OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 26, 2011

Project# 1004540
11DRB-70256 VACATION OF PUBLIC EASEMENT
11DRB-70257 VACATION OF PUBLIC RIGHT-OF-WAY
11DRB-70258 BULK LAND VARIANCE
11DRB-70259 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for AMAFCA request(s) the referenced/ above action(s) for all or a portion of Block(s) 2 & 5, Unit 25 and Block 2, Unit 14 **VOLCANO CLIFFS SUBDIVISION &** Tract D, **VISTA VIEJA SUBDIVISION UNIT 2,** zoned R-1 & R-D, located at the 81ST ST NW BETWEEN UNSER BLVD NW AND COMPASS DR NW containing approximately 26.9937 acre(s). (D-9 & D-10) *[Deferred from 10/12/11]*

On October 12 and October 26, 2011, the Development Review Board held an advertised public hearing on the proposed vacations per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the proposed vacation of Atrisco Drive NW as shown on the "Vacation Exhibit" of the Boca Negra Detention Dam in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(2), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

Findings

(A)(1) The public road vacation and easement vacation requests were filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(2) There is a net benefit to the public welfare because the development of a significant community drainage facility made possible by the vacations is clearly more beneficial to the public welfare than any minor detriment resulting from the vacations. The vacations will not adversely impact traffic patterns in this area, and the City of Albuquerque does not need to utilize the platted right of way for roadway or other purposes based on the ownership and proposed replat.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacations were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacations and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on the 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.
3. Adequate easements shall be retained/ provided for public utilities and infrastructure; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat.

PROTEST: IT I S NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB's DECISION, WHICH IS BY November 10, 2011.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest 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 protest. You will receive notice if any other person files a protest.

In other actions taken by the Board, the Bulk Land Variance was approved and the preliminary/final plat was approved with final sign off delegated to Parks to amend Master Trails Agreement and to Planning for ABCWUA license to be recorded.

If you wish to appeal this decision, you must do so by November 10, 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).

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.)

Jack Cloud, DRB Chair

Cc: Wilson & Company Engineers & Architects (Kristine Susco) – 4900 Lang Ave NE – Albuquerque NM 87109
Cc: Albuquerque Metropolitan Flood Control Authority – 2600 Prospect NE – Albuquerque, NM 87107
Marilyn Maldonado
File

HEARING DATE: 10-12-11 (VPE, VRW, BLV, PEF)

10. **Project# 1002202**
11DRB-70177 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HUITT- ZOLLARS, INC agent(s) for WINROCK PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot(s) A1A, **WINROCK CENTER ADDITION,** zoned SU-3 MU-UPT, located on LOUISIANA BLVD NE BETWEEN I-40 AND INDIAN SCHOOL RD NE containing approximately 81.37 acre(s). (J-19)**DEFERRED TO 7/20/11 AT THE AGENT'S REQUEST.**

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

11. **Project# 1008878**
11DRB-70172 SKETCH PLAT REVIEW AND COMMENT

DNCA agent(s) for RMA CLINIC request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **JOURNAL CENTER PHASE 2 - UNIT 2 Unit(s) 2,** zoned IP, located on MASTHEAD ST NE BETWEEN BARTLETT ST NE AND WASHINTON ST NE containing approximately 1.8 acre(s). (D-17)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

12. **Project# 1008880**
11DRB-70178 SKETCH PLAT REVIEW AND COMMENT

DONNA ILLERBRUN request(s) the above action(s) for all or a portion of Lot(s) 84B, 14, 15, & 16, **DAVIDSON ADD, MAP 33 TRACK 84B** zoned SU-1 CHURCH AND RELATED FAC OR SU-2 NFMX & RC, located on SHROPSHIRE NW BETWEEN 4TH NW AND ALAMEDA DRAIN (G-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

13. **Project# 1004540**
11DRB-70175 SKETCH PLAT REVIEW AND COMMENT

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY request(s) the above action(s) for all or a portion of zoned R-1, located on 81ST ST NW BETWEEN UNSER BLVD NW AND COMPASS DR NW containing approximately 28.1764 acre(s). (D-9 & D-10) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

14. **Project# 1007490**
11DRB-70174 SKETCH PLAT REVIEW AND COMMENT

MARK HALEY agent(s) for C&S EQUIHES request(s) the above action(s) for all or a portion of Lot(s) 3B2.A, Tract(s) 3B, zoned SU-2 HOSPITAL / MED, located on HORIZON BLVD NORTH OF ALAMEDA containing approximately 4.6876 acre(s). (C-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 10, 2007

Project# 1004540

07DRB-70256 VACATION OF PUBLIC EASEMENT

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)

At the October 10, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The 7-foot public utility easement and the 15' public utility easment vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the 7-ft and 15ft public utility easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

07DRB-70257 VACATION OF PUBLIC RIGHT-OF-WAY

At the October 10, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The 106-foot public road and right of way easement vacation requests were filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the 106 ft public road and right of way easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on the 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.

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: Robert MacLake, P.E. Wilson and Company Inc 4900 Lang Ave., NE 87109
Cc: KB Home New Mexico 6330 Riverside Plaza LN., NW 87120
Cc: Scott Howell, Property Management
Cc: Longford Homes Inc. 7007 Jefferson NE 87109
Cc: Marilyn Maldonado, Planning Department, 4th floor, Plaza del Sol Bldg.

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

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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 (EF 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 WASHNGTON 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 REVIEW BOARD

October 10, 2007

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)

AMAFCA

Vista Vieja Subdivision, Unit 2, Unser/Compass, (D-10)
No objection to requested actions. AMAFCA has coordinated with the agent and will sign the future Final Plat. When the plat is recorded, AMAFCA will request a Quitclaim Deed from the City for the vacated Atrisco Drive right-of-way.

COG	No comments received.
Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter(s) sent to:
APS	
Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No adverse comments.
Open Space Division	Open Space has no adverse comments.

City Engineer

The Hydrology section has no objection to the vacation requests.

Transportation Development

1) No objection to the requests. Conditions of final plat will be to provide for logical street connections in accordance with both the long range roadways systems map and the volcano heights sector development plan. The plat will trigger infrastructure requirements. In addition, offsite roadway easements may be required.

Parks & Recreation

No objection.

ABCWUA

No objection to Vacation requests.

Planning Department

No objection to the requested vacations. Applicant has one year to file the plat to complete the vacation action.

Impact Fee Administrator

No comment on proposed vacation of public right of way and easements.

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

Cc: Robert MacLake, P.E., Wilson & Company, Inc 4900 Lang Ave., NE
Cc: KB Homes New Mexico 6330 Riverside Plaza Ln., NW Albuquerque NM 87120
Cc: Longford Homes, Inc. 7007 Jefferson NE Albuquerque NM 87109

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004540 **AGENDA ITEM NO: 2**

SUBJECT:

Vacation of Public Easements
Vacation of Public Right-of-Way

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham **DATE:** OCTOBER 10, 2007
City Engineer / AMAFCA Designee 505-924-3986
()

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004540 **AGENDA#** 2 **DATE:** 10/10/07

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
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14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

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 10, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

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)

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 TOWN CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-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 24, 2007.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 1, 2006

1. Project # 1004540
06DRB-00117 Major-Vacation of Pub Right-of-Way
06DRB-00118 Major-Vacation of Public Easements

WILSON & COMPANY agent(s) for KB HOME NEW MEXICO & LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1, 4, 5, 6 & 19, Block(s) 2, 5 & 6, VOLCANO CLIFFS, UNITS 14 & 25, AND Tract(s) D, VISTA VIEJA, UNIT 2 (to be known as **BOCA NEGRA DAM SUBDIVISION**) zoned R-1 residential zone, located on 81ST STREET NW, between COMPASS DR NW and UNSER BLVD NW containing approximately 25 acre(s). [REF: 05DRB01713] (D-9,D-10)

At the March 1, 2006, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

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

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

The following is a condition of final plat approval:

To provide for logical street connections in accordance with both the Long Range Roadways Systems Map and the Planning efforts currently in process on the West Side.

If you wish to appeal this decision, you must do so by March 16, 2006, in the manner described below.

OFFICIAL NOTICE OF DECISION

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

Sheran Matson, AICP, DRB Chair

Cc: Wilson & Company, Attn: Jennifer Whitey, 4900 Lang NE, 87109
KB Home of New Mexico & Longford Homes, 8300 Carmel NE, 87109
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 1, 2006

1. Project # 1004540
06DRB-00117 Major-Vacation of Pub Right-of-Way
06DRB-00118 Major-Vacation of Public Easements

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Sheran Matson

Sheran Matson, AICP, DRB Chair

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KB Home of New Mexico & Longford Homes, 8300 Carmel NE, 87109
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

Planning

RETURN
TO SENDER
INSUFFICIENT
ADDRESS

ADDRESS

PITNEY BOWES

02 1A $ 00.39⁰
0004329277 MAR 02 2006
MAILED FROM ZIP CODE 87102

KB HOME OF NEW MEXICO
LONGFORD HOMES
8300 CARMEL NE
ALBUQUERQUE NM 87109

SHERAN MATSON

87122+3147-99 C004

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004540 AGENDA#: 1 DATE: 3.1.06

1. Name: Robert MacLaile Address: 4900 Lang Ave NE Zip: 87109
2. Name: Jennifer Whitley Address: 4900 Lang NE Zip: 87109
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
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11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
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14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004540 **AGENDA ITEM NO: 1**

SUBJECT:

Vacation

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation requests.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 1, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 1, 2006

Project # 1004540
06DRB-00117 Major-Vacation of Pub Right-of-Way
06DRB-00118 Major-Vacation of Public Easements

WILSON & COMPANY agent(s) for KAY BEE HOMES & LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1, 4, 5, 6 & 19, Block(s) 2, 5 & 6, VOLCANO CLIFFS, UNITS 14 & 25, AND Tract(s) D, VISTA VIEJA, UNIT 2 (to be known as **BOCA NEGRA DAM SUBDIVISION**) zoned R-1 residential zone, located on 81ST STREET NW, between COMPASS DR NW and UNSER BLVD NW containing approximately 25 acre(s).[REF:05DRB01713](D-9,D-10)

AMAFCA

No objection to requested actions. Per the agreement between the owner and AMAFCA, dated September 22, 2005, right-of-way for the dam will be dedicated to AMAFCA with subsequent platting action.

COG Unser Blvd is identified as a limited access principal arterial on the Long Range Roadway System with right of way at 156'. The current replatting actions in this area must preserve the ROW and access limitations intended for this facility. This facility will ultimately fall under the jurisdiction of the NMDOT as per the Road Exchange Agreement (2/89, contract # D04034).

In addition, the Long Range Bikeway System map identifies Unser Blvd as having on-street bike lanes as well as a separate trail/path. Coordination with the NMDOT and the City's Municipal Development Department should be conducted to ensure project inclusion as appropriate.

Transit — No objection to the requests.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — No Association(s).

APS — The request to vacate public right-of-ways and easements for **Boca Negra Dam Subdivision** for the purposes of a dam and PNM substation will have no adverse impacts to the APS district.

Police Department No comments at present. No construction at present time. Per Bill Jackson from Westside Area Command.

Fire Department No adverse comments.

PNM Electric & Gas Approves.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

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

Open Space Division

Open Space has no objection to the Vacation of Public Utility easements, all future development on the site needs to comply with the Northwest Mesa Escarpment Plan.

City Engineer The Hydrology section has no objection to the vacation requests.

Transportation Development

No objection to the requests. Conditions of final plat will be to provide for logical street connections in accordance with both the long range roadways systems map and the planning efforts currently in process on the west side. The plat will trigger infrastructure requirements.

Parks & Recreation Defer to the affected agencies.

Utilities Development No adverse comments.

Planning Department

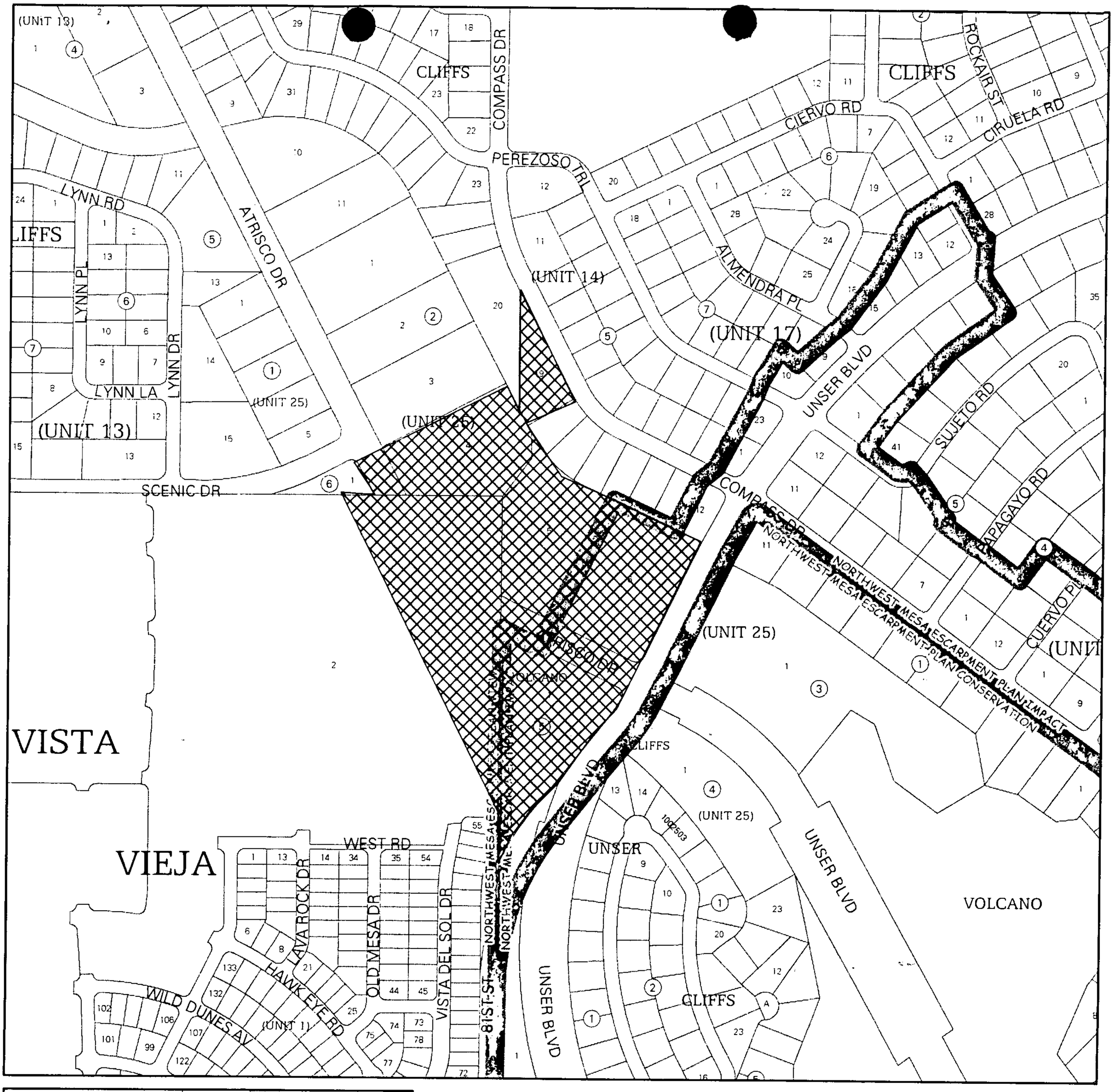
No objection the the vacations. Applicant has one year to record the plat completing the vacations.

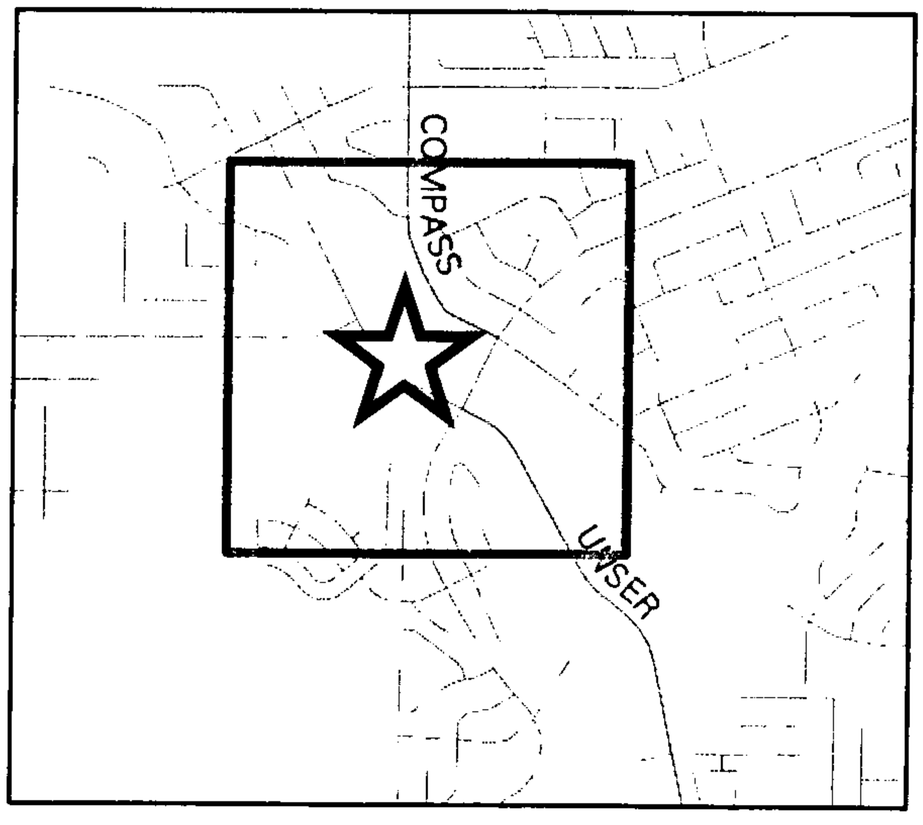
Because public right of way is being vacated, City Property Management will be required to sign off on the final plat.

Impact Fee Administrator No comments on the proposed vacations.

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

cc: Kaybee Homes & Longford Homes, 8300 Carmel, 87109
Wilson & Co., Attn: Jennifer Whitey, 4900 Lang NE, 87109





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1004540
Hearing Date:
2/22/06
Zone Map Page:
D-9 & D-10
Additional Case Number:
06DRB-00117
06DRB-00118

CITY OF ALBUQUERQUE

Planning

RET
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.39⁰
0004329277 FEB 28 2006
MAILED FROM ZIP CODE 87102

KAYBEE HOMES & LONGFORD HOMES
8300 CARMEL NE
ALBUQUERQUE NM 87109

not at this address

87103/9999

87122+3147-99 C004

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, March 1, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004540
06DRB-00117 Major-Vacation of Pub Right-of-Way
06DRB-00118 Major-Vacation of Public Easements

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 13, 2006.

CITY OF ALBUQUERQUE

Planning Department

RETURN
TO SENDER
INSUFFICIENT
ADDRESS

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.39⁰
0004329277 FEB 08 2006
MAILED FROM ZIP CODE 87102

100906339718140115

SPS LLC
8300 CARMEL AV NE
ALBUQUERQUE NM 87122

RB

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 1, 2006

Project # 1004540
06DRB-00117 Major-Vacation of Pub Right-of-Way
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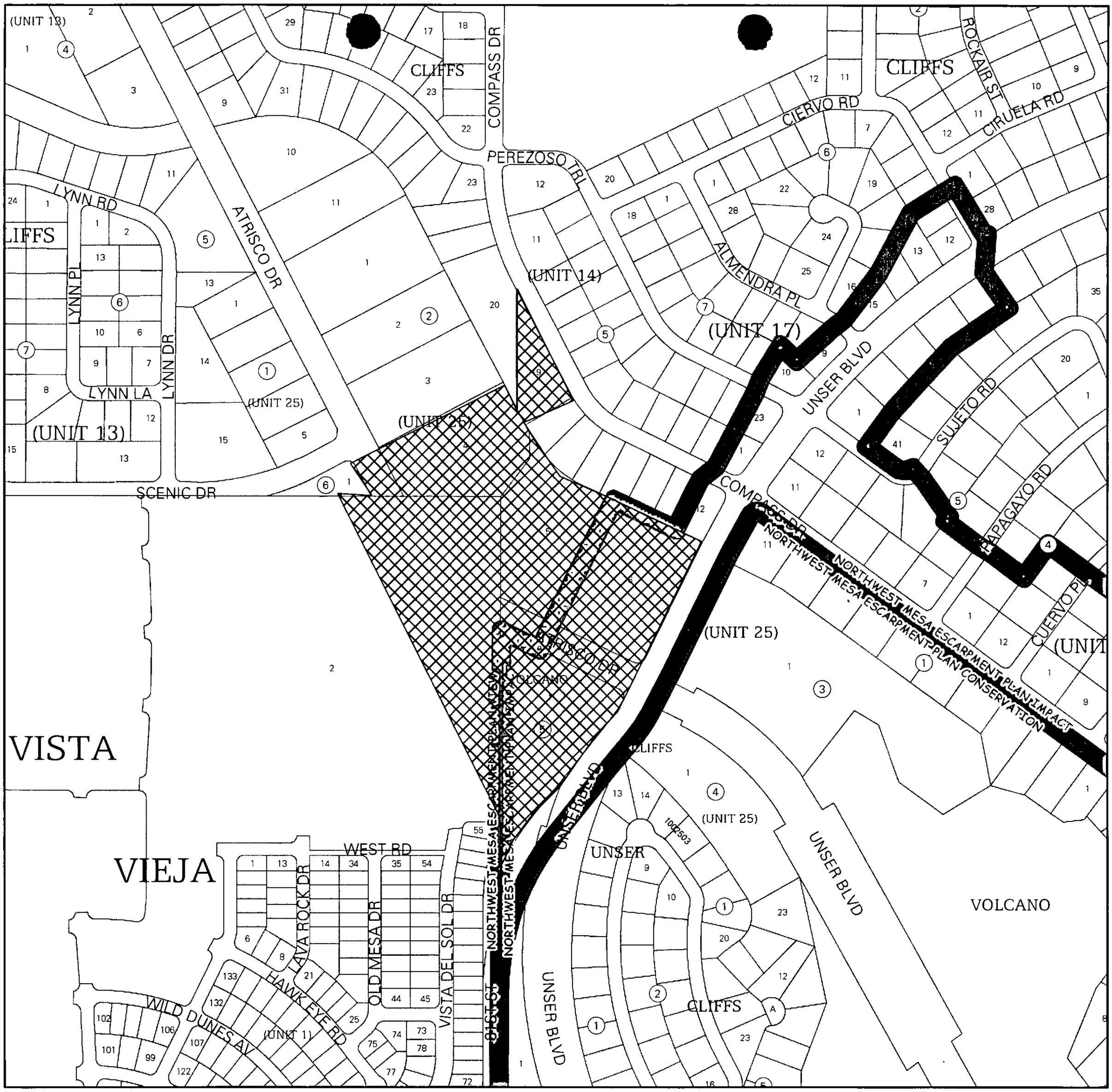
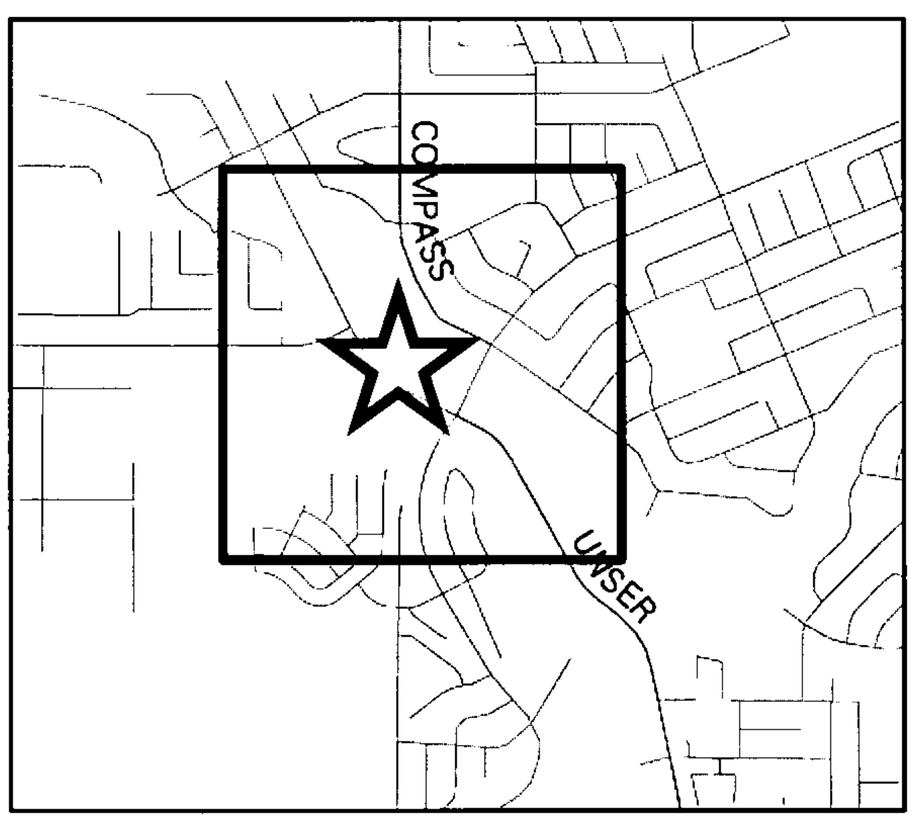
Wilson & Co., Attn: Jennifer Whitey, 4900 Lang NE, 87109





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1004540
Hearing Date:
2/22/06
Zone Map Page:
D-9 & D-10
Additional Case Number:
06DRB-00117
06DRB-00118

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
11/16/05	Boca Negra Park Proj # 1004540	Sketch Plat	Comments Given
3/1/06	Same	Vac R-O-W Vac Public Easements	

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 13, 2006.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: MARCH 1, 2006
Zone Atlas Page: D-9-Z & D-10-Z
Notification Radius: 100 Ft.

Project# 1004540
App#06DRB-00117
App#06DRB000118

Cross Reference and Location: 81ST STREET & UNSER BLVD BETWEEN COMPASS DRIVE AND UNSER BLVD

Applicant: KAYBEE HOMES & LONGFORD HOMES
Address: 8300 CARMEL
ALBUQUERQUE, NM 87109

Agent: WILSON & CO JENNIFER WHITEY
4900 LANG NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: FEBRUARY 10, 2006
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1004540
Application#

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
D-10	1010063	047-235	308-10	✓ Dup
		018-253	01	✓ Dup2
D-9	1009063	397-241	401-16	✓ Dup
		515-277	107-34	✓
		502-301	33	✓ Dup
		491-321	32	✓ Dup2
		480-345	31	✓ Dup2
		459-366	11	✓
		449-383	10	✓
D-10	1010063	012-304	202-08	✓
D-9	1009063	522-331	107-13	✓
		511-353	14	✓
		509-362	15	✓
		516-374	16	✓
		504-376	17	✓
	1019063	019-284	202-07	✓ Dup
		025-278	06	✓ Dup2
		035-269	05	✓ Dup
		044-267	04	✓ Dup2
		051-264	03	✓ Dup
		060-254	02	✓ Dup
		070-252	01	✓
		093-249	402-91	✓ Dup
		109-240	90	✓ Dup2

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1004540
Application#

PAGE 2 **OF** 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
D-10	1010063	111-201	309-10	✓ Dup 2
		083-154	306-10	✓
		052-150	303-36	✓ Dup
		043-149	37	✓ Dup 2
		039-139	38	✓ Dup 2
		021-181	307-10	✓
		004-096	04	✓
	1009063	397-241	401-16	✓ Dup 2
		397-181	15	✓ Dup
		397-094	14	✓ Dup 2

mainframe@coa1mp3.ca To
bq.gov cc
02/07/2006 02:02 PM bcc
Subject

```
1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01010063                 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01010063047235308 10     LEGAL: 006  002V OLCANO CLIFFS UNIT 25
LAND USE:
                         PROPERTY ADDR: 00000   N/A
                            OWNER NAME: TRAILS LLC
                            OWNER ADDR: 03077   E WARM SPRINGS          RD
LAS VEGAS   NV        89120
01010063018253308 01     LEGAL: 005  002V OLCANO CLIFFS UNIT 25
LAND USE:
                         PROPERTY ADDR: 00000   N/A
                            OWNER NAME: TRAILS LLC
                            OWNER ADDR: 03077   E WARM SPRINGS          RD
LAS VEGAS   NV        89120
01009063397241401 16     LEGAL: TRAC T 2- A LAND DIVISION PLAT FOR
KASSUBA-MONTBEL L  LAND USE:
                         PROPERTY ADDR: 00000   N/A
                            OWNER NAME: LIFE INVESTMENTS LLC
                            OWNER ADDR: 10012   SAN BERNARDINO           NE
ALBUQUERQUE NM        87122
01009063515277107 34     LEGAL: 004  002V OLCANO CLIFFS UNIT 25
LAND USE:
                         PROPERTY ADDR: 00000   N/A
                            OWNER NAME: METRO STEVEN J
                            OWNER ADDR: 04900   LANG                     NE
ALBUQUERQUE NM        87109
01009063502301107 33     LEGAL: 003  002V OLCANO CLIFFS UNIT 25
LAND USE:
                         PROPERTY ADDR: 00000   N/A
                            OWNER NAME: LOFTUS MARTIN J & MARIE M
                            OWNER ADDR: PO BOX 1842
CLOVIS      NM        88102
01009063491321107 32     LEGAL: 002  002V OLCANO CLIFFS UNIT 25
LAND USE:
                         PROPERTY ADDR: 00000   N/A
                            OWNER NAME: LOFTUS MARTIN J & MARIE M
                            OWNER ADDR: PO BOX 1842
CLOVIS      NM        88102
01009063480345107 31     LEGAL: 001  002V OLCANO CLIFFS UNIT 25
LAND USE:
                         PROPERTY ADDR: 00000   N/A
                            OWNER NAME: LOFTUS MARTIN & MARTIN M
                            OWNER ADDR: PO BOX 1842
CLOVIS      NM        88102
01009063459366107 11     LEGAL: 002T RACT  11 VOLCANO CLIFFS SUBD UNIT 14
LAND USE:
                         PROPERTY ADDR: 00000   N/A
                            OWNER NAME: SPEER GREGORY M & HELEN LAURA
                            OWNER ADDR: 00758   ALAMOS                   RD
CORRALES    NM        87048
```

010090634493831071 0 LEGAL: 002T RACT 10 VOLCANO CLIFFS SUBD UNIT 14
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: HIGHLAND VENTURES INC ETAL
OWNER ADDR: 00004 JUNIPER RD NE
ALBUQUERQUE NM 87122
010100630123042020 8 LEGAL: 002T RACT 19 OF VOLCANO CLIFFS SUBD UNIT 14
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: TRAILS LLC
OWNER ADDR: 03077 WARM SPRINGS RD
LAS VEGAS NV 89120
010090635223311071 3 LEGAL: 002T RACT 20 VOLCANO CLIFFS SUBD UNIT 14
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GONZALES MARY ELLEN BURNS
OWNER ADDR: 02806 CALLE CAMPEON
SANTA FE NM 87505
010090635113531071 4 LEGAL: 002T RACT 21 VOLCANO CLIFFS SUBD UNIT 14
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WASHBURN JOHN M & CAROL A
OWNER ADDR: 01167 NARCISCO NE
ALBUQUERQUE NM 87112
010090635093621071 5 LEGAL: 002T RACT 22 VOLCANO CLIFFS SUBD UNIT 14
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STROUD JOHN H & CAROL K
OWNER ADDR: 01804 STAGECOACH RD SE
ALBUQUERQUE NM 87123
010090635163741071 6 LEGAL: 002T RACT 23 VOLCANO CLIFFS SUBD UNIT 14
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WILSON JACQUELINE M
OWNER ADDR: 03703 HOKAN LN
WHEATLAND CA 95692
010090635043761071 7 LEGAL: 002T RACT 24 VOLCANO CLIFFS SUBD UNIT 14
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: VICTOR DORA R
OWNER ADDR: 00317 E DESERT LN
GILBERT AZ 85234
010100630192842020 7 LEGAL: LOT 18 B LK 2 UNIT 14 VOLCANO CLIFFS SUBD CONT
21,0 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: NGUYEN THANH VAN
OWNER ADDR: PO BOX 966
TUCUMCARI NM 88401
010100630252782020 6 LEGAL: LOT 17 B LK 2 UNIT 14 VOLCANO CLIFFS SUBD CONT
21,0 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: NGUYEN THANH VAN
OWNER ADDR: PO BOX 966
TUCUMCARI NM 88401

0101006303526920205 LEGAL: 002T RACT 16 OF VOLCANO CLIFFS SUBD UNIT 14
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MYSTIC LLC
OWNER ADDR: 05715 CENTRAL AV NE
ALBUQUERQUE NM 87108
0101006304426720204 LEGAL: 002T RACT 15 OF VOLCANO CLIFFS SUBD UNIT 14
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MYSTIC LLC
OWNER ADDR: 05715 CENTRAL AV NE
ALBUQUERQUE NM 87108
0101006305126420203 LEGAL: LOT 14 B LK 2 UNIT 14 VOLCANO CLIFFS SUBD CONT
21,0 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: NGUYEN THANH VAN
OWNER ADDR: PO BOX 966
TUCUMCARI NM 88401
0101006306025420202 LEGAL: LOT 13 B LK 2 UNIT 14 VOLCANO CLIFFS SUBDIVISION
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: JENNINGS DANIEL E & NOEL
OWNER ADDR: 04618 LARCHMONTE NE
ALBUQUERQUE NM 87111
0101006307025220201 LEGAL: LOT 12 B LK 2 UNIT 14 VOLCANO CLIFFS SUBDIVISION
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: JENNINGS CHRISTOPHER A &
OWNER ADDR: 09822 WALNUT HILL DR
AUBREY TX 76227
0101006309324940291 LEGAL: 011 001V OLCANO CLIFFS SUBD UNIT 18
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504
0101006310924040290 LEGAL: 010 001V OLCANO CLIFFS SUBD UNIT 18
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504
0101006311120130910 LEGAL: 001 003V OLCANO CLIFFS UNIT 25
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504
0101006308315430610 LEGAL: 001 004V OLCANO CLIFFS UNIT 25
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: 01220 S. ST. FRANCIS DR
SANTA FE NM 87505

```
01010063052150303 36   LEGAL: LT 1 4 BL K 1 PLAT OF UNSER CLIFFS SUBDIVISION
CONT  LAND USE:
                       PROPERTY ADDR: 00000   RIM ROCK
                          OWNER NAME: SWEENEY WALTER C III & MARY E
                          OWNER ADDR: PO BOX 1842
CLOVIS      NM       88102
01010063043149303 37   LEGAL: LT 1 3 BL K 1 PLAT OF UNSER CLIFFS SUBDIVISION
CONT  LAND USE:
                       PROPERTY ADDR: 00000   RIM ROCK
                          OWNER NAME: SWEENEY WALTER C III & MARY E
                          OWNER ADDR: PO BOX 1842
CLOVIS      NM       88102
01010063039139303 38   LEGAL: LT 1 2 BL K 1 PLAT OF UNSER CLIFFS SUBDIVISION
CONT  LAND USE:
                       PROPERTY ADDR: 00000   RIM ROCK
                          OWNER NAME: SWEENEY WALTER C III & MARY E
                          OWNER ADDR: PO BOX 1842
CLOVIS      NM       88102
01010063021181307 10   LEGAL: 001  005V OLCANO CLIFFS UNIT 25
LAND USE:
                       PROPERTY ADDR: 00000   N/A
                          OWNER NAME: LAKE DON C & ALDRICH CHILTON
                          OWNER ADDR: 01200   TAM O'SHANTER             DR
BAKERSFIELD CA       93309
01010063004096307 04   LEGAL: LT 1  BLK  3 PLAT OF UNSER CLIFFS SUBDIVISION
CONT   LAND USE:
                       PROPERTY ADDR: 00000
                          OWNER NAME: METRO STEVE J
                          OWNER ADDR: 04900   LANG                      AV NE
ALBUQUERQUE NM       87109
01009063397241401 16   LEGAL: TRAC T 2- A LAND DIVISION PLAT FOR
KASSUBA-MONTBEL L  LAND USE:
                       PROPERTY ADDR: 00000   N/A
                          OWNER NAME: LIFE INVESTMENTS LLC
                          OWNER ADDR: 10012   SAN BERNARDINO              NE
ALBUQUERQUE NM       87122
01009063397181401 15   LEGAL: TRAC T 2- B LAND DIVISION PLAT FOR
KASSUBA-MONTBEL L  LAND USE:
                       PROPERTY ADDR: 00000   N/A
                          OWNER NAME: SPS LLC
                          OWNER ADDR: 08300   CARMEL                    AV NE
ALBUQUERQUE NM       87122
01009063397094401 14   LEGAL: TRAC T 1- B LAND DIVISION PLAT FOR
KASSUBA-MONTBEL L  LAND USE:
                       PROPERTY ADDR: 00000   N/A
                          OWNER NAME: SPS LLC
                          OWNER ADDR: 08300   CARMEL                    AV NE
ALBUQUERQUE NM       87122
 .
 QUIT
```

100906350230110733 LEGAL: * 003 002 VOLCANO CLIFFS UNIT 2 5
PROPERTY ADDR: N/A

OWNERS NAME: LOFTUS MARTIN J & MARIE M
OWNERS ADDR: PO BOX 1842
CLOVIS, NM 88102

100906349132110732 LEGAL: * 002 002 VOLCANO CLIFFS UNIT 2 5
PROPERTY ADDR: N/A

OWNERS NAME: LOFTUS MARTIN J & MARIE M
OWNERS ADDR: PO BOX 1842
CLOVIS, NM 88102

100906348034510731 LEGAL: * 001 002 VOLCANO CLIFFS UNIT 2 5
PROPERTY ADDR: N/A

OWNERS NAME: LOFTUS MARTIN & MARTIN M
OWNERS ADDR: PO BOX 1842
CLOVIS, NM 88102

101006301928420207 LEGAL: LOT 18 BLK 2 UNIT 14 VOLCANO CLIFFS SUBD CON
PROPERTY ADDR: N/A

OWNERS NAME: NGUYEN THANH VAN
OWNERS ADDR: PO BOX 966
TUCUMCARI, NM 88401

101006302527820206 LEGAL: LOT 17 BLK 2 UNIT 14 VOLCANO CLIFFS SUBD CON
PROPERTY ADDR: N/A

OWNERS NAME: NGUYEN THANH VAN
OWNERS ADDR: PO BOX 966
TUCUMCARI, NM 88401

101006305126420203 LEGAL: LOT 14 BLK 2 UNIT 14 VOLCANO CLIFFS SUBD CON
PROPERTY ADDR: N/A

OWNERS NAME: NGUYEN THANH VAN
OWNERS ADDR: PO BOX 966
Tucamcari, NM 88401

101006309324940291 LEGAL: * 011 001 VOLCANO CLIFFS SUBD UNIT 18
PROPERTY ADDR: N/A

OWNERS NAME: STATE OF NEW MEXICO
OWNERS ADDR: PO BOX 1148
SANTA FE, NM 87504

101006310924040290 LEGAL: * 010 001 VOLCANO CLIFFS SUBD UNIT 18
PROPERTY ADDR: N/A

OWNERS NAME: STATE OF NEW MEXICO
OWNERS ADDR: PO BOX 1148
SANTA FE, NM 87504

101006311120130910 LEGAL: * 001 003 VOLCANO CLIFFS UNIT 2 5
PROPERTY ADDR: N/A

OWNERS NAME: STATE OF NEW MEXICO
OWNERS ADDR: PO BOX 1148
SANTA FE, NM 87504

101006305215030336 LEGAL: LOT 14 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION
PROPERTY ADDR: 6801 RIM ROCK CIR NW

OWNERS NAME: SWEENEY WALTER C III & MARY E
OWNERS ADDR: PO BOX 1842
CLOVIS, NM 88102

101006304314930337 LEGAL: LOT 13 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION
PROPERTY ADDR: 6719 RIM ROCK CIR NW

OWNERS NAME: SWEENEY WALTER C III & MARY E
OWNERS ADDR: PO BOX 1843
CLOVIS, NM 88102

101006303913930338 LEGAL: LOT 12 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION
PROPERTY ADDR: 6715 RIM ROCK CIR NW

OWNERS NAME: SWEENEY WALTER C III & MARY E
OWNERS ADDR: PO BOX 1842
CLOVIS, NM 88102

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: 1/20/06

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

This letter will serve to notify you that on January 20, 2006 (date)

TO CONTACT NAME: Jennifer Whitley
COMPANY/AGENCY: Wilson & Company
ADDRESS/ZIP: 4900 Long Avenue NE 87109
PHONE/FAX #: 348-4132 / 348-4055

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 Blks 2, 5 + 6 Volcano Cliffs Subdivision, Unit 25 Lot 1, Blk 3, Unser Cliffs Subdivision - TR2, Bulk Land Plat, Vista Vig zone map page(s) D-9-D-10. Subdivision located on Arisco Drive NW Between 81st Street NW and Scenic Road NW.

Our records indicate that as of January 20, 2006 (date), there were **no Recognized Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephanie Dwyer

OFFICE OF NEIGHBORHOOD COORDINATION

planning.norecognized.na.form(07/04)

Property Description:

Tract D, Vista Vieja Unit 2
UPC 10090633971814011 5

Lot 1, Block 5, Volcano Cliffs Unit 25
UPC 1010063021181307 10

Lot 4, Block 5, Volcano Cliffs Unit 25
UPC 10090651527710734

Lot 5, Block 5, Volcano Cliffs Unit 25
UPC 1010063047235308 10

Lot 6, Block 5, Volcano Cliffs Unit 25
UPC 1010063018253308 01

Lot 19, Block 2, Volcano Cliffs Unit 14
UPC 1010063012304202 08

Project # 1004540

KAYBEE HOMES & LONGFORD HOMES
8300 CARMEL
ALBUQUERQUE, NM 87109

101006301825330801

TRAILS LLC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906350230110733

LOFTUS MARTIN J & MARIE M
PO BOX 1842
CLOVIS, NM 87102

101006301230420208

TRAILS LLC
3077 WARM SPRINGS RD
LAS VEGAS NV 89120

100906350936210715

STROUD JOHN H & CAROL K
1804 STAGECOACH RD SE
ALBUQUERQUE NM 87123

101006301928420207

NGUYEN THANH VAN
PO BOX 966
TUCUMARI, NM 88401

101006307025220201

JENNINGS CHRISTOPHER A &
9822 WALNUT HILL DR
AUBREY TX 76227

101006305215030336

SWEENEY WALTER C III & MARY E
PO BOX 1842
CLOVIS, NM 88102

100906339718140115

SPS LLC
8300 CARMEL AV NE
ALBUQUERQUE NM 87122

Project # 1004540

WILSON & CO JENNIFER WHITEY
4900 LANG NE
ALBUQUERQUE, NM 87109

100906339724140116

LIFE INVESTMENTS LLC
10012 SAN BERNARDINO NE
ALBUQUERQUE NM 87122

100906345936610711

SPEER GREGORY M & HELEN LAURA
758 ALAMOS RD
CORRALES NM 87048

100906352233110713

GONZALES MARY ELLEN BURNS
2806 CALLE CAMPEON
SANTA FE NM 87505

100906351637410716

WILSON JACQUELINE M
3703 HOKAN LN
WHEATLAND CA 95692

101006303526920205

MYSTIC LLC
5715 CENTRAL AV NE
ALBUQUERQUE NM 87108

101006309324940291

STATE OF NEW MEXICO
PO BOX 1148
SANTA FE, NM 87504

101006302118130710

LAKE DON C & ALDRICH CHILTON
1200 TAM O'SHANTER DR
BAKERSFIELD CA 93309

101006304723530810

TRAILS LLC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

100906351527710734

METRO STEVEN J
4900 LANG NE
ALBUQUERQUE NM 87109

100906344938310710

HIGHLAND VENTURES INC ETAL
4 JUNIPER RD NE
ALBUQUERQUE NM 87122

100906351135310714

WASHBURN JOHN M & CAROL A
1167 NARCISCO NE
ALBUQUERQUE NM 87112

100906350437610717

VICTOR DORA R
317 E DESERT LN
GILBERT AZ 85234

101006306025420202

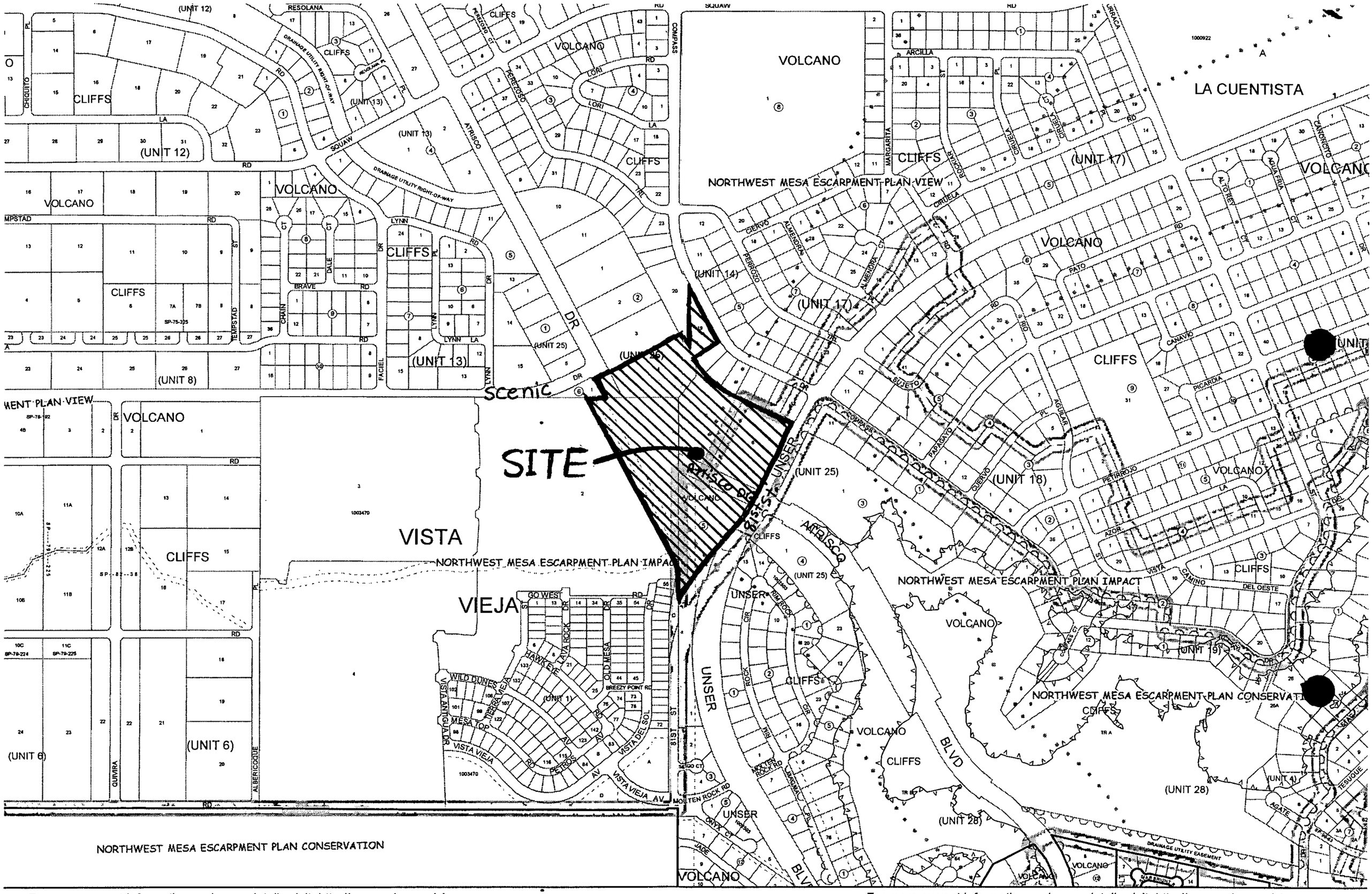
JENNINGS DANIEL E & NOEL
4618 LARCHMONTE NE
ALBUQUERQUE NM 87111

101006308315430610

STATE OF NEW MEXICO
1220 S. ST. FRANCIS DR
SANTA FE NM 87505

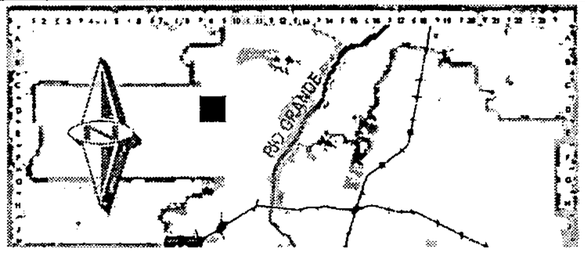
101006300409630704

METRO STEVE J
4900 LANG AV NE
ALBUQUERQUE NM 87109



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

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

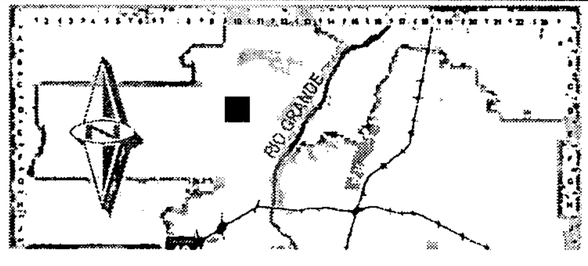


Zone Atlas Page:

D-09-Z

Selected Symbols

- SECTOR PLANS
- Escarpment
- * Design Overlay Zones
- 2 Mile Airport Zone



Zone Atl

D-1

Selecte

- SECTOR PLANS
- * Design Overlay Zones

WILSON
&COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
San Diego
Wilson & Company
Latin America, LLC

26 January 2006

Sheran Matson, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: *Boca Negra Dam Lots 1 thru 3 Vacation of Right of Way and Public Roadway and Utility Easement Request*
COA Project Number – 1004540
WECA Project #X321807802

Dear Sheran:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, Inc., acting as agent for KB Homes and Longford Homes, does hereby present to the Development Review Board the attached Vacation submittal.

The proposed vacation location is legally described as: Atrisco Drive N.W. Right of Way West of 81st St. N.W., One Hundred Six feet (106') Wide Public Roadway Easement across Tract 2 of Bulk Land Plat Vista Vieja Subdivision filed in Book 2005, Page 122 on April 21, 2005 and Seven (7') feet Public Utility Easements shown on lots 4, 5 and 6, Block 2 and Lot 1, Block 5 of Volcano Cliffs Subdivision, Unit 25 filed in Vol. D4, Fol. 100 on December 15, 1970.

Also attached, please note that the Office of Community and Neighborhood Coordination records indicate that there are no recognized neighborhood associations in this area.

Please contact me at 348-4132 if I can be of assistance. Thank you for your time and consideration.

WILSON & COMPANY

J Whitey

Jennifer Whitey, PLS
Project Manager
Email: Jennifer.Whitey@wilsonco.com
Enclosure

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, March 1, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004540
06DRB-00117 Major-Vacation of Pub Right-of-Way
06DRB-00118 Major-Vacation of Public Easements

WILSON & COMPANY agent(s) for KAY BEE HOMES & LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1, 4, 5, 6 & 19, Block(s) 2, 5 & 6, VOLCANO CLIFFS, UNITS 14 & 25, AND Tract(s) D, VISTA VIEJA, UNIT 2 (to be known as **BOCA NEGRA DAM SUBDIVISION**) zoned R-1 residential zone, located on 81ST STREET NW, between COMPASS DR NW and UNSER BLVD NW containing approximately 25 acre(s).[REF:05DRB01713](D-9,D-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, FEBRUARY 13, 2006.

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.39⁰
0004329277 FEB 08 2006
MAILED FROM ZIP CODE 87102

Claire

Project # 1004540

KAYBEE HOMES & LONGFORD HOMES
8300 CARMEL
ALBUQUERQUE, NM 87109

DRB

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 10, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

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)
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 TOWN CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-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 24, 2007.

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
PITNEY BOWES
.02 1M $ 00.41⁰
0004219022 SEP 21 2007
MAILED FROM ZIP CODE 87102

Baldridge

~~Or Current Resident~~
BALDRIDGE ~~FAMILY LIMITED PARTNERSHIP II LP~~
ROUTE 1 BOX 1602
HEMPHILL, TX 75948 9746

DRB

X 752 NEE 1 505C 22 10/01/07
FORWARD TIME EXP RTN TO SEND
BALDRIDGE
605 SAN ANTONIO AVE
MANY LA 71449-3018

RETURN TO SENDER

#2

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 10, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

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)

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 TOWN CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-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.

S Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 24, 2007.

CITY OF ALBUQUERQUE

Planning Department

RETURN TO SENDER
MAIL STOP CODE &
DEPARTMENT NAME NEEDED

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0004219022 SEP 21 2007
MAILED FROM ZIP CODE 87102

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UTF

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 10, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

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)
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 TOWN CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-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 24, 2007.

CITY OF ALBUQUERQUE

Planning Department

DRB

VAC

Or Current Resident
BALLI ELISA R
485 MYSTIC SHORES BLVD
SPRING BRANCH, TX 78070

UNITED STATES POSTAGE
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0004219022 SEP 21 2007
MAILED FROM ZIP CODE 87102

RETURNED TO SENDER

VACANT

VAC

78070+5234

Complete

DRB CASE ACTION LOG
(Preliminary/final Plat)

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

DRB Application No.: *11DRB-70259* Project # *1004540*

Project Name: *Volcano Cliffs subdivision & Vista Vieja Subdivision Unit 2*

Agent: *Wilson & Company Inc* Phone No.:

Your request was approved on 10-26-11 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**: Amend Master Trail Agreement ✓
- ☒ **PLANNING (Last to sign)**: ABCWUA License recorded; dxf and plat to record

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

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

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

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1004540

X ALL MEMBERS

___Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: OCT 26, 2011

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. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Preliminary Final Plat for Boca Negra Detention Dam w/ comments from Oct 12, 2011 addressed as follows:

Changes from previous submittal include:

Pge 1 - addition of Application Numbers
Pge 3 - Keyed Easement R Description modified, adding language 'TO BE MAINTAINED BY PNM'
- Keyed Easement T Description modified, changing language from 'PERMANENT' to 'PUBLIC'
- Keyed Easement O and L graphically clarified with addition of further leader/callout
- Scenic Road NW existing R/W width information corrected

CONTACT NAME: KRISTINE SUSCO

TELEPHONE: 505-400-6972 EMAIL: KI SUSCO@WILSONCO.COM
505-348-4191

Greg

Date Burn

972 ~~[illegible]~~ 2626

929 9226

Sah - please return memo to me by 11/30/11
Thanks
Don

City of Albuquerque
PLANNING DEPARTMENT

Richard J. Berry, Mayor

Interoffice Memorandum

November , 2011

To: Don Harris, President, City Council

From: Deborah L. Stover, Planning Department Director

Subject: **AC-11-06 – Project #1004540, Case 11DRB-70259 - NEW MEXICO GAS COMPANY, INC., a Delaware Corp.,** appeals the Development Review Board's (DRB's) Approval of Minor – Premliminary/Final Plat Approval of the referenced/ above action(s) for all or a portion of Block(s) 2 & 5, Unit 25 and Block 2, Unit 14 VOLCANO CLIFFS SUBDIVISION & Tract D, VISTA VIEJA SUBDIVISION UNIT 2, zoned R-1 & R-D, located at the 81st St NW BETWEEN UNSER BLVD NW AND COMPASS DR NW containing approximately 26.9937 acre(s). (D-9 & D-10)

Not Sure

APPROVED:

_____

Jack Cloud, Chair
Development Review Board

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

S Z V P D L A

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

APPEAL / PROTEST of...
- ✓ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): ___ PHONE: ___
ADDRESS: ___ FAX: ___
CITY: ___ STATE ___ ZIP ___ E-MAIL: ___

APPLICANT: NEW MEXICO GAS COMPANY, INC., A DELAWARE CORP. PHONE: (505) 798-3397
ADDRESS: P.O. BOX 97500, MS BC22 FAX: (505) 697-4481
CITY: ALBUQUERQUE STATE NM ZIP 87199-7500 E-MAIL: joseph.rice@nmgco.com
Proprietary interest in site: EASEMENTS List all owners: CITY OF ALBUQUERQUE, AMAFCA

DESCRIPTION OF REQUEST: SEE ADDENDUM "A", ATTACHED HERETO AND MADE A PART HEREOF.

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 1 Block: N/A Unit: N/A
Subdiv/Addn/TBKA: BOCA NEGRA DETENTION DAM
Existing Zoning: R-1 AND R-D Proposed zoning: ___ MRGCD Map No N/A
Zone Atlas page(s): D-9-Z AND D-10-Z UPC Code: SEE ADDENDUM "B", ATTACHED HERETO AND MADE A PART HEREOF.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
PROJECT NUMBER: 1004540 APPLICATION NUMBER: 11 DRB

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of existing lots: 12 No. of proposed lots: 1 Total site area (acres): 26.9937
LOCATION OF PROPERTY BY STREETS: On or Near: UNSER BLVD. NW AND RAINBOW BLVD. NW
Between: ___ and ___

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

SIGNATURE ___ DATE 11/9/2011
(Print Name) JOSEPH A. RICE Applicant: ☑ Agent: ☐

FOR OFFICIAL USE ONLY

Revised: 6/2011

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

Application case numbers	Action	S.F.	Fees
LCC - 30007	Appeal		$ 140.00
	HDV		$ 50.00
			$
			$
			$
		Total	$ 240.00

Hearing date ___

11-10-11
Staff signature & Date

Project # 1004540

FORM A: APPEAL/ PROTEST

Appeal to the Zoning Board of Appeals (BOA) regarding:

☐ **DECISION OF THE ZONING HEARING EXAMINER (ZHE)** **(BOA01)**

__ Project number of case being appealed: _____

__ Application number of case being appealed: _____
__ Letter explaining the reason(s) for the appeal *
__ Appellant's basis of standing as an appellant *
__ Letter of authorization from the appellant if this appeal application is submitted by an agent
__ Copy of the Official Notification of Decision regarding the matter being appealed
__ Fee (see schedule)

Appeal to the Landmarks and Urban Conservation Commission (LUCC) regarding:

☐ **CERTIFICATE OF APPROPRIATENESS**
DECISION OF THE PLANNING DIRECTOR OR STAFF **(LUCCAPP)**

__ Project number of case being appealed: _____

__ Application number of case being appealed: _____
__ Letter explaining the reason(s) for the appeal *
__ Appellant's basis of standing as an appellant *
__ Letter of authorization from the appellant if this appeal application is submitted by an agent
__ Copy of the Official Notification of Decision regarding the matter being appealed
__ Fee (see schedule)

Appeal to the Environmental Planning Commission (EPC) regarding:

☐ **DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER** **(EPC09)**
☐ **DETERMINATION OF THE IMPACT FEE ADMINISTRATOR** **(EPC10)**

__ Project number of case being appealed: _____

__ Application number of case being appealed: _____
__ Letter explaining the reason(s) for the appeal *
__ Appellant's basis of standing as an appellant *
__ Letter of authorization from the appellant if this appeal application is submitted by an agent
__ Copy of the Official Notification of Decision regarding the matter being appealed
__ Fee (see schedule)

Appeal/ Protest to the City Council and/ or the Land Use Hearing Officer regarding:

☐ **ADMINISTRATIVE AMENDMENT/DECISION OF PLANNING DIRECTOR/STAFF** **(CCSTAFF)**
☐ **DETERMINATION OR ACTION OF THE EPC** **(CCEPC)**
☒ **DETERMINATION OR ACTION OF THE DRB RE: SUBDIVISION ORD** **(CCDRB)**
☐ **ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL** **(CCBOA)**
☐ **DECISION OF THE LANDMARKS URBAN CONSERVATION COMMISSION** **(CCLUCC)**

✓ Project number of case being appealed: 1004540
✓ Application number of case being appealed: 11DRB 70259
✓ Reason for the appeal * SEE ADDENDUM "C", ATTACHED HERETO AND MADE A PART HEREOF
✓ Appellant's basis of standing as an appellant * SECTION 14-16-4-4(B)(2)(d) - NMGC HAS A PROPERTY RIGHT
__ Letter of authorization from the appellant if this appeal application is submitted by an agent
✓ Copy of the Official Notification of Decision regarding the matter being appealed
✓ Fee (see schedule) SECTION 14-16-4-4(D) STATES THE FILING FEE FOR THE APPEAL IS $55.00

*** Criteria for reasonable appeals and criteria for standing as an appellant are found in *Zoning Code §14-16-4-4*. An appeal must meet these criteria to be heard. The applicant should review these and other relevant documents carefully before preparing an appeal application.**

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

JOSEPH A. RICE
Applicant's Name (please print)

Applicant's Signature — Date: 11/9/2011

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

Application case numbers:
11CC - 30007
-
-

11-10-11
Planner's Signature / Date

Project #: 1004540

Revised: July 2011

New Mexico
GAS COMPANY

Joseph A. Rice
NMGC Land Services
(Right of Way Section)
MS BC22
Office: (505) 798-3397
Fax: (505) 697-4481
E-mail: joseph.rice@nmgco.com

November 10, 2011

City of Albuquerque
Planning Department
Development Services Center
600 2nd Street NW
Albuquerque, NM 87120

Subject: Appeal of Project Number: 1004540, Application Number: 11DRB

Dear Development Review Board:

Pursuant to the City of Albuquerque Comprehensive City Zoning Code, NMGC appeals the Development Review Board's approval of Plat of Tract 1 Boca Negra Detention Dam ("Plat"). The basis for the appeal is that the Plat improperly attempts to grant AMAFCA an easement which encroaches upon NMGC's property rights. Specifically, NMGC has valid, perpetual easements granted in 1935 and 1957 for the construction, maintenance and operation of high-pressure natural gas transmission pipelines and related facilities. NMGC has not consented to AMAFC's encroachment upon NMGC's property rights and therefore the attempted grant of an easement to AMAFCA is invalid.

In support of this appeal, NMGC submits the enclosed City of Albuquerque Development/Plan Review Application, Form A: Appeal/Protest and attachments (Appeal Application Package). Also, enclosed is payment of $240.00 for the appeal application fee.

If you have any questions or need additional information, please let me know. I can be reached by telephone at (505) 798-3397 or by e-mail at joseph.rice@nmgco.com.

Best regards,

Joseph A. Rice
Senior Right of Way Agent

Enclosures: Appeal Application Package including payment of $240.00 for the appeal application fee

cc: Brandon Kauffman – NMGC (ROW)
Kirk Allen – Miller Stratvert Law Firm (via e-mail)

Addendum "A"

Appeal of Plat of Tract 1, Boca Negra Detention Dam

Description of Request: The DRB has approved Plat of **TRACT 1, BOCA NEGRA DETENTION DAM** ("Plat"). The Plat improperly attempts to grant AMAFCA an easement which encroaches upon NMGC's property rights. Specifically, NMGC has valid, perpetual easements granted in 1935 and 1957 for the construction, maintenance and operation of high-pressure natural gas transmission pipelines and related facilities. NMGC has not consented to AMAFC's encroachment upon NMGC's property rights and therefore the attempted grant of an easement to AMAFCA is invalid.

Addendum "B"

Appeal of Plat of Tract 1, Boca Negra Detention Dam

Site Information (UPC Code): Project Number: 1004540
Application Number: 11DRB

Uniform Property Code #s:

- 1-009-063-515-277-10734
- 1-009-063-513-227-40350
- 1-010-063-018-253-30801
- 1-010-063-047-235-30810
- 1-010-063-021-181-30710

Property Owner of Record: A.M.A.F.C.A.

Uniform Property Code #s:

- 1-010-063-070-252-20201
- 1-010-063-060-254-20202
- 1-010-063-051-264-20203
- 1-010-063-044-267-20204
- 1-010-063-035-269-20205
- 1-010-063-025-278-20206
- 1-010-063-019-284-20207

Property Owner of Record: City of Albuquerque

Legal Description: Sections 21 and 22, Township 11 North, Range 02 East, N.M.P.M
Subdivision: Tract 1, Boca Negra Detention Dam
Zone Atlas Pages: D-9-Z and D-10-Z

Addendum "C"

Appeal of Plat of Tract 1, Boca Negra Detention Dam

Reason for appeal: (Same as Description of Request noted in Addendum "A") The DRB has approved Plat of **TRACT 1, BOCA NEGRA DETENTION DAM** ("Plat"). The Plat improperly attempts to grant AMAFCA an easement which encroaches upon NMGC's property rights. Specifically, NMGC has valid, perpetual easements granted in 1935 and 1957 for the construction, maintenance and operation of high-pressure natural gas transmission pipelines and related facilities. NMGC has not consented to AMAFC's encroachment upon NMGC's property rights and therefore the attempted grant of an easement to AMAFCA is invalid.

New Mexico
GAS COMPANY

Joseph A. Rice
NMGC Land Services
(Right of Way Section)
MS BC22
Office: (505) 798-3397
Fax: (505) 697-4481
E-mail: joseph.rice@nmgco.com

November 10, 2011

City of Albuquerque
Planning Department
Development Services Center
600 2nd Street NW
Albuquerque, NM 87120

Subject: Supplemental Letter (Copies of Perpetual Easements)
Appeal of Project Number: 1004540, Application Number: 11DRB

Dear Development Review Board:

In reference to the subject appeal and per Mr. Jack Cloud's request of November 10, 2011, enclosed please find copies of New Mexico Gas Company's (NMGC's) perpetual easements that encumber the proposed Plat of Tract 1 Boca Negra Detention Dam ("Plat"). NMGC is the owner of the following perpetual Easements in the vicinity of the northwesterly edge of said Tract 1:

- An unrecorded Gas Easement granted by Santa Fe, Pacific Railroad Company on December 3, 1935, known as NMGC R/W 665-044; situate within Section 21, Township 11 North, Range 02 East of the New Mexico Principal Meridian, Bernalillo County, New Mexico; and
- Further defined in a Gas Easement granted by R. E. Hughes and Bessie L. Huges, his wife on October 17, 1955, as filed for record in the office of the Bernalillo County Clerk on March 29, 1956 in Volume D346, Folio 363, known as NMGC R/W 665-050; lying and being situate within Section 21 (Tract No. 1) and Section 22 (Tract No. 2), Township 11 North, Range 02 East of the New Mexico Principal Meridian, Bernalillo County, New Mexico; and
- Further defined in a Gas Easement granted by A.E. Fielder and Ann Fielder, his wife, on February 20, 1957, as filed for record in the office of the Bernalillo County Clerk on February 20, 1957 in Volume D-377, Folio 588, known as NMGC R/W 665-048; situate within Section 21, Township 11 North, Range 02 East of the New Mexico Principal Meridian, Bernalillo County, New Mexico.

Also, enclosed is a copy of Sheet 3 of 4 of this Plat with the location of these Gas Easements highlighted in "yellow".

NMGC currently owns and operates two very high pressure natural gas transmission pipelines within these Gas Easements. These transmission pipelines are critical for NMGC natural gas system and they are a major source of natural gas supply for the City of Albuquerque and surrounding communities.

AGREEMENT, Made this third day of December, 1935, between SANTA FE PACIFIC RAILROAD COMPANY, a corporation created by Act of Congress approved March 3, 1897, with its principal offices in Topeka, Kansas, (hereinafter referred to as the "Railroad Company"), party of the first part and the ALBUQUERQUE NATURAL GAS COMPANY, a Delaware Corporation, (hereinafter referred to as the "Gas Company"), party of the second part.

R E C I T A L S :

In connection with its natural gas pipe line the Gas Company desires the right, privilege and authority to construct, operate and maintain its pipe line for the conduct of natural gas over and across certain lands of the Railroad Company in Bernalillo and Sandoval Counties, New Mexico, in the location hereinafter more specifically described:

The Railroad Company is willing to grant the desired right upon the terms and conditions hereinafter set forth.

A G R E E M E N T :

ARTICLE I.

IN CONSIDERATION of the sum of One Dollar ($1.00) in hand paid by the Gas Company to the Railroad Company and of the covenants and agreements of the Gas Company hereinafter contained, and the faithful performance hereof, the Railroad Company hereby grants to the Gas Company the right, privilege and authority to construct, operate and maintain its natural gas pipe line

Kandy
CARDINEZIN
CARD MADE

11-20-44
SOO R/W NO. 665-44 Pg 1 of 9

and the appurtenances thereto, and to construct, maintain and operate telegraph and telephone wires in connection therewith, together with the necessary poles, guy wires and anchors over and crossing the property of the Railroad Company described as follows:

NEW MEXICO MERIDIAN, NEW MEXICO.

Beginning at a point in the north line of section twenty-one, township eleven north, range two east, Bernalillo County, New Mexico, at a point 1872 feet west of the northeast corner of said section, thence south 27 degrees, 14 minutes east, a distance of 4091 feet, to intersection with the east line of said section twenty-one.

Beginning at a point in the west line of section twenty-seven, township thirteen north, range one east, Sandoval County, New Mexico, at a point 430 feet north of the southwest corner of said section, thence south 28 degrees, 14 minutes east, a distance of 488 feet, to intersection with the south line of said section twenty-seven.

The location of said natural gas pipe line over and across the said sections of land is shown upon the prints attached hereto which are hereby made a part of this agreement.

The Gas Company, so long as such pipe line, telegraph and telephone lines and the appurtenances shall be maintained shall have ingress to and egress from the above described premises for the purpose of constructing, inspecting, repairing, maintaining and replacing its property above described, and the removal of such at will in whole or in part.

SFO R/W NO. 665-44 Pg 2 of 9

ARTICLE II.

IN CONSIDERATION of the foregoing grant, the Gas Company covenants and agrees with the Railroad Company as follows:

1. That it will pay to the Railroad Company upon the execution of this agreement, for the perpetual grant herein given, the sum of forty-one and 63/100 Dollars, ($41.63) which is computed at the rate of 15¢ per rod on an estimated length of two hundred seventy-seven and fifty hundredths (277.50) rods of pipe line on the Railroad Company's property.

2. That it will bury all pipes to a sufficient depth so as not to interfere with cultivation of the soil and that it will so construct and maintain its poles, wires, anchors, guy poles and wires and other fixtures and appurtenances that the same shall not unnecessarily interfere with the use and enjoyment of the Railroad Company's premises, either by the Railroad Company or by its licensees, assigns or grantees, and in the event that the Railroad Company or The Atchison, Topeka and Santa Fe Railway Company, a Kansas corporation, or the subsidiaries or successors of either of them, shall at any time construct any tracks or other facilities on said premises with which said pipe or pole lines shall interfere, that it will at its sole expense, make whatever changes are necessary in said pipe line, pole lines

S.O. 8/17 NO. 665-44 Pg 329

Santa Fe
Pacific Ry.
Albuquerque
Division

and appurtenances to avoid such interference and in the case of a track, that it will provide a clearance of not less than twenty-five (25) feet above the rails, the poles supporting the crossing wires to be double armed, one arm on each side of poles, arms being bolted together with block between, or such other type of construction as may then be permitted by statute or the order of competent public authority. If the Gas Company shall fail for a period of sixty (60) days after notice thereof to make any change required to be made by it under the provisions of this paragraph, the Railroad Company may make such change or cause it to be made and in such event the Gas Company agrees promptly to reimburse the Railroad Company for all expenses incurred in the work.

3. That it will at all times indemnify and save harmless the Railroad Company, and its subsidiaries and said The Atchison, Topeka and Santa Fe Railway Company and its subsidiaries, and successors and assigns, against all claims, demands, actions or causes of action arising out of loss or damage to property or injury to or death of persons resulting in any manner from the construction, maintenance, use, state of repair or presence of the said pipe line, pole lines and appurtenances upon the Railroad Company's premises and shall promptly pay to the Railroad

#3.

COL R/W NO. 665-44 Pg 4 of 9

Company or said The Atchison, Topeka and Santa Fe Railway Company or their respective subsidiaries and successors and assigns, the full amount of any loss or damage which they or either of them may sustain, incur or become liable for, and all sums which they or either of them, may pay or be compelled to pay in settlement for any claim on account thereof.

4. Should more than one pipe line be laid under the provisions of this agreement at any time the sum of 25¢ per lineal rod for each additional line shall be paid, beside any damages which may arise to growing crops or fences in connection with the construction, maintenance or operation of said additional line.

5. That it will promptly pay or discharge all taxes, rates, charges and assessments levied upon, in respect to, or on account of said pipe lines or telephone or telegraph lines, so as to prevent the same becoming a charge or lien upon said lands or property of the Railroad Company and so that the taxes, charges and assessments levied upon or in respect to said lands or property of the Railroad Company shall not be increased by the location, construction or maintenance of said pipe lines or any improvement, appliance or fixture connected therewith, placed upon the said lands or on account of the Gas Company's interest therein.

CORRED. 66544 this one Pg 5 of 9

6. That if it shall at any time fail or refuse to comply with or carry out any of the covenants herein contained, and such failure shall continue for a period of sixty (60) days after written demand for such performance or compliance shall have been made upon the Gas Company by the Railroad Company, the Railroad Company may at its election without notice forthwith revoke this license and in case of such election the Gas Company shall, upon request, forthwith remove its said pipe line and pole lines and appurtenances and restore the Railroad Company's premises to the condition in which they were prior to the construction of said pipe line, pole lines and appurtenances. In case the Gas Company shall fail to make such removal or restoration within sixty (60) days after such request, the Railroad Company may proceed with such work and the Gas Company will promptly repay to the Railroad Company the cost thereof. No termination hereof shall release the Gas Company from any liability or obligation (whether of indemnity or otherwise) which may have attached or accrued previous to or which may be accruing at the time of such termination.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed in duplicate by their respective

SUB R/W NO. 665-44 This one Pg 6 of 9

officers thereunto duly authorized the day and year first hereinabove written.

SANTA FE PACIFIC RAILROAD COMPANY,

By E. E. Engel
Vice President.

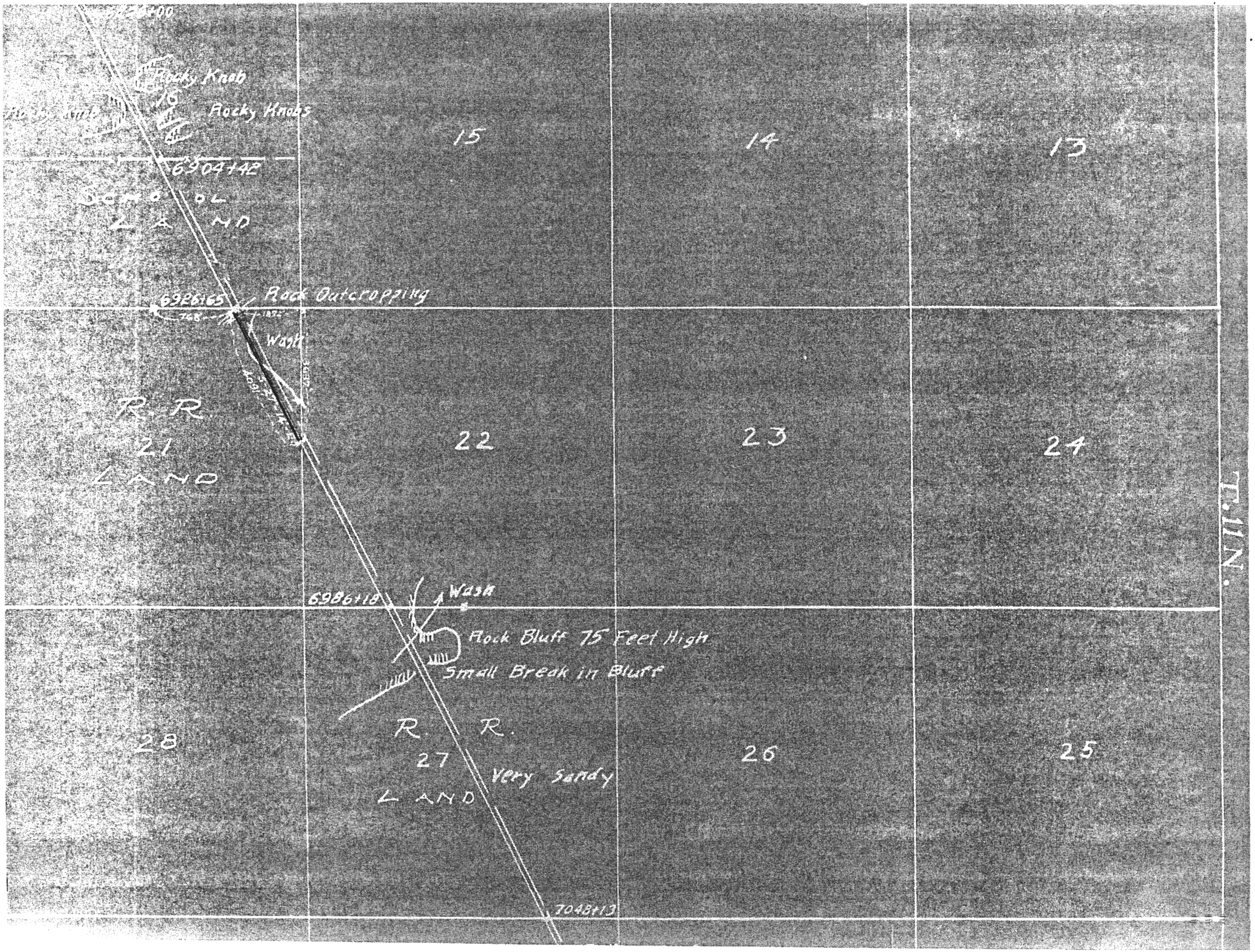
ATTEST:
Assistant Secretary.

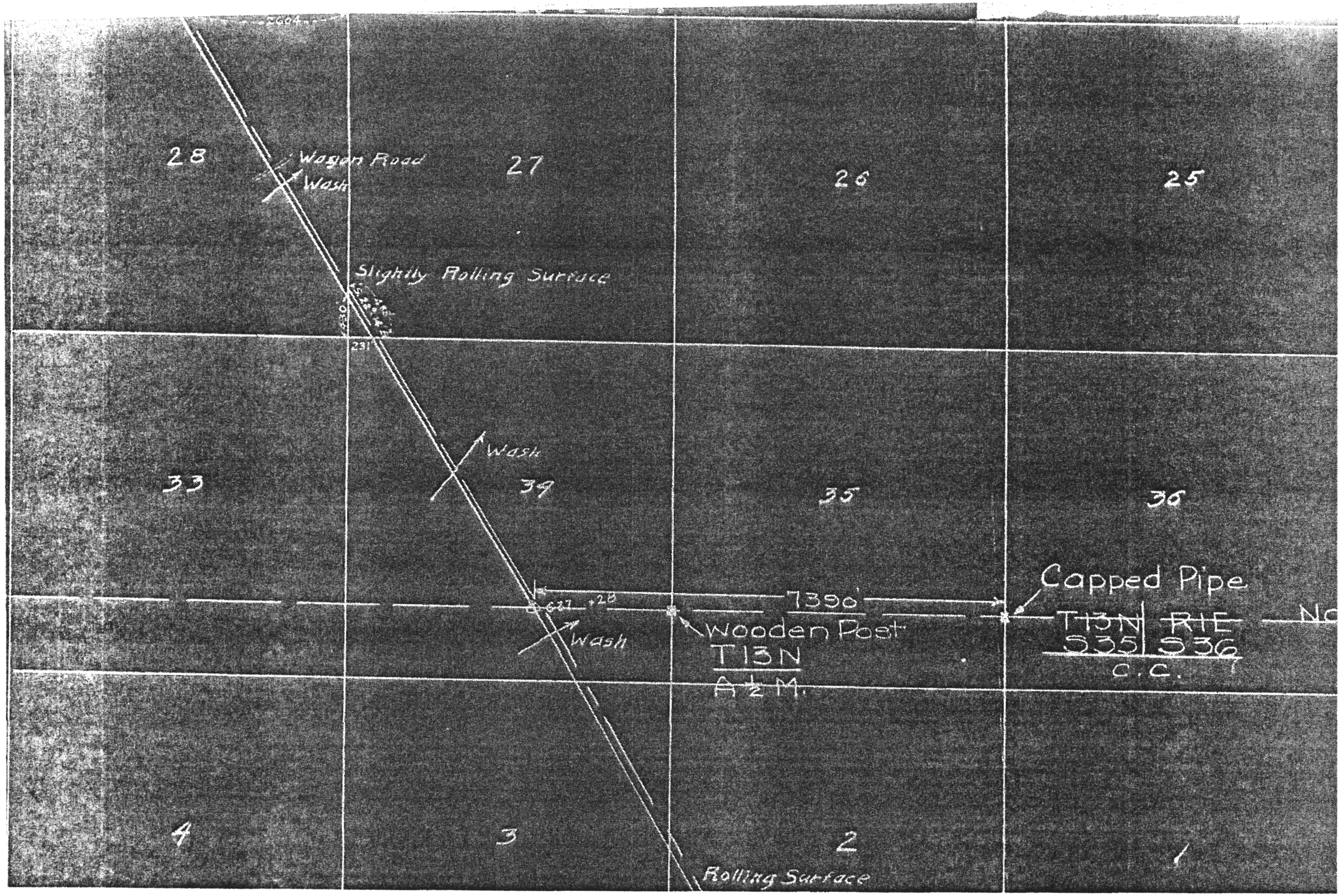
ALBUQUERQUE NATURAL GAS COMPANY

By
Vice President.

ATTEST:
E. O. Johnson
Asst. Secretary.

SUR R/W NO. 665-44 Pg 7 of 9


Rocky Knob
16
Rocky Knobs
15
14
13
6904+42
SCHOOL
LAND
6926+65
Rock Outcropping
Wash
R. R.
21
LAND
22
23
24
T.11N.
6986+18
Wash
Rock Bluff 75 Feet High
Small Break in Bluff
R. R.
28
27
Very Sandy
LAND
26
25
7048+13


28
Wagon Road
Wash
27
26
25
Slightly Rolling Surface
231
33
Wash
34
35
36
Capped Pipe
7390'
+28
Wash
Wooden Post
T13N
A ½ M.
T13N
R1E
S35
S36
C.C.
4
3
2
1
Rolling Surface

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 26, 2011

Project# 1004540
11DRB-70256 VACATION OF PUBLIC EASEMENT
11DRB-70257 VACATION OF PUBLIC RIGHT-OF-WAY
11DRB-70258 BULK LAND VARIANCE
11DRB-70259 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for AMAFCA request(s) the referenced/ above action(s) for all or a portion of Block(s) 2 & 5, Unit 25 and Block 2, Unit 14 **VOLCANO CLIFFS SUBDIVISION &** Tract D, **VISTA VIEJA SUBDIVISION UNIT 2,** zoned R-1 & R-D, located at the 81ST ST NW BETWEEN UNSER BLVD NW AND COMPASS DR NW containing approximately 26.9937 acre(s). (D-9 & D-10) *[Deferred from 10/12/11]*

On October 12 and October 26, 2011, the Development Review Board held an advertised public hearing on the proposed vacations per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the proposed vacation of Atrisco Drive NW as shown on the "Vacation Exhibit" of the Boca Negra Detention Dam in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(2), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

Findings

(A)(1) The public road vacation and easement vacation requests were filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(2) There is a net benefit to the public welfare because the development of a significant community drainage facility made possible by the vacations is clearly more beneficial to the public welfare than any minor detriment resulting from the vacations. The vacations will not adversely impact traffic patterns in this area, and the City of Albuquerque does not need to utilize the platted right of way for roadway or other purposes based on the ownership and proposed replat.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacations were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacations and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on the 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.
3. Adequate easements shall be retained/ provided for public utilities and infrastructure; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat.

PROTEST: IT I S NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB's DECISION, WHICH IS BY November 10, 2011.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest 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 protest. You will receive notice if any other person files a protest.

In other actions taken by the Board, the Bulk Land Variance was approved and the preliminary/final plat was approved with final sign off delegated to Parks to amend Master Trails Agreement and to Planning for ABCWUA license to be recorded.

If you wish to appeal this decision, you must do so by November 10, 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).

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

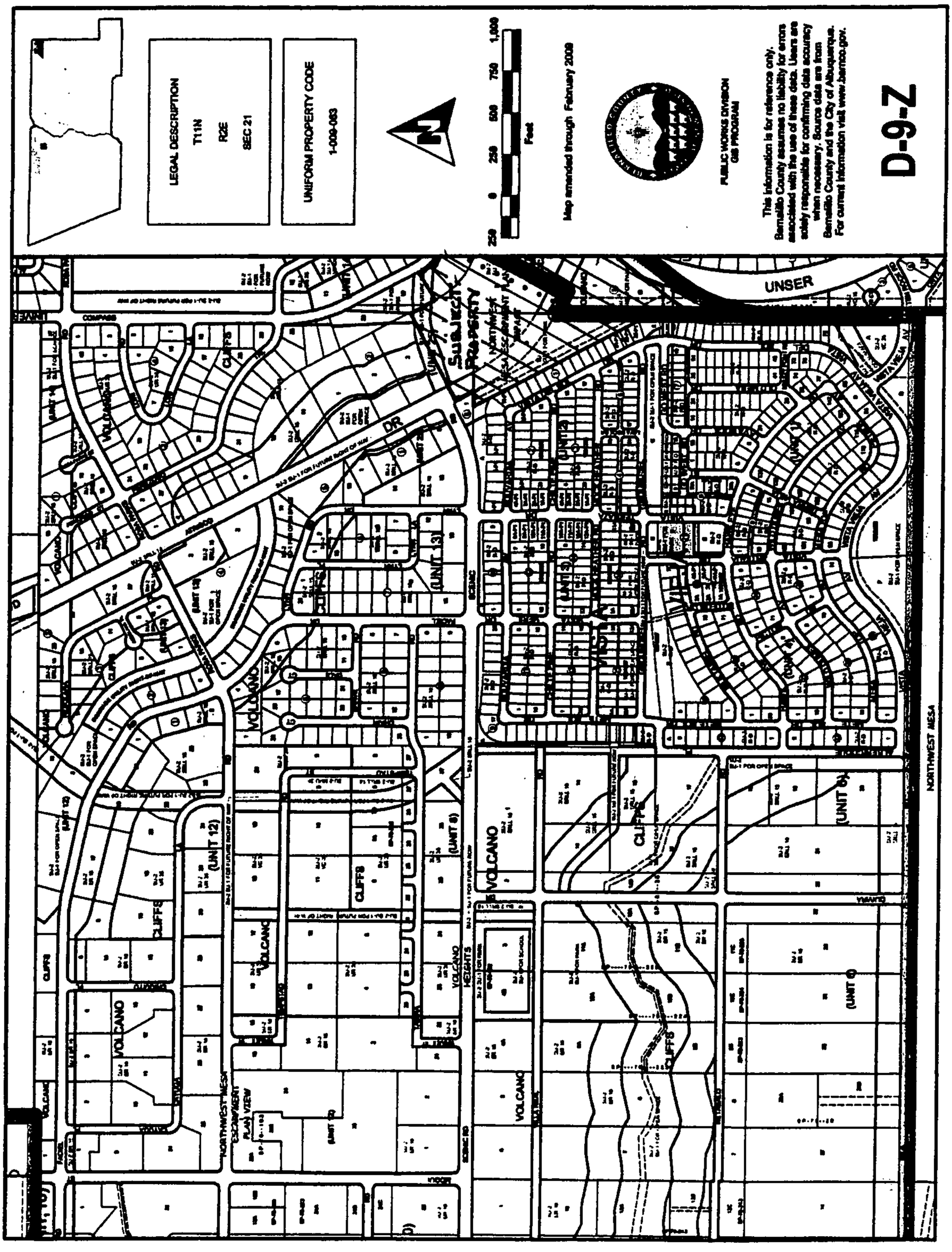
effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, DRB Chair

Cc: Wilson & Company Engineers & Architects (Kristine Susco) – 4900 Lang Ave NE – Albuquerque NM 87109
Cc: Albuquerque Metropolitan Flood Control Authority – 2600 Prospect NE – Albuquerque, NM 87107
Marilyn Maldonado
File

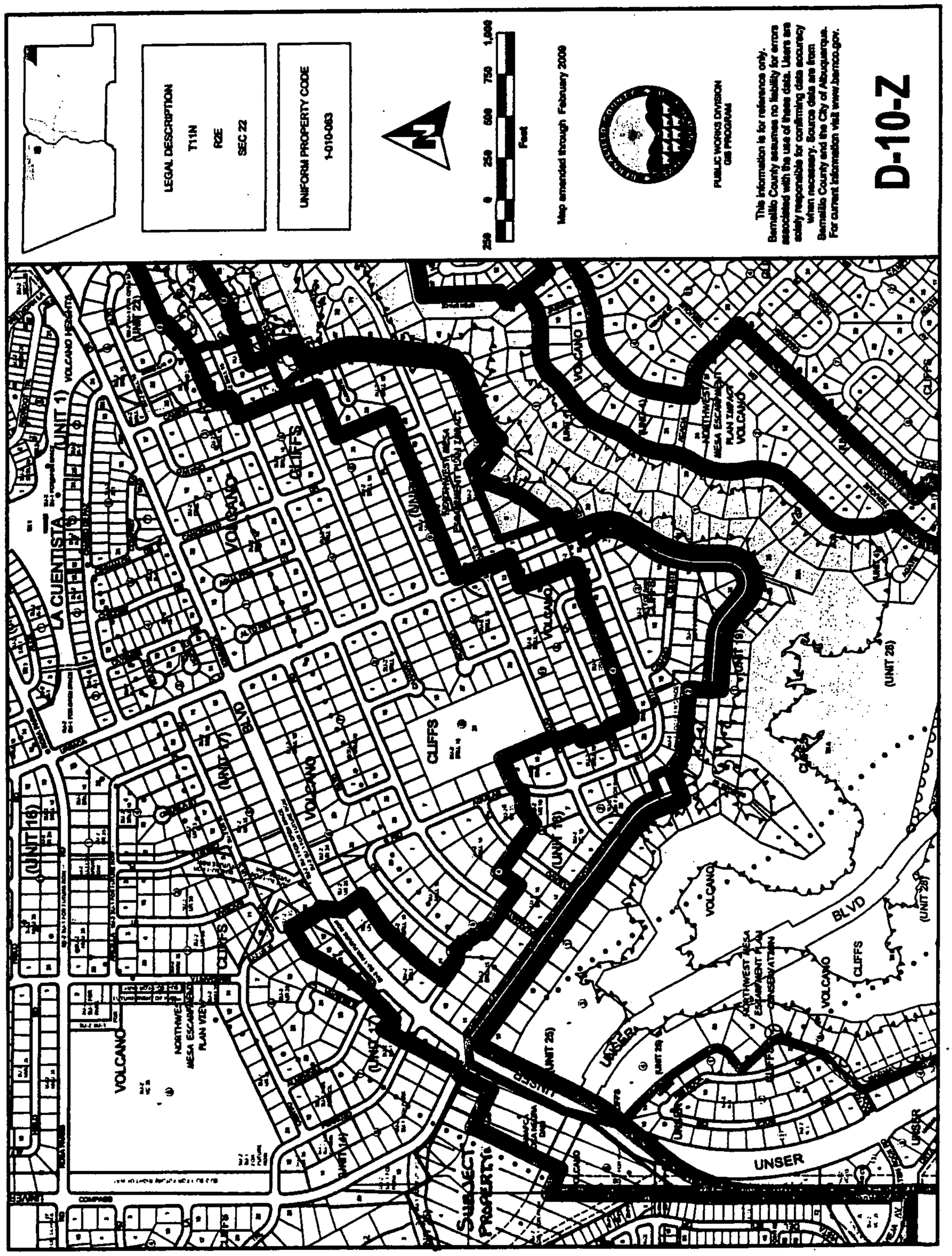
Zone Atlas Page D-9-Z

Appeal of Plat of Tract 1, Boca Negra Detention Dam



Zone Atlas Page D-10-Z

Appeal of Plat of Tract 1, Boca Negra Detention Dam



New Mexico
GAS COMPANY

Joseph A. Rice
Sr. Right of Way Agent

Ph: 505-798-3397
Cell: 505-239-9826
Fax: 505-697-4480

7120 Wyoming Blvd., NE, Ste. 20
Albuquerque, NM 87109
PO Box 97500
Albuquerque, NM 87199-7500
joseph.rice@nmgco.com

New Mexico
GAS COMPANY

Joseph A. Rice
NMGC Land Services
(Right of Way Section)
MS BC22
Office: (505) 798-3397
Fax: (505) 697-4481
E-mail: joseph.rice@nmgco.com

November 10, 2011

City of Albuquerque
Planning Department
Development Services Center
600 2nd Street NW
Albuquerque, NM 87120

Subject: Appeal of Project Number: 1004540, Application Number: 11DRB

Dear Development Review Board:

Pursuant to the City of Albuquerque Comprehensive City Zoning Code, NMGC appeals the Development Review Board's approval of Plat of Tract 1 Boca Negra Detention Dam ("Plat"). The basis for the appeal is that the Plat improperly attempts to grant AMAFCA an easement which encroaches upon NMGC's property rights. Specifically, NMGC has valid, perpetual easements granted in 1935 and 1957 for the construction, maintenance and operation of high-pressure natural gas transmission pipelines and related facilities. NMGC has not consented to AMAFC's encroachment upon NMGC's property rights and therefore the attempted grant of an easement to AMAFCA is invalid.

In support of this appeal, NMGC submits the enclosed City of Albuquerque Development/Plan Review Application, Form A: Appeal/Protest and attachments (Appeal Application Package). Also, enclosed is payment of $240.00 for the appeal application fee.

If you have any questions or need additional information, please let me know. I can be reached by telephone at (505) 798-3397 or by e-mail at joseph.rice@nmgco.com.

Best regards,

Joseph A. Rice
Senior Right of Way Agent

Enclosures: Appeal Application Package including payment of $240.00 for the appeal application fee

cc: Brandon Kauffman – NMGC (ROW)
Kirk Allen – Miller Stratvert Law Firm (via e-mail)

Addendum "A"

Appeal of Plat of Tract 1, Boca Negra Detention Dam

Description of Request: The DRB has approved Plat of **TRACT 1, BOCA NEGRA DETENTION DAM** ("Plat"). The Plat improperly attempts to grant AMAFCA an easement which encroaches upon NMGC's property rights. Specifically, NMGC has valid, perpetual easements granted in 1935 and 1957 for the construction, maintenance and operation of high-pressure natural gas transmission pipelines and related facilities. NMGC has not consented to AMAFC's encroachment upon NMGC's property rights and therefore the attempted grant of an easement to AMAFCA is invalid.

Addendum "B"

Appeal of Plat of Tract 1, Boca Negra Detention Dam

Site Information (UPC Code): Project Number: 1004540
Application Number: 11DRB

Uniform Property Code #s:

- 1-009-063-515-277-10734
- 1-009-063-513-227-40350
- 1-010-063-018-253-30801
- 1-010-063-047-235-30810
- 1-010-063-021-181-30710

Property Owner of Record: A.M.A.F.C.A.

Uniform Property Code #s:

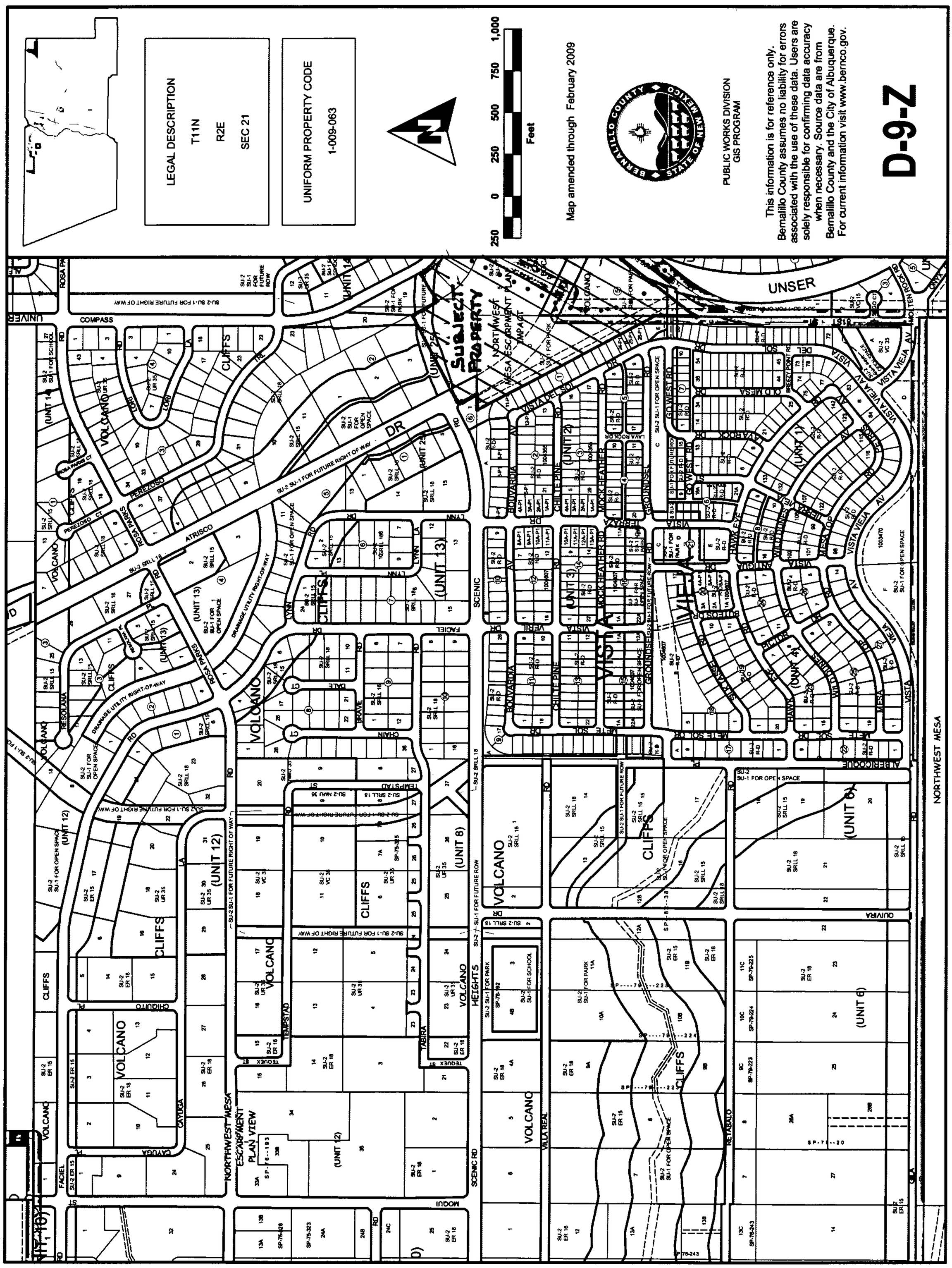
- 1-010-063-070-252-20201
- 1-010-063-060-254-20202
- 1-010-063-051-264-20203
- 1-010-063-044-267-20204
- 1-010-063-035-269-20205
- 1-010-063-025-278-20206
- 1-010-063-019-284-20207

Property Owner of Record: City of Albuquerque

Legal Description: Sections 21 and 22, Township 11 North, Range 02 East, N.M.P.M
Subdivision: Tract 1, Boca Negra Detention Dam
Zone Atlas Pages: D-9-Z and D-10-Z

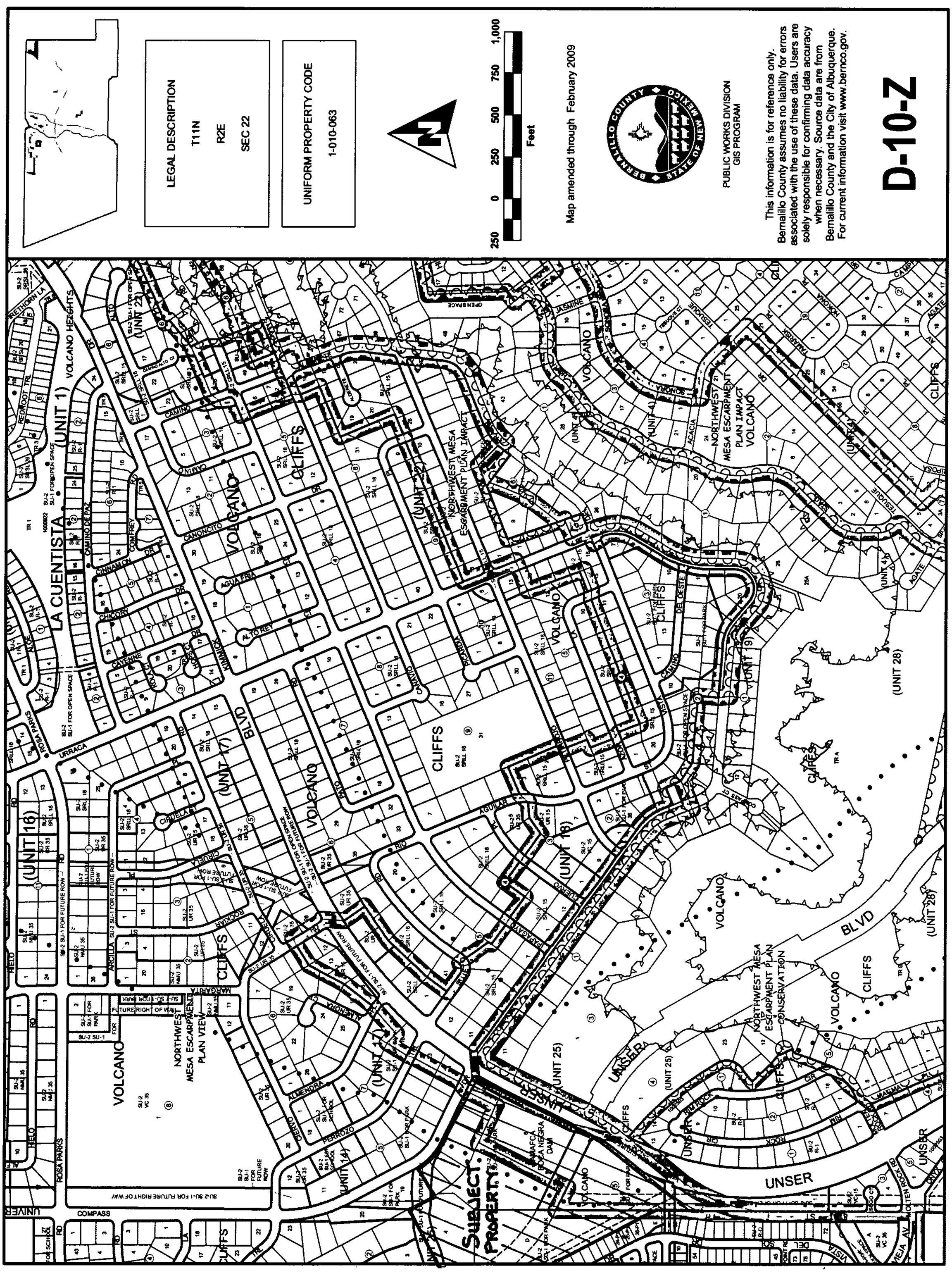
Zone Atlas Page D-9-Z

Appeal of Plat of Tract 1, Boca Negra Detention Dam



Zone Atlas Page D-10-Z

Appeal of Plat of Tract 1, Boca Negra Detention Dam



Southern Union Gas Co.
Bol 1692

588

21441

Albuquerque Transmission Line

RIGHT OF WAY GRANT AND RELEASE OF CLAIMS

KNOW ALL MEN BY THESE PRESENTS:

That, WHEREAS, Southern Union Gas Company, a corporation, hereinafter referred to as the Company, has been since the year 1930 and is now the owner and user of an easement for right of way for its gas pipelines and telephone lines on, across, over and through the following described tract of land situate in the County of Bernalillo, State of New Mexico:

> A tract of land 50 ft in width, 25 ft on each side of the following described centerline, to-wit:
> Beginning at a point whence the Southeast corner of Section 21, Twp. 11 N., R. 2 E., N.M.P.M. bears South 1680 feet, thence N. 27° 42' W. 1084 feet, said tract of land containing one acre, more or less.

and on which land the Company constructed and has operated a gas pipeline and a telephone line in connection therewith since the time of acquiring said right of way; and,

WHEREAS, said Company has, subsequent to the construction of the gas pipeline in the previous paragraph mentioned and prior to the date hereof, constructed an additional gas pipeline for the transportation of natural gas on said right of way and land above described, and,

WHEREAS, said Company and the undersigned, hereinafter referred to as Owners, have reached an agreement for compensation for the use of said right of way for said additional pipeline and for compensation to said Owners for all damages in connection with the construction thereof, and the Owners have agreed that said Company continue to use said land and right of way for said additional pipeline,

NOW, THEREFORE, for and in consideration of the sum of $25.00, to them in hand paid by said Company, receipt of which is hereby acknowledged, said Owners hereby do:

1. Grant to said Company, its successors and assigns, the right to maintain, operate, repair, replace and/or remove said additional pipeline with appurtenances thereto on, across, over and through the lands above described.

SUG R/W NO. 665-48 Pg 1 of 3

2. Grant to said Company, its successors and assigns, rights of ingress and egress from said right of way area and easement including the right to use existing roads for the purpose of constructing, inspecting, maintaining, operating, replacing and/or removing said additional pipeline or telephone line, either in part or in whole, at the will of said Company.

3. Release said Company as of the date hereof from any and all claims for damages of whatsoever nature to which the Owners are or may be entitled to arising out of or in connection with the construction of said additional pipeline, together with all appurtenances thereto.

To Have and to Hold the above described rights of way, easements and other rights, together with all other rights necessary to construct, maintain, operate, repair, replace, and/or remove the facilities situated on, across, over, through, and under the lands embraced by the rights of way and easements hereby granted unto the Company, its successors and assigns.

Owners are to fully use and enjoy the lands hereinbefore described, subject only to the rights of way, easements and other rights above granted; Owners agree that no building, reservoir or other structure shall be constructed on said land within 25 ft of any of said facilities without the Company's written consent.

Provided, however, that the Company shall pay all damages occurring after the date hereof to growing crops, fences and/or any other improvements located on said above described area, which are caused by the exercise of the rights hereinabove granted. If any dispute arises relative to the amount of damages caused by the exercise of the rights hereinabove granted, said damages, if not mutually agreed upon, shall be ascertained and determined by three disinterested persons, one to be appointed by the Company and one by the Owners, and the third by the two persons so appointed, and the decision of a majority of the arbitrators thus chosen shall be final and conclusive upon both parties.

Owners represent and warrant that they are the owners in fee simple of the land hereinbefore described, subject only to any valid and outstanding mortgages of record in said county.

SCG R/W NO. 665-48 Pg 2 of 3

590

All rights herein granted to the Company are in addition to the original rights which said Company has by virtue of its former right of way grant.

IN WITNESS WHEREOF, this instrument is executed this 20 day of ~~January, 1955~~ February 1957, so as to be binding upon the parties hereto, their heirs, administrators, successors, and/or assigns.

A. E. Fielder

A. E. Fielder

Ann Fielder

Ann Fielder, his wife

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

On this 20 day of ~~January, 1955~~ February 1957, before me personally appeared A. E. Fielder and Ann Fielder, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged to me that they executed same as their free act and deed.

Witness my hand and seal the day and year last above written.

S. L. Fortney

Notary Public

My commission expires:

October 5, 1959

State of New Mexico
County of Bernalillo, } SS
This instrument was filed for record on

FEB 20 1957

At 3:11 o'clock P m. Recorded in Vol. D-377
of records of said County Folio 588
LUCY JARAMILLO Clerk & Recorder
Pauline Lawley Deputy Clerk
2-20-57

Indexed

SCG R/W NO. 665-48 Pg 3 of 3

Mayor and Commy City Santa Fe

90570

363

Albuquerque Transmission Sec

RIGHT OF WAY GRANT AND RELEASE OF CLAIMS

KNOW ALL MEN BY THESE PRESENTS:

That, WHEREAS, Southern Union Gas Company, a corporation, hereinafter referred to as the Company, has been since the year 1930 and is now the owner and user of easements for rights of way for its gas pipelines and telephone lines on, across, over and through the following described tracts of land situate in the County of Bernalillo, State of New Mexico:

Tract No. 1
A tract of land in Section 21 in Twp. 11 N., R. 2 E., N.M.P.M., said tract being 50 ft in width, that is 25 ft on each side of the following described centerline, to-wit: Beginning at the north section line of said Section 21 whence the Northeast corner of said Section 21 bears East 1884 feet; thence S. 27° 42' E. 2974 feet or 180.2 linear rods.

Tract No. 2
A tract of land in Section 22, Twp. 11 N., R. 2 E., N.M.P.M., said tract being 50 ft in width, that is 25 ft on each side of the following described centerline, to-wit: Beginning at a point on the south line of said Section 22 whence the Southwest corner of said Section 22 bears S. 89° 58' W. 852 feet; thence N. 22° 57' W. 181 feet; thence N. 25° 42' W. 243 feet; thence N. 27° 35' W. 1458 feet to a point on the west section line of said Section 22 whence the Southwest corner of said Section 22 bears South 1680 feet, the length of said line being 1882 feet or 114.1 linear rods.

Tract No. 3
A tract of land in Section 16, Twp. 11 N., R. 2 E., N.M.P.M., said tract being 50 ft in width, that is 25 ft on each side of the following described centerline, to-wit: Beginning at a point on the south line of said Section 16 whence the Southeast corner of said Section 16 bears East 1884 feet; thence N. 27° 42' W. 2236 feet or 135.5 linear rods.

and on which land the Company constructed and has operated a gas pipeline and a telephone line in connection therewith since the time of acquiring said rights of way; and,

WHEREAS, said Company has, subsequent to the construction of the gas pipeline in the previous paragraph mentioned and prior to the date hereof, constructed an additional gas pipeline for the transportation of natural gas on said right of way and land above described, and,

WHEREAS, the undersigned are the owners of Tracts 1 and 2 above described and hold a lease from the State of New Mexico for Tract 3 above described, and,

SOG R/W NO. 66550 Pg 124

Hughes Case.
1956

Maynard Sandoz Atty
Santa Fe

90570
363

Albuquerque
Transmission
Line
SH

RIGHT OF WAY GRANT AND RELEASE OF CLAIMS

KNOW ALL MEN BY THESE PRESENTS:

That, WHEREAS, Southern Union Gas Company, a corporation, hereinafter referred to as the Company, has been since the year 1930 and is now the owner and user of easements for rights of way for its gas pipelines and telephone lines on, across, over and through the following described tracts of land situate in the County of Bernalillo, State of New Mexico:

Tract No. 1
A tract of land in Section 21 in Twp. 11 N., R. 2 E., N.M.P.M., said tract being 50 ft in width, that is 25 ft on each side of the following described centerline, to-wit: Beginning at the north section line of said Section 21 whence the Northeast corner of said Section 21 bears East 1884 feet; thence S. 27° 42' E. 2974 feet or 180.2 linear rods.

Unable to plot we dont have the tie corner.

Tract No. 2
A tract of land in Section 22, Twp. 11 N., R. 2 E., N.M.P.M., said tract being 50 ft in width, that is 25 ft on each side of the following described centerline, to-wit: Beginning at a point on the south line of said Section 22 whence the Southwest corner of said Section 22 bears S. 89° 58' W. 852 feet; thence N. 22° 57' W. 181 feet; thence N. 25° 42' W. 243 feet; thence N. 27° 35' W. 1458 feet to a point on the west section line of said Section 22 whence the Southwest corner of said Section 22 bears South 1680 feet, the length of said line being 1882 feet or 114.1 linear rods.

Rotating tract 2 around SW corner of S. 22 we rotate is approx 1.5 ft from the 1957 location

Tract No. 3 Belongs to State
A tract of land in Section 16, Twp. 11 N., R. 2 E., N.M.P.M., said tract being 50 ft in width, that is 25 ft on each side of the following described centerline, to-wit: Beginning at a point on the south line of said Section 16 whence the Southeast corner of said Section 16 bears East 1884 feet; thence N. 27° 42' W. 2236 feet or 135.5 linear rods.

and on which land the Company constructed and has operated a gas pipeline and a telephone line in connection therewith since the time of acquiring said rights of way; and,

WHEREAS, said Company has, subsequent to the construction of the gas pipeline in the previous paragraph mentioned and prior to the date hereof, constructed an additional gas pipeline for the transportation of natural gas on said right of way and land above described, and,

WHEREAS, the undersigned are the owners of Tracts 1 and 2 above described and hold a lease from the State of New Mexico for Tract 3 above described, and,

SOG R/W NO. 665-SP Pg 124

ATC ME Courtesy recording no title liability

File No. 242747ME

Albuquerque Title Co., Inc.

New Mexico Statutory Form-Rev. 5-75

WARRANTY DEED

T.L. FORD, II, AN UNMARRIED MAN

for consideration paid grant(s) to

SKYBLUE INVESTMENTS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

whose address is 4001 JUAN TABO NE ALBUQUERQUE, NM 87111

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

Lot numbered Seventeen (17) in Block numbered Two (2), Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the Map of said Subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931.

Purchaser accepts property "As Is" with no warranty that the property is suitable for any particular purpose.

SUBJECT TO all patent and mineral reservations, restrictive covenants, restrictions and reservations of easements and rights-of-way of record, and all applicable zoning regulations, restrictions and requirements and all other matters of record and to taxes for the year 2004 and subsequent years; with warranty covenants.

WITNESS my hand and seal this 20th day of October, 2004.

T.L. Ford II

T.L. FORD II

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF BERNALILLO } ss.

The foregoing instrument was acknowledged before me this _____ day of October, 2004 by T.L. FORD, II, AN UNMARRIED MAN.

My Commission Expires: 07/18/06

Margaret L. Fy
Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____ (Name of Officer), _____ (Title of Officer) of _____ (Name of Corporation Acknowledging), a _____ (State of Incorporation) corporation on behalf of said corporation.

My Commission Expires: _____

Mary Herrera Bern. Co. WD R 9.00

2004147852
6161350
Page: 1 of 1
10/20/2004 02:49P
Bk-A85 Pg-7442

Notary Public

For Recorder's Use Only

275 0890

New Mexico
GAS COMPANY

Joseph A. Rice
NMGC Land Services
(Right of Way Section)
MS BC22
Office: (505) 798-3397
Fax: (505) 697-4481
E-mail: joseph.rice@nmgco.com

November 10, 2011

City of Albuquerque
Planning Department
Development Services Center
600 2nd Street NW
Albuquerque, NM 87120

Subject: Supplemental Letter (Copies of Perpetual Easements)
Appeal of Project Number: 1004540, Application Number: 11DRB

Dear Development Review Board:

In reference to the subject appeal and per Mr. Jack Cloud's request of November 10, 2011, enclosed please find copies of New Mexico Gas Company's (NMGC's) perpetual easements that encumber the proposed Plat of Tract 1 Boca Negra Detention Dam ("Plat"). NMGC is the owner of the following perpetual Easements in the vicinity of the northwesterly edge of said Tract 1:

- An unrecorded Gas Easement granted by Santa Fe, Pacific Railroad Company on December 3, 1935, known as NMGC R/W 665-044; situate within Section 21, Township 11 North, Range 02 East of the New Mexico Principal Meridian, Bernalillo County, New Mexico; and
- Further defined in a Gas Easement granted by R. E. Hughes and Bessie L. Huges, his wife on October 17, 1955, as filed for record in the office of the Bernalillo County Clerk on March 29, 1956 in Volume D346, Folio 363, known as NMGC R/W 665-050; lying and being situate within Section 21 (Tract No. 1) and Section 22 (Tract No. 2), Township 11 North, Range 02 East of the New Mexico Principal Meridian, Bernalillo County, New Mexico; and
- Further defined in a Gas Easement granted by A.E. Fielder and Ann Fielder, his wife, on February 20, 1957, as filed for record in the office of the Bernalillo County Clerk on February 20, 1957 in Volume D-377, Folio 588, known as NMGC R/W 665-048; situate within Section 21, Township 11 North, Range 02 East of the New Mexico Principal Meridian, Bernalillo County, New Mexico.

Also, enclosed is a copy of Sheet 3 of 4 of this Plat with the location of these Gas Easements highlighted in "yellow".

NMGC currently owns and operates two very high pressure natural gas transmission pipelines within these Gas Easements. These transmission pipelines are critical for NMGC natural gas system and they are a major source of natural gas supply for the City of Albuquerque and surrounding communities.

New Mexico
GAS COMPANY

If you have any questions or need additional information, please let me know. I can be reached by telephone at (505) 798-3397 or by e-mail at joseph.rice@nmgco.com.

Best regards,

Joseph A. Rice
Senior Right of Way Agent

Enclosures: Appeal Application Package including payment of $240.00 for the appeal application fee

cc: Brandon Kauffman – NMGC (ROW)
Kirk Allen – Miller Stratvert Law Firm (via e-mail)

CITY OF ALBUQUERQUE

Planning Department
Deborah L. Stover, Director
Current Planning Division
600 2nd Street NW – 3rd Floor
Albuquerque, NM 87102

AMENDED NOTICE OF HEARING

December 7, 2011

New Mexico Gas Company, Inc.
P.O. Box 97500, MS BC22
Albuquerque, NM 87199-75

AC-11-06 – Project #1004540, Case 11DRB-70259 - NEW MEXICO GAS COMPANY, INC., a Delaware Corp., appeals the Development Review Board's (DRB's) Approval of Minor – Premliminary/Final Plat Approval of the referenced/ above action(s) for all or a portion of Block(s) 2 & 5, Unit 25 and Block 2, Unit 14 VOLCANO CLIFFS SUBDIVISION & Tract D, VISTA VIEJA SUBDIVISION UNIT 2, zoned R-1 & R-D, located at the 81st St NW BETWEEN UNSER BLVD NW AND COMPASS DR NW containing approximately 26.9937 acre(s). (D-9 & D-10)

PO Box 1293

The City of Albuquerque Land Use Hearing Officer will hear the above appealed case on **Tuesday, December 20, 2011.** The hearing begins at **9:00 am** in the Council Committee Room, 9th Floor, Albuquerque/Bernalillo County Government Center, One Civic Plaza NW.

Albuquerque

Submittal of new information or questions regarding the hearing with the City Council should be directed to Council Services, c/o Crystal Ortega, One Civic Plaza NW, 9th Floor, Albuquerque NM 87102, (505) 768-3100.

NM 87103

If you would like a copy of the record submitted to the City Council, copies are available upon request by calling (505) 924-3883.

www.cabq.gov

Sincerely,

Dora Henry
Administrative Assistant

cc:
AMAFCA, ATTN: Loren Hines, 2600 Propspect NE, Albuquerque, New Mexico 87107
Wilson and Company Inc., 4900 Lang Ave NE, Albuquerque, NM 87109
Marilyn Maldonado
DRB File
Crystal Ortega, Clerk to the Council, City/County Bldg – 9th Floor

AC-11-6

CITY OF ALBUQUERQUE

Planning Department
Deborah L. Stover, Director
Current Planning Division
600 2nd Street NW – 3rd Floor
Albuquerque, NM 87102

NOTICE OF HEARING

December 2, 2011

New Mexico Gas Company, Inc.
P.O. Box 97500, MS BC22
Albuquerque, NM 87199-75

The City of Albuquerque Land Use Hearing Officer will hear the above appealed case on **Tuesday, December 20, 2011.** The hearing begins at **9:00 am** in the Council Committee Room, 9th Floor, Albuquerque/Bernalillo County Government Center, One Civic Plaza NW.

Submittal of new information or questions regarding the hearing with the City Council should be directed to Council Services, c/o Crystal Ortega, One Civic Plaza NW, 9th Floor, Albuquerque NM 87102, (505) 768-3100.

If you would like a copy of the record submitted to the City Council, copies are available upon request by calling (505) 924-3883.

Sincerely,

Dora Henry
Administrative Assistant

cc:
AMAFCA, ATTN: Loren Hines, 2600 Propspect NE, Albuquerque, New Mexico 87107
Wilson and Company Inc., 4900 Lang Ave NE, Albuquerque, NM 87109
Marilyn Maldonado
DRB File
Crystal Ortega, Clerk to the Council, City/County Bldg – 9th Floor

CITY OF ALBUQUERQUE

Planning Department
Deborah L. Stover, Director
Development Review Division
600 2nd Street NW – 3rd Floor
Albuquerque, NM 87102

NOTICE OF APPEAL

November 16, 2011

TO WHOM IT MAY CONCERN:

The Planning Department received the attached appeal on November 10, 2011. You will receive a Notice of Hearing as to when the appeal will be heard by the **Land Use Hearing Officer.**

Please refer to enclosed Bill (F/S OC-04-6, Land Use Hearing Officer Rules of Procedure and Qualifications) for any questions you may have regarding the Land Use Hearing Officer rules of procedure.

Any questions you might have regarding Land Use Hearing Officer policy or procedure that are not answered in the enclosed bill can be answered by Crystal Ortega, Clerk to the Council, (505) 768-3100.

CITY COUNCIL APPEAL NUMBER: **AC-11-06**

PLANNING DEPARTMENT CASE FILE NUMBERS: **1004540**
11DRB-70259

APPELLANT(s): **New Mexico Gas Company, Inc.**
P.O. Box 97500, MS BC22
Albuquerque, NM 87199-75

CC:
AMAFCA, ATTN: Loren Hines, 2600 Propspect NE, Albuquerque, New Mexico 87107
Wilson and Company Inc., 4900 Lang Ave NE, Albuquerque, NM 87109
Marilyn Maldonado
DRB File
Crystal Ortega, Clerk to the Council, City/County Bldg – 9th Floor

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

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

APPEAL / PROTEST of... — L A
- ✓ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): ___ PHONE: ___
ADDRESS: ___ FAX: ___
CITY: ___ STATE ___ ZIP ___ E-MAIL: ___

APPLICANT: NEW MEXICO GAS COMPANY, INC., A DELAWARE CORP. PHONE: (505) 798-3397
ADDRESS: P.O. BOX 97500, MS BC22 FAX: (505) 697-4481
CITY: ALBUQUERQUE STATE NM ZIP 87199-7500 E-MAIL: joseph.rice@nmgco.com
Proprietary interest in site: EASEMENTS **List all owners:** CITY OF ALBUQUERQUE, AMAFCA

DESCRIPTION OF REQUEST: SEE ADDENDUM "A", ATTACHED HERETO AND MADE A PART HEREOF.

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 1 Block: N/A Unit: N/A
Subdiv/Addn/TBKA: BOCA NEGRA DETENTION DAM
Existing Zoning: R-1 AND R-D Proposed zoning: ___ MRGCD Map No N/A
Zone Atlas page(s): D-9-Z AND D-10-Z UPC Code: SEE ADDENDUM "B", ATTACHED HERETO AND MADE A PART HEREOF.

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___
PROJECT NUMBER: 1004540 APPLICATION NUMBER: 11 DRB

CASE INFORMATION:
Within city limits? ✓Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 12 No. of **proposed** lots: 1 Total site area (acres): 26.9937
LOCATION OF PROPERTY BY STREETS: On or Near: UNSER BLVD. NW AND RAINBOW BLVD. NW
Between: ___ and ___

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

SIGNATURE ___ DATE 11/9/2011
(Print Name) JOSEPH A. RICE Applicant: ☑ Agent: ☐

FOR OFFICIAL USE ONLY Revised: 6/2011

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

Application case numbers	Action	S.F.	Fees
11CC - 30007	Appeal		$ 190.00
	ADV		$ 50.00
			$
			$
			$
		Total	$ 240.00

Hearing date ___

11-10-11
Staff signature & Date

Project # 1004540

FORM A: APPEAL/ PROTEST

Appeal to the Zoning Board of Appeals (BOA) regarding:

❑ **DECISION OF THE ZONING HEARING EXAMINER (ZHE)** **(BOA01)**

__ Project number of case being appealed: _____

__ Application number of case being appealed: _____
__ Letter explaining the reason(s) for the appeal *
__ Appellant's basis of standing as an appellant *
__ Letter of authorization from the appellant if this appeal application is submitted by an agent
__ Copy of the Official Notification of Decision regarding the matter being appealed
__ Fee (see schedule)

Appeal to the Landmarks and Urban Conservation Commission (LUCC) regarding:

❑ **CERTIFICATE OF APPROPRIATENESS**
DECISION OF THE PLANNING DIRECTOR OR STAFF **(LUCCAPP)**

__ Project number of case being appealed: _____

__ Application number of case being appealed: _____
__ Letter explaining the reason(s) for the appeal *
__ Appellant's basis of standing as an appellant *
__ Letter of authorization from the appellant if this appeal application is submitted by an agent
__ Copy of the Official Notification of Decision regarding the matter being appealed
__ Fee (see schedule)

Appeal to the Environmental Planning Commission (EPC) regarding:

❑ **DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER** **(EPC09)**
❑ **DETERMINATION OF THE IMPACT FEE ADMINISTRATOR** **(EPC10)**

__ Project number of case being appealed: _____

__ Application number of case being appealed: _____
__ Letter explaining the reason(s) for the appeal *
__ Appellant's basis of standing as an appellant *
__ Letter of authorization from the appellant if this appeal application is submitted by an agent
__ Copy of the Official Notification of Decision regarding the matter being appealed
__ Fee (see schedule)

Appeal/ Protest to the City Council and/ or the Land Use Hearing Officer regarding:

❑ **ADMINISTRATIVE AMENDMENT/DECISION OF PLANNING DIRECTOR/STAFF** **(CCSTAFF)**
❑ **DETERMINATION OR ACTION OF THE EPC** **(CCEPC)**
☒ **DETERMINATION OR ACTION OF THE DRB RE: SUBDIVISION ORD** **(CCDRB)**
❑ **ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL** **(CCBOA)**
❑ **DECISION OF THE LANDMARKS URBAN CONSERVATION COMMISSION** **(CCLUCC)**

✓ Project number of case being appealed: 1004540
✓ Application number of case being appealed: 11DRB 70259
✓ Reason for the appeal * SEE ADDENDUM "C", ATTACHED HERETO AND MADE A PART HEREOF.
✓ Appellant's basis of standing as an appellant * SECTION 14-16-4-4(B)(2)(d) - NMGC HAS A PROPERTY RIGHT
__ Letter of authorization from the appellant if this appeal application is submitted by an agent
✓ Copy of the Official Notification of Decision regarding the matter being appealed
✓ Fee (see schedule) SECTION 14-16-4-4(D) STATES THE FILLING FEE FOR THE APPEAL IS $55.00

*** Criteria for reasonable appeals and criteria for standing as an appellant are found in *Zoning Code §14-16-4-4*. An appeal must meet these criteria to be heard. The applicant should review these and other relevant documents carefully before preparing an appeal application.**

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

JOSEPH A. RICE
Applicant's Name **(please print!)**

Applicant's Signature — 11/9/2011 Date

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

Application case numbers:
11CC - 30007
-
-

11-10-11
Planner's Signature / Date

Project #: 1004540

Revised: July 2011

New Mexico
GAS COMPANY

Joseph A. Rice
NMGC Land Services
(Right of Way Section)
MS BC22
Office: (505) 798-3397
Fax: (505) 697-4481
E-mail: joseph.rice@nmgco.com

November 10, 2011

City of Albuquerque
Planning Department
Development Services Center
600 2nd Street NW
Albuquerque, NM 87120

Subject: Appeal of Project Number: 1004540, Application Number: 11DRB

Dear Development Review Board:

Pursuant to the City of Albuquerque Comprehensive City Zoning Code, NMGC appeals the Development Review Board's approval of Plat of Tract 1 Boca Negra Detention Dam ("Plat"). The basis for the appeal is that the Plat improperly attempts to grant AMAFCA an easement which encroaches upon NMGC's property rights. Specifically, NMGC has valid, perpetual easements granted in 1935 and 1957 for the construction, maintenance and operation of high-pressure natural gas transmission pipelines and related facilities. NMGC has not consented to AMAFC's encroachment upon NMGC's property rights and therefore the attempted grant of an easement to AMAFCA is invalid.

In support of this appeal, NMGC submits the enclosed City of Albuquerque Development/Plan Review Application, Form A: Appeal/Protest and attachments (Appeal Application Package). Also, enclosed is payment of $240.00 for the appeal application fee.

If you have any questions or need additional information, please let me know. I can be reached by telephone at (505) 798-3397 or by e-mail at joseph.rice@nmgco.com.

Best regards,

Joseph A. Rice
Senior Right of Way Agent

Enclosures: Appeal Application Package including payment of $240.00 for the appeal application fee

cc: Brandon Kauffman – NMGC (ROW)
Kirk Allen – Miller Stratvert Law Firm (via e-mail)

Addendum "A"

Appeal of Plat of Tract 1, Boca Negra Detention Dam

Description of Request: The DRB has approved Plat of **TRACT 1, BOCA NEGRA DETENTION DAM** ("Plat"). The Plat improperly attempts to grant AMAFCA an easement which encroaches upon NMGC's property rights. Specifically, NMGC has valid, perpetual easements granted in 1935 and 1957 for the construction, maintenance and operation of high-pressure natural gas transmission pipelines and related facilities. NMGC has not consented to AMAFC's encroachment upon NMGC's property rights and therefore the attempted grant of an easement to AMAFCA is invalid.

Addendum "B"

Appeal of Plat of Tract 1, Boca Negra Detention Dam

Site Information (UPC Code): Project Number: 1004540
Application Number: 11DRB

Uniform Property Code #s:

- 1-009-063-515-277-10734
- 1-009-063-513-227-40350
- 1-010-063-018-253-30801
- 1-010-063-047-235-30810
- 1-010-063-021-181-30710

Property Owner of Record: A.M.A.F.C.A.

Uniform Property Code #s:

- 1-010-063-070-252-20201
- 1-010-063-060-254-20202
- 1-010-063-051-264-20203
- 1-010-063-044-267-20204
- 1-010-063-035-269-20205
- 1-010-063-025-278-20206
- 1-010-063-019-284-20207

Property Owner of Record: City of Albuquerque

Legal Description: Sections 21 and 22, Township 11 North, Range 02 East, N.M.P.M
Subdivision: Tract 1, Boca Negra Detention Dam
Zone Atlas Pages: D-9-Z and D-10-Z

Addendum "C"

Appeal of Plat of Tract 1, Boca Negra Detention Dam

Reason for appeal: (Same as Description of Request noted in Addendum "A") The DRB has approved Plat of **TRACT 1, BOCA NEGRA DETENTION DAM** ("Plat"). The Plat improperly attempts to grant AMAFCA an easement which encroaches upon NMGC's property rights. Specifically, NMGC has valid, perpetual easements granted in 1935 and 1957 for the construction, maintenance and operation of high-pressure natural gas transmission pipelines and related facilities. NMGC has not consented to AMAFC's encroachment upon NMGC's property rights and therefore the attempted grant of an easement to AMAFCA is invalid.

New Mexico
GAS COMPANY

Joseph A. Rice
NMGC Land Services
(Right of Way Section)
MS BC22
Office: (505) 798-3397
Fax: (505) 697-4481
E-mail: joseph.rice@nmgco.com

November 10, 2011

City of Albuquerque
Planning Department
Development Services Center
600 2nd Street NW
Albuquerque, NM 87120

Subject: Supplemental Letter (Copies of Perpetual Easements)
Appeal of Project Number: 1004540, Application Number: 11DRB

Dear Development Review Board:

In reference to the subject appeal and per Mr. Jack Cloud's request of November 10, 2011, enclosed please find copies of New Mexico Gas Company's (NMGC's) perpetual easements that encumber the proposed Plat of Tract 1 Boca Negra Detention Dam ("Plat"). NMGC is the owner of the following perpetual Easements in the vicinity of the northwesterly edge of said Tract 1:

- An unrecorded Gas Easement granted by Santa Fe, Pacific Railroad Company on December 3, 1935, known as NMGC R/W 665-044; situate within Section 21, Township 11 North, Range 02 East of the New Mexico Principal Meridian, Bernalillo County, New Mexico; and
- Further defined in a Gas Easement granted by R. E. Hughes and Bessie L. Huges, his wife on October 17, 1955, as filed for record in the office of the Bernalillo County Clerk on March 29, 1956 in Volume D346, Folio 363, known as NMGC R/W 665-050; lying and being situate within Section 21 (Tract No. 1) and Section 22 (Tract No. 2), Township 11 North, Range 02 East of the New Mexico Principal Meridian, Bernalillo County, New Mexico; and
- Further defined in a Gas Easement granted by A.E. Fielder and Ann Fielder, his wife, on February 20, 1957, as filed for record in the office of the Bernalillo County Clerk on February 20, 1957 in Volume D-377, Folio 588, known as NMGC R/W 665-048; situate within Section 21, Township 11 North, Range 02 East of the New Mexico Principal Meridian, Bernalillo County, New Mexico.

Also, enclosed is a copy of Sheet 3 of 4 of this Plat with the location of these Gas Easements highlighted in "yellow".

NMGC currently owns and operates two very high pressure natural gas transmission pipelines within these Gas Easements. These transmission pipelines are critical for NMGC natural gas system and they are a major source of natural gas supply for the City of Albuquerque and surrounding communities.

AGREEMENT, Made this third day of December, 1935, between SANTA FE PACIFIC RAILROAD COMPANY, a corporation created by Act of Congress approved March 3, 1897, with its principal offices in Topeka, Kansas, (hereinafter referred to as the "Railroad Company"), party of the first part and the ALBUQUERQUE NATURAL GAS COMPANY, a Delaware Corporation, (hereinafter referred to as the "Gas Company"), party of the second part.

R E C I T A L S :

In connection with its natural gas pipe line the Gas Company desires the right, privilege and authority to construct, operate and maintain its pipe line for the conduct of natural gas over and across certain lands of the Railroad Company in Bernalillo and Sandoval Counties, New Mexico, in the location hereinafter more specifically described:

The Railroad Company is willing to grant the desired right upon the terms and conditions hereinafter set forth.

A G R E E M E N T :

ARTICLE I.

IN CONSIDERATION of the sum of One Dollar ($1.00) in hand paid by the Gas Company to the Railroad Company and of the covenants and agreements of the Gas Company hereinafter contained, and the faithful performance hereof, the Railroad Company hereby grants to the Gas Company the right, privilege and authority to construct, operate and maintain its natural gas pipe line

Kandut
CARDINEER
CARD MADE
Card made 11-21-44
m-D
PKI stop in use 11-20-44
SUG R/W NO. 665-44 Pg 1 of 9

and the appurtenances thereto, and to construct, maintain and operate telegraph and telephone wires in connection therewith, together with the necessary poles, guy wires and anchors over and crossing the property of the Railroad Company described as follows:

NEW MEXICO MERIDIAN, NEW MEXICO.

Beginning at a point in the north line of section twenty-one, township eleven north, range two east, Bernalillo County, New Mexico, at a point 1872 feet west of the northeast corner of said section, thence south 27 degrees, 14 minutes east, a distance of 4091 feet, to intersection with the east line of said section twenty-one.

Beginning at a point in the west line of section twenty-seven, township thirteen north, range one east, Sandoval County, New Mexico, at a point 430 feet north of the southwest corner of said section, thence south 28 degrees, 14 minutes east, a distance of 488 feet, to intersection with the south line of said section twenty-seven.

The location of said natural gas pipe line over and across the said sections of land is shown upon the prints attached hereto which are hereby made a part of this agreement.

The Gas Company, so long as such pipe line, telegraph and telephone lines and the appurtenances shall be maintained shall have ingress to and egress from the above described premises for the purpose of constructing, inspecting, repairing, maintaining and replacing its property above described, and the removal of such at will in whole or in part.

SJG R/W NO. 66-44 Pg 229

ARTICLE II.

IN CONSIDERATION of the foregoing grant, the Gas Company covenants and agrees with the Railroad Company as follows:

1. That it will pay to the Railroad Company upon the execution of this agreement, for the perpetual grant herein given, the sum of forty-one and 63/100 Dollars, ($41.63) which is computed at the rate of 15¢ per rod on an estimated length of two hundred seventy-seven and fifty hundredths (277.50) rods of pipe line on the Railroad Company's property.

2. That it will bury all pipes to a sufficient depth so as not to interfere with cultivation of the soil and that it will so construct and maintain its poles, wires, anchors, guy poles and wires and other fixtures and appurtenances that the same shall not unnecessarily interfere with the use and enjoyment of the Railroad Company's premises, either by the Railroad Company or by its licensees, assigns or grantees, and in the event that the Railroad Company or The Atchison, Topeka and Santa Fe Railway Company, a Kansas corporation, or the subsidiaries or successors of either of them, shall at any time construct any tracks or other facilities on said premises with which said pipe or pole lines shall interfere, that it will at its sole expense, make whatever changes are necessary in said pipe line, pole lines

SCG R/W NO. 665-44 Pg 329

Santa Fe Pacific Ry. Albuquerque Dist.

and appurtenances to avoid such interference and in the case of a track, that it will provide a clearance of not less than twenty-five (25) feet above the rails, the poles supporting the crossing wires to be double armed, one arm on each side of poles, arms being bolted together with block between, or such other type of construction as may then be permitted by statute or the order of competent public authority. If the Gas Company shall fail for a period of sixty (60) days after notice thereof to make any change required to be made by it under the provisions of this paragraph, the Railroad Company may make such change or cause it to be made and in such event the Gas Company agrees promptly to reimburse the Railroad Company for all expenses incurred in the work.

3. That it will at all times indemnify and save harmless the Railroad Company, and its subsidiaries and said The Atchison, Topeka and Santa Fe Railway Company and its subsidiaries, and successors and assigns, against all claims, demands, actions or causes of action arising out of loss or damage to property or injury to or death of persons resulting in any manner from the construction, maintenance, use, state of repair or presence of the said pipe line, pole lines and appurtenances upon the Railroad Company's premises and shall promptly pay to the Railroad

*3

SFC R/W NO. 665-44 Pg 4 of 9

Company or said The Atchison, Topeka and Santa Fe Railway Company or their respective subsidiaries and successors and assigns, the full amount of any loss or damage which they or either of them may sustain, incur or become liable for, and all sums which they or either of them, may pay or be compelled to pay in settlement for any claim on account thereof.

4. Should more than one pipe line be laid under the provisions of this agreement at any time the sum of 25¢ per lineal rod for each additional line shall be paid, beside any damages which may arise to growing crops or fences in connection with the construction, maintenance or operation of said additional line.

5. That it will promptly pay or discharge all taxes, rates, charges and assessments levied upon, in respect to, or on account of said pipe lines or telephone or telegraph lines, so as to prevent the same becoming a charge or lien upon said lands or property of the Railroad Company and so that the taxes, charges and assessments levied upon or in respect to said lands or property of the Railroad Company shall not be increased by the location, construction or maintenance of said pipe lines or any improvement, appliance or fixture connected therewith, placed upon the said lands or on account of the Gas Company's interest therein.

SCR R/W NO. 665-44 this one Pg 5 of 9

6. That if it shall at any time fail or refuse to comply with or carry out any of the covenants herein contained, and such failure shall continue for a period of sixty (60) days after written demand for such performance or compliance shall have been made upon the Gas Company by the Railroad Company, the Railroad Company may at its election without notice forthwith revoke this license and in case of such election the Gas Company shall, upon request, forthwith remove its said pipe line and pole lines and appurtenances and restore the Railroad Company's premises to the condition in which they were prior to the construction of said pipe line, pole lines and appurtenances. In case the Gas Company shall fail to make such removal or restoration within sixty (60) days after such request, the Railroad Company may proceed with such work and the Gas Company will promptly repay to the Railroad Company the cost thereof. No termination hereof shall release the Gas Company from any liability or obligation (whether of indemnity or otherwise) which may have attached or accrued previous to or which may be accruing at the time of such termination.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed in duplicate by their respective

SUG R/W NO. 665-44 this one Pg 6-2-9

officers thereunto duly authorized the day and year first hereinabove written.

SANTA FE PACIFIC RAILROAD COMPANY,

By _____
Vice President.

ATTEST:

_____
Assistant Secretary.

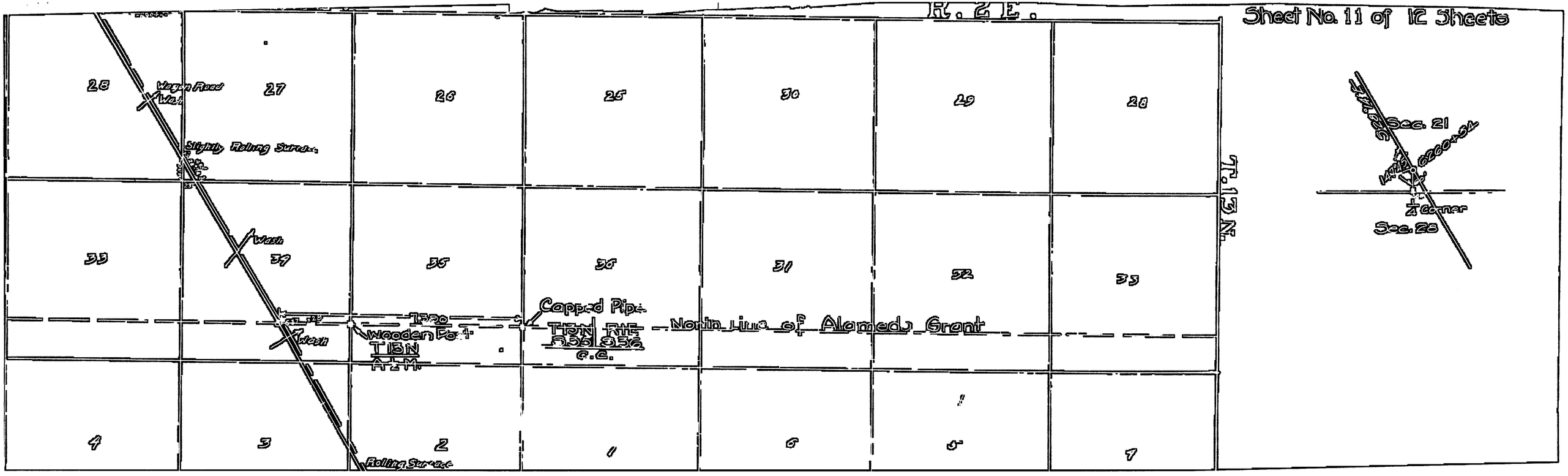
ALBUQUERQUE NATURAL GAS COMPANY

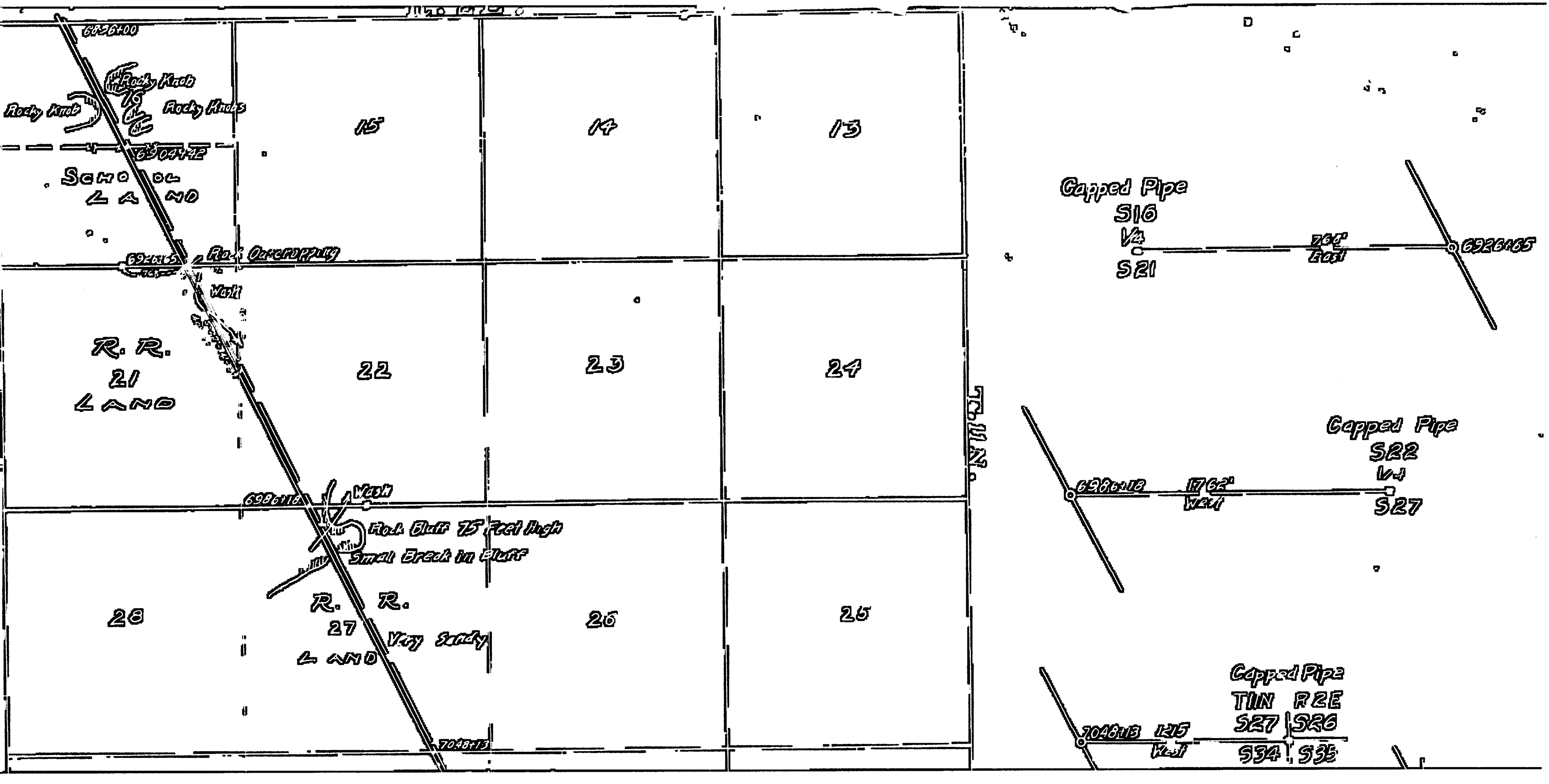
By _____
Vice President.

ATTEST:

_____
Asst. Secretary.

SCG R/W NO. 665-44 Pg 7 of 9


R. 2 E.
Sheet No. 11 of 12 Sheets
T. 13 N.
28
27
26
25
30
29
28
Wagon Road
Wash
Slightly Rolling Surface
33
34
35
36
31
32
33
Wash
Wash
Tree
Wooden Post
T13N
A2M
Capped Pipe
T13N R1E
S35 S36
G.C.
North line of Alameda Grant
4
3
2
1
6
5
7
Rolling Surface
Sec. 21
Sec. 28
1/4 Corner


6826+00
Rocky Knob
Rocky Knobs
Rocky Knob
6904+42
School Land
15
14
13
6926+65
Rock Outcropping
Wash
R. R. 21 Land
22
23
24
T. 11 N.
6986+18
Wash
Rock Bluff 75 Feet High
Small Break in Bluff
28
R. R. 27 Land
Very Sandy
26
25
7048+13
Capped Pipe
S16
1/4
S21
764' East
6926+65
Capped Pipe
S22
1/4
S27
6986+18
1762' West
7048+13
1215 West
Capped Pipe
T11N R2E
S27 S26
S34 S35

Morgan Lamay City
Santa Fe N.M.

90570

363

Albuquerque
Transmission
Gas

RIGHT OF WAY GRANT AND RELEASE OF CLAIMS

KNOW ALL MEN BY THESE PRESENTS:

That, WHEREAS, Southern Union Gas Company, a corporation, hereinafter referred to as the Company, has been since the year 1930 and is now the owner and user of easements for rights of way for its gas pipelines and telephone lines on, across, over and through the following described tracts of land situate in the County of Bernalillo, State of New Mexico:

Tract No. 1
A tract of land in Section 21 in Twp. 11 N., R. 2 E., N.M.P.M., said tract being 50 ft in width, that is 25 ft on each side of the following described centerline, to-wit: Beginning at the north section line of said Section 21 whence the Northeast corner of said Section 21 bears East 1884 feet; thence S. 27° 42' E. 2974 feet or 180.2 linear rods.

Tract No. 2
A tract of land in Section 22, Twp. 11 N., R. 2 E., N.M.P.M., said tract being 50 ft in width, that is 25 ft on each side of the following described centerline, to-wit: Beginning at a point on the south line of said Section 22 whence the Southwest corner of said Section 22 bears S. 89° 58' W. 852 feet; thence N. 22° 57' W. 181 feet; thence N. 25° 42' W. 243 feet; thence N. 27° 35' W. 1458 feet to a point on the west section line of said Section 22 whence the Southwest corner of said Section 22 bears South 1680 feet, the length of said line being 1882 feet or 114.1 linear rods.

Tract No. 3
A tract of land in Section 16, Twp. 11 N., R. 2 E., N.M.P.M., said tract being 50 ft in width, that is 25 ft on each side of the following described centerline, to-wit: Beginning at a point on the south line of said Section 16 whence the Southeast corner of said Section 16 bears East 1884 feet; thence N. 27° 42' W. 2236 feet or 135.5 linear rods.

and on which land the Company constructed and has operated a gas pipeline and a telephone line in connection therewith since the time of acquiring said rights of way; and,

WHEREAS, said Company has, subsequent to the construction of the gas pipeline in the previous paragraph mentioned and prior to the date hereof, constructed an additional gas pipeline for the transportation of natural gas on said right of way and land above described, and,

WHEREAS, the undersigned are the owners of Tracts 1 and 2 above described and hold a lease from the State of New Mexico for Tract 3 above described, and,

SCG R/W NO. 665-SP Pg 124

WHEREAS, said Company and the undersigned, hereinafter referred to as Owners, have reached an agreement for compensation for the use of said right of way for said additional pipeline and for compensation to said Owners for all damages in connection with the construction thereof, and the Owners have agreed that said Company continue to use said land and right of way for said additional pipeline,

NOW, THEREFORE, for and in consideration of the sum of $399.00, to them in hand paid by said Company, receipt of which is hereby acknowledged, said owners hereby do:

1. Grant to said Company, its successors and assigns, the right to maintain, operate, repair, replace and/or remove said additional pipeline with appurtenances thereto on, across, over and through the lands above described, subject, however, to the rights of the State of New Mexico as to Tract 3 above described.

2. Grant to said Company, its successors and assigns, rights of ingress and egress from said right of way area and easement including the right to use existing roads for the purpose of constructing, inspecting, maintaining, operating, replacing and/or removing said additional pipeline or telephone line, either in part or in whole, at the will of said Company, subject, however, to the rights of the State of New Mexico as to Tract 3 above described.

3. Release said Company as of the date hereof from any and all claims for damages of whatsoever nature, and for all compensation for rights of way, to which the Owners are or may be entitled to arising out of or in connection with the construction of said additional pipeline, together with all appurtenances thereto.

To Have and to Hold the above described rights of way, easements and other rights, together with all other rights necessary to construct, maintain, operate, repair, replace, and/or remove the facilities situated on, across, over, through, and under the lands embraced by the rights of way and easements hereby granted unto the Company, its successors and assigns, subject, however, to the rights of the State of New Mexico as to Tract 3 above described.

 See R/W NO. 665-50 Pg 274

Owners are to fully use and enjoy the lands hereinbefore described, subject only to the rights of way, easements and other rights above granted; Owners agree that no building, reservoir or other structure shall be constructed on said land within 25 ft of any of said facilities without the Company's written consent.

Provided, however, that the Company shall pay all damages occurring after the date hereof to growing crops, fences and/or any other improvements located on said above described area, which are caused by the exercise of the rights hereinabove granted. If any dispute arises relative to the amount of damages caused by the exercise of the rights hereinabove granted, said damages, if not mutually agreed upon, shall be ascertained and determined by three disinterested persons, one to be appointed by the Company and one by the Owners, and the third by the two persons so appointed, and the decision of a majority of the arbitrators thus chosen shall be final and conclusive upon both parties, subject, however, to the rights of the State of New Mexico as to Tract 3 above described.

Owners represent and warrant that they are the owners in fee simple of the land hereinbefore described, subject only to any valid and outstanding mortgages of record in said county, except that as to said Tract 3 Owners represent that they are the holders of a grazing lease on said tract from the State of New Mexico.

All rights herein granted to the Company are in addition to the original rights which said Company has by virtue of its former right of way grants.

IN WITNESS WHEREOF, this instrument is executed this 17 day of ~~January~~ October, 1955, so as to be binding upon the parties hereto, their heirs, administrators, successors, and/or assigns.

R E Hughes
R. E. Hughes

Bessie L. Hughes
Bessie L. Hughes, his wife

SUG R/W NO. 1665-50 Pg 374

Southern Union Gas Co.
Bol 1693

588

21441

Albuquerque
Transmission
Line
3 of 3

RIGHT OF WAY GRANT AND RELEASE OF CLAIMS

KNOW ALL MEN BY THESE PRESENTS:

That, WHEREAS, Southern Union Gas Company, a corporation, hereinafter referred to as the Company, has been since the year 1930 and is now the owner and user of an easement for right of way for its gas pipelines and telephone lines on, across, over and through the following described tract of land situate in the County of Bernalillo, State of New Mexico:

> A tract of land 50 ft in width, 25 ft on each side of the following described centerline, to-wit:
> Beginning at a point whence the Southeast corner of Section 21, Twp. 11 N., R. 2 E., N.M.P.M. bears South 1680 feet, thence N. 27° 42' W. 1084 feet, said tract of land containing one acre, more or less.

and on which land the Company constructed and has operated a gas pipeline and a telephone line in connection therewith since the time of acquiring said right of way; and,

WHEREAS, said Company has, subsequent to the construction of the gas pipeline in the previous paragraph mentioned and prior to the date hereof, constructed an additional gas pipeline for the transportation of natural gas on said right of way and land above described, and,

WHEREAS, said Company and the undersigned, hereinafter referred to as Owners, have reached an agreement for compensation for the use of said right of way for said additional pipeline and for compensation to said Owners for all damages in connection with the construction thereof, and the Owners have agreed that said Company continue to use said land and right of way for said additional pipeline,

NOW, THEREFORE, for and in consideration of the sum of $25.00, to them in hand paid by said Company, receipt of which is hereby acknowledged, said Owners hereby do:

1. Grant to said Company, its successors and assigns, the right to maintain, operate, repair, replace and/or remove said additional pipeline with appurtenances thereto on, across, over and through the lands above described.

SUG R/W NO. 665-48 Pg 1 of 3

2. Grant to said Company, its successors and assigns, rights of ingress and egress from said right of way area and easement including the right to use existing roads for the purpose of constructing, inspecting, maintaining, operating, replacing and/or removing said additional pipeline or telephone line, either in part or in whole, at the will of said Company.

3. Release said Company as of the date hereof from any and all claims for damages of whatsoever nature to which the Owners are or may be entitled to arising out of or in connection with the construction of said additional pipeline, together with all appurtenances thereto.

To Have and to Hold the above described rights of way, easements and other rights, together with all other rights necessary to construct, maintain, operate, repair, replace, and/or remove the facilities situated on, across, over, through, and under the lands embraced by the rights of way and easements hereby granted unto the Company, its successors and assigns.

Owners are to fully use and enjoy the lands hereinbefore described, subject only to the rights of way, easements and other rights above granted; Owners agree that no building, reservoir or other structure shall be constructed on said land within 25 ft of any of said facilities without the Company's written consent.

Provided, however, that the Company shall pay all damages occurring after the date hereof to growing crops, fences and/or any other improvements located on said above described area, which are caused by the exercise of the rights hereinabove granted. If any dispute arises relative to the amount of damages caused by the exercise of the rights hereinabove granted, said damages, if not mutually agreed upon, shall be ascertained and determined by three disinterested persons, one to be appointed by the Company and one by the Owners, and the third by the two persons so appointed, and the decision of a majority of the arbitrators thus chosen shall be final and conclusive upon both parties.

Owners represent and warrant that they are the owners in fee simple of the land hereinbefore described, subject only to any valid and outstanding mortgages of record in said county.

SOG R/W NO. 665-48 Pg 243

590

All rights herein granted to the Company are in addition to the original rights which said Company has by virtue of its former right of way grant.

IN WITNESS WHEREOF, this instrument is executed this 20 day of ~~January, 1955~~ February 1957, so as to be binding upon the parties hereto, their heirs, administrators, successors, and/or assigns.

A. E. Fielder
A. E. Fielder

Ann Fielder
Ann Fielder, his wife

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

On this 20 day of ~~January, 1955~~ February 1957, before me personally appeared A. E. Fielder and Ann Fielder, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged to me that they executed same as their free act and deed.

Witness my hand and seal the day and year last above written.

L. L. Fortney
Notary Public

My commission expires:
October 5, 1959

State of New Mexico
County of Bernalillo, } SS
This instrument was filed for record on

FEB 20 1957

At 3:11 o'clock P m. Recorded in Vol. D-377
of records of said County Folio 588
LUCY JARAMILLO Clerk & Recorder
Pauline Lawley Deputy Clerk
2-20-57

Indexed

SCS R/W NO. 665-48 Pg 3 of 3

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 26, 2011

Project# 1004540
11DRB-70256 VACATION OF PUBLIC EASEMENT
11DRB-70257 VACATION OF PUBLIC RIGHT-OF-WAY
11DRB-70258 BULK LAND VARIANCE
11DRB-70259 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for AMAFCA request(s) the referenced/ above action(s) for all or a portion of Block(s) 2 & 5, Unit 25 and Block 2, Unit 14 **VOLCANO CLIFFS SUBDIVISION &** Tract D, **VISTA VIEJA SUBDIVISION UNIT 2,** zoned R-1 & R-D, located at the 81ST ST NW BETWEEN UNSER BLVD NW AND COMPASS DR NW containing approximately 26.9937 acre(s). (D-9 & D-10) *[Deferred from 10/12/11]*

On October 12 and October 26, 2011, the Development Review Board held an advertised public hearing on the proposed vacations per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the proposed vacation of Atrisco Drive NW as shown on the "Vacation Exhibit" of the Boca Negra Detention Dam in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(2), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

Findings

(A)(1) The public road vacation and easement vacation requests were filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(2) There is a net benefit to the public welfare because the development of a significant community drainage facility made possible by the vacations is clearly more beneficial to the public welfare than any minor detriment resulting from the vacations. The vacations will not adversely impact traffic patterns in this area, and the City of Albuquerque does not need to utilize the platted right of way for roadway or other purposes based on the ownership and proposed replat.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacations were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacations and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on the 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.
3. Adequate easements shall be retained/ provided for public utilities and infrastructure; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat.

PROTEST: IT I S NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB's DECISION, WHICH IS BY November 10, 2011.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest 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 protest. You will receive notice if any other person files a protest.

In other actions taken by the Board, the Bulk Land Variance was approved and the preliminary/final plat was approved with final sign off delegated to Parks to amend Master Trails Agreement and to Planning for ABCWUA license to be recorded.

If you wish to appeal this decision, you must do so by November 10, 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).

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

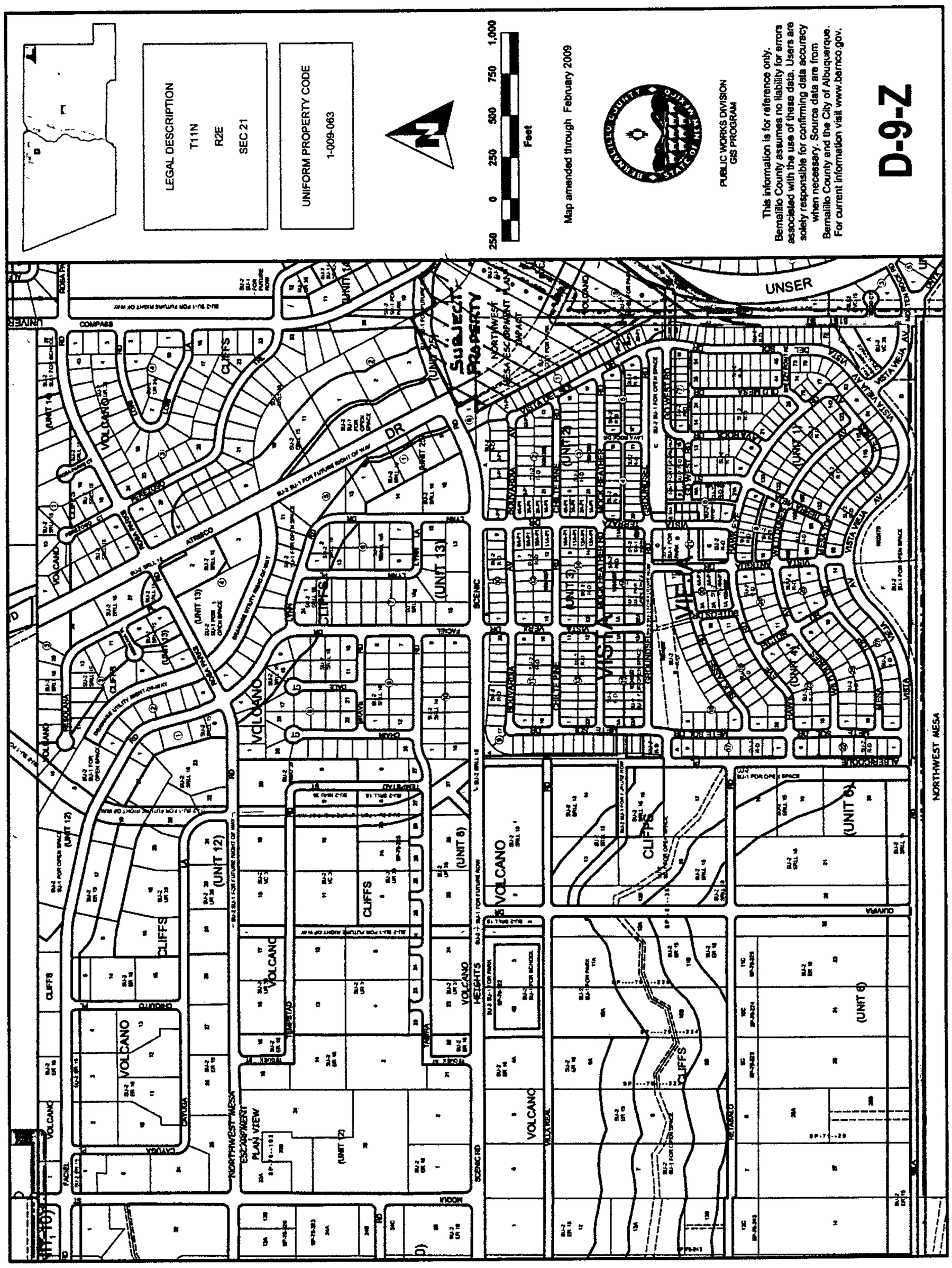
effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, DRB Chair

Cc: Wilson & Company Engineers & Architects (Kristine Susco) – 4900 Lang Ave NE – Albuquerque NM 87109
Cc: Albuquerque Metropolitan Flood Control Authority – 2600 Prospect NE – Albuquerque, NM 87107
Marilyn Maldonado
File

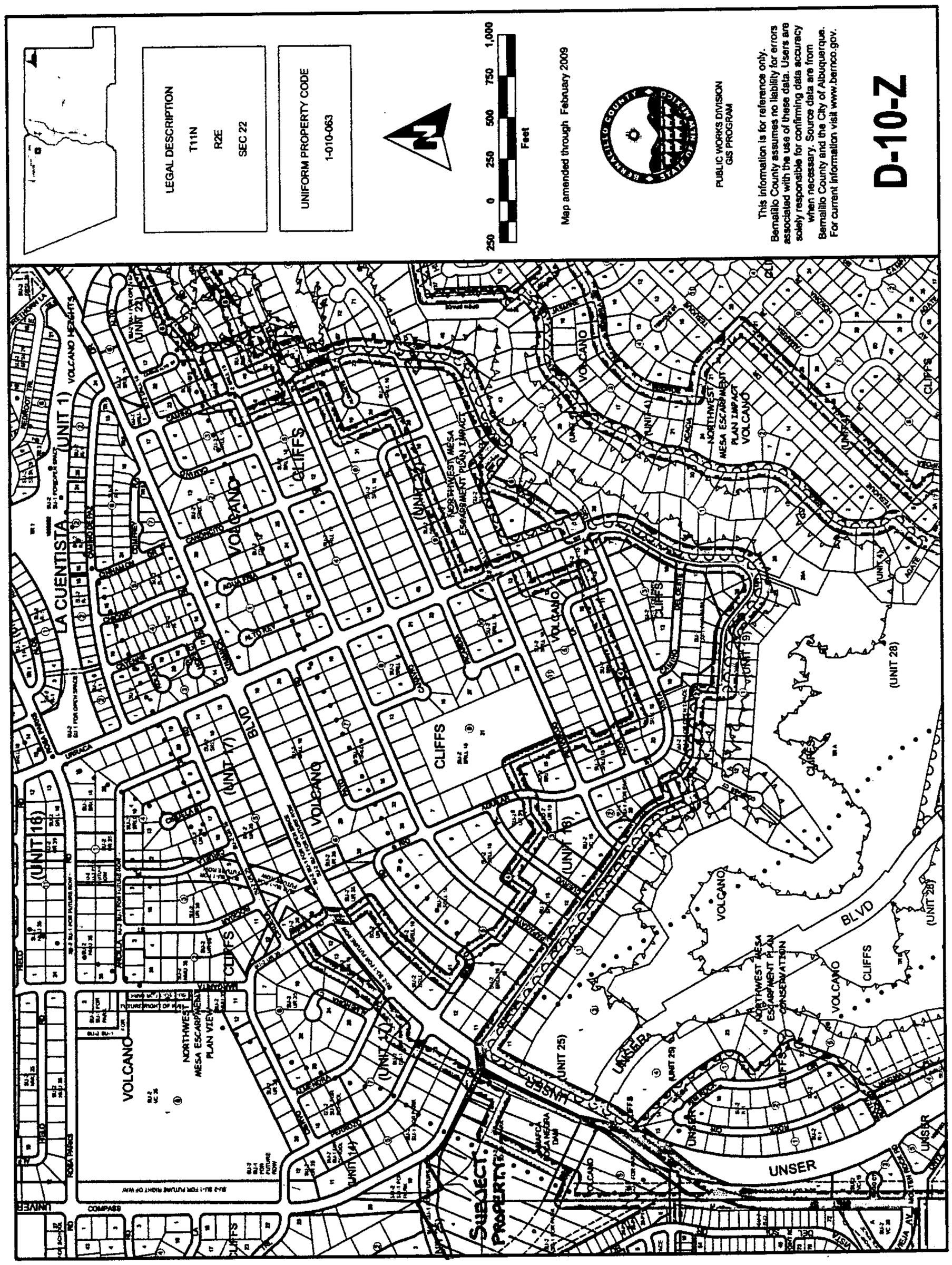
Zone Atlas Page D-9-Z

Appeal of Plat of Tract 1, Boca Negra Detention Dam



Zone Atlas Page D-10-Z

Appeal of Plat of Tract 1, Boca Negra Detention Dam



City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
_____Major subdivision action			_____Annexation
X Minor subdivision action			
X Vacation	V		_____Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
X Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		_____Sector Plan (Phase I, II, III)
_____for Subdivision			_____Amendment to Sector, Area, Facility or Comprehensive Plan
_____for Building Permit			
_____Administrative Amendment/Approval (AA)			_____Text Amendment (Zoning Code/Sub Regs)
_____IP Master Development Plan	D		_____Street Name Change (Local & Collector)
_____Cert. of Appropriateness (LUCC)			
	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			_____Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals
_____Storm Drainage Cost Allocation Plan			

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

APPLICATION INFORMATION:

Professional/Agent (if any): Wilson & Company Engineers & Architects (Kristine Susco) PHONE: 505-348-4191

ADDRESS: 4900 Lang Avenue NE FAX: 505-348-4055

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: kisusco@wilsonco.com

APPLICANT: Albuquerque Metropolitan Flood Control Authority PHONE: 505-884-5124

ADDRESS: 2600 Prospect NE FAX: 505-884-0214

CITY: Albuqueruqe STATE NM ZIP 87107 E-MAIL: lhines@amafca.org

Proprietary interest in site: Owener List all owners: AMAFCA, COA

DESCRIPTION OF REQUEST: Approval of Preliminary/Final Plat, Bulk Land Variance, Vacation of Public Easements and Public ROW, Dedication of Public ROW

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

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

Lot or Tract No. LOTS 4, 5 AND 6, BLOCK 2, LOT 1, BLOCK 5, VOLCANO CLIFFS SUBDIVISION, UNIT 25 AND COMMON AREA TRACT "D" OF VISTA VIEJA SUBDIVISION, UNIT 2, LOTS 12 THRU 18, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 14

Existing Zoning: R-1/RD Proposed zoning: No Change MRGCD Map No _____

Zone Atlas page(s): D-9,D-10 UPC Code: See attached

CASE HISTORY:

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

Project # 1004540

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No

No. of existing lots: 12 No. of proposed lots: 1 Total site area (acres): 26.9937

LOCATION OF PROPERTY BY STREETS: On or Near: 81sr Street NW

Between: Unser Blvd. NW and Compass Dr. NW

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

SIGNATURE Kristine Susco DATE 9-11-2001

(Print Name) Kristine Susco Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY Revised: 6/2011

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

Application case numbers	Action	S.F.	Fees
11DRB - 70256	VPE		$ 325.00
11DRB - 70257	VROW		$ 300.00
11DRB - 70258	BLV		$ 145.00
11DRB - 70259	P&F		$ 215.00
-	ADV		$ 75.00
	CMF		20.00
		Total	$ 980.00

Hearing date October 12, 2011

9.12.11
Staff signature & Date

Project # 1004540

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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
NA Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
NA Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
NA 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
NA 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
NA 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.

Kristine Susco
Applicant name (print)

KRISTINE 9-9-11
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
11DRB - - 70259
- -
- -

9-12-11
Planner signature / date

Project # 1004540

FORM V: SUBDIVISION VARIANCES & VACATIONS

☒ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

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

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

☒ **VACATION OF PUBLIC EASEMENT (DRB27)** 5
☒ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)** 1

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

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

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

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

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

KRISTINE SUSCO
Applicant name (print)

9-9-11
Applicant signature / date

Form revised 4/07

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

Application case numbers
11DRB - - 70256
11DRB - - 70257
11DRB - - 70258

9-12-11
Planner signature / date

Project # 1004540

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 27, 2011 To October 12, 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.

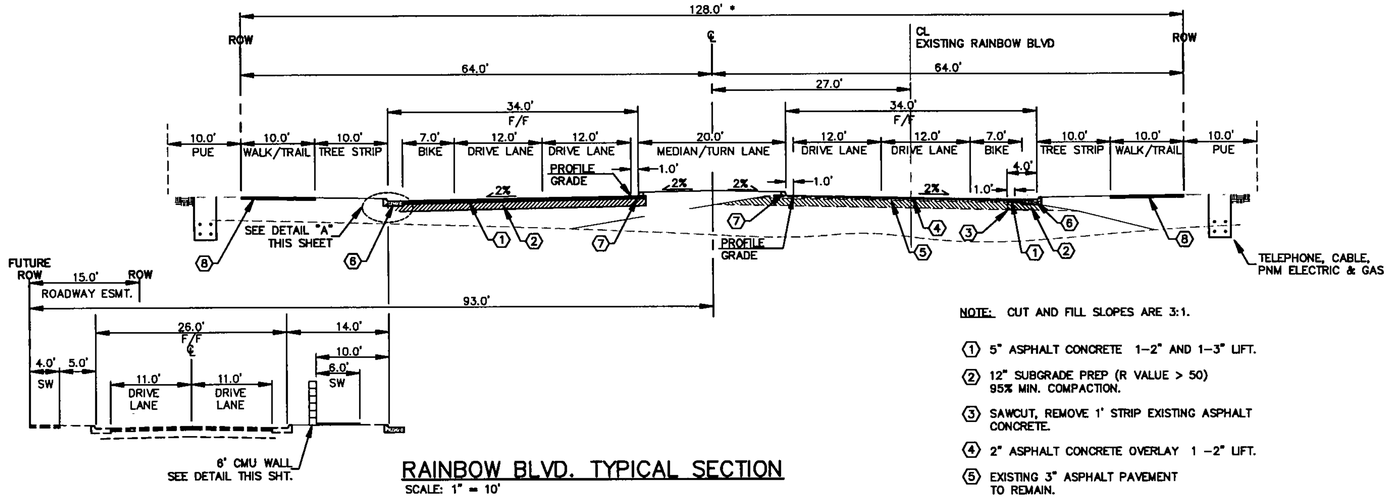
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Christine [signature] 9-12-2011
(Applicant or Agent) (Date)

I issued 3 signs for this application, 9-12-11 [signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004540

Rev. 1/11/05



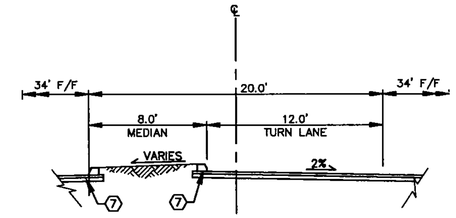
RAINBOW BLVD. TYPICAL SECTION

SCALE: 1" = 10'

* STATION 25+29.44 TO STATION 39+11.61, 128' ROW
STATION 39+11.61 TO STATION 42+08.02, 147' ROW
STATION 42+08.02 TO STATION 47+74.18, 156' ROW

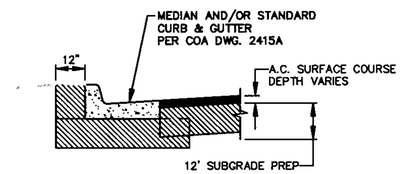
NOTE: CUT AND FILL SLOPES ARE 3:1.

1. 5" ASPHALT CONCRETE 1–2" AND 1–3" LIFT.
2. 12" SUBGRADE PREP (R VALUE > 50) 95% MIN. COMPACTION.
3. SAWCUT, REMOVE 1' STRIP EXISTING ASPHALT CONCRETE.
4. 2" ASPHALT CONCRETE OVERLAY 1 –2" LIFT.
5. EXISTING 3" ASPHALT PAVEMENT TO REMAIN.
6. STANDARD CURB & GUTTER PER STD DWG 2415A.
7. PINNED CURB TYPE III MEDIAN PAVEMENT PER STD DWG 2415B.
8. 2" ASPHALT TRAIL.



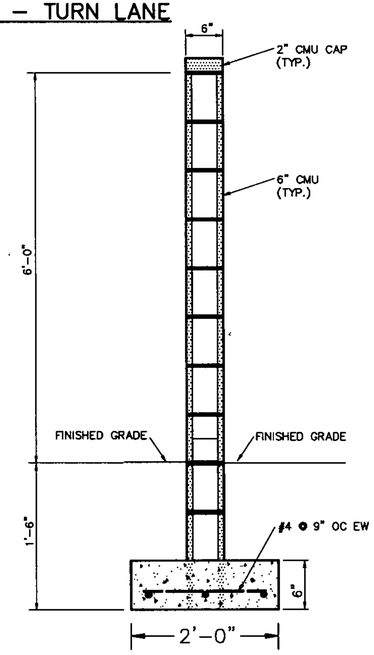
RAINBOW BLVD. TYPICAL SECTION – TURN LANE

SCALE: 1" = 5'

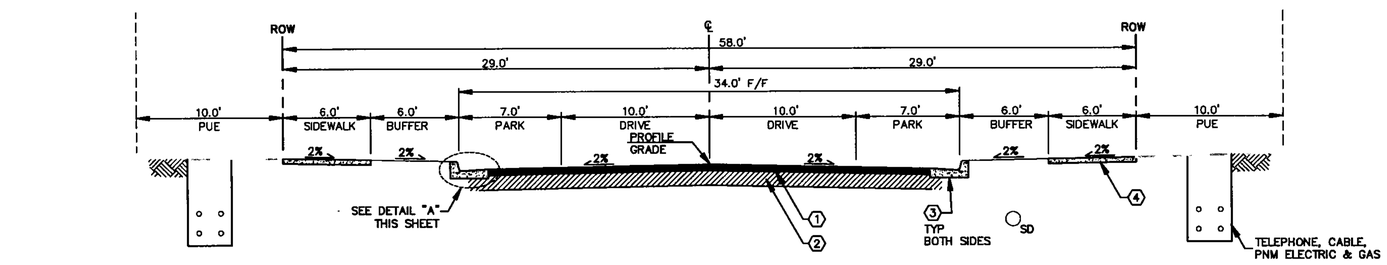


DETAIL "A" – TYPICAL MODULE

NTS (TYPICAL ALL CURB & GUTTER)



CMU WALL DETAIL



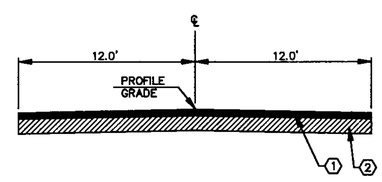
SCENIC RD. TYPICAL SECTION

SCALE: 1" = 5'

STATION 19+00.00 TO STATION 20+74.74

NOTE: CUT AND FILL SLOPES ARE 3:1.

1. 5" ASPHALT CONCRETE (AC) 1–2" AND 1–3" LIFT.
2. 12" SUBGRADE PREP (R VALUE > 50) 95% MIN. COMPACTION.
3. STANDARD CURB & GUTTER PER STD DWG 2415A.
4. 6' SIDEWALK PER STD DWG 2430.



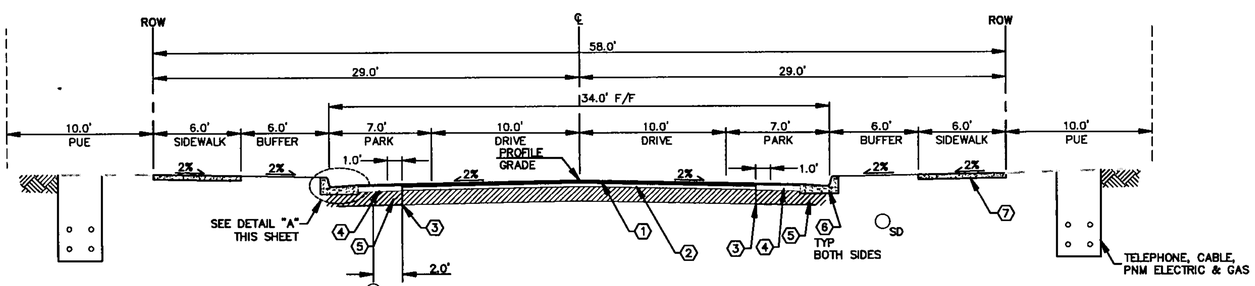
SENIC RD. TYPICAL SECTION

SCALE: 1" = 5'

STATION 13+50.00 TO STATION 19+00.00

NOTE: CUT AND FILL SLOPES ARE 3:1.

1. 3" ASPHALT CONCRETE (AC) 1–3" LIFT.
2. 12" SUBGRADE PREP (R VALUE > 50) 95% MIN. COMPACTION.



UNIVERSE BLVD. TYPICAL SECTION

SCALE: 1" = 5'

NOTE: CUT AND FILL SLOPES ARE 3:1.

1. 2" ASPHALT CONCRETE (AC) OVERLAY 1–2" LIFT.
2. EX 3" ASPHALT CONCRETE PAVEMENT TO REMAIN.
3. SAWCUT, REMOVE EXISTING ASPHALT CONCRETE.
4. 5" ASPHALT CONCRETE.
5. 12" SUBGRADE PREP (R VALUE > 50) 95% MIN. COMPACTION.
6. STANDARD CURB & GUTTER PER STD DWG 2415A.
7. 6' SIDEWALK PER STD DWG 2430.

WILSON & COMPANY
4900 LANG AVE NE
ALBUQUERQUE, NEW MEXICO 87109
PH (505) 348-4000
FAX (505) 348-4072
www.wilsonco.com

AS-BUILT INFORMATION
CONTRACTOR / WORK STAKED BY / DATE
INSPECTOR'S ACCEPTANCE BY / DATE
FIELD VERIFICATION BY / DATE
DRAWINGS CORRECTED BY / DATE

MICRO-FILM INFORMATION
RECORDED BY / DATE
NO.

BENCH MARKS
ACS BRASS CAP, STAMPED "3-E10"
SET IN TOP OF CONCRETE POST PROJECTING 0.30 FT. ABOVE GROUND. LOCATED APPROX. 225' E OF THE INTERSECTION OF RIM ROCK DR. NW AND MARIGOLD DR. NW
(NAD 1983), X 1499059.808, Y 1512627.946
ELEVATION = 5318.89 FT. (NAVD 1988)

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REMARKS	BY

WILSON & COMPANY, ENGINEERS & ARCHITECTS
DESIGNED BY TGO/ELO DATE 2011
DRAWN BY ELO DATE 2011
CHECKED BY SJM DATE 2011

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

SPECIAL ASSESSMENT DISTRICT 228–VOL 2
TYPICAL SECTIONS – Units 14 & 25

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

WCEA #0840010400 JULY 2011	City Project No. 693391	Zone Map No. D–9, D–10	Sheet 4	Of 29

M:\RR\08-400-104-00\CADD\SHEETS\UNITS 14-25\08 Typ Sec.dwg 10/25/2011 1:53:03 PM MDT

FINDINGS:

(1) the variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community, because the proposed parcel will allow for flood control and transportation infrastructure; and

(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, because the infrastructure allowed by the variance is for programmed capital improvements; and

(3) The variance will not permit, encourage or make possible undesired development in the 100-year Floodplain, because the resulting plat will note any existing 100-year Floodplains; and

(4) The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements and in fact will facilitate the development of public improvements for flood control and transportation; and

(5) varying from the normal requirements will encourage flexibility and economy in design of a subdivision, in accordance with accepted principles of site planning.

(5) the parcels being granted the variance are considered bulk land subdivisions where use of the land for building purposes is not expected by the Development Review Board prior to further subdivision or zoning site development plan approval. And the parcels will require additional public agency review in the form of site plan review and approval.

The public health, safety, comfort, convenience, and general welfare of the people of the city require the harmonious, orderly, and coordinated development of land within the city and its planning and platting jurisdiction. In furtherance of this purpose, this article provides for control by the city of the subdivision of land. The **intent** of such control is to secure:

(A) Coordination of land development in accordance with orderly physical patterns as stated in the Albuquerque/Bernalillo County Comprehensive Plan, and such further plans, policies, and ordinances as may have been or may hereafter be adopted by the City Council;

(B) Adequate provision for light and air, solar access, public open spaces, water supply, drainage, flood control, sanitation including sewer service, and other public facilities;

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 12, 2011

Project# 1004540
11DRB-70256 VACATION OF PUBLIC EASEMENT
11DRB-70257 VACATION OF PUBLIC RIGHT-OF-WAY
11DRB-70258 BULK LAND VARIANCE
11DRB-70259 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

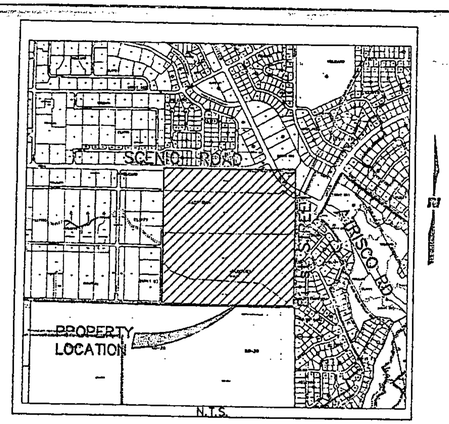
WILSON AND COMPANY INC agent(s) for AMAFCA request(s) the referenced/ above action(s) for all or a portion of Block(s) 2 & 5, Unit 25 and Block 2, Unit 14 **VOLCANO CLIFFS SUBDIVISION &** Tract D, **VISTA VIEJA SUBDIVISION UNIT 2,** zoned R-1 & R-D, located at the 81ST ST NW BETWEEN UNSER BLVD NW AND COMPASS DR NW containing approximately 26.9937 acre(s). (D-9 & D-10)

AMAFCA Boca Negra Dam Bulk Land Plat, (D-9/D-10) No objection to requested actions. AMAFCA has been deeded all property necessary for the dam per the agreement among the City, AMAFCA and developers, dated September 22, 2005. AMAFCA has signed the plat as owner and will sign the plat as reviewing agency.
COG No comments
TRANSIT No comments
ZONING ENFORCEMENT No comments
NEIGHBORHOOD COORDINATION Letters sent to: Molten Rock NA (R) and Volcano Cliffs Property Owners Assoc.
APS This will have no adverse impacts to the APS district.
POLICE DEPARTMENT No comments
FIRE DEPARTMENT No comments
PNM ELECTRIC & GAS No comments
COMCAST No comments
QWEST No comments

ENVIRONMENTAL HEALTH No comments
M.R.G.C.D No comments
OPEN SPACE DIVISION No comments
CITY ENGINEER Hydrology has no objections to all of the requests.
TRANSPORTATION DEVELOPMENT It is unclear why a portion of the Unser frontage is being dedicated as public right of way, while another portion is being encumbered with a public roadway easement. Please clarify. Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required. Define the width of all right of way. Clarify existing roadway conditions. Infrastructure improvements may be required
PARKS AND RECREATION Parks and Recreation is coordinating with AMAFCA for trail and other possible recreation uses. No objections to Vacation of Public Easement, Vacation of Public Right-of-Way, Bulk Land Variance or Minor-Preliminary/Final Plat Approval.
ABCWUA A license agreement will be required between AMAFCA and ABCWUA before the Atrisco roadway vacation action can be approved. No other objections to the other vacation actions, or the bulk land variance.
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed vacations. Regarding remaining easements, is there a physical difference between Keyed Easements L and O? For new easement T, please describe as a PUBLIC Roadway Easement. Proposed plat does not appear to qualify for a Bulk Land Variance, because the DRB does not expect further public agency review for this parcel. Please describe the status of adjacent infrastructure.

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

(n)



SUBDIVISION DATA:

D.R.B. CASE NO. 04DRB-01523

ZONE ATLAS INDEX NO. D - 9 - Z

TOTAL NO. OF LOTS EXISTING: FOUR

TOTAL NO. OF LOTS CREATED: FOUR

GROSS SUBDIVISION ACREAGE: 158.8919 ACRES

TOTAL MILES OF STREETS CREATED: 0

TALOS LOG NO. 2005152716

DATE OF SURVEY: MAY 2004

GENERAL NOTES:

1. ALBUQUERQUE CONTROL STATION "8-C10" DATA:

   3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP
   NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
   X = 361,860.83
   Y = 1,521,476.37
   ELEV. = 5390.130 (SLD 1929)
   GROUND TO GRID FACTOR = 0.9996640
   DELTA ALPHA = -00°15'59"
   NAD 1927

2. ALBUQUERQUE CONTROL STATION "ACS SC 15|14" 22|23 DATA:

   2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911" RIVETED TO A 2" IRON PIPE SET IN CONC. PROJECT 1 FT. ABOVE THE GROUND
   NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
   X = 362,716.29
   Y = 1,519,036.59
   GROUND TO GRID FACTOR = 0.9996676
   DELTA ALPHA = -00°15'53"
   NAD 1927

3. FIELD SURVEY WAS PERFORMED ON MAY 2004.

4. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE). BASED ON A LINE FROM "8-C10" TO "ACS 15-23"
   BEARING = S 19°19'20" E

5. ALL DISTANCES ARE GROUND DISTANCES.

6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS AND DISTANCES.

X3-218-078 4/11/05

LEGAL DESCRIPTION

Tracts numbered One-A (1-A), One-B (1-B), Two-A (2-A) and Two-B (2-B) of the Land Division Plat for KASSUBA-MONTBEL LANDS, within Section 21, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 25, 1984, in Plat Book C23, Folio 30.

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS BULK LAND PLAT IS TO:

1. VACATE INTERIOR PROPERTY LINES DESCRIBING TRACTS 1-A, 1-B, 2-A AND 2-B AND SUBDIVIDE KASSUBA MONTBEL LANDS INTO FOUR BULK LAND TRACTS (TRACTS 1-4) VISTA VIEJA LANDS.
2. GRANT ADDITIONAL EASEMENTS.

BULK LAND PLAT NOTES:

FUTURE SUBDIVISION OF LAND WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS OF WAY AND EASEMENT, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

BERNALILLO COUNTY, THE CITY OF ALBUQUERQUE, THE EXTRATERRITORIAL LAND USE COMMISSION (ELUC), AND THE EXTRATERRITORIAL LAND USE AUTHORITY (ELUA), 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 AREA APPROVED.

BY APPROVAL OF THIS PLAT, BERNALILLO COUNTY AND THE CITY OF ALBUQUERQUE MAKE NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OR 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.

FLOOD NOTE:

PORTIONS OF THIS PROPERTY ARE WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S "FLOOD INSURANCE RATE MAP". ANY DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE BERNALILLO COUNTY FLOOD DAMAGE PREVENTION ORDINANCE. THE PROPERTY MAY BE SUBJECT TO THE FLOOD INSURANCE REQUIREMENTS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE IS LIKELY TO BE REQUIRED FOR DEVELOPMENT OF THESE PROPERTIES."

FREE CONSENT AND DEDICATION:

THE PLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASABLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, DO HEREBY GRANT EASEMENTS SHOWN HEREON.

OWNER/PROPRIETOR OF VISTA VIEJA SUBDIVISION TRACTS 1 THROUGH 4

BY: John Clarke V.P. for
SCOTT SCHIABOR, PRESIDENT SPS, LLC

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12th DAY OF April, 2005

BY: Barbara E. Rubio FOR AND ON BEHALF OF JOHN CLARKE

NOTARY PUBLIC: Barbara E. Rubio

MY COMMISSION EXPIRES: February 2, 2009

OFFICIAL SEAL
Barbara E. Rubio
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 02/02/09

INDEXING INFORMATION FOR COUNTY CLERK

OWNER: SECTION 21,T.11N., R.2E., N.M.P.M. SUBDIVISION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
UNIFORM PROPERTY CODE: 100906339709440114, 100906339718140115
100906338702440113, 100906339724140116

PROPERTY OWNER OF RECORD: SPS, LLC Albuq Land Co Volcano Cliff

BERNALILLO COUNTY TREASURES OFFICE: Dana Vigil 21 Apr 05

Maru Herrera Bern. Co. PLAT R 17.00 2005055812 62516868 Page: 1 of 3 04/21/2005 12:18P Bk-2005C Pg-122

THIS SURVEY SUBS TO THIS DOC.

12

BULK LAND PLAT OF VISTA VIEJA SUBDIVISION

FORMERLY: TRACTS 1-A, 1-B, 2-A AND 2-B
KASSUBA-MONTBEL LANDS
WITHIN SECTION 21
T.11N., R.2E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2005

APPROVALS:

SUBDIVISION CASE NO.: 1003470 DRB NO.: 04DRB01523

CITY SURVEYOR, ALBUQUERQUE, NM	DATE 4-12-05
TRAFFIC ENGINEERING, ALBUQUERQUE, NM	DATE 4-20-05
PARKS & RECREATION, ALBUQUERQUE, NM	DATE 4/20/05
UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM	DATE 4-20-05
REAL PROPERTY DIVISION, ALBUQUERQUE, NM	DATE
A.M.A.F.C.A.	DATE 4/20/05
CITY ENGINEER, ALBUQUERQUE, NM	DATE 4/20/05

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 4/20/05

UTILITY COMPANY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST.

PNM GAS & ELECTRIC SERVICES DISCLAIMER:

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

PNM ELECTRIC SERVICES	DATE 4-18-05
PNM GAS SERVICES	DATE 4-18-05
COMCAST DIGITAL CABLE	DATE 4-19-05
QWEST COMMUNICATIONS	DATE 4-21-05

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE OCTOBER 1, 2000.

CHRISTOPHER S. CROSHAW
N.M.P.L.S. #14733

11 April 2005
DATE

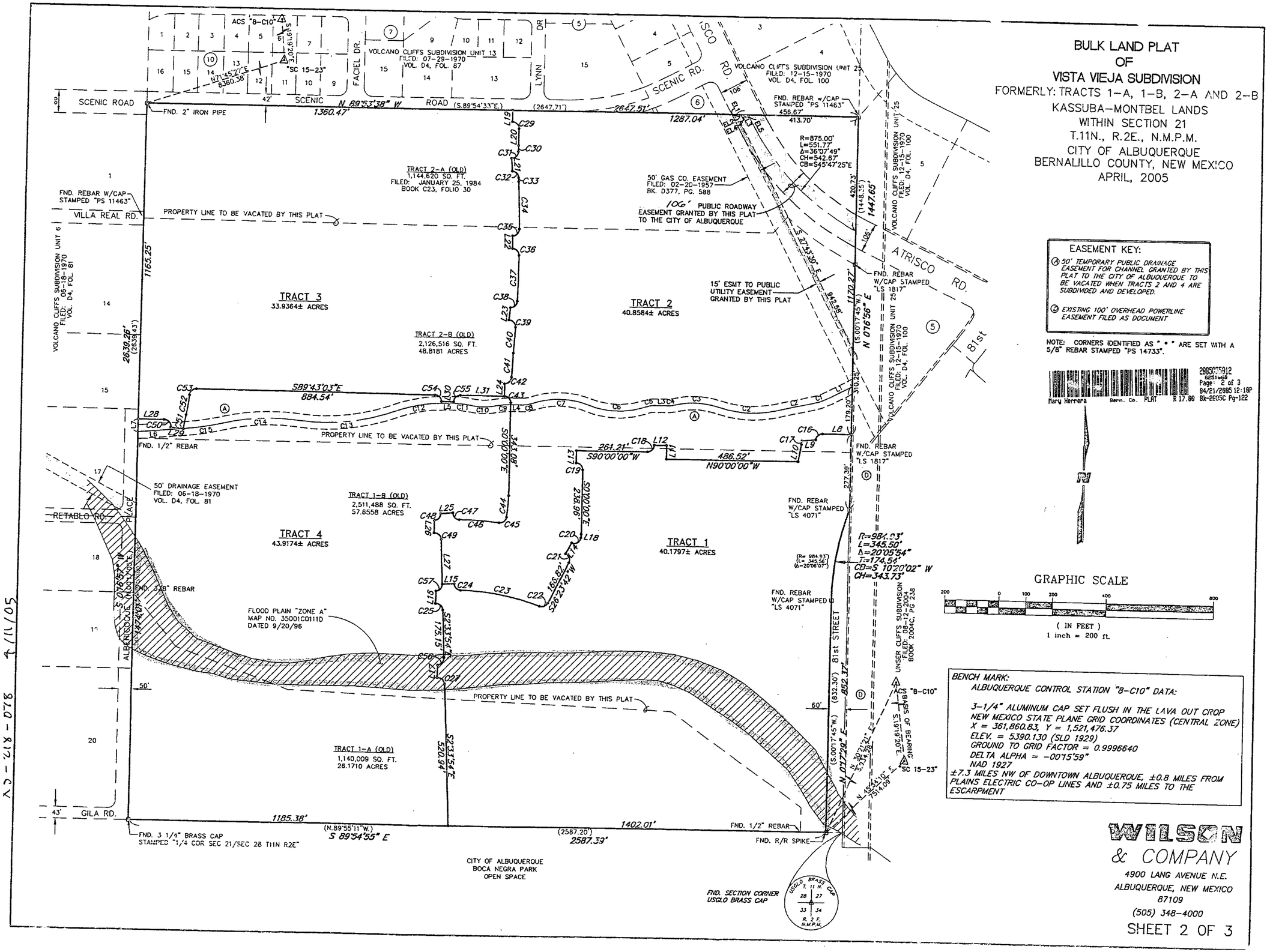
CHRISTOPHER S. CROSHAW NEW MEXICO 14733 4-11-05 REGISTERED PROFESSIONAL SURVEYOR

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

SHEET 1 OF 3
WCEA PROJ. NO. X3-218-078

BULK LAND PLAT
OF
VISTA VIEJA SUBDIVISION

FORMERLY: TRACTS 1-A, 1-B, 2-A AND 2-B
KASSUBA-MONTBEL LANDS
WITHIN SECTION 21
T.11N., R.2E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2005



EASEMENT KEY:

(A) 50' TEMPORARY PUBLIC DRAINAGE EASEMENT FOR CHANNEL GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE TO BE VACATED WHEN TRACTS 2 AND 4 ARE SUBDIVIDED AND DEVELOPED.

(D) EXISTING 100' OVERHEAD POWERLINE EASEMENT FILED AS DOCUMENT

NOTE: CORNERS IDENTIFIED AS " • " ARE SET WITH A 5/8" REBAR STAMPED "PS 14733".

2005055912
6251 ess8
Page: 2 of 3
04/21/2005 12:18P
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2005C Pg-122

BENCH MARK:

ALBUQUERQUE CONTROL STATION "8-C10" DATA:

3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X = 361,860.83, Y = 1,521,476.37
ELEV. = 5390.130 (SLD 1929)
GROUND TO GRID FACTOR = 0.9996640
DELTA ALPHA = -00°15'59"
NAD 1927
±7.3 MILES NW OF DOWNTOWN ALBUQUERQUE, ±0.8 MILES FROM PLAINS ELECTRIC CO-OP LINES AND ±0.75 MILES TO THE ESCARPMENT

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

05/11/4 820-812-CV

2005055012
6251969
Page: 3 of 3
04/21/2005 12:18P
Bk-265SC Pg-122
Mary Herrera Bern. Co. PLAT R 17.00

BULK LAND PLAT
OF
VISTA VIEJA SUBDIVISION

FORMERLY: TRACTS 1–A, 1–B, 2–A AND 2–B
KASSUBA–MONTBEL LANDS
WITHIN SECTION 21
T.11N., R.2E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2005

LINE TABLE		
LINE	LENGTH	BEARING
L1	104.35	N62°44'44"E
L2	150.00	N77°45'48"E
L3	50.00	S90°00'00"E
L4	50.00	S90°00'00"E
L5	50.00	N89°23'00"E
L6	170.26	N85°00'00"E
L7	47.15	N00°16'57"E
L8	109.82	S89°56'13"E
L9	51.14	N85°07'30"E
L10	63.97	N10°12'16"E
L11	51.00	S00°00'00"E
L12	46.00	N90°00'00"E
L13	46.00	N00°00'00"E
L14	46.42	S29°05'12"W
L15	46.00	S88°03'08"W
L16	46.25	S00°32'18"W
L17	46.30	S00°51'08"W
L18	12.86	N04°47'18"E
L19	42.67	S00°06'22"W
L20	63.08	S00°00'00"E
L21	46.32	S05°06'03"E
L22	46.01	S01°09'27"E
L23	46.17	S05°09'40"W
L24	46.00	S00°49'09"W
L25	46.09	S85°48'04"W
L26	46.15	S00°11'51"E
L27	166.16	S02°33'54"E
L28	96.30	N89°54'55"W
L29	46.00	N83°20'36"W
L30	46.02	N88°44'27"W
L31	163.55	N89°43'03"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	Delta	Tangent	Chord Bearing	Chord Length
C1	52.42	200.00	15°01'05"	26.36	N70°15'16"E	52.27
C2	209.30	400.00	29°58'50"	107.11	S87°14'46"E	206.92
C3	166.75	300.00	31°50'50"	85.59	N88°10'46"W	164.61
C4	24.61	100.00	14°06'12"	12.37	N82°56'54"E	24.55
C5	34.03	100.00	19°30'00"	17.18	S80°15'00"W	33.87
C6	213.18	300.00	40°42'54"	111.32	S89°08'33"E	208.73
C7	213.13	300.00	40°42'18"	111.29	N89°08'15"W	208.68
C8	34.02	100.00	19°29'24"	17.17	N80°15'18"E	33.85
C9	49.68	250.00	11°23'11"	24.92	S84°18'25"W	49.60
C10	104.16	250.00	23°52'19"	52.85	S89°27'01"E	103.41
C11	57.17	250.00	13°06'09"	28.71	N84°03'56"W	57.05
C12	174.80	500.00	20°01'52"	88.30	S79°22'04"W	173.92
C13	367.00	750.00	28°02'12"	187.25	N83°22'14"E	363.35
C14	274.13	750.00	20°56'31"	138.61	S86°55'05"W	272.60
C15	149.28	1000.00	8°33'11"	74.78	N80°43'25"E	149.14
C16	36.43	25.00	83°29'28"	22.31	S48°15'16"W	33.29
C17	13.70	369.00	2°07'40"	6.85	N09°08'26"E	13.70
C18	39.27	25.00	90°00'00"	25.00	N45°00'00"E	35.36
C19	39.27	25.00	90°00'00"	25.00	N45°00'00"W	35.36
C20	44.47	25.00	101°55'25"	30.83	N60°32'18"E	38.84
C21	41.54	25.00	95°12'44"	27.38	N21°12'40"W	36.93
C22	36.58	25.00	83°50'19"	22.45	N68°18'52"E	33.40
C23	302.84	890.00	19°29'45"	152.90	N79°30'51"W	301.38
C24	37.83	25.00	86°41'50"	23.60	S45°54'49"E	34.32
C25	40.59	25.00	93°01'46"	26.36	N49°04'47"W	34.51
C26	40.59	25.00	93°01'46"	26.36	N49°04'47"W	36.28
C27	40.76	25.00	93°24'57"	26.54	N49°16'22"E	36.39
C28	40.76	25.00	93°24'57"	26.54	N49°16'22"W	36.39
C29	39.23	25.00	89°54'33"	24.96	N44°57'17"W	35.33
C30	22.07	2523.00	0°30'05"	11.04	S00°15'02"E	22.07
C31	40.20	25.00	92°07'34"	25.95	N45°33'42"E	36.01
C32	37.35	25.00	85°36'26"	23.15	N45°28'02"W	33.97
C33	13.88	2523.00	0°18'54"	6.94	S02°49'16"E	13.88
C34	175.11	4977.00	2°00'57"	87.55	N01°58'15"W	175.08
C35	39.81	25.00	91°14'44"	25.55	N44°39'35"E	35.74
C36	39.21	25.00	89°51'55"	24.94	N44°47'06"W	35.31
C37	166.86	4977.00	1°55'15"	83.44	N01°06'29"E	166.86
C38	38.49	25.00	88°12'49"	24.23	N46°10'32"E	34.80
C39	40.53	25.00	92°53'53"	26.30	N43°16'07"W	36.24
C40	95.87	4977.00	1°06'13"	47.94	N03°43'56"E	95.87
C41	89.77	2000.00	2°34'18"	44.89	S02°59'53"W	89.76
C42	38.65	25.00	88°34'13"	24.38	N45°59'50"E	34.91
C43	39.15	25.00	89°43'03"	24.88	N44°51'32"W	35.27
C44	80.52	477.00	9°40'18"	40.35	N04°50'09"E	80.42
C45	38.30	25.00	87°47'13"	24.05	N53°33'54"E	34.67
C46	149.89	1152.00	7°27'19"	75.05	N86°16'08"W	149.79
C47	39.00	25.00	89°22'47"	24.73	S45°18'24"E	35.16
C48	37.50	25.00	85°56'37"	23.29	N42°21'18"E	34.08
C49	40.27	25.00	92°17'41"	26.02	N48°42'45"W	36.06
C50	42.14	25.00	96°34'19"	28.05	N41°37'45"W	37.32
C51	53.82	477.00	6°27'51"	26.94	S09°53'20"W	53.79
C52	74.71	523.00	8°11'03"	37.42	N09°01'44"E	74.64
C53	37.24	25.00	85°20'45"	23.05	S47°36'34"W	33.89
C54	38.88	25.00	89°06'03"	24.61	N45°10'02"W	35.08
C55	39.66	25.00	90°53'57"	25.40	S44°49'58"W	35.63
C56	38.00	25.00	87°05'13"	23.76	N40°58'42"E	34.45
C57	38.09	25.00	87°17'19"	23.84	N41°04'46"E	34.51

EASEMENT LINE TABLE		
EL1	7.92	N27°43'30"W
EL2	15.00	S62°16'30"W
EL3	22.00	N27°43'30"W
EL4	15.00	S62°16'30"W
EL5	48.68	S27°43'30"E

AREAS	
TRACT 1	40.1797
TRACT 2	40.8584
TRACT 3	33.9364
TRACT 4	43.9174
TOTAL	158.8919

X3-218-078 4/11/05

WILSON
& COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348–4000

SHEET 3 OF 3
WCEA PROJ. NO. X3–218–078

SC5-1272-14

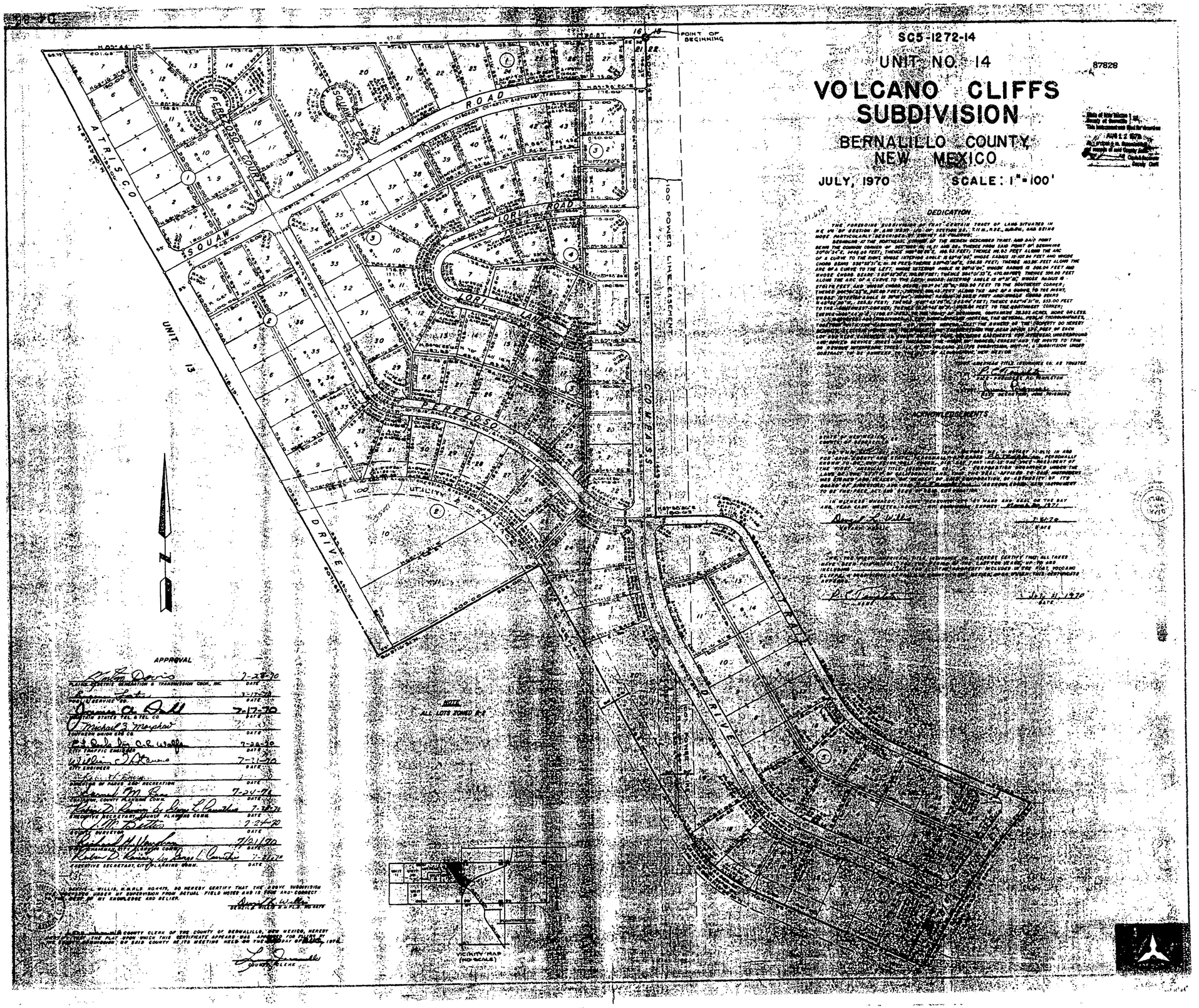
UNIT NO. 14

87828

VOLCANO CLIFFS SUBDIVISION

BERNALILLO COUNTY, NEW MEXICO

JULY, 1970 SCALE: 1" = 100'



DEDICATION

THE FOREGOING SUBDIVISION OF THAT CERTAIN TRACT OF LAND SITUATED IN N.E. 1/4 OF SECTION 26 AND W.1/2 OF SECTION 25, T.11 N., R.2 E., N.M.P.M., AND BEING MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO POINT BEING THE COMMON CORNER OF SECTIONS 26, 27 AND 35, THENCE FROM SAID POINT OF BEGINNING S0°01'34"E, 1446.60 FEET, THENCE N89°58'26"E, 100.00 FEET; THENCE 98.52 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE INTERIOR ANGLE IS 63°01'00", WHOSE CHORD IS S31°30'04"E, 93.66 FEET; THENCE S62°30'34"E, 86.25 FEET; THENCE 40.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE INTERIOR ANGLE IS 90°01'00", WHOSE RADIUS IS 258.00 FEET AND WHOSE CHORD BEARS S27°29'04"E, 36.55 FEET; THENCE S62°30'34"E, 206.00 FEET; THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE INTERIOR ANGLE IS 90°00'00", WHOSE RADIUS IS 25.00 FEET AND WHOSE CHORD BEARS N27°30'26"E, 35.36 FEET TO THE SOUTHEAST CORNER; THENCE N72°30'26"E, 60.00 FEET; THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE INTERIOR ANGLE IS 90°00'00", WHOSE RADIUS IS 25.00 FEET AND WHOSE CHORD BEARS N62°30'26"E, 35.36 FEET; THENCE N17°29'34"W, 212.00 FEET; THENCE 40.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE INTERIOR ANGLE IS 90°01'00", WHOSE RADIUS IS 258.00 FEET AND WHOSE CHORD BEARS N27°30'04"W, 36.55 FEET; THENCE N62°30'34"W, 86.25 FEET; THENCE 93.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE INTERIOR ANGLE IS 63°01'00", WHOSE RADIUS IS 85.00 FEET AND WHOSE CHORD BEARS N31°30'04"W, 87.52 FEET; THENCE N0°01'34"W, 1446.60 FEET TO THE NORTHWEST CORNER; THENCE N89°58'26"E, 100.00 FEET TO THE NORTHEAST CORNER; THENCE S0°01'34"E, 1446.60 FEET TO THE NORTHWEST CORNER; THENCE N89°58'26"E, 1320.00 FEET TO THE NORTHEAST CORNER; THENCE S0°01'34"E, 653.00 FEET TO THE POINT OF BEGINNING, CONTAINING 38.555 ACRES, MORE OR LESS.

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) HEREBY DEDICATE THE ABOVE DESCRIBED TRACT OF LAND TO THE USE AND BENEFIT OF THE OWNERS OF THE PROPERTY DO HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC FOR PROPER PURPOSES AND GRANT EASEMENTS FOR UNDERGROUND LINE AND PIPE LAYING, WATERWAYS, DRAINAGE, SEWERAGE, GAS, WATER, TELEPHONE, TELEVISION CABLE AND THE RIGHTS TO TRIM OR REMOVE INTERFERING TREES. ALL OF THE ABOVE LAND SHOWN HEREON SHALL BE KNOWN AS VOLCANO CLIFFS SUBDIVISION, UNIT-14, A SUBDIVISION UNDER JURISDICTION OF BERNALILLO COUNTY, NEW MEXICO.

TRUST-AMERICAN TITLE INSURANCE CO. AS TRUSTEE

THE PRUDENTIAL RE/MARKETING

DR. MERVIN DAVIS, PRES. PRUDENTIAL

ACKNOWLEDGEMENTS

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss

ON THIS DAY OF JULY, 1970, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED [illegible] PERSONALLY KNOWN TO ME, WHO BEING BY ME DULY SWORN, DID SAY THAT THE SAID IS THE PRESIDENT OF THE TRUST AMERICAN TITLE INSURANCE CO. A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF CALIFORNIA, THE TRUSTEE MENTIONED IN THE INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION, BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE. MY COMMISSION EXPIRES [illegible]

NOTARY PUBLIC

DATE

WE, THE UNDERSIGNED, TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT ALL TAXES HAVE BEEN PAID THROUGH [illegible] 1970 AND THE PROPERTY INCLUDED IN THE PLAT, VOLCANO CLIFFS, A SUBDIVISION [illegible] AND SHOWN ON THIS CERTIFICATE APPROVED.

[illegible]

TITLE

JULY 11, 1970

DATE

APPROVAL

PUBLIC SERVICE CO. OF NEW MEXICO	7-28-70 DATE
PUBLIC SERVICE CO.	7-17-70 DATE
MOUNTAIN STATES TEL. & TEL. CO.	7-17-70 DATE
SOUTHERN UNION GAS CO.	DATE
CITY TRAFFIC ENGINEER	7-28-70 DATE
CITY ENGINEER	7-21-70 DATE
DIRECTOR OF PARKS AND RECREATION	DATE
CHAIRMAN, COUNTY PLANNING COMM.	7-21-70 DATE
EXECUTIVE SECRETARY, COUNTY PLANNING COMM.	7-21-70 DATE
COUNTY SURVEYOR	7-24-70 DATE
CHAIRMAN, CITY PLANNING COMM.	7/21/70 DATE
EXECUTIVE SECRETARY, CITY PLANNING COMM.	7-21-70 DATE

I, DONALD L. WILLIS, A LICENSED ENGINEER, DO HEREBY CERTIFY THAT THE ABOVE SUBDIVISION WAS PREPARED UNDER MY SUPERVISION FROM ACTUAL FIELD NOTES AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DONALD L. WILLIS, N.M.L.S. NO. 4479

I, [illegible] COUNTY CLERK OF THE COUNTY OF BERNALILLO, NEW MEXICO, HEREBY CERTIFY THAT THE PLAT UPON WHICH THIS CERTIFICATE APPEARS WAS APPROVED FOR FILING BY THE PLANNING COMMISSION, BY SAID COUNTY AT ITS MEETING HELD ON THE [illegible] DAY OF [illegible], 1970.

COUNTY CLERK

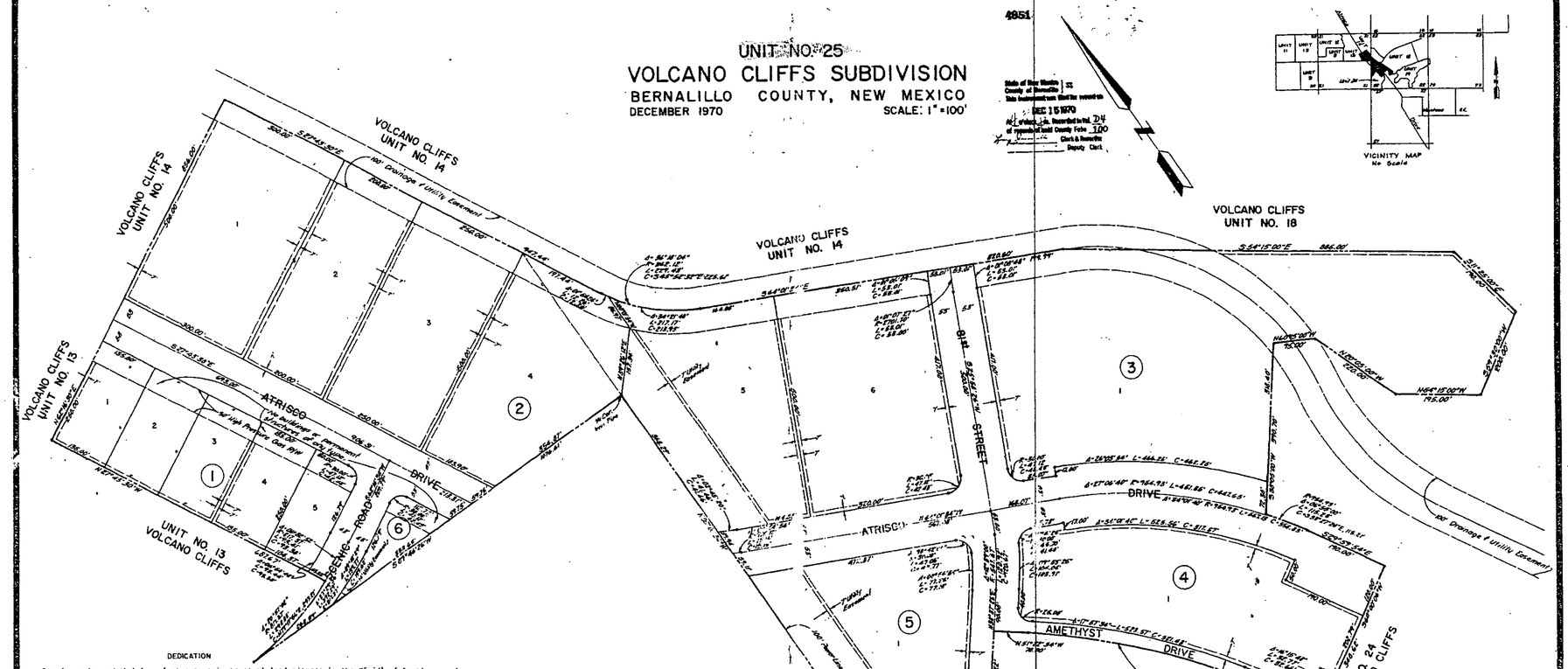
D4-100

D4-100

4851

UNIT NO. 25
VOLCANO CLIFFS SUBDIVISION
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 1970 SCALE: 1" = 100'

State of New Mexico
County of Bernalillo } ss
This instrument was filed for record on
DEC 15 1970
At 4 o'clock P.M. Recorded in Vol. D4
of records of said County Folio 100
Clerk & Recorder
Deputy Clerk



DEDICATION

The foregoing subdivision of that certain tract of land situate in the SE 1/4 of Section 21 and W 1/2 of Section 22, T 11 N., R 2 E., N.M.P.M., Bernalillo County, New Mexico, and being more particularly described as follows:

BEGINNING at the quarter corner common to Sections 21 and 22, T 11 N., R 2 E., N.M.P.M., and being said beginning point running thence,
S 89° 45' 26" E, 1076.61 feet along the east-west quarter section line of Section 21 to a point on a curve; thence,
142.98 feet along the arc of curve to the right, having a radius of 212.37 feet and a chord bearing N 39° 33' 56" E, 140.31 feet to a point of tangency; thence,
N 27° 43' 30" E, 682.82 feet to the northwest corner; thence,
N 62° 16' 30" E, 856.00 feet to the northeast corner; thence,
S 27° 43' 30" E, 957.34 feet to a point of curvature; thence,
324.43 feet along the arc of a curve to the left, having a radius of 362.13 feet and a chord bearing S 45° 51' 32" E, 313.61 feet, to a point of tangency; thence,
S 64° 01' 34" E, 820.68 feet to a point; thence,
S 54° 15' 00" E, 885.09 feet to a point; thence,
S 17° 25' 00" E, 190.00 feet to the southeast corner; thence,
S 59° 30' 00" W, 200.00 feet to a point; thence,
N 54° 15' 00" W, 195.00 feet to a point; thence,
N 30° 05' 00" W, 220.00 feet to a point; thence,
N 60° 15' 00" W, 95.00 feet to a point; thence,
S 38° 05' 00" W, 390.70 feet to a point on a curve on the center line of Atrisco Drive; thence,
115.78 feet along the arc of a curve to the right, having a radius of 954.33 feet and a chord bearing S 32° 37' 34" E, 115.71 feet to a point of tangency; thence,
S 29° 09' 54" E, 182.00 feet along said center line to a point; thence,
S 60° 00' 06" W, 248.52 feet to a point on a curve; thence,
31.41 feet along the arc of a curve to the left, having a radius 20.00 feet and a chord bearing N 22° 52' 38" W, 31.26 feet to a point of tangency; thence,
N 23° 25' 00" W, 140.00 feet to a point of curvature; thence,
512.73 feet along the arc of a curve to the left, having a radius of 1645.34 and a chord bearing N 42° 23' 47" W, 513.63 feet to a point of tangency; thence,
N 51° 22' 34" W, 38.00 feet to a point; thence,
S 38° 37' 26" W, 349.22 feet to a point of curvature; thence,
336.25 feet along the arc of a curve to the left, having a radius of 227.05 feet and a chord bearing of S 82° 46' 26" E, 334.54 feet to a point on the section line common to said Sections 21 and 22; thence,
S 27° 01' 34" E, 1459.40 feet to the point and place of beginning, containing 51.826 acres, more or less.

Surveyed and subdivided as the same appears hereon, the several public thoroughfares together with the easements as shown hereon, that the owners of the property do hereby dedicate electric power and telephone line easements on the rear seven (7) feet of each lot, and alley easements as shown on this plat, including easements for ingress, egress and underground and buried service wires and including the right of ingress, egress and other rights to trim or remove interfering trees all in the Volcano Cliffs Subdivision, Unit 25, a subdivision under contract to be annexed in the City of Albuquerque, New Mexico.

First American Title Insurance Co. as Trustee
By: R. C. Templeton
Vice-President, R. C. Templeton
Attest: Jane Polgamo
Assist. Secretary Jane Polgamo

NOTES:

1. All boundary lines intersect at right angles unless otherwise noted.
2. All block corners have deltas = 90°, Radii = 25', and Arc lengths = 39.27' unless otherwise noted.
3. All Lots Zoned C-2.

ACKNOWLEDGEMENTS

State of New Mexico
County of Bernalillo ss

On this 3 day of December 1970, before me, a notary public in and for said county and state, personally appeared R. C. Templeton personally known to me, who being duly sworn, did say that he is the Vice-President of the First American Title Insurance Co., a Corporation organized under the laws of the state of California and that the seal affixed to said instrument was signed and sealed on behalf of said corporation, by authority of its board of directors and said R. C. Templeton acknowledged said instrument to be the free act and deed of said corporation.

In witness whereof, I have hereunto set my hand and seal on the day and year last written above. My commission expires: October 12, 1974.

Notary Public — December 3, 1970 Date

We, the First American Title Insurance Co., hereby certify that all taxes have been paid in full for the period of the last five years, up to and including 1970 for all the property included in the plat, Volcano Cliffs, a subdivision, Bernalillo County, New Mexico, as shown by the records of the County Assessor which this certificate appears.

R. C. Templeton — Dec. 3, 1970
Agent — Date

I, Donald L. Willis, N.M.P.L.S. No. 4475, do hereby certify that the above subdivision was prepared under my supervision from actual field notes and that it is true and correct to the best of my knowledge and belief.

Donald L. Willis
Donald L. Willis N.M.P.L.S. No. 4475

APPROVALS

Plains Electric Generation & Transmission Coop., Inc.	Date
Public Service Company	12-11-70 Date
Mountain States Telephone & Telegraph Company	12-11-70 Date
Southwestern Gas Company	12-15-70 Date
City Traffic Engineer	12-9-70 Date
City Engineer	12-10-70 Date
Director of Parks and Recreation	Date
Chairman, County Planning Commission	12-3-70 Date
Executive Secretary, County Planning Commission	12-3-70 Date
County Surveyor	12-2-70 Date
Vice Chairman, City Planning Commission	12/10/70 Date
Executive Secretary, City Planning Commission	12-3-70 Date

I, Jerry Dominguez, County Clerk of the County of Bernalillo, New Mexico, hereby certify that the plat upon which this certificate appears was approved for filing by the County Commission of said County at its meeting held on the 7th day of December 1970.

Jerry Dominguez
County Clerk

WILSON
&COMPANY

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

9 September 2011

Jack Cloud, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

RE: *Submittal of Boca Negra Detention Dam Bulk Land Plat*
Tract 1, Boca Negra Detention Dam within Sections 21 and 22, Township 11 North Range 2 East, New Mexico Principal Meridian, Albuquerque, New Mexico.
Project # 1004540; WCI File # X3218078-02

Dear Mr. Cloud:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, Inc., acting as agents for AMAFCA, does hereby present for approval the attached Bulk Land Plat. The Bulk Land Plat combines eleven existing lots and one Tract into one Tract. The existing eleven lots include Lots 12-18, Block 2, Unit 14, Lots 4-6, Block 2, Unit 25, and Lot 1, Block 5, Unit 25, all within Volcano Cliffs Subdivision, along with Common Area Tract D, Vista Vieja Subdivision, Unit 2. Additionally, the Plat dedicates Public Right-of-Way to the City of Albuquerque and grants easements as required.

We request approval for the following actions: Preliminary and Final Plat Approval, Bulk Land Variance, Vacation of Public Easements and Vacation of Public Right-of-Way (portions of Atrisco Drive NW).

With the above described vacation and platting action, and working in conjunction with A.M.A.F.C.A. the newly created Tract 1 will be for drainage, recreation and utility purposes only.

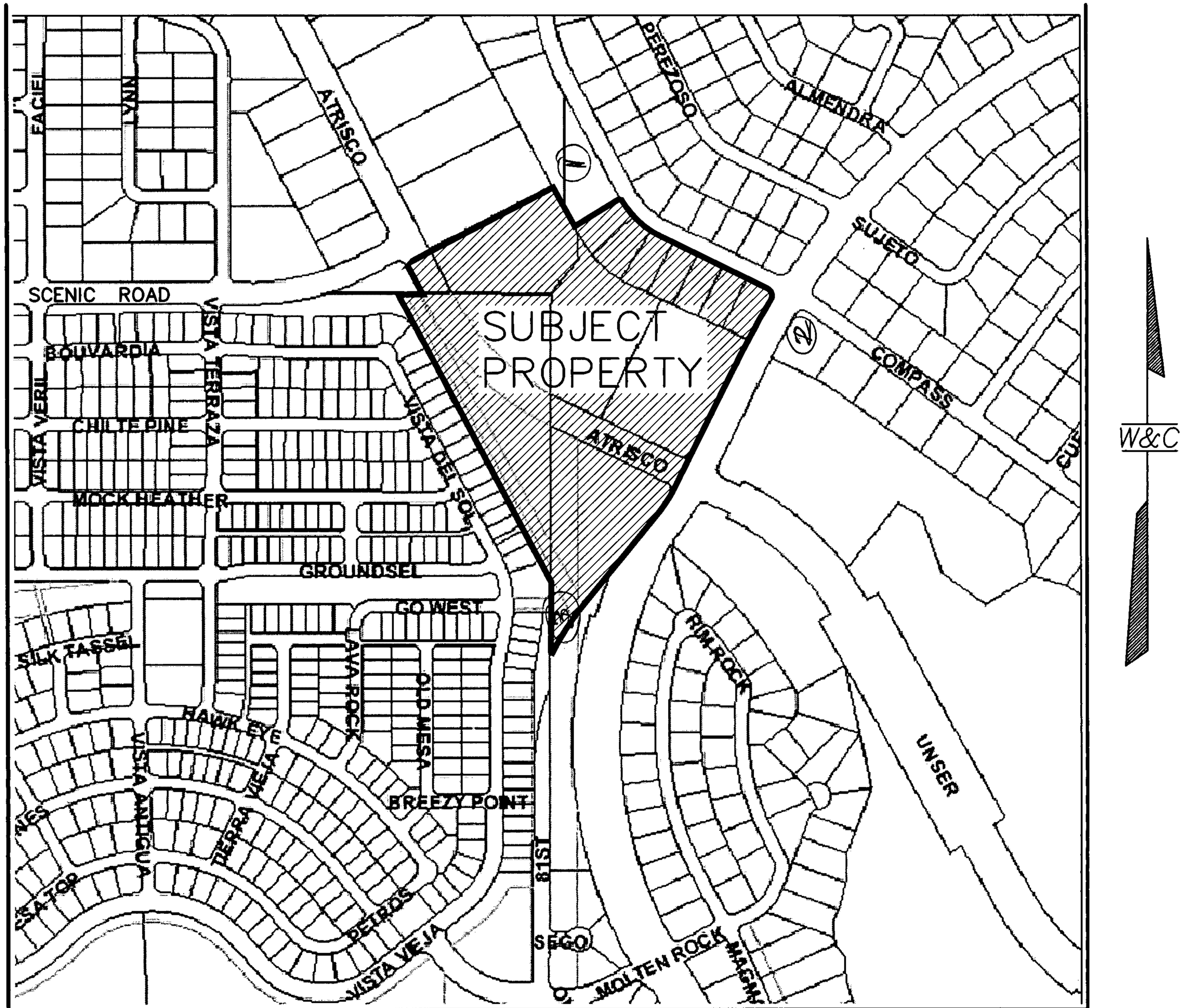
If you have any questions or need any additional information, please do not hesitate to contact this office. You may call me at (505) 348-4191.

Thank you.

Sincerely,

WILSON & COMPANY, ~~INC.~~

Kristine Susco
Project Manager



VICINITY MAP
SCALE: N.T.S.

ZONE ATLAS INDEX NOS.
D-9-Z & D-10-Z

UNIFORM PROPERTY CODE # :

1-009-063-515-277-10734, 1-009-063-513-227-40350, 1-010-063-018-253-30801, 1-010-063-047-235-30810, 1-010-063-021-181-30710

1-010-063-070-252-20201, 1-010-063-060-254-20202, 1-010-063-051-264-20203, 1-010-063-044-267-20204, 1-010-063-035-269-20205, 1-010-063-025-278-20206, 1-010-063-019-284-20207

RECEIVED
AUG 23 2011
AUG 32 2011
WILSON AND COMPANY
WILSON AND COMPANY
MAILROOM
MAILROOM

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

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

August 23, 2011

Shadi Hayati
Wilson and Company
4900 Lang Avenue NE/87109
PHONE: 505-348-4185/**FAX:** 505-348-4055

Dear Shadi:

Thank you for your inquiry of **August 23, 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) – LOTS 4,5 AND 6, BLOCK 2, LOT 1, BLOCK 5, VOLCANO CLIFFS SUBDIVISION, UNIT 25, COMMON AREA, TRACT D, VISTA VIEJA SUBDIVISION, UNIT 2 AND LOTS 12 THRU 18, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 14, LOCATED ON ATRISCO DRIVE NW BETWEEN UNSER BOULEVARD NW AND COMPASS DRIVE NW** zone map **D-9-10.**

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

MOLTEN ROCK N.A. (MRK) "R"
*Markku Koskelo, 7916 Victoria Dr. NW/87120 898-7875 (h) 450-8352 (w)
Mel Lyerla, 5608 Popo Dr. NW/87120 899-2682 (h) 350-4545 (w)

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.

planningrnaform(06/08/10)

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ALBUQUERQUE NM 87120 OFFICIAL USE

Postage	$ $0.44
Certified Fee	$2.85
Return Receipt Fee (Endorsement Required)	$2.30
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.59

0101 08 Postmark Here SEP 12 2011 ALBUQUERQUE NM 87101 USPS 09/12/2011

Sent To MR. MEL LYERLA
Street, Apt. No.; or PO Box No. 5608 POPO DR NW
City, State, ZIP+4 ALBUQUERQUE, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7007 3020 0002 7972 7896

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.59

0101 08 Postmark Here SEP 12 2011 ALBUQUERQUE NM 87101 USPS 09/12/2011

Sent To MR. RALPH DAVIS
Street, Apt. No.; or PO Box No. 5612 POPO DR NW
City, State, ZIP+4 ALBUQUERQUE, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7007 2560 0001 2121 3122

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Return Receipt Fee (Endorsement Required)	$2.30
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.59

0101 08 Postmark Here SEP 12 2011 ALBUQUERQUE NM 87101 USPS 09/12/2011

Sent To MR. DAVE HEIL
Street, Apt. No.; or PO Box No. 160 ITASCA RD SE
City, State, ZIP+4 RIO RANCHO, NM 87124

PS Form 3800, August 2006 See Reverse for Instructions

7007 3020 0002 7971 3936

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.59

0101 08 Postmark Here SEP 12 2011 ALBUQUERQUE NM 87101 USPS 09/12/2011

Sent To MR. MARKKU KOSKELO
Street, Apt. No.; or PO Box No. 7916 VICTORIA DR NW
City, State, ZIP+4 ALBUQUERQUE, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

WILSON
&COMPANY

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

CERTIFIED MAIL

12 September 2011

Dave Heil
Volcano Cliffs Property Owners Association (VCC)
160 Itasca Rd. SE
Rio Rancho, NM 87124
(505) 228-7189 (c)

Re: **Volcano Cliffs Property Owners Association (VCC)**
Plat of Tract 1, Boca Negra Detention Dam

Dear Mr. Heil:

This letter is to inform the **Volcano Cliffs Property Owners Association** that Wilson & Company, Inc., acting as agents for AMAFCA, is requesting approval of a Bulk Land Variance and Preliminary/Final Plat for the Plat of Boca Negra Detention Dam. This action replats eleven existing lots (Lots 12-18, Block 2, Unit 14, Lots 4-6, Block 2, Unit 25, and Lot 1, Block 5, Unit 25) all within Volcano Cliffs Subdivision and one Common Area (Tract D) within Vista Vieja Subdivision, Unit 2 into one tract. Additionally, a portion of Atrisco Drive NW will be vacated, additional Right of Way will be dedicated to the City of Albuquerque, and easements will be vacated and/or granted.

With the above described platting action, the newly created Tract 1 will be for drainage, recreation and utility purposes only. Attached is a vicinity map showing the location of this project for your reference.

The City of Albuquerque Development Review Board will hold a public hearing on Wednesday, October 12, 2011 at 9:00 a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860.

If you have any questions concerning this project, please contact me at (505) 348-4191.

Thank you.

Sincerely,

WILSON & COMPANY, INC.

Kristine Susco
Project Manager
Email: Kisusco@wilsonco.com
Enclosure

WILSON
&COMPANY

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

CERTIFIED MAIL

12 September 2011

Markku Koskelo
Molten Rock Neighborhood Association (MRK)
7916 Victoria Dr. NW
Albuquerque, NM 87120
(505) 898-7875 (h), (505) 450-8352 (w)

Re: **Molten Rock Neighborhood Association Notification**
Plat of Tract 1, Boca Negra Detention Dam

Dear Mr. Koskelo:

This letter is to inform the **Volcano Cliffs Property Owners Association** that Wilson & Company, Inc., acting as agents for AMAFCA, is requesting approval of a Bulk Land Variance and Preliminary/Final Plat for the Plat of Boca Negra Detention Dam. This action replats eleven existing lots (Lots 12-18, Block 2, Unit 14, Lots 4-6, Block 2, Unit 25, and Lot 1, Block 5, Unit 25) all within Volcano Cliffs Subdivision and one Common Area (Tract D) within Vista Vieja Subdivision, Unit 2 into one tract. Additionally, a portion of Atrisco Drive NW will be vacated, additional Right of Way will be dedicated to the City of Albuquerque, and easements will be vacated and/or granted.

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If you have any questions concerning this project, please contact me at (505) 348-4191.

Thank you.

Sincerely,

WILSON & COMPANY, INC.

Kristine Susco
Project Manager
Email: Kisusco@wilsonco.com
Enclosure

WILSON
&COMPANY

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

CERTIFIED MAIL

12 September 2011

Mel Lyerla
Molten Rock Neighborhood Association (MRK)
5608 Popo Dr. NW
Albuquerque, NM 87120
(505) 899-2682 (h), (505) 350-4545 (w)

Re: **Molten Rock Neighborhood Association Notification**
Plat of Tract 1, Boca Negra Detention Dam

Dear Mr. Lyerla:

This letter is to inform the **Volcano Cliffs Property Owners Association** that Wilson & Company, Inc., acting as agents for AMAFCA, is requesting approval of a Bulk Land Variance and Preliminary/Final Plat for the Plat of Boca Negra Detention Dam. This action replats eleven existing lots (Lots 12-18, Block 2, Unit 14, Lots 4-6, Block 2, Unit 25, and Lot 1, Block 5, Unit 25) all within Volcano Cliffs Subdivision and one Common Area (Tract D) within Vista Vieja Subdivision, Unit 2 into one tract. Additionally, a portion of Atrisco Drive NW will be vacated, additional Right of Way will be dedicated to the City of Albuquerque, and easements will be vacated and/or granted.

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If you have any questions concerning this project, please contact me at (505) 348-4191.

Thank you.

Sincerely,

WILSON & COMPANY, INC.

Kristine Susco
Project Manager
Email: Kisusco@wilsonco.com
Enclosure

WILSON
&COMPANY

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
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Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

CERTIFIED MAIL

12 September 2011

Ralph Davis
Volcano Cliffs Property Owners Association (VCC)
5612 Popo Dr. NW
Albuquerque, NM 87120
(505) 280-6512 (c)

Re: **Volcano Cliffs Property Owners Association (VCC)**
Plat of Tract 1, Boca Negra Detention Dam

Dear Mr. Davis:

This letter is to inform the **Volcano Cliffs Property Owners Association** that Wilson & Company, Inc., acting as agents for AMAFCA, is requesting approval of a Bulk Land Variance and Preliminary/Final Plat for the Plat of Boca Negra Detention Dam. This action replats eleven existing lots (Lots 12-18, Block 2, Unit 14, Lots 4-6, Block 2, Unit 25, and Lot 1, Block 5, Unit 25) all within Volcano Cliffs Subdivision and one Common Area (Tract D) within Vista Vieja Subdivision, Unit 2 into one tract. Additionally, a portion of Atrisco Drive NW will be vacated, additional Right of Way will be dedicated to the City of Albuquerque, and easements will be vacated and/or granted.

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If you have any questions concerning this project, please contact me at (505) 348-4191.

Thank you.

Sincerely,

WILSON & COMPANY, INC.

Kristine Susco
Project Manager
Email: Kisusco@wilsonco.com
Enclosure

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor **Richard Dineen, Director**

Interoffice Memorandum

October 18, 2007

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):
Case Number(s):
Agent: Wilson & Company
Applicant: AMAFCA
Legal Description: Sections 21 and 22, T11N, R2E
Acreage: 25.7 acres
Zone Atlas Page: D-9, D-10

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

CERTIFICATE OF APPROVAL: Yes ____ No _____

SUPPORTING DOCUMENTATION:
An Archeological Survey of 26 Acres of AMAFCA Land in T11N, R2E, Sections 21 and 22, along Boca Negra Arroyo adjacent to Petroglyph National Monument, Bernalillo County, New Mexico. by Carol J. Condie (Quivira Research Center Publications 478), July 2005. NMCRIS Activity #93874

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 72 Section 4B(1)-- no significant sites in project area).***

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

Current DRC
Project Number: 781181

FIGURE 12
INFRASTRUCTURE LIST

Date Submitted: 7/20/2011
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: **1004540**
DRB Application No.:

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

TRACT 1 BOCA NEGRA DETENTION DAM
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 12-19, BLOCK 2, VOLCANO CLIFFS SUBDIVISION UNIT 14;
LOTS 4, 5 & 6, BLOCK 2 AND LOT 1, BLOCK 5, VOLCANO CLIFFS SUBDIVISION UNIT 25;
TRACT "D" VISTA VIEJA SUBDIVISION UNIT 2
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst. Engineer
			PAVING						
	705004	37' F-F each direction	Arterial Paving w/ C&G, 2- 12' driving lanes & 10' bicycle lane ea. way, 27' median	Unser Boulevard	limit of ex ultimate section approx 1,300' north of Molten Rock	existing Compass/ Universe paving	/	/	/
	705004	37' F-F each direction, 6' SW each side	Unser Blvd. Structure crossing High Flow Discharge Channel	Unser Boulevard	Boca Negra Detention Dam	Petroglyph National Monument	/	/	/
			WATER						
		16" Dia. D.I.	Well Collector Line: Volcano Cliffs Well No. 3	Volcano Cliffs Well No. 3	Existing stub out- 110' northeast of Vista del Sol Drive, NW	tie to ex. line at Volcano Cliffs Well No. 3	/	/	/
		16" Dia. D.I.	Well Collector Line: Volcano Cliffs Well No. 3	81st Street	Approx. 330' South of Southeast corner of Vista Vieja Subd U 2	Southeast corner of Vista Vieja Subd U 2			
		12" Dia.	Wash Line: Volcano Cliffs Well No. 3	Boca Negra Dam	Well House No. 3	Boca Negra Dam Water Quality Feature	/	/	/
			SANITARY SEWER						
	school	21" Dia.	Sanitary Sewer w/ MH & appurtenances	Unser Boulevard	existing- approx. 1,300' north of Molten Rock Road, NW	Compass Road	/	/	/
	school	21" Dia.	Sanitary Sewer w/ MH & appurtenances	Compass Road NW	Unser Boulevard NW	Access & Utility Easement- Lot 19 (ext of Scenic Road)	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst. Engineer
			DRAINAGE						
		250 AF	Boca Negra Detention Dam	Tract 1 Boca Negra Detention Dam			/	/	/
		4'x4' CBC 48"/66" Dia. RCP 84" Ring Chamber	Intake Structure/ Discharge Storm Drain & appurtenances	Boca Negra Dam, Atrisco Road NW	Boca Negra Detention Dam	2,500' downstream in Boca Negra Arroyo	/	/	/
		4'x4' CBC	Intake Structure/ Discharge Storm Drain & appurtenances	Boca Negra Dam, Petroglyph National Monument	Boca Negra Detention Dam	Unser Blvd NW	/	/	/
		8'x8' CBC	Storm Drain & Outlet Structure in Dam	Boca Negra Dam, Unser Boulevard	Unser Blvd NW / Rainbow Blvd NW Intersection	Boca Negra Detention Dam	/	/	/
	705004	30'W x 12'H	High Flow Discharge Channel	Unser Blvd NW	Boca Negra Detention Dam	Petroglyph National Monumnet	/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst. Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Administrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private: Inspector	Private: P.E.	City Cnst. Engineer

NOTES

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

1 _____

2 _____

3 _____

4 _____

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Kristine Susco NAME	DRB CHAIR - date	PARKS & GENERAL RECREATION - date
Wilson & Company, Inc. FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	ABCWUA - date	_____ - date
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): WILSON & COMPANY - KRISTINE SUSCO PHONE: 348-4191
ADDRESS: 4900 LANG AVE NE FAX: 348-4055
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: KISUSCO@WILSONCO.COM

APPLICANT: ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY PHONE: 884-5124
ADDRESS: 2600 Prospect NE FAX: 884-0214
CITY: ALB STATE NM ZIP 87107 E-MAIL: lhines@amafca.org
Proprietary interest in site: OWNER **List all owners:** AMAFCA, COA

DESCRIPTION OF REQUEST:
Sketch PLAT

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

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

Lot or Tract No. SEE ATTACHED Block: ___ Unit: ___
Subdiv/Addn/TBKA: ___
Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No ___
Zone Atlas page(s): D9, D10 UPC Code: See Attached

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Project # 1004540

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 13 No. of **proposed** lots: 1 Total area of site (acres): 28.1764 Ac±
LOCATION OF PROPERTY BY STREETS: On or Near: 81st STREET NW
Between: UNSER BLVD NW and COMPASS DR NW
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team? ☐. Date of review: 2006?

SIGNATURE [signature] DATE 6-28-11
(Print) KRISTINE SUSCO Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
11DRB - - 70175	SR		$ 0
			$
			$
			$
			$
			Total $ 0

Hearing date July 13, 2011

[signature] 6-28-11
Planner signature / date

Project # 1004540

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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ 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.

KRISTINE SUSCO
Applicant name (print)

6-28-11
Applicant signature / date

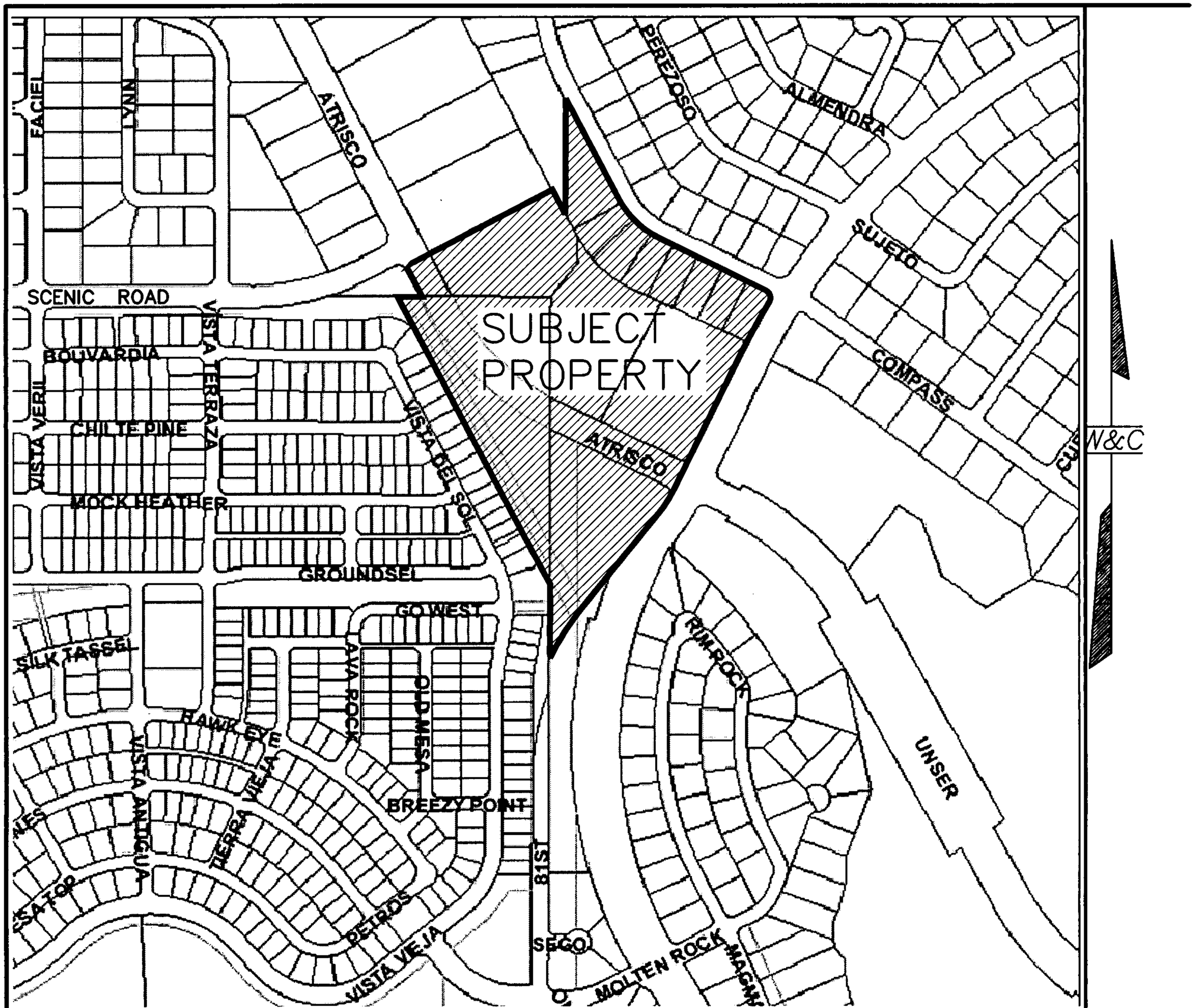
Form revised **October 2007**

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

Application case numbers
11DRB - ____ - ____
____ - ____ - ____
____ - ____ - ____

6-28-11
Planner signature / date

Project # 1004540



VICINITY MAP
SCALE: N.T.S.

ZONE ATLAS INDEX NOS.
D-9-Z & D-10-Z

VOLCANO CLIFFS SUBDIVISION, UNIT 14, LOTS 13-18, BLOCK 2
UNIFORM PROPERTY CODE: 1010063012304202 08
OWNER OF RECORD: AMAFCA and COA.

VOLCANO CLIFFS SUBDIVISION, UNIT 14, LOTS 12 and19, BLOCK 2
UNIFORM PROPERTY CODE: 1010063012304202 08
OWNER OF RECORD: COA.

VOLCANO CLIFFS SUBDIVISION, UNIT 25, LOT 4, 5, & 6, BLOCK 2
UNIFORM PROPERTY CODE: 1009063515277107 34, 1010063018253308 01, 1010063047235308 10
OWNER OF RECORD: AMAFCA.

VOLCANO CLIFFS SUBDIVISION, UNIT 25, LOT 1, BLOCK 5
UNIFORM PROPERTY CODE: 1010063021181307 10
OWNER OF RECORD: AMAFCA.

VISTA VIEJA SUBDIVISION, UNIT 2, COMMON AREA TRACT D
UNIFORM PROPERTY CODE: 1009063513227403 50
OWNER OF RECORD: AMAFCA

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ___ 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:

Professional/Agent (if any): Robert MacLake, P.E., Wilson & Company, Inc PHONE: 505-348-4024
ADDRESS: 4900 Lang Ave., NE FAX: 505-348-4072
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rsmaclake@wilsonco.com

APPLICANT: KB Home New Mexico/ Longford Homes, Inc. PHONE: 353-5300/ 761-9911
ADDRESS: 6330 Riverside Plaza Ln.,NW/ 7007 Jefferson NE FAX:
CITY: Albuquerque STATE NM ZIP 87120/87109 E-MAIL:
Proprietary interest in site: Owner **List all owners:** KB Home, Longford, CoA

DESCRIPTION OF REQUEST: Vacation of right-of-way, easements ~~& property lines within~~ portions of Block 2, Unit 14 & Block 5, Unit 25 Volcano Cliffs Subdivision; and Tract D, Vista Vieja Subdivision, Unit 2

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

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

Lot or Tract No. Please see attached Block: Unit:
Subdiv/Addn/TBKA: Volcano Cliffs Subd., Units 14 & 25; Vista Vieja Subd., Unit 2
Existing Zoning: ~~R-D & R-1~~ SU2, SU1 FOR PARK Proposed zoning: ~~R-D & R-1~~, no change MRGCD Map No
Zone Atlas page(s): D-9-Z & D-10-Z UPC Code: 101006301230420208, 100906351527710734, 101006301825330801, 101006304723530810, 101006302118130710 & 100906351322740350

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Project#1004540, 06-DRB-00117 & 06-DRB-00118, and Project# 1004946, 06-DRB-00808

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 6 No. of **proposed** lots: 4 Total area of site (acres): 23.7 acres
LOCATION OF PROPERTY BY STREETS: On or Near: Atrisco Drive, NW
Between: west of Unser Blvd., & 81st Street and S. of Scenic Rd. & Compass Dr. (Universe Blvd)

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

SIGNATURE DATE 14 Sept 07
(Print) Robert MacLake Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB - - 70256	VPE	V	$ 225.00
07DRB - - 70257	VRW		$ 300
- -	CMF		$ 20.00
- -	Adv		$ 75.00
- -			$
			Total $ 620.00

Hearing date 10/10/07

Planner signature / date

Project # 1004540

Existing parcels in this Vacation Request include:

Lot 19, Block 2, Volcano Cliffs Subdivision, Unit 14; UPC No. 1-010-063-012-30-42-0208,

Lot 4, Block 2, Volcano Cliffs Subdivision, Unit 25; UPC No. 1-009-063-515-27-71-0734

Lot 5, Block 2, Volcano Cliffs Subdivision, Unit 25; UPC No. 1-010-063-018-025-033-0801

Lot 6, Block 2, Volcano Cliffs Subdivision, Unit 25; UPC No. 1-010-063-047-23-53-0810

Lot 1, Block 5, Volcano Cliffs Subdivision, Unit 25; UPC No. 1-010-063-021-18-13-0710

Tract D, Vista Vieja Subdivision, Unit 2; UPC No. 1-009-063-513-22-74-0350

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

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

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

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**
☒ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

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

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

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

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Robert MacLake
Applicant name (print)
14 Sept 07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB - - 70256
07DRB - - 70257
- -

Planner signature / date

Project # 1004540

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 9/29/07 To 10/10/07

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) 14 Sept 07 (Date)

I issued 2 signs for this application, 9/14/07 (Date) (Staff Member)

DRB PROJECT NUMBER: 1004540

Rev. 1/11/05

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

09/14/2007 Issued By: PLNABG

Permit Number: **2007 070 257** **Category Code 910**

Application Number: 07DRB-70257, Vacation Of Public Right-Of-Way

Address:

Location Description: ATRISCO DR NW BETWEEN UNSER BLVD NW AND SCENIC NW

Project Number: 1004540

Applicant
Kb Home New Mexico

6330 Riverside Plaza Lane Nw
Albuquerque, NM 87120
353-5300

Agent / Contact
Wilson And Company Inc
Robert S Maclake
4900 Lang Ave Ne
Albuquerque, NM 87109

rsmaclake@wilsonco.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$300.00
	TOTAL:	**$300.00**

City Of Albuquerque
Treasury Division

9/14/2007 1:00PM LOC: ANNX
WS# 008 TRANS# 0034
RECEIPT# 00081280-00081281
PERMIT# 2007070257 TRSLJS
Trans Amt $620.00
DRB Actions $300.00
CK $620.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

09/14/2007 Issued By: PLNABG

Permit Number: **2007 070 256** **Category Code 910**

Application Number: 07DRB-70256, Vacation Of Public Easement

Address:

Location Description: ATRISCO DR NW BETWEEN UNSER BLVD NW AND SCENIC NW

Project Number: 1004540

Applicant
Kb Home New Mexico

6330 Riverside Plaza Lane Nw
Albuquerque, NM 87120
353-5300

Agent / Contact
Wilson And Company Inc
Robert S Maclake
4900 Lang Ave Ne
Albuquerque, NM 87109

rsmaclake@wilsonco.com

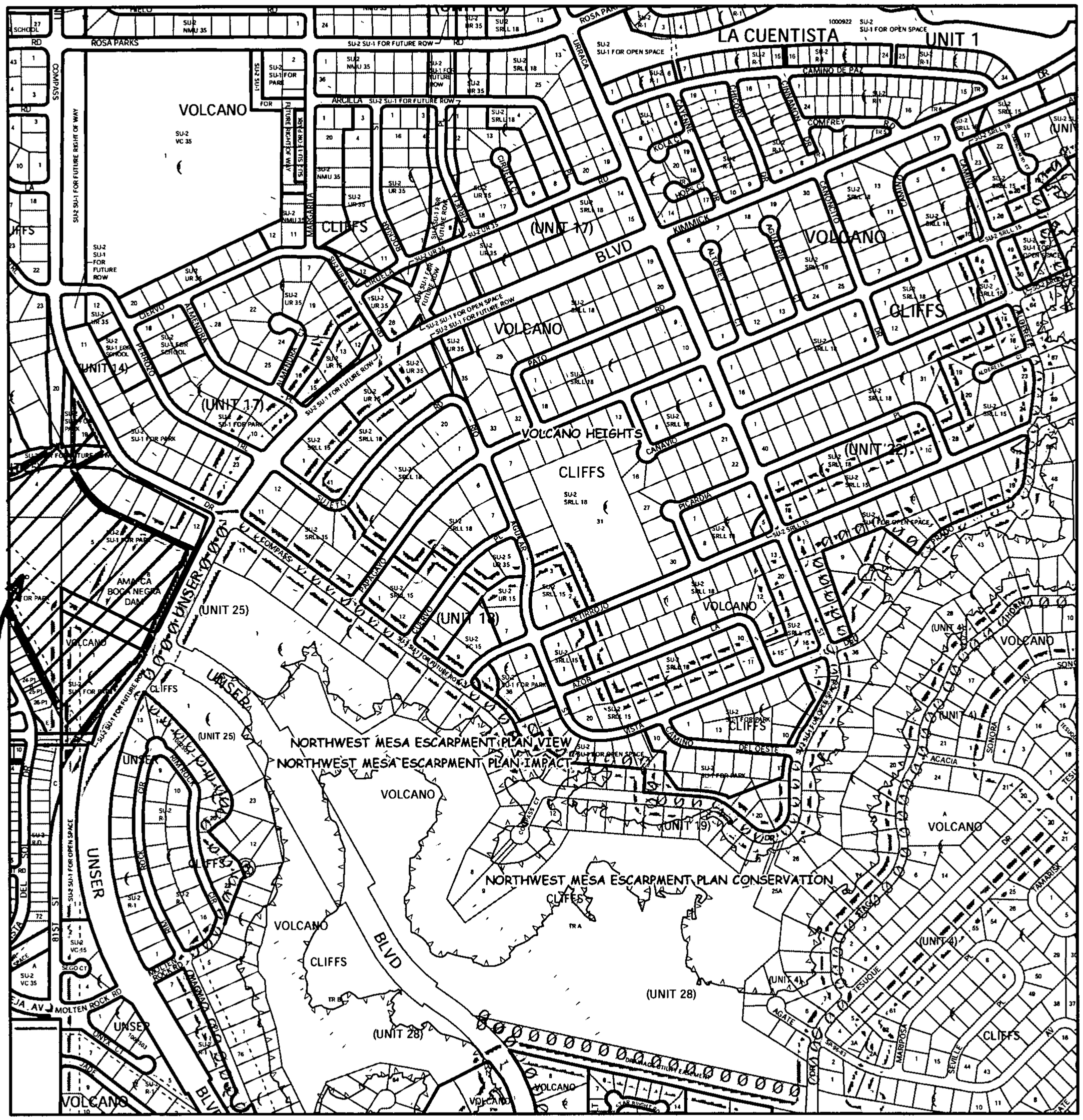
Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$225.00
	TOTAL:	**$320.00**

City Of Albuquerque
Treasury Division

9/14/2007 1:00PM LOC: ANNX
WS# 008 TRANS# 0034
RECEIPT# 00081280-00081280
PERMIT# 2007070256. TRSLJS
Trans Amt $620.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $225.00

Thank You

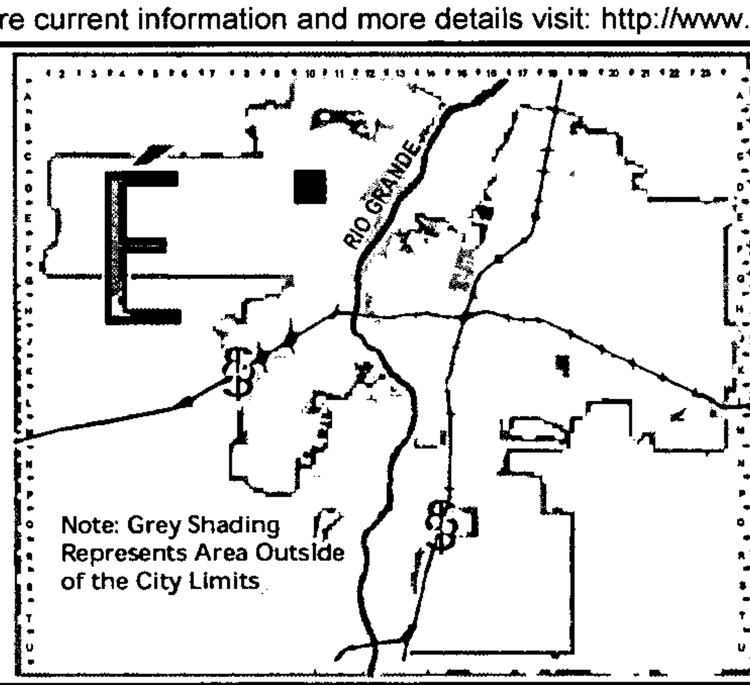


For more current information and more details visit: http://www.cabq.gov/gis

AREA OF REQUESTED VACATION
ALSO SEE D-9-Z

Albuquerque Geographic Information System

Map amended through: 8/29/2007



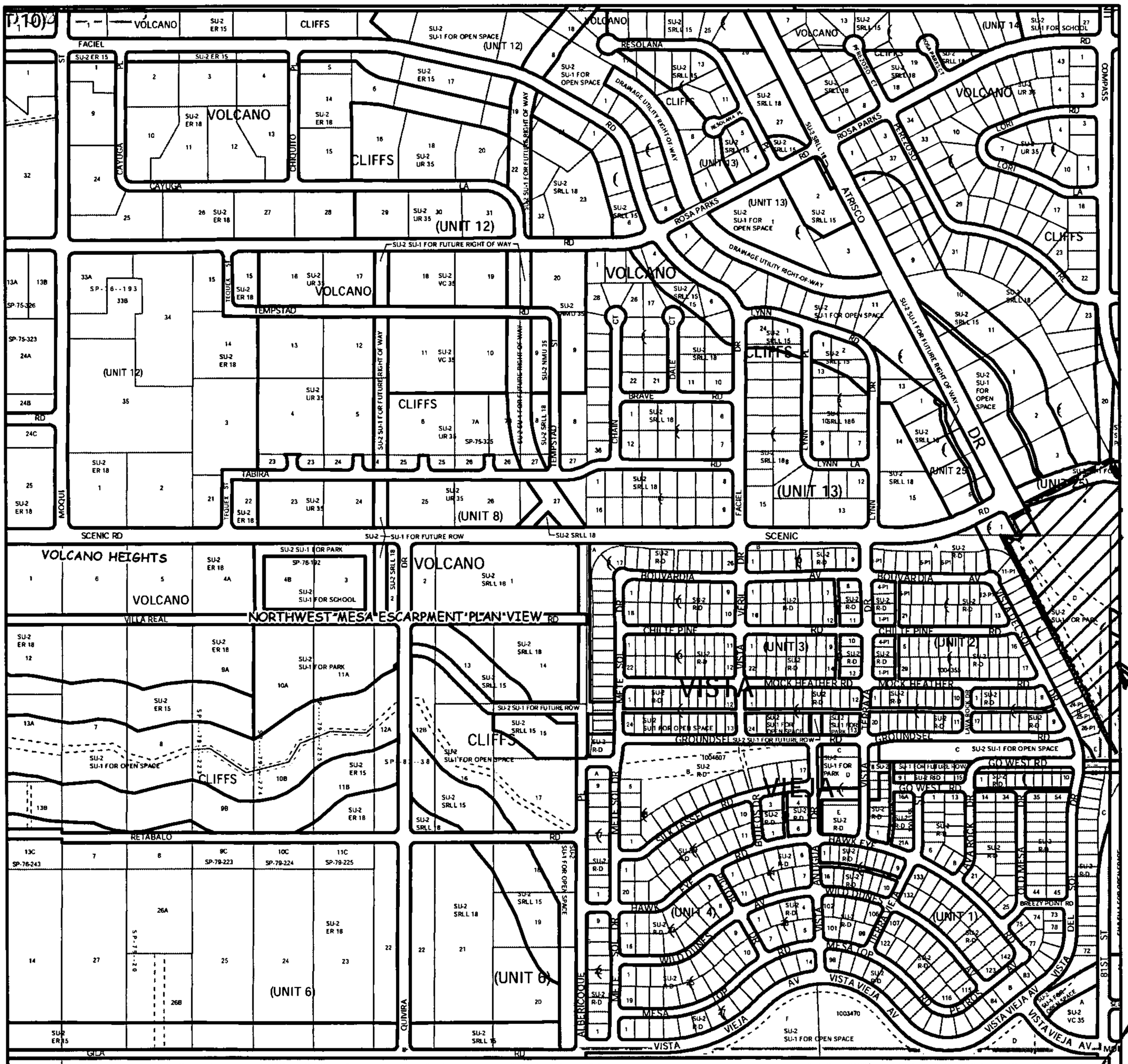
Zone Atlas Page:

D-10-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



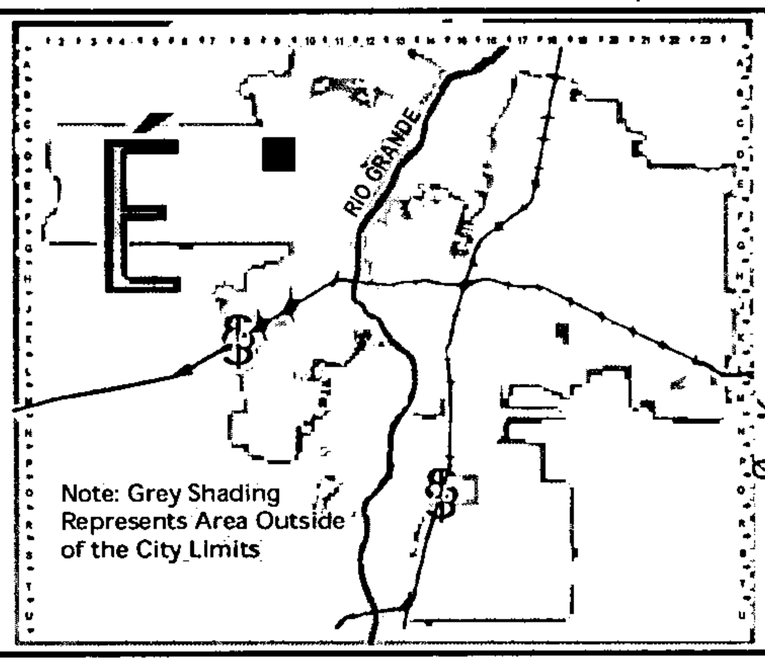
NORTHWEST MESA ESCARPMENT PLAN CONSERVATION

AREA OF REQUESTED VACATION
(ALSO SEE D-10-Z)

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

Albuquerque Geographic Information System

Map amended through: 8/29/2007



Zone Atlas Page:

D-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

WILSON
&COMPANY

4900 Lang Ave. NE
Albuquerque, NM 87109
P.O. Box 94000, 87199-4000
505-348-4000
505-348-4055 Fax

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
San Diego

Wilson & Company
Latin America, LLC

14 September 2007

Ms Sheran Matson, AICP
Development Review Board Chair
City of Albuquerque

RE: **Vacation of property lines, easements, and Atrisco Drive right-of-way-**
in anticipation of the AMAFCA Boca Negra Dam Plat
Project# 1004540, 06-DRB-00117, 06-DRB-00118, 06-DRB-00808
Wilson & Company, Inc. File X3-218-07802

Dear Ms Matson:

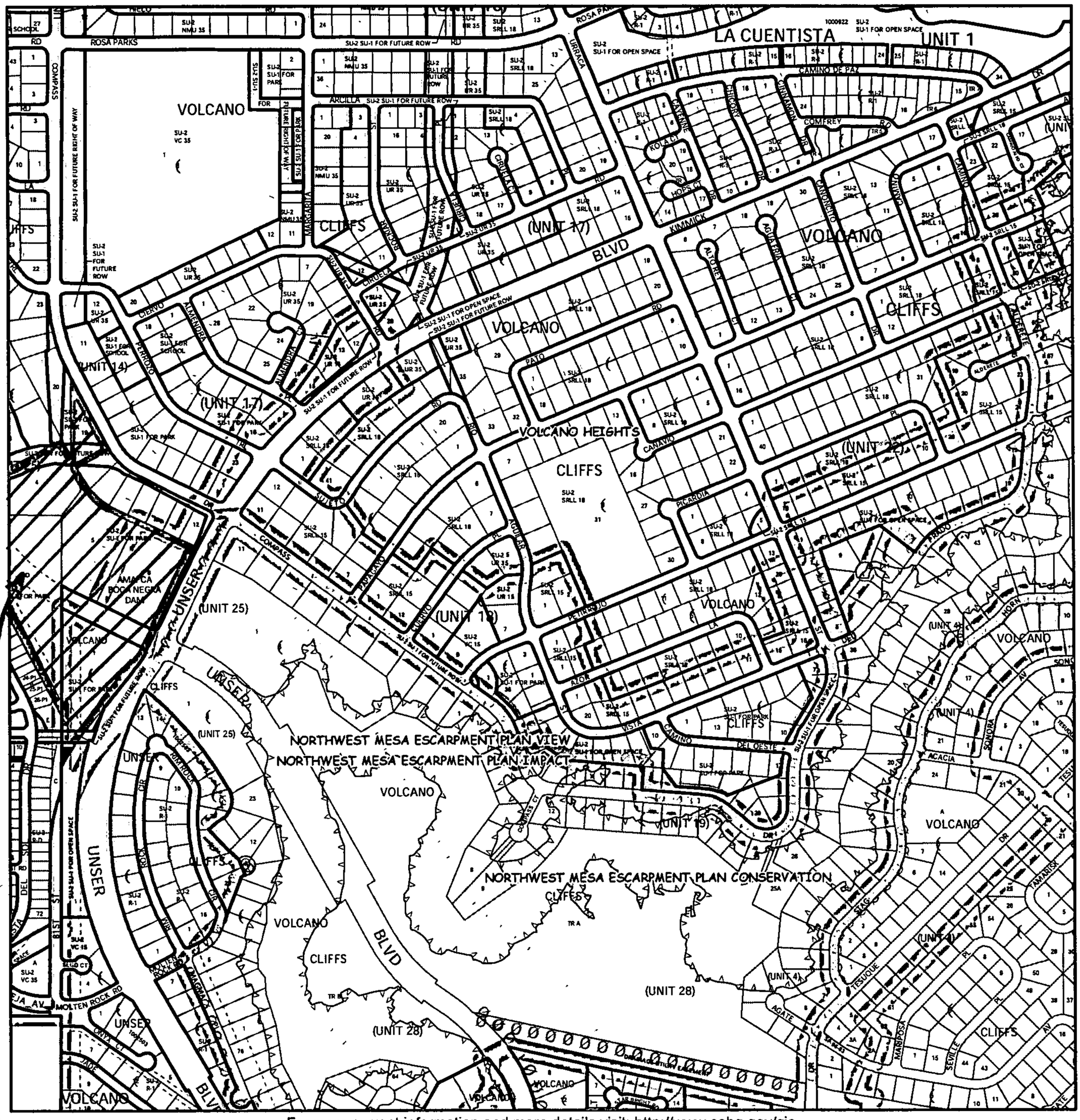
Attached please find required submittals for DRB consideration of the vacation of ~~property lines~~, easements, and Atrisco Drive right-of-way within Volcano Cliffs Subdivision Unit 25 (Lots 4, 5 & 6, Block 2 and Lot 1, Block 5), Volcano Cliffs Subdivision Unit 14 (Lot 19, Block 2) and Tract "D", Vista Vieja Subdivision, Unit 2.

The requested vacations are in anticipation of platting action that will: consolidate parcels comprising the site for the AMAFCA Boca Negra Dam; create a parcel to be granted to PNM for an electrical substation; and return remnant parcels to current owners KB Home New Mexico & Longford Homes. The vacations were previously approved with conditions through three DRB actions– at the March 1, 2006 hearing (Project# 1004540, 06-DRB-00117, 06-DRB-00118 and at the July 12, 2006 hearing (Project #1004946, 06-DRB-00808), however, extension of the vacations was not requested prior to their expiration.

The Office of Community and Neighborhood Coordination records indicate no recognized neighborhood associations in this area. The Volcano Cliffs Property Owners Association has been notified of this request as a courtesy. Please place this item on the next appropriate DRB meeting agenda. If you have questions regarding this request, please contact me at 348-4024. Thank you.

WILSON & COMPANY, INC

Robert MacLake, P.E.

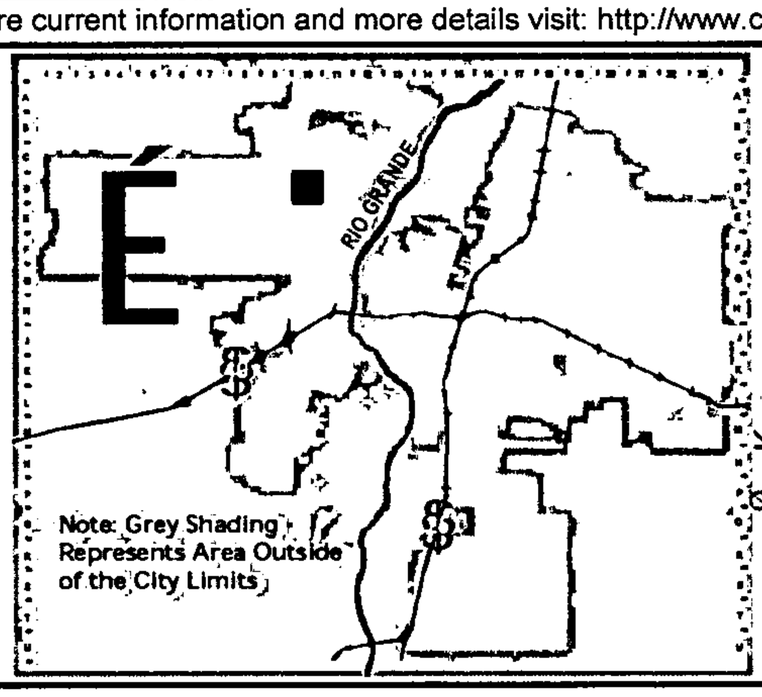


For more current information and more details visit: http://www.cabq.gov/gis

AREA OF REQUESTED VACATION
ALSO SEE D-9-Z

Albuquerque Geographic Information System

Map amended through: 8/29/2007



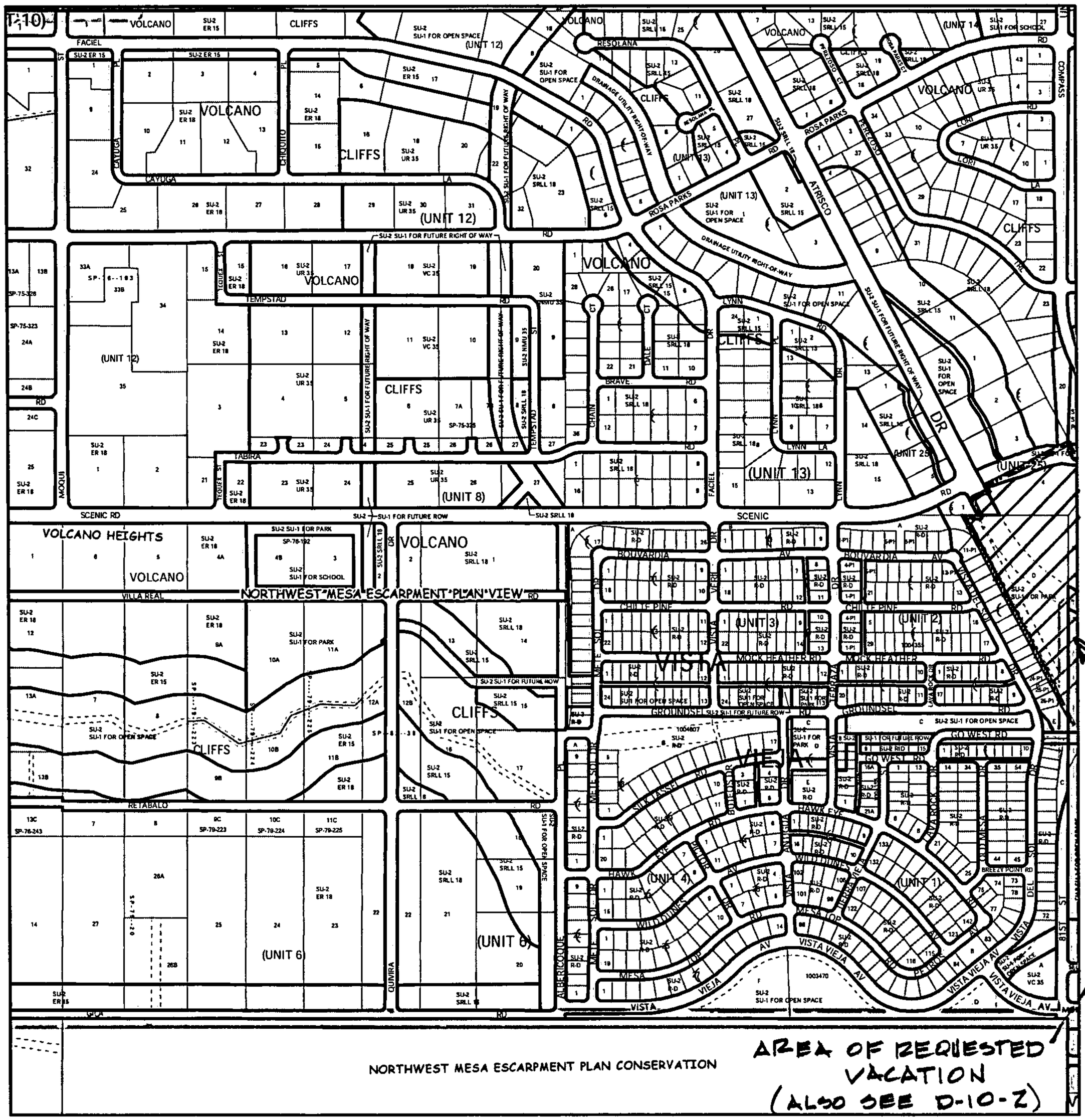
Zone Atlas Page:

D-10-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

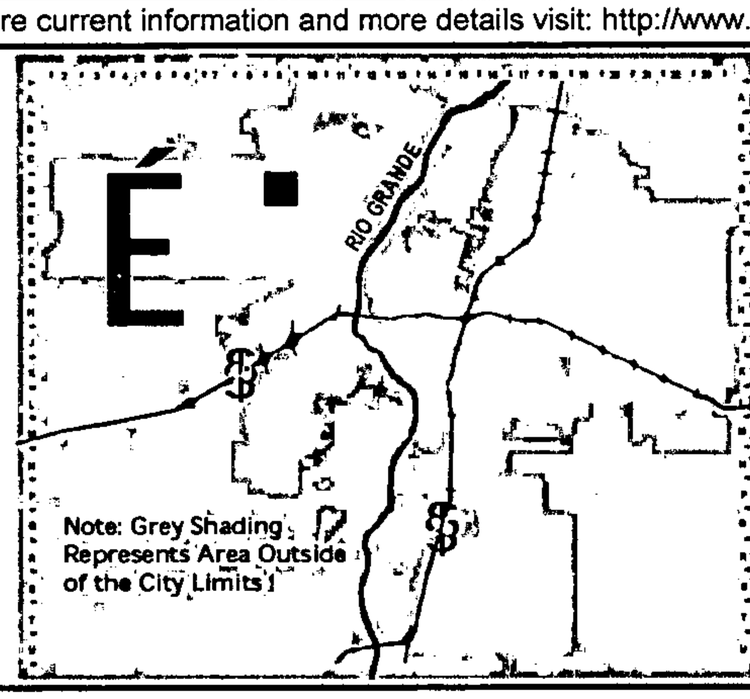
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 8/29/2007



Zone Atlas Page:

D-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 association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at **(505) 924-3914. Your Developer Inquiry is for the following:**

Cell Tower & Type: [ ] **Free-Standing Tower -OR-** [ ] **Concealed Tower**

Private Development [ ] *(i.e., EPC, DRB, LUCC, Liquor Submittal)*

City Project [X] (AMAFCA/City)

CONTACT NAME: Robert MacLake

COMPANY NAME: Wilson & Company, Inc.

ADDRESS/ZIP: 4900 Lang Avenue, NE Albuquerque, NM 87109

PHONE: 505-348-4024 FAX: 505-348-4072

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

Lot 19, Block 2, Volcano Cliffs Subdivision, Unit 14

Lots 4,5 & 6, Block 2, & Lot 1, Block 5, Volcano Cliffs Subdivision Unit 25

Tract D, Vista Vieja Subdivision, Unit 2

LEGAL DESCRIPTION

LOCATED ON
Atrisco Drive NW
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN West of Unser Boulevard/ 81st Street AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

south of Scenic Road and Compass Drive (Universe Blvd)
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (D-9&10-Z).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)

developinquirysheet (09/27/06)

!!!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 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: 7 Sept 07 Time Entered: 11:30 am ONC Rep. Initials: [illegible]

City of Albuquerque

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

Date: 7 Sept 07

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

This letter will serve to notify you that on 7 Sept 2007 (date)

TO CONTACT NAME: Robert Maclake
COMPANY/AGENCY: Wilson & Company, Inc.
ADDRESS/ZIP: 4900 Lang Avenue, NE Albuq. NM 87109
PHONE/FAX #: (505) 348-4024 / FAX 505 348-4072

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 Lot 19, Block 2, Volcano Cliffs Subdivision, Unit 14, Lots 4, 5 and 6, Block 2, and Lot 1, Block 5, Volcano Cliffs subdivision Unit 25 Tract D Vieja Subdivision Unit 2, Located on Alrisco Drive NW Between West of Unser Boulevard/81st Street, south of Scenic and Compass Drive (Universe Blvd.) zone map page(s) D-9 / D-10.

Our records indicate that as of 7 Sept 07 (date), there were **no Recognized Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephanie Wanko

OFFICE OF NEIGHBORHOOD COORDINATION

planning.norecognized.na.form(07/04)

7007 0710 0002 8701 9506

U.S. Postal Service™
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OFFICIAL USE

ALBUQUERQUE NM 87101

Postage	$ $0.41
Certified Fee	$2.65
Return Receipt Fee (Endorsement Required)	$2.15
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.21

0101
05
Postmark Here
ALBUQUERQUE NM 87101
SEP 14 2007
09/14/2007

Sent To VOLCANO CLIFFS PROPERTY OWNERS ASSN
ATTN: BILLY WRIGHT
Street, Apt. No.; or PO Box No. 4112 BLUE RIDGE PL. NE
City, State, ZIP+4 ALBUQUERQUE, NM 87101

PS Form 3800, August 2006 See Reverse for Instructions

WILSON
&COMPANY

4900 Lang Ave. NE
Albuquerque, NM 87109
P.O. Box 94000, 87199-4000
505-348-4000
505-348-4055 Fax

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
San Diego

Wilson & Company
Latin America, LLC

14 September 2007

Volcano Cliffs Property Owners Association
Billy Wright
4112 Blue Ridge Place, NE
Albuquerque, NM 87111

RE: **Vacation of property lines, easements, and Atrisco Drive right-of-way-**
in anticipation of the AMAFCA Boca Negra Dam Plat
Project# 1004540, 06-DRB-00117, 06-DRB-00118, 06-DRB-00808
Wilson & Company, Inc. File X3-218-07802

Dear Mr. Wright:

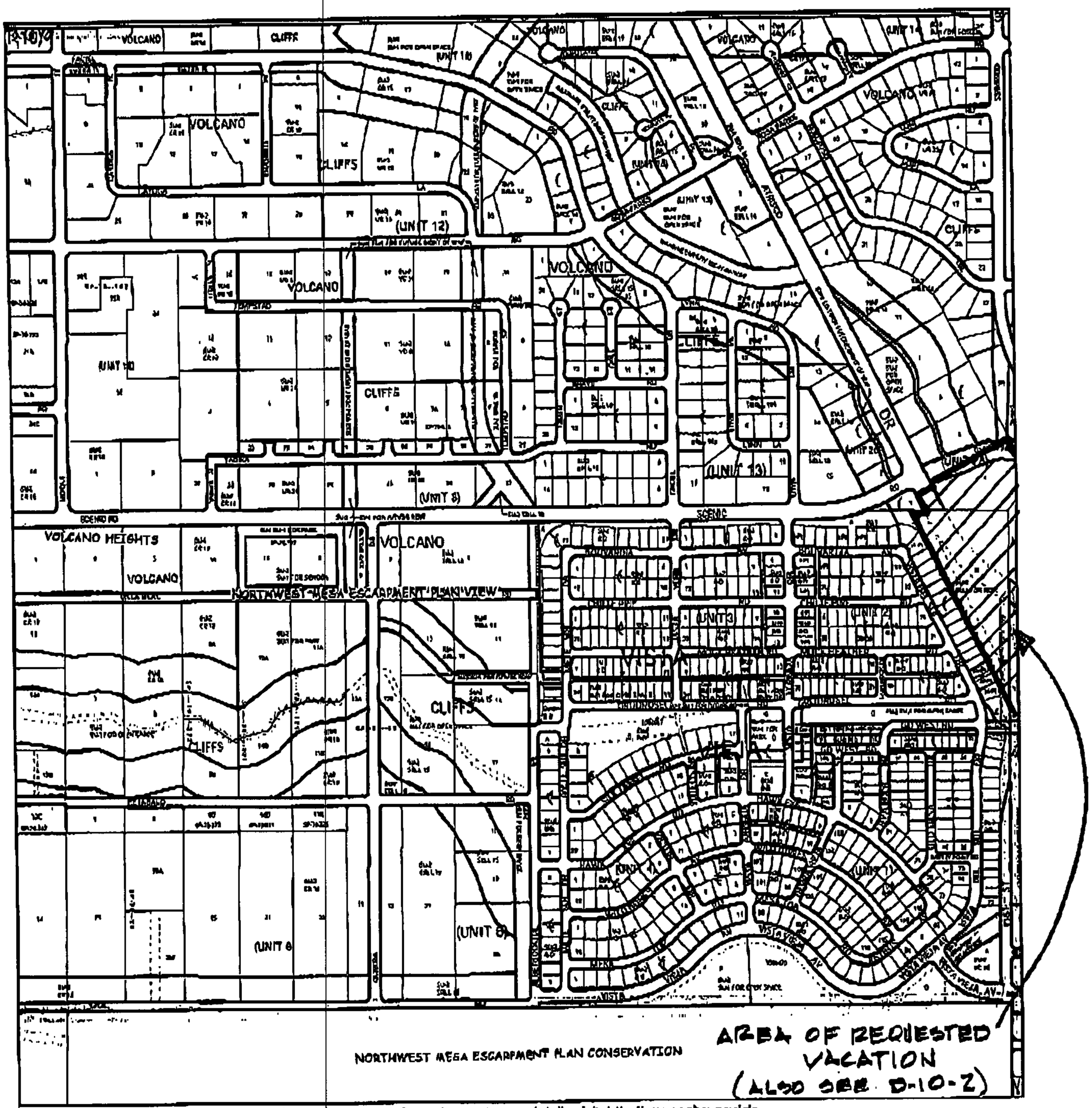
This letter is to inform the Volcano Cliffs Property Owners Association that Wilson & Company, Inc., acting as agent for the owners of the above referenced property have submitted documents for DRB consideration of the vacation of property lines, easements, and Atrisco Drive right-of-way within Volcano Cliffs Subdivision Unit 25 (Lots 4, 5 & 6, Block 2 and Lot 1, Block 5), Volcano Cliffs Subdivision Unit 14 (Lot 19, Block 2) and Tract "D", Vista Vieja Subdivision, Unit 2.

The requested vacations are in anticipation of platting action that will: consolidate parcels comprising the site for the AMAFCA Boca Negra Dam; create a parcel to be granted to PNM for an electrical substation; and return remnant parcels to current owners KB Home New Mexico & Longford Homes. The vacations were previously approved with conditions through three DRB actions– at the March 1, 2006 hearing (Project# 1004540, 06-DRB-00117, 06-DRB-00118 and at the July 12, 2006 hearing (Project #1004946, 06-DRB-00808), however, extension of the vacations was not requested prior to their expiration.

We expect this item will be placed on the October 10, 2007 DRB meeting agenda. Please contact the City of Albuquerque Design Review Board at 924-3861 or DRB's meeting agenda site at http://www.cabq.gov/planning/drb/drbagenda.html to confirm the hearing date. Please contact me at 348-4000 if you have any questions. Thank you.

WILSON & COMPANY, INC

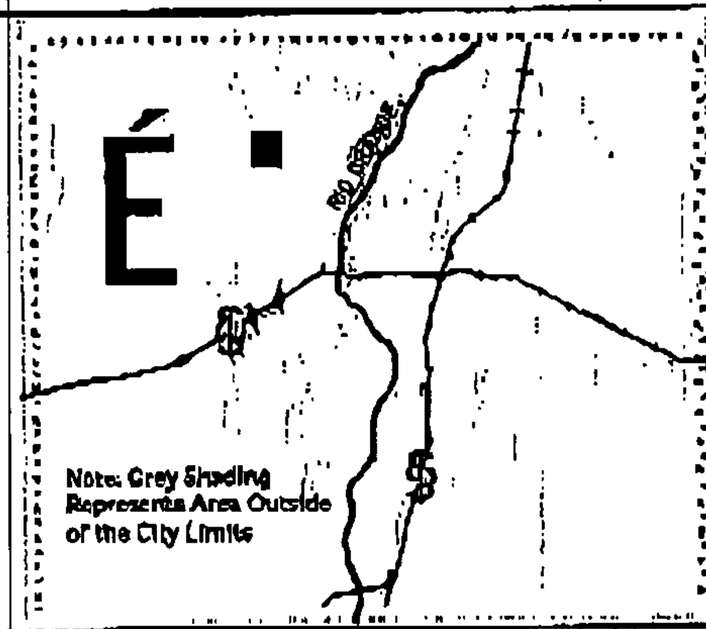
Robert MacLake, P.E.



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

Albuquerque Geographic Information System

Map amended through: 8/29/2007



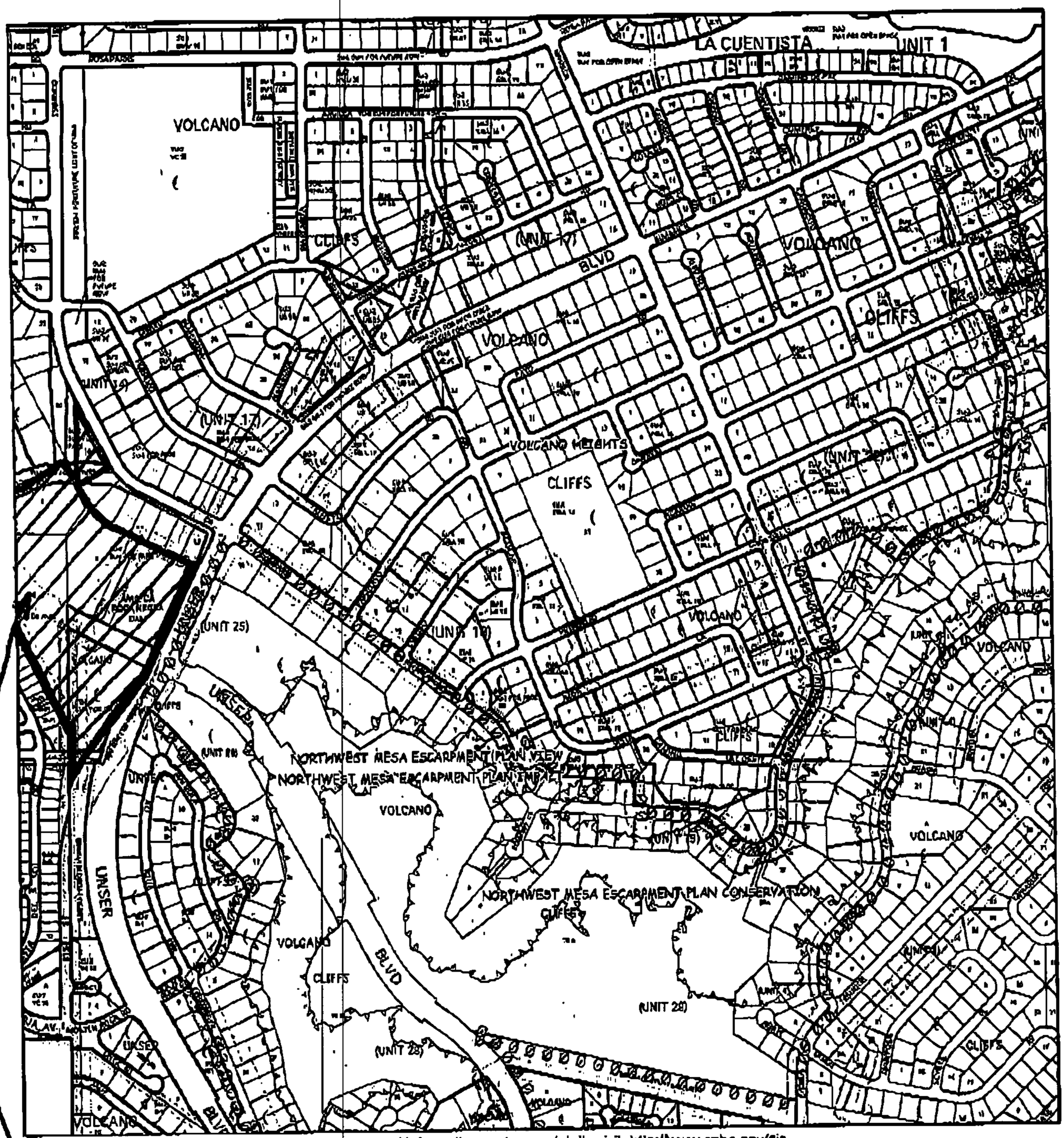
Zone Atlas Page:

D-09-Z

Selected Symbols

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

0 740 1,600 Feet

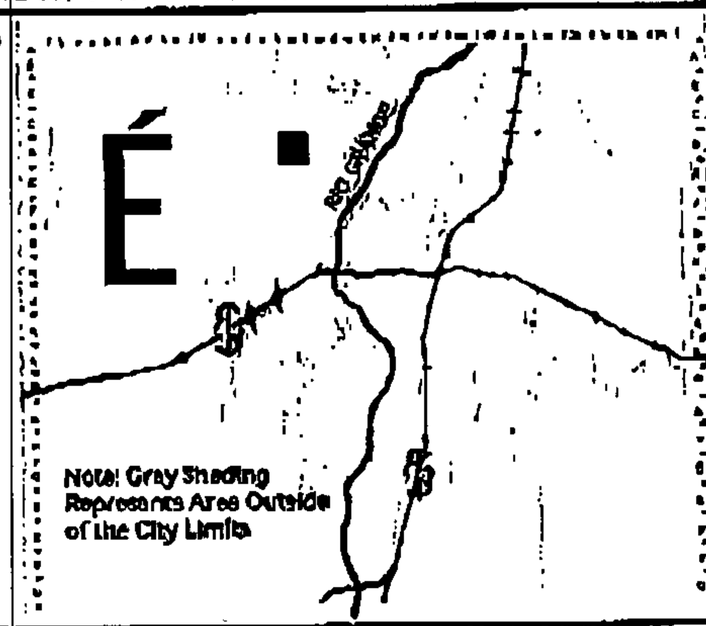


For more current information and more details visit: http://www.cabq.gov/gis

AREA OF REQUESTED VACATION
ALSO SEE D-9-Z

Albuquerque Geographic Information System

Map amended through: 8/29/2007



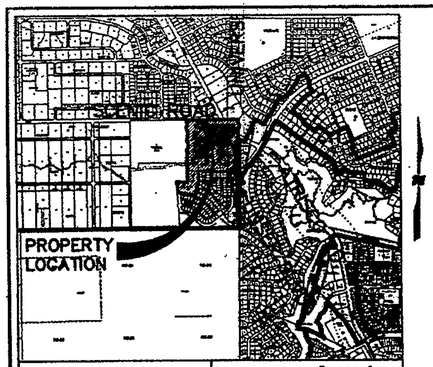
Zone Atlas Page:

D-10-Z

Selected Symbols

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

0 750 1,500 Feet



VICINITY MAP: D-9-Z | SCALE: 1"=2000'

SUBDIVISION DATA:

D.R.B. PROJECT NUMBER: 1004355

D.R.B. CASE NUMBER: ~~05DRB-01235~~ 06DRB-01340

ZONE ATLAS INDEX NO. D - 9 - Z

TOTAL NO. OF LOTS EXISTING: ONE TRACT

TOTAL NO. OF LOTS CREATED: 160 LOTS & 8 PARCELS & TRACTS

GROSS SUBDIVISION ACREAGE: 40.8584± ACRES

TOTAL MILES OF STREETS CREATED: 1.34± MILES

CURRENT ZONING: RD

MIN. LOT SIZE: 0.1022 ACRES { MIN. WIDTH=45.00' / MIN. LENGTH=98.89'

TALOS LOG NO. 2006193436

DATE OF SURVEY: MAY 2004

LEGAL DESCRIPTION:

Tract numbered Two (2) of BULK LAND PLAT OF VISTA VIEJA SUBDIVISION, within Section 21, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 21, 2005, in Plat Book 2005C, Page 122.

FREE CONSENT AND DEDICATION:

The Subdivision shown hereon is with the Free Consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s); said Owner(s) and/or Proprietor(s) warrant that they hold among them Complete and Indefeasible Title in Fee Simple to the land subdivided; said Owner(s) and/or Proprietor(s) do hereby dedicate all Streets, Alleys and Public Rights-of-Way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant: All Access, Utility and Drainage Easements shown hereon including the Right to Construct, Operate, Inspect and Maintain Facilities therein; all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for Overhead and/or Buried Distribution Lines, Conduits, and Pipes for Underground and/or Overhead Utilities where shown or indicated, and including the Right of Ingress and Egress for Construction and Maintenance and the Right to trim interfering trees and shrubs; said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this Subdivision is their Free Act and Deed.

MONTECITO ESTATES COMMUNITY ASSOCIATION

BY: _____
Gary Jenkins, President

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 29 day of September, 2006, For And On Behalf Of Montecito Estates Community Association, Homeowner's Association

Gary Jenkins, President
BY TITLE

Notary Public: Jennifer L. Dean

My Commission Expires: 12-21-08

OFFICIAL SEAL
JENNIFER L. DEAN
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 12-21-08

GENERAL NOTES:

1. ALBUQUERQUE CONTROL STATION "8-C10" DATA:

   3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP
   NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
   X = 361,860.83
   Y = 1,521,476.37
   ELEV. = 5390.130 (SLD 1929)
   GROUND TO GRID FACTOR = 0.9996640
   DELTA ALPHA = -00°15'59"
   NAD 1927

2. ALBUQUERQUE CONTROL STATION "ACS SC 15|14" 22|23 DATA:

   2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911"
   RIVETED TO A 2" IRON PIPE SET IN CONC. PROJECT 1 FT. ABOVE THE GROUND
   NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
   X = 362,716.29
   Y = 1,519,036.59
   GROUND TO GRID FACTOR = 0.9996676
   DELTA ALPHA = -00°15'53"
   NAD 1927

3. FIELD SURVEY WAS PERFORMED IN MAY 2004.

4. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE). BASED ON A LINE FROM "8-C10" TO "ACS 15-23"
   BEARING = S 19°19'20" E

5. ALL DISTANCES ARE GROUND DISTANCES.

6. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD BEARINGS AND DISTANCES.

7. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

8. STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL STREET PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN THUS: Δ ,AND WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE MONUMENTATION, DO NOT DISTURB, PS#14733."

9. ALL COMMON AREA TRACTS "A", "B", "C", "D" AND "E" WILL BE MAINTAINED BY THE "VISTA VIEJA" HOMEOWNER'S ASSOCIATION AND PARCELS 1, 2 AND 3 WILL BE UNDEVELOPED AND TRANSITORY TO UNITS 3 AND 4.

10. ~~PARCEL~~ TRACT "D" TO BE CONVEYED TO AMAFCA (IN THE FUTURE) PER AGREEMENT TO PROVIDE DESIGN, CONSTRUCTION AND MAINTENANCE FOR BOCA NEGRA DETENTION DAM AND OUTFALL PIPE AND ADJACENT UNSER BLVD. DATED SEPTEMBER 22, 2005.

11. CORNERS SHOWN AS —•— ARE FOUND REBARS WITH CAP STAMPED "CROSHAW 14733" UNLESS OTHERWISE INDICATED. ALL OTHER PROPERTY CORNERS WILL BE SET WITH 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733".

DISCLOSURE STATEMENT:

The purpose of this plat is to subdivide Tract 2 of BULK LAND PLAT OF VISTA VIEJA SUBDIVISION into 160 Residential Lots and 8 Open Space Parcels comprising Vista Vieja Subdivision, Unit Two.
Grant and Vacate Easements and dedicate Rights-of-Way.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
UNIFORM PROPERTY CODE: 10090634682004011 6

PROPERTY OWNER OF RECORD: KB Home New Mexico Inc.

BERNALILLO COUNTY TREASURERS OFFICE: _____ 10/3/06

Owner/Proprietor of VISTA VIEJA SUBDIVISION TRACT TWO

BY: _____
Gary Jenkins, Vice President, Land
KB Home New Mexico, Inc.

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 29th day of August, 2006, For and on Behalf of KB Home New Mexico, Inc., Corporation

Gary Jenkins, V.P. Land
BY TITLE

Notary Public: Lea Ellen Remus

My Commission Expires: 12-21-08

OFFICIAL SEAL
LEA ELLEN REMUS
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 12-21-08

2006150317
0037981
Page: 1 of 5
10/03/2006 02:23P
Bk-2006C Pg-050
Mary Herrera Bern. Co. PLAT R 27.00

PLAT OF
VISTA VIEJA SUBDIVISION UNIT TWO

TRACT 2
BULK LAND PLAT
OF
VISTA VIEJA SUBDIVISION
WITHIN SECTION 21, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2006

CITY APPROVALS:

CITY SURVEYOR	DATE 8-31-06
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 9-20-06
PARKS AND RECREATION DEPARTMENT	DATE 9/20/06
UTILITY DEVELOPMENT DIVISION	DATE 9.20.06
REAL PROPERTY DIVISION N/A	DATE
A.M.A.F.C.A.	DATE 9-22-06
CITY ENGINEER	DATE 9/29/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 9/29/06

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

UTILITY COMPANY APPROVALS:

Public Utility Easements shown on this Plat are NOT EXCLUSIVE and are granted for the Common and Joint Use of the Utilities designated on this Plat, their Successors and Assigns, and for the use of any other Public Utilities whose use of said Easement is deemed to be in the Public Interest.
PNM GAS & ELECTRIC SERVICES DISCLAIMER:
In approving this Plat, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) did not conduct a Title Search of the Properties shown hereon, consequently, PNM does not waive nor release any Easement or Easement Rights which may have been granted by prior Plat, Replat, or Other Document which are not shown on this Plat.

PNM ELECTRIC SERVICES	DATE 9-11-06
PNM GAS SERVICES	DATE 9-11-06
COMCAST DIGITAL CABLE	DATE 9.7.06
RSI, LLC	DATE 9/8/06

RSI, LLC. for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services including but not limited to above ground pedestals, below ground cabinet infrastructure and enclosures.

SURVEYOR'S CERTIFICATION:

I, Christopher S. Croshaw, a duly Registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this Plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, shows all Easements made known to me by the Owner(s), Utility Companies or other parties expressing an interest, is correct and true to the best of my belief and knowledge and that this Survey and Plat meet the Minimum Standards for Surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors effective October 1, 2000.

CHRISTOPHER S. CROSHAW
N.M.P.L.S: #14733

28 AUGUST 2006
DATE

CHRISTOPHER S. CROSHAW NEW MEXICO (14733) REGISTERED PROFESSIONAL SURVEYOR 8-28-06

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

SHEET 1 OF 5
WCEA PROJ. NO. X3-218-078

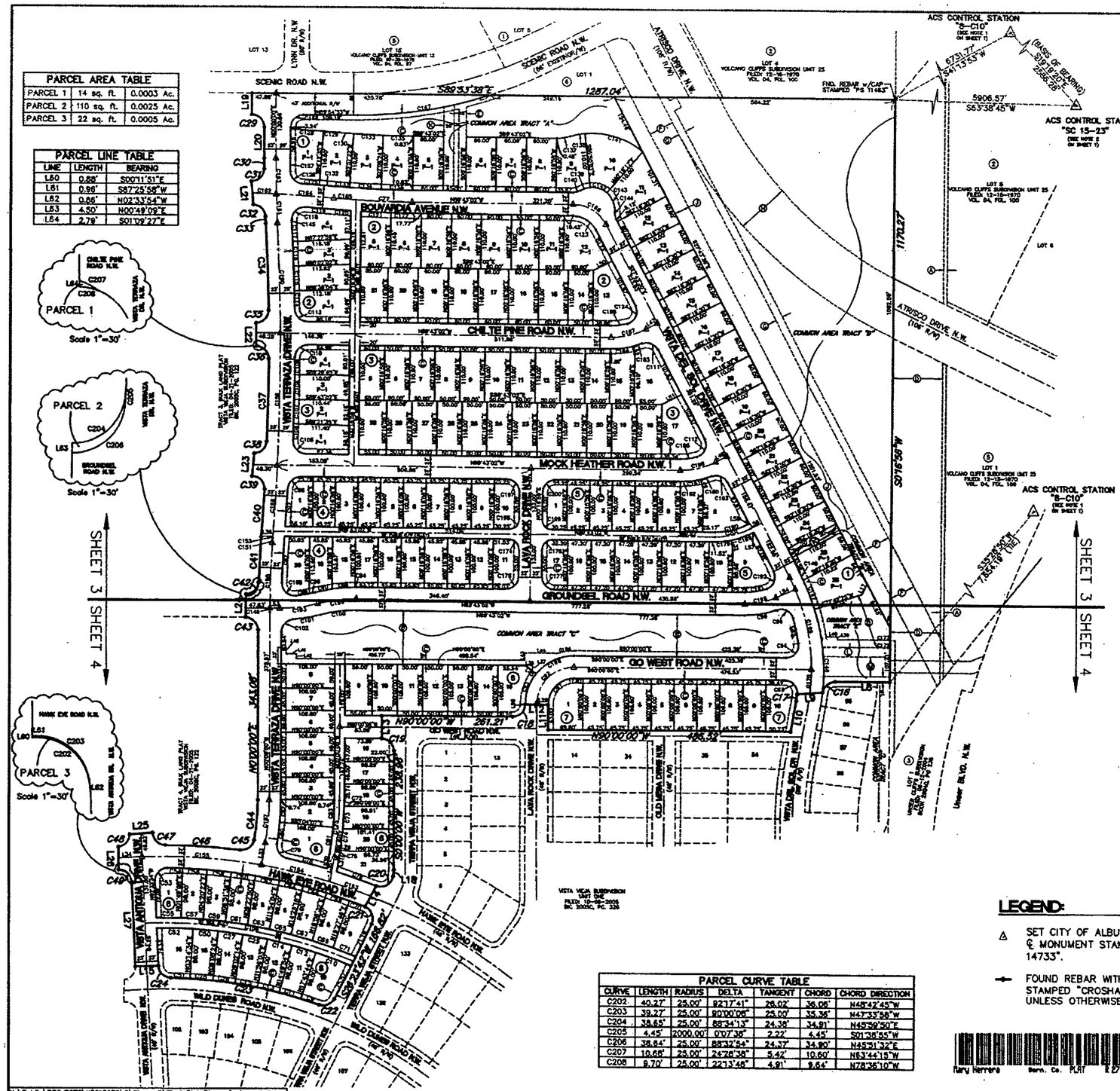
X:\Public\PROJECTS\X3218078\5\Phase 2\Final Plat Phase 2-Amended.dwg

PLAT OF
VISTA VIEJA SUBDIVISION UNIT TWO

TRACT 2
BULK LAND PLAT
OF
VISTA VIEJA SUBDIVISION
WITHIN SECTION 21, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2006

PARCEL AREA TABLE		
PARCEL 1	14 sq. ft.	0.0003 Ac.
PARCEL 2	110 sq. ft.	0.0025 Ac.
PARCEL 3	22 sq. ft.	0.0005 Ac.

PARCEL LINE TABLE		
LINE	LENGTH	BEARING
L60	0.88'	S00°11'51"E
L61	0.96'	S87°25'58"W
L62	0.86'	N02°33'54"W
L63	4.50'	N00°49'09"E
L64	2.79'	S01°09'27"E



EASEMENT KEY:

- (A) EXISTING 7' PUBLIC UTILITY EASEMENT FILED: 12-15-1970 VOL. D4, FOL. 100 (VACATED PER 06DRB-00118)
- (B) BLANKET DRAINAGE EASEMENT (GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACTS "C" AND "E".
- (C) 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- (D) EXISTING 100' OVERHEAD POWERLINE EASEMENT (PER PLATS: D3-175, D4-100 & D4-101)
- (E) 15' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACT "A".
- (F) EXISTING 50' SOUTHERN UNION GAS EASEMENT FILED: 2-20-1957 VOL. D377, FOL. 588
- (G) EXISTING 15' PUBLIC UTILITY EASEMENT (Including 15'x20' Switch Gear) BULK LAND PLAT OF VISTA VIEJA FILED: 4-21-2005 BK. 2005C, PG. 122 (VACATED PER 06DRB-00808)
- (H) 106' PUBLIC ROADWAY EASEMENT BULK LAND PLAT OF VISTA VIEJA SUBDIVISION FILED: 4-21-05, BK. 2005C, PG. 122 (VACATED PER 06DRB-00118)
- (J) 30' PUBLIC WATER UTILITY EASEMENT (GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE) AFFECTS COMMON AREA TRACT "D"
- (K) 20' PUBLIC WATER UTILITY EASEMENT (GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE) AFFECTS COMMON AREA TRACTS "A" AND "B".
- (L) 15' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- (M) 40' PUBLIC WATER AND SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT) TO CITY OF ALBUQUERQUE

LEGEND:

- △ SET CITY OF ALBUQUERQUE ℄ MONUMENT STAMPED "PS 14733".
- ⊸ FOUND REBAR WITH CAP STAMPED "CROSHAW 14733", UNLESS OTHERWISE NOTED.

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C202	40.27'	25.00'	92°17'41"	26.02'	36.05'	N48°42'45"W
C203	39.27'	25.00'	90°00'06"	25.00'	35.36'	N47°33'58"W
C204	38.65'	25.00'	88°34'13"	24.38'	34.91'	N45°59'50"E
C205	4.45'	2000.00'	0°07'38"	2.22'	4.45'	S01°38'55"W
C206	38.84'	25.00'	88°32'54"	24.37'	34.90'	N45°31'32"E
C207	10.68'	25.00'	24°28'38"	5.42'	10.60'	N63°44'15"W
C208	9.70'	25.00'	22°13'48"	4.91'	9.64'	N78°36'10"W

2006150317
Page: 2 of 5
10/03/2006 02:22P
Rary Herrera Bern. Co. PLAT $ 27.00 Bk-2006C Pg-250

NOT TO SCALE

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

SHEET 2 OF 5
WCEA PROJ. NO. X3-218-078

X:\Public\PROJECTS\X3218078\S\Phase 2\Final Plat Phase 2-Amended.dwg

PLAT OF
VISTA VIEJA SUBDIVISION UNIT TWO

TRACT 2
BULK LAND PLAT
OF
VISTA VIEJA SUBDIVISION
WITHIN SECTION 21, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2006

EASEMENT KEY:

Ⓐ EXISTING 7' PUBLIC UTILITY EASEMENT
FILED: 12-15-1970
VOL. D4, FOL. 100
(VACATED PER 06DRB-00118)

Ⓑ BLANKET DRAINAGE EASEMENT
(GRANTED BY THIS PLAT)
AFFECTS COMMON AREA TRACTS "C" AND "E".

Ⓒ 10' PUBLIC UTILITY EASEMENT
(GRANTED BY THIS PLAT)

Ⓓ EXISTING 100' OVERHEAD POWERLINE EASEMENT
(PER PLATS: D3-175, D4-100 & D4-101)

Ⓔ 15' PUBLIC UTILITY EASEMENT
(GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACT "A".

Ⓕ EXISTING 50' SOUTHERN UNION GAS EASEMENT
FILED: 2-20-1957
VOL. D377, FOL. 588

Ⓖ EXISTING 15' PUBLIC UTILITY EASEMENT
(Including 15'x20' Switch Gear)
BULK LAND PLAT OF VISTA VIEJA
FILED: 4-21-2005
BK. 2005C, PG. 122
(VACATED PER 06DRB-00808)

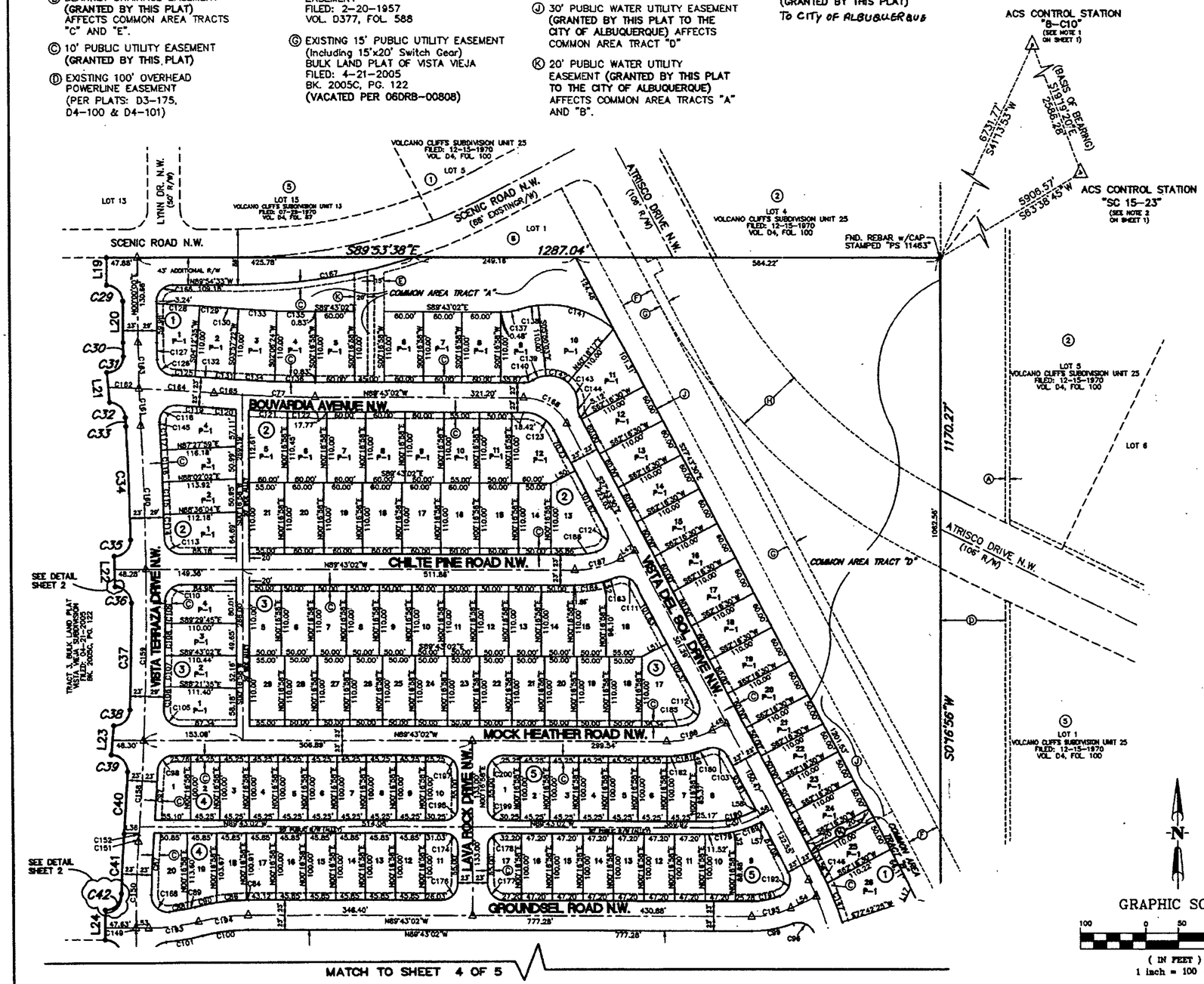
Ⓗ 106' PUBLIC ROADWAY EASEMENT
BULK LAND PLAT OF VISTA VIEJA SUBDIVISION
FILED: 4-21-05, BK. 2005C, PG. 122
(VACATED PER 06DRB-00118)

Ⓙ 30' PUBLIC WATER UTILITY EASEMENT
(GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE) AFFECTS COMMON AREA TRACT "D"

Ⓚ 20' PUBLIC WATER UTILITY EASEMENT (GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE) AFFECTS COMMON AREA TRACTS "A" AND "B".

Ⓛ 15' PUBLIC UTILITY EASEMENT
(GRANTED BY THIS PLAT)

Ⓜ 40' PUBLIC WATER AND SANITARY SEWER EASEMENT
(GRANTED BY THIS PLAT)
TO CITY OF ALBUQUERQUE



LEGEND:

△ SET CITY OF ALBUQUERQUE ℄ MONUMENT STAMPED "PS 14733".

FOUND REBAR WITH CAP STAMPED "CROSHAW 14733", UNLESS OTHERWISE NOTED.

NOTE:

1- PARCEL AREA LISTING, CURVE AND LINE TABLES SHOWN ON SHEET 5 OF 5.

2- LOTS WITH A "P-1" DESIGNATION SHALL COMPLY WITH OFF-STREET PARKING REQUIREMENTS PER SECTION 14-16-3-1(A)(24)(C) OF THE COMPREHENSIVE ZONING CODE.

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X3218078
Page: 3 of 5
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Mary Herrera Bern. Co. PLAT R 27.00 B1-2006C Pg-288

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

SHEET 3 OF 5
WCEA PROJ. NO. X3-218-078

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EASEMENT KEY:

Ⓐ EXISTING 7' PUBLIC UTILITY EASEMENT
FILED: 12-15-1970
VOL. D4, FOL. 100
(VACATED PER 06DRB-00118)

Ⓑ BLANKET DRAINAGE EASEMENT
(GRANTED BY THIS PLAT)
AFFECTS COMMON AREA TRACTS "C" AND "E".

Ⓒ 10' PUBLIC UTILITY EASEMENT
(GRANTED BY THIS PLAT)

Ⓓ EXISTING 100' OVERHEAD POWERLINE EASEMENT
(PER PLATS: D3-175, D4-100 & D4-101)

Ⓔ 15' PUBLIC UTILITY EASEMENT
(GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACT "A".

Ⓕ EXISTING 50' SOUTHERN UNION GAS EASEMENT
FILED: 2-20-1957
VOL. D377, FOL. 588

Ⓖ EXISTING 15' PUBLIC UTILITY EASEMENT
(Including 15'x20' Switch Gear)
BULK LAND PLAT OF VISTA VIEJA
FILED: 4-21-2005
BK. 2005C, PG. 122
(VACATED PER 06DRB-00808)

Ⓗ 106' PUBLIC ROADWAY EASEMENT
BULK LAND PLAT OF VISTA VIEJA SUBDIVISION
FILED: 4-21-05, BK. 2005C, PG. 122
(VACATED PER 06DRB-00118)

Ⓙ 30' PUBLIC WATER UTILITY EASEMENT
(GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE) AFFECTS COMMON AREA TRACT "D"

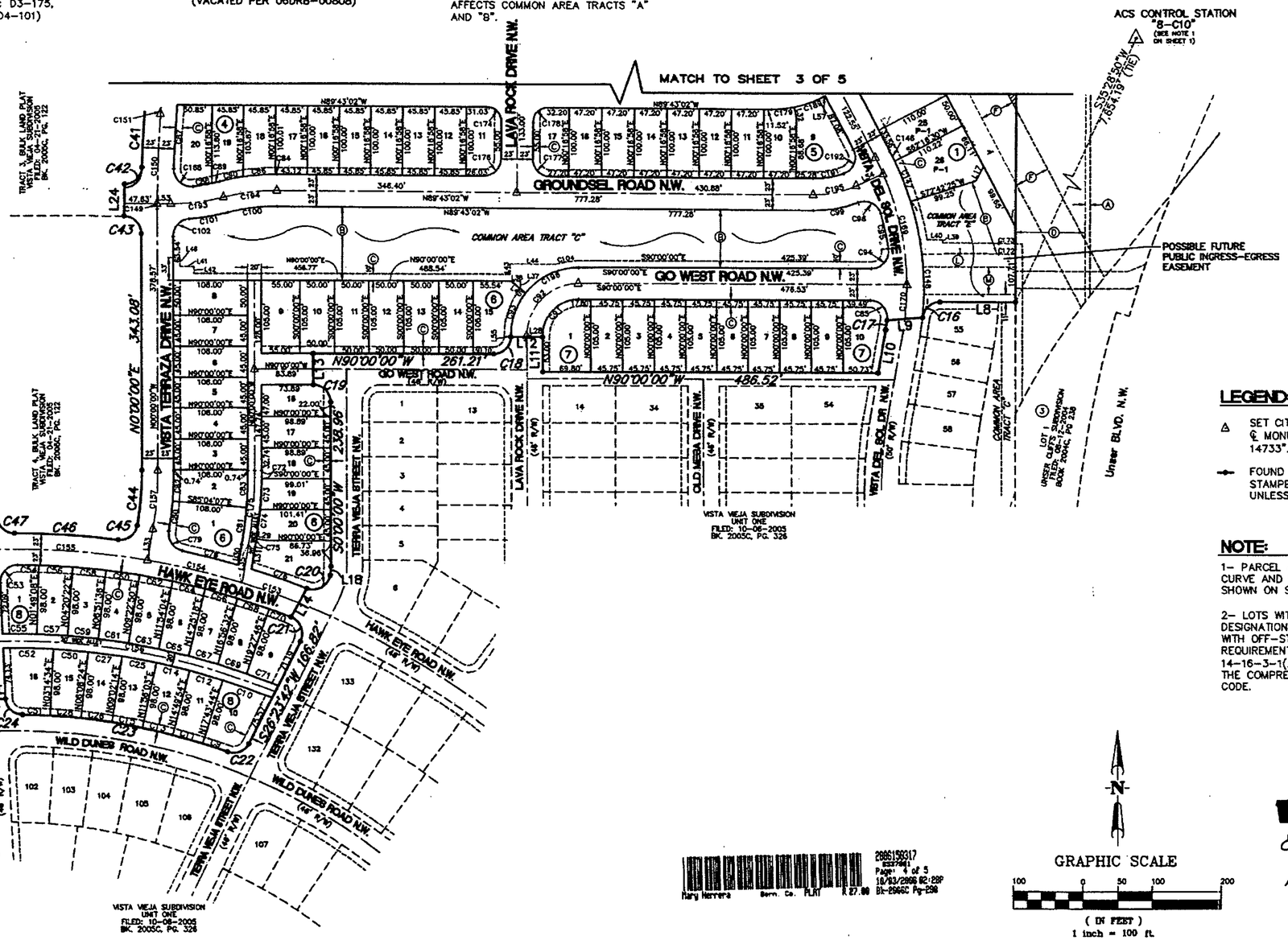
Ⓚ 20' PUBLIC WATER UTILITY EASEMENT (GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE) AFFECTS COMMON AREA TRACTS "A" AND "B".

Ⓛ 15' PUBLIC UTILITY EASEMENT
(GRANTED BY THIS PLAT)

Ⓜ 40' PUBLIC WATER AND SANITARY SEWER EASEMENT
(GRANTED BY THIS PLAT)
TO CITY OF ALBUQUERQUE

PLAT OF
VISTA VIEJA SUBDIVISION
UNIT TWO

TRACT 2
BULK LAND PLAT
OF
VISTA VIEJA SUBDIVISION
WITHIN SECTION 21, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2006



LEGEND:

△ SET CITY OF ALBUQUERQUE ℄ MONUMENT STAMPED "PS 14733".

⊸ FOUND REBAR WITH CAP STAMPED "CROSHAW 14733", UNLESS OTHERWISE NOTED.

NOTE:

1- PARCEL AREA LISTING, CURVE AND LINE TABLES SHOWN ON SHEET 5 OF 5.

2- LOTS WITH A "P-1" DESIGNATION SHALL COMPLY WITH OFF-STREET PARKING REQUIREMENTS PER SECTION 14-16-3-1(A)(24)(C) OF THE COMPREHENSIVE ZONING CODE.

N

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

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Page: 4 of 5
10/03/2006 02:29P
Bk-2006C Pg-258
Mary Herrera Bern. Co. PLAT R 27.00

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

SHEET 4 OF 5
WCEA PROJ. NO. X3-218-078

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PLAT OF
VISTA VIEJA SUBDIVISION
UNIT TWO

TRACT 2
BULK LAND PLAT
OF
VISTA VIEJA SUBDIVISION
WITHIN SECTION 21, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2006

BOUNDARY LINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C16	36.43	25.00'	83°29'28"	22.31'	33.29'	S48°15'16"W
C17	13.70'	369.00'	2°07'40"	6.85'	13.70'	N09°08'26"E
C18	39.27'	25.00'	90°00'00"	25.00'	35.36'	N45°00'00"E
C19	39.27'	25.00'	90°00'00"	25.00'	35.36'	N45°00'00"W
C20	44.47'	25.00'	101°55'25"	30.83'	38.84'	N60°32'16"E
C21	41.54'	25.00'	95°12'44"	27.38'	36.93'	N21°12'40"W
C22	36.58'	25.00'	83°50'19"	22.45'	33.40'	N68°18'52"E
C23	302.84'	890.00'	19°29'45"	152.90'	301.38'	N79°30'51"W
C24	37.83'	25.00'	86°41'50"	23.60'	34.32'	S45°54'49"E
C29	39.23'	25.00'	89°54'33"	24.96	35.33	N44°57'17"W
C30	22.07'	2523.00'	0°30'05"	11.04'	22.07'	S00°15'02"E
C31	40.20'	25.00'	92°07'34"	25.95'	36.01'	N45°33'42"E
C32	37.35'	25.00'	85°36'28"	23.15'	33.97'	N45°28'02"W
C33	13.88'	2523.00'	0°18'54"	6.94'	13.88'	S02°49'16"E
C34	175.11'	4977.00'	2°00'57"	87.55	175.08'	N01°58'15"W
C35	39.81'	25.00'	91°14'44"	25.55'	35.74'	N44°39'35"E
C36	39.21'	25.00'	89°51'55"	24.94'	35.31'	N44°47'06"W
C37	166.86'	4977.00'	1°55'15"	83.44'	166.86'	N01°06'29"E
C38	38.49'	25.00'	88°12'49"	24.23'	34.80'	N46°10'32"E
C39	40.53'	25.00'	92°53'53"	26.30'	36.24'	N43°16'07"W
C40	95.87'	4977.00'	1°06'13"	47.94'	95.87'	N03°43'56"E
C41	89.77'	2000.00'	2°34'18"	44.89'	89.76'	S02°39'53"W
C42	38.65'	25.00'	88°34'13"	24.38'	34.91'	N45°59'50"E
C43	39.15'	25.00'	89°43'03"	24.88'	35.27'	N44°31'32"W
C44	80.52'	477.00'	9°40'18"	40.35'	80.42'	N04°50'09"E
C45	38.30'	25.00'	87°47'13"	24.05'	34.67'	N53°33'54"E
C46	149.89'	1152.00	7°27'19"	75.05'	149.79'	N86°16'08"W
C47	39.00'	25.00'	89°22'47"	24.73'	35.16'	S45°16'24"E
C48	37.50'	25.00'	85°56'37"	23.29'	34.08'	N42°21'16"E
C49	40.27'	25.00'	92°17'41"	26.02'	36.06'	N48°42'45"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C9	38.91'	890.00'	2°30'17"	19.46'	38.91'	N71°01'07"W
C10	76.17'	988.00'	4°25'01"	38.10'	76.15'	N70°03'46"W
C11	45.00'	890.00'	2°53'50"	22.51'	45.00'	N73°43'11"W
C12	49.96'	988.00'	2°53'50"	24.99'	49.96'	N73°43'11"W
C13	45.01'	890.00'	2°53'51"	22.51'	45.00'	N76°37'01"W
C14	49.96'	988.00'	2°53'51"	24.99'	49.96'	N76°37'01"W
C15	45.00'	890.00'	2°53'49"	22.51'	45.00'	N79°30'51"W
C25	49.96'	988.00'	2°53'49"	24.98'	49.95'	N79°30'51"W
C26	45.00'	890.00'	2°53'50"	22.51'	45.00'	N82°24'41"W
C27	49.96'	988.00'	2°53'50"	24.99'	49.96'	N82°24'41"W
C28	45.00'	890.00'	2°53'50"	22.51'	45.00'	N85°18'31"W
C50	49.96'	988.00'	2°53'50"	24.99'	49.96'	N85°18'31"W
C51	38.91'	890.00'	2°30'18"	19.46'	38.91'	N88°00'35"W
C52	72.43'	988.00'	4°12'01"	36.23'	72.41'	N88°51'27"W
C53	40.49'	25.00'	92°47'43"	26.25'	36.21'	S43°49'57"W
C54	30.67'	1106.00'	1°35'19"	15.34'	30.67'	N88°58'32"W
C55	49.41'	1008.00'	2°48'30"	24.71'	49.40'	N89°35'07"W
C56	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N86°55'15"W
C57	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N86°55'15"W
C58	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N84°24'01"W
C59	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N84°24'01"W
C60	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N81°52'47"W
C61	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N81°52'47"W
C62	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N79°21'33"W
C63	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N79°21'33"W
C64	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N76°50'19"W
C65	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N76°50'19"W
C66	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N74°19'05"W
C67	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N74°19'05"W
C68	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N71°47'51"W
C69	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N71°47'51"W
C70	33.20'	1106.00'	1°43'12"	16.60'	33.20'	N69°40'38"W
C71	48.69'	1008.00'	2°46'03"	24.35'	48.68'	N69°09'12"W
C72	12.26'	651.00'	1°04'45"	6.13'	12.26'	N00°32'23"E
C73	45.06'	651.00'	3°58'02"	22.55'	45.06'	N03°03'46"E
C74	42.26'	651.00'	3°43'11"	21.14'	42.25'	N06°54'22"E
C75	11.70'	651.00'	1°01'47"	5.85'	11.70'	N09°16'52"E
C76	83.69'	1152.00'	4°10'21"	41.97'	83.88'	N70°35'10"W
C77	112.29'	1977.00'	3°15'15"	56.16'	112.27'	S88°06'24"E
C78	84.29'	1152.00'	4°11'32"	42.16'	84.27'	N75°46'15"W
C79	38.21'	25.00'	87°33'37"	23.96'	34.59'	S34°05'12"E
C80	43.47'	523.00'	4°45'43"	21.75'	43.46'	N07°18'44"E
C81	53.57'	631.00'	4°51'52"	26.80'	53.56'	N07°21'49"E
C82	45.01'	523.00'	4°55'53"	22.52'	45.00'	N02°27'56"E
C83	54.31'	631.00'	4°55'53"	27.17'	54.29'	N02°27'56"E
C84	2.73'	323.00'	0°29'06"	1.37'	2.73'	N89°57'35"W
C85	42.79'	25.00'	98°04'36"	28.80'	37.76'	N40°57'42"W
C86	46.03'	323.00'	8°09'57"	23.06'	46.00'	S85°42'54"W
C87	92.85'	1954.00'	2°43'21"	46.43'	92.84'	S03°03'38"W
C88	27.89'	277.00'	5°46'05"	13.95'	27.87'	N80°49'44"E
C89	12.07'	277.00'	2°29'49"	6.04'	12.07'	N76°41'47"E
C90	34.86'	323.00'	6°11'03"	17.45'	34.85'	S78°32'23"W
C91	81.68'	52.00'	90°00'00"	52.00'	73.54'	S45°00'00"W
C92	117.81'	75.00'	90°00'00"	75.00'	106.07'	S45°00'00"W
C93	66.16'	98.00'	38°40'42"	34.39'	64.91'	S19°20'21"W
C94	42.84'	25.00'	98°11'32"	28.86'	37.79'	N40°54'14"E
C95	51.40'	371.00'	7°56'17"	25.74'	51.36'	N12°09'40"W
C96	41.66'	25.00'	95°28'23"	27.51'	37.00'	N63°52'00"W
C97	76.37'	5023.00'	0°52'16"	38.18'	76.37'	N03°33'58"E
C98	38.03'	25.00'	87°09'07"	23.79'	34.47'	S46°42'25"W
C99	66.06'	173.00'	21°53'10"	33.45'	65.66'	N78°20'23"E
C100	71.72'	277.00'	14°50'06"	36.06'	71.52'	S82°51'55"W
C101	57.19'	323.00'	10°08'38"	28.67'	57.11'	N80°31'11"E
C102	37.35'	25.00'	85°35'30"	23.15'	33.97'	S42°47'45"W
C103	36.36'	25.00'	83°19'46"	22.25'	33.24'	N69°23'23"W
C104	32.99'	108.00'	17°30'09"	16.63'	32.86'	S81°14'55"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C105	40.04'	25.00'	91°45'27"	25.78'	35.89'	S43°50'18"E
C106	35.07'	5023.00'	0°24'00"	17.53'	35.06'	N01°50'25"E
C107	49.51'	5023.00'	0°33'53"	24.76'	49.51'	N01°21'28"E
C108	50.09'	5023.00'	0°34'17"	25.04'	50.08'	N00°47'23"E
C109	34.51'	5023.00'	0°23'37"	17.26'	34.51'	N00°18'27"E
C110	39.35'	25.00'	90°10'20"	25.08'	35.41'	S45°11'48"W
C111	36.36'	25.00'	83°19'46"	22.25'	33.24'	N69°23'23"W
C112	44.96'	25.00'	103°01'54"	31.45'	39.14'	N23°47'27"E
C113	38.72'	25.00'	88°44'22"	24.46'	34.96'	S45°20'51"E
C114	36.96'	5029.00'	0°25'16"	18.48'	36.96'	N01°11'18"W
C115	49.79'	5029.00'	0°34'02"	24.90'	49.79'	N01°40'57"W
C116	49.81'	5029.00'	0°34'03"	24.90'	49.80'	N02°15'00"W
C117	39.08'	5029.00'	0°26'43"	19.54'	39.08'	N02°45'22"W
C118	42.15'	25.00'	96°36'25"	28.06'	37.33'	S45°24'52"W
C119	56.52'	2977.00'	1°05'16"	28.26'	56.51'	N85°44'17"W
C120	35.58'	2000.00'	1°01'09"	17.79'	35.58'	S85°42'14"E
C121	60.05'	2000.00'	1°43'13"	30.02'	60.04'	S87°38'50"E
C122	42.23'	2000.00'	1°12'35"	21.12'	42.23'	S89°06'44"E
C123	56.26'	52.00'	61°59'32"	31.24'	53.56'	N58°43'16"W
C124	44.96'	25.00'	103°01'54"	31.45'	39.14'	N23°47'27"E
C125	35.07'	3023.00'	0°39'53"	17.54'	35.07'	N86°07'21"W
C126	37.45'	25.00'	85°50'01"	23.25'	34.05'	S43°32'18"E
C127	26.86'	2477.00'	0°37'17"	13.43'	26.86'	S00°18'39"E
C128	66.80'	3133.00'	1°13'18"	33.40'	66.80'	N86°24'04"W
C129	32.60'	3133.00'	0°35'46"	16.29'	32.59'	N85°29'32"W
C130	27.35'	1844.00'	0°50'59"	13.67'	27.35'	S85°37'09"E
C131	28.98'	1954.00'	0°50'59"	14.49'	28.98'	S85°37'09"E
C132	31.45'	3023.00'	0°35'46"	15.72'	31.44'	N85°29'32"W
C133	59.52'	1844.00'	1°50'58"	29.76'	59.52'	S86°58'07"E
C134	63.07'	1954.00'	1°50'58"	31.54'	63.07'	S86°58'07"E
C135	58.70'	1844.00'	1°49'26"	29.35'	58.70'	S88°48'19"E
C136	62.20'	1954.00'	1°49'26"	31.10'	62.20'	S88°48'19"E
C137	27.43'	90.00'	17°27'42"	13.82'	27.32'	N81°33'07"E
C138	30.69'	155.00'	11°20'41"	15.40'	30.64'	S78°29'36"W
C139	21.11'	45.00'	26°52'43"	10.75'	20.92'	S70°43'35"W
C140	14.40'	25.00'	32°59'44"	7.40'	14.20'	N73°47'06"E
C141	124.73'	155.00'	46°06'20"	65.96'	121.39'	N72°46'53"W
C142	36.21'	45.00'	46°06'20"	19.15'	35.24'	N72°46'53"W
C143	43.20'	45.00'	54°59'57"	23.43'	41.56'	N22°13'44"W
C144	14.40'	25.00'	32°59'44"	7.40'	14.20'	S11°13'38"E
C145	3.88'	2471.00'	0°05'24"	1.94'	3.87'	S02°56'02"E
C146	16.44'	417.52'	2°15'22"	8.22'	16.44'	N28°57'58"W
C147	62.27'	417.52'	8°32'42"	31.19'	62.21'	N21°33'56"W
C148	169.34'	417.52'	23°14'17"	85.85'	168.18'	N05°40'26"W
C149	7.77'	1977.00'	0°13'31"	3.89'	7.77'	S00°06'46"W
C150	130.09'	1977.00'	3°46'13"	65.07'	130.07'	S02°06'37"W
C151	9.98'	1977.00'	0°17'19"	4.98'	9.98'	S04°08'23"W
C152	3.07'	5000.00'	0°02'07"	1.54'	3.07'	N04°15'59"E
C153	86.20'	1129.00'	4°22'28"	43.12'	86.18'	N70°50'33"W
C154	141.37'	1129.00'	7°10'28"	70.78'	141.28'	N78°37'01"W
C155	238.85'	1129.00'	12°07'18"	119.87'	238.41'	N86°15'54"W
C156	426.45'	998.00'	24°28'58"	216.53'	423.21'	N80°03'10"W
C157	85.49'	500.00'	9°47'45"	42.85'	85.38'	N04°53'53"E
C158	143.22'	5000.00'	1°38'28"	71.62'	143.22'	N03°25'42"E
C159	266.06'	5000.00'	3°02'56"	133.06'	266.03'	N01°05'00"E
C160	221.45'	5000.00'	2°32'15"	110.74'	221.43'	N01°42'36"W
C161	57.84'	2500.00'	1°19'32"	28.92'	57.84'	S02°16'58"E
C162	47.63'	3000.00'	0°54'35"	23.81'	47.63'	N87°52'07"W
C163	72.13'	2500.00'	1°39'11"	36.07'	72.13'	S00°49'36"E
C164	116.22'	3000.00'	2°13'11"	58.12'	116.21'	N86°18'15"W
C165	43.78'	1977.00'	1°16'07"	21.89'	43.78'	S85°49'43"E
C166	39.31'	25.00'	90°05'27"	25.04'	35.38'	S45°02'43"W
C167	268.99'	860.57'	17°48'48"	134.58'	265.92'	N80°53'03"E
C168	42.75'	25.00'	97°59'10"	28.75'	37.73'	S47°17'39"E
C169	190.09'	394.00'	27°38'34"	96.93'	188.25'	N13°54'13"W
C170	49.47'	394.00'	7°11'36"	24.77'	49.43'	N03°30'52"E
C171	41.79'	30.00'	79°48'48"	25.09'	38.49'	S50°01'49"E
C172	24.84'	541.38'	2°37'45"	12.42'	24.84'	N88°37'20"W
C173	24.90'	556.38'	2°33'51"	12.45'	24.90'	N88°39'17"W
C174	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°43'02"W
C175	109.59'	641.00'	9°47'45"	54.93'	109.46'	N04°53'53"E
C176	39.27'	25.00'	90°00'00"	25.00'	35.36'	N45°16'58"E
C177	39.27'	25.00'	90°00'00"	25.00'	35.36'	S44°43'02"E
C178	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°16'58"W
C179	32.86'	160.00'	11°45'57"	16.49'	32.80'	N84°24'00"E
C180	23.52'	173.00'	7°47'18"	11.78'	23.50'	N72°50'23"E
C181	28.95'	173.00'	9°35'13"	14.51'	28.91'	N81°31'39"E
C182	12.00'	173.00'	3°58'25"	6.00'	12.00'	N88°18'28"E
C183	20.82'	173.00'	6°53'39"	10.42'	20.80'	N72°23'34"E
C184	43.61'	173.00'	14°26'35"	21.92'	43.49'	N63°03'41"E
C185	33.20'	127.00'	14°58'34"	16.69'	33.10'	N82°47'41"E
C186	33.20'	127.00'	14°58'34"	16.69'	33.10'	N82°47'41"E
C187	73.32'	150.00'	28°00'28"	37.41'	72.60'	N76°16'44"E
C188	73.32'	150.00'	28°00'28"	37.41'	72.60'	N76°16'44"E
C189	45.36'	160.00'	16°14'31"	22.83'	45.20'	N70°23'48"E
C190	68.44'	140.00'	28°00'28"	34.92'	67.76'	N76°16'44"E
C191	44.53'	127.00'	20°05'17"	22.49'	44.30'	N80°14'20"E
C192	42.73'	25.00'	97°55'11"	28.72'	37.71'	N21°14'06"E
C193	77.66'	300.00'	14°50'06"	39.06'	77.46'	N82°51'55"E
C194	77.66'	300.00'	14°50'06"	39.06'	77.46'	S82°51'55"W
C195	83.41'	150.00'	24°13'15"	32.19'	82.94'	N78°10'21"E
C196	87.78'	98.00'	51°19'18"	47.06'	84.88'	S64°20'21"W
C197	39.27'	25.00'	90°00'00"	25.00'	35.36'	N44°43'02"W
C198	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°16'58"E
C199	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°43'02"E
C200	39.27'	25.00'	90°00'00"	25.00'	35.36'	S45°16'58"W
C201	73.32'	150.00'	28°00'28"	37.41'	72.60'	N76°16'44"E

LINE TABLE

LINE	LENGTH	BEARING
L1	104.35'	N62°44'44"E
L2	150.00'	N77°45'48"E
L3	50.00'	S90°00'00"E
L4	50.00'	S90°00'00"E
L5	50.00'	N89°23'00"E
L6	170.26'	N85°00'00"E
L7	47.15'	N00°16'57"E
L8	109.82'	S89°56'13"E
L9	51.14'	N85°07'30"E
L10	83.97'	N10°12'16"E
L11	81.00'	S00°00'00"E
L12	46.00'	N90°00'00"E
L13	46.00'	N00°00'00"E
L14	46.42'	S29°05'12"W
L15	46.00'	S88°03'08"W
L16	Not Used	
L17	23.67'	N26°51'54"E
L18	12.86'	N04°47'18"E
L19	42.67'	S00°06'22"W
L20	63.08'	S00°00'00"E
L21	46.32'	S05°08'03"E
L22	46.01'	S01°09'27"E
L23	46.17'	S05°09'40"W
L24	46.00'	S00°49'09"W
L25	46.09'	S85°46'04"W
L26	46.15'	S00°11'51"E
L27	166.16'	S02°33'54"E
L28	2.00'	N00°00'00"E
L29	20.00'	N81°14'02"W
L30	30.51'	N09°47'45"E
L31	32.98'	N09°47'45"E
L32	15.00'	N11°28'59"W
L33	46.04'	N09°47'45"E
L34	46.01'	N87°25'58"E
L35	54.88'	N09°47'45"E
L36	23.06'	N89°43'02"W
L37	10.53'	N00°00'00"W
L38	13.23'	N90°00'00"E
L39	5.00'	N00°00'00"E
L40	22.22'	N90°00'00"E
L41	20.00'	N90°00'00"E
L42	10.00'	N00°00'00"W
L43	15.00'	N00°00'00"E
L44	66.85'	N90°00'00"E
L45	26.91'	S51°28'59"E
L46	13.81'	N00°00'00"E
L47	25.00'	N62°16'30"E
L48	25.00'	N62°16'30"E
L49	20.00'	N13°15'58"W
L50	42.53'	N62°16'30"E
L51	43.84'	N62°16'30"E
L52	20.00'	N14°09'37"W
L53	19.75'	N89°43'02"W
L54	43.09'	N66°03'43"E
L55	2.00'	N00°00'00"E
L56	25.32'	S82°16'30"W
L57	2.32'	S82°16'30"W
L58	2.32'	S82°16'30"W

COMMON AREA TRACTS AREA TABLE

"A"	45,989 sq. ft.	1.0558 Ac.
"B"	2,200 sq. ft.	0.0505 Ac.
"C"	97,823 sq. ft.	2.2457 Ac.
"D"	299,758 sq. ft.	6.8815 Ac.
"E"	22,294 sq. ft.	0.5118 Ac.

LOT AREA TABLE

BLOCK	LOT	SQUARE FEET	ACRES
1	1	6,782	0.1557
1	2	6,620	0.1520
1	3	6,742	0.1548
1	4	6,740	0.1547
1	5	6,600	0.1515
1	6	6,600	0.1515
1	7	6,600	0.1515
1	8	6,600	0.1515
1	9	7,180	0.1648
1	10	8,852	0.2032
1	11	8,303	0.1906
1	12	6,600	0.1515
1	13	6,600	0.1515
1	14	6,600	0.1515
1	15	6,600	0.1515
1	16	6,600	0.1515
1	17	6,600	0.1515
1	18	6,600	0.1515
1	19	6,600	0.1515
1	20	6,600	0.1515
1	21	5,500	0.1263
1	22	5,500	0.1263
1	23	5,500	0.1263
1	24	5,500	0.1263

LOT AREA TABLE

BLOCK	LOT	SQUARE FEET	ACRES
1	25	5,501	0.1263
1	26	8,067	0.1852
2	1	6,893	0.1582
2	2	5,691	0.1307
2	3	5,793	0.1330
2	4	7,387	0.1696
2	5	6,683	0.1534
2	6	6,606	0.1517
2	7	6,600	0.1515
2	8	6,600	0.1515
2	9	6,600	0.1515
2	10	6,050	0.1389
2	11	5,500	0.1263
2	12	8,038	0.1845
2	13	8,431	0.1935
2	14	5,500	0.1263
2	15	6,600	0.1515
2	16	6,600	0.1515
2	17	6,600	0.1515
2	18	6,600	0.1515
2	19	6,600	0.1515
2	20	6,600	0.1515
2	21	6,050	0.1389
3	1	6,533	0.1500
3	2	5,637	0.1294
3	3	5,494	0.1261
3	4	6,443	0.1479
3	5	5,500	0.1263
3	6	5,500	0.1263
3	7	5,500	0.1263
3	8	5,500	0.1263
3	9	5,500	0.1263
3	10	5,500	0.1263
3	11	5,500	0.1263
3	12	5,500	0.1263
3	13	5,500	0.1263
3	14	5,500	0.1263
3	15	5,557	0.1276
3	16	8,305	0.1906
3	17	8,624	0.1980
3	18	5,500	0.1263
3	19	5,500	0.1263
3	20	5,500	0.1263
3	21	5,500	0.1263
3	22	5,500	0.1263
3	23	5,500	0.1263
3	24	5,500	0.1263
3	25	5,500	0.1263
3	26	5,500	0.1263
3	27	5,500	0.1263
3	28	5,500	0.1263
3	29	6,050	0.1389
4	1	5,098	0.1170
4	2	4,525	0.1039
4	3	4,525	0.1039
4	4	4,525	0.1039
4	5	4,525	0.1039
4	6	4,525	0.1039
4	7	4,525	0.1039
4	8	4,525	0.1039
4	9	4,525	0.1039
4	10	4,805	0.1103
4	11	4,883	0.1121
4	12	4,585	0.1053
4	13	4,585	0.1053
4	14	4,585	0.1053
4	15	4,585	0.1053
4	16	4,585	0.1053
4	17	4,585	0.1053
4	18	4,644	0.1066
4	19	4,964	0.1140
4	20	6,181	0.1419
5	1	4,805	0.1103
5	2	4,525	0.1039
5	3	4,525	0.1039

LOT AREA TABLE

BLOCK	LOT	SQUARE FEET	ACRES
5	4	4,525	0.1039
5	5	4,525	0.1039
5	6	4,525	0.1039
5	7	4,525	0.1039
5	8	7,637	0.1753
5	9	7,723	0.1773
5	10	4,744	0.1089
5	11	4,720	0.1084
5	12	4,720	0.1084
5	13	4,720	0.1084
5	14	4,720	0.1084
5	15	4,720	0.1084
5	16	4,720	0.1084
5	17	5,000	0.1148
6	1	7,979	0.1832
6	2	5,443	0.1250
6	3	4,860	0.1116
6	4	4,860	0.1116
6	5	4,860	0.1116
6	6	4,860	0.1116
6	7	4,860	0.1116
6	8	5,400	0.1240
6	9	5,775	0.1326
6	10	5,250	0.1205
6	11	5,250	0.1205
6	12	5,250	0.1205
6	13	5,250	0.1205
6	14	5,250	0.1205
6	15	6,253	0.1435
6	16	4,514	0.1036
6	17	4,450	0.1022
6	18	4,450	0.1022
6	19	4,498	0.1033
6	20	4,646	0.1067
6	21	6,492	0.1490
7	1	6,748	0.1549
7	2	4,804	0.1103
7	3	4,804	0.1103
7	4	4,804	0.1103
7	5	4,804	0.1103
7	6	4,804	0.1103
7	7	4,804	0.1103
7	8	4,804	0.1103
7	9	4,804	0.1103
7	10	6,110	0.1403
8	1	5,062	0.1162
8	2	4,557	0.1046
8	3	4,557	0.1046
8	4	4,557	0.1046
8	5	4,557	0.1046
8	6	4,557	0.1046
8	7	4,557	0.1046
8	8	4,557	0.1046
8	9	5,191	0.1192
8	10	6,631	0.1522
8	11	4,653	0.1068
8	12	4,653	0.1068
8	13	4,653	0.1068
8	14	4,653	0.1068
8	15	4,653	0.1068
8	16	6,491	0.1490

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Mary Herrera Bern. Co. PLAT R 27.00 Bk-2006C Pg-298

WILSON
& COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

SHEET 5 OF 5
WCEA PROJ. NO. X3-218-078

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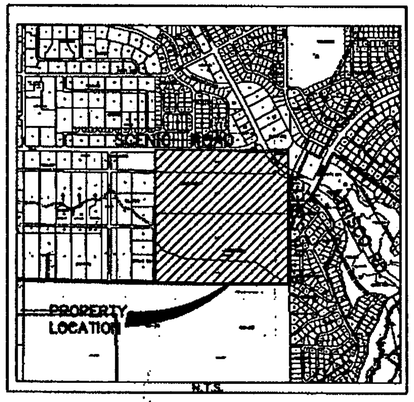

SUBDIVISION DATA:

D.R.B. CASE NO. 04DRB-01523

ZONE ATLAS INDEX NO. D - 9 - Z

TOTAL NO. OF LOTS EXISTING: FOUR

TOTAL NO. OF LOTS CREATED: FOUR

GROSS SUBDIVISION ACREAGE: 158.8919 ACRES

TOTAL MILES OF STREETS CREATED: 0

TALOS LOG NO. 2005152716

DATE OF SURVEY: MAY 2004

GENERAL NOTES:

1. ALBUQUERQUE CONTROL STATION "8-C10" DATA:

   3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP
   NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
   X = 361,860.83
   Y = 1,521,476.37
   ELEV. = 5390.130 (SLD 1929)
   GROUND TO GRID FACTOR = 0.9996640
   DELTA ALPHA = -0015'59"
   NAD 1927

2. ALBUQUERQUE CONTROL STATION "ACS SC 15/22 14/23" DATA:

   2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911" RIVETED TO A 2" IRON PIPE SET IN CONC. PROJECT 1 FT. ABOVE THE GROUND
   NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
   X = 362,716.29
   Y = 1,519,036.59
   GROUND TO GRID FACTOR = 0.9996676
   DELTA ALPHA = -0015'53"
   NAD 1927

3. FIELD SURVEY WAS PERFORMED ON MAY 2004.

4. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE). BASED ON A LINE FROM "8-C10" TO "ACS 15-23"
   BEARING = S 19°19'20" E

5. ALL DISTANCES ARE GROUND DISTANCES.

6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS AND DISTANCES.

4/11/05

X3-218-078

LEGAL DESCRIPTION

Tracts numbered One-A (1-A), One-B (1-B), Two-A (2-A) and Two-B (2-B) of the Land Division Plat for KASSUBA-MONTBEL LANDS, within Section 21, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 23, 1984, in Plat Book C23, Folio 30.

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS BULK LAND PLAT IS TO:

1. VACATE INTERIOR PROPERTY LINES DESCRIBING TRACTS 1-A, 1-B, 2-A AND 2-B AND SUBDIVIDE KASSUBA MONTBEL LANDS INTO FOUR BULK LAND TRACTS (TRACTS 1-4) VISTA VIEJA LANDS.
2. GRANT ADDITIONAL EASEMENTS.

BULK LAND PLAT NOTES:

FUTURE SUBDIVISION OF LAND WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS OF WAY AND EASEMENT, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

BERNALILLO COUNTY, THE CITY OF ALBUQUERQUE, THE EXTRATERRITORIAL LAND USE COMMISSION (ELUC), AND THE EXTRATERRITORIAL LAND USE AUTHORITY (ELUA), 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 AREA APPROVED.

BY APPROVAL OF THIS PLAT, BERNALILLO COUNTY AND THE CITY OF ALBUQUERQUE MAKE NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OR 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.

FLOOD NOTE:

PORTIONS OF THIS PROPERTY ARE WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S "FLOOD INSURANCE RATE MAP". ANY DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE BERNALILLO COUNTY FLOOD DAMAGE PREVENTION ORDINANCE. THE PROPERTY MAY BE SUBJECT TO THE FLOOD INSURANCE REQUIREMENTS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE IS LIKELY TO BE REQUIRED FOR DEVELOPMENT OF THESE PROPERTIES."

FREE CONSENT AND DEDICATION:

THE PLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASABLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, DO HEREBY GRANT EASEMENTS SHOWN HEREON.

OWNER/PROPRIETOR OF VISTA VIEJA SUBDIVISION TRACTS 1 THROUGH 4

BY: John Clarke, V.P. for
SCOTT SCHIABOR, PRESIDENT SPS, LLC

STATE OF NEW MEXICO)
} ss.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12th DAY OF April, 2005

BY: Barbara E. Rubio FOR AND ON BEHALF OF JOHN CLARKE

NOTARY PUBLIC: Barbara E. Rubio

MY COMMISSION EXPIRES: February 2, 2009

OFFICIAL SEAL
Barbara E. Rubio
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 02/02/09

INDEXING INFORMATION FOR COUNTY CLERK

OWNER: SECTION 21, T.11N., R.2E., N.M.P.M. SUBDIVISION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
UNIFORM PROPERTY CODE: 10090633970944011 4, 10090633971814011 5
1009063387024401 13, 10090633972414011 6

PROPERTY OWNER OF RECORD: SPS LLC ALBUA Cong Co Volcano Cliff

BERNALILLO COUNTY TREASURES OFFICE: Dany Vigil 21 April

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Page: 1 of 3
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Maru Herrera Bern. Co. PLAT R 17.00

BULK LAND PLAT OF VISTA VIEJA SUBDIVISION

FORMERLY: TRACTS 1-A, 1-B, 2-A AND 2-B
KASSUBA-MONTBEL LANDS
WITHIN SECTION 21
T.11N., R.2E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2005

APPROVALS:

SUBDIVISION CASE NO.: 1003470 DRB NO.: 04DRB01523

CITY SURVEYOR, ALBUQUERQUE, NM	DATE 4-12-05
TRAFFIC ENGINEERING, ALBUQUERQUE, NM	DATE 4-20-05
PARKS & RECREATION, ALBUQUERQUE, NM	DATE 4/20/05
UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM	DATE 4-20-05
REAL PROPERTY DIVISION, ALBUQUERQUE, NM	DATE
A.M.A.F.C.A.	DATE 4/20/05
CITY ENGINEER, ALBUQUERQUE, NM	DATE 4/20/05

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

DRB CHAIRPERSON, PLANNING DEPARTMENT — DATE 4/20/05

UTILITY COMPANY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST.

PNM GAS & ELECTRIC SERVICES DISCLAIMER:

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

PNM ELECTRIC SERVICES	DATE 4-18-05
PNM GAS SERVICES	DATE 4-18-05
COMCAST DIGITAL CABLE	DATE 4-19-05
QWEST COMMUNICATIONS	DATE 4-21-05

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE OCTOBER 1, 2000.

CHRISTOPHER S. CROSHAW
N.M.P.L.S. #14733

11 APRIL 2005
DATE

CHRISTOPHER S. CROSHAW
NEW MEXICO
14733
4-11-05
REGISTERED PROFESSIONAL SURVEYOR

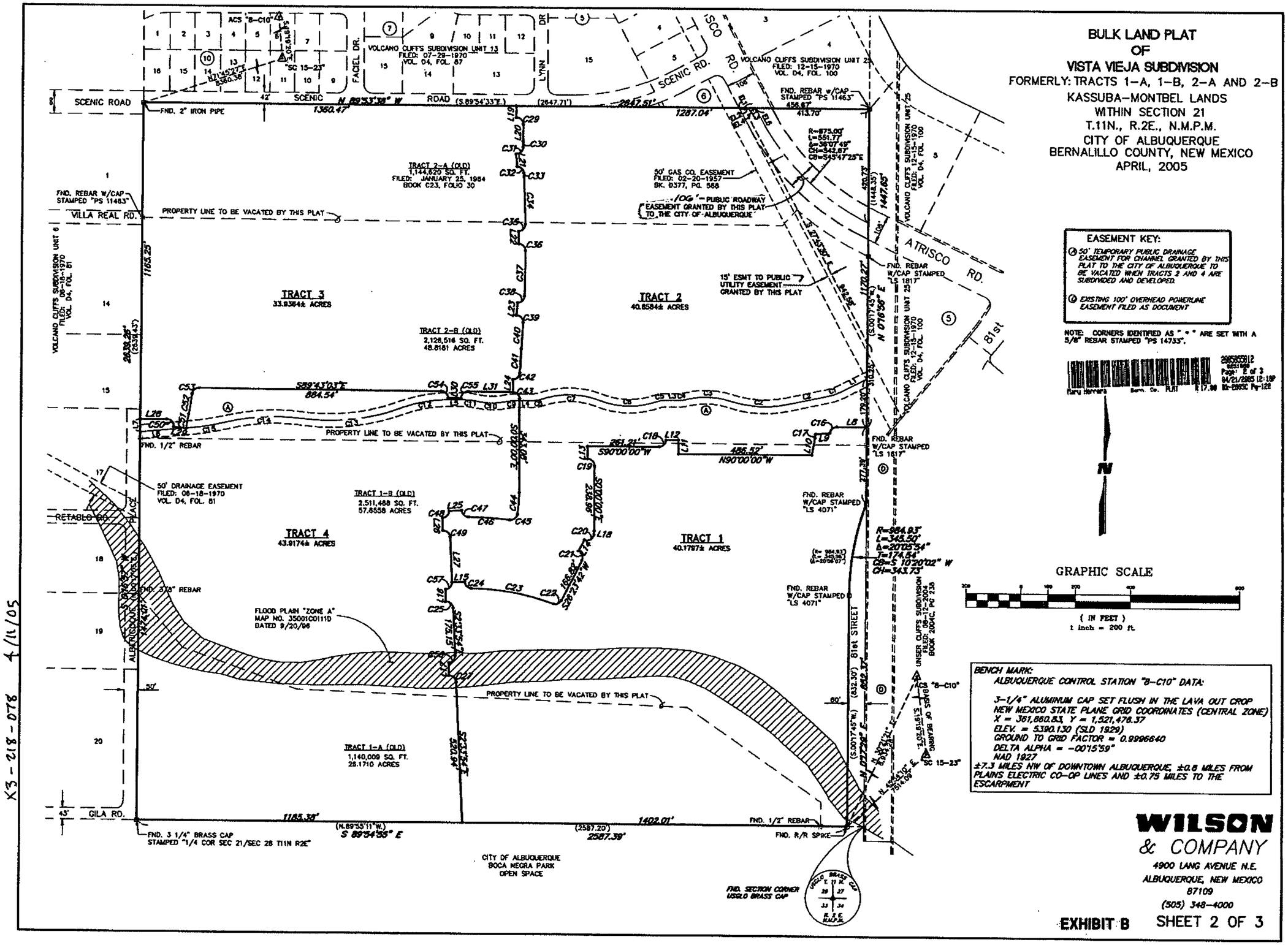
EXHIBIT B

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

SHEET 1 OF 3
WCEA PROJ. NO. X3-218-078

BULK LAND PLAT
OF
VISTA VIEJA SUBDIVISION

FORMERLY: TRACTS 1-A, 1-B, 2-A AND 2-B
KASSUBA-MONTBEL LANDS
WITHIN SECTION 21
T.11N., R.2E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2005



EASEMENT KEY:

- (A) 50' TEMPORARY PUBLIC DRAINAGE EASEMENT FOR CHANNEL GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE TO BE VACATED WHEN TRACTS 2 AND 4 ARE SUBDIVIDED AND DEVELOPED.
- (D) EXISTING 100' OVERHEAD POWERLINE EASEMENT FILED AS DOCUMENT

NOTE: CORNERS IDENTIFIED AS " • " ARE SET WITH A 5/8" REBAR STAMPED "PS 14733".

200505012
Bernalillo County
Page 1 of 3
04/21/2005 12:18P
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2005C Pg-122

BENCH MARK:
ALBUQUERQUE CONTROL STATION "B-C10" DATA:

3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X = 361,860.83, Y = 1,521,478.37
ELEV. = 5390.130 (SLD 1929)
GROUND TO GRID FACTOR = 0.9996640
DELTA ALPHA = -0°15'59"
NAD 1927
±7.3 MILES NW OF DOWNTOWN ALBUQUERQUE, ±0.6 MILES FROM PLAINS ELECTRIC CO-OP LINES AND ±0.75 MILES TO THE ESCARPMENT

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

EXHIBIT B SHEET 2 OF 3

K3-218-078 4/11/05

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Page: 3 of 3
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Bk-2005C Pg-122
Bernl. Co. PLAT R 17.00

BULK LAND PLAT
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FORMERLY: TRACTS 1-A, 1-B, 2-A AND 2-B
KASSUBA-MONTBEL LANDS
WITHIN SECTION 21
T.11N., R.2E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2005

LINE TABLE		
LINE	LENGTH	BEARING
L1	104.35	N62°44'44"E
L2	150.00	N77°45'48"E
L3	50.00	S90°00'00"E
L4	50.00	S90°00'00"E
L5	50.00	N89°23'00"E
L6	170.26	N85°08'00"E
L7	47.15	N00°16'57"E
L8	109.82	S89°56'13"E
L9	51.14	N85°07'30"E
L10	63.97	N10°12'16"E
L11	51.00	S00°00'00"E
L12	46.00	N90°00'00"E
L13	46.00	N00°00'00"E
L14	46.42	S29°05'12"W
L15	46.00	S85°03'08"W
L16	46.25	S00°32'16"W
L17	46.30	S00°51'08"W
L18	12.86	N04°47'18"E
L19	42.67	S00°06'22"W
L20	63.08	S00°00'00"E
L21	46.32	S05°06'03"E
L22	46.01	S01°09'27"E
L23	46.17	S05°09'40"W
L24	46.00	S00°49'09"W
L25	46.09	S85°48'04"W
L26	46.15	S00°11'51"E
L27	166.16	S02°33'54"E
L28	98.30	N89°54'55"W
L29	46.00	N83°20'36"W
L30	48.02	N88°44'27"W
L31	163.55	N89°43'03"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	Delta	Tangent	Chord Bearing	Chord Length
C1	52.42	200.00	15°01'05"	26.36	N70°15'16"E	52.27
C2	209.30	400.00	29°58'50"	107.11	S87°14'48"E	206.92
C3	168.75	300.00	31°50'50"	85.59	N86°10'46"W	166.61
C4	24.61	100.00	14°06'12"	12.37	N82°56'54"E	24.55
C5	34.03	100.00	19°30'00"	17.18	S80°15'00"W	33.87
C6	213.18	300.00	40°42'54"	111.32	S89°08'33"E	208.73
C7	213.13	300.00	40°42'18"	111.29	N89°08'15"W	208.88
C8	34.02	100.00	19°29'24"	17.17	N80°15'18"E	33.85
C9	49.68	250.00	11°23'11"	24.92	S84°18'25"W	49.60
C10	104.16	250.00	23°52'19"	52.85	S89°27'01"E	103.41
C11	57.17	250.00	13°06'09"	28.71	N84°03'56"W	57.05
C12	174.80	500.00	20°01'52"	88.30	S79°22'04"W	173.92
C13	367.00	750.00	28°02'12"	187.25	N83°22'14"E	363.35
C14	274.13	750.00	20°56'31"	138.61	S86°55'05"W	272.60
C15	149.28	1000.00	8°33'11"	74.78	N80°43'25"E	149.14
C16	36.43	25.00	83°29'28"	22.31	S46°15'16"W	33.29
C17	13.70	369.00	2°07'40"	6.85	N09°08'26"E	13.70
C18	39.27	25.00	90°00'00"	25.00	N45°00'00"E	35.36
C19	39.27	25.00	90°00'00"	25.00	N45°00'00"W	35.36
C20	44.47	25.00	101°55'25"	30.83	N60°32'18"E	38.84
C21	41.54	25.00	95°12'44"	27.38	N21°12'40"W	36.93
C22	36.58	25.00	83°50'19"	22.45	N68°18'52"E	33.40
C23	302.84	690.00	18°29'45"	152.90	N79°30'51"W	301.38
C24	37.83	25.00	86°41'50"	23.60	S45°54'49"E	34.32
C25	40.59	25.00	93°01'46"	26.38	N49°04'47"W	34.61
C26	40.59	25.00	93°01'46"	26.38	N49°04'47"W	36.28
C27	40.76	25.00	93°24'57"	26.54	N49°18'22"E	36.39
C28	40.76	25.00	93°24'57"	26.54	N49°18'22"W	36.39
C29	38.23	25.00	89°54'33"	24.96	N44°57'17"W	35.33
C30	22.07	2523.00	0°30'05"	11.04	S00°15'02"E	22.07
C31	40.20	25.00	92°07'34"	25.95	N45°33'42"E	36.01
C32	37.35	25.00	85°38'26"	23.15	N45°25'02"W	33.97
C33	13.88	2523.00	0°18'54"	6.94	S02°49'18"E	13.88
C34	175.11	4977.00	2°00'57"	87.55	N01°58'15"W	175.08
C35	39.81	25.00	91°14'44"	25.55	N44°39'35"E	35.74
C36	39.21	25.00	89°51'55"	24.94	N44°47'06"W	35.31
C37	166.86	4977.00	1°55'15"	83.44	N01°06'29"E	166.85
C38	38.49	25.00	88°12'49"	24.23	N48°10'32"E	34.80
C39	40.53	25.00	92°53'53"	26.30	N43°18'07"W	36.24
C40	95.87	4977.00	1°08'13"	47.94	N03°43'56"E	95.87
C41	89.77	2000.00	2°34'18"	44.89	S02°39'53"W	89.76
C42	38.65	25.00	88°34'13"	24.38	N45°59'50"E	34.91
C43	39.15	25.00	89°43'03"	24.88	N44°51'32"W	35.27
C44	80.52	477.00	9°40'18"	40.35	N04°30'09"E	80.42
C45	38.30	25.00	87°47'13"	24.05	N53°33'54"E	34.67
C46	149.89	1152.00	7°27'19"	75.05	N88°18'08"W	149.79
C47	39.00	25.00	89°22'47"	24.73	S45°18'24"E	35.16
C48	37.50	25.00	85°56'37"	23.29	N42°21'18"E	34.08
C49	40.27	25.00	92°17'41"	28.02	N48°42'45"W	36.06
C50	42.14	25.00	96°34'19"	28.05	N41°37'45"W	37.32
C51	53.82	477.00	6°27'51"	26.94	S09°53'20"W	53.79
C52	74.71	523.00	8°11'03"	37.42	N09°01'44"E	74.64
C53	37.24	25.00	85°20'49"	23.05	S47°38'34"W	33.89
C54	38.88	25.00	89°08'03"	24.81	N45°10'02"W	35.08
C55	39.66	25.00	90°53'57"	25.40	S44°49'58"W	35.63
C56	38.00	25.00	87°05'13"	23.76	N40°58'42"E	34.45
C57	38.09	25.00	87°17'19"	23.84	N41°04'46"E	34.51

EASEMENT LINE TABLE		
EL1	7.92	N27°43'30"W
EL2	15.00	S62°16'30"W
EL3	22.00	N27°43'30"W
EL4	15.00	S62°16'30"W
EL5	48.68	S27°43'30"E

AREAS	
TRACT 1	40.1797
TRACT 2	40.8584
TRACT 3	33.9364
TRACT 4	43.9174
TOTAL	158.8919

X3-218-078 4/11/05

EXHIBIT B

WILSON
& COMPANY
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SHEET 3 OF 3
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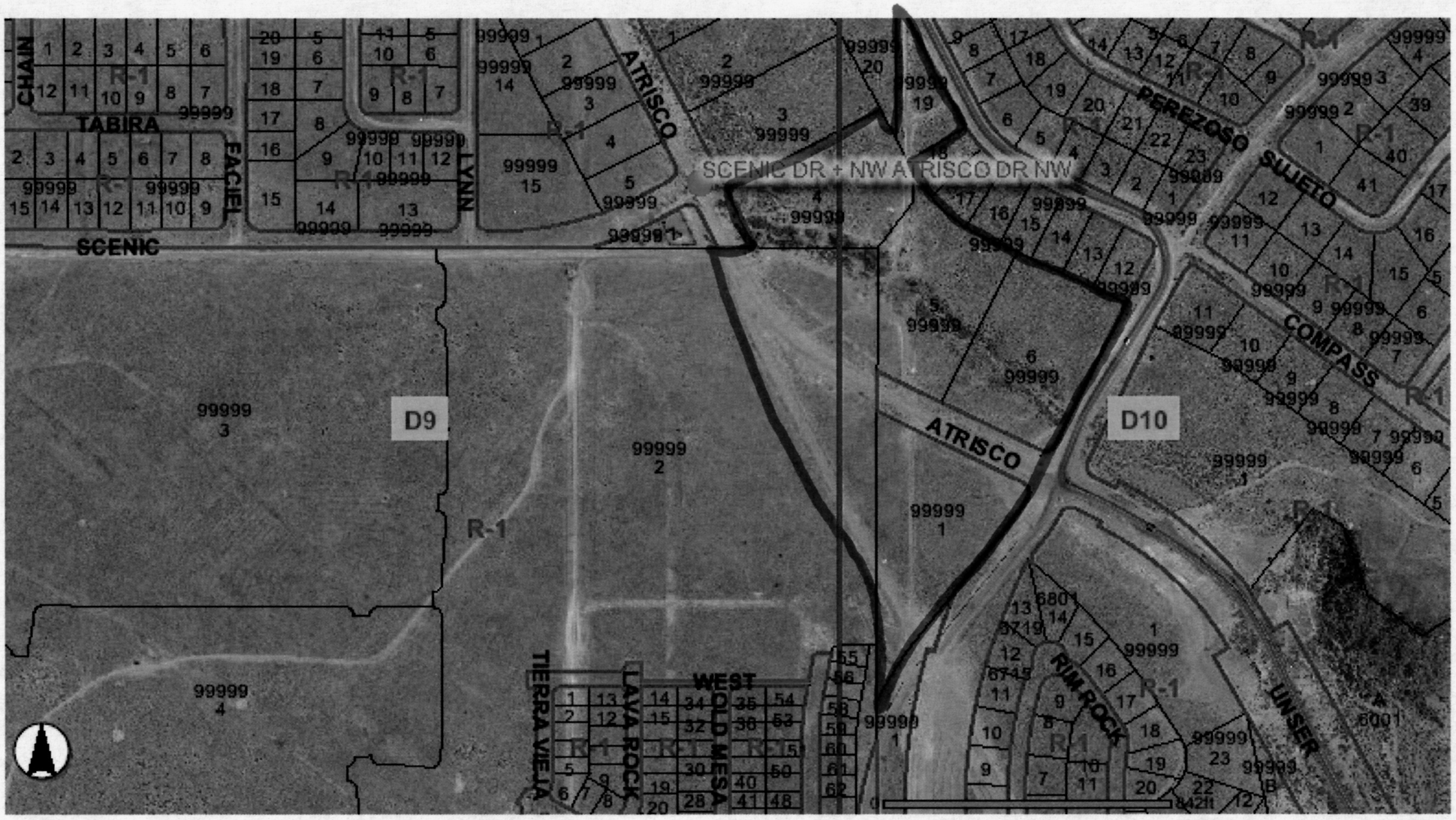
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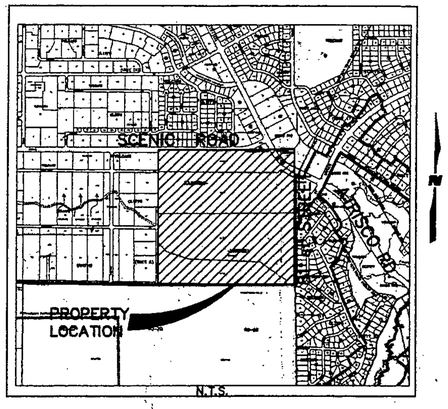
SCENIC
CHAIN
TABIRA
EACIEL
LYNN
ATRISCO
PEREZOSO
SUJETO
COMPASS
D9
D10
R-1
LAVA ROCK
WEST
TIERRA VIEJA
RIM ROCK
LINSER



SUBDIVISION DATA:

D.R.B. CASE NO. 04DRB-01523

ZONE ATLAS INDEX NO. D - 9 - Z

TOTAL NO. OF LOTS EXISTING: FOUR

TOTAL NO. OF LOTS CREATED: FOUR

GROSS SUBDIVISION ACREAGE: 158.8919 ACRES

TOTAL MILES OF STREETS CREATED: 0

TALOS LOG NO. 2005152716

DATE OF SURVEY: MAY 2004

GENERAL NOTES:

1. ALBUQUERQUE CONTROL STATION "8-C10" DATA:

   3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP
   NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
   X = 361,860.83
   Y = 1,521,476.37
   ELEV. = 5390.130 (SLD 1929)
   GROUND TO GRID FACTOR = 0.9996640
   DELTA ALPHA = -00°15'59"
   NAD 1927

2. ALBUQUERQUE CONTROL STATION "ACS SC 15|14 / 22|23" DATA:

   2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911"
   RIVETED TO A 2" IRON PIPE SET IN CONC. PROJECT 1 FT. ABOVE THE GROUND
   NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
   X = 362,716.29
   Y = 1,519,036.59
   GROUND TO GRID FACTOR = 0.9996676
   DELTA ALPHA = -00°15'53"
   NAD 1927

3. FIELD SURVEY WAS PERFORMED ON MAY 2004.

4. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
   BASED ON A LINE FROM "8-C10" TO "ACS 15-23"
   BEARING = S 19°19'20" E

5. ALL DISTANCES ARE GROUND DISTANCES.

6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS AND DISTANCES.

4/11/05

X3 - 218 - 078

LEGAL DESCRIPTION

Tracts numbered One-A (1-A), One-B (1-B), Two-A (2-A) and Two-B (2-B) of the Land Division Plat for KASSUBA-MONTBEL LANDS, within Section 21, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 25, 1984, in Plat Book C23, Folio 30.

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS BULK LAND PLAT IS TO:

1. VACATE INTERIOR PROPERTY LINES DESCRIBING TRACTS 1-A, 1-B, 2-A AND 2-B AND SUBDIVIDE KASSUBA MONTBEL LANDS INTO FOUR BULK LAND TRACTS (TRACTS 1-4) VISTA VIEJA LANDS.
2. GRANT ADDITIONAL EASEMENTS.

BULK LAND PLAT NOTES:

FUTURE SUBDIVISION OF LAND WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS OF WAY AND EASEMENT, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

BERNALILLO COUNTY, THE CITY OF ALBUQUERQUE, THE EXTRATERRITORIAL LAND USE COMMISSION (ELUC), AND THE EXTRATERRITORIAL LAND USE AUTHORITY (ELUA), 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 AREA APPROVED.

BY APPROVAL OF THIS PLAT, BERNALILLO COUNTY AND THE CITY OF ALBUQUERQUE MAKE NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OR 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.

FLOOD NOTE:

PORTIONS OF THIS PROPERTY ARE WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S "FLOOD INSURANCE RATE MAP". ANY DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE BERNALILLO COUNTY FLOOD DAMAGE PREVENTION ORDINANCE. THE PROPERTY MAY BE SUBJECT TO THE FLOOD INSURANCE REQUIREMENTS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE IS LIKELY TO BE REQUIRED FOR DEVELOPMENT OF THESE PROPERTIES."

FREE CONSENT AND DEDICATION:

THE PLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASABLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, DO HEREBY GRANT EASEMENTS SHOWN HEREON.

OWNER/PROPRIETOR OF VISTA VIEJA SUBDIVISION TRACTS 1 THROUGH 4

BY: John Clarke, V.P. for
SCOTT SCHIABOR, PRESIDENT SPS, LLC

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12th DAY OF April, 2005

BY: Barbara E. Rubio FOR AND ON BEHALF OF JOHN CLARKE

NOTARY PUBLIC: Barbara E. Rubio

MY COMMISSION EXPIRES: February 2 2009

OFFICIAL SEAL
Barbara E. Rubio
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 02/02/09

INDEXING INFORMATION FOR COUNTY CLERK

OWNER: SECTION 21, T.11N., R.2E., N.M.P.M. SUBDIVISION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

UNIFORM PROPERTY CODE: 10090633970944011 4, 10090633971814011 5
10090633870244011 3, 10090633972414011 6

PROPERTY OWNER OF RECORD: SPS, LLC Albuq Land Co Volcano Cliffs

BERNALILLO COUNTY TREASURES OFFICE: Diary Vigil 21 Bart

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Page: 1 of 3
04/21/2005 12:16P
Bk-2005C Pg-122
Maru Herrera Bern. Co. PLAT R 17.00

BULK LAND PLAT OF VISTA VIEJA SUBDIVISION

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WITHIN SECTION 21
T.11N., R.2E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2005

APPROVALS:

SUBDIVISION CASE NO.: 1003470 DRB NO.: 04DRB01523

CITY SURVEYOR, ALBUQUERQUE, NM	DATE 4-12-05
TRAFFIC ENGINEERING, ALBUQUERQUE, NM	DATE 4-20-05
PARKS & RECREATION, ALBUQUERQUE, NM (Christina Sandoval)	DATE 4/20/05
UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM	DATE 4-20-05
REAL PROPERTY DIVISION, ALBUQUERQUE, NM N/A	DATE
A.M.A.F.C.A. (Bradley L. Bingham)	DATE 4/20/05
CITY ENGINEER, ALBUQUERQUE, NM (Bradley L. Bingham)	DATE 4/20/05

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

DRB CHAIRPERSON, PLANNING DEPARTMENT (Andrew Garcia)	DATE 4/20/05

UTILITY COMPANY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST.

PNM GAS & ELECTRIC SERVICES DISCLAIMER:

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

PNM ELECTRIC SERVICES (Jeanne D. Marks)	DATE 4-18-05
PNM GAS SERVICES (Jeanne D. Marks)	DATE 4-18-05
COMCAST DIGITAL CABLE (Bonnie Barber)	DATE 4-19-05
QWEST COMMUNICATIONS (Marshall Bazan)	DATE 4-21-05

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE OCTOBER 1, 2000.

CHRISTOPHER S. CROSHAW
N.M.P.L.S. #14733

11 APRIL 2005
DATE

CHRISTOPHER S. CROSHAW
NEW MEXICO
14733
4-11-05
REGISTERED PROFESSIONAL SURVEYOR

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
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WCEA PROJ. NO. X3-218-078

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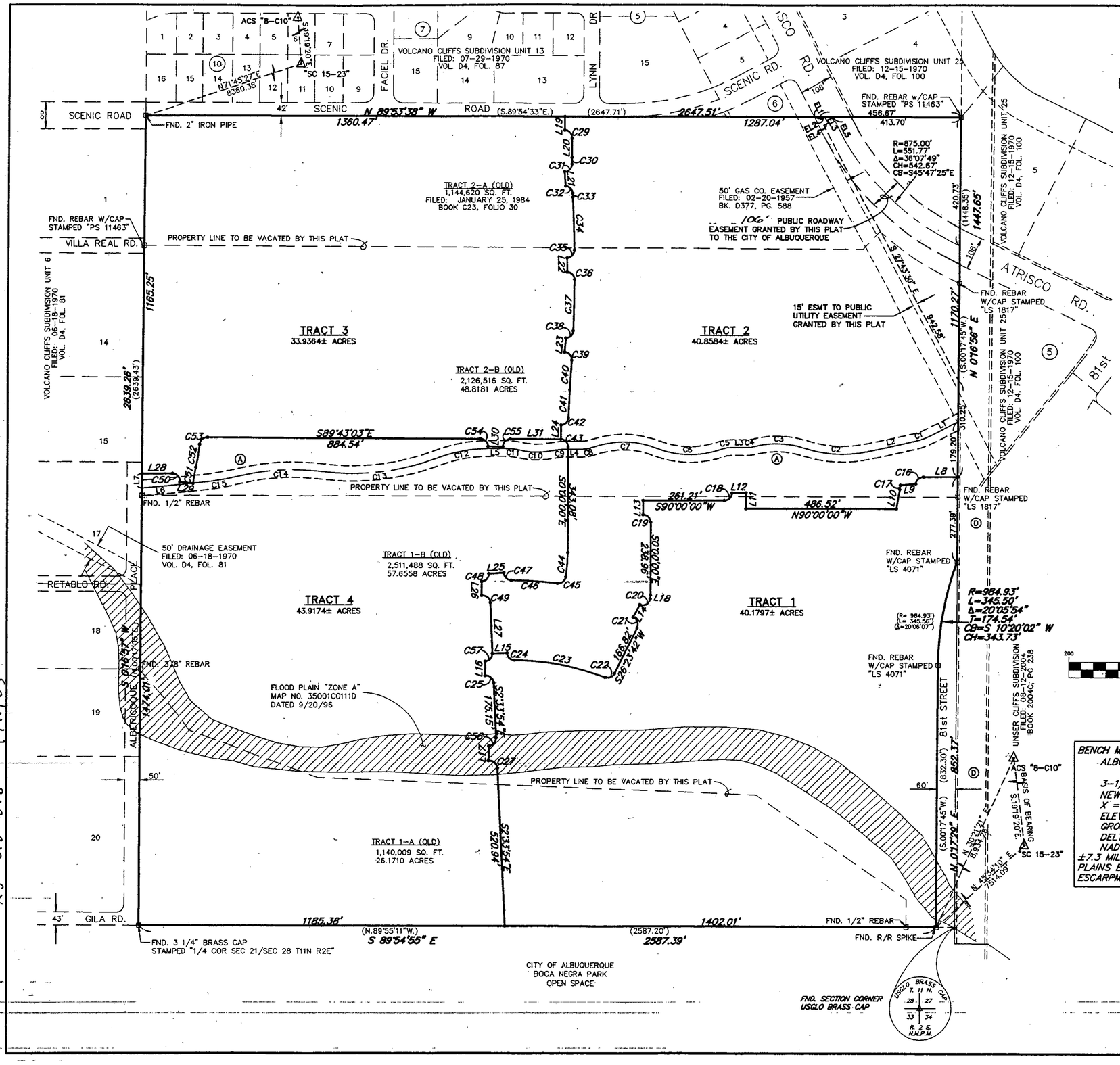


EASEMENT KEY:

Ⓐ 50' TEMPORARY PUBLIC DRAINAGE EASEMENT FOR CHANNEL GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE TO BE VACATED WHEN TRACTS 2 AND 4 ARE SUBDIVIDED AND DEVELOPED.

Ⓓ EXISTING 100' OVERHEAD POWERLINE EASEMENT FILED AS DOCUMENT

NOTE: CORNERS IDENTIFIED AS " • " ARE SET WITH A 5/8" REBAR STAMPED "PS 14733".

2005055012
6251868
Page: 2 of 3
04/21/2005 12:18P
Bk-2005C Pg-122
Mary Herrera Bern. Co. PLAT R 17.00

N

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

BENCH MARK:
ALBUQUERQUE CONTROL STATION "8–C10" DATA:

3–1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X = 361,860.83, Y = 1,521,476.37
ELEV. = 5390.130 (SLD 1929)
GROUND TO GRID FACTOR = 0.9996640
DELTA ALPHA = –00°15'59"
NAD 1927
±7.3 MILES NW OF DOWNTOWN ALBUQUERQUE, ±0.8 MILES FROM PLAINS ELECTRIC CO–OP LINES AND ±0.75 MILES TO THE ESCARPMENT

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348–4000

X3-218-078 4/11/05

2005055912
6251999
Page: 3 of 3
04/21/2005 12:19P
Bk-2005C Pg-122
Maru Herrera Bern. Co. PLAT R 17.00

BULK LAND PLAT OF VISTA VIEJA SUBDIVISION

FORMERLY: TRACTS 1–A, 1–B, 2–A AND 2–B
KASSUBA–MONTBEL LANDS
WITHIN SECTION 21
T.11N., R.2E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2005

LINE TABLE		
LINE	LENGTH	BEARING
L1	104.35	N62°44'44"E
L2	150.00	N77°45'48"E
L3	50.00	S90°00'00"E
L4	50.00	S90°00'00"E
L5	50.00	N89°23'00"E
L6	170.26	N85°00'00"E
L7	47.15	N00°16'57"E
L8	109.82	S89°56'13"E
L9	51.14	N85°07'30"E
L10	63.97	N10°12'16"E
L11	51.00	S00°00'00"E
L12	46.00	N90°00'00"E
L13	46.00	N00°00'00"E
L14	46.42	S29°05'12"W
L15	46.00	S88°03'08"W
L16	46.25	S00°32'18"W
L17	46.30	S00°51'08"W
L18	12.86	N04°47'18"E
L19	42.67	S00°06'22"W
L20	63.08	S00°00'00"E
L21	46.32	S05°06'03"E
L22	46.01	S01°09'27"E
L23	46.17	S05°09'40"W
L24	46.00	S00°49'09"W
L25	46.09	S85°48'04"W
L26	46.15	S00°11'51"E
L27	166.16	S02°33'54"E
L28	96.30	N89°54'55"W
L29	46.00	N83°20'36"W
L30	46.02	N88°44'27"W
L31	163.55	N89°43'03"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	Delta	Tangent	Chord Bearing	Chord Length
C1	52.42	200.00	15°01'05"	26.36	N70°15'16"E	52.27
C2	209.30	400.00	29°58'50"	107.11	S87°14'46"E	206.92
C3	166.75	300.00	31°50'50"	85.59	N88°10'46"W	164.61
C4	24.61	100.00	14°06'12"	12.37	N82°56'54"E	24.55
C5	34.03	100.00	19°30'00"	17.18	S80°15'00"W	33.87
C6	213.18	300.00	40°42'54"	111.32	S89°08'33"E	208.73
C7	213.13	300.00	40°42'18"	111.29	N89°08'15"W	208.68
C8	34.02	100.00	19°29'24"	17.17	N80°15'18"E	33.85
C9	49.68	250.00	11°23'11"	24.92	S84°18'25"W	49.60
C10	104.16	250.00	23°52'19"	52.85	S89°27'01"E	103.41
C11	57.17	250.00	13°06'09"	28.71	N84°03'56"W	57.05
C12	174.80	500.00	20°01'52"	88.30	S79°22'04"W	173.92
C13	367.00	750.00	28°02'12"	187.25	N83°22'14"E	363.35
C14	274.13	750.00	20°56'31"	138.61	S86°55'05"W	272.60
C15	149.28	1000.00	8°33'11"	74.78	N80°43'25"E	149.14
C16	36.43	25.00	83°29'28"	22.31	S48°15'16"W	33.29
C17	13.70	369.00	2°07'40"	6.85	N09°08'26"E	13.70
C18	39.27	25.00	90°00'00"	25.00	N45°00'00"E	35.36
C19	39.27	25.00	90°00'00"	25.00	N45°00'00"W	35.36
C20	44.47	25.00	101°55'25"	30.83	N60°32'18"E	38.84
C21	41.54	25.00	95°12'44"	27.38	N21°12'40"W	36.93
C22	36.58	25.00	83°50'19"	22.45	N68°18'52"E	33.40
C23	302.84	890.00	19°29'45"	152.90	N79°30'51"W	301.38
C24	37.83	25.00	86°41'50"	23.60	S45°54'49"E	34.32
C25	40.59	25.00	93°01'46"	26.36	N49°04'47"W	34.51
C26	40.59	25.00	93°01'46"	26.36	N49°04'47"W	36.28
C27	40.76	25.00	93°24'57"	26.54	N49°16'22"E	36.39
C28	40.76	25.00	93°24'57"	26.54	N49°16'22"W	36.39
C29	39.23	25.00	89°54'33"	24.96	N44°57'17"W	35.33
C30	22.07	2523.00	0°30'05"	11.04	S00°15'02"E	22.07
C31	40.20	25.00	92°07'34"	25.95	N45°33'42"E	36.01
C32	37.35	25.00	85°36'26"	23.15	N45°28'02"W	33.97
C33	13.88	2523.00	0°18'54"	6.94	S02°49'16"E	13.88
C34	175.11	4977.00	2°00'57"	87.55	N01°58'15"W	175.08
C35	39.81	25.00	91°14'44"	25.55	N44°39'35"E	35.74
C36	39.21	25.00	89°51'55"	24.94	N44°47'06"W	35.31
C37	166.86	4977.00	1°55'15"	83.44	N01°06'29"E	166.86
C38	38.49	25.00	88°12'49"	24.23	N46°10'32"E	34.80
C39	40.53	25.00	92°53'53"	26.30	N43°16'07"W	36.24
C40	95.87	4977.00	1°06'13"	47.94	N03°43'56"E	95.87
C41	89.77	2000.00	2°34'18"	44.89	S02°59'53"W	89.76
C42	38.65	25.00	88°34'13"	24.38	N45°59'50"E	34.91
C43	39.15	25.00	89°43'03"	24.88	N44°51'32"W	35.27
C44	80.52	477.00	9°40'18"	40.35	N04°50'09"E	80.42
C45	38.30	25.00	87°47'13"	24.05	N53°33'54"E	34.67
C46	149.89	1152.00	7°27'19"	75.05	N86°16'08"W	149.79
C47	39.00	25.00	89°22'47"	24.73	S45°18'24"E	35.16
C48	37.50	25.00	85°56'37"	23.29	N42°21'18"E	34.08
C49	40.27	25.00	92°17'41"	26.02	N48°42'45"W	36.06
C50	42.14	25.00	96°34'19"	28.05	N41°37'45"W	37.32
C51	53.82	477.00	6°27'51"	26.94	S09°53'20"W	53.79
C52	74.71	523.00	8°11'03"	37.42	N09°01'44"E	74.64
C53	37.24	25.00	85°20'45"	23.05	S47°36'34"W	33.89
C54	38.88	25.00	89°06'03"	24.61	N45°10'02"W	35.08
C55	39.66	25.00	90°53'57"	25.40	S44°49'58"W	35.63
C56	38.00	25.00	87°05'13"	23.76	N40°58'42"E	34.45
C57	38.09	25.00	87°17'19"	23.84	N41°04'46"E	34.51

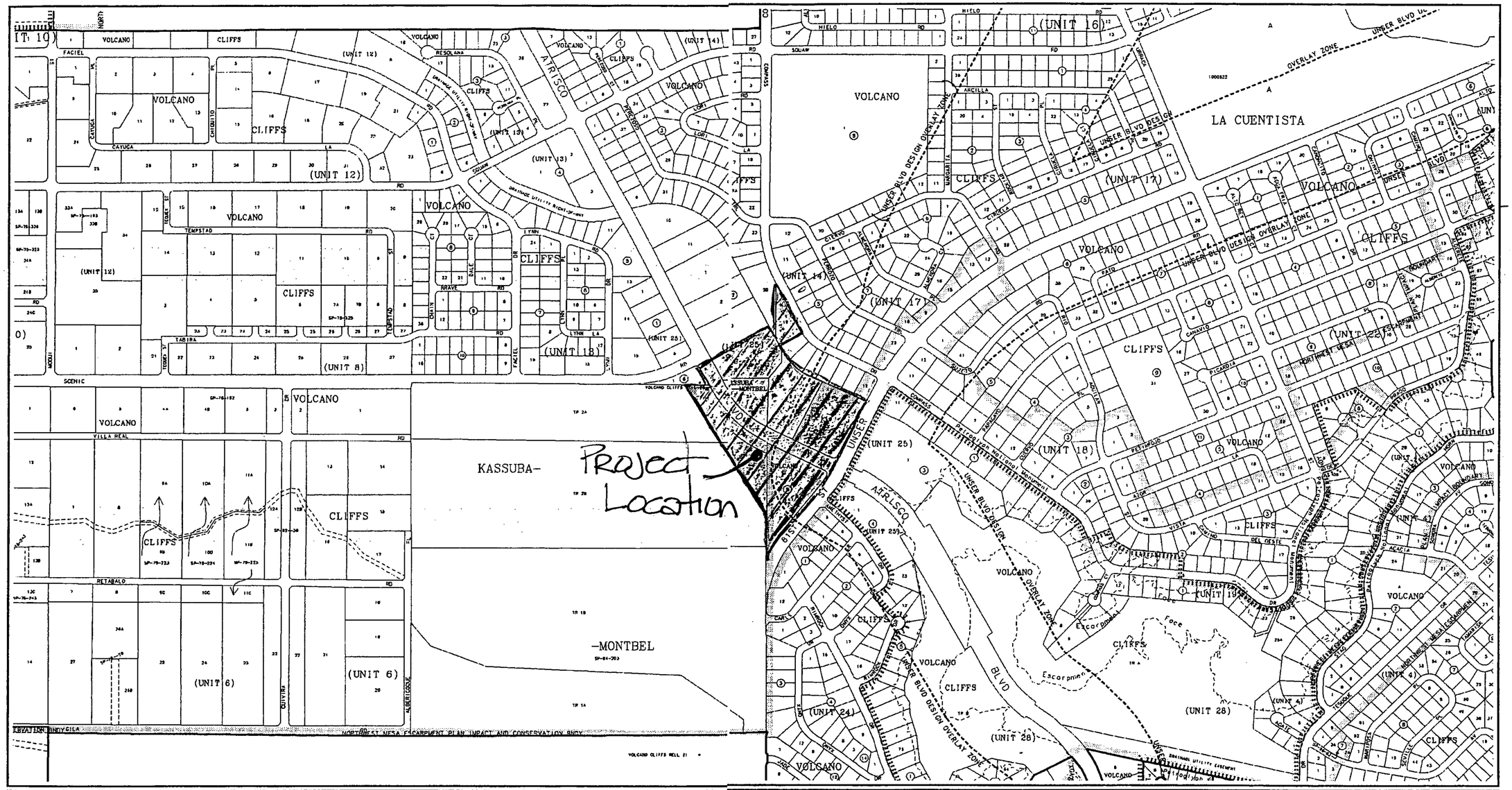
EASEMENT LINE TABLE		
EL1	7.92	N27°43'30"W
EL2	15.00	S62°16'30"W
EL3	22.00	N27°43'30"W
EL4	15.00	S62°16'30"W
EL5	48.68	S27°43'30"E

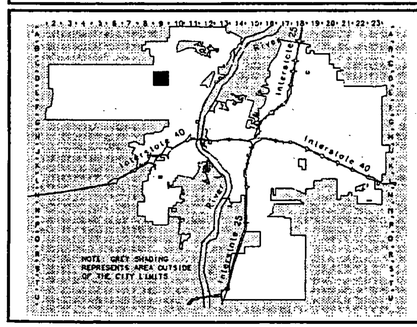
AREAS	
TRACT 1	40.1797
TRACT 2	40.8584
TRACT 3	33.9364
TRACT 4	43.9174
TOTAL	158.8919

X3-218-078 4/11/05

WILSON
& COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348–4000

SHEET 3 OF 3
WCEA PROJ. NO. X3–218–078





GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information Systems
PLANNING DEPARTMENT

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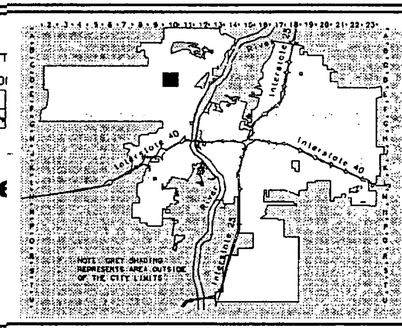
Zone Atlas Page

D-9-Z

Map Amended through April 02, 2004



GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information Systems
PLANNING DEPARTMENT

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Zone Atlas Page

D-10-Z

Map Amended through April 02, 2004

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: October 10, 2007
Zone Atlas Page: D-9,D-10
Notification Radius: 100 Ft.

Project# 1004540
App#07DRB-70256
07DRB-70257

Cross Reference and Location: ATRISCO DR NW BETWEEN WEST OF UNSER BVLD & 81ST AND SOUTH OF SCENIC RD & COMPASS DR

Applicant: KB HOMES NEW MEXICO
6330 RIVERSIDE PLAZA LN NW
ALBUQUERQUE, NM 87120

LONGFORD HOME INC
7007 JEFFERSON NE
ALBUQUERQUE, NM 87109

Agent: ROBERT MACLAKE, PE
WILSON & COMPANY INC
4900 LANG AVE NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: SEPTEMBER 21, 2007
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

Professional/Agent (if any): Robert MacLake, P.E., Wilson & Company, Inc PHONE: 505-348-4024
ADDRESS: 4900 Lang Ave., NE FAX: 505-348-4072
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rsmaclake@wilsonco.com

APPLICANT: KB Home New Mexico/ Longford Homes, Inc. PHONE: 353-5300/ 761-9911
ADDRESS: 6330 Riverside Plaza Ln.,NW/ 7007 Jefferson NE FAX:
CITY: Albuquerque STATE NM ZIP 87120/87109 E-MAIL:
Proprietary interest in site: Owner **List all owners:** KB Home, Longford, CoA

DESCRIPTION OF REQUEST: Vacation of right-of-way, easements ~~& property lines within~~ portions of Block 2, Unit 14 & Block 5, Unit 25 Volcano Cliffs Subdivision; and Tract D, Vista Vieja Subdivision, Unit 2

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

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

Lot or Tract No. Please see attached Block: ___ Unit: ___
Subdiv/Addn/TBKA: Volcano Cliffs Subd., Units 14 & 25; Vista Vieja Subd., Unit 2
Existing Zoning: ~~R-D & R-1~~ SU2, SU1 for PARK Proposed zoning: ~~R-D & R-1~~, no change MRGCD Map No ___
Zone Atlas page(s): D-9-Z & D-10-Z UPC Code: 101006301230420208, 100906351527710734, 101006301825330801, 101006304723530810, 101006302118130710 & 100906351322740350

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Project#1004540, 06-DRB-00117 & 06-DRB-00118, and Project# 1004946, 06-DRB-00808

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 6 No. of **proposed** lots: 4 Total area of site (acres): 23.7 acres
LOCATION OF PROPERTY BY STREETS: On or Near: Atrisco Drive, NW
Between: west of Unser Blvd., & 81st Street and S. of Scenic Rd. & Compass Dr. (Universe Blvd)

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

SIGNATURE [signature] DATE 1 Oct 07
(Print) Robert MacLake Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB - ___ - 70256	VPE	V	$ 225.00
07DRB - ___ - 70257	VRW		$ 300
___ - ___ - ___	CMF		$ 20.00
___ - ___ - ___	Adv		$ 75.00
___ - ___ - ___			$
			Total $ 620.00

Hearing date 10/10/07

[signature]
Planner signature / date

Project # 1004540

FORM V: SUBDIVISION VARIANCES & VACATI

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

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

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

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**
☒ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

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

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

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

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Robert MacLake
Applicant name (print)
14 Sept 07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB - 70256
07DRB - 70257
- -

Planner signature / date

Project # 1004540

20	10100630521503 0336	SWEENEY WALTER C III & MARY E ETAL C/O MARTIN J LOFTUS	PO BOX 1842	CLOVIS	NM	88102 1842	V	A1A	LT 14 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION CONT . 3838 AC
21	10090634502941 0623	BARZ RICHARD K AUSTRALIAN NATIONAL UNIVERSITY	FACULTY OF ASIAN STU				V	A1A	* 004 001VOLCANO CLIFFS UNIT 25
22	10100630472353 0810	TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	* 006 002VOLCANO CLIFFS UNIT 25
23	10090634913211 0732	LOFTUS MARTIN J & MARIE M	PO BOX 1842	CLOVIS	NM	88102 1842	V	A1A	* 002 002VOLCANO CLIFFS UNIT 25
24	10100631112013 0910	STATE OF NEW MEXICO STATE LAND OFFICE	PO BOX 1148	SANTA FE	NM	87504 1148	V	A1A	* 001 003VOLCANO CLIFFS UNIT 25
25	10090633382134 0115	VISTA VIEJA INVESTMENTS LLC	8300 CARMEL DR NE SUITE 401	ALBUQUERQUE	NM	87122	V	A1A	TR 3 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION FORMERLY TRACTS 1-A, 1-B, 2-A & 2-B KASSUBA-MONTBEL LANDS CONT 33.9364 AC
26	10090634803451 0731	LOFTUS MARTIN & MARTIN M	PO BOX 1842	CLOVIS	NM	88102 1842	V	A1A	* 001 002VOLCANO CLIFFS UNIT 25
27	10100630742772 0323	GONZALES LARRY R C/O DENNIS M GONZALES	1924 BUFFALO DANCER TRL NE	ALBUQUERQUE	NM	871 12 3 774	V	A1A	005TRACT 2 OF VOLCANO CLIFFS SUBD UNIT 14
28	10100630252782 0206	NGUYEN THANH VAN	PO BOX 966	TUCUMCARI	NM	884 01 0 966	V	A1A	LOT 17 BLK 2 UNIT 14 VOLCANO CLIFFS SUBD CONT 21,000 SQ FT
29	10100630802892 0303	OLGUIN CHARLES D & AZIZA CHAVEZ	9832 CAMERON ST NW	ALBUQUERQUE	NM	87114	V	A1A	005TRACT 22 OF VOLCANO CLIFFS SUBD UNIT 14
30	10100630372922 0319	GONZALES LARRY R C/O DENNIS M GONZALES	1924 BUFFALO DANCER TRL NE	ALBUQUERQUE	NM	871 12 3 774	V	A1A	005TRACT 6 OF VOLCANO CLIFFS SUBD UNIT 14
31	10100630623012 0305	MASCARENAS ELOY A & RAMONA A	1509 CANYON TR SW	ALBUQUERQUE	NM	87105	V	A1A	005TRACT 20 OF VOLCANO CLIFFS SUBD UNIT 14
32	10090634222811 0601	ROUSSEAU JAMES ALBERT & MARY JEANNE TRUSTEES ROUSSEAU RLT	6325 MESQUITE NW	ALBUQUERQUE	NM	87120	V	A1A	* 015 005VOLCANO CLIFFS SUBD UNIT #13
33	10100630722952 0304	SPACE HOMES INC	PO BOX 38	ESPANOLA	NM	875 32 0 038	V	A1A	005TRACT 21 OF VOLCANO CLIFFS SUBD UNIT 14
34	10090633812911 0306	SPRINGER ERIC J	8333 COMANCHE NE 13A	ALBUQUERQUE	NM	87110	V	A1A	*10 007VOLCANO CLIFFS SUBD UNIT 13
35	10090633912911 0305	ROMO GABRIEL B	5400 PHOENIX AVE NE	ALBUQUERQUE	NM	871 10 3 144	V	A1A	*11 007VOLCANO CLIFFS SUBD UNIT 13
36	10090634002911 0304	BALLI ELISA R	485 MYSTIC SHORES BLVD	SPRING BRANCH	TX	78070	V	A1A	*12 007VOLCANO CLIFFS SUBD UNIT 13
37	10100630472922 0320	GONZALES LARRY R C/O DENNIS M GONZALES	1924 BUFFALO DANCER TRL NE	ALBUQUERQUE	NM	871 12 3 774	V	A1A	005TRACT 5 OF VOLCANO CLIFFS SUBD UNIT 14
38	10090635152771 0734	VISTA VIEJA LLC	10012 SAN BERNADINO NE	ALBUQUERQUE	NM	87122	V	A1A	* 004 002VOLCANO CLIFFS UNIT 25
39	10100630902862 0302	SOTELO ENRIQUE & MARTHA O	1720 RUSTY RD NW	ALBUQUERQUE	NM	87114	V	A1A	005TRACT 23 OF VOLCANO CLIFFS SUBD UNIT 14
4	1010063	GONZALES LARRY R C/O DE	1924 BUFFALO	ALBU	N	871	V	A1	005TRACT 4 OF VOLCANO CL

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10100630413242 0308	FASTLE JAMES	7109 LANTERN RD NE	ALBUQUERQUE	NM	87109	V	A1A	005TRACT 17 OF VOLCANO CLIFFS SUBD UNIT 14
2	10100630273172 0317	FASTLE JAMES	7109 LANTERN RD NE	ALBUQUERQUE	NM	87109	V	A1A	005TRACT 8 OF VOLCANO CLIFFS SUBD UNIT 14
3	10100630453162 0307	HART ADOLPH	36433 S BOULDER CREST	TUCSON	AZ	85739	V	A1A	005TRACT 18 OF VOLCANO CLIFFS SUBD UNIT 14
4	10090635113531 0714	WASHBURN JOHN M & CAROL A	1167 NARCISCO NE	ALBUQUERQUE	NM	87112	V	A1A	002TRACT 21 VOLCANO CLIFFS SUBD UNIT 14
5	10100630313432 0310	VALENZUELA EDMUNDO R & LORI A SCATLIFFE	6701 HIGH PLACE CT NW	ALBUQUERQUE	NM	871203054	V	A1A	005TRACT 15 OF VOLCANO CLIFFS SUBD UNIT 14
6	10090635223311 0713	GONZALES MARY ELLEN BURNS	2806 CALLE CAMPEON	SANTA FE	NM	87505 6419	V	A1A	002TRACT 20 VOLCANO CLIFFS SUBD UNIT 14
7	10100630183372 0315	WHITEHOUSE RICK H	1208 QUINCY NE	ALBUQUERQUE	NM	87110	V	A1A	005TRACT 10 OF VOLCANO CLIFFS SUBD UNIT 14
8	10100630363342 0309	KIEHNE EMIL O ETUX	PO BOX 1417	LOS LUNAS	NM	87031 1417	V	A1A	005TRACT 16 OF VOLCANO CLIFFS SUBD UNIT 14
9	10100630233602 0312	SMITH ALBERT L JR TRUST	1028 ARIZONA ST SE	ALBUQUERQUE	NM	87108 4828	V	A1A	005TRACT 13 OF VOLCANO CLIFFS SUBD UNIT 14
10	10090635093621 0715	STROUD JOHN H & CAROL K	1804 STAGECOACH RD SE	ALBUQUERQUE	NM	87123 4441	V	A1A	002TRACT 22 VOLCANO CLIFFS SUBD UNIT 14
11	10100630223272 0316	GNEKOW RICHARD & LUELLA Z	4404 BRYAN AVE NW	ALBUQUERQUE	NM	87114	V	A1A	005TRACT 9 OF VOLCANO CLIFFS SUBD UNIT 14
12	10100630323092 0318	GONZALES LARRY R C/O DENNIS M GONZALES	1924 BUFFALO DANCER TRL NE	ALBUQUERQUE	NM	87112 3774	V	A1A	005TRACT 7 OF VOLCANO CLIFFS SUBD UNIT 14
13	10100630503082 0306	MASCARENAS ELOY A & ROMONA A	1509 CANYON TR SW	ALBUQUERQUE	NM	87105	V	A1A	005TRACT 19 OF VOLCANO CLIFFS SUBD UNIT 14
14	10100630123042 0208	TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	002TRACT 19 OF VOLCANO CLIFFS SUBD UNIT 14
15	10100630192842 0207	NGUYEN THANH VAN	PO BOX 966	TUCUMCARI	NM	88401 0966	V	A1A	LOT 18 BLK 2 UNIT 14 VOLCANO CLIFFS SUBD CONT 21,000 SQ FT
16	10100630123712 0313	NGUYEN THANH VAN	PO BOX 966	TUCUMCARI	NM	88401 0966	V	A1A	LOT 12 BLK 5 UNIT 14 VOLCANO CLIFFS SUBD CONT 25,200 SQ FT
17	10100630113522 0314	MUELLER BARBARA A	4904 ALBERTA LN NW	ALBUQUERQUE	NM	87120	V	A1A	005TRACT 11 OF VOLCANO CLIFFS SUBD UNIT 14
18	10100630273532 0311	SANCHEZ ROBERT A	720 TRAMWAY LN NE 16	ALBUQUERQUE	NM	87122	V	A1A	005TRACT 14 OF VOLCANO CLIFFS SUBD UNIT 14
19	10090635023011 0733	LOFTUS MARTIN J & MARIE M	PO BOX 1842	CLOVIS	NM	88102 1842	V	A1A	* 003 002VOLCANO CLIFFS UNIT 25

61	10100630040963 0704	METRO STEVE J C/O WILSON & CO ENGINEERS	4900 LANG AVE NE	ALBUQUERQUE	NM	87109	V	A1A	LT 1 BLK 3 PLAT OF UNSER CLIFFS SUBDIVISION CONT 2.1304 AC
62	10100630831543 0610	STATE OF NEW MEXICO % ENERY, MINERALS & NTRL RESC DEPT	1220 S. ST. FRANCIS DR BLDG PINON	SANTA FE	NM	87505	V	A1A	* 001 004VOLCANO CLIFFS UNIT 25
63	10100630211813 0710	LAKE DON C & ALDRICH CHILTON	1200 TAM O'SHANTER DR	BAKERSFIELD	CA	93309	V	A1A	* 001 005VOLCANO CLIFFS UNIT 25
64	10090635211454 0319	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 55 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1435 AC
65	10090635231184 0320	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	TR C PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .4387 AC
66	10090633980744 0906	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 104 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1362 AC
67	10090634380744 0703	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 130 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1543 AC
68	10090633920744 0907	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 103 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1354 AC
69	10090633870754 0908	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 102 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1484 AC
70	10090634330774 0702	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 131 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1543 AC
71	10090634490784 0717	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 136 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1674 AC
72	10090634270804 0701	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 132 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1660 AC
73	10090634430834 0718	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 135 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1674 AC
74	10090633280844 0113	SPS LLC	8300 CARMEL AVE NE SUITE 401	ALBUQUERQUE	NM	87122	V	A1A	TR 4 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION FORMERLY TRACTS 1-A, 1-B, 2-A & 2-B KASSUBA-MONTBEL LANDS CONT 43.9174 AC
75	10090634682004 0116	LIFE INVESTMENTS LLC	10012 SAN BERNARDINO NE	ALBUQUERQUE	NM	87122	V	A1A	TR 2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION FORMERLY TRACTS 1-A, 1-B, 2-A & 2-B KASSUBA-MONTBEL LANDS CONT 40.8584 AC
76	10090634270484 0803	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 120 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1816 AC
77	10090634210524 0802	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 121 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1816 AC
78	10090634360564 0813	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 110 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1672 AC
79	10090634150564 0801	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 122 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1879 AC
8	1009063	KB HOME NEW MEXICO INC	6330 RIVERSID	ALBU	N	871	V	A1	LT 36 PLAT OF VISTA VIEJA S

0	0562882 0321	NNIS M GONZALES	DANCER TRL NE	QUER QUE	M	12 3 774		A	IFFS SUBD UNIT 14
41	1009063 3682751 0302	WORDEN JUDE A & MARIE T CO-TRUSTEES OF WORDEN TR UST	10910 SANTA M ONICA NE	ALBU QUER QUE	N M	871 22	V	A1 A	*14 007VOLCANO CLIFFS SUB D UNIT 13
42	1009063 3922751 0303	VELARDE GILBERT L ETUX	1509 CAMINO A MPARO NW	ALBU QUER QUE	N M	871 07 2 609	V	A1 A	*13 007VOLCANO CLIFFS SUB D UNIT 13
43	1010063 0652822 0322	GONZALES LARRY R C/O DE NNIS M GONZALES	1924 BUFFALO DANCER TRL NE	ALBU QUER QUE	N M	871 12 3 774	V	A1 A	005TRACT 3 OF VOLCANO CL IFFS SUBD UNIT 14
44	1009063 4572821 0624	BALDRIDGE FAMILY LIMITED PARTNERSHIP II LP	ROUTE 1 BOX 16 02	HEMP HILL	TX	759 48 9 746	V	A1 A	* 005 001VOLCANO CLIFFS U NIT 25
45	1010063 1132802 0116	BOWEN DOUG & MARY ETAL	1540 MONTERR EY RD NE	RIO R ANCH O	N M	871 44 1 584	V	A1 A	* 012 005VOLCANO CLIFFS S UBD UNIT 18
46	1010063 0352692 0205	MYSTIC LLC % AMIR NATHO O	5715 CENTRAL AVE NE	ALBU QUER QUE	N M	871 08	V	A1 A	002TRACT 16 OF VOLCANO C LIFFS SUBD UNIT 14
47	1010063 0832732 0301	GONZALES LARRY R C/O DE NNIS M GONZALES	1924 BUFFALO DANCER TRL NE	ALBU QUER QUE	N M	871 12 3 774	V	A1 A	005TRACT 1 OF VOLCANO CL IFFS SUBD UNIT 14
48	1010063 0182533 0801	TRAILS LLC	3077 E WARM S PRINGS RD	LAS V EGAS	NV	891 20	V	A1 A	* 005 002VOLCANO CLIFFS U NIT 25
49	1010063 0442672 0204	MYSTIC LLC % AMIR NATHO O	5715 CENTRAL AVE NE	ALBU QUER QUE	N M	871 08	V	A1 A	002TRACT 15 OF VOLCANO C LIFFS SUBD UNIT 14
50	1010063 0512642 0203	NGUYEN THANH VAN	PO BOX 966	TUCU MCARI	N M	884 01 0 966	V	A1 A	LOT 14 BLK 2 UNIT 14 VOLCA NO CLIFFS SUBD CONT 21,00 0 SQ FT
51	1010063 1052692 0117	BOWEN DOUG & MARY	1540 MONTERR EY RD NE	RIO R ANCH O	N M	871 44 1 584	V	A1 A	* 011 005VOLCANO CLIFFS S UBD UNIT 18
52	1009063 4672651 1201	CITY OF ALBUQUERQUE	PO BOX 1293	ALBU QUER QUE	N M	871 03 1 293	V	A1 A	* 001 006VOLCANO CLIFFS U NIT 25
53	1010063 0602542 0202	JENNINGS DANIEL E & NOEL	4618 LARCHMO NTE NE	ALBU QUER QUE	N M	871 11	V	A1 A	LOT 13 BLK 2 UNIT 14 VOLCA NO CLIFFS SUBDIVISION CON T .4821 AC
54	1010063 0702522 0201	JENNINGS CHRISTOPHER A & JENNINGS RODRIGUEZ SH AWNNA A	9822 WALNUT HILL DR	AUBR EY	TX	762 27 5 404	V	A1 A	LOT 12 BLK 2 UNIT 14 VOLCA NO CLIFFS SUBDIVISION CON T .4591 AC
55	1010063 1172612 0118	BOWEN DOUG & MARY ETAL	1540 MONTERR EY RD NE	RIO R ANCH O	N M	871 44 1 584	V	A1 A	* 010 005VOLCANO CLIFFS S UBD UNIT 18
56	1010063 0321063 0340	SWEENEY WALTER C III & M ARY E ETAL C/O MARTIN J L OFTUS	PO BOX 1842	CLOVI S	N M	881 02 1 842	V	A1 A	LT 10 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION CONT . 3071 AC
57	1010063 0932494 0291	STATE OF NEW MEXICO STA TE LAND OFFICE	PO BOX 1148	SANT A FE	N M	875 04 1 148	V	A1 A	* 011 001VOLCANO CLIFFS S UBD UNIT 18
58	1010063 0351283 0339	SWEENEY WALTER C III & M ARY E ETAL C/O MARTIN J L OFTUS	PO BOX 1842	CLOVI S	N M	881 02 1 842	V	A1 A	LT 11 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION CONT . 3071 AC
59	1010063 0391393 0338	MELIN JAMIE R	6016 BEAR CLA W RD NW	ALBU QUER QUE	N M	871 20	V	A1 A	LT 12 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION CONT . 3428 AC
60	1010063 0431493 0337	SWEENEY WALTER C III & M ARY E ETAL C/O MARTIN J L OFTUS	PO BOX 1842	CLOVI S	N M	881 02 1 842	V	A1 A	LT 13 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION CONT . 3778 AC

01	43208940720		E PLAZA LN NW SUITE 200	QUERQUE	M	20		A	SUBDIVISION UNIT ONE CONT .1747 AC
102	10090634510970603	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 8 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1652 AC
103	10090634451010602	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 7 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1500 AC
104	10090635181040312	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 62 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1469 AC
105	10090634391030601	KB HOME NEW MEXICO INC	6300 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 6 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1780 AC
106	10090634661050520	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 19 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1446 AC
107	10090634771050509	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 29 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1205 AC
108	10090634921060417	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 40 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1205 AC
109	10090635021060406	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 49 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1205 AC
110	10090634511070604	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 9 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1877 AC
111	10090634401100613	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 5 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1240 AC
112	10090634661100519	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 18 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1205 AC
113	10090634771100510	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 30 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1205 AC
114	10090634921110416	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 39 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1205 AC
115	10090635021110407	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 50 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1205 AC
116	10090635181100313	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 61 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1469 AC
117	10090634511130605	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 10 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1231 AC
118	10090634401150612	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 4 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1240 AC
119	10090634661150518	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 17 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1205 AC
120	10090634771150511	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 31 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1205 AC
121	10090634921160415	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 38 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1205 AC
1	1009063	KB HOME NEW MEXICO INC	6330 RIVERSID	ALBU	N	871	V	A1	LT 51 PLAT OF VISTA VIEJA S

0	4921264 0413		E PLAZA LN NW SUITE 200	QUER QUE	M	20		A	UBDIVISION UNIT ONE CONT .1205 AC
81	1009063 5021264 0410	KB HOME NEW MEXICO INC	6330 RIVERSID E PLAZA LN NW SUITE 200	ALBU QUER QUE	N M	871 20	V	A1 A	LT 53 PLAT OF VISTA VIEJA S UBDIVISION UNIT ONE CONT .1252 AC
82	1009063 5191284 0316	KB HOME NEW MEXICO INC	6330 RIVERSID E PLAZA LN NW SUITE 200	ALBU QUER QUE	N M	871 20	V	A1 A	LT 58 PLAT OF VISTA VIEJA S UBDIVISION UNIT ONE CONT .1317 AC
83	1009063 4411304 0609	KB HOME NEW MEXICO INC	6330 RIVERSID E PLAZA LN NW SUITE 200	ALBU QUER QUE	N M	871 20	V	A1 A	LT 1 PLAT OF VISTA VIEJA SU BDIVISION UNIT ONE CONT .1 333 AC
84	1009063 4511304 0608	KB HOME NEW MEXICO INC	6330 RIVERSID E PLAZA LN NW SUITE 200	ALBU QUER QUE	N M	871 20	V	A1 A	LT 13 PLAT OF VISTA VIEJA S UBDIVISION UNIT ONE CONT .1323 AC
85	1009063 4661304 0515	KB HOME NEW MEXICO INC	6330 RIVERSID E PLAZA LN NW SUITE 200	ALBU QUER QUE	N M	871 20	V	A1 A	LT 14 PLAT OF VISTA VIEJA S UBDIVISION UNIT ONE CONT .1326 AC
86	1009063 4771304 0514	KB HOME NEW MEXICO INC	6330 RIVERSID E PLAZA LN NW SUITE 200	ALBU QUER QUE	N M	871 20	V	A1 A	LT 34 PLAT OF VISTA VIEJA S UBDIVISION UNIT ONE CONT .1296 AC
87	1009063 4921304 0412	KB HOME NEW MEXICO INC	6330 RIVERSID E PLAZA LN NW SUITE 200	ALBU QUER QUE	N M	871 20	V	A1 A	LT 35 PLAT OF VISTA VIEJA S UBDIVISION UNIT ONE CONT .1296 AC
88	1009063 5021304 0411	KB HOME NEW MEXICO INC	6330 RIVERSID E PLAZA LN NW SUITE 200	ALBU QUER QUE	N M	871 20	V	A1 A	LT 54 PLAT OF VISTA VIEJA S UBDIVISION UNIT ONE CONT .1477 AC
89	1009063 5191354 0317	KB HOME NEW MEXICO INC	6330 RIVERSID E PLAZA LN NW SUITE 200	ALBU QUER QUE	N M	871 20	V	A1 A	LT 57 PLAT OF VISTA VIEJA S UBDIVISION UNIT ONE CONT .1240 AC
90	1009063 5201404 0318	KB HOME NEW MEXICO INC	6330 RIVERSID E PLAZA LN NW SUITE 200	ALBU QUER QUE	N M	871 20	V	A1 A	LT 56 PLAT OF VISTA VIEJA S UBDIVISION UNIT ONE CONT .1240 AC
91	1009063 4310594 0814	KB HOME NEW MEXICO INC	6330 RIVERSID E PLAZA LN NW SUITE 200	ALBU QUER QUE	N M	871 20	V	A1 A	LT 109 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CON T .1670 AC
92	1009063 4040614 0903	KB HOME NEW MEXICO INC	6330 RIVERSID E PLAZA LN NW SUITE 200	ALBU QUER QUE	N M	871 20	V	A1 A	LT 99 PLAT OF VISTA VIEJA S UBDIVISION UNIT ONE CONT .2256 AC
93	1009063 3960624 0902	KB HOME NEW MEXICO INC	6330 RIVERSID E PLAZA LN NW SUITE 200	ALBU QUER QUE	N M	871 20	V	A1 A	LT 100 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CON T .1816 AC
94	1009063 3880634 0901	KB HOME NEW MEXICO INC	6330 RIVERSID E PLAZA LN NW SUITE 200	ALBU QUER QUE	N M	871 20	V	A1 A	LT 101 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CON T .2205 AC
95	1009063 4260634 0815	KB HOME NEW MEXICO INC	6330 RIVERSID E PLAZA LN NW SUITE 200	ALBU QUER QUE	N M	871 20	V	A1 A	LT 108 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CON T .1667 AC
96	1009063 4200664 0816	KB HOME NEW MEXICO INC	6330 RIVERSID E PLAZA LN NW SUITE 200	ALBU QUER QUE	N M	871 20	V	A1 A	LT 107 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CON T .1731 AC
97	1009063 4430704 0704	KB HOME NEW MEXICO INC	6330 RIVERSID E PLAZA LN NW SUITE 200	ALBU QUER QUE	N M	871 20	V	A1 A	LT 129 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CON T .1543 AC
98	1009063 4090704 0904	KB HOME NEW MEXICO INC	6330 RIVERSID E PLAZA LN NW SUITE 200	ALBU QUER QUE	N M	871 20	V	A1 A	LT 106 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CON T .1752 AC
99	1009063 4030724 0905	KB HOME NEW MEXICO INC	6330 RIVERSID E PLAZA LN NW SUITE 200	ALBU QUER QUE	N M	871 20	V	A1 A	LT 105 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CON T .1642 AC
100	1009063 4380864 0719	KB HOME NEW MEXICO INC	6330 RIVERSID E PLAZA LN NW SUITE 200	ALBU QUER QUE	N M	871 20	V	A1 A	LT 134 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CON T .1674 AC
1	1009063	KB HOME NEW MEXICO INC	6330 RIVERSID	ALBU	N	871	V	A1	LT 133 PLAT OF VISTA VIEJA

22	50211640408		E PLAZA LN NW SUITE 200	QUERQUE	M	20		A	UBDIVISION UNIT ONE CONT .1205 AC
123	10090635181154 0314	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 60 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1452 AC
124	10090634511184 0606	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 11 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1477 AC
125	10090634401204 0611	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 3 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1240 AC
126	10090634661204 0517	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 16 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1205 AC
127	10090634771204 0512	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 32 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1205 AC
128	10090634921214 0414	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 37 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1205 AC
129	10090635021214 0409	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 52 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1211 AC
130	10090635181224 0315	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 59 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1390 AC
131	10090634401254 0610	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 2 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1240 AC
132	10090634511244 0607	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 12 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1477 AC
133	10090634661254 0516	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 15 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1205 AC
134	10090634771254 0513	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 33 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONE CONT .1205 AC

Or Current Resident
BALDRIDGE FAMILY LIMITED
PARTNERSHIP II LP
ROUTE 1 BOX 1602
HEMPHILL, TX 75948 9746

Or Current Resident
BALLI ELISA R
485 MYSTIC SHORES BLVD
SPRING BRANCH, TX 78070

Or Current Resident
BARZ RICHARD K AUSTRALIAN
NATIONAL UNIVERSITY
FACULTY OF ASIAN STU
,

Or Current Resident
BOWEN DOUG & MARY
1540 MONTERREY RD NE
RIO RANCHO, NM 87144 1584

Or Current Resident
FASTLE JAMES
7109 LANTERN RD NE
ALBUQUERQUE, NM 87109

Or Current Resident
GNEKOW RICHARD & LUELLA Z
4404 BRYAN AVE NW
ALBUQUERQUE, NM 87114

Or Current Resident
GONZALES LARRY R C/O DENNIS M
GONZALES
1924 BUFFALO DANCER TRL NE
ALBUQUERQUE, NM 87112 3774

Or Current Resident
GONZALES MARY ELLEN BURNS
2806 CALLE CAMPEON
SANTA FE, NM 87505 6419

Or Current Resident
HART ADOLPH
36433 S BOULDER CREST
TUCSON, AZ 85739

Or Current Resident
JENNINGS CHRISTOPHER A &
JENNINGS RODRIGUEZ SHAWNNA A
9822 WALNUT HILL DR
AUBREY, TX 76227 5404

Or Current Resident
JENNINGS DANIEL E & NOEL
4618 LARCHMONTE NE
ALBUQUERQUE, NM 87111

Project# 1004540
KB HOME NEW MEXICO INC
6330 RIVERSIDE PLAZA LN NW
SUITE 200
ALBUQUERQUE, NM 87120

Or Current Resident
KIEHNE EMIL O ETUX
PO BOX 1417
LOS LUNAS, NM 87031 1417

Or Current Resident
LAKE DON C & ALDRICH CHILTON
1200 TAM O'SHANTER DR
BAKERSFIELD, CA 93309

Or Current Resident
LIFE INVESTMENTS LLC
10012 SAN BERNARDINO NE
ALBUQUERQUE, NM 87122

Or Current Resident
LOFTUS MARTIN J & MARIE M
PO BOX 1842
CLOVIS, NM 88102 1842

Or Current Resident
MASCARENAS ELOY A & RAMONA A
1509 CANYON TR SW
ALBUQUERQUE, NM 87105

Or Current Resident
MELIN JAMIE R
6016 BEAR CLAW RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
METRO STEVE J C/O WILSON & CO
ENGINEERS
4900 LANG AVE NE
ALBUQUERQUE, NM 87109

Or Current Resident
MUELLER BARBARA A
4904 ALBERTA LN NW
ALBUQUERQUE, NM 87120

Or Current Resident
MYSTIC LLC % AMIR NATHOO
5715 CENTRAL AVE NE
ALBUQUERQUE, NM 87108

Or Current Resident
NGUYEN THANH VAN
PO BOX 966
TUCUMCARI, NM 88401 0966

Or Current Resident
OLGUIN CHARLES D & AZIZA
CHAVEZ
9832 CAMERON ST NW
ALBUQUERQUE, NM 87114

Or Current Resident
ROMO GABRIEL B
5400 PHOENIX AVE NE
ALBUQUERQUE, NM 87110 3144

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

Or Current Resident
SANCHEZ ROBERT A
720 TRAMWAY LN NE 16
ALBUQUERQUE, NM 87122

Or Current Resident
SMITH ALBERT L JR TRUST
1028 ARIZONA ST SE
ALBUQUERQUE, NM 87108 4828

Or Current Resident
SOTELO ENRIQUE & MARTHA O
1720 RUSTY RD NW
ALBUQUERQUE, NM 87114

Or Current Resident
SPACE HOMES INC
PO BOX 38
ESPANOLA, NM 87532 0038

Or Current Resident
SPRINGER ERIC J
8333 COMANCHE NE 13A
ALBUQUERQUE, NM 87110

Or Current Resident
SPS LLC
8300 CARMEL AVE NE SUITE 401
ALBUQUERQUE, NM 87122

Or Current Resident
STATE OF NEW MEXICO % ENERY, MINERALS & NTRL RESC DEPT
1220 S. ST. FRANCIS DR BLDG PINON
SANTA FE, NM 87505

Or Current Resident
STROUD JOHN H & CAROL K
1804 STAGECOACH RD SE
ALBUQUERQUE, NM 87123 4441

Or Current Resident
SWEENEY WALTER C III & MARY E ETAL C/O MARTIN J LOFTUS
PO BOX 1842
CLOVIS, NM 88102 1842

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

Or Current Resident
VALENZUELA EDMUNDO R & LORI A SCATLIFFE
6701 HIGH PLACE CT NW
ALBUQUERQUE, NM 87120 3054

Or Current Resident
VELARDE GILBERT L ETUX
1509 CAMINO AMPARO NW
ALBUQUERQUE, NM 87107 2609

Or Current Resident
VISTA VIEJA INVESTMENTS LLC
8300 CARMEL DR NE SUITE 401
ALBUQUERQUE, NM 87122

Or Current Resident
VISTA VIEJA LLC
10012 SAN BERNADINO NE
ALBUQUERQUE, NM 87122

Or Current Resident
WASHBURN JOHN M & CAROL A
1167 NARCISCO NE
ALBUQUERQUE, NM 87112

Or Current Resident
WHITEHOUSE RICK H
1208 QUINCY NE
ALBUQUERQUE, NM 87110

Or Current Resident
WORDEN JUDE A & MARIE T CO-TRUSTEES OF WORDEN TRUST
10910 SANTA MONICA NE
ALBUQUERQUE, NM 87122

Project# 1004540
ROBERT MACLAKE, PE
Wilson & Co. Inc.
4900 LANG AVE NE
ALBUQUERQUE, NM 87109

Project# 1004540
LONGFORD HOMES, INC
7007 JEFFERSON NE
ALBUQUERQUE, NM 87109

City of Albuquerque

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

Date: 7 Sept 07

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

This letter will serve to notify you that on 7 Sept 2007 (date)

TO CONTACT NAME: Robert Maclake
COMPANY/AGENCY: Wilson & Company, Inc.
ADDRESS/ZIP: 4900 Lang Avenue, NE Albuq. NM 87109
PHONE/FAX #: (505) 348-4024 / FAX 505 348-4072

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 Lot 19, Block 2, Volcano Cliffs Subdivision, Unit 14, Lots 4, 5 and 6, Block 2, and Lot 1, Block 5, Volcano Cliffs subdivision Unit 25 Tract D Vieja Subdivision Unit 2, Located on Alrisco Drive NW Between West of Unser Boulevard/81st Street, south of Scenic and Compass Drive (Universe Blvd.) zone map page(s) D-9 / D-10.

Our records indicate that as of 7 Sept 07 (date), there were **no Recognized Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephanie Wanko

OFFICE OF NEIGHBORHOOD COORDINATION

planning.norecognized.na.form(07/04)

7007 0710 0002 8701 9506

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OFFICIAL USE

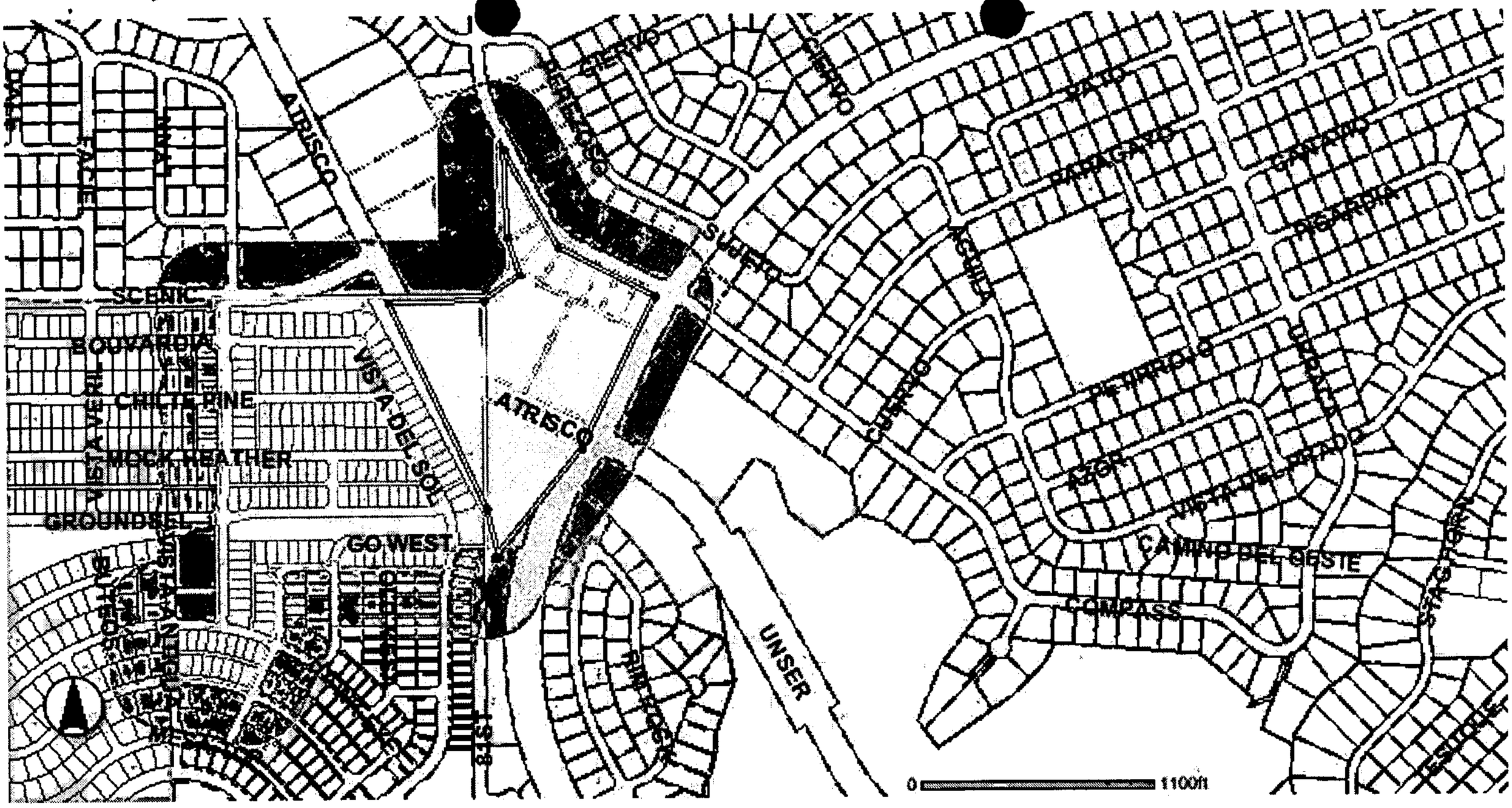
ALBUQUERQUE NM 87101

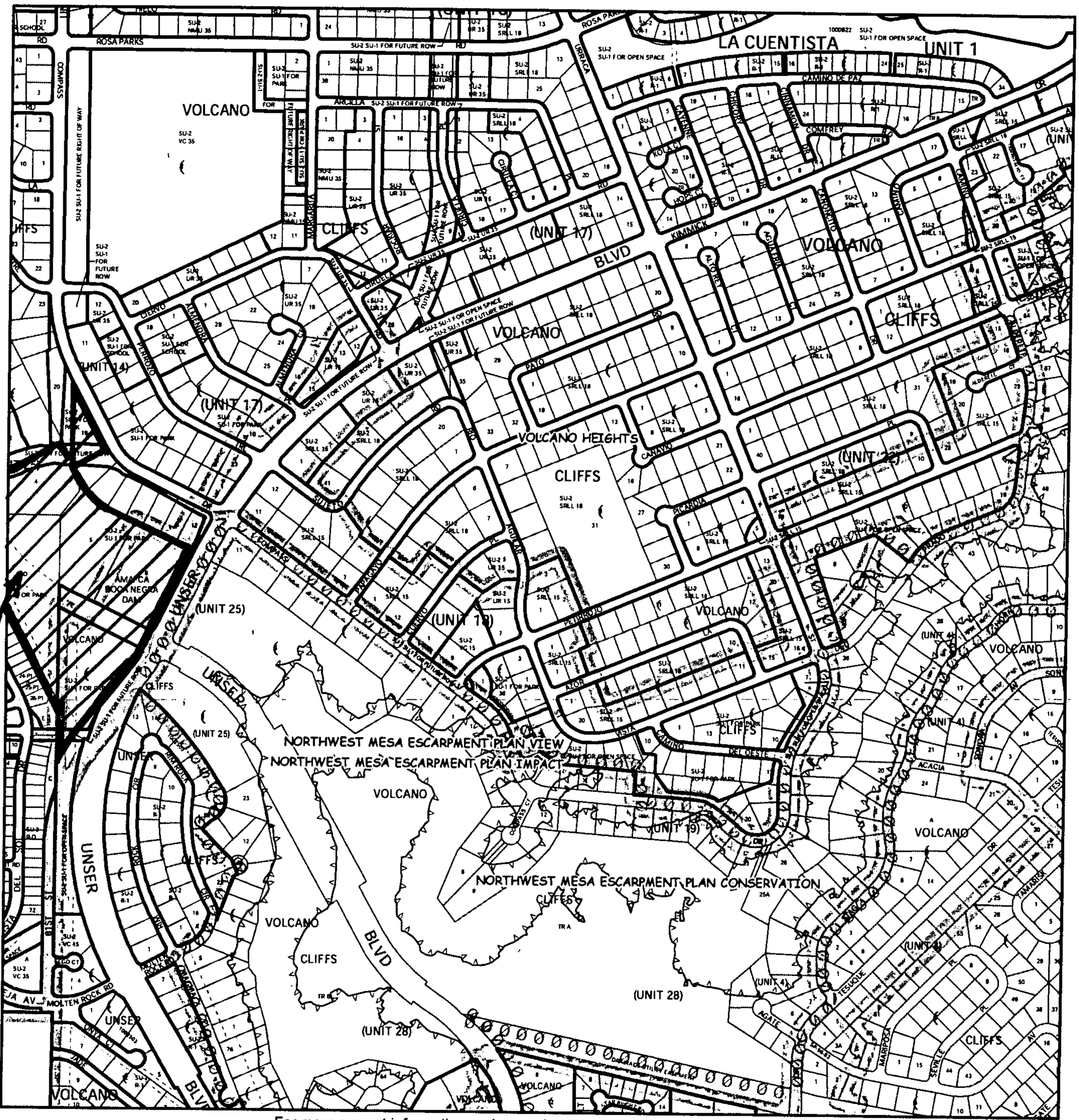
Postage	$ $0.41
Certified Fee	$2.65
Return Receipt Fee (Endorsement Required)	$2.15
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.21

0101
05
Postmark Here
ALBUQUERQUE NM 87101
SEP 14 2007
09/14/2007

Sent To VOLCANO CLIFFS PROPERTY OWNERS ASSN
Attn: BILLY WRIGHT
Street, Apt. No.; or PO Box No. 4112 BLUE RIDGE PL. NE
City, State, ZIP+4 ALBUQUERQUE, NM 87101

PS Form 3800, August 2006 See Reverse for Instructions


ATRISCO
SCENIC
BOUVARDIA
CHICTE PINE
MECK HEATHER
GROUNDSEL
GO WEST
VISTA DEL SOL
ATRISCO
CERRO
SUNFLOWER
CERRO
PARAGATE
CERRO
PIGARDIA
PERRARDO
ASOR
CAMINO DEL OESTE
COMPASS
UNSER
0
1100ft

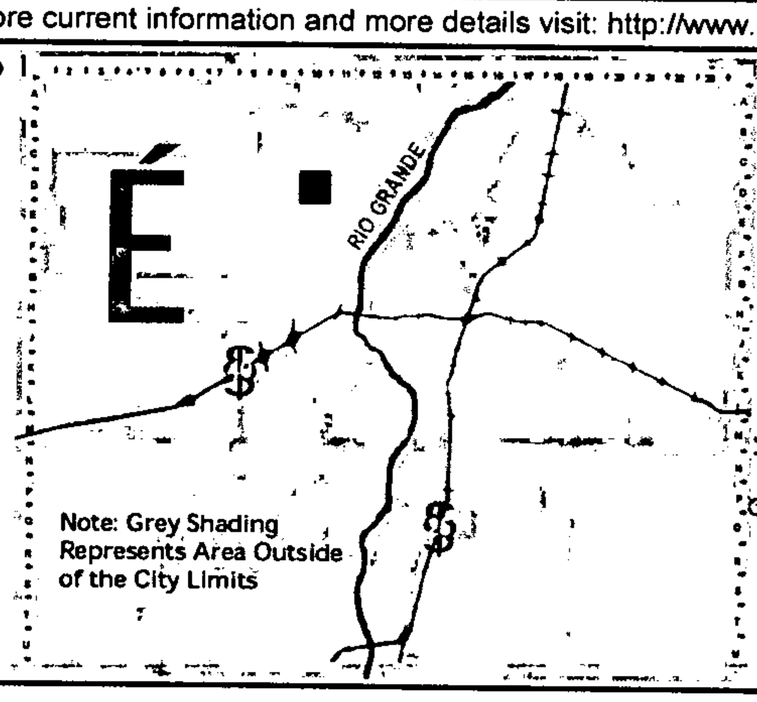


For more current information and more details visit: http://www.cabq.gov/gis

AREA OF REQUESTED VACATION
ALSO SEE D-9-Z

Albuquerque Geographic Information System

Map amended through: 8/29/2007



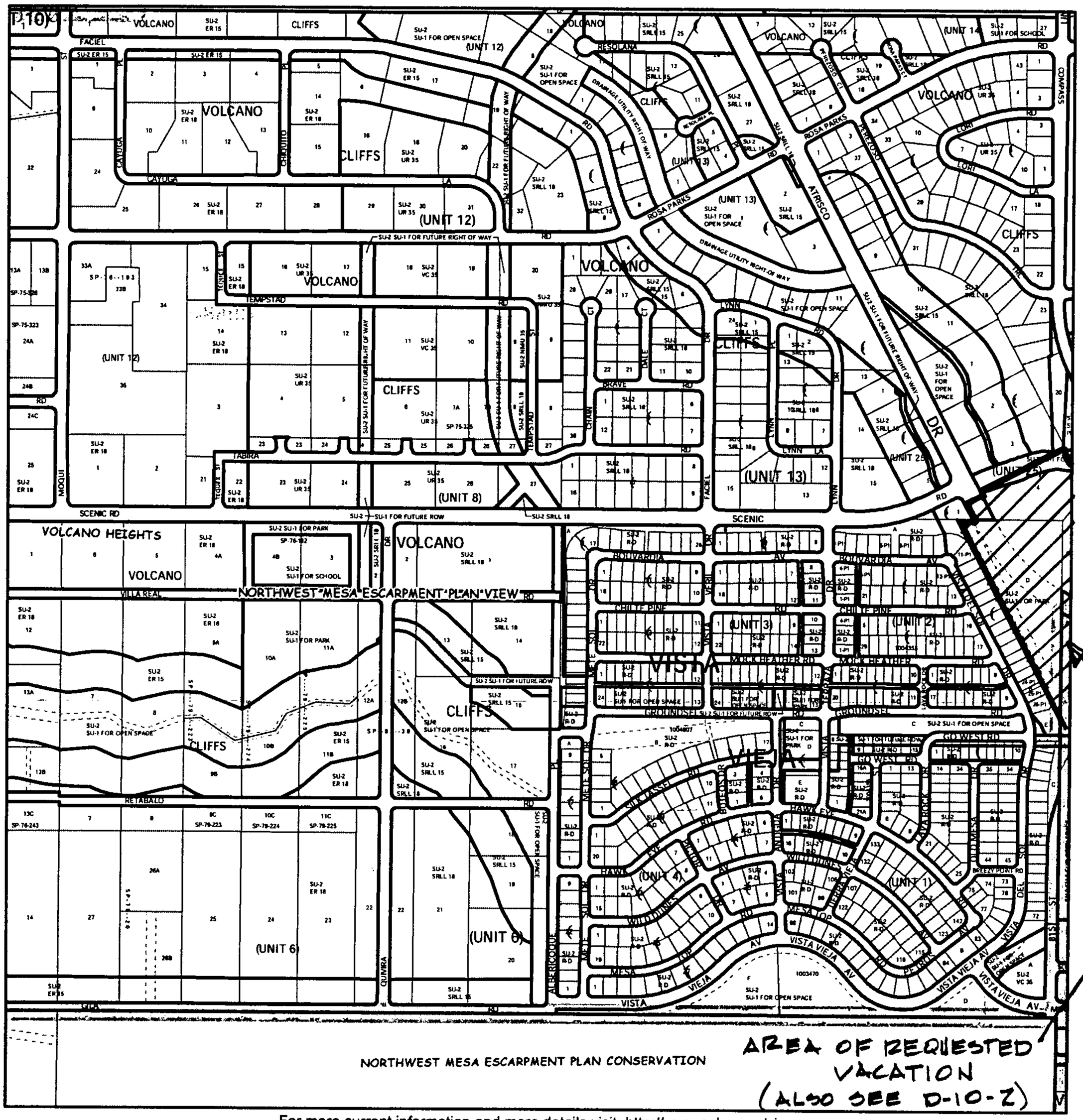
Zone Atlas Page:

D-10-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

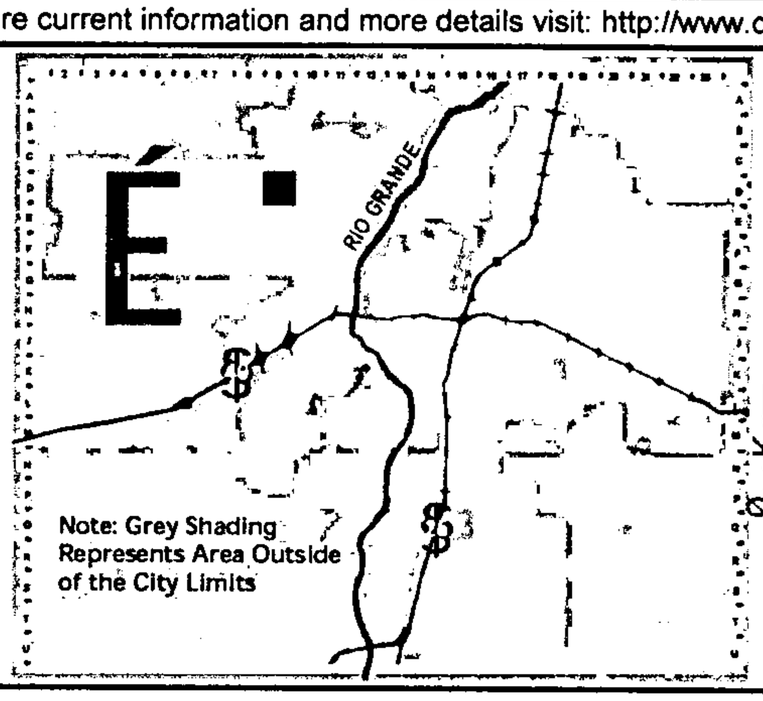
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 8/29/2007



Zone Atlas Page:

D-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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

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

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan (Phase I, II, III)
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION: KB NewMexico

NAME: ~~Kay Bee~~ Homes + Longford Homes PHONE: 828-9900

ADDRESS: 8300 Carmel FAX: 8289901

CITY: Alb STATE NM ZIP 87109 E-MAIL:

Proprietary interest in site: Owner **List all owners:** Kay-Bee + Longford

AGENT (if any): Wilson + Co Jennifer Whitey PHONE: 3484132

ADDRESS: 4900 LANG NE FAX: 3484055

CITY: Alb STATE NM ZIP 87109 E-MAIL: JWhitey@wilsonco.com

DESCRIPTION OF REQUEST: Vacate easements and rights of way on subject tract

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

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

Lot or Tract No. 1, 4, 5, 6, 19 Block: 5 Unit: C5

Subdiv. / Addn. Volcano Cliffs TBK Boca Negra Dam

Current Zoning: R-1 Proposed zoning: No Change

Zone Atlas page(s): D9 & D10 No. of **existing** lots: 6 No. of **proposed** lots: 3

Total area of site (acres): 24.65 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. See Attached. MRGCD Map No. n/a

101006304723530810

LOCATION OF PROPERTY BY STREETS: On or Near: 81st Street + Unser Blvd.

Between: Compass Drive and Unser Boulevard

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004540

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

SIGNATURE DATE 1/27/06

(Print) JENNIFER WHITEY ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

☐ **INTERNAL ROUTING**

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

Application case numbers		Action	S.F.	Fees
06DRB - - 00117		URW	✓	$ 300.00
06DRB - - 00118		VPE		$ 225
- -		CMS		$ 20.00
- -		ADV		$ 75.00
- -				$
				Total $ 620.00

Hearing date 3-1-06

1/27/06

Planner signature / date

Project # 1004540

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. <u>Your attendance is required.</u>

☑ 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. <u>Your attendance is required.</u>

❑ 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. <u>Your attendance is required.</u>

❑ 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. <u>Your attendance is required.</u>

❑ 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. <u>Your attendance is required.</u>

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

J Whitey AGENT
Applicant name (print)
JENNIFER WHITET 1/27/06
Applicant signature / date

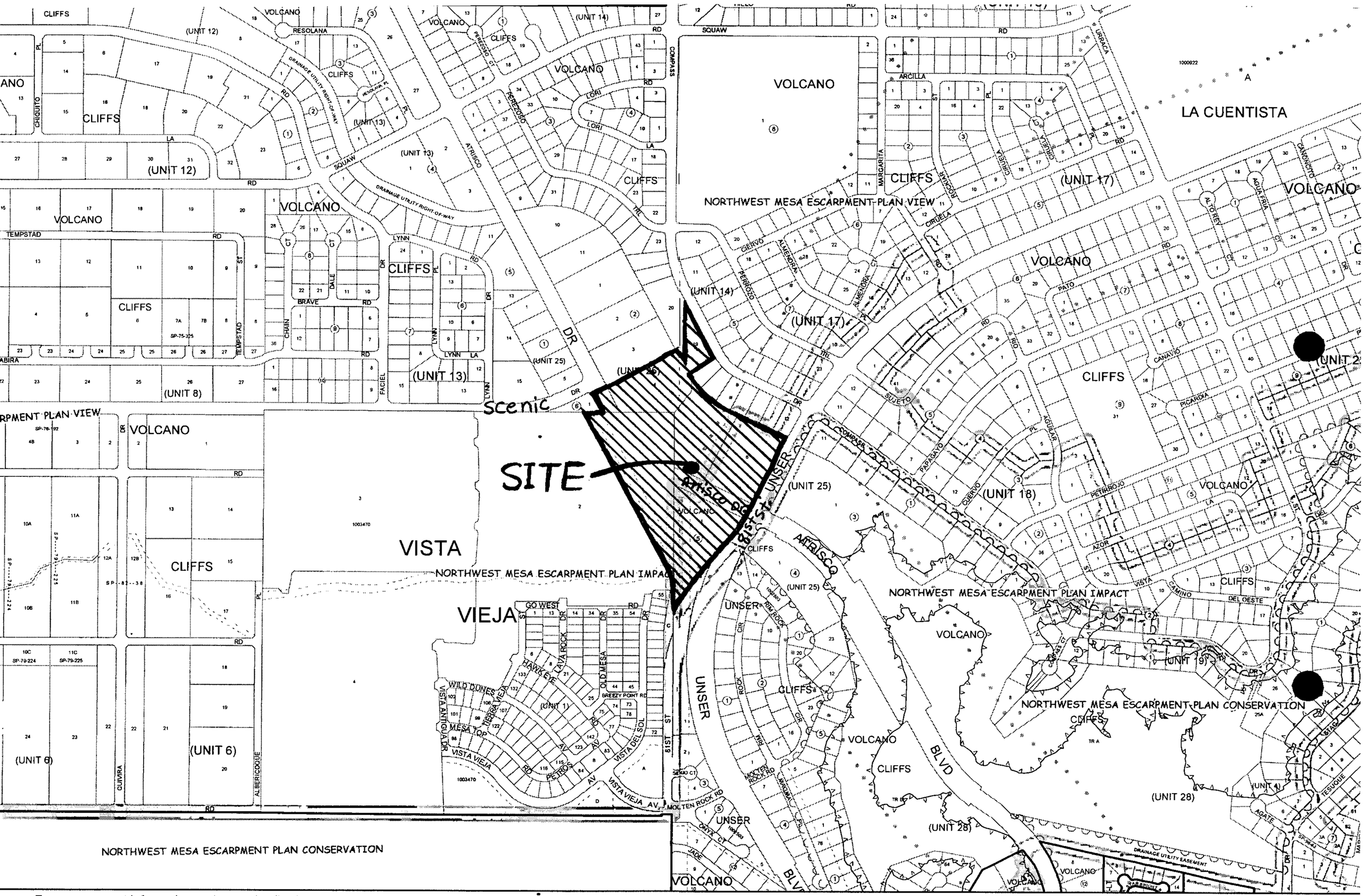
Form revised 4/03 and October 2003

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

Application case numbers
06DRB - VRW - 00117
06DRB - VPE - 00118
___ - ___ - ___

1/27/06
Planner signature / date

Project # 1004540



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

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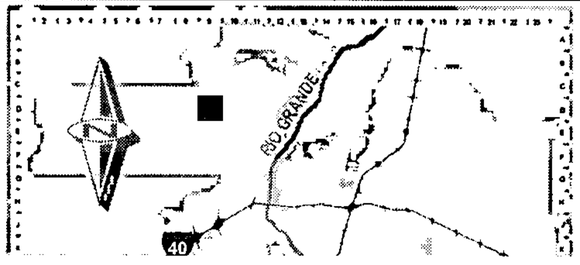
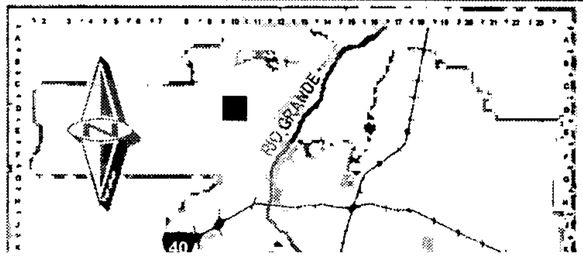


Zone Atlas Page:

D-09-Z

Selected Symbols

- SECTOR PLANS
- Escarpment
- Design Overlay Zones
- 2 Mile Airport Zone



Zone Atlas

D-10

Selected

- SECTOR PLANS
- Design Overlay Zones

WILSON & COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
San Diego

Wilson & Company
Latin America, LLC

26 January 2006

Sheran Matson, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: *Boca Negra Dam Lots 1 thru 3 Vacation of Right of Way and Public Roadway and Utility Easement Request*
COA Project Number – 1004540
WECA Project #X321807802

Dear Sheran:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, Inc., acting as agent for KB Homes and Longford Homes, does hereby present to the Development Review Board the attached Vacation submittal.

The proposed vacation location is legally described as: Atrisco Drive N.W. Right of Way West of 81st St. N.W., One Hundred Six feet (106') Wide Public Roadway Easement across Tract 2 of Bulk Land Plat Vista Vieja Subdivision filed in Book 2005, Page 122 on April 21, 2005 and Seven (7') feet Public Utility Easements shown on lots 4, 5 and 6, Block 2 and Lot 1, Block 5 of Volcano Cliffs Subdivision, Unit 25 filed in Vol. D4, Fol. 100 on December 15, 1970.

Also attached, please note that the Office of Community and Neighborhood Coordination records indicate that there are no recognized neighborhood associations in this area.

Please contact me at 348-4132 if I can be of assistance. Thank you for your time and consideration.

WILSON & COMPANY

J Whitey

Jennifer Whitey, PLS
Project Manager
Email: Jennifer.Whitey@wilsonco.com
Enclosure

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: 1/20/06

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

This letter will serve to notify you that on January 20, 2006 (date)

TO CONTACT NAME: Jennifer Whitey
COMPANY/AGENCY: Wilson & Company
ADDRESS/ZIP: 4900 Long Avenue NE 87109
PHONE/FAX #: 348-4132 / 348-4055

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 Blks 2, 5 + 6 Volcano Cliffs Subdivision, Unit 25 Lot 1, Blk 3, Unser Cliffs Subdivision - TR2, Bulk Land Plat, Vista Vista zone map page(s) D-9-D-10. Subdivision located on Atrisco Drive NW Between 81st Street NW and Scenic Road NW.

Our records indicate that as of January 20, 2006 (date), there were **no Recognized Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephanie Dan

OFFICE OF NEIGHBORHOOD COORDINATION

planning.norecognized.na.form(07/04)

Property Description:

Tract D, Vista Vieja Unit 2
UPC 100906339718140115

Lot 1, Block 5, Volcano Cliffs Unit 25
UPC 101006302118130710

Lot 4, Block 5, Volcano Cliffs Unit 25
UPC 100906515277 10734

Lot 5, Block 5, Volcano Cliffs Unit 25
UPC 101006304723530810

Lot 6, Block 5, Volcano Cliffs Unit 25
UPC 101006301825330801

Lot 19, Block 2, Volcano Cliffs Unit 14
UPC 101006301230420208

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

PAID RECEIPT

APPLICANT NAME K-B Homes

AGENT Wilson & Co (Jennifer Whitely)

ADDRESS 4900 Lang

PROJECT & APP # 1004540 / 00117, 000118

PROJECT NAME Boca Negra Dam

$ 20.00 441032/3424000 Conflict Management Fee

$ 525.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ 75.00 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 620.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

1/30/2006 10:04AM LOC: ANNX
RECEIPT# 00051697 WS# 008 TRANS# 0015
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt $620.00
J24 Misc

$525.00
Thank You

City Of Albuquerque
Treasury Division

1/30/2006 10:04AM LOC: ANNX
RECEIPT# 00051698 WS# 008 TRANS# 0015
Account 441018 Fund 0110
Activity 4971000 TRSCCS
Trans Amt $620.00
J24 Misc

$75.00
CA $30.00
CK $590.00
CHANGE 0.0
Thank You

City Of Albuquerque
Treasury Division

1/30/2006 10:04AM LOC: ANNX
RECEIPT# 00051696 WS# 008 TRANS# 0015
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $620.00
J24 Misc

$20.00
Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 2/14/06 To 3/1/06

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.

Shach Hayati — (Applicant or Agent) 1/30/06 — (Date)

I issued 2 signs for this application, 1/30/06 (Date) [signature] (Staff Member)

DRB PROJECT NUMBER: 1004540

Rev. 1/11/05

FILE

CITY OF ALBUQUERQUE
Planning Department
November 16, 2005
DRB Comments

ITEM # 17

PROJECT # 1004540 APPLICATION # 05-01713

RE: Boca Negra Dam, Lots 1-3

No adverse comments to this request.

Property is in Westside Moratorium but is to be AMAFCA Dam, so okay to proceed to platting.

Andrew Garcia

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

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004540 Item No. 17 Zone Atlas D-19/10

DATE ON AGENDA 11-16-05

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

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

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

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Unsure of who benefits from access easements K & L.
2)	Isn't the Atrisco alignment the ultimate Rainbow alignment. Relocation of a principal arterial and its proximity to Compass Drive will need to be coordinated. This needs to take place before the vacation action will be granted.
3)	Does the Unser dedication bring the section to its ultimate width? Did the S.A.D. build this portion. Replatting may require infrastructure.
4)	How is Scenic Road going to connect to Rainbow? Intersection spacing will be critical.
5)	MTB RETURN MAY BE REQ'D.

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

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004540 **AGENDA ITEM NO: 17**

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

AMAFCA dedication.
If the property is going to be a public drainage tract, why is there a storm drain easement on it?
Where is easement G?

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 16, 2005

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

F

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1004540
Application Number: 05DRB-01713

DRB Date: 11/16/2005
Item Number: 17

Subdivision: Boca Negra Dam, Lots 1-3

Lots 1, 4, 5, 6 & 19, Block 5, Unit 25, Volcano Cliffs and Tract D of Vista Vieja, Unit 2

Zoning: R-1

Zone Page: D-09/D-10

New Lots (or units) : 3

Request for:

- [x] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Parks and Recreation Comments:

What is the acreage of the Dam site?

What will lot 3 be used for?

Signed: CS

Christina Sandoval, (DMD)

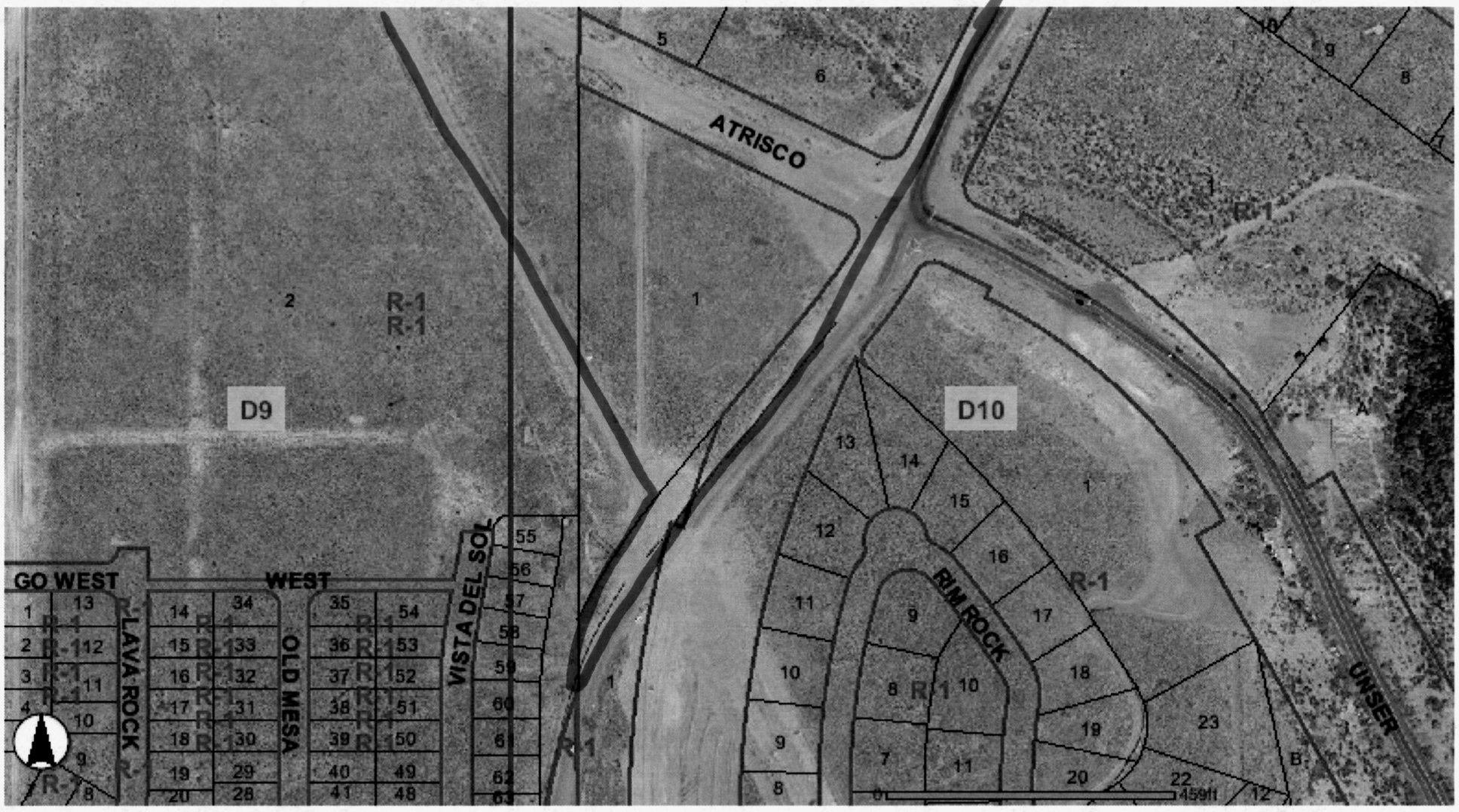
Phone: 768-3808

IMPACT FEES – # 1004540

Development Review Board 11/16/05
Agenda Item #17
Sketch Plat: Lots 1, 2, and 3 Boca Negra Dam Subdivision

No comments on the proposed subdivision.

JACK CLOUD
IMPACT FEE ADMINISTRATOR


ATRISCO
D9
D10
R-1
GO WEST
WEST
LAVA ROCK
OLD MESA
VISTA DEL SOL
RIM ROCK
UNSER

ATRISCO
SCENIC
D9
COMPASS
D10
PEREZOSO
ALMENDRA
SUJETO
UNSER
R-1
0
459ft

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

____ Major Subdivision action
X Minor Subdivision action
____ Vacation V
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

____ Annexation
____ County Submittal
____ EPC Submittal
____ Zone Map Amendment (Establish or Change Zoning)
____ Sector Plan (Phase I, II, III)
____ Amendment to Sector, Area, Facility or Comprehensive Plan
____ Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... A

____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Mesa Verde + Longford Homes PHONE: 828 9900
ADDRESS: 8300 Carmel FAX: 828 9901
CITY: Alb STATE NM ZIP 87122 E-MAIL:
Proprietary interest in site: Owner List all owners: mesa verde + Longford
AGENT (if any): Wilson + Co. / Jennifer Whitey PHONE: 348 4132
ADDRESS: 4900 Lang Ave NE FAX: 348 4055
CITY: Alb STATE NM ZIP 87109 E-MAIL: jenwhitey@comcast.net

DESCRIPTION OF REQUEST: vacate + dedicate Right of way, vacate + dedicate easements, plat proposed Lots

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

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

Lot or Tract No. See attached 1, 4, 5, 6, 19 Block: 5 Unit: 25
Subdiv. / Addn. Volcano Cliffs. TBK Boca Negra Dam
Current Zoning: R-1 Proposed zoning: no change
Zone Atlas page(s): D9 & D10 No. of **existing** lots: 6 No. of **proposed** lots: 3
Total area of site (acres): 24.65 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.) Within 1000FT of a landfill? no
UPC No. See attached MRGCD Map No. n/a
LOCATION OF PROPERTY BY STREETS: On or Near: 81st Street + Unser Boulevard
Between: Compass Drive NW and Unser Boulevard 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.):

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

SIGNATURE DATE 11/8/05
(Print) JENNIFER L WHITEY ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

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

Application case numbers	Action	S.F.	Fees
05DRB - - 01713	SK	S(3)	$ -0-
- -			$
- -			$
- -			$
- -			$
			Total $ -0-

Hearing date 11/16/05

Planner signature / date 11/8/05

Project # 1004540

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
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.

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

JENNIFER WHITEY
Applicant name (print)

11/7/05
Applicant signature / date

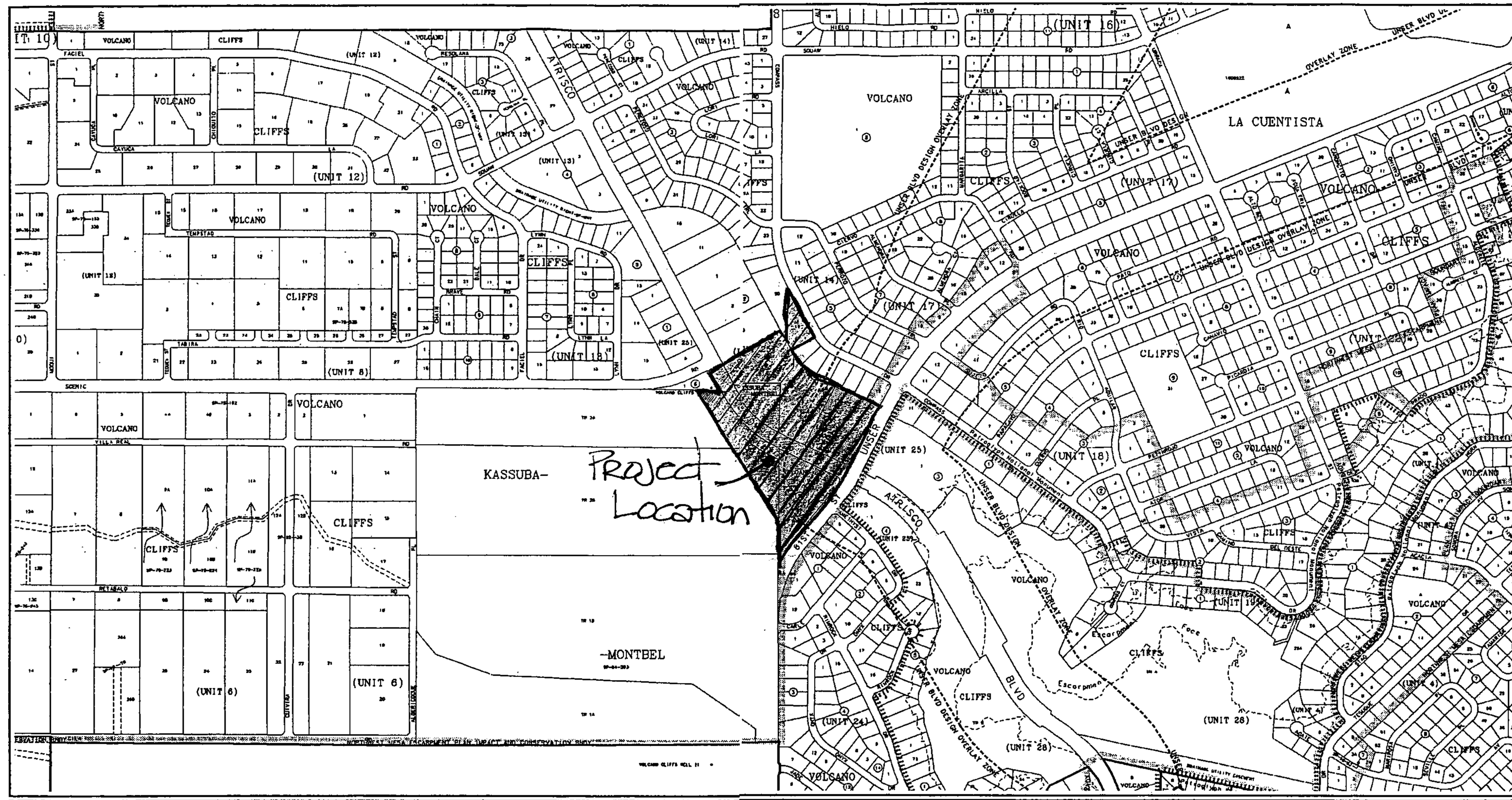
Form revised 3/03, 8/03 and **11/03**

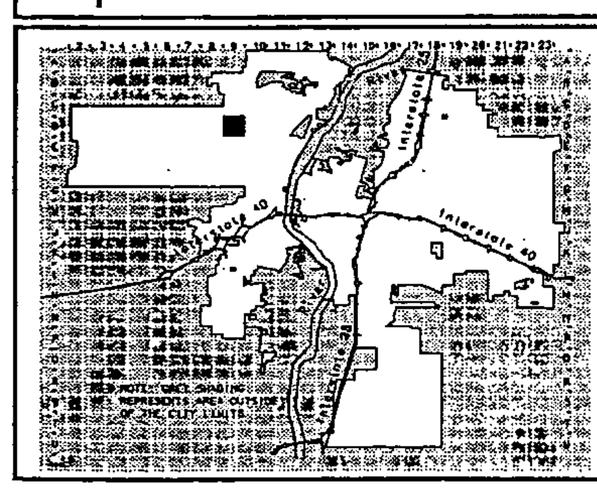
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
05DRB - ____ - 01713
____ - ____ - ____
____ - ____ - ____

11/8/05
Planner signature / date

Project # 1004540





GRAPHIC SCALE IN FEET

250 0 750 1000

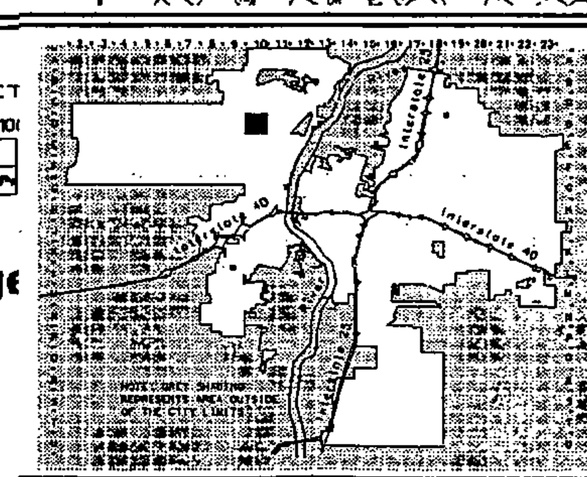
Albuquerque Geographic Information System
PLANNING DEPARTMENT

©Copyright 2004

Zone Atlas Page

D-9-Z

Map Amended through April 02, 2004



GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

D-10-Z

Map Amended through April 02, 2004

WILSON & COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
San Diego

Wilson & Company
Latin America, LLC

November 8, 2005

Sheran Matson, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: ~~*Vista Vieja*~~ Boca Negra *Dam – Lots 1 thru 3 Sketch Plat*
WECA Project #X3218078

Dear Sheran:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, Inc., acting as agents for Mesa Verde and Longford Homes requests approval of the Sketch Plat the ~~Vista Vieja~~ BOCA NEGRA Dam Lots 1 thru 3. The plat will subivide 6 Existing Lots within Volcano Cliffs Units 14 and 25, vacate and dedicate Right of Way and vacate and dedicate easements. The proposed subdivision is in the City of Albuquerque. This is located in NW Albuquerque off at 81st Street East and Unser Boulevard and South of Compass Drive.

Attached are the required items for the submittal of a sketch subdivision plat approval.

If you have any questions concerning this proposed project, please contact Robert MacLake at (505) 348-4024 or myself at (505) 348-4132.

WILSON & COMPANY

Jennifer Whitey, PLS
Project Manager
Email: jenifer.whitey@wilsonco.com

Enclosure

Property Description:

Tract D, Vista Vieja Unit 2
UPC 100906339718140115

Lot 1, Block 5, Volcano Cliffs Unit 25
UPC 101006302118130710

Lot 4, Block 5, Volcano Cliffs Unit 25
UPC 10090651527710734

Lot 5, Block 5, Volcano Cliffs Unit 25
UPC 101006304723530810

Lot 6, Block 5, Volcano Cliffs Unit 25
UPC 101006301825330801

Lot 19, Block 2, Volcano Cliffs Unit 14
UPC 101006301230420208