



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 20, 2009

Project# 1004820

09DRB-70173 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

EASTERLING CONSULTANTS LLC agent(s) for AQUATIC CONSULTANTS request(s) the above action(s) for all or a portion of Tract(s) D-1-B, **ADOBE WELLS SUBDIVISION**, zoned C-2, located on EAGLE RANCH BETWEEN IRVING AND EAGLE RANCH containing approximately 3.5 acre(s). (B-13)

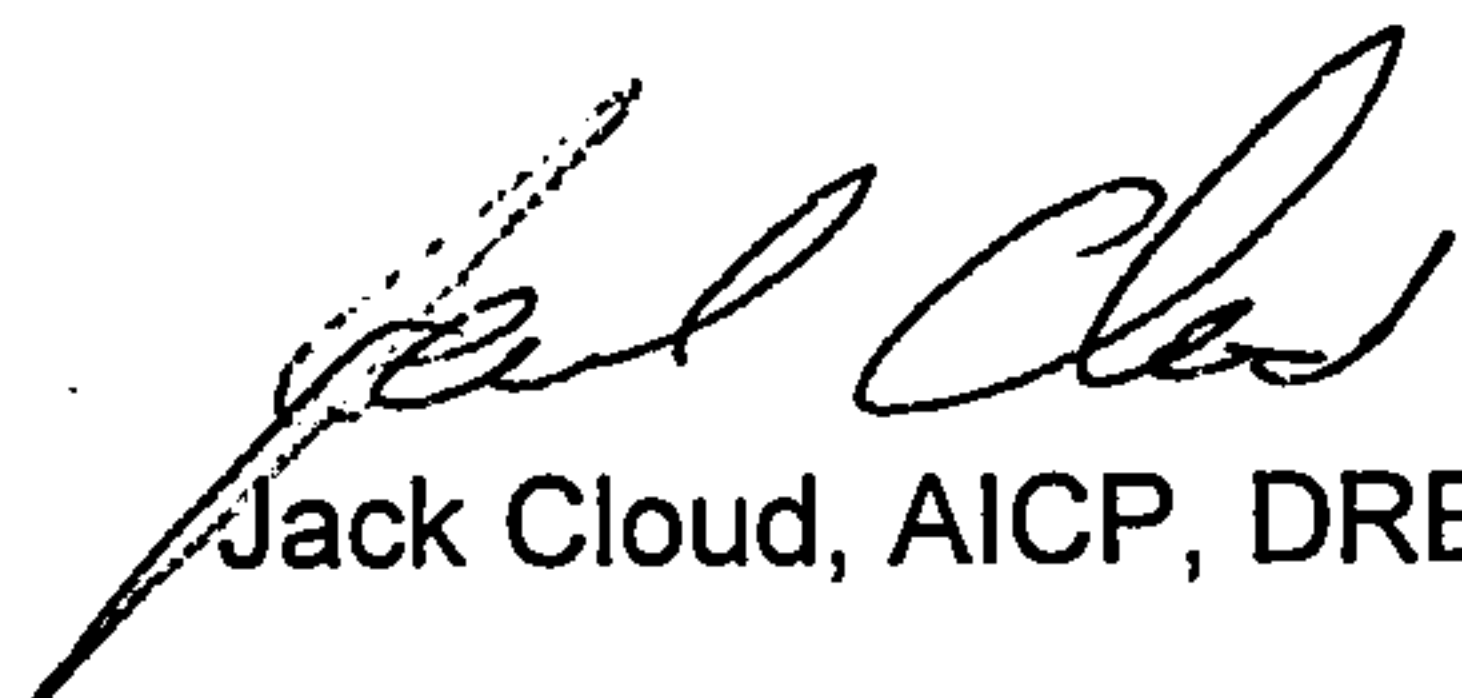
At the May 20, 2009 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by June 4, 2009 in the manner described below.

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

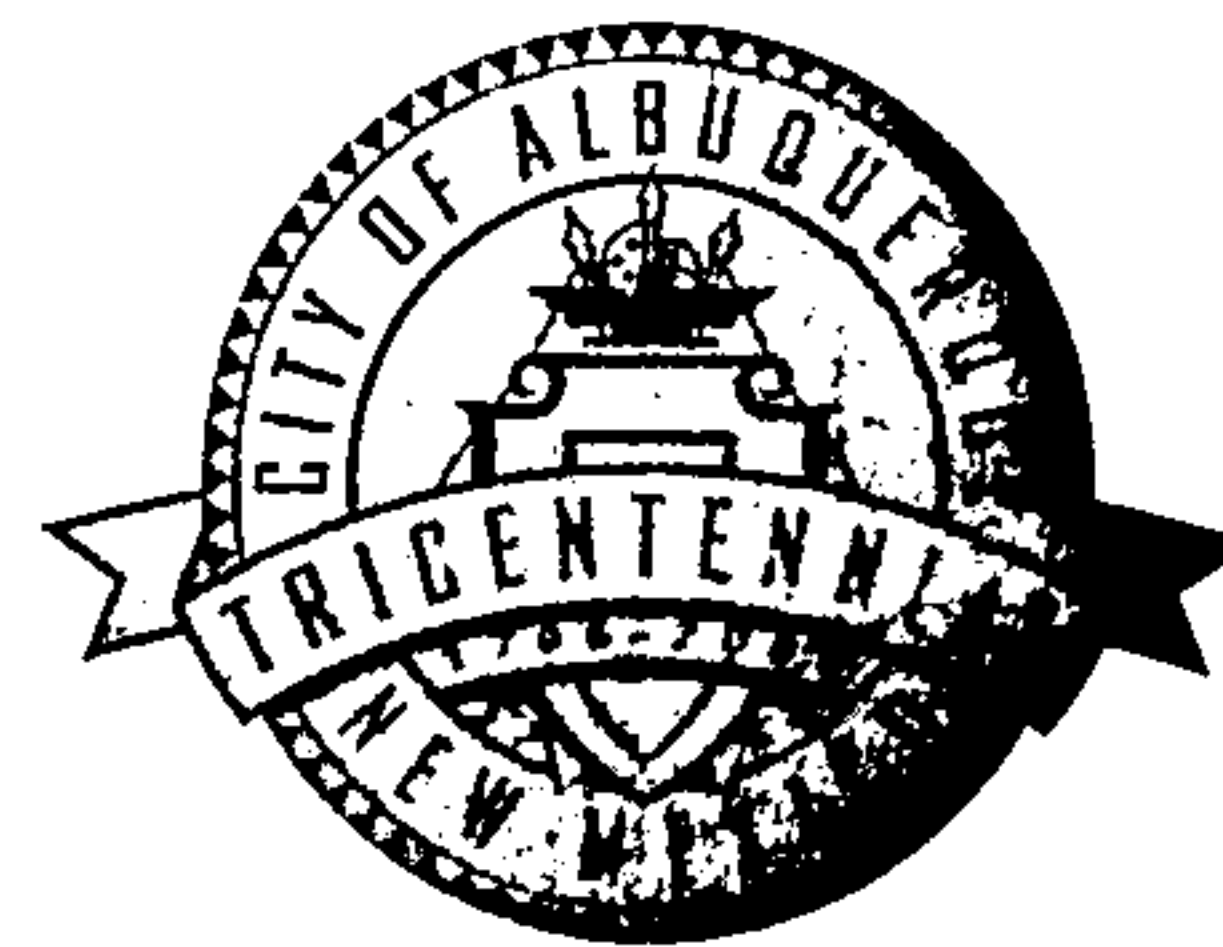
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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


Jack Cloud, AICP, DRB Chair

Cc: Aquatic Consultants – 4415-D Hawkins Street NE – Albuquerque, NM 87109
Cc: Esterling Constultants LLC – 3613 NM 528 NW, Ste E-2 – Albuquerque, NM 87114
Marilyn Maldonado
File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004820

AGENDA ITEM NO: 3

SUBJECT:

Vacation of Public Easements

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:

1 yr → convert to C mod
APPROVED ; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

DATE: OCTOBER 31, 2007

0

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004820

AGENDA ITEM NO: 14

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

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

DATE: December 5, 2007



Complete
6-6-08 VS

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

| | |
|---------------------------------------|---------------------|
| DRB Application No.: 08DRB-70157 | Project # 1004820 |
| Project Name: ADOBE WELLS SUBDIVISION | |
| Agent: SURV-TEK INC | Phone No.: 897-3366 |

Your request was approved on 5-7-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____

- UTILITIES: _____

- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

PLANNING (Last to sign): -15 day NMA signature

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

Created On:

4820

DXF Electronic Approval Form

DRB Project Case #: 1004820

Subdivision Name: ADOBE WELLS TRACT D1B2A

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 6/5/2008

Hard Copy Received: 6/4/2008

Coordinate System: NMSP Grid (NAD 27)


Approved

06-05-2008
Date

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

AGIS Use Only
Copied fc 4820 to agiscov on 6/5/2008 Contact person notified on 6/5/2008



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70157

Project # 1004820

Project Name: ADOBE WELLS SUBDIVISION

Agent: SURV-TEK INC

Phone No.: 897-3366

Your request was approved on 5-7-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): - N M U signature

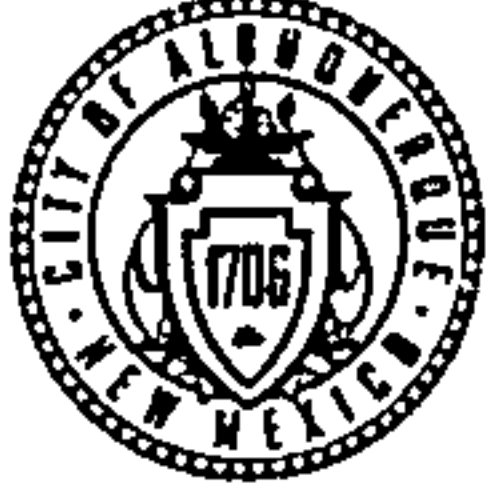
- 15 day

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

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

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

Created On:



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 7, 2008

Project# 1004820
08DRB-70157 VACATION OF PUBLIC EASEMENT

SURV-TEK INC agent(s) for ACI MANAGMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-2, **ADOBE WELLS SUBDIVISION**, zoned C-2, located on the west side of EAGLE RANCH RD NW BETWEEN IRVING BLVD NW AND COORS BLVD BYPASS NW containing approximately 3.45 acre(s). (B-13)

At the May 7, 2008 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 public utility easement and the public utility easment vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the 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. 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.

08DRB-70158 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

The Preliminary/Final Plat was approved with final sign off delegated to Planning for AGIS DXF, NM Utilities signature, 15 day appeal period and to record.

If you wish to appeal this decision, you must do so by May 22, 2008 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, AICP, DRB Chair

Cc: Surv-Tek, Inc – 9384 Valley View Dr NW – Albuquerque, NM 87114

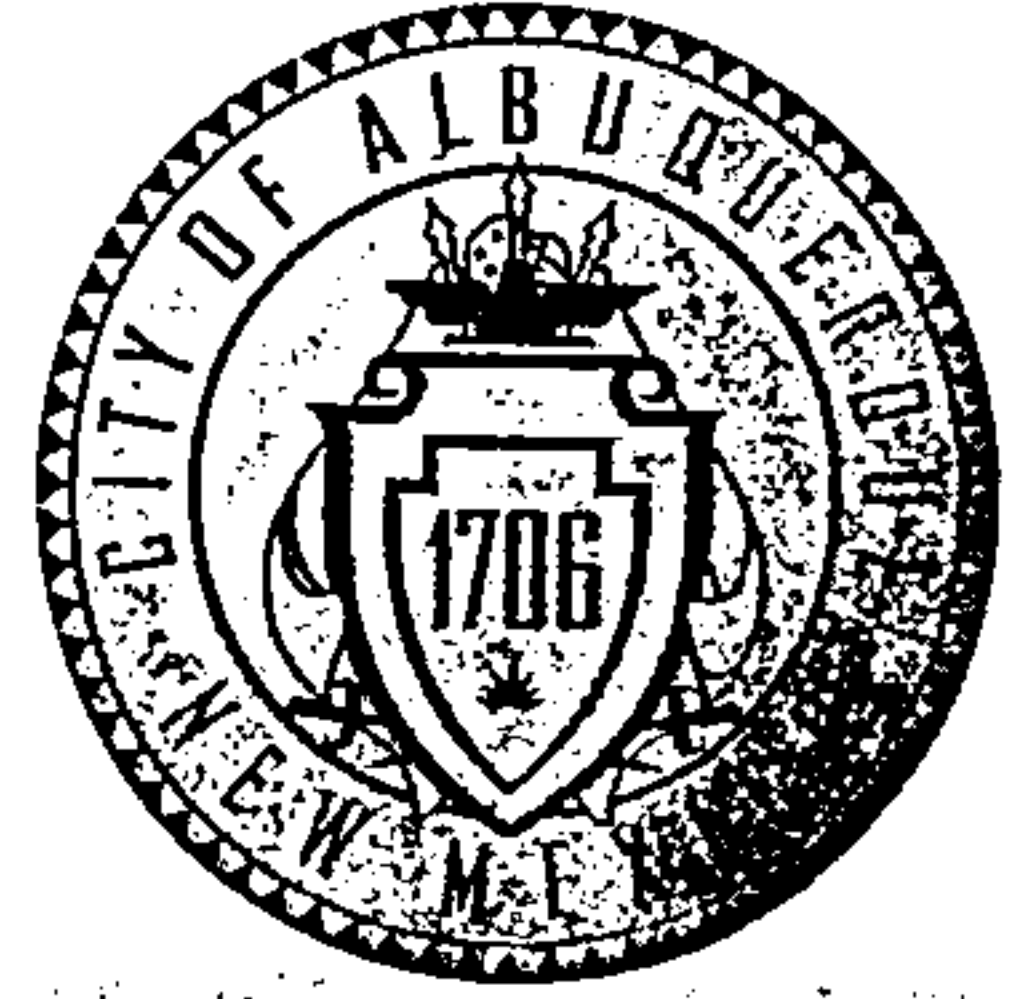
Cc: ACI Management, LLC – 4415 Hawkins NE Ste D – Albuquerque, NM 87109

Marilyn Maldonado

Scott Howell

File

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004820

AGENDA ITEM NO: 3

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

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

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP)

BY: (UD) (CE) (TRANS) (PKS) (PLNG)

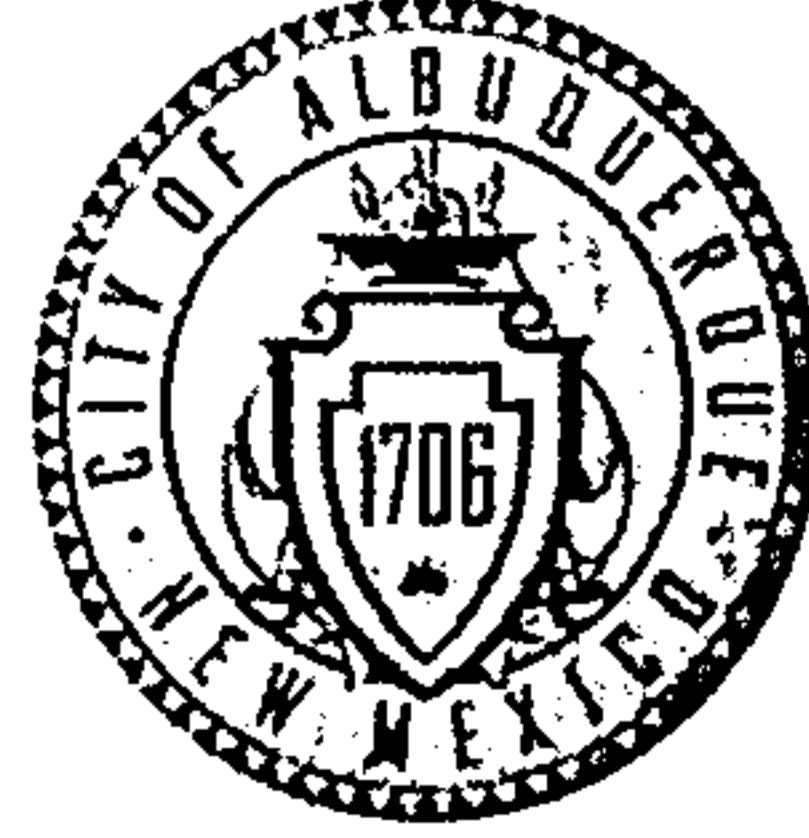
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP)

TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

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

DATE: May 7, 2008



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 7, 2008 9:00 AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development

Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA

Brad Bingham, P.E., Hydrology/ Alternate City Engineer

Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1007137**
08DRB-70097 VACATION OF PUBLIC
RIGHT-OF-WAY
ISMELDA F. FLORES request(s) the above/ referenced
action(s) for all or a portion of the alley at the rear of Lot(s)
1, Block B, **CACY SUBDIVISION** zoned R-2, located on
the east side of CORONA DR NW BETWEEN
PHEASANT AVE NW AND FLAMINGO AVE NW. (G-
11) [Deferred from 3/26/08] **DEFERRED TO 7/16/08 AT THE
BOARD'S REQUEST.**

2. **Project# 1005283**
08DRB-70170 VACATION OF PUBLIC
EASEMENT
08DRB-70171 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
PRECISION SURVEYS INC agent(s) for JOURNAL
CENTER request(s) the above action(s) for all or a portion
of Tract(s) 2A-2A-2B-1,, **JOURNAL CENTER** zoned
IP, located on JEFFERSON ST NE BETWEEN
HEADLINE BLVD NE AND JOURNAL CENTER BLVD
NE containing approximately 6.4868 acre(s). (D-17) **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.
THE PRELIMINARY/FINAL PLAT WAS APPROVED
WITH FINAL SIGN OFF DELEGATED TO PLANNING TO
RECORD AND FOR 15 DAY APPEAL PERIOD.**

3. ~~Project#-1004820~~
08DRB-70157 VACATION OF PUBLIC
EASEMENT
08DRB-70158 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for ACI MANAGMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-2, **ADOBE WELLS SUBDIVISION**, zoned C-2, located on the west side of EAGLE RANCH RD NW BETWEEN IRVING BLVD NW AND COORS BLVD BYPASS NW containing approximately 3.45 acre(s). (B-13) **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. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, NM UTILITIES SIGNATURE , 15 DAY APPEAL PERIOD AND TO RECORD.**

4. **Project# 1000961**
08DRB-70172 MAJOR - - 2YR
EXTENSION OF SUBDIVISION
IMPROVEMENTS

BOHANNAN HUSTON INC agent(s) for NEW MEXICO MUTUAL CASUALTY CO request(s) the above action(s) for all or a portion of Lot(s) C-2-B, **NORTH GATEWAY**, zoned IP, located on the north side of BALLOON FIESTA PARKWAY NE BETWEEN SAN MATEO BLVD NE AND I-25 containing approximately 5 acre(s). (B-18) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

5. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION**, zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) [*Deferred from 2/20/08, 3/5/08, 3/12/08, 3/19/08, 3/26/08 & 4/2/08 & 4/16/08*]. **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**

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

6. **Project# 1001275**
08DRB-70198 EPC APPROVED SDP
FOR BUILD PERMIT

TIERRA WEST LLC agent(s) for MAYS & COMPANY request(s) the above action(s) for all or a portion of Lot(s) 5, **LOWES SUBDIVISION** zoned SU-1 FOR C-2 USES, IP & R-3 PERMISSIVE USES, located on COORS BLVD NW BETWEEN OLD AIRPORT RD NW AND ALAMEDA BLVD NW containing approximately .8628 acre(s). (B-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/7/08, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR HANDICAP RAMP DETAILS, CROSS LOT ACCESS EASEMENT AND COMPLIANCE OF APPROVALS BY EPC.**

7. **Project# 1006760**
08DRB-70180 AMENDED SDP FOR BP

YOLANDA MONTOYA agent(s) for MICHAEL RAJOLA request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 27, Tract(s) 1, **NAA Unit(s) B**, zoned SU-2/IP, located on OAKLAND NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 0.89 acre(s). (C-18) *[Deferred from 4/23/08]* **DEFERRED TO 5/28/08 AT THE AGENT'S REQUEST.**

8. **Project# 1003125**
08DRB-70183 MINOR - SDP FOR BUILDING PERMIT

MOLZEN-CORBIN & ASSOCIATES agent(s) for TRI MOTOR LLC request(s) the above action(s) for all or a portion of Tract(s) S-1, **AEROSPACE TECHNOLOGY PARK IN DOUBLE EAGLE II AIRPORT** zoned SU-1 FOR AIRPORT & REL FAC, located on AEROSPACE PARKWAY NW BETWEEN SHOOTING RANGE PARK RD NW AND AREOSPACE PARKWAY NW containing approximately 2 acre(s). (G-6) *[Deferred from 4/30/08]* **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**

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

9. **Project# 1003167**
08DRB-70199 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS FACILITIES DESIGN & CONST request(s) the above action(s) for all or a portion of Tract(s) A & B, **SOUTHWEST MESA "E" SCHOOL LANDS OF APS** zoned R-D/R-1, located on 90THE ST SW BETWEEN EUCARIZ AVE SW AND TOWER/UNSER SW containing approximately 24.7481 acre(s). (L-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/7/08, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS DEFERRED FOR THE SIA.**

10. **Project# 1001115**
08DRB-70121 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHAVEZ PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LANDS OF PARKING COMPANY OF AMERICA**, zoned C-3, located on YALE BLVD SE BETWEEN RANDOLPH SE AND UNIVERSITY SE containing approximately 15.8726 acre(s). (M-15) *[Deferred from 3/19/08]* **THE PRELIMINARY PLAT WAS APPROVED.**

11. **Project# 1002928**
08DRB-70204 EXT OF SIA FOR TEMP
DEFR SDWK CONST

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **TAOS AT THE TRAILS** zoned SU-2, RD, located on RAINBOW BLVD NW BETWEEN PASEO DEL NORTE NW AND UNIVERSE BLVD NW containing approximately 20 acre(s). (C-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

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

12. **Project# 1007263**
08DRB-70205 SKETCH PLAT REVIEW
AND COMMENT

BOHANNAN HUSTON INC agent(s) for CHANI COMPANY - NASER ALIKHANI request(s) the above action(s) for all or a portion of Lot(s) A-1, **FOUR HILLS VILLAGE** zoned R-1, located on HIDEAWAY LAND AND WARM SANDS DRIVE BETWEEN OPEN SPACE AND HIDEAWAY LANE containing approximately 7.2734 acre(s). (M-23)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Other Matters: None.

ADJOURNED: 10:05

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004820 AGENDA# 3 DATE: 5/7/08

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

Item# 10
Project# 1004820
Hearing Date: Apr. 9, 2008

C
SU-1

D1B1A

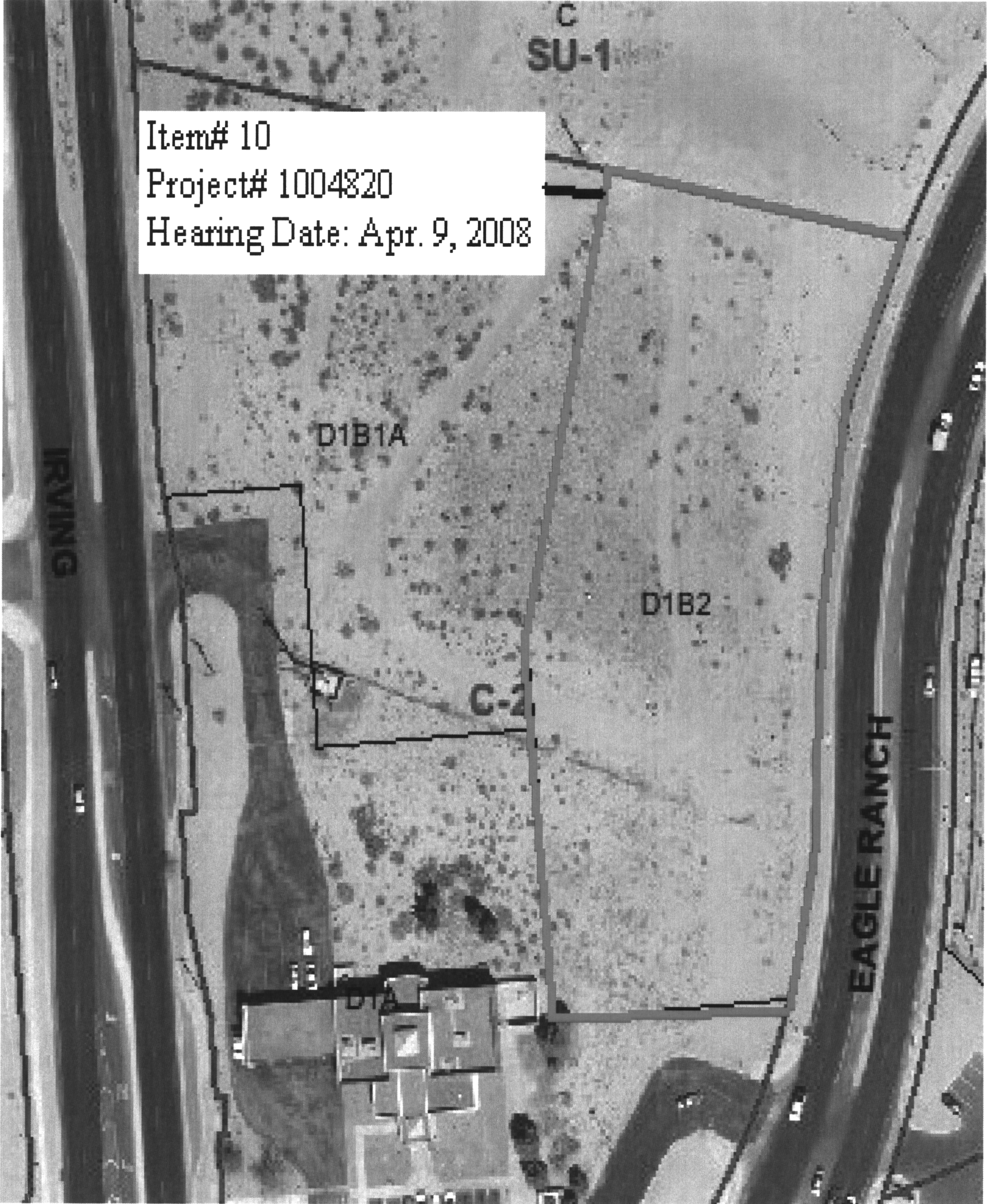
D1B2

C-2

D1A

IRVING

EAGLE RANCH



C
SU-1

Item# 3

Project# 1004820

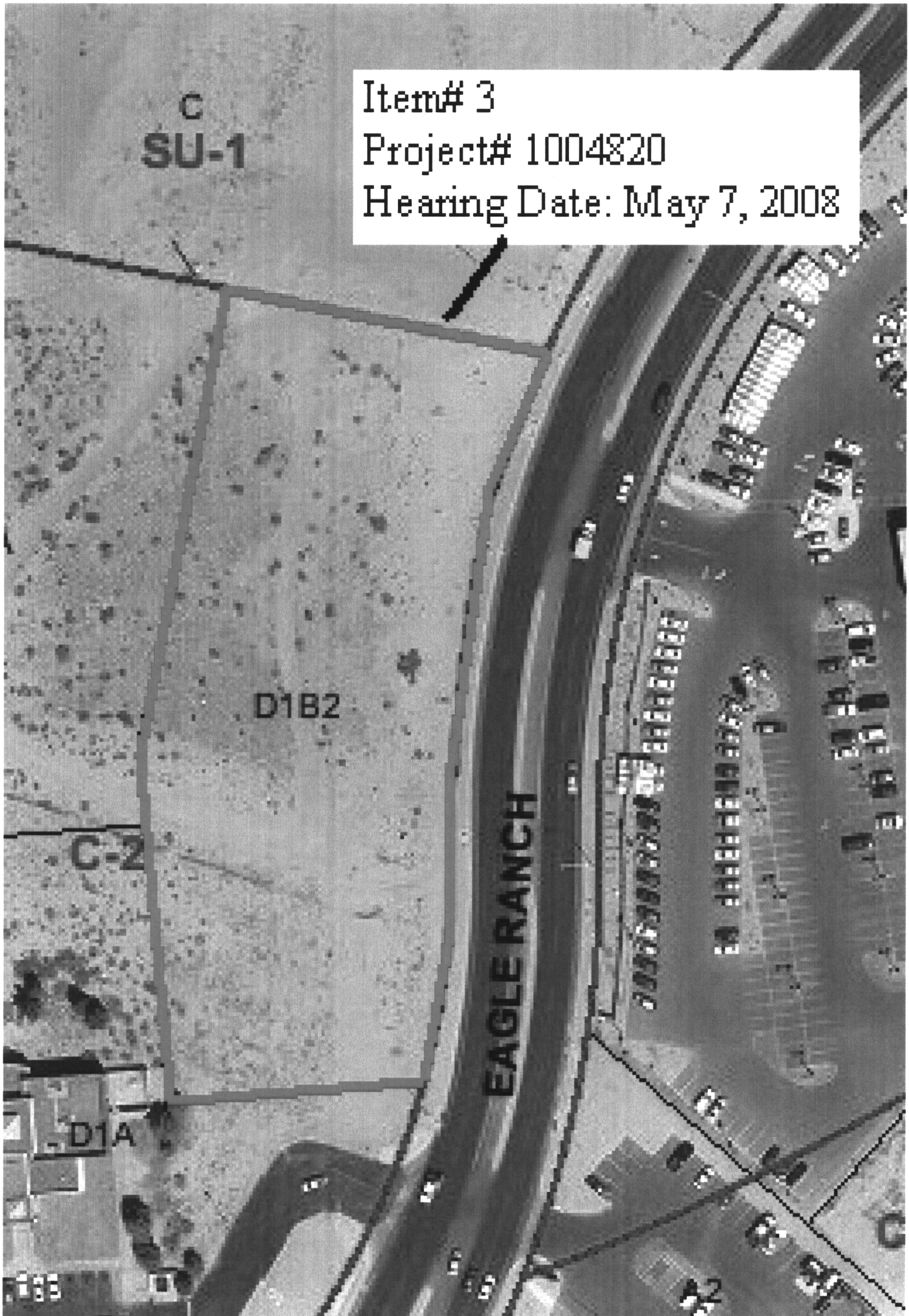
Hearing Date: May 7, 2008

D1B2

C-2

D1A

EAGLE RANCH





CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

May 7, 2008

Project# 1004820

08DRB-70157 VACATION OF PUBLIC EASEMENT

08DRB-70158 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for ACI MANAGMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-2, **ADOBE WELLS SUBDIVISION**, zoned C-2, located on the west side of EAGLE RANCH RD NW BETWEEN IRVING BLVD NW AND COORS BLVD BYPASS NW containing approximately 3.45 acre(s). (B-13)

| |
|---|
| <p>AMAFCA Adobe Wells Subdivision, Tract D-1-B-2, Irving/Eagle Ranch, (B-13) No comment.</p> |
| <p>COG MPO Project ID # 801.4 Eagle Ranch Rd Bike Lane Study is included in the 2030 MTP as a City of Albuquerque project to conduct a bike lane study. There is no programming information associated with this project in the 2008-2013 timeframe. However, coordination with DMD is recommended to insure that appropriate information is provided to the study team. For information purposes, Eagle Ranch Rd has a functional classification of urban collector.</p> |
| <p>TRANSIT No Comment</p> |
| <p>ZONING ENFORCEMENT No Comment</p> |
| <p>NEIGHBORHOOD COORDINATION Letters sent to: Paradise Hills Civic Assoc. (R)</p> |
| <p>APS Adobe Wells Subdivision, Tract D-1-B-2, is located on the west side of Eagle Ranch Rd NW between Irving Blvd NW and Coors Blvd Bypass NW. The owner of the above property is requesting a Vacation of Public Easement and approval of a minor Preliminary/Final Plat for a property zoned C-2. This will have no adverse impacts to the APS district.</p> |
| <p>POLICE DEPARTMENT No Comment</p> |
| <p>FIRE DEPARTMENT No Comment</p> |
| <p>PNM ELECTRIC & GAS VACATION OF PUBLIC EASEMENT: APPROVED MAJOR PRELIMINARY/FINAL PLAT APPROVAL: APPROVED</p> |

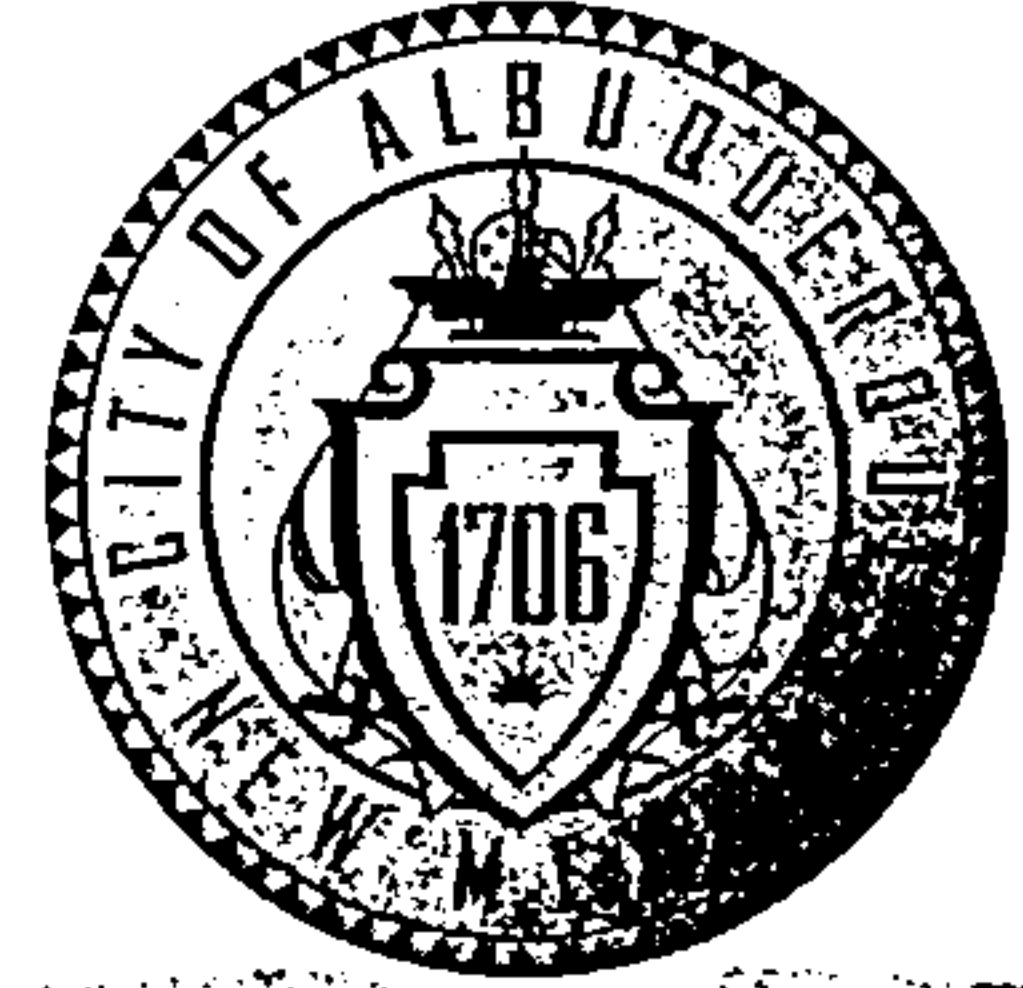
| |
|--|
| COMCAST No Comment |
| QWEST No Comment |
| ENVIRONMENTAL HEALTH No Comment |
| M.R.G.C.D No adverse comments. |
| OPEN SPACE DIVISION Open Space has no adverse comments |
| CITY ENGINEER No objection to the vacation request. No adverse comments on plat. |
| TRANSPORTATION DEVELOPMENT No adverse comments. |
| PARKS AND RECREATION Defer to ABCWUA regarding the vacation. No objection to the platting action. |
| ABCWUA This is in the NMUI service area and will need their approval and signature on Plat. How does Tract D-1-B-1-A get sewer service? An easement will be required. |
| PLANNING DEPARTMENT Refer to comments from ABCWUA regarding proposed vacation; if approved, Planning will have to record the plat to complete the vacation action, after a 15 day appeal period. |

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

Cc: Surv-Tek Inc – 9384 Valley View Dr. NW – Albuquerque, NM 87114

Cc: ACI Management LLC – 4415 Hawkins NE Ste D – Albuquerque, NM 897109

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004820

AGENDA ITEM NO: 10

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

PO Box 1293

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

Albuquerque

ENGINEERING COMMENTS:

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

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP)

BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP)

TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

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

DATE: April 9, 2008

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

Meeting Date: May 7, 2008
Zone Atlas Page: B-13
Notification Radius: 100 Ft.

Project# 1004820
App#08DRB-70157
08DRB-70158

Cross Reference and Location: EAGLE RANCH RD NW BETWEEN IRVING
BLVD NW AND COORS BYPASS NW

Applicant: ACI MANAGEMENT LLC
4415 HAWKINS NE STE D
ALBUQUERQUE, NM 87109

Agent: SURV-TEK INC
9384 VALLEY VIEW DR NW
ALBUQUERQUE, NM 87114

Special Instructions:

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

Date Mailed: APRIL 19, 2008
Signature: ERIN TREMLIN



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- 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): SURV-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: ACI MANAGEMENT, LLC PHONE: 890-5733
 ADDRESS: 4415 HAWKINS NE SUITE D FAX: _____
 CITY: ALB STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC SANITARY SEWER EASEMENT AND PRELIMINARY / FINAL PLAT APPROVAL

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 D-1-B-2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: ADOBE WELLS SUBDIVISION
 Existing Zoning: C-2 Proposed zoning: SAME MRGCD Map No. _____
 Zone Atlas page(s): B-13 UPC Code: 101306530404340442

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004820

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.7393
 LOCATION OF PROPERTY BY STREETS: On or Near: EAGLE RANCH ROAD NW
 Between: IRVING BLVD NW and COOKS BYPASS NW

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

SIGNATURE [Signature] DATE 4.9.08
 (Print) RUSS HUGG Applicant: Agent:

FOR OFFICIAL USE ONLY

- 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

08DRB - 70157
08DRB - 70158

Action

VPE _____ \$ 300.00
P3F _____ \$ 215.00
CMA _____ \$ 20.00
ADV _____ \$ 75.00

Form revised 4/07

S.F. Fees
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____
 Total
 \$ 610.00

Hearing date May 7, 2008

[Signature] 4/11/08
 Planner signature / date

Project # 1004820

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

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies
 - Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation 6 copies
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Russ Hugg
 Applicant name (print)
[Signature] 4-9-08
 Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 06DRB-70152

[Signature] 4/11/08
 Planner signature / date
 Project # 1004820

| R e c | UPC CODE | OWNER | OWNER ADDRESS | OWN ER CITY | OWN ER STATE | OWN ER ZIP CODE | PR OP ER TY CL AS S | TA X DI ST RI CT | LEGAL |
|-------------|--------------------------------|---|--|----------------------------|--------------------|--------------------------|---------------------------------------|---------------------------------|--|
| 1 | 10130 65303 01340 441 | ALBUQUERQUE U S EMPLOYEES FE DERAL CREDIT UN ION | PO BOX 129 | ALBU QUER QUE | N M | 871 03 012 9 | C | A1 A | TR D-1-A PLAT OF TR D-1-A & TR D-1- B ADOBE WELLS SUBD CONT 2 .9300 AC M/L O R 127,631 SF M/L |
| 2 | 10130 65308 11840 440 | ADOBE WELLS LT D LIABILITY CO | PO BOX 1519 | ALBU QUER QUE | N M | 871 03 | V | A1 A | TRACT C PLAT OF TRACTS A, B & C COTTONW OOD POINTE BEING A REPLAT OF TRACTS E, F & G ADOBE WELLS SUBDIVISION CONT 6.7675 AC |
| 3 | 10130 65256 11632 510 | NVIBBR LTD CO | 5528 EUBAN K BLVD NE | ALBU QUER QUE | N M | 871 11 | C | A1 A | TR A UNIT 1 SUB'D PLAT OF NEW VISTAS SUB' D UNIT ONE CONT 1.6 555 AC M/L OR 72,114 SF M/L |
| 4 | 10130 65258 07432 519 | SOUTHWEST MEDI CAL ASSOCIATES I NC | 6100 PAN A MERICAN FW Y NE SUITE 1 00 | ALBU QUER QUE | N M | 871 09 | V | A1 A | LOT 10-B A PLAT OF LOTS B-1 THROUGH B- 17 INCLUSIVE & TRACTS 10-A & 10- B EAGLE RANCH CONT 2.4665 AC |
| 5 | 10130 65266 06932 520 | NEW VISTAS II LTD C/O CHARLES MO LLO | 5528 EUBAN K BLVD NE | ALBU QUER QUE | N M | 871 11 | C | A1 A | TR 8- B (REPL OF TR 8) EAGLE RANCH CONT 0.6500 AC M/L OR 28,3 14 SF M/L |
| 6 | 10130 65304 04340 442 | ACI MANAGEMENT LLC | 4415 HAWKI NS ST NE D | ALBU QUER QUE | N M | 871 09 | V | A1 A | TR D-1-B PLAT OF TR D-1-A & TR D-1- B ADOBE WELLS SUBD CONT 3 .4500 AC M/L O R 150,282 SF M/L |
| 7 | 10130 65256 04632 511 | KIVA ASSETS LLC & CROMLECH LLC | PO BOX 2733 3 | ALBU QUER QUE | N M | 871 25 | V | A1 A | LOT 10-A A PLAT OF LOTS B-1 THROUGH B- 17 INCLUSIVE & TRACTS 10-A & 10- B EAGLE RANCH CONT 1.6911 AC |
| 8 | 10130 65333 00440 345 | ETHRIDGE MACK E & CHERYL | 6201 MONT GOMERY NE | ALBU QUER QUE | N M | 871 09 | C | A1 A | TR A-2 PLAT OF TRACTS A-1 & A- 2 ADOBE WELLS SUBDIVISION CONT 1.3982 AC |
| 9 | 10130 65355 04640 342 | PFT-ABQ LLC | 3515 SEABR EEZE LN | CORO NA D EL M AR | C A | 926 25 | C | A1 A | TRACT B-1 PLAT OF TRACT B-1 AND B- 2 ADOBE WELLS SUBDIVISION CONT 5.8965 A C |

OR CURRENT RESIDENT
101306530404340442
ACI MANAGEMENT LLC
4415 HAWKINS ST NE D
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101306533300440345
ETHRIDGE MACK E & CHERYL
6201 MONTGOMERY NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101306535504640342
PFT-ABQ LLC
3515 SEABREEZE LN
CORONA DEL MAR, CA 92625

Project# 1004820
ACI MANAGEMENT LLC
4415 HAWKINS NE STE D
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101306530811840440
ADOBE WELLS LTD LIABILITY CO
PO BOX 1519
ALBUQUERQUE, NM 87103

OR CURRENT RESIDENT
101306525604632511
KIVA ASSETS LLC & CROMLECH LLC
PO BOX 27333
ALBUQUERQUE, NM 87125

OR CURRENT RESIDENT
101306525807432519
SOUTHWEST MEDICAL ASS INC
6100 PAN AMERICAN FWY NE STE 100
ALBUQUERQUE, NM 87109

Project# 1004820
THORTON SCHWENK
Paradise Hills Civic Assoc
5125 RUSSELL DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306530301340441
ALBUQUERQUE US EMPLOYEES
FEDERAL CREDIT UNION
PO BOX 129
ALBUQUERQUE, NM 87103 0129

OR CURRENT RESIDENT
101306526606932520
NEW VISTAS II LTD C/O CHARLES
MOLLO
5528 EUBANK BLVD NE
ALBUQUERQUE, NM 87111

Project# 1004820
SURV-TEK INC
9384 VALLEY VIEW DR NW
ALBUQUERQUE, NM 87114

Project# 1004820
TOM ANDERSON
Paradise Hills Civic Assoc
10013 PLUNKETT DR NW
ALBUQUERQUE, NM 87114



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: April 8, 2008

TO CONTACT NAME: Russ Hugg
 COMPANY/AGENCY: Sury & Tek Inc.
 ADDRESS/ZIP: 9384 Valley View Dr. NW 87114
 PHONE/FAX #: 897-3366 897-3377

Thank you for your inquiry of April 8, 2008 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Tract D-1-B-2 Adobe Wells

zone map page(s) B. 13

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

Paradise Hills Civic Assoc.
 Neighborhood or Homeowner Association
 Contacts: Thornton Schwenk
5125 Russell Dr. NW 87114
897-23820 (h) 459-9543 (c)
Tom Anderson
10013 Plunkett Dr. NW 87114
897-2593 (h) 304-0106 (c)

Neighborhood or Homeowner Association
 Contacts: _____

See reverse side for additional Neighborhood and/or Homeowner Associations

Information: YES { } NO

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

 OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

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

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

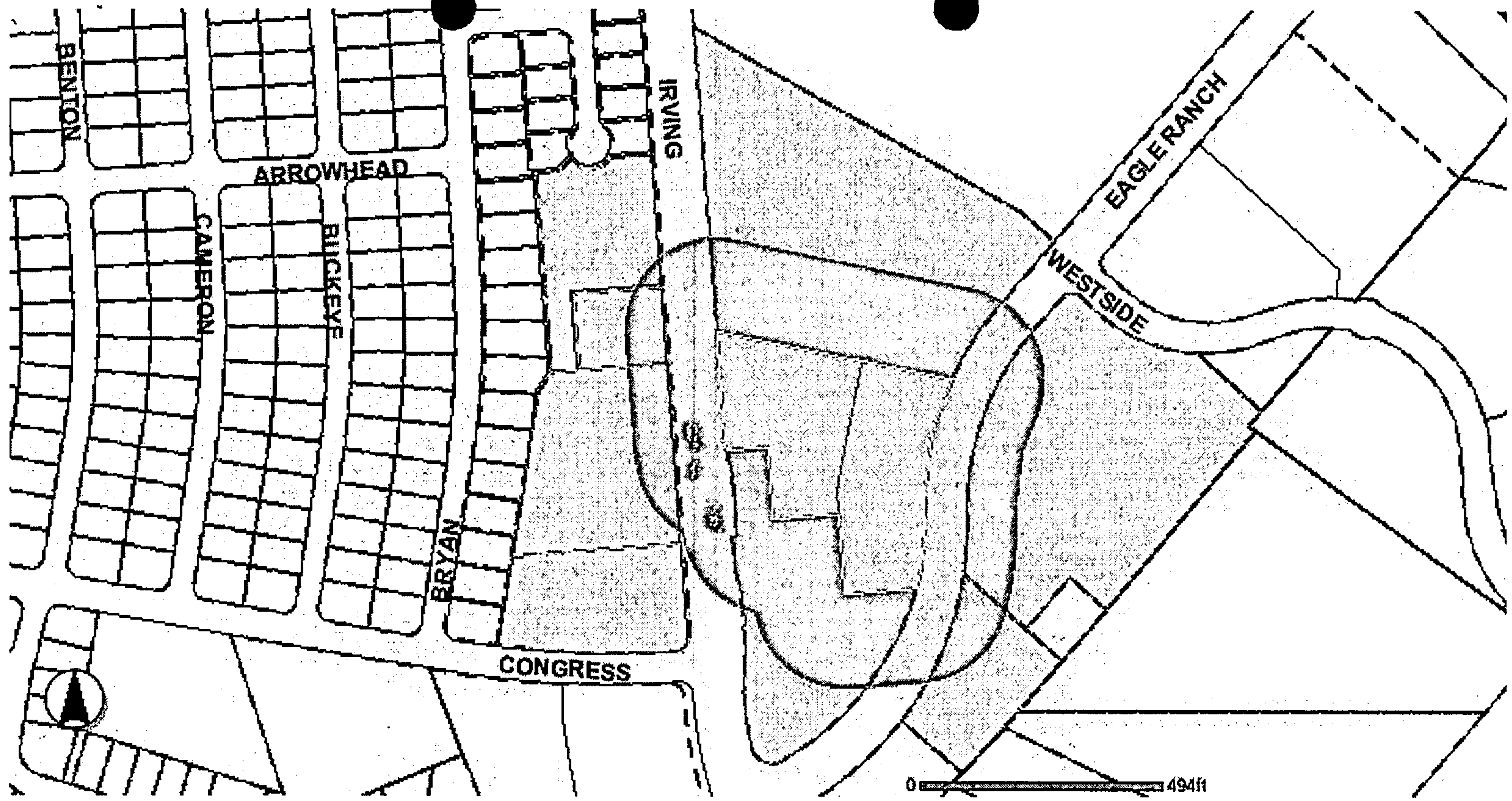
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

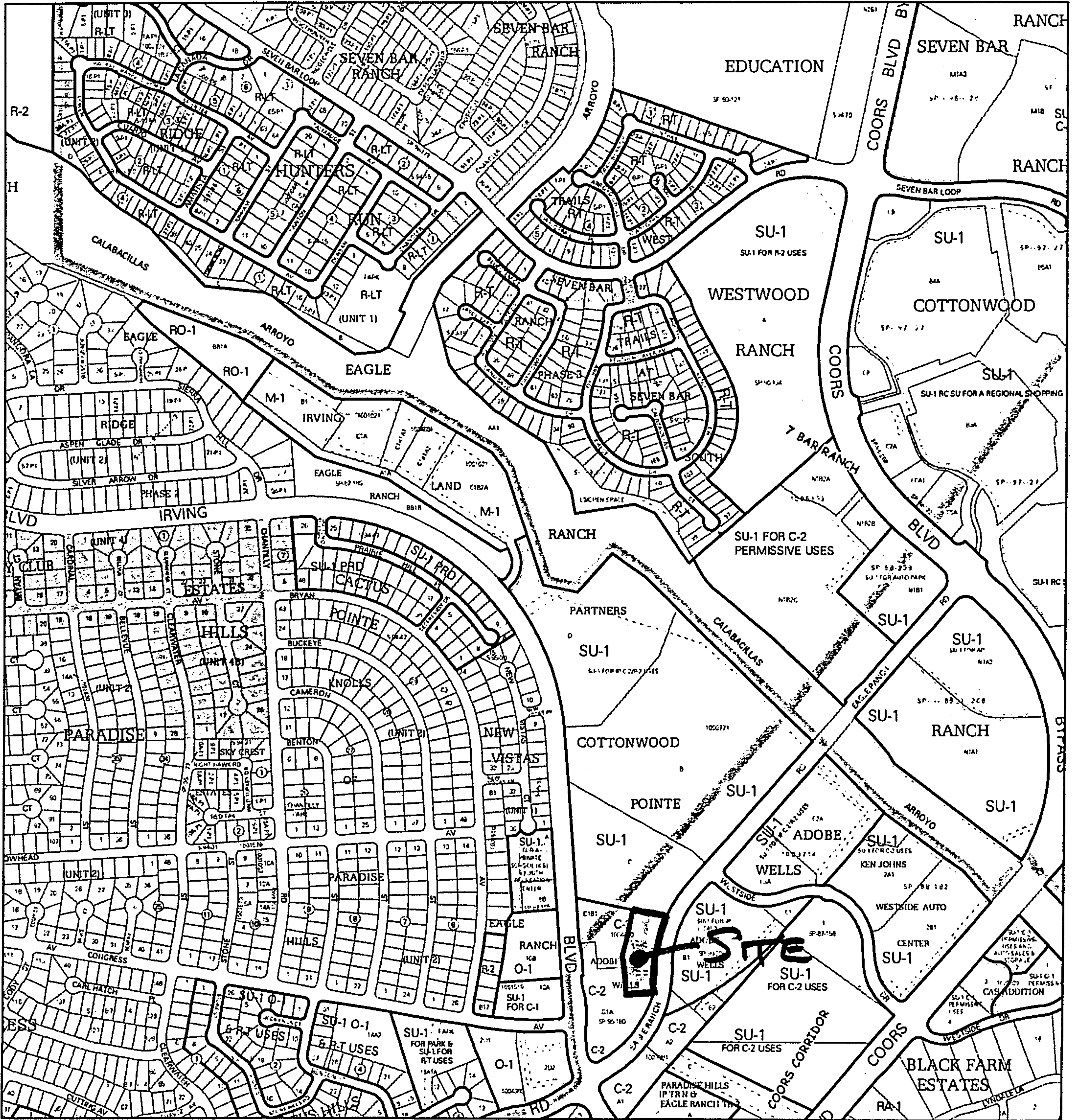
(Below this line for ONC use only)

Date of Inquiry: 4.8.08

Time Entered: 4:40 PM

ONC Rep. Initials: 





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

Map amended through: 1/4/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-13-Z

Selected Symbols

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

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

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

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

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

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

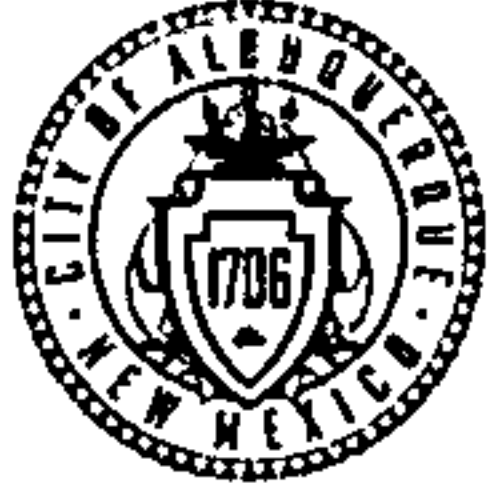
Russ Hugg
Applicant name (print)
[Signature] 4.9.08
Applicant signature / date



Form revised October 2007
[Signature] 4/11/08
Planner signature / date
Project # 1004820

- | | |
|---|--------------------------|
| <input checked="" type="checkbox"/> Checklists complete | Application case numbers |
| <input checked="" type="checkbox"/> Fees collected | 08DRB - - 70158 |
| <input checked="" type="checkbox"/> Case #s assigned | _____ |
| <input checked="" type="checkbox"/> Related #s listed | _____ |

#14



COMPLETED 12/11/07 ~~Stt~~ DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 07DRB-70409

Project # 1004820

Project Name: ADOBE WELLS

Agent: SURV-TEK INC.

Phone No.: 897-3366

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 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. *OK*
- Copy of recorded plat for Planning.

Created For:



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 07DRB-70409

Project # 1004820

Project Name: ADOBE WELLS

Agent: SURV-TEK INC.

Phone No.:

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): to record

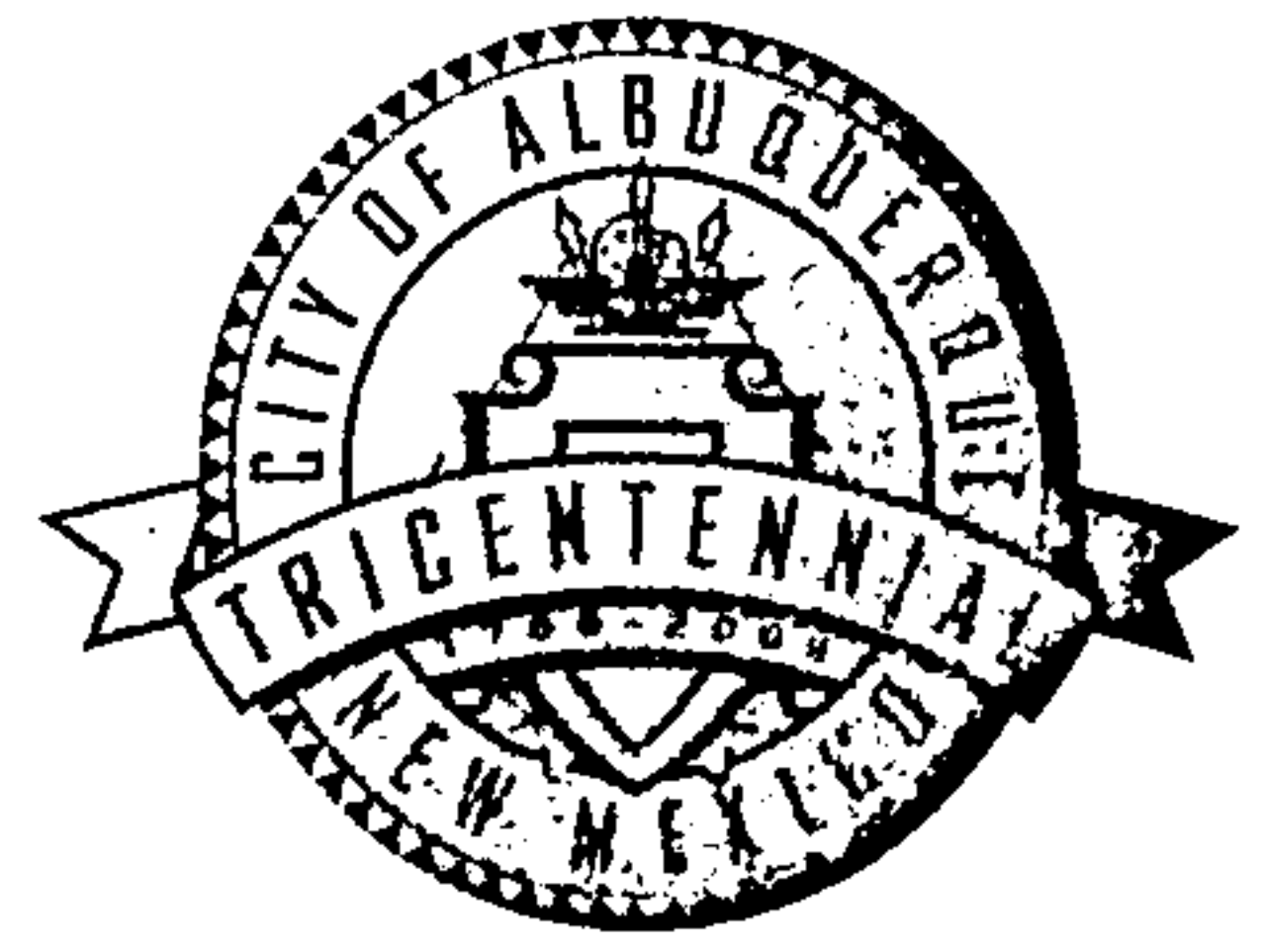
Planning must record this plat. Please submit the following items:

- 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.** *OK*
- Copy of recorded plat for Planning.**

Created For:

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004820

AGENDA ITEM NO: 14

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. *Site*
OK IRVING

OK

P.O. Box 1293

Albuquerque

NO ADVERSE COMMENT

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

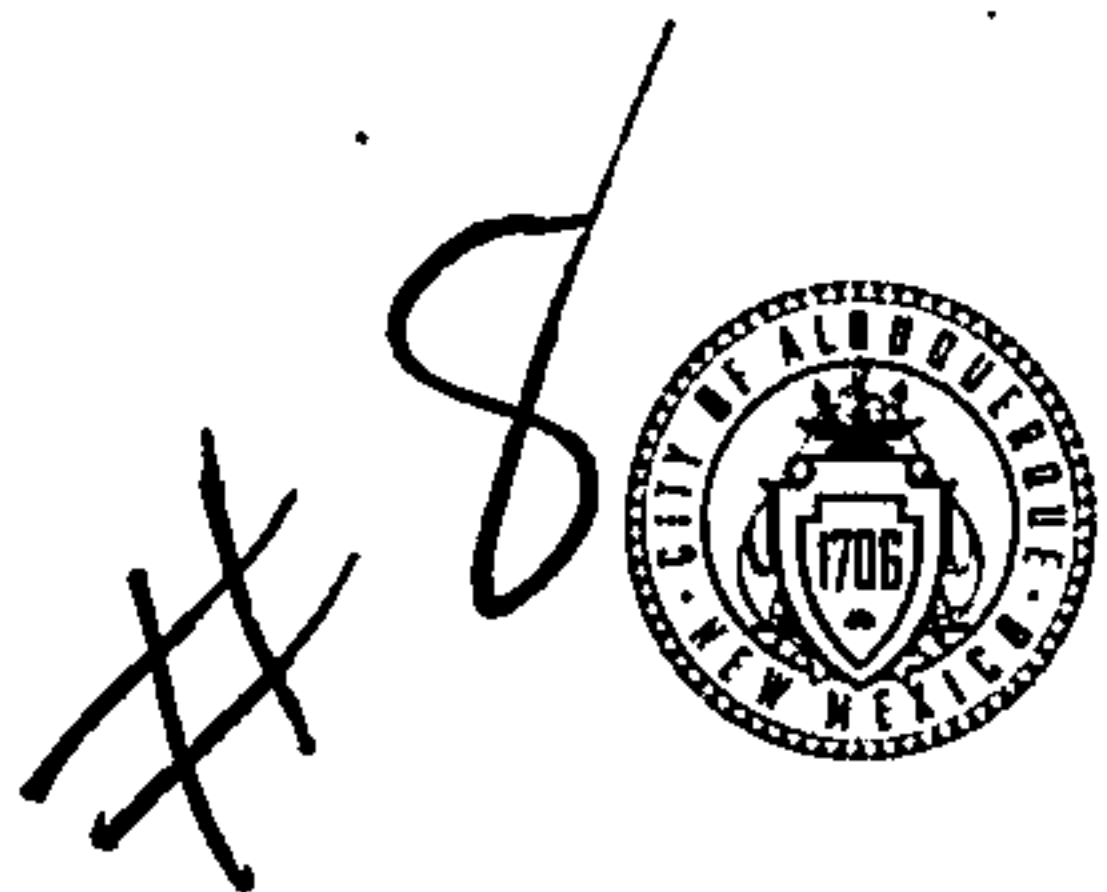
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: DECEMBER 5, 2007



Complete Ag
12-11-07

DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

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

| | |
|---|----------------------------|
| DRB Application No.: <u>06DRB-01007 (SBP)</u> | Project # <u>1004820</u> |
| Project Name: <u>AQUATIC CONSULT OFFICE</u> | |
| Agent: <u>Fanning Bard Tatum Architects</u> | Phone No.: <u>883-5200</u> |

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/19/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): CM's initials all as
- 3 Copies all as
- vacation of 10' PUE. all as
- _____
- _____

Project Number 1004820

- 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
ACTION SHEET**

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

December 5, 2007 9:00 AM
MEMBERS:

Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1004428**
07DRB-70378 VACATION OF PUBLIC
EASEMENT
MARK GOODWIN AND ASSOCIATES PA agent(s) for
ALBUQUERQUE RIO BRAVO PARTNERS LLC
request(s) the above action(s) for all or a portion of Lot(s)
RR-3B & RR-3D, **CEJA VISTA /TOWN OF ATRISCO**
GRANT, zoned SU-1/C-1, RLT, located on DENNIS
CHAVIS BLVD SW BETWEEN MEADE AVE SW AND
118TH ST SW (P-9) **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.

2. **Project# 1001449**
07DRB-70379 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70380 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
ABQ ENGINEERING agent(s) for CV LAND
DEVELOPMENT request(s) the above action(s) for all or a
portion of Lot(s) 9, Block(s) A, **KIRTLAND ADDITION**
Unit(s) 2, located on GIBSON SE BETWEEN
UNIVERSITY SE AND YALE SE containing
approximately 3.254 acre(s). (M-15) **DEFERRED TO**
12/19/07 AT THE AGENT'S REQUEST.

3. **Project# 1006854**
 07DRB-70340 VACATION OF PUBLIC EASEMENT
 07DRB-70341 VACATION OF PUBLIC RIGHT-OF-WAY
 07DRB-70342 BULK LAND VARIANCE
 07DRB-70343 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **UNPLATTED LAND SECTION 15 (to be known as THE TRAILS UNIT 4)**, zoned SU2-UR35, SU2-SRLL18, SU-1 FOR OPEN SPACE, SU2-TC65 & SU2-NMU35, located on UNIVERSE BLVD NW BETWEEN AVENIDA DE JAIMITO NW AND WOODMONT AVE NW containing approximately 34.85 acre(s). (C-10) [*Deferred from 11/21/07*] **DEFERRED TO 12/12/07 AT THE AGENT'S REQUEST.**
4. **Project# 1004707**
 07DRB-70123 VACATION OF PRIVATE EASEMENT
 07DRB-70124 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270 together with 68th St tract, **TOWN OF ATRISCO LAND GRANT**, zoned C-2, located on HANOVER RD NW BETWEEN 68TH ST NW & I-40 containing approximately 4.0714 acre(s). (J-10) [*Deferred from 7/18/07*] **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

5. **Project# 1006726**
 07DRB-70173 MAJOR – AMENDED SDP FOR BUILDING PERMIT
- BRAD KILLMAN AND/OR MAX KILLMAN agent(s) for ALLSTAR MOVING & STORAGE INC A NEW MEXICO CORP request(s) the above action(s) for all or a portion of Lot(s) 31, Tract(s) D-1, **RICHFIELD PARK**, zoned IP, located on WASHINGTON ST NE BETWEEN ALAMEDA NE AND PASEO DEL NORTE NE containing approximately 0.89 acre(s). (C-17) [*Deferred from 8/29/07 & 10/24/07*] **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
6. **Project# 1004875**
 07DRB-70382 EPC/ SDP FOR BUILDING PERMIT
 07DRB-70383 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- ALBUQUERQUE MONTHLY MEETING OF THE RELIGIOUS SOCIETY OF FRIENDS request(s) the above action(s) for all or a portion of Lot(s) 19-25, Block(s) 2, **IVES ADDITION**, zoned SU2 FOR S-R, located on 5TH ST NW BETWEEN BELLAMAH NW AND ASPEN AVE NW containing approximately 0.57 acre(s). [REF: 06EPC00627/00628] (J-14) [*Catalina Lehner – EPC Planner*] [*Deferred from 11/21/07*] **DEFERRED TO 12/19/07 AT THE AGENT'S REQUEST.**

7. **Project# 1003714**
07DRB-70364 EPC/SDP FOR BUILDING PERMIT
- ALEXANDER FINALE agent(s) for ASSOCIATED HOME & RV SALES, INC request(s) the above action(s) for all or a portion of Tract(s) C-3-A, **ADOBE WELLS SUBDIVISION**, zoned SU1 FOR IPC-2/R-2, located on EAGLE RANCH NE BETWEEN WESTSIDE NE AND COORS BYPASS BLVD NE containing approximately 2.29 acre(s). (B-13) [*EPC Planner – Carol Toffaleti*] [*Deferred from 11/14/07, 11/21/07 & 11/28/07*] **DEFERRED TO 12/12/07 AT THE AGENT'S REQUEST.**
8. **Project# 1006721**
07DRB-70373 EPC/ SDP FOR BUILDING PERMIT
07DRB-70374 EPC APPROVED SDP FOR SUBDIVISION
- RMKM ARCHITECTURE agent(s) for ALBUQUERQUE POLICE DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) B-9E-2-A, **SEVEN BAR RANCH**, zoned SU1 FOR R-2, located on CIBOLA LOOP RD NW BETWEEN ELLISON NW AND CIBOLA LOOP NW containing approximately 3.4 acre(s). (A-13) [*Anna DiMambro – EPC Planner*] [*Def. from 11/14/07 & 11/28/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/5/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR WRITTEN COMMENTS. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**
9. **Project# 1006520**
07DRB-70386 EPC APPROVED SDP FOR BUILD PERMIT
07DRB-70387 EPC APPROVED SDP FOR SUBDIVISION
- BILL FANNING/FBT ARCHITECTS agent(s) for EPISCOPAL DIOCESE OF THE RIO GRANDE/HOPE EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Lot(s) 5-8 & 25-28, Block(s) 4, Tract(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 FOR O-1 & R-T, located on ALAMEDA BLVD NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 6.1928 acre(s). (C-20) [*Anna DiMambro – EPC Planner*] [*Def. from 11/28/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/5/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES .**

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

10. **Project# 1004039**
07DRB-70410 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
07DRB-70411 VACATION OF PRIVATE
EASEMENT

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT CO INC request(s) the above action(s) for all or a portion of Lot(s) 45, Tract(s) 1, **THE LEDGENDS @ HIGH DESERT** to be known as **LOT 45-A & TRACT 1-A**, zoned SU-2 HD/C-1, located on ACADEMY ROAD NE BETWEEN CORTADERIA ST NE AND IMPERATA ST NE containing approximately 0.406 acre(s). (E-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LETTER OF HOME OWNER'S APPROVAL, AGIS DXF, AND TO RECORD.**
11. **Project# 1006955**
07DRB-70407 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

GEORGE RODRIGUEZ agent(s) for JEROME ECKSTEIN request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 14, **CLAYTON HEIGHTS**, zoned C-2, located on WILMOORE DRIVE SE BETWEEN ROSS AVE SE AND GIBSON BLVD SE containing approximately 0.5739 acre(s). (L-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO FILE, AND TO TRANSPORTATION FOR A SEPERATE EXHIBIT FOR ROSS AVENUE AND WILMOORE DRIVE SHOWING LOCATION OF SIDEWALK AND DEFINING THE DISTANCE FROM FACE OF CURB TO PROPERTY LINE.**
12. **Project# 1001409**
07DRB-70412 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ADVANCED ENGR. AND CONSULT. LLC agent(s) for KIAN SAADAT request(s) the above action(s) for all or a portion of Lot(s) 20.A, Block(s) 1, **CANDLELIGHT FOOTHILLS Unit(s) 1**, zoned R-1, located on LOMAS BLVD NE BETWEEN MONTE LARGO DR NE AND SUMMIT HILLS DR NE containing approximately 1.1 acre(s). (J-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LOT LINE REVISION BETWEEN A-2 AND A-3, AND THE SOLAR COLLECTOR LANGUAGE.**
13. **Project# 1006956**
07DRB-70408 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ADVANCED ENGR. AND CONSULT. LLC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 2 & 4, **NORTH CARLISLE ADDITION**, zoned P & C-1, located on CARLISLE BLVD NE BETWEEN COMANCHE RD NE AND PALO DURO AVE NE containing approximately 0.7872 acre(s). (G-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 30 FOOT RADIUS DEDICATION AT CARLISLE AND PALO DURO AND TO PLANNING FOR VERIFICATION OF COMPLIANCE WITH BUILDING CODE AND ZONING REQUIREMENTS AND FOR SOLAR COLLECTOR LANGUAGE.**

14. **Project# 1004820**
07DRB-70409 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for ACI MANAGEMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1 -B-1, **ADOBE WELLS**, zoned C-2, located on EAGLE RANCH RD NW BETWEEN IRVING BLVD NW AND COORS BLVD BYPASS NW containing approximately 1.708 acre(s). (B-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**
15. **Project# 1006573**
07DRB-70413 MAJOR - FINAL PLAT
APPROVAL
- LARRY READ & ASSOCIATES INC agent(s) for DESERT HILLS JEHOVA'S WITNESSES request(s) the above action(s) for all or a portion of Lot(s) 12 & 21, Block(s) 29, Tract(s) A, **NAA Unit(s) B**, zoned SU-2 IP, located on ALAMEDA NE BETWEEN LOUISIANA NE AND SAN PEDRO NE containing approximately 1.8 acre(s). (C-18) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR PLAT REVISIONS, AGIS DXF AND FOR SUZANNE BUSH SIGNATURE.**
16. **Project# 1006926**
07DRB-70414 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- ART MARSHALL agent(s) for MERCEDES R MARSHALL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 3, **SUNSHINE ADDITION** zoned SU-2 MR, located on EDITH BLVD SE BETWEEN SMITH SE AND ANDERSON SE containing approximately .33 acre(s). (L-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE AND AGIS DXF.**
17. **Project# 1000085**
07DRB-70264 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- HALL SURVEYING CO agent(s) for BERNARD WEINER request(s) the above action(s) for all or a portion of Lot(s) M-1-A-2-A, **TANOAN PROPERTIES**, zoned SU-1 FOR C-1, located on ACADEMY RD BETWEEN TENNYSON AND TRAMWAY NE containing approximately 1.2174 acre(s). (E-22) *[Def. from 10-3-07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR INDICATION OF EASEMENTS FOR EXISTING PRIVATE SEWER AND/OR WATER SERVICE LINES AND TO PLANNING FOR RECIPROCAL EASEMENTS, BUILDING CODE COMPLIANCE, AGIS DXF AND TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

18. **Project# 1006950**
07DRB-70404 SKETCH PLAT REVIEW
AND COMMENT
- GINA SCHMIDT/SIERRA WEST, LLC agent(s) for GINA SCHMIDT/SIERRA WEST, LLC request(s) the above action(s) for all or a portion of zoned none, located on WYOMING AND I-40 BETWEEN NORTHBOUND OFF-RAMP AND MOUNTAIN ROAD NE containing approximately 1.2 acre(s). (J-20) **THE ABOVE ACTION WAS REVIEWED AND COMMENTS GIVEN.**

19. **Project# 1006951**
07DRB-70405 SKETCH PLAT REVIEW
AND COMMENT

FORSTBAUER SURVEYING LLC agent(s) for GEORGE P & EILEEN P SANDOVAL request(s) the above action(s) for all or a portion of Lot(s) 1A, **LANDS OF GEORGE SANDOVAL**, zoned RA-2, located on AVENIDA CRISTO REY NW BETWEEN SAN ISIDRO ST NW AND GRIEGOS LATERAL containing approximately 2.8 acre(s). (F-13) **THE ABOVE ACTION WAS REVIEWED AND COMMENTS GIVEN.**

20. Other Matters: Project # 1003570 was heard concurrently with Item # 8. The Preliminary plat for said project was approved with delegation to Transportation for easements, and to Planning for Solar Collector Language, AGIS DXF, and to Record.

Adjourned: 11:05

4820

DXF Electronic Approval Form

DRB Project Case #: 1004820

Subdivision Name: ADOBE WELLS TRACT D1B1A

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 11/21/2007

Hard Copy Received: 11/21/2007

Coordinate System: NMSP Grid (NAD 27)


Approved

11.26.2007
Date

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

AGIS Use Only

Copied fc 4820 to agiscov on 11/26/2007 Contact person notified on 11/26/2007



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 31, 2007

Project # 1004820
07DRB-70299 VACATION OF PUBLIC
EASEMENT

SURV-TEK INC agent(s) for ACI MANAGEMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-1, **ADOBE WELLS SUBDIVISION**, zoned C-2, located on EAGLE RANCH ROAD NW BETWEEN COORS BYPASS NW AND IRVING BLVD NW containing approximately 1.708 acre(s). (B-13)

At October 31, 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 10ft public utility easement 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 10ft public utility 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 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.

If you wish to appeal this decision, you must do so by November 15, 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.

OFFICIAL NOTICE OF DECISION
PAGE 2

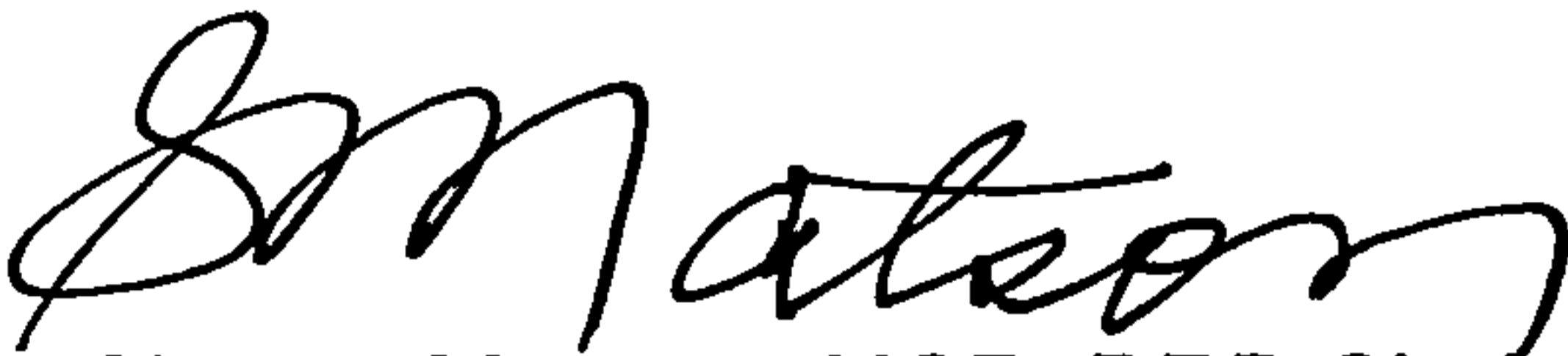
Project # 1004820

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: SURV-TEK INC – 9384 Valleyview Dr NW – Albuquerque, NM 87114

Cc: ACI Management LLC – 4415 Hawkins NE Suite D – Albuquerque, NM 87114

Cc: Scott Howell – Property Management, Legal Dept – 4th floor CCB
Marilyn Maldonado, Planning Department, 4th Floor, Plaza Del Sol Bldg.
File



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 31, 2007 9:00AM
MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order 9:00 A.M. Adjourned: 10:06
- 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# 1001218**
07DRB-70301 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)
DALE & GALE ARMSTRONG request(s) the above actions(s) for all or a portion of Tract(s) 1A, **LANDS OF LAFARGE**, zoned M1, located on EDITH ELVD NE BETWEEN CARMONY RD NE AND MONTANO RD NE containing approximately 14.7 acre(s). (G-15-2)
THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED WITH THE CONDITION THAT IT BE CONVERTED TO A MODIFIED "C" TO ALLOW THE FUNDS TO BECOME PART OF THE ROADWAY EXTENSION PROJECT.

2. **Project# 1006868**
07DRB-70302 MAJOR - PRELIMINARY
PLAT APPROVAL
TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, **NORTH ALBUQUERQUE ACRES Unit(s) B to be known as DEL NORTE PLAZA**, zoned SU-2 FOR IP, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 6.7402 acre(s). (C-18)
DEFERRED TO 11/21/07 AT THE AGENT'S REQUEST.
3. ~~**Project# 1004820**~~
07DRB-70299 VACATION OF PUBLIC
EASEMENT
SURV-TEK INC agent(s) for ACI MANAGEMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-1, **ADOBE WELLS SUBDIVISION**, zoned C-2, located on EAGLE RANCH ROAD NW BETWEEN COORS BY PASS NW AND IRVING BLVD NW containing approximately 1.708 acre(s). (B-13)
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. IF APPROVED WITHOUT THE PLAT, THE APPLICANT HAS 1 YEAR TO FILE THE PLAT.
4. **Project# 1004404**
07DRB-70296 VACATION OF PUBLIC
EASEMENT
07DRB-70297 BULK LAND VARIANCE
07DRB-70298 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-8, OS-1 & OS-2, 12, **THE TRAILS Unit 3A**, zoned SU-2 UR, SU-2 SROLL, SU-2SRSL, SU-2, SU-1, SU-VC, located on PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 158.67 acre(s). (C-8 & C-9)
DEFERRED TO 11/14/07 AT THE AGENT'S REQUEST.
5. **Project# 1000934**
07DRB-70300 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)
BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) B, **SUNRISE RANCH WEST Unit(s) 2**, zoned RD, located on SUNSET GARDENS AVE SW BETWEEN 106TH STREET SW AND 98TH STREET SW containing approximately 9 acre(s). (L8, L9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
6. **Project# 1002739**
07DRB-70282 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)
MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of Parcel 5 & 8, **ANDERSON HEIGHTS Unit(s) 1**, zoned R-D/R-LT, located on DENNIS CHAVEZ BLVD SW AND 118TH ST SW containing approximately 56.8667 acre(s). [REF: 05DRB-01834] (N-8, P-8) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

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

7. **Project# 1002776**
07DRB-70329 EPC APPROVED SDP
FOR BUILD PERMIT
07DRB-70330 EPC APPROVED SDP
FOR SUBDIVISION
- JUNO ARCHITECTS agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH STORAGE**, zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.1154 acre(s). (D-11) **DEFERRED TO 11/14/07 AT THE AGENT'S REQUEST.**
8. **Project# 1005243**
07DRB-70316 EPC APPROVED SDP
FOR BUILD PERMIT
07DRB-70317 EPC APPROVED SDP
FOR SUBDIVISION
- CONSENSUS PLANNING agent(s) for ALLIANCE RESIDENTIAL request(s) the above action(s) for all or a portion of Tract(s) 1-6, **UNIVERSITY VILLAGE to be known as Broadstone Towne Center**, zoned SU-1 FOR PRD AND SU-1 FOR C-2, located on GIBSON BLVD SE BETWEEN UNIVERSITY BLVD SE AND BUENA VISTA SE containing approximately 16.76 acre(s). (L-15) **[Catalina Lehner, EPC Planner] [Deferred from 10/24/07]** **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES.**
- 07DRB-70318 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- HIGH MESA CONSULTING GROUP agent(s) for BROADSTONE TOWNE CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) UNPLATTED LANDS, **UNPLATTED LANDS WITHIN SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. to be known as Broadstone Towne Center**, zoned SU-1/PRD & SU-1 FOR C-2 PERMISSIVE USES, located on GIBSON BLVD SE BETWEEN UNIVERSITY BLVD SE AND BUENA VISTA containing approximately 16.76 acre(s). (L-15) **[Deferred from 10/24/07]** **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/31/07, AND THE APPROVAL OF THE GRATING AND DRAINAGE PLAN DATED 10/02/07, THE PRELIMINARY PLAT WAS APPROVED. CONDITION OF FINAL PLAT: FINAL EASEMENTS MUST BE GRANTED TO ABCWUA FOR NOTES 1 & 4. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

9. **Project# 1000029**
07DRB-70336 EXT OF MAJOR
PRELIMINARY PLAT
- BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) C, B-1- A-1, **DUKE CITY LUMBER COMPANY ADDITION, LOT D-1-A OF ARBORERA DE VIDA PHASE 2**, zoned S-MI, S-DR, located on BELLAMAH AVE NW BETWEEN 19TH ST NW AND 18TH ST NW containing approximately 25.27 acre(s). (H-13) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
10. **Project# 1000997**
07DRB-70331 SIDEWALK WAIVER
07DRB-70332 EXT OF SIA FOR TEMP
DEFR SDWK CONST
- TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-13, **RIVERVIEW ACRES Unit(s) 1**, zoned RA-1, located on CALLE FACIO NW BETWEEN RIVERSIDE DRAIN CANAL AND GABALDON RD NW containing approximately 9.071 acre(s). (H-12) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A TWO YEAR EXTENSION TO THE 4 YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
11. **Project# 1002718**
07DRB-70334 SIDEWALK WAIVER
07DRB-70335 EXT OF SIA FOR TEMP
DEFR SDWK CONST
- TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-12, **RIVERVIEW ACRES Unit(s) 2**, zoned RA-1, located on CALLE FACIO NW BETWEEN RIVERSIDE DRAIN CANAL AND GABALDON RD NW containing approximately 9.81 acre(s). (H-12) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A TWO YEAR EXTENSION TO THE 4 YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
12. **Project# 1006913**
07DRB-70333 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for 110 RICHMOND , LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A, 1-B, 2 & 3, Block(s) 40, **UNIVERSITY HEIGHTS ADDITION**, zoned CCR, located on RICHMOND AVE NE BETWEEN CENTRAL AVE NE AND SILVER AVE NE containing approximately 0.52 acre(s). (K-16) **DEFERRED TO 11/7/07 AT THE AGENT'S REQUEST.**

13. **Project# 1005465**
07DRB-70277 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC
agent(s) for DUKE CITY DISTRIBUTING request(s) the
above action(s) for all or a portion of Tract(s) C, **SOUTH
BROADWAY INDUSTRIAL ACRES**, zoned SU-2 HM,
located on WOODWARD RD SE BETWEEN BROADWAY
BLVD SE AND 2ND ST SE containing approximately 3.52
acre(s). (M-14) [*Deferred from 10/03/07, 10/17/07 &
10/24/07*] **DEFERRED TO 11/7/07 AT THE AGENT'S
REQUEST.**

14. Approval of the Development Review Board Minutes for September 19th & 26th 2007.

Other Matters:

ADJOURNED: 10:06

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004820 AGENDA# 3 DATE: 10/31/07

1. Name: Russ Hoge Address: 9384 VALLEY VIEW Zip: 87114
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 31, 2007

Project # 1004820
07DRB-70299 VACATION OF PUBLIC
EASEMENT

SURV-TEK INC agent(s) for ACI MANAGEMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-1, **ADOBE WELLS SUBDIVISION**, zoned C-2, located on EAGLE RANCH ROAD NW BETWEEN COORS BYPASS NW AND IRVING BLVD NW containing approximately 1.708 acre(s). (B-13)

AMAFCA No adverse comments.

COG No comments received.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter(s) sent to: **Eagle Ranch NA (R)**
Paradise Hills Civic Assoc. (R)

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
Defer to agencies having interest in said easement

Transportation Development

No objection to the request

Parks & Recreation

Defer to affected utilities.

ABCWUA

Outside of service area, no comments.

Planning Department

No objection to the requested public easement vacation. Applicant has one year to record the plat completing the vacation.

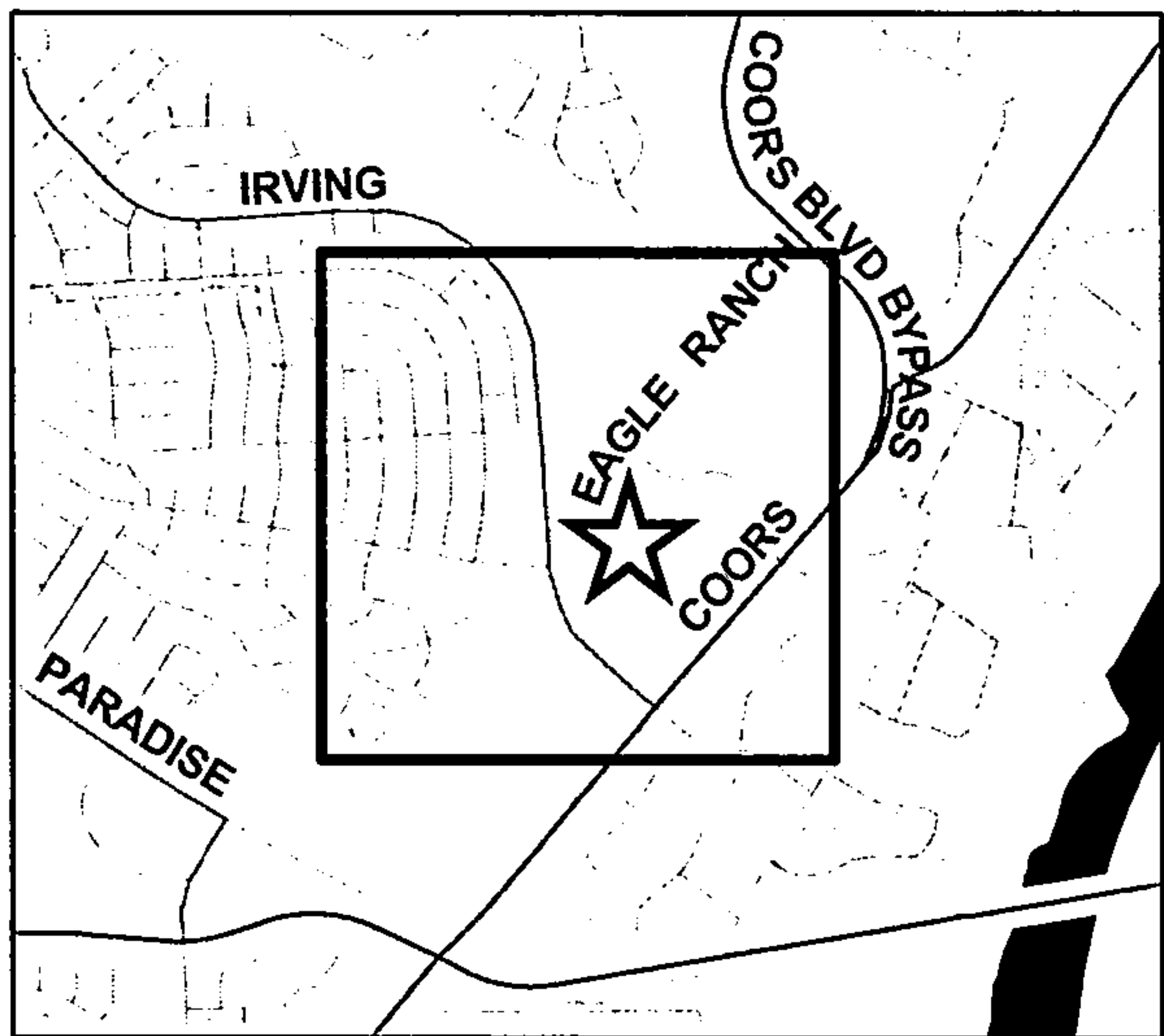
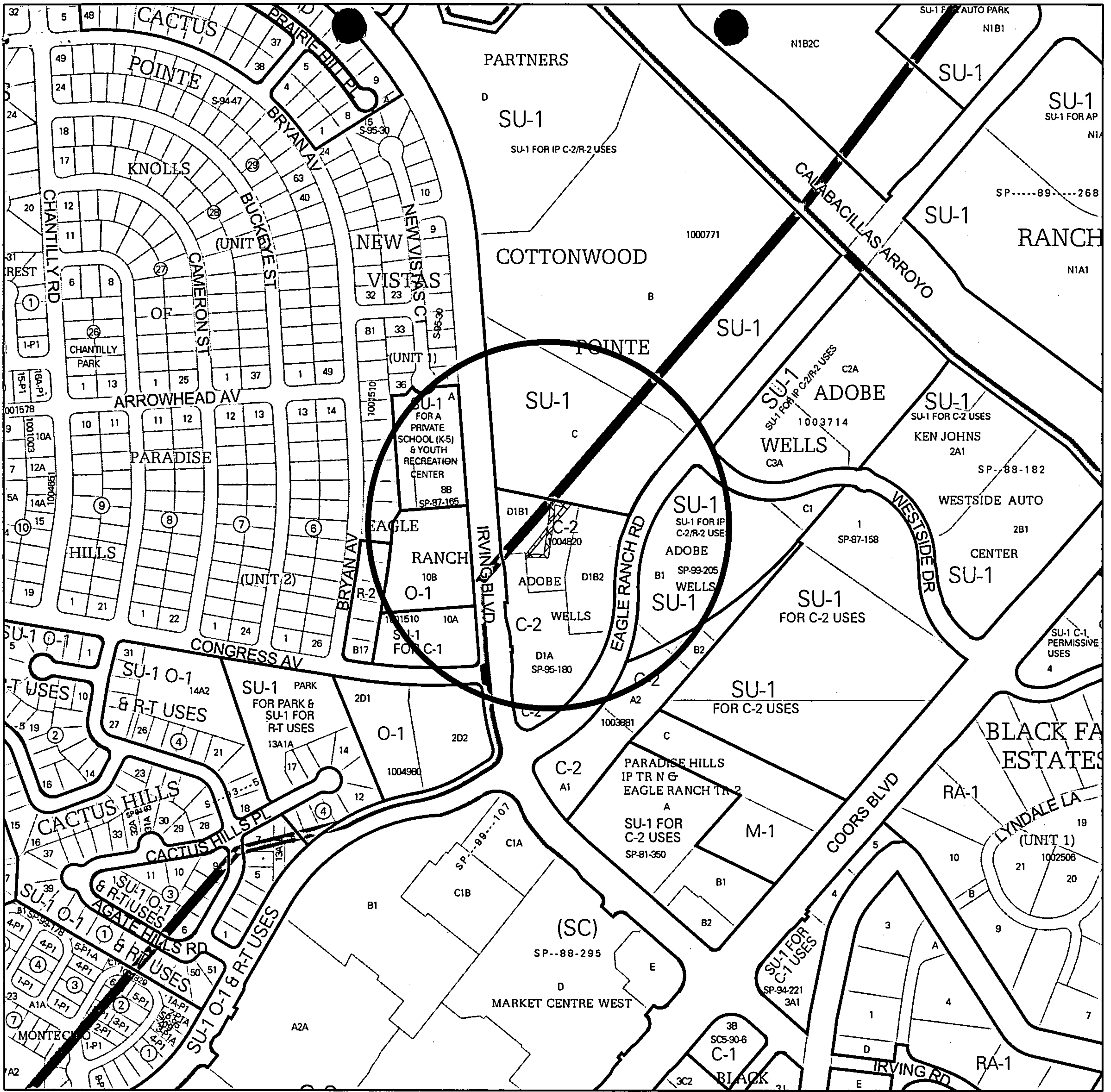
Impact Fee Administrator

No comment on the proposed vacation of public easement.

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

Cc: SURV-TEK, INC – 9384 VALLEY VIEW DR NW – ALBUQUERQUE, NM 87114

Cc: ACI Management LLC – 4415 Hawkins NE – Albuquerque, NM 87104



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1004820

Hearing Date:
October 31, 2007

Zone Map Page:
B-13

Additional Case Numbers:
07DRB-70299

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

Meeting Date: October 31, 2007
Zone Atlas Page: B-13
Notification Radius: 100 Ft.

Project# 1004820
App#07ZHE-70299

Cross Reference and Location: EAGLE RANCH RD NW BETWEEN COORS
BYPASS NW AND IRVING

Applicant: ACI MANAGEMENT LLC
4415 HAWKINS NE STE D
ALBUQUERQUE, NM 87114

Agent: SURV-TEK INC
9384 VALLEY VIEW DR NW
ALBUQUERQUE, NM 87114

Special Instructions:

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

Date Mailed: OCTOBER 11, 2007
Signature: ERIN TREMLIN





SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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): SURV-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALB STATE NM ZIP 87114 E-MAIL: _____

APPLICANT: ACTI MANAGEMENT, LLC PHONE: 890-5753
 ADDRESS: 4415 HAWKINS NE SUITE D FAX: 890-1604
 CITY: ALB STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENTS

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 D-1-B-1 Block: — Unit: —
 Subdiv/Addn/TBKA: ADOBE WELLS SUBDIVISION
 Existing Zoning: C-2 Proposed zoning: R-2 MRGCD Map No N/A
 Zone Atlas page(s): B-13 UPC Code: 101306530404340442

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004820

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.708
 LOCATION OF PROPERTY BY STREETS: On or Near: EAGLE RANCH ROAD NW
 Between: COORS BYPASS NW and IRVING BLVD NW

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

SIGNATURE [Signature] DATE 10.4.07
 (Print) Russ Hugg Applicant: Agent:

FOR OFFICIAL USE ONLY

- 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 rebata

Application case numbers
0702B . 70299

Action
VPE

S.F.
✓

Fees
\$ 90.⁰⁰

\$ 75.⁰⁰

\$ 20.⁰⁰

\$

\$

Total

\$ 185.⁰⁰

Hearing date October 31, 2007

[Signature]

10-4-07
 Planner signature / date

Project # 1004820

FORM V. SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance or waiver
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the deferral or extension
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Russ Hugg
Applicant name (print)
[Signature] 10-4-07
Applicant signature / date



Form revised 4/07
[Signature] 10-4-07
Planner signature / date
Project # 1004820

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|---------|
| Application case numbers | |
| 07DRB - | - 76299 |
| - | - |
| - | - |

| R e c | UPC CODE | OWNER | OWNER ADDRESS | OWN ER CITY | OW NE R S T A T E | OW NE R Z IP C O D E | PR OP ER TY C L A S S | TA X D I S T R I C T | LEGAL |
|-------------|--------------------------------|---|---|----------------------------|--|--|---|---|--|
| 1 | 10130 65303 01340 441 | ALBUQUERQUE U S EMPLOYEES FE DERAL CREDIT UN ION | PO BOX 129 | ALBU QUER QUE | N M | 871 03 012 9 | C | A1 A | TR D-1-A PLAT OF TR D-1-A & TR D-1- B ADOBE WELLS SUBD CONT 2 .9300 AC M/L O R 127,631 SF M/L |
| 2 | 10130 65308 11840 440 | ADOBE WELLS LT D LIABILITY CO | PO BOX 1519 | ALBU QUER QUE | N M | 871 03 | V | A1 A | TRACT C PLAT OF TRACTS A, B & C COTTONW OOD POINTE BEING A REPLAT OF TRACTS E, F & G ADOBE WELLS SUBDIVISION CONT 6.7675 AC |
| 3 | 10130 65256 11632 510 | NVIBBR LTD CO | 5528 EUBAN K BLVD NE | ALBU QUER QUE | N M | 871 11 | C | A1 A | TR A UNIT 1 SUB'D PLAT OF NEW VISTAS SUB' D UNIT ONE CONT 1.6 555 AC M/L OR 72,114 SF M/L |
| 4 | 10130 65258 07432 519 | SOUTHWEST MEDI CAL ASSOCIATES I NC | 6100 PANA MERICAN FW Y NE SUITE 1 00 | ALBU QUER QUE | N M | 871 09 | V | A1 A | LOT 10-B A PLAT OF LOTS B-1 THROUGH B- 17 INCLUSIVE & TRACTS 10-A & 10- B EAGLE RANCH CONT 2.4665 AC |
| 5 | 10130 65266 06932 520 | NEW VISTAS II LTD C/O CHARLES MO LLO | 5528 EUBAN K BLVD NE | ALBU QUER QUE | N M | 871 11 | C | A1 A | TR 8- B (REPL OF TR 8) EAGLE RANCH CONT 0.6500 AC M/L OR 28,3 14 SF M/L |
| 6 | 10130 65304 04340 442 | ACI MANAGEMENT LLC | 4415 HAWKI NS ST NE D | ALBU QUER QUE | N M | 871 09 | V | A1 A | TR D-1-B PLAT OF TR D-1-A & TR D-1- B ADOBE WELLS SUBD CONT 3 .4500 AC M/L O R 150,282 SF M/L |
| 7 | 10130 65256 04632 511 | KIVA ASSETS LLC & CROMLECH LLC | PO BOX 2733 3 | ALBU QUER QUE | N M | 871 25 | V | A1 A | LOT 10-A A PLAT OF LOTS B-1 THROUGH B- 17 INCLUSIVE & TRACTS 10-A & 10- B EAGLE RANCH CONT 1.6911 AC |
| 8 | 10130 65333 00440 345 | ETHRIDGE MACK E & CHERYL | 6201 MONT GOMERY NE | ALBU QUER QUE | N M | 871 09 | C | A1 A | TR A-2 PLAT OF TRACTS A-1 & A- 2 ADOBE WELLS SUBDIVISION CONT 1.3982 AC |
| 9 | 10130 65355 04640 342 | PFT-ABQ LLC | 3515 SEABR EEZE LN | CORO NA D EL M AR | C A | 926 25 | C | A1 A | TRACT B-1 PLAT OF TRACT B-1 AND B- 2 ADOBE WELLS SUBDIVISION CONT 5.8965 A C |

Or Current Resident
ACI MANAGEMENT LLC
4415 HAWKINS ST NE D
ALBUQUERQUE, NM 87109

Or Current Resident
ETHRIDGE MACK E & CHERYL
6201 MONTGOMERY NE
ALBUQUERQUE, NM 87109

Or Current Resident
NVIBBR LTD CO
5528 EUBANK BLVD NE
ALBUQUERQUE, NM 87111

Project# 1004820
SURV-TEK, INC
9384 VALLEY VIEW DR NW
ALBUQUERQUE, NM 87114

Project# 1004820
JULIA MOORE
Eagle Ranch N.A.
9208 C ANDERSON DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
ADOBE WELLS LTD LIABILITY CO
PO BOX 1519
ALBUQUERQUE, NM 87103

Or Current Resident
KIVA ASSETS LLC & CROMLECH LLC
PO BOX 27333
ALBUQUERQUE, NM 87125

Or Current Resident
PFT-ABQ LLC
3515 SEABREEZE LN
CORONA DEL MAR, CA 92625

Project# 1004820
ACI MANAGEMENT LLC
4415 HAWKINS NE STE D
ALBUQUERQUE, NM 87104

Project# 1004820
LARRY WEAVER
Paradise Hills Civic Assoc.
6001 UNITAS CT NW
ALBUQUERQUE, NM 87114

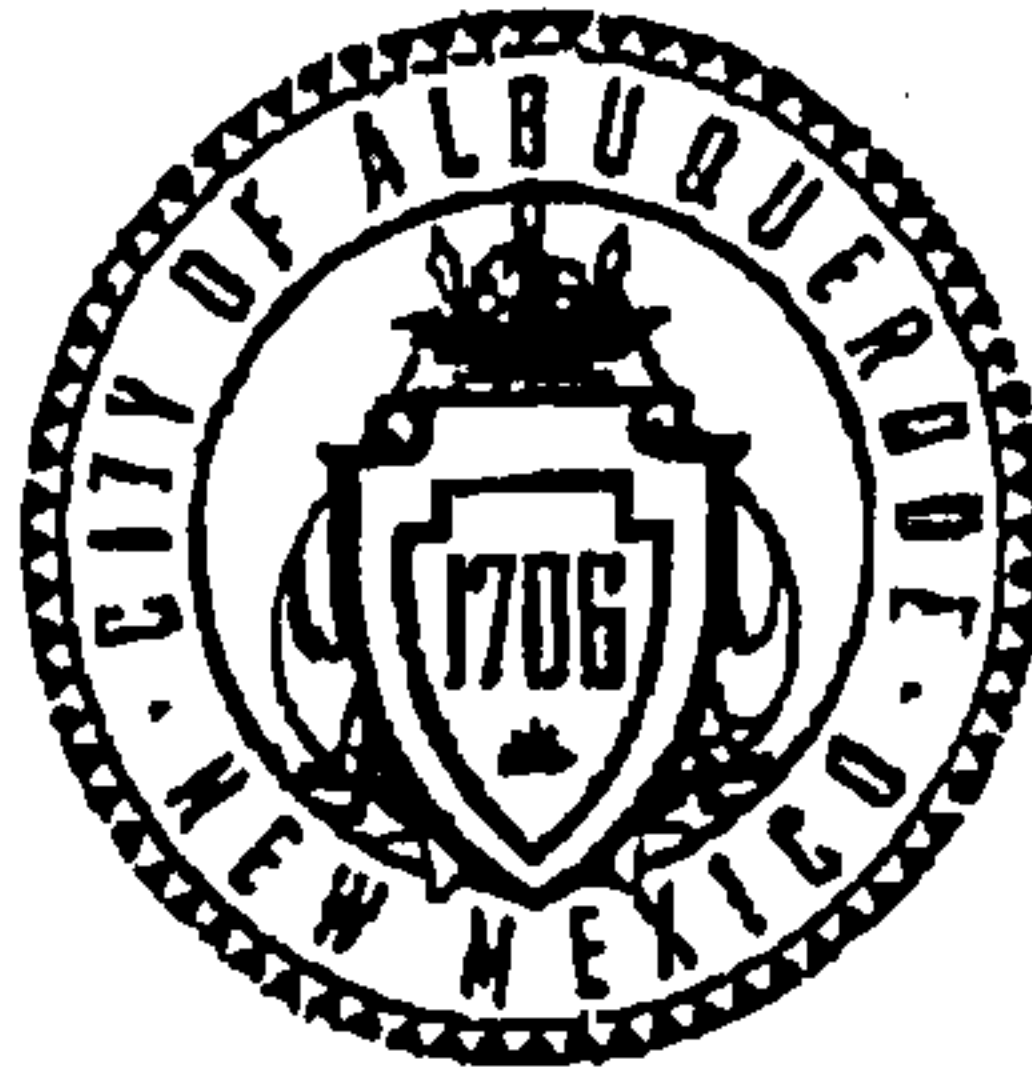
Or Current Resident
ALBUQUERQUE US EMPLOYEES
FEDERAL CREDIT UNION
PO BOX 129
ALBUQUERQUE, NM 87103 0129

Or Current Resident
NEW VISTAS II LTD C/O CHARLES
MOLLO
5528 EUBANK BLVD NE
ALBUQUERQUE, NM 87111

Or Current Resident
SOUTHWEST MEDICAL ASSOC INC
6100 PAN AMERICAN FWY NE STE 100
ALBUQUERQUE, NM 87109

Project# 1004820
FRED B HAMPTON
Eagle Ranch N.A.
9620 STONE ST NW
ALBUQUERQUE, NM 87114

Project# 1004820
TOM ANDERSON
Paradise Hills Civic Assoc.
10013 PLUNKETT DR NW
ALBUQUERQUE, NM 87114



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: 2 October 2007

TO CONTACT NAME: Russ Hugg
 COMPANY/AGENCY: Surr + Jett, Inc.
 ADDRESS/ZIP: 9384 Valley
 PHONE/FAX #: _____

Thank you for your inquiry of 2 October 2007 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts D-1-B-1 and D-1-B-2 Adobe wells Subdivision
 zone map page(s) B. 13

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Eagle Ranch N.A.
 Neighborhood Association
 Contacts: Fred B. Hampton
9620 Stone St. NW 87114-6019
890-5159 (h+w)
Julia Moore
9208 C. Anderson Dr. NW 87114
898-6441(h) 890-1539 (w)

Paradise Hills Civic Assoc. NA
 Neighborhood Association
 Contacts: Larry Weaver
6001 Unidas Ct. NW 87114
898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr. NW 87114
897-2593 (h) 304-0106 (c)

See reverse side for additional Neighborhood Association Information: YES { } NO

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
Stephanie Winkler
 OFFICE OF NEIGHBORHOOD COORDINATION

.....
 • Attention: Both contacts per
 • neighborhood association
 • need to be notified.
 •

SURV TEK, INC.

Consulting Surveyors

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

October 4, 2007

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Paradise Hills Civic Assoc. N.A.
6001 Unitas Court NW
Albuquerque 87114
Attention: Larry Weaver

Re: Tract D-1-B-1, Abohe Wells Subdivision, City of Albuquerque,
Bernalillo County, New Mexico. Zone Atlas page B-13.

The owner of the above captioned property, ACI Management LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public Easements as shown on the attached Vacation Exhibit.

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

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

Sincerely,

Russ P. Hugg, PS, Agent

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

7003 1010 0002 8675 4987

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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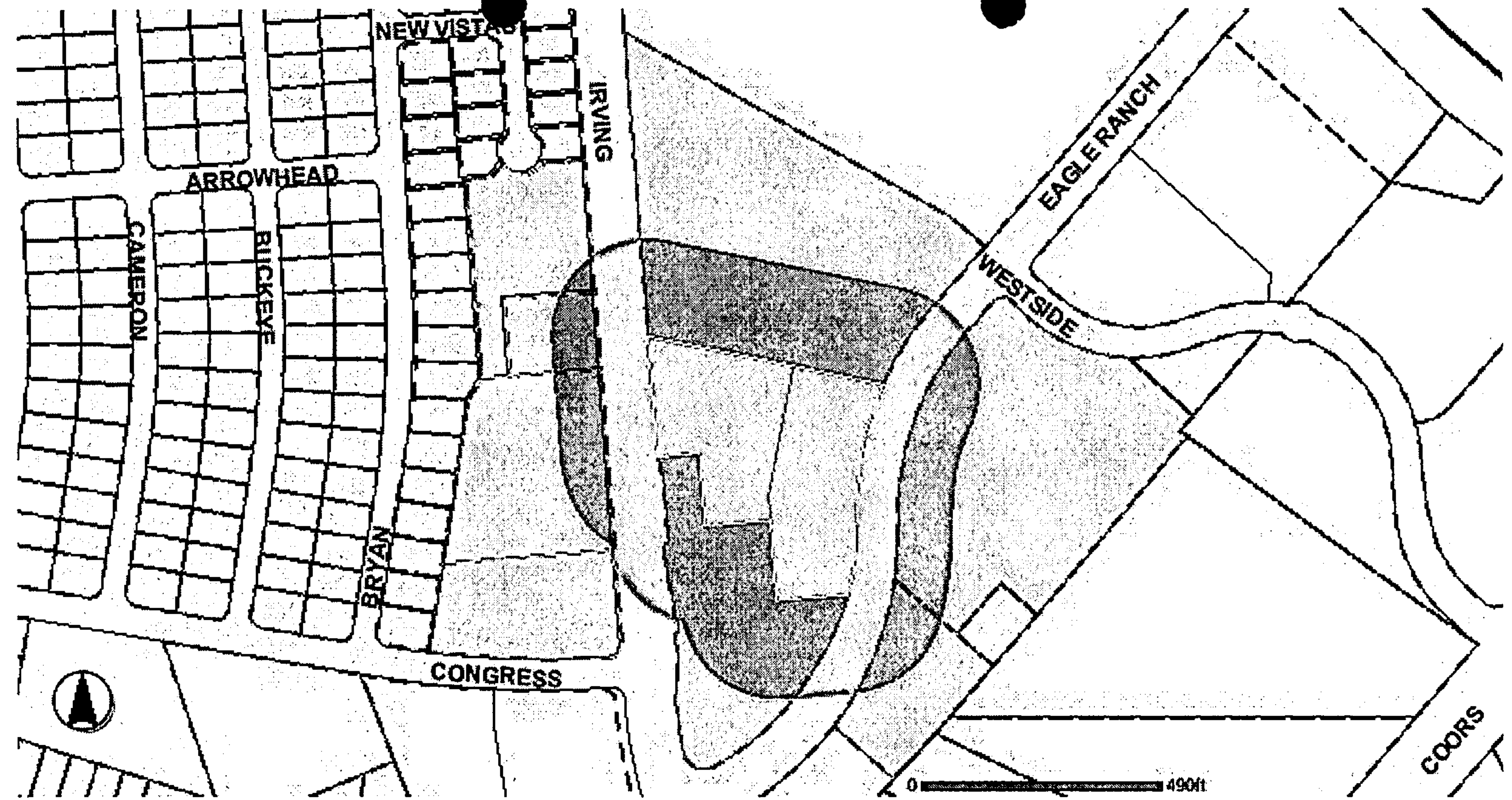
ALBUQUERQUE NM 87114
OFFICIAL USE

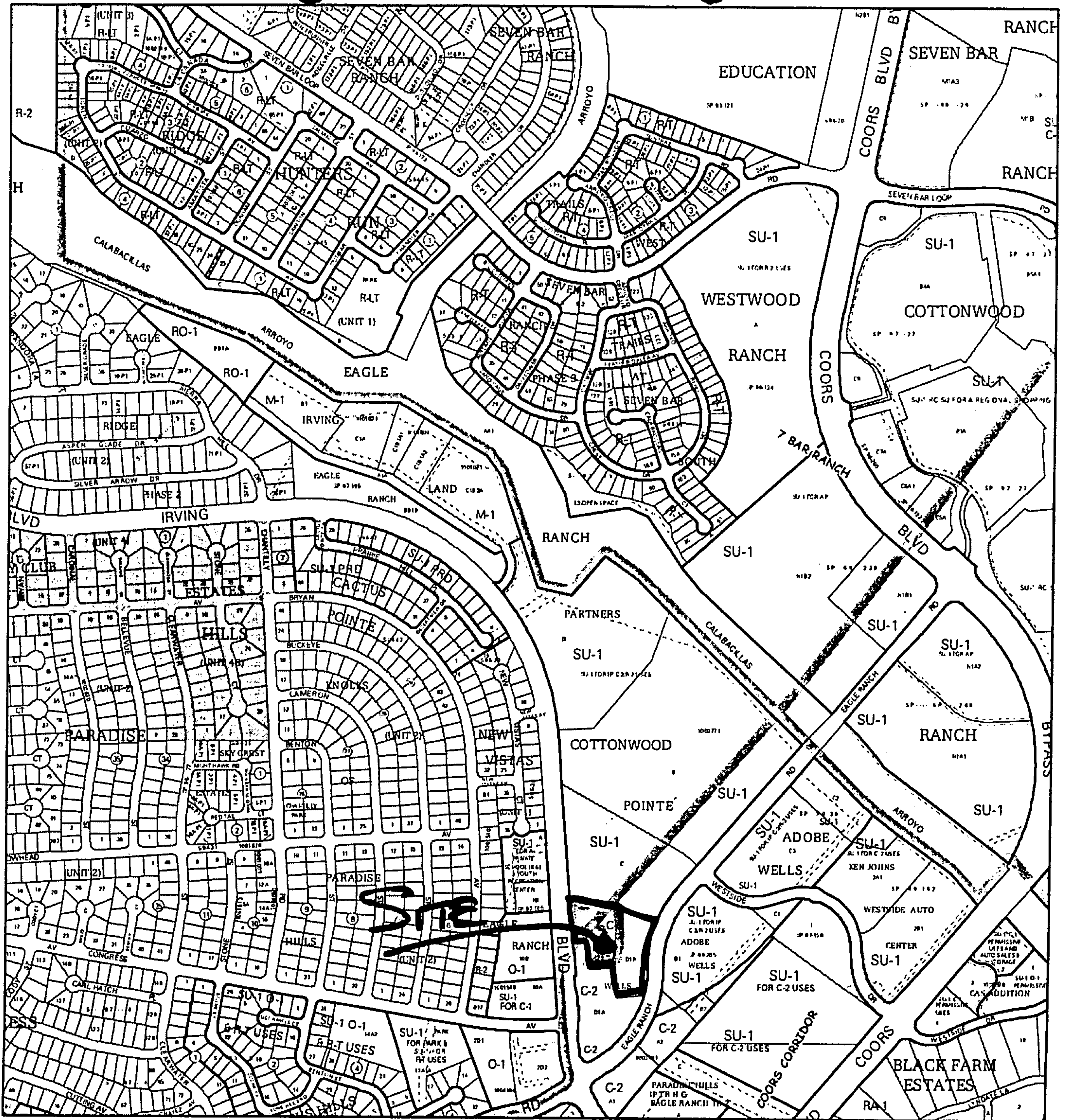
| | | |
|---|----|--------|
| Postage | \$ | \$0.97 |
| Certified Fee | | \$2.15 |
| Return Receipt Fee (Endorsement Required) | | \$2.15 |
| Restricted Delivery Fee (Endorsement Required) | | \$0.00 |
| Total Postage & Fees | \$ | \$5.27 |

Postmark Here: **OCT 03 2007**
10/03/2007

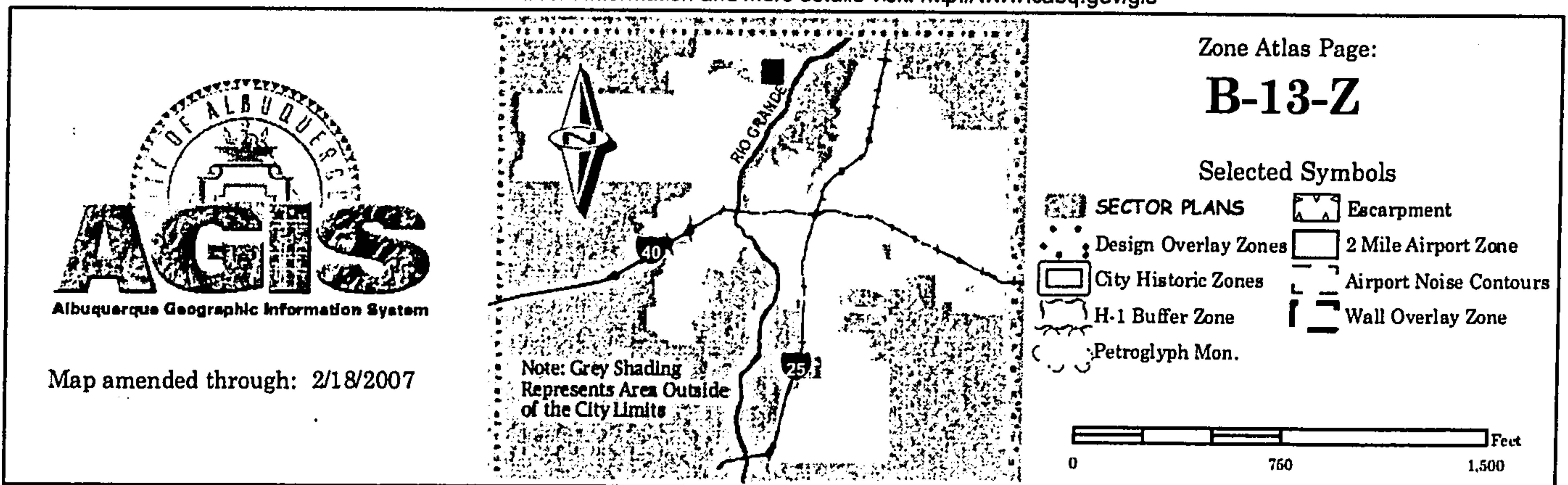
Sent To: Paradise Hills Civic Assoc. Larry Weaver
Street, Apt. No., or PO Box No.: 6001 Unitas Court, NW
City, State, ZIP+4: Albuquerque NM 87114

PS Form 3800, June 2002





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



October 4, 2007

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

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of The Trails, LLC, for the purpose of Vacation of existing Public easements on the above referenced project.

Please call me if you have any further questions.

Sincerely,



Paul Cassidy, Managing Member

ACI Management, LLC
a New Mexico limited liability company
4415 Hawkins NE, Suite D
Albuquerque, New Mexico 87109



**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 31, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1002739

07DRB-70282 Major - One Year SIA

MARK GOODWIN AND ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above actin(s) for all or a portion of Parcel(s) 5 & 8, **ANDERSON HEIGHTS Unit(s) 1**, zoned R-D/R-LT, located on DENNIS CHAVEZ BLVD AND 118TH STREET containing approximately 56.8667 acre(s). (N-8) & (P-8)

Project # 1000934

07DRB-70300 Major - Two Year SIA

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) B, **SUNRISE RANCH WEST Unit(s) 2**, zoned RD, located on SUNSET GARDENS AVE SW BETWEEN 106TH STREET SW AND 98TH STREET SW containing approximately 9.0 acre(s). (L-8) & (L-9)

Project # 1004404

07DRB-70296 VACATION OF PUBLIC EASEMENT
07DRB-70297 BULK LAND VARIANCE
07DRB-70298 MINOR-PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tracts 1 through 8, OS-1 and OS-2, The Trails Unit(s) 3 Tract 12, The Trails Unit(s) 2 to be known as **THE TRAILS UNIT 3A**, zoned SU-2 UR, SU-2, SRLL, SU-2 SRSL, SU-2 SU-1, SU-2 VC, located on PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 158.67 acre(s). (C-8) & (C-9)

~~**Project # 1004820**~~

07DRB-70299 VACATION OF PUBLIC EASEMENT

SURV-TEK INC agent(s) for ACI MANAGEMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-1, **ADOBE WELLS SUBDIVISION**, zoned C-2, located on EAGLE RANCH ROAD NW BETWEEN COORS BYPASS NW AND IRVING BLVD NW containing approximately 1.708 acre(s). (B-13)

Project # 1006868

07DRB-70302 MAJOR -PRELIMINARY
PLAT APPROVAL

TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, **NORTH ALBUQUERQUE ACRES Unit(s) B to be known as DEL NORTE PLAZA**, zoned SU-2 for IP, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 6.7402 acre(s). (C-18)

Project # 1001218
07DRB-70301 Major - Two Year SIA

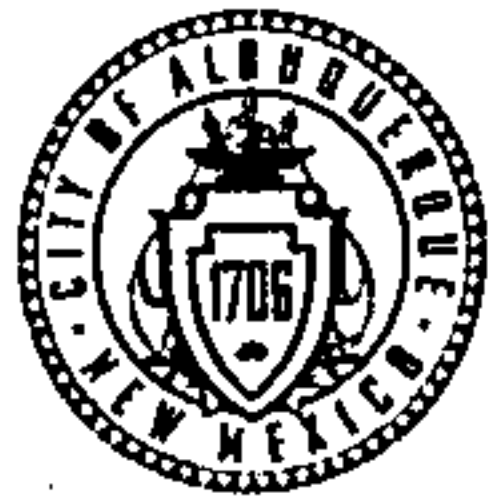
DALE & GALE ARMSTRONG request(s) the above action(s) for all or a portion of Tract(s) 1A, **LANDS OF LAFARGE**, zoned MI, located on EDITH BLVD NE BETWEEN CARMONY RD NE AND MONTANO RD NE containing approximately 14.7 acre(s). (G-15-2)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 15, 2007.

completed
5/23/07
P



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB-01008 (FP)
Project Name: AQUATIC CONSULT OFFICE
Agent: FANNING BARD TATUM ARCH.

Project # 1004820
Phone No.: 883-5200 897-3366

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/16/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- PLANNING (Last to sign): Record
- _____
- _____
- _____

Project Number 1004820



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.**

OK



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB-01008 (FP)

Project # 1004820

Project Name: AQUATIC CONSULT OFFICE

Agent: FANNING-BARD-TATUM ARCH.

Phone No.: 883-5200

897-3366

SURU-TER

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/16/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 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.

OK

Project Number

1004820



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 16, 2007

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:55 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003717**
07DRB-00236 Major-Vacation of Public Easements

GREG RILEY agent(s) for ERIC C. JOHNSON request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2/NCR located on ~~CESAR CHAVEZ~~ SE between BROADWAY SE and ARNO SE containing approximately 1 acre(s). [REF: 04DRB-01565] [Was Indefinitely Deferred on 3/28/07] (L-14) **THE VACATION WAS APPROVED AS SHOWN OF EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: TO PROVIDE A K-TURN AT THE SOUTH END OF THE VACATION.**

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

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

2. **Project # 1005545**
07DRB-00588 Minor-SiteDev Plan
BldPermit
- MULLEN HELLER ARCHITECTURE agent(s) for FARM CREDIT OF NEW MEXICO request(s) the above action(s) for all or any portion of Tract(s) C-1-A, **NORTH GATEWAY SUBDIVISION**, zoned IP industrial park, located on BALLOON FIESTA PARKWAY NE between SAN MATEO NE and PAN AMERICAN FREEWAY containing approximately 2 acre(s). [REF: DRB-97-6] *[Deferred from 5/16/07]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 05/30/07.**
3. **Project # 1000365**
07DRB-00584 Minor-SiteDev Plan
BldPermit/EPC
07DRB-00585 Minor- SiteDev Plan
Subd/EPC
- MASTERWORKS ARCHITECTS INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or any portion of Lot(s) 2, 3, 4 and 19, 20, 21, Block(s) 1, **UNITY ADDITION**, zoned SU-1 RT, located on RHODE ISLAND ST SE between CENTRAL AVE SE and ZUNI SE containing approximately 1 acre(s). **[Anna DiMambro, EPC Case Planner]** (K-19) **THE SITE PLAN FOR BUILDING PERMIT APPLICATION #07DRB-00584 WAS WITHDRAWN. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NARROWER DRIVE PADS AND PLANNING FOR 3 COPIES.**
- 07DRB-00073 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 2-4 and 19-21, Block(s) 1, **UNITY ADDITION** (to be known as **UNITY TOWNHOMES**) zoned SU-1 RT, located on RHODE ISLAND ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-95-296, ZA-97-2, ZA-97-4] *[Deferred from 1/31/07 & 5/09/07]* (K-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/2007 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/4/2007 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

4. **Project # 1003993**
07DRB-00591 Minor-SiteDev Plan
BldPermit/EPC

SUJAY THAKUR request(s) the above action(s) for all or any portion of Tract(s) A-37-1, **NE UNIT TOWN OF ATRISCO GRANT**, zoned SU-1 O-1 located on COORS BLVD NW between ST JOSEPHS NW and SEQUOIA NW containing approximately 4 acre(s). [REF: EPC07-00113, EPC07-00112, 06DRB01003, 06DRB01005] **[Maggie Gould, EPC Case Planner]** [*Indef deferred on 5/16/07*] (G-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER DEFERRED TO 5/23/07.**

5. **Project # 1002404**
07DRB-00535 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for WALGREEN CO. request(s) the above action(s) for all or any portion of Lot(s) 1C, LADERA INDUSTRIAL CENTER (to be known as **WALGREENS @ VISTA ORIENTE AND UNSER**) zoned SU-1 FOR IP USES located on UNSER BLVD NW between VISTA ORIENTE NW and AUSTIN AVE NW containing approximately 2 acre(s). [REF: 07EPC-00104] **[Carol Toffaleti, EPC Case Planner]** [*Deferred from 05/02/07 & 05/09/07*] (H-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS AND INFRASTRUCTURE LIST ITEMS TO BE PLACED ON THE SITE PLAN AND TO PLANNING FOR 3 COPIES.**

6. **Project # 1005437**
07DRB-00559 Minor-SiteDev Plan
BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for MARBLE BREWERY INC request(s) the above action(s) for all or any portion of Lot(s) 9-12, Block(s) 5, (to be known as **MARBLE BREWERY**) zoned SU-2 C, located on the northwest corner of 1ST ST NW and MARBLE AVE NW and containing approximately 1 acre(s). [*Deferred from 05/09/07*] (J-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL BY ADC SEVERAL COMMENTS AND 3 COPIES OF THE PLAN.**

7. **Project # 1000504**
07DRB-00378 Minor-SiteDev Plan
BldPermit

NCA ARCHITECTS agent(s) for JEFFERSON PLAZA LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK**, zoned IP, located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 6 acre(s). [REF: 07DRB-00364] [*Indef deferred from 4/4/07*] [*Deferred from 5/09/07*] (E-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TIS AND POSSIBLE INFRASTRUCTURE AND PLANNING FOR 2 COPIES.**

07DRB-00364 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for CINCO BISCO LIMITED request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK**, zoned IP located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 9 acre(s). [REF: 00DRB-00608] [*Indef deferred from 4/4/07*] [*Deferred from 5/09/07*] (E-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND TO RECORD.**

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

8. **Project # 1005176**
07DRB-00581 Minor-Prelim&Final Plat
Approval
07DRB-00582 Minor-Subd Design (DPM)
Variance

ALBUQUERQUE SURVEYING CO INC agent(s) for JOHN HERRERA AND TERRI SANCHEZ request(s) the above action(s) for all or any portion of Lot(s) 2-A, **HERRERA REDIVISION**, zoned R-D residential and related uses zone, located on 90th ST SW , between SAN YGNACIO SW and SAGE SW containing approximately 2 acre(s). [REF: 06DRB01403] (L-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO REMOVE NOTE 5 AND TO RECORD. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED.**

9. **Project # 1000809**
07DRB-00519 Minor-Ext of SIA for Temp
Defer SDWK

PATRICK PENNINGTON agent(s) for JOHN SANCHEZ request(s) the above action(s) for Lot(s) 1-23, Unit 1 and Lot(s) 1-62, Unit 2, **SUNSET FARMS**, zoned R-1 located on CENTRAL AVE SW between SUNSET RD SW and ATRISCO RD SW containing approximately 14 acre(s). [REF: DRB-97-408, 05DRB-01658] [*Indef defer from 05/02/07*] (K-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF THE SIDEWALKS WAS APPROVED.**

10. **Project # 1005123**
06DRB-01550 Minor- Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for CUNADO LTD request(s) the above action(s) for all or a portion of Lot(s) 1 and 32, Block(s) 10, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **CUNADO RETAIL CENTER**) zoned SU-2 for M-1, located on SAN MATEO NE, between OAKLAND NE and EAGLE ROCK NE containing approximately 2 acre(s) [*Indef Deferred from 11/01/06*] (C-18) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

- 11. Project # 1004820**
06DRB-01008 Minor- Final Plat Approval

FANNING BARD TATUM ARCHITECTS agent(s) for AQUATIC CONSULTANTS INC request(s) the above action(s) for all or a portion of Tract(s) D-1-B, Adobe Wells Subdivision (to be known as **AQUATIC CONSULTANTS OFFICE BUILDING**) zoned C-2, located on IRVING BLVD NW and EAGLE RANCH RD NW and containing approximately 3 acre(s). [REF: 06EPC-00470, DRB-95-33] [**Carmen Marrone, EPC Case Planner**] [*Final plat indef deferred from 7/19/06*] (B-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project # 1005544**
07DRB-00587 Minor-Prelim&Final Plat
Approval

JACKS HIGH COUNTRY INC agent(s) for T. M. SUNDARAM & RADHA SUNDARAM request(s) the above action(s) for Lot(s) 263-A, 263-B & 263-C, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned C-2, located on ILIFF RD NW between COORS NW and I-40 containing approximately 5 acre(s). (H-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR CLARIFICATION OF PRIVATE WATER AND SANITARY SEWER EASEMENTS AND ADDITION OF PUBLIC EASEMENTS AND CITY ENGINEER FOR PRIVATE DRAINAGE EASEMENTS, MAINTENANCE AND BENEFICIARY STATEMENT AND TO RECORD THE PLAT.**

13. **Project # 1005548**
07DRB-00592 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for CARSON & DIANE LEMMON, CHRISTINE HODSON AND PATRICK FERRON request(s) the above action(s) for all or any portion of Lot(s) 45 & 46, **COUNTRY HILLS UNIT ONE @ VENTANA RANCH**, zoned R-LT located on TAPATIO DR NW between LOS PRADOS RD NW and VALLE VERDE RD NW containing approximately 1 acre(s). (B-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. **Project # 1005401**
07DRB-00593 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for ROBERT MIERA request(s) the above action(s) for all or any portion of Lot(s) 17-20, Block(s) K, **NEW KIMO ADDITION**, zoned O-1, located on SAN PEDRO DR NE between TAYLOR AVE NE and CUTLER AVE NE containing approximately 1 acre(s). [REF: 07DRB-00233] *[Deferred from 5/16/07]* (H-18) **DEFERRED AT THE AGENT'S REQUEST TO 5/23/07.**

15. **Project # 1005437**
07DRB-00531 Minor-Prelim&Final Plat
Approval

ABQ ENGINEERING INC agent(s) for SANTA FE PROPERTIES request(s) the above action(s) for all or any portion of Lot(s) 9 thru 12, **NORTHERN ADDITION**, zoned SU-2 C located on MARBLE SW between 1ST ST SW and 2ND ST SW containing approximately 1 acre(s). *[Defer from 05/02/07]* (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

16. **Project # 1005549**
07DRB-00594 Minor-Sketch Plat or Plan

VINCENT MARTINEZ request(s) the above action(s) for all or any portion of Lot(s) 19 & 20, **ANDERSON ADDITION**, zoned S-R, located on MCKINLEY NW between 8th ST NW and FORRESTER NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for May 9, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 9, 2007 WERE APPROVED.**

ADJOURNED: 10:55 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004820

AGENDA ITEM NO: 11

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee
(B-13/D024, CPN 666782)

DATE: MAY 16, 2007



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 19, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:05 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1004076**

06DRB-00880 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, request(s) the above action(s) for a portion of HILTON AVE NE adjacent to Lot(s) 6 (to be known as **HILTON AVENUE LOFTS**) zoned RLT, located on HILTON AVE NE, between PARSIFAL ST NE and HENDRIX RD NE. [REF: 05DRB-01403, 05DRB00526] [Deferred from 7/19/06] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

2. **Project # 1002375**
06DRB-00902 Major-Vacation of Pub
Right-of-Way
06DRB-00903 Major-Vacation of Public
Easements

JACKS HIGH COUNTRY agent(s) for BARRY & SANDY HOPKINS request(s) the above action(s) for all or a portion of Tract(s) A, B, J & K, **THE PALISADES ADDITION**, located on LOMA HERMOSA DR NW, between BLUEWATER NW and YUCCA DR NW containing approximately 1 acre(s). [REF: 02DRB-01852] [Deferred from 7/19/06] (J-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/16/06.**

3. **Project # 1004985**
06DRB-00916 Major-SiteDev Plan
BldPermit

JIM MEDLEY ARCHITECT AIA agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK**, zoned IP, located on SUNPORT BLVD SE, between UNIVERSITY BLVD SE and I-25 containing approximately 5 acre(s). [REF: Project# 1001067] [Deferred from 7/19/06] (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.**

4. **Project # 1000045**
06DRB-00919 Major-Vacation of Public
Easements
06DRB-00920 Minor-Prelim&Final Plat
Approval
06DRB-00921 Minor- SiteDev Plan for
Subd

TIERRA WEST LLC agent(s) for SAM'S EAST INC request(s) the above action(s) for Tract(s) 3B2-A & 3A4-A-1, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 15 acre(s). [REF: 05DRB-00030, 05DRB-00313, 06EPC-00285] (F-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECIPROCAL CROSS ACCESS EASEMENTS FOR ALL LOTS AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

5. **Project # 1003102**
06DRB-00832 Major-Preliminary Plat
Approval
06DRB-00837 Minor-Sidewalk Waiver
06DRB-00838 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] [*Deferred from 7/12/06*] (F-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/19/06 AND APPROVAL OF THE GRADNG PLAN ENGINEER STAMP DATED 6/8/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE HOME OWNER'S ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT. IF THERE IS NO HOME OWNER'S ASSOCIATION PRESIDENT THE OWNER CAN SIGN. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

06DRB-00935 Minor-SiteDev Plan
Subd/EPC
06DRB-00936 Minor-SiteDev Plan
BldPermit/EPC

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER, (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 DU/acre) located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and LAGRIMA DE ORO RD NE containing approximately 2 acre(s). [REF: 05DRB-00911, 06EPC-00146, 06EPC-00147] [*David Stallworth, EPC Case Planner*] [*Deferred from 7/12/06*] (F-21) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE VACATION OF THE 35-FOOT ROADWAY AND PUBLIC UTILITY EASEMENT AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE VACATION OF THE 35-FOOT ROADWAY AND PUBLIC UTILITY EASEMENT AND 3 COPIES OF THE SITE PLAN.**

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

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

6. **Project # 1005023**
06DRB-01010 Minor-SiteDev Plan
BldPermit

DON DUDLEY ARCHITECT agent(s) for KEITH CHESHIRE, RIO GRANDE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 56, **ALAMEDA BUSINESS PARK**, zoned SU-2-IP/EP, located on PASEO ALAMEDA NE, between CALLE ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: PROJECT # 1000624] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND PLANNING FOR ADDITIONAL LANGUAGE ON SIGNATURE BLOCK AND 3 COPIES OF THE SITE PLAN.**

7. **Project # 1002651**
06DRB-01011 Minor-Amnd SiteDev Plan
BldPermit

ADVANCED ENGINEERING & CONSULTANTS agent(s) for DEVALMONT VINEYARDS INC request(s) the above action(s) for all or a portion of Lot(s) 25-A, Block(s) 15, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 for IP, located on INTERSTATE 25 FRONTAGE ROAD between CARMEL AVE NE and CORONA AVE NE containing approximately 2 acre(s). [REF: DRB-93-78, ZA-93-38, ZA-93-91] (C-18) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

8. **Project # 1004820**
06DRB-01007 Minor-SiteDev Plan
BldPermit/EPC
06DRB-01008 Minor-Prelim&Final Plat
Approval
06DRB-01009 Minor-Ext of SIA for Temp
Defer SDWK

FANNING BARD TATUM ARCHITECTS agent(s) for AQUATIC CONSULTANTS INC request(s) the above action(s) for all or a portion of Tract(s) D-1-B, Adobe Wells Subdivision (to be known as **AQUATIC CONSULTANTS OFFICE BUILDING**) zoned C-2, located on IRVING BLVD NW and EAGLE RANCH RD NW and containing approximately 3 acre(s). [REF: 06EPC-00470, DRB-95-33] [Carmen Marrone, EPC Case Planner] (B-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S INITIALS, VACATION OF THE 10-FOOT PUBLIC UTILITY EASEMENT AND 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: CHANGE "SEWER EASEMENTS" TO "PRIVATE SEWER EASEMENTS", ADD ITEM 4 TO "PURPOSE OF PLAT" AND BOB GAY'S SIGNATURE FOR NMU INC ON THE PLAT. ~~THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.~~ THE EXTENSION OF SIA FOR TEMPORARY DEFERRAL OF SIDEWALKS 06DRB01009 WAS WITHDRAWN AT THE AGENT'S REQUEST.**



9. **Project # 1003012**
06DRB-00991 Minor-AmendedSiteDev
Plan BldPermit/EPC

WILLIAM A MCCONNELL ARCHITECT agent(s) for BEN PADILLA, TOWER ROAD BAPTIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) 430-A, **ATRISCO GRANT, UNIT 3**, zoned SU-1 special use zone, located on 86TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). [REF: 06EPC-00609] [Petra Morris, EPC Case Planner] (L-9) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

10. **Project # 1003993**
06DRB-01006 Minor-SiteDev Plan
BldPermit/EPC
06DRB-01005 Minor-Prelim&Final Plat
Approval
06DRB-01003 Minor-Vacation of Private
Easements

RHOMBUS PA INC agent(s) for GLOBAL STORAGE request(s) the above action(s) for all or a portion of Lot(s) A-37-1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1-O-1, located on COORS BLVD NW, between SEQUOIA NW and ST JOSEPHS DR NW containing approximately 4 acre(s). [REF: 05EPC-00369, 05EPC-00370] [David Stallworth, EPC Case Planner] [Deferred from 7/19/06] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO JULY 26, 2006.**

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

11. **Project # 1000965**
06DRB-01002 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for ASW REALTY, ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for Lot(s) 91-A thru 129-A & Tract(s) M-1 & N-1, **ANDALUCIA AT LA LUZ**, zoned SU-1-PRD (5 du acre), located on SEVILLA AVE NW, between MI CORDELLA DR NW and TRES GRACIAS DR NW containing approximately 4 acre(s). [REF: 05DRB-01025] (F-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1005021**
06DRB-01000 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for JC PETERSON LLC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5, 15, 16 and 17, Block(s) 5, **ESPERANZA ADDITION**, zoned C-1 & P, located on SAN MATEO BLVD SE, between TRUMBULL AVE SE and SOUTHERN AVE SE containing approximately 1 acre(s). [Deferred from 7/19/06] (L-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

13. **Project # 1004940**
06DRB-00794 Minor-Prelim&Final Plat
Approval
06DRB-00795 Minor-Vacation of Private
Easements

ISAACSON & ARFMAN PA agent(s) for SIGNATURE J HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 30, 31 & 32 (to be known as **CHAMISA ENCANTADA**) zoned R-D residential and related uses zone, developing area, located on GRAYSON RD NW, between DUSKFIRE DR NW and TARRINGTON DR NW containing approximately 1 acre(s). *[Was Indef deferred from 6/14/06]* (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1004804**
06DRB-00751 Minor-Prelim&Final Plat
Approval

JESUS SANDOVAL agent(s) for ALEX MCCALLUM request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERENAS**, zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). *[Deferred from 6/7/06 & Indef deferred on a no show 6/21/06]* (L-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE & RECORD THE PLAT.**

15. **Project # 1004909**
06DRB-00717 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06 & 6/7/06 & 6/28/06]* (D-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

16. **Project # 1004986**
06DRB-00922 Minor-Sketch Plat or Plan

STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 2, **FOUR HILLS VILLAGE INSTALLMENT 11-A**, zoned R-1 residential zone, located on STAGECOACH RD SE, between PEDREGOSO PL SE and LA CABRA DR SE containing approximately 1 acre(s). *[Deferred from 7/12/06]* (M-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1004999**
06DRB-00965 Minor-Sketch Plat or Plan

GLEN EFFERTZ request(s) the above action(s) for all or a portion of Tract(s) 316, **OLD TOWN ELEMENTARY SCHOOL**, zoned RA-1, located on MOUNTAIN RD NW, between RIO GRANDE NW and GABALDON NW containing approximately 1 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

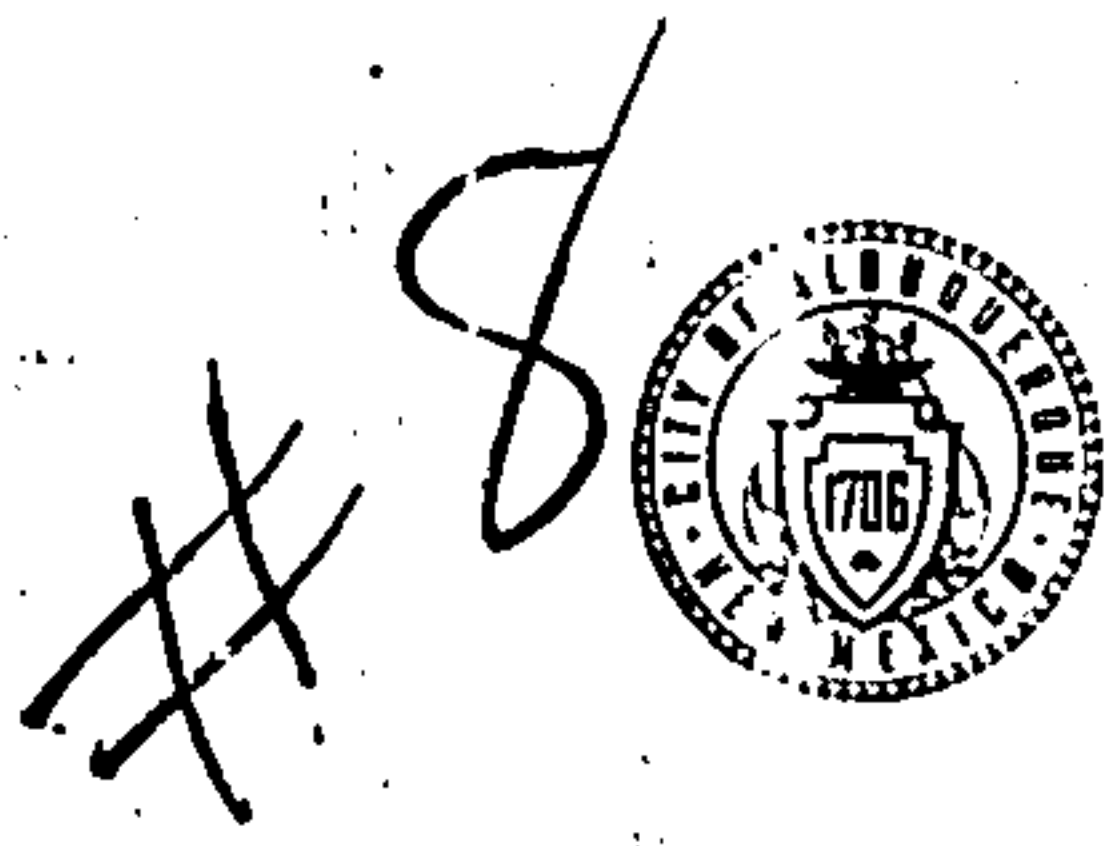
18. **Project # 1005014**
06DRB-00989 Minor-Sketch Plat or Plan

JACK'S HIGH COUNTRY agent(s) for PRISCILLA MARY CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 89-B1-B-1 and 89-B-3, **MAP 33**, zoned R-1, located on 12TH ST NW, between MC MULLAN AVE NW and MILDRED AVE NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1005022**
06DRB-01001 Minor-Sketch Plat or Plan

GREG BACZEK agent(s) for PAUL CHENEY & NANCY BACZEK request(s) the above action(s) for all or a portion of Lot(s) 9 and 10, **GRANADA HEIGHTS ADDITION**, zoned R-1, located on the corner of ALISO DR SE and GARFIELD AVE SE, containing approximately 1 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **ADJOURNED: 12:05 P.M.**



DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

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

| | |
|---|----------------------------|
| DRB Application No.: 06DRB-01007 (S3P) | Project # 1004820 |
| Project Name: AQUATIC CONSULT OFFICE | |
| Agent: Fanning Bard Tatum Architects | Phone No.: 883-5200 |

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/19/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- PLANNING (Last to sign): CM's initials
- 2 Copies
- Vacation of 10' PUE
- _____
- _____

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

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

Project Number 1004820



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004820

AGENDA ITEM NO: 8

SUBJECT:

Final Plat
Preliminary Plat
SIA Extension
Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Minor plat comments.

Albuquerque

An approved drainage report dated 6-20-06 is on file for Preliminary Plat approval.

An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

Need a vacation request.

Infrastructure list comments.

New Mexico 87103

No objection to SIA extension.

No adverse comments regarding Site Plan for Building Permit.

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ^{FP indef} X; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JULY 19, 2006



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 06DRB-01008 (P&F)
Project Name: AQUATIC CONSULT OFFICE
Agent: Fanning Bard Tatum Architects

Project # 1004820
Phone No.: 883-5200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/19/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: 2/13 _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- PLANNING (Last to sign): Add Item 4 on Purpose of Plat that to
needs address the division from 1 lot to 2.
- _____
- _____

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

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

Project Number 1004820

4820

DXF Electronic Approval Form

DRB Project Case #: 1004820

Subdivision Name: ADOBE WEELS TRACTS D1B1 & D1B2

Surveyor: RUSS P HUGG

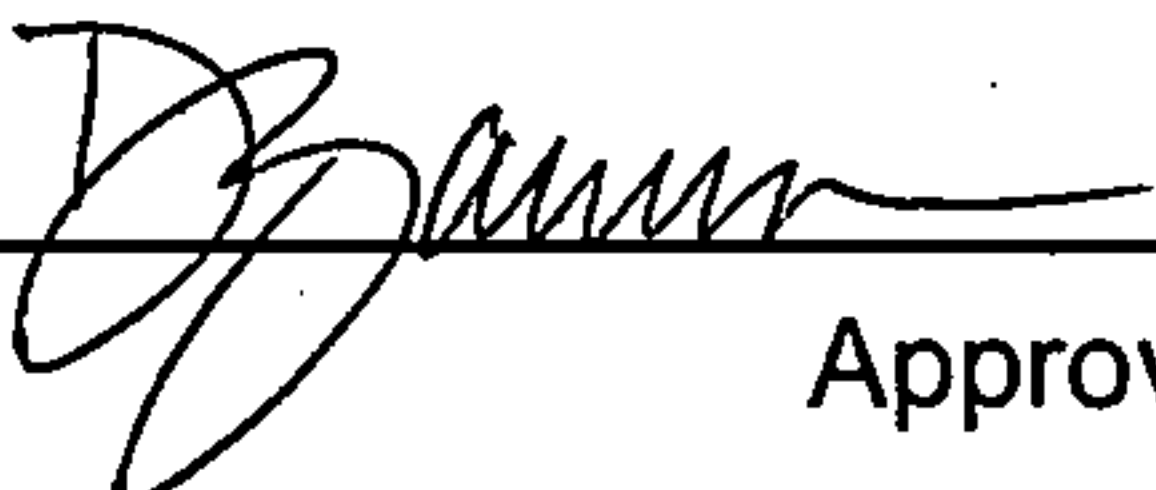
Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 2/9/2007

Hard Copy Received: 2/9/2007

Coordinate System: NMSP Grid (NAD 27)


Approved

2-9-2007
Date

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

AGIS Use Only
Copied fc 4820 to agiscov on 2/9/2007 Contact person notified on 2/9/2007

PLANNING TRACKING LOG

| Date | Project Name & # | Action Request | Action Taken |
|----------|--|----------------|-------------------|
| 11/15/06 | Addo Wells Sub A TRD-1-B Pray 1004820 | Sketch | Comments Given |

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004820

AGENDA ITEM NO: 18

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Minor plat comments.
This project will need an infrastructure list.
An approved grading and drainage plan dated 6-20-06 is on file for Preliminary Plat approval.
Need a vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

discussed

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: NOVEMBER 15, 2006



IMPACT FEES

Development Review Board 11/15/06

Project Number: 1004820

Agenda Item Number: 18

Site: Adobe Wells Subdivision

Lot/s: Tract D1B Zoned C-2

Subdividing this lot into two separate lots will not require impact fees at this time. However, at the time a permit is issued for each office building impact fees will be required. Using the given 5364sf for buildings B, C and D, 9931sf for building A and 1.5 acres for impervious acreage the estimated impact fees are as follows.

Building A:

1. Roadway Facilities for the NW Mesa: \$39,783.60
2. Public Safety Facilities for the Westside: \$744.83
3. Drainage Facilities for the NW Mesa: \$21,078.00

Building B, C & D each:

1. Roadway Facilities for the NW Mesa: \$21,488.00
2. Public Safety Facilities for the Westside: \$402.30

**JACK CLOUD
IMPACT FEE ADMINISTRATOR**

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 15, 2006
DRB Comments**

ITEM # 18

PROJECT # 1004820

APPLICATION # 06DRB-01573

RE: Tract D-1B, Adobe Wells Subdivision/sketch

Planning has no adverse comments to this request.



Andrew Garcia, Planning Alternate
924-3858 Fax 924-3864 agarcia@cabq.gov



#18
1004820
11/15/2006

B13

C
SU-1
99999

D1B
4411

C-2

4411
D1A

SU-1
B1
9640

99999
B2

9620
A2
C-2

IRVING

GLERANCH WESTSIDE

CONGRESS

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

05/11/2009 Issued By: E08375

Permit Number: 2009 070 173

Category Code 910

Application Number: 09DRB-70173, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: EAGLE RANCH BETWEEN IRVING AND EAGLE RANCH

Project Number: 1004820

Applicant
Aquatic Consultants

Agent / Contact
Easterling Consultants Llc

4415-D Hawkins St Ne
Albuquerque NM 87109
890-5753

3613 Nm 528 Nw Suite E-2
Albuquerque NM 87114

Application Fees

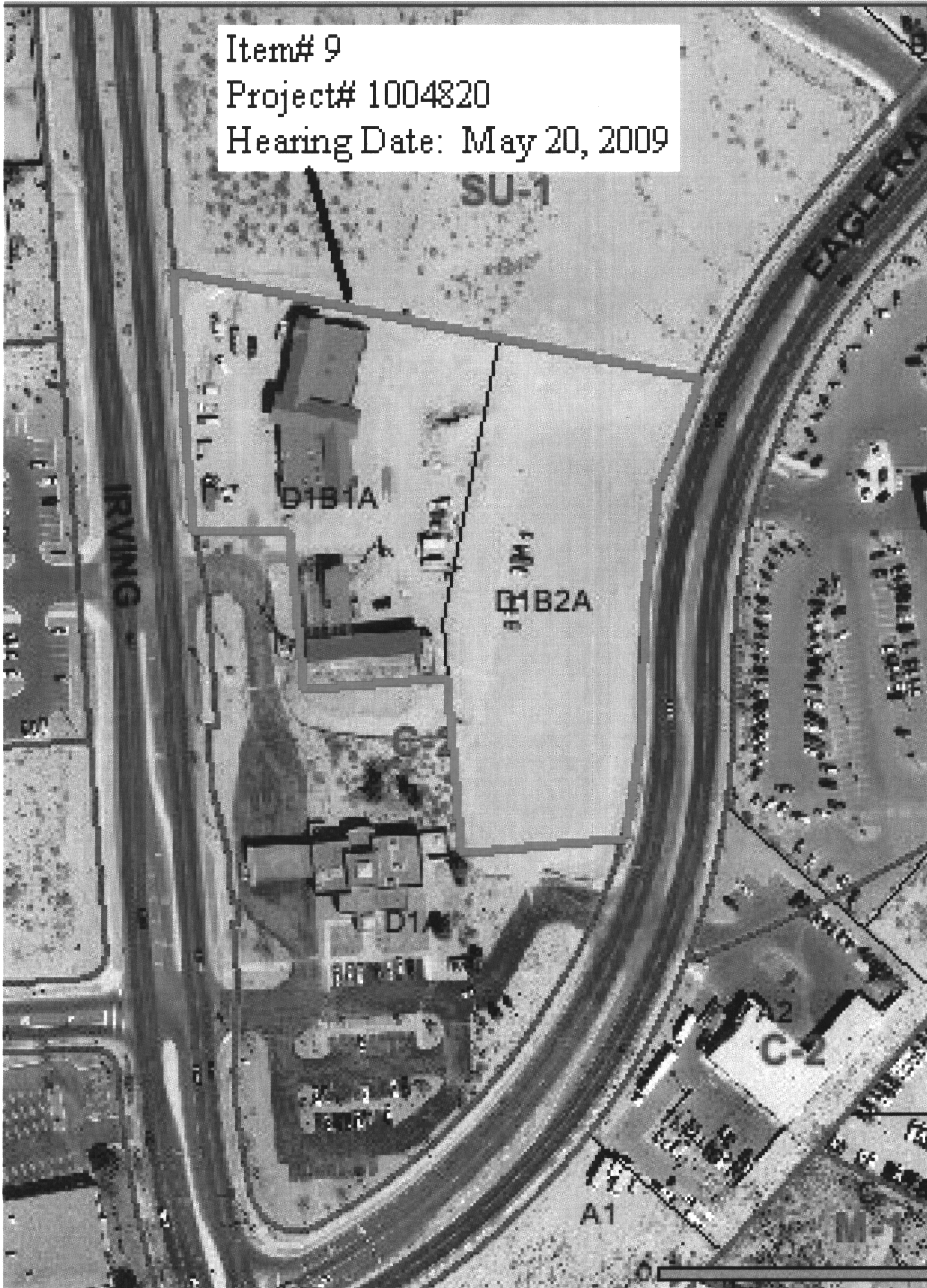
| | | |
|----------------|---------------------|----------------|
| 441018/4971000 | Public Notification | |
| 441032/3424000 | Conflict Mgmt Fee | \$20.00 |
| 441006/4983000 | DRB Actions | \$50.00 |
| TOTAL: | | \$70.00 |

City Of Albuquerque
Treasury Division

5/11/2009 4:36PM LOC: ANNX
WSH 006 TRANSH 0047
RECEIPT# 00105787-00105787
PERMIT# 2009070173 TRSING
Trans Amt \$70.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CK \$70.00
CHANGE \$0.00

Thank You

Item# 9
Project# 1004820
Hearing Date: May 20, 2009



City of Albuquerque



DEVELOPMENT/PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Aquatic Consultants PHONE: (505) 890-5753
 ADDRESS: 4415-D Hawkins Street NE FAX: (505) 890-1604
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Easterling Consultants LLC PHONE: (505) 821-6646
 ADDRESS: 3613 NM 528 NW, Suite E-2 FAX: (505) 897-2965
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____

DESCRIPTION OF REQUEST:

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

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

Lot or Tract No. Tract D-1-B Block: _____ Unit: _____
 Subdiv. / Addn. Adobe Wells Subdivision
 Current Zoning: C-2 Proposed zoning: C-2
 Zone Atlas page(s): B-13 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 3.5 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. _____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Ranch
 Between: Irving and Eagle Ranch

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 # 1004820

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

SIGNATURE [Signature] DATE _____
 (Print) Hugh Floyd _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

| | Application case numbers | Action | S.F. | Fees |
|---|--------------------------|------------|------|-----------------|
| <input checked="" type="checkbox"/> INTERNAL ROUTING | <u>C9DRB</u> | <u>SIA</u> | | \$ <u>50.00</u> |
| <input checked="" type="checkbox"/> All checklists are complete | <u>70173</u> | <u>RMF</u> | | \$ <u>20.00</u> |
| <input checked="" type="checkbox"/> All fees have been collected | | | | \$ _____ |
| <input checked="" type="checkbox"/> All case #s are assigned | | | | \$ _____ |
| <input checked="" type="checkbox"/> AGIS copy has been sent | | | | \$ _____ |
| <input checked="" type="checkbox"/> Case history #s are listed | | | | \$ _____ |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill | | | | \$ _____ |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus | | | | Total |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate | | | | \$ <u>70.00</u> |

Hearing date May 20, 2005

5-11-09

Project # 1004820

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Hugh Floyd
Applicant name (print)

[Signature] 5/11/09
Applicant signature / date



Form revised October 2007

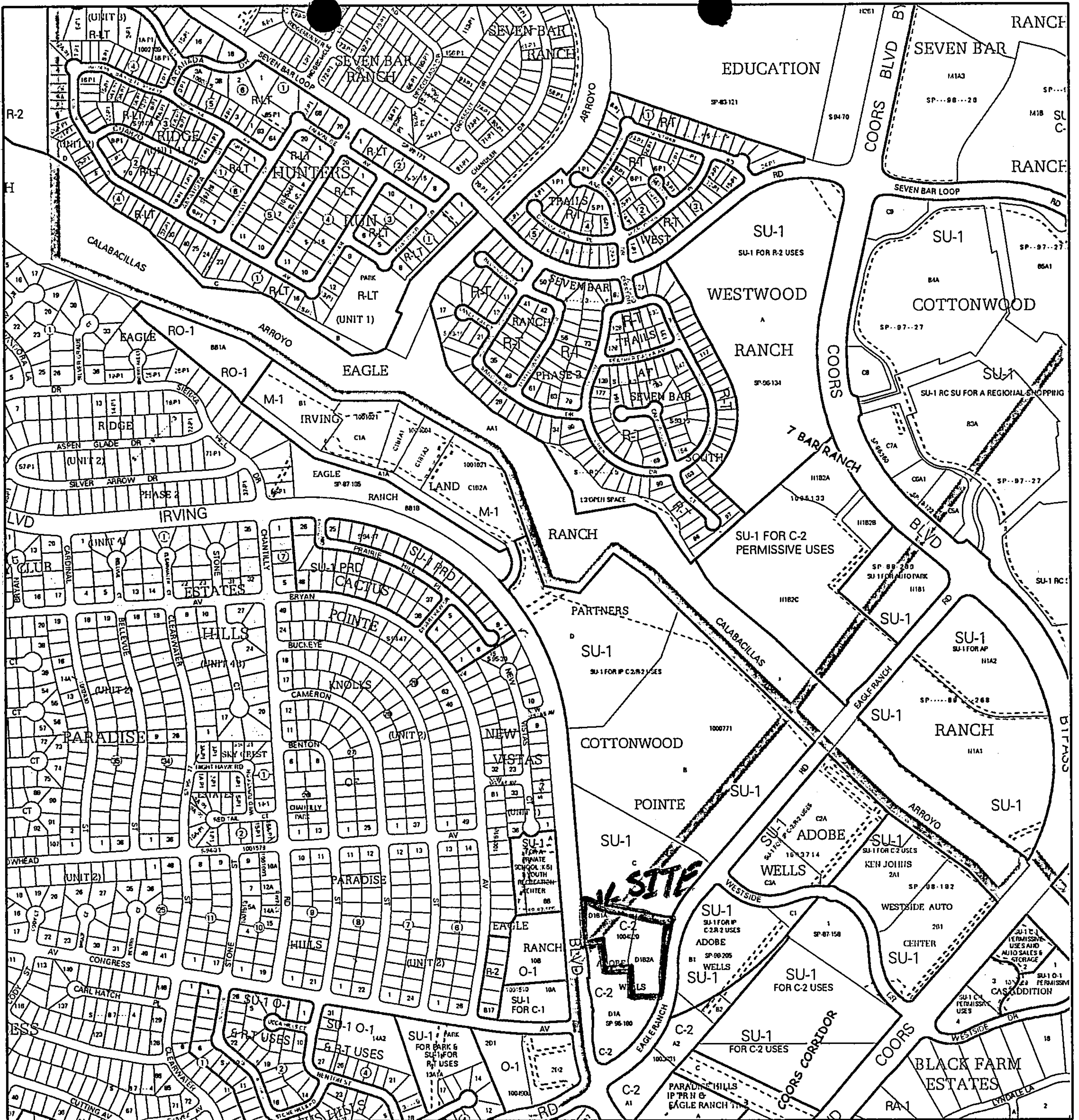
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

09DRB - 20173

[Signature] 5.11.09
Planner signature / date

Project # 1004820



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

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-13-Z

Selected Symbols

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

0 750 1,500 Feet

8. **Project # 1004820**
06DRB-01007 Minor-SiteDev Plan
BldPermit/EPC
06DRB-01008 Minor-Prelim&Final Plat
Approval
06DRB-01009 Minor-Ext of SIA for Temp
Defer SDWK

FANNING BARD TATUM ARCHITECTS agent(s) for AQUATIC CONSULTANTS INC request(s) the above action(s) for all or a portion of Tract(s) D-1-B, Adobe Wells Subdivision (to be known as **AQUATIC CONSULTANTS OFFICE BUILDING**) zoned C-2, located on IRVING BLVD NW and EAGLE RANCH RD NW and containing approximately 3 acre(s). [REF: 06EPC-00470, DRB-95-33] [Carmen Marrone, EPC Case Planner] (B-13) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S INITIALS, VACATION OF THE 10-FOOT PUBLIC UTILITY EASEMENT AND 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: CHANGE "SEWER EASEMENTS" TO "PRIVATE SEWER EASEMENTS", ADD ITEM 4 TO "PURPOSE OF PLAT" AND BOB GAY'S SIGNATURE FOR NMU INC ON THE PLAT. ~~THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.~~ THE EXTENSION OF SIA FOR TEMPORARY DEFERRAL OF SIDEWALKS 06DRB01009 WAS WITHDRAWN AT THE AGENT'S REQUEST.

9. **Project # 1003012**
06DRB-00991 Minor-AmendedSiteDev
Plan BldPermit/EPC

WILLIAM A MCCONNELL ARCHITECT agent(s) for BEN PADILLA, TOWER ROAD BAPTIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) 430-A, **ATRISCO GRANT, UNIT 3**, zoned SU-1 special use zone, located on 86TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). [REF: 06EPC-00609] [Petra Morris, EPC Case Planner] (L-9) THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.

Easterling Consultants LLC

3613 NM 528 NW, Suite E-2
Albuquerque, NM 87114

Office (505) 821-6646
Fax (505) 897-2965

May 11, 2009

Jack Cloud, AICP
Chairman
City of Albuquerque Planning Department
600 2nd NW
Albuquerque, NM 87103

Dear. Mr. Cloud:

The purpose of this letter is to request an assignment and extension for the small median island on Eagle Ranch Road that is covered under a Subdivision Improvements Agreement (SIA) between ACI Management, LLC (ACI) and the City of Albuquerque.

The subject property is located immediately uphill of the New Mexico Federal Credit Union building at the northwest quadrant created by the intersection of Eagle Ranch Road and Irving Boulevard (Refer to Attachment #1). The original lot was identified as Tract D-1-B, Adobe Wells Subdivision.

The DRB number for the project is 1004820. ACI sub-divided Tract D-1-B, Adobe Wells Subdivision into two (2) tracts. The upper lot (Tract D-1-B-1) was developed by ACI and is now the location of their new office building. The lower lot (Tract D-1-B-2) was sold and is being developed by another party. The required median work pertains to the lower lot. The new owners are in the process of securing a letter of credit to allow an assignment of the SIA and Financial Guarantee. Attachment # 2 to this letter is the original exhibit to the infrastructure list and shows the median work.

The median work is necessary only for the purpose of restricting a left-in turn movement out of the lower lot onto Eagle Ranch Road. The owners of the lower lot are in the process of planning development for that lot and will consider the median as part of that planning. There is not currently a curb cut or drive pad in the corresponding location on the lot. There is no purpose for the median work at this time, nor are any adjoining properties adversely affected. The work should be completed with the future development of the lower lot.

Thank you for your consideration of this matter.

Sincerely,



Hugh W. Floyd, P.E.
Project Engineer

HWF/cld

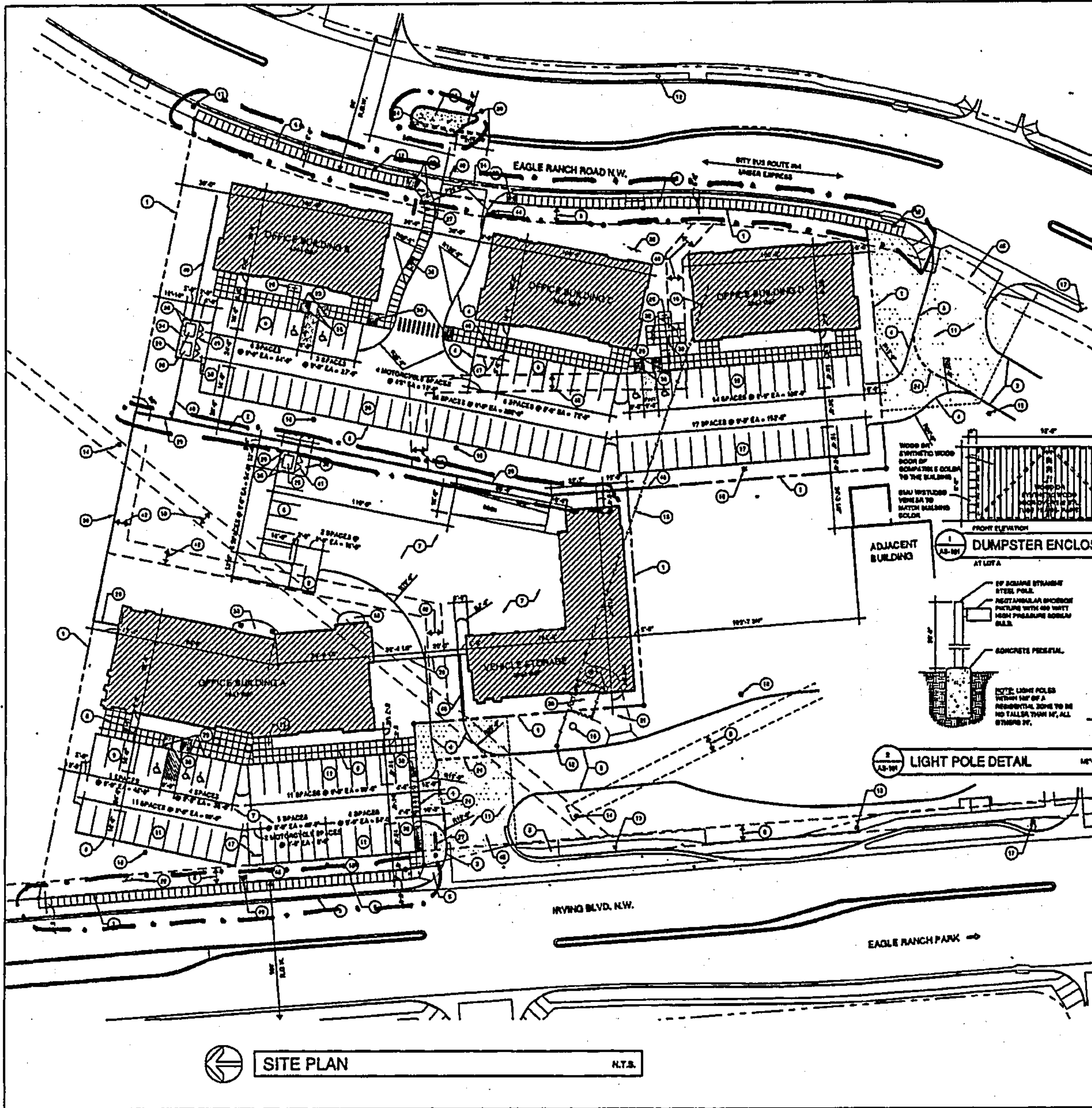
Letter to Jack Cloud
May 11, 2009
Page Two

Copies with attachments:

Thornton Schwenk
5125 Russell Drive NW
Albuquerque, NM 87114

Tom Anderson
10013 Plunkett Drive NW
Albuquerque, NM 87114

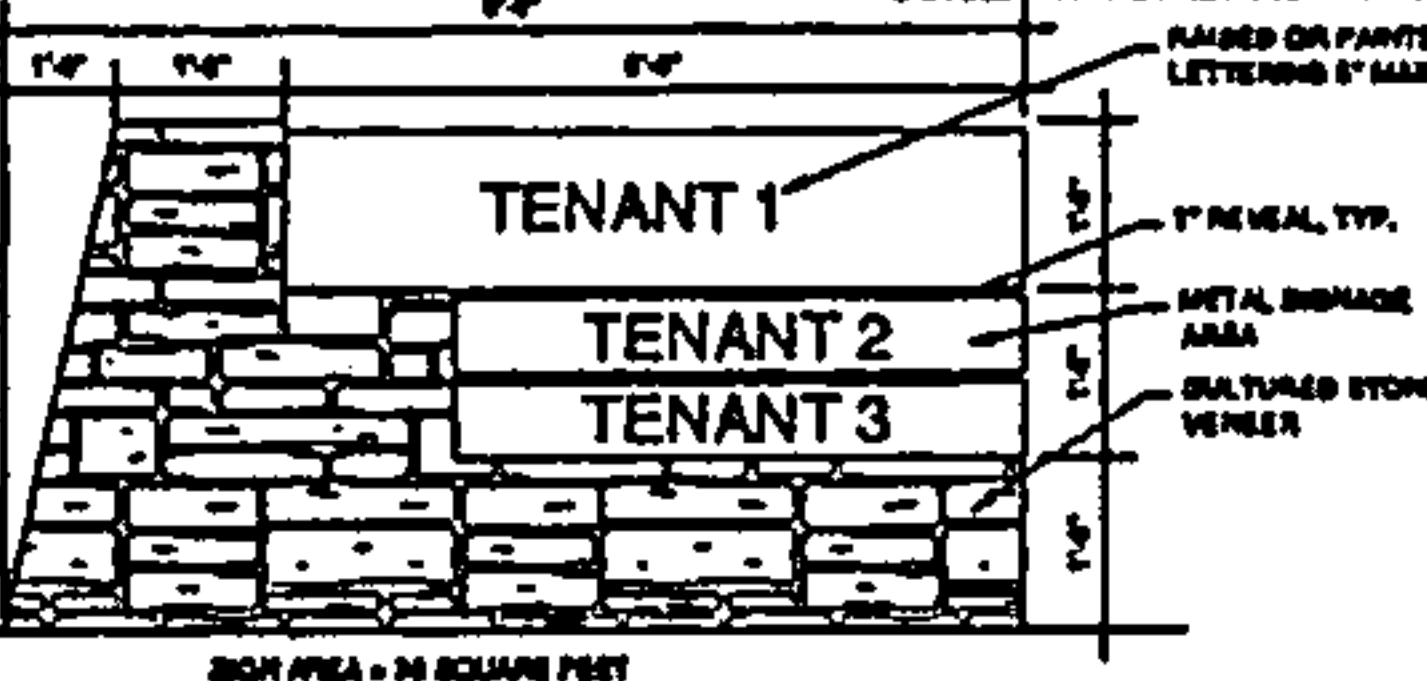
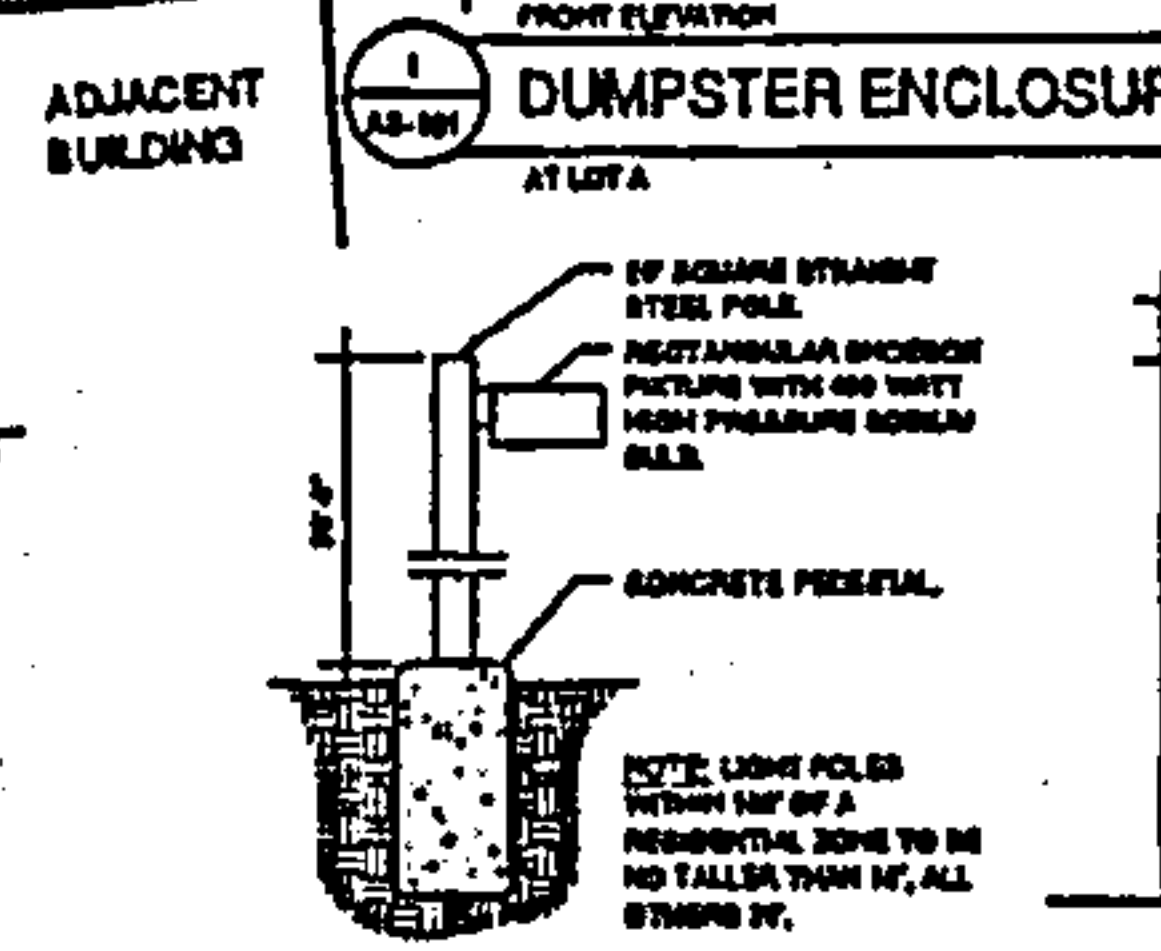
ORIGINAL



KEYED NOTES

- 1. EXISTING PROPERTY LINE
- 2. PROPOSED PROPERTY LINE
- 3. EXISTING CONCRETE CURB
- 4. NEW CONCRETE CURB
- 5. EXISTING CONCRETE SIDE WALK
- 6. NEW CONCRETE SIDEWALK
- 7. NEW ASPHALT DRIVE
- 8. NEW PUBLIC UTILITY EASEMENT
- 9. NEW FIRE EASEMENT
- 10. NEW FIRE & MOUNTAIN STATES TELEPHONE AND TELEGRAPH EASEMENT TO BE RELOCATED
- 11. PRIVATE DRIVEWAY/SEWER EASEMENT
- 12. EXISTING LIGHT POLE
- 13. EXISTING POWER POLE
- 14. EXISTING POWER POLE WARE
- 15. EXISTING ELECTRICAL METER TO BE RELOCATED BY CONTRACTOR
- 16. NEW PARKING LOT LIGHTING SEE DETAIL AS-101 THIS SHEET
- 17. EXISTING FIRE HYDRANT
- 18. EXISTING SIGN TO BE REMOVED
- 19. EXISTING WIRELESS COMMUNICATIONS TOWER
- 20. EXISTING BLOCK WALL ENCLOSURE AND COMMUNICATIONS EQUIPMENT TO BE RELOCATED BY CONTRACTOR
- 21. DRIVEWAY ACCESS AND PARKING AREA THROUGH TO BE INCLUDED BY CONTRACTOR
- 22. REMOVE EXISTING SIGN
- 23. ACCESSIBLE PARKING SPACES AT ALL ACCESSIBLE PARKING SPACES
- 24. DEMO EXISTING CURB
- 25. BICYCLE PARKING FOR 1 BICYCLE
- 26. DAMPTER NEW DAMPTER FOR SEE DETAIL AS-101 THIS SHEET
- 27. 4' HIGH WOODSIDE IRON FENCE AND GATE
- 28. 4' HIGH YARD WALL WITH 2' HIGH VENEER TO MATCH BUILDING COLOR
- 29. NEW MESHAN CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE
- 30. NEW MESHAN CONCRETE FINISH TO MATCH MESHAN FINISH
- 31. NEW MESHAN CONCRETE FINISH TO MATCH MESHAN FINISH
- 32. PLUMBING EMPLOYEE OUTDOOR SPACE
- 33. 6" THICK CONCRETE SLAB
- 34. 6" THICK CONCRETE SLAB
- 35. 6" HIGH OF THICK STEEL ROLLERS
- 36. PAINTED METAL DOOR
- 37. NEW ACCESSIBLE PAUP
- 38. 4' HIGH YARD WALL TO BE CONSTRUCTED BY ADJACENT PROPERTY OWNER
- 39. NEW VALLEY GUTTER PER CITY OF ALBUQUERQUE
- 40. NEW VALLEY GUTTER PER CITY OF ALBUQUERQUE
- 41. WOOD OR SYNTHETIC WOOD DOOR OF COMPATIBLE COLOR TO THE BUILDING
- 42. NEW 1/2" ELECTRICAL EASEMENT
- 43. NEW 1/2" ELECTRICAL EASEMENT
- 44. NO LEFT TURN SIGN POST
- 45. EXISTING SITE DRIVE
- 46. MOTORCYCLE PARKING SIGN
- 47. BICYCLE PARKING BUMPER
- 48. METAL SIGN
- 49. NEW FIRE HYDRANT

| ADJACENT | | ZONING - LOT A | |
|---|--|--|--|
| 4111 IRVING BLVD. NW ALBUQUERQUE, NM 87114 | OFFICE BUILDING A 1411 1/2' 0" | OFFICE BUILDING B 1200 10' 0" | OFFICE BUILDING C 1200 10' 0" |
| 4111 IRVING ST. NE. ALTE B ALBUQUERQUE, NM 87108 | VEHICLE STORAGE 6544 10' 0" | OFFICE BUILDING D 1200 10' 0" | OFFICE BUILDING E 1200 10' 0" |
| LEGAL DESCRIPTION TRACT D-1-B ADDIE WELLS SUBDIVISION | TOTAL PARKING REQUIRED 104 TRANSIT REDUCTION TOTAL PARKING REQUIRED 104 TRANSIT REDUCTION | TOTAL PARKING REQUIRED 104 TRANSIT REDUCTION TOTAL PARKING REQUIRED 104 TRANSIT REDUCTION | TOTAL PARKING REQUIRED 104 TRANSIT REDUCTION TOTAL PARKING REQUIRED 104 TRANSIT REDUCTION |
| ADJACENT | TOTAL PARKING PROVIDED 104 | TOTAL PARKING PROVIDED 104 | TOTAL PARKING PROVIDED 104 |
| ADJACENT | ACCESSIBLE PARKING PROVIDED 4 | ACCESSIBLE PARKING PROVIDED 4 | ACCESSIBLE PARKING PROVIDED 4 |
| ADJACENT | VAN ACCESSIBLE PARKING PROVIDED 2 | VAN ACCESSIBLE PARKING PROVIDED 2 | VAN ACCESSIBLE PARKING PROVIDED 2 |
| ADJACENT | MOTORCYCLE PARKING PROVIDED 2 | MOTORCYCLE PARKING PROVIDED 2 | MOTORCYCLE PARKING PROVIDED 2 |
| ADJACENT | BICYCLE PARKING PROVIDED 2 | BICYCLE PARKING PROVIDED 2 | BICYCLE PARKING PROVIDED 2 |



1 LIGHT POLE DETAIL 1/4" = 1'-0"

2 SIGNAGE DETAIL 1/4" = 1'-0"

ARCHITECTS
 Planning and Design Architects AIA, U.S.
 8100 Indian School Rd. NE Ste 210
 Albuquerque NM 87110
 Phone: 505-763-2225
 Fax: 505-763-2225
 Web: www.fdaia.com

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |

NOT FOR CONSTRUCTION
 ARCHITECT ENGINEER

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
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| | | |

AQUATIC CONSULTANTS, INC
 OFFICE BUILDING/ COMPLEX
 4411 IRVING BLVD. NW
 ALBUQUERQUE, NEW MEXICO 87114
 ORIGINAL EPC CASE NO. Z-81-6
 TRACT D-1-B ADDIE WELLS SUBDIVISION
 JULY 2006

SHEET TITLE
 SITE PLAN

AS-101

PLAT OF
TRACT D-1-B-1-A
ADOBE WELLS SUBDIVISION

(BEING A REPLAT OF TRACT D-1-B-1, ADOBE WELLS SUBDIVISION)
WITHIN

THE TOWN OF ALAMEDA GRANT

IN
PROJECTED SECTION 7, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2007

TRACT E
ADOBE WELLS SUBDIVISION
Filed October 30, 1997, in Volume C36, Page 7

TRACT D-1-B-1
ADOBE WELLS SUBDIVISION
Filed May 22, 2007, in Plat Book 2007C, Page 131

TRACT D-1-B-1-A
1.7680 AC.

TRACT D-1-B-2
ADOBE WELLS SUBDIVISION
Filed May 22, 2007, in Plat Book 2007C, Page 131

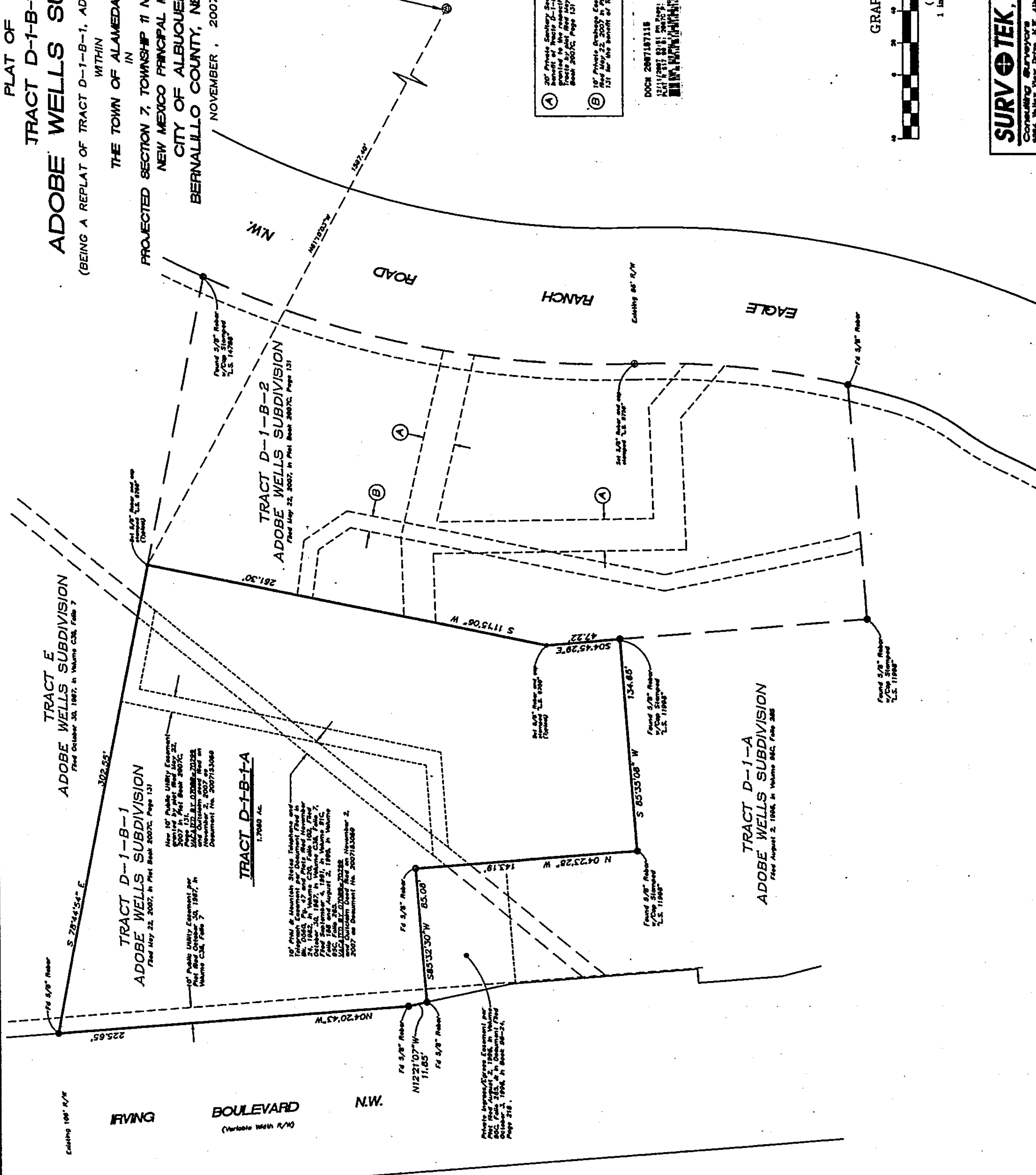
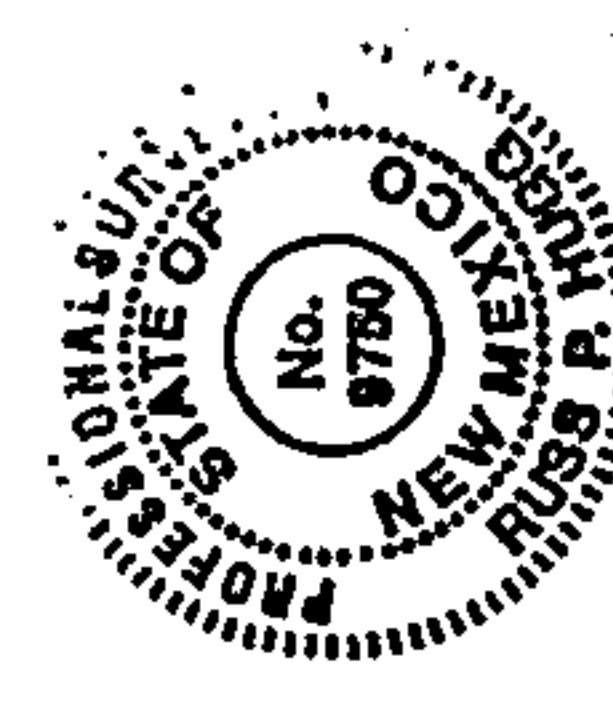
TRACT D-1-A
ADOBE WELLS SUBDIVISION
Filed August 2, 1996, in Volume 96C, Page 305

Abiquiavus Central Survey Monument
741-444-N10"
New Mexico State Plane Coordinates, Central
Zone (NAD 83) as published:
1 = 377,784.42
2 = 3044.81 (SLO 29)
Datum Alpha = -00° 1' 00"
Combined factor = 0.999974823

(A) 20' Private Survey Monument for the
benefit of Tracts D-1-B-1 and D-1-B-2
created by the respective plat(s) of said
Tracts 2007C, filed May 22, 2007 in Plat
Book 2007C, Page 131.

(B) 10' Private Survey Monument created by plat
filed May 22, 2007 in Plat Book 2007C, Page
131 for the benefit of Tract D-1-B-1.

DOCN 2007187118
12/11/2007 02:11:00 PM Page: 2 of 2
K.M. & S.M. Surveyors, P.C.
1000 N. 10th Street, Suite 100
Bernalillo, New Mexico 87104
Phone: 505-837-3000
Fax: 505-837-3077



Online Label Record (Label 1 of 2)

Signature Confirmation™ Number:

2103 8555 7490 1635 9261

Paid Online

| | | | |
|----------------|------------|-------------------------|---------------|
| Transaction #: | 140757222 | Priority Mail® Postage: | \$4.80 |
| Print Date: | 05/11/2009 | Signature Confirmation: | \$1.95 |
| Ship Date: | 05/11/2009 | (Electronic Rate) | |
| Weight: | 0 lb 2 oz | Total: | <u>\$6.75</u> |

From: CHERI DUNKLEBERGER
EASTERLING CONSULTANTS
3613 NM 528 NW STE E
ALBUQUERQUE NM 87114-8918

To: THORNTON SCHWENK
5125 RUSSELL DR NW
ALBUQUERQUE NM 87114-4324

* Commercial Base Pricing Priority Mail rates apply. Signature Confirmation service electronic fee required. Delivery information is not available by phone for the electronic rate. Refunds for unused postage paid labels can be requested online 10 days from the print date. A copy of the recipient's signature will be faxed or mailed upon request by visiting the web site listed below or calling 1-800-222-1811.

Online Label Record (Label 2 of 2)

Signature Confirmation™ Number:

2103 8555 7490 0587 3501

Paid Online

| | | | |
|----------------|------------|-------------------------|---------------|
| Transaction #: | 140757222 | Priority Mail® Postage: | \$4.80 |
| Print Date: | 05/11/2009 | Signature Confirmation: | \$1.95 |
| Ship Date: | 05/11/2009 | (Electronic Rate) | |
| Weight: | 0 lb 2 oz | Total: | <u>\$6.75</u> |

From: CHERI DUNKLEBERGER
EASTERLING CONSULTANTS
3613 NM 528 NW STE E
ALBUQUERQUE NM 87114-8918

To: TOM ANDERSON
10013 PLUNKETT DR NW
ALBUQUERQUE NM 87114-4933

* Commercial Base Pricing Priority Mail rates apply. Signature Confirmation service electronic fee required. Delivery information is not available by phone for the electronic rate. Refunds for unused postage paid labels can be requested online 10 days from the print date. A copy of the recipient's signature will be faxed or mailed upon request by visiting the web site listed below or calling 1-800-222-1811.

Current Project Number: 1004820

FIGURE 1

Date Submitted: JULY 11, 2006

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 07/19/06

Date Preliminary Plat Expires: 07/19/07

DRB Project No.: 1004820

DRB Application No.: 06 DRB 01009

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

AQUATIC CONSULTANTS, INC OFFICE BUILDING/COMPLEX (TRACT D-1-B-1 & TRACT D-1-B-2 ADOBE WELLS SUBDIVISION)

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT D-1-B ADOBE WELLS SUBDIVISION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|--------------------------|--|-----------------------------|-------------------------------|-------------------------------|-------------------|----------------|--------------------|
| | | 230' (177.7') | sidewalk | Irving Boulevard | NW corner of Lot A | SW corner of Lot A | / | / | / |
| | | 530' (424.4') | sidewalk | Eagle Ranch Rd. | NE corner of Lot B | NW corner of Lot B | | | |
| | | | median/island and median removal | Eagle Ranch Rd. | | | | | |
| | | 318' | 2-19' private retaining wall | Between Lot A & B | | | / | / | / |
| | | | 1. SIDEWALKS REMOVED AND PLACED ON SITE PLAT. | | | | | | |
| | | | | | | | / | / | / |
| | | | | | | | / | / | / |
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| | | | | | | | / | / | / |

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.

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|--|----------------------|------|---------------------|----------|------|----|-------------------------------------|----------------|--------------------|
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| Approval of Creditable Items: | | | | | | | Approval of Creditable Items: | | |
| Impact Fee Administrator Signature Date | | | | | | | City User Dept. Signature Date | | |

NOTES

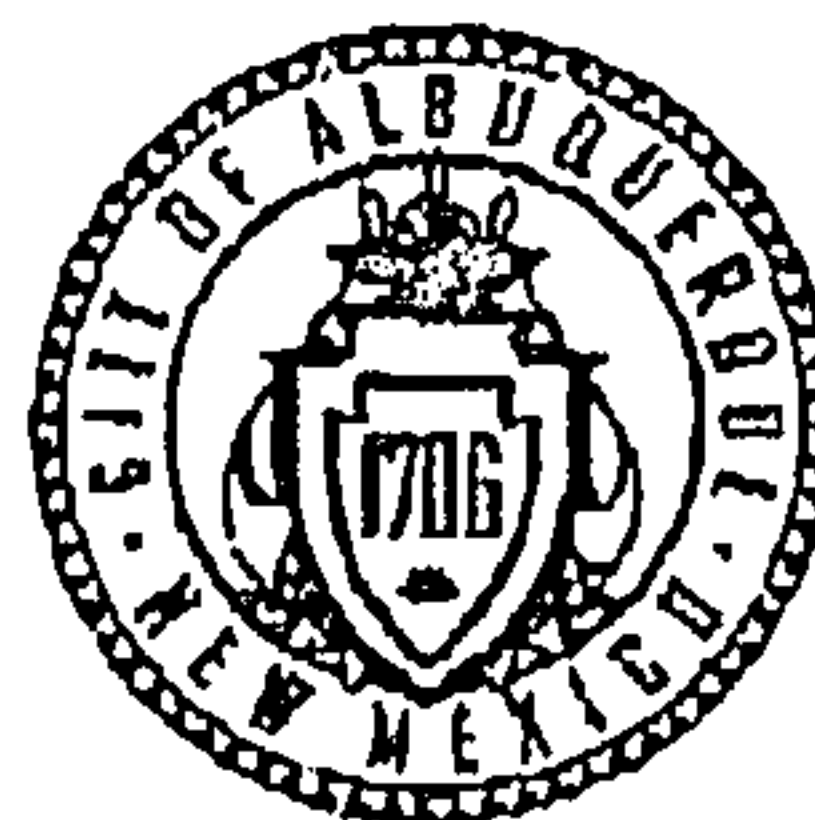
If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per DPM are required.

- 1 SIGNAGE PER DRC
- 2
- 3

| AGENT / OWNER | DEVELOPMENT REVIEW BOARD MEMBER APPROVALS | |
|--|---|--|
| <u>NISAY SANNAMAM</u> NAME (print) | <u>[Signature]</u> 07/19/06 DRB CHAIR - date | <u>Christina Sandoval</u> 7/19/06 PARKS & GENERAL RECREATION - date |
| <u>F.B.T ARCHITECTS</u> FIRM | <u>[Signature]</u> 7-19-06 TRANSPORTATION DEVELOPMENT - date | _____ AMAFCA - date |
| <u>[Signature]</u> SIGNATURE - date | <u>[Signature]</u> 7/19/06 UTILITY DEVELOPMENT - date | _____ - date |
| | <u>Bradley D. Bington</u> 7/19/06 CITY ENGINEER - date | _____ - date |

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|---------|--------------------|--------------------|--------------------|
| 1 | 2-23-07 | <u>[Signature]</u> | <u>[Signature]</u> | <u>[Signature]</u> |
| | | | | |
| | | | | |



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: May 8, 2009

TO CONTACT NAME: Hugh W. Floyd
 COMPANY/AGENCY: Easterling Consultants, LLC
 ADDRESS/ZIP: 3613 NM 528 NW, Suite E-2/87114
 PHONE/FAX #: 821-6646 897-2965-FAX

Thank you for your inquiry of 5-8-09 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at TRACT D-1-B, ADDBE WELLS SUBDIVISION
DRB Submittal
 zone map page(s) B-13

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

Paradise Hills Cive Assoc.

Neighborhood or Homeowner Association

Contacts: Thornton Schwenk

5125 Russell Dr. NW/87114

897-2382(h) 459-9543(c)

Tom Anderson

10013 Plunkett Dr. NW/87114

897-2593(h) 304-0106(c)

Neighborhood or Homeowner Association

Contacts: _____

See reverse side for additional Neighborhood and/or Homeowner Associations

Information:

YES { } NO {X}

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephanie Winkler
 OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

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

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

(Below this line for ONC use only)

Date of Inquiry: 5/8/09 Time Entered: 2:40pm ONC Rep. Initials: [Signature]

90
90
90

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

04/11/2008 Issued By: E08375

Permit Number: 2008 070 157 **Category Code 910**

Application Number: 08DRB-70157, Vacation Of Public Easement

Address:

Location Description: EAGLE RANCH RD NW BETWEEN IRVING BLVD NW AND COORS BYPASS NW

Project Number: 1004820

Applicant
Aci Managment Llc

4415 Hawkins Ne Suite D
Albuquerque NM 87108
890-5753

Agent / Contact

Surv-Tek Inc
Russ Hugg
9384 Valley View Dr Nw
Albuquerque NM 87114

russhugg@survtek.com

Application Fees

| | | |
|----------------|---------------------|-----------------|
| 441018/4971000 | Public Notification | \$75.00 |
| 441032/3424000 | Conflict Mgmt Fee | |
| 441006/4983000 | DRB Actions | \$255.00 |
| TOTAL: | | \$330.00 |

City Of Albuquerque
Treasury Division

4/11/2008 9:49AM LOC: ANHX
WSH 006 TRANS# 0003
RECEIPT# 00090522-00090522
PERMIT# 2008070157 IRS:XT
Trans Amt \$330.00
APN Fee \$75.00
DRB Actions \$255.00
VI \$330.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: ACI MANAGEMENT, LLC PHONE: 890-5733
 ADDRESS: 4415 HAWKINS NE SUITE D FAX: _____
 CITY: ALB STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC SANITARY SEWER EASEMENT AND PRELIMINARY / FINAL PLAT APPROVAL

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 D-1-B-2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: ADOBE WELLS SUBDIVISION
 Existing Zoning: C-2 Proposed zoning: SAME MRGCD Map No. _____
 Zone Atlas page(s): B-13 UPC Code: 101306530404340442

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004820

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.7393
 LOCATION OF PROPERTY BY STREETS: On or Near EAGLE RANCH ROAD NW
 Between: IRVING BLVD NW and COOPS BY PASS NW

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

SIGNATURE [Signature] DATE 4.9.08
 (Print) Russ Hugg 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 |
|--------------------------|------------|-------|------------------|
| <u>08DRB - 70157</u> | <u>VPE</u> | _____ | <u>\$ 300.00</u> |
| <u>08DRB - 70158</u> | <u>P3F</u> | _____ | <u>\$ 215.00</u> |
| _____ | <u>CMA</u> | _____ | <u>\$ 20.00</u> |
| _____ | <u>ADV</u> | _____ | <u>\$ 75.00</u> |
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | Total |
| _____ | _____ | _____ | <u>\$ 610.00</u> |

Hearing date May 7, 2008

[Signature] 4/11/08
 Planner signature / date

Project # 1004820

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

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

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

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

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

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

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

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

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

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

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

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

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

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

Russ Hugg
Applicant name (print)
[Signature] 4.9.08
Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06DRB- _____ - 70152

[Signature] 4/11/08
Planner signature / date
Project # 1004820

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

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

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

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

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

Russ Hugg
Applicant name (print)
[Signature] 4.9.08
Applicant signature / date



Form revised October 2007
[Signature] 4/11/08
Planner signature / date
Project # 1004820

- | | |
|---|--------------------------|
| <input checked="" type="checkbox"/> Checklists complete | Application case numbers |
| <input checked="" type="checkbox"/> Fees collected | 08DRB - _____ - 70158 |
| <input checked="" type="checkbox"/> Case #s assigned | _____ - _____ - _____ |
| <input checked="" type="checkbox"/> Related #s listed | _____ - _____ - _____ |

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from April 22, 2008 To May 7, 2008

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.

[Signature]
(Applicant or Agent)

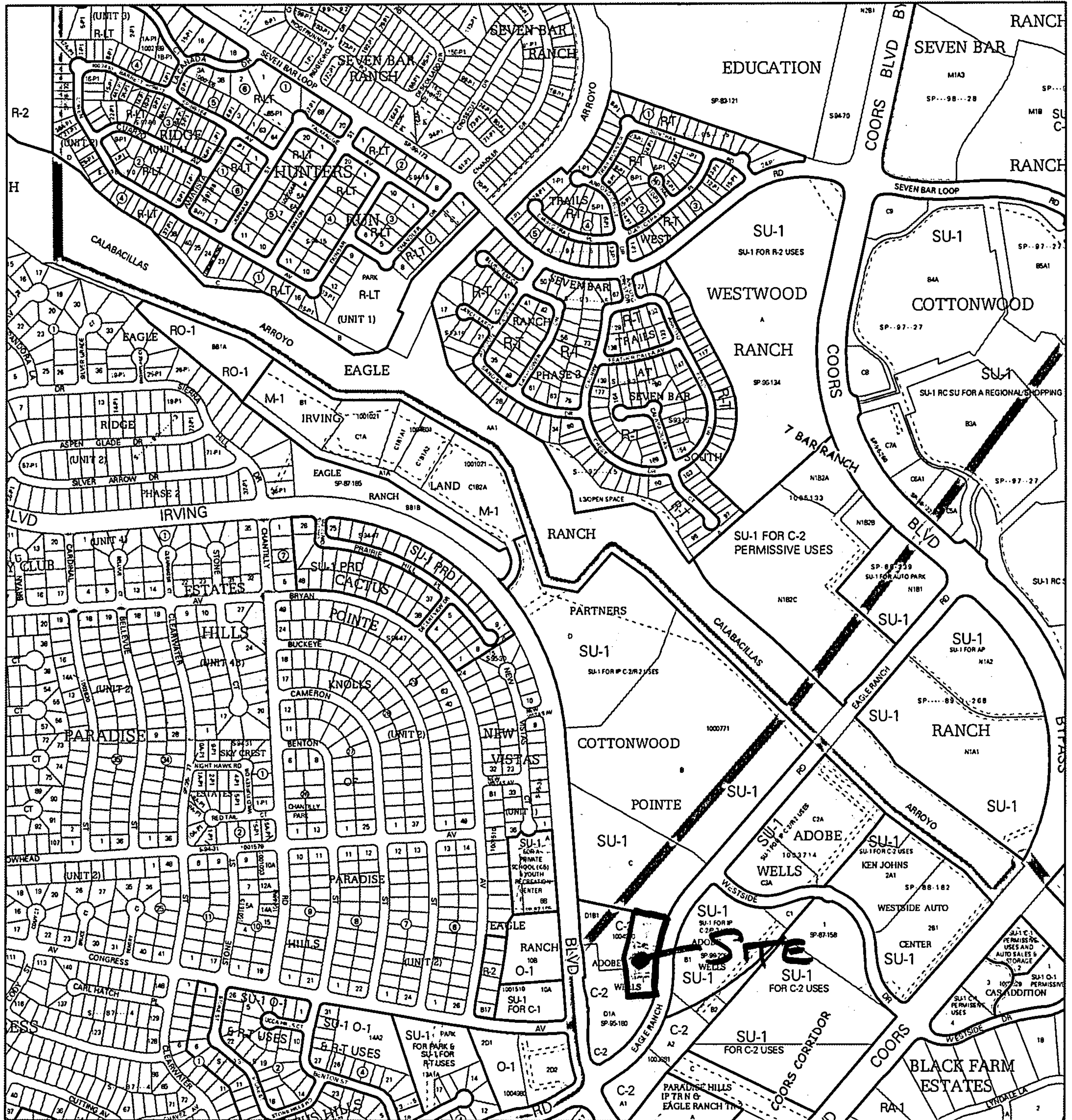
4.11.08
(Date)

I issued 1 signs for this application,

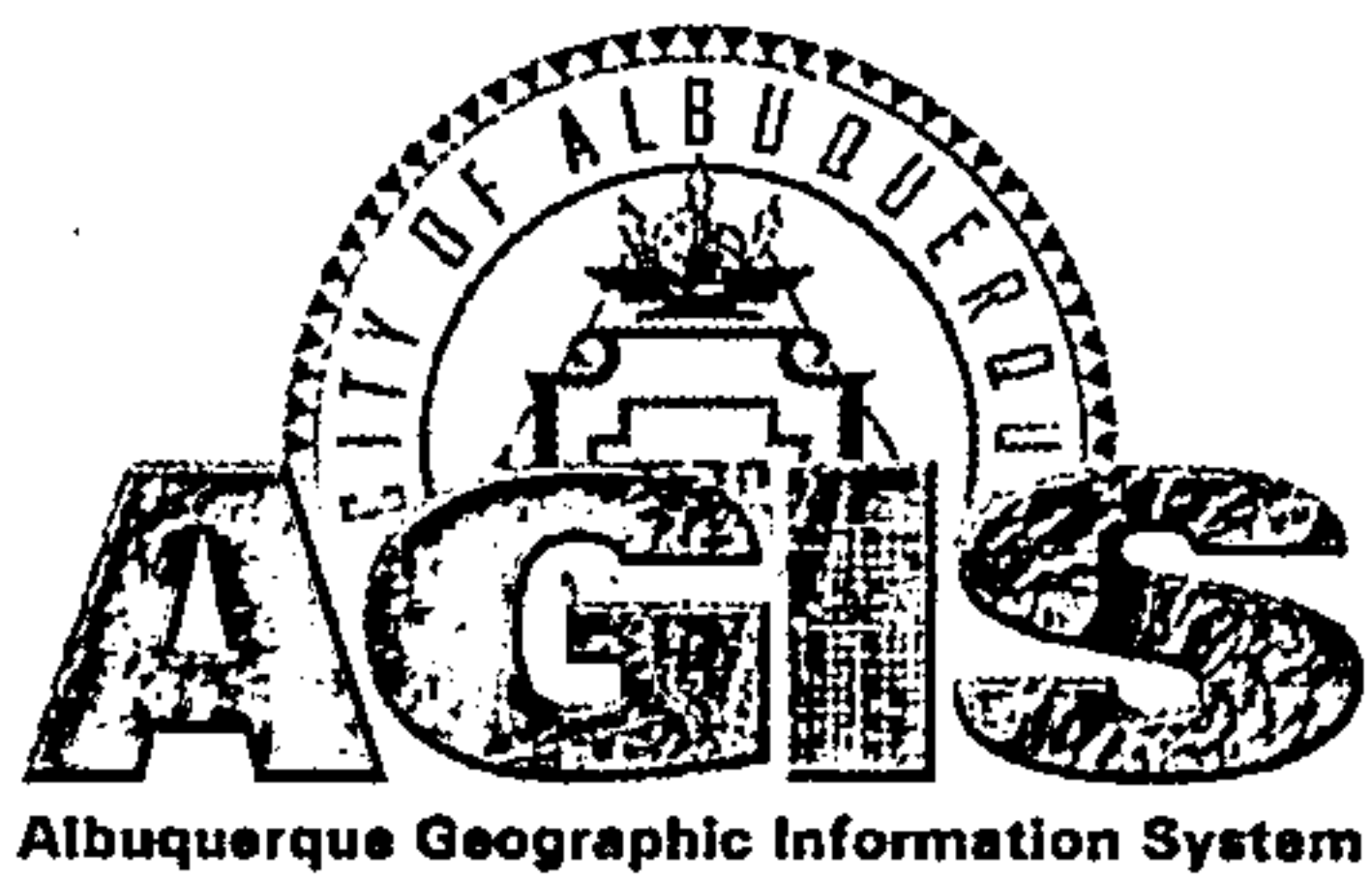
4/11/08
(Date)

Andrew Jones
(Staff Member)

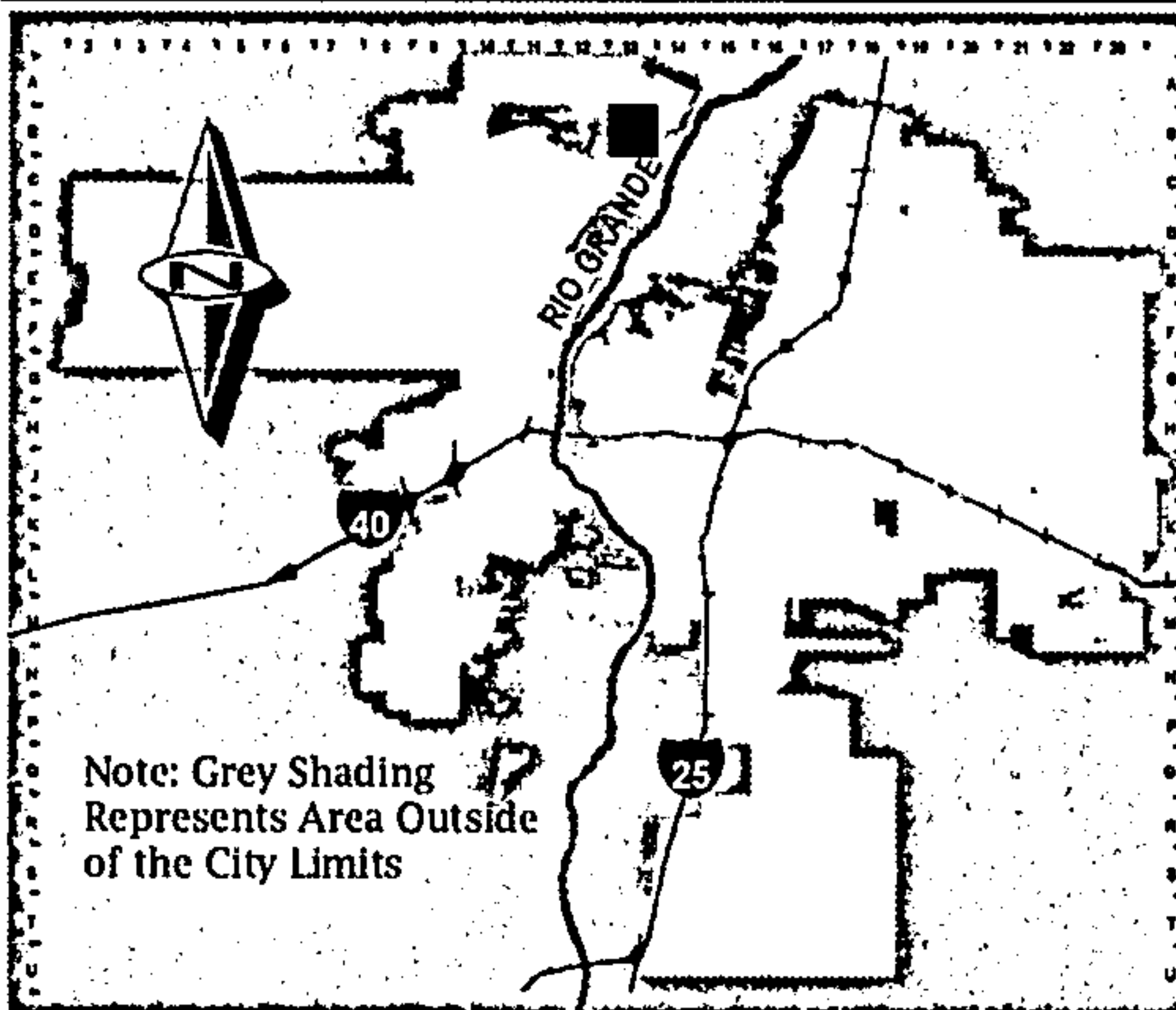
DRB PROJECT NUMBER: 1004820



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



Map amended through: 1/4/2008



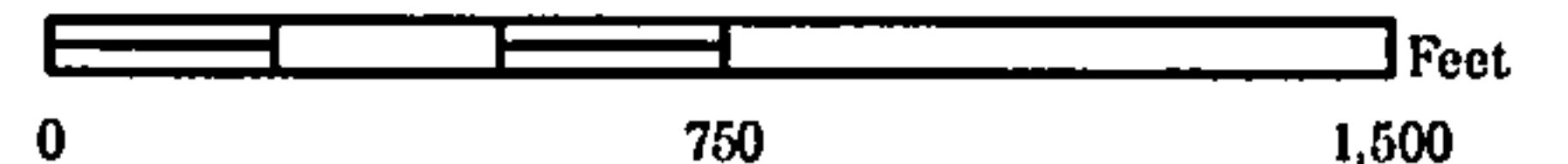
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

B-13-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



SURV TEK, INC.

Consulting Surveyors

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

April 9, 2008

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

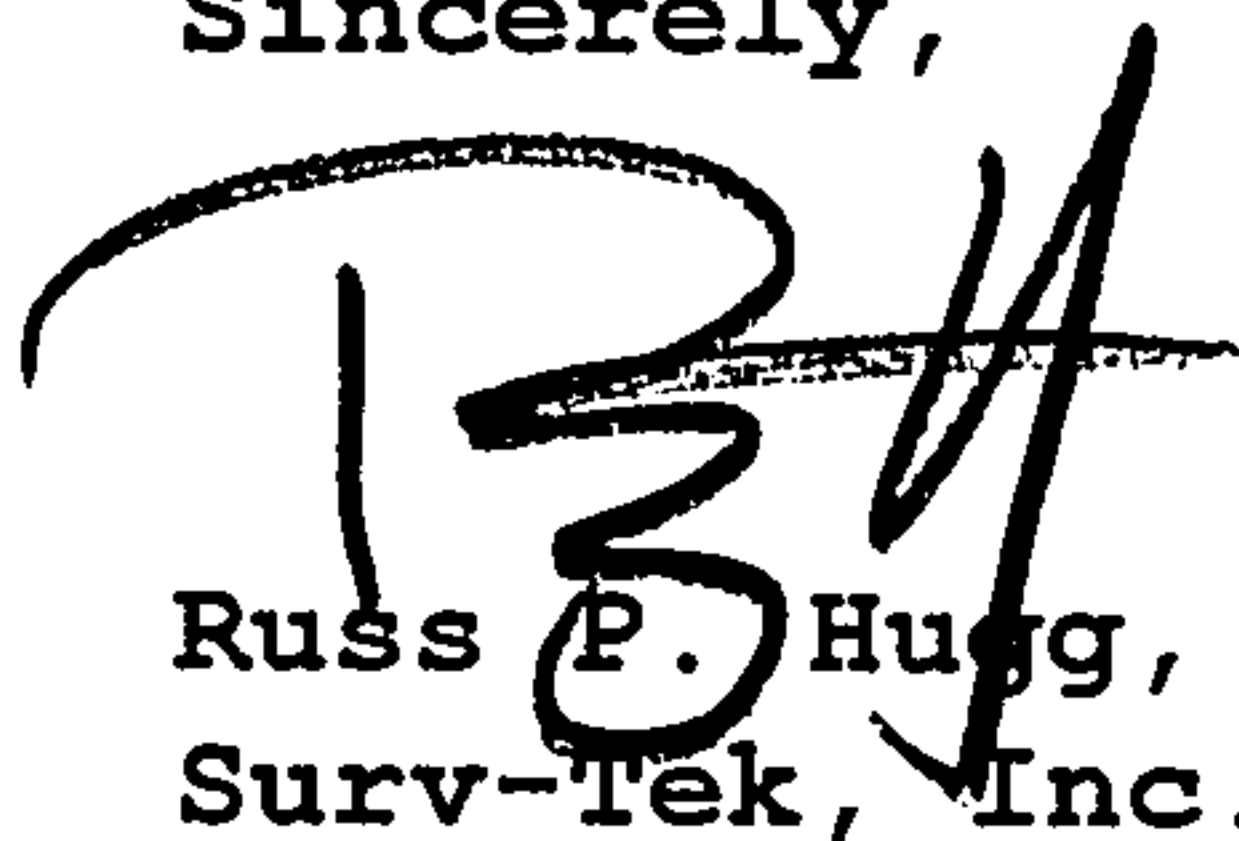
Attention: Mr. Jack Cloud, Chair

RE: Tract D-1-B-2, Abobe Wells Subdivision, City of Albuquerque,
Bernalillo County, New Mexico. Zone Atlas page B-13.

The owner of the above captioned property, ACI Management LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of a Public Sanitary Sewer Easement and Preliminary/Final Plat approval to show the Vacated Easement.

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

Sincerely,



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

March 13, 2008

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

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of ACI Management, LLC, for the purpose of Vacating the Public Sanitary Sewer Easement on the above referenced Tract and the subsequent replat which will show the vacated easement.

Please call me if you have any further questions.

Sincerely,

*ACI Management, LLC
a New Mexico limited liability company*

BY: 

Paul Cassidy, Managing Member

SURV TEK, INC.

Consulting Surveyors

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

April 9, 2007

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Paradise Hills Civic Assoc. N.A.
10013 Plunkett Dr. NW
Albuquerque, NM 87114

Attention: Tom Anderson

Re: Tract D-1-B-2, Abohe Wells Subdivision, City of Albuquerque,
Bernalillo County, New Mexico. Zone Atlas page B-13.

The owner of the above captioned property, ACI Management LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of a Public Easement as shown on the attached Vacation Exhibit.

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

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

Sincerely,

Russ P. Hugg, PS, Agent

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

| | | |
|--|---------|------------------|
| U.S. Postal Service™ | | |
| CERTIFIED MAIL™ RECEIPT | | |
| <i>(Domestic Mail Only; No Insurance Coverage Provided)</i> | | |
| For delivery information visit our website at www.usps.com | | |
| OFFICIAL USE | | |
| ALBUQUERQUE NM 87114 | | |
| Postage | \$ 0.97 | 0127 |
| Certified Fee | \$ 2.65 | 45 |
| Return Receipt Fee (Endorsement Required) | \$ 2.15 | Postmark Here |
| Restricted Delivery Fee (Endorsement Required) | \$ 0.00 | |
| Total Postage & Fees | \$ 5.77 | 04/09/2008 |
| Sent To | | |
| Street, Apt. No., or PO Box No. | | |
| City, State, ZIP+4 | | |

7002 2030 0602 2004
0222 3220 0101
E000

SURV TEK, INC.

Consulting Surveyors

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

April 9, 2007

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Paradise Hills Civic Assoc. N.A.
5125 Russell Dr. NW
Albuquerque, NM 87114

Attention: Thorton Schewnk

Re: Tract D-1-B-2, Abobe Wells Subdivision, City of Albuquerque,
Bernalillo County, New Mexico. Zone Atlas page B-13.

The owner of the above captioned property, ACI Management LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of a Public Easement as shown on the attached Vacation Exhibit.

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

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

Sincerely,

Russ P. Hugg, PS, Agent

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

| U.S. Postal Service™ | | |
|--|---------|------------------|
| CERTIFIED MAIL™ RECEIPT | | |
| (Domestic Mail Only; No Insurance Coverage Provided) | | |
| For delivery information visit our website at www.usps.com | | |
| OFFICIAL USE | | |
| Postage | \$ 0.97 | 0127 |
| Certified Fee | \$2.65 | 45 Postmark Here |
| Return Receipt Fee (Endorsement Required) | \$2.15 | |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 | |
| Total Postage & Fees | \$ 5.77 | 04/09/2008 |
| Sent To | | |
| Street, Apt. No.; or PO Box No. | | |
| City, State, ZIP+4 | | |

7002 2030 0003 3220 0095

ALBUQUERQUE NM 87114

See Reverse for Instructions



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: April 8, 2008

TO CONTACT NAME: Russ Hugg
 COMPANY/AGENCY: Surv & Tek Inc
 ADDRESS/ZIP: 9384 Valley View Dr. NW 87114
 PHONE/FAX #: 897-3366 897-3377

Thank you for your inquiry of April 8, 2008 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Tract D-1-B-2 Adobe Wells

zone map page(s) B 13

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

Paradise Hills Civic Assoc.
 Neighborhood or Homeowner Association
 Contacts: Thornton Schwenk
5125 Russell Dr. NW 87114
897-2382 (h) 459-9543 (c)
Tom Anderson
10013 Plunkett Dr. NW 87114
897-2593 (h) 304-0106 (c)

Neighborhood or Homeowner Association
 Contacts: _____

See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES { } NO

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

 OFFICE OF NEIGHBORHOOD COORDINATION

.....
ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

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

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

(Below this line for ONC use only)

Date of Inquiry: 4.8.08 Time Entered: 4:40 PM ONC Rep. Initials: DR

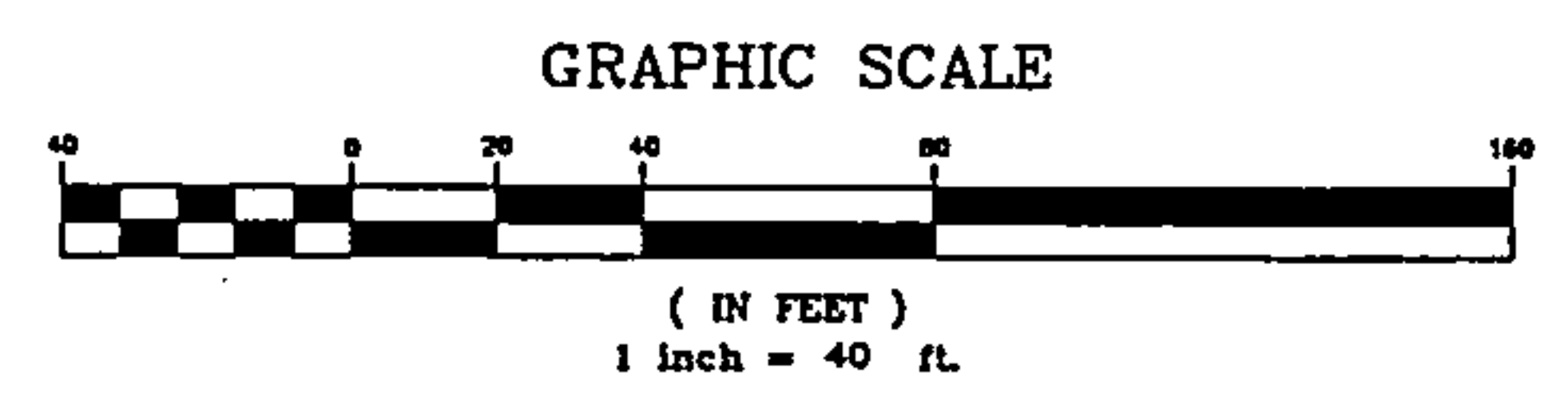
VACATION EXHIBIT
TRACT D-1-B-2
ADOBE WELLS SUBDIVISION

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 7, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2008

Albuquerque Control Survey Monument
784-448-N10"
New Mexico State Plane Coordinates, Central
Zone (NAD 83) as published:
N = 1,524,223.963
E = 1,518,034.682
Elevation = 5048.205 (NAVD 88)
Delta Alpha = -0074'08.78"
Combined factor = 0.999979581

(A) 20' Public Sanitary Sewer Easement for the benefit of Tracts D-1-B-1 and D-1-B-2 granted to the respective owner(s) of said Tracts by plat filed May 22, 2007 in Plat Book 2007C, Page 131 (Cross Hatched Area) VACATED BY 0808B-

(B) 10' Private Drainage Easement granted by plat filed May 22, 2007 in Plat Book 2007C, Page 131 for the benefit of Tract D-1-B-1.



SHEET 3 OF 3

SURV+TEK, INC.
Consulting Surveyors
8384 Valley View Drive, N.E. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

080143.dwg

TRACT E
ADOBE WELLS SUBDIVISION
Filed October 30, 1987, in Volume C35, Folio 7

TRACT D-1-B-1-A
ADOBE WELLS SUBDIVISION
Filed December 11, 2007, in Plat Book 2007C, Page 341

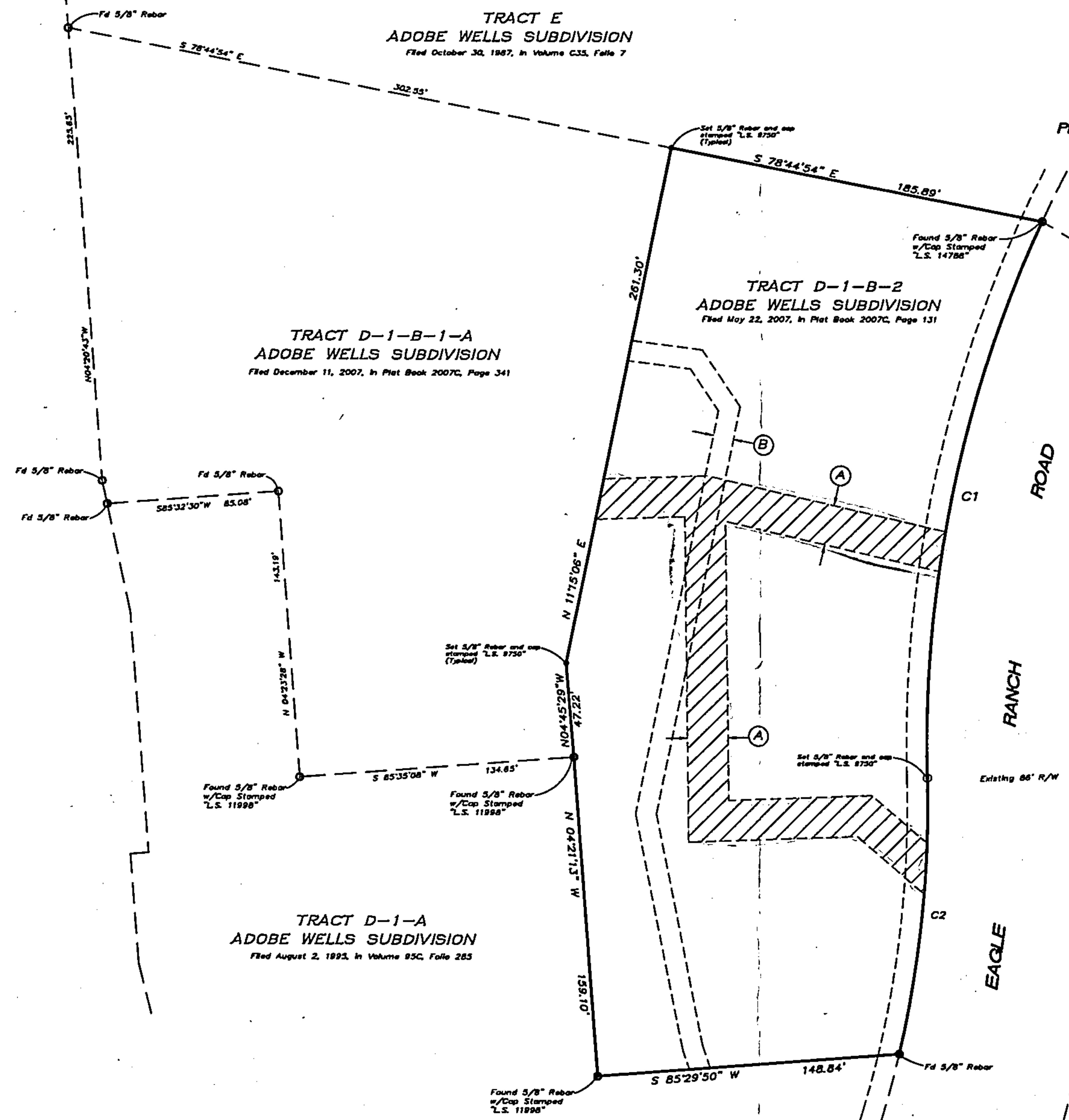
TRACT D-1-B-2
ADOBE WELLS SUBDIVISION
Filed May 22, 2007, in Plat Book 2007C, Page 131

TRACT D-1-A
ADOBE WELLS SUBDIVISION
Filed August 2, 1993, in Volume 95C, Folio 285

TRACT D-1-A

Existing 106' R/W
IRVING BOULEVARD
(Variable Width R/W)
N.W.

RAUNCH ROAD
EAGLE RANCH



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A 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): SURV-TEK, INC PHONE: 877-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 877-3377
 CITY: ALB STATE: NM ZIP: 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: ACI MANAGEMENT, LLC PHONE: 890-5753
 ADDRESS: 4415 HAWKINS NE SUITE D FAX: _____
 CITY: ALB STATE: NM ZIP: 87109 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF PRIVATE EASEMENT AND PRELIMINARY / FINAL PLAT APPROVAL

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 D-1-B-2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: ADOBE WELLS SUBDIVISION
 Existing Zoning: C-2 Proposed zoning: SAME MRGCD Map No N/A
 Zone Atlas page(s): B-13 UPC Code: 101306532464340442

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004820

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: EAGLE RANCH ROAD NW
 Between: IRVING BLVD NW and COURTS BYPASS NW

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

SIGNATURE: [Signature] DATE: 3.14.08
 (Print) RUSSHUGG Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

| | | | | |
|---|-----------------------------------|------------|-------|------------------|
| <input checked="" type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
| <input checked="" type="checkbox"/> All checklists are complete | <u>08DRB - 70157</u> | <u>VPC</u> | _____ | <u>\$ 45.00</u> |
| <input checked="" type="checkbox"/> All fees have been collected | <u>08DRB - 70158</u> | <u>DBF</u> | _____ | <u>\$ 215.00</u> |
| <input checked="" type="checkbox"/> All case #s are assigned | _____ | <u>CMF</u> | _____ | <u>\$ 20.00</u> |
| <input checked="" type="checkbox"/> AGIS copy has been sent | _____ | _____ | _____ | \$ _____ |
| <input checked="" type="checkbox"/> Case history #s are listed | _____ | _____ | _____ | \$ _____ |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill | _____ | _____ | _____ | \$ _____ |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus | _____ | _____ | _____ | Total |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate | Hearing date <u>April 9, 2008</u> | _____ | _____ | <u>\$ 280.00</u> |

[Signature]
 Planner signature / date

Project # 1004820

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

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

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

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

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

Russ Hugg
Applicant name (print)
[Signature] 3.14.08
Applicant signature / date



Form revised October 2007
[Signature] 4/1/08
Planner signature / date

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
08DRB - 70158

Project # 1004820

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

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

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

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

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

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

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

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

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

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

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

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

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

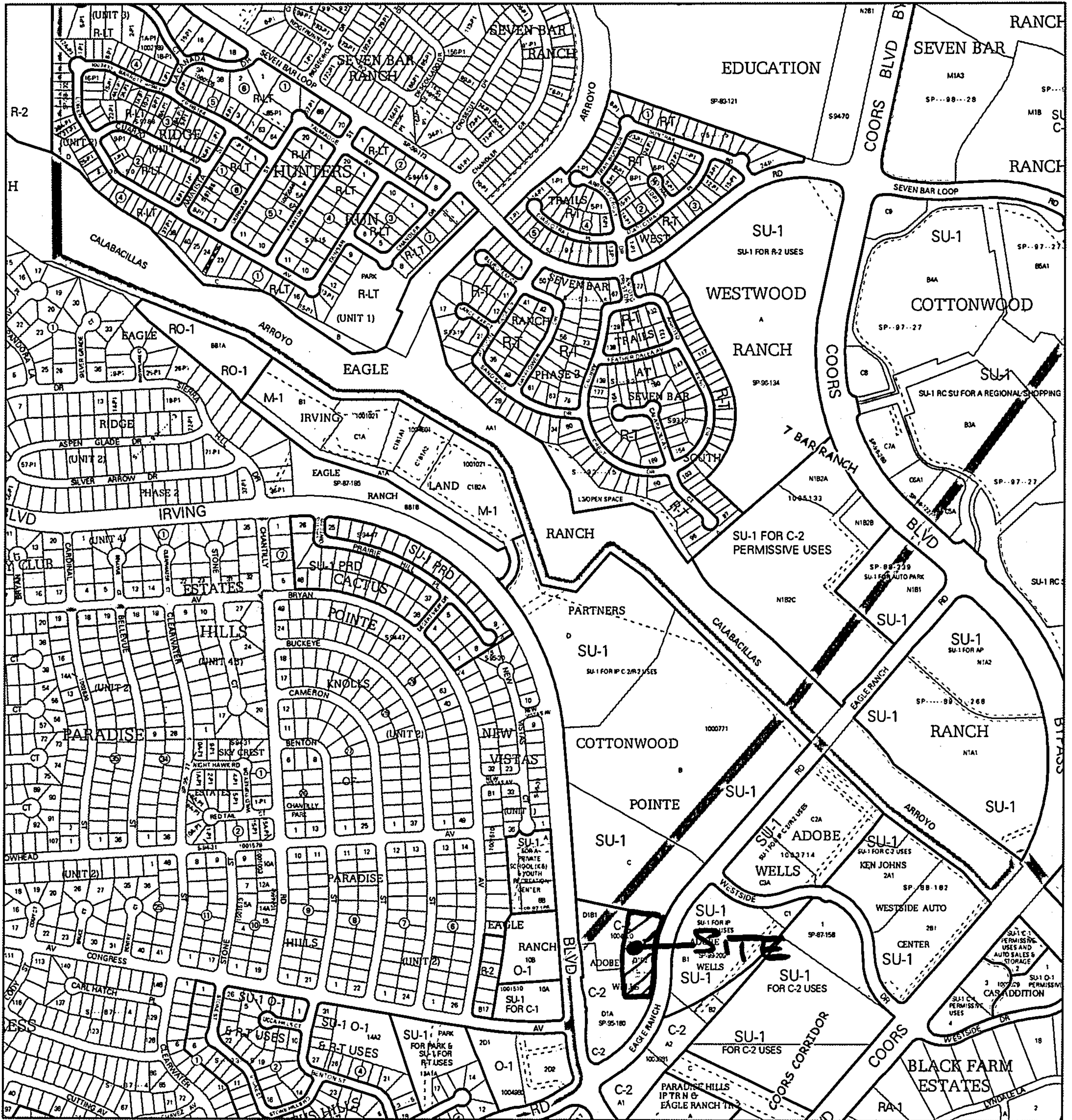
Russ Hugg
Applicant name (print)
[Signature] 3.14.08
Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
28DRB - 70157

[Signature] 2/1/08
Planner signature / date
Project # 1004820



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-13-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 1/4/2008

SURV **TEK**, INC.

Consulting Surveyors

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

March 13, 2008

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

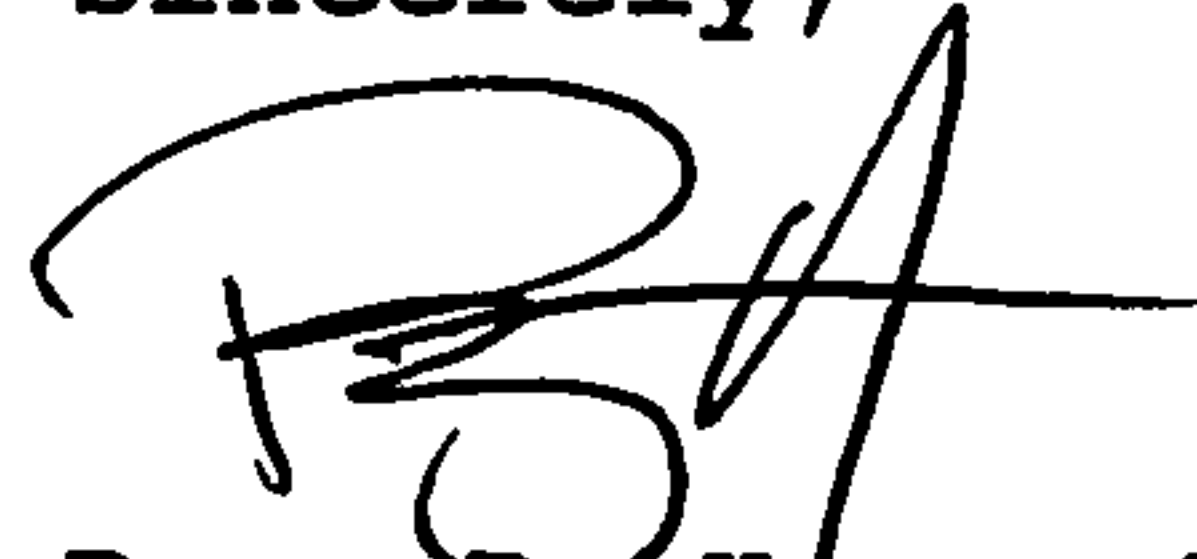
Attention: Mr. Jack Cloud, Chair

RE: Tract D-1-B-2, Abobe Wells Subdivision, City of Albuquerque,
Bernalillo County, New Mexico. Zone Atlas page B-13.

The owner of the above captioned property, ACI Management LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of a Private Sanitary Sewer Easement and Preliminary/Final Plat approval to show the Vacated Easement.

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

Sincerely,



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

March 13, 2008

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

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of ACI Management, LLC, for the purpose of Vacating the Public Sanitary Sewer Easement on the above referenced Tract and the subsequent replat which will show the vacated easement.

Please call me if you have any further questions.

Sincerely,

ACI Management LLC
A New Mexico limited liability company



By: Paul Cassidy, Managing Member



TREASURER'S CERTIFICATION
 This is to certify that taxes are current and paid
[Signature]
 Alameda County Treasurer
 Date

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS** shown on this plat are granted for the common and joint use of:
- A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
 - B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
 - C. Olkelt Corporation for the 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 ground pedestals and closures.
 - D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
 - E. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

Included in the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of poles, decking, or any structures adjacent to or near easements shown on this plat.

DISCLAIMER
 Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

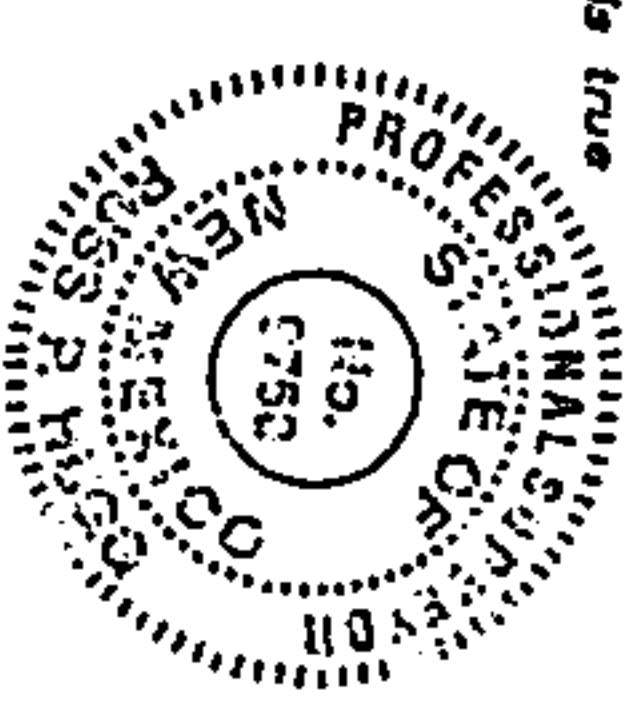
PURPOSE OF PLAT

- The purpose of this plat is to:
1. Divide existing Tract D-1-B into two (2) tracts.
 2. Grant the New 20' Public Sanitary Sewer Easement for the benefit of Tracts D-1-B-1 and D-1-B-2 as shown hereon.
 3. Grant the New 10' Public Utility Easement as shown hereon.

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from measurements on actual ground surveys performed by me and my assistants; that it is a true and correct copy of the original survey as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
 Russ P. Hugg
 NMPS No. 9750
 November 24, 2006



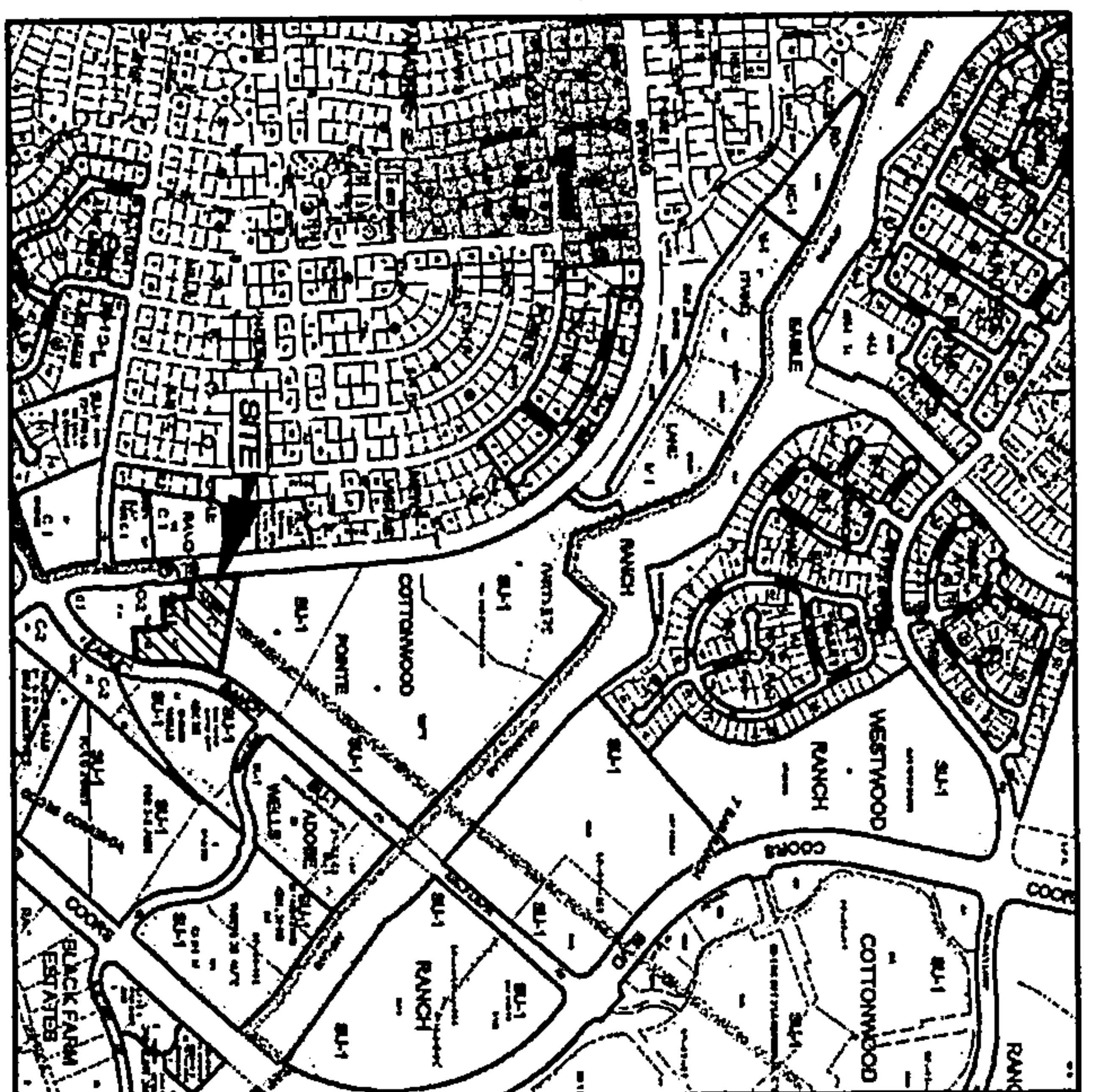
PLAT OF
TRACTS D-1-B-1 AND D-1-B-2
ADOBE WELLS SUBDIVISION
 (BEING A REPLAT OF TRACT D-1-B, ADOBE WELLS SUBDIVISION)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2006

PROJECT NUMBER: 1004820
 Application Number: 04DRB-01008

PLAT APPROVAL
 Utility Approvals:
 PNM Gas and Electric Services: *[Signature]* Date: 12-14-06
 Olkelt Corporation: *[Signature]* Date: 12-20-06
 Comcast: *[Signature]* Date: 12-14-06
 New Mexico Utilities: *[Signature]* Date: 12-28-06

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer easements are based upon the NMU, Inc. facilities, not the City of Albuquerque.

CITY APPROVAL:
 City Engineer: *[Signature]* Date: 12-14-06
 City Surveyor: *[Signature]* Date: 5/16/07
 Real Property Division: *[Signature]* Date: 5/16/07
 Planning: *[Signature]* Date: 5-16-07
 Transportation Division: *[Signature]* Date: 5/16/07
 Utilities Department: *[Signature]* Date: 5/16/07
 Planning and Recreation Department: *[Signature]* Date: 5/16/07
 Parks and Recreation Department: *[Signature]* Date: 5/16/07
 AMRCA: *[Signature]* Date: 5/16/07
 Planning: *[Signature]* Date: 5/21/07



MAP NOT TO SCALE

GENERAL NOTES

1. Bearings are New Mexico State Plane Old Bearings (Central Zone - NAD27) originated at the New Mexico State Highway Central Monument NM448-N10.
2. Distances are ground.
3. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ().
4. All corners found in place and held were logged with a brass disk stamped "MUGG L.S. 9750" unless otherwise indicated hereon.
5. All corners that were set are either a 5/8" rebar with cap stamped "MUGG L.S. 9750" unless otherwise indicated hereon.
6. Field surveys were performed during the month of March, 2006.
7. U.C.L.S. Log Number 2006271447.
8. City of Albuquerque Zone Atlas Pages: B-13-2
9. This property is currently zoned "C-2," per the City of Albuquerque Zone Atlas, dated January 12, 2006.

Documents used in the preparation of this survey are as follows:

- A. Plat entitled "PLAT OF TRACT D-1, ADOBE WELLS SUBDIVISION, ALBUQUERQUE, NEW MEXICO, JULY, 1991," filed September 4, 1991, in Volume 91C, Folio 188, records of Bernalillo County, New Mexico.
- B. Plat entitled "PLAT OF TRACT D-1-A AND D-1-B, ADOBE WELLS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JULY, 1995," filed August 2, 1995, in Volume 95C, Folio 285, records of Bernalillo County, New Mexico.
- C. Plat entitled "SUBDIVISION PLAT MAP FOR ADOBE WELLS SUBDIVISION ALBUQUERQUE, NEW MEXICO, FEBRUARY, 1986," filed October 30, 1987, in Volume C15, Folio 7, records of Bernalillo County, New Mexico.
- D. Plat entitled "REPLAT OF PORTION OF TRACTS 2 AND 3, EAGLE RANCH TO TRACTS F, G, H AND I, EAGLE RANCH, BERNALILLO COUNTY, NEW MEXICO, AUGUST, 1982," filed November 24, 1982, in Volume C20, Folio 102, records of Bernalillo County, New Mexico.
- E. Title Report prepared for this property by Commonwealth Land Title Insurance Company and underwritten by LandAmerica Albuquerque Title, Commitment for Title Insurance No. 6212000458, dated February 2, 2006.

28677324
 Page 1 of 3
 5/22/2006 08:31
 87-5876 17131
 Handle Follow Rev. Co. Plot R 17.00 87-5876 17131

LEGAL DESCRIPTION
 TRACT D-1-B-2 of ADOBE WELLS SUBDIVISION as the same is shown and designated on the plat hereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 2, 1995, in Map Book 95C, folio 285.
 Said Tract contains 3.4473 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATED and now comprising, PLAT OF TRACTS D-1-B-1 AND D-1-B-2, ADOBE WELLS SUBDIVISION (BEING A REPLAT OF TRACT D-1-B, ADOBE WELLS SUBDIVISION) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 7, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof; Said owner(s) and proprietor(s) do hereby grant the Public Utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and irrevocable title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

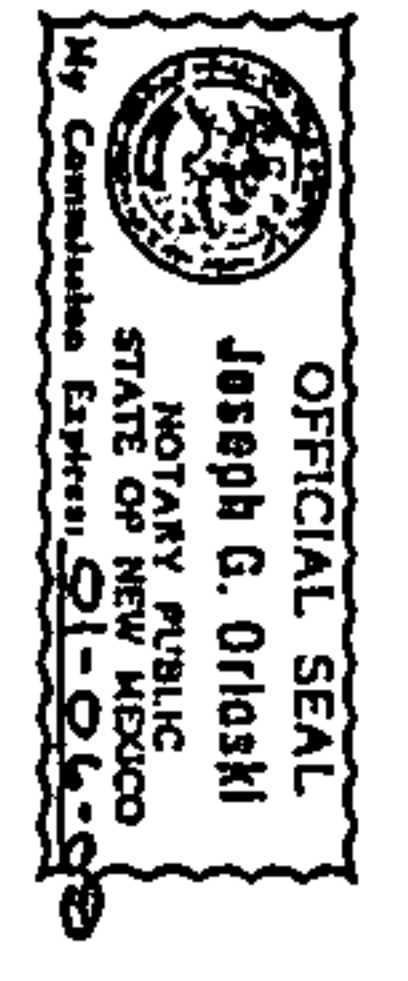
OWNER(S)
 ACI Management, LLC
 a New Mexico limited liability company

By: 
 Paul Cassidy, Managing Member

ACKNOWLEDGEMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO
 The foregoing instrument was acknowledged before me this 23 day of June, 2006, by Paul Cassidy, Managing Member of ACI Management, LLC

Notary Public
 01-06-09
 My commission expires



PLAT OF
 TRACTS D-1-B-1 AND D-1-B-2
 ADOBE WELLS SUBDIVISION
 (BEING A REPLAT OF TRACT D-1-B, ADOBE WELLS SUBDIVISION)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 7, TOWNSHIP 11 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2006

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
 - B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
 - C. Ohlert Corporation for the 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 ground pedestals and closures.
 - D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
 - E. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subterranean), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgear, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

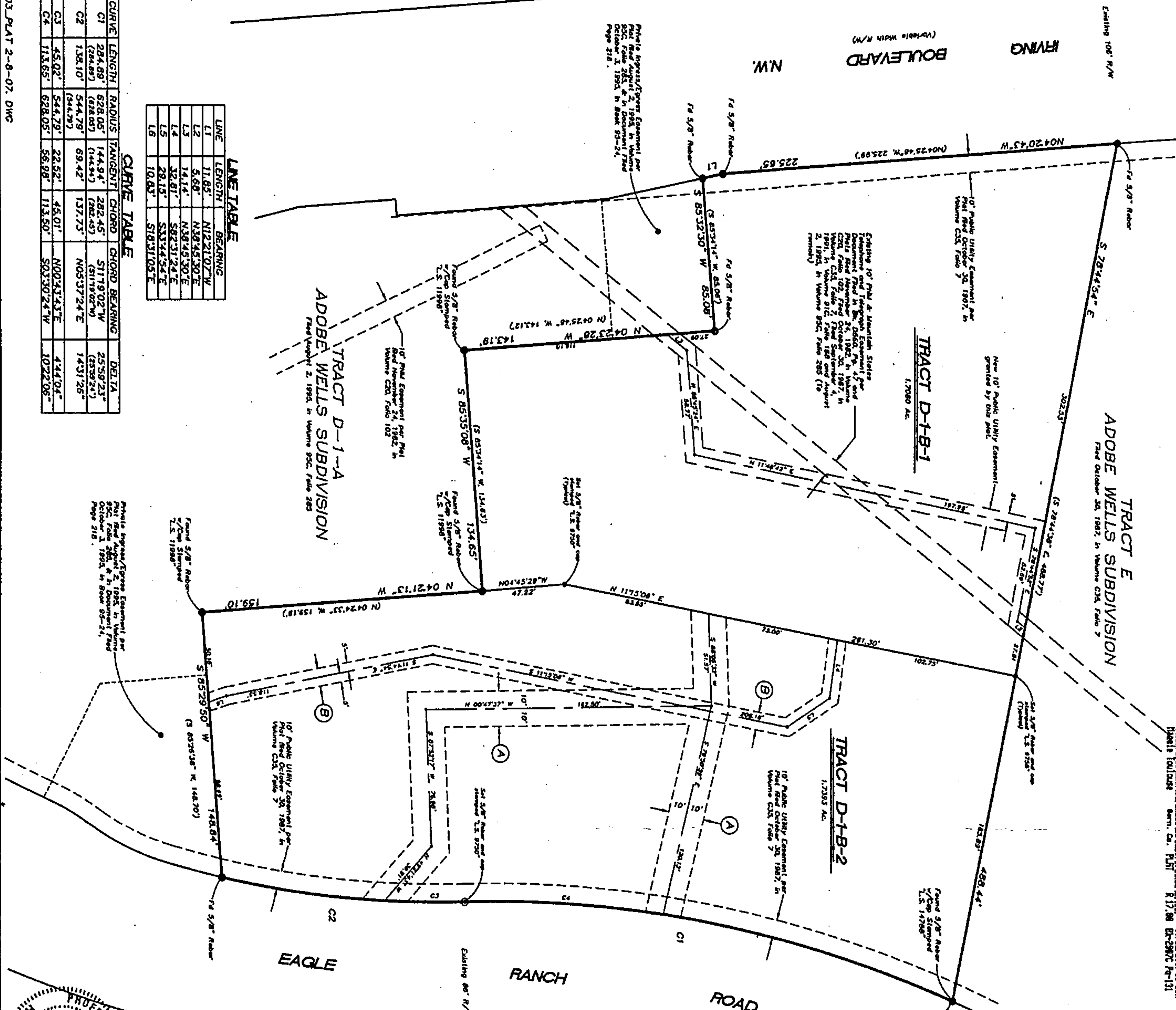
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not warrant or release any easement or assessment rights to which it may be entitled.



SHEET 2 OF 3
SURVTEK, INC.
 Consulting Surveyors
 604 Tully Dr. SW, A.E. Albuquerque, New Mexico 87104
 Phone: 505-887-3366 Fax: 505-887-3877



PLAT OF
TRACTS D-1-B-1 AND D-1-B-2
ADOBE WELLS SUBDIVISION
(BEING A REPLAT OF TRACT D-1-B, ADOBE WELLS SUBDIVISION)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2006



LINE TABLE

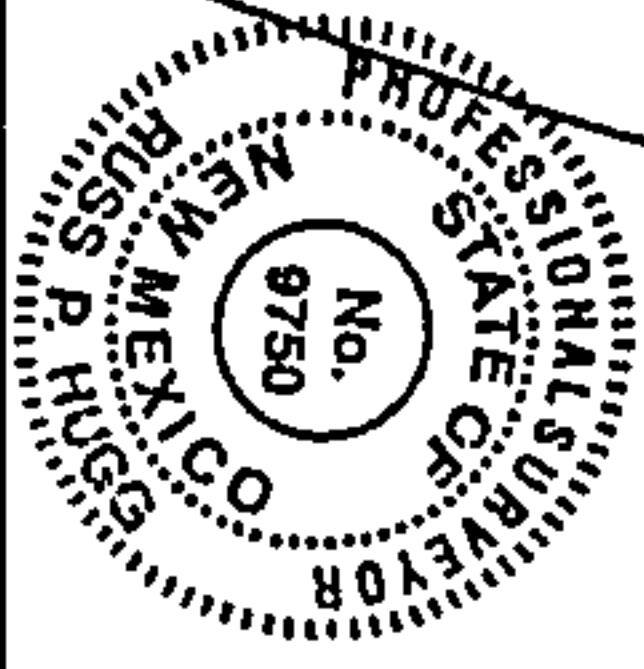
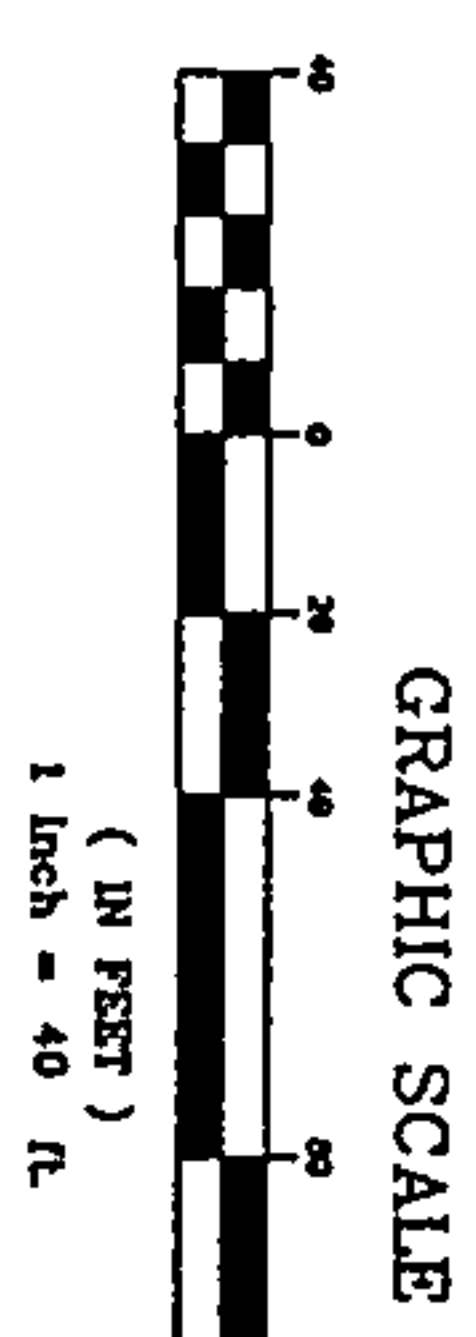
| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 11.65 | N122°10'7"W |
| L2 | 5.67 | N39°45'30"E |
| L3 | 14.14 | N39°45'30"E |
| L4 | 32.81 | S82°31'24"E |
| L5 | 29.15 | S33°44'54"E |
| L6 | 10.83 | S16°31'05"E |

CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | CHORD | CHORD BEARING | DELTA |
|-------|--------|--------|---------|--------|---------------|------------|
| C1 | 284.89 | 628.05 | 144.94 | 282.45 | S11°19'02"W | 255°59'23" |
| C2 | 138.10 | 344.93 | 69.42 | 137.73 | N05°37'24"E | 143°31'28" |
| C3 | 45.02 | 544.79 | 22.52 | 45.01 | N00°23'43"E | 444°04' |
| C4 | 113.65 | 628.05 | 56.98 | 113.50 | S03°30'24"W | 102°27'06" |

- (A) 20' Public Survey. Same Easement granted to New Mexico Utilities, Inc. by Document No. 22, 2007 in Book 4132, Page 8115. Said easement is hereby granted to the City of Albuquerque by this plat.
- (B) 10' Public Utility Easement granted by this plat for the benefit of Tract D-1-B-1, D-1-B-2, D-1-B-3, D-1-B-4, D-1-B-5, D-1-B-6, D-1-B-7, D-1-B-8, D-1-B-9, D-1-B-10, D-1-B-11, D-1-B-12, D-1-B-13, D-1-B-14, D-1-B-15, D-1-B-16, D-1-B-17, D-1-B-18, D-1-B-19, D-1-B-20, D-1-B-21, D-1-B-22, D-1-B-23, D-1-B-24, D-1-B-25, D-1-B-26, D-1-B-27, D-1-B-28, D-1-B-29, D-1-B-30, D-1-B-31, D-1-B-32, D-1-B-33, D-1-B-34, D-1-B-35, D-1-B-36, D-1-B-37, D-1-B-38, D-1-B-39, D-1-B-40, D-1-B-41, D-1-B-42, D-1-B-43, D-1-B-44, D-1-B-45, D-1-B-46, D-1-B-47, D-1-B-48, D-1-B-49, D-1-B-50, D-1-B-51, D-1-B-52, D-1-B-53, D-1-B-54, D-1-B-55, D-1-B-56, D-1-B-57, D-1-B-58, D-1-B-59, D-1-B-60, D-1-B-61, D-1-B-62, D-1-B-63, D-1-B-64, D-1-B-65, D-1-B-66, D-1-B-67, D-1-B-68, D-1-B-69, D-1-B-70, D-1-B-71, D-1-B-72, D-1-B-73, D-1-B-74, D-1-B-75, D-1-B-76, D-1-B-77, D-1-B-78, D-1-B-79, D-1-B-80, D-1-B-81, D-1-B-82, D-1-B-83, D-1-B-84, D-1-B-85, D-1-B-86, D-1-B-87, D-1-B-88, D-1-B-89, D-1-B-90, D-1-B-91, D-1-B-92, D-1-B-93, D-1-B-94, D-1-B-95, D-1-B-96, D-1-B-97, D-1-B-98, D-1-B-99, D-1-B-100.

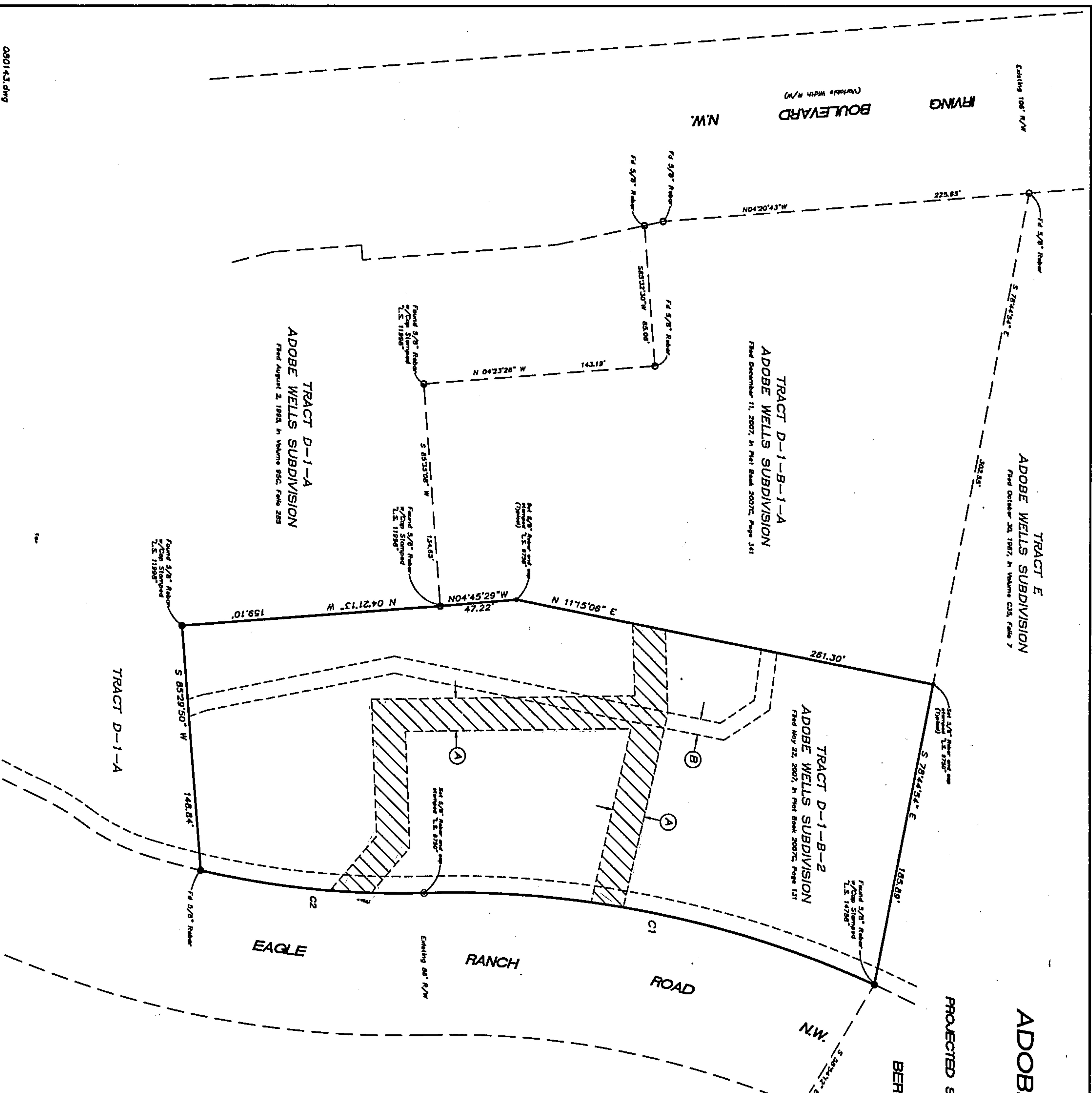
Abbuquerque Central Survey Monument
T.M. 448-110
New Mexico State Plane Coordinates, Central
Zone (NAD 83) as published:
X = 523,188.42
Y = 5066.51 (SAD 29)
Date of Sale = 00° 14' 09"
Committer's Name = 039807563



SHEET 3 OF 3
SURV TEK, INC.
CONSULTING SURVEYORS
804 West Valley Drive, N.E. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

VACATION EXHIBIT
TRACT D-1-B-2
ADOBE WELLS SUBDIVISION

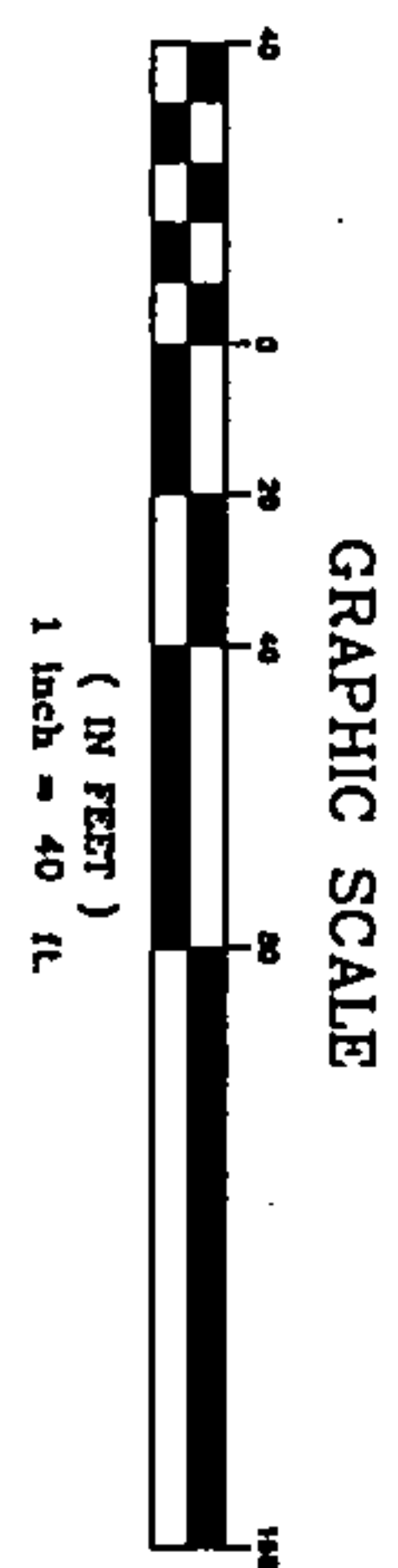
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 7, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2008



(A) 20' Private Sanitary Sewer Easement for the benefit of tracts D-1-B-1 and D-1-B-2 granted to the respective owner(s) of said tracts by plat filed May 22, 2007 in Plat Book 2007C, Page 131 for the benefit of Tract D-1-B-1. VACATED BY OBDRB-_____

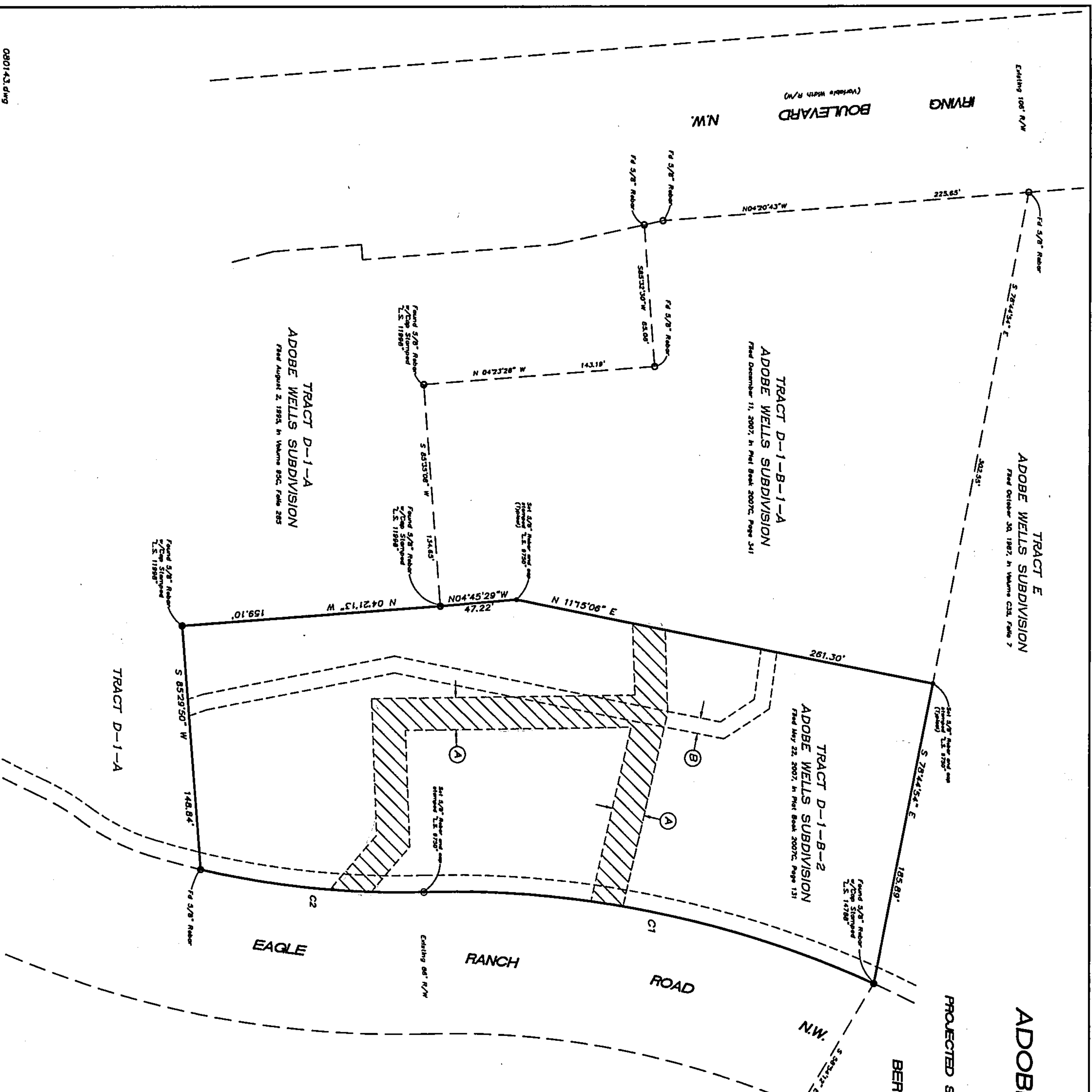
(B) 10' Private Drainage Easement granted by plat filed May 22, 2007 in Plat Book 2007C, Page 131 for the benefit of Tract D-1-B-1.

Albuquerque Central Survey Monument
NAD-83-110°
New Mexico State Plane Cartesian, Central
Zone 10N
Datum = 1983
Elevation = 5045.205 (NAVD 88)
Spheroid = GRS80
Spheroid Semimajor Axis = 6378137.0
Spheroid Eccentricity = 0.006917029974025773



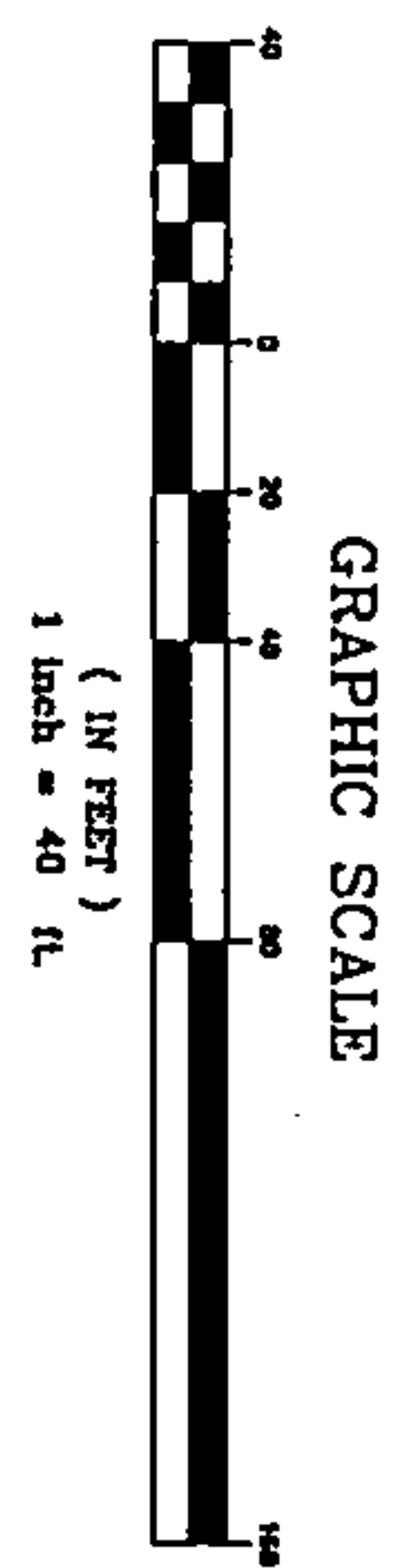
VACATION EXHIBIT
TRACT D-1-B-2
ADOBE WELLS SUBDIVISION

THE TOWN OF ALAMEDA GRANT
 WITHIN
 PROJECTED SECTION 7, TOWNSHIP 11 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2008



Albuquerque Central Survey Monument
 T10-448-1110
 New Mexico State Plane Coordinate, Central
 Zone 10N
 NAD 83
 Elevation = 5048.205 (NAVD 88)
 Corner Name = 007 4399273287
 Corner Name = 4399273287

- (A) 20' Private Sanitary Sewer Easement for the benefit of Tracts D-1-B-1 and D-1-B-2 granted to the respective owner(s) of said tracts by plat filed May 22, 2007 in Plat Book 2007C, Page 131 for the benefit of Tract D-1-B-1. VACATED BY 08DRB-_____
- (B) 10' Private Drainage Easement granted by plat filed May 22, 2007 in Plat Book 2007C, Page 131 for the benefit of Tract D-1-B-1.



SURVOTEK, INC.
 Consulting Surveyors
 8004 Valley View Drive, N.E. Albuquerque, New Mexico 87114
 Phone: 505-897-2966
 Fax: 505-897-2577

VACATION EXHIBIT
TRACT D-1-B-2
ADOBE WELLS SUBDIVISION

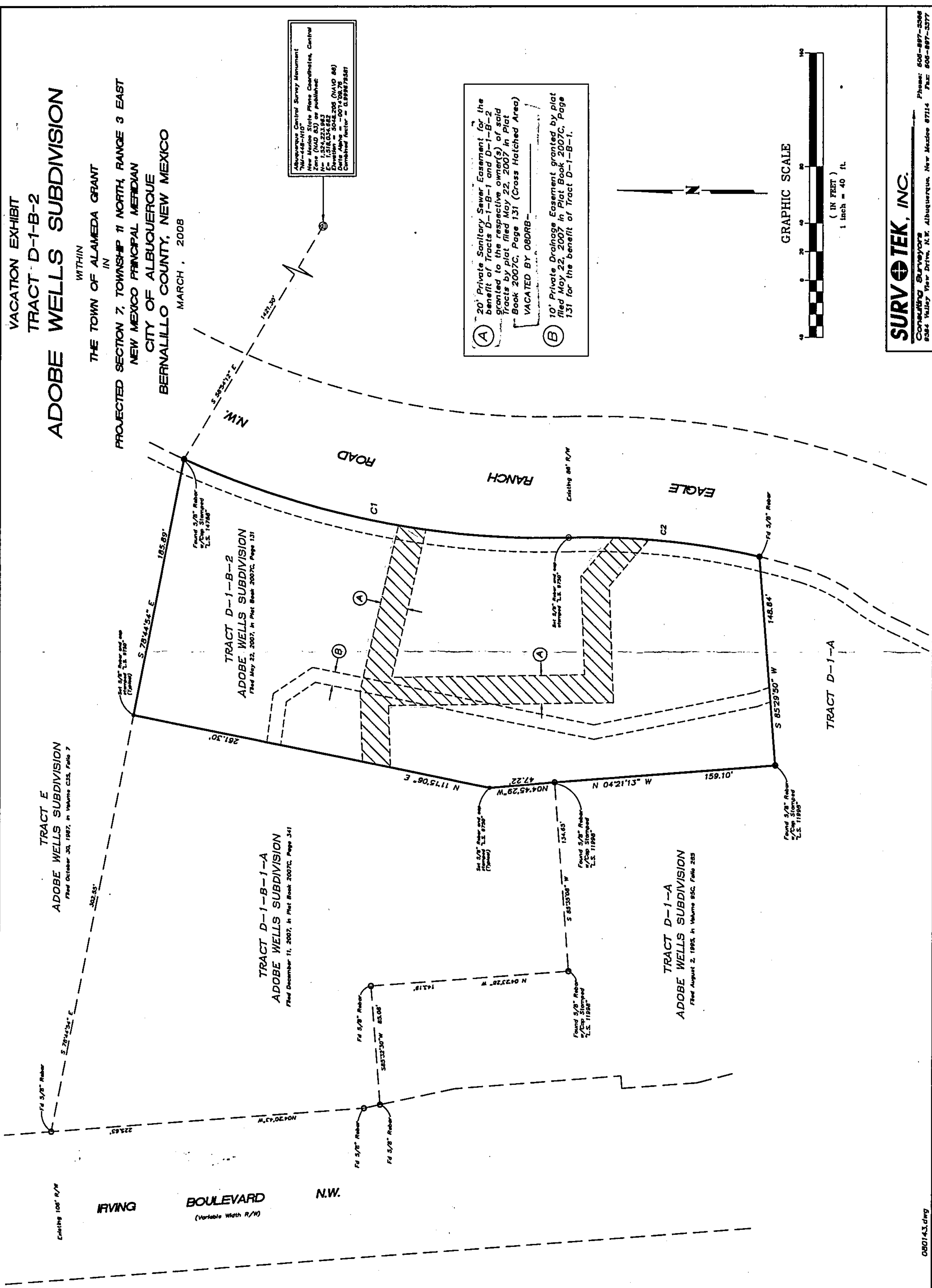
WITHIN
THE TOWN OF ALAMEDA GRANT
IN

PROJECTED SECTION 7, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2008

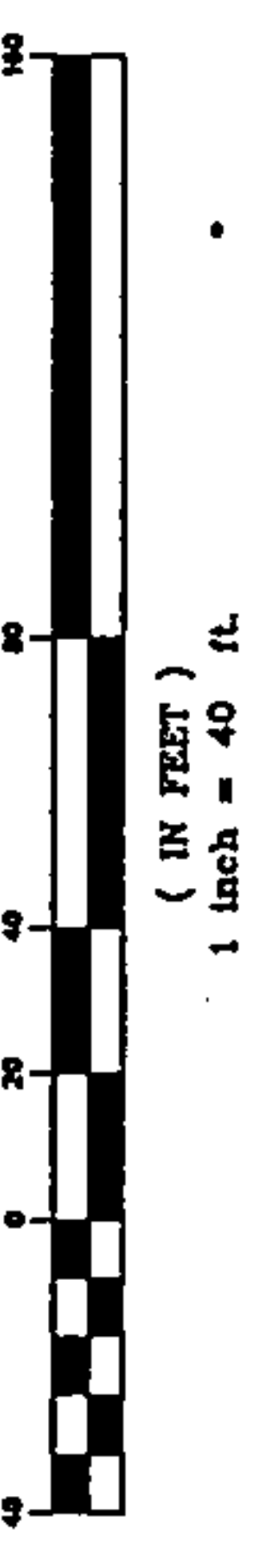
Albuquerque Central Survey Monument
780-448-1110
New Mexico State Plane Coordinates, Central
Meridian (NAD 83)
N = 1,574,223.682
E = 1,518,034.822
Elevation = 5042.205 (NAIP 86)
Scale Factor = 0.999872397
Combined factor = 0.999872397

(A) 20' Private Sanitary Sewer Easement for the benefit of Tracts D-1-B-1 and D-1-B-2 granted to the respective owner(s) of said tracts by plat filed May 22, 2007 in Plat Book 2007C, Page 131 (Cross Hatched Area)
VACATED BY OSDRB

(B) 10' Private Drainage Easement granted by plat filed May 22, 2007 in Plat Book 2007C, Page 131 for the benefit of Tract D-1-B-1.



GRAPHIC SCALE



SURVOTEK, INC.
Consulting Surveyors
9284 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-897-5566 Fax: 505-897-5377

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Division

#8

INTER-OFFICE MEMO

July 17, 2006

TO: Sheran Matson, DRB Chair
FROM: Carmen Marrone, Senior Planner
RE: Project #1004820, Aquatic Consultants, Inc.

On May 18 2006, the EPC approved a Site Development Plan for Building Permit for approximately 3.5 acres located at the intersection of Irving Blvd. and Eagle Ranch Road NW. **The DRB submittal generally meets the EPC conditions of approval except for the following:**

Condition 10: The monument sign detail on Sheet AS-101 still shows lighting as "external ground mounted" which could include upward facing lights. A note should be included on the detail stating that the lighting will not be upward facing and will not result in any glare on the street or upon adjacent property.

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

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

11/27/2007 Issued By: PLNSDH

Permit Number: 2007 070 409 **Category Code 910**

Application Number: 07DRB-70409, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: EAGLE RANCH RD NW BETWEEN IRVING BLVD NW AND COORS BLVD BYPASS NW

Project Number: 1004820

Applicant
Aci Management Llc

4415 Hawkins Ne, Ste 9
Albuquerque NM 87109
890-5753

Agent / Contact
Surv-Tek Inc

Russ Hugg
9384 Valley View Dr Nw
Albuquerque NM 87114

russhugg@survtek.com

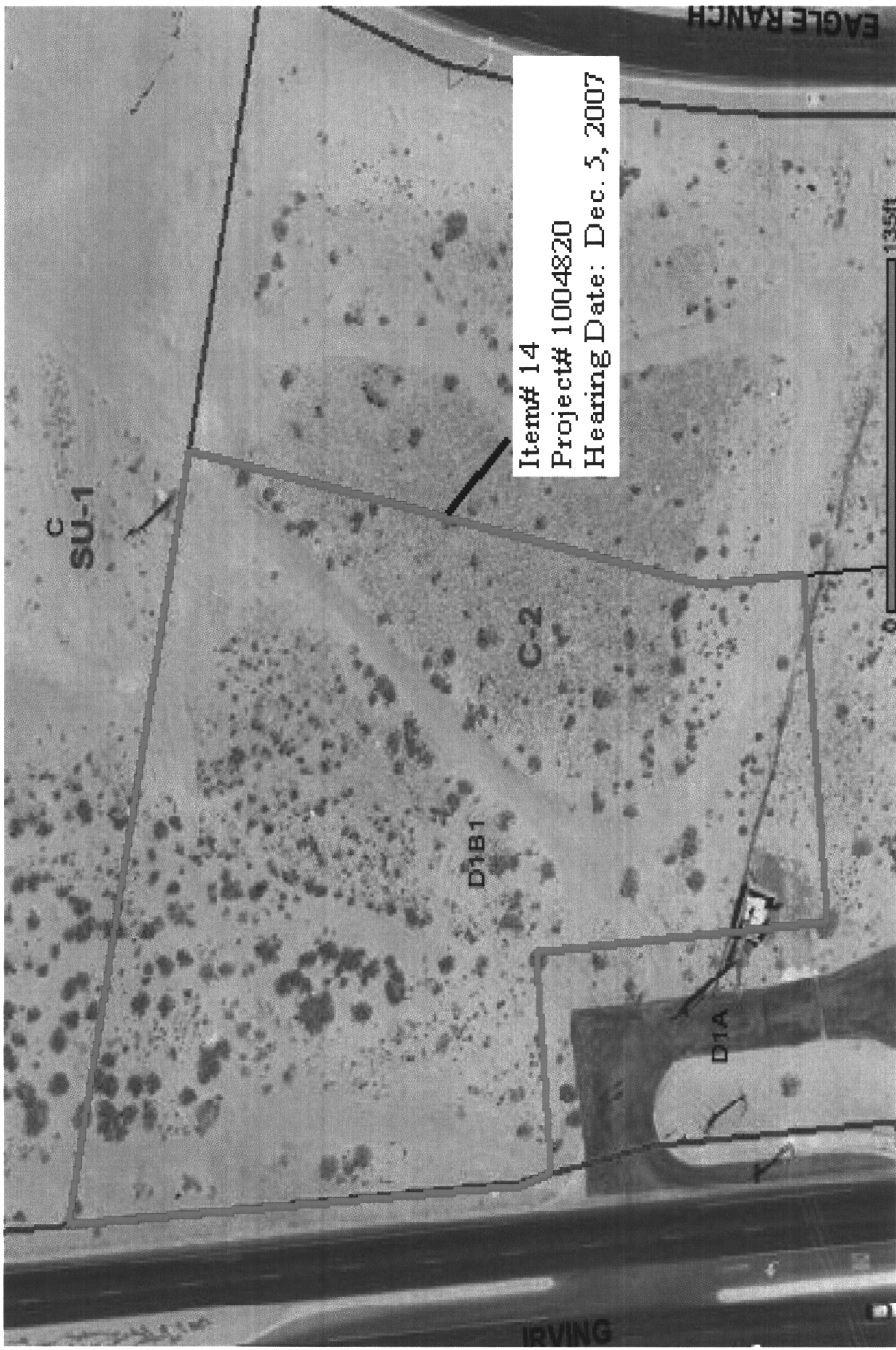
Application Fees

| | | |
|----------------|---------------------|-----------------|
| 441018/4971000 | Public Notification | |
| 441032/3424000 | Conflict Mgmt Fee | \$20.00 |
| 441006/4983000 | DRB Actions | \$215.00 |
| TOTAL: | | \$235.00 |

City Of Albuquerque
Treasury Division

11/27/2007 10:47AM LOC: ANNX
WS# 008 TRANSH# 0011
RECEIPT# 00084545-00084545
PERMIT# 2007070409 TRSLJS
Trans Amt \$235.00
Conflict Manag. Fee \$20.00
DRB Actions \$215.00
CK \$215.00
CA \$20.00
CHANGE \$0.00

Thank You



Item# 14
Project# 1004820
Hearing Date: Dec. 5, 2007

C
SU-1

C-2

D1B1

D1A

EAGLE RANCH

IRVING

135ft

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: ACI MANAGEMENT, LLC PHONE: 890-5753
 ADDRESS: 4415 HAWKINS NE SUITE D FAX: 890-1604
 CITY: ALB STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: PRELIMINARY / FINAL PLAT APPROVAL (MINOR)

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 D-1-B-1 Block: --- Unit: ---
 Subdiv/Addn/TBKA: ADOBE WELLS SUBDIVISION
 Existing Zoning: C-2 Proposed zoning: SAME MRGCD Map No. N/A
 Zone Atlas page(s): B-13 UPC Code: 101306530404340442

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004820

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.7080
 LOCATION OF PROPERTY BY STREETS: On or Near: EAGLE RANCH ROAD NW
 Between: IRVING BLVD NW and COORS BLVD BYPASS NW

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

SIGNATURE [Signature] DATE 11.21.07
 (Print) RUSSHUGG 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 |
|------------------------------|----------------|-------------|-----------------------|
| <u>07DRB 70409</u> | <u>P&E</u> | <u>5(3)</u> | <u>\$215.00</u> |
| _____ | <u>CME</u> | _____ | <u>\$20.00</u> |
| _____ | _____ | _____ | \$_____ |
| _____ | _____ | _____ | \$_____ |
| _____ | _____ | _____ | \$_____ |
| Hearing date <u>12/05/07</u> | _____ | _____ | Total <u>\$235.00</u> |

Sandy Handley 11/27/07
 Planner signature / date

Project # 1004820

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

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

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

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

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

Russ Hoge
Applicant name (print)

[Signature]
Applicant signature / date



Form revised 4/07

| | | |
|---|--------------------------|---|
| <input checked="" type="checkbox"/> Checklists complete | Application case numbers | |
| <input checked="" type="checkbox"/> Fees collected | 07DRB - 70409 | <u>Sandy Handley</u> 11/27/07 Planner signature / date |
| <input checked="" type="checkbox"/> Case #s assigned | | Project # <u>1004820</u> |
| <input checked="" type="checkbox"/> Related #s listed | | |

SURV TEK, INC.

Consulting Surveyors

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

November 21, 2007

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

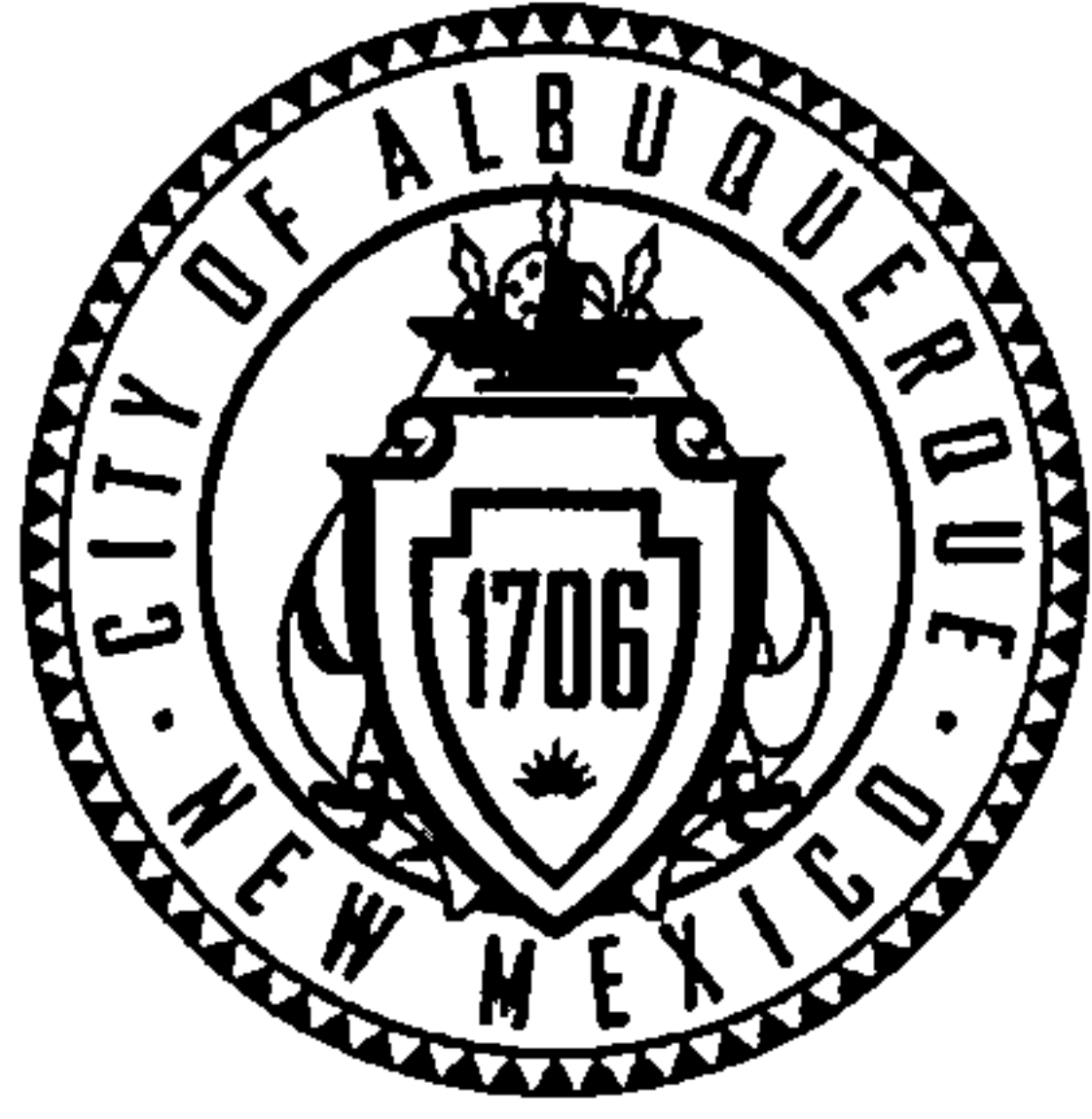
Attention: Sheran Matson, Chair

RE: Tract D-1-B-1, Abobe Wells Subdivision, City of Albuquerque,
Bernalillo County, New Mexico. Zone Atlas page B-13.

The owner of the above captioned property, ACI Management LLC, is hereby filing application with the City of Albuquerque Development Review Board for Preliminary/Final Plat approval to show the Public easements vacated by Vacation Action 07DRB-70299.

Sincerely,


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



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

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

November 27, 2007

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s): 1005357 (EPC) 1006947

Case Number(s):

Agent: Sunland Development Group, LLC

Applicant:

Legal Description: Tracts X1-A2 and X2-A, University of Albuquerque Urban Center

Acreage: 50.3 acres

Zone Atlas Page: G-11

CERTIFICATE OF NO EFFECT: Yes No

SUPPORTING DOCUMENTATION:

A Cultural Resources Survey of a 50.3 Acre Parcel at Coors Road and St. Joseph's Drive in Bernalillo County, New Mexico. by Amador Minjares; NIAF form submitted by TRC Solutions, November 2, 2007 (NMCRIIS #108065). Todd Howell, P.I.

SITE VISIT: n/a

RECOMMENDATION(S):

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

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist



Item# 3
Project# 1004820
Hearing Date: Oct. 31, 2007

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

10/04/2007 Issued By: PLNABG

Permit Number: 2007 070 299

Category Code 910

Application Number: 07DRB-70299, Vacation Of Public Easement

Address:

**Location Description: EAGLE RANCH ROAD NW BETWEEN COORS BY PASS NW AND IRVING BLVD
NW**

Project Number: 1004820

Applicant
Aci Management Llc

4415 Hawkins Ne Suite D
Albuquerque, NM 87109
890-5753

Agent / Contact
Surv-Tek Inc

Russ Hugg
9384 Valley View Dr Nw
Albuquerque, NM 87114

russhugg@survtek.com

Application Fees

| | | |
|----------------|---------------------|-----------------|
| 441018/4971000 | Public Notification | \$75.00 |
| 441032/3424000 | Conflict Mgmt Fee | \$20.00 |
| 441006/4983000 | DRB Actions | \$90.00 |
| TOTAL: | | \$185.00 |

City Of Albuquerque
Treasury Division

10/4/2007 9:55AM LOC: ANNX
WS# 007 TRANSH 0004
RECEIPT# 00088905-00088905
PERMIT# 2007070299 TRSMSP
Trans Amt \$185.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$90.00
VI \$185.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALB STATE NM ZIP 87114 E-MAIL: _____

APPLICANT: ACI MANAGEMENT, LLC PHONE: 890-5753
 ADDRESS: 4415 HAWKINS NE SUITE D FAX: 890-1604
 CITY: ALB STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENTS

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 D-1-B-1 Block: — Unit: —
 Subdiv/Addn/TBKA: ADOBE WELLS SUBDIVISION
 Existing Zoning: C-2 Proposed zoning: B-2 MRGCD Map No N/A
 Zone Atlas page(s): B-13 UPC Code: 101306530404340442

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004820

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.708
 LOCATION OF PROPERTY BY STREETS: On or Near: EAGLE RANCH ROAD NW
 Between: COORS BYPASS NW and IRVING BLVD NW

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

SIGNATURE [Signature] DATE 10.4.07
 (Print) Russ Hugg 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 - 70299 | VPE | ✓ | \$ 90. ⁰⁰ |
| - | - | - | \$ 75. ⁰⁰ |
| - | - | - | \$ 20. ⁰⁰ |
| - | - | - | \$ |
| - | - | - | \$ |
| Hearing date <u>October 31, 2007</u> | | | Total \$ 185. ⁰⁰ |

[Signature] 10-4-07
 Planner signature / date

Project # 1004820

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

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

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

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

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

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

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

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

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

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

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

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

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

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

Russ Hugg
Applicant name (print)
[Signature] 10-4-07
Applicant signature / date



Form revised 4/07

[Signature] 10-4-07
Planner signature / date
Project # 1004820

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|---------|
| Application case numbers | |
| 07DRB - | - 76299 |
| - | - |
| - | - |

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 October 16, 2007 To October 31, 2007

5. REMOVAL

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

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

[Signature]
(Applicant or Agent)

10.4.07
(Date)

I issued 2 signs for this application, 10-4-07
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1004820

October 4, 2007

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

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of The Trails, LLC, for the purpose of Vacation of existing Public easements on the above referenced project.

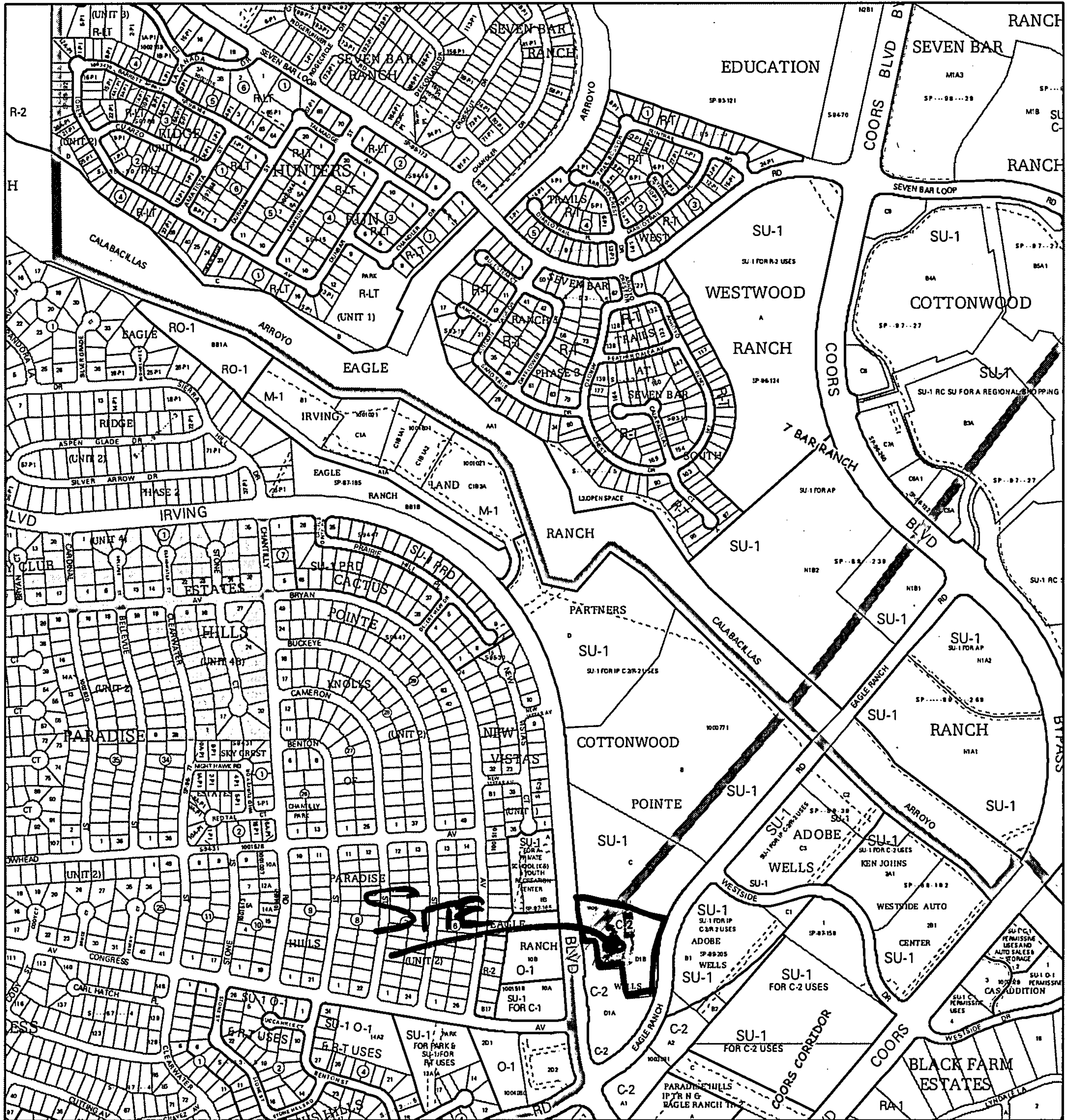
Please call me if you have any further questions.

Sincerely,



Paul Cassidy, Managing Member

ACI Management, LLC
a New Mexico limited liability company
4415 Hawkins NE, Suite D
Albuquerque, New Mexico 87109



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

Albuquerque Geographic Information System

Map amended through: 2/18/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-13-Z

Selected Symbols

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

0 750 1,500 Feet

SURV **TEK**, INC.

Consulting Surveyors

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

October 4, 2007

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

Attention: Sheran Matson, Chair

RE: Tract D-1-B-1, Abobe Wells Subdivision, City of Albuquerque,
Bernalillo County, New Mexico. Zone Atlas page B-13.

The owner of the above captioned property, ACI Management LLC, is hereby filing application with the City of Albuquerque Development Review Board for a public hearing for: a) Vacation of existing Public easements as shown on the attached Vacation Exhibit.

Sincerely,



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

SURV TEK, INC.

Consulting Surveyors

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

October 4, 2007

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Eagle Ranch N.A.
9208C Anderson Drive NW
Albuquerque 87114
Attention: Julia Moore

Re: Tract D-1-B-1, Abobe Wells Subdivision, City of Albuquerque,
Bernalillo County, New Mexico. Zone Atlas page B-13.

The owner of the above captioned property, ACI Management LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public Easements as shown on the attached Vacation Exhibit.

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

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

Sincerely,

Russ P. Hugg, PS, Agent

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

| | |
|--|-------------------------|
| U.S. Postal Service™ | |
| CERTIFIED MAIL™ RECEIPT | |
| <i>(Domestic Mail Only; No Insurance Coverage Provided)</i> | |
| For delivery information visit our website at www.usps.com | |
| ALBUQUERQUE NM 87114 | |
| OFFICIAL USE | |
| Postage | \$ 0.97 |
| Certified Fee | \$2.65 |
| Return Receipt Fee (Endorsement Required) | \$2.15 |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 |
| Total Postage & Fees | \$ 5.77 |
| Postmark Here OCT 03 2007 10/03/2007 | |
| Sent To | Eagle Ranch NA / Moore |
| Street, Apt. No.; or PO Box No. | 9208C Anderson Drive NW |
| City, State, ZIP+4 | Albuquerque NM 87114 |
| PS Form 3800, June 2002 | |
| See Reverse for Instructions | |

9964 5299 2000 0101 E002

SURV TEK, INC.

Consulting Surveyors

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

October 4, 2007

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Eagle Ranch N.A.
9620 Stone Street NW
Albuquerque 87114
Attention: Fred Hampton

Re: Tract D-1-B-1, Abobe Wells Subdivision, City of Albuquerque,
Bernalillo County, New Mexico. Zone Atlas page B-13.

The owner of the above captioned property, ACI Management LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public Easements as shown on the attached Vacation Exhibit.

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

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

Sincerely,

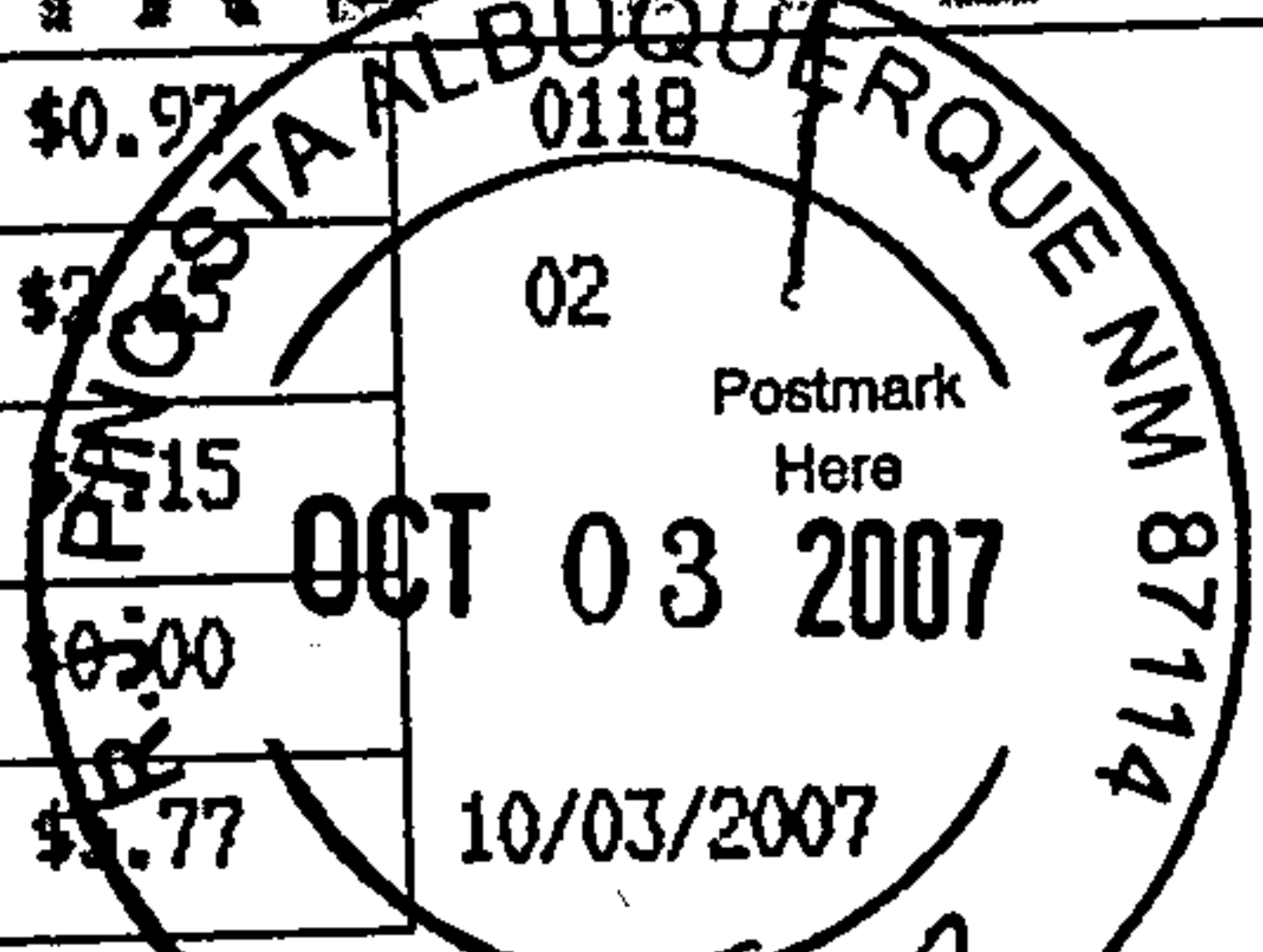
Russ P. Hugg, PS, Agent

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

7003 1010 0002 8675 4956

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

| | | ALBUQUERQUE NM 87114 |
|--|---------|---|
| Postage | \$ 0.97 |  |
| Certified Fee | \$2.00 | |
| Return Receipt Fee (Endorsement Required) | \$1.15 | |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 | |
| Total Postage & Fees | \$4.12 | |

Sent To Eagle Ranch N.A. / Fred Hampton
Street, Apt. No. or PO Box No. 9620 Stone Street, NW
City, State, ZIP+4 Albuquerque NM. 87114

SURV TEK, INC.

Consulting Surveyors

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

October 4, 2007

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Paradise Hills Civic Assoc. N.A.
10013 Plunkett Drive NW
Albuquerque 87114
Attention: Tom Anderson

Re: Tract D-1-B-1, Abobe Wells Subdivision, City of Albuquerque,
Bernalillo County, New Mexico. Zone Atlas page B-13.

The owner of the above captioned property, ACI Management LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public Easements as shown on the attached Vacation Exhibit.

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

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

Sincerely,

Russ P. Hugg, PS, Agent

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

7003 1010 0002 8675 4970

| U.S. Postal Service™ | |
|--|----------|
| CERTIFIED MAIL™ RECEIPT | |
| (Domestic Mail Only; No Insurance Coverage Provided) | |
| For delivery information visit our website at www.usps.com | |
| ALBUQUERQUE, NM 87114 | |
| Postage | \$ 01.85 |
| Certified Fee | \$ 2.35 |
| Return Receipt Fee (Endorsement Required) | \$ 2.15 |
| Restricted Delivery Fee (Endorsement Required) | \$ 0.00 |
| Total Postage & Fees | \$ 5.77 |

0118
OCT 03 2007
Postmark Here
10/03/2007
USPS

Sent To PARADISE HILLS CIVIC ASSOCIATION
Street, Apt. No.,
or PO Box No. 10013 Plunkett Dr, NW
City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

SURV TEK, INC.

Consulting Surveyors

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

October 4, 2007

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Paradise Hills Civic Assoc. N.A.
6001 Unitas Court NW
Albuquerque 87114
Attention: Larry Weaver

Re: Tract D-1-B-1, Abobe Wells Subdivision, City of Albuquerque,
Bernalillo County, New Mexico. Zone Atlas page B-13.

The owner of the above captioned property, ACI Management LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public Easements as shown on the attached Vacation Exhibit.

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

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

Sincerely,

Russ P. Hugg, PS, Agent

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

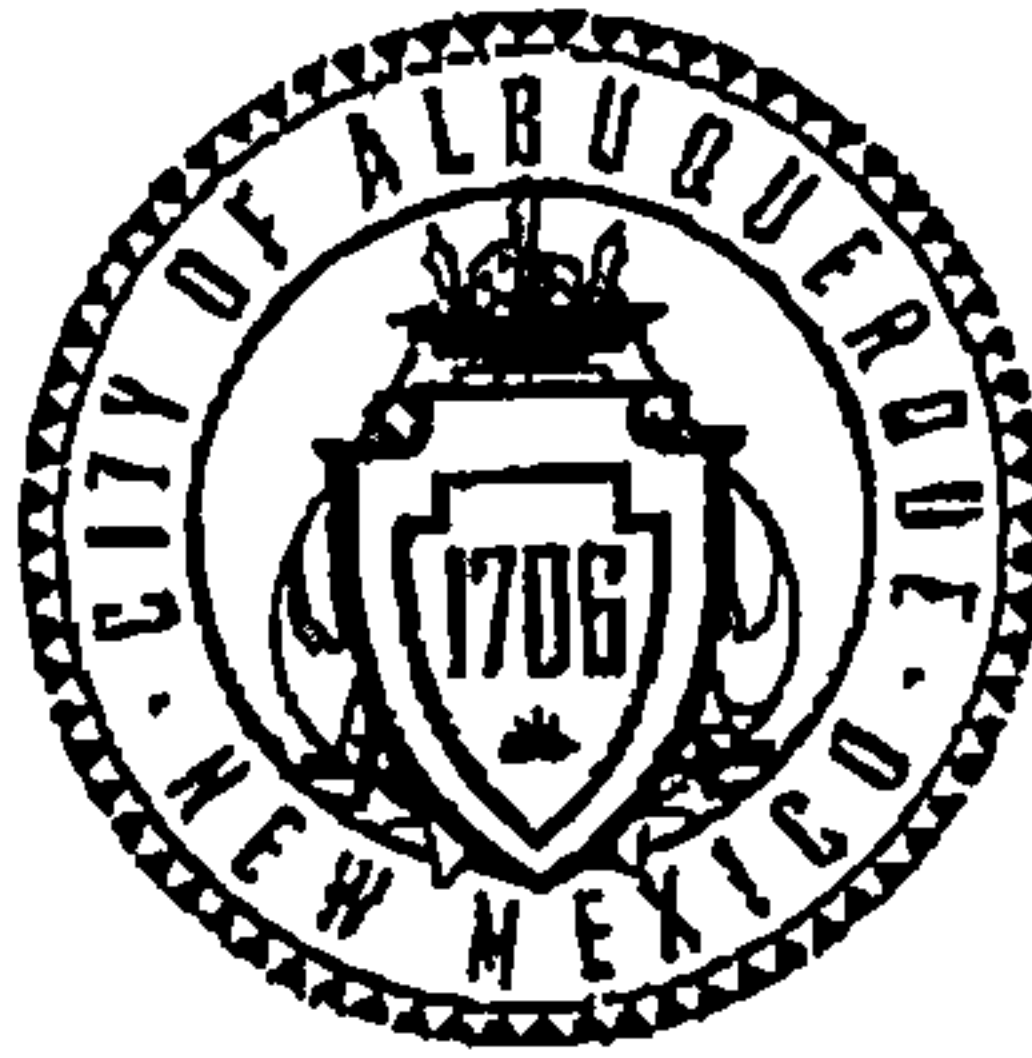
7003 1010 0002 8675 4987

| | |
|--|---------|
| U.S. Postal Service™ | |
| CERTIFIED MAIL™ RECEIPT | |
| (Domestic Mail Only; No Insurance Coverage Provided) | |
| For delivery information visit our website at www.usps.com | |
| ALBUQUERQUE NM 87114 | |
| OFFICIAL USE | |
| Postage | \$ 0.97 |
| Certified Fee | \$2.00 |
| Return Receipt Fee (Endorsement Required) | \$1.15 |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 |
| Total Postage & Fees | \$ 4.12 |

Postmark Here
OCT 03 2007
10/03/2007

Sent To: Paradise Hills Civic Assoc / Larry Weaver
Street, Apt. No., or PO Box No.: 6001 Unitas Court, NW
City, State, ZIP+4: Albuquerque NM, 87114

PS Form 3800, June 2002



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: 2 October 2007

TO CONTACT NAME: Russ Hugg
 COMPANY/AGENCY: Surr + Jett, Inc.
 ADDRESS/ZIP: 9384 Valley
 PHONE/FAX #: _____

Thank you for your inquiry of 2 October 2007 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts D-1-B-1 and D-1-B-2 Adobe wells Subdivision

zone map page(s) B. 13

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Eagle Ranch N.A
 Neighborhood Association
 Contacts: Fred B. Hampton
9620 Stone St. NW 87114-6019
890-5159 (h+w)
Julia Moore
9208 C. Anderson Dr. NW 87114
898-6441(h) 890-1539 (w)

Paradise Hills Civic Assoc. NA
 Neighborhood Association
 Contacts: Larry Weaver
6001 Unidas Ct. NW 87114
898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr. NW 87114
897-2593 (h) 304-0106 (c)

See reverse side for additional Neighborhood Association Information: YES { } NO

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
Stephanie Winkler
 OFFICE OF NEIGHBORHOOD COORDINATION

.....
 Attention: Both contacts per neighborhood association need to be notified.

No. of Lots: 2
Nearest Major Streets: Irving Blvd. & Eagle Ranch

FIGURE 12
SUBDIVISION IMPROVEMENTS
AGREEMENT- PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

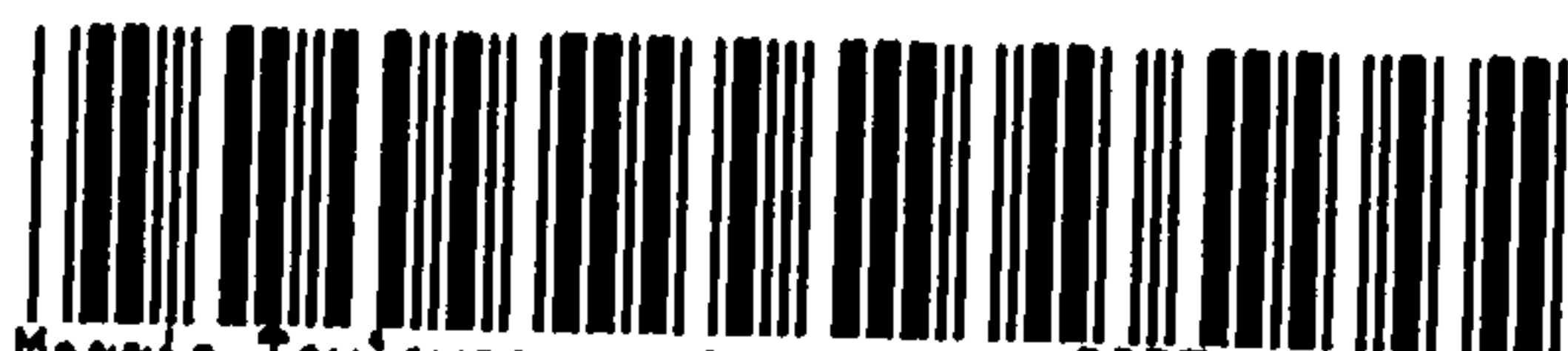
THIS AGREEMENT is made this 21st day of April, 2007, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and ACI Management, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.]: Limited Liability Company (LLC), a New Mexico Corporation, whose address is 4415 Hawkins St. NE. Suite D, Albuquerque, NM 87109 and whose telephone number is (505) 890-5753, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract D-1-B, Adobe Wells Subdivision, recorded on August 2, 1995 in the records of the Bernalillo County Clerk at Book 95C, pages _____ through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner ACI Management, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Aquatic Consultants, Inc. Office Building/Complex describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 40K, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private Improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 11th day of April, 2009 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and



approved plans, which have been filed with the City Engineer and are identified as Project No. 666782, Aquatic Consultants Phase/Unit #:1

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage to any member of the public as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insureds. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking and testing fees, and other related City fees and price adjustment for asphalt and concrete paving, if applicable, and County Clerk recording fees:

| <u>Type of Fee</u> | <u>Amount</u> |
|---|--|
| Engineering Fee | 3.25% of Actual Construction Cost |
| Excavation and Sidewalk Ordinance, Street Restorations Fees | As required per City-approved estimate figure 7) |
| Price adjustment | (asphalt/concrete) |

(Note: The Subdivider must pay the City all City fees and price adjustments for asphalt and concrete paving, if applicable, which have been incurred during construction before the City will accept the public Improvements.)

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Surv-TeK, and construction surveying of the private Improvements shall be performed by Surv-TeK. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to



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the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Easterling Consultants LLC, and inspection of the private Improvements shall be performed by Easterling Consultants LLC, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for any inspections performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Geotest, and field testing of the private Improvements shall be performed by Geotest, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City reserves the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a FDIC or FSLIC-insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guarantee:"

Type of Financial Guaranty: **Loan Reserve Letter # 2422**

Amount: \$ **8,006.91**

Name of Financial Institution or Surety providing Guaranty: **First Community Bank**



Date City first able to call Guaranty: **April 11, 2009**

[Construction Completion Deadline]: _____, 20 _____

If Guaranty other than a Bond, last day City able to call Guaranty is:

June 10, 2009

Additional information:

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guaranty which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing functionally independent of any improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, and determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining



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Improvements. Thereafter, the Subdivider must submit the following documents to the City for review and approval:

- (1) A revised Financial Guaranty in an amount of not less than 125 percent of the cost of completing the remaining Improvements, as estimated by the City;
- (2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.
- (3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Certificate of Partial Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 N.M.S.A. 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City, the Guarantor and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider or the Guarantor's financial guaranty from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable



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financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications and the Guarantor shall be jointly and severally liable to pay to and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. Any surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.



CITY'S NOTARY

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

This instrument was acknowledged before me on April 26, 2007
by Richard Dourte, ~~Director, Public Works Department,~~ ^{CITY ENGINEER} of the
City of Albuquerque, a municipal corporation, on behalf of said corporation.

Lisa Cornejo
Notary Public

My Commission Expires:

July 5, 2010





March 30, 2007

Bruce J. Pearlman, PhD
Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

LOAN RESERVE LETTER No. 2422

RE: Loan Reserve for ACI Management, LLC
City of Albuquerque, Project ID # 666782
Project Name: Aquatic Consultants, Inc. office
building/complex
Loan Reserve Amount: Eight Thousand Six Dollars &
91/100, (\$8,006.91)

Dear Dr. Pearlman:

This is to advise the City of Albuquerque ("City") that, at the request of ACI Management, LLC ("Borrower"), First Community Bank, ("Financial Institution") in , New Mexico, commits the sum of Eight Thousand Six Dollars & 91/100, (\$8,006.91) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires ACI Management, LLC, ("Subdivider") to provide for the installation of the improvements which must be constructed at Aquatic Consultants, Inc. office building/complex, Project No. 666782 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on _____ in the records of the Clerk of Bern. County, New Mexico, in Book Misc. A136 at pages 1307 to 1307 ("Agreement").

1. Reduction of Commitment. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserve as the result of the Subdivider's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Reduce" which will authorize

the Financial Institution to release a specified amount from the Loan Reserve.

The Authorization to Reduce will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Reduce, which has been signed by the City, the Financial Institution may reduce the Loan Reserve to the Reduced Loan Reserve Balance.

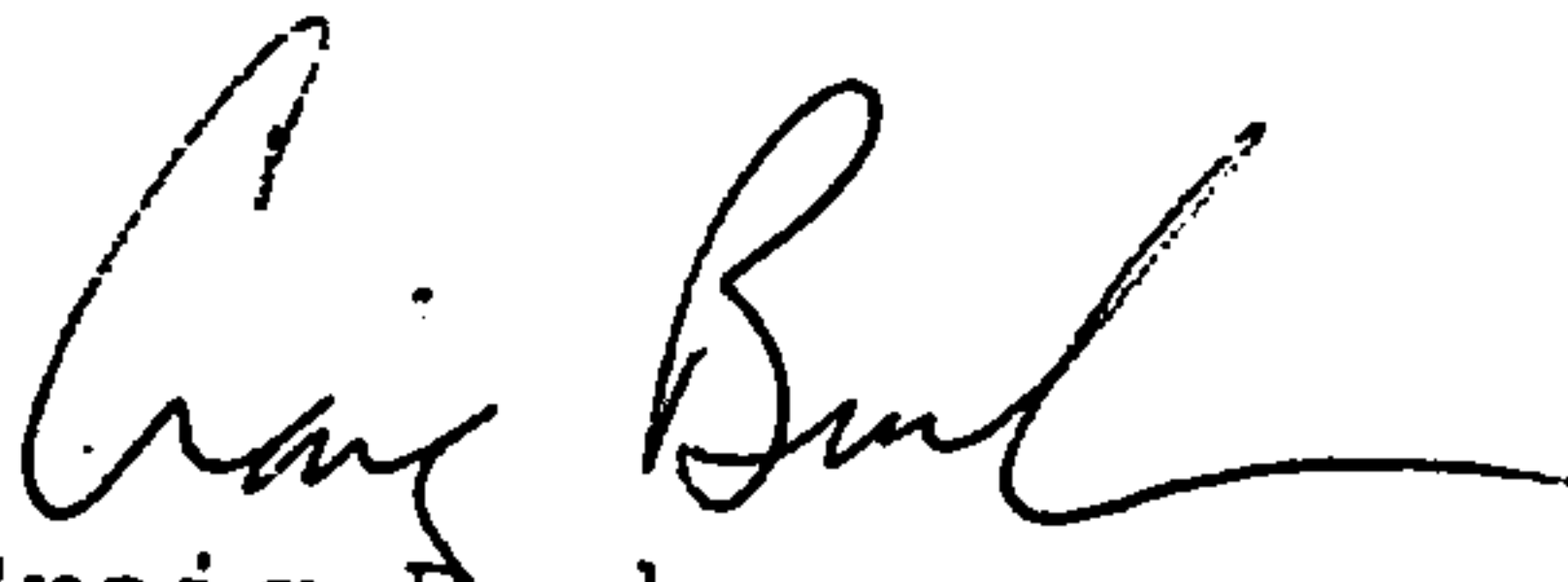
2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the Loan Reserve, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the Loan Reserve established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the Loan Reserve as provided in Section 4 herein.

3. Draw on Reserve. If by April 11, 2009, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between April 11, 2009, and June 10, 2009, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the

Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

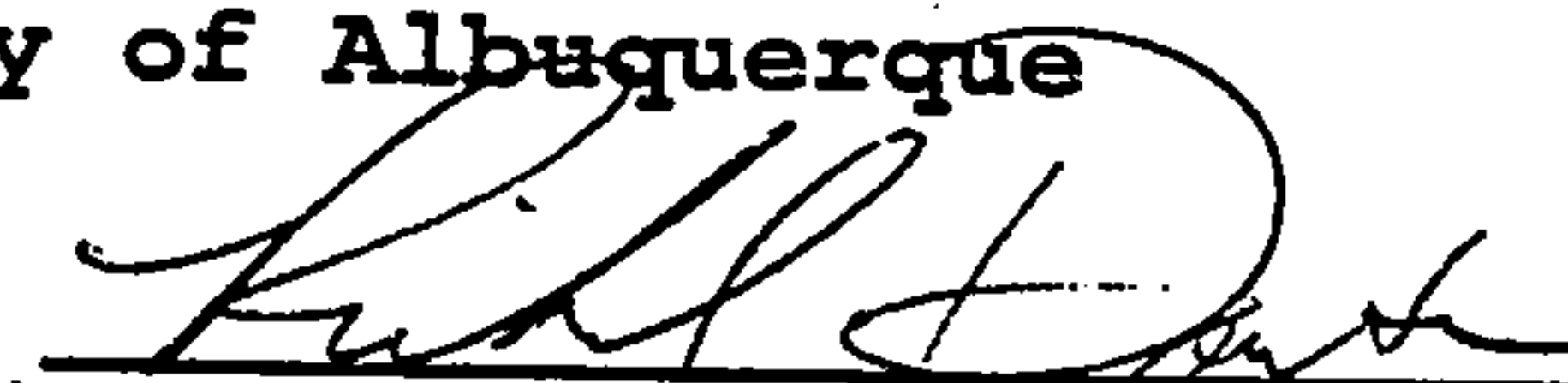
4. Termination of Reserve. This Loan Reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:
- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
 - B. City delivery of the Demand for Payment and the Financial Institution's payment to the City of cashier's check as required in Section 3 herein; or
 - C. Expiration of the date June 10, 2009; or
 - D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,


Craig Buchanan,
Vice President

ACCEPTED:

City of Albuquerque

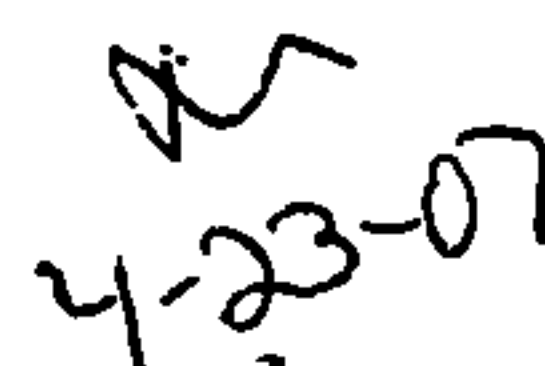
By: 

Chief Administrative Officer
Or authorized designee

Title: City Engineer

Dated: 4-26-09





ORIGINAL

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.

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|----------------------|----------------------|------|---------------------|----------|------|----|-------------------|----------------|--------------------|
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |

Approval of Creditable Items:

Impact Fee Administrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

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

- 1 EMERGE PER DRC
- 2 _____
- 3 _____

| | |
|---|--|
| AGENT / OWNER <u>NISAY SANNUKAM</u> NAME (print) <u>F.B.T ARCHITECTS</u> FIRM <u>J. Puy</u> SIGNATURE date | DEVELOPMENT REVIEW BOARD MEMBER APPROVALS <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <u>[Signature]</u> 07/19/06 DRB CHAIR - date <u>[Signature]</u> 7-19-06 TRANSPORTATION DEVELOPMENT - date <u>[Signature]</u> 7/19/06 UTILITY DEVELOPMENT - date <u>Bradley D. Brighton</u> 7/19/06 CITY ENGINEER - date </div> <div style="width: 45%;"> <u>Christina Santoral</u> 7/19/06 PARKS & GENERAL RECREATION - date _____ AMAFCA - date _____ - date _____ - date </div> </div> |
|---|--|

| DESIGN REVIEW COMMITTEE REVISIONS | | | | |
|-----------------------------------|---------|--------------------|--------------------|--------------------|
| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT / OWNER |
| ▲ | 2-23-07 | <u>[Signature]</u> | <u>[Signature]</u> | <u>[Signature]</u> |
| | | | | |
| | | | | |

FINANCIAL GUARANTY AMOUNT

03/20/2007

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 666782, Aquatics Consultants, Phase/Unit #: 1

Requested By: Hugh Floyd W/Easterling Consultants, LLC

| | | |
|--|--------|--------------------------|
| Approved estimate amount: | | \$3,954.00 |
| Contingency Amount: | 30.00% | \$1,186.20 |
| Subtotal: | | \$5,140.20 |
| NMGRT | 6.875% | \$353.39 |
| Subtotal: | | \$5,493.59 |
| Engineering Fee | 6.60% | \$362.58 |
| Testing Fee | 10.00% | \$549.36 |
| Subtotal: | | \$6,405.53 |
| FINANCIAL GUARANTY RATE | | 1.25 |
| Retainage Amount: | | \$.00 |
| TOTAL FINANCIAL GUARANTY REQUIRED | | <u>\$8,006.91</u> |

APPROVAL:

DATE:

Stephen Woodall

3-20-09

Notes:

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

PAID RECEIPT

APPLICANT NAME Agatic Consultants
AGENT Easterling Consultants
ADDRESS 3613 NM 528 NW Suite E-2
PROJECT & APP # 1004820/06DRB-01573
PROJECT NAME _____

\$ _____ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ 50.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals Deferral Fee

\$ _____ 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

\$ 50.00 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

5/8/2007 9:46AM LOC: ANNX
RECEIPT# 00081310 WSH 007 TRANS# 0011
Account 441006 Fund 0110
Activity 4971000 TRSCXG
Trans Amt \$50.00
J24 Misc \$50.00
VI \$50.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

| | |
|---|--|
| <p>SUBDIVISION</p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action <i>SK</i></p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> for Subdivision Purposes</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p> | <p>S Z ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>L A APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p> |
|---|--|

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: Aquatic Consultants PHONE: (505) 890-5753

ADDRESS: 4415-D Hawkins Street NE FAX: (505) 890-1604

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

Proprietary interest in site: Owner List all owners: _____

AGENT (if any): Easterling Consultants LLC PHONE: (505) 821-6646

ADDRESS: 3613 NM 528 NW, Suite E-2 FAX: (505) 897-2965

CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____

DESCRIPTION OF REQUEST: SKETCH PLAT.

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

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

Lot or Tract No. Tract D-1-B Block: _____ Unit: _____

Subdiv. / Addn. Adobe Wells Subdivision

Current Zoning: C-2 Proposed zoning: C-2

Zone Atlas page(s): B-13 No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres): 3.5 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____

UPC No. 2006271447 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Ranch NW

Between: Irving NW and Eagle Ranch 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.): _____

Project # 1004820

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

SIGNATURE [Signature] DATE 10/31/06

(Print) Hugh Floyd Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

| | | | | |
|--|--|---|---|--|
| <p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input type="checkbox"/> All fees have been collected</p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p> | <p>Application case numbers</p> <p><u>06DRB 01573</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>11/15/06</u></p> | <p>Action</p> <p><u>SK</u></p> <p>_____</p> <p>_____</p> <p>_____</p> | <p>S.F.</p> <p><u>S(3)</u></p> <p>_____</p> <p>_____</p> <p>_____</p> | <p>Fees</p> <p>\$ <u>0</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>0</u></p> |
|--|--|---|---|--|

12-525 10/31/06

Project # 1004820

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

X 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
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Hugh Floyd
 Applicant name (print)
[Signature]
 Applicant signature / date
 10/31/06



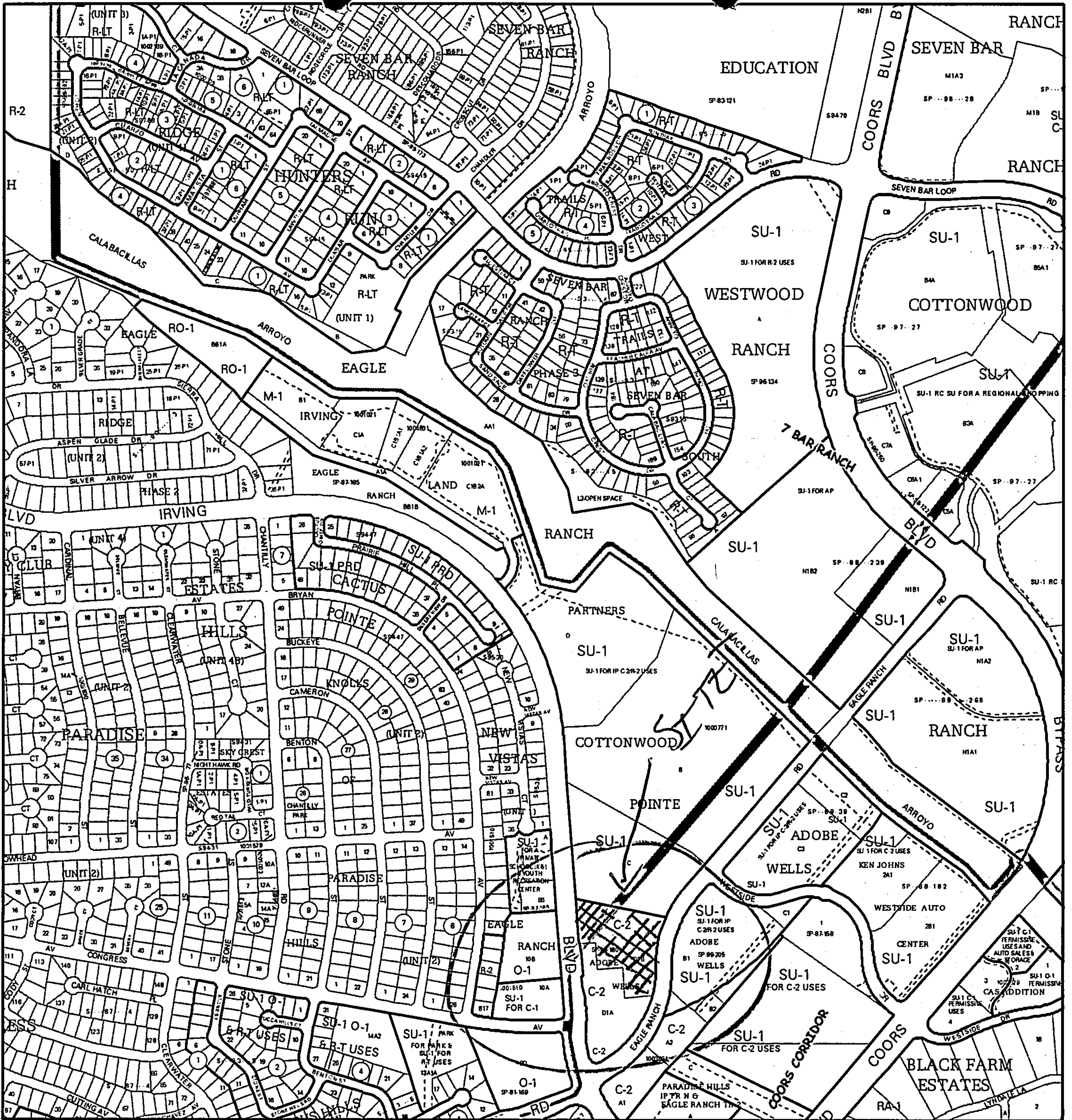
Checklists complete _____
 Fees collected _____
 Case #s assigned _____
 Related #s listed _____

Application case numbers
 Old DRB - 01573

Form revised 8/04, 1/05 & 10/05

[Signature]
 Planner signature / date

Project # 1004820



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/5/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-13-Z

Selected Symbols

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

0 750 1,500 Feet

Easterling Consultants LLC

3613 NM 528 NW, Suite E-2
Albuquerque, NM 87114

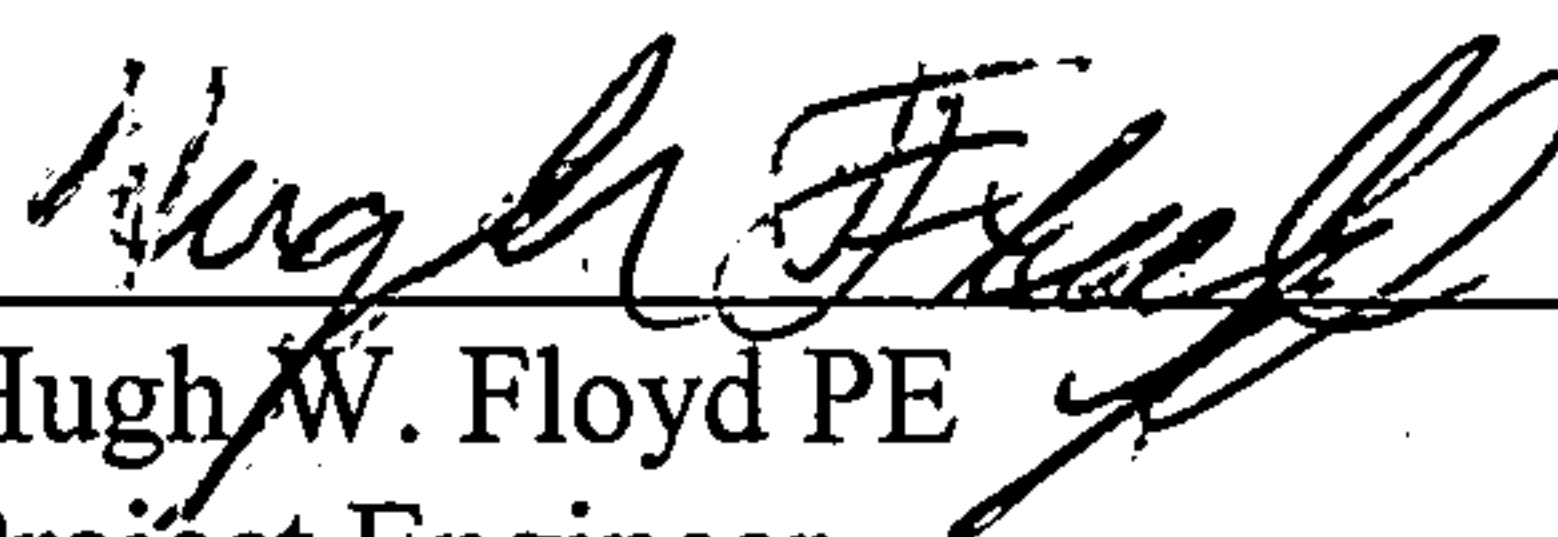
Office (505) 821-6646
Fax (505) 897-2965

October 31, 2006

TO DRB CHAIR:

This is a request for a sketch plat hearing regarding the previously submitted plan for the Aquatic Consultants Office Building (Project # 1004820), Tract(s) D-1-B, Adobe Wells Subdivision

The intent of the owner at the time of the first submittal was to fully develop both lots. However, the current desire is to subdivide the lot with the intent of selling the lower lot (proposed TRACT D-1-B-2). This lot is not encumbered with any easements requiring abandonment, whereas the upper lot (proposed TRACT D-1-B-1) is so encumbered. My request is to be able to subdivide and deal with the lots separately, so that the sale and development of the lower lot is not dependent on the abandonment of the PNM easement which runs through the upper lot.

 October 31, 2006
Hugh W. Floyd PE Date
Project Engineer

Current

Project Number: 1004820

FIGURE 1

Date Submitted: JULY 11, 2006

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 07/19/06

Date Preliminary Plat Expires: 07/19/07

DRB Project No.: 1004820

DRB Application No.: 06 DRB 01009

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

ORIGINAL

AQUATIC CONSULTANTS, INC OFFICE BUILDING/COMPLEX (TRACT D-1-B-1 & TRACT D-1-B-2 ADOBE WELLS SUBDIVISION)

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT D-1-B ADOBE WELLS SUBDIVISION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|--------------------|---|----------------------------------|--------------------|--------------------|-------------------|----------------|--------------------|
| | | 230' <i>(APPX)</i> | sidewalk | Irving Boulevard | NW corner of Lot A | SW corner of Lot A | / | / | / |
| | | 530' <i>(APPX)</i> | sidewalk | Eagle Ranch Rd. | NE corner of Lot B | NW corner of Lot B | | | |
| | | | median/island and median removal | Eagle Ranch Rd. | | | | | |
| | | 318' | 2-18' private retaining wall | Between Lot A & B | | | / | / | / |
| | | | | | | | / | / | / |
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| | | | | | | | / | / | / |

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.

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|----------------------|----------------------|------|---------------------|----------|------|----|-------------------|----------------|--------------------|
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |

| | | | |
|------------------------------------|------|-------------------------------|------|
| Approval of Creditable Items: | | Approval of Creditable Items: | |
| Impact Fee Administrator Signature | Date | City User Dept. Signature | Date |

NOTES

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

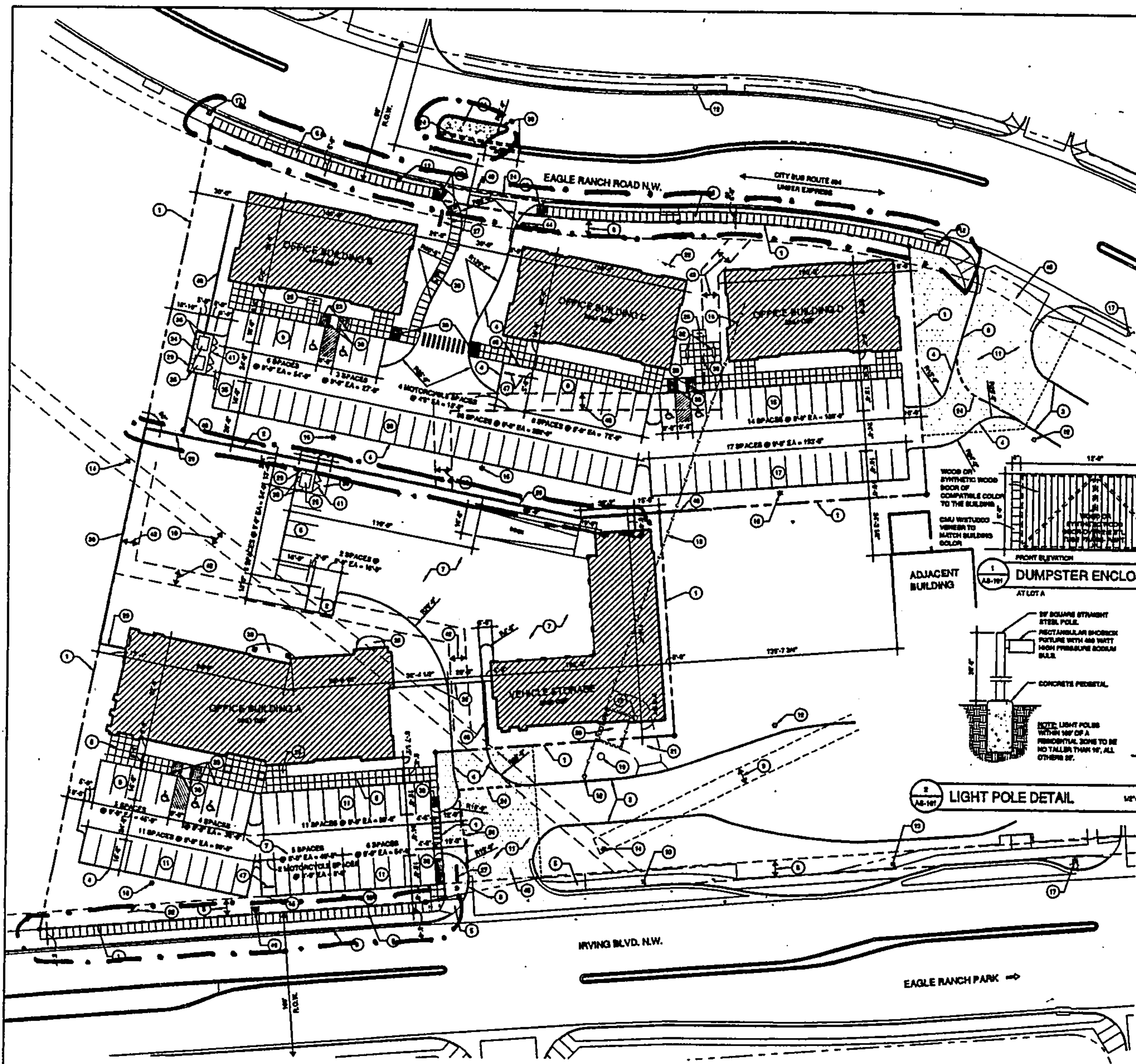
- 1 CHANGE PER DRC
- 2
- 3

| AGENT / OWNER | DEVELOPMENT REVIEW BOARD MEMBER APPROVALS | |
|--|---|--|
| <u>VISAY SHAMMUKAM</u> NAME (print) | <u>[Signature]</u> 07/19/06 DRB CHAIR - date | <u>Christina Santoral</u> 7/19/06 PARKS & GENERAL RECREATION - date |
| <u>F.B.T ARCHITECTS</u> FIRM | <u>[Signature]</u> 7-19-06 TRANSPORTATION DEVELOPMENT - date | _____ AMAFCA - date |
| <u>[Signature]</u> SIGNATURE - date | <u>[Signature]</u> 7/19/06 UTILITY DEVELOPMENT - date | _____ - date |
| | <u>Bradley D. Bryant</u> 7/19/06 CITY ENGINEER - date | _____ - date |

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
| | | | | |
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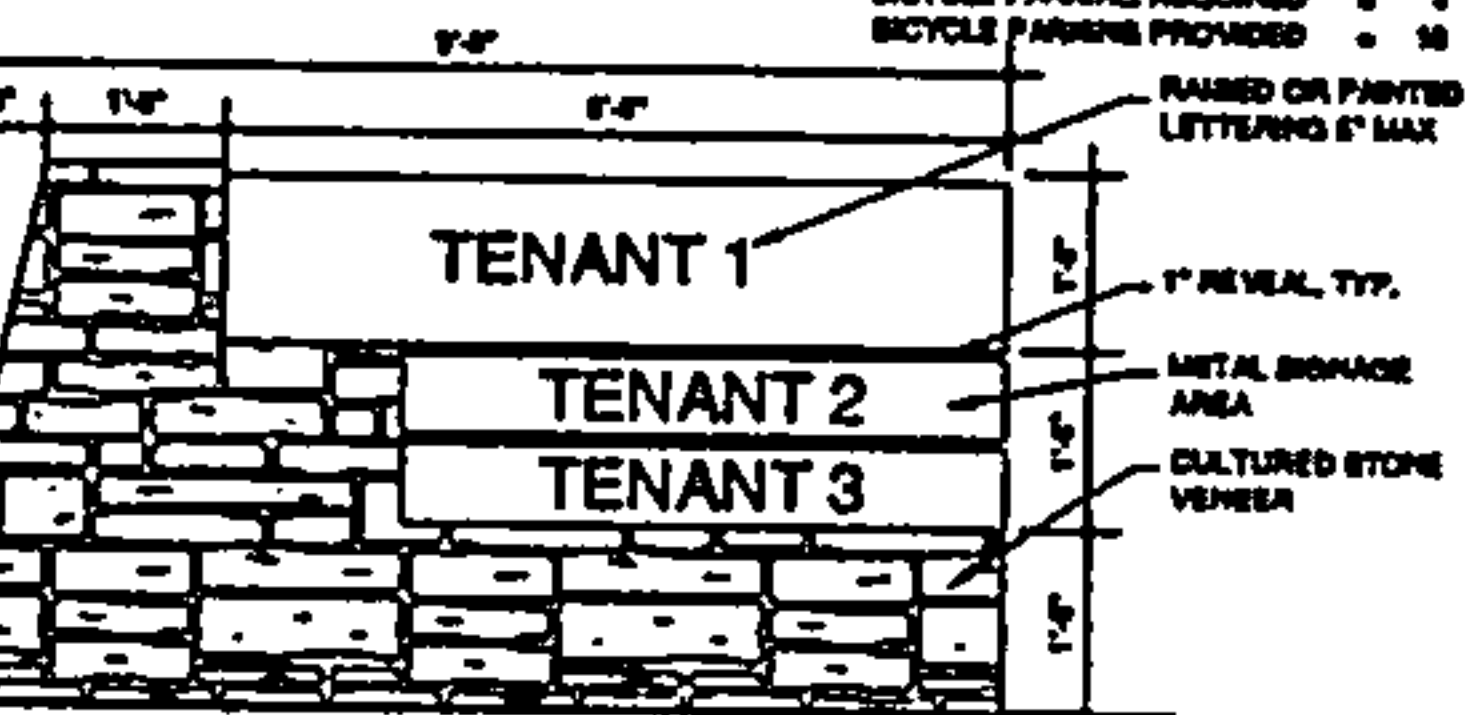
ORIGINAL



KEYED NOTES

1. EXISTING PROPERTY LINE
2. PROPOSED PROPERTY LINE
3. EXISTING CONCRETE CURB
4. NEW CONCRETE CURB
5. EXISTING CONCRETE SIDE WALK
6. NEW CONCRETE SIDEWALK
7. NEW ASPHALT PAVING
8. 18" PUBLIC UTILITY EMBANKMENT
9. 18" PPM EMBANKMENT
10. 12" PPM & MOUNTAIN STATES TELEPHONE AND TELEGRAPH EMBANKMENT TO BE RELOCATED
11. PRIVATE WIRELESS SERVICE EMBANKMENT
12. EXISTING LIGHT POLE
13. EXISTING POWER POLE
14. EXISTING POWER POLE TO BE RELOCATED BY CRICKET COMMUNICATIONS
15. EXISTING ELECTRIC METER TO BE RELOCATED BY CRICKET COMMUNICATIONS
16. NEW PAVING LOT LIGHTING. SEE DETAIL. SEE-101 THIS SHEET.
17. EXISTING FIRE HYDRANT
18. EXISTING POLE TO BE REMOVED
19. EXISTING WIRELESS COMMUNICATIONS TOWER
20. EXISTING BLOCK WALL ENCLOSURE AND 18" ELECTRICAL EMBANKMENT TO BE RELOCATED BY CRICKET COMMUNICATIONS
21. DRIVEWAY ACCESS AND PAVING AREA ENCROACH TO BE REMOVED BY CRICKET COMMUNICATIONS
22. REMOVE EXISTING SIGN
23. ACCESSIBLE PARKING SPACES TYPICAL AT ALL ACCESSIBLE PARKING SPACES
24. DEMO. EXISTING CURB
25. BICYCLE PARKING FOR 2 BICYCLES
26. DUMPSTER
27. NEW LOCKSMITH BOP. SEE DETAIL. SEE-101 THIS SHEET.
28. 6" HIGH WROUGHT IRON FENCE AND GATE
29. 6" HIGH YARD WALL, WESTLICO VENEER TO MATCH BUILDING COLOR.
30. NEW URBAN CONCRETE CURB AND OUTLET PER CITY OF ALBUQUERQUE STANDARDS
31. NEW URBAN CONCRETE PAVING TO MATCH NEARBY PAVING.
32. BENCH
33. PUBLIC EMPLOYEE OUTDOOR SPACE
34. 6" THICK CONCRETE SLAB
35. 6" THICK CONCRETE APPROX
36. 7" HIGH, 6" THICK STEEL COLLARS
37. PAINTED METAL DOOR
38. NEW ACCESSIBLE RAMP
39. 6" HIGH YARD WALL TO BE CONSTRUCTED BY ADJACENT PROPERTY OWNER.
40. NEW VALLEY GUTTER PER CITY OF ALBUQUERQUE STANDARDS
41. WOOD OR SYNTHETIC WOOD DOOR OF COMPATIBLE COLOR TO THE BUILDING.
42. NEW 18" ELECTRICAL EMBANKMENT
43. NEW 18" GAS EMBANKMENT
44. NO LEFT TURN SIGN POST
45. EXISTING BITE DRIVE
46. MOTORCYCLE PARKING SIGN
47. CONCRETE PARKING BUMPERS
48. PAINTING WALL
49. NEW FIRE HYDRANT

- ADDRESS
4411 IRVING BLVD. NW
ALBUQUERQUE, NM 87114
- CLIENT
AQUATIC CONSULTANTS, INC
4418 WATSON ST. NE, SUITE B,
ALBUQUERQUE, NM 87109
- LEGAL DESCRIPTION
TRACT D-1-B
ADOBE WELLS SUBDIVISION
- ZONING
OS
COMMUNITY COMMERCIAL ZONE
- LOT AREA
LOT A - 1.71 ACRES
LOT B - 1.73 ACRES
- BUILDING HEIGHT
35 FT AT ANY LEGAL LOCATION
- BUILDING SETBACK
5' MIN. - FRONT AND SIDE
15' MIN. - FROM DRIVEWAY ALLEY
PUBLIC SIDEWALK
- PARKING - LOT A
OFFICE BUILDING A
8451 SFB200 - 47
VEHICLE STORAGE
8000 SFB2000 - 3
TOTAL PARKING PROVIDED - 50
TOTAL PARKING PROVIDED - 50
ACCESSIBLE PARKING REQUIRED - 3
VAN ACCESSIBLE PARKING PROVIDED - 3
VAN ACCESSIBLE PARKING REQUIRED - (1)
MOTOR CYCLE PARKING PROVIDED - 2
MOTOR CYCLE PARKING REQUIRED - 2
BICYCLE PARKING PROVIDED - 2
- PARKING - LOT B
OFFICE BUILDING B
8000 SFB200 - 34
OFFICE BUILDING C
8000 SFB200 - 26
OFFICE BUILDING D
8000 SFB200 - 26
TOTAL PARKING PROVIDED - 76
TOTAL PARKING REQUIRED - 79
80% TRANSIT REDUCTION
TOTAL PARKING REQUIRED
W/ REDUCTION - 79
TOTAL PARKING PROVIDED - 76
ACCESSIBLE PARKING REQUIRED - 4
ACCESSIBLE PARKING PROVIDED - 4
VAN ACCESSIBLE PARKING REQUIRED - (1)
VAN ACCESSIBLE PARKING PROVIDED - (1)
MOTOR CYCLE PARKING PROVIDED - 2
MOTOR CYCLE PARKING REQUIRED - 2
BICYCLE PARKING PROVIDED - 2
BICYCLE PARKING REQUIRED - 2



SITE PLAN N.T.S.

VICINITY MAP

ARCHITECTS
 Planning Ward & Thum Architects AIA, LLC
 1199 Indian School Rd, NE Ste 210
 Albuquerque, NM 87110
 Phone 505.755.2290
 Fax 505.754.2390
 Web www.fblai.com

NOT FOR CONSTRUCTION
 ARCHITECT ENGINEER

| MARK | DATE | DESCRIPTION |
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AQUATIC CONSULTANTS, INC
 OFFICE BUILDING/ COMPLEX
 4411 IRVING BLVD. NW
 ALBUQUERQUE, NEW MEXICO 87114
 ORIGINAL EPC CASE NO. Z-01-6
 TRACT D-1-B ADOBE WELLS SUBDIVISION
 JULY 2006

SHEET TITLE
 SITE PLAN

AS-101

AQUATIC CONSULTANTS, INC - OFFICE BUILDING/COMPLEX

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Division

#8

INTER-OFFICE MEMO

July 17, 2006

TO: Sheran Matson, DRB Chair
FROM: Carmen Marrone, Senior Planner
RE: Project #1004820, Aquatic Consultants, Inc.

On May 18 2006, the EPC approved a Site Development Plan for Building Permit for approximately 3.5 acres located at the intersection of Irving Blvd. and Eagle Ranch Road NW. **The DRB submittal generally meets the EPC conditions of approval except for the following:**

Condition 10: The monument sign detail on Sheet AS-101 still shows lighting as "external ground mounted" which could include upward facing lights. A note should be included on the detail stating that the lighting will not be upward facing and will not result in any glare on the street or upon adjacent property.

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

Current

Project Number: 1004820

FIGURE 1

Date Submitted: JULY 11, 2006

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 07/19/06

Date Preliminary Plat Expires: 07/19/07

DRB Project No.: 1004820

DRB Application No.: 06 DRB 01009

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

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

AQUATIC CONSULTANTS, INC OFFICE BUILDING/COMPLEX (TRACT D-1-B-1 & TRACT D-1-B-2 ADOBE WELLS SUBDIVISION)

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT D-1-B ADOBE WELLS SUBDIVISION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|------------------------------------|--|-----------------------------|-------------------------------|-------------------------------|-------------------|----------------|--------------------|
| | | 230' ^(1770') | sidewalk | Irving Boulevard | NW corner of Lot A | SW corner of Lot A | / | / | / |
| | | 530' ^(230') | sidewalk | Eagle Ranch Rd. | NE corner of Lot B | NW corner of Lot B | | | |
| | | | median/island and median removal | Eagle Ranch Rd. | | | | | |
| | | 318' | 2-10' private retaining wall | Between Lot A & B | | | / | / | / |
| | | | 1 SIDEWALKS REMOVED AND PLACED ON SITE PLAN. | | | | | | |
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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.

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|----------------------|------|---------------------|----------|------|----|--------------------------------|----------------|--------------------|
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| Approval of Creditable Items: | | | | | | | Approval of Creditable Items: | | |
| Impact Fee Administrator Signature Date | | | | | | | City User Dept. Signature Date | | |

NOTES

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

- 1 SIGNAGE PER DRC
- 2
- 3

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

VIJAY SHANMUGAM
NAME (print)
EBT ARCHITECTS
FIRM
J. P. [Signature]
SIGNATURE - date

[Signature] 07/19/06 DRB CHAIR - date
Christina Santora 7/19/06 PARKS & GENERAL RECREATION - date
[Signature] 7-19-06 TRANSPORTATION DEVELOPMENT - date
[Signature] 7/19/06 UTILITY DEVELOPMENT - date
Bradley L. Bryant 7/19/06 CITY ENGINEER - date

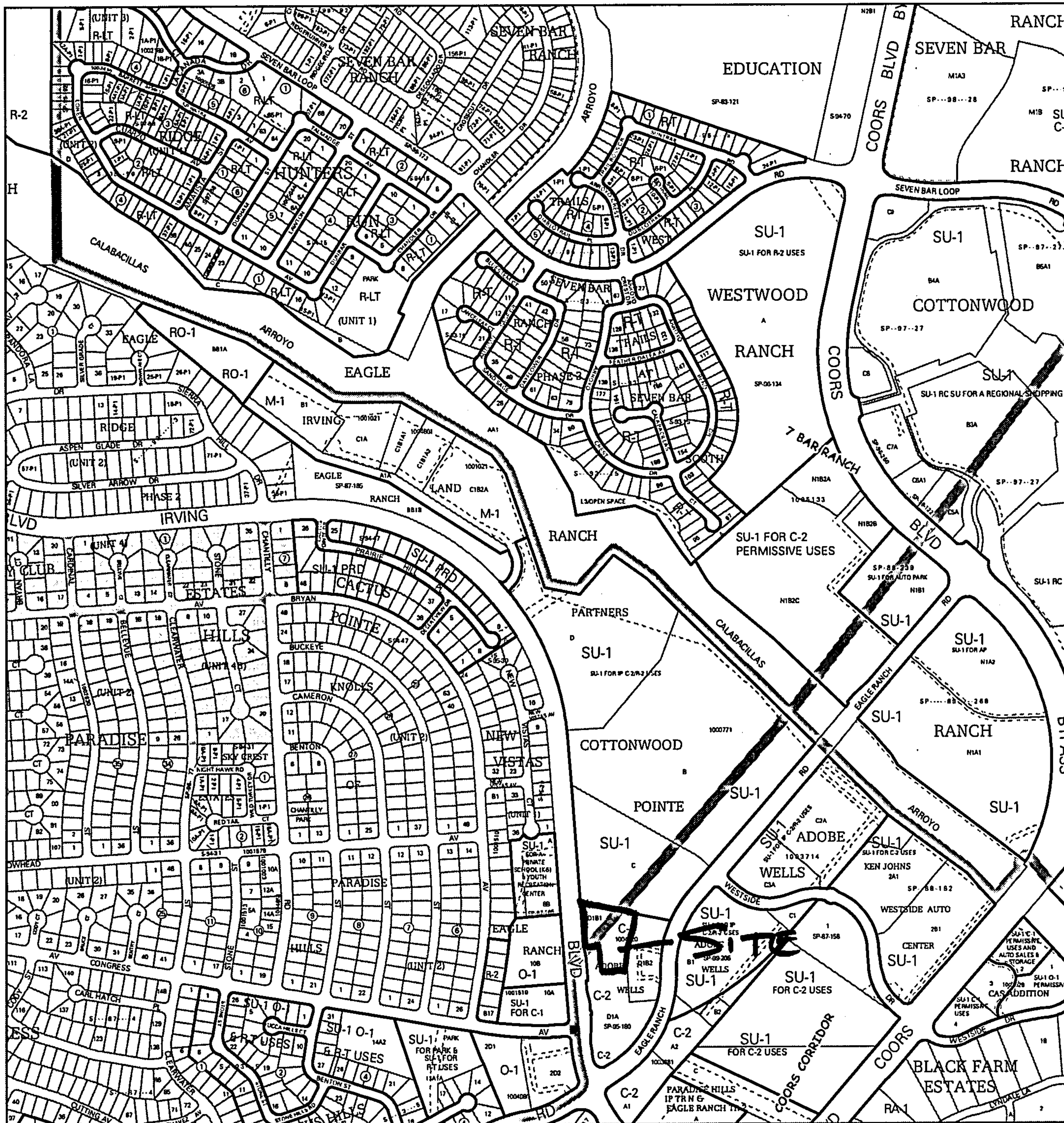
AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|---------|--------------------|--------------------|--------------------|
| Δ | 2-23-07 | <u>[Signature]</u> | <u>[Signature]</u> | <u>[Signature]</u> |
| | | | | |
| | | | | |



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

Map amended through: 9/6/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-13-Z

Selected Symbols

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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN for Subdivision Purposes

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
- D Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: AQUATIC CONSULTANTS, INC PHONE: 505-890-5753
 ADDRESS: 4415 HAWKINS STREET NE, SUITE D FAX: 505-890-1604
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

AGENT (if any): FANNING BARD TATUM ARCHITECTS PHONE: 883-5200
 ADDRESS: 6100 INDIAN SCHOOL RD. NE, SUITE 210 FAX: 884-5390
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: art@fbtarch.com

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT / Minor Plat + EXSIA - sketch plan

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

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

Lot or Tract No. TRACT D-1-B Block: _____ Unit: _____

Subdiv. / Addn. ADOBE WELLS SUBDIVISION TBK AQUATIC CONSULTANTS OFFICE Building

Current Zoning: C-2 Proposed zoning: SAME CONSULTANTS

Zone Atlas page(s): B-13Z No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres): 3.4 acres Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA

Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____

UPC No. 101306530404340442 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 4411 IRVING BLVD. NW, ABO NM 87114

Between: IRVING BLVD. and EAGLE RANCH ROAD NW

CASE HISTORY: Carmer Mattson EPC Case Planner

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 06 EPC 00470

2-91-6, SV-95-36, DRB-95-33, DRB 91-118, SV-93-29

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

SIGNATURE Arthur R Tatum DATE 7-11-2006

(Print) ARTHUR R TATUM _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- 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
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

06 DRB . 01007
06 DRB . 01008
06 DRB . 01009

Action

SBP
PF
ESIA
CMF

S.F.

P(3)
S(3)
V

Fees

\$ _____
 \$ 285.00
 \$ 50.00
 \$ 20.00

Total

\$ 355.00

Hearing date 7-19-06

XCS

Project # 1004820

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

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

ARTHUR R. TATUM
 Applicant name (print)

Arthur R. Tatum 7/11/06
 Applicant signature / date



Form revised JUNE 2005

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06 DRB - - 01 007

K. S. ? / 11/06
 Planner signature / date

Project # 1004820

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL **Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes) **Your attendance is required.**

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year

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

F. B. T. ARCHITECTS
 Applicant name (print)
[Signature]
 Applicant signature / date



Form revised 8/04, 1/05 & 10/05

| | | |
|---|--------------------------|---|
| <input checked="" type="checkbox"/> Checklists complete | Application case numbers | |
| <input checked="" type="checkbox"/> Fees collected | 06DRB - - 01008 | <u>K. S. S. 7/11/04</u> Planner signature / date |
| <input checked="" type="checkbox"/> Case #s assigned | - - - | |
| <input checked="" type="checkbox"/> Related #s listed | - - - | Project # 1004820 |

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

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

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- ___ 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) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the variance or waiver
- ___ Any original and/or related file numbers are listed on the cover application

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

- ___ The complete document which created the private easement (not to exceed 8.5" by 14") **6 copies**
- ___ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the vacation
- ___ Letter of authorization from the grantors and the beneficiaries
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

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

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

VACATION OF RECORDED PLAT

- ___ **6 copies** of the recorded plat to be vacated.
- ___ **6 copies** of documents justifying the vacation.
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter describing, explaining, and justifying the vacation
- ___ Any original and/or related file numbers are listed on the cover application
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

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.

FBI ARCHITECTS
 Applicant name (print)
J. J. [Signature] 7/11/06
 Applicant signature / date

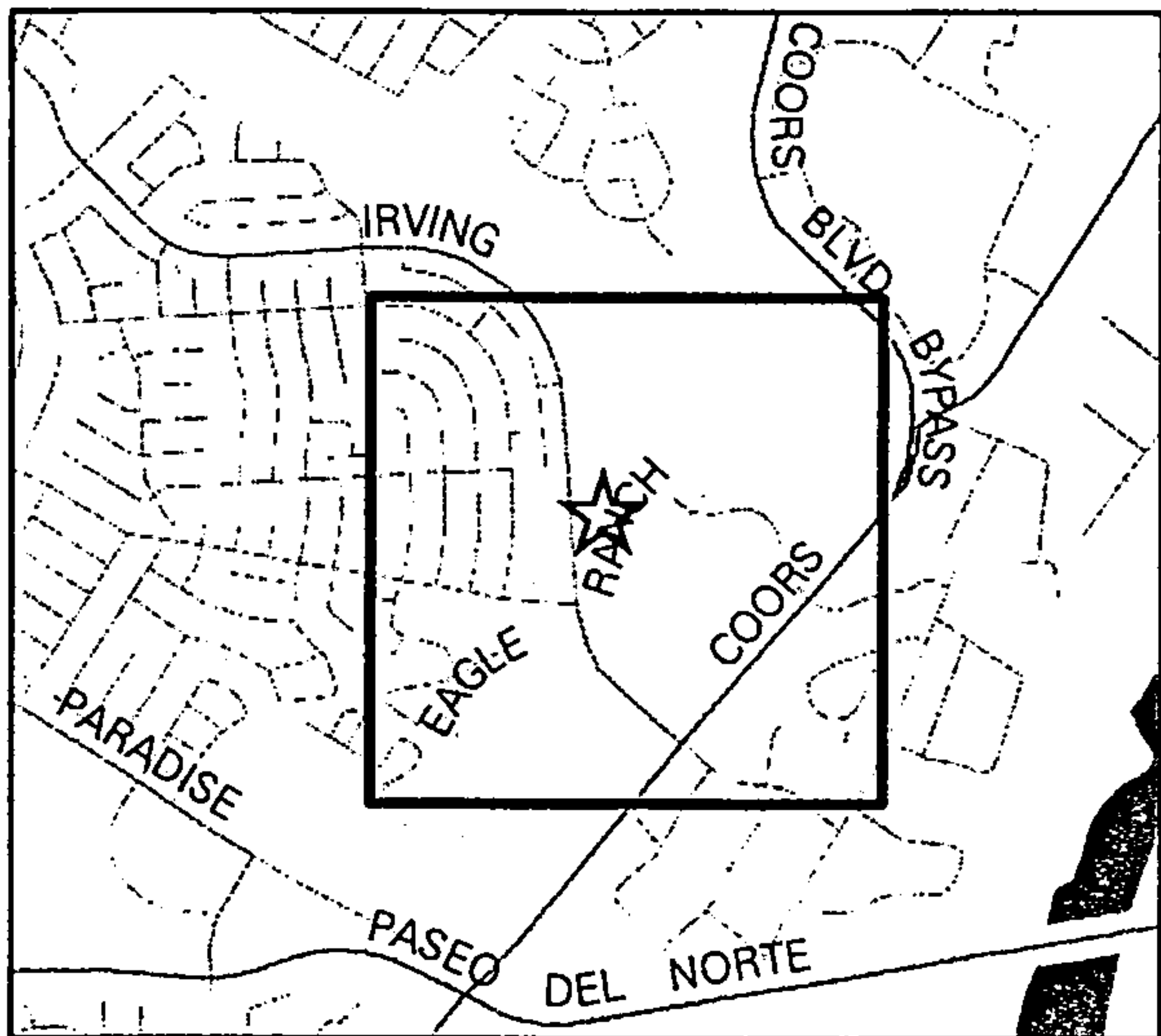
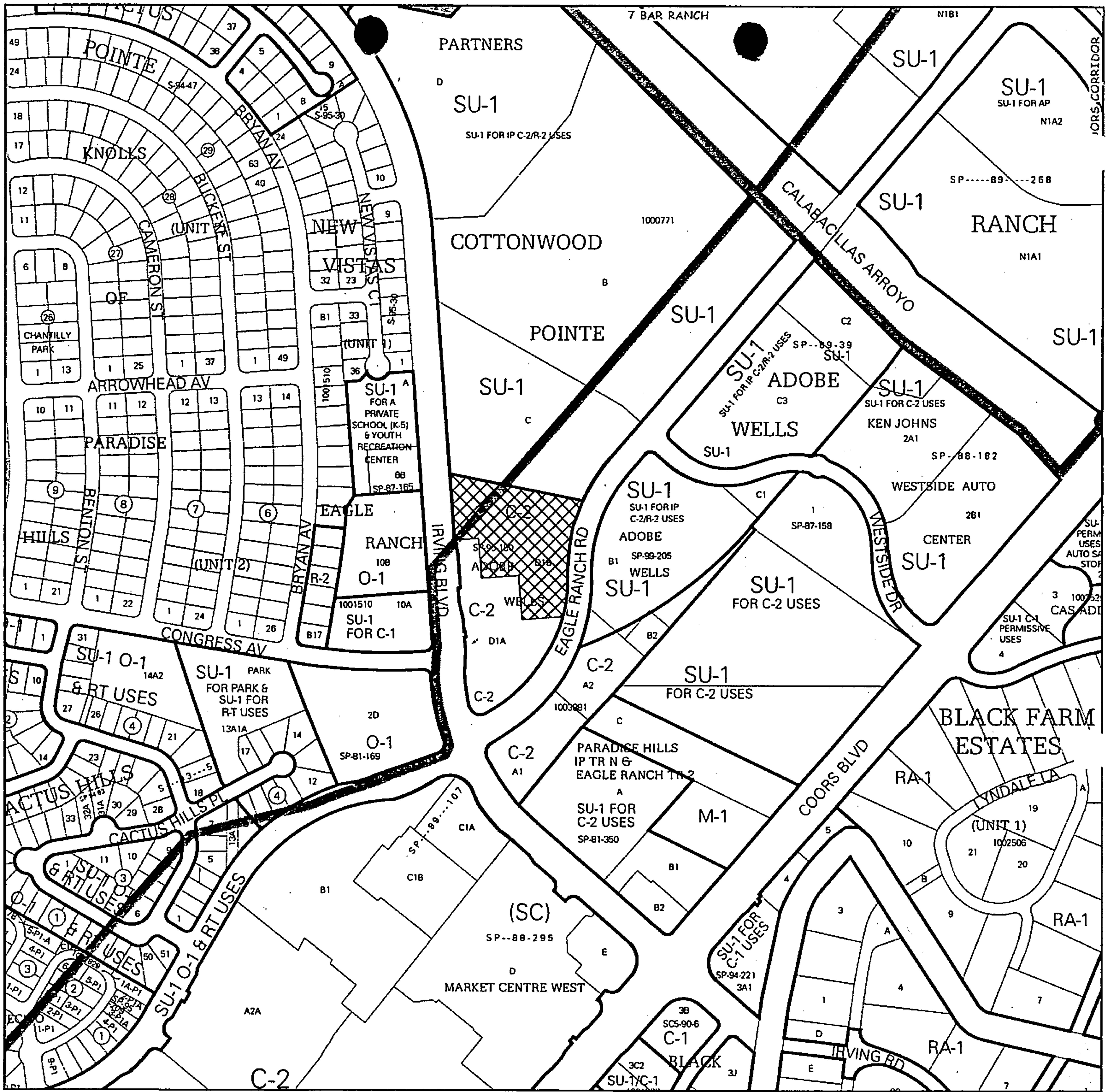


Form revised 4/03, 10/03 and APRIL 2006

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

Application case numbers
060713-01009

KE S'S 7/11/06
 Planner signature / date
 Project # 1004820

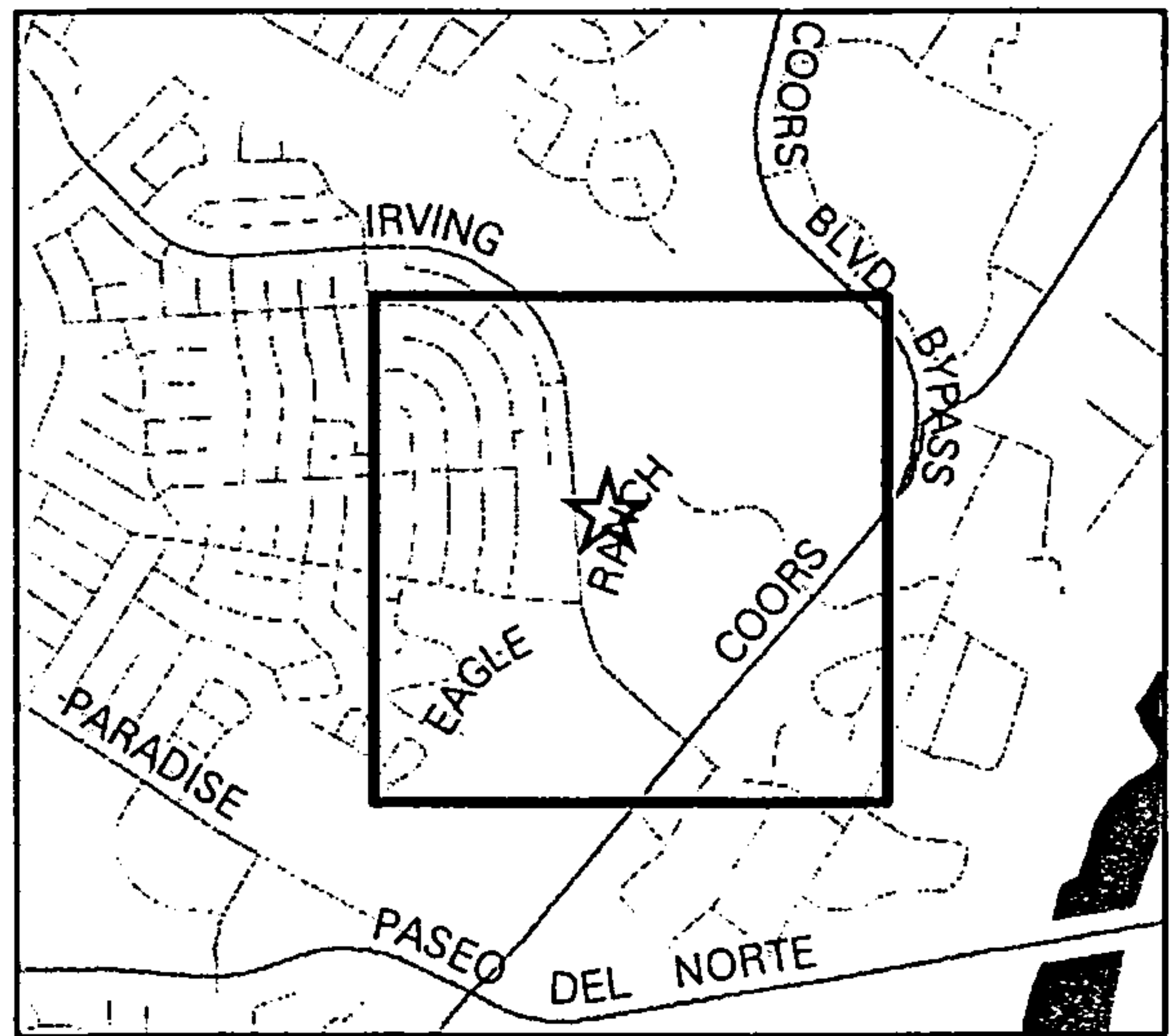
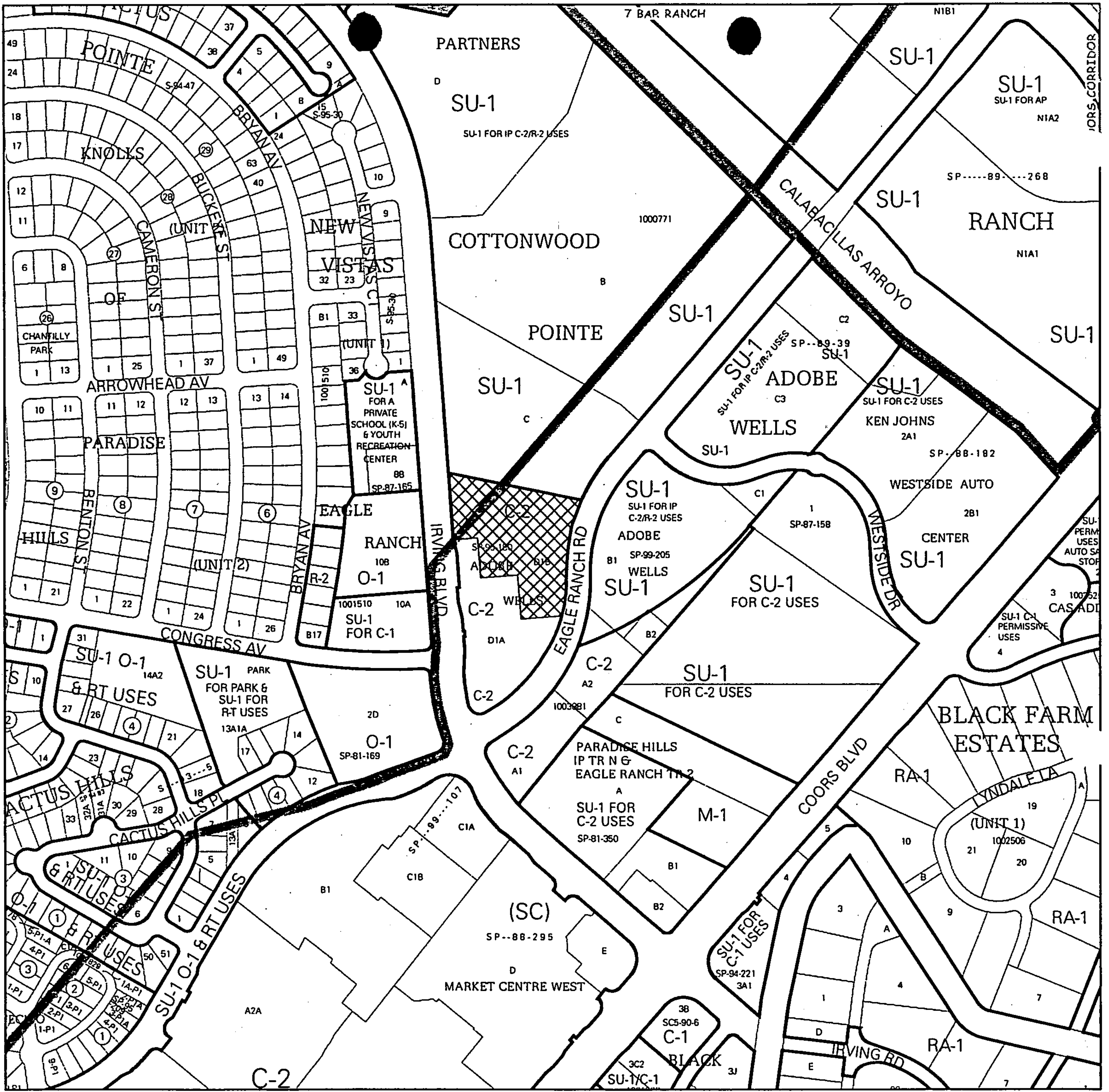


ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet
 Project Number:
 1004820
 Hearing Date:
 5/18/06
 Zone Map Page:
 B-13
 Additional Case Numbers:
 06EPC-00470



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1004820

Hearing Date:

5/18/06

Zone Map Page:

B-13

Additional Case Numbers:

06EPC-00470

Easterling Consultants LLC


3613 NM 528 NW, Suite E-2
Albuquerque, NM 87114

Office (505) 821-6646
Fax (505) 897-2965

July 11, 2006

TO DRB CHAIR:

This is a request to defer construction of the sidewalks as shown on the attached exhibit until building permit for the respective lots. The site is being subdivided with potential for one of the lots to be sold. A deferral prevents the cost being incurred by potentially different ownership and ensures that the final sidewalk layout matches the final building permit submittal for each site.



Hugh W. Floyd PE
Project Engineer

July 11, 2006
Date



July 11, 2006

To: City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, NM 87103

From: Arthur R. Tatum AIA, Vice President
Fanning Bard Tatum Architects AIA, Ltd.
6100 Indian School Rd. Suite 210 NE
Albuquerque, NM 87110
505-883-5200

To Whom It May Concern,

This Letter and the information contained herein are intended to satisfy the requirements stated in **EPC Conditions of Approval**. To meet all EPC conditions, the following changes have been made to the Drawings associated with Project # 1004820, 06EPC 00470:

Sheet AS-101, Site Plan –

- Addition of pedestrian path from the public sidewalk along Irving Boulevard to the main sidewalk in front of the Office Building A. **(EPC Condition #4)**
- Addition of pedestrian path from the public sidewalk along Eagle Ranch Road to the main sidewalk in front of the Office Building B, C & D. This sidewalk is provided between Building B and C and not between building C and D since we prefer not to have direct access of the outdoor space from the public sidewalk. **(EPC Condition #4)**
- The sheet metal panel of the dumpster enclosure is replaced with a wood or synthetic wood door of compatible color to the building. **(EPC Condition #5)**
- The dumpster in the Tract A has been relocated as per the recommendation of the Plan reviewer of Solid Waste Management Department and has been approved. The earlier location did not have enough turning radius for the dumpster truck. The parking layout had to be adjusted according to the new location of the dumpster.
- Two motorcycle spaces on Tract A and four motorcycle spaces on Tract B have been provided. **(EPC Condition #6)** Motorcycle sign and Concrete parking bumper to prevent any car from accessing the space is also provided, keynote 46 & 47. The parking layout had to be adjusted to incorporate motorcycle space.
- The driveway between Office Building A and Vehicle Storage is widened to 20 feet for fire truck access, as per the recommendation of the fire department.
- New Fire Hydrant along Irving Boulevard is provided as per the recommendation of the Fire Department and has been approved, keynote 49.
- Retaining walls have been added along northeastern side of the site and between the Vehicle storage building and driveway due to extreme site grades, keynote 48.
- The lighting product which will be purchased for the monument signage will not have any glare on the street or upon adjacent property nor distract motorists. **(EPC Condition #10)**

- Southern Eagle Ranch road and Irving Boulevard Site Drives have been labeled as Existing Site Drive, Keynote 45. **(EPC Condition #11c)**
- The proposed Eagle Ranch Site Drive is widened to 30 feet. **(EPC Condition #11d)**
- Signage prohibiting left turns out from proposed site drive on Eagle Ranch Road is provided, Keynote 44. **(EPC Condition #11e)**
- Site Plan is designed per DPM Standards. **(EPC Condition #11f)**
- Site Plan is modified to incorporate the EPC Conditions.

Sheet L-101, Landscape Plan –

- Raywood Ash tree is replaced with Chitalpa tree. **(EPC Condition #7)**
- A clear and consistent symbol for the buffalo grass is indicated in the Landscape legend and in the drawing. **(EPC Condition #8)**
- The landscape area is updated per the current site plan and the calculations reflect the gross square footage of the buildings. **(EPC Condition #9)**

Sheet C-104, Preliminary Utility Plan –

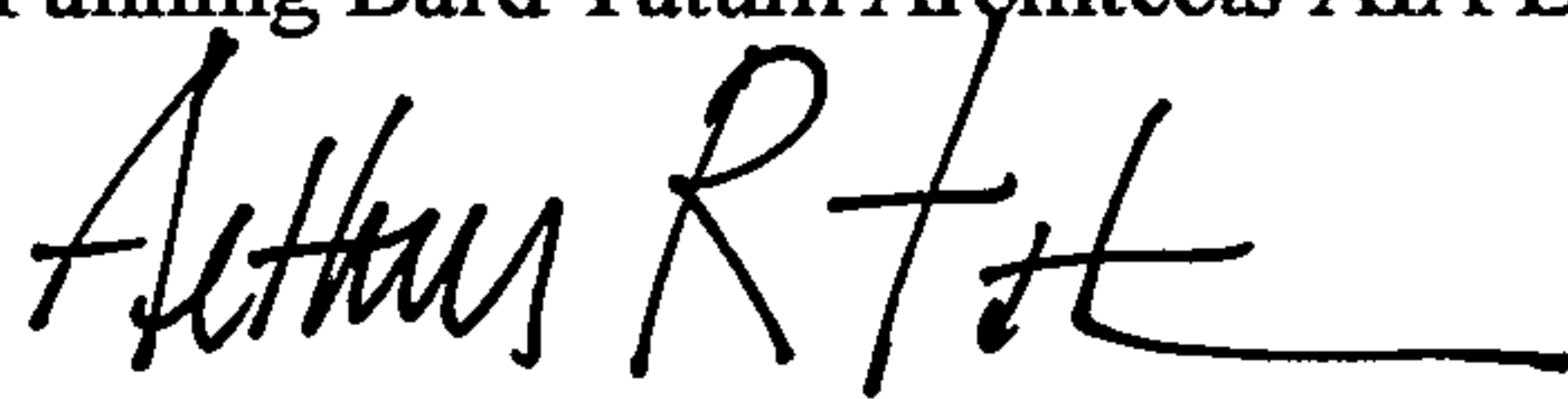
- Addition of waterline connection to the New Fire hydrant.

Additional Requirements provided

- Replat of the subject site is added in the package. **(EPC Condition #3)**.
- An approved Grading and Drainage plan will be provided before the DRB Final sign-off.
- Site Plan with Solid Waste Management Department signature
- Site Plan with Fire marshal's stamp.
- Zone Atlas map with the entire property precisely and clearly outlined and crosshatched.
- Infrastructure list relevant to the site plan

Furthermore, we met with Staff Planner Carmen Marrone to ensure that all EPC conditions of approval have been met **(EPC Condition #2)**.

Very Sincerely Yours,
Fanning Bard Tatum Architects AIA Ltd. By



Arthur R. Tatum AIA, Vice President

Fanning Bard Tatum Architects AIA, Ltd.
6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110

Phone 505/883.5200
Facsimile 505/884.5390
Web www.fbtarch.com



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

Date: May 19, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004820***
06EPC-00470 EPC Site Development Plan-
Building Permit

Aquatic Consultants, Inc.
4415 Hawkins St. NE, Suite D
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of Tract D-1-B, **Adobe Acres Subdivision**, zoned C-2, located on IRVING BLVD. NW, between IRVING BLVD. and EAGLE RANCH ROAD NW, containing approximately 3.4 acres. (B-13)
Carmen Marrone, Staff Planner

On May 18, 2006 the Environmental Planning Commission voted to approve Project 1004820/06EPC 00470 a Site Development for Building Permit for Tract D-1-B, Adobe Acres Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit on Tract D-1-B, Adobe Acres Subdivision. The site is approximately 3.4 acres in size and is located at the intersection of Irving Blvd. and Eagle Ranch Road NW. The site is zoned C-2 and is part of a larger 6.5 acre site that received EPC site plan approval in 1991. The request constitutes the second phase of development of this previously approved site plan.
2. The request will include a replat of the site into Tract A, the western tract, and Tract B, the eastern Tract. Tract A will contain an office building and a vehicle storage building and Tract B will contain three office buildings, 5324 square feet each.
3. The site is located within the Established Urban area of the *Comprehensive Plan*. The request furthers the applicable policies for Established Urban areas as follows:

The proposed office development will respect neighborhood values per Policy 5d by providing a use that will not generate as much traffic compared to other more intense uses that could be developed under the current C-2 zone. The proposed office uses will integrate with the surrounding office and commercial uses and will provide employment and service opportunities for the surrounding neighborhoods per Policy 5j. The proposed office uses will not jeopardize the integrity of the neighborhoods since the site is not adjacent to any residential neighborhoods, thereby minimizing adverse effects of noise, lighting, pollution, and traffic (Policies 5e and 5i). Policy 5g will be furthered as future development is designed to accommodate the natural, yet very steep grade change that occurs on the property. In addition, the views to the east and the west will be protected per Policy 5m by limiting the height of all buildings to single story.

4. The subject site falls within the boundaries of the *West Side Strategic Plan*. This request furthers the applicable goals and objectives of the Plan by providing employment and service opportunities for west side residents that will aid in producing a more appropriate commercial/residential balance thus reducing cross-metro trips. In addition, the proposed office uses are appropriate to the area because the site is located at the intersection of an arterial and a collector street for convenient access, thus capturing the "trips" that are already occurring on these streets in order to maintain the quality of life for the surrounding neighborhoods. (*Goals 10 & 12 and Objectives 1 and 8, WSSP*)
5. The site development plan conforms to the design guidelines for commercial development per the *West Side Strategic Plan* by locating most of the buildings adjacent to street frontages in order to promote transit accessibility. Transit service exists along Eagle Ranch Road. Parking is limited to a maximum number of spaces and outdoor public spaces are provided to enhance the built environment.
6. The site is deficient with regard to pedestrian connectivity between proposed Tracts A and B. Bicycle and pedestrian connectivity between the proposed tracts is not feasible because (a) Tract A is intended for indoor and outdoor storage purposes and thus requires security fencing between both tracts, and (b) the entire site has very significant slopes that prevent ADA accessible connections.
7. The request furthers the applicable policies of the *Coors Corridor Plan* as follows:
Policy 4.a.3: Careful attention has been given to ensure that the new buildings respect the existing conditions on the site.
Policy 4.b.1: Outdoor public and employee spaces have been strategically placed on the site to take advantage of the slopes and the eastern views.
Policies 4.b.2 and 4.b.5: In order to provide a pleasing and functional relationship to the roadway and the site, the buildings are located close to the adjacent roadways with parking located behind the buildings. In addition, the buildings are designed to human scale and have attractive articulation on all sides of the buildings.

Policy 4.b.4: The landscape plan provides a variety of trees and shrubs that are sensitive to the natural environment and are mostly consistent with the landscaping provided in the Phase I development south of the subject site.

Policy 4.b.10: The architectural design enhances the overall visual environment by limiting the height of the buildings to one story in order to preserve eastern views and by proposing an architectural style, building colors and materials that are compatible with surrounding development.

8. No major concerns were expressed by Reviewing Agencies regarding the request and there is no known neighborhood opposition to the request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. A replat of the subject site is required at DRB.
4. Provide pedestrian paths from the public sidewalks to the main sidewalks in front of the office buildings and between building C * D.
5. The sheet metal panels of the dumpster enclosure shall be replaced with a wood substitute of compatible color to the buildings.
6. Provide two motorcycle parking spaces on Tract A and three motorcycle parking spaces on Tract B per Section 14-16-3-1 of the Zoning Code.
7. Replace the Raywood Ash trees with either Chitalpa or Golden Rain trees or a combination of both.
8. Provide a consistent symbol for the buffalo grass.
9. Correct the landscape calculations to reflect the gross square footage of the buildings.

10. The monument signage lighting shall not distract motorists and shall not result in any glare on the street or upon adjacent property.
11. **CONDITIONS FROM THE CITY ENGINEER:**
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Label southern Eagle Ranch Road and Irving Boulevard site drives as existing.
 - d. Widen proposed Eagle Ranch site drive to 30' minimum.
 - e. Provide signing prohibiting left turns out from proposed site drive on Eagle Ranch Road.
 - f. Site plan shall comply and be designed per DPM Standards.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 2, 2006 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTICE OF DECISION
MAY 18, 2006
PROJECT #1004820
PAGE 5 OF 5

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

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

Sincerely,

CMarone
for Richard Dineen
Planning Director

RD/CM/ac

cc: Fanning Bard Tatum Arch., 6100 Indian School Rd. NE, Suite 210, Albuquerque, NM 87110
Larry Weaver, Paradise Hills Civic Assoc., 6001 Uritas Ct. NW, Albuquerque, NM 87114
Tom Anderson, Paradise Hills Civic Assoc., 10013 Plunkett Dr. NW, Albuquerque, NM 87114

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

PAID RECEIPT

APPLICANT NAME AQUATIC CONSULTANTS INC
 AGENT FANNING BARD TATUM ARCHITECTS
 ADDRESS 6100 INDIAN SCHOOL
 PROJECT & APP # 1004820 / DRB - 01007, 01008, 01009
 PROJECT NAME ADobe WELLS SUBDIVISION

\$ 20.50 441032/3424000 Conflict Management Fee
 \$ 335.50 441006/4983000 DRB Actions
 \$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 441018/4971000 Public Notification
 \$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 355.00 TOTAL AMOUNT DUE

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

7/11/06
 RECEIVED
 FANNING BARD TATUM ARCHITECTS AIA, Ltd.
 6100 Indian School Rd. NE, Ste 210
 Albuquerque NM 87110
 Phone: 505/883.5200

BANK OF ALBUQUERQUE, N.A.
 ALBUQUERQUE, NM
 95-660/1070

22527
 7/11/06

City of Albuquerque
 Treasury Division

DUPLICATE
 City of Albuquerque
 Treasury Division
 \$ 355.00

THREE HUNDRED FIFTY FIVE DOLLARS AND 00 CENTS ONLY.

7/11/2006 11:42AM
 RECEIPT# 00063396 WSH 006 TRANSH 0017
 Account 441006 Fund 0110
 Activity 4983000
 Trans Amt \$355.00
 J24 Misc

Dollars
 LUC: ANNX
 TRANS# 0017
 REF/RS
 \$355.00
 \$0.00

MP

CK

Thank You

⑈022527⑈ ⑆107006606⑆ 7827215256⑈

