

Late



Met 9/9/05

IMPACT FEES – # 1004405

**Development Review Board 9/7/05 Agenda Item #14
Sketch Plat: Lots 1A, 1B, 6A, 6B, and 6C Block 23
Albuquerque Highlands Subdivision**

Construction for new retail use will require payment of Impact Fees. Public Safety Fees will be based on every 1,000 square feet of floor area (\$455/ 1,000 sq ft; all other fees are \$0). The fee will be discounted as the City's Impact Fees are phased in: impact fees will total approximately \$155/ 1,000 sq ft for a building permit obtained by December 30, 2005; \$305/ 1,000 sq ft for a permit obtained prior to December 29, 2006, and \$455/ 1,000 sq ft thereafter.

Construction for new office use will require payment of Impact Fees. Public Safety Fees will be based on every 1,000 square feet of floor area (\$100/ 1,000 sq ft; all other fees are \$0). The fee will be discounted as the City's Impact Fees are phased in: impact fees will total approximately \$34/ 1,000 sq ft for a building permit obtained by December 30, 2005; \$67/ 1,000 sq ft for a permit obtained prior to December 29, 2006, and \$100/ 1,000 sq ft thereafter.

**JACK CLOUD
IMPACT FEE ADMINISTRATOR**

A handwritten signature in black ink, appearing to be "Jack Cloud", written in a cursive style.

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
9/7/05	Albany. Highlands Proj # 1004405	Sketch Plan	Comments Given

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 7, 2005
DRB Comments**

Item # 14

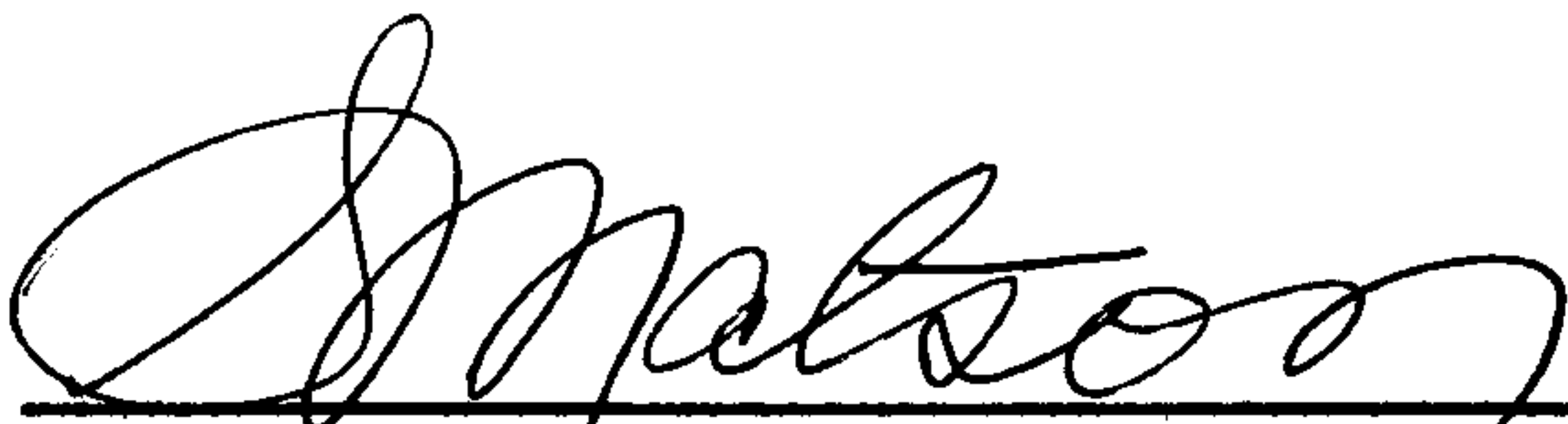
Project # 1004405 Application # 05-01371

RE: Lots 1 & 2, Block 23, Abq. Highlands/sketch

The legal description on this property in question appears to be Lots 1 & 6, not 1 & 2.

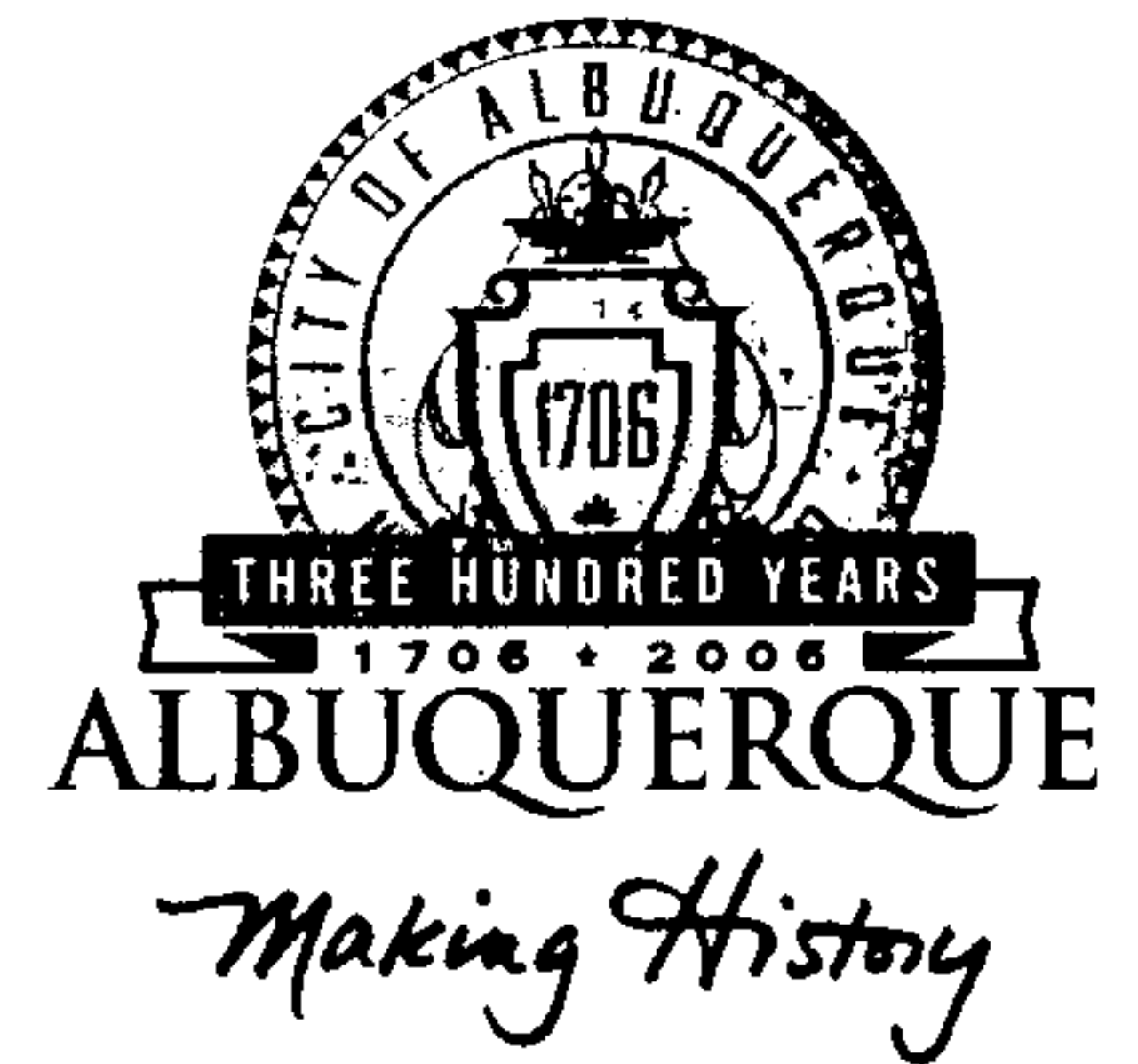
Property with different zoning must get rezoned prior to any platting action. Only one zone is allowed per parcel. The zoning according to our records is P, R-1 & C-2. The P zoning appears to be a separate parcel.

Not enough information was included in the letter of explanation to make any further comments until the DRB meeting.



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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004405

AGENDA ITEM NO: 14

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

This submittal did not provide enough information for our review and comments, consequently, we will defer our comments to the DRB hearing.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

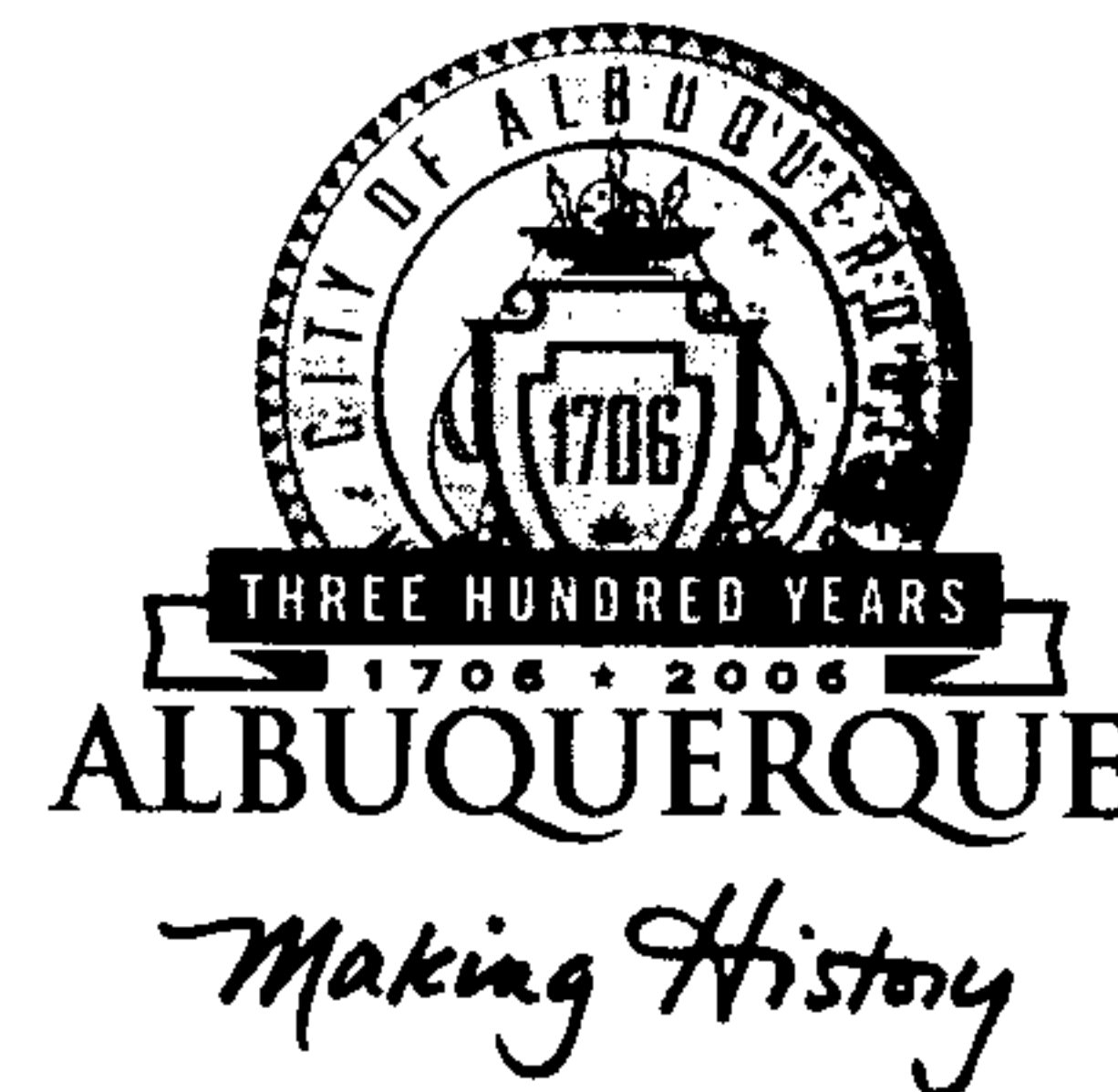
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 7, 2005

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 7, 2005

NO
DRAINAGE

ZONING
JACK BASYE

924-3823

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 7, 2005
DRB Comments**

ENV. P.C.
P-DESIGNATION
?

Item # 14

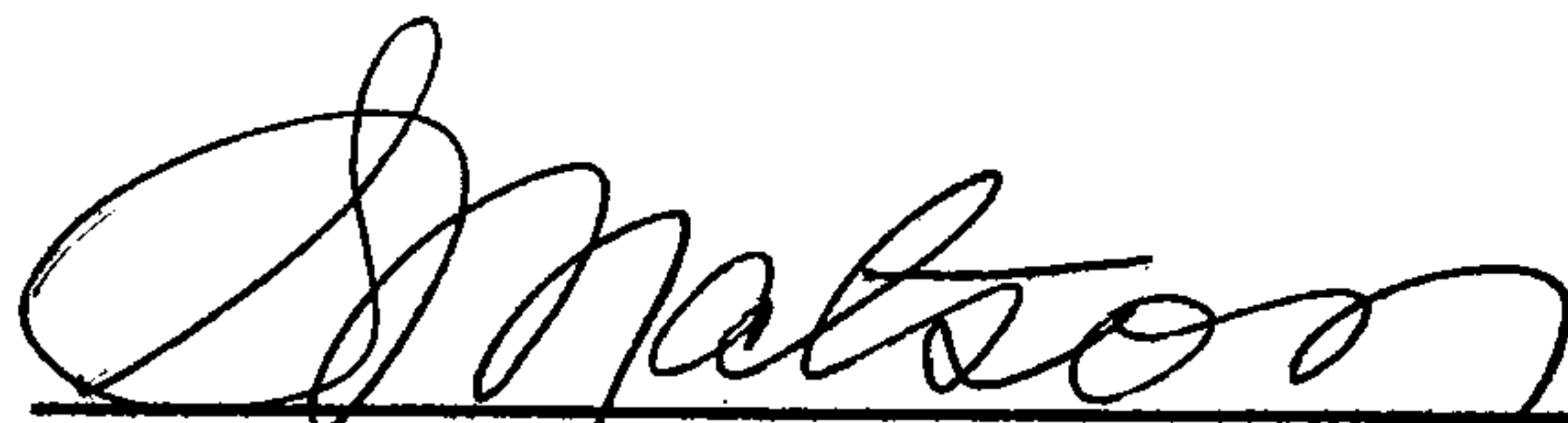
Project # 1004405 Application # 05-01371

RE: Lots 1 & 2, Block 23, Abq. Highlands/sketch

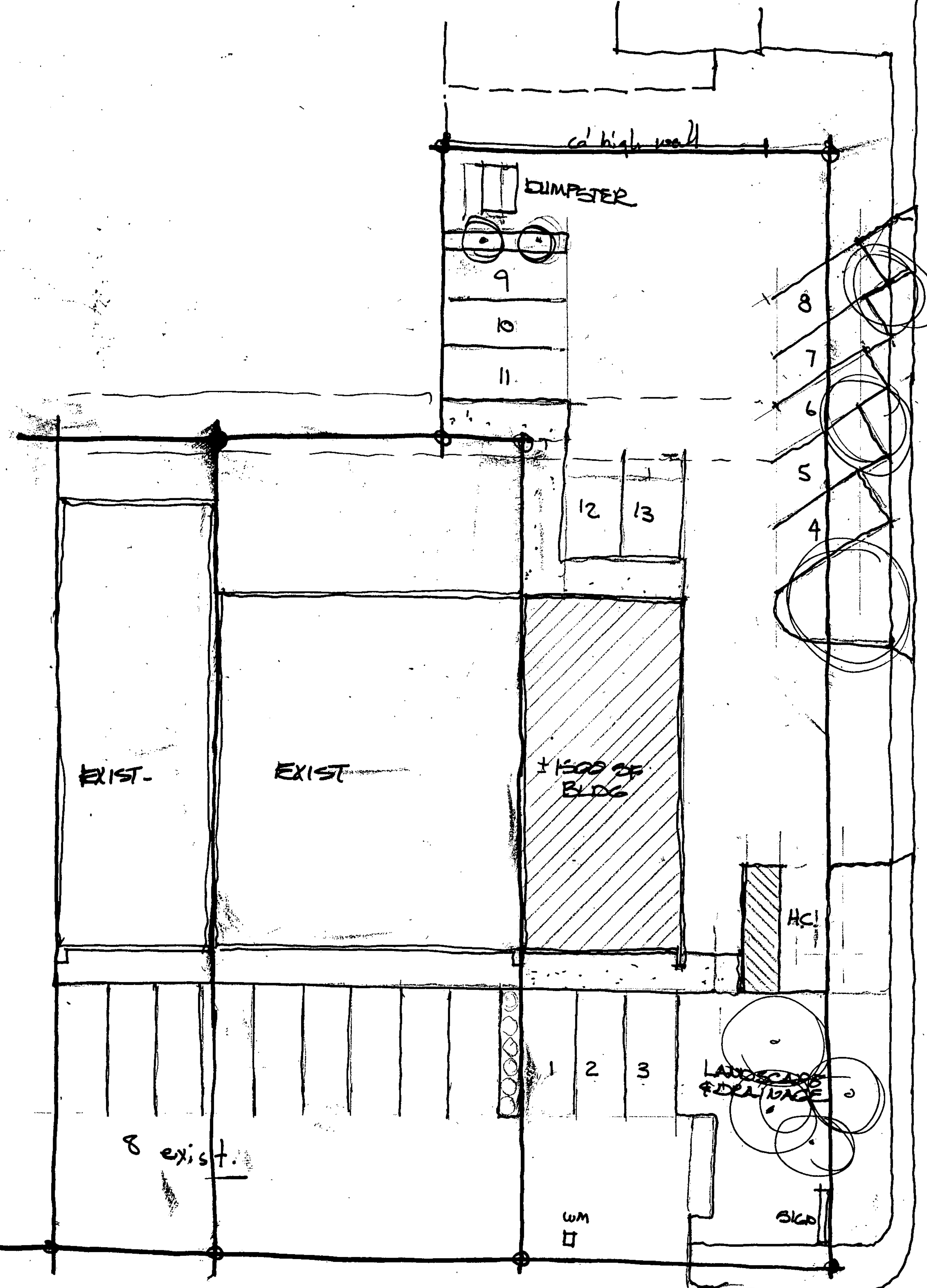
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Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov



LA VETA

LOMAS

1" = 20.0'

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)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

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)
- L A APPEAL / PROTEST of...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: DAVID W. MCCARTY PHONE: 255-1547
 ADDRESS: 5503 LOMAS BLVD. N.E. FAX: _____
 CITY: ALBUQ. STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): GARY D. GARDEY PHONE: 256-3481
 ADDRESS: 904 PALOMAS DR. NE FAX: _____
 CITY: ALBUQ. STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: SKETCH PLAT

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

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

Lot or Tract No. LOTS 1 & 2, BLOCK 23 Block: 23 Unit: _____
 Subdiv. / Addn. ALBUQUERQUE HIGHLANDS
 Current Zoning: R-1, C-2, O-1 Proposed zoning: SAME
 Zone Atlas page(s): J-18 No. of existing lots: 2 No. of proposed lots: 5
 Total area of site (acres): 0.7756 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. SEE ATTACHED SHEET 2 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: LOMAS & LA YETA, N.E.
 Between: SAN PEDRO and SAN MATEO

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 GARY D. GARDEY DATE 8-26-05
 (Print) GARY D. GARDEY _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB-01371</u>	<u>SK</u>	<u>5(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<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	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>0</u>

Hearing date 9/7/05

Andrew Garne 8/26/05

Project # 1004405

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera; if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

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

GARY D. GARDEY Applicant name (print)

Gary D. Gardey Applicant signature / date 8-26-2005

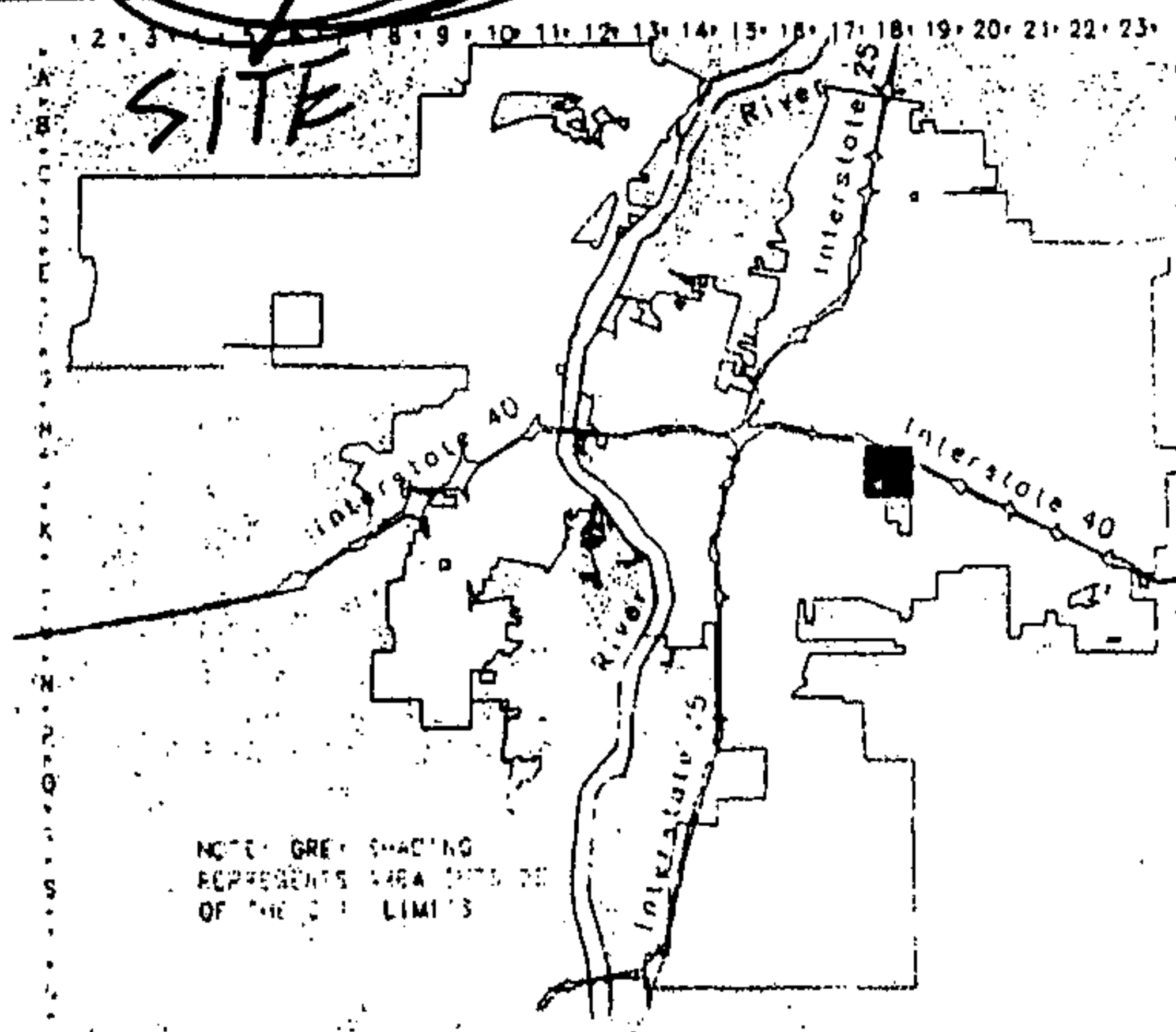
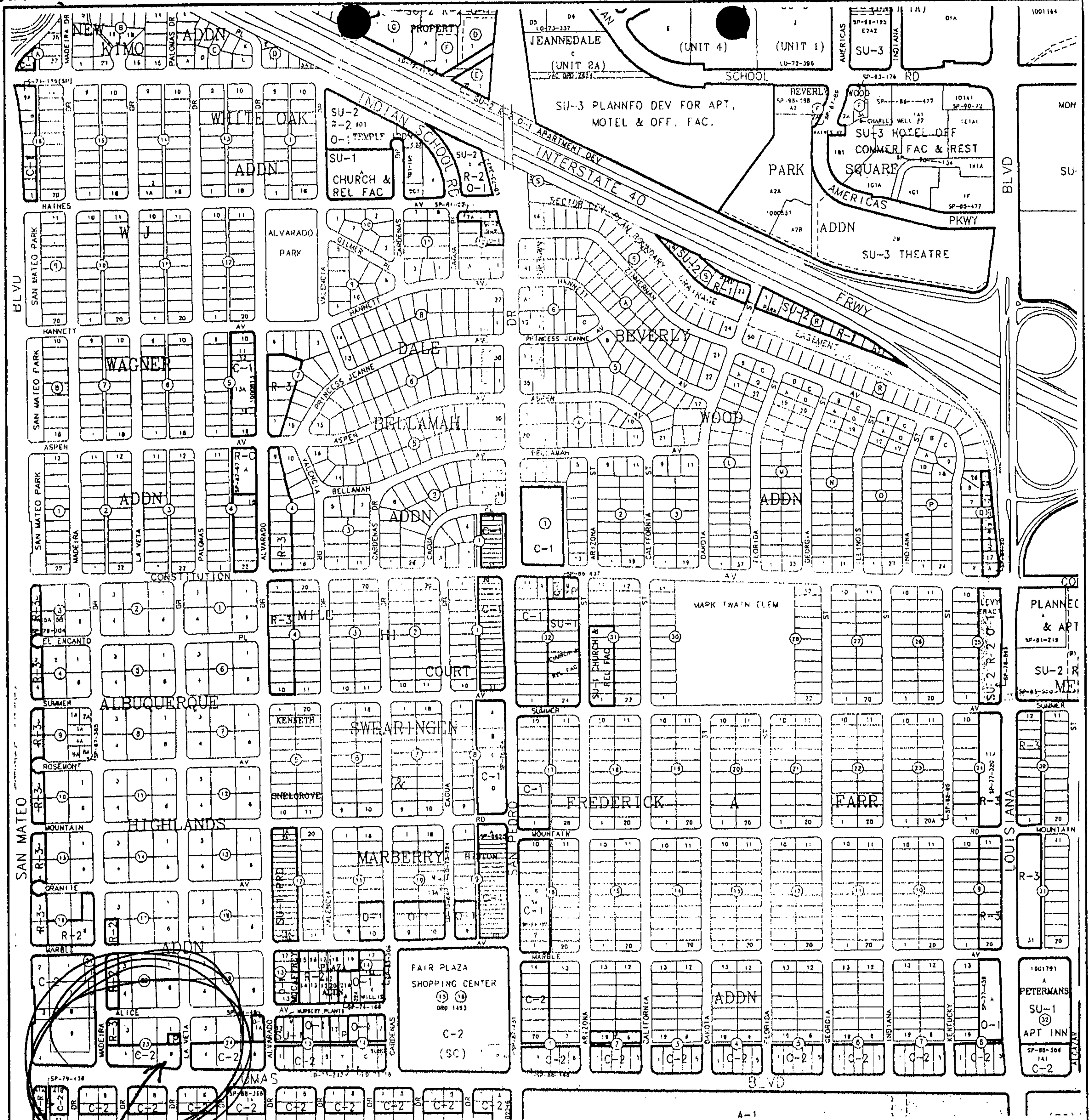


Form revised 8/04 & 1/05

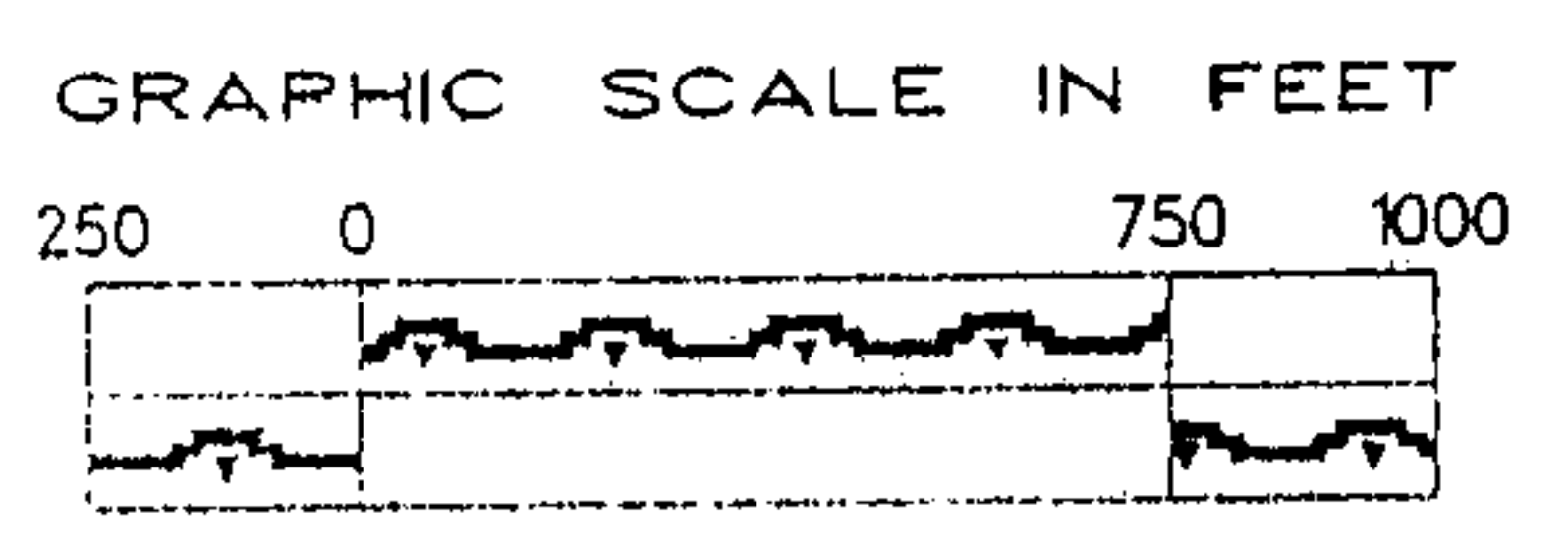
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
DRB - 01371

Richard Garcia 8/28/05
 Planner signature / date
Project # 1004405



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

J-18-Z

Map Amended through January 21, 2003

LOT 6, BLOCK 23: ALBUQUERQUE HIGHLANDS: OCT. 23, 1930, C2-10

5503 LOMAS BLVD., NE

UPC # 1 018 058 074 018 302 02

5505 LOMAS BLVD., NE

UPC # 1 018 058 078 018 302 03

5511 LOMAS BLVD., N.E.

UPC # 1 018 058 082 018 302 04

LOT 1, BLOCK 23: ALBUQUERQUE HIGHLANDS: OCT. 23, 1930
C2-10

5420 ALICE, NE

UPC # 1 018 058 0820 ²/~~3~~302 05

5416 ALICE, N.E.

UPC # 1 018 058 076 032 302 06

DEAR DRB BOARD MEMBERS,

SHERAN MATSON DRB CHAIRPERSON

MS. MATSON,

MY INTENTION IS TO REPLAT TWO EXISTING LOTS

INTO 5 NEW LOTS,
(FIVE)



8-26-2005

DWM
Enterprises

(505) 255-1547 Fax (505) 255-1550

FACSIMILE COVER MEMO TO: Gary Garday

COMPANY: _____ FAX NO. 256 8070

FROM: David McLarty

TOTAL NUMBER OF PAGES INCLUDING THIS COVER MEMO: 5

DATE: 7-18-05 TIME: 4:30 PM

COMMENTS: _____

if you need more info. call
me # 8219988 or 255 1547

Thanks, DW McLarty

If you do not receive all the pages listed above, or there is something that is not legible, please contact sender at (505) 266-5322. 255-1547.

DWM Enterprises

5502 Lomas NE
Albuquerque, NM 87110

~~87108~~

SPECIAL WARRANTY DEED

DAVID W. McCARTY, TRUSTEE OF THE DAVID W. McCARTY REVOCABLE TRUST UNDER TRUST AGREEMENT DATED OCTOBER 23, 1991, for consideration paid, grants to PETER D. RENNA and NANCY RENNA, AS TRUSTEES OF THE PETER D. RENNA AND NANCY RENNA REVOCABLE TRUST UNDER TRUST AGREEMENT DATED FEBRUARY 16, 1996, whose address is P. O. Box 1901, Corrales, New Mexico 87048, the following described real estate in Bernalillo County, New Mexico:

1 018 058 074 018 302 02

5503 Lomas NE

TRACT A:

The West Twenty-six feet (W.26') of Lot numbered Six (6) in Block numbered Twenty-three (23) of the ALBUQUERQUE HIGHLANDS, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 23, 1930, in Plat Book C2, folio 10, LESS AND EXCEPTING that portion conveyed to the City of Albuquerque by Quitclaim Deed filed December 9, 1953, recorded in Book D 263, Page 44, records of Bernalillo County, New Mexico.

5505? ~~5507 + 5507~~ Lomas

TRACT B:

The East Fifty feet (E.50') of the West Seventy-six feet (W.76') of Lot numbered Six (6) in Block numbered Twenty-three (23) of the ALBUQUERQUE HIGHLANDS, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 23, 1930, in Plat Book C2, folio 10, LESS AND EXCEPTING that portion conveyed to the City of Albuquerque by Quitclaim Deed filed December 9, 1953, recorded in Book D 263, Page 44, records of Bernalillo County, New Mexico.

5505 LOMAS, NE 1 018 058 078 018 302 03

VOID
paid off

with special warranty covenants.

WITNESS my hand and seal this 14th day of March, 2000.

DAVID W. McCARTY REVOCABLE TRUST UNDER TRUST AGREEMENT DATED OCTOBER 23, 1991

By: David W. McCarty
DAVID W. McCARTY, Trustee

ACKNOWLEDGMENT

STATE OF NEW MEXICO)

WARRANTY DEED

174

Virginia Nelson Mayo in her capacity as Trustee under that certain Intervivos Trust Agreement dated 3-25-63, joined by Clarence O. Nelson and Clara J. Nelson, his wife, for consideration paid, grant to David W. McCarty and Marlene D. McCarty, his wife.

the following described real estate in Bernalillo County, New Mexico:

The East Fifty Feet (E.50') of Lot numbered Six (6) in Block numbered Twenty-three (23) of ALBUQUERQUE HIGHLANDS, an addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, October 23, 1930.

THERE IS EXCEPTED FROM the above described lot that portion deeded to the City of Albuquerque, New Mexico by deed recorded in Book D-263, page 46.

Subject to easements, restrictions and U. S. Patent reservations of record. Also subject to the taxes for 1963 and subsequent years.

1 018 058 082 018 302 04
5511 Lomas NE

TALOS LOG #
2005353820

with warranty covenants.

WITNESSED Clarence O. Nelson and seal Clarence O. Nelson this 20th day of November, 1963.

Virginia Nelson Mayo (Seal) Clarence O. Nelson (Seal)
Clara J. Nelson (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 20th day of November, 1963 by Virginia Nelson Mayo in her capacity as Trustee under that certain Intervivos Trust Agreement, dated 3-25-63, joined by Clarence O. Nelson and Clara J. Nelson, his wife.

My commission expires: 3/10/67
(Seal)

Michael P. Connor
Notary Public

STATE OF NEW MEXICO

ACKNOWLEDGMENT FOR CORPORATION

REAL ESTATE CONTRACT--FORM 109 (REVISED 3-61)

50

19 64

THIS CONTRACT, made in triplicate, this 23rd day of November

by and between Lewis C. Branson, widower,

of the first part hereinafter called the Owner, and David W. McCarty, a married man, of the second part hereinafter called the Purchaser.

WITNESSETH:

1. That the said Owner, in consideration of the covenants and agreements on the part of the said Purchaser, hereinafter contained, agrees to sell and convey unto the said Purchaser the following real estate situate, lying and being in the County of Bernalillo and State of New Mexico, to-wit:

Bernalillo

The East sixty-three feet (E. 63') of Lot One (1), Block twenty-three (23) of Albuquerque Highlands Addition, an addition to the City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico on 23 October 1930.

Subject to easements, restrictions and reservations of record, to taxes for the year 1965 and thereafter, and to zoning ordinances of the City of Albuquerque, New Mexico.

Subject also to the real estate contract and F.H.A. mortgage referred to below, which purchaser hereby agrees to assume, pay and discharge.

1 018 058 0820 3230205
5420 Alice NE

2. The Owner undertakes and agrees, upon full performance of the conditions, covenants and agreements to be performed by the said Purchaser, to make, execute and deliver to said Purchaser, a good and sufficient warranty deed for the above real estate.

3. In consideration of the premises, the said Purchaser agrees to buy said real estate and to pay said Owner therefor the sum of Dollars (\$ 16,500)

lawful money of the United States of America, which sum is to be paid as follows, to-wit: Dollars (\$ 2,500.00) in hand

paid, the receipt of which is hereby acknowledged, and the balance of \$ 14,000.00 shall be payable as follows, to-wit:

\$3,236.57 by discharging that certain F.H.A. mortgage executed by Arnold M. Lansche and Jean S. Lansche, husband and wife, recorded in Bk. M.D. 84, B. 363, records of Bernalillo County, New Mexico presently payable at \$50.00 per month, and subject to increase by reason of possible future adjustments for taxes and hazard insurance, \$2,208.38 on the real estate contract between owner and Elsie B. Cox and Irene Cox, dated 6 August 1956, and payable at Albuquerque National Bank, East Lomas Office, and the balance of \$8,555.05 by way of this contract, payable at \$100.00 per month, including interest at 6 percent per annum.

Purchaser shall discharge the foregoing obligations by paying \$165.00 per month, beginning on 1 December 1964, to escrow agent, subject to increased taxes.

WARRANTY DEED

CHESTER HAGEN and BLOSSOM M. HAGEN, his wife,

to DAVID W. McCARTY, a married man

the following described real estate in

92790

53

, for consideration paid, grant...

The West Sixty-three feet (W.63') of Lot numbered One (1) in Block numbered Twenty-three (23) of ALBUQUERQUE HIGHLANDS, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, October 23rd, 1930.

Subject to reservations, restrictions, easements of record and taxes for current and subsequent years.

1 018 058 076 032 302 06

R.S. #2.20



54 1/2 acres NE

with warranty covenants.

WITNESS OUR hand and seal this 15th day of April, 1964

(Seal) Chester Hagen (Seal)

(Seal) Blossom M. Hagen (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 15th day of April, 1964, by Chester Hagen and Blossom M. Hagen, his wife

My commission expires: 7/2/65 (Seal)

Notary Public

ACKNOWLEDGMENT

State APPROVED REGISTER...

Phone 505-256-3481
Fax 505-256-8070

August 22, 2005

BERNALILLO COUNTY
DISCLOSURE STATEMENT FOR MINOR SUBDIVISION

1. NAME OF SUBDIVISION:
PLAT OF LOTS 1-A, 1-B AND 6-A, 6-B, 6-C, BLOCK 23
ALBUQUERQUE HIGHLANDS
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2005
2. NAME AND ADDRESS OF SUBDIVIDER:
DAVID W. McCARTY
5503 LOMAS BLVD., NE, ALBUQUERQUE, NM 87110
3. CONDITION OF TITLE:
FEE SIMPLE
4. STATEMENT OF ALL RESTRICTIONS OF RECORD THAT SUBJECT THE SUBDIVIDED LAND TO ANY CONDITIONS AFFECTING IT'S USE OR OCCUPANCY:
NONE
5. DESCRIPTION OF UTILITIES BEING PROVIDED BY THE DEVELOPER:
ELECTRICITY: PNM
GAS SERVICE: PNM
WATER: CITY OF ALBUQUERQUE
LIQUID WASTE DISPOSAL: CITY OF ALBUQUERQUE
SOLID WASTE DISPOSAL: CITY OF ALBUQUERQUE
TELEPHONE: QWEST COMMUNICATIONS
6. WATER AVAILABILITY:
CITY OF ALBUQUERQUE
7. LIQUID WASTE DISPOSAL:
CITY OF ALBUQUERQUE
8. SOLID WASTE DISPOSAL:
CITY OF ALBUQUERQUE
9. THE PROPERTY IS SUBJECT TO PAYMENT OF IMPACT FEES AT TIME OF CONSTRUCTION BASED ON THE BERNALILLO COUNTY CODE CHAPTER 46 IMPACT FEES
10. A GRADING AND DRAINAGE PLAN PREPARED BY AN ENGINEER REGISTERED IN THE STATE OF NEW MEXICO MAY BE REQUIRED WITH FUTURE DEVELOPMENT.

OWNERS SIGNATURES

DAVID W. McCARTY

DATE

GARDEY SURVEY

904 PALOMAS DR., NE
ALBUQUERQUE, NM 87108-1634

Phone 505-256-3481
Fax 505-256-8070

August 05, 2005

LETTER OF AUTHORIZATION

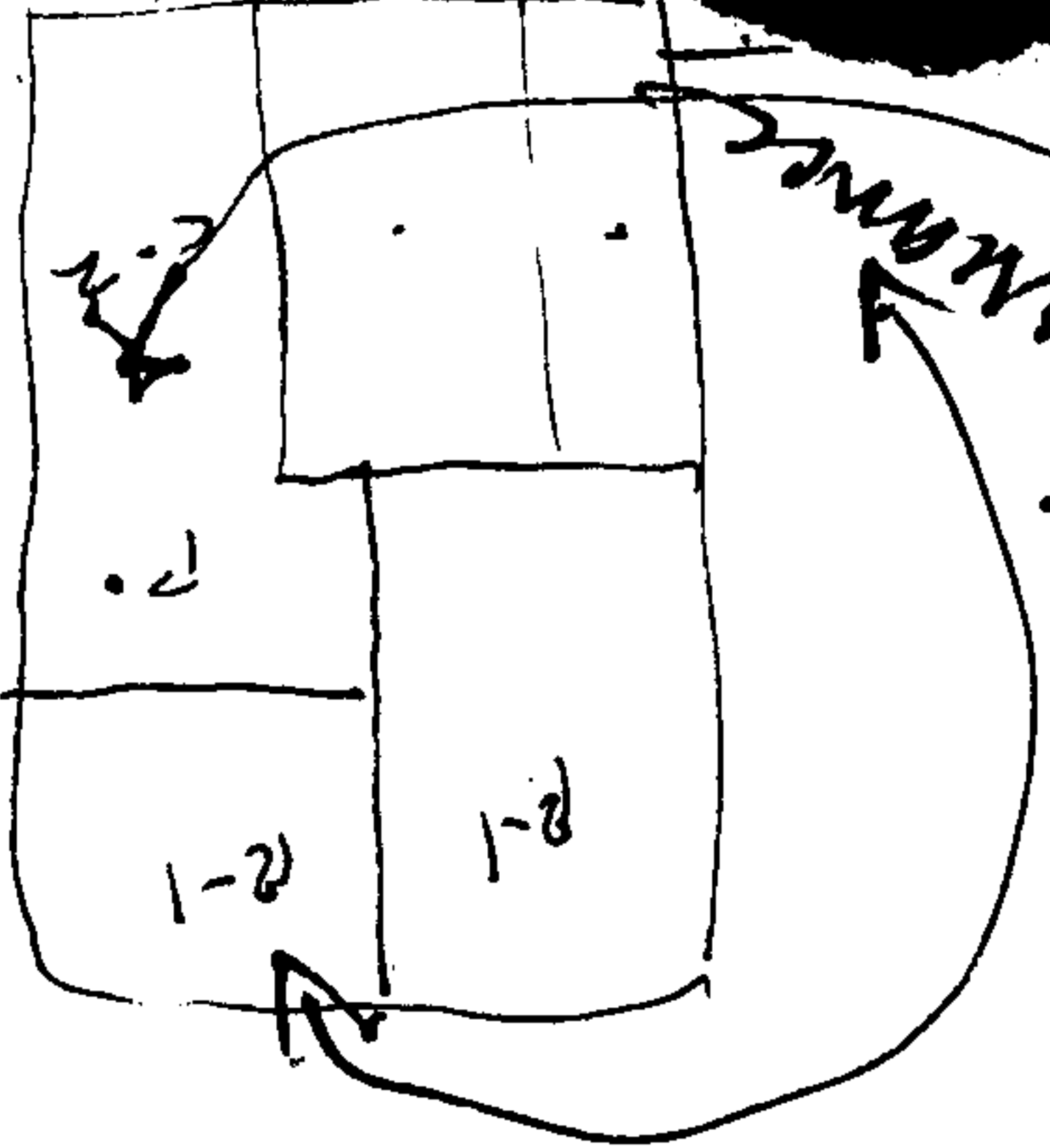
WE THE UNDERSIGNED OWNER(S) HEREBY GIVE AUTHORIZATION TO GARY D. GARDEY,
REGISTERED PROFESSIONAL LAND SURVEYOR, TO SURVEY OUR TRACT(S) OF LAND, AND ACT AS
AGENT FOR THE PURPOSE OF SUBMITTING PLATS AND APPLICATIONS FOR THE PROPERTY

David W. McCarty

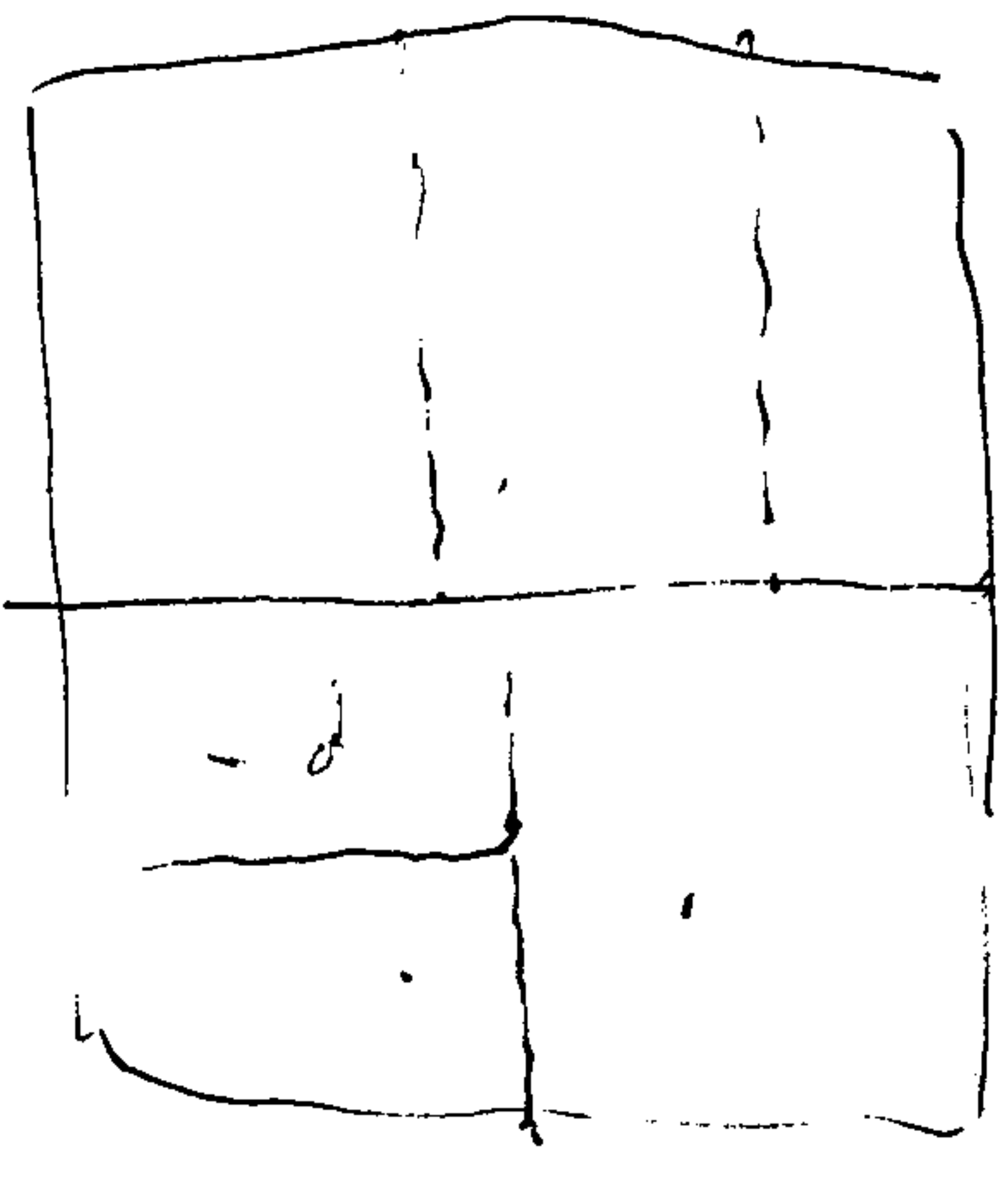
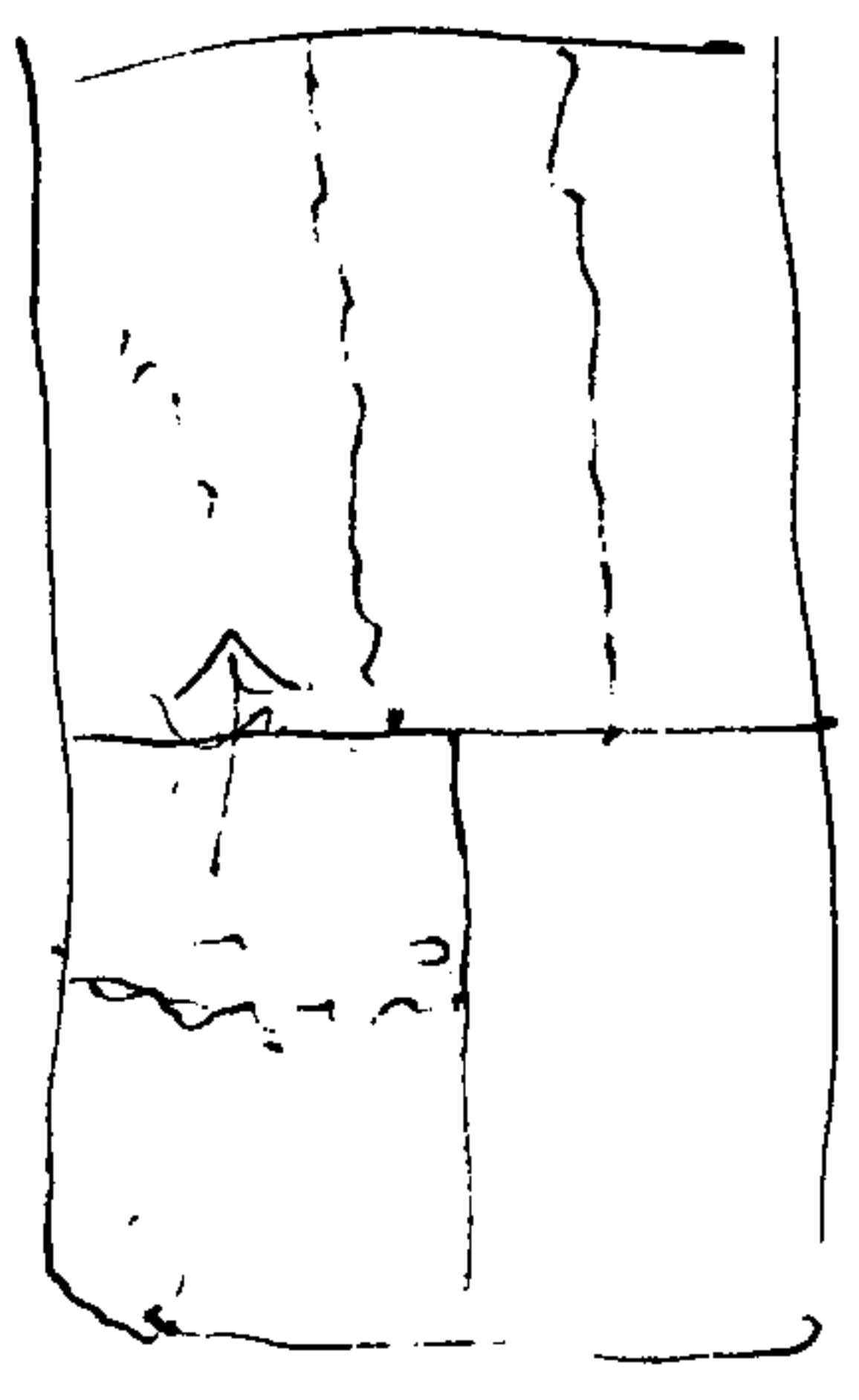
08-09-05

DAVID W. McCARTY

DATE



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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 _____ To _____

5. REMOVAL

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

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

(Applicant or Agent)

(Date)

I issued _____ signs for this application, _____
(Date) (Staff Member)

DRB PROJECT NUMBER: _____