacons	Rainbow Blvd NW	350' NW from SE Corner Tract C-1	N/A	/	/	/

*CRS
31' FF
30' FF*

1

JSM

3

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
							/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date		City User Dept. Signature	
							Date			

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

- 1 "Median Curb" item includes median cuts and left turnbays to access proposed Tract C-1 and existing Tract A. "Standard Curb and Gutter" item includes private entrances for access to Tract C-1
- 2 Traffic signal item to be deferred until warranted. (Modified Procedure B)
- 3 Flashing School Crossing Beacons item to be deferred until warranted. (Modified Procedure B)
- 4 Private Drainage Easement on Tract C-2 to serve Tract C-1 (Condition for Final Plat Approval)
- 5 Sanitary Sewer Improvements within Rainbow Blvd NW constructed by CPN: 766981

6 ² Delete
 7. ~~DEVELOPMENT AGREEMENT w/ ABEWA REQUIRED FOR FINAL PLAT APPROVAL~~
 Traffic signage per D.R.C. review.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Gary R. Bittner, PE NAME (print)	<i>[Signature]</i> DRB CHAIR - date	<i>[Signature]</i> PARKS & RECREATION - date	
High Mesa Consulting Group [Signature] SIGNATURE - date	<i>[Signature]</i> TRANSPORTATION DEVELOPMENT - date		AMAFCA - date
	<i>[Signature]</i> UTILITY DEVELOPMENT - date		- date
	<i>[Signature]</i> CITY ENGINEER - date		- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	10-31-2007	<i>[Signature]</i>	<i>[Signature]</i>	AGENT
2	1-09-08	<i>[Signature]</i>	<i>[Signature]</i>	AGENT
3	02-29-2012	<i>[Signature]</i>	<i>[Signature]</i>	AGENT



ALBUQUERQUE PUBLIC SCHOOLS

Facilities Design & Construction

WINSTON BROOKS
SUPERINTENDENT

Expect Great Things!

Caren Alarid, AIA
EXECUTIVE DIRECTOR

February 21, 2012

Mr. Richard H. Dourte, P.E., City Engineer
Planning Department
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Subject: Ancient Mesa Subdivision Improvements Agreement (SIA); DRB#1004071
Re: **Rainbow Boulevard Flashing Beacons and Traffic Signal**

Dear Mr. Dourte:

The Albuquerque Public Schools (APS) entered into the above referenced SIA as a condition for plat approval for the property that houses Tony Hillerman Middle School, the Soccer Complex and Tierra Antigua Elementary School. An extension to that SIA has been approved at the DRB, however, the APS has not been able to acquire a conventional Financial Guaranty to accompany the Extension Agreement. The following items appear on the Infrastructure List for the subject SIA:

1. Traffic Signal
2. Flashing Beacons and Crosswalks

By submission of this letter, APS acknowledges its obligation to design and construct the above referenced items and agrees to cooperate fully with the City when each is required. In exchange, APS requests that the above listed items be removed from the subject Infrastructure List and that the City accept this letter of commitment instead.

The flashing beacons are currently in design. The Plans have been reviewed at DRC twice now with final comments from Traffic Operations pending. Upon receipt of final DRC comments, including Traffic Operations, it is the intent of the School District to move the project to construction within the next 12 months. It is understood that the approval of Traffic operations may be contingent upon providing a crossing guard(s) until such time as the traffic signal is installed. The traffic signal will be designed and constructed within 9 months, or as mutually agreed upon with the City Engineer, after written request from the City when the signal is warranted or otherwise required by the City.



ALBUQUERQUE PUBLIC SCHOOLS
Facilities Design & Construction

WINSTON BROOKS
SUPERINTENDENT

Expect Great Things!

Karen Alarid, AIA
EXECUTIVE DIRECTOR

If you have any questions or comments concerning this request, please contact Ms. Karen Alarid, Executive Director, Facilities Design + Construction Department at APS, 915 Oak Street SE, Albuquerque, NM 87106, 505-848-8810.

Albuquerque Public Schools

Winston Brooks
Superintendent

cc: Karen Alarid, AIA, Executive Director, FD+C
Annelle Darby, AIA, FD+C
Jeffrey Mortensen, PE, HMCG

KA
2/26/12

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004071

AGENDA ITEM NO: 5

SUBJECT:

SIA EXTENSION – 2 YEAR

ENGINEERING COMMENTS:

Further coordination with the Department of Municipal Development is required.
The applicant states that the signal and flashing beacons are not yet warranted. Has the warrant information been provided to the City of Albuquerque?

RESOLUTION:

04-27-11

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)

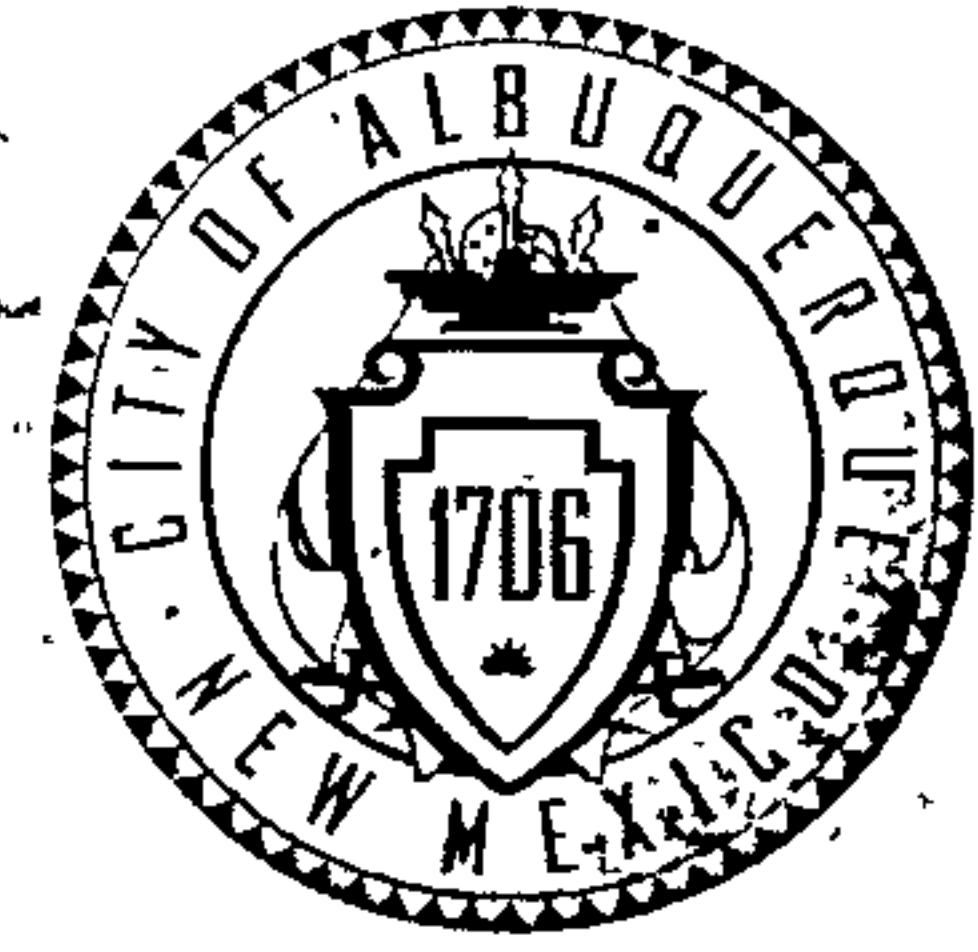
SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: APRIL 20, 2011

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1004071

AGENDA ITEM NO: 5

SUBJECT:

ENGINEERING COMMENTS:

2-Year SIA Extension

Hydrology has no objection.

PO Box 1293

RESOLUTION:

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

NM 87103 SIGNED: (UD) (CE) (TRANS) (PKS) (PLNG)
DELEGATED TO: (UD) (CE) (TRANS) (PKS) (PLNG)

COMMENTS:

www.cabq.gov

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3695

DATE: 4-20-11

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/24/2011 Issued By: E08375 101438

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2011 070 045 **Category Code 910**

Application Number: 11DRB-70045, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: RAINBOW BLVD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW

Project Number: 1004071

Applicant
ALBUQUERQUE PUBLIC SCHOOLS, FACILITIES
DESIGN & CONSTRUCTION

PO BOX 25704
ALBUQUERQUE NM 87108
345-4250

Agent / Contact
High Mesa Consulting Group
Debie Trujillo
6010-B Midway Park Blvd Ne
Albuquerque NM 87109

dtrujillo@highmesacg.com

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3418000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$50.00
TOTAL:		\$145.00

City Of Albuquerque
Treasury Division

2/24/2011 3:29PM LOC: ANHX
 WSH 007 TRANS# 0035
 RECEIPT# 00141532-00141532
 PERMIT# 2011070045 TRSCCS
 Trans Amt \$145.00
 APN Fee \$75.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$50.00
 MC \$145.00
 CHANGE \$0.00

Thank You

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

01/19/2010 Issued By: PLNSDH 66064

Permit Number: 2010 070 030

Category Code 910

Application Number: 10DRB-70030, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: 8101 RAINBOW BLVD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW

Project Number: 1004071

Applicant
Albuquerque Public Schools

Po Box 25704
Albuquerque NM 87125
848-8810

Agent / Contact
High Mesa Consulting Group
Debie Trujillo
6010-B Midway Park Blvd Ne
Albuquerque NM 87109

dtrujillo@highmesacg.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$145.00

City Of Albuquerque
Treasury Division

1/19/2010 3:23PM LOC: ANNX
 WSH 008 TRANS# 0027
 RECEIPT# 00114549-00114549
 PERMIT# 2010070030 TRSBLC
 Trans Amt \$145.00
 APN Fee \$75.00
 Conflict Manaq. Fee \$20.00
 DRB Actions \$50.00
 MC \$145.00
 CHANGE \$0.00

Thank You



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 17, 2010

Project# 1004071

10DRB-70030 MAJOR – 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC
SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-1,
ANCIENT MESA SUBDIVISION, zoned RO-20, located on the west side of
RAINBOW BLVD NW betwen WOODMONT AVE NW AND ROSA PARKS RD NW
containing approximately 63.313 acre(s). (C-9)

At the February 17, 2010, Development Review Board meeting, a one year extension of
the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 4, 2010, in the manner
described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any
determination of the Development Review Board may file an appeal on the
Planning Department form, to the Planning Department, within 15 days of the
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reminded that other requirements of the City must be complied with, even after approval
of the referenced application(s).


Jack Cloud, AICP, DRB Chair

Cc: APS Facilities Design & Construction – P.O. Box 25704 – Albuquerque, NM 87125

Cc: High Mesa Consulting Group – 6010-B Midway Park Blvd. NE – Albuquerque, NM
87109

Marilyn Maldonado
file

Debie Trujillo

DRB # 1004071

From: Jeffrey G. Mortensen
Sent: Wednesday, August 31, 2011 4:15 PM
To: Debie Trujillo
Subject: FW: Rainbow Blvd. Flashing Beacons

FYI; we're good to go.



Jeffrey G. Mortensen, P.E.
President

6010-B Midway Park Blvd. NE Phone: 505.345.4250
Albuquerque, NM 87109 Fax: 505.345.4254
www.highmesacg.com jmortensen@highmesacg.com

-----Original Message-----

From: Riordan, Michael J. [<mailto:MRiordan@cabq.gov>]
Sent: Wednesday, August 31, 2011 2:45 PM
To: Jeffrey G. Mortensen
Cc: Alarid, Karen; Mason, Tyler M; WINTER@aps.edu; Darby, Annelle; Kolessar, John H.; Ortega, Crystal; Dourte, Richard H.; Coleman, Bill F.
Subject: RE: Rainbow Blvd. Flashing Beacons

Jeff,

As we discussed today DMD is acceptable to a 2 year deferral on the APS proposed traffic signal at the south school entrance as it does not currently meet traffic signal warrants. In addition we are supportive of the installation of the flashing beacons pending DRC approval. At your next submittal of the plans for the flashing beacons please request that the Planning Department provide a copy of the plans to DMD / Traffic Engineering for comments.

I appreciate your time in meeting today.

Michael J. Riordan, PE
Director
Department of Municipal Development
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103
Phone: (505) 768-3830
Fax: (505) 768-2310

From: Jeffrey G. Mortensen [<mailto:JMortensen@highmesacg.com>]
Sent: Thursday, August 18, 2011 4:41 PM
To: Riordan, Michael J.
Cc: Alarid, Karen; Mason, Tyler M; WINTER@aps.edu; Darby, Annelle
Subject: RE: Rainbow Blvd. Flashing Beacons

Thank you. I look forward to discussing the project with you and working with your staff.



Jeffrey G. Mortensen, P.E.
President

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.4250
Fax: 505.345.4254
jmortensen@highmesacg.com

-----Original Message-----

From: Riordan, Michael J. [<mailto:MRiordan@cabq.gov>]
Sent: Thursday, August 18, 2011 4:39 PM
To: Jeffrey G. Mortensen
Cc: Alarid, Karen; Mason, Tyler M; WINTER@aps.edu
Subject: RE: Rainbow Blvd. Flashing Beacons

Jeff,

I will have my assistant contact you to schedule a meeting to discuss.

Michael J. Riordan, PE
Director
Department of Municipal Development
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103
Phone: (505) 768-3830
Fax: (505) 768-2310

From: Jeffrey G. Mortensen [<mailto:JMortensen@highmesacg.com>]
Sent: Wednesday, August 17, 2011 8:30 AM
To: Riordan, Michael J.
Cc: Alarid, Karen; Mason, Tyler M; WINTER@aps.edu
Subject: Rainbow Blvd. Flashing Beacons

Mike,

I understand that you and Mr. Winter, COO, APS, have discussed the status of the flashing beacons on Rainbow Blvd. NW in front of Volcano Vista HS. I would like to meet with you or one of your staff to further discuss the process for moving the project forward to obtain the following:

1. DRB approval of the Subdivision Improvements Agreement Extension (final)
2. DRC approval of the plans for the flashing beacons and crosswalks

To date, we have been deferred at DRB to obtain DMD concurrence for the extension. We have also submitted preliminary plans to DRC and have obtained comments. Kellie Shaw attended on behalf of DMD and provided beneficial comment.

Please advise how to proceed to obtain the necessary DRB and DRC approvals.

Thank you in advance for your consideration of this request,
Jeff



Jeffrey G. Mortensen, P.E.
President

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.4250
Fax: 505.345.4254
jmortensen@highmesacg.com

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 23, 2011

Project# 1004071

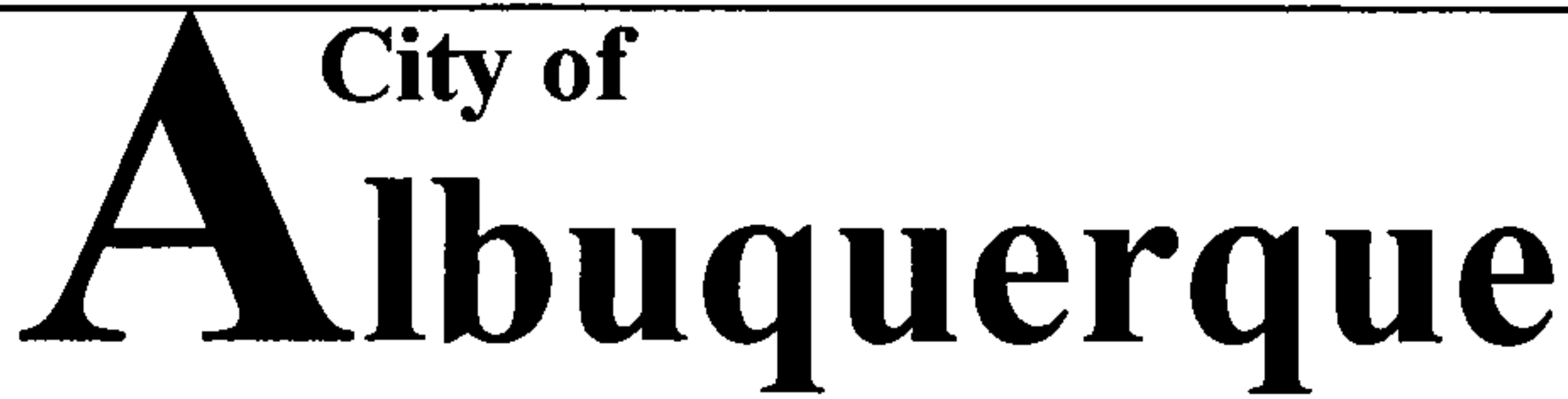
**11DRB-70045 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
AGREEMENT (2YR SIA)**

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-1, **ANCIENT MESA SUBDIVISION**, zoned RO-20, located on the west side of RAINBOW BLVD NW betwen WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 63.313 acre(s). (C-9)

AMAFCA No comment.
COG For informational purposes, Rainbow Blvd is classified as a minor arterial as per the current Roadway Functional Classification System map.
TRANSIT Adjacent and nearby routes Route #162, Ventana Ranch Commuter route, passes the site on Rainbow Blvd. Adjacent bus stops Bus stop located on Rainbow Blvd adjacent to the property serving the above-mentioned route. Site plan requirements None. Large site TDM suggestions None. Other information None.
ZONING ENFORCEMENT No adverse comments
NEIGHBORHOOD COORDINATION Letters sent to: Volcano Cliffs Property Owners Assoc.
APS Albuquerque Public Schools requests a Major 2 Year Extension of Subdivision Improvements Agreement (2 YR SIA) to allow for the deferral of a traffic signal and flashing school crossing beacons. The signal and flashing beacons are currently not warranted.
POLICE DEPARTMENT No comments provided
FIRE DEPARTMENT No comments provided

PNM ELECTRIC & GAS No Adverse Comment
NMGCO No comments provided
COMCAST No comments provided
QWEST Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.
ENVIRONMENTAL HEALTH No comments provided
M.R.G.C.D No comments provided
OPEN SPACE DIVISION No comments provided
CITY ENGINEER Hydrology has no objection
TRANSPORTATION DEVELOPMENT The applicant states that the signal and flashing beacons are not yet warranted. Has the warrant information been provided to the City of Albuquerque? Traffic Operations (contact: Bill Coleman, 857-8683) must be contacted regarding this extension request.
PARKS AND RECREATION No objection
ABCWUA No comments provided
PLANNING DEPARTMENT Refer to comments from affected agencies/ City Engineer plus any public hearing comments regarding proposed extension.

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



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- 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): High Mesa Consulting Group PHONE: 505-345-4250

ADDRESS: 6010-B Midway Park Blvd. NE FAX: 505-345-4254

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: dtrujillo@highmesacg.com

APPLICANT: Albuquerque Public Schools, Facilities Design & Construction PHONE: 505-848-8810

ADDRESS: P.O. Box 25704 FAX: _____

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: Owners List all owners: _____

DESCRIPTION OF REQUEST: 2nd Extension of the Subdivision Improvement Agreement

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

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

Lot or Tract No. Tract C-1 Block: n/a Unit: n/a

Subdiv/Addn/TBKA: Ancient Mesa

Existing Zoning: RO-20 Proposed zoning: n/a MRGCD Map No n/a

Zone Atlas page(s): C-9 UPC Code: 100906417714030202

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 1004071, 10 DRB-70030, 07DRB-00376, 07DRB-70245, 05DRB-00511, 00515 and 00513

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? n/a

No. of existing lots: 1 No. of proposed lots: n/a Total area of site (acres): +/- 63.313

LOCATION OF PROPERTY BY STREETS: On or Near: 8101 Rainbow Blvd. NW

Between: Woodmont Ave. NW and Rosa Parks Road NW

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: April 05, 2007

SIGNATURE Debie LeBlanc Trujillo DATE February 24, 2011

(Print) Debie LeBlanc Trujillo for High Mesa Consulting Group Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING

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

Application case numbers
11DRB - 70045

Action	S.F.	Fees
<u>SIA</u>	_____	\$ <u>50.00</u>
<u>ADV</u>	_____	\$ <u>75.00</u>
<u>CME</u>	_____	\$ <u>20.00</u>
_____	_____	\$ _____
_____	_____	\$ _____

Hearing date March 23, 2011

Total
\$ 145.00

[Signature]
Planner signature / date 2-24-11

Project # 1004071

2007.1843

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

HIGH MESA CONSULTING GROUP
 DEBIE LEBLANC TRULLIO
 Applicant name (print)
 Debie LeBlanc Trullio
 Applicant signature / date
 02-24-11



Form revised October 2007

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

Application case numbers
 11DRB - 70045

Planner signature / date
 _____ 2-24-11
 Project # 1004071

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from March 8, 2011 To March 23, 2011

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Debra Stanton (Applicant or Agent) 02-24-11 (Date)

I issued 1 signs for this application, 2-24-11 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1004071

HIGH MESA Consulting Group

2007.184.3

February 24, 2011

Mr. Jack Cloud
Planning Manager, DRB Chair
Development & Building Services Division Planning Department
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Major Subdivision Improvement Agreement 2nd Extension
Tract C-1, Ancient Mesa - Project # 1004071, CPN # 766982

Dear Mr. Cloud:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(2) along with related fees
- Explanation and Justification for request (below)
- One (1) Reduced copy (8 ½ X 11) of the Recorded Plat
- Official Notice of Decision for 1st Extension (February 17, 2010)
- Original DRB Hearing Official Notice of Decision (October 10, 2007)
- One (1) Copy of the DRB Approved Infrastructure List
- City of Albuquerque Zone Atlas C-9 with the 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 Public Schools (APS), we are requesting a Two (2) year Extension to the Figure 12, Subdivision Improvements Agreement- Public and/or Private (Procedure B Modified Non-Work Order). This is for the deferred Traffic Signal and Flashing School Crossing Beacons. The signal and flashing beacons are currently not warranted.

Please schedule this matter for the next appropriate DRB Hearing. If we can be of further assistance to you, please do not hesitate to contact our office.

Sincerely,

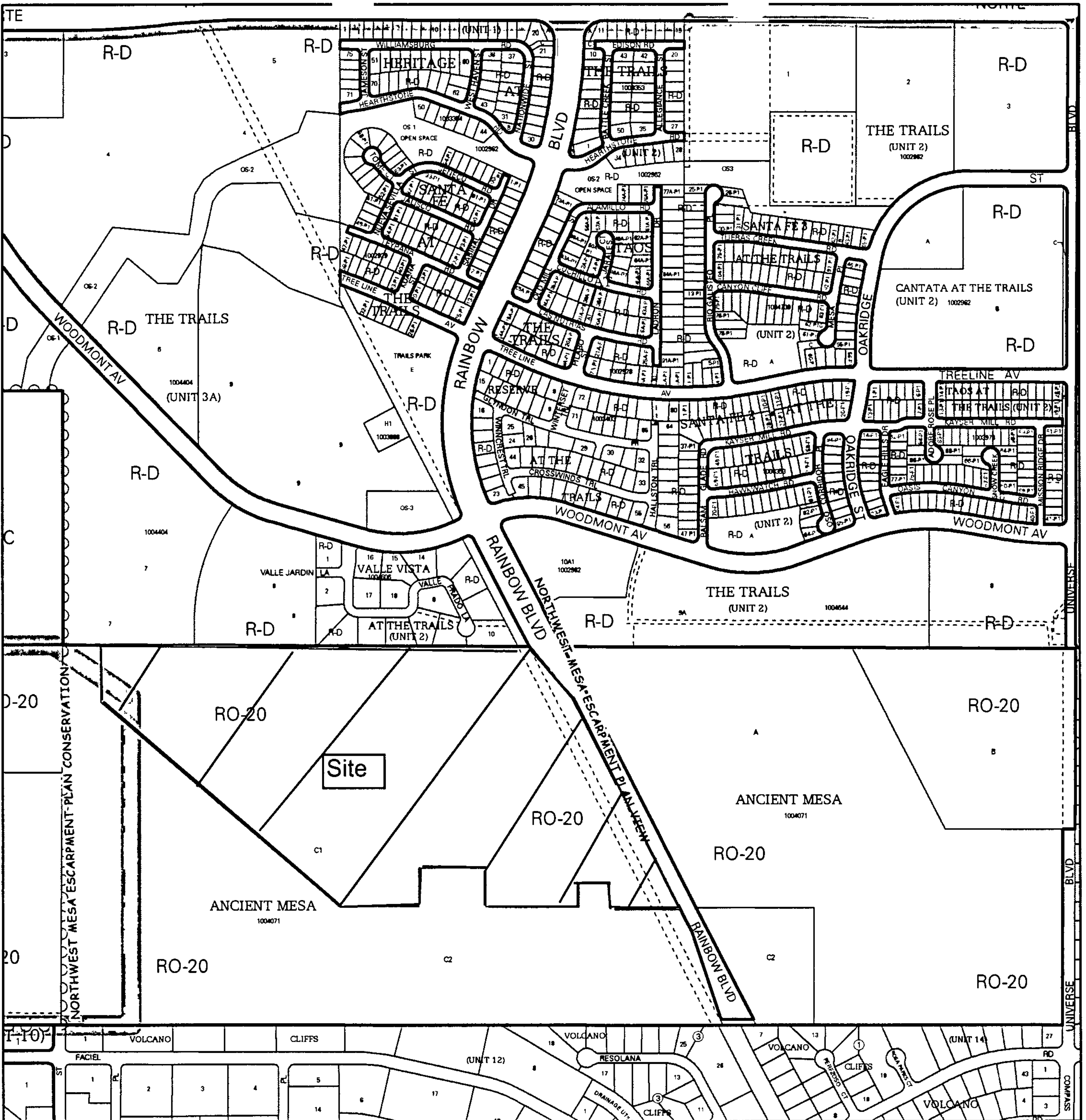
HIGH MESA CONSULTING GROUP


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Karen Alarid, Director, APS Facilities Design & Construction, w/enc.
Marty Eckert, Director, APS Real Estate, w/enc.
Tyler Mason, Staff Architect, APS Facilities Design & Construction, w/enc.

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White



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

Map amended through: 1/24/2011

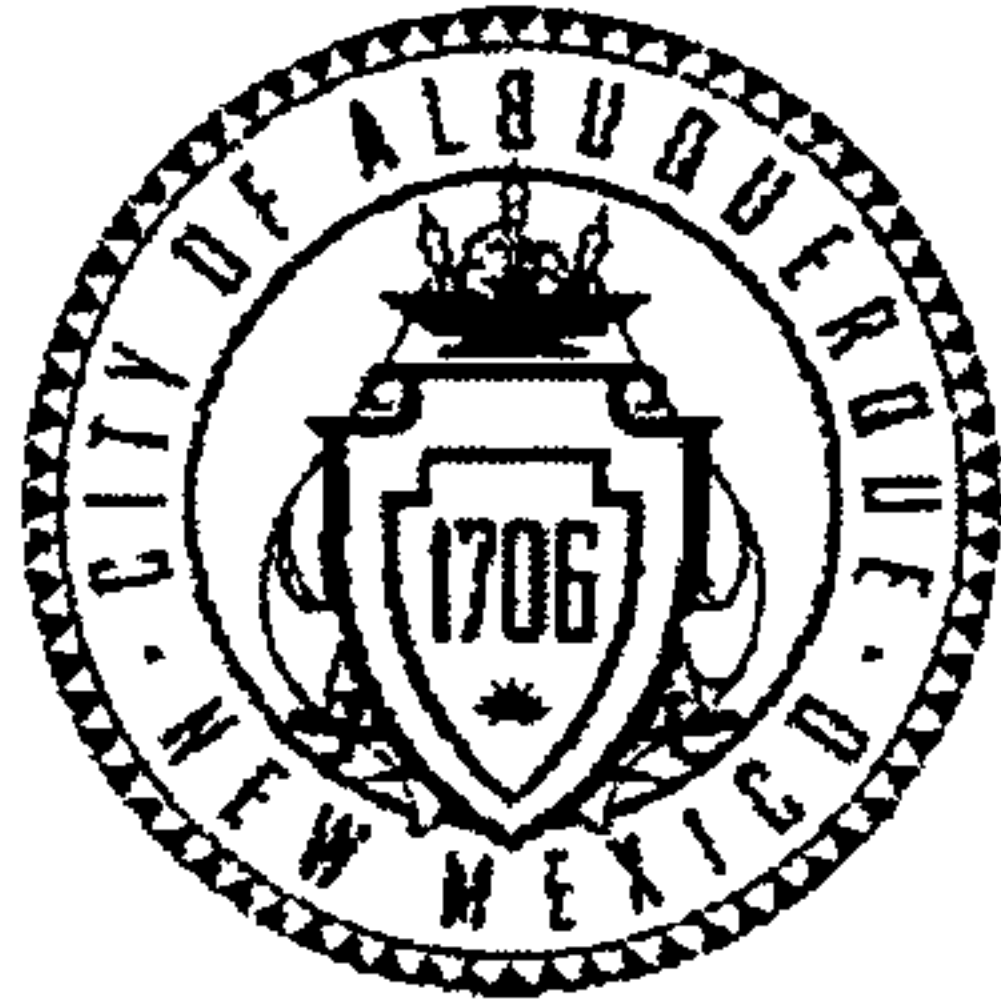
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-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



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your Developer Inquiry is for the following:**

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

CONTACT NAME: Debie LeBlanc Trujillo e-mail dtrujillo@highmesacg.com

COMPANY NAME: High Mesa Consulting Group

ADDRESS/ZIP: 6010-B Midway Park Blvd NE, Albuquerque, NM 87109

PHONE: 505-345-4250 FAX: 505-345-4254

LEGAL DESCRIPTION INFORMATION

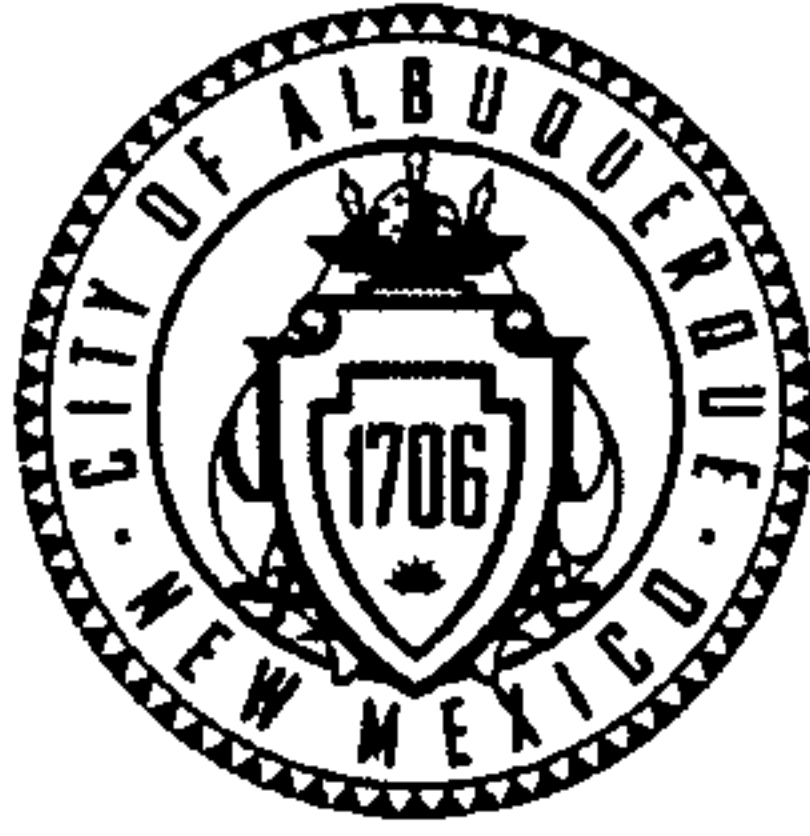
PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

Tract C-1, Ancient Mesa

LOCATED ON Rainbow Blvd NW
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Woodmont Avenue NW AND Faceil Street NW
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (C-9).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map MUST be provided with request)



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

February 22, 2011

Debie LeBlanc Trujillo
High Mesa Consulting Group
6010-B Midway Park Blvd. NE/87109
Phone: 345-4250/Fax - 345-4254
E-mail: dtrujillo@highmesacg.com

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

Dear Debie:

Thank you for your inquiry of February 22, 2011 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACT C-1M ANCIENT MESA, LOCATED ON RAINBOW BOULEVARD NW BETWEEN WOODMONT AVENUE NW AND FACEIL STREET NW** zone map **C-9**.

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

VOLCANO CLIFFS PROPERTY OWNERS ASSOC. (VCC)

Dave Heil

160 Itasca Rd., Rio Rancho, NM/87124 228-7189 (c)

Ralph Davis

5612 Popo Dr. NW/87120 280-6512 (c)

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

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

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

!...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.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 02/22/11 Time Entered: 1:05 p.m. ONC Rep. Initials: siw

HIGH MESA Consulting Group

2007.184.3
February 24, 2011

Dave Heil
Volcano Cliffs Property Owners Association
160 Itasca Road
Rio Rancho, NM 87124

Via Certified Mail – Return Receipt Requested

and

Ralph Davis
Volcano Cliffs Property Owners Association
5612 Popo Drive, NW
Albuquerque, NM 87120

Via Certified Mail – Return Receipt Requested

Project Title: Tract C-1, Ancient Mesa
Type of Request: Two (2) Year Extension to Subdivision Improvements Agreement
Current Legal Description: Tract C-1, Ancient Mesa
Address: 8101 Rainbow Boulevard, NW
Developer: Albuquerque Public Schools
Agent/Surveyor: High Mesa Consulting Group
Contact: Jeffrey G. Mortensen, PE, President
Debie LeBlanc Trujillo, Project Coordinator

Dear Gentlemen:

Transmitted herewith is a copy of the Two (2) Year Extension to Subdivision Improvements Agreement for the above described property. This project is scheduled to be heard at the Development Review Board on March 23, 2011. 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 Public Schools (APS), we are requesting a Two (2) year Extension to the Figure 12, Subdivision Improvements Agreement- Public and/or Private (Procedure B Modified Non-Work Order). This is for the deferred Traffic Signal and Flashing School Crossing Beacons. The signal and flashing beacons are currently not warranted.

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White

Volcano Cliffs Property Owners Association

Page 2

February 24, 2011

If you have any questions regarding this information, please do not hesitate to contact our office.

Sincerely,

HIGH MESA CONSULTING GROUP



Debie LeBlanc Trujillo

DLT

Enclosures

xc: Karen Alarid, Director, APS Facilities Design & Construction, w/enc.
Marty Eckert, Director, APS Real Estate, w/enc.
Tyler Mason, Staff Architect, APS Facilities Design & Construction, w/enc.

HIGH MESA Consulting Group

2007.184.3
February 24, 2011

Dave Heil
Volcano Cliffs Property Owners Association
160 Itasca Road
Rio Rancho, NM 87124

Via Certified Mail – Return Receipt Requested

and

Ralph Davis
Volcano Cliffs Property Owners Association
5612 Popo Drive, NW
Albuquerque, NM 87120

Via Certified Mail – Return Receipt Requested

Project Title: Tract C-1, Ancient Mesa

Type of Request: Two (2) Year Extension to Subdivision Improvements Agreement

Current Legal Description: Tract C-1, Ancient Mesa

Address: 8101 Rainbow Boulevard, NW

Developer: Albuquerque Public Schools

Agent/Surveyor: High Mesa Consulting Group

Contact: Jeffrey G. Mortensen, PE, President
Debie LeBlanc Trujillo, Project Coordinator

Dear Gentlemen:

Transmitted herewith is a copy of the Two (2) Year Extension to Subdivision Improvements Agreement for the above described property. This project is scheduled to be heard at the Development Review Board on March 23, 2011. 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 Public Schools (APS), we are requesting a Two (2) year Extension to the Figure 12, Subdivision Improvements Agreement- Public and/or Private (Procedure B Modified Non-Work Order). This is for the deferred Traffic Signal and Flashing School Crossing Beacons. The signal and flashing beacons are currently not warranted.

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White

Volcano Cliffs Property Owners Association
Page 2
February 24, 2011

If you have any questions regarding this information, please do not hesitate to contact our office.

Sincerely,

HIGH MESA CONSULTING GROUP



Debie LeBlanc Trujillo

DLT
Enclosures

xc: Karen Alarid, Director, APS Facilities Design & Construction, w/enc.
Marty Eckert, Director, APS Real Estate, w/enc.
Tyler Mason, Staff Architect, APS Facilities Design & Construction, w/enc.

HIGH MESA Consulting Group

2007.184.3

February 24, 2011

Mr. Jack Cloud
Planning Manager, DRB Chair
Development & Building Services Division Planning Department
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Major Subdivision Improvement Agreement 2nd Extension
Tract C-1, Ancient Mesa - Project # 1004071, CPN # 766982

Dear Mr. Cloud:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(2) along with related fees
- Explanation and Justification for request (below)
- One (1) Reduced copy (8 ½ X 11) of the Recorded Plat
- Official Notice of Decision for 1st Extension (February 17, 2010)
- Original DRB Hearing Official Notice of Decision (October 10, 2007)
- One (1) Copy of the DRB Approved Infrastructure List
- City of Albuquerque Zone Atlas C-9 with the 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 Public Schools (APS), we are requesting a Two (2) year Extension to the Figure 12, Subdivision Improvements Agreement- Public and/or Private (Procedure B Modified Non-Work Order). This is for the deferred Traffic Signal and Flashing School Crossing Beacons. The signal and flashing beacons are currently not warranted.

Please schedule this matter for the next appropriate DRB Hearing. If we can be of further assistance to you, please do not hesitate to contact our office.

Sincerely,

HIGH MESA CONSULTING GROUP


Debie LeBlanc Trujillo

DLT
Enclosures

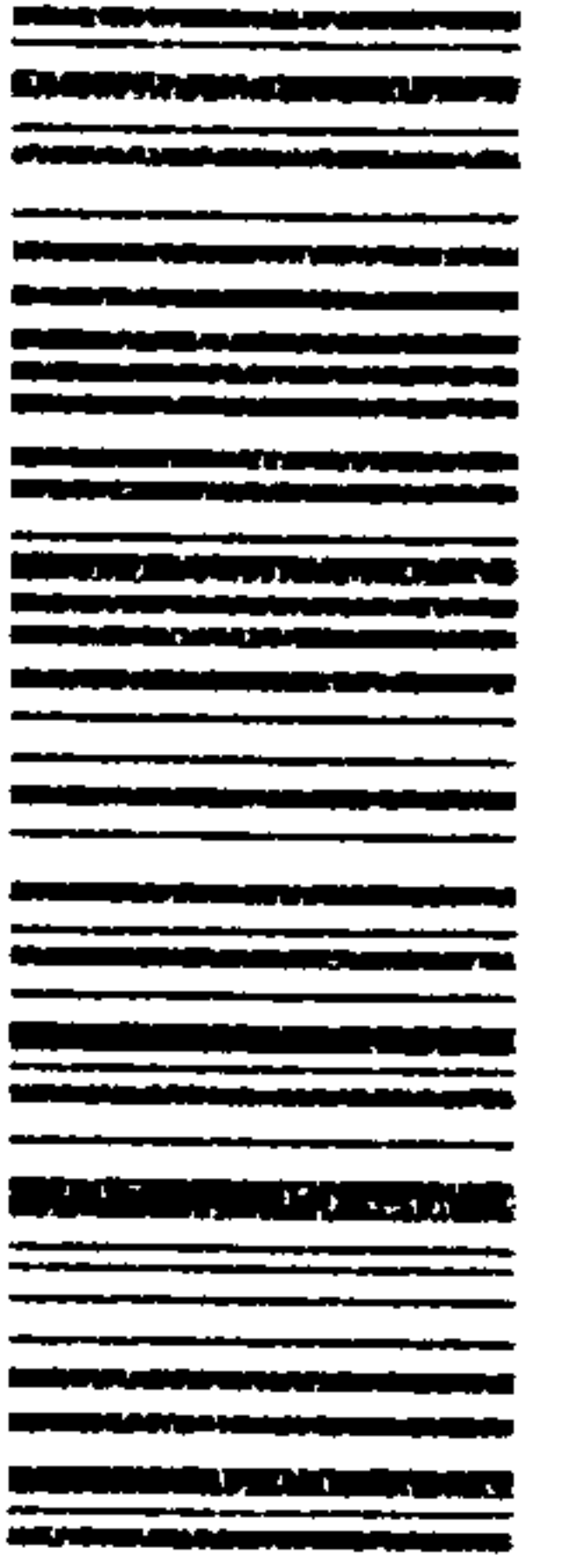
xc: Karen Alarid, Director, APS Facilities Design & Construction, w/enc.
Marty Eckert, Director, APS Real Estate, w/enc.
Tyler Mason, Staff Architect, APS Facilities Design & Construction, w/enc.

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White

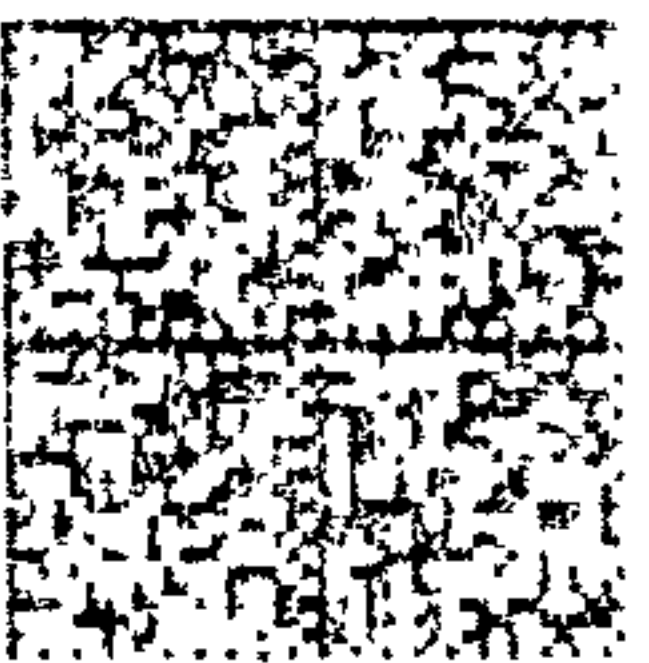
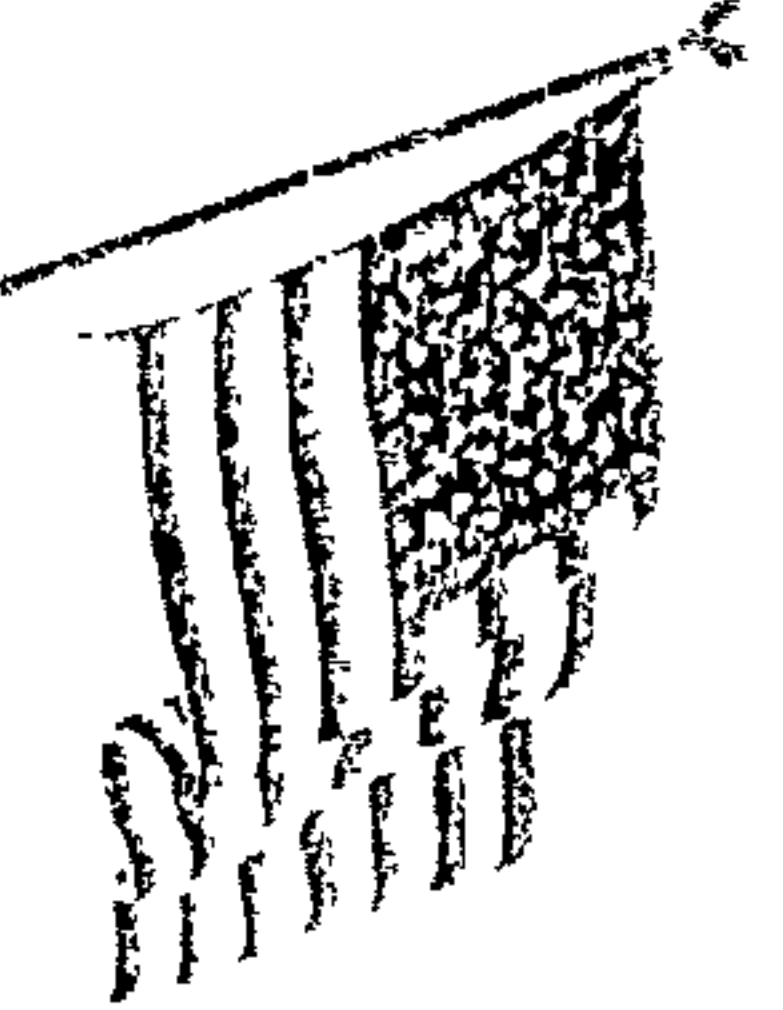
FIRST CLASS

FIRST CLASS

CERTIFIED MAIL



7002 3150 0005 7420 3687



UNITED STATES POSTAGE
 PIMMET BOWES
 \$ 006.320
 02 1P
 000391439 FEB 24 2011
 MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

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:

VOLCANO CLIFFS PROPERTY OWNERS ASSOC. (VCC)
Dave Hell
160 Itasca Road
Rio Rancho, NM 87124

COMPLETE THIS SECTION ON DELIVERY

A. Signature: Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type: Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
 4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from Service Label)

7002 3150 0005 7420 3687

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

FIRST CLASS

FIRST CLASS

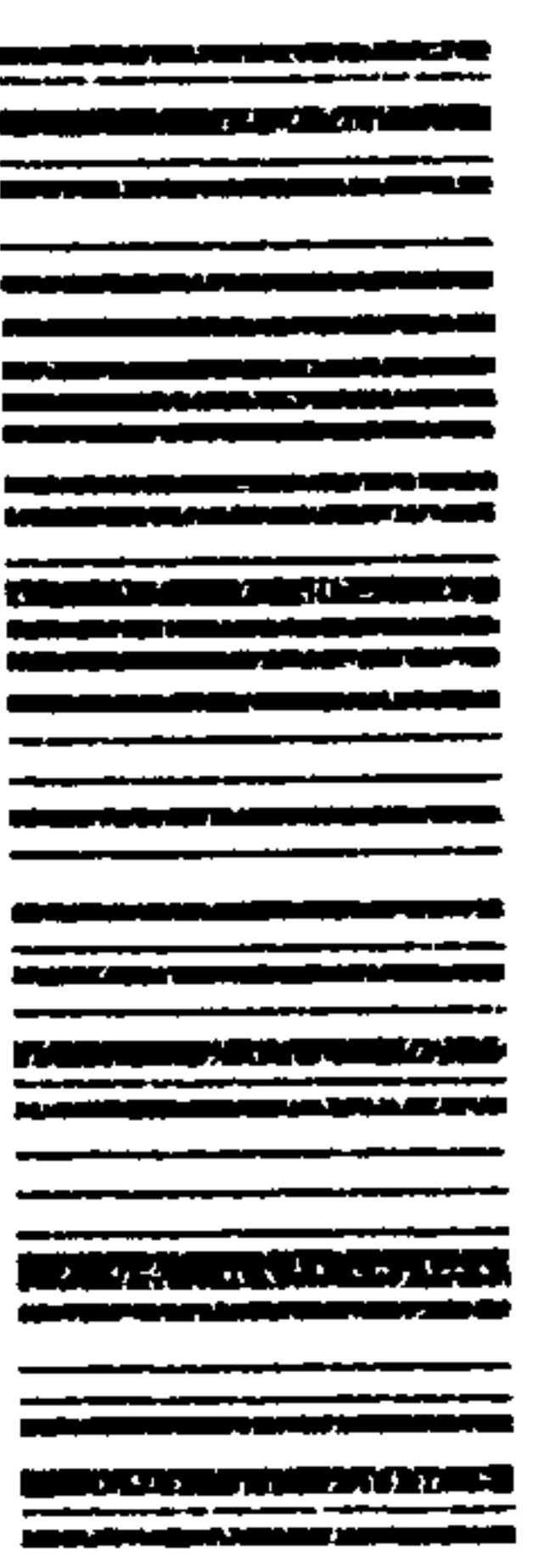
FIRST CLASS

FIRST CLASS

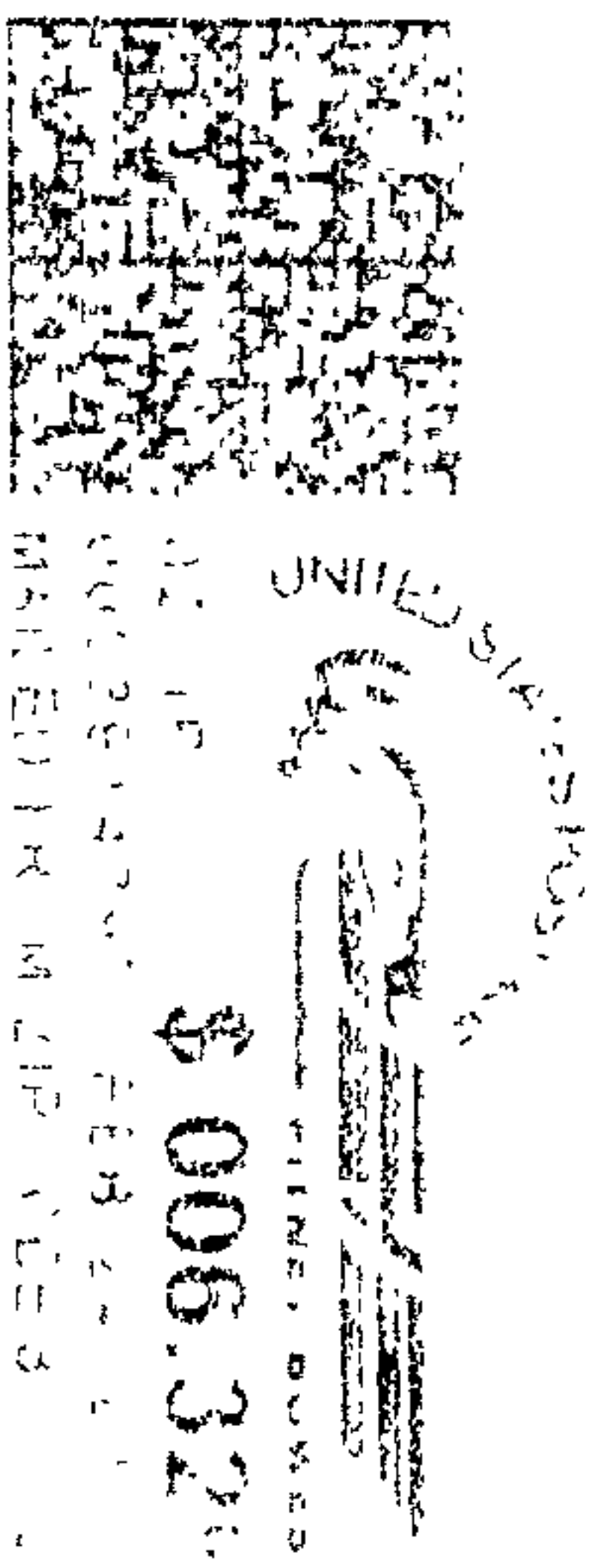
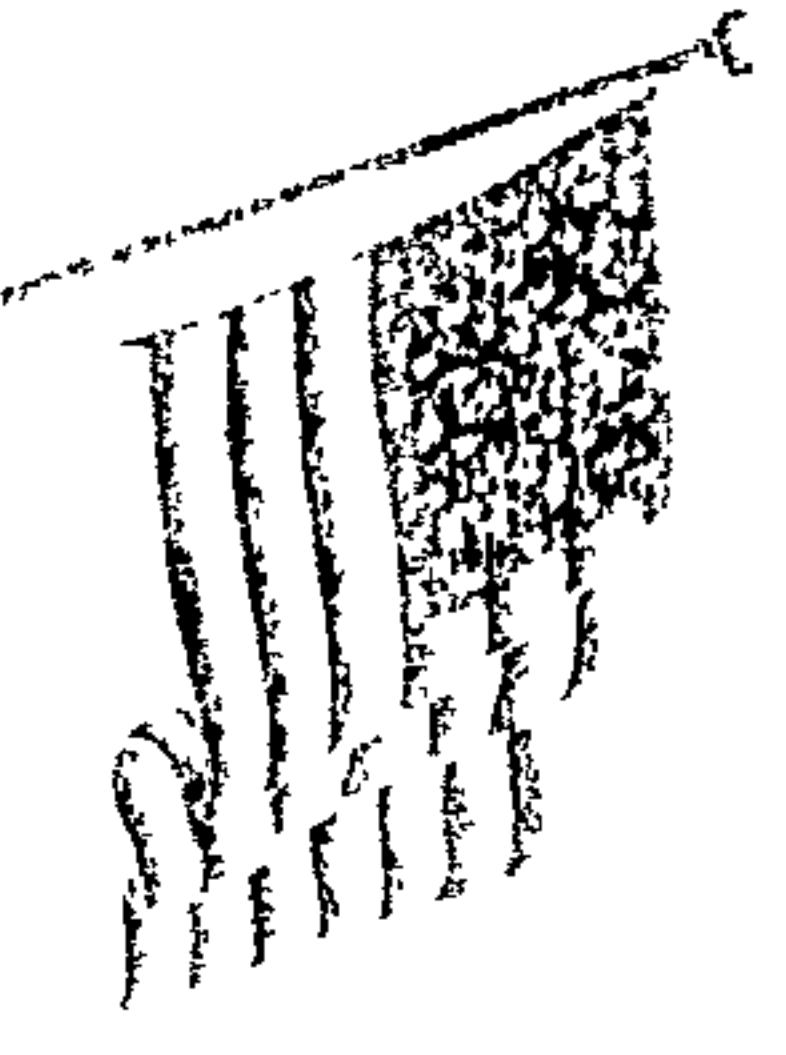
FIRST CLASS

FIRST CLASS

CERTIFIED MAIL



7002 3150 0005 7420 3694



First Class Mail

First Class Mail

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:

VOLCANO CLIFFS PROPERTY OWNERS ASSOC. (VCC)
Ralph Davis
5612 Popo Drive NW
Rio Rancho, NM, 87120

2. Article Number
(Transfer from service label)

7002 3150 0005 7420 3694

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 X

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
 4. Restricted Delivery? (Extra Fee) Yes No

FIRST CLASS

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FIRST CLASS

ORIGINAL

Current DRC
Project Number: 766982
HMCB No. 2006.180.2 - 2006.187.6 - 2006.181.9

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

Date Submitted: 10-10-07
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 10-10-07
Date Preliminary Plat Expires: 10-10-08
DRB Project No.: 1004971
DRB Application No.: 07 DRB-70 246
10/31/07

Tracts C-1 and C-2, Ancient Mesa
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
Tract C, Ancient Mesa
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Const Engineer
766982	766982	N/A	Standard Curb and Gutter (Westside only)	Rainbow Blvd NW	NE Corner of Tract C-1	318' NW from SE Corner of Tract C-1	/	/	/
766982	766982	N/A	Median Curb (Both Sides)	Rainbow Blvd NW	NE Corner of Tract C-1	SE Corner of Tract C-1	/	/	/
766982	766982	31' FF	Arterial Paving	Rainbow Blvd NW	NE Corner of Tract C-1	SE Corner of Tract C-1	/	/	/
766982	766982	50' R	Sub-De-See (within Public Roadway Easement)	Tract C-1	NW Corner of Tract C-1	N/A	/	/	/
766982	766982	10'	Traffic	Rainbow Blvd NW	NE Corner of Tract C-1	318' NW from SE Corner of Tract C-1	/	/	/
766982	766982	16"	Water Line (Loop)	Public Water Line Easement	Rainbow Blvd NW	NW Corner of Tract C-1	/	/	/
766982	766982	16"	Water Line (Loop)	Public Water Line Easement	NW Corner of Tract C-1	SW Corner of Tract C-1	/	/	/
766982	766982	16"	Water Line (Loop)	Public Water Line Easement	SW Corner of Tract C-1	Angle Point (Southside)	/	/	/
766982	766982	12"	Water Line (Loop)	Public Water Line Easement	Angle Point (Southside)	Rainbow Blvd NW	/	/	/
766983	766983	One	DEFERRED CONSTRUCTION - MODIFIED PROCEDURE 'B' Traffic Signal and Flashing School Crossing Beacons	Rainbow Blvd NW	350' NW from SE Corner Tract C-1	N/A	/	/	/

The items listed below are on the CCP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		Approval of Creditable Items:	City User Dept. Signature	Date
							Inspector	P.E.			

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

1. "Median Curb" item includes median cuts and left turnbays to access proposed Tract C-1 and existing Tract A. "Standard Curb and Gutter" item includes private easements for access to Tract C-1.

2. Traffic signal item to be deferred until warranted. (Modified Procedure B)

3. Flashing School Crossing Beacons item to be deferred until warranted. (Modified Procedure B)

4. Private Drainage Easement on Tract C-2 to serve Tract C-1 (Condition for Final Plat Approval)

5. Sanitary Sewer Improvements within Rainbow Blvd NW constructed by CPN: 766981

6. ~~DRB 7.1 DEVELOPMENT AGREEMENT BY AGENCY~~ ~~RESERVED FOR FINAL APPROVAL~~

Traffic signage per D.R.C. review.

AGENT / OWNER: Gary R. Bittner, PE
 NAME (print): Gary R. Bittner
 SIGNATURE: [Signature] DATE: 10/10/07

AGENT / OWNER: High Mesa Consulting Group
 NAME (print): High Mesa Consulting Group
 SIGNATURE: [Signature] DATE: 10/10/07

AGENT / OWNER: [Signature] DATE: 10-10-07
 NAME (print): [Signature]
 SIGNATURE: [Signature] DATE: 10/10/07

AGENT / OWNER: [Signature] DATE: 10/10/07
 NAME (print): [Signature]
 SIGNATURE: [Signature] DATE: 10/10/07

AGENT / OWNER: [Signature] DATE: 10/10/07
 NAME (print): [Signature]
 SIGNATURE: [Signature] DATE: 10/10/07

AGENT / OWNER: [Signature] DATE: 10/10/07
 NAME (print): [Signature]
 SIGNATURE: [Signature] DATE: 10/10/07

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	10-21-2007	[Signature]	[Signature]	[Signature]
2	10-9-08	[Signature]	[Signature]	[Signature]

2006.181.9



**AMENDED
OFFICIAL NOTICE OF DECISION**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 10, 2007

Project# 1004071
07DRB-70245 BULK LAND VARIANCE

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract(s) C, **ANCIENT MESA**, zoned SU-1, SU-2 FOR SCHOOL AND SU-1, SU-2 FOR OPEN SPACE, located on RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). [REF: 05DRB-00511, 00512 AND 00513, 07DRB-00367] (C-9)

At the October 10, 2007 Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

07DRB-70246 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

With the signing of the infrastructure list dated 10/10/07, the preliminary plat was approved with the following conditions of final plat: Realignment of Rainbow to conform to VHSDP, and execution of development agreement with the ABCWUA.

OFFICIAL NOTICE OF DECISION

PAGE 2

If you wish to appeal this decision, you must do so by October 25, 2007, in the manner described below.


Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

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: Albuquerque Public Schools & New Mexico State Land Office – P.O. Box
25704 - Albuquerque, NM 87125

Cc: High Mesa Consulting Group – 6010-B Midway Park Blvd NE - 87109

Cc: Marilyn Maldonado, Planning Department, 4th floor, Plaza del Sol Bldg.
File

2007.184.3



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 17, 2010

Project# 1004071

10DRB-70030 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-1, **ANCIENT MESA SUBDIVISION**, zoned RO-20, located on the west side of RAINBOW BLVD NW between WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 63.313 acre(s). (C-9)

At the February 17, 2010, Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 4, 2010, in the manner described below.

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

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

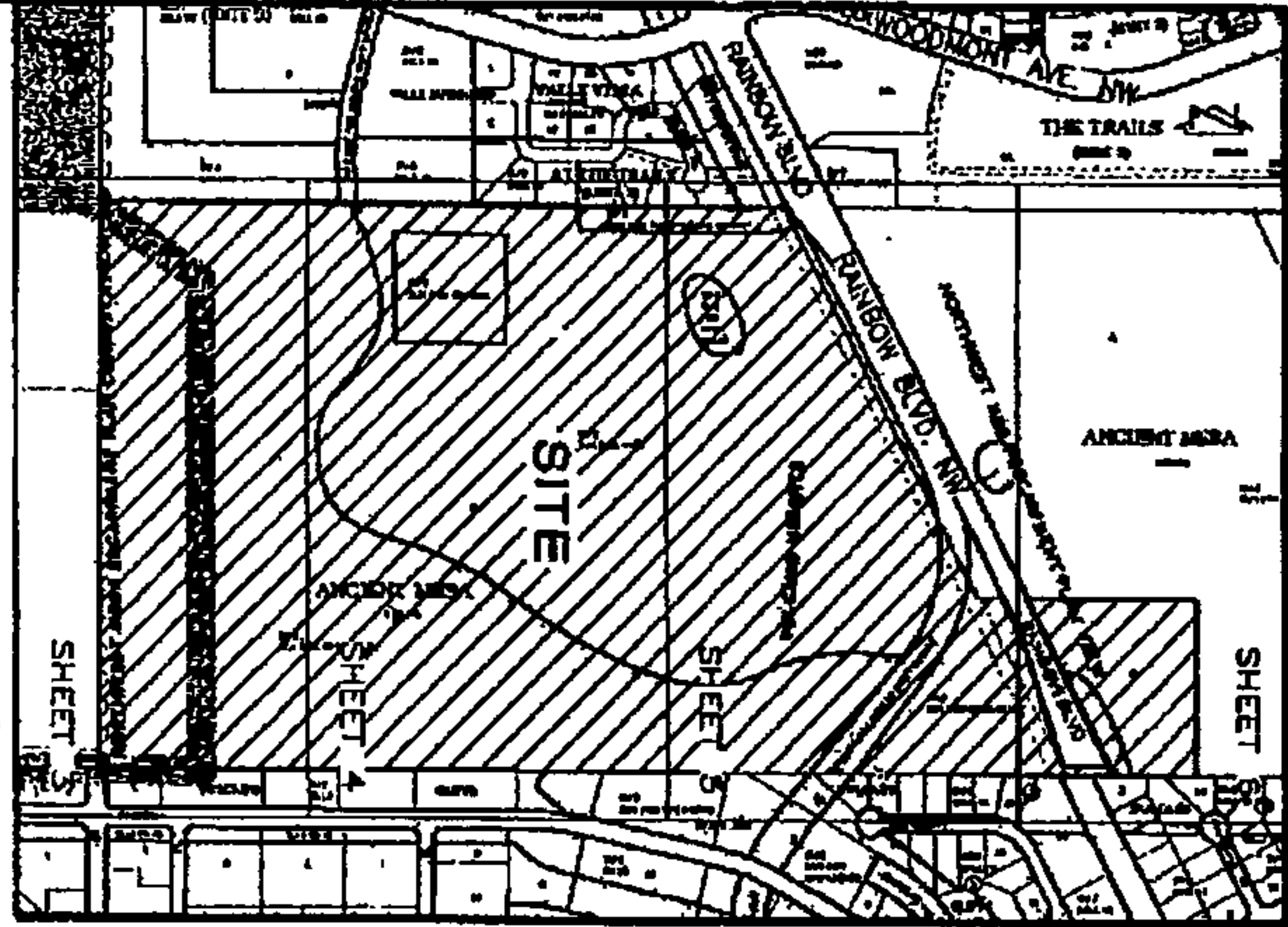
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Jack Cloud, AICP, DRB Chair

Cc: APS Facilities Design & Construction - P.O. Box 25704 - Albuquerque, NM 87125

Cc: High Mesa Consulting Group - 6010-B Midway Park Blvd. NE - Albuquerque, NM 87109

Marilyn Maldonado
file



VICINITY MAP/INDEX MAP C-9
SCALE 1" = 750'

The dedication of this land and all rights therein are approved by public and private rights of way issued by the Commissioner of Public Lands.

Patrick H. Lyons, Commissioner of Public Lands, State of New Mexico

DEDICATION AND FREE CONSENT
The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby dedicate to the City of Albuquerque in fee simple the public street rights-of-way and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

Patrick H. Lyons
Patrick H. Lyons, Commissioner of Public Lands,
New Mexico State Land Office

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was submitted to the New Mexico State Land Office for recording on 1/14/2008 by Cheryl Ferry, Assistant Commissioner.

PLAT OF
TRACT C-1, ANCIENT MESA
BULK LAND PLAT OF
TRACT C-2, ANCIENT MESA
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2008

TRACT C, ANCIENT MESA, ALBUQUERQUE, NEW MEXICO, as the same is shown and delineated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 02, 2006, Book 2006C, Page 40.

BULK LAND PLAT IMPROVEMENTS WATER DISCLOSURE (Tract C-2)

A variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat. Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal. The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats or Site Development Plans are approved. By its approval the City makes no representation or warranties as to availability of utilities or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items. It is understood that a separate notice of these conditions is to be recorded with the County Clerk at the time of final plat recording.

NEW MEXICO STATE LAND OFFICE
COUNTY CLERK FILING DATA

Doc# 2008013178
FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, JANUARY 14, 2008.

DRB PROJECT NUMBER 1004071
APPLICATION NUMBER 07DRB-00376, 07DRB-70245

APPROVALS:

Pat Clark 1/23/08
DRB/CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO
Cheryl Ferry 1/23/08
ARCHUA
Bradley J. Bingham 1/23/08
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO
Bradley J. Bingham 1/23/08
AMAFCA
Christina Dandora 1/23/08
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO
Christina Dandora 1/23/08
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO
Cheryl Ferry 1/14-08
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO
N/A
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO

THE CITY OF ALBUQUERQUE
PLAT OF TRACT C-2, ANCIENT MESA
COUNTY OF BERNALILLO, NEW MEXICO
1/14/08

SURVEYORS CERTIFICATION
I, Charles G. Cold, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify that this plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

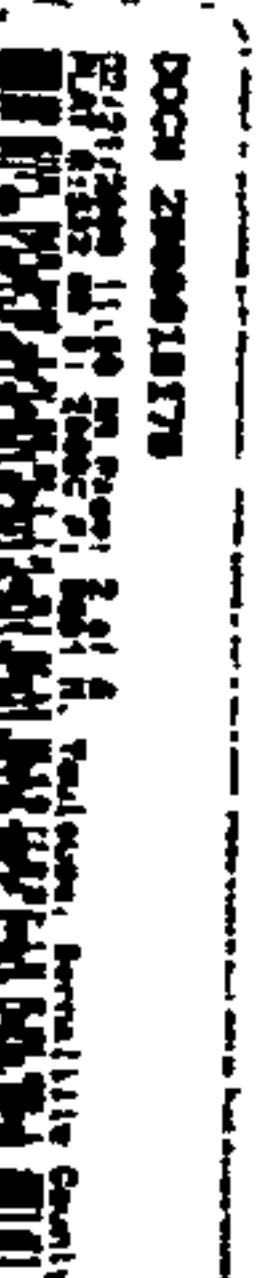
Charles G. Cold, Jr.
Charles G. Cold, Jr., N.M.P.S. 11184
01-14-2008
Date



HIGH MESA Consulting Group
CONSULTING ENGINEERS AND ARCHITECTS, INC.
4070-B MENWAY PARK BLVD, NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE 505.245.4230 • FAX: 505.245.4234 • www.highmesaeng.com
JOB #2006.0119 FINAL

**PLAT OF
TRACT C-1, ANCIENT MESA
BULK LAND PLAT OF
TRACT C-2, ANCIENT MESA
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2008**

COUNTY CLERK FILING DATA



KEYED NOTES

- Notes:
- A boundary survey was performed in October and November, 2004 and verified in July, 2007. Property corners were found or set as indicated.
 - Site located within Section 16, Township 11 N, Range 2 E, N.M.P.M.
 - All distances are ground distances.
 - Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from N.G.S. Control Station "Union" using NAD 83 coordinates.
 - Street mileage created by this plat = 0.29 miles (half-width, Rainbow Boulevard N.W.).
 - The majority of the property surveyed hereon has a Zone X designation which is further described as "Area determined to be outside 500-year floodplain"; an area in the southwestern portion of Tract C (Book Negro Arroyo) of the property surveyed hereon has a Zone A designation which is further described as "Special Flood Hazard Area Inundated by 100-year flood, no base flood elevation determined" based upon review of the National Flood Insurance Program, Flood Insurance Rate Maps, Panel 111 of 825, dated November 19, 2003.

- The purpose of this plat is to:
 - Create 1 (one) tract (C-1) for the acquisition by Albuquerque Public Schools and 1 (one) bulk land tract (C-2) to be retained by the New Mexico State Land Office from Tract C, Ancient Mesa Boulevard N.W. as shown.
 - Dedicate in fee simple the right-of-way half-width for Rainbow Boulevard N.W. as shown.
 - Grant the Albuquerque Bernalillo County Water Utility Authority waterline easement as shown.
 - Grant the private drainage easements as shown.
- The following documents were utilized for the preparation of this survey:
 - Survey records of T11N, R2E, N.M.P.M. GLO/BLM surveys (1857, 1876, 1894, 1895 & 1911).
 - USA Patent Number 1224863 filed April 11, 1884, Book D209A, Pages 186-187, Doc.#8428328.
 - Commitment for Title Insurance File No. 8212000930 prepared by LandAmerica Albuquerque File dated November 02, 2007.
 - Plat of The Trails filed December 15, 2003, Book 2003C, Page 375, Records of Bernalillo County, New Mexico.
 - Plat of Volcano Cliffs Subdivision, Unit No. 16 filed March 17, 1971, Book D4, Page 115, Records of Bernalillo County, New Mexico.
 - Plat of Volcano Cliffs Subdivision, Unit No. 14 filed August 12, 1970, Book D4, Page 88, Records of Bernalillo County, New Mexico.
 - Plat of Volcano Cliffs Subdivision, Unit No. 13 filed July 29, 1970, Book D4, Page 87, Records of Bernalillo County, New Mexico.
 - Plat of Volcano Cliffs Subdivision, Unit No. 12 filed August 14, 1970, Book D4, Page 91, Records of Bernalillo County, New Mexico.
 - Plat of Volcano Cliffs Subdivision, Unit No. 10 filed July 29, 1970, Book D4, Page 84, Records of Bernalillo County, New Mexico.
 - Plat of Bond Ranches filed January 19, 1978, Book D8, Page 71, Records of Bernalillo County, New Mexico.
 - Flood Insurance Rate Map, Bernalillo County, New Mexico, Panel 111 of 825 dated November 19, 2003.
 - Plat of Ancient Mesa filed February 02, 2006, Book 2006C, Page 40, Records of Bernalillo County, New Mexico.
 - Plat of The Trails, Unit 2 filed March 07, 2006, Book 2006C, Page 75, Records of Bernalillo County, New Mexico.
 - Plat of The Trails, Unit 3 filed March 16, 2006, Book 2006C, Page 85, Records of Bernalillo County, New Mexico.
 - Plat of Valle Vista of The Trails, Unit 2 filed October 16, 2006, Book 2006C, Page 308, Records of Bernalillo County, New Mexico.
 - Plat of The Trails, Unit 3A filed December 21, 2007, Book 2007C, Page 352, Records of Bernalillo County, New Mexico.
- Gross subdivision acreage = 143.3292 acres.
- Current zoning on site is SU-2, SU-1 for Park, SU-1 for School and SU-1 for Open Space, based upon review of the City of Albuquerque Zone Atlas.
- Tract C-2 is subject to a 100-year floodplain as shown on the National Flood Insurance Program "Flood Insurance Rate Map". Any development of this property must conform to the City of Albuquerque Flood Hazard Ordinance. The property may be subject to the flood insurance requirements of the Federal Emergency Management Agency (FEMA).
- The property surveyed hereon is subject to the Notice of Subdivision Plat Conditions, filed 02-02-2006, Book A111, Page 5451, Document No. 2006015526, Records of Bernalillo County, New Mexico.
- No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat.

BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
E1	S 89°43'35" E	87.88'
E2	S 27°08'25" E	138.72'
E3	S 89°43'35" E	170.01'
E4	N 00°18'25" W	120.00'
E5	N 89°43'35" W	180.00'
E6	S 00°18'25" W	120.00'

EASEMENT TABLE

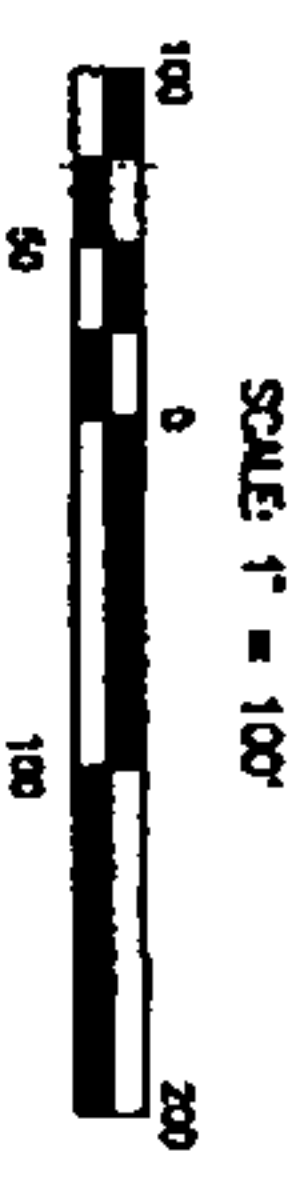
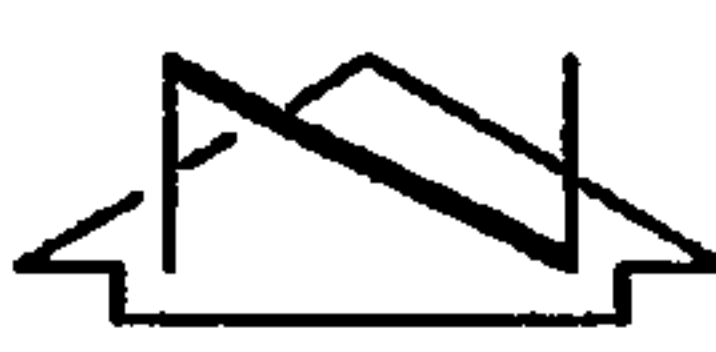
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
E1	S 27°08'25" E	20.00'	E18	N 00°18'25" W	110.22'
E2	S 62°51'35" W	48.00'	E19	N 00°18'25" W	110.22'
E3	S 27°08'25" E	765.01'	E20	N 89°43'35" W	196.88'
E4	S 00°18'25" W	12.65'	E21	N 00°18'25" W	151.12'
E5	S 89°43'35" E	62.78'	E22	S 27°08'25" E	49.80'
E6	S 27°08'25" E	22.53'	E23	N 89°43'35" W	151.12'
E7	N 89°43'35" W	1739.02'	E24	N 89°43'35" W	151.12'
E8	N 49°22'00" W	1345.82'	E25	S 42°16'15" E	70.99'
E9	N 00°18'25" W	214.18'	E26	S 43°52'40" E	189.38'
E10	S 89°43'35" E	2168.20'	E27	S 50°38'17" E	182.57'
E11	S 27°08'25" E	393.06'	E28	S 18°26'35" E	58.63'
E12	N 82°51'35" E	49.80'	E29	N 89°43'35" W	110.22'
E13	S 27°08'25" E	865.84'	E30	N 89°43'35" W	151.12'
E14	S 00°18'25" W	7.78'	E31	N 89°43'35" W	151.12'
E15	S 00°18'25" W	1639.50'	E32	N 43°52'40" W	196.88'
E16	N 89°43'35" W	1858.50'	E33	N 42°18'15" W	136.57'
E17	N 49°22'00" W	430.80'	E34	N 30°29'29" W	172.93'
E18	N 00°18'25" E	194.91'	E35	N 23°01'38" W	172.93'
E19	S 89°43'35" E	317.40'	E36	S 89°43'35" E	218.84'
E20	S 27°08'25" E	33.73'	E37	S 00°18'25" W	116.29'
E21	N 89°43'35" W	175.30'	E38	S 89°43'35" E	35.00'
E22	N 89°43'35" W	31.83'	E39	N 00°18'25" E	20.00'
E23	N 89°43'35" W	38.21'	E40	N 89°43'35" W	15.00'
E24	S 27°08'25" W	2216.45'	E41	N 00°18'25" E	18.00'
E25	S 27°08'25" E	893.10'	E42	N 00°18'25" E	96.25'
E26	S 89°43'35" E	96.97'	E43	N 00°18'25" E	288.29'
E27	N 89°43'35" W	57.00'	E44	N 49°22'00" W	288.29'
E28	N 00°18'25" W	128.38'	E45	S 89°43'35" E	63.75'
E29	N 49°22'00" W	28.25'	E46	S 40°38'00" W	63.75'
E30	N 00°18'25" E	79.74'	E47	N 49°22'00" W	589.73'
E31	S 89°43'35" E	32.65'	E48	N 49°22'00" W	94.96'
E32	S 89°43'35" E	577.43'	E49	S 49°22'00" W	120.83'
E33	S 89°43'35" E	1306.32'	E50	S 04°22'00" E	112.55'
E34	S 27°08'25" E	11.27'	E51	S 00°18'25" W	86.70'
E35	N 89°43'35" W	1311.52'	E52	S 89°43'35" E	20.00'
E36	N 89°43'35" W	577.43'	E53	N 00°18'25" E	66.70'
E37	N 89°43'35" W	38.74'	E54	S 89°43'35" E	64.27'
E38	N 89°43'35" W	100.62'	E55	S 00°18'25" W	35.00'
E39	N 00°18'25" E	10.00'	E56	S 89°43'35" E	35.00'
E40	S 89°43'35" E	103.98'	E57	N 00°18'25" E	35.00'
E41	S 00°18'25" E	190.00'	E58	S 89°43'35" E	88.44'
E42	S 22°42'55" W	228.43'	E59	S 27°08'25" E	286.44'
E43	S 22°42'55" E	44.09'	E60	S 82°51'35" W	28.10'
E44	S 66°31'40" E	130.86'	E61	S 27°08'25" E	35.00'
E45	S 23°52'55" E	139.18'	E62	N 82°51'35" E	24.30'
E46	N 89°43'35" E	140.45'	E63	N 82°51'35" E	24.30'
E47	N 89°43'35" W	184.45'	E64	N 89°43'35" W	13.00'
E48	N 89°43'35" W	184.45'	E65	N 27°08'25" W	22.91'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
E01	57.00'	143.01'	S 103°34'4" W	108.34'	143.9511°
E02	23.00'	33.12'	S 41°31'23" W	30.33'	82.2935°
E03	159.33'	45.52'	N 82°08'22" E	45.57'	167271°
E04	210.87'	60.19'	N 82°08'22" E	59.99'	167271°
E05	210.87'	60.19'	S 81°29'24" E	59.99'	167271°
E06	159.33'	45.52'	S 81°29'24" E	45.57'	167271°
E07	159.33'	45.52'	N 81°29'24" W	45.57'	167271°
E08	200.67'	57.34'	N 81°29'24" W	57.14'	167271°
E09	200.67'	57.34'	S 82°08'22" W	57.14'	167271°
E10	159.33'	45.52'	S 82°08'22" W	45.52'	167271°
E11	49.95'	24.87'	N 37°54'47" W	24.81'	283111°
E12	60.67'	26.61'	S 42°38'31" E	26.49'	297094°

- NOT USED
- NOT USED
- NOT USED
- EASEMENTS - OFFSITE
 - 156' PUBLIC ROADWAY EASEMENT GRANTED BY PLAT 2003C-376, DEDICATED AS 156' PUBLIC RIGHT-OF-WAY, RAINBOW BOULEVARD N.W., BY PLAT 2004C-332.
 - 50' SOUTHERN UNION GAS CO. EASEMENT GRANTED BY DOCUMENT FILED 03-29-1956, BOOK D346, PAGE 356, DOC. #90558
 - NOT USED
 - NOT USED
 - 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-86
 - 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-87
 - 50' GAS RIGHT-OF-WAY DEPICTED BY PLAT D4-87
 - 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-91
 - DRAINAGE AND UTILITY RIGHT-OF-WAY GRANTED BY PLAT D4-91
 - 64' ACCESS EASEMENT GRANTED BY PLAT D6-71
 - CITY OF ALBUQUERQUE TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 2007C-352
 - CENTERLINE OF 48' PUBLIC ROADWAY EASEMENT RESERVED BY PLAT 2007C-352 EASEMENTS - ONSITE
 - 50' PNM GAS SERVICES EASEMENT GRANTED BY PLAT 2006C-40
 - CITY OF ALBUQUERQUE PUBLIC ROADWAY, ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WATER AND SANITARY SEWER, AND CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY PLAT 2006C-40
 - NEW EASEMENTS
 - 20' ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WATERLINE EASEMENT GRANTED BY THIS PLAT
 - CITY OF ALBUQUERQUE PUBLIC ROADWAY EASEMENT GRANTED BY THIS PLAT
 - 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
 - PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACT C-1, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT C-1
 - PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACT C-1, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT C-1.
 - MONUMENTS
 - FOUND USGLO BRASS CAP
 - SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
 - FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
 - FOUND USGLO BRASS CAP, NOT HONORED (USED FOR LINE ONLY)
 - FOUND COA BRASS CAP STAMPED "1-09V"
 - FOUND BLM BRASS CAP
 - FOUND #5 REBAR W/CAP STAMPED "G. GRITSKO"
 - FOUND #5 REBAR W/CAP STAMPED "US 9878", NOT HONORED

HIGH MESA Consulting Group

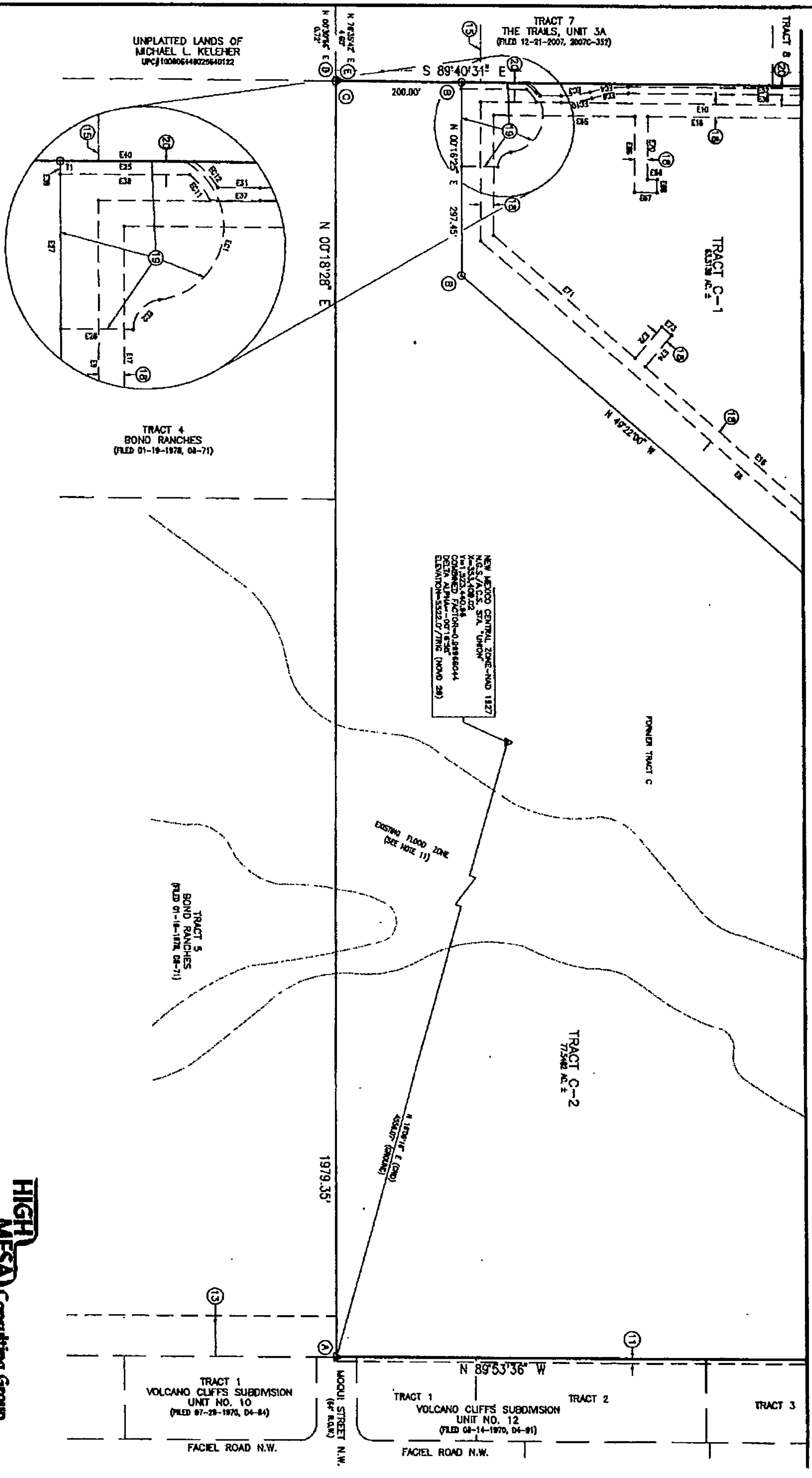
CONSULTING ENGINEERS AND ARCHITECTS, INC.
4016-B MIDWAY PARK BLVD., NE - ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4280 • FAX: 505.345.4281 • WWW.HIGHMESA-CG.COM
JOB #2006.1813 FINAL



PLAT OF
TRACT C-1, ANCIENT MESA
BULK LAND PLAT OF
TRACT C-2, ANCIENT MESA
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2008

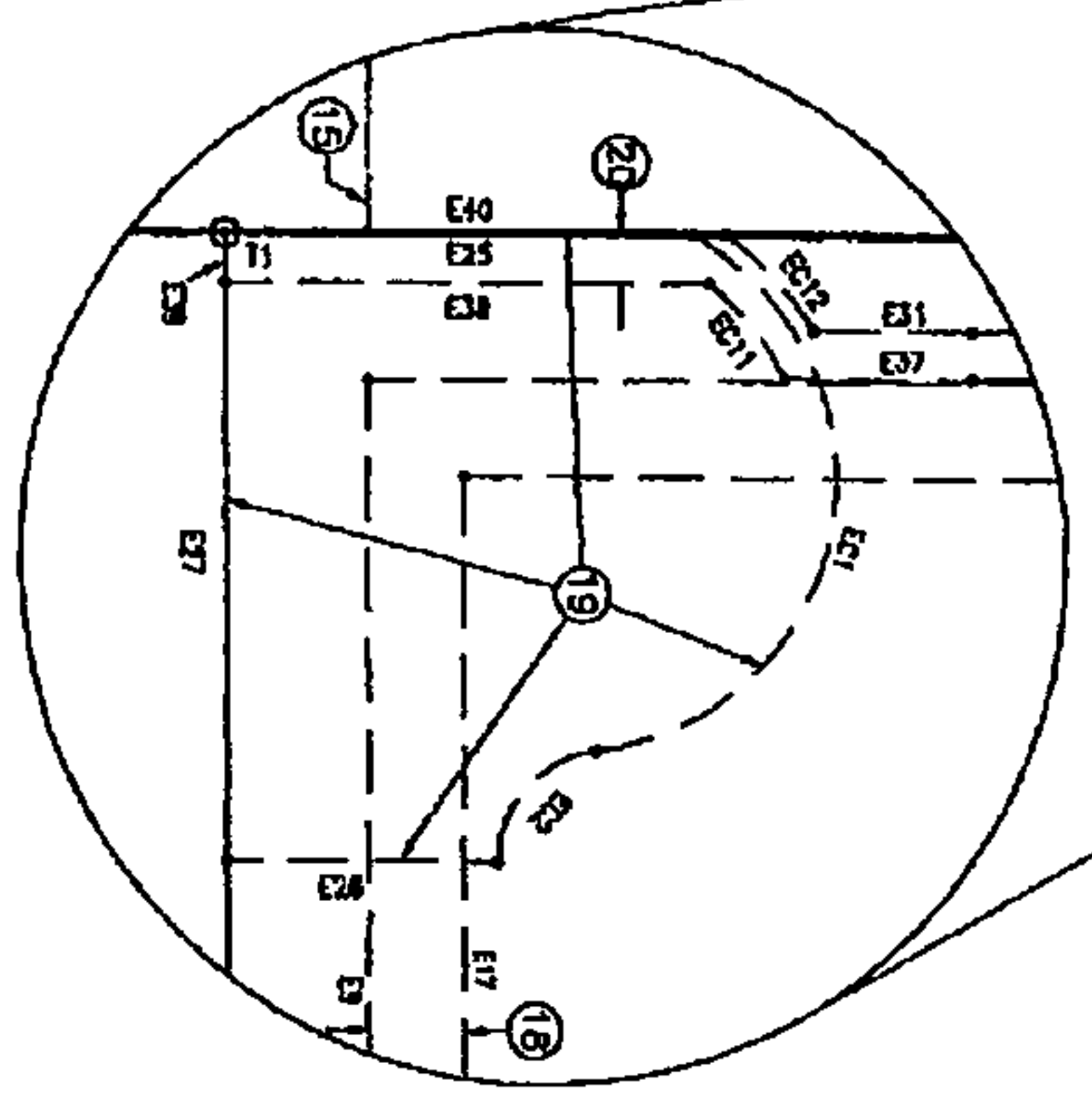
MATCH LINE - FOR CONTINUATION SEE SHEET 4

BOOK 200813178
PAGE 1
COUNTY CLERK FILING DATA

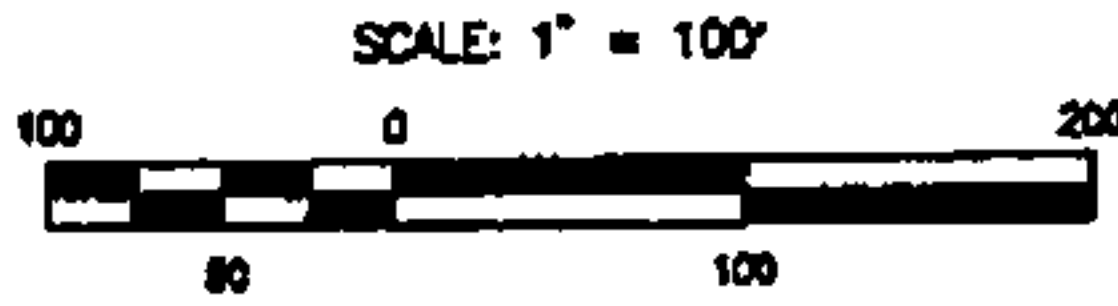


NEW MEXICO GENERAL ZONE-MAD 1827
N 89°53'36" W
775.942 AC ±
COMBINED FACTOR-0.9888044
DELTA ALPHA--00'16.53"
ELEVATION-5522.07/TMG (NOAD 28)

EASEMENT BLOWUP
SCALE: 1" = 50'



HIGH MESA Consulting Group
CONSULTING, SURVEYING AND ARCHITECTURE, INC.
4016-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.545.4250 • FAX: 505.546.4254 • www.hightmesa.com
JOB # 2008.18.1.3 (FINAL)

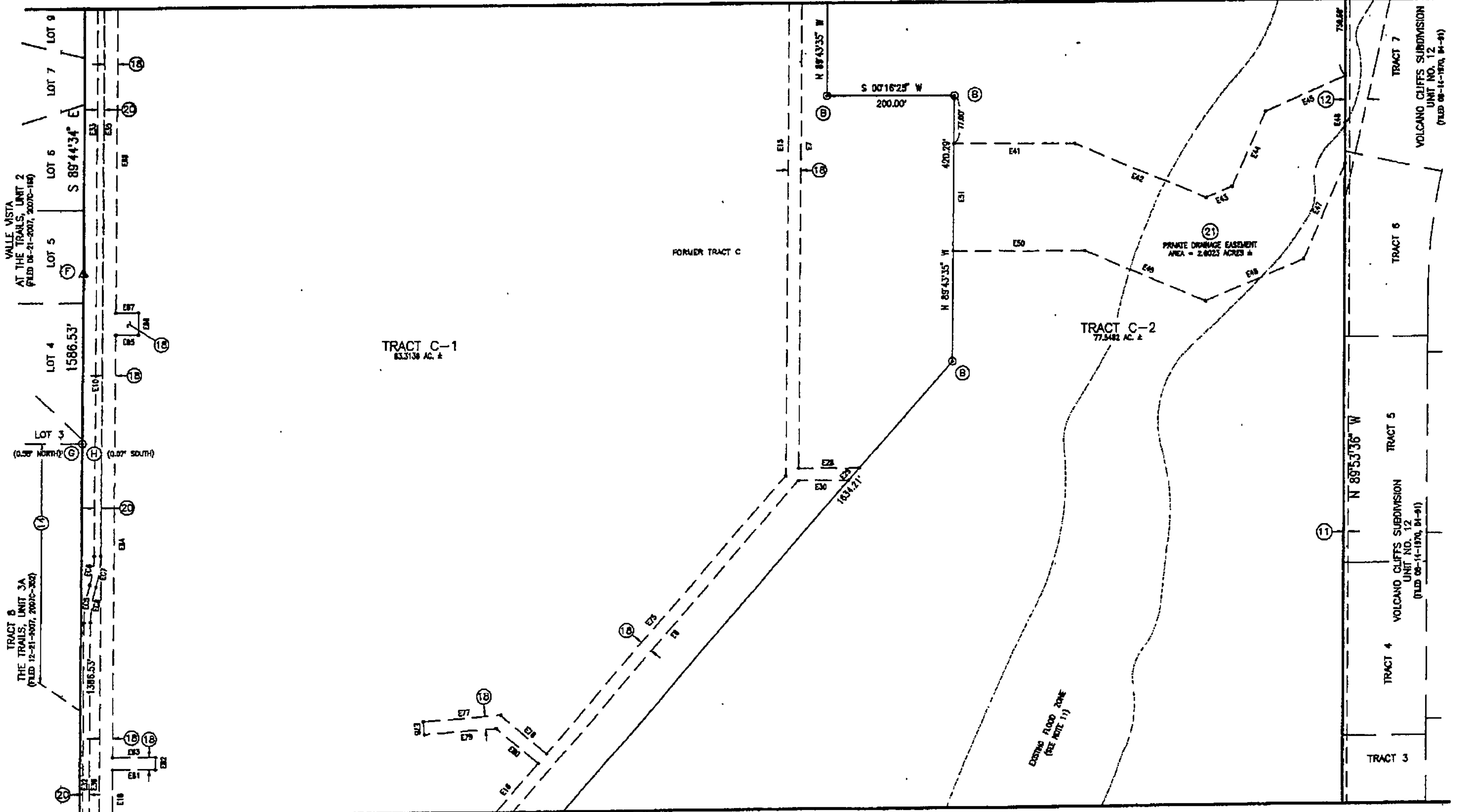


PLAT OF
TRACT C-1, ANCIENT MESA
BULK LAND PLAT OF
TRACT C-2, ANCIENT MESA
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2008

DOC# 2008010170
REC'D 1/23/08 11:01 AM
REC'D 1/23/08 11:01 AM
REC'D 1/23/08 11:01 AM

COUNTY CLERK FILING DATA

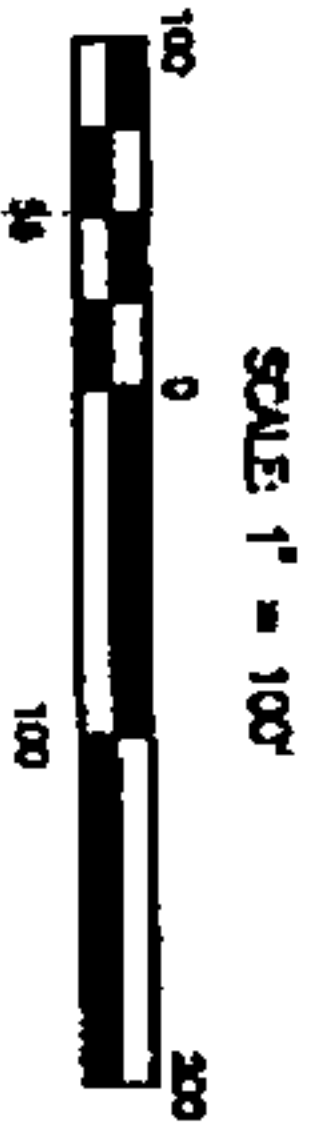
MATCH LINE - FOR CONTINUATION SEE SHEET 5



MATCH LINE - FOR CONTINUATION SEE SHEET 3

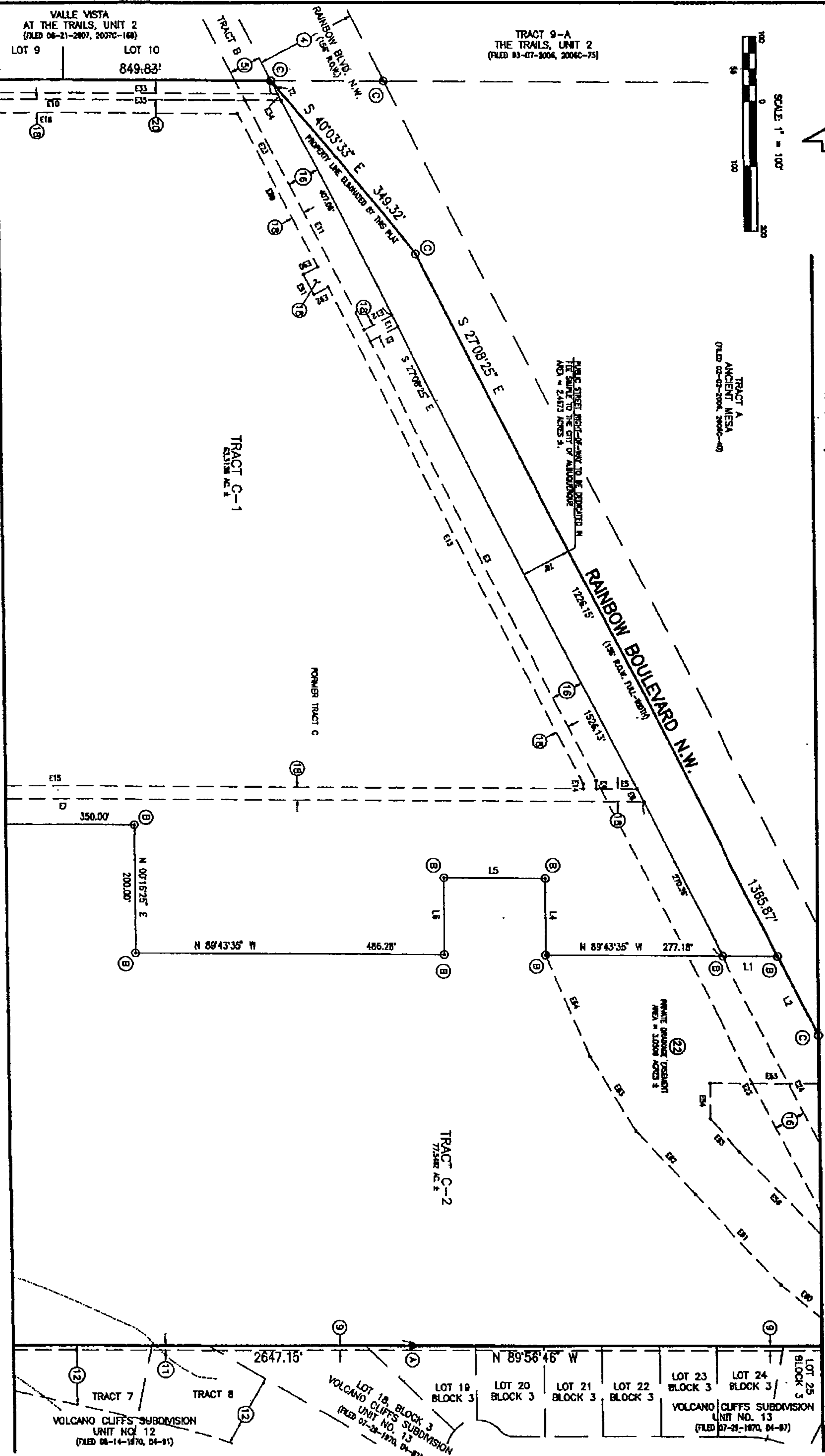
HIGH MESA Consulting Group

FORMERLY JEFF MORSE AND ASSOCIATES, INC.
4810-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 805.345.4250 • FAX: 805.345.4254 • www.highmesacg.com
JOB #2008.181.9 FINAL



PLAT OF
TRACT C-1, ANCIENT MESA
BULK LAND PLAT OF
TRACT C-2, ANCIENT MESA
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2008

MATCH LINE - FOR CONTINUATION SEE SHEET 6



MATCH LINE - FOR CONTINUATION SEE SHEET 4

COUNTY CLERK FILING DATA

BOOK 2008015178
 PAGE 11
 FILED 01-28-2008
 ALBUQUERQUE, NEW MEXICO

HIGH MESA Consulting Group

CONSULTING ENGINEERS AND ARCHITECTS, INC.
 4010-B ADWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
 PHONE: 505.345.4290 • FAX: 505.345.4294 • WWW.HIGHMESA.COM
 109 (2008.181) 5 FINAL

PLAT OF
TRACT C-1, ANCIENT MESA
BULK LAND PLAT OF
TRACT C-2, ANCIENT MESA
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2008

DOC# 2006819178
FILED 02-02-2008, 2006C-40

COUNTY CLERK FILING DATA

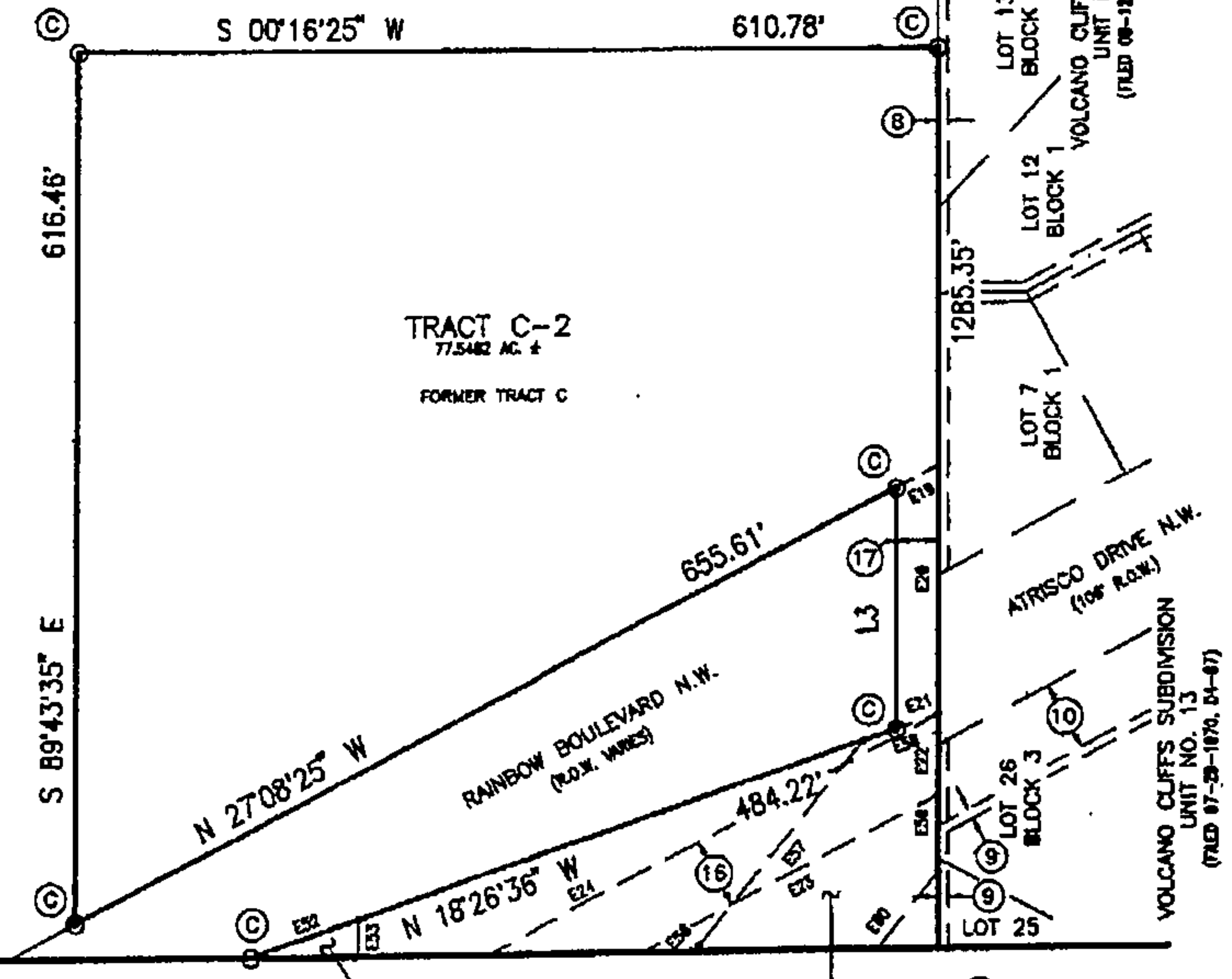
SCALE: 1" = 100'



TRACT B
ANCIENT MESA
(FILED 02-02-2008, 2006C-40)

TRACT A
ANCIENT MESA
(FILED 02-02-2008, 2006C-40)

TRACT B-A
THE TRAILS, UNIT 2
(FILED 03-07-2008, 2006C-75)



MATCH LINE -- FOR CONTINUATION SEE SHEET 5

PRIVATE DRAINAGE EASEMENT
AREA = 3.0206 ACRES ±

HIGH MESA Consulting Group
FORMERLY JEFF MORTENSON AND ASSOCIATES, INC.

4010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com
JOB #2006.181.3 FINAL



JEFF MORTENSEN AND ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS SURVEYORS (505) 345-4250

FOR: Angela Gomez

FOR: DRB# 1004071

CPN: # 766982

TRANSMITTAL

TO: TRANSPORTATION
 DEVELOPMENT
 ONE STOP

DATE: 5/23/2007

FROM: JEFF MORTENSEN

PROJECT: TRACT C, ANCIENT MESA

ATTN: WILFRED GALLEGOS

JOB NO: 2006.180.2

XC KEVIN BRODERICK

FILE

MARTY ECKERT

JANET LACY

VIA: Delivery Pickup Mail

WE ARE SENDING:

QTY.	DESCRIPTION	FOR
1	TRAFFIC SIGNAL PRE-DESIGN RECAP	YOUR RECORDS

REMARKS:

BASED UPON THE E-MAIL RESPONSES RECEIVED FROM YOU AND KEVIN BRODERICK, PLUS OUR CONVERSATION YESTERDAY, WE UNDERSTAND THAT THE CITY IS AN AGREEMENT WITH THE ATTACHED PRE-DESIGN RECAP ADDRESSING ONE FUTURE TRAFFIC TO SERVE THE NEW VOLCANO VISTA HIGH SCHOOL AND THE PROPOSED MIDDLE SCHOOL, ELEMENTARY SCHOOL AND SOCCER COMPLEX ACROSS THE STREET (RAINBOW) TO THE WEST ON TRACT C, ANCIENT MESA.

LET US KNOW IF YOU HAVE ANY QUESTIONS OR IF WE CAN PROVIDE ADDITIONAL INFORMATION.

Jeffrey G. Mortensen

From: Jeffrey G. Mortensen
Sent: Monday, May 21, 2007 1:29 PM
To: Gallegos, Wilfred A.; 'Broderick, Kevin P.'
Subject: NW MESA EDUCATION CORRIDOR TRAFFIC SIGNAL

Guys,

I prepare a recap using the standard Hydrology form. Attached is a "draft" for your review and comment. The Exhibit is not included. It's a portion of the Zone Atlas with locations for future signals identified by Keyed Notes and described as follows:

- Proposed signal @ PDN/Rainbow (By Others)
- Proposed signal @ Woodmont/Rainbow (By Others)
- Proposed signal @ HS/(MS, ES, SOCCER) – By APS
- Location of next signal south of this point undetermined & a function of future Rainbow R.O.W.

Thanks,
Jeff

CITY OF ALBUQUERQUE
DEVELOPMENT & BUILDING SERVICES CENTER
PLANNING DEPARTMENT/TRANSPORTATION DEVELOPMENT SECTION

CONFERENCE RECAP

ZONE ATLAS PAGE NUMBER: C-9 DATE: 05/09/2007
CROSS REFERENCE NUMBERS: EPC _____ DRB 07DRB-00376 (SKETCH PLAT) DRC _____
SUBJECT: NW EDUCATION CORRIDOR (SLO PROPERTY) FUTURE APS MS, ES & SOCCER COMPLEX
STREET ADDRESS: RAINBOW BLVD NW
SUBDIVISION NAME: PORTION OF TRACT C, ANCIENT MESA

TYPE OF APPROVAL

- PRELIMINARY & FINAL PLAT
 BUILDING PERMIT
 GRADING PERMIT
 SITE DEVELOPMENT PLAN FOR SUBDIVISION
 OTHER WORK ORDER FOR REQUIRED INFRASTRUCTURE

<u>ATTENDEE:</u>	<u>ORGANIZATION:</u>	<u>PHONE:</u>
JEFF MORTENSEN	JMA (FOR APS)	345-4250
WILFRED GALLEGOS	TRANSPORTATION DEVELOPMENT	924-3991
KEVIN BRODERICK	STREET MAINTENANCE	857-8693

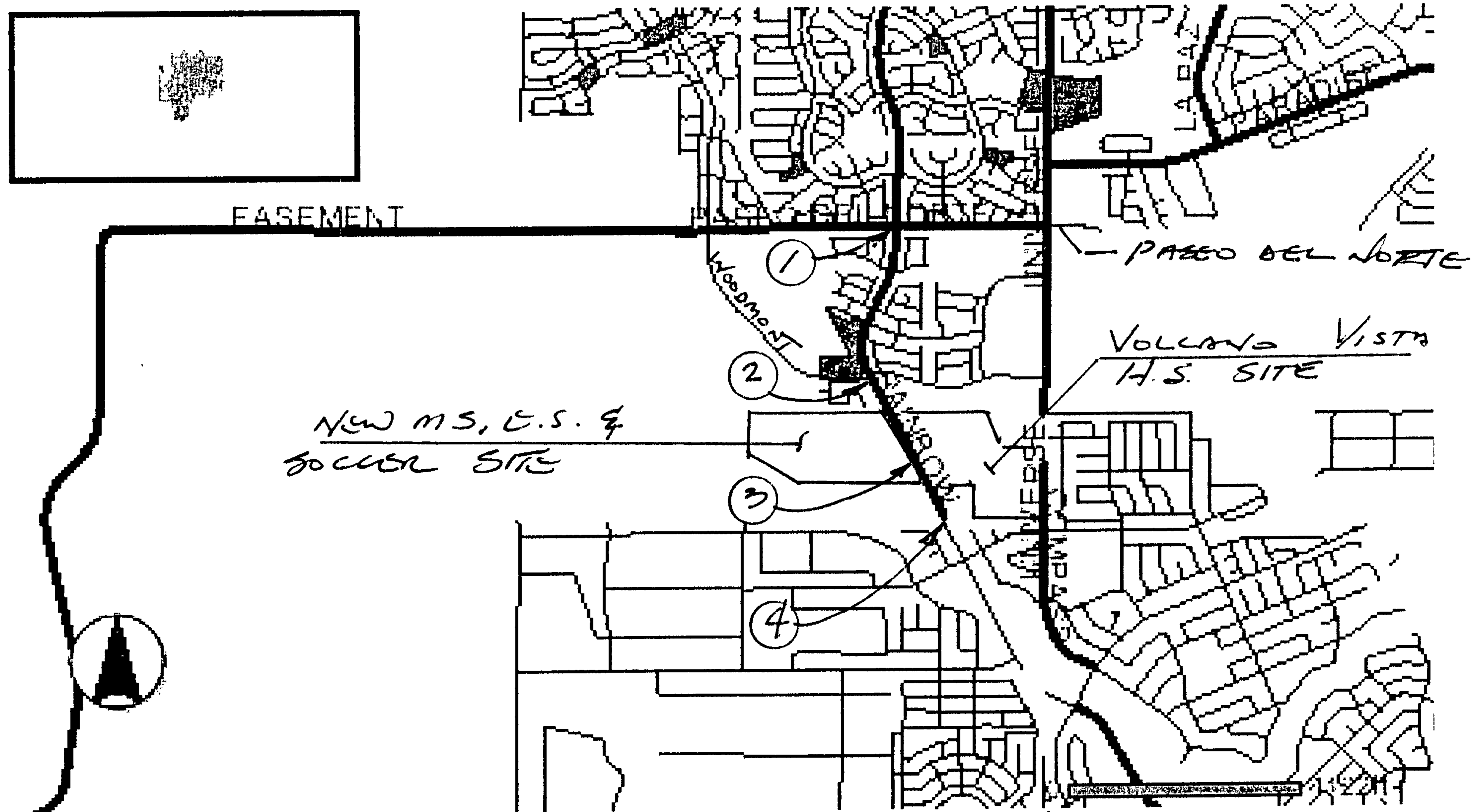
FINDINGS:

1. THE PROPOSED PROJECT WILL CONSIST OF THE FOLLOWING:
 - APS MIDDLE SCHOOL ON PROPOSED TRACT C-1, ANCIENT MESA
 - APS ELEMENTARY SCHOOL ON PROPOSED TRACT C-1, ANCIENT MESA
 - APS SOCCER COMPLEX ON PROPOSED TRACT C-1, ANCIENT MESA
 - INTERACTION BETWEEN THE NEW SCHOOLS AND THE VOLCANO VISTA HS UNDER CONSTRUCTION ON TRACT A, ANCIENT MESA
 - PROPOSED TRACT C-2, ANCIENT MESA BECOMING OPEN SPACE AT A LATER DATE (NO PROPOSED DEVELOPMENT)
2. A TRAFFIC SIGNAL WILL BE WARRANTED AT A LATER DATE
3. A TRAFFIC SIGNAL SHALL NOT BE INSTALLED UNTIL WARRANTED
4. THE TRAFFIC SIGNAL SHALL SERVE APS ONLY THEREFORE SHALL BE THE RESPONSIBILITY OF APS TO DESIGN AND CONSTRUCT THE SIGNAL WHEN WARRANTED (APS SHALL PAY 100%)
5. THE DESIGN OF THE TRAFFIC SIGNAL SHALL FOLLOW THE CITY DRC WORK ORDER PROCESS
6. THE FUTURE TRAFFIC SIGNAL SHALL BE CONSIDERED REQUIRED INFRASTRUCTURE HENCE MUST APPEAR ON THE INFRASTRUCTURE LIST FOR PRELIMINARY PLAT APPROVAL
7. THE TRAFFIC SIGNAL SHALL REQUIRE A SEPARATE SIA, EITHER A MODIFIED "B" OR A "C"
8. PRELIMINARY ENGINEER'S ESTIMATE FOR THE SIGNAL IS \$250,000 PLUS STANDARD CITY MARK-UPS ASSOCIATED WITH THE FINANCIAL GUARANTY AMOUNT APPROVAL PROCESS
9. THE ATTACHED SKETCH (EXHIBIT A) DEPICTS ANTICIPATED SIGNAL SPACING FOR THE RAINBOW BLVD CORRIDOR
10. SPACING OF A SIGNAL SOUTH OF THE BOCA NEGRA ARROYO CAN NOT BE DETERMINED YET; IT WILL BE A FUNCTION OF THE FUTURE ALIGNMENT OF RAINBOW REQUIRING R.O.W. ACQUISITION AND/OR DECICATION

THE UNDERSIGNED AGREE THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE ONLY SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THE FINDINGS ARE NOT REASONABLE OR THAT THEY ARE BASED UPON INACCURATE INFORMATION.

SIGNED: _____ SIGNED: _____
TITLE: CONSULTANT TITLE: TRANSPORTATION DEVELOPMENT
DATE: 05-22-2007 DATE: _____

NOTE: PLEASE PROVIDE A COPY OF THIS RECAP WITH EACH RELATED SUBMITTAL
JMA PROJECT NO. 2006.180.2



- ① PROPOSED SIGNAL @ PDN/RAINBOW (BY OTHERS)
- ② PROPOSED SIGNAL @ WOODMONT/RAINBOW (BY OTHERS)
- ③ PROPOSED SIGNAL @ HS/(MS, ES, SOCCER) BY - ARS
- ④ LOCATION OF NEXT SIGNAL SOUTH OF THIS POINT UNDETERMINED & A FUNCTION OF FUTURE RAINBOW R.O.W.

Jeffrey G. Mortensen

From: Gallegos, Wilfred A. [WGallegos@cabq.gov]
Sent: Monday, May 21, 2007 2:33 PM
To: Jeffrey G. Mortensen; Broderick, Kevin P.
Subject: RE: THIS IS THE CORRECT RECAP

Looks okay to me.

wg

From: Jeffrey G. Mortensen [mailto:JMortensen@jmainc.org]
Sent: Monday, May 21, 2007 1:35 PM
To: Gallegos, Wilfred A.; Broderick, Kevin P.
Subject: THIS IS THE CORRECT RECAP

OOPS! This is the correct recap. Sorry.
Jeff

Jeffrey G. Mortensen

From: Broderick, Kevin P. [KBroderick@cabq.gov]
Sent: Monday, May 21, 2007 2:14 PM
To: Jeffrey G. Mortensen; Gallegos, Wilfred A.
Subject: RE: THIS IS THE CORRECT RECAP

OK with me if OK with Wilfred

Kevin Broderick, PE
Manager, Traffic Engineering
505-857-8693 fax:505-857-8687
P.O. Box 1293
Albuquerque, NM 87103
email: kbroderick@cabq.gov

From: Jeffrey G. Mortensen [mailto:JMortensen@jmainc.org]
Sent: Monday, May 21, 2007 1:35 PM
To: Gallegos, Wilfred A.; Broderick, Kevin P.
Subject: THIS IS THE CORRECT RECAP

OOPS! This is the correct recap. Sorry.
Jeff

2007-184.3

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: <u>Albuquerque Public Schools, Facilities Design & Construction</u>	PHONE: <u>505-848-8810</u>
ADDRESS: <u>P.O. Box 25704</u>	FAX: _____
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87125</u>	E-MAIL: _____
Proprietary interest in site: <u>Owners</u>	
AGENT (if any): <u>High Mesa Consulting Group</u>	PHONE: <u>505-345-4250</u>
ADDRESS: <u>6010-B Midway Park Blvd. NE</u>	FAX: <u>505-345-4254</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>dtrujillo@highmesacg.com</u>

DESCRIPTION OF REQUEST: Subdivision Improvements Agreement Extension

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 C-1 Block: _____ Unit: _____

Subdiv. / Addn. Ancient Mesa

Current Zoning. RO-20 Proposed zoning: n/a

Zone Atlas page(s): C-9 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): +/- 63.313 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. 100906417714030202 MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS On or Near: 8101 Rainbow Boulevard, NW
Between: Woodmont Avenue, NW and Rosa Parks Road, NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB 1004071, 07DRB-00376, 07DRB-70245, 05DRB-00511, 00512 and 00513

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: April 05, 2007

SIGNATURE Debie LeBlanc Trujillo DATE January 19, 2010

(Print) Debie LeBlanc Trujillo for High Mesa Consulting Group Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10 DRB - 70030</u>	<u>SIA</u>	<u>5(2)</u>	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	_____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	_____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	_____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>02/17/10</u>	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 145.00</u>

Sandy Handley 01/19/10
Planner signature / date

Project # 1004071

FORM S(2): SUBDIVISION - D.R B PUBLIC HEARING

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

PLEASE NOTE. There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

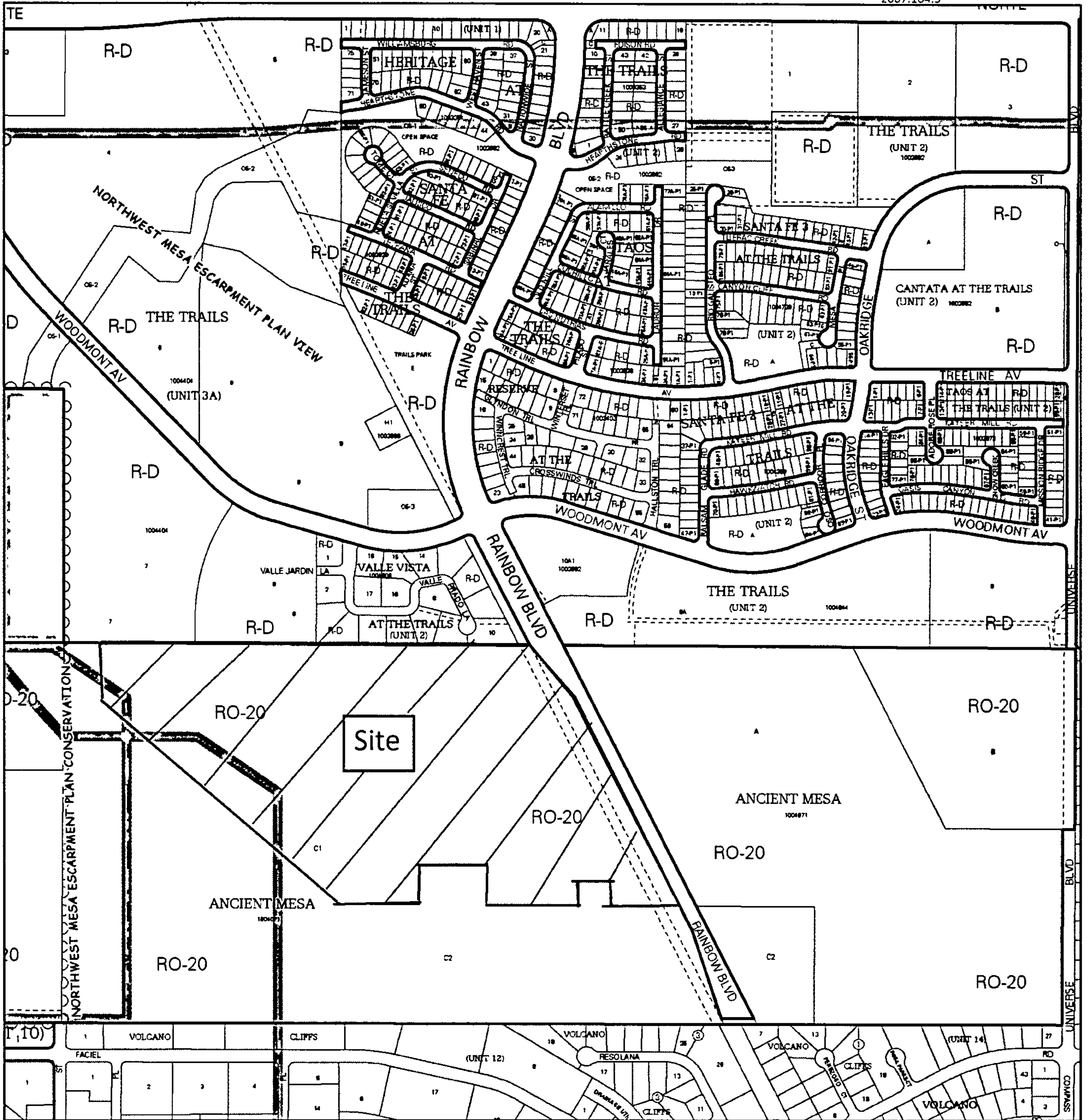
HIGH MESA CONSULTING GROUP
 DEBIE LEBLANC TRUSTEES
 Debie LeBlanc 01-19-10
 Applicant name (print)
 Applicant signature / date



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

Application case numbers
 10 DEB - 70030

Form revised October 2007
 Sandy Handley 01/19/10
 Planner signature / date
 Project # 1004071



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

AGIS
Albuquerque Geographic Information System

Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

C-09-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

HIGH MESA Consulting Group

2007.184.3

January 19, 2010

Mr. Jack Cloud
Planning Manager, DRB Chair
Development & Building Services Division Planning Department
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Subdivision Improvements Agreement Procedure B- Modified Non Work Order Extension
Tract C-1, Ancient Mesa
Project # 1004071, CPN # 766982

Dear Mr. Cloud:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(2) along with related fees
- City of Albuquerque Zone Atlas C-9 with the site highlighted
- One (1) Reduced copy (8 ½ X 11) of the Recorded Plat
- One (1) Copy of the Official Notice of Decision
- One (1) Copy of the DRB Approved Infrastructure List
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts – NO RECOGNIZED NEIGHBORHOOD ASSOCIATIONS

On behalf of our clients, Albuquerque Public Schools (APS), we are requesting a Two (2) year Extension to the Figure 12, Subdivision Improvements Agreement- Public and/or Private (Procedure B Modified Non-Work Order). This is for the deferred Traffic Signal and Flashing School Crossing Beacons. The signal and flashing beacons are currently not warranted.

Please schedule this matter for the next appropriate DRB Hearing. If we can be of further assistance to you, please do not hesitate to contact our office.

Sincerely,

HIGH MESA CONSULTING GROUP

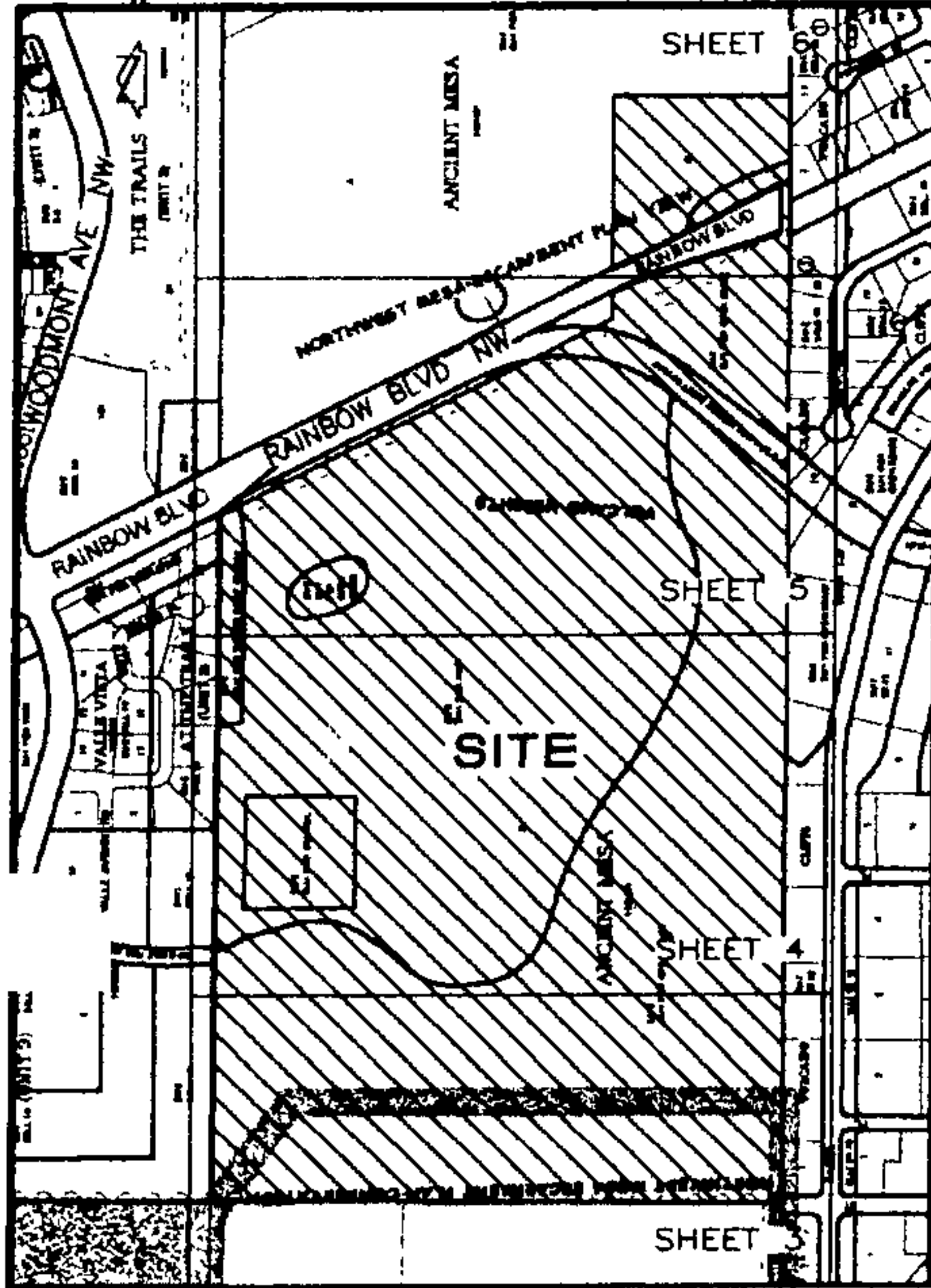


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Karen Alarid, Director, APS Facilities Design & Construction, w/enc.
Marty Eckert, Director, APS Real Estate, w/enc.
Tyler Mason, Staff Architect, APS Facilities Design & Construction, w/enc.

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White • Grady E. Barrens



PLAT OF
TRACT C-1, ANCIENT MESA
 BULK LAND PLAT OF
TRACT C-2, ANCIENT MESA
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2008

DESCRIPTION

Tract C, Ancient Mesa, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 02, 2006, Book 2006C, Page 40

BULK LAND PLAT IMPROVEMENTS WAIVER DISCLOSURE (Tract C-2)

A variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat. Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats or Site Development Plans are approved. By its approval the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability, future street dedications and/or improvements, park and open space requirements, drainage requirements and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

It is understood that a separate notice of these conditions is to be recorded with the County Clerk at the time of final plat recording.

VICINITY MAP/INDEX MAP C-9

SCALE 1" = 750'

~~The dedications of state trust land set forth herein are confirmed by patents and rights of way issued by the Commissioner of Public Lands.~~

~~Patrick H. Lyons, Commissioner of Public Lands, Date: _____
 New Mexico State Land Office~~

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby dedicate to the City of Albuquerque in fee simple the public street rights-of-way and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

Patrick H. Lyons 1/14/2008
 Patrick H. Lyons, Commissioner Public Lands, Date
 New Mexico State Land Office

ACKNOWLEDGMENT

STATE OF NEW MEXICO →

COUNTY OF BERNALILLO → 33

~~This instrument was acknowledged before me on this _____ day of _____, 2007, by Jerry King, Assistant Commissioner, New Mexico State Land Office.~~

~~Notary Public~~

NEW MEXICO STATE LAND OFFICE
 OWNER
 SEC. 16, T. 11 N., R. 2 E., N.M.P.M.
 LOCATION
 ANCIENT MESA
 SUBDIVISION

DOC# 2008019170
 02/21/2008 11:20 AM Page 1 of 8
 PLAT # 332 00 8' 2006C P 0031 H Toulouse, Bernalillo County

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1004071

APPLICATION NUMBER 07DRB-00376, 07DRB-70245

APPROVALS

Paul Chan 1/23/08
 DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

Roger A. Green 1-23-08
 ABCWUA DATE

Bradley J. Bingham 1/23/08
 CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE

Bradley J. Bingham 1/23/08
 A.M.A.F.C.A. DATE

Richard R. [Signature] 1/23/08
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

Christina Sandoval 1/23/08
 PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

Ch. B. [Signature] 1-14-08
 CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

N/A
 REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

STATE OF NEW MEXICO
 1-14-08

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify, that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision, that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest, that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance, that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr.
 Charles G. Cala, Jr., N.M.P.S. 11184



01-14-2008
 Date

HIGH MESA Consulting Group
 FORMERLY JEFF MORTENSON AND ASSOCIATES, INC.

4010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
 PHONE: 505.346.4250 • FAX: 505.346.4254 • www.highmesacg.com
 JOB #20081819 FINAL1

PLAT OF
TRACT C-1, ANCIENT MESA
 BULK LAND PLAT OF
TRACT C-2, ANCIENT MESA
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DOCN 2006018178
 02/21/2008 11:00 AM Page 2 of 8
 PLAT # 232 ON # 2006C-7 Bldg # Toulouse Bernalillo County
 000000 000000 000000 000000 000000 000000 000000 000000 000000 000000

COUNTY CLERK FILING DATA

Notes

1. A boundary survey was performed in October and November, 2004 and verified in July, 2007. Property corners were found or set as indicated.
2. Site located within Section 16, Township 11 N, Range 2 E, NMPM
3. All distances are ground distances
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from NGS Control Station "Union" using NAD 83 coordinates
5. Street mileage created by this plat = 0.29 miles (half-width, Rainbow Boulevard NW.)
6. The majority of the property surveyed hereon has a Zone X designation which is further described as "Area determined to be outside 500-year floodplain", an area in the southwestern portion of Tract C (Boca Negra Arroyo) of the property surveyed hereon has a Zone A designation which is further described as "Special flood hazard areas inundated by 100-year flood, no base flood elevation determined" based upon review of the National Flood Insurance Program, Flood Insurance Rate Maps, Panel 111 of 825, dated November 19, 2003

JANUARY, 2008

BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	S 89°43'35" E	87.98'
L2	S 27°08'25" E	139.72'
L3	S 89°56'46" E	170.01'
L4	N 00°16'25" E	120.00'
L5	N 89°43'35" W	160.00'
L6	S 00°16'25" W	120.00'

EASEMENT TABLES

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
E1	S 27°08'25" E	20.00'	E48	N 22°42'53" W	168.09'
E2	S 62°51'35" W	49.90'	E49	N 23°01'45" E	208.13'
E3	S 27°08'25" E	766.01'	E50	N 00°15'47" E	206.87'
E4	S 00°16'25" W	12.65'	E51	S 89°43'35" E	170.00'
E5	S 89°43'35" E	62.78'	E52	S 18°26'36" E	80.21'
E6	S 27°08'25" E	22.53'	E53	N 89°43'35" W	200.00'
E7	N 89°43'35" W	1739.02'	E54	S 00°16'25" W	55.67'
E8	N 49°22'00" W	1345.82'	E55	S 42°16'15" E	70.99'
E9	N 00°16'25" E	214.18'	E56	S 43°52'40" E	189.38'
E10	S 89°40'31" E	2166.20'	E57	S 50°38'17" E	182.57'
E11	S 27°08'25" E	398.08'	E58	S 18°26'36" E	56.63'
E12	N 62°51'35" E	49.90'	E59	N 89°56'46" W	110.22'
E13	S 27°08'25" E	865.84'	E60	N 50°38'17" W	151.12'
E14	S 00°16'25" W	7.78'	E61	N 43°52'40" W	196.68'
E15	N 89°43'35" W	1658.52'	E62	N 42°16'15" W	136.57'
E16	N 49°22'00" W	430.60'	E63	N 30°29'29" W	136.37'
E17	N 00°16'25" E	184.91'	E64	N 23°01'38" W	172.93'
E18	S 89°40'31" E	317.49'	E65	S 89°40'31" E	218.84'
E19	S 27°08'25" E	33.73'	E66	S 00°19'29" W	116.25'
E20	N 89°56'46" W	175.39'	E67	S 89°40'31" E	35.00'
E21	N 18°26'36" W	31.63'	E68	N 00°19'29" E	20.00'
E22	N 89°56'46" W	56.21'	E69	N 89°40'31" W	15.00'
E23	N 27°08'25" W	2216.45'	E70	N 00°19'29" E	96.25'
E24	S 27°08'25" E	690.10'	E71	N 49°22'00" W	288.89'
E25	S 89°40'31" E	96.97'	E72	N 40°38'00" E	63.75'
E26	N 89°43'35" W	57.00'	E73	S 49°22'00" E	20.00'
E27	N 00°16'25" E	129.38'	E74	S 40°38'00" W	63.75'
E28	S 00°16'25" W	95.74'	E75	N 49°22'00" W	569.73'
E29	N 49°22'00" W	26.25'	E76	N 40°38'00" E	94.96'
E30	N 00°16'25" E	78.74'	E77	N 04°22'00" W	120.83'
E31	S 89°40'31" E	32.65'	E78	S 85°38'00" W	20.00'
E32	S 89°40'31" E	577.43'	E79	S 04°22'00" E	112.55'
E33	S 89°40'31" E	1306.32'	E80	S 40°38'00" W	86.67'
E34	S 27°08'25" E	11.27'	E81	S 00°19'29" W	66.70'
E35	N 89°40'31" W	1311.52'	E82	S 89°40'31" E	20.00'
E36	N 89°40'31" W	577.43'	E83	N 00°19'29" E	66.70'
E37	N 89°40'31" W	38.74'	E84	S 89°40'31" E	664.27'
E38	N 89°40'31" W	100.62'	E85	S 00°19'29" W	35.00'
E39	N 00°16'25" E	10.00'	E86	S 89°40'31" E	35.00'
E40	S 89°40'31" E	103.96'	E87	N 00°19'29" E	35.00'
E41	S 00°16'25" W	190.00'	E88	S 89°40'31" E	858.44'
E42	S 23°00'34" W	226.43'	E89	S 27°08'25" E	266.44'
E43	S 22°42'53" E	44.09'	E90	S 62°51'35" W	25.10'
E44	S 66°31'40" E	130.66'	E91	S 27°08'25" E	35.00'
E45	S 23°52'56" E	139.19'	E92	N 62°51'35" E	24.38'
E46	N 89°53'36" W	140.45'			
E47	N 66°31'48" W	164.43'	T1	N 89°40'31" W	13.00'
			T2	N 27°08'25" W	22.91'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
EC1	57.00'	143.01'	S 10°53'44" W	108.34'	143°45'11"
EC2	23.00'	33.12'	S 41°31'23" W	30.33'	82°29'55"
EC3	159.33'	45.52'	N 82°08'22" E	45.37'	16°22'14"
EC4	210.67'	60.19'	N 82°08'22" E	59.99'	16°22'14"
EC5	210.67'	60.19'	S 81°29'24" E	59.99'	16°22'14"
EC6	159.33'	45.52'	S 81°29'24" E	45.37'	16°22'14"
EC7	169.33'	48.38'	N 81°29'24" W	48.22'	16°22'14"
EC8	200.67'	57.34'	N 81°29'24" W	57.14'	16°22'14"
EC9	200.67'	57.34'	S 82°08'22" W	57.14'	16°22'14"
EC10	169.33'	48.38'	S 82°08'22" W	48.22'	16°22'14"
EC11	49.95'	24.87'	N 37°54'47" W	24.61'	28°31'13"
EC12	60.67'	26.61'	S 42°36'31" E	26.40'	25°08'04"

KEYED NOTES

- ① NOT USED
- ② NOT USED
- ③ NOT USED
- EASEMENTS - OFFSITE
- ④ 156' PUBLIC ROADWAY EASEMENT GRANTED BY PLAT 2003C-375 DEDICATED AS 156' PUBLIC RIGHT-OF-WAY, RAINBOW BOULEVARD N.W., BY PLAT 2004C-332
- ⑤ 50' SOUTHERN UNION GAS CO EASEMENT GRANTED BY DOCUMENT FILED 03-29-1956, BOOK D346, PAGE 356, DOC #90568
- ⑥ NOT USED
- ⑦ NOT USED
- ⑧ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-88
- ⑨ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-87
- ⑩ 50' GAS RIGHT-OF-WAY DEPICTED BY PLAT D4-87
- ⑪ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-91
- ⑫ DRAINAGE AND UTILITY RIGHT-OF-WAY GRANTED BY PLAT D4-91
- ⑬ 64' ACCESS EASEMENT GRANTED BY PLAT D8-71
- ⑭ CITY OF ALBUQUERQUE TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 2007C-352
- ⑮ CENTERLINE OF 46' PUBLIC ROADWAY EASEMENT RESERVED BY PLAT 2007C-352

EASEMENTS - ONSITE

- ⑯ 50' PNM GAS SERVICES EASEMENT GRANTED BY PLAT 2006C-40
- ⑰ CITY OF ALBUQUERQUE PUBLIC ROADWAY, ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WATER AND SANITARY SEWER, AND CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY PLAT 2006C-40

NEW EASEMENTS

- ⑱ 20' ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WATERLINE EASEMENT GRANTED BY THIS PLAT
- ⑲ CITY OF ALBUQUERQUE PUBLIC ROADWAY EASEMENT GRANTED BY THIS PLAT
- ⑳ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ㉑ PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACT C-1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT C-1
- ㉒ PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACT C-1 MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT C-1

MONUMENTS

- A FOUND USGLO BRASS CAP
- B SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- C FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- D FOUND USGLO BRASS CAP, NOT HONORED (USED FOR LINE ONLY)
- E FOUND COA BRASS CAP STAMPED "1-C9V"
- F FOUND BLM BRASS CAP
- G FOUND #5 REBAR W/CAP STAMPED "G GRITSKO"
- H FOUND #5 REBAR W/CAP STAMPED "LS 5978", NOT HONORED

HIGH MESA Consulting Group
 FORMERLY JEFF MOOREN AND ASSOCIATES, INC.

4010-B MIDWAY PARK BLVD, NE • ALBUQUERQUE, NEW MEXICO 87109
 PHONE: 805.345.4260 • FAX: 805.345.4264 • www.highmesacg.com

JOB #20061819 FINAL

PLAT OF
TRACT C-1, ANCIENT MESA
 BULK LAND PLAT OF
TRACT C-2, ANCIENT MESA
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2008

DOC# 2008019170
 02/21/2008 11:00 AM Page 3 of 6
 PLAT # 032 00 0' 2008C P 0031 N Toluque Bernalillo County
 BERNALILLO COUNTY, NEW MEXICO

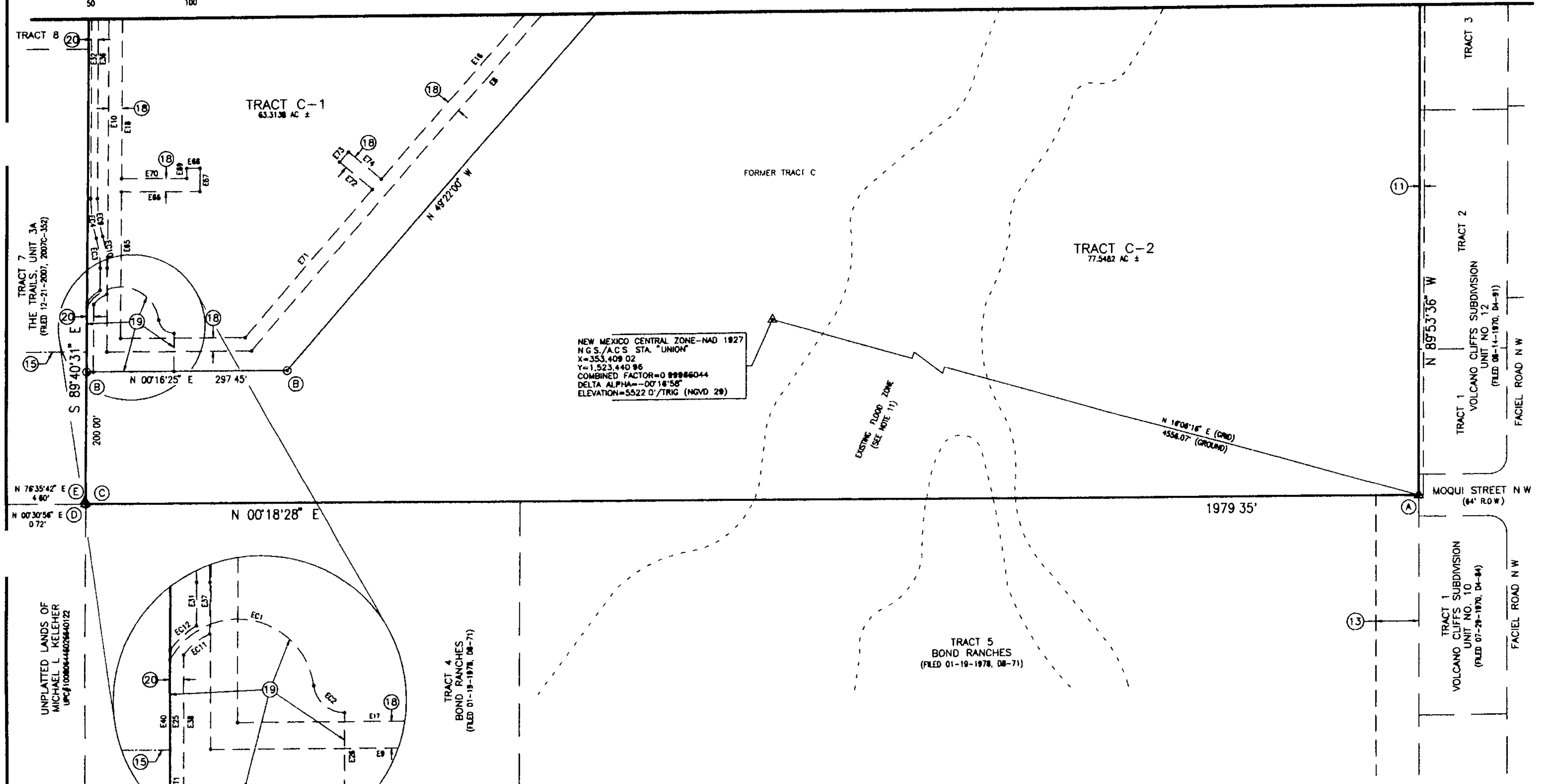
COUNTY CLERK FILING DATA



SCALE: 1" = 100'

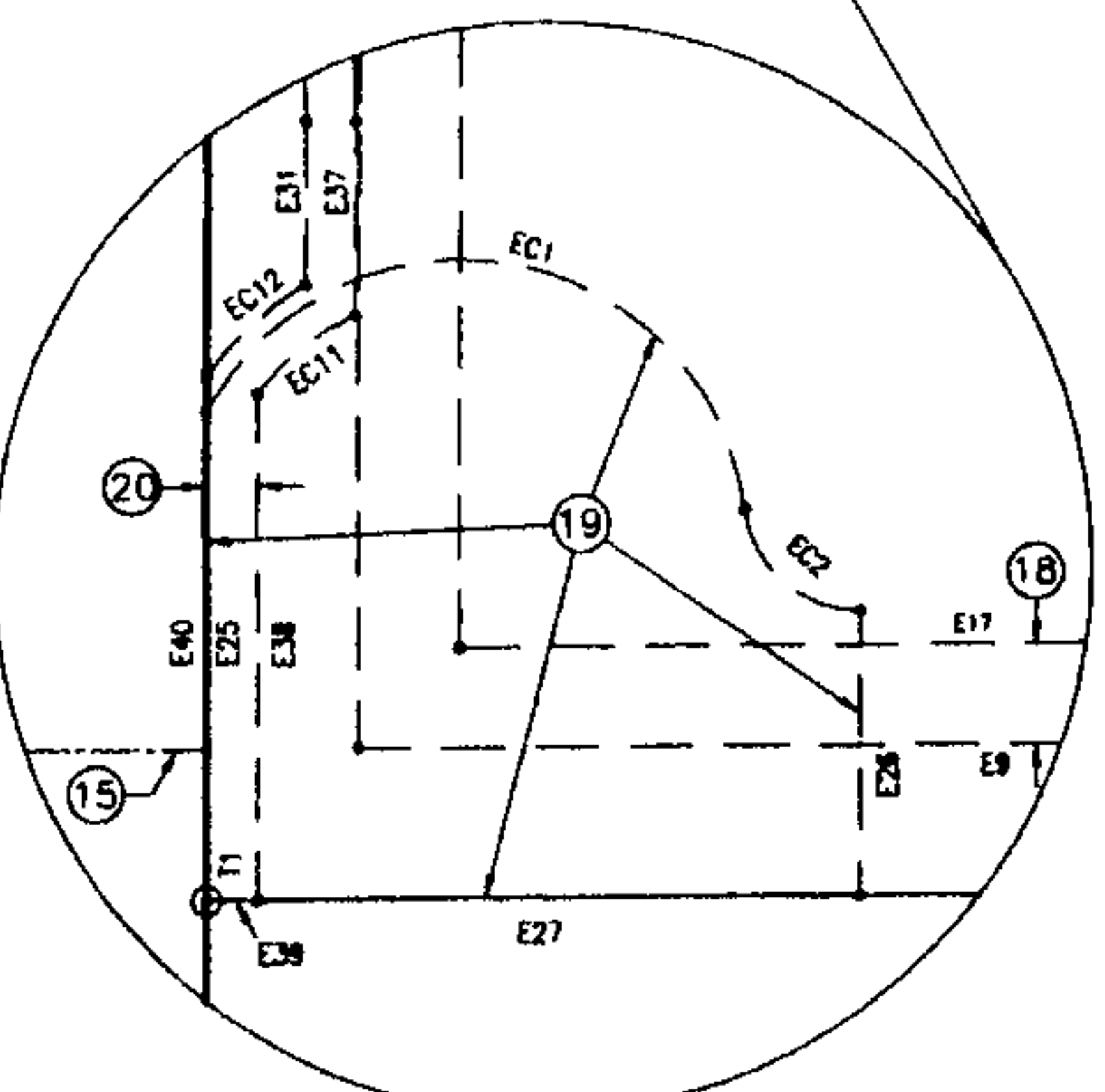


MATCH LINE - FOR CONTINUATION SEE SHEET 4



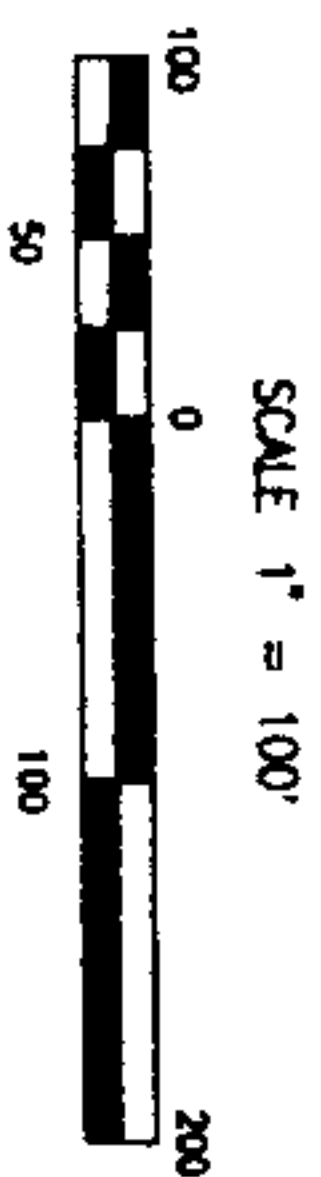
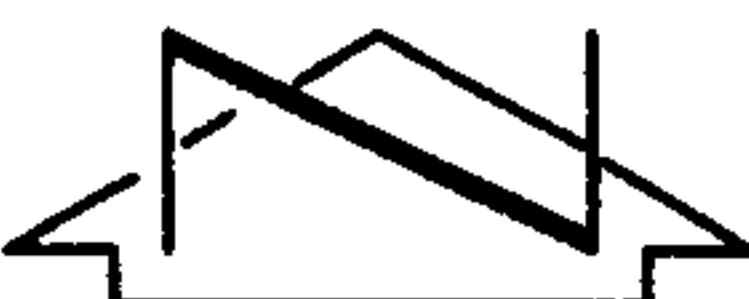
NEW MEXICO CENTRAL ZONE--NAD 1927
 N.G.S./A.C.S. STA. "UNION"
 X=353,409.02
 Y=1,523,440.95
 COMBINED FACTOR=0.99986044
 DELTA ALPHA=-00'16"58"
 ELEVATION=5522.0'/TRIG (NGVD 29)

UNPLATTED LANDS OF
 MICHAEL L. KELEHER
 UPC# 10080944020640122



EASEMENT BLOWUP
 SCALE 1" = 50'

HIGH MESA Consulting Group
 FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.
 4010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
 PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com
 JOB #2008 181 B FINAL

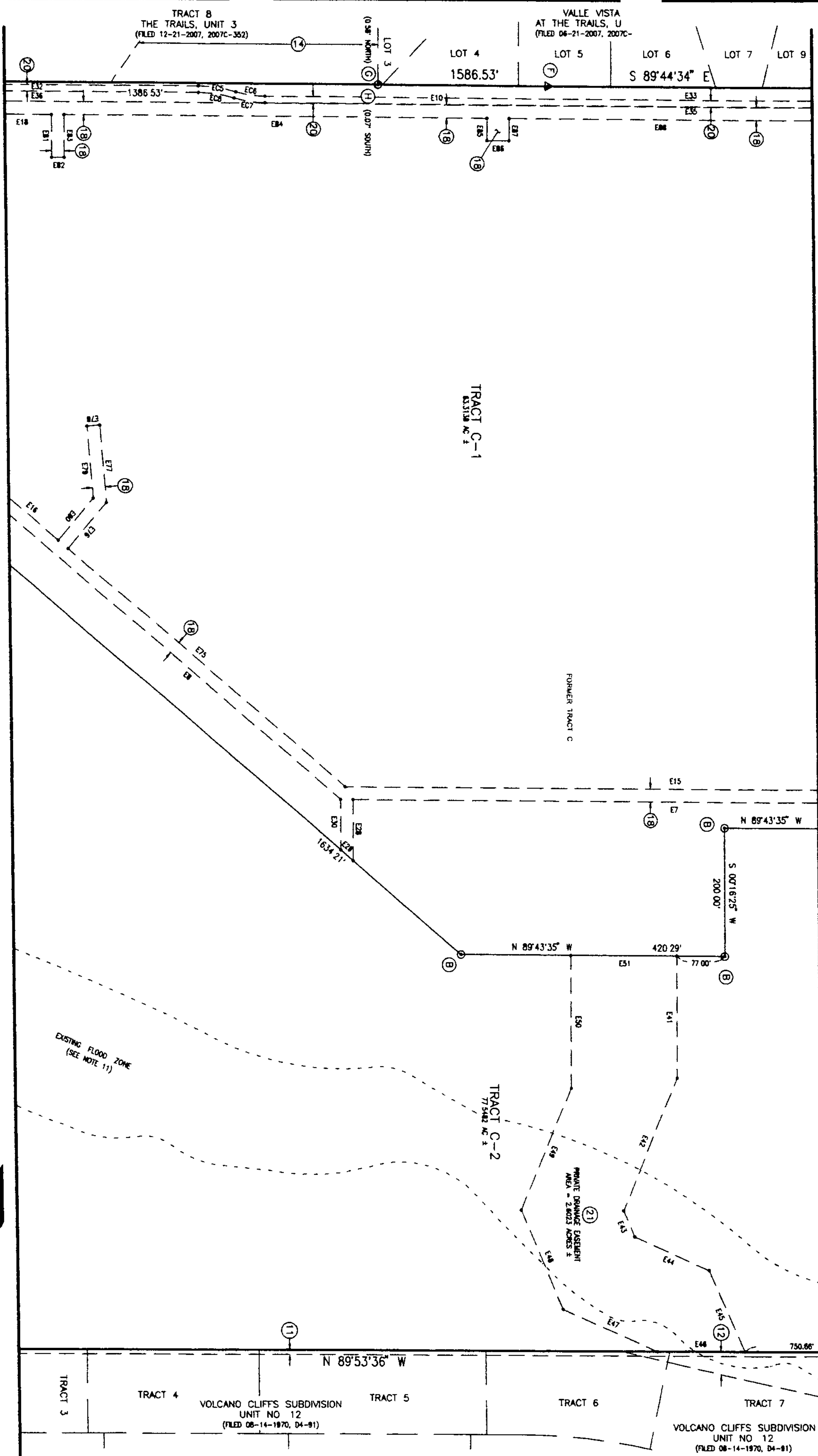


PLAT OF
TRACT C-1, ANCIENT MESA
BULK LAND PLAT OF
TRACT C-2, ANCIENT MESA
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2008

MATCH LINE - FOR CONTINUATION SEE SHEET 5

COUNTY CLERK FILING DATA

BOOK 2008013178
PAGE 1
FILED 01-14-2008 10:51 AM
ALBUQUERQUE, NEW MEXICO
COUNTY CLERK'S OFFICE



MATCH LINE - FOR CONTINUATION SEE SHEET 3

EXISTING FLOOD ZONE
(SEE NOTE 11)

HIGH MESA Consulting Group

FORMERLY HIGHTOWER AND ASSOCIATES, INC.
4010-S MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.348.4250 • FAX: 505.348.4254 • WWW.HIGHTOWERCG.COM
JOB #2006.1819 FINAL2

PLAT OF
TRACT C-1, ANCIENT MESA
BULK LAND PLAT OF
TRACT C-2, ANCIENT MESA
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2008

DOC# 2008018178
02/21/2008 11:00 AM
PLAT # 532 00 0 2008C P 0631 0
Tulouse, Bernalillo County
FILED 02-21-2008 11:00 AM

COUNTY CLERK FILING DATA

MATCH LINE - FOR CONTINUATION SEE SHEET 6

SCALE 1" = 100'



TRACT A
ANCIENT MESA
(FILED 02-02-2008 2008C-40)

RAINBOW BOULEVARD N.W.
(150' R.O.W. FULL-WIDTH)

PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED IN
FEE SIMPLE TO THE CITY OF ALBUQUERQUE
AREA = 2.4473 ACRES ±

PRIVATE DRAINAGE EASEMENT
AREA = 3.0506 ACRES ±

TRACT C-2
77,5482 AC ±

TRACT C-1
63,3138 AC ±

FORMER TRACT C

TRACT 9-A
THE TRAILS, UNIT 2
(FILED 03-07-2006, 2006C-75)

VALLE VISTA
AT THE TRAILS, UNIT 2
(FILED 06-21-2007, 2007C-168)

LOT 25 BLOCK 3
LOT 24 BLOCK 3
LOT 23 BLOCK 3
VOLCANO CLIFFS SUBDIVISION
UNIT NO. 13
(FILED 07-28-1970, D4-87)

LOT 22 BLOCK 3
LOT 21 BLOCK 3
LOT 20 BLOCK 3
N 89°56'46" W

LOT 19 BLOCK 3
VOLCANO CLIFFS SUBDIVISION
UNIT NO. 13
(FILED 07-28-1970, D4-87)

LOT 18 BLOCK 3
VOLCANO CLIFFS SUBDIVISION
UNIT NO. 13
(FILED 07-28-1970, D4-87)

TRACT 8
TRACT 7
VOLCANO CLIFFS SUBDIVISION
UNIT NO. 12
(FILED 08-14-1970, D4-91)

MATCH LINE - FOR CONTINUATION SEE SHEET 4

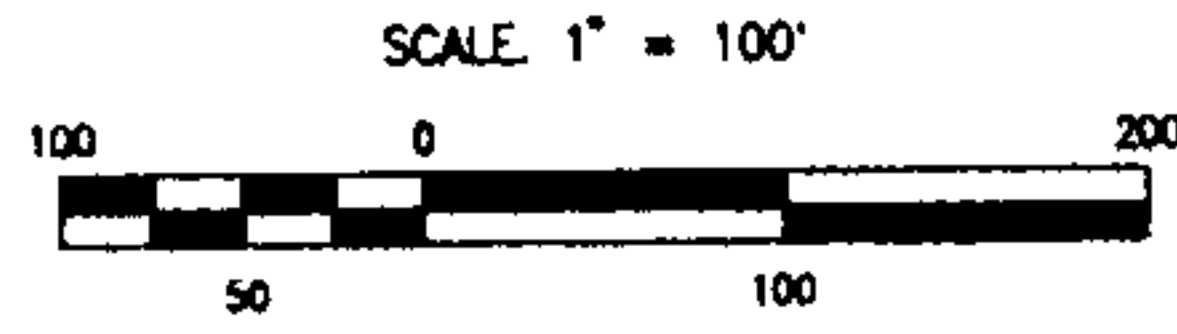
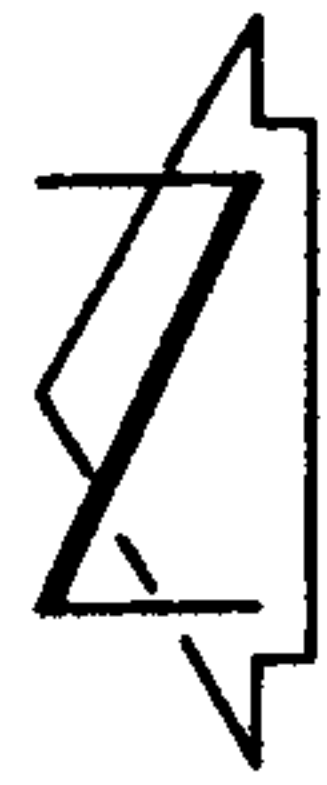
HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.
4010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com
JOB #2006 181 9 FINAL3

PLAT OF
TRACT C-1, ANCIENT MESA
 BULK LAND PLAT OF
TRACT C-2, ANCIENT MESA
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2008

DOC# 2808019178
 02/21/2008 11:00 AM Page 8 of 8
 PLAT # 532 ON 8' 2008C-40
 BERNALILLO COUNTY

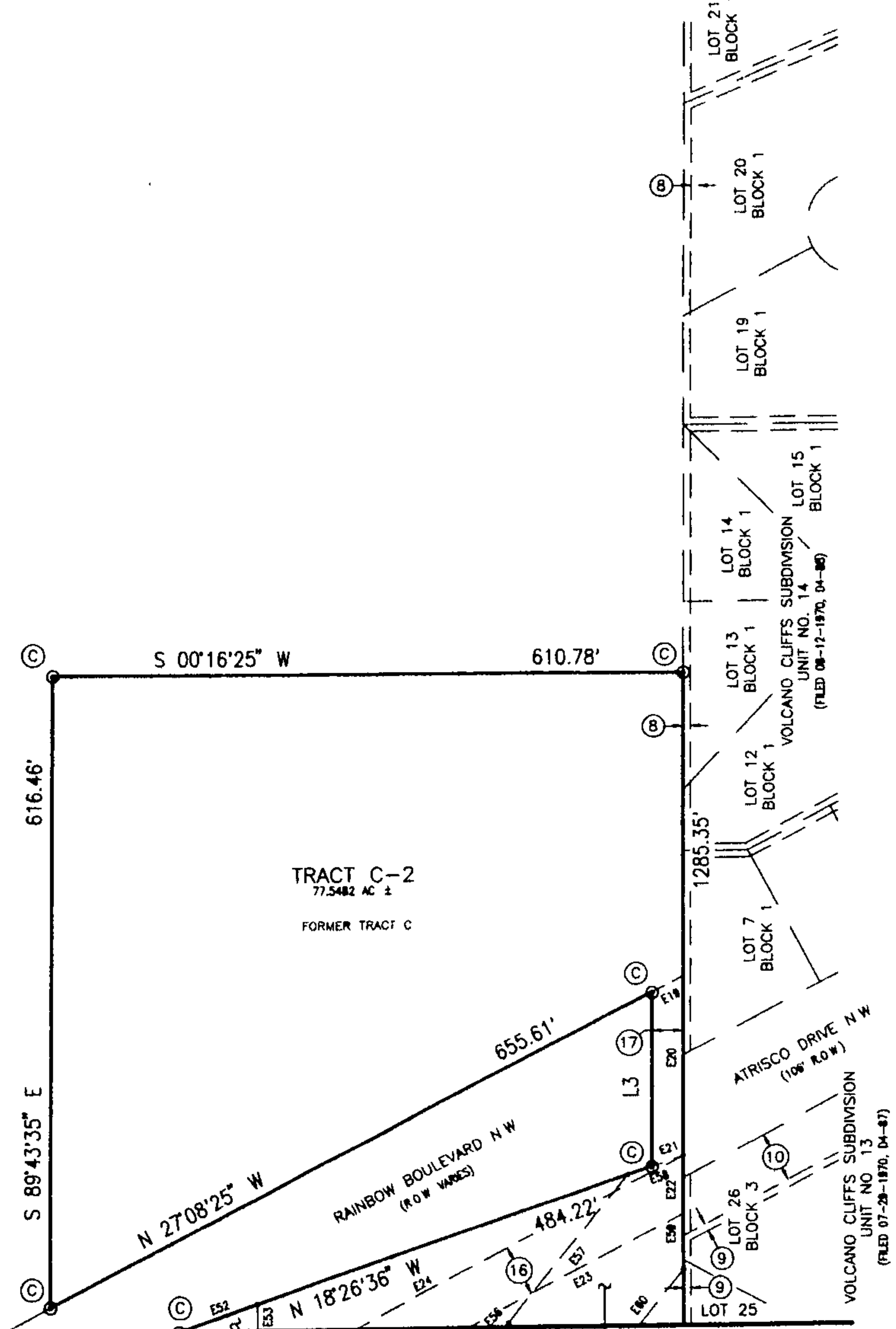
COUNTY CLERK FILING DATA



TRACT B
 ANCIENT MESA
 (FILED 02-02-2008, 2008C-40)

TRACT A
 ANCIENT MESA
 (FILED 02-02-2008, 2008C-40)

TRACT 9-A
 THE TRAILS, UNIT 2
 (FILED 03-07-2008, 2008C-75)



MATCH LINE -- FOR CONTINUATION SEE SHEET 5

PRIVATE DRAINAGE EASEMENT
 AREA = 3.0506 ACRES ±

HIGH MESA Consulting Group

FORMERLY JEFF MORTENBEN AND ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
 PHONE: 505.345.4250 • FAX: 505.345.4284 • www.highmesacg.com
 JOB #2008 181 B FINAL 4

2006-1819



**AMENDED
OFFICIAL NOTICE OF DECISION**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 10, 2007

Project# 1004071
07DRB-70245 BULK LAND VARIANCE

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract(s) C, **ANCIENT MESA**, zoned SU-1, SU-2 FOR SCHOOL AND SU-1, SU-2 FOR OPEN SPACE, located on RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). [REF: 05DRB-00511, 00512 AND 00513, 07DRB-00367] (C-9)

At the October 10, 2007 Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

07DRB-70246 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

With the signing of the infrastructure list dated 10/10/07, the preliminary plat was approved with the following conditions of final plat: Realignment of Rainbow to conform to VHSDP, and execution of development agreement with the ABCWUA.

OFFICIAL NOTICE OF DECISION

PAGE 2

If you wish to appeal this decision, you must do so by October 25, 2007, in the manner described below.


Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

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: Albuquerque Public Schools & New Mexico State Land Office – P.O. Box
25704 - Albuquerque, NM 87125

Cc: High Mesa Consulting Group – 6010-B Midway Park Blvd NE - 87109

Cc: Marilyn Maldonado, Planning Department, 4th floor, Plaza del Sol Bldg.

File

ORIGINAL

Current DRC
Project Number: 766982
HMCG No. 2006.180.2 - 2006.187.6 - 2006.181.9

FIGURE 12

Date Submitted: 10-10-07
Date Site Plan Approved: NA
Date Preliminary Plat Approved: 10-10-07
Date Preliminary Plat Expires: 10-10-08
DRB Project No.: 1004071
DRB Application No.: 07 DRB-70 246
10/31/07

INFRASTRUCTURE LIST
(Rev. 8-20-05)
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Tracts C-1 and C-2, Ancient Mesa
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract C, Ancient Mesa
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
766982	766982	N/A	Standard Curb and Gutter (Westside only)	Rainbow Blvd NW	NE Corner of Tract C-1	318' NW from SE Corner of Tract C-1	/	/	/
766982	766982	N/A	Median Curb (Both Sides)	Rainbow Blvd NW	NE Corner of Tract C-1	SE Corner of Tract C-1	/	/	/
766982	766982	30" FF	Arterial Paving	Rainbow Blvd NW	NE Corner of Tract C-1	SE Corner of Tract C-1	/	/	/
766982	766982	50" R	Out-De-Vec (within Public Roadway Easement)	Tract C-1	NW Corner of Tract C-1	N/A	/	/	/
766982	766982	10'	Trail	Rainbow Blvd NW	NE Corner of Tract C-1	318' NW from SE Corner of Tract C-1	/	/	/
766982	766982	16"	Water Line (Loop)	Public Water Line Easement	Rainbow Blvd NW	NW Corner of Tract C-1	/	/	/
766982	766982	16"	Water Line (Loop)	Public Water Line Easement	NW Corner of Tract C-1	SW Corner of Tract C-1	/	/	/
766982	766982	16"	Water Line (Loop)	Public Water Line Easement	SW Corner of Tract C-1	Angle Point (Southside)	/	/	/
766982	766982	12"	Water Line (Loop)	Public Water Line Easement	Angle Point (Southside)	Rainbow Blvd NW	/	/	/
766983	766983	One	DEFERRED CONSTRUCTION - MODIFIED PROCEDURE 'B' Traffic Signal and Flashing School Crossing Beacons	Rainbow Blvd NW	350' NW from SE Corner Tract C-1	N/A	/	/	/



30" FF

JSM

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

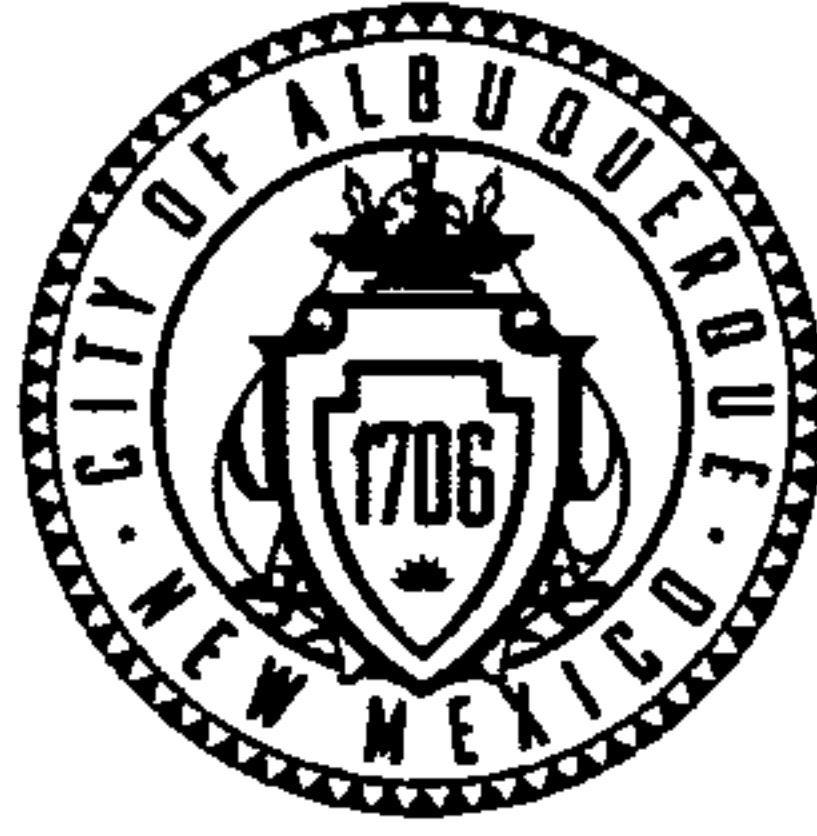
- 1 "Median Curb" item includes median cuts and left turnbays to access proposed Tract C-1 and existing Tract A. "Standard Curb and Gutter" item includes private entrances for access to Tract C-1.
- 2 Traffic signal item to be deferred until warranted. (Modified Procedure B)
- 3 Flashing School Crossing Beacons item to be deferred until warranted (Modified Procedure B)
- 4 Private Drainage Easement on Tract C-2 to serve Tract C-1 (Condition for Final Plat Approval)
- 5 Sanitary Sewer Improvements within Rainbow Blvd NW constructed by CPN: 766981

~~6. Delete~~
~~7. DEVELOPMENT AGREEMENT w/ ABEWA REQUIRED FOR FINAL PLAT APPROVAL~~
 Traffic signage per D.R.C. review.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
Gary R. Bittner, PE NAME (print)	<i>[Signature]</i> BRB CHAIR - date	<i>[Signature]</i> PARKS & RECREATION - date		
High Mesa Consulting Group [Signature] SIGNATURE - date	<i>[Signature]</i> TRANSPORTATION DEVELOPMENT - date			
	<i>[Signature]</i> UTILITY DEVELOPMENT - date			
	<i>[Signature]</i> CITY ENGINEER - date			

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	10-31-2007	<i>[Signature]</i>	<i>[Signature]</i>	AGENT
2	1-09-08	<i>[Signature]</i>	<i>[Signature]</i>	AGENT



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

January 19, 2010

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **January 19, 2010:**

Contact Name: DEBIE LeBLANC TRUJILLO

Company or Agency: HIGH MESA CONSULTING GROUP
6010-B MIDWAY PARK BLVD. NE/87109
PHONE: 345-4250/FAX: 345-4254
E-mail: dtrujillo@highmesacg.com

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACT C-1, ANCIENT MESA, AT 8108 RAINBOW BOULEVARD NW (TONY HILLERMAN MIDDLE SCHOOL) zone map C-9.**

Our records indicate that as of January 19, 2010, there were no Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(02/10/09)

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

!!!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.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 01/19/10 Time Entered: 9:25 a.m. ONC Rep. Initials: siw

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from FEB. 2, 2010 To FEB. 17, 2010

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Oldie Tivikto HMXB 01-19-10
(Applicant or Agent) (Date)

I issued 1 signs for this application, 01/19/10 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004071

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004071

AGENDA ITEM NO: 4

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

Albuquerque.

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

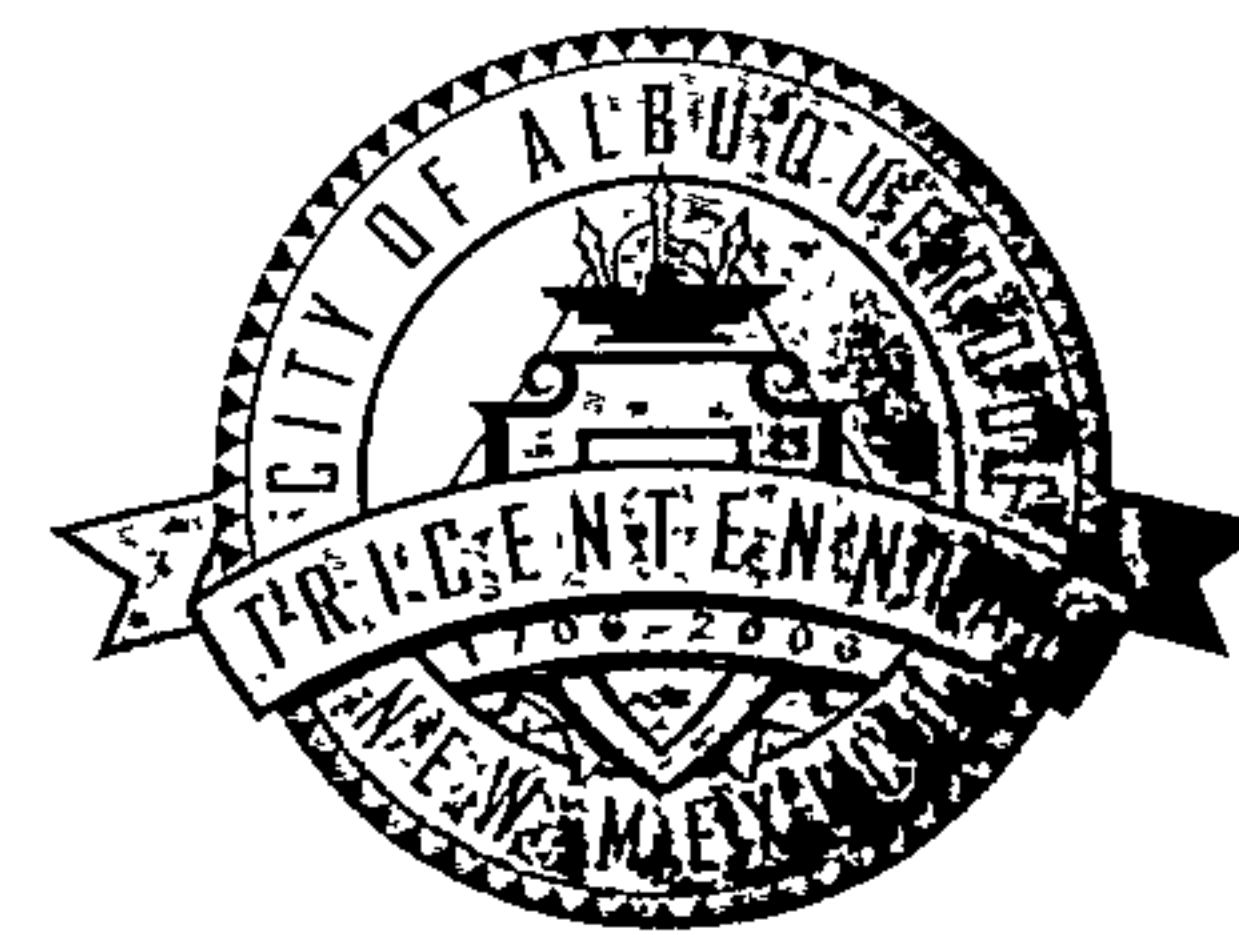
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

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

DATE: January 23, 2008

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004071

AGENDA ITEM NO: 2

SUBJECT:

Final Plat
Preliminary Plat
Bulk Land Variance

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

An approved grading and drainage plan dated 8-17-07 is on file for Preliminary Plat approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

10-10-07

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

DATE: OCTOBER 3, 2007

(C-09/D010)

Matson, Sheran A.

From: Debie Trujillo [DTrujillo@highmesacg.com]
Sent: Thursday, October 25, 2007 10:53 AM
To: Matson, Sheran A.; Garcia, Andrew B.; Bingham, Brad L.; Dourte, Richard H.; Gallegos, Wilfred A.
Cc: Chavez, Andrew L.; Charles G. Cala; Gary R. Bittner
Subject: DRB 1004071

Everyone,

We need to have the Official Notice of Decision corrected as soon as possible for the following:

- The appeal deadline is incorrect – should be October 26, 2007
- The statement for 07DRB-70246 Minor-Preliminary / Final Plat Approval ***The Realignment of Rainbow to conform to the VHSDP*** is incorrect – the tape needs to be listened to determine what the correct verbiage was stated as condition of final plat

Please let me know if I need to come down and listen to the tape or if you can provide me a copy for our files.

Thank you,
Debie



Debie LeBlanc Trujillo

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.4250
Fax: 505.345.4254
dtrujillo@highmesacg.com

10/25/2007

HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2006.181.9
February 22, 2008

Jack Cloud
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Tracts C-1 and C-2, Ancient Mesa
DRB Project No. 1004071

Dear Mr. Cloud:

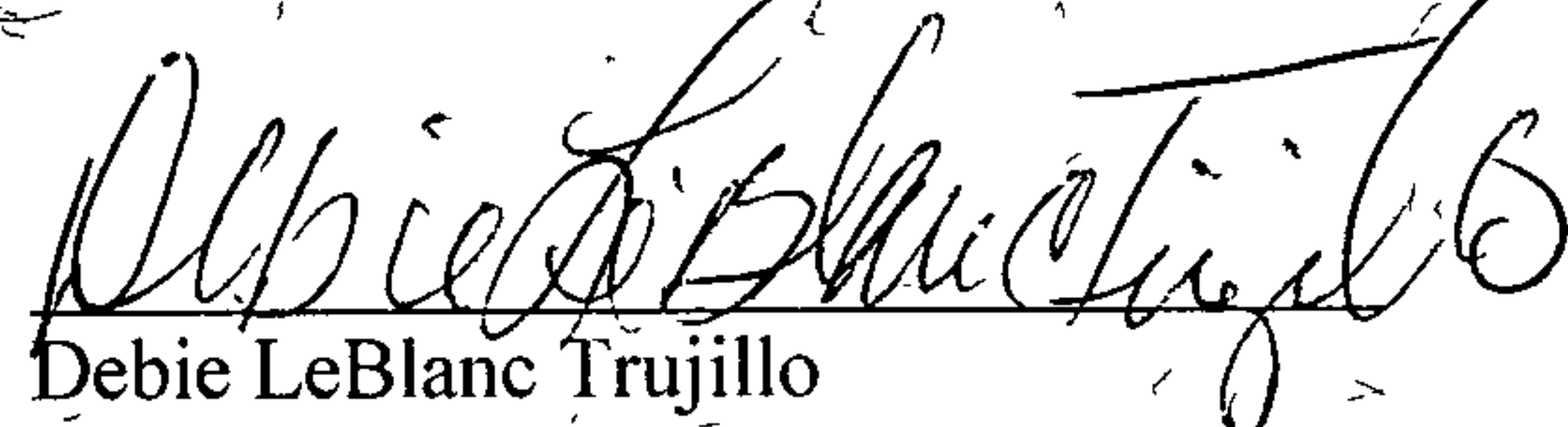
Transmitted herewith are the following items relating to the subject platting action:

- Recorded Plat
- Recorded Documents including but not limited to Notice of Subdivision Plat Conditions
- The "Blue Sheet"

This concludes our surveying efforts for this project. If you have questions regarding this information, or if we can be of further assistance on this project, please do not hesitate to call.

Sincerely,

HIGH MESA CONSULTING GROUP



Debie LeBlanc Trujillo

DLT
Enclosures

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White • Grady E. Barrens

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

01/15/2008 Issued By: PLNABG

Permit Number: 2008 070 017

Category Code 910

Application Number: 08DRB-70017, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: RAINBOW BLVD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD ANW

Project Number: 1004071

Applicant

Albuquerque Public Schools & New Mexico State Land Office

P.O. Box 25704
 Albuquerque NM 87125
 505-765-5950

Agent / Contact

High Mesa Consulting Group
 Debie Trujillo
 6010-B Midway Park Blvd Ne
 Albuquerque NM 87108

dtrujillo@highmesacg.com

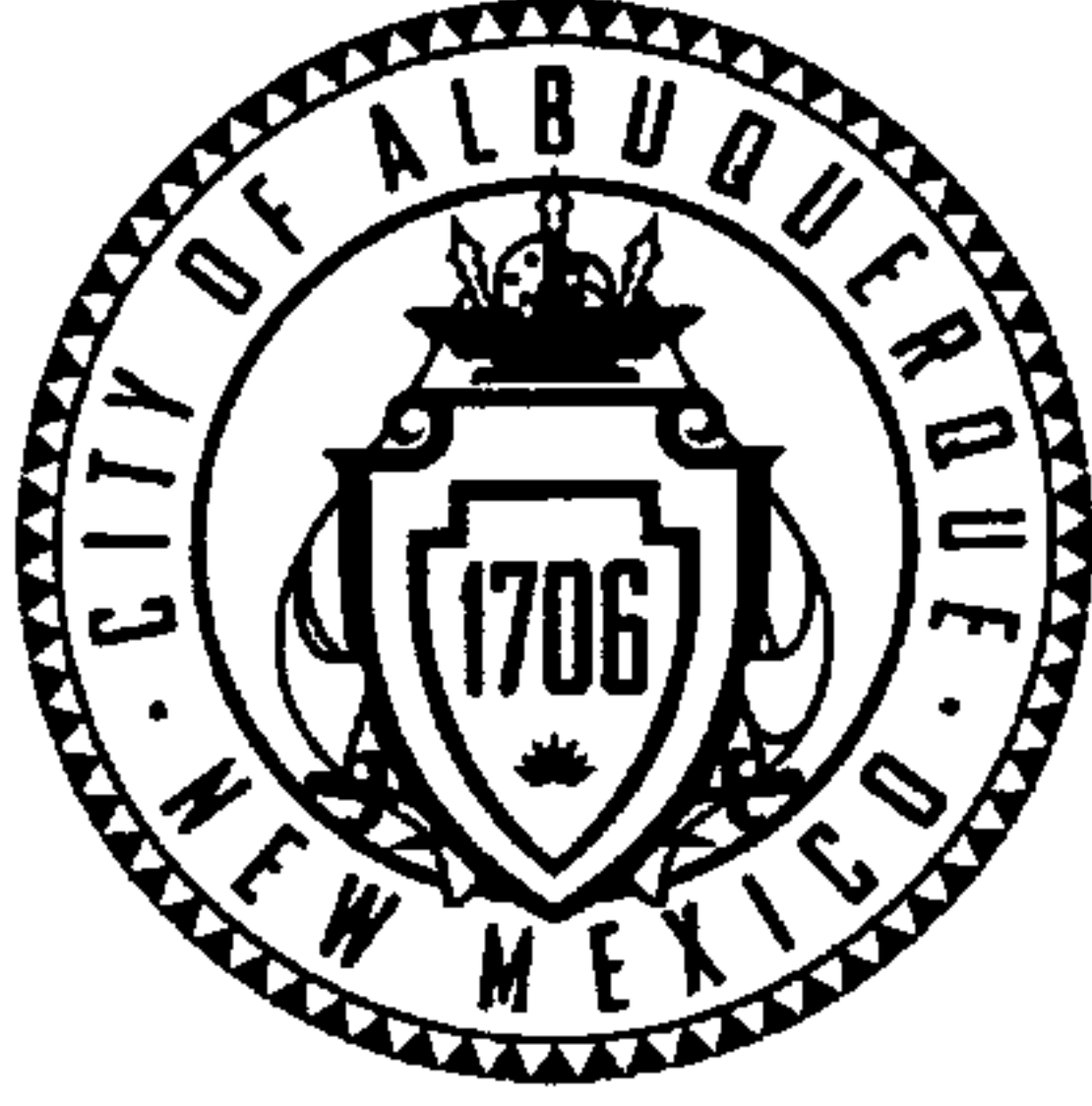
Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	-\$20.00
441006/4983000	DRB Actions	\$285.00
TOTAL:		\$305.00

City of Albuquerque
 Treasury Division

1/15/2008 11:19AM LOC: ANMX
 US# 006 TRANS# 0019
 RECEIPT#-00086600-00086600
 PERMIT# 2008070017 TRSCCS
 Trans Amt \$305.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$285.00
 CK \$305.00
 CHANGE \$0.00

Thank You



FILE
1004071

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s): #1004071
Case Number(s): 07DRB-70246
Agent: High Mesa Consulting Group
Applicant: Albuquerque Public Schools
Legal Description: Tracts C-1 and C-2, Ancient Mesa
Acreage: 143.32 acres
Zone Atlas Page: C-9

CERTIFICATE OF NO EFFECT: Yes No (For Tract C-1; see note below)

CERTIFICATE OF APPROVAL: Yes No (For Tract C-2; see note below)

TREATMENT PLAN REVIEW: Yes, see below.

DISCOVERY:

SUPPORTING DOCUMENTATION:

- 1. An Assessment of Cultural Resources within a Proposed High School Site on the West Mesa of Albuquerque, Bernalillo County, New Mexico** by the Office of Contract Archeology, University of New Mexico (Chapman and Estes, November 2004).
- 2. The Volcano Vista High School Site—Excavations at LA 134636 on the West Mesa of Albuquerque, Bernalillo County, New Mexico** by the Office of Contract Archeology, University of New Mexico (Kurota, November 2006).
- 3. A Window into Landscape Use of the West Mesa: An Archeological Survey of 90 Acres at the Entrance to the Northern Geologic Window** by the Office of Contract Archeology, University of New Mexico (Cordero, March 2007).
- 4. Preliminary Post-Field Report for LA 134645, An Agricultural Production Site on Albuquerque's West Mesa, Bernalillo County, New Mexico** by the Office of Contract Archeology, University of New Mexico (Cordero, June 2007).

5. Letter report, LA 134645 Monitoring by the Office of Contract. Archeology, University of New Mexico (Cordero? September 2007).

SITE VISIT: n/a

RECOMMENDATION(S):

1. Provide follow-up pollen and phytolith reports for site LA 134545 as discussed in Cordero (6-2007:24-25).
2. Avoid or otherwise preserve in-place sites LA 134637, LA 134639, LA 134640, LA 134641, and LA 155457 within Tract C-2. Provide preservation plan or note on final plat.

- ***CERTIFICATE OF NO EFFECT IS ISSUED FOR TRACT C-1 (ref O-07-72 Section 4B(3), information potential exhausted for LA 134645).***
- ***CERTIFICATE OF APPROVAL ISSUED FOR TRACT C-2 IS VALID ONLY IF SITES ARE PRESERVED IN PLACE. (ref O-07-72 Section 4C(1), preservation plan required).***

SUBMITTED:

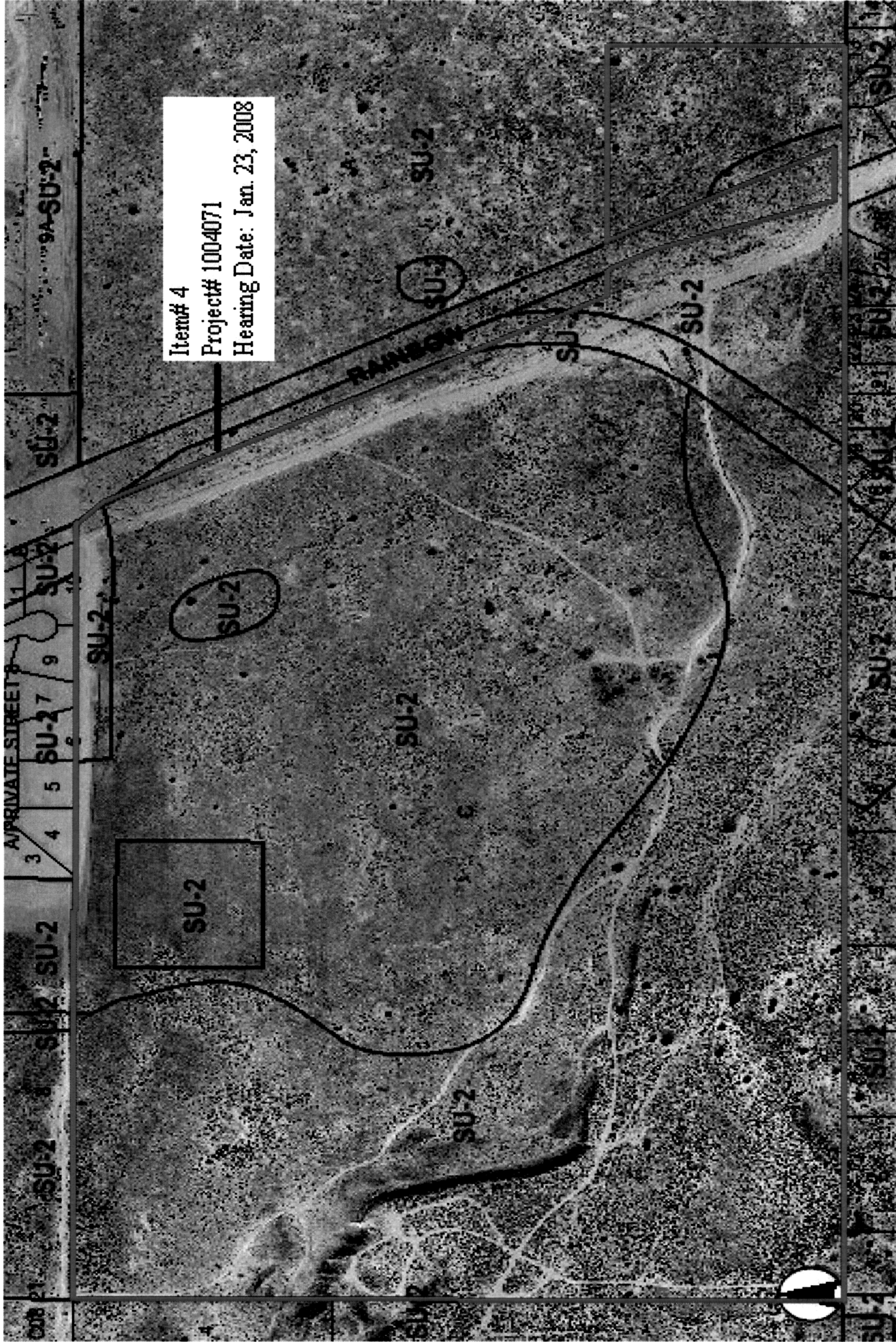
Matthew Schmader, PhD
Superintendent, Open Space Division

To the Secretary of the Department of the Interior
Washington, D.C.

I am writing to you regarding the proposed
reclamation project in the State of California.
I believe that the project is of great
importance to the people of this State.

I am sure that you will find this
project to be a most worthy one.
I believe that it will be of
great benefit to the people of this State.

Sincerely,
[Signature]



Item# 4
Project# 1004071
Hearing Date: Jan. 23, 2008

2006-181.9

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Albuquerque Public Schools & New Mexico State Land Office
 ADDRESS: P.O. Box 25704
 CITY: Albuquerque STATE NM ZIP 87125
 Proprietary interest in site: Owners
 AGENT (if any): High Mesa Consulting Group
 ADDRESS: 6010-B Midway Park Blvd. NE
 CITY: Albuquerque STATE NM ZIP 87109

PHONE: 505-765-5950 ext 265
 FAX: _____
 E-MAIL: _____

PHONE: 505-345-4250
 FAX: 505-345-4254
 E-MAIL: dtrujillo@highmesacg.com

DESCRIPTION OF REQUEST: Final Plat Approval and Bulk Land Variance

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 C Block: _____ Unit: _____
 Subdiv. / Addn. Ancient Mesa
 Current Zoning: SU-2, SU-1 for Park Proposed zoning: n/a
 Zone Atlas page(s): C-9 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): +/- 143.32 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. 100906426410530144 MRGCD Map No. n/a
 LOCATION OF PROPERTY BY STREETS: On or Near: Rainbow Boulevard, NW
 Between: Woodmont Avenue, NW and Rosa Parks Road, NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB 1004071, 07DRB-00376, 07DRB-70245, 05DRB-00511, 00512 and 00513

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: April 05, 2007

SIGNATURE Debie LeBlanc Trujillo DATE January 15, 2008
 (Print) Debie LeBlanc Trujillo for High Mesa Consulting Group Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08 DRB - -70017</u>	<u>P\$F</u>	<u>6(3)</u>	\$ <u>285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				Total
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>Jan 23, 2008</u>			\$ <u>305.00</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				

Andrew Jones 1-15-08
 Planner signature / date

Project # 1004071

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

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

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

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

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

HIGH MESA CONSULTING GROUP
 DEBIE LEBLANC TRUJILLO
 Applicant name (print)
 Debie Leblanc Trujillo
 Applicant signature / date
 01-15-08

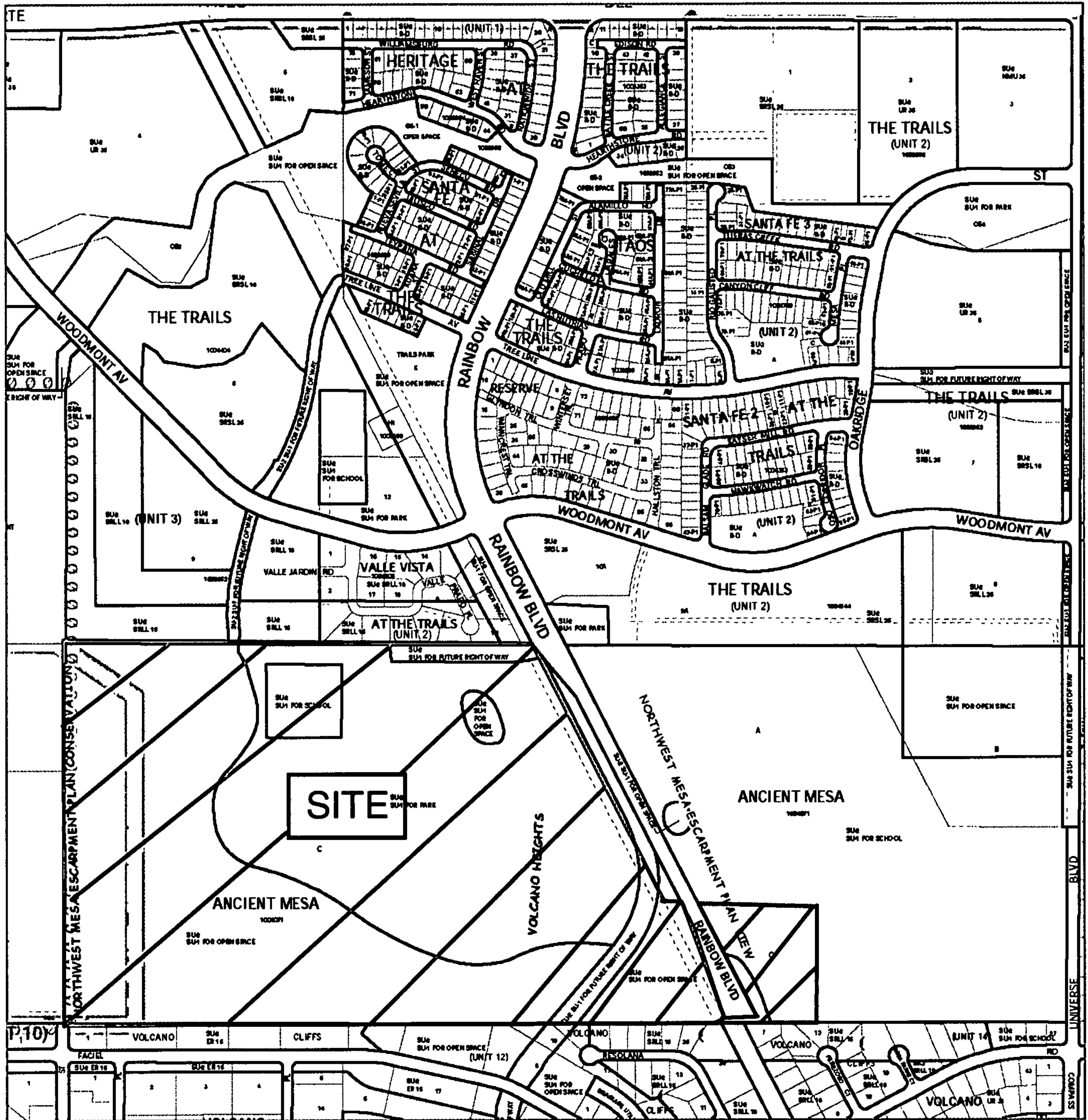


Form revised October 2007

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

Application case numbers
 08 DRB - - 70017

Andrew Mike 1-15-08
 Planner signature / date
 Project # 1004071



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

Map amended through: 3/22/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-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

HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2006.181.9
January 15, 2008

Andrew Garcia
Acting DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Final Plat Approval
Tracts C-1 and C-2, Ancient Mesa
DRB Project No. 1004071

Dear Andrew:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) along with the related fees
- Albuquerque Archaeological Certificate of No Effect
- Six (6) copies of the Final Plat
- City of Albuquerque Zone Atlas C-9
- Approved Infrastructure List dated October 10, 2007
- Signed Notice of Subdivision Plat Conditions for Tract C-2, Ancient Mesa

On behalf of our clients, the Board of Education of the City of Albuquerque (APS) and the New Mexico State Land Office, we are requesting Final Plat Approval for Tracts C-1 and C-2, Ancient Mesa. This project was approved on October 10, 2007 for Bulk Land Variance and Preliminary Plat.

Please be advised that upon obtaining the Development Review Board (DRB) signoff on the plat, and upon authorization by APS and the New Mexico State Land Office, we will submit the original for the "Notice of Subdivision Plat Conditions" for Tract C-2, along with the plat Mylar, for recordation by the DRB Chair. Also please be advised that the SIA's for the project have been submitted to Kevin Curran, City Assistant Attorney for execution by the City Engineer. The SIA's will also be recorded simultaneously with the plat and the Notice of Subdivision Conditions.

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White • Grady E. Barrens

Andrew Garcia
January 15, 2008
Page 2

We look forward to providing a detailed presentation to the DRB during the upcoming hearing. In the meantime, if you or other DRB representatives are in need of additional explanation or information, please feel free to call.

Sincerely,

HIGH MESA CONSULTING GROUP



Debie LeBlanc Trujillo

DLT
Enclosures

xc: Martin Eckert – APS Real Estate Director w/enc.
Christopher Schatzman – State Land Office w/enc.

HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2006.187.6

January 14, 2008

Mr. Kevin Curran
Assistant City Attorney
Municipal Services Division
City of Albuquerque
600 Second Street, 4th Floor
Albuquerque, NM 87102

RE: Tracts C-1 and C-2, Ancient Mesa
DRB Project No. 1004071

Mr. Curran,

Thank you for meeting with Debie Trujillo and myself on January 9, 2008 regarding the subject project. Although the discussion was oriented around the specific project, we discussed the process implemented to process the Plat and other supporting documents upon Final Plat Approval from the Development Review Board (DRB) around the Lands West Project for the University of New Mexico.

As we discussed, the University of New Mexico and Albuquerque Public Schools are public entities (a corporation and a political subdivision, respectively) of the State of New Mexico. For property acquisition and exchange with the New Mexico State Land Office, the rules that apply to those entities are different from private developers. Inasmuch, the processing of Final Plats by the DRB for these entities should generally follow this process:

1. Obtain Preliminary Plat Approval by the DRB
2. Execute, but don't file, Modified Subdivision Improvement Agreements (SIAs) for the subject property as identified in the Preliminary Plat Approval. The Modified SIAs are specifically revised to reflect the requirements of the public entities (UNM and APS). The SIAs should identify the proposed property description, and not the current property description, and are executed by the purchaser (UNM or APS). The SIAs should also include the appropriate Financial Guaranty.
3. Obtain Final Plat Approval by the DRB. The DRB will sign the plat upon Final Plat Approval. The Chairperson of the DRB will retain the Plat and SIAs in the DRB File.
4. Allow the property to close by the Public Entity.
5. The Public Entity will provide written confirmation to the DRB Chairperson that the property has closed.

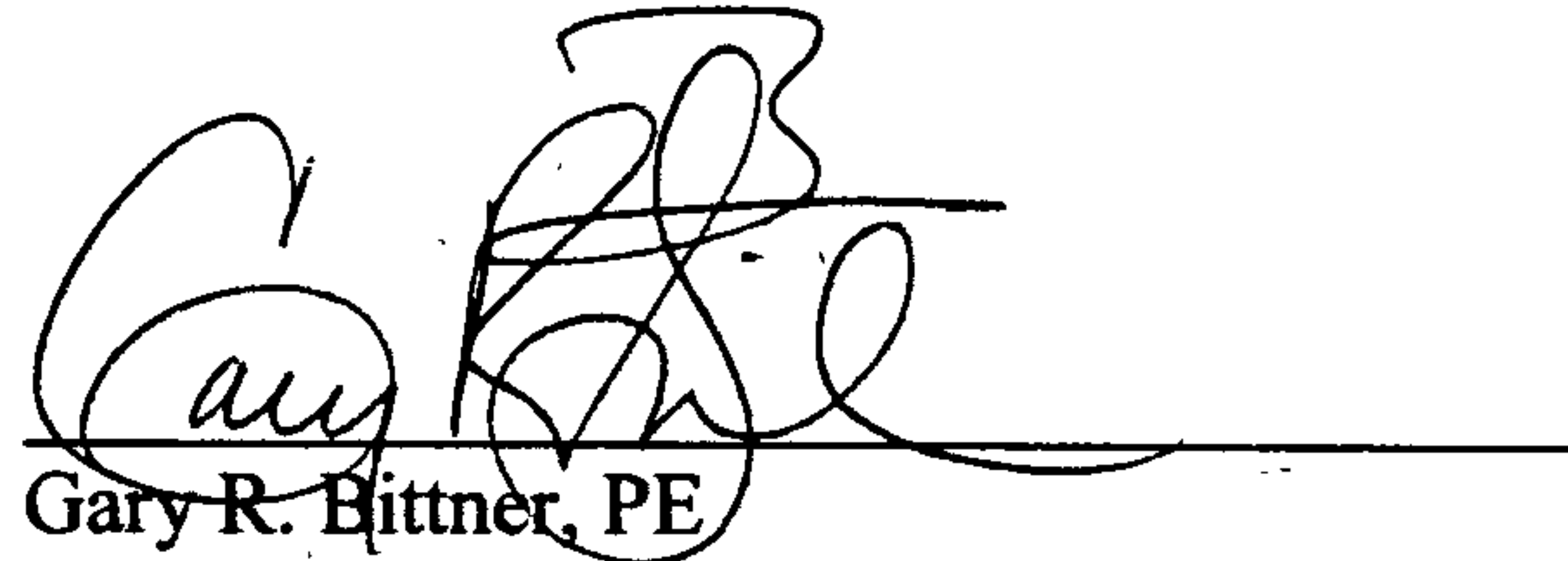
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Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White • Grady E. Barrens

6. The DRB Chairperson will arrange for the filing of the documents. These documents are required to reference each other and need to be filed at Bernalillo County in the following order:
- a. Plat
 - b. SIA
 - c. Financial Guaranty (Municipal Lien)

If you have any questions or comments regarding this information, please do not hesitate to call.

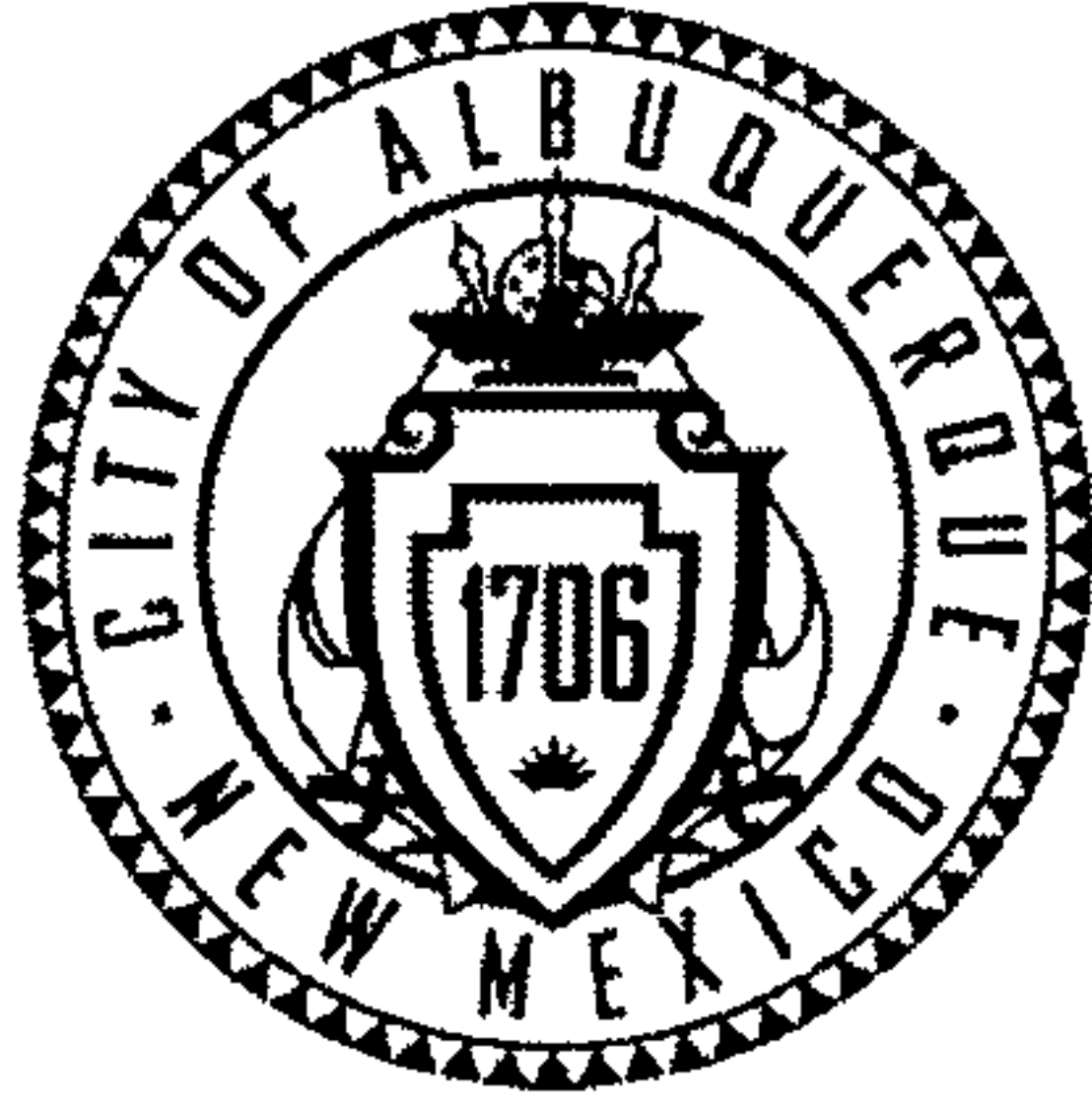
Respectfully,

HIGH MESA CONSULTING GROUP



Gary R. Hittner, PE

XC: [Richard Dourte, PE, City Engineer
DRB Chairperson



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

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s): #1004071
Case Number(s): 07DRB-70246
Agent: High Mesa Consulting Group
Applicant: Albuquerque Public Schools
Legal Description: Tracts C-1 and C-2, Ancient Mesa
Acreage: 143.32 acres
Zone Atlas Page: C-9

CERTIFICATE OF NO EFFECT: Yes No (For Tract C-1; see note below)

CERTIFICATE OF APPROVAL: Yes No (For Tract C-2; see note below)

TREATMENT PLAN REVIEW: Yes, see below.

DISCOVERY:

SUPPORTING DOCUMENTATION:

- 1. An Assessment of Cultural Resources within a Proposed High School Site on the West Mesa of Albuquerque, Bernalillo County, New Mexico** by the Office of Contract Archeology, University of New Mexico (Chapman and Estes, November 2004).
- 2. The Volcano Vista High School Site—Excavations at LA 134636 on the West Mesa of Albuquerque, Bernalillo County, New Mexico** by the Office of Contract Archeology, University of New Mexico (Kurota, November 2006).
- 3. A Window into Landscape Use of the West Mesa: An Archeological Survey of 90 Acres at the Entrance to the Northern Geologic Window** by the Office of Contract Archeology, University of New Mexico (Cordero, March 2007).
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5. Letter report, LA 134545 Monitoring by the Office of Contract Archeology, University of New Mexico (Cordero? September 2007).

SITE VISIT: n/a

RECOMMENDATION(S):

1. Provide follow-up pollen and phytolith reports for site LA 134545 as discussed in Cordero (6-2007:24-25).
2. Avoid or otherwise preserve in-place sites LA 134637, LA 134639, LA 134640, LA 134641, and LA 155457 within Tract C-2. Provide preservation plan or note on final plat.

- ***CERTIFICATE OF NO EFFECT IS ISSUED FOR TRACT C-1 (ref O-07-72 Section 4B(3), information potential exhausted for LA 134645).***
- ***CERTIFICATE OF APPROVAL ISSUED FOR TRACT C-2 IS VALID ONLY IF SITES ARE PRESERVED IN PLACE. (ref O-07-72 Section 4C(1), preservation plan required).***

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division

**NOTICE OF SUBDIVISION PLAT CONDITIONS
TRACT C - 2, ANCIENT MESA**

The Bulk Land Plat of Tract C – 2, Ancient Mesa has been granted a variance of waiver from certain subdivision requirements pursuant to Section 14-14-6-1 of the City of Albuquerque Subdivision Ordinance.

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

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

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

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

ACKNOWLEDGED:



Patrick H. Lyons, Commissioner of Public Lands,
New Mexico State Land Office

1/10/2008

Chairperson
City of Albuquerque Development
Review Board



[ACKNOWLEDGMENT ON FOLLOWING PAGE]

State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me this _____ day of _____, 2008, by
_____, Chairperson, City of Albuquerque Development
Review Board.

Notary Public

My commission expires:

HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2006.187.6

January 14, 2008

Mr. Kevin Curran
Assistant City Attorney
Municipal Services Division
City of Albuquerque
600 Second Street, 4th Floor
Albuquerque, NM 87102

RE: Tracts C-1 and C-2, Ancient Mesa
DRB Project No. 1004071

Mr. Curran,

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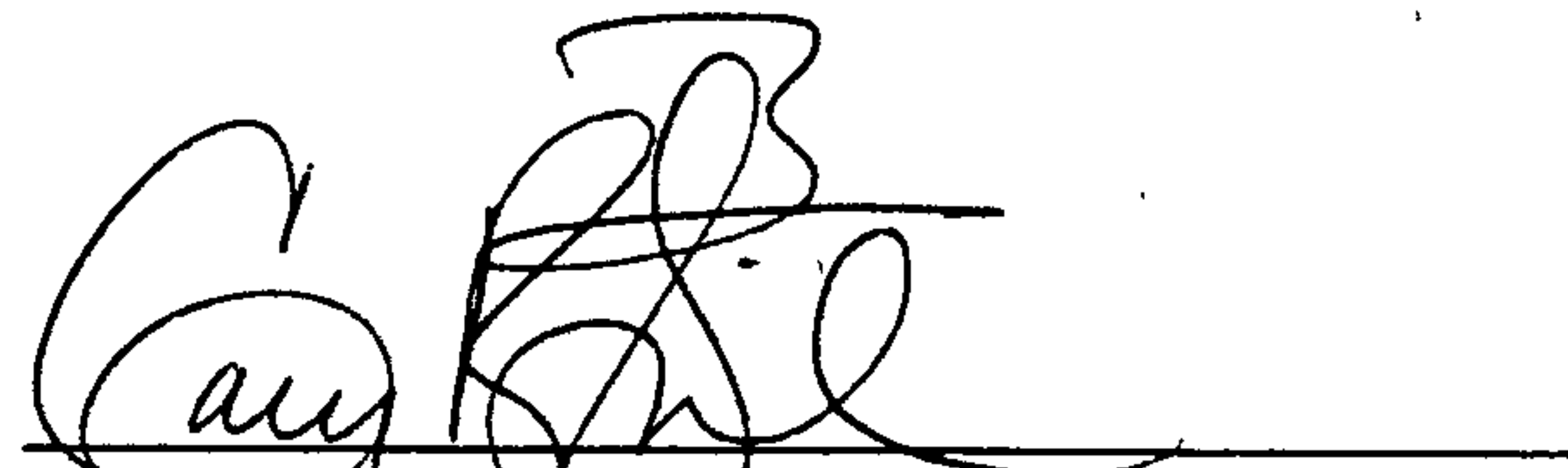
Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
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 - a. Plat
 - b. SIA
 - c. Financial Guaranty (Municipal Lien)

If you have any questions or comments regarding this information, please do not hesitate to call.

Respectfully,

HIGH MESA CONSULTING GROUP



Gary R. Bittner, PE

XC: Richard Dourte, PE, City Engineer
(DRB Chairperson)

ORIGINAL

Current DRC
 Project Number: 766982
 HMCG No 2006.180.2 - 2006.187.6 - 2006.181.9

FIGURE 12

Date Submitted: 10-10-07
 Date Site Plan Approved: NA
 Date Preliminary Plat Approved: 10-10-07
 Date Preliminary Plat Expires: 10-10-08
 DRB Project No.: 1004071
 DRB Application No.: 07 DRB-70 246
 10/31/07

INFRASTRUCTURE LIST
 (Rev. 8-20-05)
EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Tracts C-1 and C-2, Ancient Mesa
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
Tract C, Ancient Mesa
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
766982	766982	N/A	Standard Curb and Gutter (Westside only)	Rainbow Blvd NW	NE Corner of Tract C-1	318' NW from SE Corner of Tract C-1	/	/	/
766982	766982	N/A	Median Curb (Both Sides)	Rainbow Blvd NW	NE Corner of Tract C-1	SE Corner of Tract C-1	/	/	/
766982	766982	31' FF	Arterial Paving	Rainbow Blvd NW	NE Corner of Tract C-1	SE Corner of Tract C-1	/	/	/
766982	766982	50'R	Qui-De-Quo (within Public Roadway Easement)	Tract C-1	NW Corner of Tract C-1	N/A	/	/	/
766982	766982	10'	Trail	Rainbow Blvd NW	NE Corner of Tract C-1	318' NW from SE Corner of Tract C-1	/	/	/
766982	766982	16"	Water Line (Loop)	Public Water Line Easement	Rainbow Blvd NW	NW Corner of Tract C-1	/	/	/
766982	766982	16"	Water Line (Loop)	Public Water Line Easement	NW Corner of Tract C-1	SW Corner of Tract C-1	/	/	/
766982	766982	16"	Water Line (Loop)	Public Water Line Easement	SW Corner of Tract C-1	Angle Point (Southside)	/	/	/
766982	766982	12"	Water Line (Loop)	Public Water Line Easement	Angle Point (Southside)	Rainbow Blvd NW	/	/	/
766983	766983	One	DEFERRED CONSTRUCTION - MODIFIED PROCEDURE 'B' Traffic Signal and Flashing School Crossing Beacons	Rainbow Blvd NW	350' NW from SE Corner Tract C-1	N/A	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Crst Engineer
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature							City User Dept. Signature		
Date							Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 "Median Curb" item includes median cuts and left turnbays to access proposed Tract C-1 and existing Tract A. "Standard Curb and Gutter" item includes private entrances for access to Tract C-1.
- 2 Traffic signal item to be deferred until warranted. (Modified Procedure B)
- 3 Flashing School Crossing Beacons item to be deferred until warranted. (Modified Procedure B)
- 4 Private Drainage Easement on Tract C-2 to serve Tract C-1 (Condition for Final Plat Approval)
- 5 Sanitary Sewer Improvements within Rainbow Blvd NW constructed by CPN: 766981

6 ² Delete Traffic signage per D.R.C. review.
 7. ~~DEVELOPMENT AGREEMENT w/ ABEWA REQUIRED FOR FINAL PLAT APPROVAL~~

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Gary R. Bittner, PE NAME (print)	<i>Mattson</i> 10/10/07 DRB CHAIR - date	<i>Christina Sandoval</i> 10/10/07 PARKS & RECREATION - date	
High Mesa Consulting Group SIGNATURE - date	<i>R. Paul</i> 10-10-07 TRANSPORTATION DEVELOPMENT - date		AMAFCA - date
<i>Cary</i> 10/10/07	<i>Rogert Allen</i> 10/10/07 UTILITY DEVELOPMENT - date		- date
	<i>Bradley D. Bigham</i> 10/10/07 CITY ENGINEER - date		- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	10-21-2007	<i>A Woodall</i>	<i>...</i>	<i>...</i> AGENT
2	1-09-08	<i>...</i>	<i>Rogert Allen</i>	<i>Cary</i> AGENT

2007-1819
2006-1819

**NOTICE OF SUBDIVISION PLAT CONDITIONS
TRACT C - 2, ANCIENT MESA**

The Bulk Land Plat of Tract C - 2, Ancient Mesa has been granted a variance of waiver from certain subdivision requirements pursuant to Section 14-14-6-1 of the City of Albuquerque Subdivision Ordinance.

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


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

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

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

ACKNOWLEDGED:

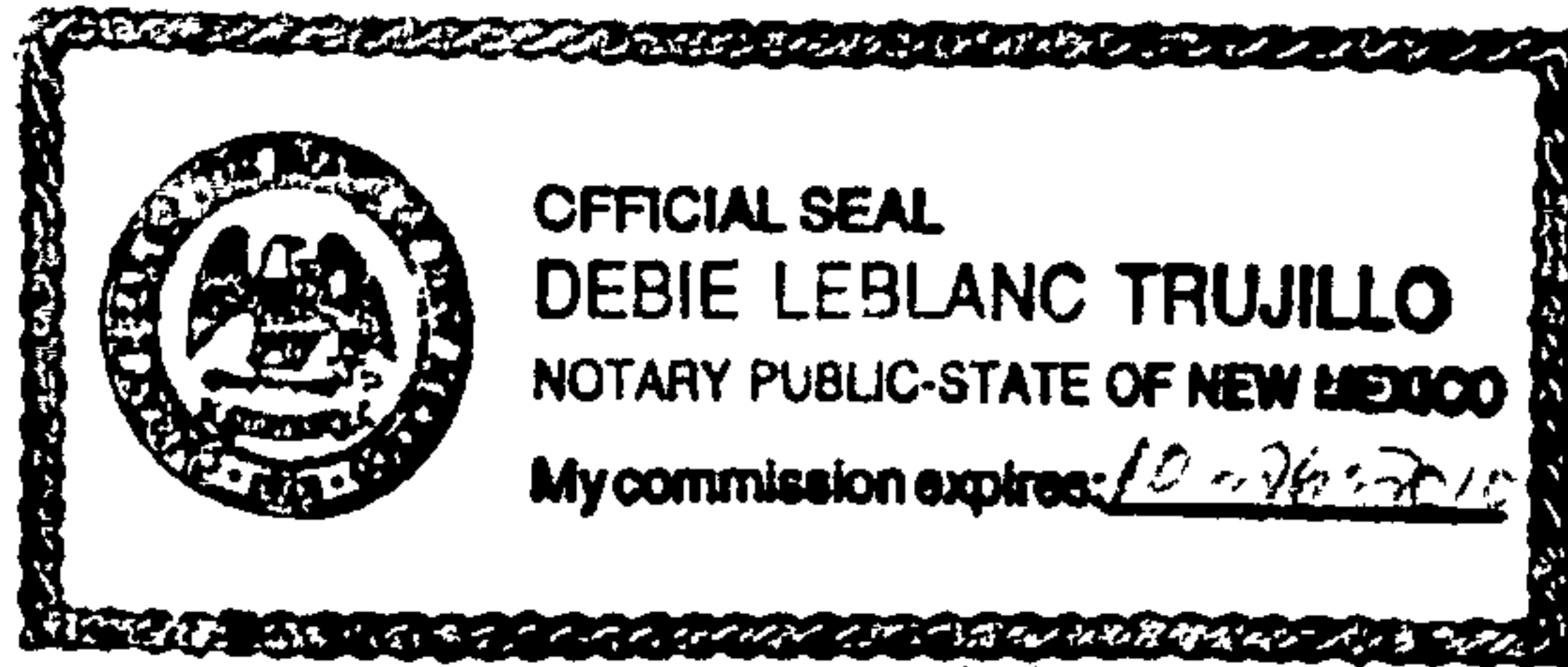

Patrick H. Lyons, Commissioner of Public Lands,
New Mexico State Land Office *1/10/08*


Chairperson
City of Albuquerque Development
Review Board *1/23/08*



[ACKNOWLEDGMENT ON FOLLOWING PAGE]

State of New Mexico)
) SS
County of Bernalillo)



This instrument was acknowledged before me this 23rd day of January, 2008, by JACK CLONIA, Chairperson, City of Albuquerque Development Review Board.

Debie LeBlanc Trujillo
Notary Public

My commission expires:
October 26, 2010

QUITCLAIM DEED

THE BOARD OF EDUCATION OF THE CITY OF ALBUQUERQUE, NEW MEXICO, AS GOVERNING BOARD OF THE ALBUQUERQUE MUNICIPAL SCHOOL DISTRICT NO. 12, COUNTIES OF BERNALILLO AND SANDOVAL, STATE OF NEW MEXICO, a political subdivision of the State of New Mexico, for consideration paid, quitclaims to THE STATE OF NEW MEXICO, acting by and through the Commissioner of Public Lands, trustee for the State of New Mexico of the trust created under the Act of June 20, 1910, Pub. L. No. 61-219, 36 stat. 557, ch. 310, whose address is 310 Old Santa Fe Trail (PO Box 1148), Santa Fe, New Mexico 87504-1148, the following described real estate in Bernalillo County, New Mexico:

A platted tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, within Section 33, Township 10 North, Range 4 East, N.M.P.M, Bernalillo County, New Mexico, known as Tract "I," Bulk Land Plat of Sandia Science and Technology Park, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 13, 2001, Book 2001C, Page 324.

Said parcel contains 11.0205 acres, more or less, such acreage being located within Section 33, Township 10 North, Range 4 East, N.M.P.M., as follows:

Portion of SE $\frac{1}{4}$ NW $\frac{1}{4}$ 11.0205 Acres

No Water Rights are being transferred by this Quitclaim Deed.

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GCD R \$11.00 M Toulouse, Bernalillo County



Witness its hand and seal this 15th day of February, 2008.

THE BOARD OF EDUCATION OF THE CITY OF ALBUQUERQUE, NEW MEXICO, AS GOVERNING BOARD OF THE ALBUQUERQUE MUNICIPAL SCHOOL DISTRICT NO. 12, COUNTIES OF BERNALILLO AND SANDOVAL, STATE OF NEW MEXICO, a political subdivision of the State of New Mexico

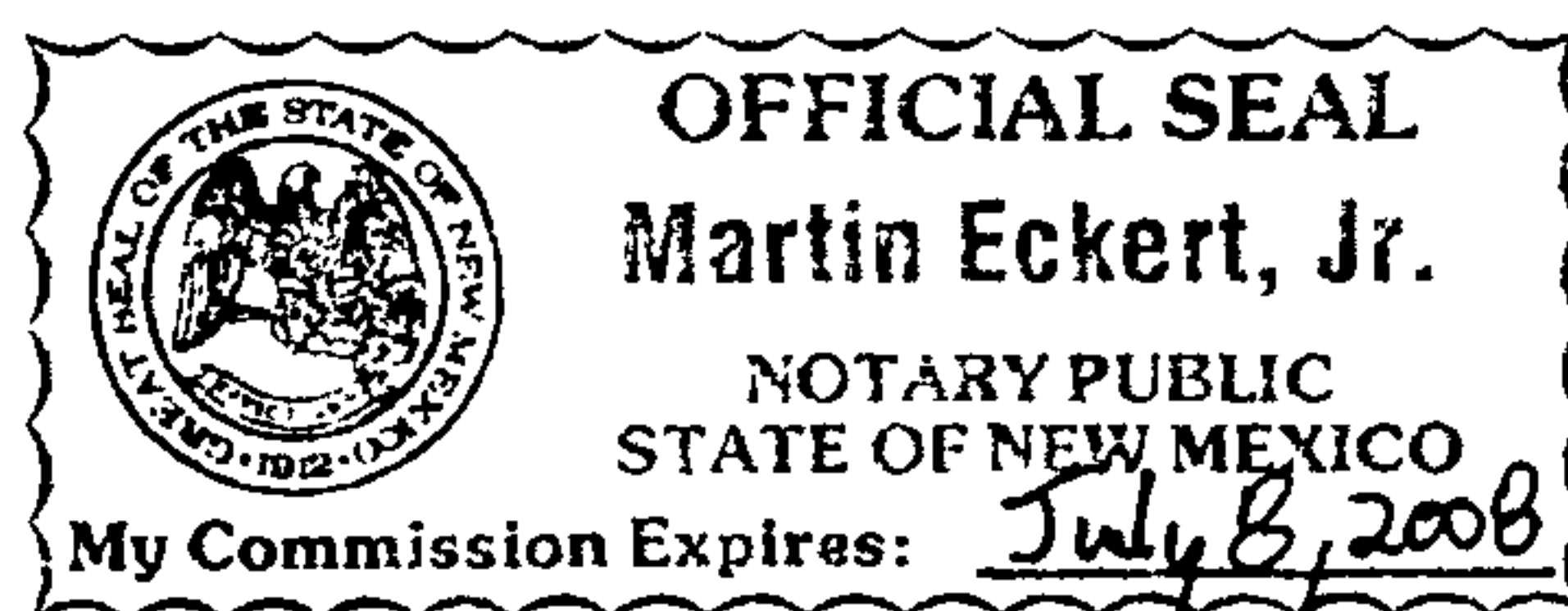
By: *Paula Maes*
Paula Maes, President

By: *Berna Facio*
Berna Facio, Secretary

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on February 15, 2008, by Paula Maes, President of the Board of Education of the City of Albuquerque, New Mexico, a political subdivision of the State of New Mexico.

(SEAL)

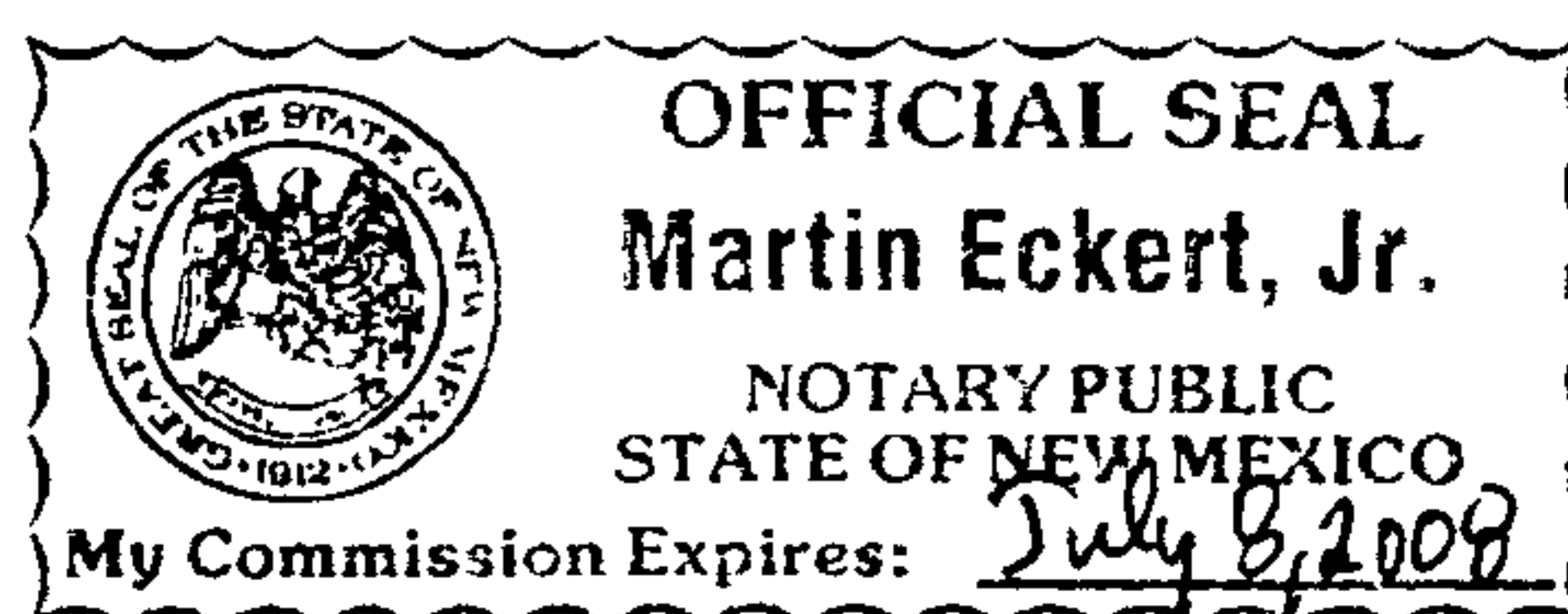


Martin Eckert, Jr.
Notary Public
My Commission Expires: July 8, 2008

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on February 15, 2008, by Berna Facio, Secretary of the Board of Education of the City of Albuquerque, New Mexico, a political subdivision of the State of New Mexico.

(SEAL)



Martin Eckert, Jr.
Notary Public
My Commission Expires: July 8, 2008

COMMISSIONER OF PUBLIC LANDS FOR THE
STATE OF NEW MEXICO
EXCHANGE PATENT

No. 4344

For consideration of lands and cash of equal or greater value, the State of New Mexico, acting by and through the Commissioner of Public Lands, trustee for the State of New Mexico of the trust created under the Act of June 20, 1910, Pub. L. No. 61-219, 36 Stat. 557, Ch. 310 ("State"), grants to the Board of Education of the City of Albuquerque, New Mexico, as governing board of the Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision of the State of New Mexico subject to the conditions and reservations set forth or referred to in this Exchange Patent, the land in Bernalillo County, New Mexico described as follows:

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising a portion of Tract C, Ancient Mesa, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 2, 2006, Book 2006C, Page 40 and now referred to as "Tract C-1," as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on 30080191702008, Book 2008C, Page 0031 (the "February 2008 Ancient Mesa Plat"), and being more particularly described as follows:

Beginning at the northeast corner of the parcel herein described, being the northeast property corner of said Tract C-1, also being the southeast property corner of Tract B, Valle Vista at the Trails, Unit 2, as the same is shown and designated on the correction plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 21, 2007, Book 2007C, Page 168, and also being an angle point in the western right-of-way line of Rainbow Boulevard N.W.; thence S 27°08'25" E a distance of 1526.13 feet to the southeast corner of the parcel herein described, being a point on the north property line of "Tract C-2" as the same is shown and designated on the February 2008 Ancient Mesa Plat, also being a point on

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PTNT R \$15.00 M Toulouse, Bernalillo County

the western right-of-way line of Rainbow Boulevard N.W.; thence N 89°43'35" W a distance of 277.18 feet to a northern property corner of Tract C-2; thence N 00°16'25" E a distance of 120.00 feet to a northern property corner of Tract C-2; thence N 89°43'35" W a distance of 160.00 feet to a northern property corner of Tract C-2; thence S 00°16'25" W a distance of 120.00 feet to a northern property corner of Tract C-2; thence N 89°43'35" W a distance of 486.28 feet to a northern property corner of Tract C-2; thence N 00°16'25" E a distance of 200.00 feet to a northern property corner of Tract C-2; thence N 89°43'35" W a distance of 350.00 feet to a northern property corner of Tract C-2; thence S 00°16'25" W a distance of 200.00 feet to a northern property corner of Tract C-2; thence N 89°43'35" W a distance of 420.29 feet to the southwest corner of the parcel herein described, being a northern property corner of Tract C-2; thence N 49°22'00" W a distance of 1634.21 feet to a northern property corner of Tract C-2; thence N 00°16'25" E a distance of 297.45 feet to the northwest corner of the parcel herein described, being a point on the south property line of Tract 7, The Trails, Unit 3A, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 21, 2007, Book 2007C, Page 352, also being a northern property corner of Tract C-2; thence S 89°40'31" E a distance of 1386.53 feet to a point on the south property line of Lot 5, of said Valle Vista at the Trails, Unit 2; thence S 89°44'34" E a distance of 849.83 feet to the point of beginning and containing 63.3138 acres more or less.

Such acreage being located within Section 16, Township 11 North, Range 2 East, N.M.P.M., as follows:

Portion of Government Lot 2	0.3118 Acres
Portion of Government Lot 3	18.4386 Acres
Portion of Government Lot 4	14.8899 Acres
Portion of SE $\frac{1}{4}$ SW $\frac{1}{4}$	20.0956 Acres
Portion of SW $\frac{1}{4}$ SW $\frac{1}{4}$	4.9649 Acres

Portion of SW¼SE¼

4.6130 Acres

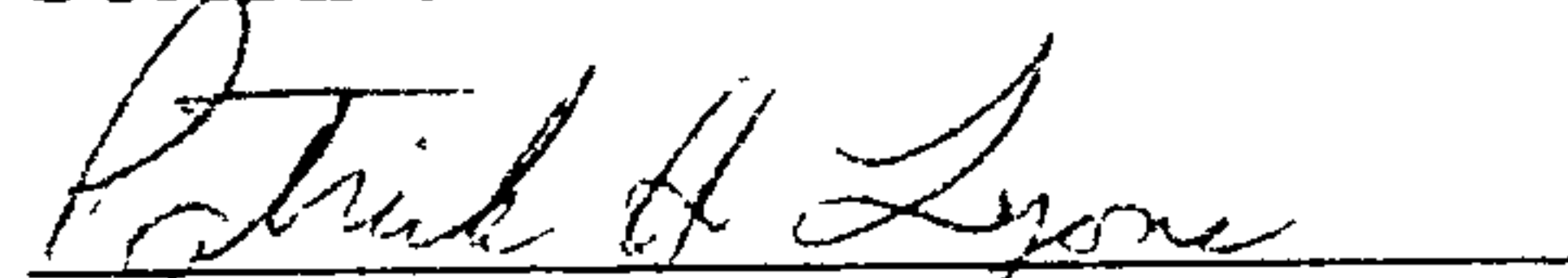
SUBJECT TO all valid and existing rights, restrictions, reservations, covenants, conditions, rights-of-way, and easements of record affecting such lands, including but not limited to the following matters on file in the records of the New Mexico State Land Office: RWD-464 issued to Public Service Company of New Mexico; and, RW-29792 issued to City of Albuquerque, et al., as well as those matters shown on the February 2008 Ancient Mesa Plat described above, and on that certain plat of Ancient Mesa filed February 2, 2006, in Book 2006C, Page 40, Records of Bernalillo County, New Mexico, both of which are incorporated herein by reference.

AND FURTHER SUBJECT TO a reservation by the State of New Mexico of all geothermal resources and all minerals of whatsoever kind in, under or upon said land, including but not limited to oil and natural gas, helium, carbon dioxide, coal and lignite, uranium, brine, copper, iron, lead, talc, barite, gold and silver, precious and semi-precious stones and jewels, caliche, building stones, shale, clay, sand, gravel and rock for crushing, whether or not now known to exist or to have value, of whatever form or type, at whatever depth, in whatever nature of deposit, whether solid, semi-solid, liquid, or gaseous, whether similar or dissimilar to any of those minerals enumerated, and regardless of the method of extraction whether by wells (including input wells), mining by subterranean, open-pit, or strip mines, surface or subsurface leaching, or any other means now or hereafter known or employed, together with all rights of access and surface use necessary for or reasonably incident to exploration for and extraction and removal of the minerals or geothermal resources, the right to execute leases for mineral or geothermal development and operation, the right to sell or dispose of the minerals or geothermal resources, the right to grant rights-of-way and easements for mineral or geothermal purposes, the right to prospect for, mine, produce and remove minerals and geothermal resources and the right to perform any and all acts necessary in connection therewith, provided such right of access and surface use shall not unreasonably interfere with use of the land described herein for educational purposes as defined in the Agreement to Exchange Land between the State and the Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, New Mexico dated August 27, 2007.

AND YET FURTHER SUBJECT TO a reservation by the State of New Mexico of any and all water rights vested in the State of New Mexico as of the date of sale which are located on or derived from the subject land, any and all water rights appurtenant to or riparian to the subject land as of the date of sale and the right to renew and extend any water easements, water leases or water rights existing as of the date of sale together with the right to receive the rents and revenues therefrom, together with all rights of access and surface use necessary for or reasonably incident to developing and utilizing such water rights, provided such right of access and surface use shall not unreasonably interfere with use of the land described herein for educational purposes as defined in said Agreement to Exchange Land between the State and the Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, New Mexico.

Executed in duplicate under seal this 20th day of FEBRUARY,
2008.

STATE OF NEW MEXICO



PATRICK H. LYONS

COMMISSIONER OF PUBLIC LANDS

(SEAL)



COMMISSIONER OF PUBLIC LANDS FOR THE
STATE OF NEW MEXICO
EXCHANGE PATENT

No. 4345

For consideration of lands and cash of equal or greater value deeded to it by the Board of Education of the City of Albuquerque, New Mexico (the "Board"), as governing board of the Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision of the State of New Mexico, and as requested by said Board pursuant to that certain Agreement to Exchange Land between the Board and the Commissioner of Public Lands effective as of August 27, 2007, the State of New Mexico, acting by and through the Commissioner of Public Lands, trustee for the State of New Mexico of the trust created under the Act of June 20, 1910, Pub. L. No. 61-219, 36 Stat. 557, Ch. 310 ("State"), grants to the City of Albuquerque, a New Mexico municipal corporation and political subdivision of the State of New Mexico subject to the conditions and reservations set forth or referred to in this Exchange Patent, the land in Bernalillo County, New Mexico described as follows:

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising a portion of Tract C, Ancient Mesa, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 2, 2006, Book 2006C, Page 40, and being a portion of "Rainbow Boulevard, N.W.," as the same is also shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on 2008019170 2008, Book 2008C, Page 0031 (the "February 2008 Ancient Mesa Plat"), and being more particularly described as follows:

Beginning at the northernmost corner of the parcel herein described, being the northeast property corner of "Tract C-1," as the same is shown and depicted on the February 2008 Ancient Mesa Plat, also being the southeast property corner of Tract B, Valle Vista at the Trails, Unit 2, as the same is shown and designated on the correction plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 21, 2007, Book

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PTNT R \$15.00 M Toulouse, Bernalillo County

2007C, Page 168, and also being an angle point in the western right-of-way line of Rainbow Boulevard N.W.; thence S 40°03'33" E a distance of 349.32 feet along the western right-of-way of Rainbow Boulevard N.W. to the northeast corner of the parcel herein described; thence S 27°08'25" E a distance of 1226.15 feet along the western right-of-way of Rainbow Boulevard N.W. to the southeast corner of the parcel herein described, being the northeast property corner of "Tract C-2," as the same is shown and depicted on the February 2008 Ancient Mesa Plat; thence N 89°43'35" W a distance of 87.98 feet to the southwest corner of the parcel herein described, being the southeast property corner of Tract C-1, also being a point on the northern property line of Tract C-2; thence N 27°08'25" W a distance of 1526.13 feet to the point of beginning and containing 2.4673 acres more or less.

Such acreage being located within Section 16, Township 11 North, Range 2 East, N.M.P.M., as follows:

Portion of Government Lot 2	0.6302 Acres
Portion of Government Lot 3	0.3819 Acres
Portion of SW ¹ / ₄ SE ¹ / ₄	1.4552 Acres

SUBJECT TO all valid and existing rights, restrictions, reservations, covenants, conditions, rights-of-way, and easements of record affecting such lands, including but not limited to the following matters on file in the records of the New Mexico State Land Office: RWD-464 issued to Public Service Company of New Mexico; and, RW-29792 issued to City of Albuquerque, et al., as well as those matters shown on the February 2008 Ancient Mesa Plat described above, and on that certain plat of Ancient Mesa filed February 2, 2006, in Book 2006C, Page 40, Records of Bernalillo County, New Mexico, both of which are incorporated herein by reference.

AND FURTHER SUBJECT TO a reservation by the State of New Mexico of all geothermal resources and all minerals of whatsoever kind in, under or upon said land, including but not limited to oil and natural gas, helium, carbon dioxide, coal and lignite, uranium, brine, copper, iron, lead, talc, barite, gold and silver, precious and semi-precious stones and jewels, caliche, building stones, shale, clay, sand, gravel and rock for

crushing, whether or not now known to exist or to have value, of whatever form or type, at whatever depth, in whatever nature of deposit, whether solid, semi-solid, liquid, or gaseous, whether similar or dissimilar to any of those minerals enumerated, and regardless of the method of extraction whether by wells (including input wells), mining by subterranean, open-pit, or strip mines, surface or subsurface leaching, or any other means now or hereafter known or employed, together with all rights of access and surface use necessary for or reasonably incident to exploration for and extraction and removal of the minerals or geothermal resources, the right to execute leases for mineral or geothermal development and operation, the right to sell or dispose of the minerals or geothermal resources, the right to grant rights-of-way and easements for mineral or geothermal purposes, the right to prospect for, mine, produce and remove minerals and geothermal resources and the right to perform any and all acts necessary in connection therewith, provided such right of access and surface use shall not unreasonably interfere with use of the land described herein for educational purposes as defined in the Agreement to Exchange Land between the State and the Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, New Mexico dated August 27, 2007.

AND YET FURTHER SUBJECT TO a reservation by the State of New Mexico of any and all water rights vested in the State of New Mexico as of the date of sale which are located on or derived from the subject land, any and all water rights appurtenant to or riparian to the subject land as of the date of sale and the right to renew and extend any water easements, water leases or water rights existing as of the date of sale together with the right to receive the rents and revenues therefrom, together with all rights of access and surface use necessary for or reasonably incident to developing and utilizing such water rights, provided such right of access and surface use shall not unreasonably interfere with use of the land described herein for educational purposes as defined in said Agreement to Exchange Land between the State and the Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, New Mexico.

[SIGNATURE OF FOLLOWING PAGE]

Executed in duplicate under seal this 20th day of February,
2008.

STATE OF NEW MEXICO

Patrick H. Lyons

PATRICK H. LYONS

COMMISSIONER OF PUBLIC LANDS

(SEAL)



COMMISSIONER OF PUBLIC LANDS FOR THE
STATE OF NEW MEXICO
GRANT OF EASEMENT

RW NO. 30933

ALBUQUERQUE PUBLIC SCHOOLS PRIVATE STORM DRAINAGE
EASEMENT SERVING TRACT C-1, ANCIENT MESA
(NEW EASEMENT NO. 22)

For consideration of cash paid to it by the Board of Education of the City of Albuquerque, New Mexico (the "Board"), as governing board of the Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision of the State of New Mexico, the State of New Mexico, acting by and through said Commissioner, trustee for the State of New Mexico of the trust created under the Act of June 20, 1910, Pub. L. No. 61-219, 36 Stat. 557, Ch. 310 ("State"), grants to the Board a non-exclusive private storm water drainage easement for construction, installation, maintenance, repair, modification, replacement and operation of storm water drainage improvements where developed runoff collected from a collecting and discharge basin located on the adjacent tract of land described as "Tract C-1" as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on 2008019120 2008, Book 2008C, Page 0031 (the "February 2008 Ancient Mesa Plat") that is further described below will be drained into energy dissipater stilling basins that will spread the flows and discharge the attenuated flows across portions of "Tract C-2" as the same is shown on said plat, and into the Boca Negra Arroyo.

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising a portion of Tract C-2 referred to as "New Easement No. 22" (a private drainage easement serving Tract C-

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GRNT R \$15.00 M Toulouse, Bernalillo County

1), as the same is shown on the February 2008 Ancient Mesa Plat, and being more particularly described as follows:

Beginning at an eastern corner of the easement herein described, being a property corner of said Tract C-2, also being an angle point on the western right-of-way line of Rainbow Boulevard N.W.; thence S $18^{\circ}26'36''$ E a distance of 80.21 feet along said western right-of-way line; thence N $89^{\circ}43'35''$ W a distance of 200.00 feet; thence S $00^{\circ}16'25''$ W a distance of 55.67 feet; thence S $42^{\circ}16'15''$ E a distance of 70.99 feet; thence S $43^{\circ}52'40''$ E a distance of 189.38 feet; thence S $50^{\circ}38'17''$ E a distance of 182.57 feet to a point on the western right-of-way line of Rainbow Boulevard N.W.; thence S $18^{\circ}26'36''$ E a distance of 56.63 feet to the southeast corner of the easement herein described, being a point on the south property line of said Tract C-2, also being a point on the north right-of-way line of Atrisco Drive N.W.; thence N $89^{\circ}56'46''$ W a distance of 110.22 feet to the southwest corner of the easement herein described, being a point on the south property line of said Tract C-2, also being a point on the north property line of Lot 25, Block 3, Volcano Cliffs Subdivision, Unit No. 13, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 29, 1970, Book D4, Page 87; thence N $50^{\circ}38'17''$ W a distance of 151.12 feet; thence N $43^{\circ}52'40''$ W a distance of 196.68 feet; thence N $42^{\circ}16'15''$ W a distance of 136.57 feet; thence N $30^{\circ}29'29''$ W a distance of 136.37 feet; thence N $23^{\circ}01'38''$ W a distance of 172.93 feet to the northwest corner of the easement herein described, being a property corner common to Tract C-2 and Tract C-1; thence S $89^{\circ}43'35''$ E a distance of 365.16 feet to the northeast corner of the easement herein described, being a point on the southerly terminus of the centerline of Rainbow Boulevard N.W.; thence S $27^{\circ}08'25''$ E a distance of 139.72 feet to the point of beginning and containing 3.0506 acres more or less.

Such acreage being located within Section 16, Township 11 North, Range 2 East, N.M.P.M., as follows:

Portion of SW¹/₄SE¹/₄

3.0506 Acres

SUBJECT TO all valid and existing rights, restrictions, reservations, covenants, conditions, rights-of-way, and easements of record affecting such lands, including but not limited to the following matters on file in the records of the New Mexico State Land Office: RWD-464 issued to Public Service Company of New Mexico; and, RW-29792 issued to City of Albuquerque, et al., as well as those matters shown on the February 2008 Ancient Mesa Plat described above, and on that certain plat of Ancient Mesa filed February 2, 2006, in Book 2006C, Page 40, Records of Bernalillo County, New Mexico, both of which are incorporated herein by reference.

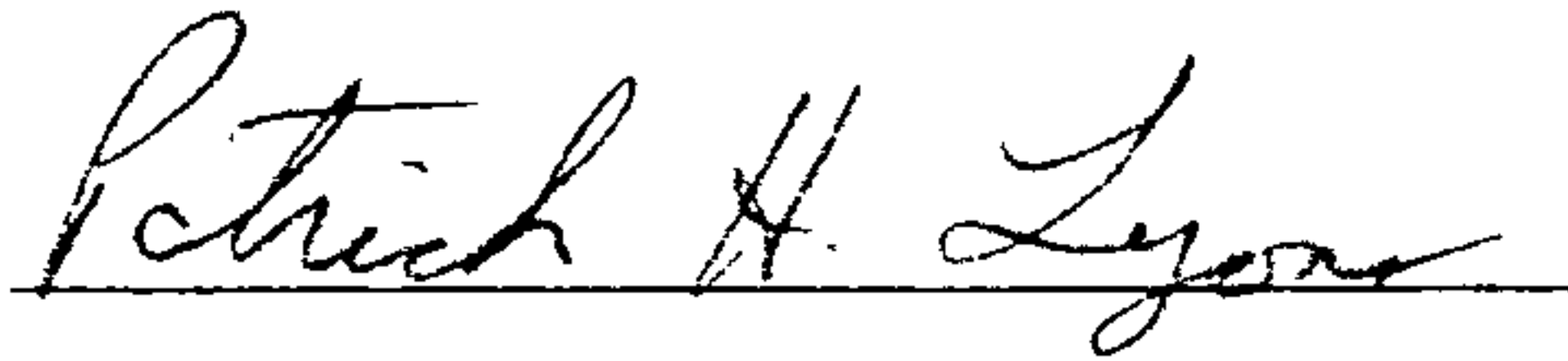
AND FURTHER SUBJECT TO a reservation by the State of New Mexico of all geothermal resources and all minerals of whatsoever kind in, under or upon said land, including but not limited to oil and natural gas, helium, carbon dioxide, coal and lignite, uranium, brine, copper, iron, lead, talc, barite, gold and silver, precious and semi-precious stones and jewels, caliche, building stones, shale, clay, sand, gravel and rock for crushing, whether or not now known to exist or to have value, of whatever form or type, at whatever depth, in whatever nature of deposit, whether solid, semi-solid, liquid, or gaseous, whether similar or dissimilar to any of those minerals enumerated, and regardless of the method of extraction whether by wells (including input wells), mining by subterranean, open-pit, or strip mines, surface or subsurface leaching, or any other means now or hereafter known or employed, together with all rights of access and surface use necessary for or reasonably incident to exploration for and extraction and removal of the minerals or geothermal resources, the right to execute leases for mineral or geothermal development and operation, the right to sell or dispose of the minerals or geothermal resources, the right to grant rights-of-way and easements for mineral or geothermal purposes, the right to prospect for, mine, produce and remove minerals and geothermal resources and the right to perform any and all acts necessary in connection therewith, provided such right of access and surface use shall not unreasonably interfere with use of the land described herein for the purposes set forth above.

AND YET FURTHER SUBJECT TO a reservation by the State of New Mexico of any and all water rights vested in the State of New Mexico as of the date of sale which

are located on or derived from the subject land, any and all water rights appurtenant to or riparian to the subject land as of the date of sale and the right to renew and extend any water easements, water leases or water rights existing as of the date of sale together with the right to receive the rents and revenues therefrom, together with all rights of access and surface use necessary for or reasonably incident to developing and utilizing such water rights, provided such right of access and surface use shall not unreasonably interfere with use of the land described herein for the purposes set forth above.

Executed in duplicate under seal this 20th day of FEBRUARY,
2008.

STATE OF NEW MEXICO



PATRICK H. LYONS

COMMISSIONER OF PUBLIC LANDS

(SEAL)



COMMISSIONER OF PUBLIC LANDS FOR THE
STATE OF NEW MEXICO
GRANT OF EASEMENT

RW NO. 30934

ALBUQUERQUE PUBLIC SCHOOLS PRIVATE STORM DRAINAGE
EASEMENT SERVING TRACT C-1, ANCIENT MESA
(NEW EASEMENT NO. 21)

For consideration of cash paid to it by the Board of Education of the City of Albuquerque, New Mexico (the "Board"), as governing board of the Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision of the State of New Mexico, the State of New Mexico, acting by and through said Commissioner, trustee for the State of New Mexico of the trust created under the Act of June 20, 1910, Pub. L. No. 61-219, 36 Stat. 557, Ch. 310 ("State"), grants to the Board a non-exclusive private storm water drainage easement for construction, installation, maintenance, repair, modification, replacement and operation of storm water drainage improvements where developed runoff collected from a collecting and discharge basin located on the adjacent tract of land described as "Tract C-1," as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on 2008019170, 2008, Book 2008C, Page 0031 (the "February 2008 Ancient Mesa Plat") that is further described below will be drained into energy dissipater stilling basins that will spread the flows and discharge the attenuated flows across portions of "Tract C-2" as the same is shown on said plat, and into the Boca Negra Arroyo.

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising a portion of Tract C-2 referred to as "New Easement No. 21" (a private drainage easement serving Tract C-

Doc# 2008019176

02/21/2008 11 03 AM Page 1 of 4
GRNT R \$15.00 M Toulouse, Bernalillo County

1), as the same is shown on said February 2008 Ancient Mesa Plat, and being more particularly described as follows:

Beginning at the southeast corner of the easement herein described, being a point on the south property line of said Tract C-2, also being a point on the north property line of Tract 7, Volcano Cliffs Subdivision, Unit No. 12, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 14, 1970, Book D4, Page 91; whence an angle point in the south property line of said Tract C-2 bears S 89°53'36" E a distance of 750.66 feet; thence N 89°53'36" W a distance of 140.45 feet to the southwest corner of the easement herein described, being a point on the south property line of said Tract C-2, also being a point on the north property line of Tract 6, of said Volcano Cliffs Subdivision, Unit No. 12; thence N 66°31'48" W a distance of 164.43 feet; thence N 22°42'53" W a distance of 168.09 feet; thence N 23°01'45" E a distance of 208.13 feet; thence N 00°15'47" E a distance of 206.87 feet to the northwest corner of the easement herein described, being a point common to the property lines of said Tract C-2 and Tract C-1; thence S 89°43'35" E a distance of 170.00 feet along the common property lines of Tracts C-1 and C-2, whence a property corner common to Tracts C-1 and C-2 bears S 89°43'35" E a distance of 77.00 feet; thence S 00°16'25" W a distance of 190.00 feet; thence S 23°00'34" W a distance of 226.43 feet; thence S 22°42'53" E a distance of 44.09 feet; thence S 66°31'40" E a distance of 130.66 feet; thence S 23°52'56" E a distance of 139.19 feet to the point of beginning and containing 2.6023 acres more or less.

Such acreage being located within Section 16, Township 11 North, Range 2 East, N.M.P.M., as follows:

Portion of SE ¹ / ₄ SW ¹ / ₄	2.6023 Acres
--	--------------

SUBJECT TO all valid and existing rights, restrictions, reservations, covenants, conditions, rights-of-way, and easements of record affecting such lands, including but not limited to the following matters on file in the records of the New Mexico State Land

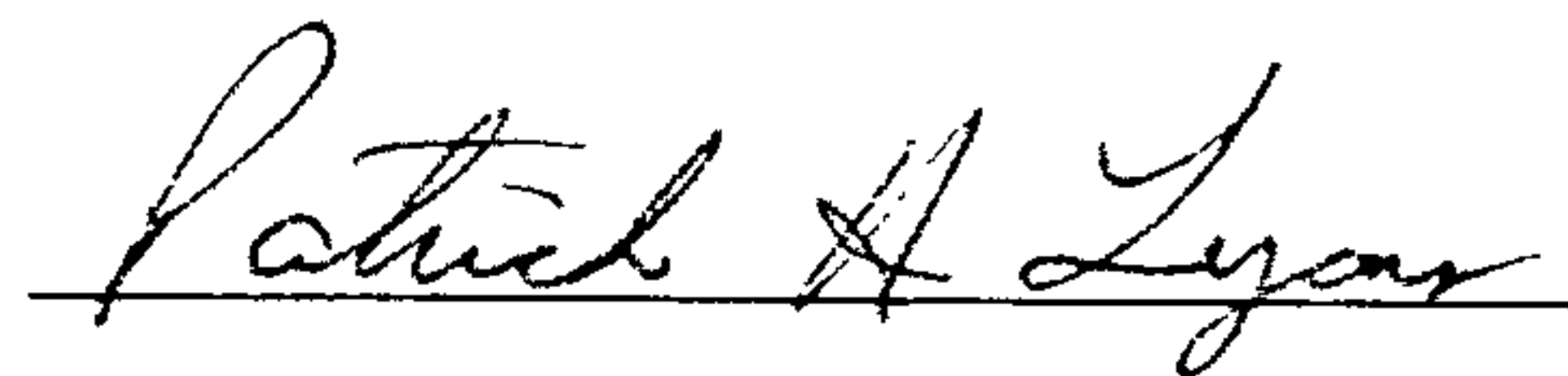
Office: RWD-464 issued to Public Service Company of New Mexico; and, RW-29792 issued to City of Albuquerque, et al., as well as those matters shown on the February 2008 Ancient Mesa Plat described above, and on that certain plat of Ancient Mesa filed February 2, 2006, in Book 2006C, Page 40, Records of Bernalillo County, New Mexico, both of which are incorporated herein by reference.

AND FURTHER SUBJECT TO a reservation by the State of New Mexico of all geothermal resources and all minerals of whatsoever kind in, under or upon said land, including but not limited to oil and natural gas, helium, carbon dioxide, coal and lignite, uranium, brine, copper, iron, lead, talc, barite, gold and silver, precious and semi-precious stones and jewels, caliche, building stones, shale, clay, sand, gravel and rock for crushing, whether or not now known to exist or to have value, of whatever form or type, at whatever depth, in whatever nature of deposit, whether solid, semi-solid, liquid, or gaseous, whether similar or dissimilar to any of those minerals enumerated, and regardless of the method of extraction whether by wells (including input wells), mining by subterranean, open-pit, or strip mines, surface or subsurface leaching, or any other means now or hereafter known or employed, together with all rights of access and surface use necessary for or reasonably incident to exploration for and extraction and removal of the minerals or geothermal resources, the right to execute leases for mineral or geothermal development and operation, the right to sell or dispose of the minerals or geothermal resources, the right to grant rights-of-way and easements for mineral or geothermal purposes, the right to prospect for, mine, produce and remove minerals and geothermal resources and the right to perform any and all acts necessary in connection therewith, provided such right of access and surface use shall not unreasonably interfere with use of the land described herein for the purposes set forth above.

AND YET FURTHER SUBJECT TO a reservation by the State of New Mexico of any and all water rights vested in the State of New Mexico as of the date of sale which are located on or derived from the subject land, any and all water rights appurtenant to or riparian to the subject land as of the date of sale and the right to renew and extend any water easements, water leases or water rights existing as of the date of sale together with the right to receive the rents and revenues therefrom, together with all rights of access and surface use necessary for or reasonably incident to developing and utilizing such water rights, provided such right of access and surface use shall not unreasonably interfere with use of the land described herein for the purposes set forth above.

Executed in duplicate under seal this 20th day of FEBRUARY,
2008.

STATE OF NEW MEXICO



PATRICK H. LYONS

COMMISSIONER OF PUBLIC LANDS

(SEAL)



No. of Tracts: One (1)Nearest Major Streets: Rainbow Boulevard, NW
between Woodmont Avenue, NW and Rosa Parks Road, NW**FIGURE 12****SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)****AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 22nd day of January 2010, by and between the City of Albuquerque, New Mexico ("City"), whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision of the State of New Mexico** ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **whose address is P.O. Box 25704, Albuquerque, NM 87125, and whose telephone number is (505) 242-5865**, in Albuquerque, New Mexico, and (hereinafter referred to as the "Subdivider") and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract C - 1, Ancient Mesa, recorded on FEBRUARY 21, 2008 in the records of the Bernalillo County Clerk at Book 20086, pages 0031, Document No. 2008019170 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision of the State of New Mexico ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Tract C-1, Ancient Mesa describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15th day of January, 2010 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 766982.

Figure 12 - page 1

12-2007

Doc# 2008019177

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AGRE R \$25 00 M Toulouse, Bernalillo County

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board (“DRB”), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of total cost</u>
<u>Excavation and Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City- approved estimate. (Figure 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by High Mesa Consulting Group, and construction surveying of the private Improvements shall be performed by High Mesa Consulting Group. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by High Mesa Consulting Group, and inspection of the private Improvements shall be performed by High Mesa Consulting Group, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard and Associates, and field testing of the private Improvements shall be performed by Vinyard and Associates, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following Financial Guaranty.

Type of Financial Guaranty: MUNICIPAL LIEN
Amount: \$1,224,376.61 Name of Financial Institution or Surety providing Guaranty: N/A
Date City first able to call Guaranty: January 15th, 2010
[Construction Completion Deadline]: January 15th, 2010
If Guaranty other than a Bond, last day City able to call Guaranty is: March 15th, 2010
Additional information:

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

(4) Ratification of the municipal lien, which will be reduced to cover the remaining improvements.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Maintenance. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Liability. As between the parties under this Agreement, each party shall be responsible for liability arising from personal injury, loss or damage to person or property occasioned by its own agents or employees in the performance of this Agreement, subject in all cases to the immunities and limitations of the New Mexico Tort Claims Act (NMSA 1978, Sections 41-4-1 *et seq.*) and any amendments thereto. This paragraph is intended only to define the liabilities between the City and the Subdivider and it is not intended to modify in any way the parties' liabilities as governed by law.

13. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within three (3) days after the notice is mailed if there is no actual evidence of receipt.

14. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

15. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, ~~and indemnify~~ the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

16. Future Obligations. Any future obligations of Subdivider for the payment of money shall be required only to the extent permitted by law

17. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

18. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

19. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

20. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

21. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

22. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

23. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:

By: Linda Sink
Name: Linda Sink
Title: Interim Superintendent

Albuquerque Municipal School District No. 12,
Counties of Bernalillo and Sandoval, State of New
Mexico, a political subdivision of the State of New Mexico
Dated: January 11, 2008

CITY OF ALBUQUERQUE

Paul Paul
City Engineer
Dated: 1-22-08

we 11/5/08

1-18-08

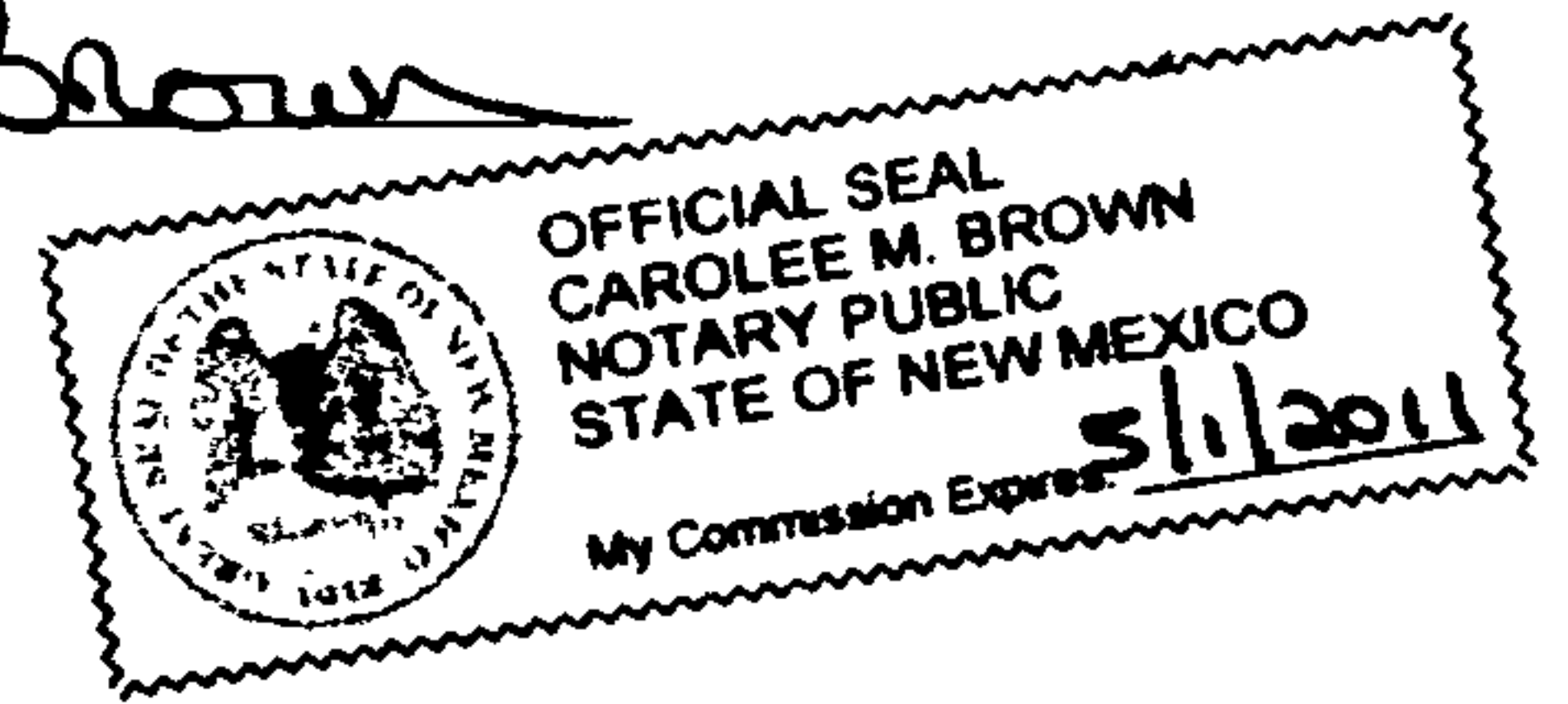
SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 11th day of January, 2008
by Linda Sink Interim Superintendent of Albuquerque Municipal School District No.
12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision of the State of New
Mexico.

My Commission Expires:
May 1, 2011

Carolee M Brown
Notary Public



CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 22nd day of January 2008 by Richard Daurte City
Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:
April 7, 2008

Linda Collins
Notary Public



ORIGINAL

Current DRC
Project Number: 766982
HMCB No. 2006.180.2 - 2006.187.6 - 2006.181.9

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 6-30-06)

EXHIBIT "A"

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

Date Submitted: 10-10-07
Date Site Plan Approved: NA
Date Preliminary Plat Approved: 10-10-07
Date Preliminary Plat Expires: 10-10-08

DRB Project No.: 1004071

DRB Application No.: 07 DRB-70 246

10/31/07

Tracts C-1 and C-2, Ancient Mesa
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract C, Ancient Mesa
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 guarantee. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
766982	766982	N/A	Standard Curb and Gutter (Westside only)	Rainbow Blvd NW	NE Corner of Tract C-1	318' NW from SE Corner of Tract C-1	/	/	/
766982	766982	N/A	Median Curb (Both Sides)	Rainbow Blvd NW	NE Corner of Tract C-1	SE Corner of Tract C-1	/	/	/
766982	766982	31' FF	Arterial Paving	Rainbow Blvd NW	NE Corner of Tract C-1	SE Corner of Tract C-1	/	/	/
766982	766982	50R	Out-Of-Side (within Public Roadway Easement)	Tract C-1	NW Corner of Tract C-1	N/A	/	/	/
766982	766982	10'	Trail	Rainbow Blvd NW	NE Corner of Tract C-1	318' NW from SE Corner of Tract C-1	/	/	/
766982	766982	16"	Water Line (Loop)	Public Water Line Easement	Rainbow Blvd NW	NW Corner of Tract C-1	/	/	/
766982	766982	16"	Water Line (Loop)	Public Water Line Easement	NW Corner of Tract C-1	SW Corner of Tract C-1	/	/	/
766982	766982	16"	Water Line (Loop)	Public Water Line Easement	SW Corner of Tract C-1	Angle Point (Southside)	/	/	/
766982	766982	12"	Water Line (Loop)	Public Water Line Easement	Angle Point (Southside)	Rainbow Blvd NW	/	/	/
766983	766983	One	DEFERRED CONSTRUCTION - MODIFIED PROCEDURE 'B' Traffic Signal and Flashing School Crossing Beacons	Rainbow Blvd NW	350' NW from SE Corner Tract C-1	N/A	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed	DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
								Inspector	P.E.

Approval of Creditable Items: _____ Date: _____

Impact Fee Administrator Signature: _____ Date: _____

City User Dept. Signature: _____ Date: _____

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

1 "Median Curb" item includes median cuts and left turnbays to access proposed Tract C-1 and existing Tract A. "Standard Curb and Gutter" item includes private entrances for access to Tract C-1.

2 Traffic signal item to be deferred until warranted. (Modified Procedure B)

3 Flashing School Crossing Beacons item to be deferred until warranted. (Modified Procedure B)

4 Private Drainage Easement on Tract C-2 to serve Tract C-1 (Condition for Final Plat Approval)

5 Sanitary Sewer Improvements within Rainbow Blvd NW constructed by CPN: 766901

688 1. ~~Development Agreement w/ ASBWA~~ ~~Agreement~~ ~~Agreed~~ ~~for~~ ~~Final~~ ~~plat~~ ~~Approval~~

AGENT / OWNER
 Gary R. Bittner, PE
 NAME (print)

High Mesa Consulting Group
 SIGNATURE - date
 10/10/07

Development Review Board Member Approvals
 BRB CHAIR - date
 10-10-07
 TRANSPORTATION DEVELOPMENT - date
 10/10/07
 UTILTY DEVELOPMENT - date
 10/10/07
 PARKS & RECREATION - date
 10/10/07

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT OWNER
1	10-21-2007	[Signature]	[Signature]	AGENT
2	1-09-08	[Signature]	[Signature]	AGENT

2007.184.3

FINANCIAL GUARANTY AMOUNT

12/21/2007

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 766982, Northwest Education Corridor improv, Phase/Unit #

Requested By: **Gary R. Bittner, P.E.**

Approved estimate amount:		\$767,196.04
Contingency Amount:	10.00%	\$76,719.61
Subtotal:		\$843,915.64
NMGRT	6.875%	\$58,019.20
Subtotal:		\$901,934.84
Engineering Fee	6.60%	\$59,527.70
Testing Fee	2.00%	\$18,038.70
Subtotal:		\$979,501.29
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$1,224,376.61</u>

APPROVAL:

DATE:

A Woodall

12-21-07

Notes: B-1; Plans and Eng. Est have not been approved, 10 % contingency,

CLAIM AND NOTICE OF LIEN

TITLE OF PROJECT: Tract C-1, Ancient Mesa
SUBDIVIDER: Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision of the State of New Mexico
CITY PROJECT NO.: 766982

The City of Albuquerque ("City") claims a lien ("City Lien") on the real property described below for 125% of the cost of construction of all infrastructure improvements ("Improvements") required in connection with the development of (name of subdivision) Tract C-1, Ancient Mesa, said Improvements being more particularly described in that certain Subdivision Improvements Agreement ("Agreement") between the City of Albuquerque and (name of owner and/or subdivider) Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision of the State of New Mexico, and recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2008C, at page 0031, on FEBRUARY 21, 2008 as Document No. 2008019170. This City Lien is established pursuant to Article 14-14-3 of the Revised Ordinances of Albuquerque, New Mexico, 1994, as amended and is claimed as assurance for the satisfactory completion of construction of the Improvements by the construction completion deadline as required by the Agreement.

OWNER: Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision of the State of New Mexico

ADDRESS OF OWNER: P.O. Box 25704, Albuquerque, New Mexico 87125

LEGAL DESCRIPTION: Tract C-1, Ancient Mesa

RECORDING INFORMATION: Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2008C, at page 0031, on FEBRUARY 21, 2008 as Document No. 2008019170.

FORMER LEGAL DESCRIPTION: Tract C, Ancient Mesa,

RECORDING INFORMATION: Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2006C, page 40, on February 02, 2006, as Document No. 2006015527

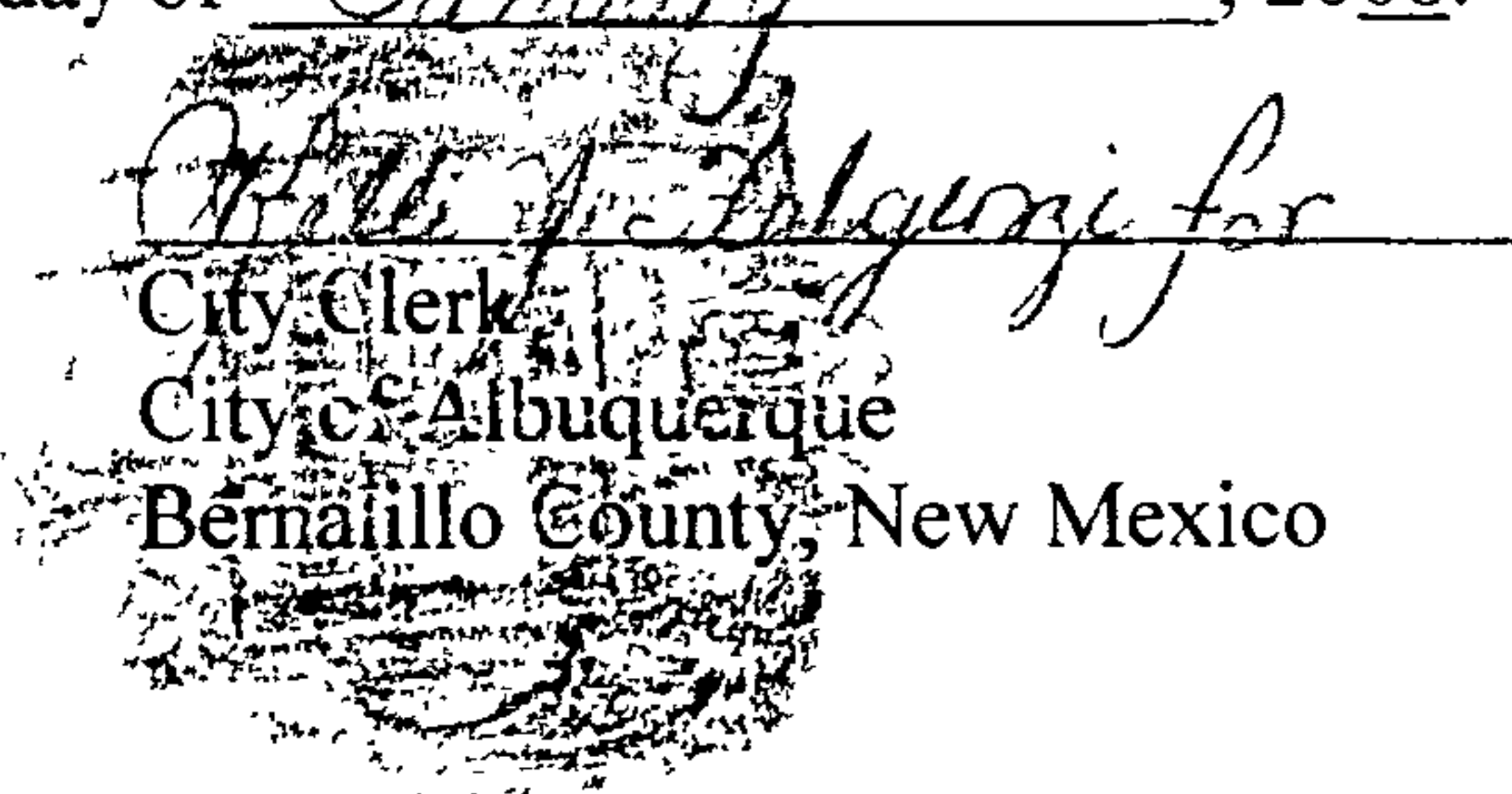
AMOUNT: \$ 1,224,376.61, plus any costs incurred for a title search and update, which amount shall bear interest at the rate of twelve percent (12%) per year from the date of filing of this Claim and Notice of Lien.

Doc# 2008019178

02/21/2008 11 06 AM Page 1 of 2
LIEN R \$11 00 M Toulouse, Bernalillo County

PERIOD OF TIME COVERED: Expiration of construction completion deadline January 15, 2010. Notwithstanding the expiration date for the construction completion deadline, the City may record this Claim and Notice of Lien at anytime the City determines that any alternative Financial Guaranty does not provide adequate assurance that construction of the Improvements will occur.

WITNESS my hand and seal this 23rd day of January, 2008.



APPROVED:

Richard Dourte
Richard Dourte, City Engineer

Date: 1-22-08

Wye 11/5/08
1-18-08

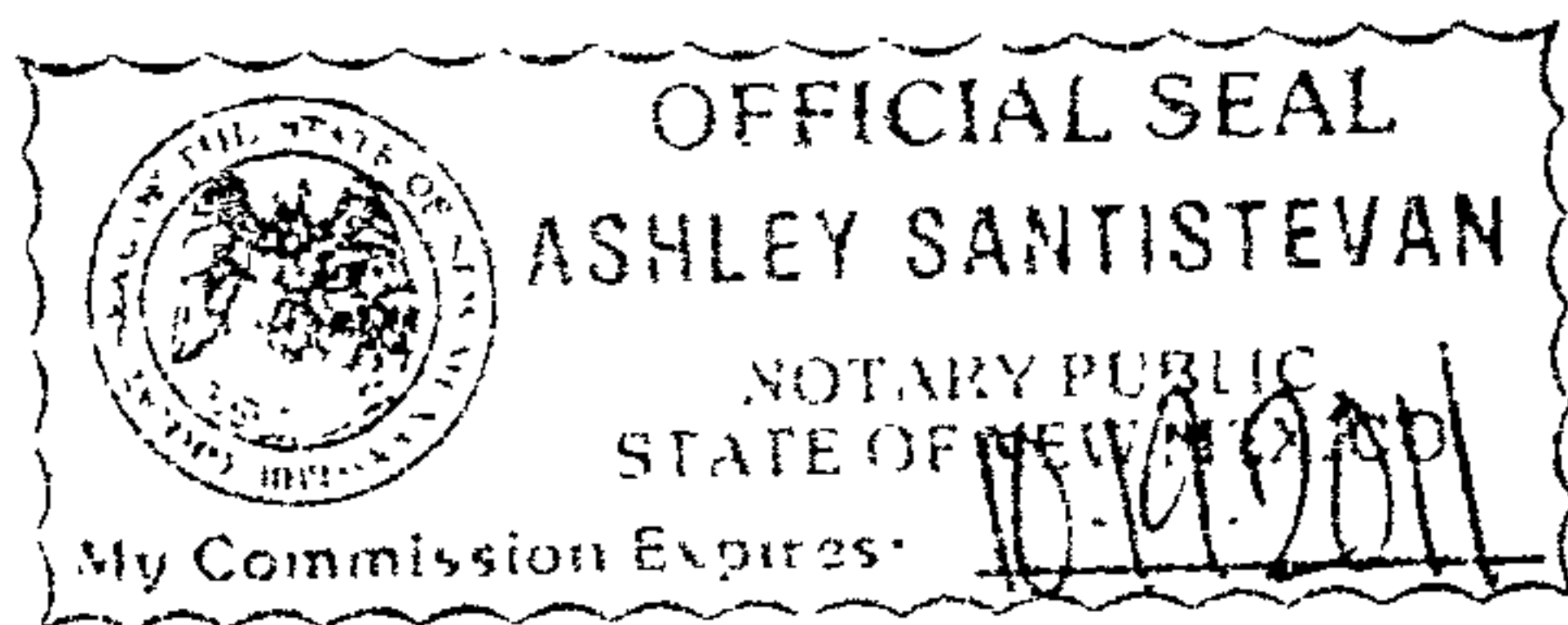
STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

On this the 23 day of January 2008, before me appeared Kelli Putremini to me personally known, who being by me duly sworn or affirmed did say that she is the City Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed in behalf of said City of Albuquerque by authority of its City Council and the laws of the State of New Mexico and of said City of Albuquerque, and the County Clerk acknowledges said instrument to be the free act and Claim and Notice of Lien of the City of Albuquerque.

(SEAL)

My Commission Expires:

Ashley Santistevan
Notary Public



15

FIGURE 12

**SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B Modified Non-Work Order)**

**AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 22nd day of January, 2008, by and between the City of Albuquerque, New Mexico ("City"), whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision of the State of New Mexico** ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **whose address is P.O. Box 25704, Albuquerque, NM 87125, and whose telephone number is (505) 242-5865**, is made in Albuquerque, New Mexico, and entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract C-1, Ancient Mesa, recorded on FEBRUARY 21, 2008 in the records of the Bernalillo County Clerk at Book 2008C page 2031, Document No. 2008019170 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision of the State of New Mexico ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Tract C-1, Ancient Mesa describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private Improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before 15th day of January, 2010. ("Construction Completion Deadline"), at no cost to the City.

Note: To compute the Construction Completion Deadline: the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

12-2007



3. **Financial Guaranty.** The Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at anytime within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: MUNICIPAL LIEN

Amount: \$ 180,988.09

Name of Financial Institution or Surety providing Guaranty: N/A

Date City first able to call Guaranty: January 15th, 2010

[Construction Completion Deadline]: January 15th, 2010

If Guaranty other than a Bond, last day City able to call Guaranty is: March 15th, 2010

Additional information:

4. **Completion, Acceptance and Termination.** Upon completion of the required infrastructure, the Subdivider shall notify the City Engineer and the Design Review Section of Public Works Department. After the City Engineer approves the construction, the City will promptly release this Agreement and the Financial Guaranty.

5. **Liability.** As between the parties under this Agreement, each party shall be responsible for liability arising from personal injury, loss or damage to person or property occasioned by its own agents or employees in the performance of this Agreement, subject in all cases to the immunities and limitations of the New Mexico Tort Claims Act (NMSA 1978, Sections 41-4-1 et seq.) and any amendments thereto. This paragraph is intended only to define the liabilities between the City and the Subdivider and it is not intended to modify in any way the parties' liabilities as governed by law.

6. **Assignment.** This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

7. **Release.** If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

12-2007

8. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, ~~and indemnify~~ the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

9. Future Obligations. Any future obligations of Subdivider for the payment of money shall be required only to the extent permitted by law.

10. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

11. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

12. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

13. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

14. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

15. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

16. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

17. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:

By: Linda Sink
Name: Linda Sink
Title: Interim Superintendent

CITY OF ALBUQUERQUE

City Engineer: [Signature]
Dated: 1-22-08

Albuquerque Municipal School District No. 12,
Counties of Bernalillo and Sandoval, State of New
Mexico, a political subdivision of the State of New Mexico

By History

1-18-08

Dated: January 11th, 2008

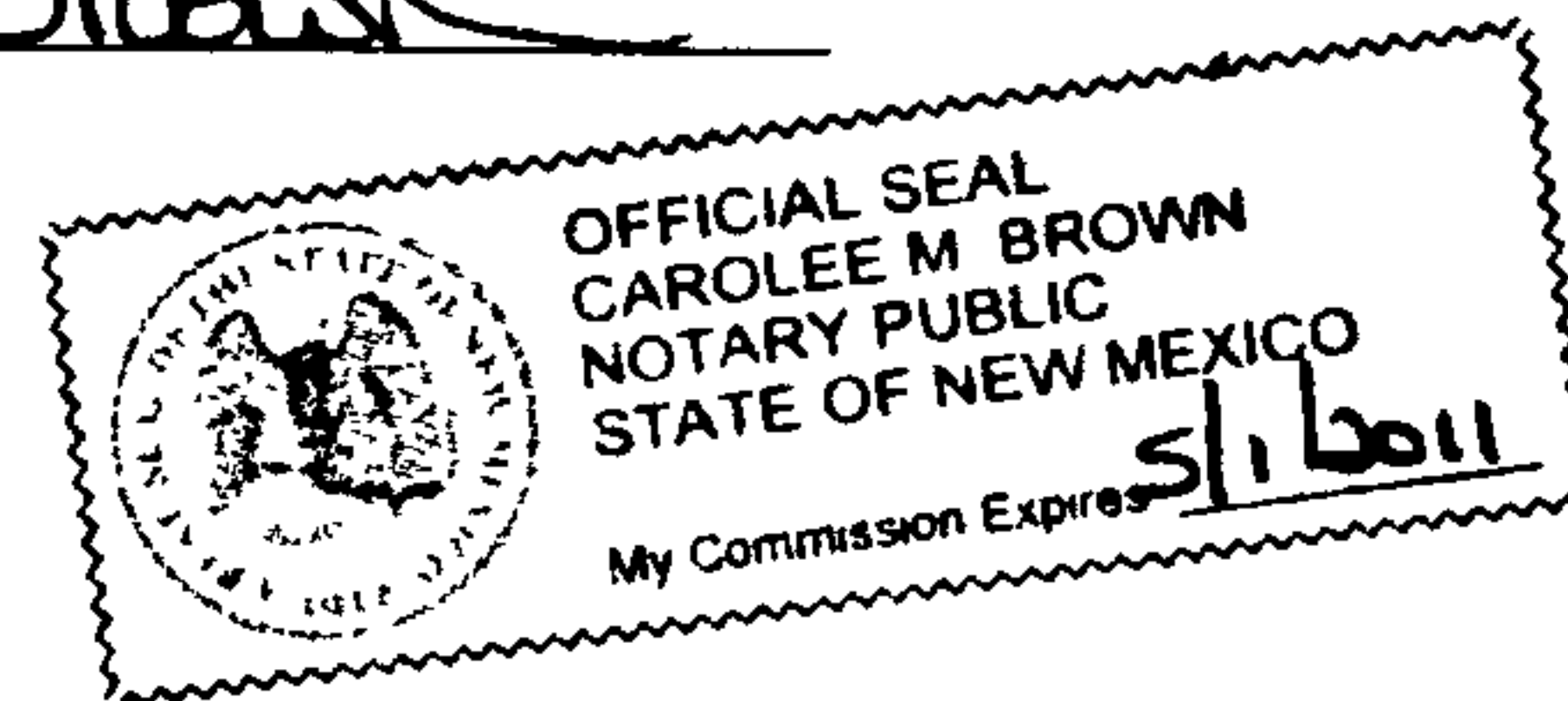
SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 11th day of January, 2008
by Linda Sink, Interim Superintendent of Albuquerque Municipal School
District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision
of the State of New Mexico.

My Commission Expires:
May 1, 2011

[Signature]
Notary Public



CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 23ND day of January 2008 by
Richard Dante, City Engineer of the City of Albuquerque, a municipal corporation, on behalf
of said corporation.

My Commission Expires:
October 7, 2008

[Signature]
Notary Public

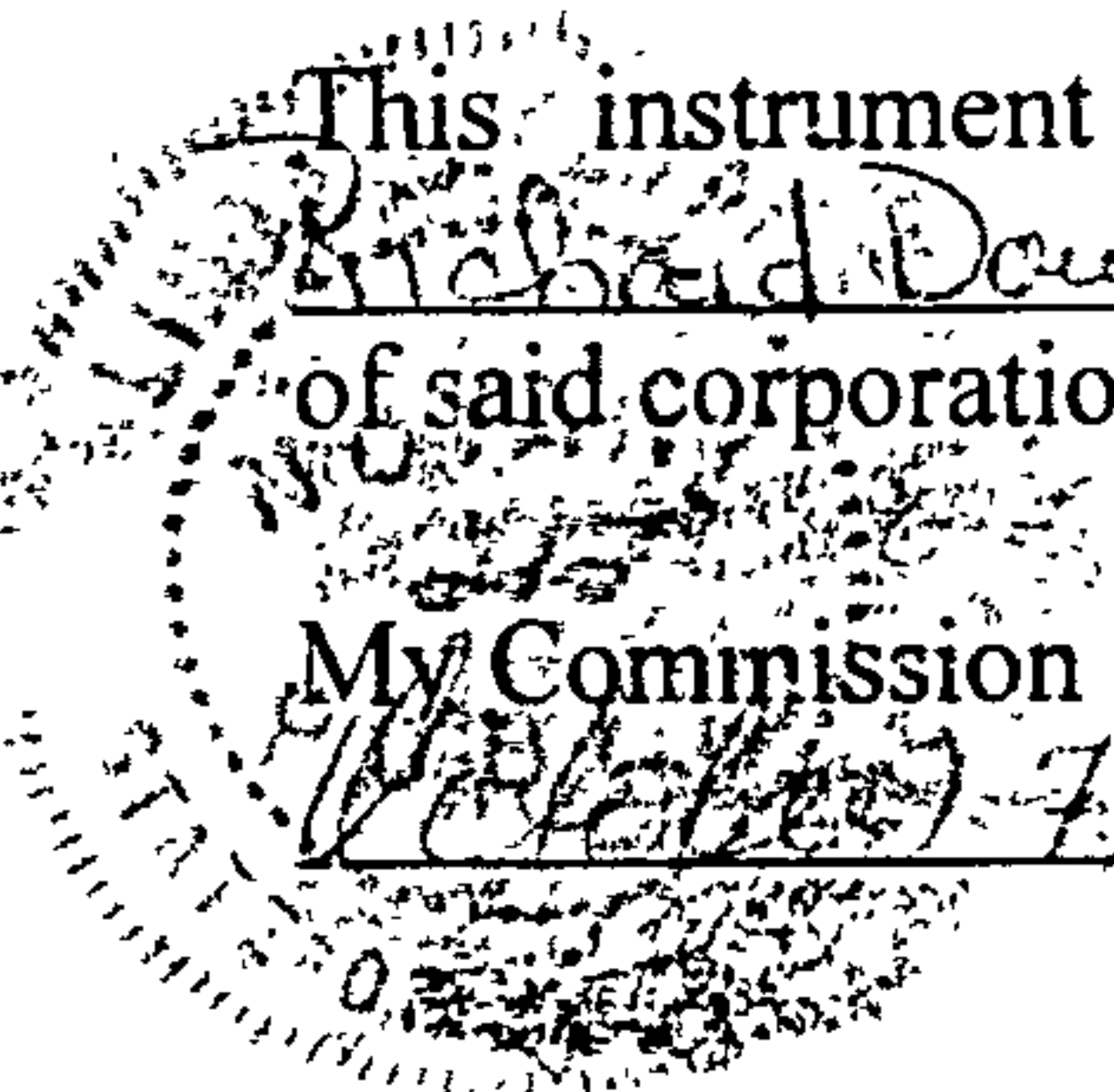


EXHIBIT A ATTACHED

ORIGINAL

Current DRC
Project Number: 766982
HMCB No. 2006.180.2 - 2006.187.6 - 2006.181.9

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

Date Submitted: 10-10-07
Date Site Plan Approved: NA
Date Preliminary Plat Approved: 10-10-07
Date Preliminary Plat Expires: 10-10-08

DRB Project No.: 1004071
DRB Application No.: 07 DRB-70 246
10/31/07

Tracts C-1 and C-2, Ancient Mesa
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract C, Ancient Mesa
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
766982	766982	N/A	Standard Curb and Gutter (Westside only)	Rainbow Blvd NW	NE Corner of Tract C-1	318' NW from SE Corner of Tract C-1	/	/	/
766982	766982	N/A	Median Curb (Both Sides)	Rainbow Blvd NW	NE Corner of Tract C-1	SE Corner of Tract C-1	/	/	/
766982	766982		Arterial Paving	Rainbow Blvd NW	NE Corner of Tract C-1	SE Corner of Tract C-1	/	/	/
766982	766982	50R	Out-De-Geo (within Public Roadway Easement)	Tract C-1	NW Corner of Tract C-1	N/A	/	/	/
766982	766982	10'	Trail	Rainbow Blvd NW	NE Corner of Tract C-1	318' NW from SE Corner of Tract C-1	/	/	/
766982	766982	16"	Water Line (Loop)	Public Water Line Easement	Rainbow Blvd NW	NW Corner of Tract C-1	/	/	/
766982	766982	16"	Water Line (Loop)	Public Water Line Easement	NW Corner of Tract C-1	SW Corner of Tract C-1	/	/	/
766982	766982	16"	Water Line (Loop)	Public Water Line Easement	SW Corner of Tract C-1	Angle Point (Southside)	/	/	/
766982	766982	12"	Water Line (Loop)	Public Water Line Easement	Angle Point (Southside)	Rainbow Blvd NW	/	/	/
766983	766983	One	DEFERRED CONSTRUCTION - MODIFIED PROCEDURE 'B' Traffic Signal and Flashing School Crossing Beacons	Rainbow Blvd NW	350' NW from SE Corner Tract C-1	N/A	/	/	/

*31' FF
30' FF*



The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 "Median Curb" item includes median cuts and left turnbays to access proposed Tract C-1 and existing Tract A. "Standard Curb and Gutter" item includes private entrances for access to Tract C-1.
- 2 Traffic signal item to be deferred until warranted. (Modified Procedure B)
- 3 Flashing School Crossing Beacons item to be deferred until warranted. (Modified Procedure B)
- 4 Private Drainage Easement on Tract C-2 to serve Tract C-1 (Condition for Final Plat Approval)
- 5 Sanitary Sewer Improvements within Rainbow Blvd NW constructed by CPN: 766981

GLB ^{0 2} ~~Delete~~ ^{Traffic signage per D.R.C. review.}
~~1. DEVELOPMENT AGREEMENT w/ ARSMDA REQUIRED FOR FINAL PLAT APPROVAL~~

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Gary R. Bittner, PE NAME (print)	<i>[Signature]</i> DRB CHAIR - date	<i>[Signature]</i> 10/10/07 PARKS & RECREATION - date	
High Mesa Consulting Group <i>[Signature]</i> 10/6/07 SIGNATURE - date	<i>[Signature]</i> 10-10-07 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date	
	<i>[Signature]</i> 10/10/07 UTILITY DEVELOPMENT - date	- date	
	Bradley D. Dixon 10/10/07 CITY ENGINEER - date	- date	

DESIGN REVIEW COMMITTEE REVISIONS					
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER	
1	10-21-2007	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	AGENT
2	1-09-08	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	AGENT

2007.184.3

FINANCIAL GUARANTY AMOUNT

12/21/2007

Type of Estimate: SIA Procedure - B - Modified Non-W.O.- w/F.G.

Project Description:

Project ID #: 766982, Northwest Education Corridor improv, Phase/Unit #

Requested By: Gary R. Bittner, P.E.

Approved estimate amount:		\$113,407.38
Contingency Amount: 10.00%		\$11,340.74
Subtotal:		\$124,748.12
NMGRT 6.875%		\$8,576.43
Subtotal:		\$133,324.55
Engineering Fee 6.60%		\$8,799.42
Testing Fee 2.00%		\$2,666.49
Subtotal:		\$144,790.47
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$180,988.09

APPROVAL:

DATE:

A Woodall

12-21-07

Notes: MB-1- Traffic Signal & Flashing Crossing Beacons, Plans & Eng. Est have not been approved, 10% contingency

CLAIM AND NOTICE OF LIEN

TITLE OF PROJECT: Tract C-1, Ancient Mesa
SUBDIVIDER: Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision of the State of New Mexico
CITY PROJECT NO.: 766982

The City of Albuquerque ("City") claims a lien ("City Lien") on the real property described below for 125% of the cost of construction of all infrastructure improvements ("Improvements") required in connection with the development of (name of subdivision) Tract C-1, Ancient Mesa, said Improvements being more particularly described in that certain Subdivision Improvements Agreement ("Agreement") between the City of Albuquerque and (name of owner and/or subdivider) Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision of the State of New Mexico, and recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2008C, at page 0031, on FEBRUARY 21, 2008 as Document No. 2008019170. This City Lien is established pursuant to Article 14-14-3 of the Revised Ordinances of Albuquerque, New Mexico, 1994, as amended and is claimed as assurance for the satisfactory completion of construction of the Improvements by the construction completion deadline as required by the Agreement.

OWNER: Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision of the State of New Mexico

ADDRESS OF OWNER: P.O. Box 25704, Albuquerque, New Mexico 87125

LEGAL DESCRIPTION: Tract C-1, Ancient Mesa

RECORDING INFORMATION: Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2008C, at page 0031, on FEBRUARY 21, 2008 as Document No. 2008019170.

FORMER LEGAL DESCRIPTION: Tract C. Ancient Mesa,

RECORDING INFORMATION: Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2006C, page 40, on February 02, 2006, as Document No. 2006015527

AMOUNT: \$ 180,988.09, plus any costs incurred for a title search and update, which amount shall bear interest at the rate of twelve percent (12%) per year from the date of filing of this Claim and Notice of Lien.

Doc# 2008019180

02/21/2008 11:06 AM Page 1 of 2
LIEN R \$11 00 M Toulouse, Bernalillo County





ALBUQUERQUE PUBLIC SCHOOLS

Real Estate Department

Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Martin W. Eckert, SR/WA
REAL ESTATE DIRECTOR
eckert_m@aps.edu

December 11, 2007

Roger A. Green, P.E.
Principal Engineer
Utility Development Section
Water Authority Room 201
600 2nd Street, NW
Albuquerque, NM 87103

Re: DRB Project Number 1004071: Ancient Mesa

Dear Mr. Green,

Pursuant to your request, on behalf of the Board of Education of the City of Albuquerque, Albuquerque Public Schools ("APS"), contract purchaser of Tract C-1, Ancient Mesa, this letter is intended to serve as written confirmation that APS acknowledges that a development agreement with the Water Authority is required as a condition of water service and fire protection to serve Tract C-1. I hereby request approval of the final plat by the DRB and approval of the construction drawings by the DRC prior to said agreement being finalized. It is my understanding that APS and the Water Authority are very close to finalizing the agreement, but we request that APS is allowed to move ahead with its project in advance of the final execution of the agreement by both parties.

I would like to thank you and the other Water Authority representatives, DRB representatives and DRC representatives for your consideration of this request and for all of the courtesies you have extended to APS and me personally on this and other projects. Please contact me if you should have any questions.

Sincerely,
APS

Martin W. Eckert, Real Estate Director

Xc: Andrew Garcia
Jeremy Hoover
Chris Schatzman
Brad Winter
Jeff Mortensen
Chuck Cala

File
1004071

HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2006-186.7
October 11, 2007

Mr. Richard Dourte, PE
City Engineer
City of Albuquerque
Plaza del Sol Building
200 2nd Street NW
Albuquerque NM 87103

RE: DRB Project Number 1004071; Application Number 07DRB-00376
Tracts C-1 and C-2, Ancient Mesa

Dear Mr. Dourte,

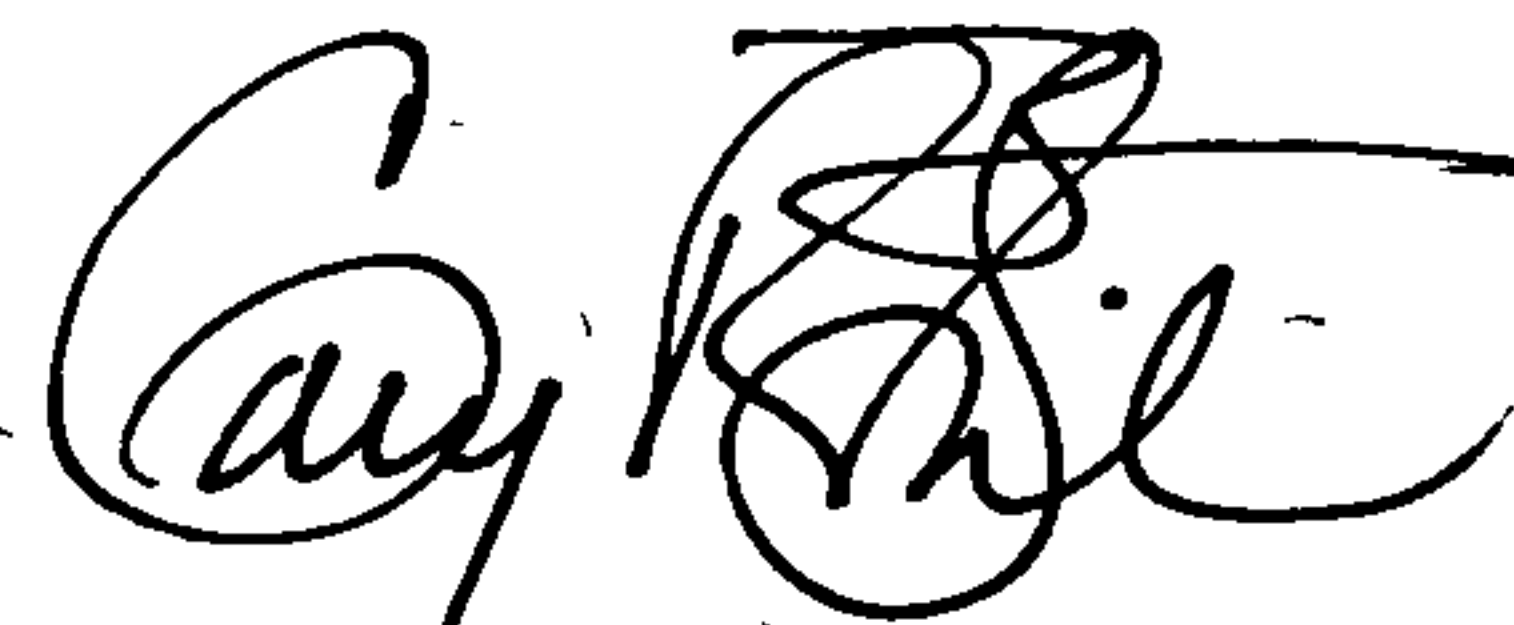
The subject project was heard at the Development Review Board for Preliminary Plat Approval on October 3, 2007. This case was deferred to October 10, 2007 to accommodate approval from the City Archeologists Office.

As part of the discussion of October 3, 2007 hearing, Mr. Brad Bingham provided comment questioning the listing of thirty-three feet (33') arterial roadway pavement for Rainbow Blvd. NW. This requirement was provided to us by Mr. Wilfred Gallegos during our DRB Pre-Application Session of July, 2007. At the time of the meeting, Mr. Gallegos was citing the Volcano Heights Sector Development Plan as the basis for the requirement.

During the one week deferral period, Mr. Bingham and I discussed the requirement and reviewed the Sector Plan. Our review of the Plan did not find the requirement of 33' of arterial paving. We therefore determined that we would reduce the arterial paving width to thirty one feet (31') to match the previously constructed adjacent section (easterly half) of Rainbow Blvd. NW along the property frontage.

If you have any questions or comments regarding this information, please do not hesitate to call.

Respectfully,
HIGH MESA CONSULTING GROUP



Gary R. Bittner, PE

GRB:grb

XC: Brad Bingham, City of Albuquerque

Principals: Jeffrey G. Mortensen, P.E. + Charles G. Cala, Jr., P.S. + Juan M. Cala
Joseph M. Solomon, Jr., P.S. + J. Graeme Means, P.E. + Richard C. White + Grady E. Barréns

September 29, 2007

To: Sheran Matson, DRB Chairperson

From: Jerold Widdison, Chairman, City's Open Space Advisory Board *JW*

Subj: 07 DRB-00245, 00246, Bulk Land Variance and Preliminary Plat Approval
for State Land between North Geologic Window and Volcano Vista
High School

The Open Space Advisory Board has a duty to advise the EPC, City Council, and Mayor on matters concerning existing and proposed public open space. Occasionally the Board provides comments on open space-related development cases, as in the present matter.

It has been intended and negotiated (over a period of years) that the subject parcel of state land should be divided—part to be acquired by APS for school sites, and part to be acquired by the City. The City's portion is intended to be designated and managed as "Major Public Open Space." The current bulk land and platting case would divide the land more or less as has been proposed.

Open Space at this location is highly desirable, to serve as a foreground to the North Geologic Window of the Petroglyph National Monument. Specifically, open space status will provide a means of legal access to the North Geologic Window, which scarcely exists otherwise, and it will help retain the integrity of Boca Negra Arroyo.

Our Board generally approves of the proposed action, although we offer comments and suggestions as follows.

1. Tract C-1 seems somewhat larger—and C-2 smaller—than we would prefer. Moreover, the angular, irregular boundary between the tracts will make for awkwardness and inefficiencies in utilization, design, and management of the land. We suggest that a smoother, more sinuous boundary be delineated.
2. The plat drawings indicate a private roadway (mostly 30 feet wide) on top of a 20-foot waterline easement. It would appear that this roadway, where it lies near the boundary between tracts, is meant to provide primary access to future south-facing school buildings. However, our Board has also contemplated a road to provide access to the National Monument (see our display panel entitled "Preliminary Concept Plan for North Geologic Window—Access, Visitor Use, and Resource Management" [2006]). Such a road on the open

page 2

space tract might be used for public access to the National Monument, and at the least would provide emergency and maintenance access. We suggest that it might be desirable to design one road instead of two to serve the needs of both tracts. Thus we recommend some coordinated planning for both tracts, again with a boundary more suitable than the awkward geometry of the boundary shown on the drawings.

3. The blanket drainage easement, as called out in Note 18 on Sheet 1, is unacceptable. Assuming that Tract C-2 does in fact become Major Public Open Space, we would not want developed flows from Tract C-1 to flow across C-2. We would not even want undeveloped flows to be artificially concentrated and directed onto C-2 at points other than those that now exist naturally. This is an important matter. Natural flows now run into the Boca Negra Arroyo and proceed downstream to cross the Boca Negra Unit of Petroglyph National Monument in a notable canyon. The National Park Service opines that the problem of developed drainage flows entering or crossing the monument, at whatever point, is their number-one concern with burgeoning urban development. They would not want developed flows in Boca Negra Arroyo, and neither would we. We suggest instead that the proposed schools on Tract C-1 retain their runoff, as is being done at Volcano Vista High School. In any case, we strongly disagree with Note 18.
4. We notice that Sheet 1 of the plat dedicates right-of-way for Rainbow Boulevard within Tract C-1, whereas Tract C-2 is drawn so as to exclude Rainbow right-of-way. As it happens, the City's adopted Volcano Heights Sector Plan indicates that within the C-2 vicinity, Rainbow Boulevard is to veer to the southwest on a new, different alignment. The Major Roadways Plan, meanwhile, still indicates the existing alignment. We suggest that the consultant seek to verify which alignment should properly be shown on the plat.
5. We note that the "Existing Flood Zone" is shown incorrectly on the drawings. As shown, the flood zone goes up and over steep bluffs alongside Boca Negra Arroyo.
6. The area has a number of archaeological sites, some of which are outlined on the plat. We recommend that a note be included on the plat to indicate in what ways the applicants have or have not complied with the New Mexico Historic and Prehistoric Sites Act. The Act requires that any project involving expenditure of public money, such as this platting action does, be in compliance. Obviously some sort of archaeological work has been done to discover the sites shown.

Thank you for your attention to these matters.



PATRICK H. LYONS
COMMISSIONER

State of New Mexico
Commissioner of Public Lands

310 OLD SANTA FE TRAIL
P.O. BOX 1148
SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S OFFICE

Phone (505) 827-5760

Fax (505) 827-5766

www.nmstatelands.org

September 6, 2007

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Tract C, Ancient Mesa
High Mesa Job No. 2006.181.9

Dear Ms. Matson:

The Commissioner of Public Lands (the "Commissioner") is the trustee of the above referenced state trust lands for the State of New Mexico under the Act of June 20, 1910, 36 stat. 557, ch. 310 (the "Enabling Act") (the "Trust"). As Commissioner, I hereby authorize High Mesa Consulting Group to submit plans, plats and related requests on my behalf to the City of Albuquerque for the replatting of Tract C.

Sincerely,

A handwritten signature in cursive script that reads "Patrick H. Lyons".

Patrick H. Lyons
Commissioner of Public Lands
310 Old Santa Fe Trail
Santa Fe, New Mexico 87504-1148
(505) 827-5760
Fax (505) 827-5766

-State Land Office Beneficiaries -

Carrie Tingley Hospital • Charitable Penal & Reform • Common Schools • Eastern NM University • Rio Grande Improvement • Miners' Hospital of NM • NM Boys School • NM Highlands University • NM Institute of Mining & Technology • New Mexico Military Institute • NM School for the Deaf • NM School for the Visually Handicapped • NM State Hospital • New Mexico State University • Northern NM Community College • Penitentiary of New Mexico • Public Buildings at Capital • State Park Commission • University of New Mexico • UNM Saline Lands • Water Reservoirs • Western New Mexico University



ALBUQUERQUE PUBLIC SCHOOLS

Real Estate Department

Expect Great Things!

M. Elizabeth Everitt, Ph.D.

SUPERINTENDENT

Martin W. Eckert, SR/WA

REAL ESTATE DIRECTOR

eckert_m@aps.edu

October 2, 2007

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Tract C, Ancient Mesa, Project # 1004071; 07DRB-70245 Bulk Land Variance; 07DRB-70246 Minor – Preliminary Final Plat Approval

Dear Ms. Matson,

As you are aware, the Board of Education of the City of Albuquerque, Albuquerque Public Schools (“APS”) is the contract purchaser of proposed Tract C-1, Ancient Mesa per the above referenced project. High Mesa Consulting Group has been working on behalf of APS and the New Mexico State Land Office (“NMSLO”), the current owner of the property, with regard to the replat of Tract C. APS understands that the City of Albuquerque recently enacted an archeology ordinance. Well before the archeology ordinance was adopted, APS recognized that this was an archeologically sensitive area and therefore APS contracted the Office of Contract Archeology, University of New Mexico (“OCA”) to study this area.

During the initial planning phases for the proposed APS site located in Section 16, T11N, R2E, NMPM, APS contracted the OCA to conduct a cultural resources survey of a 90 +/- acre tract within the NMSLO Tract C property. The survey was done with the permission of Jerry King, NMSLO, under OCA State of New Mexico General Permit No. NM-07-017-S, and was registered with the State of New Mexico as NMCRIS Activity No. 103567. This survey was conducted between January 30, 2007 and February 9, 2007 and resulted in documenting the existence of 6 prehistoric archeological sites, all of which were recommended as eligible for inclusion on the New Mexico State Register of Cultural Properties and the National Register of Historic Places. Copies of the report for this survey and recommendations were delivered to the NMSLO State Land Archaeologist on March 15, 2007.

Based on the findings presented in the report, preliminary subdivision plats were developed to avoid all but 1 archeological site (LA 134645). A Project Specific Permit SE-254 was granted on April 13, 2007 by the Cultural Properties Review Committee to conduct excavations, analysis and reporting on LA 134645, and conduct a program of monitoring during construction activities. Archeological excavation fieldwork was undertaken at LA 134645 under that permit and NMSLO Right of Entry Permit 1521 from May 4, 2007 to May 18, 2007. This activity was registered as NMCRIS No. 106209.

Sheran Matson, AICP
October 2, 2007
Page 2

A preliminary post field report that included a recommendation that construction proceed with appropriate archeological monitoring was delivered to NMSLO State Land Archaeologist on June 11, 2007. Subsequently, the first phase of monitoring of soil geotech backhoe testing was performed between August 6, 2007 through September 4, 2007.

The status of the permitted and approved actions relating to the protection of cultural resources at the APS site were reviewed by telephone conversation between Richard Chapman, Ph.D. (OCA/UNM Principal Investigator) and Matthew Schmader, Ph.D. (Acting Albuquerque City Archaeologist) on October 1, 2007.

I believe that this letter demonstrates that APS has met and exceeded the requirements of the recently enacted archeology ordinance, even though the ordinance was not in effect until after APS had performed the majority of the archeological investigation at this property, and therefore I request that the City DRB approve the bulk land variance and the preliminary plat at the DRB hearing that is scheduled for October 3, 2007.

Thank you very much. Please contact me if questions.

Sincerely,
APS



Martin W. Eckert, Real Estate Director

Xc: Richard Chapman, Ph.D.
Charles G. Cala

TRANSMISSION VERIFICATION REPORT

TIME : 09/28/2007 11:06
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BROL6J570919

DATE, TIME	09/28 11:05
FAX NO./NAME	93454254
DURATION	00:00:56
PAGE(S)	03
RESULT	OK
MODE	STANDARD ECM



**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO: Debie Trujillo

FAX NUMBER: 345-4254 # PAGES 3

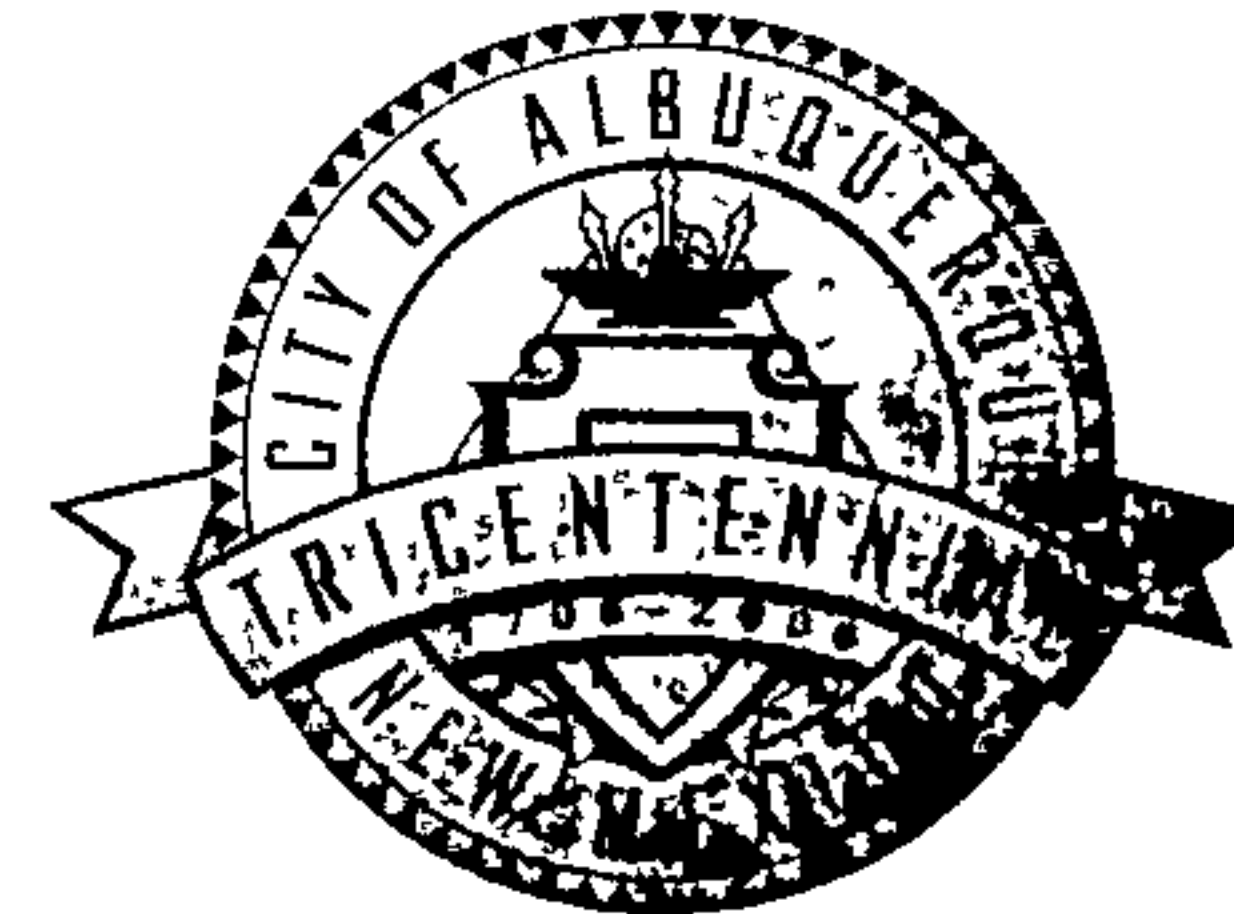
SENT BY: Sheran Matson, DRB Chair DATE: 9/28/07

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 100 4071 APPLICATION NO: _____

*Ancient Mesa
OSAB's comments*

CITY OF ALBUQUERQUE



Martin J. Chávez, Mayor

July 10, 2007

Elizabeth Everitt, Superintendent
Albuquerque Public Schools
6400 Uptown Blvd. NE
Albuquerque, NM 87110

Re: New Mexico State Land Office sale of real property to Albuquerque Public Schools for northwest mesa school sites

Dear Superintendent Everitt:

As I am sure you are aware, Tract C, Ancient Mesa, within the Volcano Heights Sector Development Plan, is proposed to be, upon acquisition by the City, zoned for open space and school uses (see pg. 125 of the May 2006 Volcano Heights Sector Development Plan). That property is currently state trust land and is subject to the authority of the Commissioner of Public Lands. We have been informed by the Commissioner and the Albuquerque Public Schools ("APS") that they are considering a transaction in which a part of the state trust land (proposed Tract C-1) will be conveyed to APS for a middle school and elementary school. Furthermore, APS currently owns and plans on acquiring and developing additional properties within the Volcano Heights Sector Development Plan area for much needed public schools and educational related facilities.

P.O. Box 1293

Albuquerque

New Mexico 87103

The ability of a municipality to apply land use ordinances to the land of other subdivisions of the State located within municipal boundaries is always an issue in New Mexico. Notwithstanding the issue of the applicability of municipal land use regulations on state trust land or other state-owned or APS land, APS has historically voluntarily complied with the City of Albuquerque's ("City") subdivision regulations and all other land use requirements for the development of APS property.

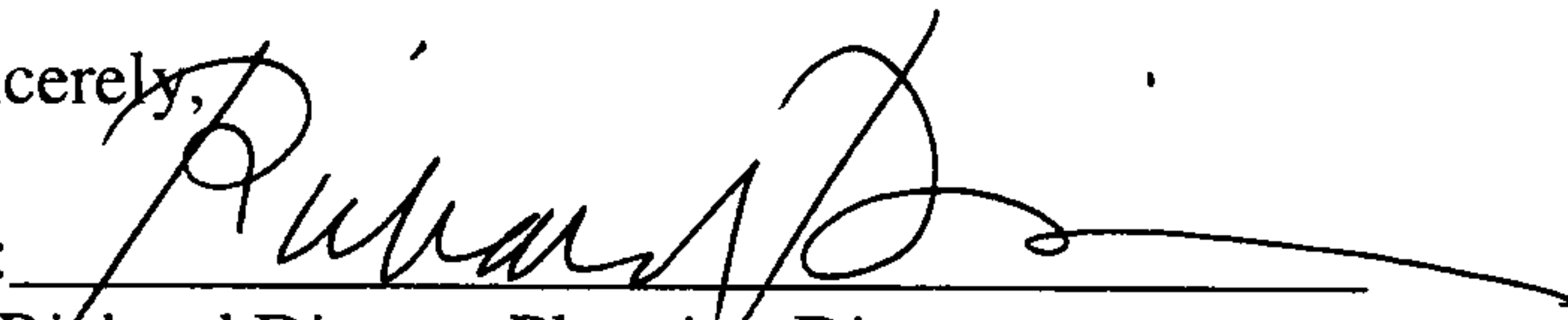
www.cabq.gov

In the interest of cooperation to provide much needed school facilities and educational related facilities on the northwest mesa and specifically within the Volcano Heights Sector Development Plan area, and in view of the jurisdictional issues regarding the zoning of state owned land, the City will not require APS to apply for a zone change nor will it require APS to obtain Site Plan approvals through the EPC, DRB or other Planning Department processes in conjunction with the design and construction of schools and educational related facilities within the Volcano Heights Sector Development Plan area. However, the City does request that APS voluntarily acknowledge that it will reasonably comply with land use regulations of the City relating to the City's subdivision regulations and building permit approval process.

Thank you for your consideration of this matter.

Sincerely,

By: _____


Richard Dineen, Planning Director,
City of Albuquerque

AGREED TO AND APPROVED:



Superintendent, Albuquerque Public Schools

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

09/07/2007 Issued By: PLNABG

Permit Number: 2007 070 245 **Category Code 910**
Application Number: 07DRB-70245, Bulk Land Variance
Address:
Location Description: RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW
Project Number: 1004071

Applicant
Albuquerque Public Schools & New Mexico State Land
Office

P.O. Box 25704
Albuquerque, NM 87125
765-5950

Agent / Contact
High Mesa Consulting Group
Debie Trujillo
6010-B Midway Park Blvd Ne
Albuquerque, NM 87109

dtrujillo@highmesacg.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$145.00
TOTAL:		\$240.00

City Of Albuquerque
Treasury Division

9/7/2007 11:38AM LOC: ANHX
WS# 008 TRANS# 0022
RECEIPT# 00080969-00080969
PERMIT# 2007070245 TRSLJS
Trans Amt \$525.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$145.00

Thank You

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

09/07/2007 Issued By: PLNABG

Permit Number: 2007 070 246 **Category Code 910**

Application Number: 07DRB-70246, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW

Project Number: 1004071

Applicant

Albuquerque Public Schools & New Mexico State Land
Office

P.O. Box 25704
Albuquerque, NM 87125
765-5950

Agent / Contact

High Mesa Consulting Group
Debie Trujillo
6010-B Midway Park Blvd Ne
Albuquerque, NM 87109

dtrujillo@highmesacg.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$285.00
TOTAL:		\$285.00

City Of Albuquerque
Treasury Division

9/7/2007. 11:39AM LOC: ANNX
WS# 008 TRANS# 0022
RECEIPT# 00080969-00080970
PERMIT# 2007070246 TRSLJS
Trans Amt \$525.00
DRB Actions \$285.00
CK \$525.00
CHANGE \$0.00

Thank You



DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: <u>Albuquerque Public Schools & New Mexico State Land Office</u>	PHONE: <u>505-765-5950 ext 265</u>
ADDRESS: <u>P.O. Box 25704</u>	FAX: _____
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87125</u>	E-MAIL: _____
Proprietary interest in site: <u>Owners</u>	
AGENT (if any): <u>High Mesa Consulting Group</u>	PHONE: <u>505-345-4250</u>
ADDRESS: <u>6010-B Midway Park Blvd. NE</u>	FAX: <u>505-345-4254</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>dtrujillo@highmesacg.com</u>

DESCRIPTION OF REQUEST: Preliminary Plat Approval and Bulk Land Variance

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 C Block: _____ Unit: _____

Subdiv. / Addn. Ancient Mesa

Current Zoning: RM-20 (legally undetermined) Proposed zoning: n/a

Zone Atlas page(s): C-9 No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres): +/- 143.32 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. 100906426410530144 MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: Rainbow Blvd. NW
Between: Woodmont Avenue, NW and Rosa Parks Road, NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB 1004071-- 05DRB 00511, 00512 and 00513, including 07DRB- 00376

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 04-05-07

SIGNATURE Debie LeBlanc Trujillo DATE September 7, 2007

(Print) Debie LeBlanc Trujillo for High Mesa Consulting Group Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>07DRB - 70245</u>	<u>BLV</u>	<u>✓</u>	<u>\$ 145.⁰⁰</u>
<input type="checkbox"/> All fees have been collected	<u>07DRB - 70246</u>	<u>PIF</u>		<u>\$ 285.⁰⁰</u>
<input type="checkbox"/> All case #s are assigned		<u>CMF</u>		<u>\$ 20.⁰⁰</u>
<input type="checkbox"/> AGIS copy has been sent		<u>Adv</u>		<u>\$ 75.⁰⁰</u>
<input type="checkbox"/> Case history #s are listed				<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>Total</u>
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>October 3, 2007</u>			<u>\$ 525.⁰⁰</u>

Andrew Garcia 9/7/07
Planner signature / date

Project # 1004071

2006-181-9 Final

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)
24 copies

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

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

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

SEWAGE VARIANCE (DRB20)

SEWAGE WAIVER (DRB21)

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

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

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

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

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

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

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

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

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

HIGH MESA CONSULTING GROUP

DEBIE LEBLANC TRUJILLO

Deb ie Leblanc Trujillo

Applicant signature / date

07-13-07



Form revised 4/07

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

Application case numbers
 01DRB - 70245

Andrew Garcia 9/7/07
 Planner signature / date
 Project # 1004071

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

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

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

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

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

HIGH MESA CONSULTING GROUP
 DEBIE LEBLANC TRUJILLO
 Applicant name (print)
 Debie LeBlanc Trujillo 09-13-07
 Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 07 DRB - - 70246

Andrew Garcia 9/7/07
 Planner signature / date
 Project # 1004071

HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2006.181.9

September 7, 2007

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Preliminary Plat Approval for Proposed Tracts C-1 and C-2, Ancient Mesa
and Bulk Land Variance Approval for Proposed Tract C-2, Ancient Mesa
DRB Project No. 1004071

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms V and S(3) along with the related fees
- Twenty Four (24) copies of the Preliminary Plat and Bulk Land Variance
- City of Albuquerque Zone Atlas C - 9 with site highlighted
- Infrastructure List
- "Notice of Subdivision Plat Conditions" Tract C-2, Ancient Mesa
- Office of the Community & Neighborhood Coordination request, **No Recognized Neighborhood Associations**
- Authorization letter from the State of New Mexico Commissioner of Public Lands

On behalf of our clients, the Board of Education of the City of Albuquerque (APS) and the New Mexico State Land Office, we are requesting Preliminary Plat approval for Tracts C-1 and C-2, Ancient Mesa. In addition, we hereby request Bulk Land Variance Approval for Proposed Tract C-2, Ancient Mesa.

We look forward to providing a detailed presentation to the DRB during the upcoming hearing. In the meantime, if you or other DRB representatives are in need of additional explanation or information, please feel free to call.

Sincerely,

HIGH MESA CONSULTING GROUP

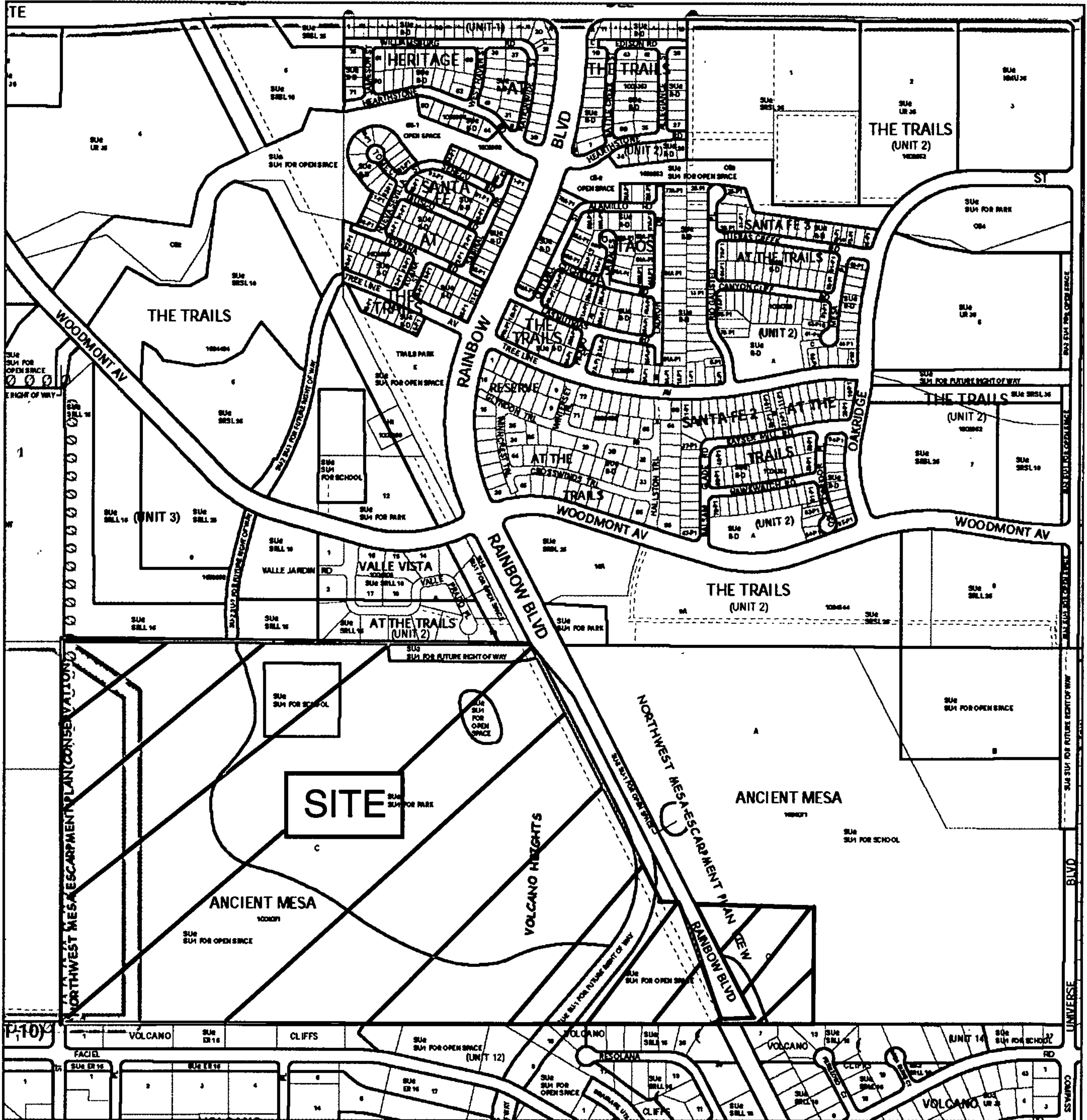

Debie LeBlanc Trujillo

DLT


Enclosures

xc: Martin Eckert - APS Real Estate Director w/enc.
Christopher Schatzman - State Land Office w/enc.
Karen Alarid - APS Director of Facilities, Design and Construction w/enc.
Janet Lacy - APS Staff Architect w/enc.

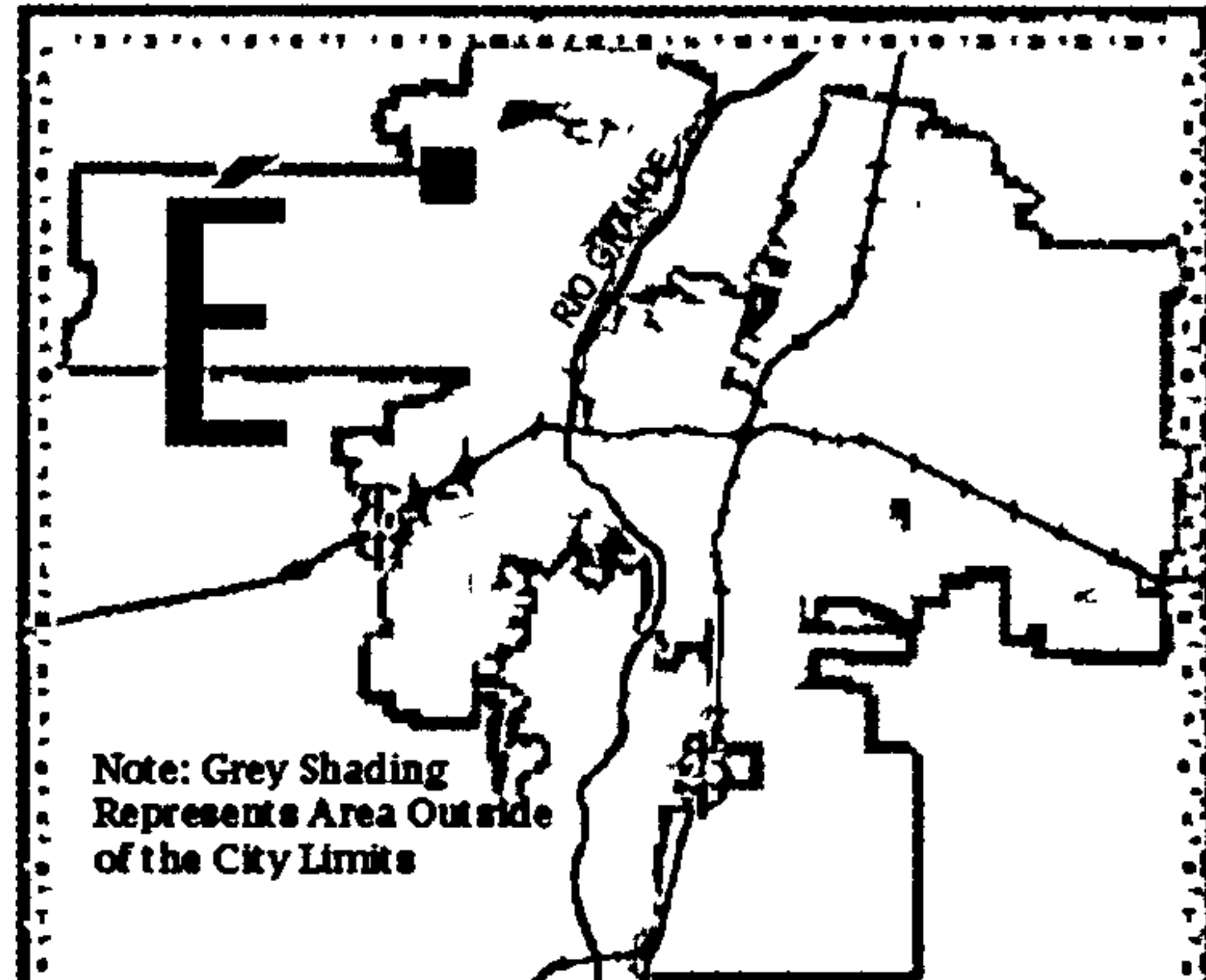
Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White • Grady E. Barrens



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



AGIS
Albuquerque Geographic Information System




Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-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



Map amended through: 3/22/2007

**“NOTICE OF SUBDIVISION PLAT CONDITIONS”
TRACT C-2, ANCIENT MESA**

The plat of Tract C-2, Ancient Mesa, has been granted a variance of waiver from certain subdivision requirements pursuant to **Section 14-14-6-1 of the City of Albuquerque Subdivision Ordinance.**

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

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

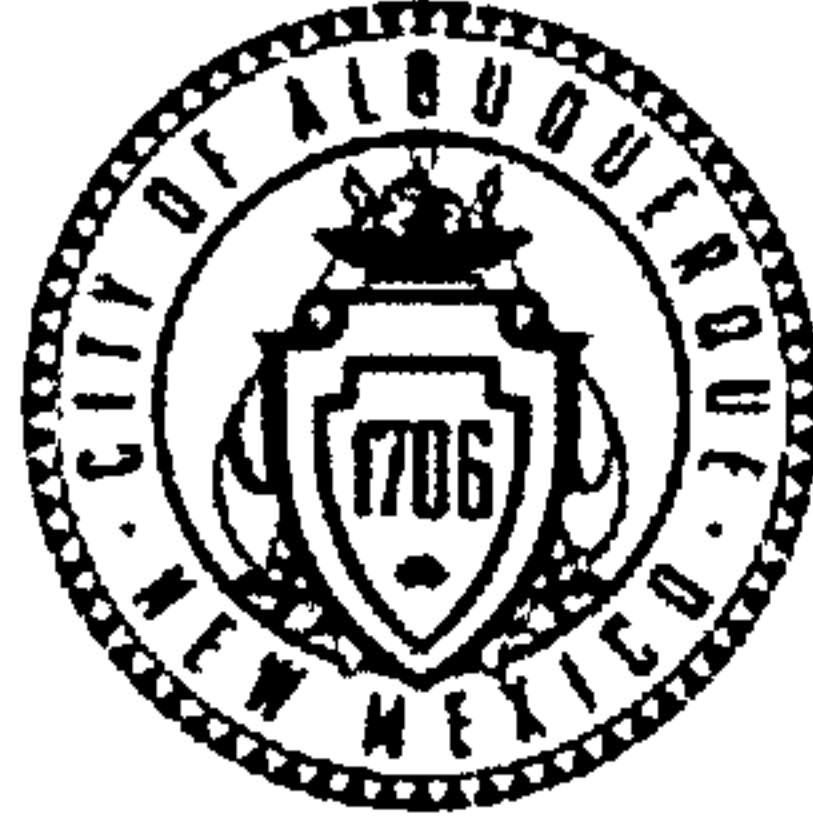
By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and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

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

ACKNOWLEDGED:

Patrick H. Lyons, Commissioner of
Public Lands

Chairperson
Development Review Board



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.

September 6, 2007

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **September 6, 2007:**

Contact Name: DEBIE LeBLANC TRUJILLO
Company or Agency: HIGH MESA CONSULTING GROUP
6010-B MIDWAY PARK BLVD. NE/87109
PHONE: 345-4250/FAX: 345-4254
E-mail: dtrujillo@highmesacg.com

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT C, ANCIENT MESA** zone map **C-9**.

Our records indicate that as of September 6, 2007, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(07/23/07)



PATRICK H. LYONS
COMMISSIONER

State of New Mexico
Commissioner of Public Lands

310 OLD SANTA FE TRAIL
 P.O. BOX 1148
 SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S OFFICE

Phone (505) 827-5760

Fax (505) 827-5766

www.nmstatelands.org

September 6, 2007

Sheran Matson, AICP
 Planning Manager, DRB Chair
 Planning Department
 Development & Building Services Division
 City of Albuquerque
 600 2nd Street, NW
 Albuquerque, NM 87103

Re: Tract C, Ancient Mesa
 High Mesa Job No. 2006.181.9

Dear Ms. Matson:

The Commissioner of Public Lands (the "Commissioner") is the trustee of the above referenced state trust lands for the State of New Mexico under the Act of June 20, 1910, 36 stat. 557, ch. 310 (the "Enabling Act") (the "Trust"). As Commissioner, I hereby authorize High Mesa Consulting Group to submit plans, plats and related requests on my behalf to the City of Albuquerque for the replatting of Tract C.

Sincerely,

Patrick H. Lyons
 Commissioner of Public Lands
 310 Old Santa Fe Trail
 Santa Fe, New Mexico 87504-1148
 (505) 827-5760
 Fax (505) 827-5766

-State Land Office Beneficiaries -

Carrie Tingley Hospital • Charitable Penal & Reform • Common Schools • Eastern NM University • Rio Grande Improvement • Miners' Hospital of NM • NM Boys School • NM Highlands University • NM Institute of Mining & Technology • New Mexico Military Institute • NM School for the Deaf • NM School for the Visually Handicapped • NM State Hospital • New Mexico State University • Northern NM Community College • Penitentiary of New Mexico • Public Buildings at Capital • State Park Commission • University of New Mexico • UNM Saline Lands • Water Reservoirs • Western New Mexico University

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 September 18, 2007 To October 3, 2007

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Debra Ferrello
(Applicant or Agent)

09-07-07
(Date)

I issued 2 signs for this application,

September 7, 2007
(Date)

Andrew J. Mue
(Staff Member)

DRB PROJECT NUMBER: 1004071

2006-1819



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- ...for Subdivision Purposes
...for Building Permit
IP Master Development Plan
Cert. of Appropriateness (LUCC)

Supplemental form

S

V

P

L

Supplemental form

ZONING

- Annexation & Zone Establishment
Sector Plan (Phase I, II, III)
Amendment to Sector, Area, Facility or Comprehensive Plan
Zone Change
Text Amendment

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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

APPLICANT INFORMATION:

NAME: Albuquerque Public Schools & New Mexico State Land Office
ADDRESS: P.O. Box 25704
CITY: Albuquerque STATE NM ZIP 87125
Proprietary interest in site: Owners
AGENT (if any): Jeff Mortensen & Associates, Inc.
ADDRESS: 6010-B Midway Park Blvd. NE
CITY: Albuquerque STATE NM ZIP 87109

PHONE: 505-765-5950 ext 265
FAX:
E-MAIL:
PHONE: 505-345-4250
FAX: 505-345-4254
E-MAIL: dtujillo@jmainc.org

DESCRIPTION OF REQUEST: 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. Tract C Block: Unit:
Subdiv. / Addn. Ancient Mesa
Current Zoning: RO- 20 Proposed zoning: n/a
Zone Atlas page(s): C-9 No. of existing lots: 1 No. of proposed lots: 2
Total area of site (acres): +/- 143.32 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. 100906426410530144 MRGCD Map No. n/a
LOCATION OF PROPERTY BY STREETS: On or Near: Rainbow Blvd. NW and Petroglyph National Monument
Between: Compass Drive, NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB 1004071

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

SIGNATURE Debie LeBlanc Trujillo DATE March 27, 2007

(Print) Debie LeBlanc Trujillo fo Jeff Mortensen & Associates, Inc. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

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

Table with columns: Application case numbers, Action, S.F., Fees. Includes handwritten entries for case numbers and dates.

Sandy Handley 03/26/07 Planner signature / date

Project # 1004071

2006.181.9

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING
DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

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

JEFF MORTENSEN & ASSOC., INC.

DEBIE LEBLANC TRUJILLO

Debie LeBlanc Trujillo 03-25-07

Applicant name (print)

Applicant signature / date



Form revised 8/04, 1/05, 10/05 & NOV 06

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

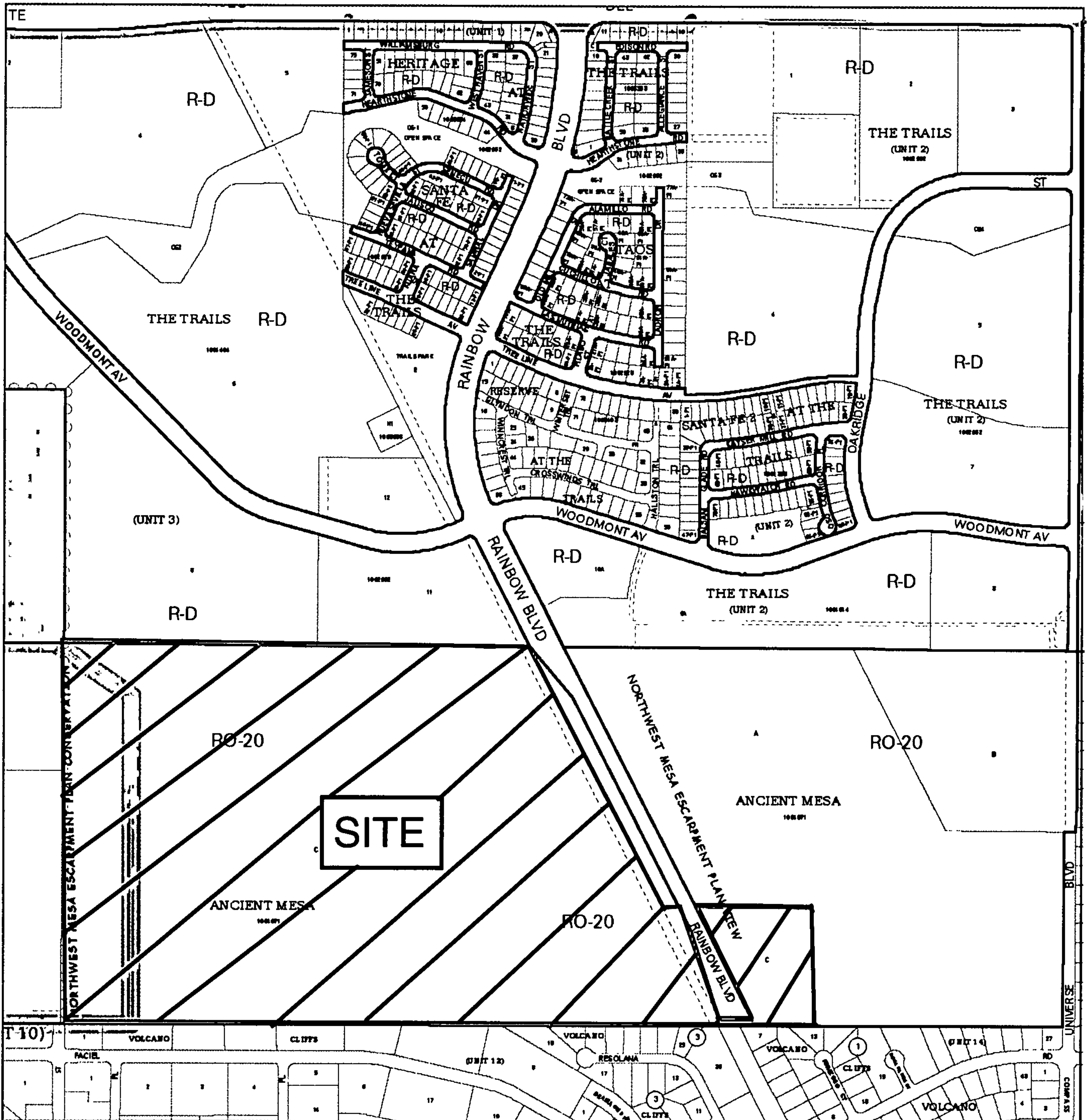
Application case numbers

07DRB - 00376

Sandy Handley 03/26/07

Planner signature / date

Project # 1004071



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

Map amended through: 10/25/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-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



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

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2006.181.9
March 23, 2007

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Sketch Plat Review and Comment
Tract C, Ancient Mesa (Proposed C-1 and C-2, Ancient Mesa)

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) along with the related fees
- Six (6) copies of the Sketch Plat
- Six (6) copies of the Conceptual Development Plan
- City of Albuquerque Zone Atlas C - 9
- Copy of City of Albuquerque Code Enforcement Division Zone Certification Letter

On behalf of our clients, the Board of Education of the City of Albuquerque (APS) and the New Mexico State Land Office, we are requesting Sketch Plat Review and Comment for the proposed Tracts C-1 and C-2, Ancient Mesa.

We look forward to providing a detailed presentation to the DRB during the upcoming hearing. In the meantime, if you or other DRB representatives are in need of additional explanation or information, please feel free to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

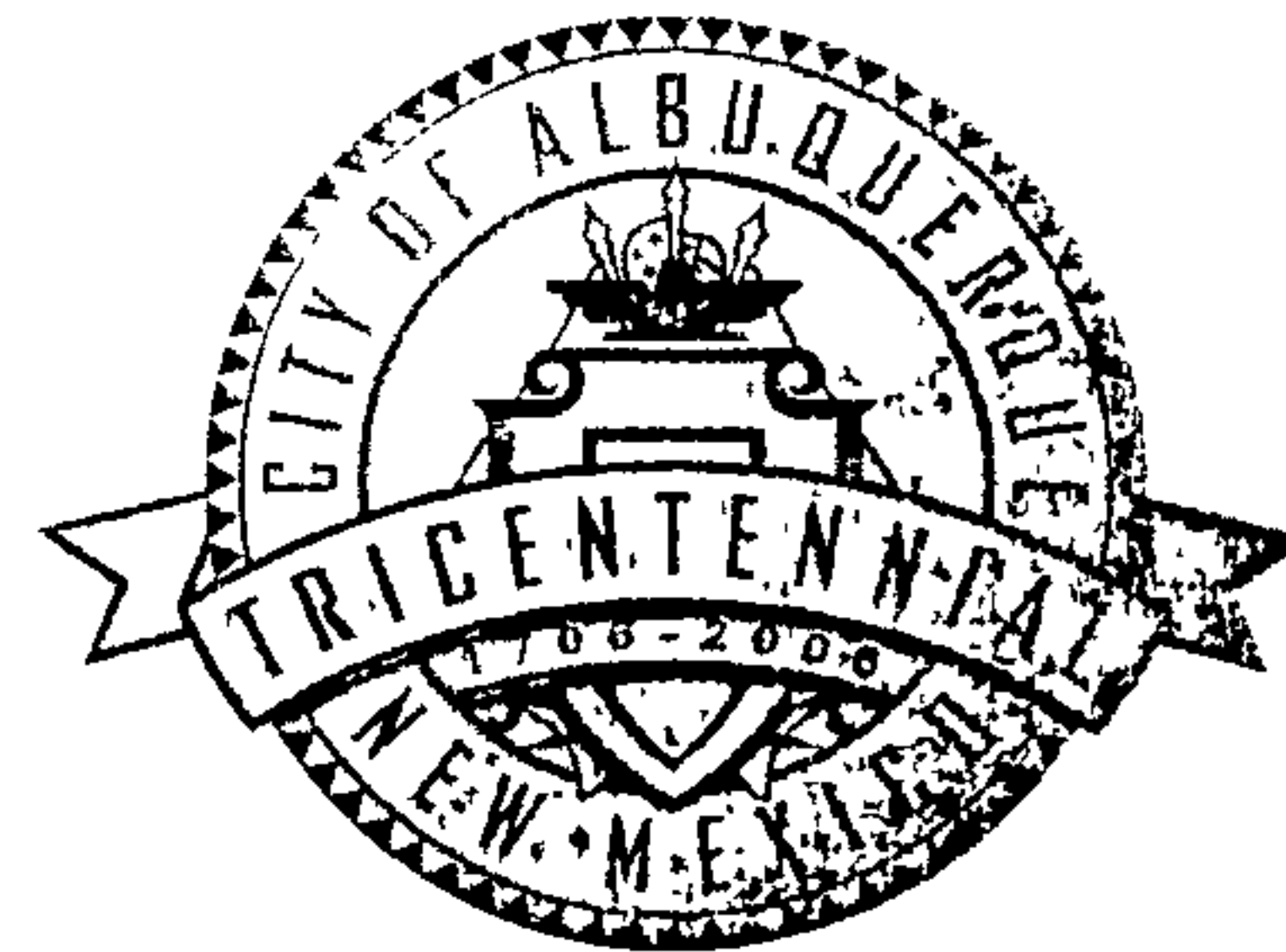
DLT
Enclosures

xc: Martin Eckert - APS Real Estate Director w/enc.
Karen Alarid - APS Director of Facilities, Design and Construction w/enc.
Ruth Schifani - Modrall, Sperling, Roehl, Harris & Sisk PA 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.

CITY OF ALBUQUERQUE

Code Enforcement Division
600 2nd Street NW, Suite 720
Albuquerque, New Mexico 87102
(505) 924-3850 fax (505) 924-3847



Martin J. Chavez, Mayor

March 16, 2007

Jeff Mortensen & Associates
C/o Debie Trujillo
6010- B Midway Park Blvd. NE
Albuquerque, New Mexico 87109

Re: Tract C, Ancient Mesa Addition.

Dear Ms. Trujillo:

This letter will certify that according to the map on file in this office on this date the referenced property, legally described as Tract C, Ancient Mesa Addition, Albuquerque, Bernalillo County, New Mexico is zoned RO-20 Rural and Open Agricultural Zone.

The property is undeveloped and complies with the provisions of the Comprehensive City of Albuquerque Zoning Code.

If you have any questions, please contact me at (505) 924-3454, or by e-mail mattconrad@cabq.gov.

Sincerely,

Matthew Conrad
Code Enforcement Manager

Copy via fax: (505) 345-4254

P.O.Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

It is further stipulated that the parties of the first part shall be bound to include in the deed a covenant of warranty to the effect that the title to the land described in the deed shall be good and valid at the date of the deed, and that the parties of the second part, their heirs, successors, assigns, and assigns, shall be bound to defend the title to the land described in the deed against the claims of all persons claiming the same, and to pay the cost of such defense, and to pay the cost of the taxes on the land described in the deed for the year 1930.

The parties of the first part have been duly advised of the contents of this deed, and they have read and approved the same.

Chas. E. Griffin (Seal)
Walter D. Griffin (Seal)
[Signature] (Seal)
[Signature] (Seal)

County of Bernalillo.

Witness my hand and seal the day and year last above written.

Louis F. Kneass
Notary Public

My commission expires Dec. 31, 1931.
(Notarial Seal)

EXHIBIT B
Date 4/20/05

This instrument was filed for record on the 10th day of Oct. 30, 1930 at 8:37 A.M., recorded in book 112, page 556, on this 14th day of October, A.D., 1930.

Ida J. Bass, Clerk & Recorder

(44529)

Austin D. Grille

to

APPLICATION NO. G-7025

RIGHT OF WAY DEED NO. 464

Southern Union Gas Co.

DEED OF RIGHT OF WAY AND EASEMENT

This indenture made this 30. day of October, 1930 by and between the State of New Mexico, acting by and through Austin D. Grille, its Commissioner of Public Lands, party of the first part, and Southern Union Gas Company, a corporation duly authorized to transact business in the State of New Mexico, party of the second part.

WITNESSETH:

That the said party of the first part for and in consideration of the sum of Eighty-One Dollars and 30/100 (\$.81.30) lawful money of the United States, in hand paid by the party of the second part, receipt whereof is hereby acknowledged and evidenced by Official Receipt No. 61678, has granted and by these presents does grant to the party of the second part, its successors and assigns, a right of way and easement for the purpose of laying, constructing, reconstructing, replacing, renewing, maintaining, and operating a pipe line for the transportation of petroleum or any of its products, gas, water, or other substances, or either thereof, and as incident thereto, the right to erect and maintain, operate, change, renew and reconstruct a telephone and/or telegraph line as may be necessary in connection with the use and maintenance of the said pipe line, together with the right of ingress and egress on, over, and through the following described lands, situate in the Counties of San Juan, McKinley, Sandoval, and Bernalillo, State of New Mexico, to-wit:

A strip of land fifty (50) feet in width, the center line of which is located as follows:

Beginning at a point on the North boundary line of Sec. 32, Twp. 24 North, Rge. 9 West, 541 feet East of the Northeast corner of said Sec. 32, and running thence South, 18° 39' East, 1693 feet, intersecting the East boundary of said Sec. 32 at a point 1602 feet South of the Northeast corner of said Sec. 32.

Also a tract of land fifty (50) feet in width, the center line of which is located as follows: Beginning at a point on the West boundary line of Sec. 32, Twp. 23 North, Rge. 8 West, 1081 feet North of the East quarter section corner of said Sec. 32, and running thence South 28° 39' East, 1232 feet, intersecting the North boundary line of the Southwest Quarter of said Sec. 32, 591 feet East of the said quarter section corner.

Also a tract of land fifty (50) feet in width, the center line of which is located as follows:

Beginning at a point on the North boundary line of Sec. 2 Twp. 22 North, Rge. 8 West 1195 feet West of the Northeast corner of said Sec. 2, and running thence South 32° 01' East, 2254 feet, intersecting the East boundary line of said Sec. 2 at a point 1912 feet south of the Northeast corner of said section.

Also a tract of land fifty (50) feet in width, the center line of which is located as follows:

Beginning at a point on the North boundary line of Sec. 16, Twp. 22 North, Rge. 8 West, 2157 feet West of the Northeast corner of said Sec. 16, and running thence South 29° 36' East, 166 feet; Thence South 28° 16' East, 1260 feet; Thence South 28° 16' East, 3190 feet, intersecting the East boundary line of said Sec. 16 at a point 1099 feet North of the Southeast Corner of said Section.

Also a tract of land fifty (50) feet in width, the center line of which is located as follows:

Beginning at a point on the West boundary line of Sec. 2, Twp. 20 North, Rge. 7 West, 1539 feet South of the Northwest corner of said Sec. 2, and running thence South 42° 16' East, 1487 feet, intersecting the South boundary line of the Northwest Quarter of said Sec. 2 at a point 1000 feet East of the West quarter Section corner of said Sec. 2.

Also a tract of land fifty (50) feet in width, the center line of which is located as follows:

Beginning at a point on the North boundary line of Sec. 2 Twp. 19 North, Rge. 6 West, 1335 feet East of the Northwest corner of said Sec. 2, and running thence South 58° 51' East, 4860 feet, intersecting the East boundary line of said Sec. 2 at a point 198 feet North of the East quarter section corner of said Sec. 2.

Also a tract of land fifty (50) feet in width, the center line of which is located as follows:

Beginning at a point on the West boundary line of Sec. 2 Twp. 18 North, Rge. 3 West, 443 feet South of the West quarter section corner of said Sec. 2, and running thence South 33° 15' East, 1010 feet, intersecting the South boundary line of the Northwest Quarter of the Southwest Quarter of said Sec. 2 at a point 501 feet East of the West boundary line of said Sec. 2.

Also a tract of land fifty (50) feet in width, the center line of which is located as follows:

Beginning at a point on the North boundary line of Sec. 36, Twp. 14 North, Rge. 1 West, 1553 feet West of the Northeast corner of said Sec. 36, and running thence South 28° 14' East 2337 feet, intersecting the East boundary line of said Sec. 36 at a point 200 feet South of the East quarter section corner of said Sec. 36.

Also a tract of land fifty (50) feet in width, the center line of which is located as follows:

Beginning at a point in Sec. 16, Twp. 11 North, Rge. 2 East, on the South boundary line of the town of Alameda Grant, 2391 feet East of the West boundary line of said Sec. 16, and running thence South 27° 14' East, 2223 feet, intersecting the South boundary line of said Sec. 16 at a point 768 feet East of the South quarter section corner of said Sec. 16.

Containing in all 27.01 acres more or less.

TO HAVE AND TO HOLD unto the said party of the second part, its successors and assigns, so long as the granted premises shall be used for the purposes above specified, or any of them, with a reversion of the said lands so granted to the State of New Mexico upon the cessation of their use for said purposes, or for any of them, by the grantee, its successors and assigns.

This grant is made upon the following specific terms and conditions, to-wit:

The State of New Mexico and its assigns shall be permitted to use and enjoy the said premises except as the same may be necessary for the purpose herein granted. The said party of the second part, its successors and assigns, hereby agrees to pay any damages which may arise from the laying, maintaining, operating or removing said pipe line. Said damage, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one to be appointed by the record owner of said lands, one being the party of the second part or its successors, and the third by the two persons aforesaid, the award of such three persons to be final and conclusive.

All pipe lines laid on the said lands by virtue of this grant shall be buried not less than twenty (20) inches deep and shall be so laid as not to interfere with ordinary cultivation of such land after construction has been completed.

It is further agreed that the party of the second part, its successors or assigns, shall have the right at any time to lay an additional line or lines of pipe alongside of the first line as herein provided, and subject to the same rights, terms and conditions. The said party of the second part, its successors or assigns, shall have the right to change the size of its pipe, the damage, if any, thereby arising in making such change to be paid by the said party of the second part, its successors or assigns to the record owner or owners of said lands.

The party of the second part shall have the right to assign, transfer and convey all rights herein granted to any other person, firm, corporation, or association of persons, and such right of transfer or assignment shall exist in every subsequent

located as follows:

Beginning at a point on the North boundary line of Sec. 16, Twp. 22 North, Rge. 8 West, 2157 feet West of the Northeast corner of said Sec. 16, and running thence South 29° 36' East, 156 feet; Thence South 26° 16' East, 1260 feet; Thence South 28° 16' East, 3190 feet, intersecting the East boundary line of said Sec. 16 at a point 1099 feet North of the Southeast Corner of said Section.

Also a tract of land fifty (50) feet in width, the center line of which is located as follows:

Beginning at a point on the West boundary line of Sec. 2, Twp. 20 North, Rge. 7 West, 1539 feet South of the Northwest corner of said Sec. 2, and running thence South 42° 16' East, 1487 feet, intersecting the South boundary line of the Northwest Quarter of said Sec. 2 at a point 1000 feet East of the West quarter Section corner of said Sec. 2.

Also a tract of land fifty (50) feet in width, the center line of which is located as follows:

Beginning at a point on the North boundary line of Sec. 2 Twp. 19 North, Rge. 6 West, 1335 feet East of the Northwest corner of said Sec. 2, and running thence South 58° 51' East, 4860 feet, intersecting the East boundary line of said Sec. 2 at a point 198 feet North of the East quarter section corner of said Sec. 2.

Also a tract of land fifty (50) feet in width, the center line of which is located as follows:

Beginning at a point on the West boundary line of Sec. 2 Twp. 18 North, Rge. 3 West, 443 feet South of the West quarter section corner of said Sec. 2, and running thence South 33° 15' East, 1010 feet, intersecting the South boundary line of the Northwest Quarter of the Southwest Quarter of said Sec. 2 at a point 501 feet East of the West boundary line of said Sec. 2.

Also a tract of land fifty (50) feet in width, the center line of which is located as follows:

Beginning at a point on the North boundary line of Sec. 36, Twp. 14 North, Rge. 1 West, 1553 feet West of the Northeast corner of said Sec. 36, and running thence South 28° 14' East 2337 feet, intersecting the East boundary line of said Sec. 36 at a point 200 feet South of the East quarter section corner of said Sec. 36.

Also a tract of land fifty (50) feet in width, the center line of which is located as follows:

Beginning at a point in Sec. 16, Twp. 11 North, Rge. 2 East, on the South boundary line of the town of Alameda Grant, 2391 feet East of the West boundary line of said Sec. 16, and running thence South 27° 14' East, 2223 feet, intersecting the South boundary line of said Sec. 16 at a point 768 feet East of the South quarter section corner of said Sec. 16.

Containing in all 27.01 acres more or less.

TO HAVE AND TO HOLD unto the said party of the second part, its successors and assigns, so long as the granted premises shall be used for the purposes above specified, or any of them, with a reversion of the said lands so granted to the State of New Mexico upon the cessation of their use for said purposes, or for any of them, by the grantee, its successors and assigns.

This grant is made upon the following specific terms and conditions, to-wit:

The State of New Mexico and its assigns shall be permitted to use and enjoy the said premises except as the same may be necessary for the purpose herein granted. The said party of the second part, its successors and assigns, hereby agrees to pay any damages which may arise from the laying, maintaining, operating or removing said pipe line. Said damage, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one to be appointed by the record owner of said lands, one being the party of the second part or its successors, and the third by the two persons aforesaid, the award of such three persons to be final and conclusive.

All pipe lines laid on the said lands by virtue of this grant shall be buried not less than twenty (20) inches deep and shall be so laid as not to interfere with ordinary cultivation of such land after construction has been completed.

It is further agreed that the party of the second part, its successors or assigns, shall have the right at any time to lay an additional line or lines of pipe alongside of the first line as herein provided, and subject to the same rights, terms and conditions. The said party of the second part, its successors or assigns, shall have the right to change the size of its pipe, the damage, if any, thereby arising in making such change to be paid by the said party of the second part, its successors or assigns, to the record owner or owners of said lands.

The party of the second part shall have the right to assign, transfer and convey all rights herein granted to any other person, firm, corporation or association of persons, and such right of transfer or assignment shall exist in every subsequent vendee or transferee who may be successor in title to the grantee herein.

IN WITNESS WHEREOF, the State of New Mexico has caused this instrument to be executed by its Commissioner of Public Lands, thereunto duly authorized, with the seal of his office affixed, the day and year first above written.

STATE OF NEW MEXICO

By Austin D. Crile,
Its Commissioner of Public Lands

(Seal)

This instrument was filed for record on the 10th day of October, 1930 at 9:50
A.M., Recorded in Book 112, page 557, on this 14th day of October, 1930.

COMPARED

Ida D. Baca, Clerk & Recorder

m.d. to d.

(44571)

W.A. Keleher

to

A.R. Hebenstreit

ASSIGNMENT

For and in consideration of the sum of One dollar (\$1.00), lawful money of the United States, I do hereby transfer, set over and assign unto A.R. HEBENSTREIT, all my right, title and interest in and to that certain real estate contract dated April 23, 1928, Cherubino Domenici and Alda Domenici, to G. Del Frate and Pauline Del Frate, his wife, Frank Del Frate, a single man, and Pasquale Cesaretti, a single man, and thereafter assigned to G. Del Frate, whose Assignee, Edward McGuire, thereafter assigned to the Undersigned, which contract was duly recorded in Book 92 at page 192 of the Record of Deeds and conveyances on the 19th day of November, 1929, and the assignment thereof, Edward McGuire to W.A. Keleher, duly recorded in Vol. 108, folio 626, of the records of Bernalillo County, New Mexico, on November 19, 1929.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Albuquerque, New Mexico, this 25th day of September, 1930.

W.A. KELEHER

STATE OF NEW MEXICO
COUNTY OF BERNALILLO.

On this 25th day of September, 1930, before me personally appeared W.A. KELEHER, a widower, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year last above written.

Ilda B. Sganzi
Notary Public

My commission expires 4-15-32

(Notarial Seal)

This instrument was filed for record on the 14th day of October, 1930 at 8:38 A.M.
Recorded in Book 112, page 559, on this 15th day of October, A.D., 1930.

Ida D. Baca, Clerk & Recorder

COMPARED

m.d. to d.

(44576)

ALBUQUERQUE NATIONAL TRUST
AND SAVINGS BANK

CAROLINE A. COLLARD of NORTH
LONG BEACH, CALIFORNIA

Trustee's Deed

Contract Number 1200 Dated: May 3rd, 1920.
This indenture, made this 3rd day of May, 1930, between ALBUQUERQUE NATIONAL TRUST AND SAVINGS BANK, a banking corporation in Albuquerque, New Mexico, as Trustee, and the undersigned, to the terms and conditions of a certain warranty deed made and executed



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

P: 505.345.4250
 F: 505.345.4254
 ESTABLISHED 1977

2003:180:1
 June 16, 2005

Ms. Claire Senova
 Administrative Assistant
 Development Review Board
 Development & Building Services Division
 600 2nd Street, NW
 Albuquerque, New Mexico 87103

Hand Delivery

RE: DRB Project No. 1004071, Board of Education of the City of Albuquerque (APS) and the New Mexico State Land Office, (Government Lots 1-4 and the South 1/2 of the South 1/2 of Section 6, Township 11 North, Range 2 East) [Ancient Mesa] - Request for Bulk Land Variance, Vacation of Public Utility Easement and Preliminary / Final Plat Approval (05DRB 0051, 00512 and 00513)

Dear Claire,

On behalf of our clients, the Board of Education of the City of Albuquerque (APS) and the New Mexico State Land Office, we are issuing five (5) UPDATED Plats with the signatures from the Assistant Commission of the State Land Office and the City Surveyor. Please distribute to the DRB members for the hearing on Wednesday the 22nd of June.

In the meantime, if you or other DRB representatives are in need of additional explanation or information, please feel free to call.

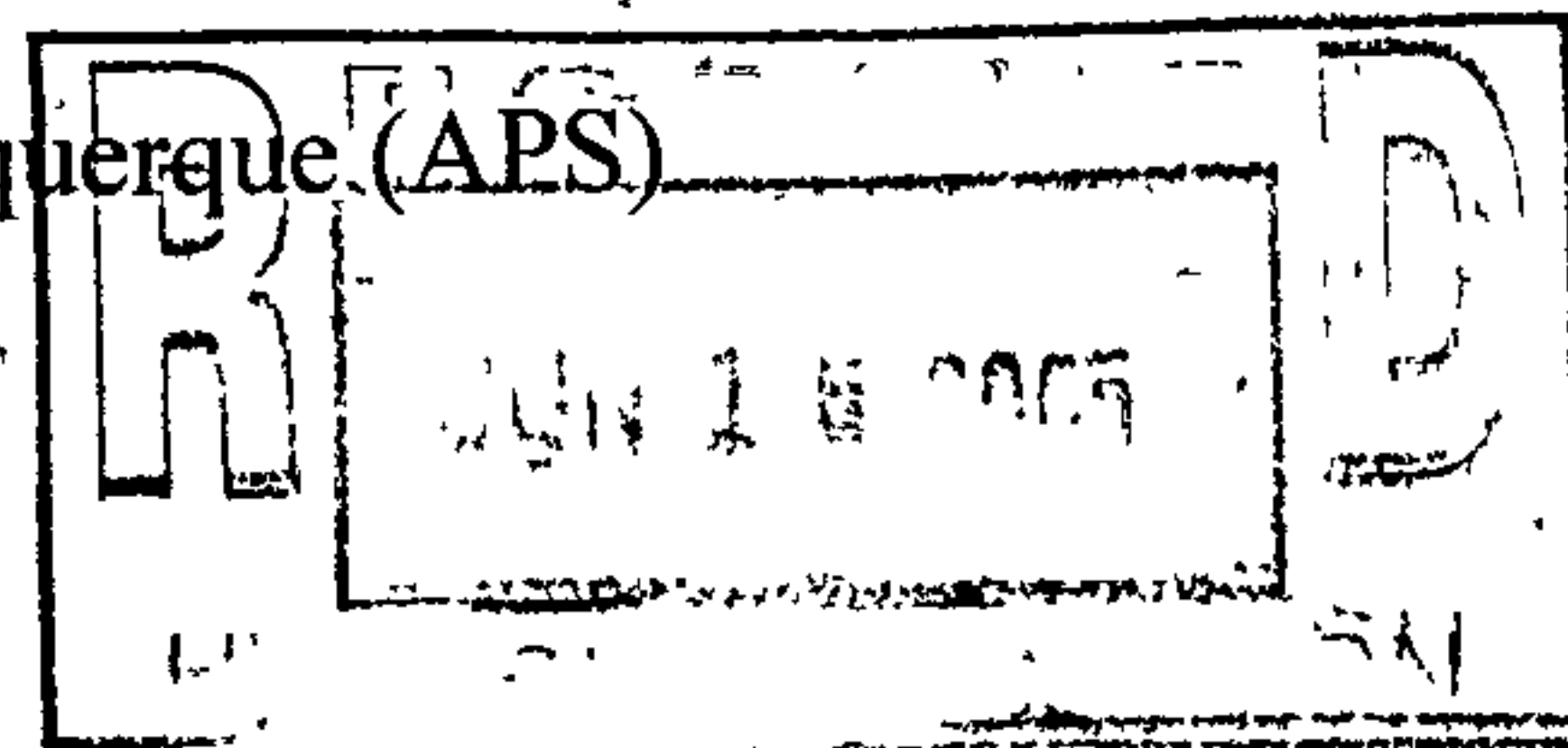
Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

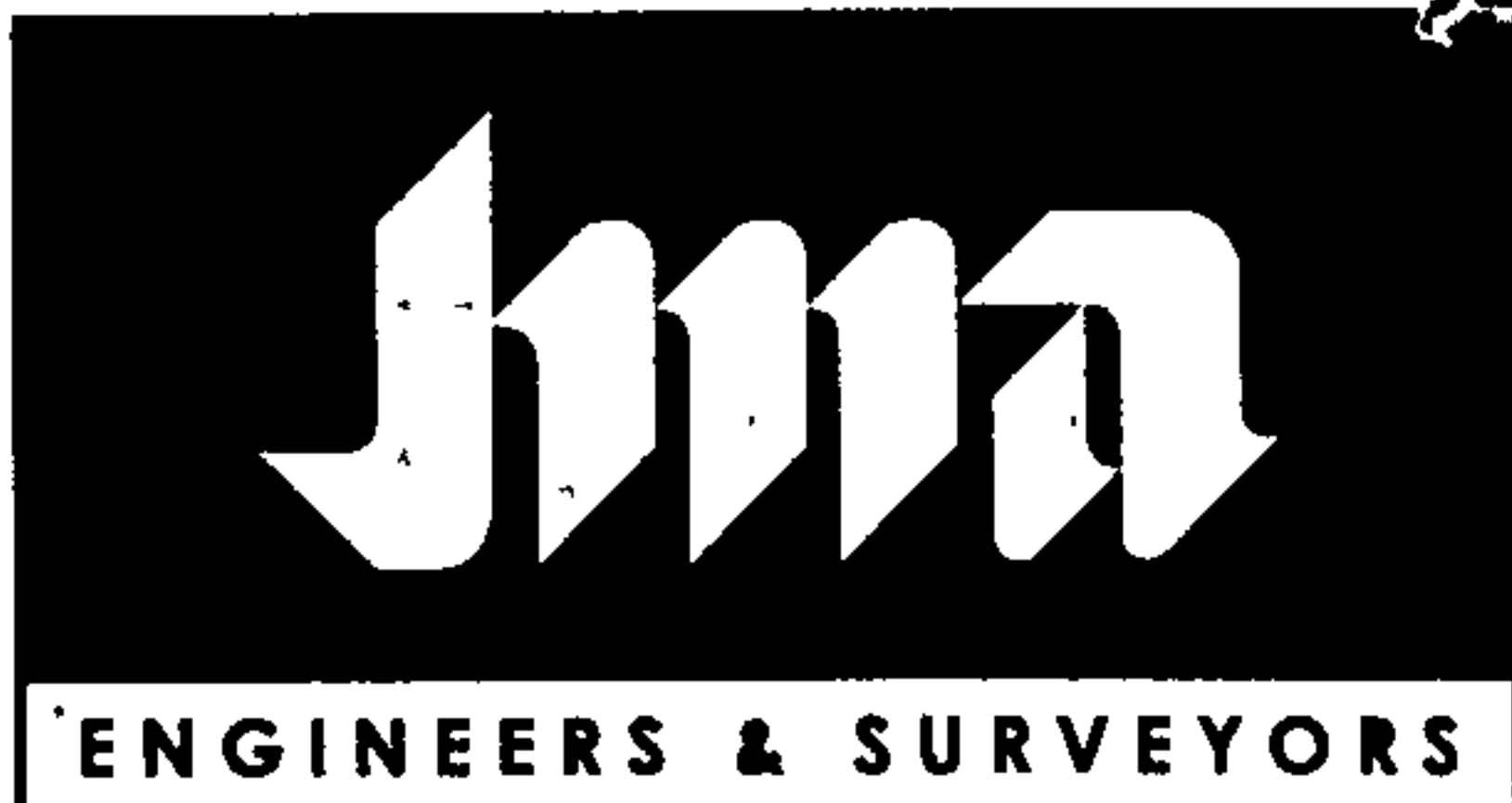
Debie LeBlanc Trujillo
 Debie LeBlanc Trujillo

DLT
 Enclosures

xc: Tim Callahan - New Mexico State Land Office
 Charles O. Atwood - Board of Education of the City of Albuquerque (APS)



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.



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

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2003.180.1
May 26, 2005

Hand Delivery

Ms. Claire Senova
Administrative Assistant
Development Review Board
Development & Building Services Division
600 2nd Street, NW
Albuquerque, New Mexico 87103

RE: DRB Project No. 1004071, Board of Education of the City of Albuquerque (APS) and the New Mexico State Land Office, (Government Lots 1- 4 and the South 1/2 of the South 1/2 of Section 6, Township 11 North, Range 2 East) [*Ancient Mesa*] - Request for Bulk Land Variance, Vacation of Public Utility Easement and Preliminary / Final Plat Approval (05DRB 0051, 00512 and 00513)

Dear Claire,

On behalf of our clients, the Board of Education of the City of Albuquerque (APS) and the New Mexico State Land Office, we are requesting to be removed from the DRB agenda of June 1st, 2005 to the June 22nd agenda.

Prior to the hearing we will be issuing UPDATED copies of the plat to the DRB members for the upcoming hearing. We would like to also inform you the name of the plat is to be known as Ancient Mesa. We apologize for any inconvenience that this request may cause to the DRB. Transmitted is a check in the amount of \$ 330.00 for the three deferral requests. In the meantime, if you or other DRB representatives are in need of additional explanation or information, please feel free to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo
Debie LeBlanc Trujillo

DLT
Enclosures

xc: Tim Callahan – New Mexico State Land Office
Charles O. Atwood – Board of Education of the City of Albuquerque (APS)

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

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

PAID RECEIPT

APPLICANT NAME

Board of Education / APS

AGENT

JMA

ADDRESS

PROJECT & APP #

1004071

PROJECT NAME

Government Pts

\$ 441032/3424000 Conflict Management Fee

\$ 330.00 441006/4983000 DRB Actions

\$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 441018/4971000 Public Notification


\$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***

- Major/Minor Subdivision Site Development Plan Bldg Permit
- Letter of Map Revision Conditional Letter of Map Revision
- Traffic Impact Study

\$ 330.00 TOTAL AMOUNT DUE

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

JEFF MORTENSEN & ASSOCIATES
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE, NM 87109-5830
16377
95-681/1070
DATE 05 27 05
\$ 330.00
City of Albuquerque
three hundred thirty 00/100 DOLLARS
Treasury Division
5/27/2005
RECEIVED 004353 WSA 07
Account #4100
277036653
FOR 2003.180.1 DRB deferral fees
016377 1070068131
330.00
330.00
0.00

 ENGINEERS & SURVEYORS	JEFF MORTENSEN & ASSOCIATES, INC.	P: 505.345.4250
	6010-B MIDWAY PARK BLVD. NE.	F: 505.345.4254
	ALBUQUERQUE NEW MEXICO 87109	ESTABLISHED 1977

2003.180.1
May 9, 2005

Ms. Claire Senova
Administrative Assistant
Development Review Board
Development & Building Services Division
600 2nd Street, NW
Albuquerque, New Mexico 87103

Via Facsimile 924-3864 and regular mail

RE: DRB Project No. 1004071
Board of Education of the City of Albuquerque (APS) and the New Mexico State Land Office
(Government Lots 1- 4 and the South 1/2 of the South 1/2 of Section 6, Township 11 North, Range 2 East)
Request for Bulk Land Variance, Vacation of Public Utility Easement and Preliminary / Final Plat Approval (05DRB 0051, 00512 and 00513)

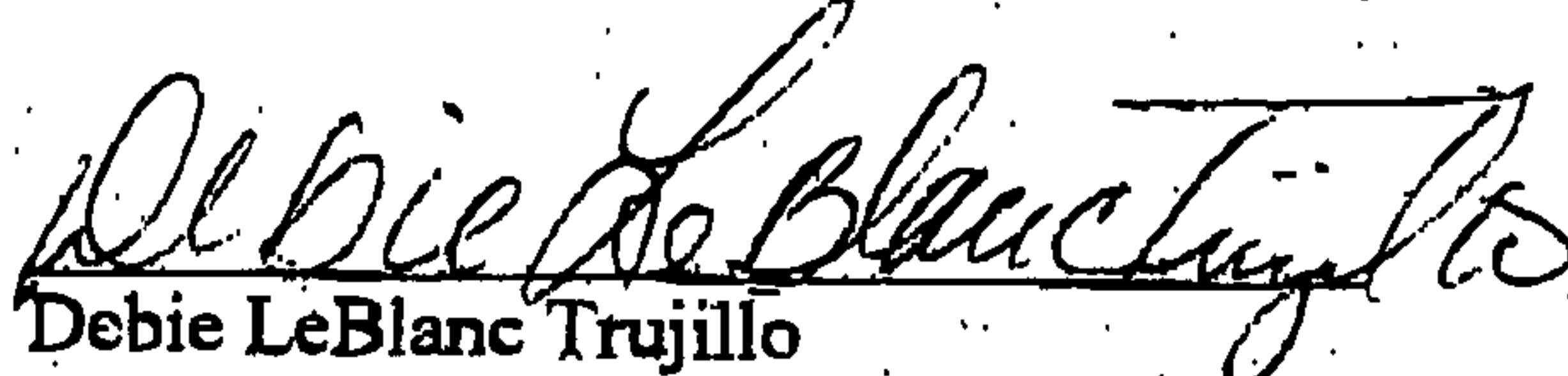
Dear Claire,

On behalf of our clients, the Board of Education of the City of Albuquerque (APS) and the New Mexico State Land Office, we are requesting to be removed from the DRB agenda of May the 11th to the June 1st, 2005 agenda.

Prior to the hearing we will be issuing UPDATED copies of the plat to the DRB members for the upcoming hearing. In the meantime, if you or other DRB representatives are in need of additional explanation or information, please feel free to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Tim Callahan – New Mexico State Land Office
Charles O. Atwood – Board of Education of the City of Albuquerque (APS)

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.

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3255
CONNECTION TEL 93454254
SUBADDRESS
CONNECTION ID
ST. TIME 04/14 10:30
USAGE T 00'46
PGS. 2
RESULT OK

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM**

TO: Jeff Matson FAX # 345-4254
Chuck Calhoun
PAGES (INCLUDING COVER SHEET) 2

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

COMMENTS:

1004071

Defer to the Traffic Engineer. Planning has no objection to the vacation request.

Project # 1004071

05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public Easements
05DRB-00513 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). (C-9)

The West Mesa Moratorium specifically exempts public sector projects from the moratorium effects.

Because the property is zoned RO-20, the minimum lot size is 20 acres. If rezoning has occurred, please bring proof of such.

Project # 1004073

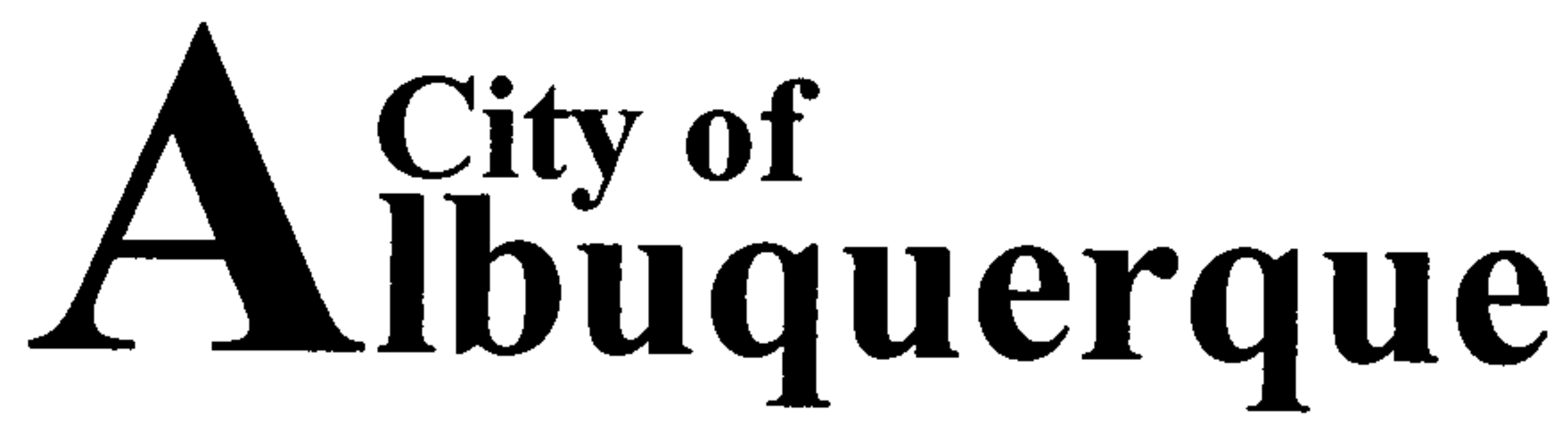
05DRB-00514 Major-Preliminary Plat Approval
05DRB-00515 Major-Vacation of Public Easements
05DRB-00516 Minor-Subd Design (DPM) Variance
05DRB-00517 Minor-Sidewalk Waiver
05DRB-00518 Minor-Temp Defer SDWK

MARK GOODWIN & ASOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). (M-21/M-22)

Planning has no objection to any of the requested actions. However, Planning cannot approve the preliminary plat until the perimeter wall design is approved.

The maximum size requirement for this submittal is 11" x 17".

The only problem with the design itself is that the decorative column should have a note stating that it will project a minimum of 4" on the public side.



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC)

Supplemental form S

V

P

L

Supplemental form ZONING

Annexation & Zone Establishment

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Zone Change

Text Amendment

APPEAL / PROTEST of...

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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

APPLICANT INFORMATION:

NAME: Albuquerque Public Schools & New Mexico State Land Office PHONE: 505-765-5950 ext 265

ADDRESS: P.O. Box 25704 FAX: _____

CITY: Albuquerque STATE NM ZIP 87125 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: Bulk Land Variance, Vacation of Public Utility Easement and Preliminary Plat Approval

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

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

Lot or Tract No. Govt. Lts. 1-4, Sec. 16, T11N, R2E Block: _____ Unit: _____

Subdiv. / Addn. Government Lots 1-4, Sec. 16, T11N, R2E & S. 1/2 of the S. 1/2 of Sec. 6, 11N, 2E

Current Zoning: RO-20 Proposed zoning: n/a

Zone Atlas page(s): C-9 No. of existing lots: 5 No. of proposed lots: 4

Total area of site (acres): +/- 239.43 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. 100906426410530144 MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: Rainbow Blvd. NW

Between: Compass Drive, NW and Petroglyph National Monument

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 03-24-05

(Print) Debie LeBlanc Trujillo fo Jeff Mortensen & Associates, Inc. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05DRB - - 00511</u>	<u>BLV</u>		<u>\$ 145.00</u>
<input type="checkbox"/> All fees have been collected	<u>05DRB - - 00512</u>	<u>VPE</u>		<u>\$ 45.00</u>
<input type="checkbox"/> All case #s are assigned	<u>05DRB - - 00513</u>	<u>P: F</u>		<u>\$ 425.00</u>
<input type="checkbox"/> AGIS copy has been sent		<u>CMF</u>		<u>\$ 20.00</u>
<input type="checkbox"/> Case history #s are listed		<u>Adv</u>		<u>\$ 75.00</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>4-20-05</u>			<u>\$ 710.00</u>

Andrew Garcia 3-25-05
Planner signature / date

Project # 1004071

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

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

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the variance or waiver
- Any original and/or related file numbers are listed on the cover application

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the deferral or extension
- Any original and/or related file numbers are listed on the cover application

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

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

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

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

JEFF MORTENSEN & ASSOC., INC.

DEBIE LEBLANC TRUJILLO

Debie LeBlanc Trujillo

Applicant name (print)

Applicant signature / date



Form revised 4/03 and October, 2003

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

Application case numbers
 05 DRB - _____ - 00511
 05 DRB - _____ - 00512
 _____ - _____ - _____

Andrew Garcia

Planner signature / date

3-25-05

Project # 1004071

FORM S(3): SUBDIVISION - R.B. MEETING (UNADVERTISED, - R 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.

- vacant* 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
- NO* 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

NO 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 03-24-05

Applicant signature / date



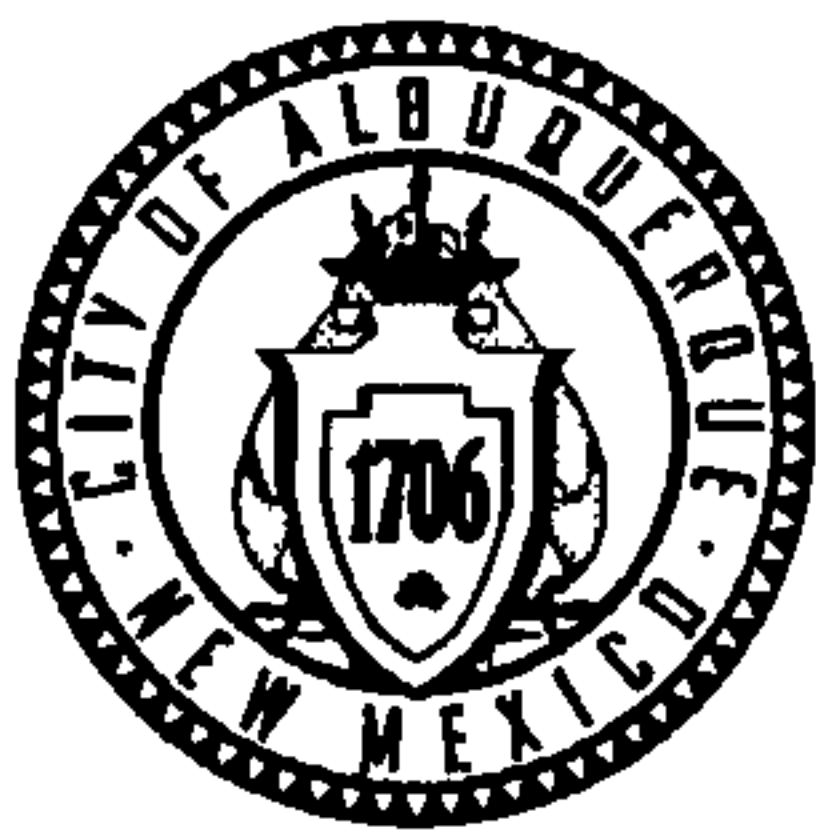
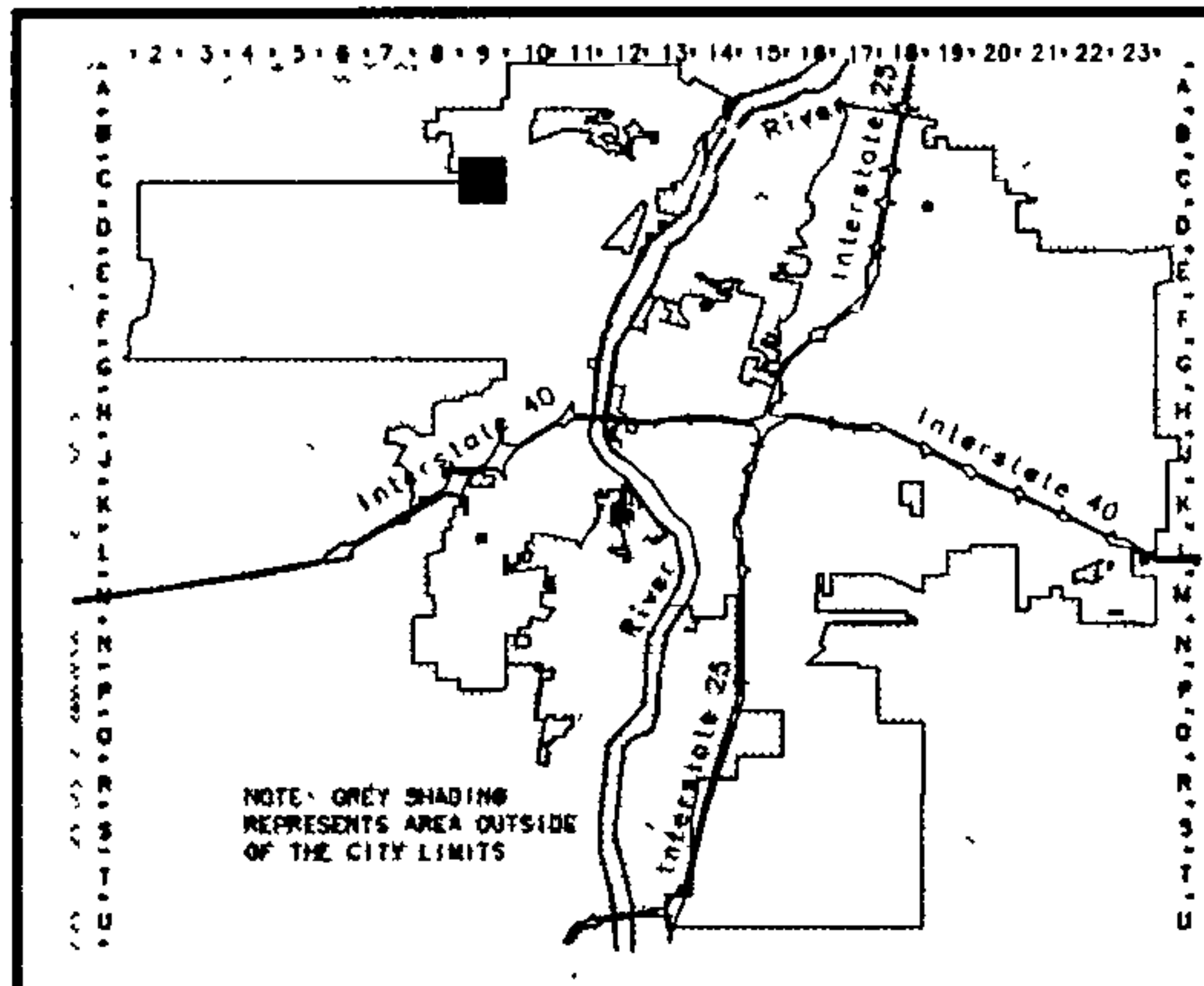
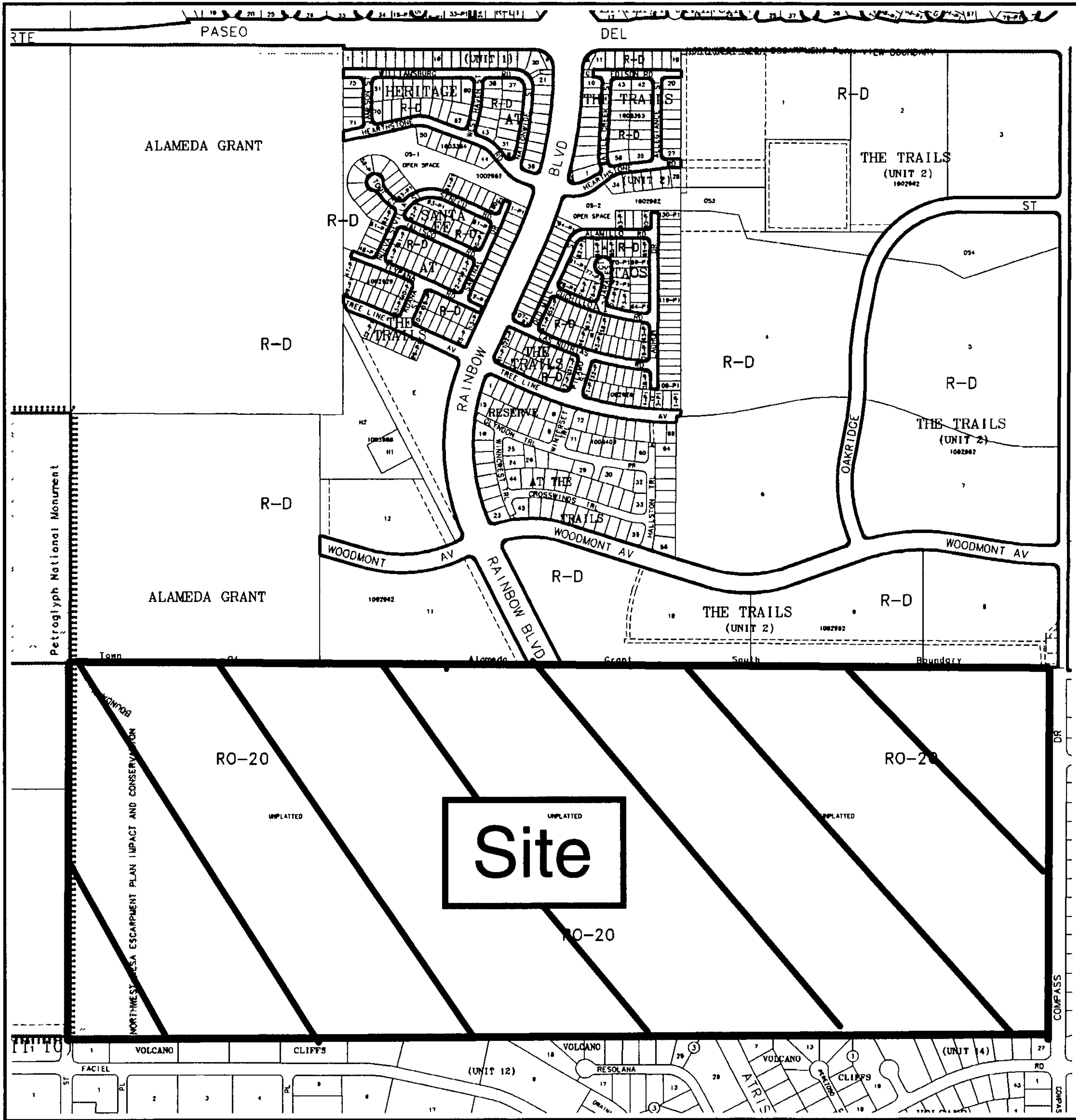
Form revised 11/04

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

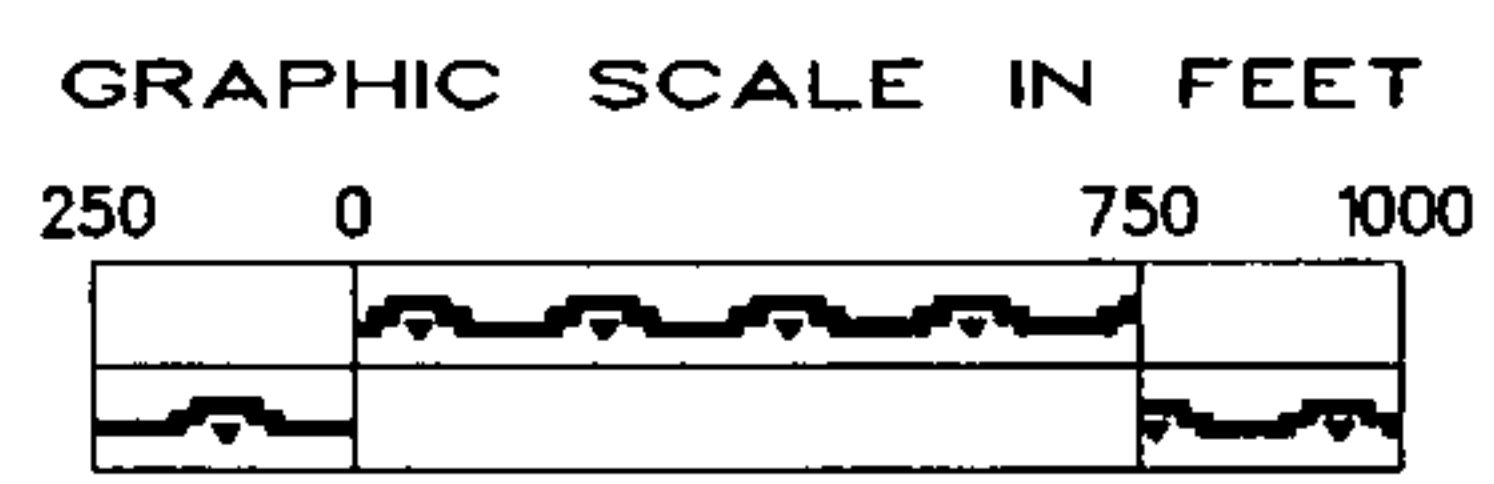
Application case numbers
05DRB - - - - - 00513
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Andrew Garcia 3-25-05
 Planner signature / date

Project # 1004071



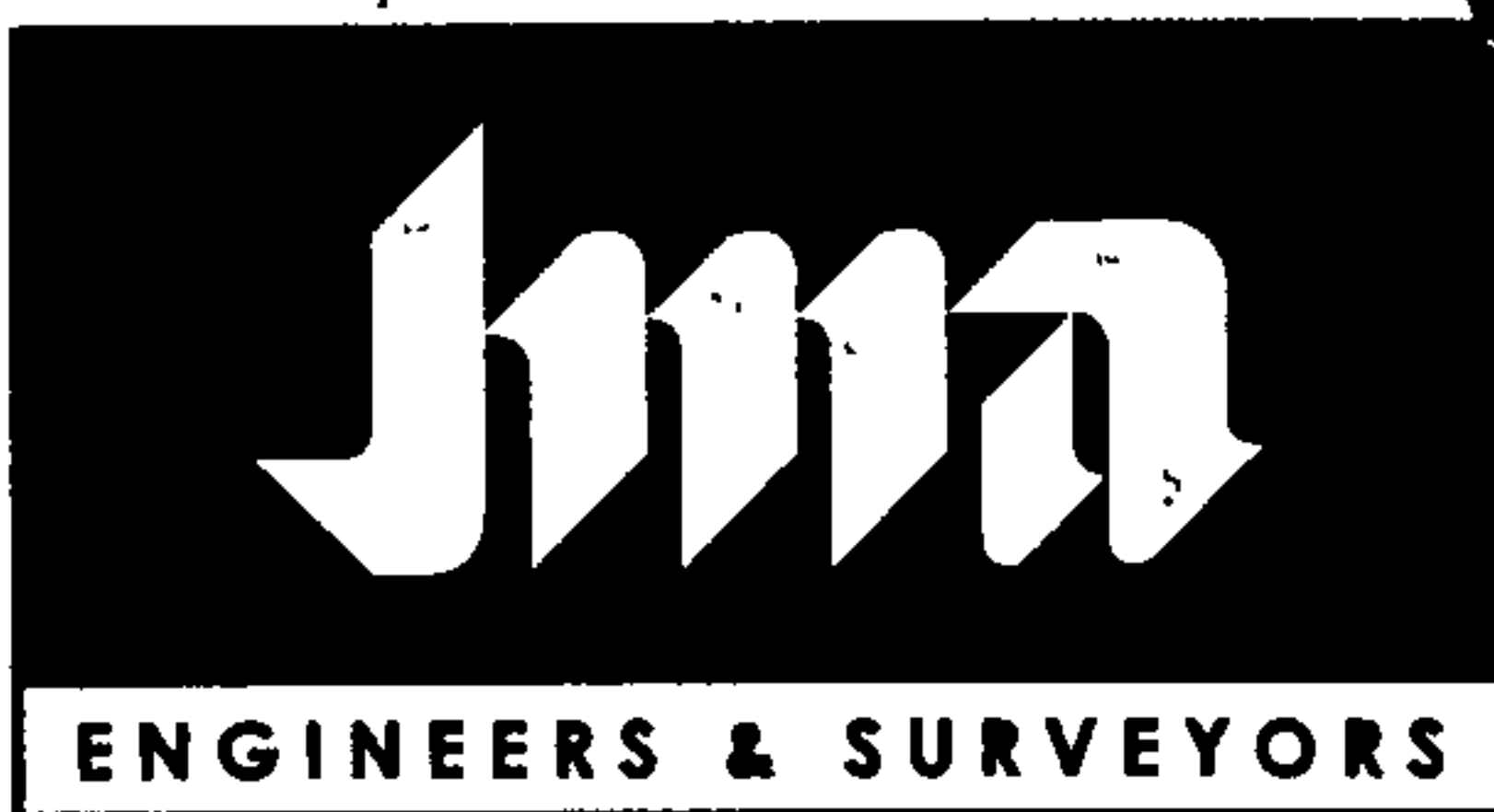
A G I S
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2004



Zone Atlas Page

C-9-Z

Map Amended through February 01, 2005



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

P: 505.345.4250
 F: 505.345.4254
 ESTABLISHED 1977

2003.180.1
 March 24, 2005

Sheran Matson, AICP
 Planning Manager, DRB Chair
 Planning Department
 Development & Building Services Division
 City of Albuquerque
 600 2nd Street, NW
 Albuquerque, NM 87103

Re: Request for Bulk Land Variance, Vacation of Public Utility Easement and Preliminary Plat Approval
 Government Lots 1- 4 and the South 1/2 of the South 1/2 of Section 6, Township 11 North, Range 2 East

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms V and S(3) along with the related fees
- Twenty Four (24) copies of the Bulk Land Variance, Vacation and Preliminary Plat
- Twenty Four (24) copies of the document which created the easement (highlighted)
- City of Albuquerque Zone Atlas C - 9
- Office of the Community & Neighborhood Coordination request, copy of letter sent to "Unrecognized" Neighborhood Associations

On behalf of our clients, the Board of Education of the City of Albuquerque (APS) and the New Mexico State Land Office, we are requesting Bulk Land Variance, Vacation and Preliminary Plat approvals. This property has been discussed with all of the DRB members during numerous meetings coordinated and attended by Chuck Cala, Jeff Mortensen and myself. During those meetings, we discussed the feasibility of gaining approval of bulk land variances for Proposed Tracts A through D. That approval would provide for the conveyance of Tract A to APS. Tract A is the 70 acre site that may house the new High School, which has been recently funded by the bond election. The balance of the properties shall remain unchanged until such time that the New Mexico State Land Office is prepared to pursue development.

APS recognizes that they will be responsible for the construction of significant offsite infrastructure improvements. However, those commitments by APS cannot be made until the State Land Office has created the property to be acquired by APS, the rights-of-way and easements necessary to provide access and utility service to the site have been provided, and the school board formally commits to this specific site.

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.

Page 2

Sheran Matson

March 23, 2005

We look forward to providing a detailed presentation to the DRB during the upcoming hearing. In the meantime, if you or other DRB representatives are in need of additional explanation or information, please feel free to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

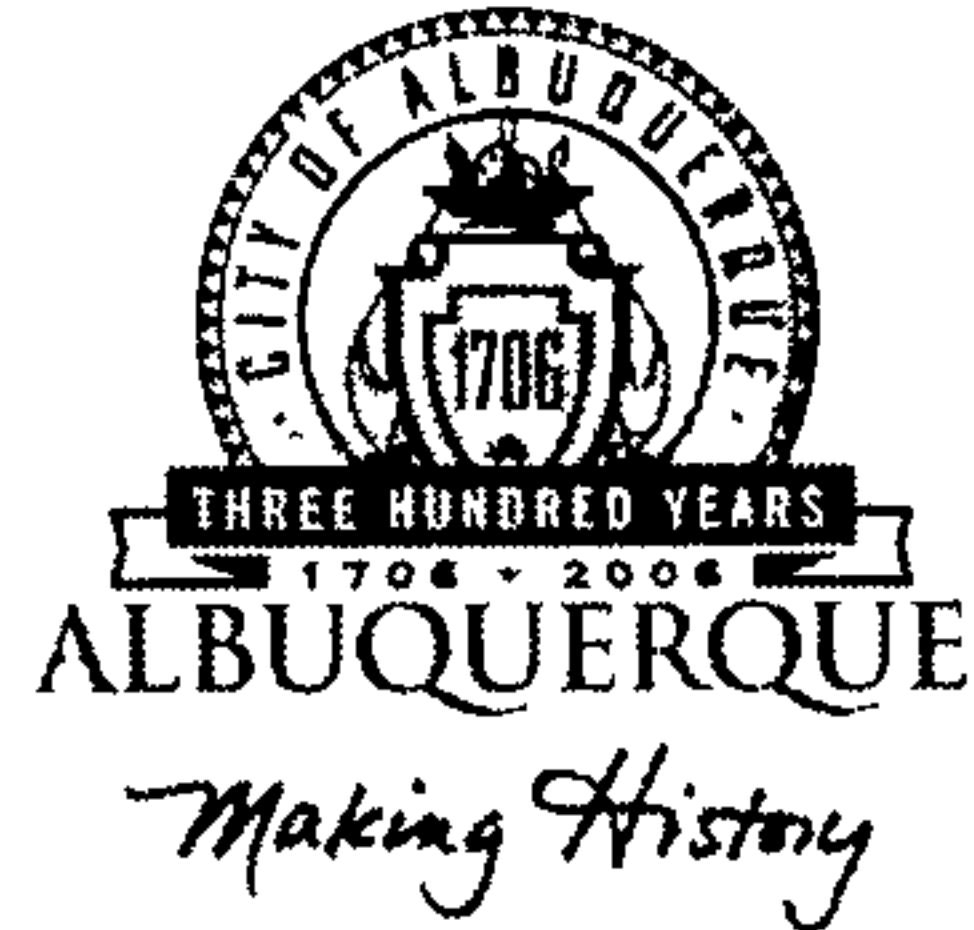
A handwritten signature in cursive script that reads "Debie LeBlanc Trujillo". The signature is written in black ink and is positioned above the printed name.

Debie LeBlanc Trujillo

DLT

Enclosures

xc: Tim Callahan – New Mexico State Land Office
Charles O. Atwood – Board of Education of the City of Albuquerque (APS)
Karen Alarid - Board of Education of the City of Albuquerque (APS)



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.

March 22, 2005

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **March 22, 2005:**

Contact Name: DEBIE LeBLANC TRUJILLO
Company or Agency: JEFF MORTENSEN AND ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE/87109
PHONE: 345-4250/FAX: 345-4254
E-mail: dtrujillo@jmainc.org

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **UNPLATTED LAND/STATE OF NEW MEXICO, GOVERNMENT LOTS 1-4, S16,T11,NR2E AND SOUTH 1/2 OF SOUTH 1/2 OF S6T11NR2E FOR ALBUQUERQUE PUBLIC SCHOOLS/STATE LAND OFFICE** zone map C-9.

Our records indicate that as of March 22, 2005, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(10/08/04)

The association(s) listed below is an "unrecognized" association and doesn't need to be "officially" notified of the project, but as a common courtesy, you are welcomed to let them know.

Volcano Cliffs Property Owners Assoc.
Billy J. Wright, 4112 Blue Ridge NE/87111
296-5005 (h) 872-0523 (w)
Dave Heil, 160 Itasca, Rio Rancho, NM 87124
892-7152 (h)



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

P: 505.345.4250
 F: 505.345.4254
 ESTABLISHED 1977

2003.180.1

March 24, 2005

Mr. Billy J. Wright
 Volcano Cliffs Property Owners Association
 4112 Blue Ridge NE
 Albuquerque, NM 87111

and

Mr. Dave Heil
 Volcano Cliffs Property Owners Association
 4020 Grande Drive, NW
 Albuquerque, NM 87107

Type of Request: Request for Bulk Land Variance, Vacation of Public Utility Easement and Preliminary Plat Approval

Current Legal Description: Government Lots 1- 4 and the South ½ of the South ½ of Section 6, Township 11 North, Range 2 East

Subdivider: New Mexico State Land Office

Agent/Surveyor: Jeff Mortensen & Associates, Inc.

Contact: Charles G. Cala, Jr., PS, Project Surveyor
 Jeffrey G. Mortensen, PE, Project Engineer
 Debie LeBlanc Trujillo, Project Coordinator

Dear Gentlemen:

Transmitted herewith is a copy of the Request for Bulk Land Variance, Vacation of Public Utility Easement and Preliminary Plat Approval for the above described property. This project is scheduled to be heard at the Development Review Board hearing on April 20, 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, the Board of Education of the City of Albuquerque (APS) and the New Mexico State Land Office, we are requesting Bulk Land Variance, Vacation and Preliminary Plat approvals.

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

Page 2
Volcano Cliffs Property Owners Association
January 27, 2005

If you have any questions regarding this information, please do not hesitate to contact our offices.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Tim Callahan – New Mexico State Land Office
Charles O. Atwood – Board of Education of the City of Albuquerque (APS)
Karen Alarid - Board of Education of the City of Albuquerque (APS)

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from April 5, 2005 To April 20, 2005

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 Timpko
(Applicant or Agent)

03-25-05
(Date)

I issued 3 signs for this application, 3-25-05, Andrew Grues
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004071

**“NOTICE OF SUBDIVISION PLAT CONDITIONS”
TRACTS A, B AND C, ANCIENT MESA**

The plat of Tracts A, B and C, Ancient Mesa, has been granted a variance of waiver from certain subdivision requirements pursuant to Section 14-14-6-1 of the City of Albuquerque Subdivision Ordinance.

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

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

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

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

ACKNOWLEDGED:



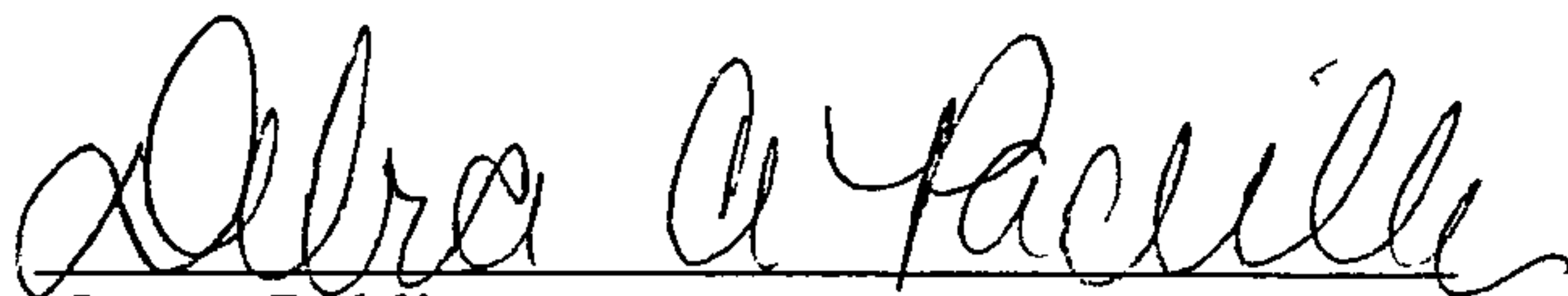
Jerry King, Assistant Commissioner
New Mexico State Land Office



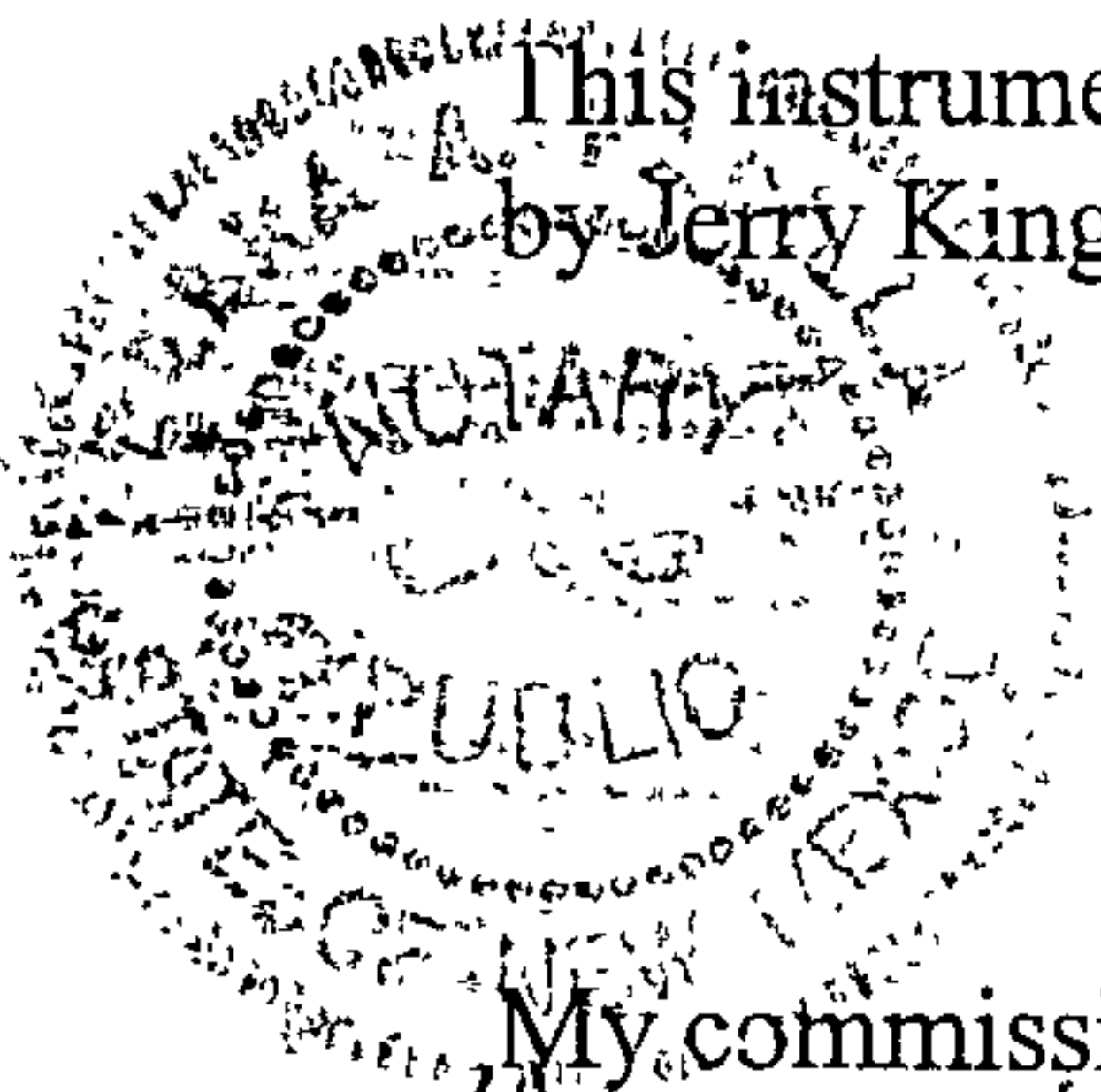
Chairperson
Development Review Board

State of New Mexico)
)SS
County of Bernalillo)

This instrument was acknowledged before me this 24th day of 24 October, 20 05,
by Jerry King, Assistant Commissioner, New Mexico State Land Office.

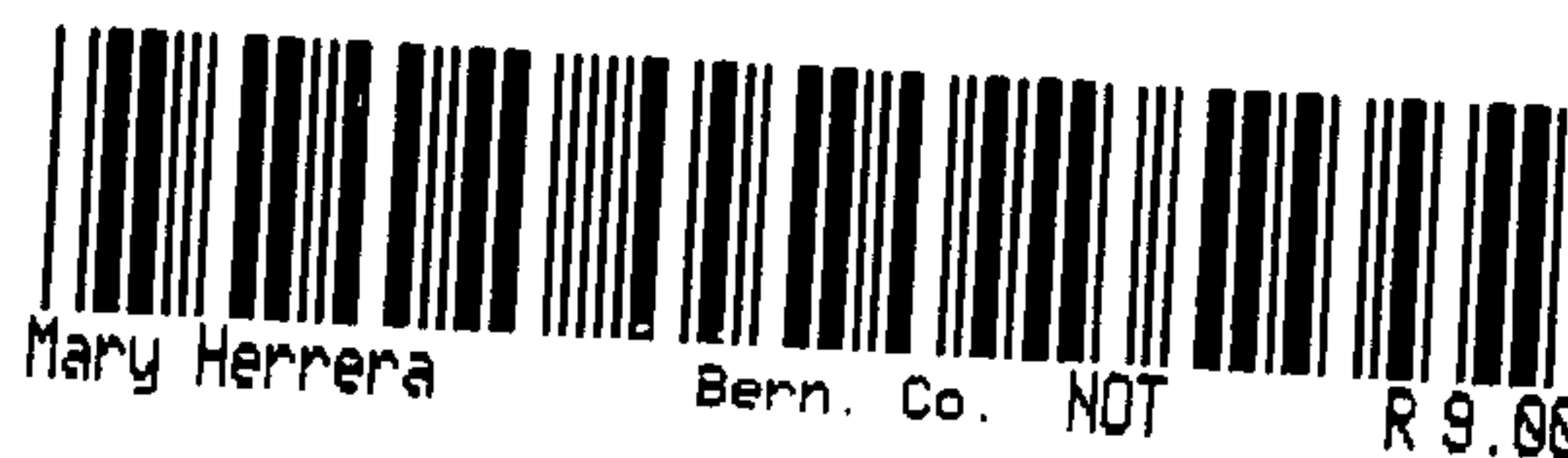


Notary Public



My commission expires:

May 31, 2009



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Page: 1 of 1
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