

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

*Site Plans:* It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: **1006520** Application #: **13DRB-70736**  
 Project Name: **HOPE PLAZA**  
 Agent: **ISAACSON & ARFMAN PA** Phone #:

**\*\*Your request was approved on \_\_\_\_\_ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\***



- TRANSPORTATION:
- ABCWUA:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:
- PLANNING (Last to sign): *to notify Current Planning*

**PLATS:**



- 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.
  - County Treasurer's signature must be obtained prior to the recording of the plat with 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.

**ALL SITE PLANS:**

- 3 copies of the approved site plan. Include all pages.

3. **Project# 1006539**  
13DRB-70717 BULK LAND VARIANCE  
13DRB-70718 PRELIMINARY/FINAL PLAT APPROVAL 
  4. **Project# 1006864**  
13DRB-70714 S/WALK WAIVER  
13DRB-70715 SUBDN DESIGN VARIANCE FROM MINIMUM DPM STANDARDS  
13DRB-70716 MAJOR - PRELIMINARY PLAT 
  5. **Project# 1004472**  
13DRB-70679 VACATION OF PUBLIC RIGHT-OF-WAY
- BOHANNAN HUSTON INC agents for MESA DEL SOL, LLC request the referenced/ above actions for all or a portion of Tract A-1, **MESA DEL SOL INNOVATION PARK** zoned PC, located on the south side of STRYKER RD SE between HAWKING DR SE and BOBBY FOSTER RD SE containing approximately 1764.7655 acres. (R15-17, S14-17, & T16-17) **DEFERRED TO 11/13/13.**
- BOHANNAN HUSTON INC agents for WESTERN ALBUQUERQUE LAND HOLDINGS request the referenced/ above actions for Tract N-2-E, **WATERSHED SUBDIVISION** zoned SU-2/ PDA, located on TIERRA PINTADA BLVD NW between ARROYO VISTA BLVD NW and WEST CREEK PL NW containing approximately 37.4647 acres. (H8-9) **DEFERRED TO 11/21/13.**
- ISAACSON AND ARFMAN PA agents for DOUBLE EAGLE REAL ESTATE & INVESTMENTS request the referenced/ above action for MODESTO AVENUE NE adjacent to Lots 23-25, Block 25, **NORTH ALBUQUERQUE ACRES Tact A Unit B**, located on MODESTO AVE NE between SAN PEDRO BLVD NE and LOUISIANA BLVD NE. (B-18/ C-18) [*deferred from 10/09/13*] **DEFERRED TO 11/21/13.**

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

6. **Project# 1006009**  
13DRB-70732 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
  7. **Project# 1006520**  
13DRB-70736 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL 
  8. **Project# 1009046**  
13DRB-70735 AMENDMENT TO PRELIMINARY PLAT 
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 24, **MESA DEL SOL INNOVATION PARK** zoned PC, located on STRYKER BETWEEN UNIVERSITY EAST AND UNIVERSITY WEST containing approximately 5.4454 acre(s). (R-16 & S-16) **DEFERRED TO 11/13/13.**
- ISAACSON AND ARFMAN PA agent(s) for TWILIGHT HOMES OF NEW MEXICO, LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **HOPE PLAZA (TBKA TRACTS B-1-A & B-1-B)** zoned SU-2/O-1 & R-T, located on SIGNAL BETWEEN BARSTOW AND VENTURA containing approximately 3.8417 acre(s). (C-20) **INDEFINITELY DEFERRED.**
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for SAWMILL CROSSING, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-2, **DUKE CITY LUMBER CO.** zoned SU-2/SU-1/PRD, located on ASPEN BETWEEN 12YH ST AND RIO GRANDE containing approximately 7 acre(s). (H-13) **DEFERRED TO 11/13/13.**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
November 6, 2013  
DRB Comments**

**ITEM # 7**

**PROJECT # 1006520**


**APPLICATION # 13-70736**

**RE: Hope Plaza**


Per the Subdivision Ordinance, platting for this site must conform to an approved site development plan; the proposed lot line appears to conflict with existing parking lot improvements.

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Jack Cloud, DRB Chairman  
924-3880/ [jcloud@cabq.gov](mailto:jcloud@cabq.gov)

4. **Project# 1003973**  
13DRB-70566 EXT OF SIA FOR TEMP  
DEFR SDWK CONST 


EASTERLING CONSULTANTS LLC agent(s) for RCS  
TAOS LLC request(s) the above action(s) for all or a  
portion of **TAOS AT THE TRAILS Unit(s) 2**, zoned  
SU-2 SMALL LOT RESIDENTIAL, located on  
TREELINE BETWEEN OAK RIDGE AND UNIVERSE  
(C-09) **A TWO YEAR EXTENSION TO THE AGREEMENT  
FOR THE DEFERRAL OF SIDEWALKS WAS  
APPROVED.**

5. **Project# 1002134**  
13DRB-70564 - 2YR SUBD IMP AGMT  
EXT (2YR SIA)  
13DRB-70565 EXT OF SIA FOR TEMP  
DEFR SDWK CONST 

MARK GOODWIN AND ASSOCIATES, P.A. agent(s)  
for VISTA DEL NORTE DEVELOPMENT, LLC  
request(s) the above action(s) for all or a portion of **LOS  
LOMITAS INDUSTRIAL PARK**, zoned SU-2 FOR IP,  
located on LAS LOMITAS DR NE SOUTH OF PASEO  
DEL NORTE containing approximately 33.4552 acre(s).  
(D-16) **THE TWO YEAR EXTENSION OF THE  
SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS  
APPROVED**

6. **Project# 1009084**  
13DRB-70563 MAJOR - FINAL PLAT  
APPROVAL 

WILSON & COMPANY agent(s) for CITY OF  
ALBUQUERQUE request(s) the above action(s) for all or a  
portion of Lot(s) 17-26, **VOLCANO CLIFFS**, zoned  
SU-2/VCLL, located on COMPASS BETWEEN CAMINO  
DEL OSTE AND COMPASS containing approximately  
5.04 acre(s). (D-10) **THE FINAL PLAT WAS APPROVED  
WITH FINAL SIGN-OFF DELEGATED TO PLANNING  
FOR AGIS DXF AND TO RECORD.**

7. **Project# 1002120**  
13DRB-70570 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL 

CARTESIAN SURVEYS INC agent(s) for ROBERT  
MOORE, STEADY COURSE INC. request(s) the above  
action(s) for all or a portion of Lot(s) 2, Block(s) 10,  
**MONKBRIDGE SUBD**, zoned R-T OR SU-2 NFMX,  
located on 418 CHEROKEE RD NW containing  
approximately .2675 acre(s). (G-14) **THE  
PRELIMINARY/FINAL PLAT WAS APPROVED WITH  
FINAL SIGN OFF DELEGATED TO PLANNING FOR  
AGIS DXF AND UTILITY COMPANY SIGNATURES.**

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

8. **Project# 1006520**  
13DRB-70562 SKETCH PLAT REVIEW  
AND COMMENT 

FBT ARCHITECTS agent(s) for TWILIGHT HOMES  
request(s) the above action(s) for all or a portion of Lot(s)  
B-1, Block(s) 4, Tract(s) 3, **HOPE PLAZA Unit(s) 3**,  
zoned SU-2/O-1 AND R-T, located on SIGNAL  
BETWEEN BARSTOW AND VENTURA (C-20) **THE  
SKETCH PLAT WAS REVIEWED AND COMMENT  
WERE PROVIDED**

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1006520 Application #: 12DRB-70028  
Project Name: Hope Plaza  
Agent: High Mesa Consulting Group Phone #:

\*\*Your request was approved on 2-8-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION: address comments

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): remove Note 7 and tie work;  
AMAFCA; verify change of use

**PLATS:**

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with 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.

**ALL SITE PLANS:**

- 3 copies of the approved site plan. Include all pages.

8. **Project# 1004456**  
12DRB-70030 EXT OF SIA FOR TEMP  
DEFER SDWK CONST 

ISAACSON AND ARFMAN PA agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P1-12-P1, Block(s) A, **BARON'S RUN SUBDIVISION** zoned R-D, located on BARSTOW ST NE BETWEEN GLENDALEAVE NE AND FLORANCE AVE NE containing approximately 5 acre(s). (B-19) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

9. **Project# 1006520**  
12DRB-70028 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL 

HIGH MESA CONSULTING GROUP agent(s) for HOPE-IN-THE-DESERT EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Tract(s) B & C, **HOPE PLAZA** zoned SU-2/O-1 AND R-T, located on ALAMEDA BETWEEN BARSTOW AND VENTURA containing approximately 3.8417 acre(s). (C-20) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS WRITTEN COMMENTS PROVIDED AND TO PLANNING TO REMOVE NOTE 7 AND LINE WORK; AMAFCA VERIFY CHANGE OF USE.**

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

10. **Project# 1009124**  
12DRB-70031 SKETCH PLAT REVIEW  
AND COMMENT 

JERRY GARCIA request(s) the above action(s) for all or a portion of Lot(s) 1& 2, Block(s) 5, **LA LUZ ADDITION** zoned R-1, located on 12 AND GRIEGOS BETWEEN SAN CLEMENTE AND BELLROSE containing approximately .653 acre(s). (G-14) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

11. **Project# 1003359**  
12DRB-70023 SKETCH PLAT REVIEW  
AND COMMENT

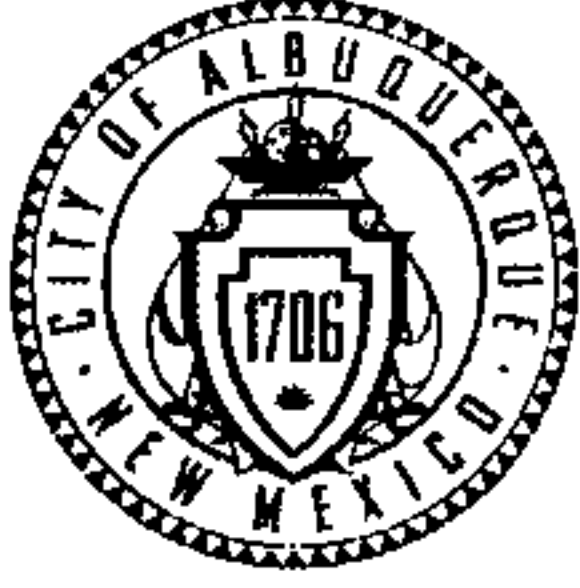
RIO GRANDE ENGINEERING agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 23-25, Block(s) 26, **TRACT A, NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2 IP, located on EAGLE ROCK BETWEEN LOUISIANA AND SAN PEDRO containing approximately 2.66 acre(s). (C-18) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

12. Other Matters: None.

13. Approval of the Development Review Board Minutes September 2011.

ADJOURNED: 10:15

HEARING DATE: 2-8-12 (P.F)



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

September 29, 2010

**Project# 1006520**

10DRB-70264 MAJOR - - 6 MONTH EXTENSION OF SUBDIVISION  
IMPROVEMENTS (6 MO SIA)

HIGH MESA CONSULTING GROUP agent(s) for PROTESTANT EPISCOPAL CHURCH IN NM request(s) the referenced/ above action(s) for all or a portion of **HOPE PLAZA** zoned SU-2/ O-1 & R-T, located on the south side of ALAMEDA BLVD NE between BARSTOW ST NE and VENTURA ST NE containing approximately 6.192 acre(s). (C-20)

At the September 29, 2010, Development Review Board meeting, the six month extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by October 14, 2010, in the manner described below.

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

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

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

  
Jack Cloud, AICP, DRB Chair

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

Cc: Hope in the Desert Episcopal Church – 8700 Alameda Blvd. NE – Albuquerque, NM 87109

Marilyn Maldonado

File





PROJECT # 1006520

#2

Date: 9-29-10  
**DRB PUBLIC HEARING  
SIGN IN SHEET**

Please provide your name and address for an opportunity to speak and/or receive an official notice of decision

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: \_\_\_\_\_



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

September 29, 2010

**Project# 1006520**

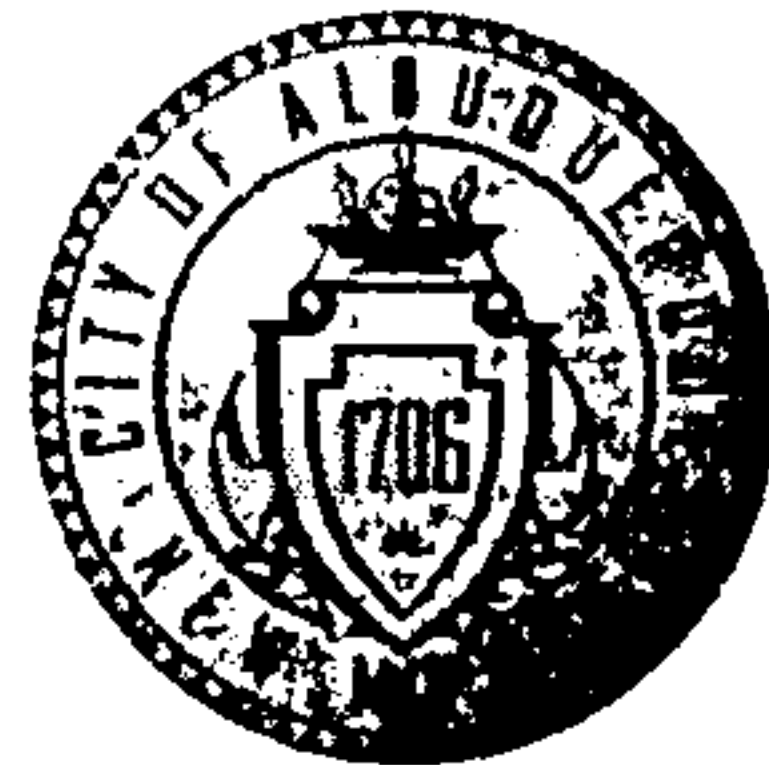
10DRB-70264 MAJOR - - 6 MONTH EXTENSION OF SUBDIVISION IMPROVEMENTS (6 MO SIA)

HIGH MESA CONSULTING GROUP agent(s) for PROTESTANT EPISCOPAL CHURCH IN NM request(s) the referenced/ above action(s) for all or a portion of **HOPE PLAZA** zoned SU-2/ O-1 & R-T, located on the south side of ALAMEDA BLVD NE between BARSTOW ST NE and VENTURA ST NE containing approximately 6.192 acre(s). (C-20)

<p><b>AMAFCA</b>          No comments.</p>
<p><b>COG</b>          reconstruct and widen Alameda Blvd from San Pedro Dr to Ventura. This project includes bike lanes. Because this project is privately funded there is no programming information. Coordination with DMD to insure adequate infrastructure is developed is recommended.</p> <p>MPO Project 506.4 "Alameda Blvd Reconstruction and Widening Stage IV" is a privately-funded project to reconstruct and widen Alameda to a 4 lane roadway from Barstow St to Ventura St. Because this project is privately funded there is no programming information. Coordination with DMD to insure adequate infrastructure is developed is recommended.</p> <p>Alameda Blvd has been identified as an ITS Corridor in the AMPA Regional ITS Architecture and ITS Corridor Map. Please contact the City of Albuquerque-DMD at 291-6220 for ITS enhancement planning and programming information.</p>
<p><b>TRANSIT</b>          No comments.</p>
<p><b>ZONING ENFORCEMENT</b>          No comments.</p>
<p><b>NEIGHBORHOOD COORDINATION</b>          Letters sent to: Nor Este NA (R)                              Vineyard Estates NA (R)                              Desert Vista HOA</p>
<p><b>APS</b>          This will have no adverse impacts to the APS district.</p>
<p><b>POLICE DEPARTMENT</b>          No comments.</p>
<p><b>FIRE DEPARTMENT</b>          No comments.</p>

<b>PNM ELECTRIC &amp; GAS</b> No comments.
<b>COMCAST</b> No comments.
<b>QWEST</b> Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.
<b>ENVIRONMENTAL HEALTH</b> No comments.
<b>M.R.G.C.D</b> No comments.
<b>OPEN SPACE DIVISION</b> No comments.
<b>CITY ENGINEER</b> The Hydrology section has no objection to the extension request.
<b>TRANSPORTATION DEVELOPMENT</b> Please provide an approximate timeline for this project.
<b>PARKS AND RECREATION</b> No comments.
<b>ABCWUA</b> No comments.
<b>PLANNING DEPARTMENT</b> Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, September 29, 2010**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project# 1003674**

**10DRB-70260 VACATION OF PUBLIC DRAINAGE EASEMENTS**

CARA HAMMOND request(s) the referenced/above action(s) for all or a portion Lot 9, **RICH COURT SUBDIVISION**, zoned RD, located on RICH CT NE north of ALAMEDA BLVD NE between BARSTOW ST NE and VENTURA ST NE containing approximately .168 acre(s). (C-20)

**Project# 1006520**

**10DRB-70264 MAJOR - - 6 MONTH EXTENSION OF SUBDIVISION IMPROVEMENTS (6 MO SIA)**

HIGH MESA CONSULTING GROUP agent(s) for PROTESTANT EPISCOPAL CHURCH IN NM request(s) the referenced/ above action(s) for all or a portion of **HOPE PLAZA** zoned SU-2/ O-1 & R-T, located on the south side of ALAMEDA BLVD NE between BARSTOW ST NE and VENTURA ST NE containing approximately 6.192 acre(s). (C-20)

**Project# 1008490**

**10DRB-70255 VACATION OF PUBLIC UTILITY EASEMENTS**

DSA ARCHITIECTS LLC agent(s) for MECHTRONIC SOLUTIONS INC request(s) the referenced/above action(s) for all or a portion Lot 9, Block A, **INTERSTATE INDUSTRIAL TRACT UNIT 1**, zoned M-1, located on the north side of ACADEMY PARKWAY NORTH NE between ACADEMY PARKWAY WEST NE and ACADEMY PARKWAY EAST NE containing approximately 2.432 acre(s). (E-17)

**Project# 1008493**

**10DRB-70259 MAJOR - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

SLAGLE HERR ARCHITIECTS agent(s) for MECHENBIER CONSTRUCTION INC request(s) the referenced/ above action(s) for all or a portion of Lots 4 and 5, Block 3, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on the south side of PASADENA AVE NE between SAN MATEO BLVD NE and PAN AMERICAN/ I-25 FREEWAY containing approximately 1.766 acres. (B-18)

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

  
Jack Cloud, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 13, 2010.**

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

**Meeting Date: September 29, 2010**  
**Zone Atlas Page: C-20**  
**Notification Radius: 100 Ft.**

**Project # 1006520**  
**App# 10DRB-70264**

**Cross Reference and Location:** on ACADEMY PARKWAY NORTH NE between  
ACADEMY PARKWAY WEST NE and ACADEMY PARKWAY EAST NE

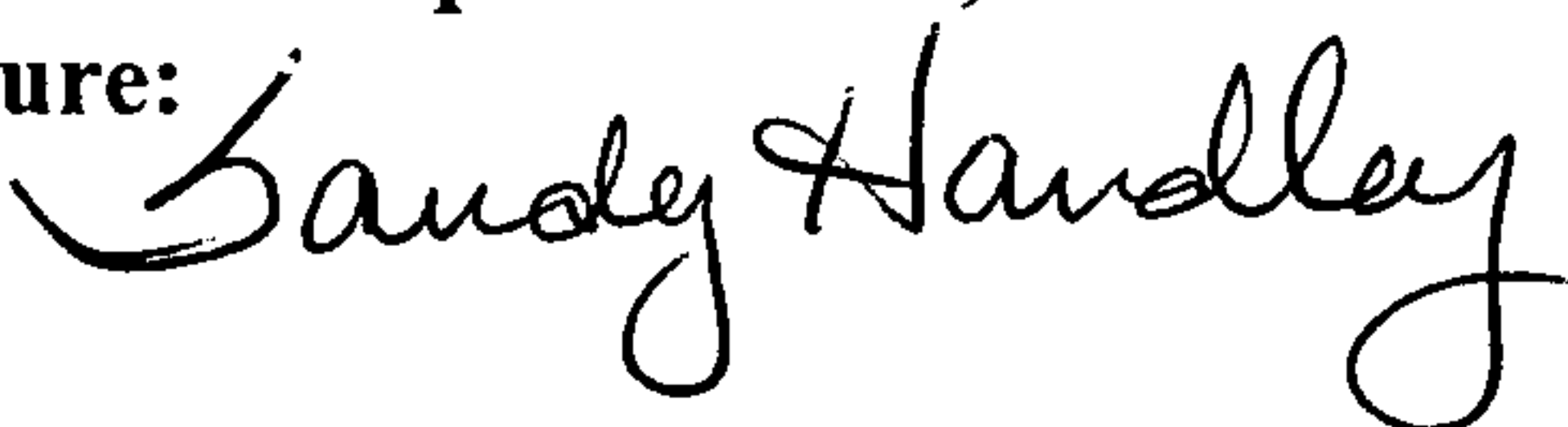
**Applicant:** PROTESTANT EPISCOPAL CHURCH IN NM  
8700 ALAMEDA BLVD NE  
ALBUQUERQUE, NM 87109

**Agent:** HIGH MESA CONSULTING GROUP  
6010-B MIDWAY PARK BLVD NE  
ALBUQUERQUE, NM 87109

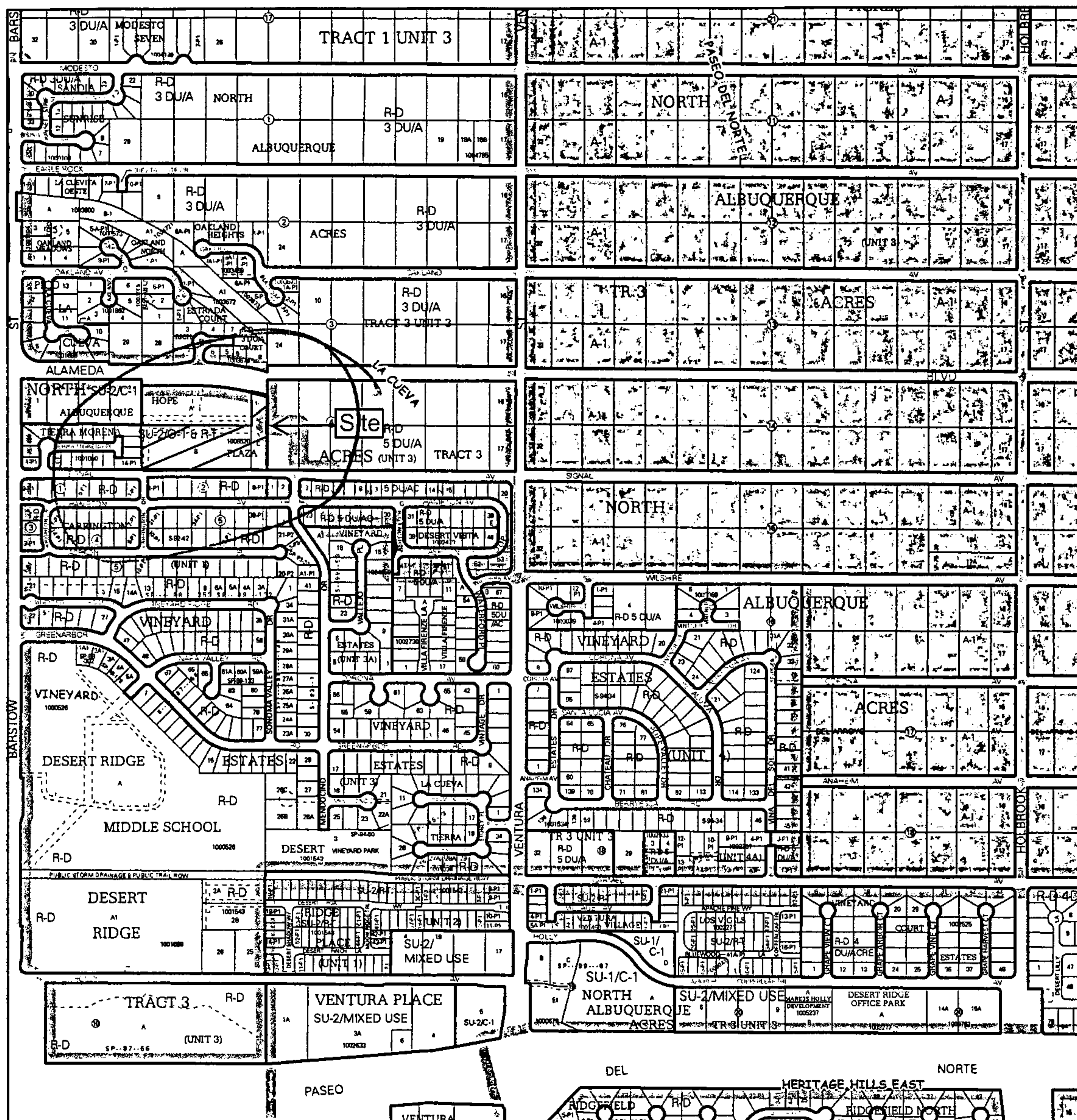
**Special Instructions:**

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

**Date Mailed: September 10, 2010**

**Signature:** 





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

Map amended through: 2/4/2010


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-20-Z**

Selected Symbols

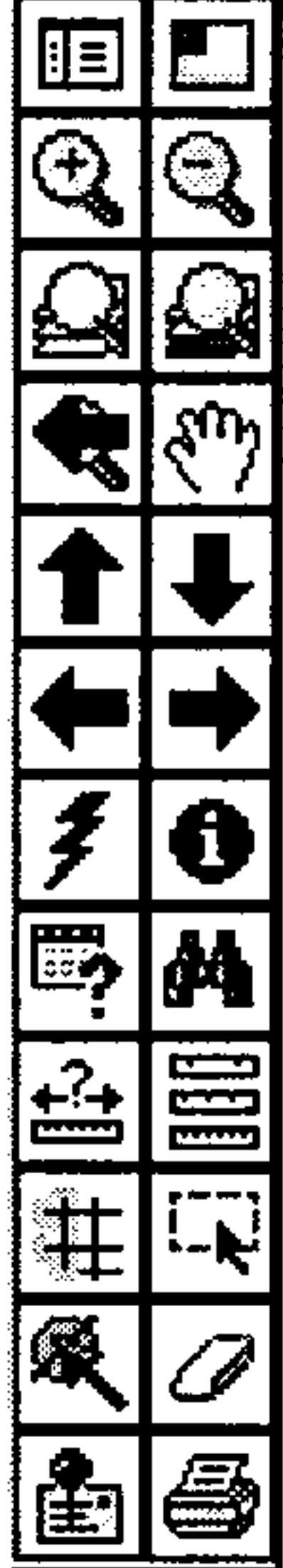
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

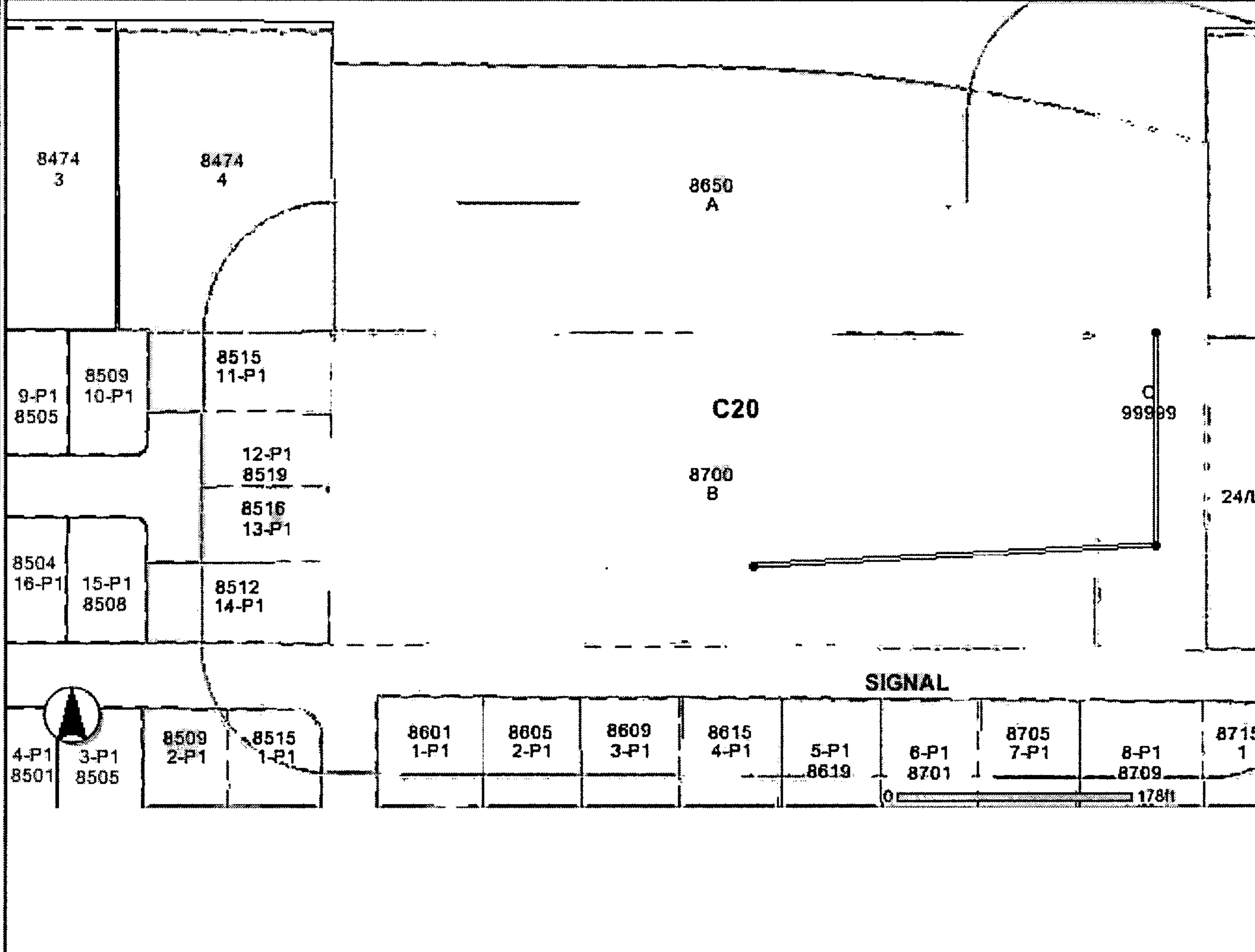
0 750 1,500 Feet



**CITY OF ALBUQUERQUE**  
www.cabq.gov

# ALBUQUERQUE GIS DATA WEBSITE





**SIGNAL**

8504 16-P1	8509 10-P1	8515 11-P1	8601 1-P1	8605 2-P1	8609 3-P1	8615 4-P1	8705 7-P1	8715 1
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**LAYERS**

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- MUNICIPAL LIMITS
- ZONE GRID
- NEIGHBORHOODS
- METRO REDEVELC
- DASZ
- DESIGN OVERLAY
- POLICE BEATS
- COUNCIL
- PARKS
- PETROGLYPH MNT
- BOSQUE SECTORS
- OPENSOURCE
- COMP PLAN
- AREA PLANS
- SECTOR PLANS
- MASTER DEVELOP
- SENATE DISTRICT
- REP. DISTRICTS
- PLANNING AREAS
- HISTORIC ZONES
- CORRIDORS
- ZIPCODES
- POVERTY POCKET

**OWNERSHIP**

Rec	UPC CODE	OWNER	OWNER ADDRESS
1	102006405433021309	MARTIN ROBERT B & JAIMIE S	8519 TIERRA MORENA
2	102006405231921307	CHORBA JAMES A & LAMBOY WILSON T	8512 TIERRA MORENA
3	102006408224121227	HALL RICHARD V & VALEIE S	9605 HAMPTON AVE N

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[HELP](#)
[MAIN PAGE](#)
[CONTACT GIS TEAM](#)



Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OW NE B	OWN ER ZIPC	P R D	TAX DIST PIC	LEGAL	ACRES
1	102006405433021000	MARTIN ROBERT B & JAIMIE S	8519 TIERRA MORENA PL NE	ALBUQUERQUE	NM	87112	R	A1A	P1 CORRECTION PLAT OF TIERRA MORENA SU	0.128562
2	102006405231921000	CHORBA JAMES A & LAMBOY WILSON T	8512 TIERRA MORENA PL NE	ALBUQUERQUE	NM	87122	R	A1A	P1 CORRECTION PLAT OF TIERRA MORENA SU	0.196507
3	102006408331121000	HALL RICHARD V & VALERIE S	8605 HAMPTON AVE NE	ALBUQUERQUE	NM	87122	R	A1A	P1 BLK 2 CORRECTION PLAT OF CARRINGTON SUBDIVISIONUNIT 1 CONT .1913 AC	0.190323
4	102006412033520000	LLAVE DEVELOPMENT INC	PO BOX 92620	ALBUQUERQUE	NM	87199	V	A1A	ONT .7401 AC +/-	0.739202
5	102006405233621000	VALDEZ JOSEPH HERMAN & MARY LOUISE	8515 TIERRA MORENA PL NE	ALBUQUERQUE	NM	87122	R	A1A	P1 CORRECTION PLAT OF TIERRA MORENA SU	0.196708
6	102006414033520000	AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE	NM	87107	V	A1A	LT 24 BLK 4 TR 3 UNIT 3 NORTH ALBUQ ACRES CONT 0.8863 AC M/L OR 38,610 SQ FT M/L	0.883288
7	102006412031121000	GAO FENG & MEIFEN ZHAO	8705 HAMPTON AVE NE	ALBUQUERQUE	NM	87122	R	A1A	P1 BLK 2 CORRECTION PLAT OF CARRINGTON	0.190589
8	102006407731021000	ROVERSE MARK E & LUCY B	8601 HAMPTON AVE NE	ALBUQUERQUE	NM	87122	R	A1A	P1 BLK 2 CORRECTION PLAT OF CARRINGTON SUBDIVISIONUNIT 1 CONT .2091 AC	0.209177
9	102006405432421000	ADAMS ELIZABETH MAROTTA & MICHAEL N ADAMS	8516 TIERRA MORENA PL NE	ALBUQUERQUE	NM	87122	R	A1A	P1 CORRECTION PLAT OF TIERRA MORENA SU	0.128549
10	102006412730621000	BROUSSARD MARQUE D	8715 HAMPTON AVE NE	ALBUQUERQUE	NM	87122	R	A1A	EPLAT OF LOTS 9THRU 20 BLK 5 LTS 15 THRU 1 8 BLK 6 TR 3 UNIT 3 NORTH ALBUQACRES & VA C POR OF WILSHIRE AVE & SIGNAL AVE NE)	0.139314
11	102006412831121000	ALIDINA AMYN G & ZEHRA A	8709 HAMPTON AVE NE	ALBUQUERQUE	NM	87122	R	A1A	P1 BLK 2 CORRECTION PLAT OF CARRINGTON	0.24113
12	102006409031121000	WAGNER DONETTE S	8609 HAMPTON AVE NE	ALBUQUERQUE	NM	87122	R	A1A	P1 BLK 2 CORRECTION PLAT OF CARRINGTON SUBDIVISIONUNIT 1 CONT .1908 AC	0.190895
13	102006408632720000	PROPERTY OF THE PROTESTANT EPISCOPAL CHURCH T RUSTEES IN NEW MEXICO	5345 WYOMING BLVD NE SUITE 107	ALBUQUERQUE	NM	87109	C	A1A	TR B PLAT OF TRACTS A, B & C HOPE PLAZA C ONT 3.1016 AC +/-	3.10379
14	102006406431020000	MONTOYA NASARIA T	8515 HAMPTON AVE NE	ALBUQUERQUE	NM	87122	R	A1A	P1 BLK 1 CORRECTION PLAT OF CARRINGTON SUBD UNIT 1 CONT 0.1679 AC M/L OR 7,315 SQ F T M/L	0.167858
15	102006414035620000	LLAVE DEVELOPMENT INC	PO BOX 92620	ALBUQUERQUE	NM	87199	V	A1A	* 009 004NORTH ALBUQ ACRES UN3 TR3	0.846677
16	102006409831121000	TYHURST CHRISTOPHER & ELIZABETH A	8615 HAMPTON AVE NE	ALBUQUERQUE	NM	87122	R	A1A	P1 BLK 2 CORRECTION PLAT OF CARRINGTON SUBDIVISIONUNIT 1 CONT .1908 AC	0.190906
17	102006405831020000	DEAN THOMAS L & CAROLEE J	8509 HAMPTON AVE NE	ALBUQUERQUE	NM	87122	R	A1A	P1 BLK 1 CORRECTION PLAT OF CARRINGTON SUBD UNIT 1 CONT 0.1596 AC M/L OR 6,953 SQ F T M/L	0.159669
18	102006411231121000	CUELLAR EDWARD LOUIS & CLARE M	8701 HAMPTON AVE NE	ALBUQUERQUE	NM	87122	R	A1A	P1 BLK 2 CORRECTION PLAT OF CARRINGTON SUBDIVISIONUNIT 1 CONT .1907 AC	0.186549
19	102006405835620000	MATONTI GIUSEPPE & ANNA TRUSTEES MATONTI FAMILY TRUST	2628 WISCONSIN NE	ALBUQUERQUE	NM	87110	V	A1A	ACRES CONT 0.8863 AC M/L OR 38,610 SQ FT M/ L	0.84305
20	102006413230621000	JACKSON DANIEL P JR & JULIE A	8719 HAMPTON AVE NE	ALBUQUERQUE	NM	87122	R	A1A	EPLAT OF LOTS 9THRU 20 BLK 5 LTS 15 THRU 1 8 BLK 6 TR 3 UNIT 3 NORTH ALBUQACRES & VA C POR OF WILSHIRE AVE & SIGNAL AVE NE)	0.132058
21	102006410531121000	TURNER DEBRA A	8619 HAMPTON AVE NE	ALBUQUERQUE	NM	87122	R	A1A	P1 BLK 2 CORRECTION PLAT OF CARRINGTON SUBDIVISIONUNIT 1 CONT .1907 AC	0.1951
22	102006408734920000	HOPE PLAZA OFFICE PARTNERS LLC	8300 CARMEL AVE NE SUITE 601	ALBUQUERQUE	NM	87122	C	A1A	TR A PLAT OF TRS A, B & C HOPE PLAZA (AKA H OPE PLAZACONDOMINIUMS) CONT 2.5923 AC	2.591219

OR CURRENT OWNER  
ADAMS ELIZABETH MAROTTA & MICHAEL N  
ADAMS  
8516 TIERRA MORENA PL NE  
ALBUQUERQUE, NM 87122

OR CURRENT OWNER  
ALIDINA AMYN G & ZEHRA A  
8709 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122

OR CURRENT OWNER  
AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE, NM 87107

OR CURRENT OWNER  
BROUSSARD MARQUE D  
8715 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122

OR CURRENT OWNER  
CHORBA JAMES A & LAMBOY WILSON T  
8512 TIERRA MORENA PL NE  
ALBUQUERQUE, NM 87122

OR CURRENT OWNER  
CUELLAR EDWARD LOUIS & CLARE M  
8701 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122

OR CURRENT OWNER  
DEAN THOMAS L & CAROLEE J  
8509 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122

OR CURRENT OWNER  
GAO FENG & MEIFEN ZHAO  
8705 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122

OR CURRENT OWNER  
HALL RICHARD V & VALERIE S  
8605 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122

OR CURRENT OWNER  
HOPE PLAZA OFFICE PARTNERS LLC  
8300 CARMEL AVE NE SUITE 601  
ALBUQUERQUE, NM 87122

OR CURRENT OWNER  
JACKSON DANIEL P JR & JULIE A  
8719 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122

OR CURRENT OWNER  
LLAVE DEVELOPMENT INC  
PO BOX 92620  
ALBUQUERQUE, NM 87199

OR CURRENT OWNER  
MARTIN ROBERT B & JAIMIE S  
8519 TIERRA MORENA PL NE  
ALBUQUERQUE, NM 87112

OR CURRENT OWNER  
MATONTI GIUSEPPE & ANNA TRUSTEES  
MATONTI FAMILY TRUST  
2628 WISCONSIN NE  
ALBUQUERQUE, NM 87110

OR CURRENT OWNER  
MONTOKA NASARIA T  
8515 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122

OR CURRENT OWNER  
PROPERTY OF THE PROTESTANT EPISCOPAL  
CHURCH TRUSTEES IN NEW MEXICO  
5345 WYOMING BLVD NE SUITE 107  
ALBUQUERQUE, NM 87109

OR CURRENT OWNER  
ROVERSE MARK E & LUCY B  
8601 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122

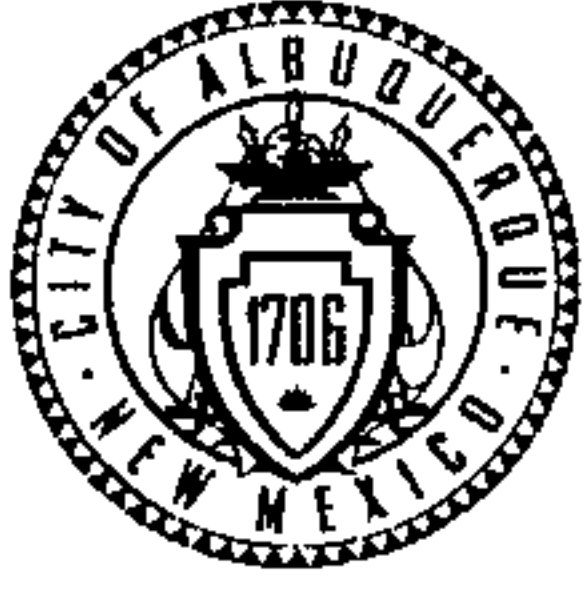
OR CURRENT OWNER  
TURNER DEBRA A  
8619 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122

OR CURRENT OWNER  
TYHURST CHRISTOPHER & ELIZABETH A  
8615 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122

OR CURRENT OWNER  
VALDEZ JOSEPH HERMAN & MARY LOUISE  
8515 TIERRA MORENA PL NE  
ALBUQUERQUE, NM 87122

OR CURRENT OWNER  
WAGNER DONETTE S  
8609 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122

HEARINGS DATE 9-29-10 (SIA)



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 16, 2010

**Project# 1006520**

10DRB-70141 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT (2YR SIA)

GARCIA/KRAEMER & ASSOC. agent(s) for PROTESTANT EPISCOPAL  
CHURCH IN NM request(s) the referenced/ above action(s) for all or a portion of  
**HOPE PLAZA** zoned SU-2/ O-1 & R-T, located on the south side of  
ALAMEDA BLVD NE between BARSTOW ST NE and VENTURA ST NE  
containing approximately 6.1928 acre(s). (C-20)

At the June 16, 2010, Development Review Board meeting, an extension of the  
Subdivision Improvements Agreement was approved and will expire September 11,  
2010 to coordinate with the project to the east.

If you wish to appeal this decision, you must do so by July 1, 2010, in the manner  
described below.

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

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

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

Jack Cloud, AICP, DRB Chair

Cc: Garcia/Kraemer & Assoc. – 600 1<sup>st</sup> Street NW ste 203 – Albuquerque, NM 87102

Cc: Protestant Episcopal Church in NM – 4304 Carlisle Blvd NE – Albuquerque, NM

Marilyn Maldonado

File

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1006520 AGENDA# 3 DATE: 6/16/10

1. Name: Luiz Roberto Abreu Address: 8905 Hampton Ave<sup>NZ</sup> Zip: 87122

2. Name: Cindy Bothwell Address: 8604 Greenwood<sup>ROWE</sup> Zip: 87122

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

June 16, 2010

**Project# 1006520**  
 10DRB-70141 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS  
 AGREEMENT (2YR SIA)

GARCIA/KRAEMER & ASSOC. agent(s) for PROTESTANT EPISCOPAL CHURCH  
 IN NM request(s) the referenced/ above action(s) for all or a portion of **HOPE PLAZA**  
 zoned SU-2/ O-1 & R-T, located on the south side of ALAMEDA BLVD NE between  
 BARSTOW ST NE and VENTURA ST NE containing approximately 6.1928 acre(s).  
 (C-20)

<p><b>AMAFCA</b>          No comments.</p>
<p><b>COG</b>          MRCOG staff have no comment on the proposed application.</p>
<p><b>TRANSIT</b>  <b>Project # 1006520</b>  <b>10DRB-70141</b>  <b>MAJOR – 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR. SIA)</b></p> <p>Adjacent and nearby routes  <input type="checkbox"/> Route #2, 12<sup>th</sup> Eubank Commuter route passes the site on Signal..</p> <p>Adjacent bus stops  <input type="checkbox"/> Nearest bus stop, serving Route #2, is located near the southwest corner of the property serving the southbound route#2.</p> <p>Site plan requirements None          Large site TDM suggestions None.          Other information None.</p>
<p><b>ZONING ENFORCEMENT</b>          No comments.</p>
<p><b>NEIGHBORHOOD COORDINATION</b>          Letters sent to: <b>Vineyard Estates NA (R)</b>  <b>Desert Vista HOA</b></p>
<p><b>APS</b>          This request will have no adverse impacts to the APS district.</p>
<p><b>POLICE DEPARTMENT</b>          No comments.</p>
<p><b>FIRE DEPARTMENT</b>          No comments.</p>
<p><b>PNM ELECTRIC &amp; GAS</b>          No comments.</p>
<p><b>COMCAST</b>          No comments.</p>

<b>QWEST</b>
Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.
<b>ENVIRONMENTAL HEALTH</b>
No comments.
<b>M.R.G.C.D</b>
No Adverse Comments.
<b>OPEN SPACE DIVISION</b>
Open Space has no adverse comments
<b>CITY ENGINEER</b>
Hydrology recommends an extension to 9-11-10, to coincide with the project to the east.
<b>TRANSPORTATION DEVELOPMENT</b>
The project timeline for this project should be similar to the timeline for the Desert Vista Subdivision. Recommend an extension to Sept 11, 2010.
<b>PARKS AND RECREATION</b>
No comments.
<b>ABCWUA</b>
No comments.
<b>PLANNING DEPARTMENT</b>
Refer to comments from affected agencies plus any public hearing comments regarding proposed extension. Coordination with adjacent construction of Signal Avenue needs to be reviewed.

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

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

**Meeting Date:** Wednesday, June 16, 2010  
**Zone Atlas Page:** (C-20)  
**Notification Radius:** 100 Ft.

**Project# 1006520**  
**App# 10DRB-70141**

**Cross Reference and Location:** located on ALAMEDA NE BETWEEN BARSTOW  
NE AND VENTURA NE

**Applicant:** PROTESTANT EPISCUPAL CHURCH IN NM  
4304 CARLISLE BLVD NE  
ALBUQUERQUE NM

**Agent:**  
GARCIA/KRAEMER & ASSOC.  
200 LOMAS BLVD NW SUITE 1111  
ALBUQUERQUE NM 87102

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

**Date Mailed:** May 28, 2010  
**SIGNATURE:** Anita Tavasci



OR CURRENT RESIDENT  
102006405432421308  
ADAMS ELIZABETH MAROTTA & MICHAEL N ADAMS  
8516 TIERRA MORENA PL NE  
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT  
102006412831121231  
ALIDINA AMYNG & ZEHRA A  
8709 HAMPTON AVE NE  
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT  
102006414033520210  
AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107

OR CURRENT RESIDENT  
102006412730621230  
BROUSSARD MARQUE D  
8715 HAMPTON AVE NE  
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT  
102006405231921307  
CHORBA JAMES A & LAMBOY WILSON T  
8512 TIERRA MORENA PL NE  
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT  
102006411231121233  
CUELLAR EDWARD LOUIS & CLARE M  
8701 HAMPTON AVE NE  
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT  
102006405831020602  
DEAN THOMAS L & CAROLEE J  
8509 HAMPTON AVE NE  
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT  
102006412031121232  
GAO FENG & MEIFEN ZHAO  
8705 HAMPTON AVE NE  
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT  
102006404132121306  
GRCEVICH JAMES M & ELIZABETH P  
8508 TIERRA MORENA PL NE  
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT  
102006408331121237  
HALL RICHARD V & VALERIE S  
8605 HAMPTON AVE NE  
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT  
102006408734920901  
HOPE PLAZA OFFICE PARTNERS LLC  
8300 CARMEL AVE NE SUITE 601  
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT  
102006413230621229  
JACKSON DANIEL P JR & JULIE A  
8719 HAMPTON AVE NE  
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT  
102006412033520225  
LLAVE DEVELOPMENT INC  
PO BOX 92620  
ALBUQUERQUE NM 87199

OR CURRENT RESIDENT  
102006405433021309  
MARTIN ROBERT B & JAIMIE S  
8519 TIERRA MORENA PL NE  
ALBUQUERQUE NM 87112

OR CURRENT RESIDENT  
102006405835620234  
MATONTI GIUSEPPE & ANNA TRUSTEES  
S MATONTI FAMILY TRUST  
2628 WISCONSIN NE  
ALBUQUERQUE NM 87110

OR CURRENT RESIDENT  
102006406431020601  
MONTOYA NASARIA T  
8515 HAMPTON AVE NE  
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT  
102006408632720226  
PROPERTY OF THE PROTESTANT EPISCOPAL CHURCH TRUSTEES IN NEW MEXICO  
5345 WYOMING BLVD NE SUITE 107  
ALBUQUERQUE NM 87109

OR CURRENT RESIDENT  
102006404233521311  
ROBLES ROBERT E & KAREN S  
8509 TIERRA MORENA NE  
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT  
102006407731021238  
ROVERSE MARK E & LUCY B  
8601 HAMPTON AVE NE  
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT  
102006405231020603  
SHANKLES RICK L & SATO  
8505 HAMPTON AVE NE  
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT  
102006410531121234  
TURNER DEBRA A  
8619 HAMPTON AVE NE  
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT  
102006409831121235  
TYHURST CHRISTOPHER & ELIZABETH A  
8615 HAMPTON AVE NE  
ALBUQUERQUE NM 87122

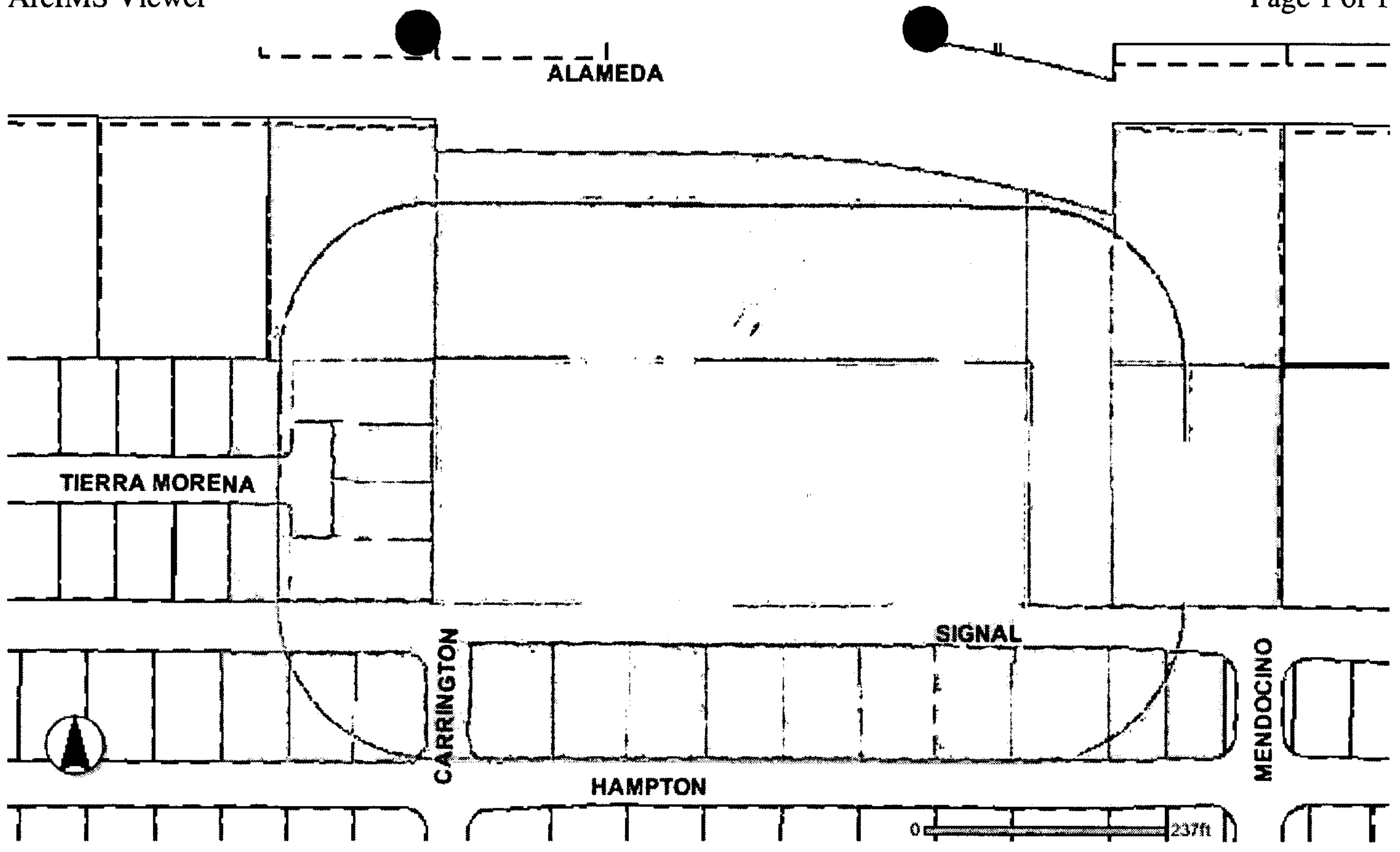
OR CURRENT RESIDENT  
102006405233621310  
VALDEZ JOSEPH HERMAN & MARY LOUISE  
8515 TIERRA MORENA PL NE  
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT  
102006409031121236  
WAGNER DONETTE S  
8609 HAMPTON AVE NE  
ALBUQUERQUE NM 87122

GARCIA / KRAEMER & ASSOC.  
600 1<sup>ST</sup> STREET NW, STE. 203  
ALBUQUERQUE, NM 87102  
PROJECT # 1006520

REC	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10200 64054 33021 309	MARTIN ROBERT B & J AIMIE S	8519 TIER RA MORE NA PL NE	ALB UQ UER QU E	N	87 11 2	R	A1 A	LT 12- P1 CORRECTION PLAT OF TIERRA MORENA SUBDIV ISIONCONT .1285 AC +/-
2	10200 64052 31921 307	CHORBA JAMES A & LA MBOY WILSON T	8512 TIER RA MORE NA PL NE	ALB UQ UER QU E	N	87 12 2	R	A1 A	LT 14- P1 CORRECTION PLAT OF TIERRA MORENA SUBDIV ISIONCONT .1964 AC +/-
3	10200 64083 31121 237	HALL RICHARD V & VAL ERIE S	8605 HAM PTON AV E NE	ALB UQ UER QU E	N	87 12 2	R	A1 A	LOT 2- P1 BLK 2 CORRECTION PLAT OF CARRINGTON SUB DIVISIONUNIT 1 CONT .1913 AC
4	10200 64120 33520 225	LLAVE DEVELOPMENT INC	PO BOX 9 2620	ALB UQ UER QU E	N	87 19 9	V	A1 A	TR C PLAT OF TRACTS A, B & C HOPE PLAZA CONT .7401 AC +/-
5	10200 64052 33621 310	VALDEZ JOSEPH HERM AN & MARY LOUISE	8515 TIER RA MORE NA PL NE	ALB UQ UER QU E	N	87 12 2	R	A1 A	LT 11- P1 CORRECTION PLAT OF TIERRA MORENA SUBDIV ISIONCONT .1964 AC +/-
6	10200 64140 33520 210	AMAFCA	2600 PRO SPECT A VE NE	ALB UQ UER QU E	N	87 10 7	V	A1 A	LT 24 BLK 4 TR 3 UNIT 3 NORTH ALBUQ ACRES CON T 0.8863 AC M/L OR 38,610 SQ FT M/L
7	10200 64120 31121 232	GAO FENG & MEIFEN Z HAO	8705 HAM PTON AV E NE	ALB UQ UER QU E	N	87 12 2	R	A1 A	LOT 7- P1 BLK 2 CORRECTION PLAT OF CARRINGTON SUB DIVISIONUNIT 1 CONT .1907 AC
8	10200 64077 31021 238	ROVERSE MARK E & L UCY B	8601 HAM PTON AV E NE	ALB UQ UER QU E	N	87 12 2	R	A1 A	LOT 1- P1 BLK 2 CORRECTION PLAT OF CARRINGTON SUB DIVISIONUNIT 1 CONT .2091 AC
9	10200 64054 32421 308	ADAMS ELIZABETH MA ROTTA & MICHAEL N A DAMS	8516 TIER RA MORE NA PL NE	ALB UQ UER QU E	N	87 12 2	R	A1 A	LT 13- P1 CORRECTION PLAT OF TIERRA MORENA SUBDIV ISIONCONT .1285 AC +/-
10	10200 64127 30621 230	BROUSSARD MARQUE D	8715 HAM PTON AV E NE	ALB UQ UER QU E	N	87 12 2	R	A1 A	LT 1 PLAT OF DESERT VISTA SUBD (BEING A REPL AT OF LOTS 9THRU 20 BLK 5 LTS 15 THRU 18 BLK 6 TR 3 UNIT 3 NORTH ALBUQACRES & VAC POR OF W ILSHIRE AVE & SIGNAL AVE NE)
11	10200 64041 32121 306	GRCEVICH JAMES M & ELIZABETH P	8508 TIER RA MORE NA PL NE	ALB UQ UER QU E	N	87 12 2	R	A1 A	LT 15- P1 CORRECTION PLAT OF TIERRA MORENA SUBDIV ISIONCONT .1291 AC +/-
12	10200 64128 31121 231	ALIDINA AMYNG & ZEH RA A	8709 HAM PTON AV E NE	ALB UQ UER QU E	N	87 12 2	R	A1 A	LT 8- P1 BLK 2 CORRECTION PLAT OF CARRINGTON SUB DIVISIONUNIT 1 CONT .2413 AC
13	10200 64090 31121 236	WAGNER DONETTE S	8609 HAM PTON AV E NE	ALB UQ UER QU E	N	87 12 2	R	A1 A	LOT 3- P1 BLK 2 CORRECTION PLAT OF CARRINGTON SUB DIVISIONUNIT 1 CONT .1908 AC

1 4	10200 64086 32720 226	PROPERTY OF THE PROTESTANT EPISCOPAL CHURCH TRUSTEES IN NEW MEXICO	5345 WYOMING BLVD NE SUITE 107	ALBUQUERQUE	NM	87 10 9	C	A1 A	TR B PLAT OF TRACTS A, B & C HOPE PLAZA CONT 3.1016 AC +/-
1 5	10200 64064 31020 601	MONTOYA NASARIA T	8515 HAMPTON AVE NE	ALBUQUERQUE	NM	87 12 2	R	A1 A	LOT 1- P1 BLK 1 CORRECTION PLAT OF CARRINGTON SUBD UNIT 1 CONT 0.1679 AC M/L OR 7,315 SQ FT M/L
1 6	10200 64140 35620 224	LLAVE DEVELOPMENT INC	PO BOX 92620	ALBUQUERQUE	NM	87 19 9	V	A1 A	* 009 004NORTH ALBUQ ACRES UN3 TR3
1 7	10200 64098 31121 235	TYHURST CHRISTOPHER & ELIZABETH A	8615 HAMPTON AVE NE	ALBUQUERQUE	NM	87 12 2	R	A1 A	LOT 4- P1 BLK 2 CORRECTION PLAT OF CARRINGTON SUBDIVISION UNIT 1 CONT .1908 AC
1 8	10200 64052 31020 603	SHANKLES RICK L & SA TO	8505 HAMPTON AVE NE	ALBUQUERQUE	NM	87 12 2	R	A1 A	LOT 3- P1 BLK 1 CORRECTION PLAT OF CARRINGTON SUBD UNIT 1 CONT 0.1596 AC M/L OR 6,954 SQ FT M/L
1 9	10200 64058 31020 602	DEAN THOMAS L & CAROLEE J	8509 HAMPTON AVE NE	ALBUQUERQUE	NM	87 12 2	R	A1 A	LOT 2- P1 BLK 1 CORRECTION PLAT OF CARRINGTON SUBD UNIT 1 CONT 0.1596 AC M/L OR 6,953 SQ FT M/L
2 0	10200 64112 31121 233	CUELLAR EDWARD LOUIS & CLARE M	8701 HAMPTON AVE NE	ALBUQUERQUE	NM	87 12 2	R	A1 A	LOT 6- P1 BLK 2 CORRECTION PLAT OF CARRINGTON SUBDIVISION UNIT 1 CONT .1907 AC
2 1	10200 64058 35620 234	MATONTI GIUSEPPE & ANNA TRUSTEES MATONTI FAMILY TRUST	2628 WISCONSINE	ALBUQUERQUE	NM	87 11 0	V	A1 A	LT 4 BLK 4 TR 3 UNIT 3 NORTH ALBUQUERQUE ACRES CONT 0.8863 AC M/L OR 38,610 SQ FT M/L
2 2	10200 64042 33521 311	ROBLES ROBERT E & KARENS	8509 TIERRA MORENA NE	ALBUQUERQUE	NM	87 12 2	R	A1 A	LT 10- P1 CORRECTION PLAT OF TIERRA MORENA SUBDIVISION CONT .1291 AC +/-
2 3	10200 64132 30621 229	JACKSON DANIEL P JR & JULIE A	8719 HAMPTON AVE NE	ALBUQUERQUE	NM	87 12 2	R	A1 A	LT 2 PLAT OF DESERT VISTA SUBD (BEING A REPLAT OF LOTS 9THRU 20 BLK 5 LTS 15 THRU 18 BLK 6 TR 3 UNIT 3 NORTH ALBUQUACRES & VAC POR OF WILSHIRE AVE & SIGNAL AVE NE)
2 4	10200 64105 31121 234	TURNER DEBRA A	8619 HAMPTON AVE NE	ALBUQUERQUE	NM	87 12 2	R	A1 A	LOT 5- P1 BLK 2 CORRECTION PLAT OF CARRINGTON SUBDIVISION UNIT 1 CONT .1907 AC
2 5	10200 64087 34920 901	HOPE PLAZA OFFICE PARTNERS LLC	8300 CARMEL AVE NE SUITE 601	ALBUQUERQUE	NM	87 12 2	C	A1 A	TR A PLAT OF TRS A, B & C HOPE PLAZA (AKA HOPE PLAZA CONDOMINIUMS) CONT 2.5923 AC





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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

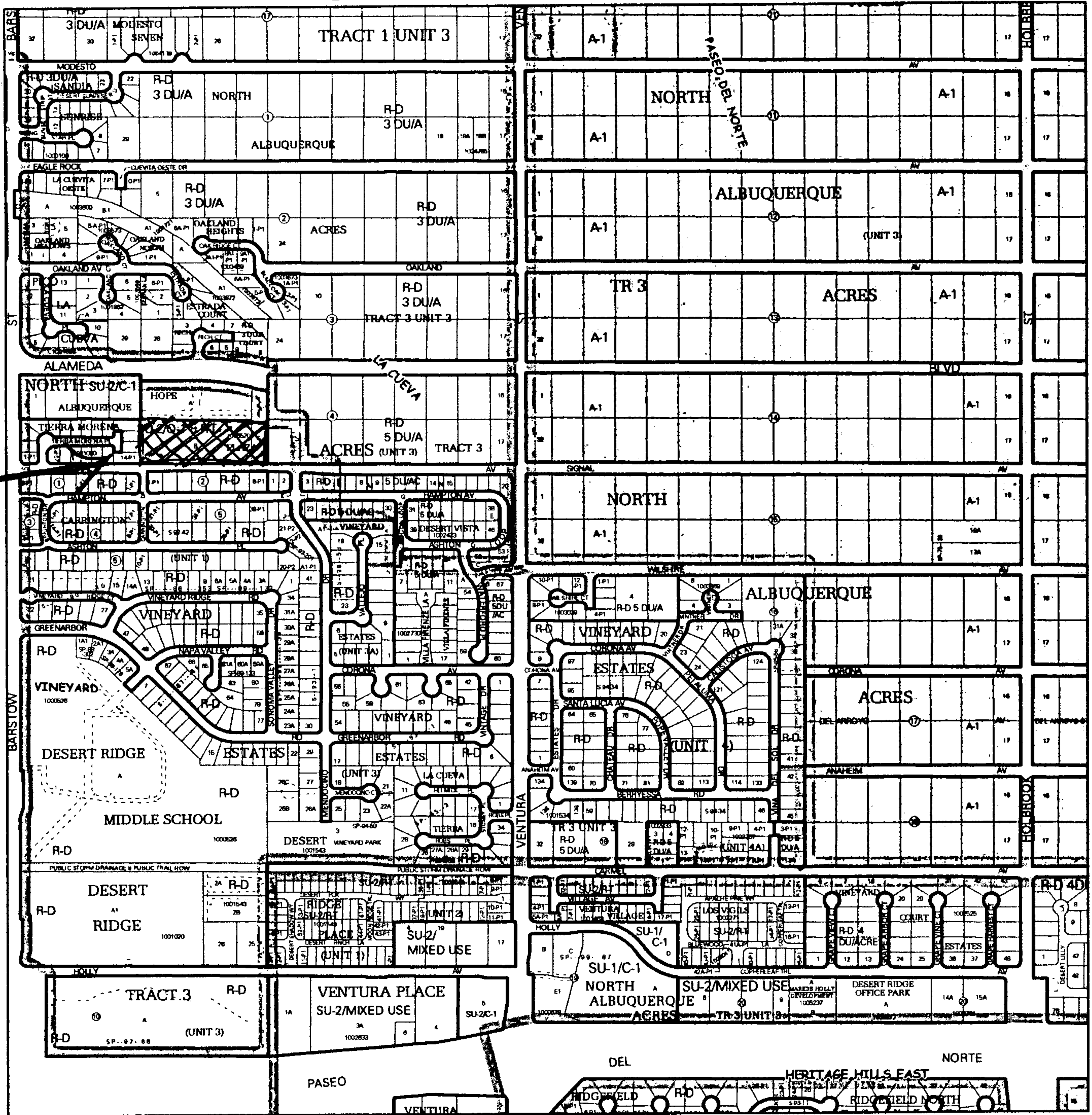
WILLIAM KRAEMER  
 Applicant name (print)  
 William Kraemer 5/19/2010  
 Applicant signature / date




Form revised October 2007

Vogt 5-19-10  
 Planner signature / date  
 Project # 10010520

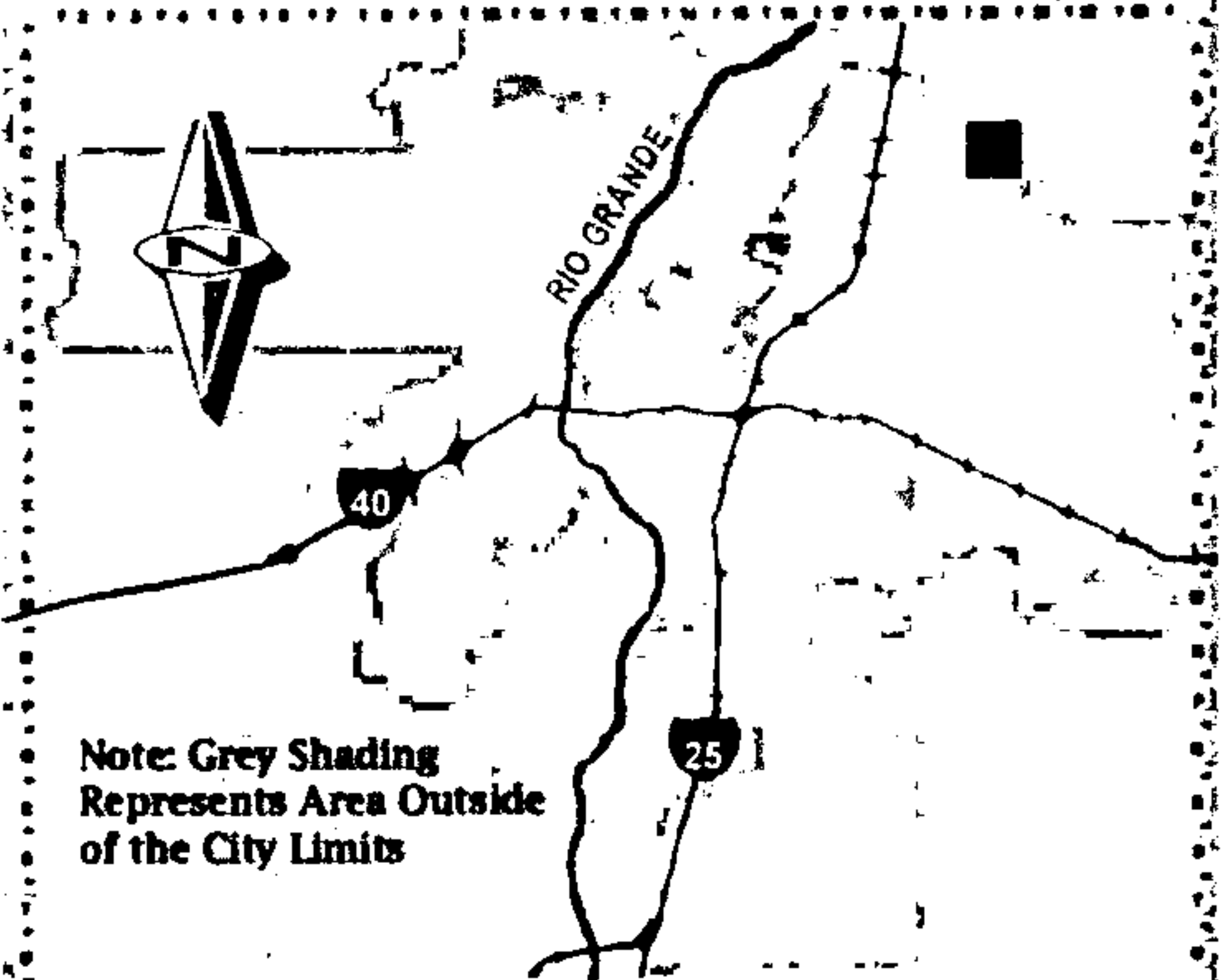
- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 10DRB - 20141



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



Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-20-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



The  
Episcopal  
Diocese  
of the  
Rio Grande

May 17, 2010

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque, Planning Department

Hand Delivered

SUBJECT: CITY PROJECT # 745782, EXTENSION REQUEST  
AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS

Ladies and Gentlemen:

The parties executed a SUBDIVISION IMPROVEMENT AGREEMENT (SIA) for this project in July 2008. That agreement was amended in February 2010, extending the Construction Completion Deadline to July 23, 2010 and replacing the original Letter of Credit, Financial Guarantee with a Cashier's Check. In DRB project# 1006520, 09DRB-70304 the property owner sought and was denied a request to Vacate a portion of Signal Avenue.

Although the property owner opted not to appeal that denial, they believe that it will be possible to meet the criteria needed for an amended request to Vacate a portion of the Signal Ave. right of way and satisfy neighborhood and staff concerns. Ultimate approval of that request would obviate the need for the infrastructure improvements subject to the SIA.

Approval of the requested extension will not change the status quo or impact the viability of the transportation network in this area. It will allow time for further investigation and a renewed dialogue between Hope in the Desert Episcopal Church, neighbors both for and against the previous vacation request and City staff. We believe that there is additional information and evidence that we were unaware of in processing the previous vacation request.

The Trustees of the Property of the Protestant Episcopal Church in New Mexico hereby request a 12 month extension on the Construction Completion Deadline contained in the subject Amendment to July 23, 2011. The Trustees of the Property hereby authorize Mr. William Kraemer, Garcia/Kraemer & Associates (505) 242 5566 to act as their agent for this request. This grant of authority will also apply to subsequent Vacation request, if pursued.

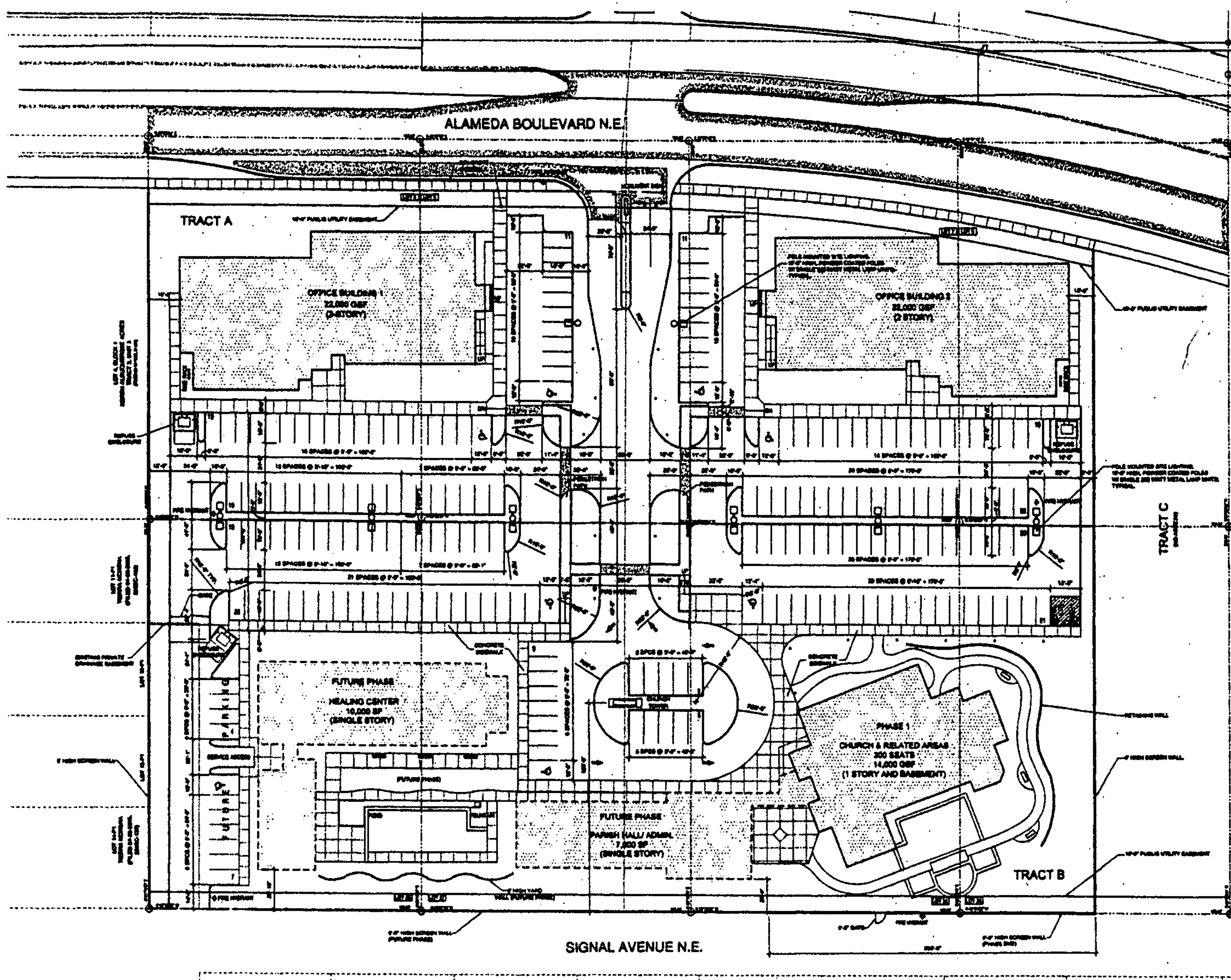
Yours truly,

The Rev'd Canon Colin P. Kelly, III, D. Min.  
President, Trustees of the Property

4304 Carlisle Blvd. NE  
Albuquerque, New Mexico 87107-4811

505-881-0636 FAX: 505-883-9048





**INDEX OF DRAWINGS:**

- SHEET-1 SITE PLAN
- SHEET-2 GRADING & DRAINAGE PLAN
- SHEET-3 SITE UTILITY PLAN
- SHEET-4 LANDSCAPE PLAN
- SHEET-5 BUILDING ELEVATIONS
- SHEET-6 BUILDING ELEVATIONS

**DESIGN DATA:**

AREA: 100,000 SQ. FT. (APPROX.)

DATE: 06/01/07

**PROJECT BREAKDOWN**

**AREA (SQUARE FEET):**

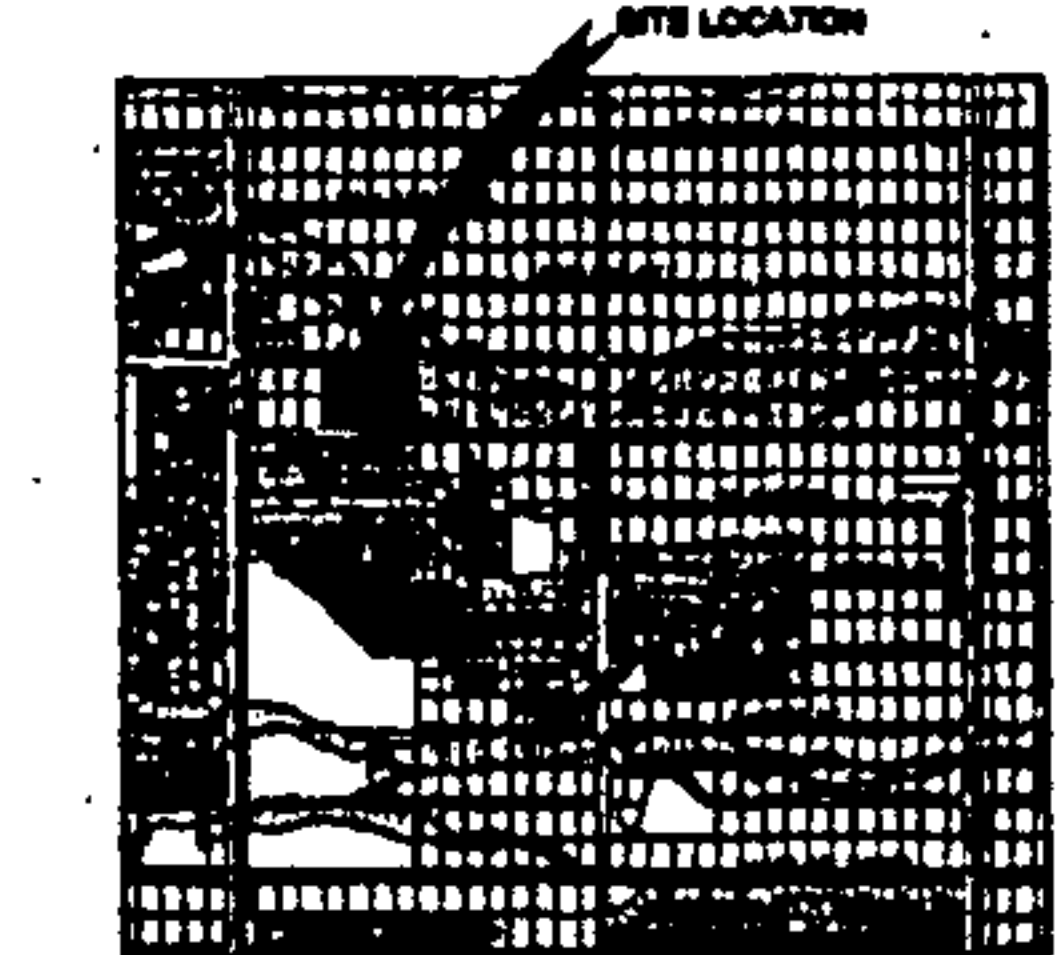
PHASE 1	14,000
OFFICE BUILDINGS	44,000
FUTURE PHASE	17,500
PARKING REQUIREMENTS	1,500
HEALING CENTER	10,000
PARISH HALL/ADMIN	7,500
CHURCH & RELATED AREAS	14,000

**PARKING PROVISIONS:**

STANDARD PARKING	1,500
ACCESSIBLE PARKING	150
BIKE PARKING	100
TOTAL	1,750

**BIKE SPACE REQUIREMENTS:**

100 BICYCLE SPACES



VICINITY MAP

**ARCHITECTS**

Planning Board: Thomas Architects

630 Indian School NE, Ste. 210  
Albuquerque, NM 87109

Phone: 505-263-2200  
Fax: 505-263-2201  
Web: www.thomast.com

**HOPE PLAZA**

A CO-DEVELOPMENT OF  
HOPE EPISCOPAL CHURCH  
AND HOECH  
REAL ESTATE CORP.

ALBUQUERQUE, NEW MEXICO  
JUNE 2007

SHEET TITLE

SITE DEVELOPMENT PLAN

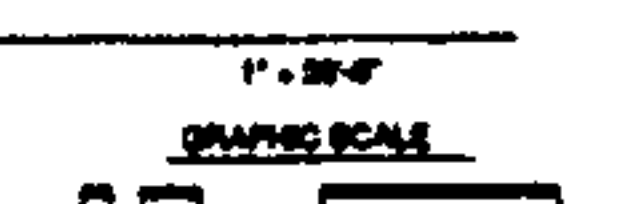
**SITE PLAN**

NO PLANS CHECKING OFFICE  
024-3811

APPROVED/UNAPPROVED  
HYDRANT(S) ONLY

APR 16 2007

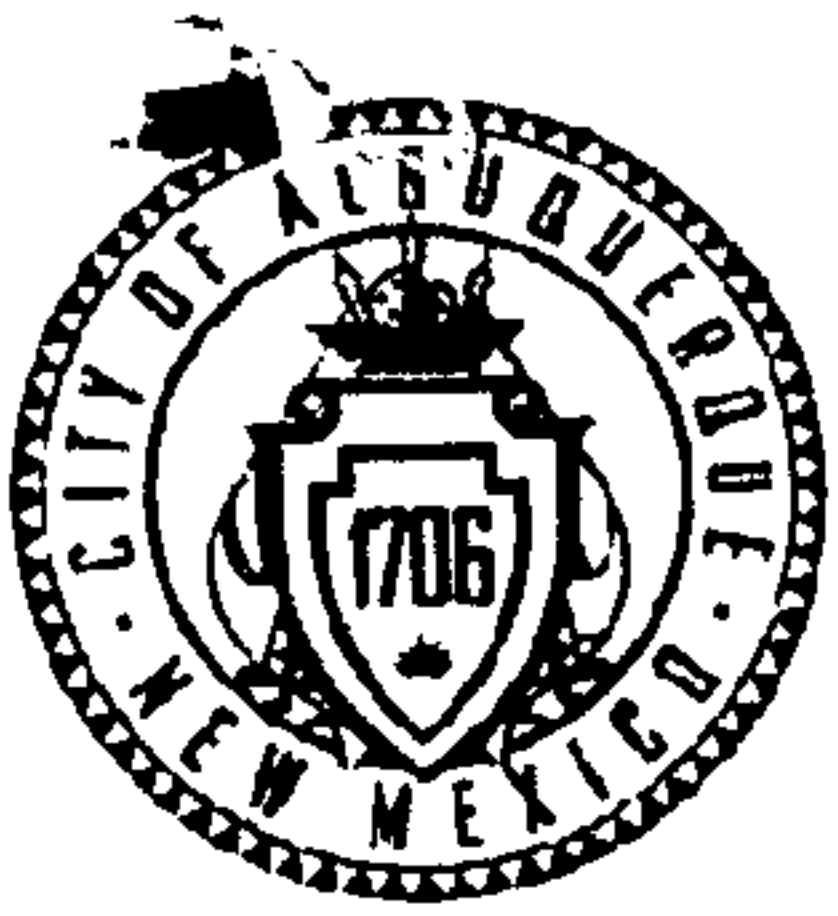
EXCISE AND DATE



**PROJECT NUMBER: -**

SOLID WASTE DEPARTMENT	DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
PARKS & RECREATION DEPARTMENT	DATE
PUBLIC WORKS, WATER UTILITIES DIVISION	DATE
CITY ENGINEER, ENGINEERING DIV./AMAPCA	DATE
APPROVAL AND CONDITIONAL ACCEPTANCES: as specified by Development Process Manual.	
City Planner, Albuquerque / Bernalillo County Planning Division	DATE

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 .**



# ● DEVELOPER INQUIRY SHEET ●

**(To be completed prior to application submittal)**

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

**Cell Tower & Type:** [ ] Free-Standing Tower -OR- [ ] Concealed Tower

**Private Development** [ ] EPC [X] DRB [ ] LUCC [ ] Liquor Submittal

[ ] Administrative Amendments (AA's)

**City Project** [ ] **Special Exception Application (ZHE)** [ ]

CONTACT NAME: WILLIAM KRAEMER  
 COMPANY NAME: GARCIA/KRAEMER + ASSOC  
 ADDRESS/ZIP: 200 LOMAS NW #1111 87102  
 PHONE: 505 242 5564 FAX: 505 242 9028

### LEGAL DESCRIPTION INFORMATION

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

TRACS B+C HOPE PLAZA as recorded on January 9, 2008, document # 2008002896

LEGAL DESCRIPTION

LOCATED ON 8700 Alameda NE Albuquerque NM 87122  
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN BARSTOW SE NE AND VENTURA St NE  
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE C-20.  
**(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)**  
**(Zone Map MUST be provided with request)**



*City of Albuquerque*

P.O. Box 1293, Albuquerque, NM 87103

May 18, 2010

William Kraemer  
Garcia/Kraemer and Associates  
200 Lomas Blvd. NW, Suite 1111/87102  
Phone: 505-242-5566/Fax: 505-242-9028

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

Dear William:

Thank you for your inquiry of May 18, 2010 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACTS B & C, HOPE PLAZA, LOCATED ON 8700 ALAMEDA BOULEVARD NE, BETWEEN BARSTOW STREET NE AND VENTURA STREET NE zone map C-20.**

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

**VINEYARD ESTATES N.A. "R"**

Lee Ann Riesen, 9036 Village Ave. NE/87122 844-2059 (w) 280-5792 (c)  
Tony Huffman, 8912 Corona Ave. NE/87122 823-2456 (h) 259-9723 (c)

**DESERT VISTA H.O.A.**

Gerald Gibbs, 8820 Hampton Ave. NE/87122 822-8326 (h)  
Lorenzo Abeyta, 8905 Hampton Ave. NE/87122

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

Sincerely,

*Stephani Winklepleck*

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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



The  
Episcopal  
Diocese  
of the  
Rio Grande

May 17, 2010

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque, Planning Department

Hand Delivered

SUBJECT: CITY PROJECT # 745782, EXTENSION REQUEST  
AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS

Ladies and Gentlemen:

The parties executed a SUBDIVISION IMPROVEMENT AGREEMENT (SIA) for this project in July 2008. That agreement was amended in February 2010, extending the Construction Completion Deadline to July 23, 2010 and replacing the original Letter of Credit, Financial Guarantee with a Cashier's Check. In DRB project# 1006520, 09DRB-70304 the property owner sought and was denied a request to Vacate a portion of Signal Avenue.

Although the property owner opted not to appeal that denial, they believe that it will be possible to meet the criteria needed for an amended request to Vacate a portion of the Signal Ave. right of way and satisfy neighborhood and staff concerns. Ultimate approval of that request would obviate the need for the infrastructure improvements subject to the SIA.

Approval of the requested extension will not change the status quo or impact the viability of the transportation network in this area. It will allow time for further investigation and a renewed dialogue between Hope in the Desert Episcopal Church, neighbors both for and against the previous vacation request and City staff. We believe that there is additional information and evidence that we were unaware of in processing the previous vacation request.

The Trustees of the Property of the Protestant Episcopal Church in New Mexico hereby request a 12 month extension on the Construction Completion Deadline contained in the subject Amendment to July 23, 2011. The Trustees of the Property hereby authorize Mr. William Kraemer, Garcia/Kraemer & Associates (505) 242 5566 to act as their agent for this request. This grant of authority will also apply to subsequent Vacation request, if pursued.

Yours truly,

The Rev'd Canon Colin P. Kelly, III, D. Min.  
President, Trustees of the Property

**CC COPY**

SENT TO NOTIFY

NEIGHBORHOOD REPRESENTATIVES

4304 Carlisle Blvd. NE  
Albuquerque, New Mexico 87107-4811

505-881-0636 FAX: 505-883-9048

"We are a missionary people."

7007 0710 0000 6307 0806

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**ALBUQUERQUE NM 87122 OFFICIAL USE**

Postage	\$ 0.44	0129
Certified Fee	\$2.80	06
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 3.24</b>	<b>05/19/2010</b>

Sent To **GERALD GIBBS**  
 Street, Apt. No.,  
 or PO Box No. **8820 HAMPTON AVE NE**  
 City, State, ZIP+4 **ALBUQ NM 87122**

PS Form 3800, August 2006 See Reverse for Instructions

7007 0710 0000 6307 0813

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**ALBUQUERQUE NM 87122 OFFICIAL USE**

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Certified Fee	\$2.80	06
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 3.24</b>	<b>05/19/2010</b>

Sent To **LORENZO ABEYTA**  
 Street, Apt. No.,  
 or PO Box No. **8905 HAMPTON AVE NE**  
 City, State, ZIP+4 **ALBUQ NM 87122**

PS Form 3800, August 2006 See Reverse for Instructions

7007 0710 0000 6307 0790

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**ALBUQUERQUE NM 87122 OFFICIAL USE**

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Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 3.24</b>	<b>05/19/2010</b>

Sent To **TONY HUFEMAN**  
 Street, Apt. No.,  
 or PO Box No. **8912 CORONA AVE NE**  
 City, State, ZIP+4 **ALBUQ NM 87122**

PS Form 3800, August 2006 See Reverse for Instructions

7007 0710 0000 6307 0828

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**ALBUQUERQUE NM 87122 OFFICIAL USE**

Postage	\$ 0.44	0129
Certified Fee	\$2.80	06
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 3.24</b>	<b>05/19/2010</b>

Sent To **LEE ANN RIESEN**  
 Street, Apt. No.,  
 or PO Box No. **9036 VILLAGE AVE NE**  
 City, State, ZIP+4 **ALBUQ NM 87122**

PS Form 3800, August 2006 See Reverse for Instructions

HEARINGS DATE 6-16-10 (ES/A)

TRANSMISSION VERIFICATION REPORT

TIME : 02/03/2010 10:51  
NAME :  
FAX : 9243864  
TEL : 5059243979  
SER.# : BR0L6J570919

DATE, TIME	02/03 10:50
FAX NO./NAME	93234089
DURATION	00:00:41
PAGE(S)	02
RESULT	OK
MODE	STANDARD ECM



**OFFICIAL NOTICE OF DECISION**

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 21, 2009

**Project# 1006520**  
**09DRB-70304 VACATION OF PUBLIC RIGHT-OF-WAY**

HOWIE TISCHLER agent(s) for HOPE IN THE DESERT EPISCOPAL CHURCH et.al. request(s) the referenced/ above action(s) for SIGNAL AVENUE NE between CARRINGTON DR NE and VENTURA AVE NE adjacent to Tracts B & C, **HOPE PLAZA SUBDIVISION** and Lot(s) 17 - 24, Block(s) 4, Tract 3, Unit 3, **NORTH ALBUQUERQUE ACRES. (C-20)**

At the October 21, 2009, Development Review Board meeting, the vacation was denied per section 14-14-7-2 (B) (1), (2), and (3) of the Subdivision Ordinance, based on the following Findings:

(B)(1) There has been no showing that the public welfare is in no way served by retaining the right of way. The City of Albuquerque is utilizing the existing right of way for public roadway purposes, including transit service. Additionally the subject right of way has existing utilities which require some form of public way.

The submitted vacation exhibit shows a proposed alternate right of way, however a complete design and application for subdivision would be a minimum requirement to demonstrate that the public welfare is not served by the right of way proposed for vacation.

(B)(2) There has been no showing that there is a net benefit to the public welfare from the development made possible by the vacation which would clearly be more beneficial to the public welfare than the minor detriment resulting from the vacation. Based on concerns expressed by both private and public agencies





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 21, 2009

**Project# 1006520**

09DRB-70304 VACATION OF PUBLIC RIGHT-OF-WAY

HOWIE TISCHLER agent(s) for HOPE IN THE DESERT EPISCOPAL CHURCH et.al. request(s) the referenced/ above action(s) for SIGNAL AVENUE NE between CARRINGTON DR NE and VENTURA AVE NE adjacent to Tracts B & C, **HOPE PLAZA SUBDIVISION** and Lot(s) 17 - 24, Block(s) 4, Tract 3, Unit 3, **NORTH ALBUQUERQUE ACRES.** (C-20)

At the October 21, 2009, Development Review Board meeting, the vacation was denied per section 14-14-7-2 (B) (1), (2), and (3) of the Subdivision Ordinance, based on the following Findings:

(B)(1) There has been no showing that the public welfare is in no way served by retaining the right of way. The City of Albuquerque is utilizing the existing right of way for public roadway purposes, including transit service. Additionally the subject right of way has existing utilities which require some form of public way.

The submitted vacation exhibit shows a proposed alternate right of way, however a complete design and application for subdivision would be a minimum requirement to demonstrate that the public welfare is not served by the right of way proposed for vacation.

(B)(2) There has been no showing that there is a net benefit to the public welfare from the development made possible by the vacation which would clearly be more beneficial to the public welfare than the minor detriment resulting from the vacation. Based on concerns expressed by both private and public agencies from traffic conditions in this area, an acceptable traffic study and alternate public right of way would be a minimum requirement to demonstrate a net benefit.

(B)(3) Based on concerns expressed through this duly advertised public hearing, there is convincing evidence that some substantial property right may be abridged against the will of the owner of the right if the vacation were approved. Affected residents are relying on the existing right of way to maintain adequate traffic control; at a minimum, a traffic impact study would be needed to demonstrate that conditions resulting from this vacation would not abridge any substantial property right.

If you wish to appeal this decision, you must do so by November 5, 2009 in the manner described as follows.

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

Howie Tischler – c/o Hope Episcopal Church – 8700 Alameda NE –  
Albuquerque, 87122

Cc: Cindy Bothwell – 8604 Greenarbor – Albuquerque, NM 87122  
Richard Bothwell – 8604 Greenarbor – Albuquerque, NM 87122  
Kristin Vigil – 8814 Greenarbor – Albuquerque, NM 87122  
Vera Redigeu – 8605 Greenarbor – Albuquerque, NM 87122  
S. Rehman – 8909 Hampton - Albuquerque, NM 87122  
LeeAnn Resen – 9036 Village - Albuquerque, NM 87122  
Edward Cuzllar – 9701 Hampton - Albuquerque, NM 87122  
Denise Penners – 8516 Vineyard Ridge - Albuquerque, NM 87122  
Sandra Martin – 8931 Hampton - Albuquerque, NM 87122  
Marilyn Maldonado  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1006520 AGENDA# 1 DATE: 10/21/09

1. Name: Cindy Bothwell Address: 8604 Green Harbor Zip: 87122
2. Name: RICHARD BOTWELL <sup>VENA</sup> Address: 8604 GREEN HARBOR Zip: 87122
3. Name: Kristin Vigil <sup>VENA</sup> Address: 8814 Green Harbor Zip: 87122
4. Name: Vera Redigau Address: 8605 Green Harbor Zip: 87122
5. Name: Sayf Rehman Address: 8909 Hampton Zip: 87122
6. Name: Lee Ann Riesen Address: 9036 Village Zip: 87122
7. Name: Edward Cullar Address: 8701 Hampton Ave Zip: 87122
8. Name: Denise Penner Address: 8516 Vineyard Ridge Zip: 87122
9. Name: Perez Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: Sandra Martin Address: 8931 Hampton Ave NE Zip: 87122
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 21, 2009

**Project# 1006520**

**09DRB-70304 VACATION OF PUBLIC RIGHT-OF-WAY**

HOWIE TISCHLER agent(s) for HOPE IN THE DESERT EPISCOPAL CHURCH et.al. request(s) the referenced/ above action(s) for SIGNAL AVENUE NE between CARRINGTON DR NE and VENTURA AVE NE adjacent to Tracts B & C, **HOPE PLAZA SUBDIVISION** and Lot(s) 17 - 24, Block(s) 4, Tract 3, Unit 3, **NORTH ALBUQUERQUE ACRES. (C-20)**

**AMAFCA**

Signal Ave. Vacation for Hope Plaza, (C-20)

No objection to vacation request. AMAFCA will require retention of an access easement along Signal Avenue to its La Cueva Training Dike. This access will be required until the La Cueva Channel is extended, and the dike is no longer needed.

**COG**

MRCOG staff have no comment on the proposed development application.

**TRANSIT**

Adjacent and nearby routes

Commuter Route #2, Eubank Route, access' the Signal Ave. in both direction.

Adjacent bus stops

Nearest bus stop at the southwest intersection of Signal and Carrington, diagonally across from the proposed sight.

Site plan requirements

None

Large site TDM suggestions

None.

Other information

None.

**ZONING ENFORCEMENT**

No comment

**NEIGHBORHOOD COORDINATION**

Letters sent to: **North Albuquerque Acres Comm. Assoc. (R), Vineyard Estates NA (R)**

**APS**

No comment

**POLICE DEPARTMENT**

See file for informational comments.

**FIRE DEPARTMENT**

No comment

**PNM ELECTRIC & GAS**

No comment

<b>COMCAST</b>
<b>QWEST</b> Concerning the subject case number(s), Qwest has no objection to the vacation of public right-of-way as long as easement rights are maintained. Prior to any final plat approval, we will need a copy for review.
<b>ENVIRONMENTAL HEALTH</b> No comment
<b>M.R.G.C.D</b> No Adverse Comments.
<b>OPEN SPACE DIVISION</b> Open Space has no adverse comments
<b>CITY ENGINEER</b> The Hydrology section has no objection to the vacation request
<b>TRANSPORTATION DEVELOPMENT</b> Transportation Development has no adverse comments at this time, but further comments may be provided at a later date. Department of Municipal Development (DMD) Contact: John Hartmann, 768-3679 DMD has concerns that this vacation will cause local, short-distance trips to depend more heavily on the arterial network to reach their destination.
<b>PARKS AND RECREATION</b> What is the proposed development for the vacated portion of ROW if approved? Who will own and maintain the vacated portion of ROW?
<b>ABCWUA</b> No objection to Vacation request with the condition that a 20' wide public water line easement centered on the existing water line be retained, and that this easement area be a tract of land owned and maintained by the City of Albuquerque. Existing water line will need to be located with "pot holes" to verify exact location prior to Final Plat approval.
<b>PLANNING DEPARTMENT</b> Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation.

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

**ROUTING SHEET FOR DRB & EPC REVIEWS**

Date: 10/2/09

The following case or applications are being sent to your command and/or office for review:

DRB: 1006520

EPC: \_\_\_\_\_

*Please return originals to Lupe Gallegos @ 768-2175, APD/Planning Division, by: 10/8/09 (to expedite fax comments forms to 768-2324 on/before date).*

\_\_\_\_\_  
**VALLEY AREA COMMAND**  
Yvette Garcia

\_\_\_\_\_  
**NORTHWEST AREA COMMAND (Cottonwood Sub)**  
Pete Gelabert

\_\_\_\_\_  
**SOUTHEAST AREA COMMAND**  
Laura Kuehn

\_\_\_\_\_  
**SOUTHWEST AREA COMMAND**  
Bill Jackson

✓  
\_\_\_\_\_  
**CRIME PREVENTION**  
(FH and NE) Steve Sink

REVIEWED BY: Steve Sink PHONE: 924-3600

DATE: 10/8/09

## DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1006520 indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- Traffic volume/*Explain:*
- Traffic control devices/*Explain:*
- Burglaries/*Explain:*
- Speeding violations/*Explain:*
- Lighting issues/*Explain:*
- Maintenance of landscaping/*Explain:*
- Robbery/*Explain:*
- Assault/*Explain:*
- Shoplifting/*Explain:*
- Accidents in the parking lot/*Explain:*
- A higher probability of crimes during evening/weekend hours/*Explain:*
- Commercial burglary/*Explain:*
- Rape/*Explain:*
- Adequate security/*Explain:*
- Alarm security/*Explain:*
- Alarm response i.e. false alarms, etc/*Explain:*
- Transients/*Explain:*
- Need for neighborhood association/*Explain:*
- Other:** No Crime Prevention or CPTED comments concerning the proposed vacation request at this time.

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

13. **Project# 1001150**  
08DRB-70514 SKETCH PLAT REVIEW  
AND COMMENT
- MARK GOODWIN AND ASSOCIATES PA agent(s) for VISTA DEL NORTE LLC request(s) the above action(s) for all or a portion of Tract(s) J-1A, J-1B, J-1C & M-1, **VISTA DEL NORTE** zoned SU-1/ C-2, located on OSUNA RD NE BETWEEN VISTA DEL NORTE DR NE AND CHAPPELL RD NE containing approximately 21.1 acre(s). (E-16)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
14. ~~Project# 1006520~~  
08DRB-70512 SKETCH PLAT REVIEW  
AND COMMENT
- TERRAMETRICS OF NEW MEXICO agent(s) for HOPE EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Lot(s) 25, Block(s) 4, Tract(s) B & C, 3, **HOPE PLAZA, NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2/ O1 & RT, located on SIGNAL AVE NE BETWEEN BARSTOW NE AND VENTURA NE (C-20) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project# 1007581**  
08DRB-70515 SKETCH PLAT REVIEW  
AND COMMENT
- CARTESIAN SURVEYS INC agent(s) for DAVE SANDOVAL request(s) the above action(s) for all or a portion of Lot(s) 1-A, **MESA GRANDE ADDITION** zoned CCR-2, located on CENTRAL BLVD NE BETWEEN SIERRA AVE NE AND GRACELAND NE containing approximately .2757 acre(s). (K-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. **Project# 1007582**  
08DRB-70517 SKETCH PLAT REVIEW  
AND COMMENT
- J MARTIN REALTY SERVICES agent(s) for C&N PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7, & 8, **BROCK ADDITION** zoned C-2 & R-1, located on 4TH ST NW BETWEEN SAN LORENZO NW AND SAN CLEMENTE NW (G-14)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. Other Matters: **Project # 1006936 08DRB-70426 – FINAL PLAT**

**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/17/08, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR PNM AGREEMENT, AGIS DXF FILE AND A COPY OF THE RECORDED PLAT. A COPY OF THE RECORDED PLAT MUST ALSO BE PROVIDED TO THE REAL PROPERTY DIVISION.**

ADJOURNED: 10:30



**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**December 17, 2008**

**DRB Comments**

**ITEM # 14**

**PROJECT # 1006520**

**APPLICATION # 08-70512**

**RE: Hope Plaza, North Albuquerque Acres**

Refer to comments from Transportation Development and other agencies regarding vacation of Signal; a turnaround may be needed for the remaining 'stub' west of Mendocino.

An amended site development plan would be required.



---

Jack Cloud AICP, DRB Chairman  
924-3880/ jcloud@cabq.gov



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 28, 2007

**Project# 1006520**

07DRB-70360 VACATION OF PUBLIC EASEMENT

07DRB-70363 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for HOECH REAL ESTATE CORP, LLAVE DEV INC & 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/O-1 & R-T, located on ALAMEDA BLVD NE BETWEEN BARSTOW ST NE AND VENTURA ST NE (C-20)

At the November 28, 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 public utility easement and the 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 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.

The Preliminary Plat was approved with final sign off delegated to Planning for 15 Day appeal period and AMAFCA Signature.

If you wish to appeal this decision, you must do so by December 13, 2007 in the manner described below.

**OFFICIAL NOTICE OF DECISION**

Page 2

Project# 1006520

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.)

  
Andrew Planner, Planner

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

Cc: Hoech Real Estate Corp., Llave Dev., Inc. and Episcopal Church  
c/o HREC 8300 Carmel Avenue NE, Ste 60 – Albuquerque, NM 87122

Marilyn Maldonado

File

#8 (P&F)

2006-047-4  
Complete Ag  
1/11/08



# DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 07DRB-70360	Project # 1006520
Project Name: NORTH ALBUQUERQUE ACRES UNIT 3	
Agent: HIGH MESA CONSULTING GROUP	Phone No.:

Your request was approved on 11/28/07 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): AGIS dxg  
15 day appeal  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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 For:

**6520**

### DXF Electronic Approval Form

DRB Project Case #: 1006520

Subdivision Name: HOPE PLAZA TRACTS A B & C

Surveyor: CHARLES G CALA JR

Contact Person: TIMOTHY TESSENDORF

Contact Information: 345-4250

DXF Received: 12/4/2007

Hard Copy Received: 12/4/2007

Coordinate System: NMSP Grid (NAD 27)

  
Approved

12.4.2007  
Date

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

**AGIS Use Only**  
Copied fc **6520** to agiscov on **12/4/2007** Contact person notified on **12/4/2007**

#9



2006-047-3  
Complete Ag.

# DRB CASE ACTION LOG (EPC SDP – SUBD)

REVISED 10/08/07

12-~~6~~-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-70387	Project # 1006520
Project Name: NORTH ALBUQUERQUE ACRES	
Agent: BILL FANNING/FBT ARCHITECTS	Phone No.:

Your request was approved on 12/5/07 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

UTILITIES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY ENGINEER / AMAFCA: SIA  
\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): 3 copies # Ag  
\_\_\_\_\_  
\_\_\_\_\_

- 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 For: 12/5/07



# DRB CASE ACTION LOG (EPC SDP – BP)

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-70386 Project # 1006520  
 Project Name: NORTH ALBUQUERQUE ACRES  
 Agent: BILL FANNING/FBT ARCHITECTS 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: Completion of SIA  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): 3 copies  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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 For: 12/5/07



# DRB CASE ACTION LOG (EPC SDP – SUBD)

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-70387 Project # 1006520  
 Project Name: NORTH ALBUQUERQUE ACRES  
 Agent: BILL FANNING/FBT ARCHITECTS 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): 3 copies  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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 For: 12/5/07





**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 68<sup>th</sup> St tract, **TOWN OF ATRISCO LAND GRANT**, zoned C-2, located on HANOVER RD NW BETWEEN 68<sup>TH</sup> 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 EASMENTS 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 easments, and to Planning for Solar Collector Language, AGIS DXF, and to Record.

Adjourned: 11:05

November 30, 2007

City of Albuquerque  
Planning Department  
Inter-Office Memorandum

TO: Sheran Matson, DRB Chair

FROM: Anna DiMambro, Planner

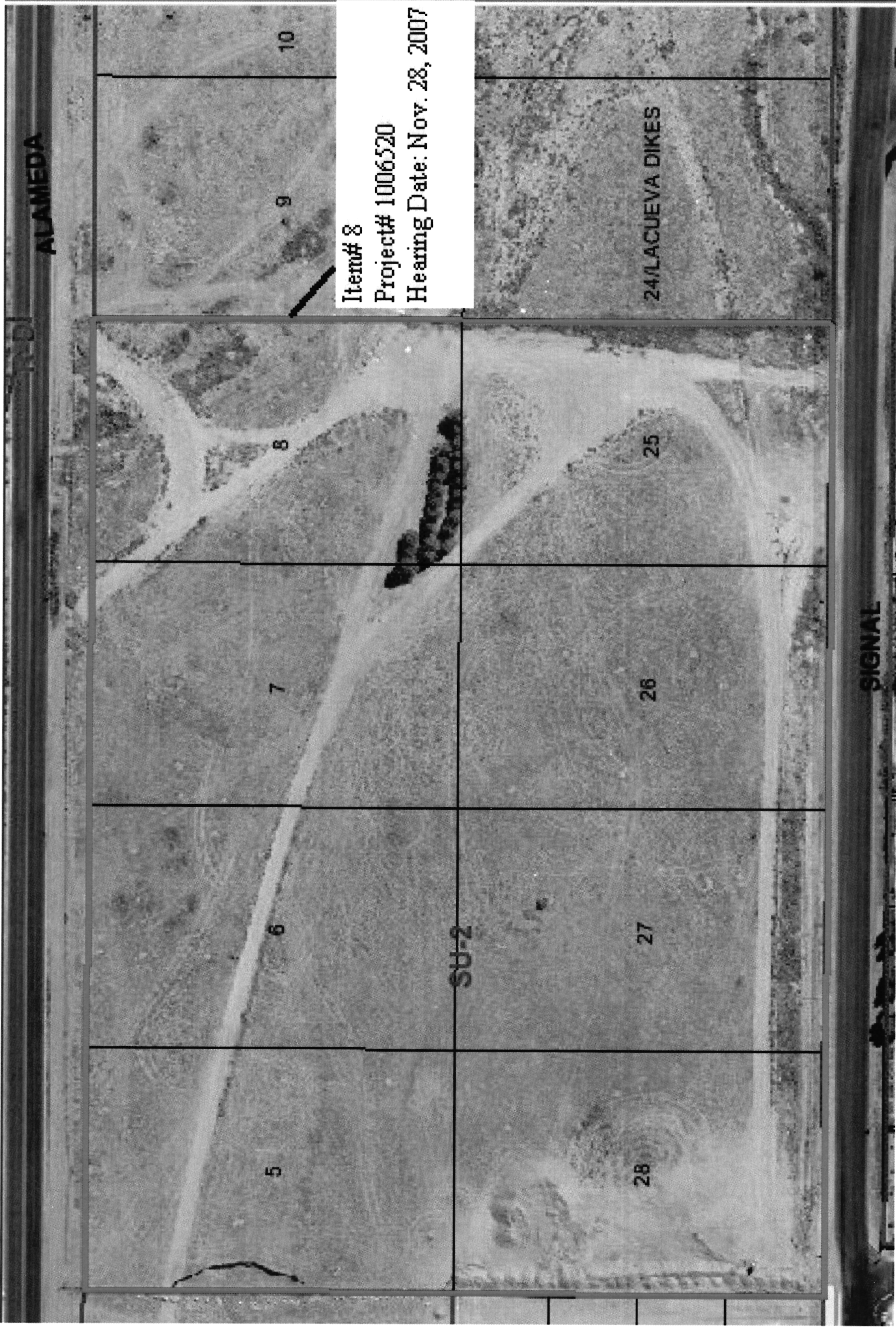
SUBJECT: Project # 1006520

On July 19, 2007, the Environmental Planning Commission approved Project # 1006520, case numbers 07EPC 40001 and 07EPC 40002, a two-part request for a site development plan for subdivision and a site development plan for building permit for Lots 5-8 and 25-28, Tract 3, Block 4, North Albuquerque Acres Unit 3, located on Alameda Boulevard NE between Barstow NE and Ventura NE.

Upon DRB approval of the site development plan for subdivision and the site development plan for building permit, the applicant will have satisfied all of the EPC conditions of approval.

Fulfillment of City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3924.

Thank you.



ALAMEDA

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Item# 8  
Project# 1006520  
Hearing Date: Nov. 28, 2007

24/LACUEVA DIKES

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SU-2

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SIGNAL



# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006520

AGENDA ITEM NO: 9

SUBJECT:

SITE PLAN FOR BUILDING PERMIT  
SITE PLAN FOR SUBDIVISION

ENGINEERING COMMENTS:

Site Plan for Building Permit comments:

- List radii for all curves shown
- Label the compact parking spaces by placing the words “compact” on the pavement of each space
- The handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width
- Show the location of all wheelchair ramps, and provide details
- Call out the width of all sidewalk
- The entrance off of Alameda Blvd must comply with the guidelines provided in the DPM, Chapter 23, Section 6, Part B.9 (a copy of this section will be provided)
- If all work proposed within the City right of way is to be built under separate work order, a note to this effect must be added
- Call out the length of all proposed parking spaces

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://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

DATE: DECEMBER 5, 2007

505-924-3991



# 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-70360

Project # 1006520

Project Name: NORTH ALBUQUERQUO CRES UNIT 3

Agent: HIGH MESA CONSULTING GROUP

Phone No.:

Your request was approved on 11/28/07 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): AGIS dxg

15 days approval

\_\_\_\_\_  
\_\_\_\_\_

**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 For:



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 28, 2007 9:00 AM

MEMBERS:

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

Kristal Metro, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. Project# 1000579**  
07DRB-70357 MAJOR - 2YR SUBD IMP  
AGMT EXT (2YR SIA)

TIERRA WEST LLC agent(s) for KOHL'S DEPARTMENT STORES INC request(s) the above action(s) for all or a portion of Tract(s) A, **PASEO DE LOUISIANA**, zoned SU-2/C-1, located on HOLLY AVE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 7.357 acre(s). (C-18)  
**THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

2. **Project# 1000965**  
07DRB-70354 STREET NAME CHANGE  
(DRB)

BOHANNAN HUSTON INC agent(s) for ANDALUCIA AT LA LUZ request(s) the above action(s) for all or a portion of **ANDALUCIA AT LA LUZ**, zoned SU-1 PRD 5, located on LA BIENVENIDA PL NW BETWEEN TRES GRACIAS DR NW AND SAN JORGE AVE NW (F-11) **The Street Naming Ordinance requires DRB to submit a report to EPC which makes the final decision.**

**The criteria for the DRB to decide whether or not to recommend approval of the local street name change is contained in Section 6-5-1-1(B)(1) of this ordinance. The language reads," A street name shall be changed only if the decisionmaker finds that there will be a public benefit which clearly outweighs the public confusion and cost which would be created by the name change."**

**In addition, all owners of the lots adjacent to the street proposed for the name change are to be notified by mail to give them the opportunity to comment. At least 30 days are to be allowed for receipt of comments before the decision is made.**

3. **Project# 1004223**  
07DRB-70355 VACATION OF PUBLIC  
EASEMENT  
07DRB-70356 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, **SUNDT'S INDUSTRIAL CENTRAL**, zoned M-2, located on MONTANO RD NE BETWEEN ALEXANDER BLVD NE AND DESERT SURF CIRCLE NE containing approximately 8.525 acre(s). (F-16) **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 15 DAY APPEAL PERIOD AND TO CITY ENGINEER FOR LETTER OF COMPLETION AND ACCEPTANCE.**

4. **Project# 1004677**  
07DRB-70358 VACATION OF PRIVATE EASEMENT  
07DRB-70359 MAJOR - PRELIMINARY PLAT APPROVAL  
07DRB-70361 SIDEWALK WAIVER  
07DRB-70362 MINOR - TEMP DEFR SWDK CONST
- ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Tract(s) B, A-1-A, A & B, **HUNING CASTLE ADDITION**, zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW SAN PASQUALE AVE SW containing approximately 3.1303 acre(s). (J-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. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/28/07, AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/2/07 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK WAIVER 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.**
5. **Project# 1006516**  
07DRB-70030 BULK LAND VARIANCE  
07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL  
07DRB-70032 MINOR - TEMP DEFR SWDK CONST  
07DRB-70033 SIDEWALK WAIVER  
07DRB-70034 VACATION OF PUBLIC EASEMENT  
07DRB-70085 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) [*Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07*] **DEFERRED TO 1/30/08 AT THE AGENT'S REQUEST.**
6. **Project# 1006549**  
07DRB-70195 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for BENCOR request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION**, zoned C-2, located on CARLISLE BLVD NE BETWEEN MENAUL BLVD AND SOLANO NE containing approximately 1.66 acre(s). (H-17) [*Deferred from 8/22/07*] **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.**

7. **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 SRL, 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 from 10/31/07, 11/14/07 & 11/21/07*] **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 BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND AMAFCA SIGNATURE.**

8. ~~**Project# 1006520**~~  
07DRB-70360 VACATION OF PUBLIC  
EASEMENT  
07DRB-70363 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for HOECH REAL ESTATE CORP, LLAVE DEV INC & 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/O-1 & R-T, located on ALAMEDA BLVD NE BETWEEN BARSTOW ST NE AND VENTURA ST NE (C-20) **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 OF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND AMAFCA SIGNATURE.**

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) **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

9. **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 C-2 & 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 from 10-31-07 & 11/21/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/28/07 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/1/06 THE PRELIMINARY PLAT WAS APPROVED.**

07DRB-70389 MINOR - SDP FOR  
SUBDIVISION  
07DRB-70390 MINOR - SDP FOR  
BUILDING PERMIT

GEORGE RAINHART ARCHITECTS 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, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2 FOR C2 & IP, located on SAN PEDRO DR NE BETWEEN PASEO DEL NORTE NE AND HOLLY AVE NE containing approximately 8.6 acre(s). (C-18) [*11/21/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/28/07 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TRANSPORTATION COMMENTS AND TO PLANNING FOR 3 COPIES. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES.**

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

10. **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*] [*Deferred from 11/14/07*] **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

11. **Project# 1004677**  
07DRB-70221 EPC APPROVED SDP  
FOR SUBDIVISION

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Parcel 1, Tract(s) 133A1, 133A2, 133B, 134 & 135A and Parcel 2 Tract(s) 129B1A, MRGCD Map 38, Tract(s) A & B, LANDS OF HB AND CALVIN HORN & LAGUNA SUBDIVISION, Tract(s) A1A, LAGUNA SUBDIVISION (to be known as **COUNTRY CLUB PLAZA**) zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 4.45 acre(s) (J-13) [*Carmen Morrone, EPC Planner*] [*Deferred from 9/5/07 & 9/12/07*] **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR WRITTEN COMMENTS.**

12. **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*]. **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

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

13. **Project# 1006717**  
07DRB-70397 EPC APPROVED SDP  
FOR BUILD PERMIT

JACK M HARRIS ARCHITECTS INC agent(s) for DR GIL FERNANDEZ request(s) the above action(s) for all or a portion of Lot(s) H-6A5A1A, **RIVERVIEW PARCELS**, zoned SU-1 FOR PERMISSIVE USES, located on GOLF COURSE LOOP NW BETWEEN PASEO DEL NORTE NW AND SHELLY ROAD NW containing approximately 1.03 acre(s). (C-12) [*Carol Toffaleti - EPC Planner*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CAROL TOFFALETI'S (EPC) INITIALS AND FOR 3 COPIES AND TO TRANSPORTATION FOR WRITTEN COMMENTS.**

14. Adjourned: 11:25



November 30, 2007

City of Albuquerque  
**Planning Department**  
**Inter-Office Memorandum**

TO: Sheran Matson, DRB Chair

FROM: Anna DiMambro, Planner AD

SUBJECT: Project # 1006520

On July 19, 2007, the Environmental Planning Commission approved Project # 1006520, case numbers 07EPC 40001 and 07EPC 40002, a two-part request for a site development plan for subdivision and a site development plan for building permit for Lots 5-8 and 25-28, Tract 3, Block 4, North Albuquerque Acres Unit 3, located on Alameda Boulevard NE between Barstow NE and Ventura NE.

Upon DRB approval of the site development plan for subdivision and the site development plan for building permit, the applicant will have satisfied all of the EPC conditions of approval.

Fulfillment of City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3924.

Thank you.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 28, 2007 9:00 AM

MEMBERS:

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

Kristal Metro, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. Project# 1000579**  
07DRB-70357 MAJOR - 2YR SUBD IMP  
AGMT EXT (2YR SIA)

TIERRA WEST LLC agent(s) for KOHL'S DEPARTMENT STORES INC request(s) the above action(s) for all or a portion of Tract(s) A, **PASEO DE LOUISIANA**, zoned SU-2/C-1, located on HOLLY AVE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 7.357 acre(s). (C-18)  
**THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

2. **Project# 1000965**  
07DRB-70354 STREET NAME CHANGE  
(DRB)

BOHANNAN HUSTON INC agent(s) for ANDALUCIA AT LA LUZ request(s) the above action(s) for all or a portion of **ANDALUCIA AT LA LUZ**, zoned SU-1 PRD 5, located on LA BIENVENIDA PL NW BETWEEN TRES GRACIAS DR NW AND SAN JORGE AVE NW (F-11) **The Street Naming Ordinance requires DRB to submit a report to EPC which makes the final decision.**

**The criteria for the DRB to decide whether or not to recommend approval of the local street name change is contained in Section 6-5-1-1(B)(1) of this ordinance. The language reads," A street name shall be changed only if the decisionmaker finds that there will be a public benefit which clearly outweighs the public confusion and cost which would be created by the name change."**

**In addition, all owners of the lots adjacent to the street proposed for the name change are to be notified by mail to give them the opportunity to comment. At least 30 days are to be allowed for receipt of comments before the decision is made.**

3. **Project# 1004223**  
07DRB-70355 VACATION OF PUBLIC  
EASEMENT  
07DRB-70356 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, **SUNDT'S INDUSTRIAL CENTRAL**, zoned M-2, located on MONTANO RD NE BETWEEN ALEXANDER BLVD NE AND DESERT SURF CIRCLE NE containing approximately 8.525 acre(s). (F-16) **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 15 DAY APPEAL PERIOD AND TO CITY ENGINEER FOR LETTER OF COMPLETION AND ACCEPTANCE.**

4. **Project# 1004677**  
07DRB-70358 VACATION OF PRIVATE EASEMENT  
07DRB-70359 MAJOR - PRELIMINARY PLAT APPROVAL  
07DRB-70361 SIDEWALK WAIVER  
07DRB-70362 MINOR - TEMP DEFR SWDK CONST
- ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Tract(s) B, A-1-A, A & B, **HUNING CASTLE ADDITION**, zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW SAN PASQUALE AVE SW containing approximately 3.1303 acre(s). (J-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. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/28/07, AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/2/07 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK WAIVER 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.**
5. **Project# 1006516**  
07DRB-70030 BULK LAND VARIANCE  
07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL  
07DRB-70032 MINOR - TEMP DEFR SWDK CONST  
07DRB-70033 SIDEWALK WAIVER  
07DRB-70034 VACATION OF PUBLIC EASEMENT  
07DRB-70085 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) [*Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07*] **DEFERRED TO 1/30/08 AT THE AGENT'S REQUEST.**
6. **Project# 1006549**  
07DRB-70195 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for BENCOR request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION**, zoned C-2, located on CARLISLE BLVD NE BETWEEN MENAUL BLVD AND SOLANO NE containing approximately 1.66 acre(s). (H-17) [*Deferred from 8/22/07*] **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.**

7. **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 SRL, 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 from 10/31/07, 11/14/07 & 11/21/07] **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 BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND AMAFCA SIGNATURE.**

8. **Project# 1006520**  
07DRB-70360 VACATION OF PUBLIC  
EASEMENT  
07DRB-70363 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for HOECH REAL ESTATE CORP, LLAVE DEV INC & 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/O-1 & R-T, located on ALAMEDA BLVD NE BETWEEN BARSTOW ST NE AND VENTURA ST NE (C-20) **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 OF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND AMAFCA SIGNATURE.**

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) **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

9. **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 C-2 & 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 from 10-31-07 & 11/21/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/28/07 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/1/06 THE PRELIMINARY PLAT WAS APPROVED.**

07DRB-70389 MINOR - SDP FOR  
SUBDIVISION  
07DRB-70390 MINOR - SDP FOR  
BUILDING PERMIT

GEORGE RAINHART ARCHITECTS 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, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2 FOR C2 & IP, located on SAN PEDRO DR NE BETWEEN PASEO DEL NORTE NE AND HOLLY AVE NE containing approximately 8.6 acre(s). (C-18) [*11/21/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/28/07 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TRANSPORTATION COMMENTS AND TO PLANNING FOR 3 COPIES. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES.**

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

10. **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*] [*Deferred from 11/14/07*] **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

11. **Project# 1004677**  
07DRB-70221 EPC APPROVED SDP  
FOR SUBDIVISION

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Parcel 1, Tract(s) 133A1, 133A2, 133B, 134 & 135A and Parcel 2 Tract(s) 129B1A, MRGCD Map 38, Tract(s) A & B, LANDS OF HB AND CALVIN HORN & LAGUNA SUBDIVISION, Tract(s) A1A, LAGUNA SUBDIVISION (to be known as **COUNTRY CLUB PLAZA**) zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 4.45 acre(s) (J-13) [*Carmen Morrone, EPC Planner*] [*Deferred from 9/5/07 & 9/12/07*] **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR WRITTEN COMMENTS.**

12. **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*]. **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

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

13. **Project# 1006717**  
07DRB-70397 EPC APPROVED SDP  
FOR BUILD PERMIT

JACK M HARRIS ARCHITECTS INC agent(s) for DR GIL FERNANDEZ request(s) the above action(s) for all or a portion of Lot(s) H-6A5A1A, **RIVERVIEW PARCELS**, zoned SU-1 FOR PERMISSIVE USES, located on GOLF COURSE LOOP NW BETWEEN PASEO DEL NORTE NW AND SHELLY ROAD NW containing approximately 1.03 acre(s). (C-12) [*Carol Toffaleti - EPC Planner*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CAROL TOFFALETI'S (EPC) INITIALS AND FOR 3 COPIES AND TO TRANSPORTATION FOR WRITTEN COMMENTS.**

14. Adjourned: 11:25

November 15, 2007

City of Albuquerque  
**Planning Department**  
**Inter-Office Memorandum**

TO: Sheran Matson, DRB Chair

FROM: Anna DiMambro, Planner <sup>AD</sup>

SUBJECT: Project # 1006520

On July 19, 2007, the Environmental Planning Commission approved Project # 1006520, case numbers 07EPC 40001 and 07EPC 40002, a two-part request for a site development plan for subdivision and a site development plan for building permit for Lots 5-8 and 25-28, Tract 3, Block 4, North Albuquerque Acres Unit 3, located on Alameda Boulevard NE between Barstow NE and Ventura NE.

Upon DRB approval of the site development plan for subdivision and the site development plan for building permit, the applicant will have satisfied all of the EPC conditions of approval with the following exceptions:

- Written documentation of a cross-access agreement to Tract C from Lot 9 must be provided (SPS Condition 4).
- The site lighting detail refers to compliance with the City of Albuquerque Night Sky Ordinance rather than Zoning Code §14-16-3-9. This must be corrected (SBP Condition 8).
- An adequate amount of live ground coverage is not provided (SPB Condition 9a).
- The signage detail drawing does not specify that the monument signage will not be up-lit (SPB Condition 10b).

Fulfillment of City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3924.

Thank you.



# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1006520 AGENDA# 8 DATE: 11/28/07

1. Name: JOE YARDUMIAN Address: 7801 RCGORMAN Zip: 87122
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

November 28, 2007

**Project# 1006520**

07DRB-70360 VACATION OF PUBLIC EASEMENT

07DRB-70363 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for HOECH REAL ESTATE CORP, LLAVE DEV INC & 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/O-1 & R-T, located on ALAMEDA BLVD NE BETWEEN BARSTOW ST NE AND VENTURA ST NE (C-20)

**AMAFCA**

AMAFCA maintains the berm within the existing Temporary Drainage Easement, Document No. 2005125347, and will require that the new Drainage Easement on Lots 8 and 25 be at least 10 feet west of the toe of the berm to allow room for future removal of the berm.

**COG**

MPO Project ID #506.0 is a privately-funded project to widen Alameda Bd from 2 to 4 lanes and add bicycle lanes. Coordination with City Planning or DMD is recommended to insure development consistent with this project.

For information purposes, Alameda Bd is functionally classified as an urban local road. City may want to evaluate the appropriateness of this classification in light of development in the area.

**Transit**

No comments received.

**Zoning Enforcement**

No adverse comments.

**Neighborhood Coordination**

Letter(s) sent to: **Nor Este NA (R),  
North Albuquerque Acres Comm. Assoc. (R),  
Vineyard Estates NA (R)**

**APS**

**North Albuquerque Acres Tract 3 Unit 3**, Lots 5-8 and 25-28, Block 4, is located on Alameda Blvd NE between Barstow St NE and Ventura St NE. The owners of the above mention property request a Vacation of Public Easement, and approval of a Minor-Preliminary/Final Plat. The residential portion of this proposed development will consist of 4 single family homes. This will impact Dennis Chavez Elementary School, Desert Ridge Middle School, and La Cueva High School. All of these schools will be nearing capacity as development continues to build out in the area.

Loc No	School	2007-08 Projections	2006-07 Capacity	Space Available
203	D. Chavez	748	775	27
430	Desert Ridge	1,121	1,217	96
525	La Cueva	2,181	2,200	19

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

**All planned additions to existing educational facilities are contingent upon taxpayer approval.**

On October 17, 2007, Llave Development Inc., entered into a **Pre-Development Facilities Fee Agreement** with the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

<b>Police Department</b>	No crime prevention or CPTED comments at this time.
<b>Fire Department</b>	No adverse comments.
<b>PNM Electric &amp; Gas</b>	No adverse comments.
<b>Comcast</b>	No comments received.
<b>QWEST</b>	No comments received.
<b>Environmental Health</b>	No comments received.
<b>M.R.G.C.D.</b>	No adverse comments.
<b>Open Space Division</b>	Open Space has no adverse comments.
<b>City Engineer</b>	

No objection to the vacation requests. An executed SIA with financial guarantees is required for Final Plat approval.

### **Transportation Development**

Access easement to Alameda Avenue (across lot 9, block 4) to be completed by separate document; this document must be provided prior to final plat approval  
Call out the width(s) of the private access easement (keyed note 5)  
Provide additional information regarding the future layout of Alameda Boulevard  
Provide a cross section for Alameda Boulevard

### **Parks & Recreation**

**Defer to the affected utilities regarding the vacation request.**

**No objection to the platting action.**

### **ABCWUA**

**No objection to Vacation request.**  
**Need Water/Sewer Availability prior to Preliminary Plat approval.**

### **Planning Department**

**Planning has no objection to the vacation request.**  
**The solar language is not on the plat.**

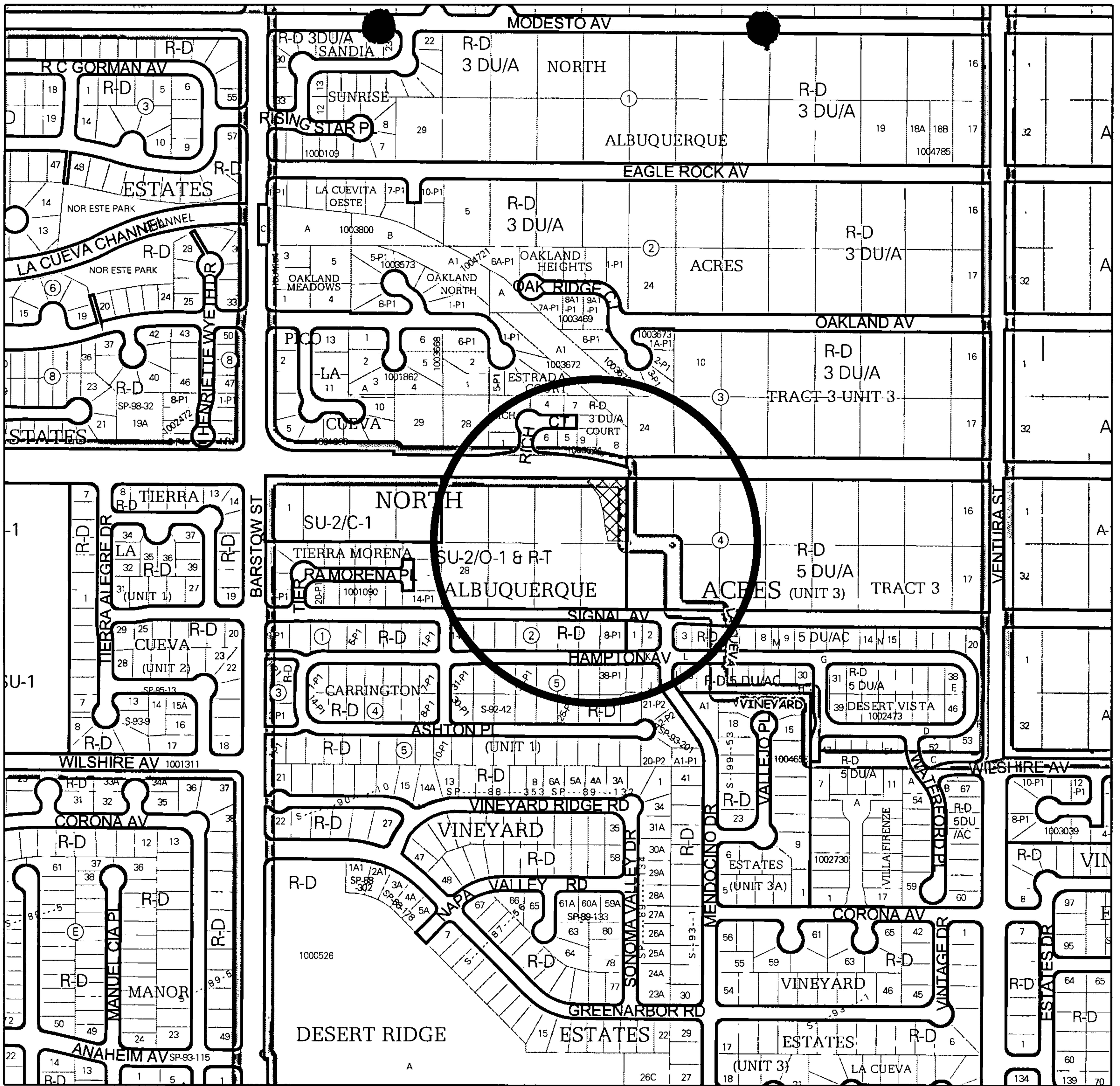
**The AGIS dxf is not approved. We will also take delegation for the 15 day appeal period.**

### **Impact Fee Administrator**

No comment on the proposed vacation(s) or proposed plat. Impact fees would be assessed at the time a permit is issued for any new building according to the heated square foot, use of the building and the impervious acreage. These fees are available on the city's website- [www.cabq.gov](http://www.cabq.gov). Go to the "A-Z" feature and the first item under "I" will be Impact Fees. The areas for which these fees will be assessed are generally described as Far Northeast or North Albuquerque.

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

Cc: Episcopal Diocese of the Rio Grande/Hope Episcopal Church – 4304 Carlisle Blvd NE –  
Albuquerque, NM 87107 Cc: Bill Fanning/FBT Architects – 6100 Indian School Rd STE 210 –  
Albuquerque, NM 87110



# ZONING MAP

Note: Grey shading indicates County.



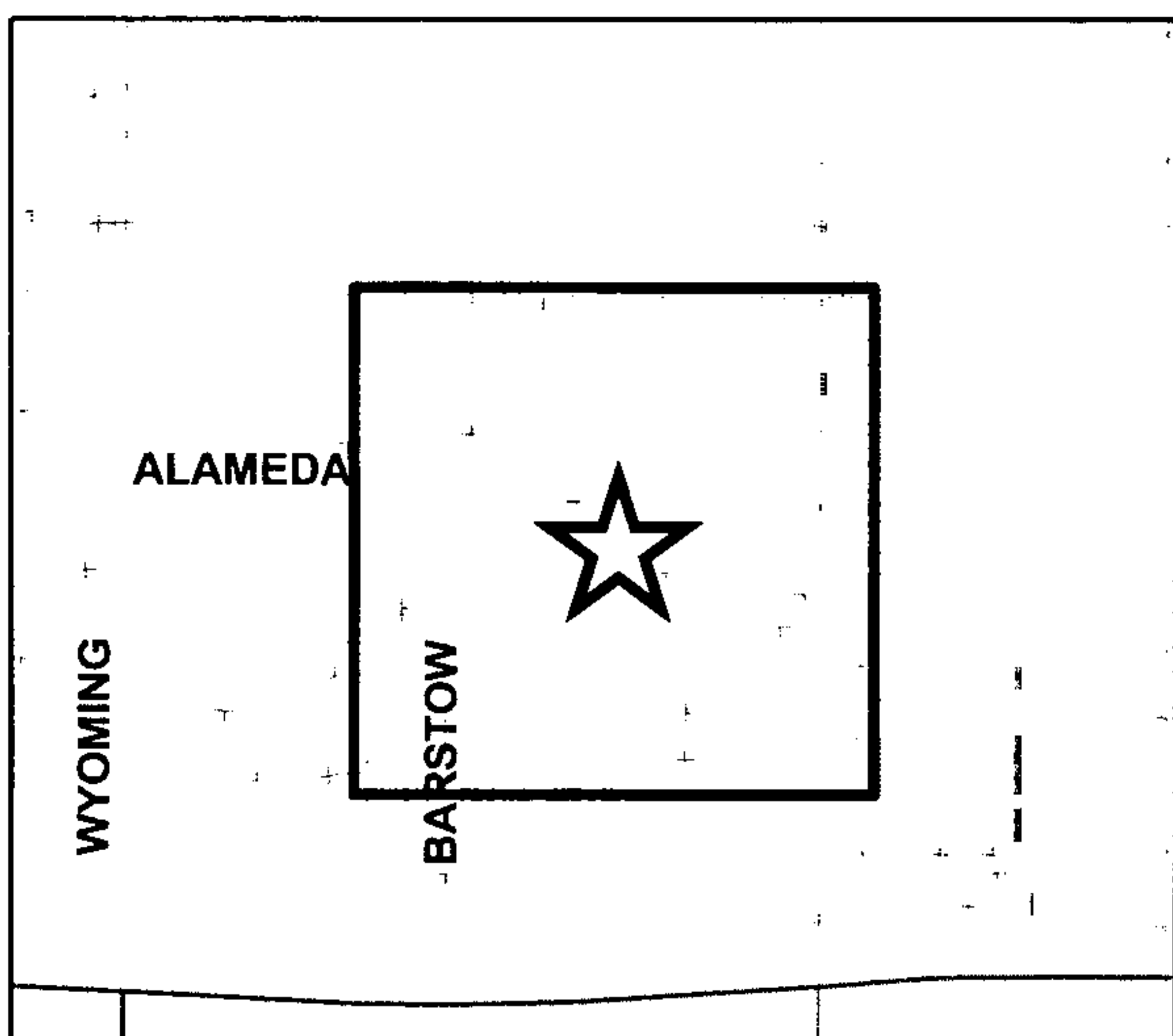
1 inch equals 500 feet

Project Number:  
1006520

Hearing Date:  
November 28, 2007

Zone Map Page:  
C-20

Additional Case Numbers:  
07DRB-70360 & 07DRB-70363



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

**Meeting Date:** November 28, 2007  
**Zone Atlas Page:** C-20  
**Notification Radius:** 100 Ft.

**Project#** 1006520  
**App#**07DRB-70360  
**07DRB-70363**

**Cross Reference and Location:** ALAMEDA BLVD NE AND SIGNAL AVE NE  
BETWEEN BARSTOW ST EN AND VENTURA

**Applicant:** HOECH REAL ESTATE CORP, LLAVE DEV INC  
AND ESPICOPAL CHURCH  
C/O HREC 8300 CARMEL AVE NE STE 60  
ALBUQUERQUE, NM 87122

**Agent:** HIGH MESA CONSULTING GROUP  
6010 B MIDWAY PARK BLVD NE  
ALBUQUERQUE, NM 87109

**Special Instructions:**

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

**Date Mailed:** NOVEMBER 9, 2007  
**Signature:** ERIN TREMLIN



2006.047.4

<b>SUBDIVISION</b>	Supplemental form <b>S</b>	Supplemental form <b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input checked="" type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Change
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Text Amendment
<input type="checkbox"/> ... for Subdivision Purposes		<b>APPEAL / PROTEST of...</b>
<input type="checkbox"/> ... for Building Permit		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal
<input type="checkbox"/> IP Master Development Plan		
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>	

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: <u>Hoech Real Estate Corp., Llave Dev., Inc. and Episcopal Church</u>	PHONE: <u>505-821-4440</u>
ADDRESS: <u>c/o HREC 8300 Carmel Avenue NE, Suite 60</u>	FAX: <u>(505) 857-9774</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87122</u>	E-MAIL: _____
Proprietary interest in site: <u>Contract Purchasers</u>	
AGENT (if any): <u>High Mesa Consulting Group</u>	PHONE: <u>505-345-4250</u>
ADDRESS: <u>6010-B Midway Park Blvd. NE</u>	FAX: <u>505-345-4254</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>dtrujillo@highmesacg.com</u>

**DESCRIPTION OF REQUEST:** Vacation of Temporary Public Drainage Easement, Vacation of Non-Specific Easements and Preliminary / Final Plat Approval \*\*\* To Be Known as Tracts A, B and C, Hope Plaza

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

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

Lot or Tract No. Lots 5-8 inclusive and Lots 25-28, Inclusive Block: 4 Unit: 3

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

Current Zoning: SU-2/O-1 & R-T Proposed zoning: n/a

Zone Atlas page(s): C-20 No. of existing lots: 8 No. of proposed lots: 3

Total area of site (acres): \_\_\_\_\_ Density if applicable: dwellings per gross acre: n/a dwellings per net acre: N/A

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

UPC No. SEE ATTACHED 102006407435620223 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Located on Alameda Boulevard NE and Signal Avenue NE  
Between: Barstow Street NE and Ventura Street NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): Project No. 1006520, 07EPC-40001 and 40002, Old Case No. 1002063 02EPC-00990

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

SIGNATURE Debie LeBlanc Trujillo DATE November 2, 2007

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

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07 DRB - 70360</u>	<u>VPE</u>	<u>V</u>	\$ <u>90.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>07 DRB - 70363</u>	<u>P&amp;F</u>	<u>5(3)</u>	\$ <u>355.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<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	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>11/28/07</u>			Total \$ <u>540.00</u>

Sandy Handley  
Planner signature / date

Project # 1006520

2006-047.4

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) NON-SPECIAL EASEMENT**
  - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28) TEMPORARY DRAINAGE ESMI**
    - ✓ 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.

HIGH MESA CONSULTING GROUP  
 DEBIE LEBLANC TRUSTEES  
 Debie LeBlanc Trustee  
 Applicant name (print)  
 Applicant signature / date  
 11-02-07



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

Application case numbers  
 01DRB \_\_\_\_\_ 70360  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Handley 11/02/07  
 Planner signature / date  
 Project # 1006520



1 3	1020 0641 0531 1212 34	TURNER DEBRA A	8619 HAM PTON AVE NE	ALBU QUER QUE	NM	871 22 263 8	R	A1 A	LOT 5- P1 BLK 2 CORRECTION PLAT OF CARRINGT ON SUBDIVISION UNIT 1 CONT .1907 AC
1 4	1020 0641 1231 1212 33	CUELLAR EDWARD LO UIS & CLARE M	8701 HAM PTON AVE NE	ALBU QUER QUE	NM	871 22 263 9	R	A1 A	LOT 6- P1 BLK 2 CORRECTION PLAT OF CARRINGT ON SUBDIVISION UNIT 1 CONT .1907 AC
1 5	1020 0641 2031 1212 32	GAO FENG & MEIFEN Z HAO	8705 HAM PTON AVE NE	ALBU QUER QUE	NM	871 22	R	A1 A	LOT 7- P1 BLK 2 CORRECTION PLAT OF CARRINGT ON SUBDIVISION UNIT 1 CONT .1907 AC
1 6	1020 0640 5231 0206 03	SHANKLES RICK L & S ATO	8505 HAM PTON AVE NE	ALBU QUER QUE	NM	871 22	R	A1 A	LOT 3- P1 BLK 1 CORRECTION PLAT OF CARRINGT ON SUBD UNIT 1 CON T 0.1596 AC M/L OR 6,9 54 SQ FT M/L
1 7	1020 0640 5831 0206 02	DEAN THOMAS L & CA ROLEE J	8509 HAM PTON AVE NE	ALBU QUER QUE	NM	871 22	R	A1 A	LOT 2- P1 BLK 1 CORRECTION PLAT OF CARRINGT ON SUBD UNIT 1 CON T 0.1596 AC M/L OR 6,9 53 SQ FT M/L
1 8	1020 0640 6431 0206 01	MONTOYA ELOY S & N ASARIA T	8515 HAM PTON AVE NE	ALBU QUER QUE	NM	871 22 267 5	R	A1 A	LOT 1- P1 BLK 1 CORRECTION PLAT OF CARRINGT ON SUBD UNIT 1 CON T 0.1679 AC M/L OR 7,3 15 SQ FT M/L
1 9	1020 0640 4035 6202 30	MATONTI GIUSEPPE & ANNA TRUSTEES MAT ONTI FAMILY TRUST	2628 WIS CONSIN N E	ALBU QUER QUE	NM	871 10	V	A1 A	LT 3 BLK 4 TR 3 UNIT 3 NORTH ALBUQUERQ UE ACRES CONT 0.8863 A C M/L OR 38,610 S Q FT M/L
2 0	1020 0640 5835 6202 34	MATONTI GIUSEPPE & ANNA TRUSTEES MAT ONTI FAMILY TRUST	2628 WIS CONSIN N E	ALBU QUER QUE	NM	871 10	V	A1 A	LT 4 BLK 4 TR 3 UNIT 3 NORTH ALBUQUERQ UE ACRES CONT 0.8863 A C M/L OR 38,610 S Q FT M/L
2 1	1020 0641 4033 5202 10	AMAFCA	2600 PRO SPECT NE	ALBU QUER QUE	NM	871 07	V	A1 A	LT 24 BLK 4 TR 3 UNIT 3 NORTH ALBUQ ACR ES CONT 0.8863 AC M/L OR 38,610 SQ FT M/ L
2 2	1020 0641 7233 5202 09	AMAFCA	2600 PRO SPECT NE	ALBU QUER QUE	NM	871 07	V	A1 A	LTS 21- 23 BLK 4 TR 3 UNIT 3 NORTH ALBUQ ACRES CONT 2.6590 AC M/L OR 115,830 SQ FT M/L
2 3	1020 0640 9035 6202 27	PROPERTY OF THE PR OTESTANT EPISCOPAL CHURCH TRUSTEES % HOPE EPISCOPAL C HURCH	5345 WYO MING BLVD NE SUITE 107	ALBU QUER QUE	NM	871 09	V	A1 A	* 006 004NORTH ALBUQ ACRES UN3 TR3
2 4	1020 0641 2831 1212 31	ALIDINA AMYN G & ZEH RA A	8709 HAM PTON AVE NE	ALBU QUER QUE	NM	871 22	R	A1 A	LT 8- P1 BLK 2 CORRECTION PLAT OF CARRINGT ON SUBDIVISION UNIT 1 CONT .2413 AC
2 5	1020 0641 3630 5212 28	DESERT VISTA HOMEOW NERS ASSOCIATION	4400 ALA MEDA NE BLDG B	ALBU QUER QUE	NM	871 13	V	A1 A	TR K PLAT OF DESERT VISTA SUBD (BEING A REPLAT OF LOTS 9 THRU 20 BLK 5 LTS 15 THRU 18 BLK 6 TR 3 UNIT 3 NORTH ALBUQ A CRES & VAC POR OF WILSHIRE AVE & SIGN AL AVE NE)
2 6	10200 64132	SCHIFFER LEANNE M	8719 HA MPTON A	ALB QUQU	N M	87 12	R	A 1	LT 2 PLAT OF DESERT VISTA SUBD (BEING A REPLAT OF LOTS 9 THRU 20 BLK 5 LTS 15 THR

R e c	UPC COD E	OWNER	OWNER ADDRESS	OWN ER CITY	OW NE R ST AT E	OW NE R ZIP CO DE	PRO PER TY CLA SS	TA X DI ST RICT	LEGAL
1	1020 0640 5838 6203 04	BEREITER JEANNE A & IVAN HERCEG	8501 ALA MEDA BLV D NE	ALBU QUER QUE	NM	871 22 370 4	R	A1 A	* 029 003NORTH ALBUQ ACRES UN3 TR3
2	1020 0641 2433 5202 08	PROPTERY OF THE PR OTESTANT EPISCOPAL CHURCH TRUSTEES % HOPE EPISCOPAL C HURCH	5345 WYO MING BLVD NE SUITE 107	ALBU QUER QUE	NM	871 09	V	A1 A	* 025 004NORTH ALBUQ ACRES UN3 TR3
3	1020 0640 9033 5202 06	PROPERTY OF THE PR OTESTANT EPISCOPAL CHURCH TRUSTEES % HOPE EPISCOPAL C HURCH	5345 WYO MING BLVD NE SUITE 107	ALBU QUER QUE	NM	871 09	V	A1 A	* 027 004NORTH ALBUQ ACRES UN3 TR3
4	1020 0641 0833 5202 07	PROPTERY OF THE PR OTESTANT EPISCOPAL CHURCH TRUSTEES % HOPE EPISCOPAL C HURCH	5345 WYO MING BLVD NE SUITE 107	ALBU QUER QUE	NM	871 09	V	A1 A	* 026 004NORTH ALBUQ ACRES UN3 TR3
5	1020 0641 0835 6202 26	PROPTERY OF THE PR OTESTANT EPISCOPAL CHURCH TRUSTEES % HOPE EPISCOPAL C HURCH	5345 WYO MING BLVD NE SUITE 107	ALBU QUER QUE	NM	871 09	V	A1 A	* 007 004NORTH ALBUQ ACRES UN3 TR3
6	1020 0641 2335 6202 25	LLAVE DEVELOPMENT INC	PO BOX 92 620	ALBU QUER QUE	NM	871 99	V	A1 A	* 008 004NORTH ALBUQ ACRES UN3 TR3
7	1020 0641 4035 6202 24	ZELLERS GENE ETUX	1017 WAL KER NE	ALBU QUER QUE	NM	871 12	V	A1 A	* 009 004NORTH ALBUQ ACRES UN3 TR3
8	1020 0641 5735 6202 23	HIATT FRANCES FORM AN TRUSTEE HIATT RV T	2612 EAS TRIDGE DR NE	ALBU QUER QUE	NM	871 12	V	A1 A	* 010 004NORTH ALBUQ ACRES UN3 TR3
9	1020 0640 7731 0212 38	ROVERSE MARK E & L UCY B	8601 HAM PTON AVE NE	ALBU QUER QUE	NM	871 22	R	A1 A	LOT 1- P1 BLK 2 CORRECTION PLAT OF CARRINGT ON SUBDIVISION UNIT 1 CONT .2091 AC
10	1020 0640 8331 1212 37	HALL RICHARD V & VA LERIE S	8605 HAM PTON AVE NE	ALBU QUER QUE	NM	871 22 263 8	R	A1 A	LOT 2- P1 BLK 2 CORRECTION PLAT OF CARRINGT ON SUBDIVISION UNIT 1 CONT .1913 AC
11	1020 0640 9031 1212 36	WAGNER DONETTE S	8609 HAM PTON AVE NE	ALBU QUER QUE	NM	871 22 263 8	R	A1 A	LOT 3- P1 BLK 2 CORRECTION PLAT OF CARRINGT ON SUBDIVISION UNIT 1 CONT .1908 AC
12	1020 0640 9831 1212 35	ROBERTS IRVING C & L ORRAINE I RVT	4848 S BR OWN VILLA COVE	TAYL ORSV ILLE	UT	841 23	R	A1 A	LOT 4- P1 BLK 2 CORRECTION PLAT OF CARRINGT ON SUBDIVISION UNIT 1 CONT .1908 AC

	30621 229		VE NE	ERQ UE		2		A	U 18 BLK 6 TR 3 UNIT 3 NORTH ALBUQ ACRES & VAC POR OF WILSHIRE AVE & SIGNAL AVE N E)
2 7	10200 64073 38620 305	ROBINSON MARGOT L & ALEXIS M	8509 ALAMEDA BLVD NE	ALBUQUERQUE	NM	87 12 2	R	A 1 A	* 028 003NORTH ALBUQ ACRES UN3 TR3
2 8	10200 64090 38720 306	LLAVE DEVELOPMENT INC	PO BOX 92620	ALBUQUERQUE	NM	87 19 9	V	A 1 A	* 027 003NORTH ALBUQ ACRES UN3 TR3
2 9	10200 64127 30621 230	BROUSSARD MARQUE D	8715 HAMPTON AVE NE	ALBUQUERQUE	NM	87 12 2	R	A 1 A	LT 1 PLAT OF DESERT VISTA SUBD (BEING A REPLAT OF LOTS 9 THRU 20 BLK 5 LTS 15 THRU 18 BLK 6 TR 3 UNIT 3 NORTH ALBUQ ACRES & VAC POR OF WILSHIRE AVE & SIGNAL AVE N E)
3 0	10200 64074 35620 233	PROPERTY OF THE PROTESTANT EPISCOPAL CHURCH TRUSTEES % HOPE EPISCOPAL CHURCH	5345 WYOMING BLVD NE SUITE 107	ALBUQUERQUE	NM	87 10 9	V	A 1 A	LT 5 BLK 4 TR 3 UNIT 3 NORTH ALBUQ ACRES CONT 38,610 SF M/L
3 1	10200 64075 33520 205	PROPERTY OF THE PROTESTANT EPISCOPAL CHURCH TRUSTEES % HOPE EPISCOPAL CHURCH	5345 WYOMING BLVD NE SUITE 107	ALBUQUERQUE	NM	87 10 9	V	A 1 A	* 028 004NORTH ALBUQ ACRES UN3 TR3
3 2	10200 64054 32421 308	NEWMAN HOMES INC	PO BOX 21490	ALBUQUERQUE	NM	87 15 4	V	A 1 A	LT 13-P1 PLAT OF TIERRA MORENA SUBDIVISION CONT 1285 AC
3 3	10200 64054 33021 309	NEWMAN HOMES INC	PO BOX 21490	ALBUQUERQUE	NM	87 15 4	V	A 1 A	LT 12-P1 PLAT OF TIERRA MORENA SUBDIVISION CONT .1285 AC
3 4	10200 64052 33621 310	NEWMAN HOMES INC	PO BOX 21490	ALBUQUERQUE	NM	87 15 4	V	A 1 A	LT 11-P1 PLAT OF TIERRA MORENA SUBDIVISION CONT .1964 AC
3 5	10200 64052 31921 307	CHORBA JAMES A & LAMBOY WILSON T	8512 TIERRA MORENA PL N E	ALBUQUERQUE	NM	87 12 2	V	A 1 A	LT 14-P1 PLAT OF TIERRA MORENA SUBDIVISION CONT .1964 AC
3 6	10200 64041 32121 306	NEWMAN HOMES INC	PO BOX 21490	ALBUQUERQUE	NM	87 15 4	V	A 1 A	LT 15-P1 PLAT OF TIERRA MORENA SUBDIVISION CONT .1291 AC
3 7	10200 64042 33521 311	NEWMAN HOMES INC	PO BOX 21490	ALBUQUERQUE	NM	87 15 4	V	A 1 A	LT 10-P1 PLAT OF TIERRA MORENA SUBDIVISION CONT .1291 AC
3 8	10200 64108 38720 307	LLAVE CONSTRUCTION INC	PO BOX 93542	ALBUQUERQUE	NM	87 12 2	V	A 1 A	* 026 003NORTH ALBUQ ACRES UN3 TR3
3 9	10200 64123 38720 308	LLAVE CONSTRUCTION INC	PO BOX 93642	ALBUQUERQUE	NM	87 19 9	V	A 1 A	* 025 003NORTH ALBUQ ACRES UN3 TR3
4 0	10200 64139 38720 309	PARADISE WEST INC	7423 LANTERN RD NE	ALBUQUERQUE	NM	87 10 9	V	A 1 A	* 024 003NORTH ALBUQ ACRES UN3 TR3

Or Current Resident  
ALIDINA AMYN G & ZEHRA A  
8709 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122

Or Current Resident  
BROUSSARD MARQUE D  
8715 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122

Or Current Resident  
DEAN THOMAS L & CAROLEE J  
8509 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122

Or Current Resident  
HALL RICHARD V & VALERIE S  
8605 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122 2638

Or Current Resident  
LLAVE CONSTRUCTION INC  
PO BOX 93642  
ALBUQUERQUE, NM 87199

Or Current Resident  
MATONTI GIUSEPPE & ANNA  
TRUSTEES MATONTI FAMILY TRUST  
2628 WISCONSIN NE  
ALBUQUERQUE, NM 87110

Or Current Resident  
PARADISE WEST INC  
7423 LANTERN RD NE  
ALBUQUERQUE, NM 87109

Or Current Resident  
ROBINSON MARGOT L & ALEXIS M  
8509 ALAMEDA BLVD NE  
ALBUQUERQUE, NM 87122

Or Current Resident  
SHANKLES RICK L & SATO  
8505 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122

Or Current Resident  
ZELLERS GENE ETUX  
1017 WALKER NE  
ALBUQUERQUE, NM 87112

Or Current Resident  
AMAFCA  
2600 PROSPECT NE  
ALBUQUERQUE, NM 87107

Or Current Resident  
CHORBA JAMES A & LAMBOY  
WILSON T  
8512 TIERRA MORENA PL NE  
ALBUQUERQUE, NM 87122

Or Current Resident  
DESERT VISTA HOMEOWNERS  
ASSOCIATION  
4400 ALAMEDA NE BLDG B  
ALBUQUERQUE, NM 87113

Or Current Resident  
HIATT FRANCES FORMAN TRUSTEE  
HIATT RVT  
2612 EASTRIDGE DR NE  
ALBUQUERQUE, NM 87112

Or Current Resident  
LLAVE DEVELOPMENT INC  
PO BOX 92620  
ALBUQUERQUE, NM 87199

Or Current Resident  
MONTOKA ELOY S & NASARIA T  
8515 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122 2675

Or Current Resident  
PROPERTY OF THE PROTESTANT  
EPISCOPAL CHURCH TRUSTEES  
HOPE EPISCOPAL CHURCH  
5345 WYOMING BLVD NE SUITE 107  
ALBUQUERQUE, NM 87109

Or Current Resident  
ROVERSE MARK E & LUCY B  
8601 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122

Or Current Resident  
TURNER DEBRA A  
8619 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122 2638

Project# 1006520  
HIGH MESA CONSULTING GROUP  
6010 B MIDWAY PARK BLVD NE  
ALBUQUERQUE, NM 87109

Or Current Resident  
BEREITER JEANNE A & IVAN  
HERCEG  
8501 ALAMEDA BLVD NE  
ALBUQUERQUE, NM 87122 3704

Or Current Resident  
CUELLAR EDWARD LOUIS & CLARE  
M  
8701 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122 2639

Or Current Resident  
GAO FENG & MEIFEN ZHAO  
8705 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122

Or Current Resident  
LIAVE CONSTRUCTION INC  
PO BOX 93542  
ALBUQUERQUE, NM 87122

Or Current Resident  
LLAVE DEVELOPMENT INC  
PO BOX 92620  
ALBUQUERQUE, NM 87199

Or Current Resident  
NEWMAN HOMES INC  
PO BOX 21490  
ALBUQUERQUE, NM 87154

Or Current Resident  
ROBERTS IRVING C & LORRAINE I  
RVT  
4848 S BROWN VILLA COVE  
TAYLORSVILLE, UT 84123

Or Current Resident  
SCHIFFER LEANNE M  
8719 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122

Or Current Resident  
WAGNER DONETTE S  
8609 HAMPTON AVE NE  
ALBUQUERQUE, NM 87122 2638

Project# 1006520  
HOECH REAL ESTATE CORP  
LLAVE DEV INC  
8300 CARMEL AVE NE STE 60  
ALBUQUERQUE, NM 87122

Project# 1006520  
JEFF PETERSON  
Nor Este NA  
7800 EAGLE ROCK AVE NE  
ALBUQUERQUE, NM 87111

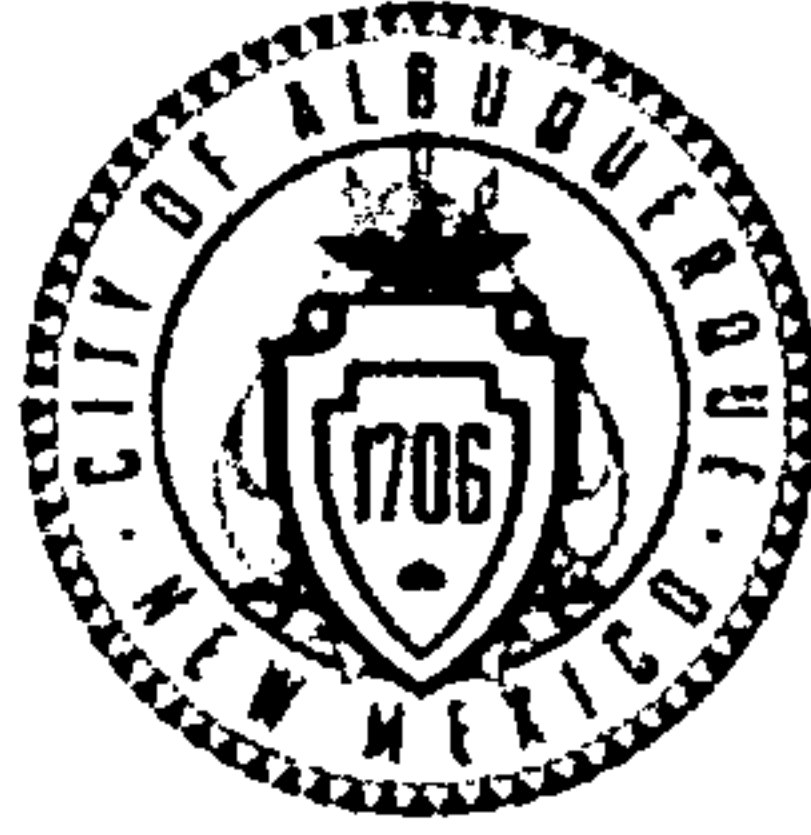
Project# 1006520  
JO HUNTER  
North ABQ Acres Comm. Assoc.  
9805 SAN VERNADINO NE  
ALBUQUERQUE, NM 87122

Project# 1006520  
JOE YARDUMIAN  
Nor Este NA  
7801 RC GORMAN AVE NE  
ALBUQUERQUE, NM 87122

Project# 1006520  
LEE ANN RIESEN  
Vineyard Estates NA  
9036 VILLAGE AVE NE  
ALBUQUERQUE, NM 87122

Project# 1006520  
CYNTHIA REINHART  
North ABQ Acres Comm. Assoc.  
11300 OAKLAND NE  
ALBUQUERQUE, NM 87122

Project# 1006520  
TONY HUFFMAN  
Vineyard Estates NA  
8912 CORONA AVE NE  
ALBUQUERQUE, NM 87122



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

October 12, 2007

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

**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.

Dear Debie:

Thank you for your inquiry of October 12, 2007 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 5-8, INCLUSIVE, BLOCK 4 AND LOTS 25-28, INCLUSIVE, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, LOCATED ON ALAMEDA BOULEVARD NE AND SIGNAL AVENUE NE (EAST OF BARSTOW STREET NE), zone map C-20.**

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

### **NOR ESTE N.A. (NRE) "R"**

Jeff Peterson, 7800 Eagle Rock Ave. NE/87111 797-3477 (h) 846-3476 (w) 615-6729 (c)  
Joe Yardumian, 7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

### **NORTH ALBUQ. ACRES COMM. ASSOC. (NAA) "R"**

\***Cynthia Reinhart**, 11300 Oakland NE/87122 856-6054 (h)  
Jo Hunter, 9805 San Bernadino NE/87122 897-2939 (h)

### **VINEYARD ESTATES N.A. (VYE) "R"**

Lee Ann Riesen, 9036 Village Ave. NE/87122  
Tony Huffman, 8912 Corona Ave. NE/87122 823-2456 (h)

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

Sincerely,

***Stephani Winklepleck***

*Stephani I. Winklepleck*

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

### Information from the Office of Neighborhood Coordination

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

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

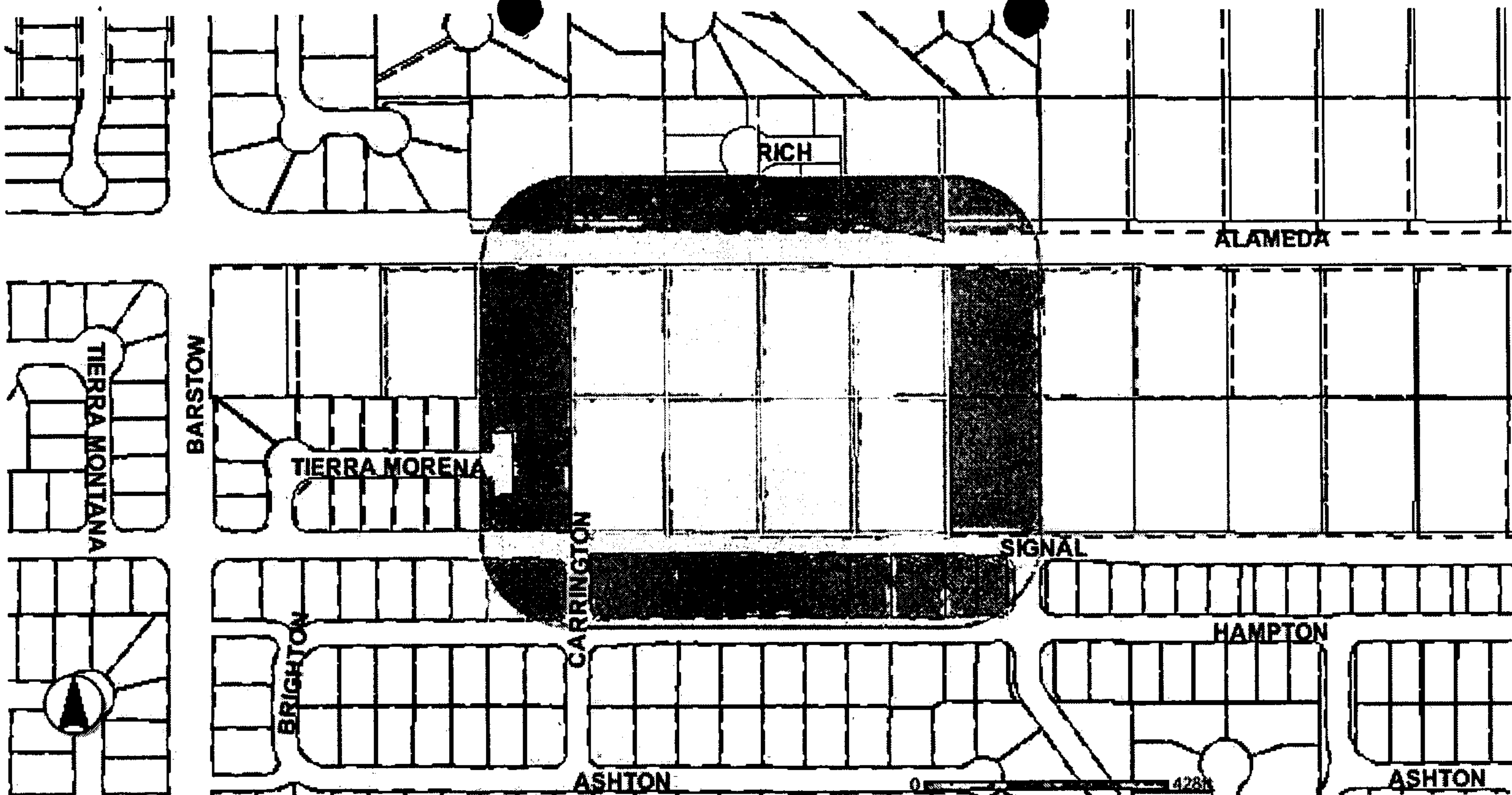
**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

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

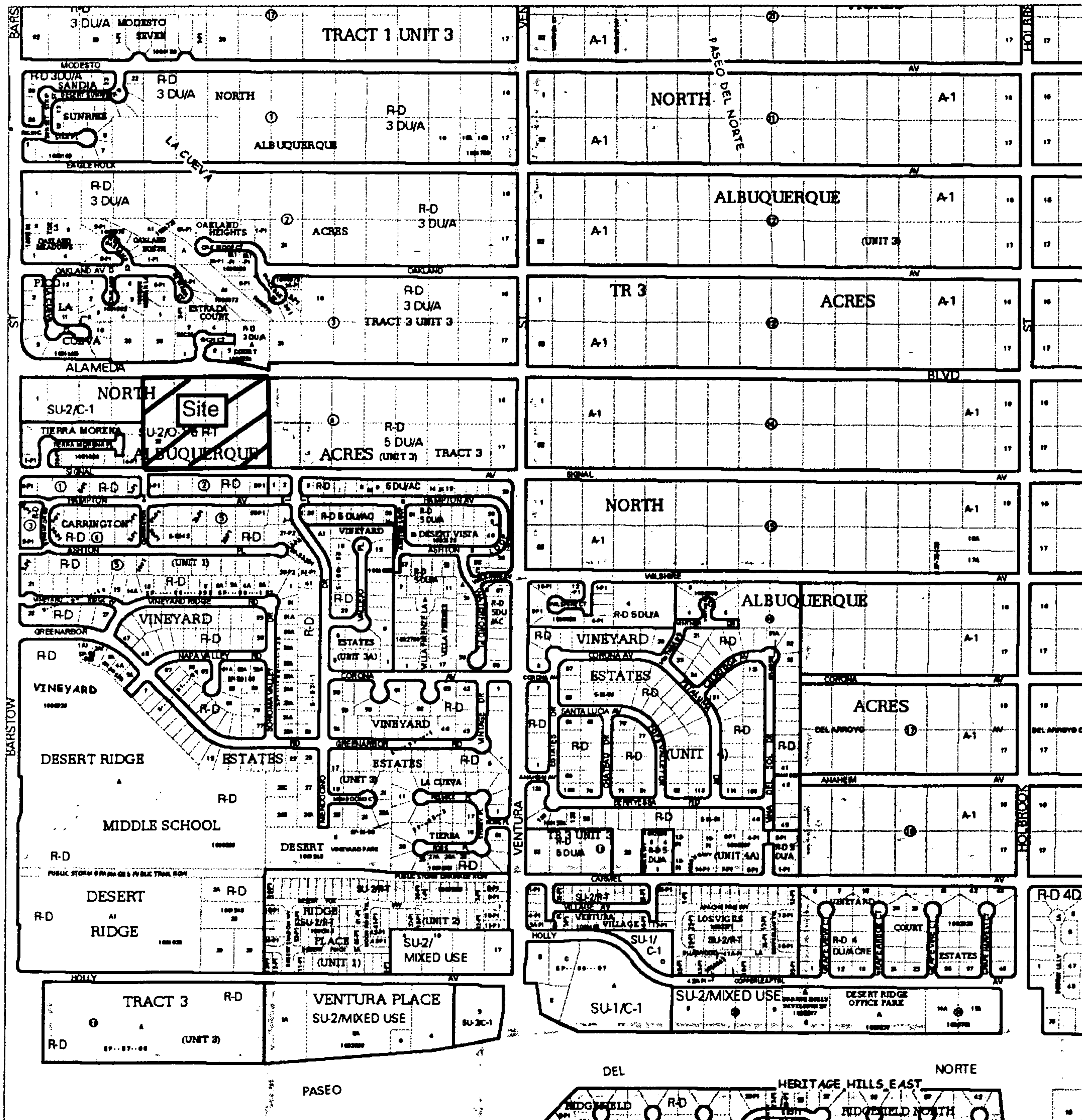
Thank you for your cooperation on this matter.

.....  
(below this line for ONC use only)

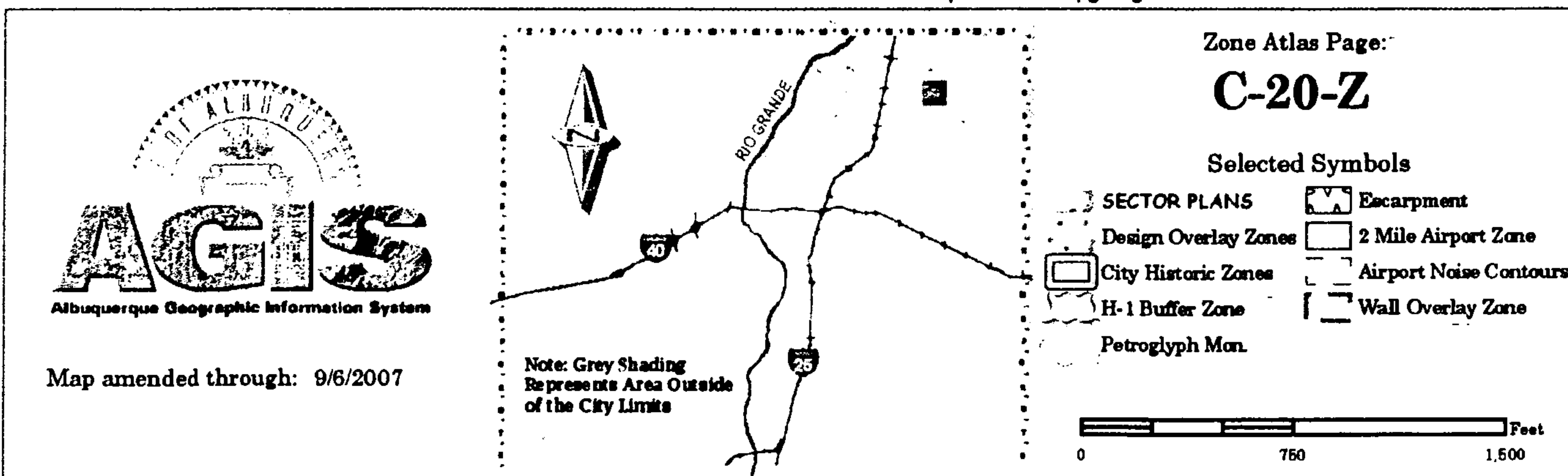
Date of Inquiry: 10/12/07 Time Entered: 10:10 a.m. ONC Rep. Initials: SW







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



# HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2006.047.4

November 2, 2007

Sheran Matson, AICP  
Planning Manager, DRB Chair  
Planning Department  
Development & Building Services Division  
City of Albuquerque  
600 2nd Street, NW  
Albuquerque, NM 87103

Re: Request for Vacation of Temporary Public Drainage Easement, Vacation of Non-Specific Easements, along with Preliminary / Final Plat Approval  
Lots 5, 6, 7, 8, 25, 26, 27 and 28, Block 4, North Albuquerque Acres, Tract 3, Unit 3  
To Be Known as Tracts A, B and C, Hope Plaza (DRB Project No. 1006520)

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms V's and S(3) along with the related fees
- Twenty Four (24) copies of the Vacation Request and Preliminary Plat
- One reduced 8 ½ x 11 copy of Vacation Request and Sketch Plat
- Certificate of No Effect from the Superintendent, Open Space Division
- Approved Preliminary Pre-Development Facilities Fee Agreement
- Twenty Four (24) copies of the document that created the Temporary Drainage Easement
- Twenty Four (24) copies of the document that created the Non-Specific Easements
- Six (6) copies of a Boundary Survey prepared by High Mesa Consulting Group
- Six (6) copies of an Updated Topographic Survey prepared by High Mesa Consulting Group
- Infrastructure List
- City of Albuquerque Zone Atlas C-20 with site indicated
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts
- Declaration of Covenants, Conditions and Restrictions
- Sign Easement Agreement
- Access, Utility, Drainage and Shared Parking Agreement
- Access, Drainage and Shared Parking Agreement
- Signed and Notarized Declaration of Easement (Lot 9, Block 4, North Albuquerque Acres, Tract 3, Unit 3)

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

**DRB CASE ACTION LOG - BLUE SHEET**

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

*Site Plans:* It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1006520    Application #: 13DRB-70736  
Project Name: HOPE PLAZA  
Agent: ISAACSON & ARFMAN PA                          Phone #:

**\*\*Your request was approved on 3-19-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\***

- TRANSPORTATION: \_\_\_\_\_
- ABCWUA: \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- PLANNING (Last to sign): to notify Current Planning

**PLATS:**

- 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.
  - County Treasurer's signature must be obtained prior to the recording of the plat with 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.

**ALL SITE PLANS:**

- 3 copies of the approved site plan. Include all pages.

2011.035.1  
Complete 9

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1006520 Application #: 12DRB-70028

Project Name: Hope Plaza

Agent: High Mesa Consulting Group Phone #:

\*\*Your request was approved on 2-8-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION: address comments

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): remove Note 7 and file work; AM/FCA; verify change of use

**PLATS:**

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with 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.

**ALL SITE PLANS:**

3 copies of the approved site plan. Include all pages.

**6520**

### DXF Electronic Approval Form

DRB Project Case #: 1006520

Subdivision Name: HOPE PLAZA / TRACT B1

Surveyor: CHARLES G CALA JR

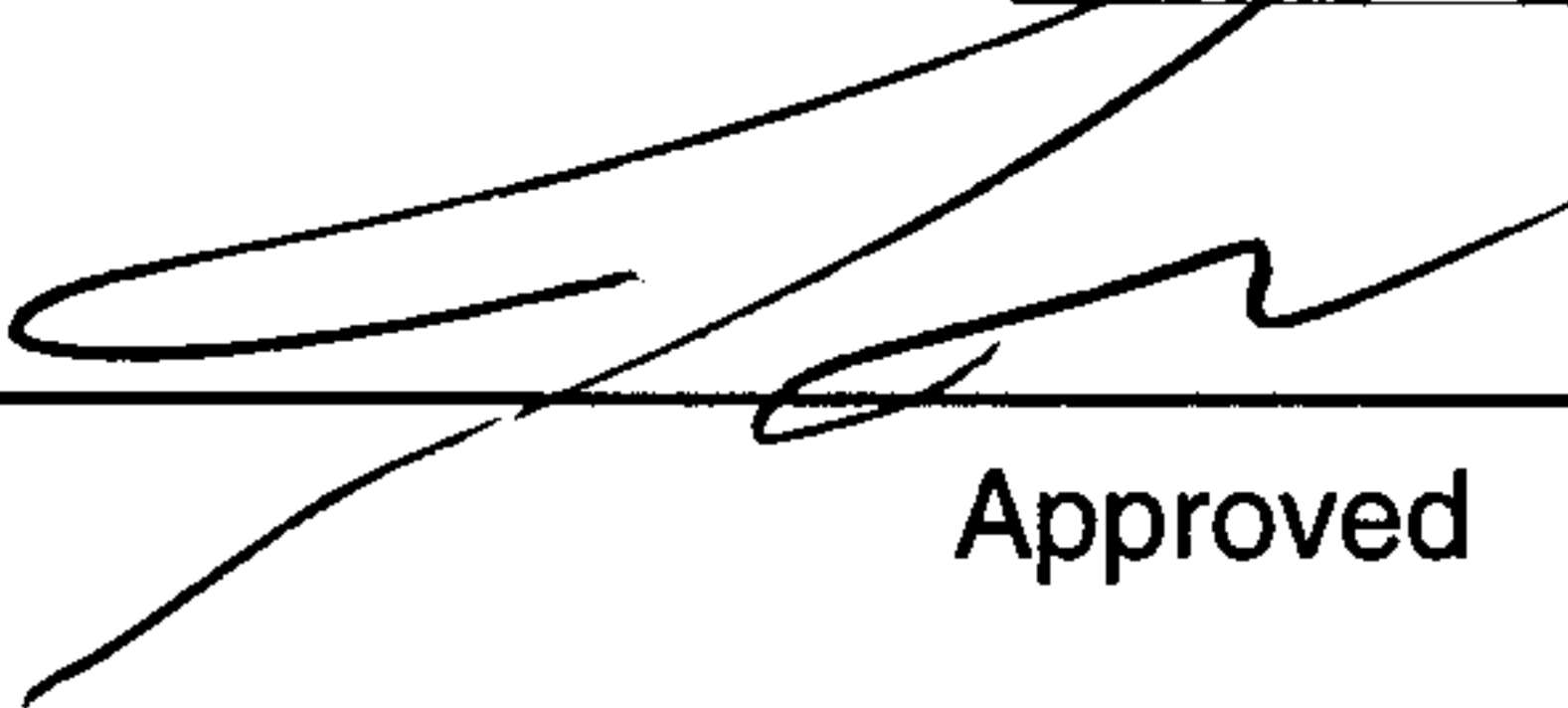
Contact Person: TIMOTHY TESSENDORF

Contact Information: 5053454250

DXF Received: 2/1/2012

Hard Copy Received: 2/1/2012

Coordinate System: NMSP Grid (NAD 83)

  
\_\_\_\_\_  
Approved

2/1/12  
\_\_\_\_\_  
Date

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

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**AGIS Use Only**

Copied fc6520 to agiscov on 2/1/2012 Contact person notified on 2/1/2012

**6520**

### DXF Electronic Approval Form

DRB Project Case #: 1006520

Subdivision Name: HOPE PLAZA, TRACTS B1A & B1B

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 505/897-3366

DXF Received: 2/18/2014

Hard Copy Received: 2/18/2014

Coordinate System: NMSP Grid (NAD 83)

*Catherine P Bradley*  
Approved

*2/19/14*  
Date

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

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#### AGIS Use Only

Copied fc 6520 to agiscov on 2/19/2014 Contact person notified on 2/19/2014



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> 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): Isaacson & Arfman, P.A. PHONE: 268-8828  
 ADDRESS: 128 Monroe Street NE FAX: None  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: fred@iacivil.com

APPLICANT: Twilight Homes of New Mexico, LLC PHONE: 338-2286  
 ADDRESS: 122 Tulane Drive SE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Purchaser List all owners: Hope-In-The Desert Episcopal Church

DESCRIPTION OF REQUEST: Approval of Minor Subdivision Preliminary/Final Plat

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 B-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Hope Plaza (tbka Tracts B-1-A & B-1-B)  
 Existing Zoning: SU-2 / O-1 & R-T Proposed zoning: Same MRGCD Map No NA  
 Zone Atlas page(s): C-20 UPC Code: 102006409232820226

**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 # 1006520;  
07EPC-40001; 07EPC-40002; 07DRB-70360; 12DRB-70028; 13DRB-70562

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 3.8417  
 LOCATION OF PROPERTY BY STREETS: On or Near: Signal Ave. NE  
 Between: Barstow Street NE and Ventura Street NE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: June 5, 2013

SIGNATURE Ruth Lozano DATE 10/29/13  
 (Print Name) Fred C. Arfman Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB - 70736</u>	<u>DAF</u>	_____	\$ <u>285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
Hearing date <u>Nov. 6, 2013</u>				\$ <u>305.00</u>

[Signature] 10-29-13 Project # 1006520  
 Staff signature & Date

**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.**

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

**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.

for Fred C. Arfman

Ruth Lozano Applicant name (print)  
10/29/13 Applicant signature / date



Form revised October 2007

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

Application case numbers  
13 - DRB - 70736

[Signature] 10-29-13  
 Planner signature / date  
 Project # 1006520





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
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**S Z ZONING & PLANNING**

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- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102.  
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 Subdiv/Addn/TBKA: Hope Plaza (tbka Tracts B-1-A & B-1-B)  
 Existing Zoning: SU-2 / O-1 & R-T Proposed zoning: Same MRGCD Map No NA  
 Zone Atlas page(s): C-20 UPC Code: 102006409232820226

**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 # 1006520;  
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 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 3.8417  
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 Between: Barstow Street NE and Ventura Street NE  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: June 5, 2013

SIGNATURE Ruth Lozano DATE 10/29/13  
 (Print Name) for Fred C. Arfman Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 ORB - 70736</u>	<u>PAF</u>	_____	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Nov. 6, 2013</u>			Total <u>\$ 305.00</u>

[Signature] 10-29-13  
 Staff signature & Date

Project # 1006520

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

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

- 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**
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  - 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.

for Fred C. Arfman

Ruth Lopez Applicant name (print)  
10/29/13 Applicant signature / date

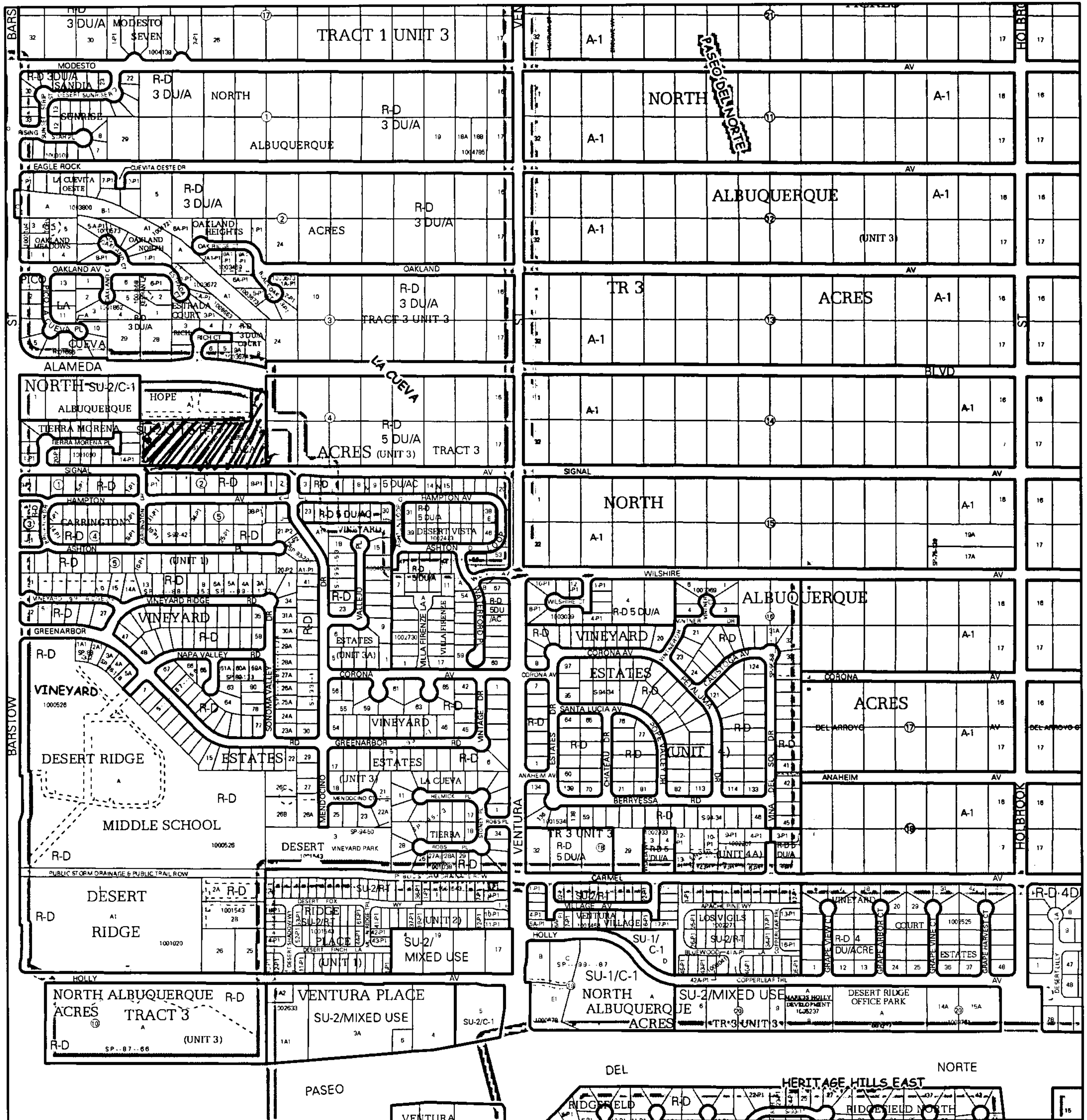


Form revised October 2007

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

Application case numbers  
13 - DRB - 70736

[Signature] 10-29-13  
Planner signature / date  
Project # 1006520



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 1/10/2013

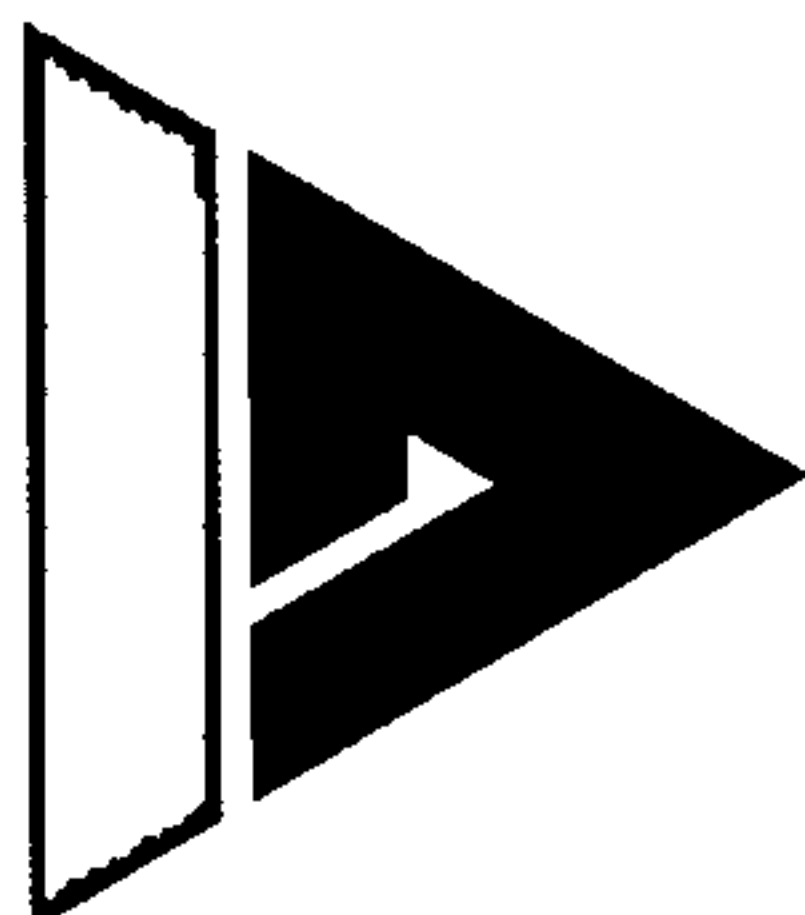
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-20-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



# Isaacson & Arfman, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE (Ret.) & LS (Ret.) \* Fred C. Arfman, PE \* Åsa Nilsson-Weber, PE*

October 28, 2013

Mr. Jack Cloud, Chairman  
Development Review Board  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Hope Plaza Lot Split  
Tract B-1, Hope Plaza  
(C-20)

Dear Mr. Cloud,

Isaacson & Arfman, PA acting as the agent for Hope-in-the-Desert Episcopal Church request that the accompanying plat submittal be entered into the DRB process. The site is Site Planned controlled per the Site Plan for Subdivision for Hope Plaza, CIOA Project # 1006520 as approved on Dec 7, 2007 and amended Dec. 20, 2011. An Administrative Amendment to the referenced plan will be processed through the Planning Department and will indicate the new land use within the future Tract B-1-B (proposed six lot subdivision).

The proposed action has been developed to satisfy the entitlement requirement of transferring the subject property to the subdivision developers from the current Owner. Infrastructure is not required for this action since there will be a future subdivision plat processed through the DRB with an accompanying SIA and financial guarantee.

We are available to answer any questions on this submittal.

Sincerely,  
**ISAACSON & ARFMAN P.A.**



Fred C. Arfman, PE

November 6, 2013

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

### ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

### Street Name Change (Local & Collector)

### L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> 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): FBT Architects Ltd. PHONE: 505-883-5200  
ADDRESS: 6100 Indian School Rd. NE #210 FAX: \_\_\_\_\_  
CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: hwf@fbtarch.com

APPLICANT: Hopeful Dirt LLC/Twilight Homes PHONE: 505-975-1154  
ADDRESS: 122 Tulane Dr. SE FAX: \_\_\_\_\_  
CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: tim@tsmonaney.com

Proprietary interest in site: purchaser/developer list all owners: Tim McAnaney, Vinny Pizzonia, Mike Weist

DESCRIPTION OF REQUEST: Change use from Healing Center to 6 unit residential subdivision

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.: B-1 Block: 4 / Tract 3 Unit: 3  
Subdiv/Addn/TBKA: Hope Plaza North Albuq. Acres  
Existing Zoning: SU-2 / o-land R-T Proposed zoning: Same MRGCD Map No \_\_\_\_\_  
Zone Atlas page(s): C-20 UPC Code: \_\_\_\_\_

### 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 #1006520  
07 EPC-40001 & 07 EPC-40002, 07 DRB-70360

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? no

No. of existing lots: 1 No. of proposed lots: 6 Total site area (acres): \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Signal Av. NE  
Between: Barstow NE and Ventura NE

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

SIGNATURE [Signature] DATE 5-20-2013  
(Print Name) H. William Fanning 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

13 DRB - 70562

Action

SP

S.F.

\_\_\_\_\_

Fees

\$ 0

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total

\$ 0

Hearing date

June 5, 2013  
May 29, 2013

[Signature]

5-21-13  
Staff signature & Date

Project # 1006520

**FORM S(3): SUBDIVISION - D.D.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**
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**Your attendance is**

- required.**
- Preliminary Plat reduced to 8.5" x 11"
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  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
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**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**
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- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
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- 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.

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**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.

Applicant name (print) \_\_\_\_\_

Applicant signature / date \_\_\_\_\_



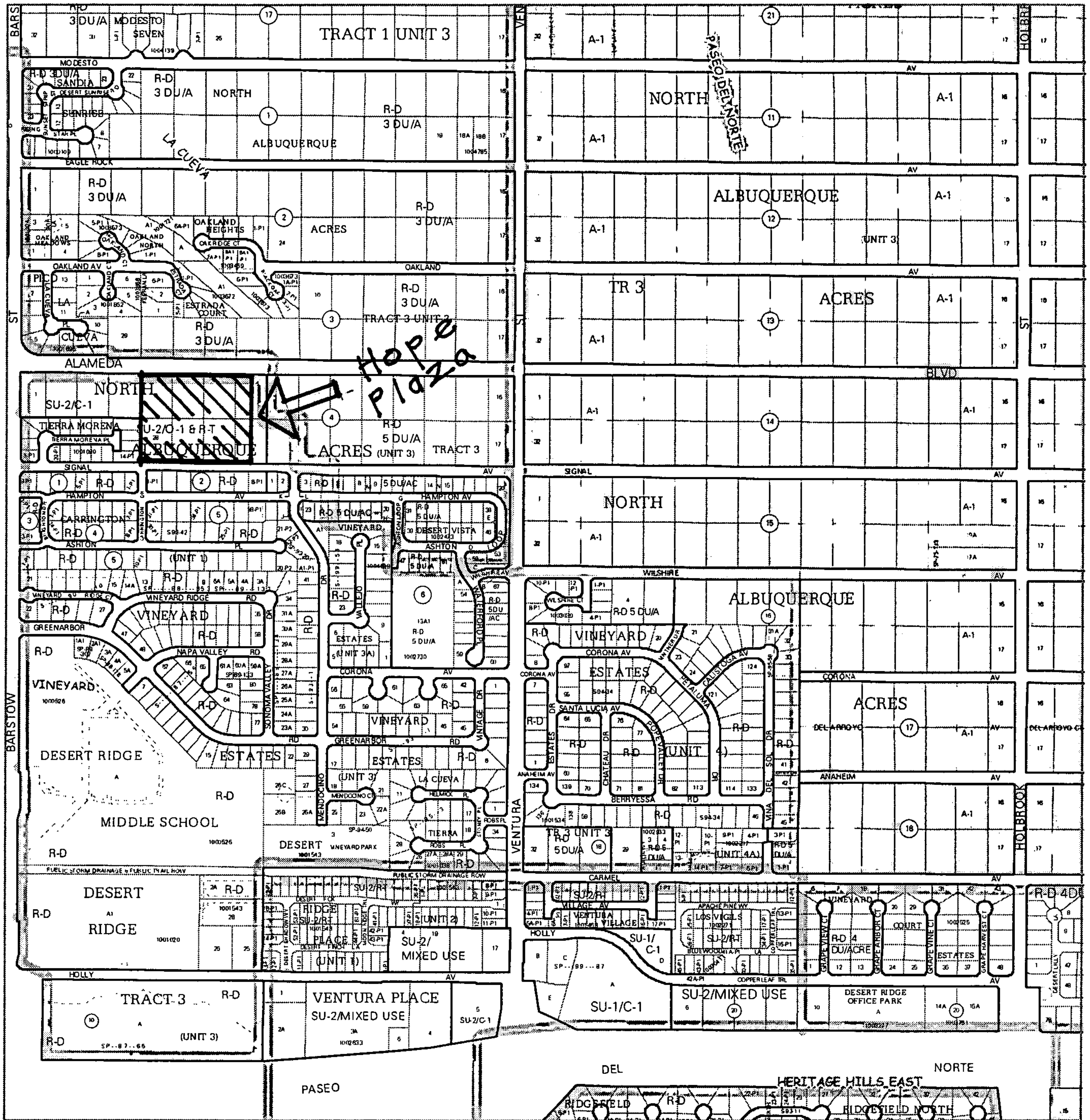
Form revised **October 2007**

Planner signature / date \_\_\_\_\_ **5-21-13**

Project # **1006520**

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

Application case numbers  
**13 - DRB - 70562**  
 \_\_\_\_\_  
 \_\_\_\_\_



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 10/25/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-20-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.	

Feet

0                      750                      1,500



MAIL 6100 Indian School Rd. NE, Ste. 210  
Albuquerque, NM 87110  
PHO 505.883.5200  
FAX 505.884.5390  
WEB fbtarch.com



May 21, 2013

Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico 87102

Reference: Hope Plaza: Project #1006520, 07EPC-40001, 07EPC-40002, 07DRB-70360

Ladies and Gentlemen:

This is a request for Sketch Plat review of a re-plat of Tract B-1, Hope Plaza. The Owner has entered into a contract to sell a portion of this tract, identified as Tract B-2, to Twilight Homes for development of a residential subdivision. This tract was previously designated for a Healing Center to be developed and owned by Hope-in-the Desert Episcopal Church.

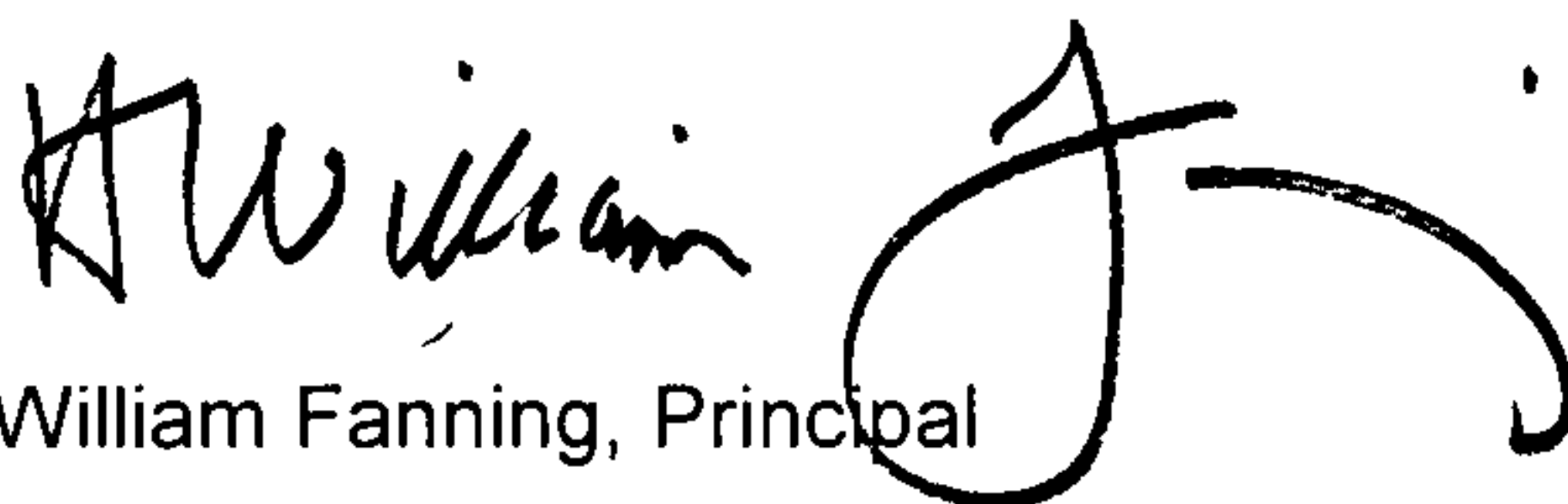
The Site Development Plan for Hope Plaza was approved by the EPC in July, 2007. The northern half of the site (Tract A) has been developed with two office buildings and the southern half (Tract B) developed with a church. The remainder of the church's property remains undeveloped. In 2012, the church acquired a vacant parcel to its east designated as Tract C. It subsequently combined this tract with Tract B into a single Tract B-1. This re-platting action was completed by Administrative Amendment and designated Tract B-1.

The current proposal is to change the use of the Healing Center site, containing approximately 37,000 sf, to a single-family residential use consistent with the underlying zoning of SU-2/O-1 and R-T. It would be subdivided into six single-family residential units.

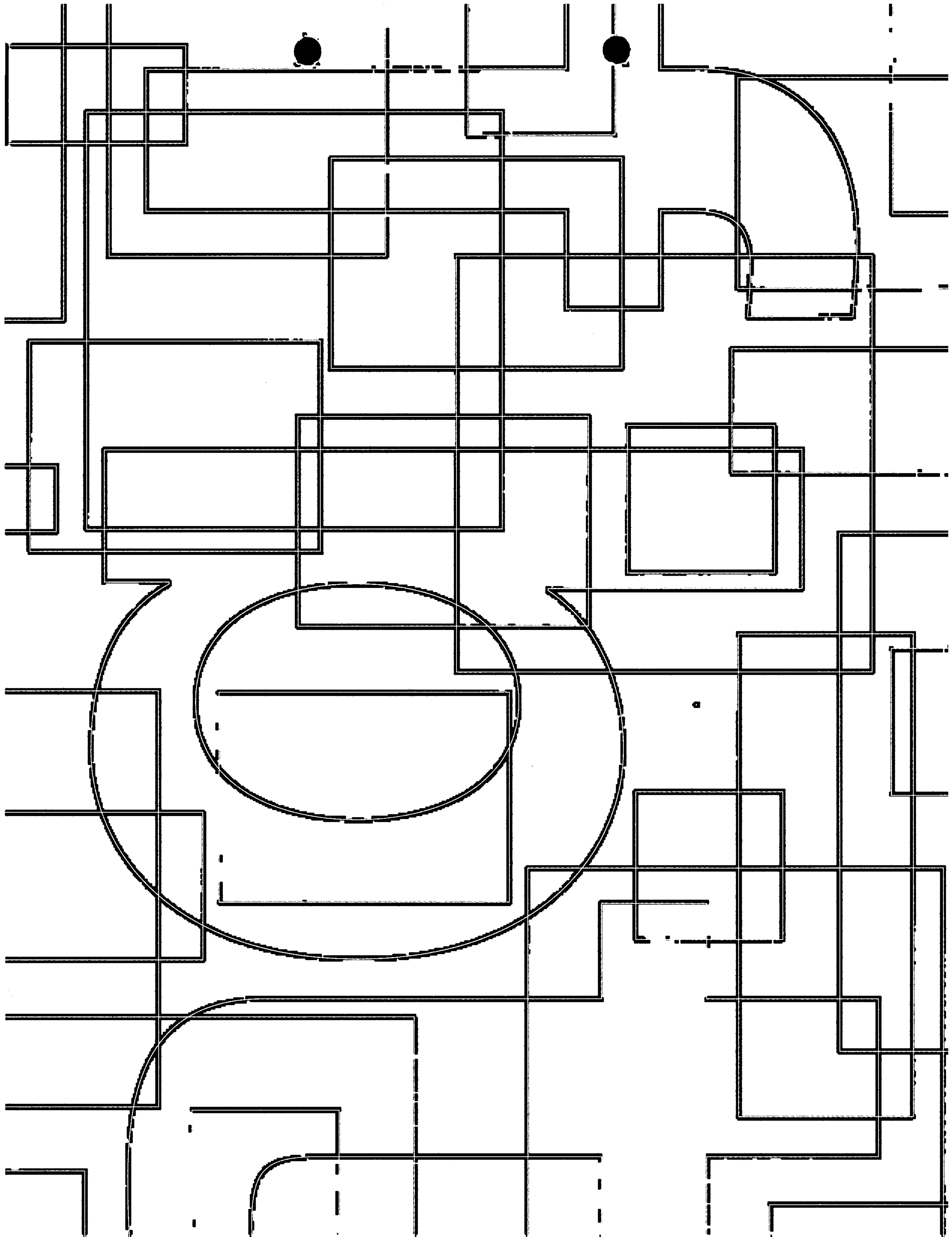
The reason for the proposed change in zoning is that the church has been unable to raise the capital funds necessary to build and staff the Healing Center. In order to reduce the church's debt, its Vestry has decided to sell this portion of its property. The most logical use for this site is residential similar to Tierra Morena adjacent to the west and the Carrington Subdivision across Signal Av. NE to the south.

Very truly yours,

FBT Architects AIA Ltd. by

A handwritten signature in black ink, appearing to read 'H. William Fanning', with a large, stylized flourish extending to the right.

H. William Fanning, Principal



# PROJECT #

1006520

*App #*

*Action*

*Date*

13-70562

SK

6-5-13

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June 5. 2013

# 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

### 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICATION INFORMATION:

Professional/Agent (if any): High Mesa Consulting Group PHONE: 505-345-4250  
 ADDRESS: 6010-B Midway Park Blvd. NE FAX: 505-345-4254  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: dtrujillo@highmesacg.com

APPLICANT: Hope-in-the-Desert Episcopal Church PHONE: 505-830-0572  
 ADDRESS: 8700 Alameda Blvd. NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owners List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Request for Preliminary/Final Plat Approval to consolidate two (2) tracts of land to create Tract B-1, Hope Plaza

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. Tracts B and C Block: n/a Unit: n/a  
 Subdiv/Addn/TBKA: Hope Plaza  
 Existing Zoning: SU-2/O-1 and R-T Proposed zoning: n/a MRGCD Map No n/a  
 Zone Atlas page(s): C-20 UPC Code: 102006408632720226 and 102006412033520225

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): DRB 1006520, 07DRB-70360 and 70363, 07EPC-40001 and 40002

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? n/a  
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): +/- 3.8417  
 LOCATION OF PROPERTY BY STREETS: On or Near: 8700 Alameda Blvd. NE  
 Between: Barstow Street NE and Ventura Street NE

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

SIGNATURE Debie LeBlanc Trujillo DATE 01-30-12  
 (Print) Debie LeBlanc Trujillo for High Mesa Consulting Group Applicant:  Agent:

### FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 - DRB - 70028</u>	<u>PAF</u>		<u>\$ 215.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CME</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>Feb. 8, 2012</u>			Total <u>\$ 235.00</u>

[Signature]  
 Planner signature / date 1-31-12

Project # 1006520

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.

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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
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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
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- Fee (see schedule)
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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.

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Amended preliminary plat approval expires after one year

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

High Mesa Consulting Group  
Debie LeBlanc Trujillo  
Applicant name (print)  
Debie LeBlanc Trujillo  
Applicant signature (date)  
01-30-12



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
12 - DRB - 70028

Planner signature / date  
1-31-12  
Project # 1006520

# HIGH MESA Consulting Group

2011.03.51

January 30, 2012

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

Re: Request for Preliminary/Final Plat Approval  
Proposed Tract B-1, Hope Plaza  
DRB Project No. 1006520

Dear Mr. Cloud:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) along with the related fees
- Six (6) copies of Preliminary/Final Plat
- APS Pre-Development Facilities Fee Agreement Waiver
- City of Albuquerque Zone Atlas C-20 with site indicated
- Copy of Approved Administrative Amendment to Site Plan for Subdivision

On behalf of our clients, Hope-in-the-Desert Episcopal Church, we are requesting Preliminary/Final Plat Approval of a consolidation platting action. The Church has acquired Tract C and plans to combine it with Tract B to create one (1) Tract of land to be known as Tract B-1, Hope Plaza. For additional information we have included the Approved Amended Site Development Plan for Subdivision that has been approved to reflect the consolidation and to change the use of former Tract C to Future Church Related Uses.

Please schedule us for the next available Development Review Board hearing. In the meantime, if you or other DRB representatives are in need of additional explanation or information, please feel free to contact our office.

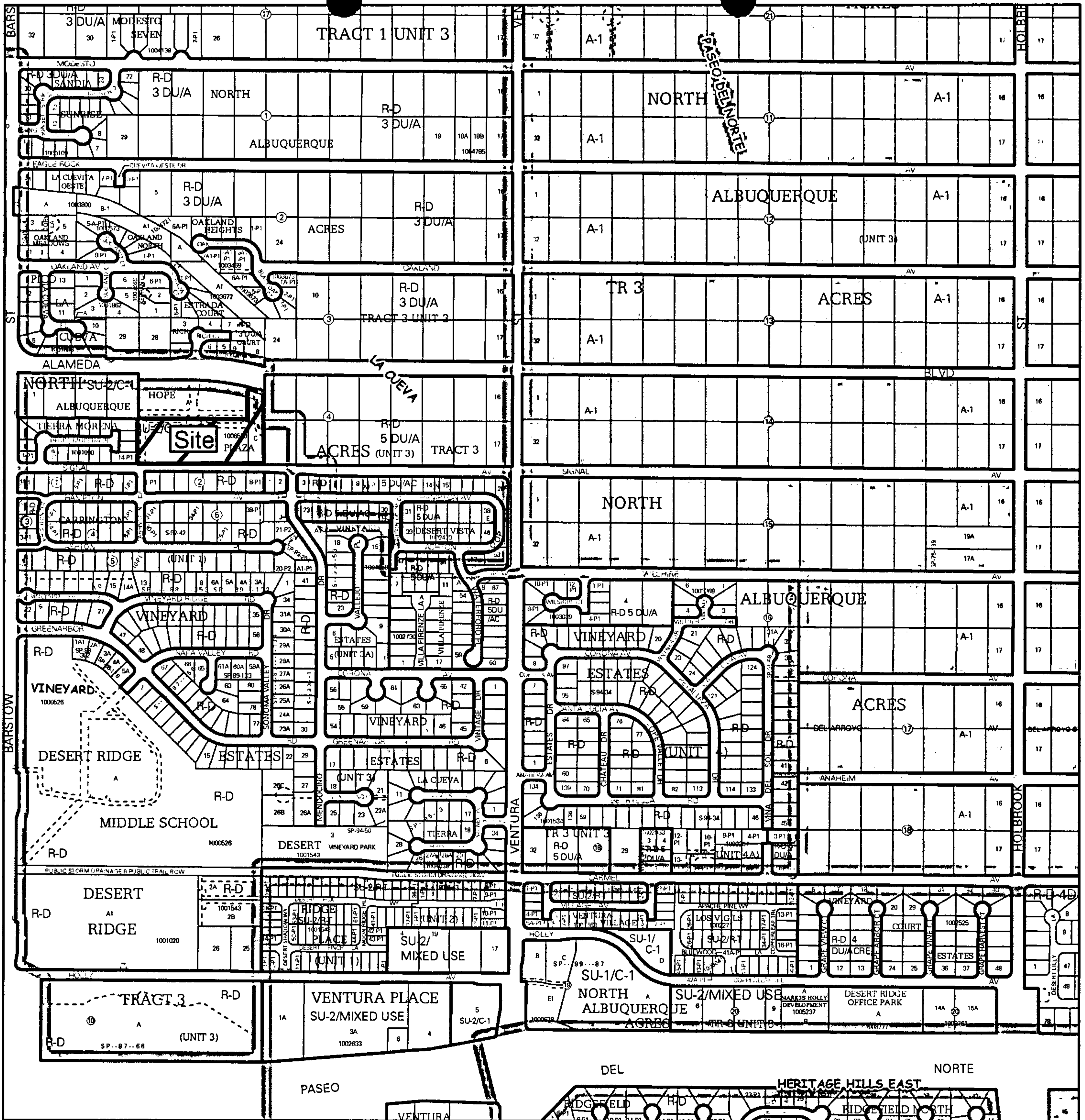
Sincerely,

HIGH MESA CONSULTING GROUP  
  
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: John H. Sloane, Senior Warden, Hope-in-the-Desert Episcopal Church - w/enc  
William Fanning, FBT Architects - w/enc.

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



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

**AGIS**  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-20-Z**

Selected Symbols

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

Map amended through: 1/24/2011

0 750 1,500 Feet



**Debie Trujillo**

2011.035.1

**From:** Timothy Tessororf  
**Sent:** Wednesday, February 01, 2012 8:51 AM  
**To:** Debie Trujillo  
**Subject:** FW: Tract B-1, Hope Plaza DRB 1006520  
**Attachments:** AVG Certification.txt



**Timothy N. Tessororf, P.S.**  
Technical Manager

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

---

**From:** Sammons, Joshua R. [mailto:jsammons@cabq.gov]  
**Sent:** Wednesday, February 01, 2012 8:51 AM  
**To:** Timothy Tessororf  
**Cc:** Gricius, Michelle A; Bradley, Catherine P.; Gaulden, Tim H.  
**Subject:** RE: Tract B-1, Hope Plaza DRB 1006520

Mr. Tessororf,  
Your DXF for 1006520 has been approved. I will forward on the approval form. ;  
Thanks,  
Josh

---

**From:** Timothy Tessororf [mailto:TTessororf@highmesacg.com]  
**Sent:** Wednesday, February 01, 2012 7:28 AM  
**To:** Gricius, Michelle A; Sammons, Joshua R.; Gaulden, Tim H.  
**Cc:** Debie Trujillo  
**Subject:** Tract B-1, Hope Plaza DRB 1006520

Tract B-1, Hope Plaza

New Mexico State Plane Coordinates – NAD 83

Grid Bearings

Ground Distance

**HIGH**  
**MESA** Consulting Group  
FORMERLY BPP MORTENSEN AND ASSOCIATES, INC.

**Timothy N. Tessendorf, P.S.**  
Technical Manager

6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109  
[www.highmesacg.com](http://www.highmesacg.com)

Phone: 505.345.4250  
Fax: 505.345.4254  
[ttessendorf@highmesacg.com](mailto:ttessendorf@highmesacg.com)

**ALBUQUERQUE PUBLIC SCHOOLS  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Tract B-1, Hope Plaza which is zoned as Su-2/O-1 and R-T, on January 30, 2012 submitted by Jack Sloane, Senior Warden of Hope Episcopal Church, Fred Winter, Diocese of the Rio Grande, for Hope in the Desert Episcopal Church, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) propose to consolidate original tracts B and C into new tract B-1. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

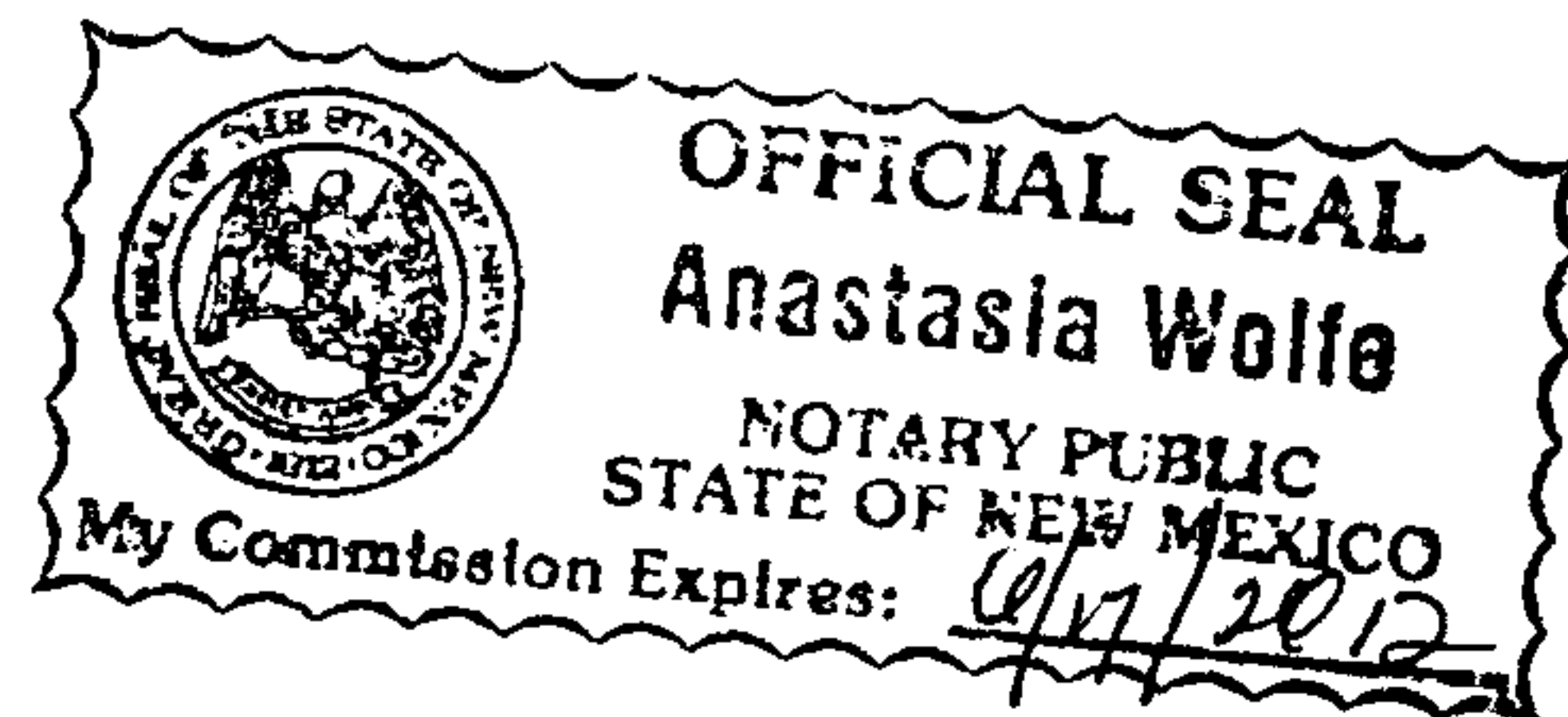
By: April L. Winters  
Signature

April L. Winters, Facilities Fee Planner  
Name (printed or typed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Jan. 30, 2012, by April L. Winters as Facilities Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)



Anastasia Wolfe  
Notary Public

My commission expires: 6/17/2012



**Pre-Development Facilities Fee (PDFF)  
Cover Sheet**

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS Capital Master Plan office. The office is located in Suite 9, 2<sup>nd</sup> Floor of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://apsfacilities.org/capital/map.php>

**Project #** (if already assigned by DRB) \_\_\_\_\_

**Please check one:**

Preliminary PDFF  
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF  
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Waiver/Deferral  
(Must provide reason for Waiver/deferral)

**Project Information**

Subdivision Name: Hope Plaza

Legal Description: Tract B-1

Location of Project (address or major cross streets) \_\_\_\_\_

Proposed Number of Units \_\_\_\_\_ Multi-Family \_\_\_\_\_ Total Units

**Waiver Information**

Property Owner: Jack Sloane Senior Warden of Hope Episcopal, and Fred Winter, Diocese of the Rio Grande, for Hope in the Desert Episcopal Church Legal Description: Tract B-1

Zoning: SU-2/O-1 and R-T

Reason for Waiver/Deferral: The property owner (s) propose to consolidate original tracts B and C into new tract B-1. This will result in no net gain of residential units.

**Contact Information**

Name: Debie Trujillo

Company: High Mesa Consulting

Phone: 345-4250

E-Mail: dtrujillo@highmesacg.com

**Please include with your submittal:**

- Zone Atlas map with the entire property (ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of new legal description (e.g. lot, block) and street address for each lot (**for final plat only**)



**ALBUQUERQUE PUBLIC SCHOOLS**

Capital Master Plan

*Expect Great Things!*

Please include project number on the top right corner of all documents

Winston Brooks  
SUPERINTENDENT

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

**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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): High Mesa Consulting Group PHONE: 505-345-4250  
 ADDRESS: 6010-B Midway Park Blvd. NE FAX: 505-345-4254  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: dtrujillo@highmesacg.com

APPLICANT: Hope+in+the+Desert Episcopal Church PHONE: 505-830-0572  
 ADDRESS: 8700 Alameda Blvd. NE FAX: 505-323-4089  
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owners List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Six (6) Month Extension to the Subdivision Improvement Agreement

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

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

Lot or Tract No. Tracts B and C Block: n/a Unit: n/a  
 Subdiv/Addn/TBKA: Hope Plaza  
 Existing Zoning: SU-2 / O-1 & R-T Proposed zoning: n/a MRGCD Map No n/a  
 Zone Atlas page(s): C-20 UPC Code: 102006408632720226 & 102006412033520225

**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 No. 1006520  
07EPC-40001 and 40002, Old Case No. 1002063, 02EPC-00990

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: n/a No. of proposed lots: n/a Total area of site (acres): n/a

LOCATION OF PROPERTY BY STREETS: On or Near: 8700 Alameda Blvd. NE  
 Between: Carrington Drive, NE and Mendocino Drive, NE

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

SIGNATURE Debie LeBlanc Trujillo DATE 09-03-10

(Print) Debie LeBlanc Trujillo for High Mesa Consulting Group 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	Action	S.F.	Fees
<u>10DRB-70264</u>	<u>SIA</u>	<u>5(2)</u>	<u>\$50.00</u>
_____	<u>ADV</u>	_____	<u>\$75.00</u>
_____	<u>CMF</u>	_____	<u>\$20.00</u>
_____	_____	_____	\$_____
_____	_____	_____	\$_____

Hearing date 09/29/10

Total \$145.00

Sandy Handley 09/03/10  
 Planner signature / date

Project # 1006520

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)

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

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

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

High Mesa Consulting Group
Debie LeBlanc Trujillo

Debie LeBlanc Trujillo (handwritten signature)
Applicant name (print)
Applicant signature / date



Form revised October 2007

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

Application case numbers
10DRB - 702104

Sandy Handley 09/03/10 (handwritten signature)
Planner signature / date
Project # 1006520

# 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 SEPT. 14, 2010 To SEPT. 29, 2010

#### 5. REMOVAL

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

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

Debbie Taylor  
(Applicant or Agent)

09-03-10  
(Date)

I issued 1 signs for this application, 09/03/10 Sandy Handley  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1006520



# HIGH MESA Consulting Group

2009.045.6

September 3, 2010

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

Re: Request for Major Subdivision Improvement Agreement Extension  
Tracts B and C, Hope Plaza  
DRB Project No. 1006520  
CPN: 745782

Dear Mr. Cloud:

Transmitted are the following items associated with the subject request:

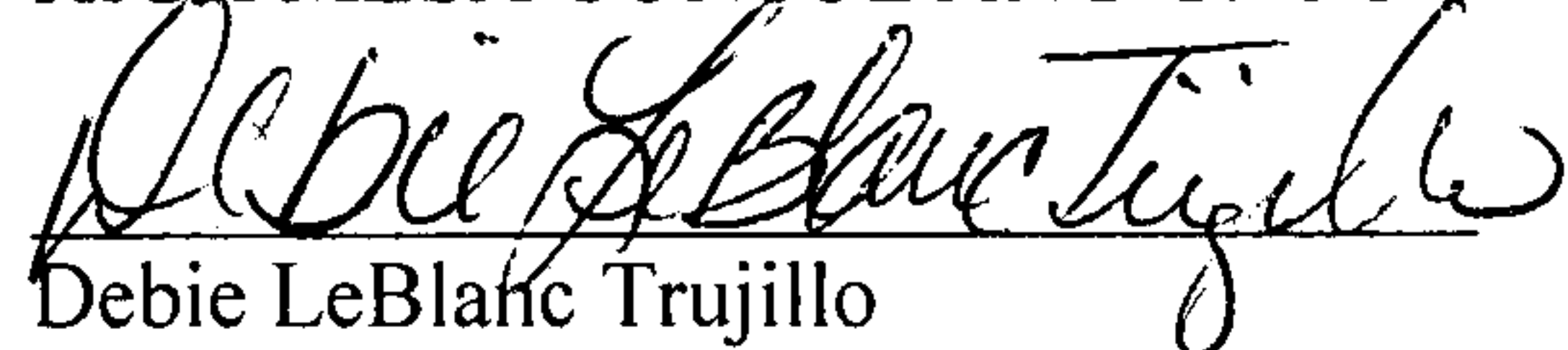
- DRB Application, Supplemental Form S(2) along with related fees
- One (1) 8 ½ x 11 reduced copy of the Recorded Plat
- Approved Amended Infrastructure List
- Copy of the Recorded Previous Extension Agreement (1<sup>st</sup>) including Official DRB Notice of Approval
- Copy of the Recorded Figure 12 Procedure B Modified Non-Work Order including Official DRB Notice of Approval and the DRB Case Action Log (EPC SDP – SUB) Approval Sheet
- City of Albuquerque Zone Atlas C-20 (with site highlighted)
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts

On behalf of our clients, the Trustees of the Property of the Protestant Episcopal Church in New Mexico, we are requesting a six (6) month Extension to the Subdivision Improvement Agreement to allow time to construct the Paving of Signal Avenue, NE project.

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

Sincerely,

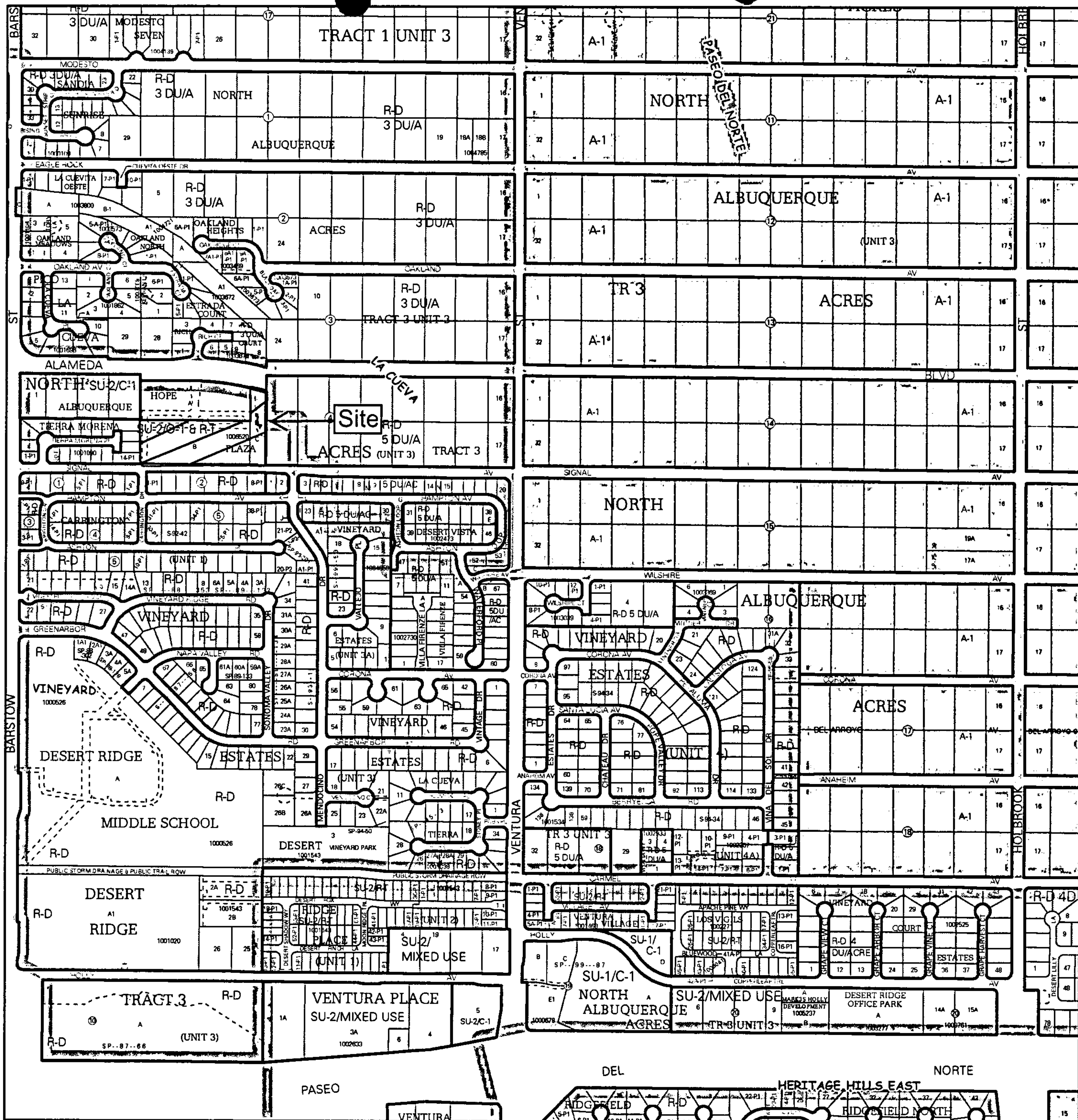
HIGH MESA CONSULTING GROUP

  
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Howie Tischler, Building Project Manager, Hope Episcopal Church w/enc.

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



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

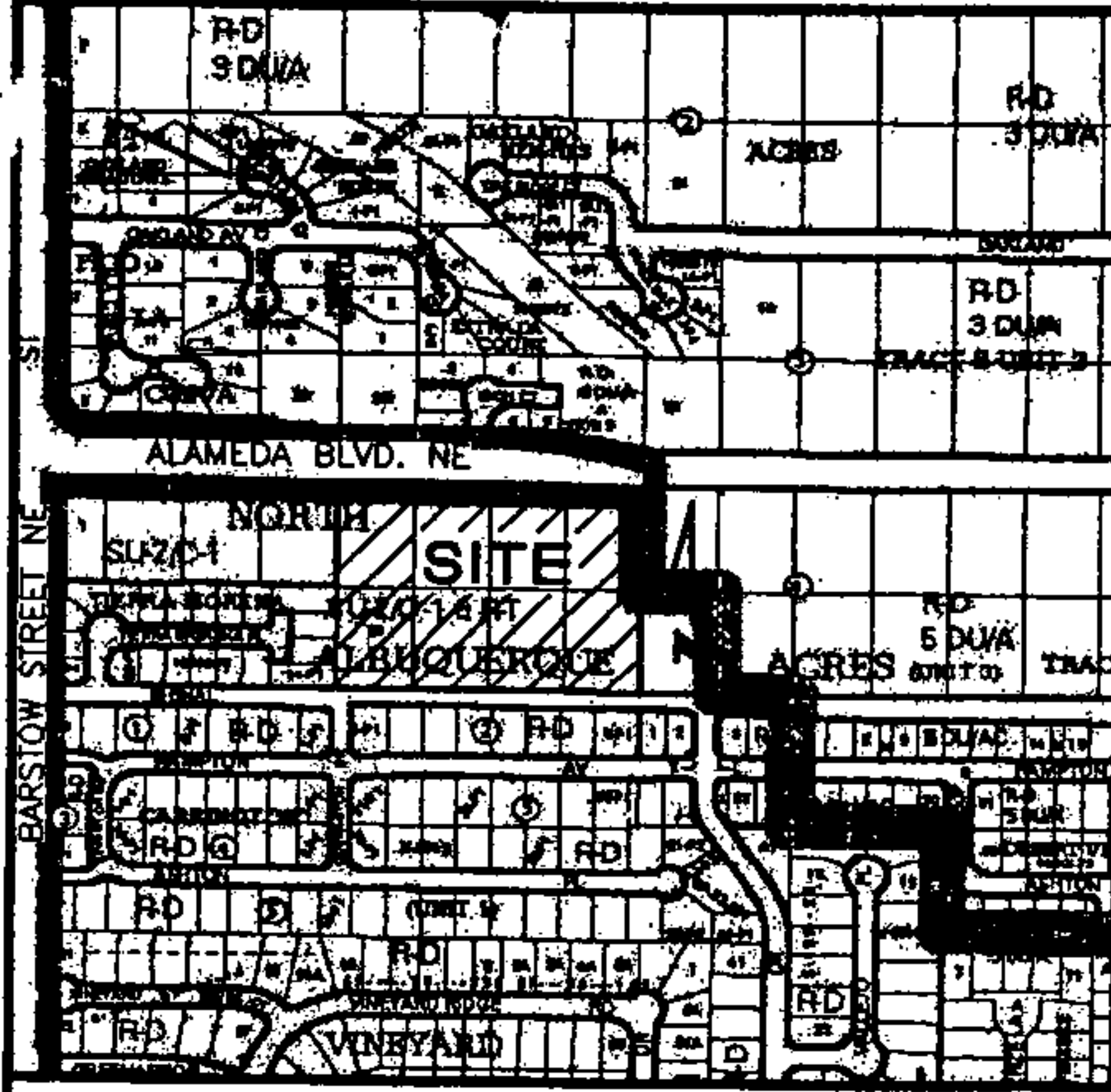
Zone Atlas Page:  
**C-20-Z**

Selected Symbols

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

Map amended through: 2/4/2010

0 750 1,500 Feet



VICINITY MAP  
SCALE: 1" = 750'

C-20

DESCRIPTION

Lots 5 through 8, inclusive, Block 4 and Lots 25 through 28, inclusive, Block 4, North Albuquerque Acres, Tract 3, Unit 3, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, Book D, Page 121.

Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest Corporation for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV 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 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 the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

PLAT OF  
**TRACTS A, B AND C, HOPE PLAZA**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2007

LLAVE DEVELOPMENT, INC. AND PROTESTANT EPISCOPAL CHURCH IN NEW MEXICO  
OWNER  
PROJECTED SEC. 17, T. 11 N. R. 4 E. N.M.P.M.  
LOCATION HOPE PLAZA SUBDIVISION

DOCN 200802898  
01/09/2008 12:31 PM Page: 1 of 4  
PLAT # 822 00 B: 2008 P: 0006 N: Toulouse, Bernalillo County  
WWW.BERNALILLOCOUNTY.NM.GOV

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1006520  
APPLICATION NUMBER 07EPC-40001, 07EPC-40002

APPROVALS:

*Andrew G. ...* 1-9-08  
DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*Roger A. ...* 11-28-07  
ABCWUA DATE

*Rick ...* 11-28-07  
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*Lynn ...* 12-3-07  
A.M.A.F.C.A. DATE

*[Signature]* 11/28/07  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*Christina ...* 11/28/07  
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*[Signature]* 10-12-07  
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

N/A  
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*[Signature]* 12/3/2007  
P.N.M. ELECTRIC SERVICES DATE

*[Signature]* 12/3/07  
QWEST TELECOMMUNICATIONS DATE

*[Signature]* 12/3/2007  
P.N.M. GAS SERVICES DATE

*[Signature]* 11-30-07  
COMCAST CABLE VISION OF NEW MEXICO, INC. DATE

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owners and does hereby dedicate to the City of Albuquerque in fee simple with warranty covenants the public street rights-of-way with respect to the Alameda Boulevard N.E. realignment, and does hereby dedicate to the City of Albuquerque in fee simple the public street rights-of-way with respect to the north-half of Signal Avenue N.E., and the south-half of Alameda Boulevard N.E. and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. We hereby warrant that We hold complete and indefeasible title in fee simple to the land subdivided, hereon.

*Donald G. Hoeh* 10-11-2007  
Donald G. Hoeh, President Date  
Hoeh Real Estate Corporation (Contract Purchaser of Proposed Tract A)

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS



This instrument was acknowledged before me on this 11<sup>th</sup> day of October, 2007, by Donald G. Hoeh, President, Hoeh Real Estate Corporation.

*Debbe LeBlanc Trujillo*  
Notary Public

*Robert B. Keeran* 10-11-2007  
Robert B. Keeran, President, Llave Development, Inc. (Lot B; Contract Purchaser of Proposed Tract C) Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS



This instrument was acknowledged before me on this 11<sup>th</sup> day of October, 2007, by Robert B. Keeran, President, Llave Development, Inc.

*Debbe LeBlanc Trujillo* DRT 11-26-07  
Notary Public

*Jeffrey N. Steenson* 10/11/07  
The Right Reverend Jeffrey N. Steenson, President, The Trustees of the Property of the Protestant Episcopal Church in New Mexico (Lots 5, 6, 7, 25, 26, 27 and 28; Proposed Tract B, retained) Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS



This instrument was acknowledged before me on this 11<sup>th</sup> day of October, 2007, by Jeffrey N. Steenson, President, The Trustees of the Property of the Protestant Episcopal Church in New Mexico.

*Debbe LeBlanc Trujillo* DRT 11-01-07  
Notary Public

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

*Charles G. Cala, Jr.*  
Charles G. Cala, Jr., NMPS 11184



10-11-2007  
11/1/07  
11/20/07

**HIGH MESA Consulting Group**  
FORMERLY JEFF MOORE AND ASSOCIATES, INC.

4010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109  
PHONE: 505.348.4250 • FAX: 505.348.4254 • www.highmesacg.com  
JOB #2006.047.4 PLAT

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 10200240763470205  
PROPERTY OWNER OF RECORD: PROTESTANT EPISCOPAL  
BERNALILLO COUNTY TREASURER'S OFFICE  
1-9-08

PLAT OF  
**TRACTS A, B AND C, HOPE PLAZA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2007

DOC# 200802898  
 01/09/2008 12:31 PM Page: 2 of 4  
 PLAT # 222.00 8: 2006 P. 1 of 1  
 COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO

COUNTY CLERK FILING DATA

Notes:

1. A boundary survey was performed in July 2006 and verified in September, 2007. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Control Station "7-C19".
5. Record bearings and distances are shown in parenthesis.
6. Public street mileage created by this plat = 0.25 miles (half-width).
7. Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a "C" symbol.
8. The purpose of this plat is to:
  - a. Create 3 (three) tracts from former Lots 5-8, inclusive, and 25-28, inclusive, Block 4, North Albuquerque Acres, Tract 3, Unit 3.
  - b. Eliminate the interior property lines between former Lots 5-8, inclusive and 25-28, inclusive.
  - c. Dedicate in fee simple, with warranty covenants, the additional public street rights-of-way for Alameda Boulevard (0.6458 AC. ±); and also dedicate in fee simple the half-widths for Alameda Boulevard and Signal Avenue (0.9129 AC. ±) as shown.
  - d. Grant the necessary public utility, private access, private drainage and public drainage easements as shown.
  - e. Vacate the nonspecific easements and/or right-of-ways for road and/or pipeline purposes (water, gas or sewage), telephone and electrical energy as noted, affecting the properties platted hereon, granted by the following documents: Book 124, Page 463 and Book D74, Page 109, records of Bernalillo County, New Mexico by this request (07DRB-70360).
9. The following documents and instruments were used for the performance and preparation of this survey:
  - a. Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931, Book D, Page 121, Records of Bernalillo County, New Mexico.
  - b. Plat of Tierra Morena, filed 04-22-2005, Book 2005C, Page 125, Records of Bernalillo County, New Mexico.
  - c. Plat of Carrington Subdivision, Unit One, filed 08-06-1993, Book 93C, Page 225, Records of Bernalillo County, New Mexico.
  - d. Warranty Deed filed 10-09-2002, Book A43, Page 534, Doc. No. 2002130893, Records of Bernalillo County, New Mexico (Lots 5, 6, 7, 25, 26, 27 and 28).
  - e. Commitment for Title Insurance File No. 833574-AL01, MLC prepared by First American Title Insurance Company dated May 31, 2006 (Lots 5, 6, 7, 25, 26, 27 and 28).
  - f. Warranty Deed filed 09-26-2005, Book A104, Page 654, Doc. No. 2005141049, Records of Bernalillo County, New Mexico (Lot B).
  - g. Title Insurance Policy No. 661342-AL01, MLC prepared by First American Title Insurance Company dated August 17, 2005 (Lot B).
  - h. Boundary and Topographic survey of Lots 25, 26, 27, Block 3, North Albuquerque Acres, Tract 3, Unit 3 prepared by this firm dated May, 2006 (unrecorded).
  - i. Boundary and Topographic survey of Lots 5, 6, 7, 8, 25, 26, 27 and 28, Block 4, North Albuquerque Acres, Tract 3, Unit 3 prepared by this firm dated August, 2006 (unrecorded).
10. No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat.
11. No direct vehicular access to Tract C is permitted from Alameda Boulevard or Tracts A and B. An access easement to Alameda Boulevard shall be granted across Lot 9, Block 4 by separate document.
12. Gross subdivision acreage = 7.9928 acres.
13. Current Zoning of this site is SU-2/O-1 & R-T, based upon review of the City of Albuquerque Zone Atlas.
14. No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat.

BOUNDARY TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1338.00'	304.46'	303.81'	S 83°08'26" E	13°02'16"
C2	1338.00'	85.46'	85.45'	S 74°47'31" E	03°39'35"
CL1	1400.00'	389.16'	387.91'	S 81°41'46" E	15°55'36"

EASEMENT TABLES

LINE	DIRECTION	DISTANCE	EASEMENT
E1	S 00°24'26" W	36.02'	5
E2	S 00°24'26" W	27.44'	5
E3	N 00°24'26" E	53.47'	5
E4	S 00°24'26" W	6.01'	5
E5	N 89°37'18" W	33.00'	5
E6	N 00°24'26" E	6.03'	5
E7	S 00°24'26" W	53.00'	5
E8	N 89°38'30" W	38.54'	5
E9	N 02°41'03" E	25.07'	5
E10	N 00°24'26" E	27.46'	5
E11	N 10°41'05" W	42.29'	5
E12	N 00°24'26" E	43.92'	5
E13	S 89°39'34" E	17.68'	5
E14	S 00°24'26" W	13.01'	5
E15	N 00°24'26" E	13.01'	5
E16	S 00°24'26" W	13.00'	5
E17	N 00°24'26" E	13.00'	5
E18	S 89°33'50" E	24.00'	7
E19	N 89°38'30" W	34.73'	7
E20	N 02°41'03" E	25.07'	7

CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD	DELTA	EASEMENT
EC1	1338.00'	45.11'	45.10'	S 88°41'37" E	45.10'	01°55'53"	5
EC2	23.37'	5.81'	5.80'	S 10°30'24" W	5.80'	14°15'09"	5
EC3	24.50'	38.48'	34.65'	S 44°35'34" E	34.65'	90°00'00"	5
EC4	8.50'	13.38'	12.04'	N 44°31'03" W	12.04'	90°10'13"	5
EC5	13.50'	21.20'	19.09'	S 45°24'08" W	19.09'	89°59'25"	5
EC6	13.50'	21.20'	19.09'	N 44°35'17" W	19.09'	89°59'25"	5
EC7	8.50'	13.35'	12.02'	S 45°24'42" W	12.02'	90°00'37"	5
EC8	13.50'	21.21'	19.09'	S 45°24'21" W	19.09'	90°00'10"	5
EC9	23.50'	13.39'	13.21'	S 22°34'24" E	13.21'	32°38'22"	5
EC10	23.50'	16.27'	15.95'	N 20°11'28" E	15.95'	39°40'11"	5
EC11	24.50'	38.48'	34.65'	N 45°24'26" E	34.65'	90°00'00"	5
EC12	23.37'	20.74'	20.07'	N 24°36'20" W	20.07'	50°51'17"	5
EC13	13.50'	21.21'	19.09'	S 44°35'34" E	19.09'	90°00'00"	5
EC14	13.50'	21.21'	19.09'	S 45°24'26" W	19.09'	90°00'00"	5
EC15	13.50'	21.21'	19.09'	N 44°35'34" W	19.09'	90°00'00"	5
EC16	13.50'	21.21'	19.09'	N 45°24'26" E	19.09'	90°00'00"	5
EC17	13.50'	21.21'	19.09'	S 44°35'34" E	19.09'	90°00'00"	5
EC18	13.50'	21.21'	19.09'	S 45°24'26" W	19.09'	90°00'00"	5
EC19	13.50'	21.21'	19.09'	N 44°35'34" W	19.09'	90°00'00"	5
EC20	13.50'	21.21'	19.09'	N 45°24'26" E	19.09'	90°00'00"	5
EC21	70.00'	89.36'	83.41'	N 38°25'29" W	83.41'	73°08'25"	6
EC22	1338.00'	60.53'	60.52'	S 74°15'29" E	60.52'	02°35'31"	6
EC23	25.00'	13.04'	12.89'	S 21°11'45" E	12.89'	29°52'55"	7
EC24	25.00'	16.07'	15.79'	N 18°49'04" E	15.79'	38°49'27"	7

KEYED NOTES

EXISTING EASEMENT

- ① APPROXIMATE LOCATION OF A PRIVATE DRAINAGE EASEMENT SERVING FORMER LOTS 29-32, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, NOW PLATTED AS LOTS 1-20, TIERRA MORENA, GRANTED BY DOCUMENT FILED 06-09-2004, BOOK A79, PAGE 278, DOC. #2004080490, RECORDS OF BERNALILLO COUNTY,

VACATED EASEMENTS

- ② THE NONSPECIFIC EASEMENTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY AFFECTING THE PROPERTIES PLATTED HEREON, GRANTED BY THE FOLLOWING DOCUMENTS: BOOK 124, PAGE 463, (LOTS 6 & 7, BLOCK 4) BOOK D74, PAGE 109, (LOT 8, BLOCK 4), RECORDS OF BERNALILLO COUNTY, NEW MEXICO VACATED BY 07DRB-70360
- ③ TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 08-26-2005, BOOK A102, PAGE 4978, DOC. #2005125347, RECORDS OF BERNALILLO COUNTY, NEW MEXICO VACATED BY 07DRB-70360

NEW EASEMENTS

- ④ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ⑤ PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE TRACTS A AND B. MAINTENANCE AND OPERATION OF THIS EASEMENT SHALL BE IN ACCORDANCE WITH THE HOPE PLAZA OWNER'S AGREEMENT FILED 01-09-2006 DOCUMENT NO. 200600294
- ⑥ PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE THE CITY OF ALBUQUERQUE
- ⑦ PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACT A. MAINTENANCE AND OPERATION OF THIS EASEMENT SHALL BE IN ACCORDANCE WITH THE HOPE PLAZA OWNER'S AGREEMENT FILED 01-09-2006 DOCUMENT NO. 200600294

ACCESS CONTROL

- ⑧ DIRECT VEHICULAR ACCESS TO TRACT C IS NOT PERMITTED FROM ALAMEDA BOULEVARD N.E. OR FROM TRACTS A AND B, HOPE PLAZA. ACCESS EASEMENT TO ALAMEDA BOULEVARD N.E. SHALL BE GRANTED ACROSS LOT 9, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 BY SEPARATE DOCUMENT.

EASEMENT - OFFSITE

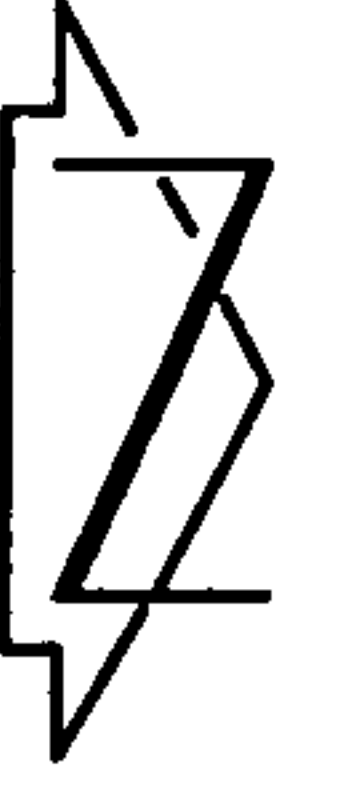
- ⑨ PUBLIC ROADWAY EASEMENT GRANTED BY PLAT 2007C-111
- ⑩ PUBLIC ROADWAY EASEMENT GRANTED BY PLAT 2007C-111

MONUMENTS

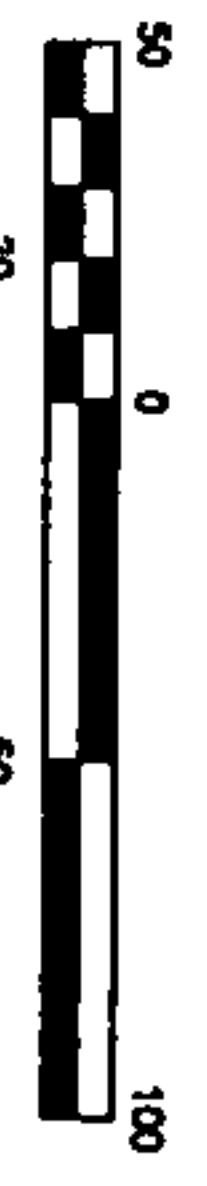
- (A) FOUND #4 REBAR W/CAP STAMPED "NMPS 8127", TAGGED W/WASHER STAMPED "NMPS 11184"
- (B) FOUND #4 REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
- (C) FOUND 1" REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
- (D) FOUND #5 REBAR W/CAP STAMPED "LS 7719, TAGGED W/WASHER STAMPED "NMPS 11184"
- (E) FOUND #5 REBAR, NO I.D., (USED FOR NORTH R.O.W. LINE ONLY)
- (F) FOUND ALUMINUM CAP STAMPED "PLS 4972"
- (G) FOUND #5 REBAR W/CAP STAMPED "LS 9801", TAGGED W/WASHER STAMPED "NMPS 11184"
- (H) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (J) SET P.K. NAIL W/WASHER STAMPED "NMPS 11184" ON TOP OF WALL
- (K) FOUND AMAFCA BRASS CAP
- (L) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

**HIGH MESA Consulting Group**  
 FORMERLY JEFF MORTENHEIM AND ASSOCIATES, INC.

4010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: 505.345.4250 • FAX: 505.345.4254 • www.hghmesaccg.com  
 JOB #2008.047.4 PLAT



SCALE: 1" = 50'



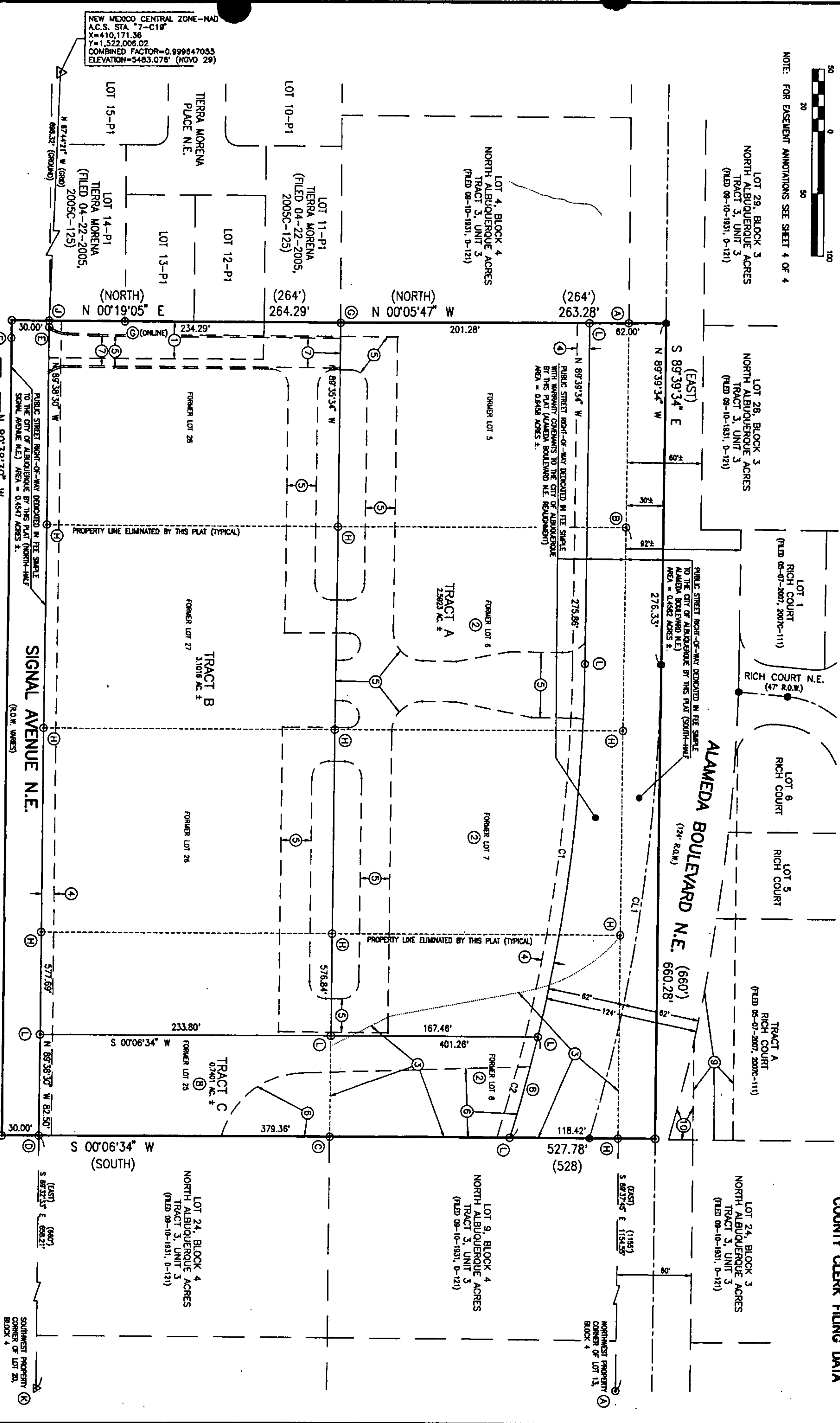
NOTE: FOR EASEMENT ANNOTATIONS SEE SHEET 4 OF 4

# TRACTS A, B AND C, HOPE PLAZA

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2007

COUNTY CLERK FILING DATA

BOOK 200802288  
PLAT 6132, 10 21 2007  
FILED IN THE PUBLIC RECORDS OF BERNALILLO COUNTY, NEW MEXICO



NEW MEXICO CENTRAL ZONE-NAD  
A.C.S. STA. "7-C19"  
X=410,171.36  
Y=1,522,006.02  
COMBINED FACTOR=0.999847055  
ELEVATION=5483.076' (NGVD 29)

3-P1 BLOCK 1  
2-P1 BLOCK 1  
1-P1 BLOCK 1  
CARRINGTON SUBDIVISION, UNIT ONE  
(FILED 08-06-1993, 93C-225)

1-P1, BLOCK 2  
2-P1, BLOCK 2  
3-P1, BLOCK 2  
4-P1, BLOCK 2  
CARRINGTON SUBDIVISION, UNIT ONE  
(FILED 08-06-1993, 93C-225)

5-P1 BLOCK 2  
6-P1 BLOCK 2  
7-P1, BLOCK 2  
8-P1, BLOCK 2  
CARRINGTON SUBDIVISION, UNIT ONE  
(FILED 08-06-1993, 93C-225)

**HIGH MESA Consulting Group**  
FORMERLY JEFF MOORE AND ASSOCIATES, INC.  
4010-B MIDWAY PARK BLVD., NE • ALBUQUERQUE, NEW MEXICO 87109  
PHONE: 808.346.4250 • FAX: 808.346.4254 • www.HighMesaCG.com  
JOB #2008.0474 PLAT

EASEMENT DIAGRAM

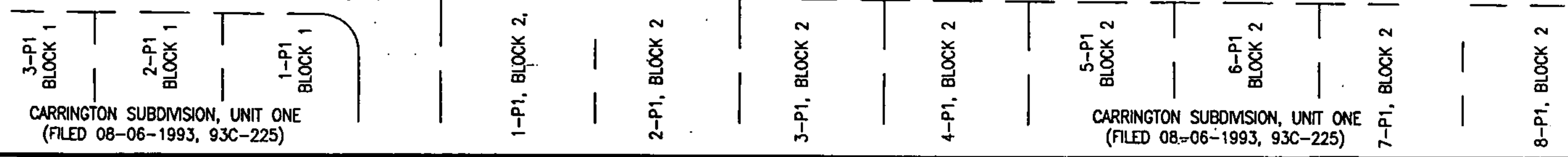
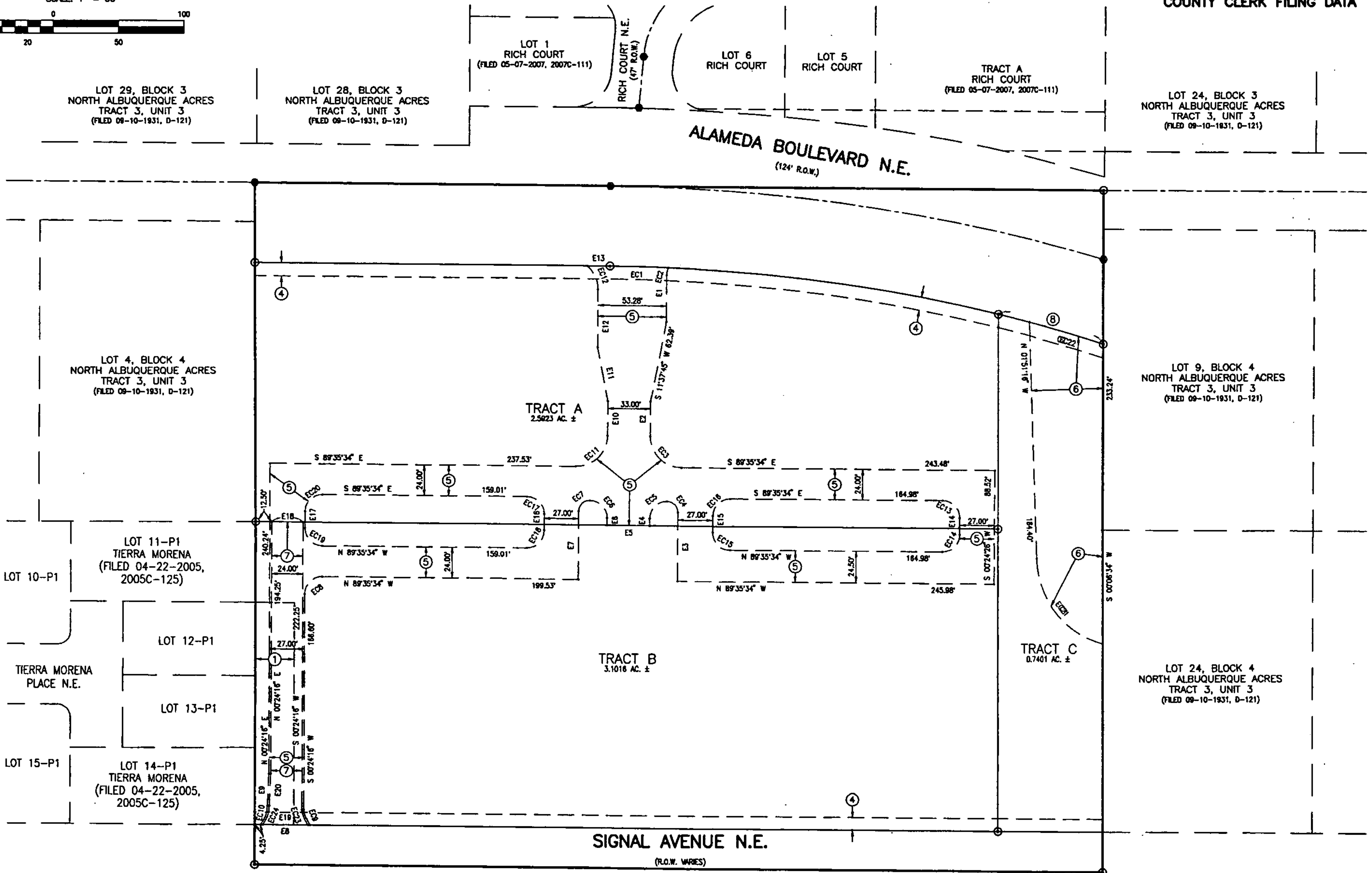
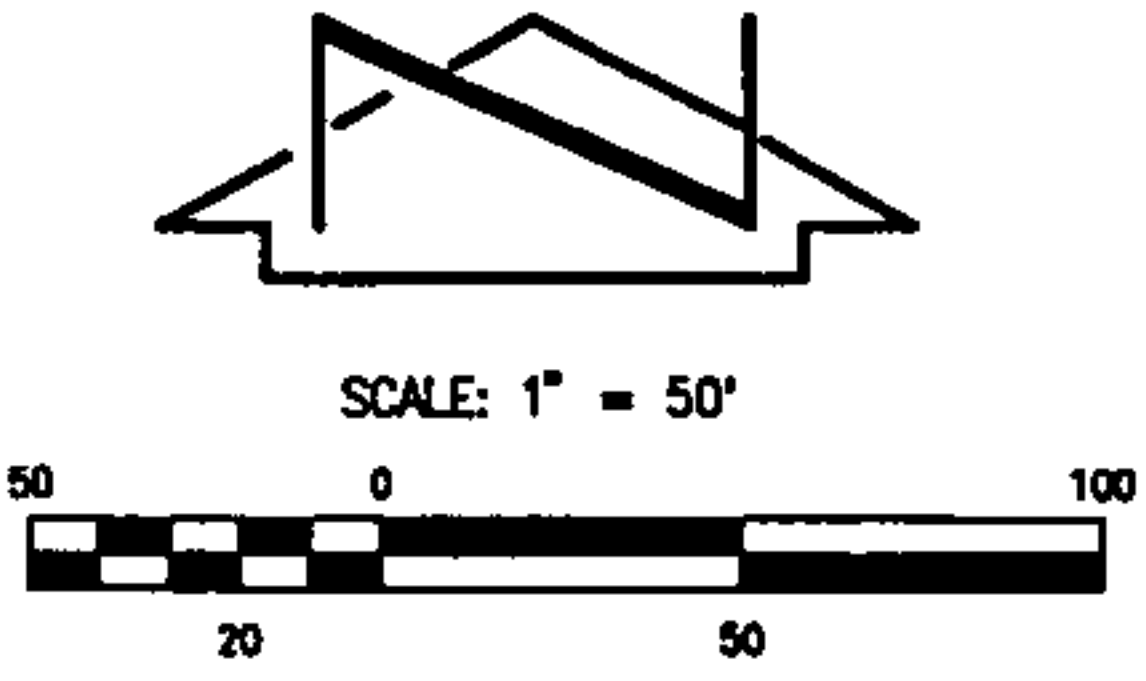
TRACTS A, B AND C, HOPE PLAZA

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2007

DOC# 200802898  
01/09/2008 12:31 PM Page: 4 of 4  
PLAT # 322, 06-8, 2000C P: 0006 N, TOUTOUSE, BERNALILLO COUNTY  
NEW MEXICO PUBLIC LANDS DEPARTMENT

COUNTY CLERK FILING DATA



**HIGH MESA Consulting Group**  
FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.  
4010-8 MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109  
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com  
JOB #2006.047.4 PLAT#

Current DRC  
Project Number: \_\_\_\_\_  
HMCG 2006.047.3

FIGURE 12

Date Submitted: 12-5-07  
Date Site Plan Approved: 12-5-07  
Date Preliminary Plat Approved: N/A  
Date Preliminary Plat Expires: N/A  
DRB Project No.: 1006520  
DRB Application No.: 07-20386  
01-04-2010

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

**EXHIBIT "A"**

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

**Hope Plaza**

PROPOSED NAME ~~CELESTINE~~ SITE DEVELOPMENT PLAN

**Lots 5, 6, 7 and 8, Inclusive and 25, 26, 27 and 28, Inclusive, Block 4, North Albuquerque Acres, Tract 3, Unit 3**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Const Engineer
		24'	DEFERRED Residential Street w / Curb & Gutter and 6' sidewalk on North Side	Signal Avenue NE	SW corner of Tract B	SE Corner of Tract C	/	/	/
		8"	DEFERRED Sanitary Sewer	Signal Avenue NE	SW corner of Tract B	SE Corner of Tract C	/	/	/
		8"	Water Line	Signal Avenue NE	SW corner of Tract B	SE Corner of Tract C	/	/	/
<u>751983</u>	<u>751983</u>	8"	Sanitary Sewer	Alameda Boulevard NE	NW Corner of Tract A	NW Corner of Tract C	/	/	/
<u>751983</u>	<u>751983</u>	8"	DEFERRED Sanitary Sewer	Alameda Boulevard NE	NW Corner of Tract C	NE Corner of Tract C	/	/	/
<u>751983</u>	<u>751983</u>	8"	Water Line	Alameda Boulevard NE	NW Corner of Tract A	NW Corner of Tract C	/	/	/
<u>751983</u>	<u>751983</u>	8"	DEFERRED Water Line	Alameda Boulevard NE	NW Corner of Tract C	NE Corner of Tract C	/	/	/
		30' F-F	Arterial Pavement w / Standard Curb and Gutter and 6' sidewalk on South Side	Alameda Boulevard NE	NW Corner of Tract A	NE Corner of Tract A	/	/	/
		12' Wide	Eastbound Right Turn Lane	Alameda Boulevard NE	NW Corner of Tract A	Site Entrance	/	/	/
		Varies	Temporary Pavement Transitions to Existing Road	Alameda Boulevard NE	Per DRC	Per DRC	/	/	/
		Per DRC	Median Curb and Gutter and Turn Lane <sup>12' WIDE</sup>	Alameda Boulevard NE	NW Corner of Tract A	155' +/- West of NE Corner of Tract A	/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Const Engineer
		Per DRC	DEFERRED Median Curb and Gutter	Alameda Boulevard NE	155' +/- West of NE Corner Tract A	NE Corner of Tract C	/	/	/
		30' F-F	DEFERRED Arterial Pavement w / Standard Curb and Gutter and 6' Sidewalk on South Side	Alameda Boulevard NE	NW Corner of Tract C	NE Corner of Tract C			
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

NOTES

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

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
J. Graeme Means, PE NAME (print)	<i>[Signature]</i> 12.5.07 DRB CHAIR - date	<i>Christina Sandoval</i> 11/28/07 PARKS & RECREATION - date <i>[Signature]</i> 12-5-07
High Mesa Consulting Group FIRM	<i>[Signature]</i> 12/5/07 TRANSPORTATION DEVELOPMENT - date	AMAFCFA - date
<i>J. Graeme Means</i> SIGNATURE - date 10-17-07	<i>[Signature]</i> 12/5/07 UTILITY DEVELOPMENT - date	- date
	<i>[Signature]</i> 11-28-07 CITY ENGINEER - date	- date

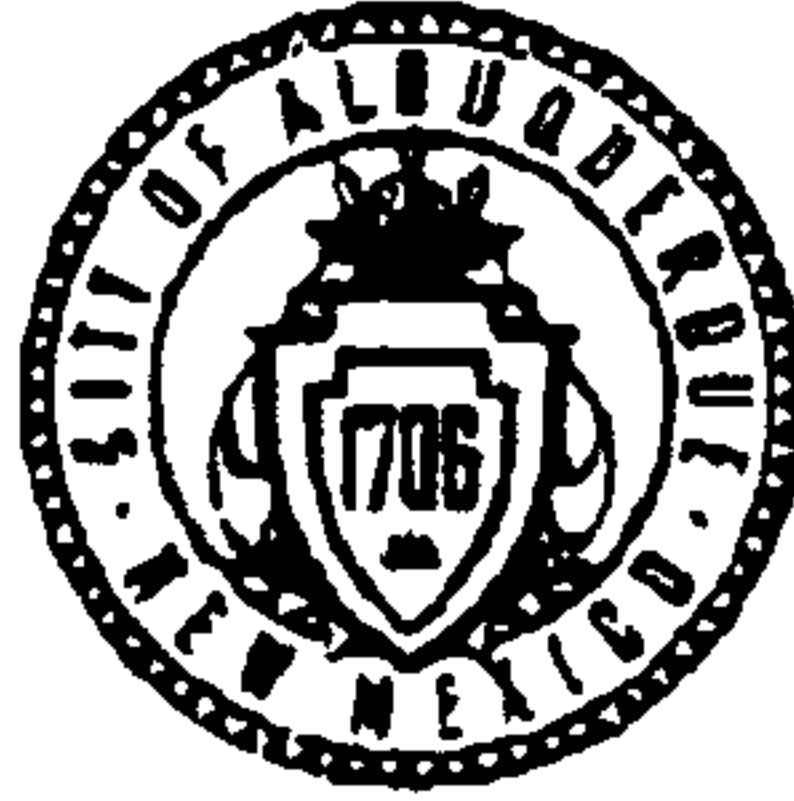
DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
A	01-04-2012	<i>[Signature]</i> 11/29/10	Allen Porter 01/04/10	<i>[Signature]</i> 11/29/10



2009-045.6

DRB



# 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: September 2, 2010

TO CONTACT NAME: Debie HeBlanc Trujillo  
 COMPANY/AGENCY: High Mesa Consulting Group  
 ADDRESS/ZIP: 6010-b Midway Park Blvd NE  
 PHONE/FAX #: 345 4257 345 4257

Thank you for your inquiry of 9-2-10 (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 Hope Plaza Signal Avenue, NE  
Paving Improvements Tracts A, B and C, Hope  
 zone map page(s) C-20

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

Neighborhood or Homeowner Association

Contacts:

Neighborhood or Homeowner Association

Contacts:

All attached

**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,

Dolores S. Carmona  
 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: 9/2/10 Time Entered: 4:45am ONC Rep. Initials: RA

# DRB 09/02/10 C-20

## Hope Plaza Signal Avenue, NE Paving Improvements Tracts A, B and C, Hope

### DESERT VISTA H.O.A. (DVH)

\*Gerald Gibbs

8820 Hampton Ave. NE/87122 822-8326 (h)

Lorenzo Abeyta

8905 Hampton Ave. NE/87122

NA E-Mail: [car@swcp.com](mailto:car@swcp.com)

*Council District: 4*

*County District: 4*

*Police Beat: 434/NE*

*Zone Map: C-20*

### NOR ESTE N.A. (NRE) "R"

\*Jeff Peterson

*e-mail: [ainsleyann@msn.com](mailto:ainsleyann@msn.com)*

7800 Eagle Rock Ave. NE/87122-2723 797-3477 (h)

Joe Yardumian

*e-mail: [jyard@sandia.net](mailto:jyard@sandia.net)*

7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

Website: [www.noreste.org](http://www.noreste.org)

*Council District: 4*

*County District: 4*

*Police Beat: 433/NE*

*Zone Map #: B-C-18-19, D-19*

### VINEYARD ESTATES N.A. (VYE) "R"

\*Lee Ann Riesen

*e-mail: [lafisk@swcp.com](mailto:lafisk@swcp.com)*

9036 Village Ave. NE/87122 844-2059 (w) 280-5792 (c)

Tony Huffman

*e-mail: [thuffman663@comcast.net](mailto:thuffman663@comcast.net)*

9712 Sand Verbena Trl. NE/87122-3667 823-2456 (h) 259-9723 (c)

Website: [www.venaabq.org](http://www.venaabq.org)

*Council District: 4*

*County District: 4*

*Police Beat: 434/NE*

*Zone Map: C-19-20*

# HIGH MESA Consulting Group

2009.045.6  
September 3, 2010

Mr. Jeff Petersen  
Nor Este Neighborhood Association  
7800 Eagle Rock Avenue, NE  
Albuquerque, NM 87111

Via Certified Mail – Return Receipt Requested

and

Mr. Joe Yardumian  
Nor Este Neighborhood Association  
7801 R.C. Gorman Avenue, NE  
Albuquerque, NM 87122-2748

Via Certified Mail – Return Receipt Requested

Type of Request: Major Subdivision Improvement Agreement Extension  
Current Legal Description: Tracts B and C, Hope Plaza  
Developer: The Trustees of the Property of the Protestant Episcopal Church in New Mexico  
Agent/Engineer: High Mesa Consulting Group  
Contact: J. Graeme Means, PE, Principal  
Debie LeBlanc Trujillo, Project Coordinator

Dear Gentlemen:

Transmitted herewith is a copy of our request for Major Subdivision Improvement Agreement. This project is scheduled to be heard at the Development Review Board on September 29, 2010. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

On behalf of our clients, the Trustees of the Property of the Protestant Episcopal Church in New Mexico, we are requesting a six (6) month Extension to the Subdivision Improvement Agreement to allow time to construct the Paving of Signal Avenue, NE project.

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

Nor Este Neighborhood Association  
Page 2  
September 3, 2010

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

Sincerely,

HIGH MESA CONSULTING GROUP



Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Howie Tischler, Building Project Manager, Hope Episcopal Church w/enc.

# HIGH MESA Consulting Group

2009.045.6  
September 3, 2010

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7800 Eagle Rock Avenue, NE  
Albuquerque, NM 87111

*Via Certified Mail – Return Receipt Requested*

and

Mr. Joe Yardumian  
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7801 R.C. Gorman Avenue, NE  
Albuquerque, NM 87122-2748

*Via Certified Mail – Return Receipt Requested*

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Page 2  
September 3, 2010

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Sincerely,

HIGH MESA CONSULTING GROUP



Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Howie Tischler, Building Project Manager, Hope Episcopal Church w/enc.

# HIGH MESA Consulting Group

2009.045.6  
September 3, 2010

Ms. Lee Ann Riesen  
Vineyard Estates Neighborhood Association  
9036 Village Avenue, NE  
Albuquerque, NM 87122

*Via Certified Mail – Return Receipt Requested*

and

Mr. Tony Huffman  
Vineyard Estates Neighborhood Association  
8912 Corona Avenue, NE  
Albuquerque, NM 87122

*Via Certified Mail – Return Receipt Requested*

Type of Request: Major Subdivision Improvement Agreement Extension

Current Legal Description: Tracts B and C, Hope Plaza

Developer: The Trustees of the Property of the Protestant Episcopal Church in New Mexico

Agent/Engineer: High Mesa Consulting Group

Contact: J. Graeme Means, PE, Principal  
Debie LeBlanc Trujillo, Project Coordinator

Dear Ms. Riesen and Mr. Huffman:

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Vineyard Estates Neighborhood Association  
Page 2  
September 3, 2010

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

Sincerely,

HIGH MESA CONSULTING GROUP



Debie LeBlanc Trujillo

DLT  
Enclosures

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September 3, 2010

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Vineyard Estates Neighborhood Association  
Page 2  
September 3, 2010

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Sincerely,

HIGH MESA CONSULTING GROUP

  
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Howie Tischler, Building Project Manager, Hope Episcopal Church w/enc.

# HIGH MESA Consulting Group

2009.045.6  
September 3, 2010

Mr. Gerald Gibbs  
Desert Vista Home Owners Association  
8820 Hampton Avenue, NE  
Albuquerque, NM 87122

*Via Certified Mail – Return Receipt Requested*

and

Mr. Lorenzo Abeyta  
Desert Vista Home Owners Association  
8905 Hampton Avenue, NE  
Albuquerque, NM 87122

*Via Certified Mail – Return Receipt Requested*

Type of Request: Major Subdivision Improvement Agreement Extension

Current Legal Description: Tracts B and C, Hope Plaza

Developer: The Trustees of the Property of the Protestant Episcopal Church in New Mexico

Agent/Engineer: High Mesa Consulting Group

Contact: J. Graeme Means, PE, Principal  
Debie LeBlanc Trujillo, Project Coordinator

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Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White

Desert Vista Home Owners Association  
Page 2  
September 3, 2010

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

Sincerely,

HIGH MESA CONSULTING GROUP

  
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Howie Tischler, Building Project Manager, Hope Episcopal Church w/enc.

# HIGH MESA Consulting Group

2009.045.6  
September 3, 2010

Mr. Gerald Gibbs  
Desert Vista Home Owners Association  
8820 Hampton Avenue, NE  
Albuquerque, NM 87122

*Via Certified Mail – Return Receipt Requested*

and

Mr. Lorenzo Abeyta  
Desert Vista Home Owners Association  
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Albuquerque, NM 87122

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Desert Vista Home Owners Association  
Page 2  
September 3, 2010

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

Sincerely,

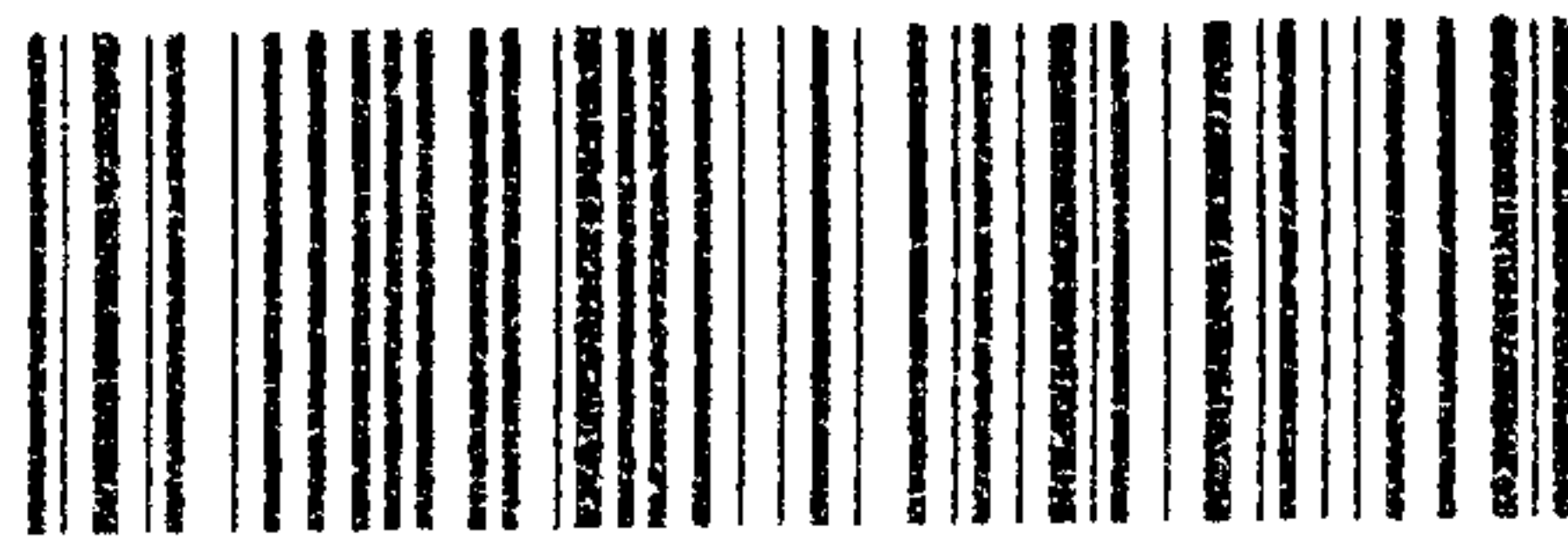
HIGH MESA CONSULTING GROUP

  
Debie LeBlanc Trujillo

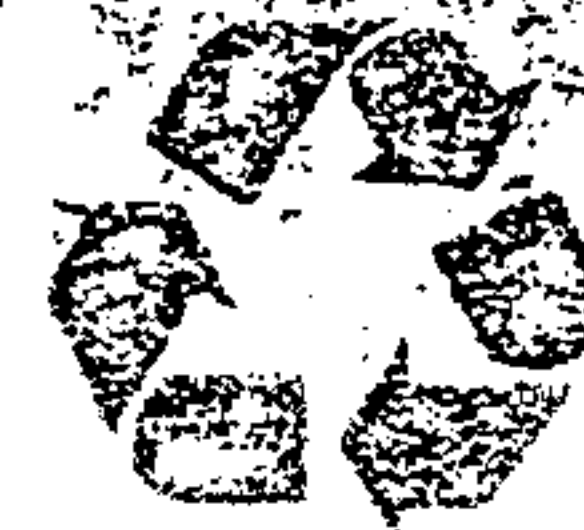
DLT  
Enclosures

xc: Howie Tischler, Building Project Manager, Hope Episcopal Church w/enc.

**CERTIFIED MAIL**



7002 3150 0005 7420 3625



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UNITED STATES POSTAGE  
WITNEY BOWEN  
\$ 007.00<sup>00</sup>  
02 1P  
0003914397 SEP 03 2010  
MAILED FROM ZIP CODE 87105

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**DESERT VISTA H.O.A. (DVA)  
Lorenzo Abeyta  
8905 Hampton Avenue NE  
Albuquerque, NM 87122**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
**X**  Addressee

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

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

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

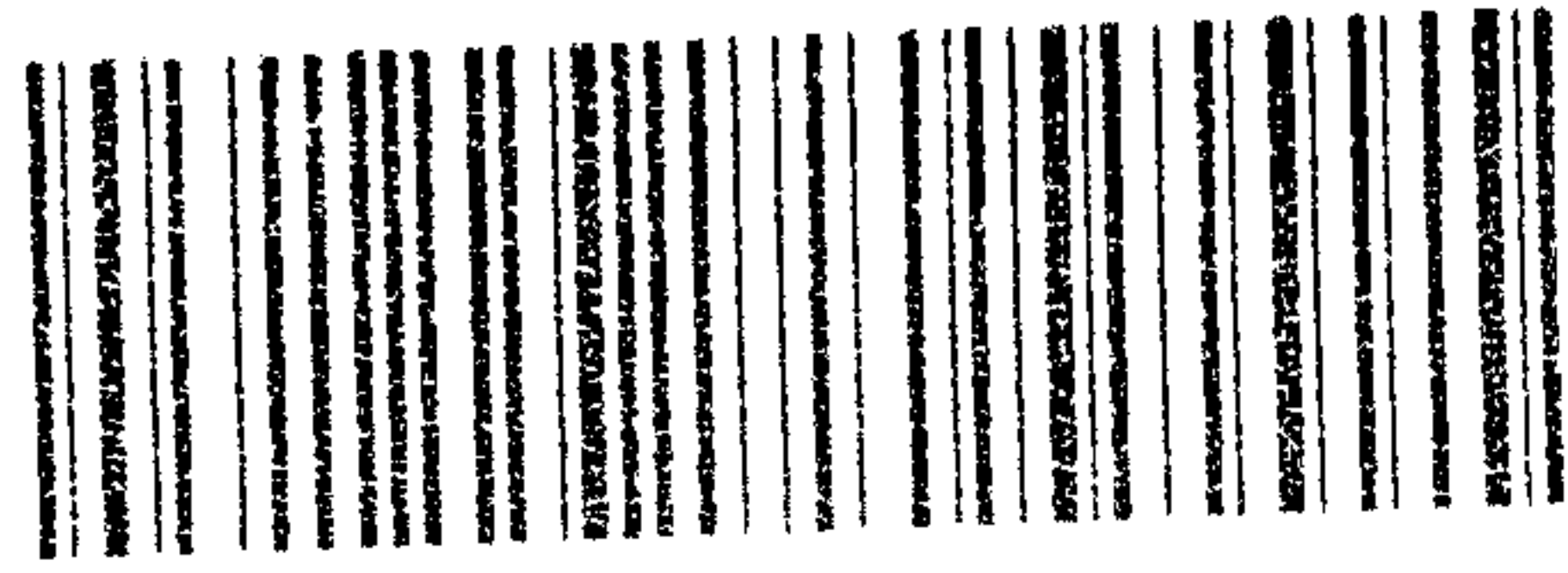
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2. Article Number  
(*Transfer from service label*)

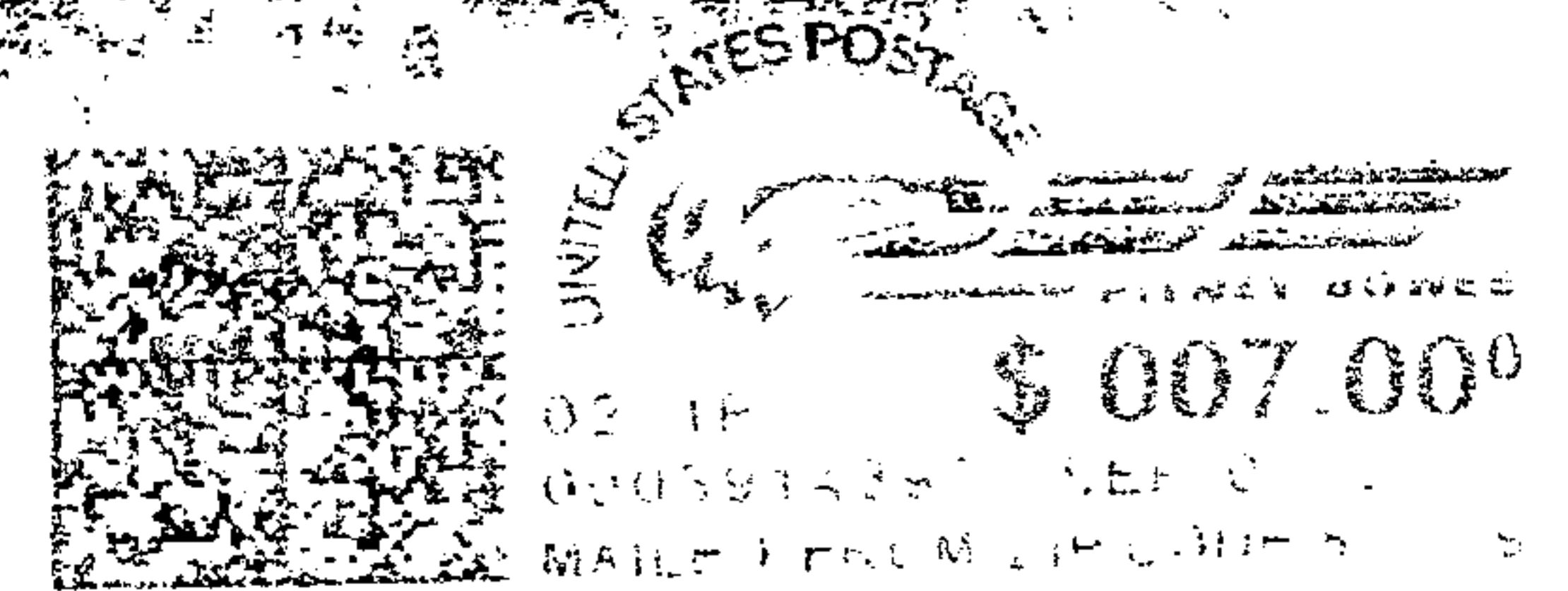
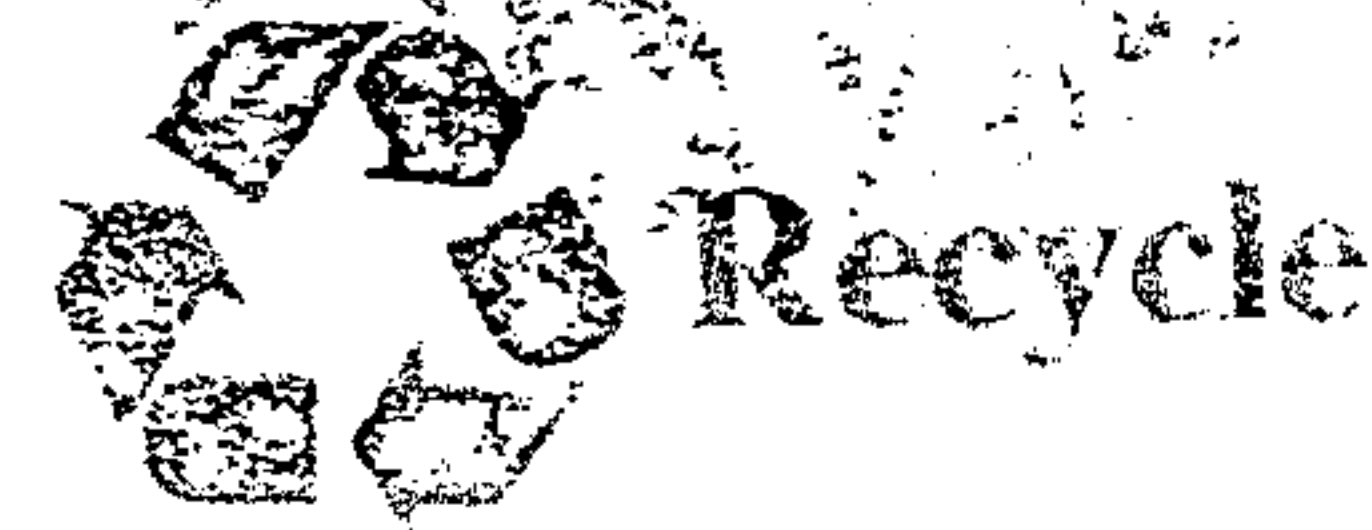
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**CERTIFIED MAIL**

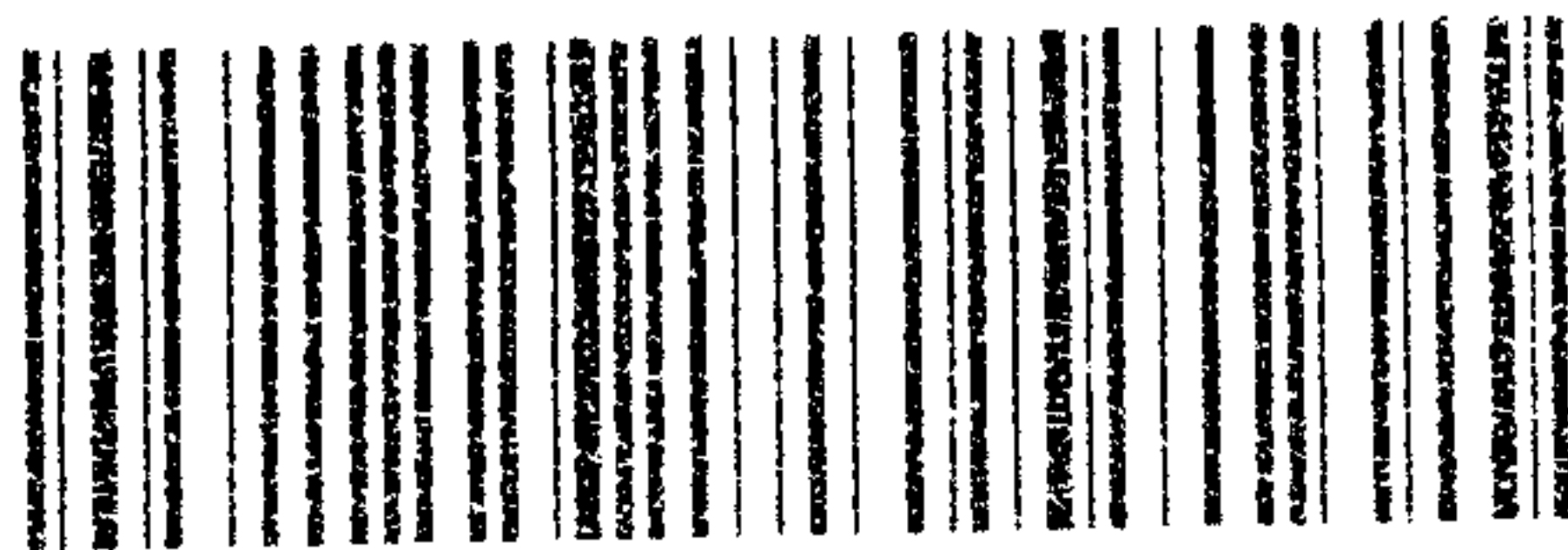


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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span></p> <p><b>X</b></p> <p>B. Received by (<i>Printed Name</i>) <span style="float: right;">C. Date of Delivery</span></p>
<p>1. Article Addressed to:</p> <p><b>NOR ESTE N.A. (NRE) "R"</b>  <b>Joe Yardumian</b>  <b>7801 R.C. Gorman Avenue NE</b>  <b>Albuquerque, NM 87122-2748</b></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No          If YES, enter delivery address below:</p> <p>3. Service Type  <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes</p>
<p>2. Article Number (<i>Transfer from service label</i>)</p>	<p>7002 3150 0005 7420 3649</p>

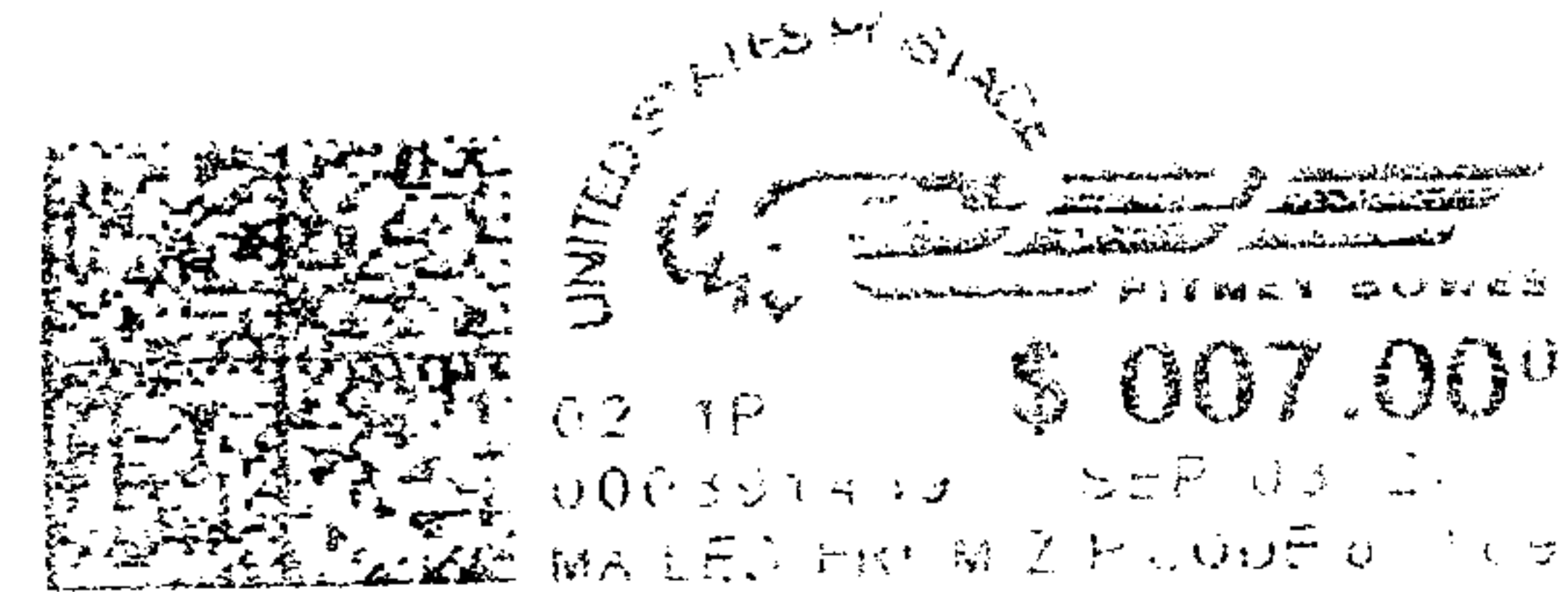
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**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**NOR ESTE N.A. (NRE) "R"**  
**Jeff Peterson**  
**7800 Eagle Rock Avenue NE**  
**Albuquerque, NM 87122-2723**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
**X**  Addressee

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

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

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (*Extra Fee*)  Yes

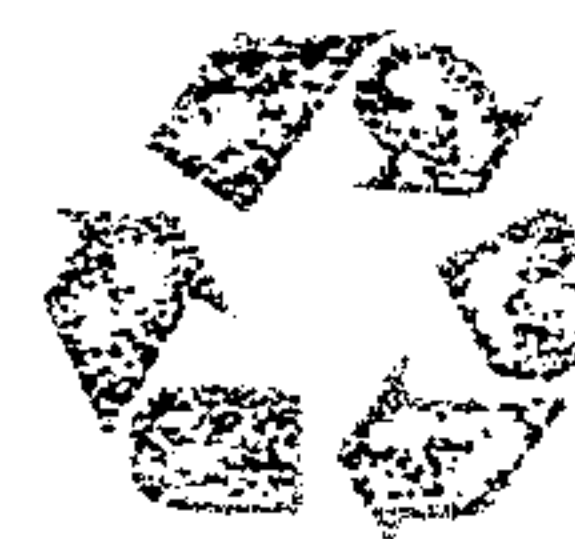
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 (*Transfer from service label*)

7002 3150 0005 7420 3632

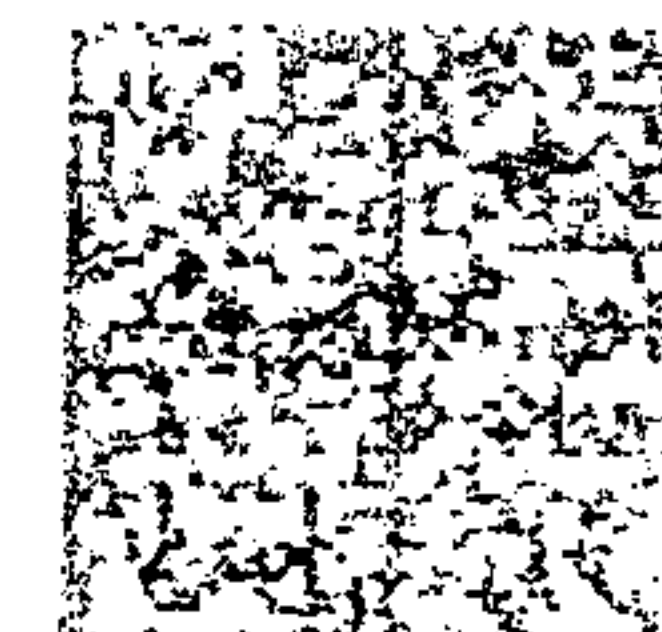
**CERTIFIED MAIL**



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MAILED FROM ZIP CODE 8

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**VINEYARD ESTATES N.A. (VYE) "R"**  
**Lee Ann Riesen**  
**9036 Village Avenue NE**  
**Albuquerque, NM 87122**

2. Article Number  
(Transfer from service label)

7002 3150 0005 7420 3656

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

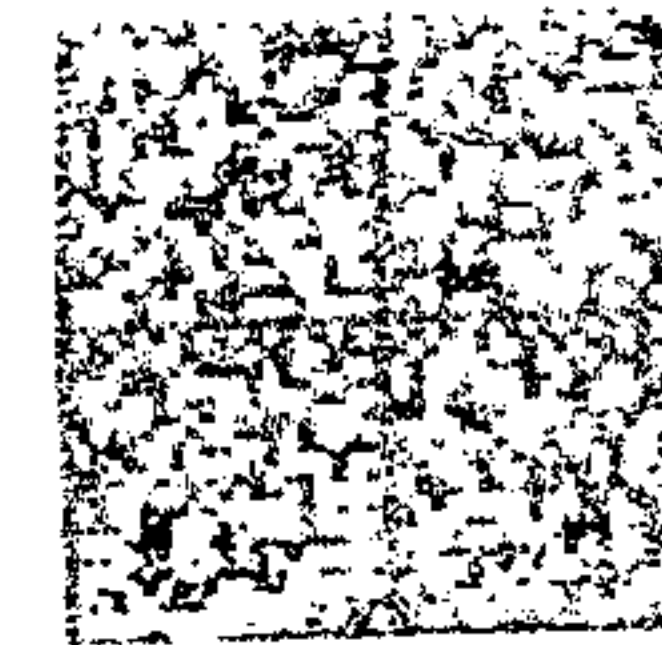
**CERTIFIED MAIL**



7002 3150 0005 7420 3601



Recycle



UNITED STATES POSTAGE  
FITNEY BOWES  
02 1P \$ 007.00  
0003914497 SEP 13 2001  
MAILED FROM ZIP CODE 8

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**VINEYARD ESTATES N.A. (VYE) "R"**  
**Tony Huffman**  
**9712 San Verbena Trail NE**  
**Albuquerque, NM 87122-3667**

2. Article Number  
(Transfer from service label)

7002 3150 0005 7420 3601

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

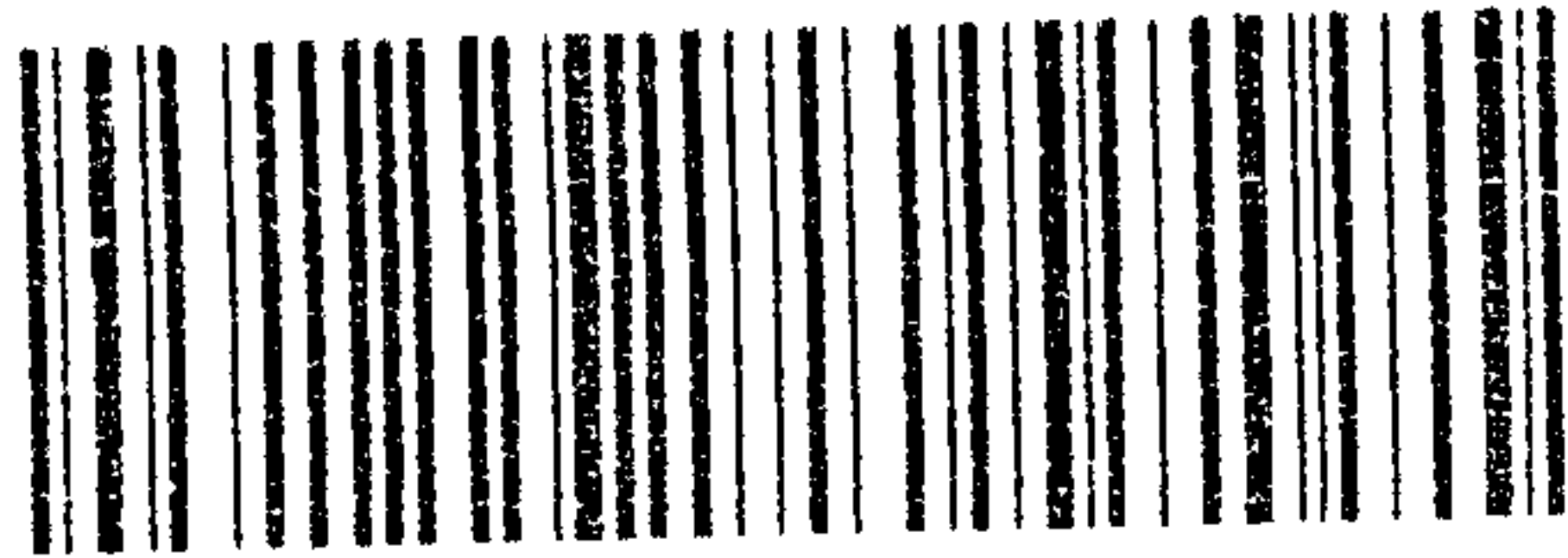
A. Signature		<input type="checkbox"/> Agent
<b>X</b>		<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1?		<input type="checkbox"/> Yes
If YES, enter delivery address below:		<input type="checkbox"/> No

3. Service Type

<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input checked="" type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

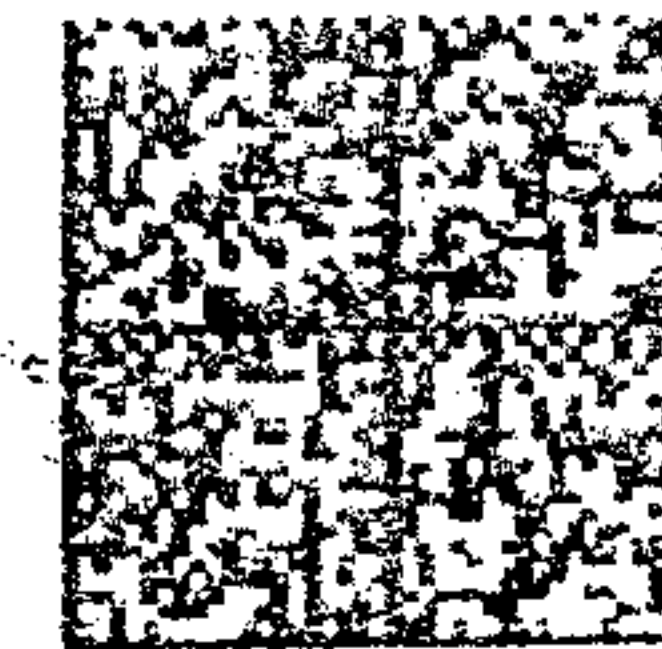
**CERTIFIED MAIL**



7002 3150 0005 7420 3618



**Recycle**



UNITED STATES POSTAGE  
PITNEY BOWES  
02 1P \$ 007.00<sup>0</sup>  
0003914397 SEP 03 2010  
MAILED FROM ZIP CODE 87109

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
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**DESERT VISTA H.O.A. (DVA)  
Gerald Gibbs  
8820 Hampton Avenue NE  
Albuquerque, NM 87122**

2. Article Number

*(Transfer from service label)*

7002 3150 0005 7420 3618

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (*Extra Fee*)

Yes

15\*

2009.045.6

**FIGURE 18**

*JS*

**EXTENSION AGREEMENT**

**Procedure "B"**

*Mod Non Work Order*

**PROJECT NO. 745782**

This Agreement made this 27<sup>th</sup> day of August, 2010, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) THE TRUSTEES OF THE PROPERTY OF THE PROTESTANT EPISCOPAL CHURCH IN NM ("Subdivider"), whose address is 4304 Carlisle Blvd. NE, Albuquerque, NM 87107-4811 and whose telephone number is 505-881-0636 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Subdivider entered into an Agreement on the 23rd day of July, 2008, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on July 24, 2008, at Doc # 2008083630, pages 1 through 7, ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before the 5th day of December, 2009; and

WHEREAS, the Earlier Agreement was amended by an Amendment Extension Agreement dated February 8, 2010 recorded February 26, 2010, in Doc # 2010016390, pages 1 through 5, records of Bernalillo County, New Mexico, extending the construction deadline to July 23, 2010; and

WHEREAS, it appears that the Subdivider will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Subdivider an extension of time in which to complete construction of all or part of the improvements, provided the Subdivider posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Subdivider is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

**Doc# 2010086913**

08/30/2010 09:16 AM Page: 1 of 4  
AGRE R:\$15.00 M. Toulouse Oliver, Bernalillo County



1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. For all improvements, the 11th day of <sup>September, CPH</sup> ~~November~~, 2010.

B. On portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____
_____	_____

2. With this Extension Agreement, Subdivider has provided the City with the following financial guaranty:

Type of Financial Guaranty: Cash Deposit Held by City—(Cashiers Check #060803, 01/26/10).

Amount: \$108,769.69

Name of Financial Institution or Surety providing Guaranty:

N/A

Date City first able to call Guaranty (Construction Completion Deadline):

September 11, 2010

If Guaranty other than a Bond, last day City able to call Guaranty s:

November 11, 2010

Additional information: See attached copy of Official Notice of Decision

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: The Trustees of the Property of the Protestant Episcopal Church in New Mexico

By [signature]: [Signature]

Name [print]: Colin P. Kelly III

Title: President

Dated: 8/9/2010

CITY OF ALBUQUERQUE:

By: [Signature]

for Richard Dourte, City Engineer

Dated: 8-27-10

Kyle 8/26/10

8-19-10

SUBDIVIDER'S NOTARY

STATE OF New Mexico )  
 ) ss.  
COUNTY OF Bernalillo )

This instrument was acknowledged before me on this 9 day of August,  
20 10 by [name of person:] Colin P. Kelly III, [title or capacity, for instance, "President"  
or "Owner"] President of [Subdivider:] The Trustees of the Protestant  
Episcopal Church in New Mexico.

My Commission Expires:  
September 26, 2013

Barbara J Caldwell  
Notary Public

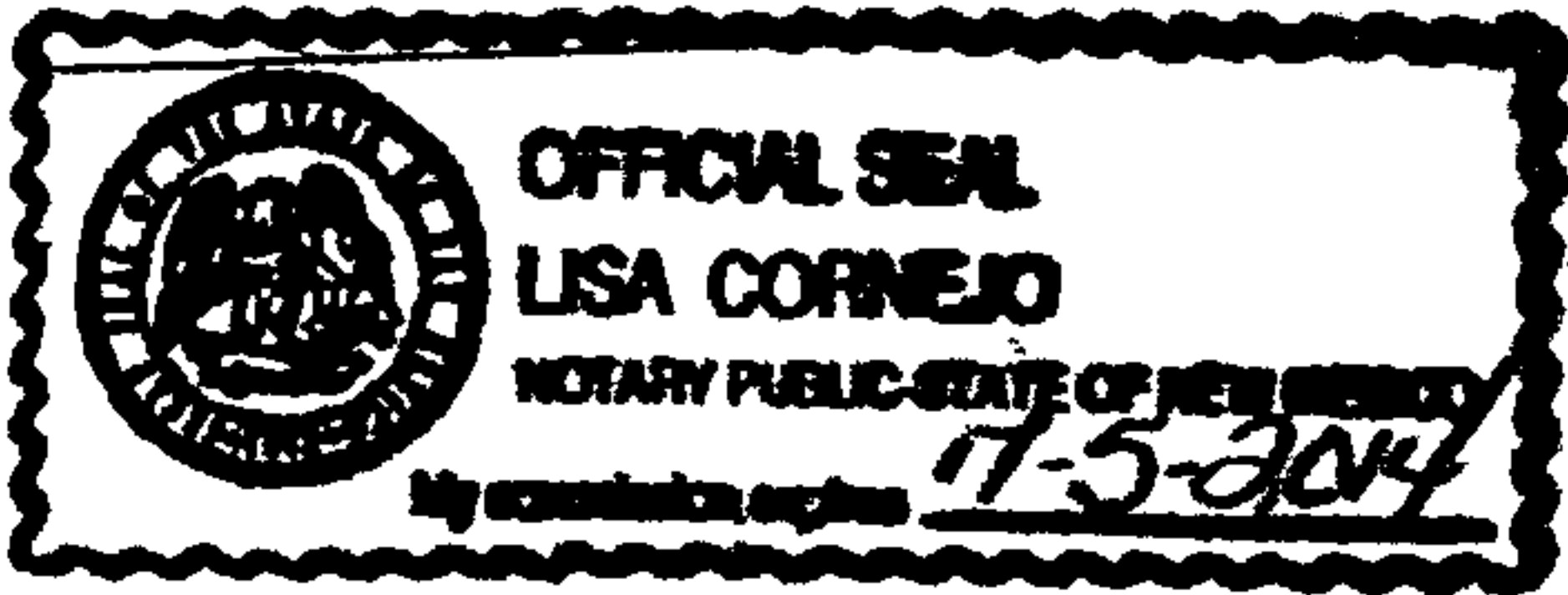
CITY'S NOTARY

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

This instrument was acknowledged before me on this 27 day of August,  
20 10 by <sup>Jane Raul</sup> Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on  
behalf of said corporation.

My Commission Expires:

Lisa Cornejo  
Notary Public



August 8, 2010





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 16, 2010

**Project# 1006520**

10DRB-70141 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT (2YR SIA)

GARCIA/KRAEMER & ASSOC. agent(s) for PROTESTANT EPISCOPAL  
CHURCH IN NM request(s) the referenced/ above action(s) for all or a portion of  
**HOPE PLAZA** zoned SU-2/ O-1 & R-T, located on the south side of  
ALAMEDA BLVD NE between BARSTOW ST NE and VENTURA ST NE  
containing approximately 6.1928 acre(s). (C-20)

At the June 16, 2010, Development Review Board meeting, an extension of the  
Subdivision Improvements Agreement was approved and will expire September 11,  
2010 to coordinate with the project to the east.

If you wish to appeal this decision, you must do so by July 1, 2010, in the manner  
described below.

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

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

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

Jack Cloud, AICP, DRB Chair

Cc: Garcia/Kraemer & Assoc. – 600 1<sup>st</sup> Street NW ste 203 – Albuquerque, NM 87102  
Cc: Protestant Episcopal Church in NM – 4304 Carlisle Blvd NE – Albuquerque, NM  
Marilyn Maldonado  
File

FIGURE 12

SUBDIVISION IMPROVEMENTS  
AGREEMENT-PUBLIC AND/OR PRIVATE  
(Procedure B Modified Non-Work Order)  
Project No. 7457.82

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 23<sup>rd</sup> day of July, 2008, 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 The Trustees of the property of the Protestant Episcopal Church in New Mexico ("Subdivider"), a New Mexico Non Profit Corporation, whose address is 4304 Carlisle Blvd, NE Albuquerque, NM 87107-4811 and whose telephone number is 505-881-0636 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 Tracts B & C Hope Plaza, recorded on January 9, 2008 as document number 2008002896 in the records of the Bernalillo County Clerk. The Subdivider certifies that the Subdivision is owned by The Trustees of the property of the Protestant Episcopal Church in New Mexico and Tract C is owned by Llave Development, Inc. ("Owners").

The Subdivider has submitted and the City has approved a plat and Site Development Plan identified as Hope Plaza describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private Improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

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 5<sup>th</sup> day of December, 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. 7457.82.

Note: To compute the Construction Completion Deadline: the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

Doc# 2008083630

07/24/2008 03:08 PM Page: 1 of 7  
AGRE R:\$21.00 M. Toulouse Oliver, Bernalillo County



3. Financial Guaranty. The Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Letter of Credit Amount: \$ 172,429. Name of Financial Institution or Surety Providing Guaranty: Irwin Union Bank Date City first able to call Guaranty: December 5, 2009 [Construction Completion Deadline]: February 5, 2010. If Guarantee other than a Bond, last day City able to call on Guarantee is: February 5, 2010. Additional information: None

4. Completion, Acceptance and Termination. Upon completion of the required infrastructure, the Subdivider shall notify the City Engineer and the Design Review Section of Planning Department. After the City Engineer approves the construction, the City will promptly release this Agreement and the Financial Guaranty.

5. 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 NMSA 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.

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

7. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

8. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

9. 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.

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

11. 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.

12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. 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.

14. 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.

15. 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.

16. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:

By (Signature):

Name: Colin P. Kelly, III

Title: President

Dated: 6-24-08

CITY OF ALBUQUERQUE

City Engineer

Dated: 7-23-08

*Handwritten signature and date: 7/23/08*

*Handwritten signature and date: 7-14-08*

SUBDIVIDER'S NOTARY

STATE OF New Mexico

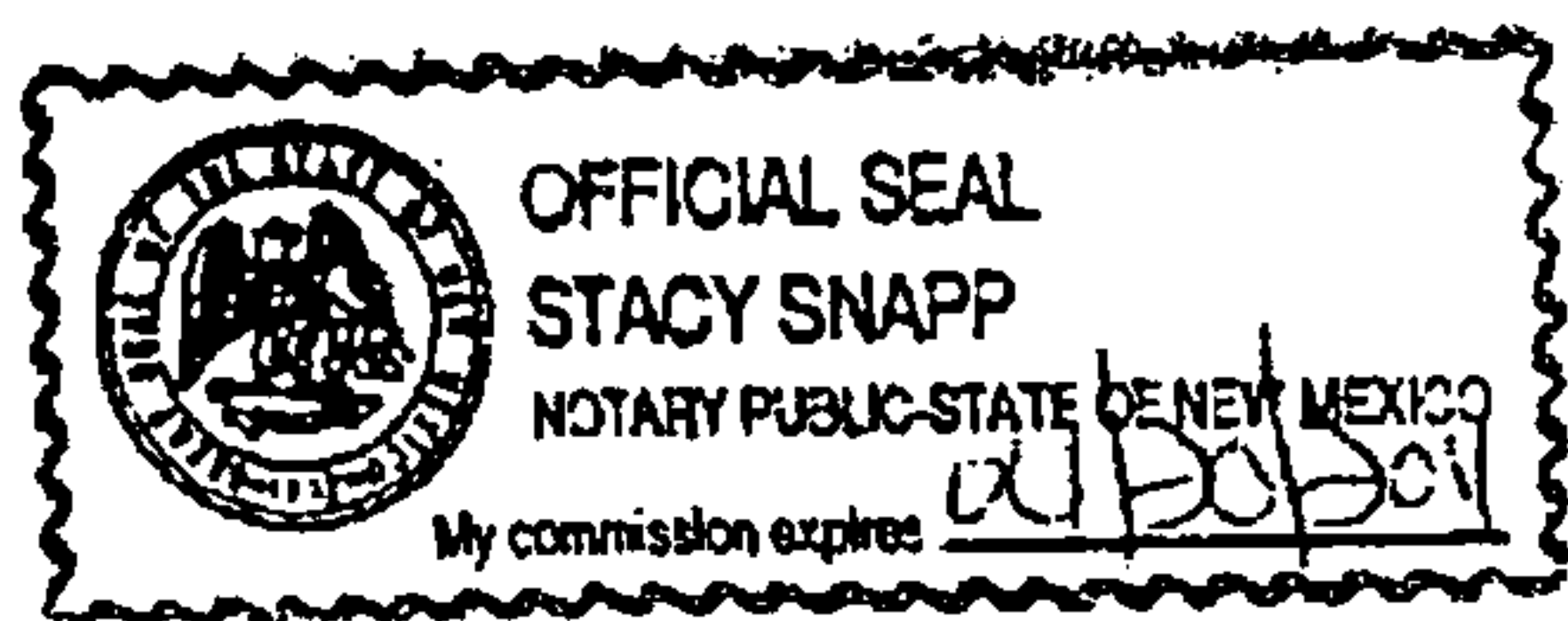
COUNTY OF Bernalillo

ss.

This instrument was acknowledged before me on 24 day of June, 2008 by [name(s) of person(s)]:] Colin P. Kelly 3rd, [title or capacity, for instance, "President" or "Owner":] President of [Subdivider: The trustee of the Property of the Protestant Episcopal Church in New Mexico]

Stacy Snapp  
Notary Public

My Commission Expires: 01/20/2011



CITY'S NOTARY

STATE OF NEW MEXICO )

) ss.

COUNTY OF BERNALILLO )

This instrument was acknowledged before me on 23<sup>RD</sup> day of July, 2008 by Richard Daurio, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Linda (G) ...  
Notary Public

My Commission Expires:

10-07-08

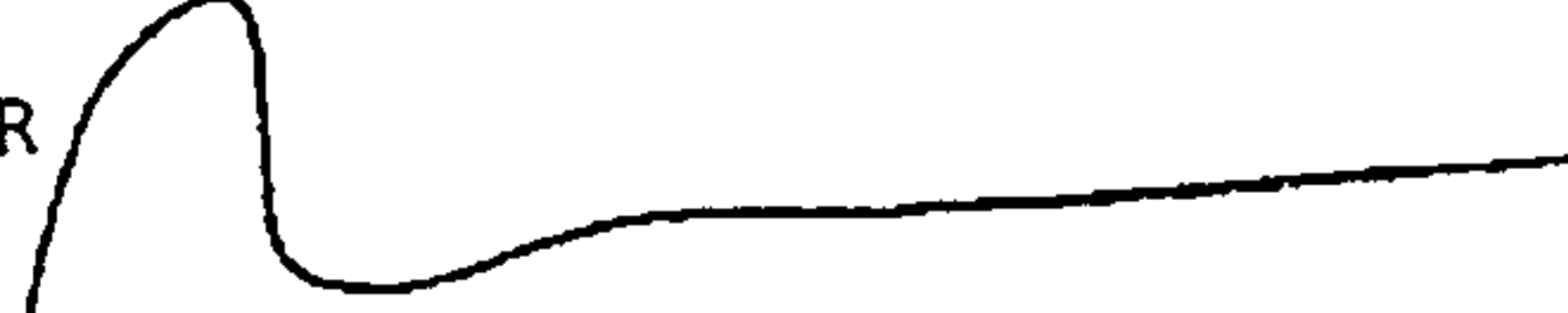
POWER OF ATTORNEY

STATE OF New Mexico )  
 ) ss.  
COUNTY OF Bernalillo )

Llave Development, Inc ("Owner"), of 8830 Keeran Lane NE, Albuquerque, New Mexico, 87122, hereby makes, constitutes and appoints The Trustees of the Property of the Protestant Episcopal church in New Mexico ("Subdivider") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Subdivider full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") subdivision requirements regarding the real estate owned by me and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Subdivider lawfully does or causes to be done by virtue of the power herein conferred upon the Subdivider.

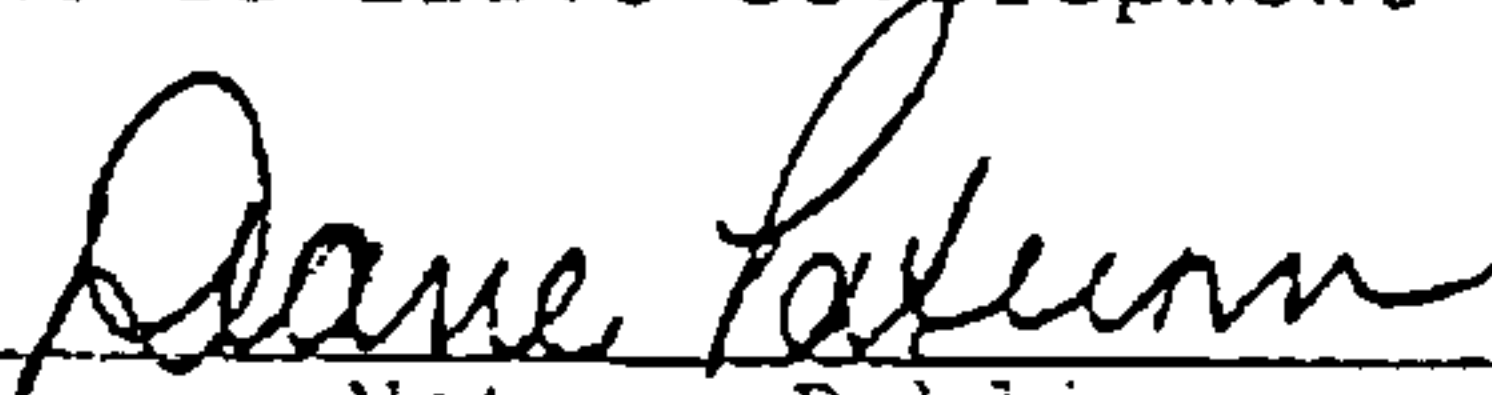
This power of attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Planner in order to provide notice to City of the termination of this power of attorney; or (2) upon release of the Agreement by the City.

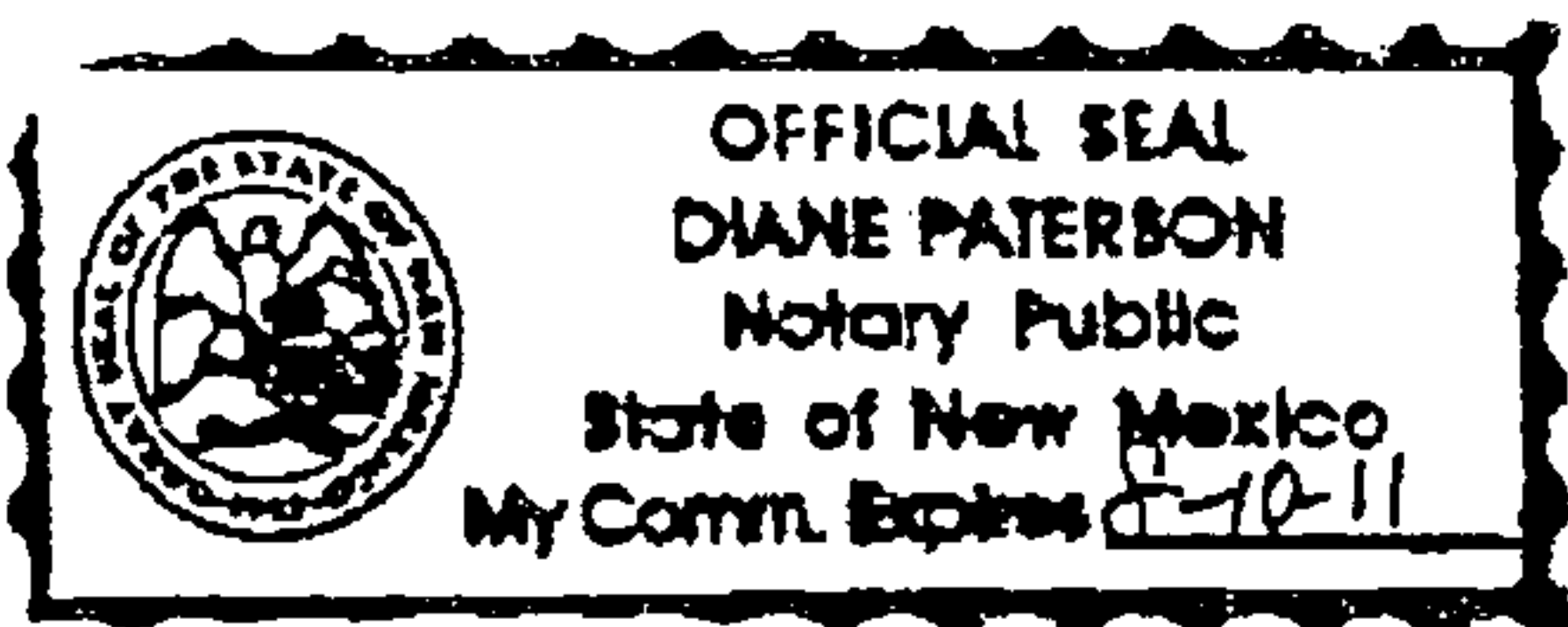
OWNER

By   
Name: Robert B. Keeran  
Title: President  
Dated: 6/5/08

The foregoing Power of Attorney was acknowledged before me this 5<sup>th</sup> day of June, 2008 by Robert B. Keeran, President of Llave Development on behalf of the Owner.

My Commission Expires: 8-10-11

  
Notary Public



Current DRC  
Project Number: \_\_\_\_\_  
HMCB 2008.047.3

FIGURE 12

Date Submitted: 12-5-07  
Date Site Plan Approved: 12-5-07  
Date Preliminary Plat Approved: N/A  
Date Preliminary Plat Expires: N/A  
DRB Project No.: 1008528  
DRB Application No.: 07-70396

**ORIGINAL**

**INFRASTRUCTURE LIST**  
(Rev. 8-20-05)  
**EXHIBIT "A"**  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**Hope Plaza**  
PROPOSED NAME ~~CONCRETE~~ SITE DEVELOPMENT PLAN  
**Lots 5, 6, 7 and 8, Inclusive and 25, 26, 27 and 28, Inclusive, Block 4, North Albuquerque Acres, Tract 3, Unit 3**  
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.

MB-1

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Const Engineer
<u>745782</u>	<u>TBD</u>	24"	DEFERRED Residential Street w/ Curb & Gutter and 6' sidewalk on North Side	Signal Avenue NE	SW corner of Tract B	SE Corner of Tract C	/	/	/
<u>745782</u>	<u>TBD</u>	8"	DEFERRED Sanitary Sewer	Signal Avenue NE	SW corner of Tract B	SE Corner of Tract C	/	/	/
		8"	Water Line	Signal Avenue NE	SW corner of Tract B	SE Corner of Tract C	/	/	/
<u>751983</u>	<u>751983</u>	8"	Sanitary Sewer	Alameda Boulevard NE	NW Corner of Tract A	NW Corner of Tract C	/	/	/
<u>751983</u>	<u>751983</u>	8"	<del>DEFERRED</del> Sanitary Sewer	Alameda Boulevard NE	NW Corner of Tract C	NE Corner of Tract C	/	/	/
<u>751983</u>	<u>751983</u>	8"	Water Line	Alameda Boulevard NE	NW Corner of Tract A	NW Corner of Tract C	/	/	/
<u>751983</u>	<u>751983</u>	8"	<del>DEFERRED</del> Water Line	Alameda Boulevard NE	NW Corner of Tract C	NE Corner of Tract C	/	/	/
		30' F.F.	Arterial Pavement w/ Standard Curb and Gutter and 6' sidewalk on South Side	Alameda Boulevard NE	NW Corner of Tract A	NE Corner of Tract A	/	/	/
		12' Wide	Eastbound Right Turn Lane	Alameda Boulevard NE	NW Corner of Tract A	Site Entrance	/	/	/
		Varies	Temporary Pavement Transitions to Existing Road	Alameda Boulevard NE	Per DRC	Per DRC	/	/	/
		Per DRC	Median Curb and Gutter and <sup>12' wide</sup> Turn Lane	Alameda Boulevard NE	NW Corner of Tract A	155' +/- West of NE Corner of Tract A	/	/	/

**EXHIBIT A**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
745788		Per DRC	DEFERRED Median Curb and Gutter	Alameda Boulevard NE	155' +/- West of NE Corner Tract A	NE Corner of Tract C	/	/	/
		30' F-F	DEFERRED Arterial Pavement w / Standard Curb and Gutter and 6' Sidewalk on South Side	Alameda Boulevard NE	NW Corner of Tract C	NE Corner of Tract C			
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature _____ Date _____							City User Dept. Signature _____ Date _____		

MB-1  
MB-1

NOTES

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

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER  
**J. Graeme Means, PE**  
NAME (print)  
High Mesa Consulting Group  
FIRM  
*J. Graeme Means*  
SIGNATURE - date 10-17-07

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*[Signature]* 12-5-07  
DRB CHAIR - date

*Christina Sandoval* 11/28/07  
PARKS & RECREATION - date

*[Signature]* 12/5/07  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 12/5/07  
UTILITIES DEVELOPMENT - date

*[Signature]* 11-28-07  
CITY ENGINEER - date

\_\_\_\_\_ AMAFCA - date

\_\_\_\_\_ - date

\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



# FINANCIAL GUARANTY AMOUNT

12/28/2007

Type of Estimate: SIA Procedure - B - Modified Non-W.O.- w/F.G.

Project Description:

Project ID #: 745782, Hope Plaza, Phase/Unit #: 1

Requested By: Justin Schara

Approved estimate amount:		\$108,044.30
Contingency Amount:	10.00%	\$10,804.43
Subtotal:		\$118,848.73
NMGRT	6.875%	\$8,170.85
Subtotal:		\$127,019.58
Engineering Fee	6.60%	\$8,383.29
Testing Fee	2.00%	\$2,540.39
Subtotal:		\$137,943.26
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b>\$172,429.08</b>

APPROVAL:

DATE:

*A Woodall*

12-28-07

Notes: MB-1, Plans and final eng est have not been approved, 10% contingency,

June 25, 2008

Irwin Union Bank  
7401 Jefferson NE  
Albuquerque, NM 87109  
505.857.6200  
505.857.6210 Fax

www.IrwinUnion.com

IRREVOCABLE LETTER OF CREDIT NO. 20-08

AMOUNT: \$172,429.08

Mr. Ed Adams  
Acting Chief Administrative Officer  
City of Albuquerque  
One Civic Plaza  
Albuquerque, NM 87103



Re: Letter of Credit for The Trustees of the Property of the Protestant Episcopal Church in New Mexico  
City of Albuquerque Project No. 7457.82  
Project Name: Hope Plaza-construct public and/or private subdivision improvements

Dear Mr. Adams

This is to advise the City of Albuquerque, New Mexico ("City") that, at the request of **The Trustees of the Property of the Protestant Episcopal Church in New Mexico**, Irwin Union Bank, F.S.B in Albuquerque, New Mexico has established an Irrevocable Letter of Credit in the sum of **One Hundred Seventy-two Thousand Four Hundred Twenty-nine and 08/100 (\$172,429.08)** ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires **The Trustees of the Property of the Protestant Episcopal Church in New Mexico** ("Subdivider") to provide for the installation of the improvements which must be constructed at **Hope Plaza**, City Project No. **7457.82** ("Project"), Subdivision Improvements. The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements 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 July 24, 2008 2008 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. NA, at pages NA as amended ("Agreement"). Document # 2008083635

A Draft in an amount not to exceed One Hundred Seventy-two Thousand Four Hundred Twenty-nine and 08/100 (\$172,429.08) is available at sight at Irwin Union Bank, F.S.B., 7401 Jefferson NE, Albuquerque, NM 87109 between December 5, 2009 and February 5, 2010. When presented for negotiation, the Draft is to be accompanied by the City's notarized certification stating:

a) **The Trustees of the Property of the Protestant Episcopal Church in New Mexico** has failed to comply with the terms of the Agreement; b) the undersigned is the Acting Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and c) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement.

We hereby agree with the drawer of Draft drawn under and in compliance with the terms of this credit that such Draft will be duly honored upon presentation to the drawee if negotiated between December 5, 2009 and February 5, 2010.

The Draft drawn under this credit must contain the Clause: "Drawn under Letter of Credit and Agreement No. 20-08 of Irwin Union Bank, F.S.B, 7401 Jefferson NE, Albuquerque, NM 87109 dated June 25, 2008, and the original Letter of Credit must be endorsed on the reverse side with the amount of the draft. This Letter of Credit must accompany the draft and be attached to the draft which exhausts this credit.

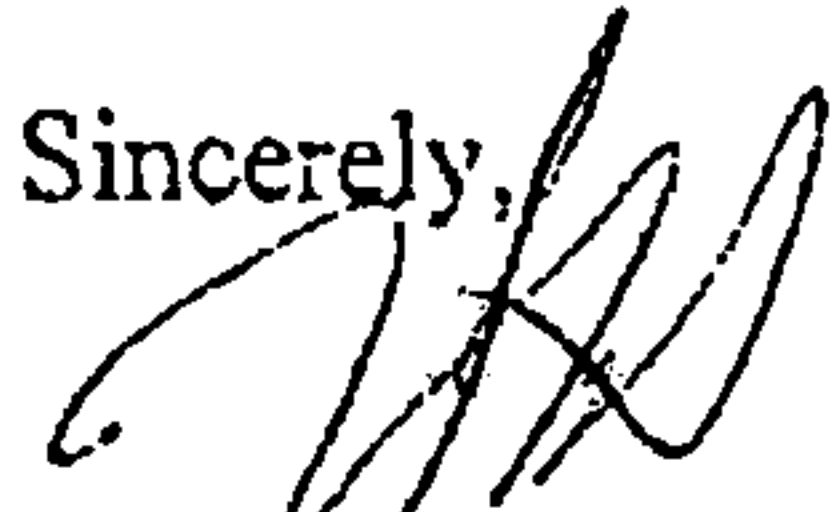
This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of the failure by **The Trustees of the Property of the Protestant Episcopal Church in New Mexico** to comply with the terms of the Agreement, and payment by Certified check from Irwin Union Bank, F.S.B., to the City of Albuquerque of 125% of the City estimated costs of completing the improvements specified in the Agreement; or
3. Expiration Date of February 5, 2010.
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Acting Chief Administrative Officer.

This Letter of Credit will terminate at 2:00 o'clock p.m., New Mexico time, February 5, 2010.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision) International Chamber of Commerce Publication No. 600.

Sincerely,



J. Chesley Steel  
Market President  
Irwin Union Bank, F.S.B.

ACCEPTED:  
CITY OF ALBUQUERQUE

By:   
Acting Chief Administrative Officer

Dated: 7-23-08

by 7/21/08

an  
7-14-08



2006.047.4

## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 28, 2007

**Project# 1006520**

07DRB-70360 VACATION OF PUBLIC EASEMENT

07DRB-70363 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for HOECH REAL ESTATE CORP, LLAVE DEV INC & 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/O-1 & R-T, located on ALAMEDA BLVD NE BETWEEN BARSTOW ST NE AND VENTURA ST NE (C-20)

At the November 28, 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 public utility easement and the 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 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.

The Preliminary Plat was approved with final sign off delegated to Planning for 15 Day appeal period and AMAFCA Signature.

If you wish to appeal this decision, you must do so by December 13, 2007 in the manner described below.

OFFICIAL NOTICE OF DECISION

Page 2

Project# 1006520

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.)

  
Andrew Planner, Planner

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

Cc: Hoech Real Estate Corp., Llave Dev., Inc. and Episcopal Church  
c/o HREC 8300 Carmel Avenue NE, Ste 60 – Albuquerque, NM 87122

Marilyn Maldonado  
File

#9

2006-047-3



# DRB CASE ACTION LOG (EPC SDP – SUBD)

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-70387

Project # 1006520

Project Name: NORTH ALBUQUERQUE ACRES

Agent: BILL FANNING/FBT ARCHITECTS

Phone No.:

Your request was approved on 12/5/07 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): 3 copies of AS  
\_\_\_\_\_  
\_\_\_\_\_

- 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 For: 12/5/07

**Cloud, Jack W.**

---

**From:** Lee Ann Riesen [lafisk@swcp.com]  
**Sent:** Friday, June 04, 2010 5:28 PM  
**To:** Cloud, Jack W.  
**Cc:** VENA; thuffman663@comcast.net; a.l.brundage@comcast.net; reginabarela@remax.net; dukebright@gmail.com; wcmiller@unm.edu; mgibson@aconm.org; lfeight@q.com; donnadaniello@yahoo.com; mygsmile@comcast.net; richard.bothwell@pnm.com; lafisk@swcp.com; Elizabeth Meek; Metro, Kristal D.  
**Subject:** Project #745782

Hello Mr. Cloud. I am writing on behalf of the Vineyard Estates Neighborhood Association on the subject of the request by the Episcopal Diocese of the Rio Grande for an extension for subdivision improvements that are supposed to be completed by July 23, 2010.

At our quarterly general membership meeting on May 27, Mr. William Kraemer, the agent for the trustees, spoke with our membership about the reason for the request. This meeting was very well attended, and the discussions were very productive.

The ultimate question is whether or not Signal road will be vacated between Carrington Road and Mendocino Road. We currently have problems with speeders on Signal road, a road which is not built to City standards. We also have problems with cut-through traffic on Hampton road, a neighborhood road south of and parallel to Signal Road. It is to be expected that this traffic would get worse if Signal were vacated.

The membership voted unanimously not to oppose the request for a one year extension. We are hopeful that the time can be used to do a traffic study that can determine how we can improve the traffic flow around our neighborhoods and prevent speeding cut-through traffic through our neighborhoods.

Thank you.

Sincerely,

Lee Ann Riesen

-----  
Lee Ann Riesen  
President  
Vineyard Estates Neighborhood Association  
A recognized neighborhood association of the City of Albuquerque  
<http://www.venaabq.org>



Supplemental form

<b>SUBDIVISION</b>	<b>S Z ZONING &amp; PLANNING</b>
<input checked="" type="checkbox"/> Major Subdivision action	_____ Annexation
_____ Minor Subdivision action	_____ County Submittal
_____ Vacation	<b>V</b> _____ EPC Submittal
_____ Variance (Non-Zoning)	_____ Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b> _____ Sector Plan (Phase I, II, III)
_____ for Subdivision	_____ Amendment to Sector, Area, Facility or Comprehensive Plan
_____ for Building Permit	_____ Text Amendment (Zoning Code/Sub Regs)
_____ Administrative Amendment (AA)	<b>D</b> _____ Street Name Change (Local & Collector)
_____ IP Master Development Plan	<b>L A</b> <b>APPEAL / PROTEST of...</b>
_____ Cert. of Appropriateness (LUCC)	_____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<b>STORM DRAINAGE (Form D)</b>	
_____ Storm Drainage Cost Allocation Plan	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> 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): GARCIA/KRAEMER & ASSOC PHONE: 505 242 5566  
 ADDRESS: 600 FIRST STREET NW SUITE 203 FAX: 505 242 9028  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: BILYBOMON@HOTMAIL.COM

APPLICANT: PROTESTANT EPISCOPAL CHURCH IN NM PHONE: 505 881 0636  
 ADDRESS: 4304 CARLISLE BLVD NE FAX: 505-883-9048  
 CITY: ALBUQ STATE NM ZIP \_\_\_\_\_ E-MAIL: 87107

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SIA EXTENSION (1 YEAR) 745782

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. TRACTS B + C Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: HOPE PLAZA  
 Existing Zoning: SU-2 0-1 & RT Proposed zoning: SAME MRGCD Map No N/A  
 Zone Atlas page(s): C-20 UPC Code: 102006408632720226

**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 # 1006520, 09 DRB-70304, 07 DRB-70386

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: 8700 ALAMEDA NE  
 Between: BARSTOW and VENTURA

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

SIGNATURE William L. Kraemer DATE 05/19/2010  
 (Print) WILLIAM L. KRAEMER 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>10DRB-20141</u>	<u>ESIA</u>	_____	\$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADY</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>145.00</u>

Hearing date June 16, 2010

V. Kraemer S-19-10 Project # 1006520  
 Planner signature / date



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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

**Preliminary plat approval expires after one year.**

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

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

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

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

**Amended preliminary plat approval expires after one year.**

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

**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

**(Temporary sidewalk deferral extension use FORM-V)**

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

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

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

WILLIAM KRAEMER  
Applicant name (print)  
William J Kraemer 5/19/2010  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
10DRB - \_\_\_\_\_ - 20141  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

Van 5-19-10  
Planner signature / date  
Project # 10016520

# 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 June 1, 2010 To June 16, 2010

#### 5. REMOVAL

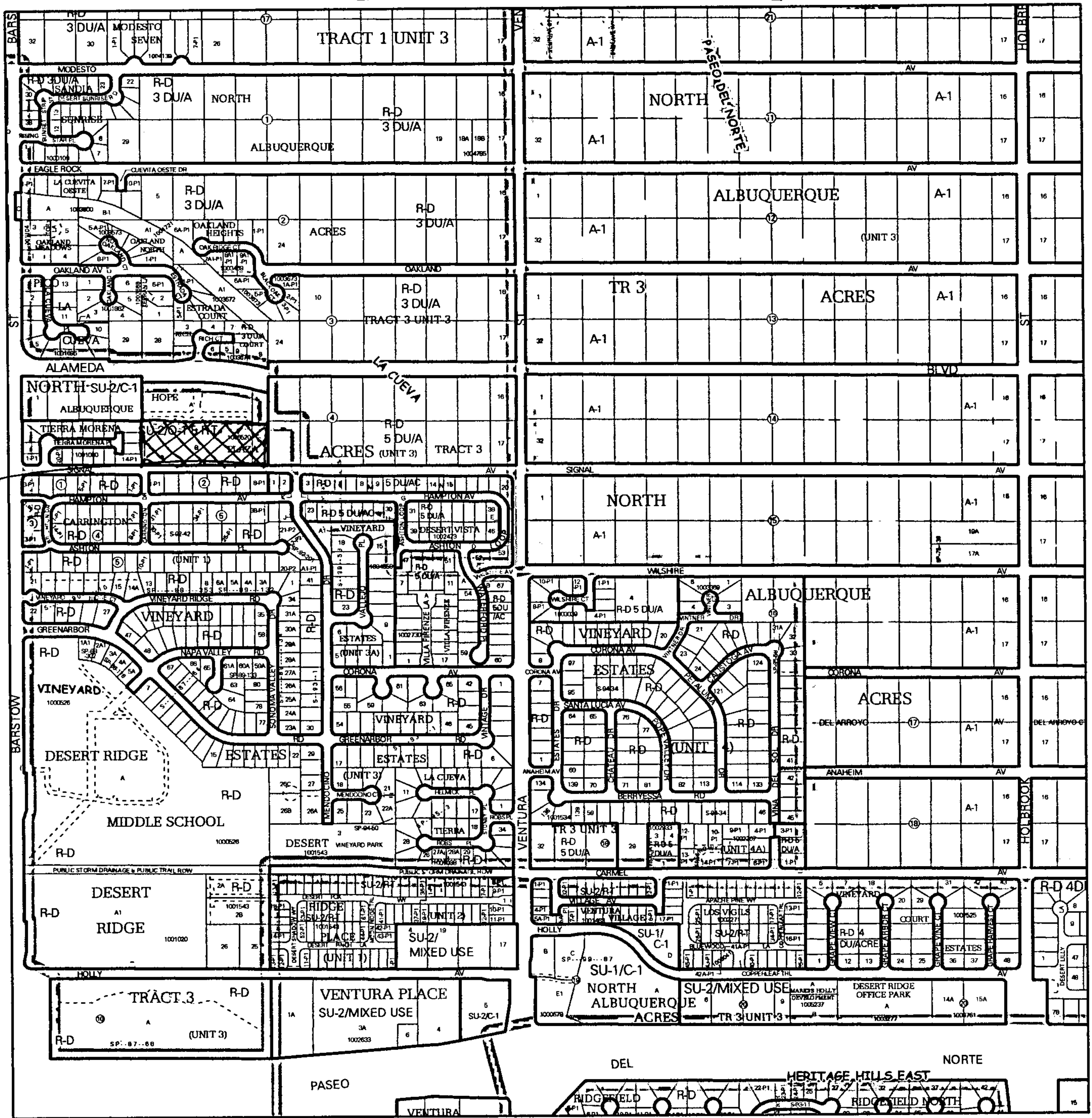
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

William J. Kiciem 5/19/2010  
(Applicant or Agent) (Date)

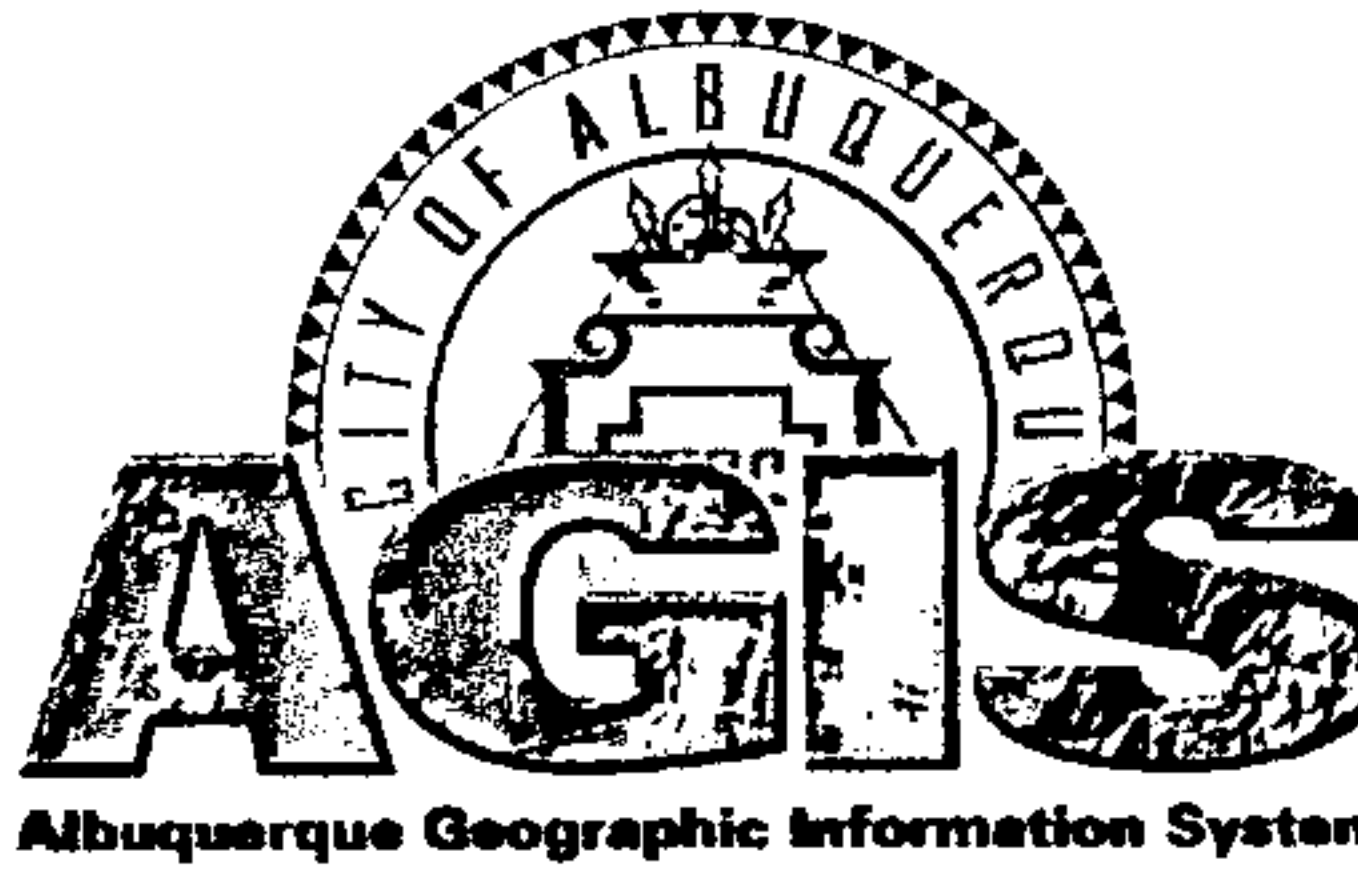
I issued 1 signs for this application, 5-19-10 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1006520

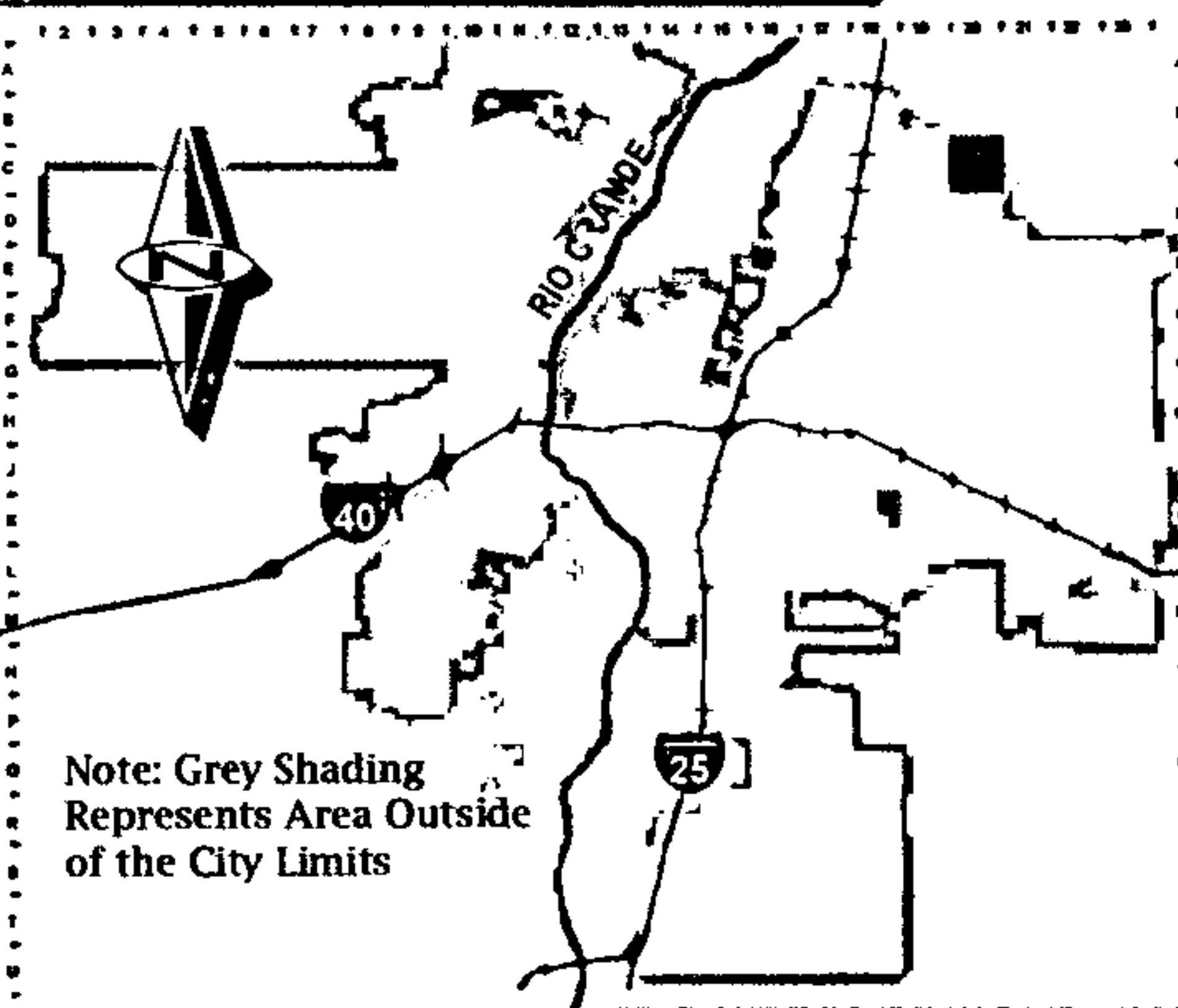


SUBJECT

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



Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-20-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



The  
Episcopal  
Diocese  
of the  
Rio Grande

May 17, 2010

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque, Planning Department

Hand Delivered

SUBJECT: CITY PROJECT # 745782, EXTENSION REQUEST  
AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS

Ladies and Gentlemen:

The parties executed a SUBDIVISION IMPROVEMENT AGREEMENT (SIA) for this project in July 2008. That agreement was amended in February 2010, extending the Construction Completion Deadline to July 23, 2010 and replacing the original Letter of Credit, Financial Guarantee with a Cashier's Check. In DRB project# 1006520, 09DRB-70304 the property owner sought and was denied a request to Vacate a portion of Signal Avenue.

Although the property owner opted not to appeal that denial, they believe that it will be possible to meet the criteria needed for an amended request to Vacate a portion of the Signal Ave. right of way and satisfy neighborhood and staff concerns. Ultimate approval of that request would obviate the need for the infrastructure improvements subject to the SIA.

Approval of the requested extension will not change the status quo or impact the viability of the transportation network in this area. It will allow time for further investigation and a renewed dialogue between Hope in the Desert Episcopal Church, neighbors both for and against the previous vacation request and City staff. We believe that there is additional information and evidence that we were unaware of in processing the previous vacation request.

The Trustees of the Property of the Protestant Episcopal Church in New Mexico hereby request a 12 month extension on the Construction Completion Deadline contained in the subject Amendment to July 23, 2011. The Trustees of the Property hereby authorize Mr. William Kraemer, Garcia/Kraemer & Associates (505) 242 5566 to act as their agent for this request. This grant of authority will also apply to subsequent Vacation request, if pursued.

Yours truly,

The Rev'd Canon Colin P. Kelly, III, D. Min.  
President, Trustees of the Property

4304 Carlisle Blvd. NE  
Albuquerque, New Mexico 87107-4811

505-881-0636 FAX: 505-883-9048

**INDEX OF DRAWINGS:**

- SHEET-1 SITE PLAN
- SHEET-2 GRADING & DRAINAGE PLAN
- SHEET-3 SITE UTILITY PLAN
- SHEET-4 LANDSCAPE PLAN
- SHEET-5 BUILDING ELEVATIONS
- SHEET-6 BUILDING ELEVATIONS

**DESIGN DATA:**

DATE: 06/01/2007  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: HOPE PLAZA

**PROJECT BREAKDOWN**

PHASE 1  
 PHASE 2  
 PHASE 3  
 PHASE 4

**OFFICE BUILDINGS**

OFFICE BUILDING 1  
 OFFICE BUILDING 2  
 OFFICE BUILDING 3

**FUTURE PHASES**

FUTURE PHASE 1  
 FUTURE PHASE 2  
 FUTURE PHASE 3

**PARKING REQUIREMENTS**

PARKING PHASE 1  
 PARKING PHASE 2  
 PARKING PHASE 3

**PERMITS PROVIDED**

PERMIT 1  
 PERMIT 2  
 PERMIT 3

**ACCESSED LOTS**

LOT 1  
 LOT 2  
 LOT 3

**BIKE SPACE REQUIREMENTS**

BIKE SPACE 1  
 BIKE SPACE 2  
 BIKE SPACE 3

**ASSEMBLIES**

ASSEMBLY 1  
 ASSEMBLY 2  
 ASSEMBLY 3

**REPAIRS**

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 REPAIR 2  
 REPAIR 3

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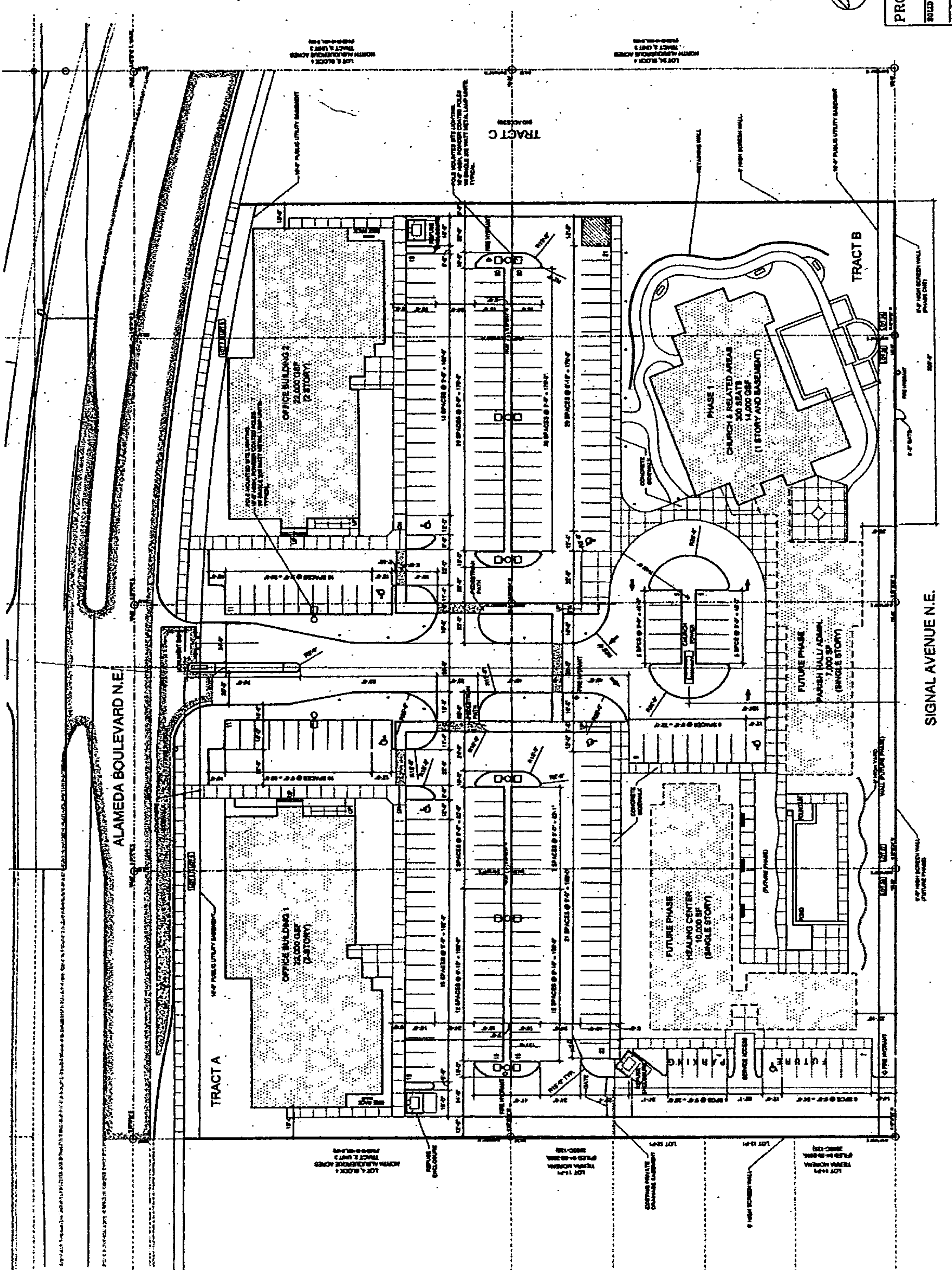
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**REPAIRS**

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 REPAIR 3

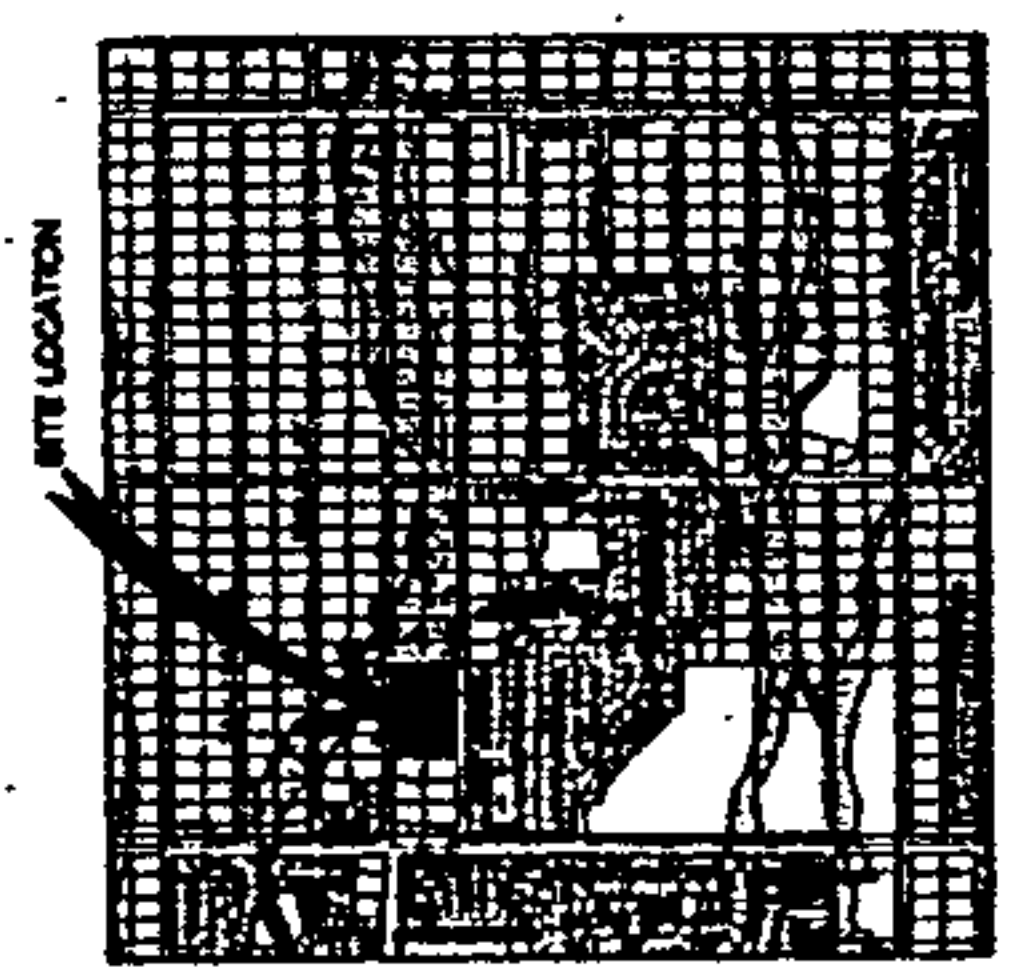
**REPAIRS**

REPAIR 1  
 REPAIR 2  
 REPAIR 3



**PROJECT NUMBER: -**

SOLID WASTE DEPARTMENT	DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
PARKS & RECREATION DEPARTMENT	DATE
PUBLIC WORKS, WATER UTILITIES DIVISION	DATE
CITY ENGINEER, ENGINEERING DIV./SAUACA	DATE
APPROVAL AND CONDITIONAL ACCEPTANCES as specified by Development Process Manual.	
City Planner, Albuquerque / Bernalillo	DATE
County Planning Director	DATE



**HOPE ARCHITECTS**  
 Planning Board Review Architecture PLLC  
 1700 Idaho Building NW, NE 8th  
 Albuquerque NM 87102  
 Phone: 505/424-1330  
 Fax: 505/424-1330  
 Website: www.hopearch.com

**HOPE PLAZA**  
 A CO-DEVELOPMENT OF  
 HOPE EPISCOPAL CHURCH  
 AND HOECH  
 REAL ESTATE CORP.  
 ALBUQUERQUE, NEW MEXICO  
 JUNE 2007

**SITE PLAN**

PLANS CHECKING OFFICE  
 924-3811  
 CITY ENGINEER APPROVED  
 HYDRANT(S) ONLY  
 SIGNATURE & DATE

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 .**

# ORIGINAL

Current DRC  
Project Number: HMCG 2008.047.3

FIGURE 12

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

PROPOSED NAME Hope Plaza  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Lots 5, 6, 7 and 8, Inclusive and 25, 26, 27 and 28, Inclusive, Block 4, North Albuquerque Acres, Tract 3, Unit 3

Date Submitted: 12-5-07  
Date Site Plan Approved: 12-5-07  
Date Preliminary Plat Approved: N/A  
Date Preliminary Plat Expires: N/A  
DRB Project No.: 1006520  
DRB Application No.: 07-70386

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 applicant 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 guarantees. Likewise, if the DRC Chair determines that applicant 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 applicant. 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, shall be requested as a separate project description and costs bid by the City.

Financially Guaranteed	Constructed Under	DRC #	DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
									Inspector	P.E.	City Civil Engineer
<input type="checkbox"/>	<input type="checkbox"/>	<u>745784</u>	<u>TBD</u>	24'	DEFERRED Residential Street w/ Curb & Gutter and 6' sidewalk on North Side	Signal Avenue NE	SW corner of Tract B	SE Corner of Tract C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<u>795781</u>	<u>TBD</u>	8"	DEFERRED Sanitary Sewer	Signal Avenue NE	SW corner of Tract B	SE Corner of Tract C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<u>751983</u>	<u>751983</u>	8"	Water Line	Signal Avenue NE	SW corner of Tract B	SE Corner of Tract C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<u>751983</u>	<u>751983</u>	8"	Sanitary Sewer	Alameda Boulevard NE	NW Corner of Tract A	NW Corner of Tract C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<u>751983</u>	<u>751983</u>	8"	Sanitary Sewer	Alameda Boulevard NE	NW Corner of Tract C	NE Corner of Tract C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<u>751983</u>	<u>751983</u>	8"	Water Line	Alameda Boulevard NE	NW Corner of Tract A	NW Corner of Tract C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<u>751983</u>	<u>751983</u>	8"	Sanitary Sewer	Alameda Boulevard NE	NW Corner of Tract C	NE Corner of Tract C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<u>751983</u>	<u>751983</u>	30' F-F	Asphalt Pavement w/ Standard Curb and Gutter and 6' sidewalk on South Side	Alameda Boulevard NE	NW Corner of Tract A	NE Corner of Tract A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<u>751983</u>	<u>751983</u>	12' Wide	Eastbound Right Turn Lane	Alameda Boulevard NE	NW Corner of Tract A	Site Entrance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<u>751983</u>	<u>751983</u>	Varies	Temporary Pavement Transition to Existing Road	Alameda Boulevard NE	Per DRC	Per DRC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<u>751983</u>	<u>751983</u>	Per DRC	Median Curb and Gutter and Turn Lane	Alameda Boulevard NE	NW Corner of Tract A	155' +/- West of NE Corner of Tract A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MB-1

EXHIBIT A

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private	P.E.	City Dept Engineer
74578		Per DRC	DEFERRED Median Curb and Gutter	Alameda Boulevard NE	155' +/- West of NE Corner Tract A	NE Corner of Tract C			
		30' F-F	DEFERRED Arterial Pavement w/ Standard Curb and Gutter and 6' Sidewalk on South Side	Alameda Boulevard NE	NW Corner of Tract C	NE Corner of Tract C			

Approval of Creditable Items: \_\_\_\_\_

Impact Fee Administrator Signature: \_\_\_\_\_ Date: \_\_\_\_\_

City User Dept Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

J. Graeme Means, PE  
NAME (print)

High Mesa Consulting Group  
FIRM

*J. Graeme Means*  
SIGNATURE - date 10-17-07

*[Signature]*  
DRB CHAIR - date 12-5-07

*[Signature]*  
TRANSFORMATION DEVELOPMENT - date 12/5/07

*[Signature]*  
MULTI DEVELOPMENT - date 11-28-07  
CITY ENGINEER - date \_\_\_\_\_

*Christina Sanderson*  
PARKS & RECREATION - date 12-5-07

AMTRCA - date \_\_\_\_\_

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER





High Mesa

2009.045.1

**AMENDMENT TO AGREEMENT TO  
CONSTRUCT SUBDIVISION IMPROVEMENTS  
AND  
AMENDMENT TO DRB INFRASTRUCTURE LIST**

City Project # 745782

**(SIA Procedure B- Modified Non- Work Order with Financial Guaranty)**

2-8-10

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on July 23, 2008, which was recorded on July 24, 2008, in the records of the Bernalillo County Clerk in Document No. 2008083630, pages 1 to 7, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Earlier Agreement was amended by a \_\_\_\_\_ Extension Agreement dated \_\_\_\_\_ recorded \_\_\_\_\_, in Book Misc. \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_, records of Bernalillo County, New Mexico, extending the construction deadline to \_\_\_\_\_; and

WHEREAS, the Earlier Agreement was amended by a \_\_\_\_\_ Extension Agreement dated \_\_\_\_\_ recorded \_\_\_\_\_, in Book Misc. \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_, records of Bernalillo County, New Mexico, extending the construction deadline to \_\_\_\_\_; and

WHEREAS, the Subdivider has requested Site Plan approval identified as Hope Plaza; and

WHEREAS, the Subdivider is required to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

- Amending Section 5, Financial Guaranty, second paragraph, to read as follows:  
  
To meet the Subdivision Ordinance requirements, the subdivider has acquired or is able to acquire the following "Financial Guaranty":  
  
Type of Financial Guaranty: Cashier's Check # 060803  
Amount: \$108,769.69  
Name of Financial Institution or Surety providing Guaranty: Irwin Union Bank, FSB  
Date City first able to call Guaranty: July 23, 2010  
Construction Completion Deadline: July 23, 2010  
If Guaranty other than a Bond, last day City is able to call Guaranty is September 23, 2010

Additional information: \_\_\_\_\_

2. WHEREAS, the Subdivider is required to amend the infrastructure listing for public and/or private improvements attached as Exhibit A to the Original Agreement;

WHEREAS, the Subdivider has submitted to the City and the City has approved an amended infrastructure listing.

NOW THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 2, Improvements and Construction Deadline, to replace Exhibit A the required infrastructure listing dated December 5, 2007 with a revised and amended infrastructure listing attached hereto as Exhibit A-1 dated 1-29-10.

2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.

**SUBDIVIDER:**

The Trustees of the Property of the Protestant Episcopal Church in New Mexico

By: [Signature]

Printed Name: Colin P. Kelly III

Title: President

Dated: January 12, 2010

**CITY OF ALBUQUERQUE:**

By: [Signature]

Richard Dourte, City Engineer

Dated: 2-8-10

2/4/10

02-03-10

**SUBDIVIDER'S NOTARY**

STATE OF New Mexico )

COUNTY OF Bernalillo )ss

This instrument was acknowledged before me on this 12 day of January, 2010 by Colin P. Kelly III, President of The Trustees of the Property of the Protestant Episcopal Church in New Mexico.

[Signature]  
Notary Public

My Commission Expires:  
September 26, 2013



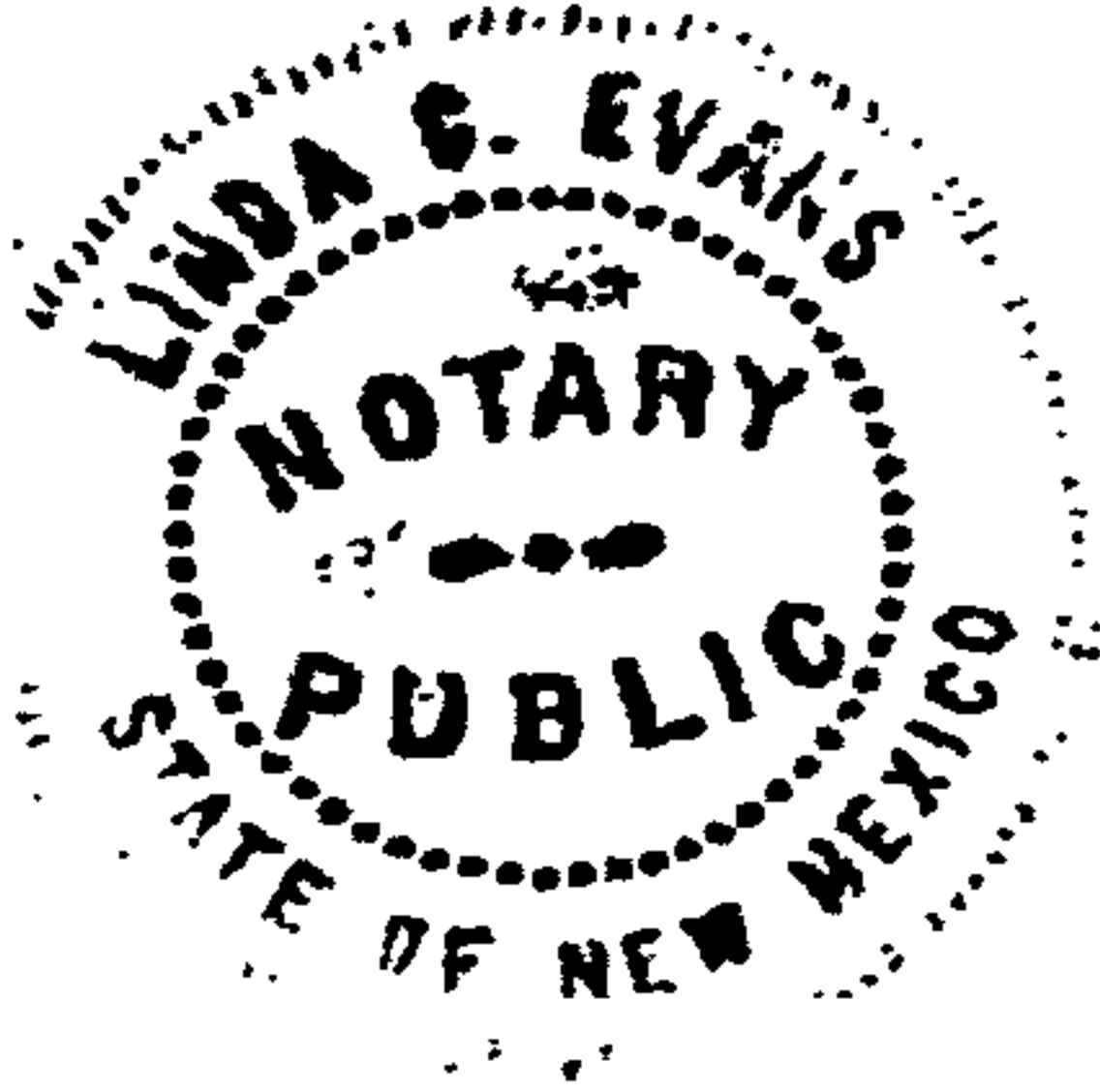
CITY'S NOTARY

STATE OF NEW MEXICO     )  
  )  
COUNTY OF BERNALILLO    )

This instrument was acknowledged before me on 8<sup>th</sup> day of February, 2010, by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

  
Notary Public

My Commission Expires:  
10-07-12



(Exhibit A-1 attached)

## FIGURE 12

SUBDIVISION IMPROVEMENTS  
 AGREEMENT-PUBLIC AND/OR PRIVATE  
 (Procedure B Modified Non-Work Order)  
 Project No. 7457.82

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 23<sup>rd</sup> day of July, 2008, 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 The Trustees of the property of the Protestant Episcopal Church in New Mexico ("Subdivider"), a New Mexico Non Profit Corporation, whose address is 4304 Carlisle Blvd, NE Albuquerque, NM 87107-4811 and whose telephone number is 505-881-0636 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 Tracts B & C Hope Plaza, recorded on January 9, 2008 as document number 2008002896 in the records of the Bernalillo County Clerk. The Subdivider certifies that the Subdivision is owned by The Trustees of the property of the Protestant Episcopal Church in New Mexico and Tract C is owned by Llave Development, Inc. ("Owners").

The Subdivider has submitted and the City has approved a plat and Site Development Plan identified as Hope Plaza describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private Improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

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 5<sup>th</sup> day of December, 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. 7457.82.

Note: To compute the Construction Completion Deadline: the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

Doc# 2008083630

07/24/2008 03:08 PM Page: 1 of 7  
 AGRE R:\$21.00 M. Toulouse Oliver, Bernalillo County



3. Financial Guaranty. The Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Letter of Credit Amount: \$ 172,429. Name of Financial Institution or Surety Providing Guaranty: Irwin Union Bank Date City first able to call Guaranty: December 5, 2009 [Construction Completion Deadline]: February 5, 2010. If Guarantee other than a Bond, last day City able to call on Guarantee is: February 5, 2010. Additional information: None.

4. Completion, Acceptance and Termination. Upon completion of the required infrastructure, the Subdivider shall notify the City Engineer and the Design Review Section of Planning Department. After the City Engineer approves the construction, the City will promptly release this Agreement and the Financial Guaranty.

5. 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 NMSA 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.

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

7. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

8. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

9. 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.

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

11. 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.

12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. 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.

14. 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.

15. 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.

16. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:

By [Signature]: [Signature]  
Name: Colin P. Kelly, III  
Title: President  
Dated: 6-24-08

CITY OF ALBUQUERQUE

City Engineer

Dated: 7-23-08

[Signature]  
7-23-08

[Signature]  
7-14-08

SUBDIVIDER'S NOTARY

STATE OF New Mexico )  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on 24 day of June, 2008 by [name(s) of person(s):] Colin P. Kelly, III,  
[title on capacity, for instance, "President" or "Owner":] President of [Subdivider: The trustee of the Property of the Protestant Episcopal Church in New Mexico]

[Signature]  
Notary Public

My Commission Expires: 04/20/2011



CITY'S NOTARY

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss.

This instrument was acknowledged before me on 23<sup>RD</sup> day of July, 2008 by Richard Duarte, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]  
Notary Public

My Commission Expires:

10-07-08

POWER OF ATTORNEY

STATE OF New Mexico )  
 ) ss.  
COUNTY OF Bernalillo )

Llave Development, Inc ("Owner"), of 8830 Keeran Lane NE, Albuquerque, New Mexico, 87122, hereby makes, constitutes and appoints The Trustees of the Property of the Protestant Episcopal church in New Mexico ("Subdivider") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Subdivider full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") subdivision requirements regarding the real estate owned by me and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Subdivider lawfully does or causes to be done by virtue of the power herein conferred upon the Subdivider.

This power of attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Planner in order to provide notice to City of the termination of this power of attorney; or (2) upon release of the Agreement by the City.

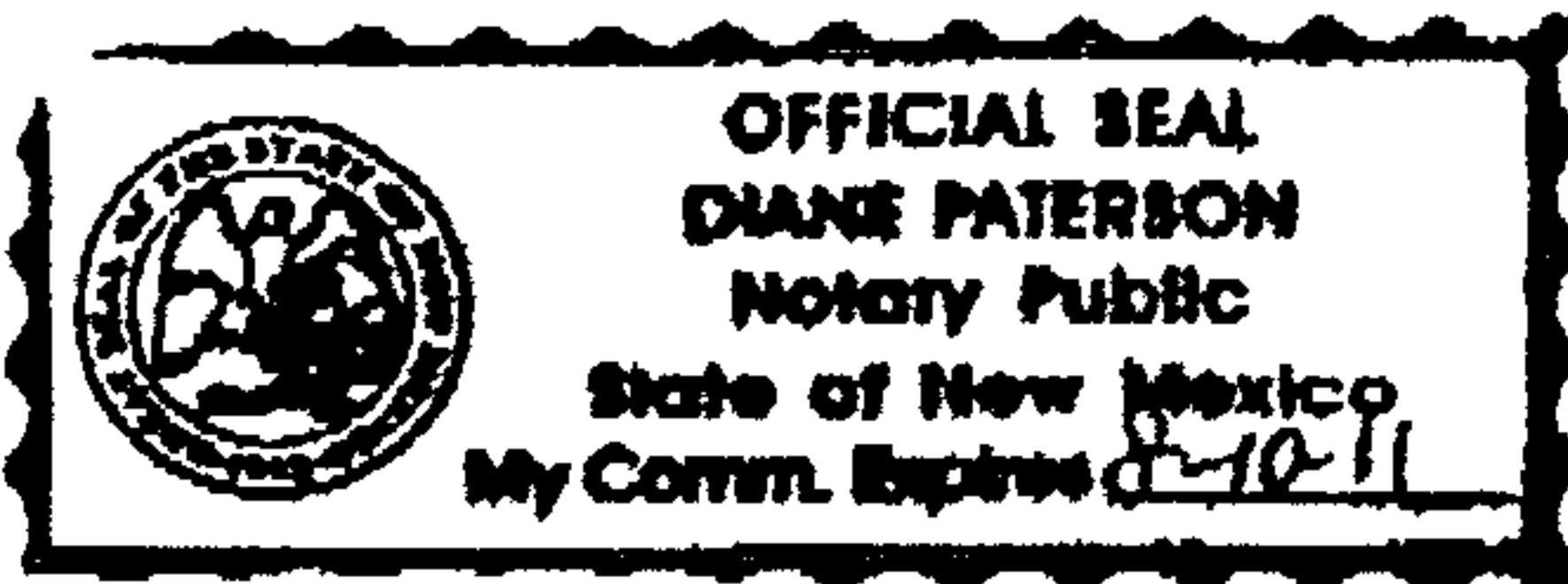
OWNER

By \_\_\_\_\_  
Name Robert B. Keeran  
Title President  
Dated: 6/5/08

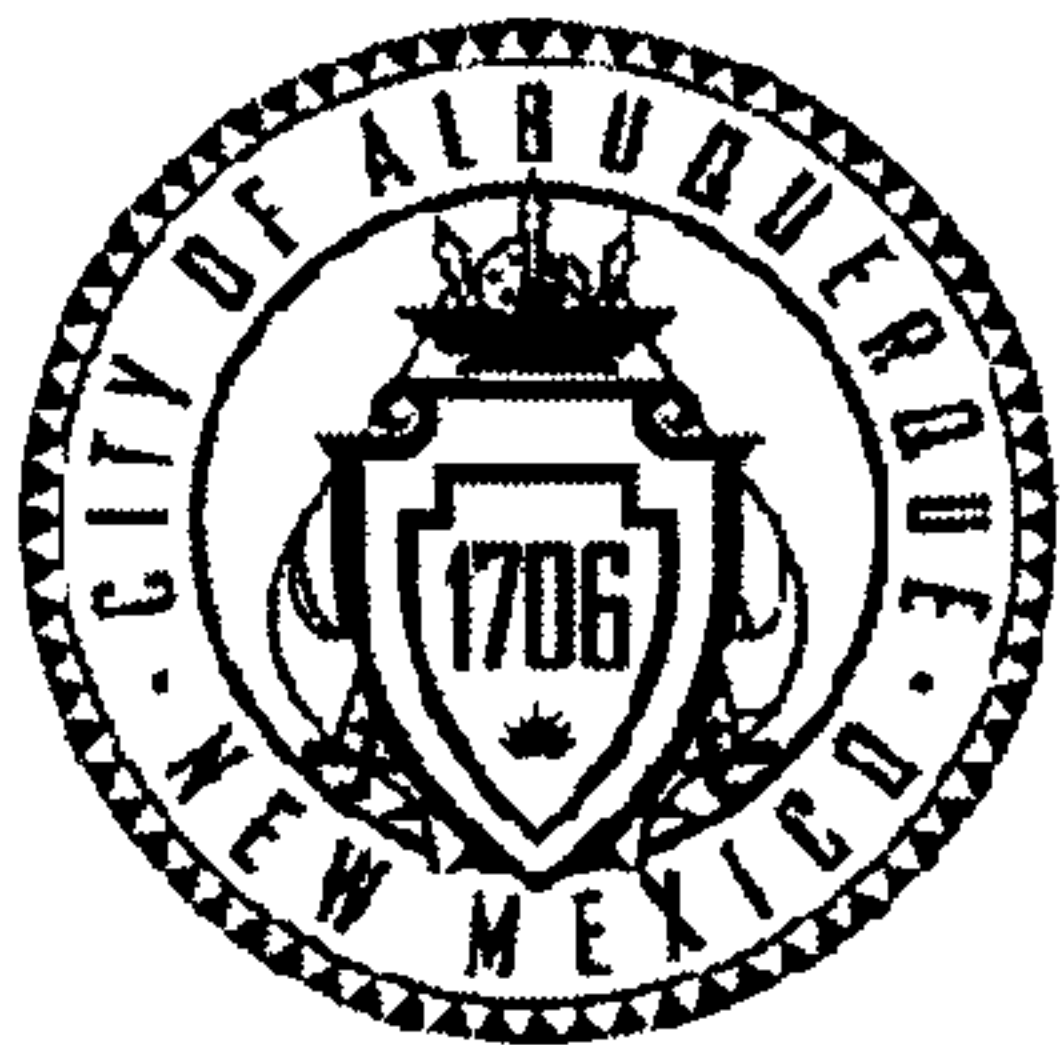
The foregoing Power of Attorney was acknowledged before me this 5<sup>th</sup> day of June, 2008 by Robert B. Keeran, President of Llave Development on behalf of the Owner.

My Commission Expires: 8-10-11

Diane Paterson  
Notary Public







# DEVELOPER INQUIRY SHEET

## (To be completed prior to application submittal)

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

**Cell Tower & Type:**  Free-Standing Tower -OR-  Concealed Tower  
**Private Development**  EPC  DRB  LUCC  Liquor Submittal  
 Administrative Amendments (AA's)

**City Project**  **Special Exception Application (ZHE)**

**CONTACT NAME:** WILLIAM KRAEMER  
**COMPANY NAME:** GARCIA/KRAEMER + ASSOC  
**ADDRESS/ZIP:** 200 LOMAS NW #1111 87102  
**PHONE:** 505 242 5566 **FAX:** 505 242 9028

### LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:  
TRACES B+C HOPE PLAZA as recorded on January 9, 2008, document # 2008002896

<p>LOCATED ON  <u>8700 Alameda NE Albuq NM 87122</u>  <small>STREET NAME OR OTHER IDENTIFYING LANDMARK</small></p>	<p>LEGAL DESCRIPTION</p>
<p>BETWEEN <u>BARSTOW St NE</u> AND  <small>STREET NAME OR OTHER IDENTIFYING LANDMARK</small></p> <p><u>VENTURA St NE</u>  <small>STREET NAME OR OTHER IDENTIFYING LANDMARK</small></p>	

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE C-20.  
**(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)**  
**(Zone Map MUST be provided with request)**



The  
Episcopal  
Diocese  
of the  
Rio Grande

May 17, 2010

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque, Planning Department

Hand Delivered

SUBJECT: CITY PROJECT # 745782, EXTENSION REQUEST  
AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS

Ladies and Gentlemen:

The parties executed a SUBDIVISION IMPROVEMENT AGREEMENT (SIA) for this project in July 2008. That agreement was amended in February 2010, extending the Construction Completion Deadline to July 23, 2010 and replacing the original Letter of Credit, Financial Guarantee with a Cashier's Check. In DRB project# 1006520, 09DRB-70304 the property owner sought and was denied a request to Vacate a portion of Signal Avenue.

Although the property owner opted not to appeal that denial, they believe that it will be possible to meet the criteria needed for an amended request to Vacate a portion of the Signal Ave. right of way and satisfy neighborhood and staff concerns. Ultimate approval of that request would obviate the need for the infrastructure improvements subject to the SIA.

Approval of the requested extension will not change the status quo or impact the viability of the transportation network in this area. It will allow time for further investigation and a renewed dialogue between Hope in the Desert Episcopal Church, neighbors both for and against the previous vacation request and City staff. We believe that there is additional information and evidence that we were unaware of in processing the previous vacation request.

The Trustees of the Property of the Protestant Episcopal Church in New Mexico hereby request a 12 month extension on the Construction Completion Deadline contained in the subject Amendment to July 23, 2011. The Trustees of the Property hereby authorize Mr. William Kraemer, Garcia/Kraemer & Associates (505) 242 5566 to act as their agent for this request. This grant of authority will also apply to subsequent Vacation request, if pursued.

Yours truly,

A handwritten signature in black ink, appearing to read "Colin P. Kelly, III".

The Rev'd Canon Colin P. Kelly, III, D. Min.  
President, Trustees of the Property

A large, bold, black stamp that reads "COPY".

SENT TO NOTIFY  
NEIGHBORHOOD REPRESENTATIVES

4304 Carlisle Blvd. NE  
Albuquerque, New Mexico 87107-4811

505-881-0636 FAX: 505-883-9048

7007 0710 0000 6307 0806

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Postage	\$ 0.44	0129  06 Postmark Here
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 3.24</b>	05/19/2010

Sent To **GERALD GIBBS**  
 Street, Apt. No.,  
 or PO Box No. **8820 HAMPTON AVE NE**  
 City, State, ZIP+4 **ALBUQ NM 87122**

PS Form 3800, August 2006 See Reverse for Instructions

7007 0710 0000 6307 0813

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Postage	\$ 0.44	0129  06 Postmark Here
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 3.24</b>	05/19/2010

Sent To **LORENZO ABEYTA**  
 Street, Apt. No.,  
 or PO Box No. **8905 HAMPTON AVE NE**  
 City, State, ZIP+4 **ALBUQ NM 87122**

PS Form 3800, August 2006 See Reverse for Instructions

7007 0710 0000 6307 0790

**U.S. Postal Service™**  
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Postage	\$ 0.44	0129  06 Postmark Here
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 3.24</b>	05/19/2010

Sent To **TONY HUFFMAN**  
 Street, Apt. No.,  
 or PO Box No. **8912 CORONA AVE NE**  
 City, State, ZIP+4 **ALBUQ NM 87122**

PS Form 3800, August 2006 See Reverse for Instructions

7007 0710 0000 6307 0783

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

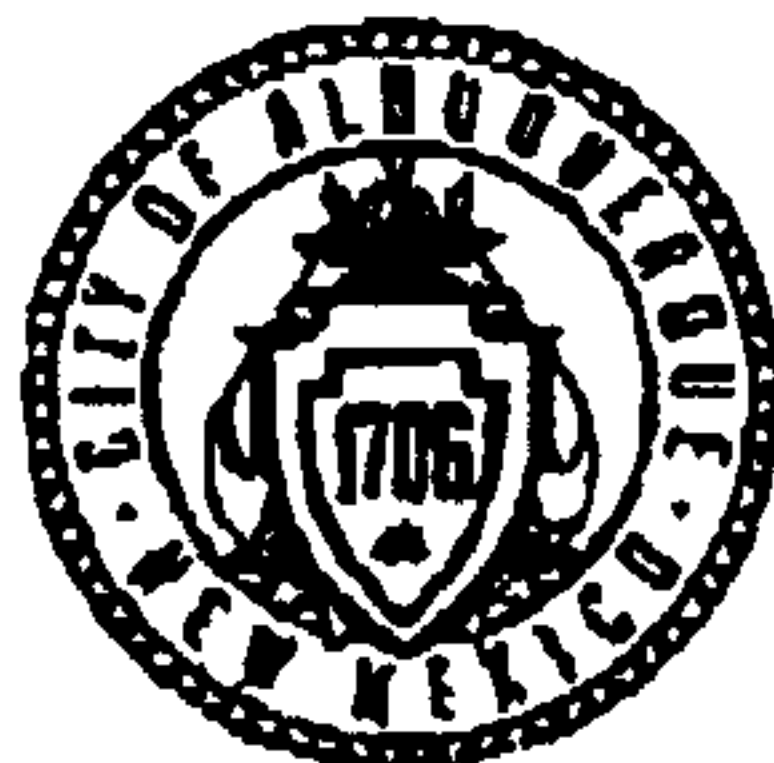
For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 0.44	0129  06 Postmark Here
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 3.24</b>	05/19/2010

Sent To **LEE ANN RIESEN**  
 Street, Apt. No.,  
 or PO Box No. **9036 VILLAGE AVE NE**  
 City, State, ZIP+4 **ALBUQ NM 87122**

PS Form 3800, August 2006 See Reverse for Instructions



# City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

May 18, 2010

William Kraemer  
Garcia/Kraemer and Associates  
200 Lomas Blvd. NW, Suite 1111/87102  
Phone: 505-242-5566/Fax: 505-242-9028

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

Dear William:

Thank you for your inquiry of May 18, 2010 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at (DRB SUBMITTAL) - TRACTS B & C, HOPE PLAZA, LOCAED ON 8700 ALAMEDA BOULEVARD NE, BETWEEN BARSTOW STREET NE AND VENTURA STREET NE zone map **C-20**.

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

**VINEYARD ESTATES N.A. "R"**

Lee Ann Riesen, 9036 Village Ave. NE/87122 844-2059 (w) 280-5792 (c)  
Tony Huffman, 8912 Corona Ave. NE/87122 823-2456 (h) 259-9723 (c)

**DESERT VISTA H.O.A.**

Gerald Gibbs, 8820 Hampton Ave. NE/87122 822-8326 (h)  
Lorenzo Abeyta, 8905 Hampton Ave. NE/87122

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

Sincerely,

**Stephani Winklepleck**

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

Jack Cloud, DRB Chair  
City of Albuquerque,  
Development Review Board  
City of Albuquerque

October 14, 2009

Re: Petition for Project # 1006520

Dear Jack Cloud,

We recently received a notice from City of Albuquerque, Development Review Board for public hearing schedule for October 21, 2009, to close down the SIGNAL AVENUE as mentioned in the attached public notice. The closing down of Signal Avenue will impact the residents of Desert Vista as it will limit the public access to many homes in this neighborhood.

Therefore, we, the resident of Desert Vista oppose this proposal and would request city to deny this request. To support this Petition, signatures of Desert Vista HOA residents are attached with this letter.

Yours sincerely,

Desert Vista Residents



**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 21, 2009**, beginning at **9:00 a.m.** for the purpose of considering the following:

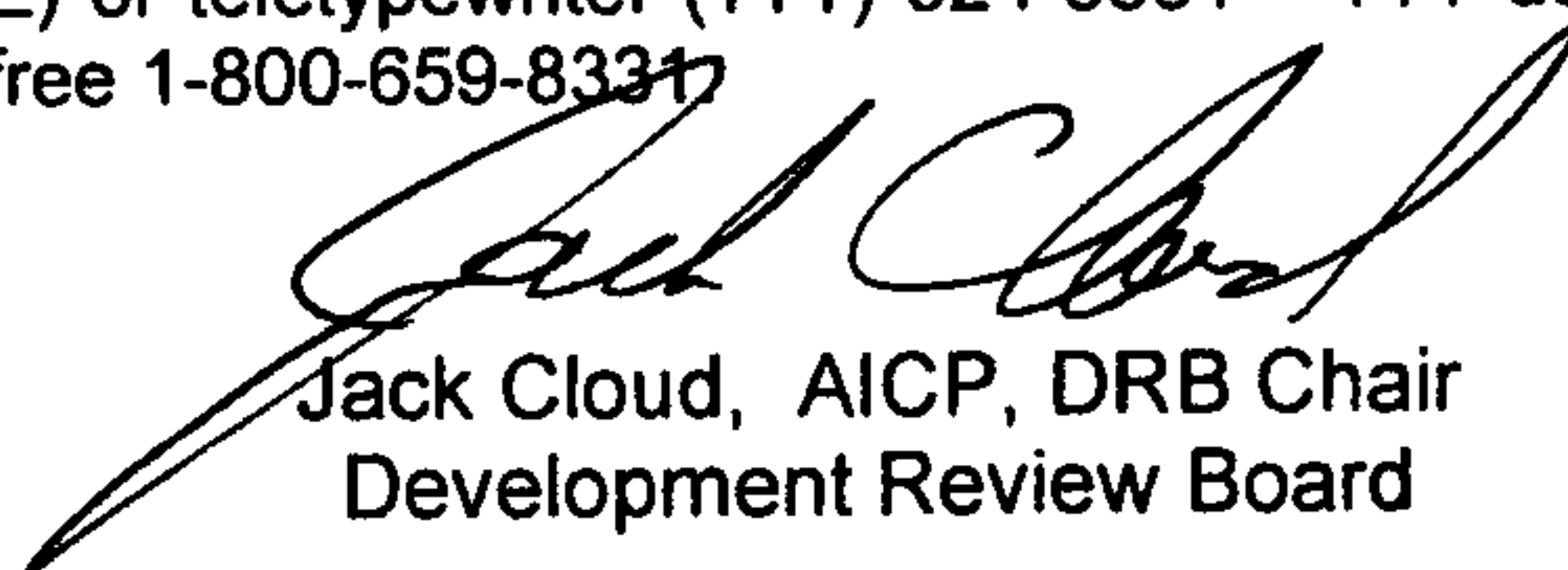
**Project# 1002535**  
09DRB-70303 VACATION OF PUBLIC  
EASEMENT

G. P. S. LLC agent(s) for CHRONIS DEVELOPMENT request(s) the referenced/ above action(s) for a 5 foot Public Utility Easement on a portion of Lot(s) 32-35 and Lot 38, **HUBBELL HEIGHTS ADDITION**, zoned SU-1/ 0-1 & C-1, located on the west side of 65TH ST SW and south of CENTRAL AVE SW containing approximately 5.556 acre(s). (K-10, K-11)

**Project# 1006520**  
09DRB-70304 VACATION OF PUBLIC  
RIGHT-OF-WAY

HOWIE TISCHLER agent(s) for HOPE IN THE DESERT EPISCOPAL CHURCH et.al. request(s) the referenced/ above action(s) for SIGNAL AVENUE NE between CARRINGTON DR NE and VENTURA AVE NE adjacent to Tracts B & C, **HOPE PLAZA SUBDIVISION** and Lot(s) 17 - 24, Block(s) 4, Tract 3, Unit 3, **NORTH ALBUQUERQUE ACRES**. (C-20)

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

  
Jack Cloud, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 5, 2009.**



# Vineyard Estates Neighborhood Association (VENA)

October 9, 2009

PROJECT # 1006520

Development Review Board, Jack Cloud – Chairman

**FAX 505-924-3339**

600 Second Street NW

Albuquerque, NM 87103

Dear Chairman Cloud and DRB Members:

This letter is in reference to the September 24, 2009 application by Hope in the Desert Episcopal Church to vacate/close Signal Ave between Carrington Drive and Ventura.

**The Vineyard Estates Neighborhood Association (VENA) voted at its October 8, 2009 Board Meeting (vote was 6-1) to OPPOSE THIS VACATION/CLOSURE of Signal Ave based on several factors that we feel are "SUBSTANTIAL PROPERTY RIGHTS" of the residents that VENA represents.**

Over the last five years, the VENA Board has been extensively involved with the City of Albuquerque on the issue of Signal Ave., including having the VENA Traffic Committee working with staff members of the City's Engineering Department and City Councilor's office.

Over the last five years, VENA has hosted numerous meetings with the board, general membership and traffic committee that included the subject matter of Signal Ave and at each of these meetings the VENA members have been in opposition to any proposals that would include the vacation/closure of Signal Ave. As recent as our August 27, 2009 VENA Annual Membership meeting, the VENA Traffic Committee provided an update on Signal Ave. and 100 percent of the VENA members in attendance at this meeting were against any vacation/closure of Signal Ave. In addition, the VENA Board invited representatives from the City of Albuquerque's Engineering Department and staff members from City Councilor Brad Winter's Office to attend the October 8, 2009 VENA Board meeting to provide updated information on the issues related to the proposed vacation/closure of Signal Ave.



Page Two (2)

Based on this updated City information to the VENA Board, the VENA Board voted to oppose this vacation/closure of Signal Ave. The VENA Board and its members have concerns on critical "*neighborhood quality of life issues*" that would be affected by the vacation/closure of Signal Ave. The concerns are generated by the ***subsequent effects in altering traffic patterns through the neighborhood*** by the vacation/closure of Signal Ave. VENA's concerns from these altered traffic patterns include the following:

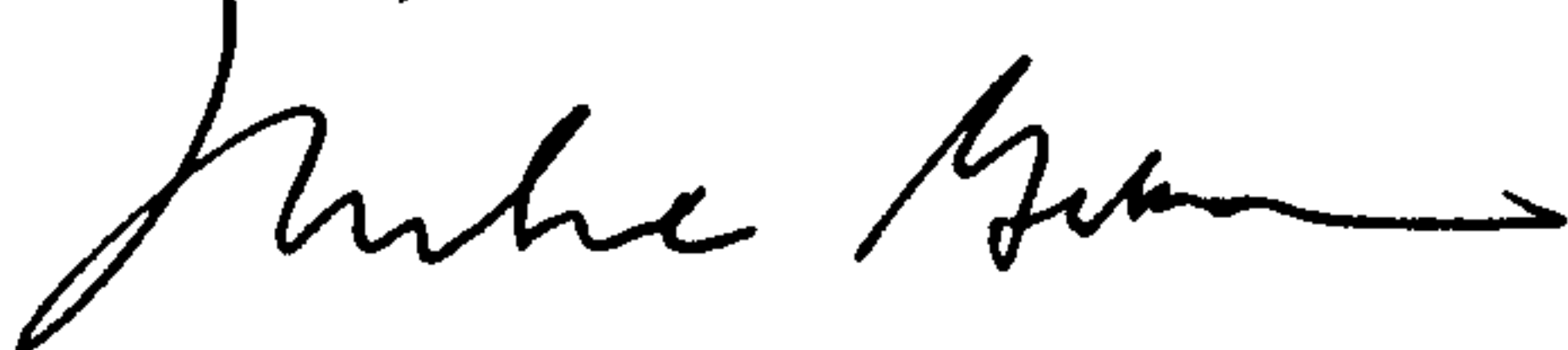
- **Overall increase traffic throughout the neighborhoods.**
- **Compromising the safety of children (high level of kids that play throughout the neighborhood and kids walking to and from Desert Ridge M.S. and LA Cueva H.S)**
- **Signal Ave. is an East-West evacuation route for traffic to and from Desert Ridge M.S. and La Cueva High School students and parents.**
- **Increase in crime from increase in traffic.**
- **Increase speeding in all neighborhoods.**
- **Signal Ave. is a part of the La Cueva Sector Plan.**
- **Signal Ave. is currently maintained by the City of Albuquerque**
- **Signal Ave. is a current City of Albuquerque Bus Route**
- **Impact on overall property values because of the above mentioned items.**

In addition, the VENA Board would like to be on record to clarify a statement made by the applicant's correspondence (9/24/09) that stated that the church had worked closely with VENA on this issue of the vacation/closure of Signal Ave. In the past, Hope in the Desert Episcopal Church has met with the VENA Board on their building construction plans only, but there **has been no formal presentations or agreements** with VENA on the applicant's request to vacate/close the street.

VENA's Board of Directors have a long history of working with the City of Albuquerque, civic groups, residential and commercial developers to promote a "PRO-DEVELOPMENT PHILOSOPHY" that adds value to the overall neighborhoods that VENA represents. VENA and its Board of Directors are committed to this philosophy in order to protect the existing and future "Quality of Life" for its residents and its neighbors.

We appreciate your time and consideration on this matter and we look forward to your decision at the October 21, 2009 DRB meeting.

Sincerely,



Mike Gibson, VENA Vice President

attachment – VENA Traffic Committee

## Vineyard Estates Neighborhood Association (VENA)

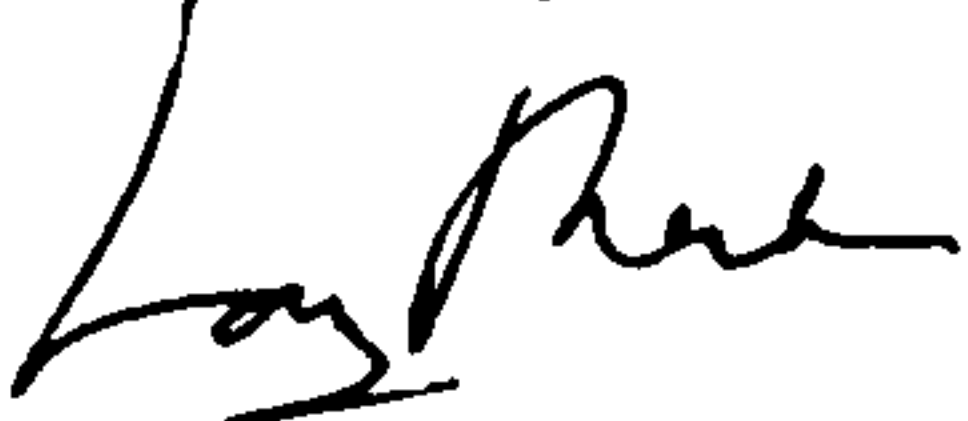
VENA Board:

Per the request of the VENA Board of Directors, the VENA Traffic Committee will work with the City of Albuquerque and other related agencies to develop information regarding several key traffic related issues affecting the community.

One of the issues that the VENA Board of Directors would like the VENA Traffic Committee to focus on is the potential of the vacation/closure of Signal Avenue and its effects on adjacent neighborhoods within the VENA neighborhood community.

Per the VENA Board of Directors, we will target completing a report in order to present to the August 27, 2009 VENA Annual Membership Meeting at Covenant United Methodist Church.

Sincerely,



Elizabeth Meek, Traffic Committee Chair

## Cloud, Jack W.

---

**From:** Dourte, Richard H.  
**Sent:** Tuesday, October 13, 2009 4:17 PM  
**To:** Cloud, Jack W.  
**Subject:** FW: Vineyard Estates / Signal meeting

Jack,

Fyi, please make a copy for the file.

Richard

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

From: Mike Gibson [mailto:mgibson@aconm.org]  
Sent: Tuesday, October 13, 2009 2:21 PM  
To: Dourte, Richard H.  
Cc: Trujeque, Diana L.  
Subject: RE: Vineyard Estates / Signal meeting

Diana & Richard

First, I would like to thank both of you for your attendance and assistance at the October 8th Vineyard Estates Neighborhood Association meeting on the issue of the vacation/closure of Signal Avenue.

Your insight on this matter was invaluable and allowed the board to understand better the dynamics of this issue and its impact to all the neighborhoods effected. With this information that you provided the VENA Board met after your departure and voted 6-1 to oppose the application to vacate/close Signal. We have drafted the necessary correspondence for the DRB hearing next week to oppose this vacation/closure.

Second, I want to personally apologize for the tone of this meeting and some comments made to you and others during the meeting. The intensity and concerns from neighbors and myself have reached a critical point because of this potential vacation/closure of Signal and its impact on property values. I was out of line and I apologize. Coming from the construction/design community I should have realized that you both are there to state the facts and I should not allow emotions to come into play.

We are proud of our community and proud of the work that you and other city employees and elected officials have done on behalf of the taxpayers. Thank you for the support and we look forward to working with you both now and in the future.

Mike Gibson  
Vice President, VENA

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

From: Dourte, Richard H. [mailto:RDourte@cabq.gov]  
Sent: Tuesday, September 29, 2009 3:44 PM  
To: Lee Ann Riesen; Mike Gibson  
Subject: RE: Vineyard Estates / Signal meeting

Ok, thanks,

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

From: Lee Ann Riesen [mailto:lafisk@swcp.com]  
Sent: Tuesday, September 29, 2009 3:36 PM  
To: Mike Gibson  
Cc: Dourte, Richard H.  
Subject: Re: Vineyard Estates / Signal meeting

I just called the church and confirmed that we can have the fireside room on October 8 at 7 PM.

Covenant United Methodist Church  
South east corner of Wyoming Blvd NE and Wilshire  
Just south of La Cueva High School

Lee Ann

On Tue, Sep 29, 2009 at 03:16:38PM -0600, Mike Gibson wrote:

> Richard

>

> I really appreciate your assistance on this critical neighborhood issue. We

> look forward to working with you and Kristal.

>

> Thanks again.

>

> Mike Gibson

>

> Cc: Lee Ann Riesen

>

> -----Original Message-----

> From: Dourte, Richard H. [mailto:RDourte@cabq.gov]

> Sent: Tuesday, September 29, 2009 2:11 PM

> To: Mike Gibson

> Cc: Metro, Kristal D.

> Subject: RE: Vineyard Estates / Signal meeting

>

>

> Mr. Gibson,

>

> Let's try for 7:00 pm, I should be there and hopefully not late.

> Kristal Metro will be there to start things off and is quite capable to

> handle this meeting, just in case, for some reason that I can not make > it.

>

> Richard

>

> -----Original Message-----

> From: Mike Gibson [mailto:mgibson@aconm.org]

> Sent: Tuesday, September 29, 2009 11:09 AM

> To: Dourte, Richard H.

> Subject: RE: Vineyard Estates / Signal meeting

>

> Richard

>

> If we moved the meeting to 7 pm would that work. If not, could you send

> your assistant to the meeting on the 8th at 6 pm? If so, I would need > the

> name of this person.

>

> Richard, this issue is a very sensitive to the residents in the VENA > neighborhood and we are trying to understand the dynamics of why the

> need to

> close this street. I understand that you are the expert and hope that > you

> can attend.

>

> Could I also offer Tuesday, October 13th at 6 pm as another alternative

> date. Please advise.

>

> Mike Gibson

>

> -----Original Message-----  
> From: Dourte, Richard H. [mailto:RDourte@cabq.gov]  
> Sent: Tuesday, September 29, 2009 10:41 AM  
> To: Mike Gibson  
> Subject: RE: Vineyard Estates / Signal meeting  
>  
> Sorry,  
> The 8th does not work for me, I have a 5:30 appointment. I can send  
> someone in my place.  
>  
> Richard  
>  
> -----Original Message-----  
> From: Mike Gibson [mailto:mgibson@aconm.org]  
> Sent: Tuesday, September 29, 2009 10:33 AM  
> To: Dourte, Richard H.  
> Subject: RE: Vineyard Estates / Signal meeting  
>  
> Richard  
>  
> We would like to meet with you and the City Councilor's staff on  
> Thursday,  
> October 8th - 6 pm at Covenant United Methodist Church.  
>  
> Could you check your schedule to see if that works for you? Thank  
you.  
>  
> Mike Gibson  
> Vice President Vineyard Estates Neighborhood Association  
>  
> -----Original Message-----  
> From: Dourte, Richard H. [mailto:RDourte@cabq.gov]  
> Sent: Tuesday, September 29, 2009 10:07 AM  
> To: Lee Ann Riesen; Trujeque, Diana L.  
> Cc: mgibson@aconm.org; Metro, Kristal D.  
> Subject: RE: Vineyard Estates / Signal meeting  
>  
> When do you want to do this??  
>  
> -----Original Message-----  
> From: Lee Ann Riesen [mailto:lafisk@swcp.com]  
> Sent: Monday, September 28, 2009 3:01 PM  
> To: Trujeque, Diana L.; Dourte, Richard H.  
> Cc: mgibson@aconm.org  
> Subject: Vineyard Estates / Signal meeting  
>  
> Hello Richard and Diana. Our board member Mike Gibson will be taking  
> over for me in arranging the meeting regarding the closing of Signal.  
  
> We had tentatively set October 29 at 6 PM for a meeting with our  
board.  
>  
> He is going to try to move the meeting to an earlier date, so we can  
> speak  
> to Richard (and the other person Diana recommended that we speak to),  
> before  
> the October 21 DRB hearing.  
>  
> I just wanted to let you know that you should hear from him by  
Wednesday  
> or Thursday at the latest.  
>  
> Thank you both...  
>  
> Lee Ann  
>  
>

>  
> -----  
> Lee Ann Riesen  
> President  
> Vineyard Estates Neighborhood Association  
> A recognized neighborhood association of the City of Albuquerque  
> <http://www.venaabq.org>  
>

--

=====  
Lee Ann Riesen, [lafisk@swcp.com](mailto:lafisk@swcp.com)

**Cloud, Jack W.**

---

**From:** Joe Speroni [josephsperoni@yahoo.com]  
**Sent:** Wednesday, October 14, 2009 9:45 PM  
**To:** Cloud, Jack W.  
**Subject:** Owner/Resident Opinion on Issue 1006520 - Signal Rd NE

Owner/Resident Opinion on Issue 1006520 - Signal Rd NE

I am in favor of keeping Signal open. Reasons are:

\* Need additional 'neighborhood' east-west route. Alameda will be better for through traffic, but VENA residents will not want to get on Alameda just to get to Barstow. Holly is highly congested between Barstow and Ventura. Greenarbor barrier should also be removed.

\* A walking path that is 1/3 mile long and not connected to other walking paths is not valuable and will not be used.

Thank you!

Joe Speroni  
Owner & Resident - 8805 Corona Ave NE (Vineyard III)

10/15/2009



**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 21, 2009, beginning at 9:00 a.m.** for the purpose of considering the following:

**Project# 1002535**  
09DRB-70303 VACATION OF PUBLIC  
EASEMENT

G. P. S. LLC agent(s) for CHRONIS DEVELOPMENT request(s) the referenced/ above action(s) for a 5 foot Public Utility Easement on a portion of Lot(s) 32-35 and Lot 38, **HUBBELL HEIGHTS ADDITION**, zoned SU-1/ 0-1 & C-1, located on the west side of 65TH ST SW and south of CENTRAL AVE SW containing approximately 5.556 acre(s). (K-10, K-11)

**Project# 1006520**  
09DRB-70304 VACATION OF PUBLIC  
RIGHT-OF-WAY

HOWIE TISCHLER agent(s) for HOPE IN THE DESERT EPISCOPAL CHURCH et.al. request(s) the referenced/ above action(s) for SIGNAL AVENUE NE between CARRINGTON DR NE and VENTURA AVE NE adjacent to Tracts B & C, **HOPE PLAZA SUBDIVISION** and Lot(s) 17 - 24, Block(s) 4, Tract 3, Unit 3, **NORTH ALBUQUERQUE ACRES.** (C-20)

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

  
Jack Cloud, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 5, 2009.**



# 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 2<sup>nd</sup> 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): Home Tishman / Hope Episcopal Church / ETR PHONE: 321-0103  
 ADDRESS: 8700 Arroyo NE FAX: 249-1502  
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: 856-4076  
 APPLICANT: Hope Episcopal / Home Tishman / ETR PHONE: 249-1502  
 ADDRESS: 8700 Arroyo NE FAX: 321-0103  
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL:

Proprietary interest in site: owner List all owners: Home, Tishman, Church, UAF

DESCRIPTION OF REQUEST: VACATION of SIGNAGE FROM VENTURA to CARLINGTON

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. Tracts BDC Hope Park & Lots 17-24, Blk 4, Unit TR. 3, Unit 3  
 Subdiv/Addn/TBKA: N/A  
 Existing Zoning: SU-2/01 & RS/RA Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-20 UPC Code: 1-020-064-12433520208

**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 # 1006520  
07 EPC 40001 and 40002, OLD CASE NO 1002063

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO 2 EPC 00990 07302570360  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total area of site (acres): \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Signal  
 Between: VENTURA and Carlington

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: 12/17/08

SIGNATURE: [Signature] DATE: 9/24/09 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

09DRB - 70304

Action

VPR  
ADU  
DMF

S.F.

Fees

\$ 300.00  
\$ 75.00  
\$ 20.00

Hearing date

October 21, 2009

Total

\$ 395.00

[Signature] 9.25.09  
Planner signature / date

Project # 1006520

249-1502

323 4089

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.**

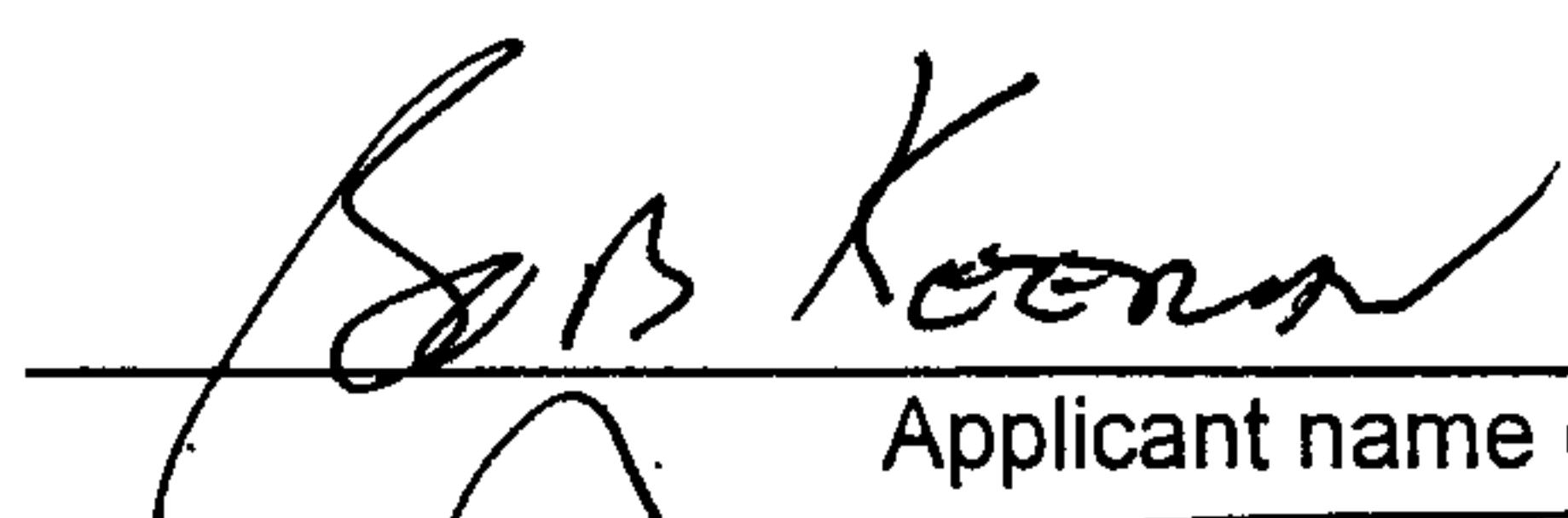
- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
    - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the variance 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.**

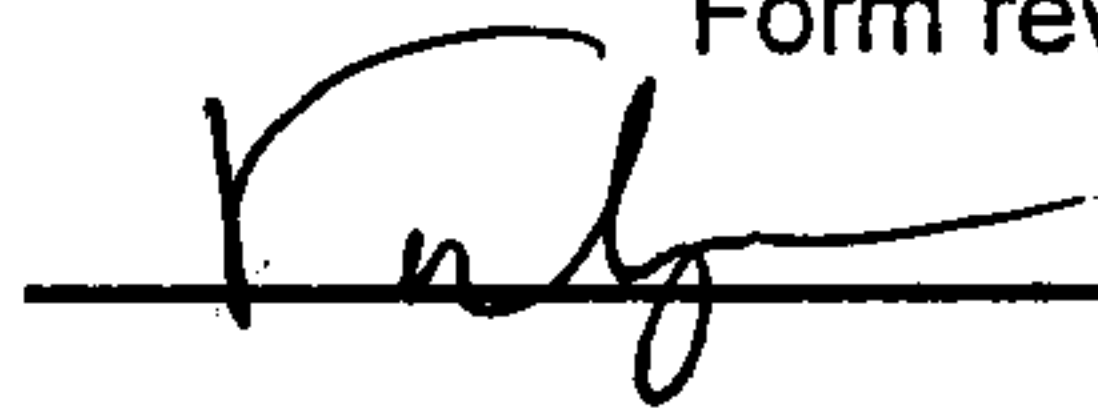
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

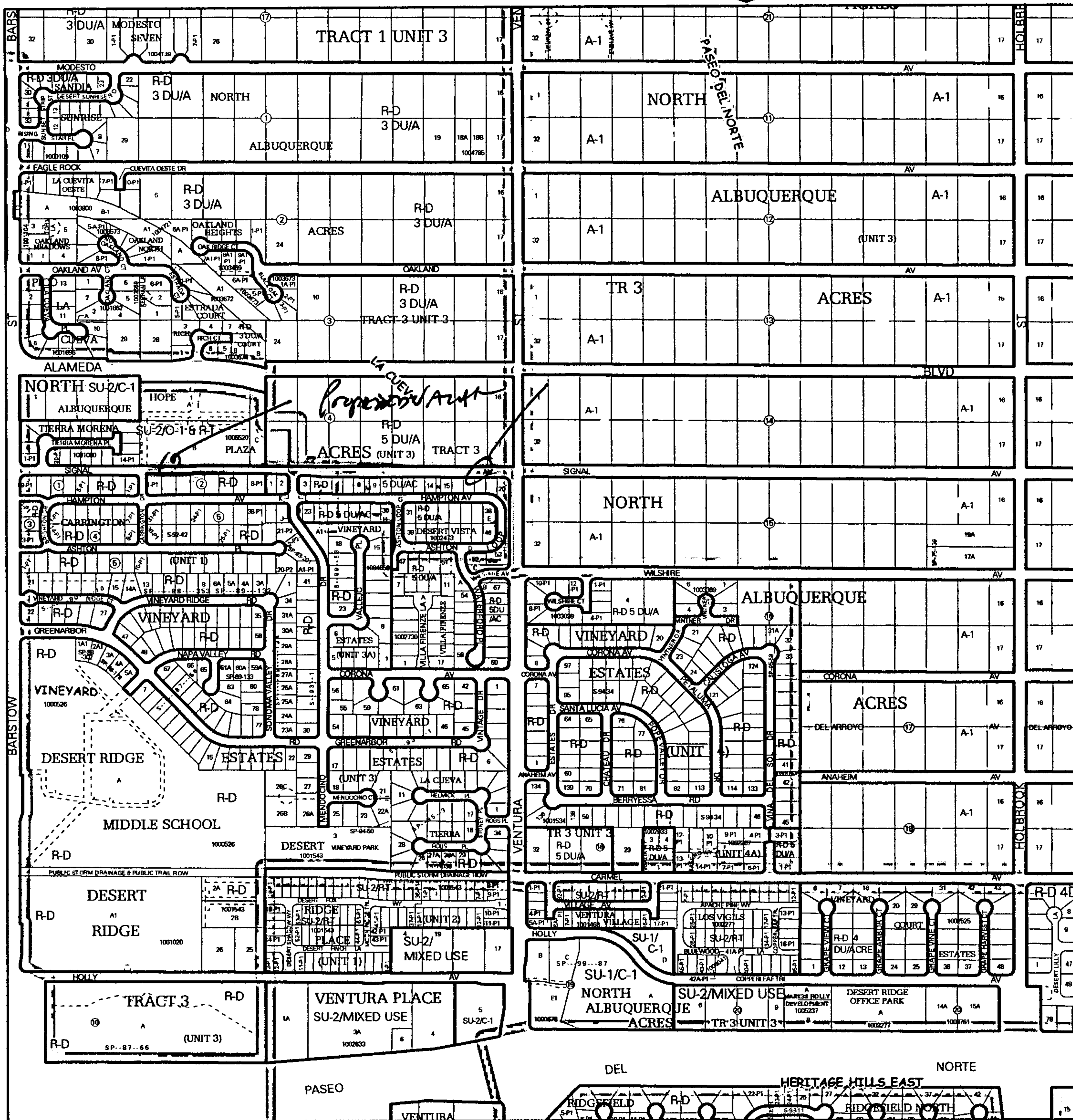
  
 \_\_\_\_\_  
 Applicant name (print)  
 \_\_\_\_\_  
 Applicant signature / date



Form revised 4/07

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 09DRB - \_\_\_\_\_ - 70304

  
 \_\_\_\_\_  
 Planner signature / date  
 Project # 1006520



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

**Albuquerque Geographic Information System**

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-20-Z**

Selected Symbols


0 750 1,500 Feet

**HOPE IN THE DESERT EPISCOPAL CHURCH  
8700 ALAMEDA BLVD. NE  
ALBUQUERQUE, NM 87122**

September 24, 2009

Subject: Signal Ave. Vacation ("property")

Ladies and Gentlemen:


Hope in the Desert Episcopal Church, etal, propose to vacate approx. 1980' of Signal Ave from Carrington Dr. on the west to Ventura on the east. Signal was never intended to extend beyond Carrington Dr. in the original master plan. This is the reason Carrington Subdivision was allowed to vacate 20' of right of way, creating the dangerous intersection @ Signal and Carrington Dr. Alameda was intended to swing to the South and hook up with Wilshire which would have cut off Signal at that point.

In the mean time, plans changed and in all the subsequent plan changes, Signal Ave. has not been addressed. When Ventura and Alameda are realigned and improved the new intersection will be too close to the intersection of Ventura and Signal. At best, this will require Signal to be reduced to a right out @ Ventura with no westbound traffic which pretty much negates the need for Signal.

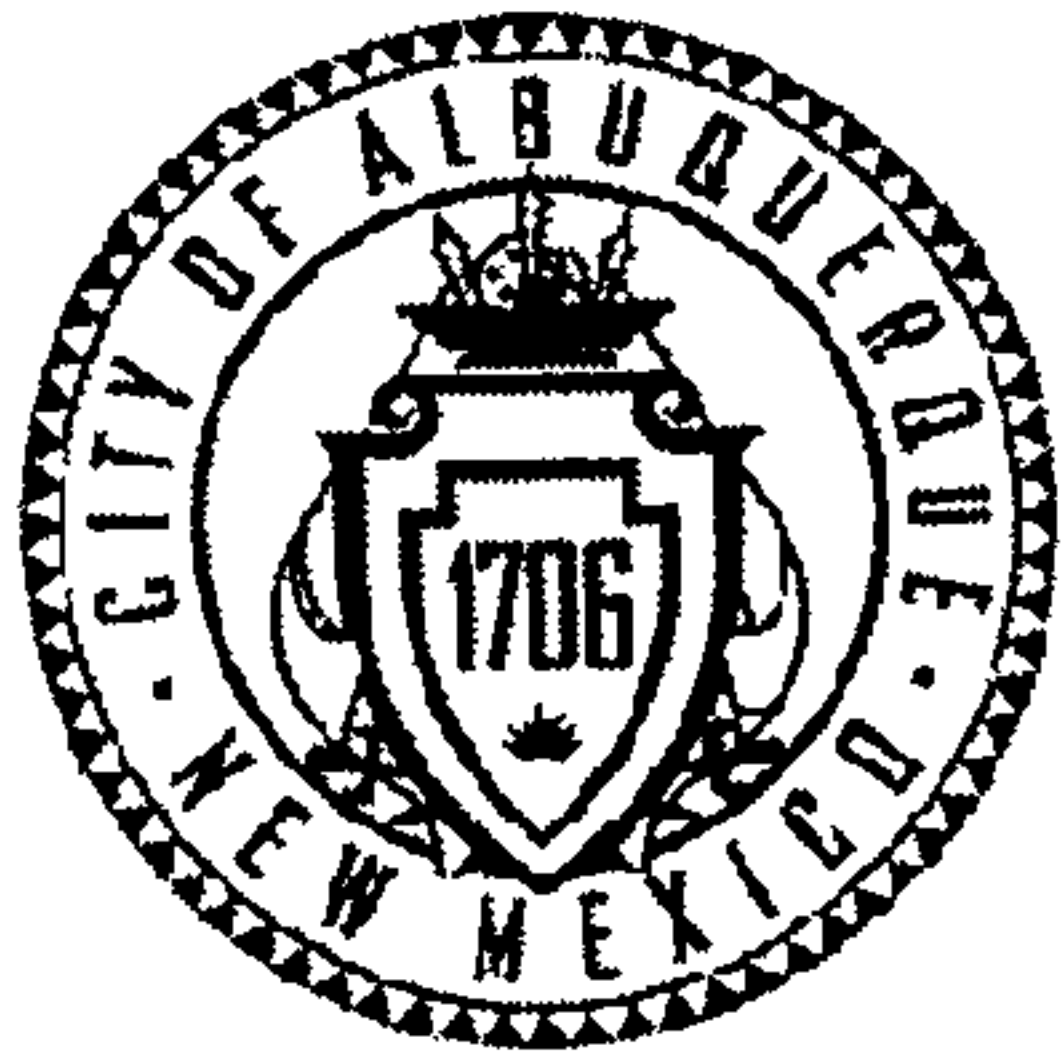
We have worked closely with the City of Albuquerque and the Vineyard Neighborhood Assoc. on this plan for the better part of five years and after numerous revisions feel this is the best solution to a difficult problem. We ask for your support in this endeavor.

If you have any questions, please don't hesitate to call me at @ 505-321-0103.

Sincerely,

  
Howie Tischler

Howie Tischler



# DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

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

Cell Tower & Type:  Free-Standing Tower -OR-  Concealed Tower

Private Development  EPC  DRB  LUCC  Liquor Submittal

Administrative Amendments (AA's)

City Project  1006520 Special Exception Application (ZHE)

CONTACT NAME: BOB KEERAN

COMPANY NAME: UAVE

ADDRESS/ZIP: PO BOX 92620

PHONE: 505-249-1502 FAX: 505-858-1702

## LEGAL DESCRIPTION INFORMATION

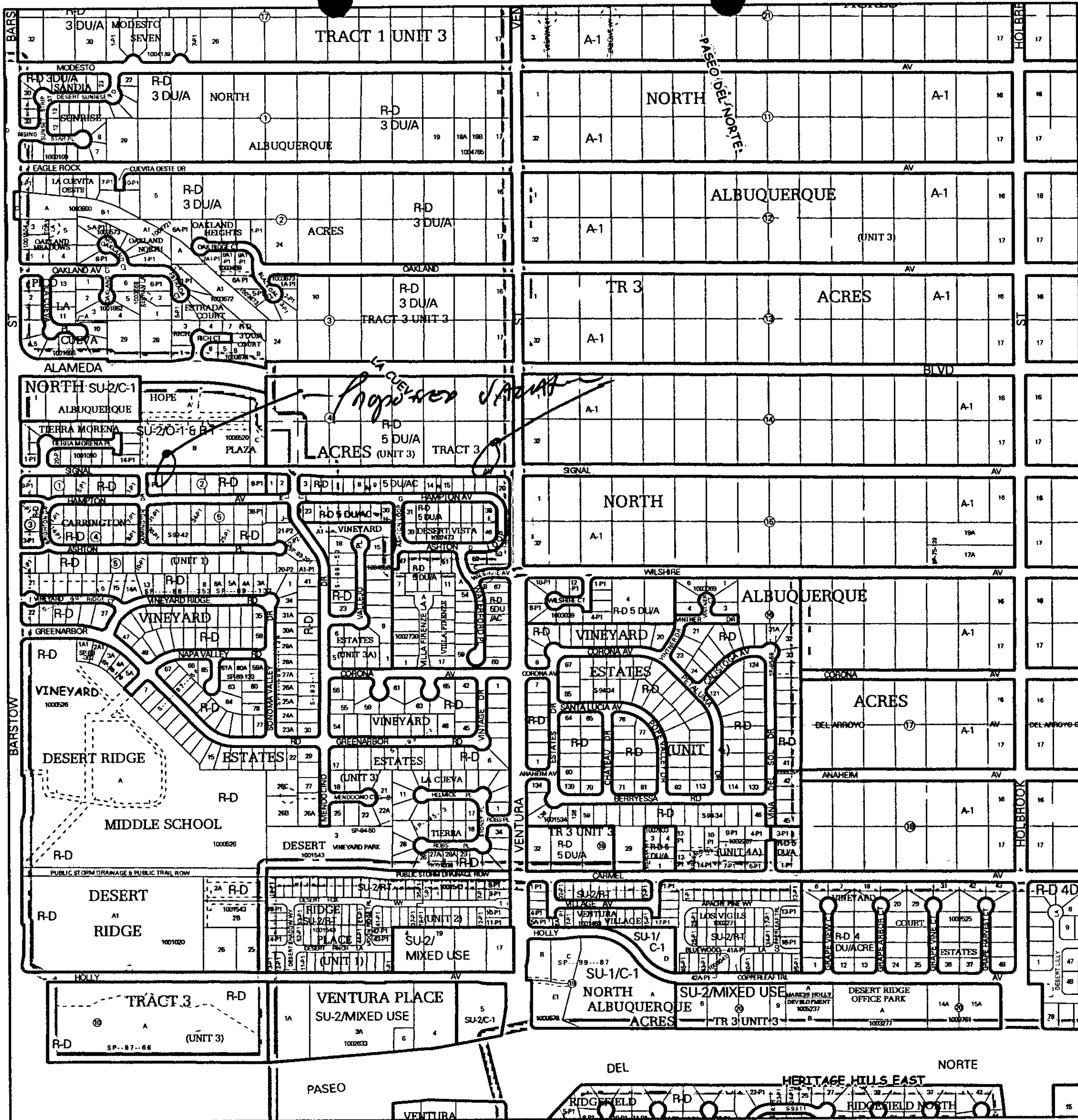
PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

Signal Ave

LOCATED ON SIGNAL AVE.  
LEGAL DESCRIPTION  
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN VENTURA AND BANSTON  
STREET NAME OR OTHER IDENTIFYING LANDMARK  
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (1-20).  
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)  
(Zone Map **MUST** be provided with request)



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-20-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

7002 0860 0003 3155 1807

**U.S. Postal Service  
CERTIFIED MAIL RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)**

ALBUQUERQUE NH 87122 A L U S E

Postage	\$ 0.44	0109
Certified Fee	\$2.80	19
Return Receipt Fee (Endorsement Required)	\$2.30	Postmark Here  09/24/2009
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.54</b>	

Sent To: **MIKE FLYNN**  
 Street, Apt. No.; or PO Box No.: **10520 Eagle Rock NE**  
 City, State, ZIP+ 4: **Alb NM 87122**

PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0003 3155 1784

**U.S. Postal Service  
CERTIFIED MAIL RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)**

ALBUQUERQUE NH 87122 A L U S E

Postage	\$ 0.44	0109
Certified Fee	\$2.80	19
Return Receipt Fee (Endorsement Required)	\$2.30	Postmark Here  09/24/2009
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.54</b>	

Sent To: **TONY HOFFMAN**  
 Street, Apt. No.; or PO Box No.: **8912 Corona Ave NE**  
 City, State, ZIP+ 4: **Alb NM 87122**

PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0003 3155 1791

**U.S. Postal Service  
CERTIFIED MAIL RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)**

ALBUQUERQUE NH 87122 A L U S E

Postage	\$ 0.44	0109
Certified Fee	\$2.80	19
Return Receipt Fee (Endorsement Required)	\$2.30	Postmark Here  09/24/2009
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.54</b>	

Sent To: **LINDA KITTERMAN**  
 Street, Apt. No.; or PO Box No.: **10750 Wilshire NE**  
 City, State, ZIP+ 4: **Alb NM 87122**

PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0003 3155 1874

**U.S. Postal Service  
CERTIFIED MAIL RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)**

ALBUQUERQUE NH 87122 A L U S E

Postage	\$ 0.44	0109
Certified Fee	\$2.80	19
Return Receipt Fee (Endorsement Required)	\$2.30	Postmark Here  09/24/2009
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.54</b>	

Sent To: **LEE ANN RIESEN**  
 Street, Apt. No.; or PO Box No.: **9036 Village Ave NE**  
 City, State, ZIP+ 4: **Alb NM 87122**

PS Form 3800, April 2002 See Reverse for Instructions

FACSIMILE

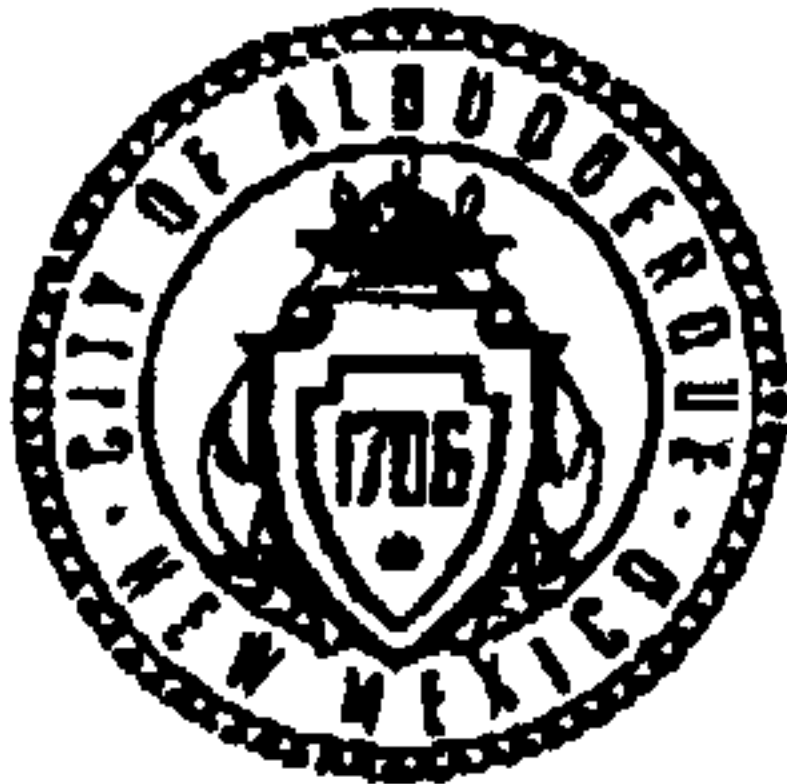
To: Bob Keeran

FROM: PAT MONTORA  
COA/Planning  
Office of Neighborhood Coordination  
P.O. Box 1293, Albuquerque, NM 87103  
Street Address: 600 Second St. NW/87102  
Phone: 924-3914 Fax: 924-9913

DATE: 9/24/09 FAX NO.: 858-1702  
PAGE TOTAL: 3

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CONTACT  
IN CASE OF PROBLEMS: 924-3914, Monday through Friday  
8 a.m. to 5 p.m.





**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.

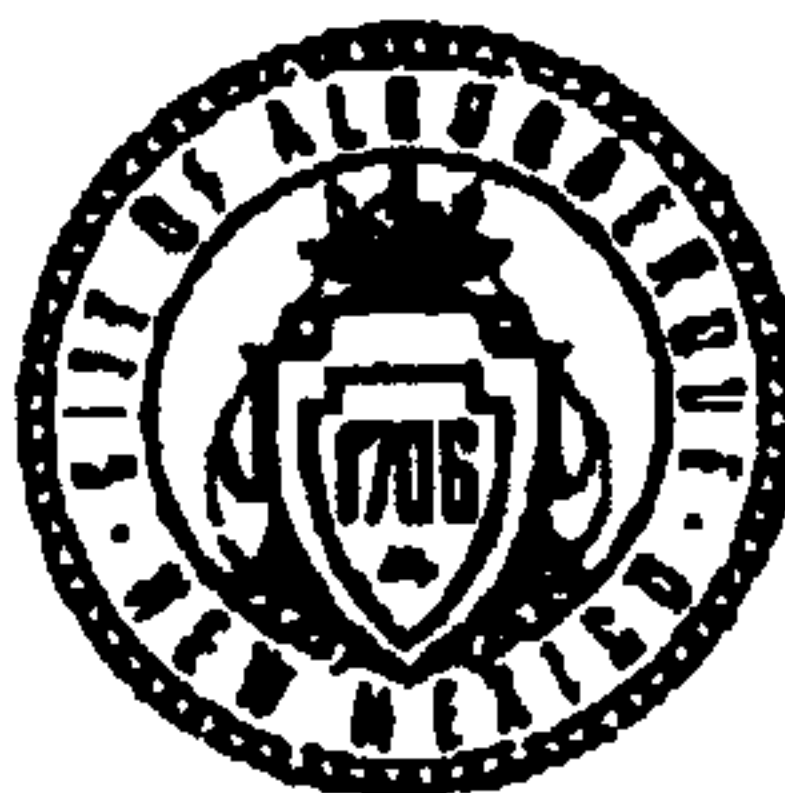
- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations (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: 9-24-09 Time Entered: 11:30 AM ONC Rep. Initials: PM



# 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: 9.24.09

TO CONTACT NAME: BOB KEERAN  
 COMPANY/AGENCY: UAVE  
 ADDRESS/ZIP: Box 92620  
 PHONE/FAX #: 249-1502 858-1702

Thank you for your inquiry of 9/24/09 (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 Signal Avenue  
between Ventura & Arroyo  
 zone map page(s) C-90

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

Vineyard Estates  
 Neighborhood or Homeowner Association

North Albuquerque Acres  
 Neighborhood or Homeowner Association

Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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,

Catrina Mark  
 OFFICE OF NEIGHBORHOOD COORDINATION

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

**NORTH ALBUQ. ACRES COMM. ASSOC. (NAA) "R"**

**\*Linda Kitterman** e-mail: [linda.kitterman@gmail.com](mailto:linda.kitterman@gmail.com)

10750 Wilshire NE/87122 301-0920 (h)

Mike Flynn e-mail: [mjkbfiynn@comcast.net](mailto:mjkbfiynn@comcast.net)

10520 Eagle Rock NE/87122 856-1540 (h)

Website: [www.naaca.net](http://www.naaca.net)

NA E-mail: [naaca@comcast.net](mailto:naaca@comcast.net)

**Council District:** 4&County

**County District:** 4

**Police Beat:** 434/NE

**Zone Map #:** B-E-19-23

**VINEYARD ESTATES N.A. (VYE) "R"**

**\*Lee Ann Riesen** e-mail: [lafisk@swcp.com](mailto:lafisk@swcp.com)

9036 Village Ave. NE/87122 821-9001 (h) 844-2059 (w) 280-5792 (c)

Tony Huffman e-mail: [thuffman663@comcast.net](mailto:thuffman663@comcast.net)

8912 Corona Ave. NE/87122 823-2456 (h) 259-9723 (c)

Website: [www.venaabq.org](http://www.venaabq.org)

**Council District:** 4

**County District:** 4

**Police Beat:** 434/NE

**Zone Map:** C-19-20

**HOPE IN THE DESERT EPISCOPAL CHURCH  
8700 ALAMEDA BLVD. NE  
ALBUQUERQUE, NM 87122**

September 24, 2009

Subject: Signal Ave. Vacation ("property")

Ladies and Gentlemen:


Hope in the Desert Episcopal Church, etal, propose to vacate approx. 1980' of Signal Ave from Carrington Dr. on the west to Ventura on the east. Signal was never intended to extend beyond Carrington Dr. in the original master plan. This is the reason Carrington Subdivision was allowed to vacate 20' of right of way, creating the dangerous intersection @ Signal and Carrington Dr. Alameda was intended to swing to the South and hook up with Wilshire which would have cut off Signal at that point.

In the mean time, plans changed and in all the subsequent plan changes, Signal Ave. has not been addressed. When Ventura and Alameda are realigned and improved the new intersection will be too close to the intersection of Ventura and Signal. At best, this will require Signal to be reduced to a right out @ Ventura with no westbound traffic which pretty much negates the need for Signal.

We have worked closely with the City of Albuquerque and the Vineyard Neighborhood Assoc. on this plan for the better part of five years and after numerous revisions feel this is the best solution to a difficult problem. We ask for your support in this endeavor.

If you have any questions, please don't hesitate to call me at @ 505-321-0103.

Sincerely,

 BDG PRQ MGR  
Howie Tischler

# 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, 2009 To October 21, 2009

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) 9/25/09 (Date)

I issued 2 signs for this application, 9-25-09 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1006520

September 24, 2009

Subject: Signal Ave. Vacation ("property")

Ladies and Gentlemen:

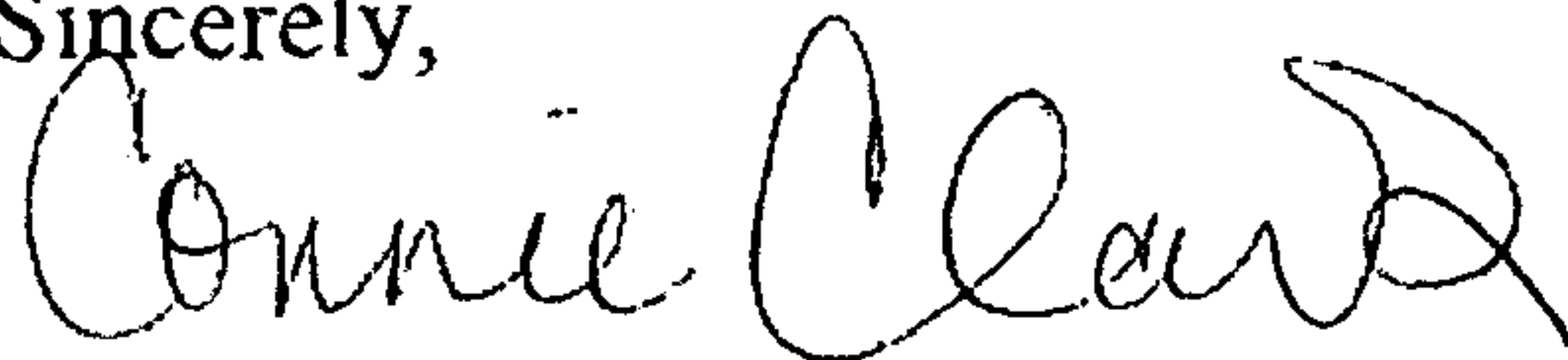
Hope in the Desert Episcopal Church, my husband and I, and others propose to vacate approx. 1980' of Signal Ave from Carrington Dr. on the west to Ventura on the east. Signal was never intended to extend beyond Carrington Dr. in the original master plan. This is the reason Carrington Subdivision was allowed to vacate 20' of right of way, creating the dangerous intersection @ Signal and Carrington Dr. Alameda was intended to swing to the South and hook up with Wilshire which would have cut off Signal at that point.

In the mean time, plans changed and in all the subsequent plan changes, Signal Ave. has not been addressed. When Ventura and Alameda are realigned and improved the new intersection will be too close to the intersection of Ventura and Signal. At best, this will require Signal to be reduced to a right out @ Ventura with no westbound traffic which pretty much negates the need for Signal.

We have worked closely with the City of Albuquerque and the Vineyard Neighborhood Assoc. on this plan for the better part of five years and after numerous revisions feel this is the best solution to a difficult problem. We ask for your support in this endeavor.

If you have any questions, please don't hesitate to call Jim at @ 505-385-9240 or me @ 505-379-3665.

Sincerely,



Connie Clark

Print

Close

**RE: Signal Vacation**

**From:** Connie Clark, Home Sweet Home Realty (connie@hshr.com)  
**Sent:** Mon 10/05/09 5:53 PM  
**To:** 'Robert Keeran' (llavehomes@hotmail.com)  
**Cc:** james.clark@pnl.gov  
**Attachments:**  
Signal Ave Vacation.pdf (42.7 KB)

Bob,

It worked. I corrected Jim's phone number too. Let us know if you need anything else. Hope you and your family are doing well. We wish you the best. Let me know if this needs to be faxed also. I am just attaching it as a PDF. We might be changing our numbers to Washington numbers at the end of the month. I will forward them to you if we do. I will also update this letter then and forward that to you as well for your files.

Warmest Regards,

Connie Clark  
2455 George Washington Way, B-102  
Richland, WA 99354  
connie@hshr.com  
www.hshr.com

(505) 379-3665 direct line

---

**From:** Robert Keeran [mailto:llavehomes@hotmail.com]  
**Sent:** Monday, October 05, 2009 9:26 AM  
**To:** jim Clark; connie Clark  
**Subject:** FW: Signal Vacation

Hope this works!

---

**From:** llavehomes@hotmail.com  
**To:** james.clark@pnl.gov; connie@hshr.com  
**Subject:** Signal Vacation  
**Date:** Fri, 2 Oct 2009 21:17:59 +0000

Jim and Connie,

Enclosed please find a draft of the letter, I spoke with Jim about this date, for Connie to sign for the City letting them know the Clarks (Tijeras etc.) are on board. I'm getting similar letters from the other Owner's on the north side of Signal per the City's request. Thanks for your cooperation in this matter.

Bob

---

Hotmail: Free, trusted and rich email service. [Get it now.](#)

---

Hotmail: Powerful Free email with security by Microsoft. [Get it now.](#)

---



September 24, 2009

Subject: Signal Ave. Vacation ("property")

Ladies and Gentlemen:

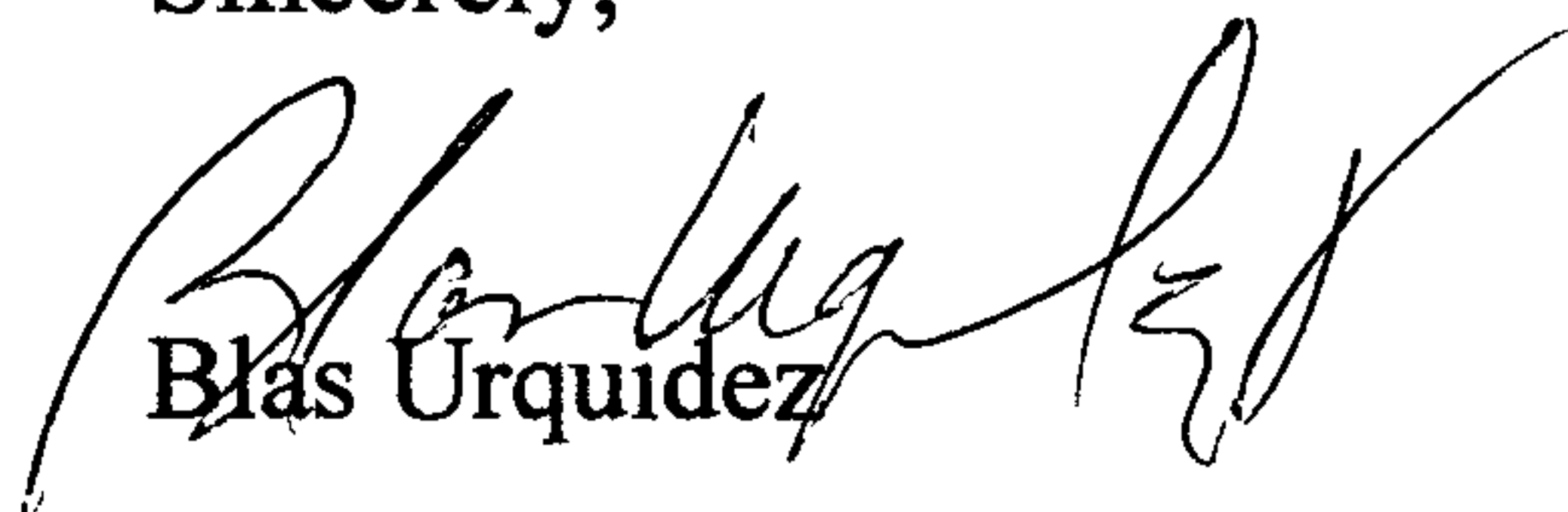
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If you have any questions, please don't hesitate to call me at @ 505-264-7074.

Sincerely,

  
Blas Urquidez

September 24, 2009

Subject: Signal Ave. Vacation (“property”)

Ladies and Gentlemen:

Hope in the Desert Episcopal Church, Llave and others propose to vacate approx. 1980’ of Signal Ave from Carrington Dr. on the west to Ventura on the east. Signal was never intended to extend beyond Carrington Dr. in the original master plan. This is the reason Carrington Subdivision was allowed to vacate 20’ of right of way, creating the dangerous intersection @ Signal and Carrington Dr. Alameda was intended to swing to the South and hook up with Wilshire which would have cut off Signal at that point.

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If you have any questions, please don’t hesitate to call me at @ 505-856-4076.

Sincerely,



Bob Keeran,  
President, Llave Development, Inc.

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action
- Vacation *(Sketch Plat)*
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- 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...**
- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

Professional/Agent (if any): TERRAMETRICS / UAVE PHONE: 249-1502  
379-4301  
 ADDRESS: P.O. Box 92620 FAX: 858-1702  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: lhavehouse@hotmail.com  
 APPLICANT: Harvie Tschler / Hope Episcopal Church PHONE: 321-0103  
 ADDRESS: 5345 WIMMING BLVD NE #107 FAX: N/A  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: N/A

Proprietary interest in site: \_\_\_\_\_ List all owners: Hope & UAVE

DESCRIPTION OF REQUEST: Sketch Plat for VACATION of 40' width of Signal / 30' N. Side 10' South Side) w/ 20' Public Utility Easement across side of tract.  
 Attachment to permit is of tract.

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. Tracts B & C Hope Plaza Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA: lot 25 Blk 4 Tract 3 Unit 73 OVA  
 Existing Zoning: SU-2/01 & AT Proposed zoning: N/A  
 Zone Atlas page(s): C-20 UPC Code: 1-020-064-124 335 20208 MRGCD Map No \_\_\_\_\_

**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 # 1006520, 07EPC-40001 and 40002, 0700 CASE No 1002063

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No 07EPC 00990  
07023 70360  
07023 70360

No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total area of site (acres): \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Signal  
 Between: Baustan and \_\_\_\_\_

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

SIGNATURE \_\_\_\_\_ DATE 12/2/08  
 (Print) [Signature] Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB 70512</u>	<u>SK</u>	<u>5(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>12/17/08</u>			Total \$ <u>0</u>

Sandy Handley 12/08/08 Project # 1006520  
 Planner signature / date

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
  - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
  - Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application

**Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
  - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
  - Design elevations & cross sections of perimeter walls **3 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Copy of recorded SIA
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - List any original and/or related file numbers on the cover application
  - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
  - 5 Acres or more: Certificate of No Effect or Approval
  - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
  - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
  - Infrastructure list if required (**verify with DRB Engineer**)
  - DXF file and hard copy of final plat data for AGIS is required.


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

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

  - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application

**Amended preliminary plat approval expires after one year**

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


  
 Applicant name (print) \_\_\_\_\_  
 Applicant signature / date 12/8/08

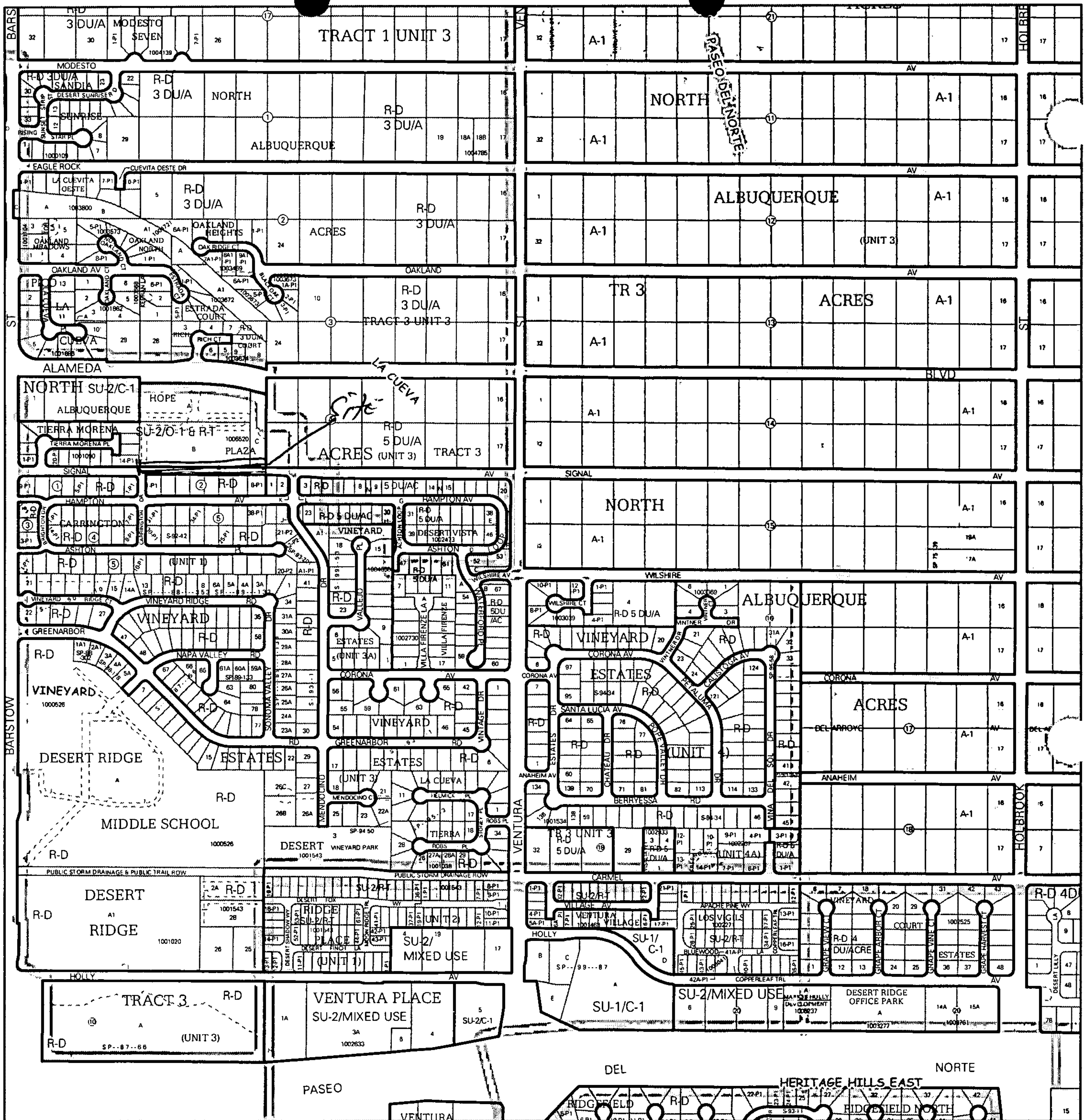


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

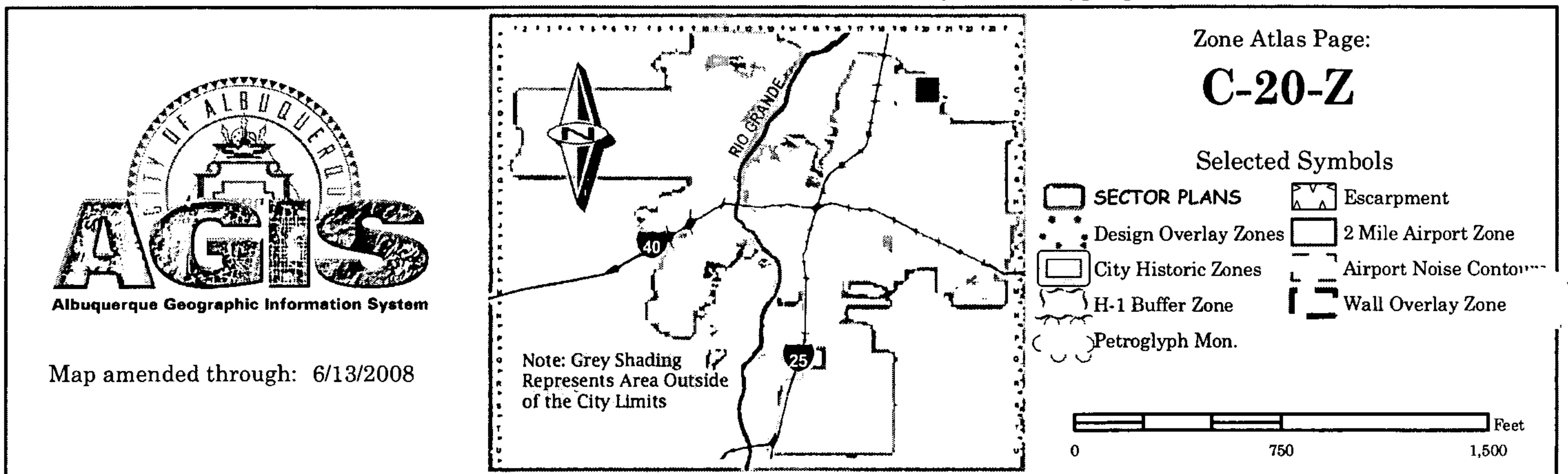
Application case numbers  
08DRB - 70512  
 \_\_\_\_\_  
 \_\_\_\_\_

Form revised **October 2007**

  
 Planner signature / date 12/08/08  
 Project # 1006520



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



**LLAVE DEVELOPMENT, INC.  
P.O. BOX 92620  
ALBUQUERQUE, NM 87199  
OFFICE: (505) 856-4076  
FAX: (505) 858-1702  
MOBILE: (505) 249-1502**

December 8, 2008

Subject: Signal Vacation Sketch Plat ("property")

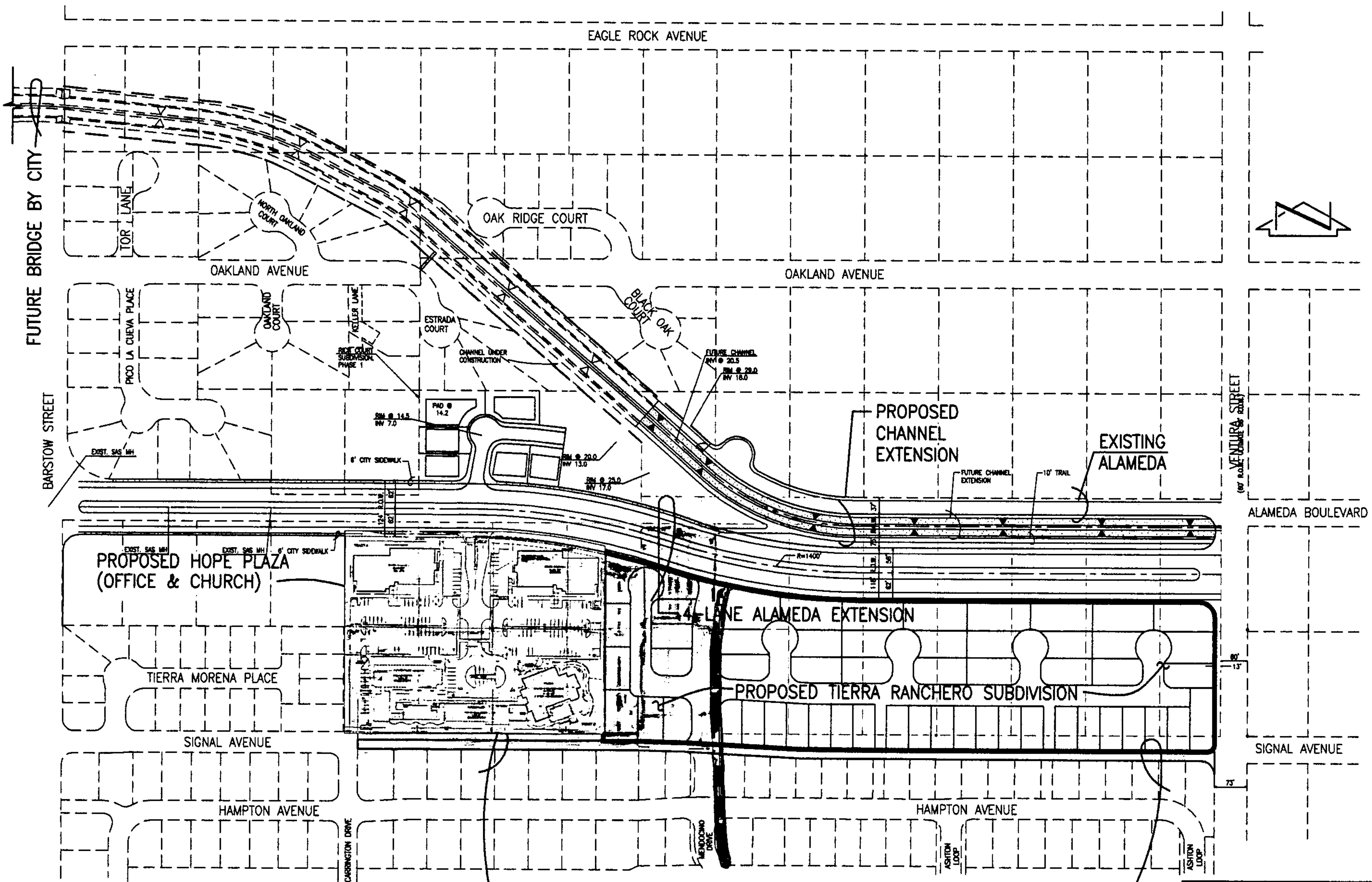
Ladies and Gentlemen:

Hope Episcopal Church and Llave Development, Inc., propose to vacate 660' of the 40' wide Signal Ave from Carrington Dr. on the west to approx. 100' west of Mendicino Dr. on the east. Signal was never intended to extend beyond Carrington Dr. in the original master plan. This is the reason Carrington Subdivision was allowed to vacate 20' of right of way. In that plan, Alameda was to swing to the South and hook up with Wilshire and proceed east which would have cut off Signal. In the subsequent plans this portion of Signal has not been addressed nor has the dangerous intersection at Carrington Dr. and Signal. Consequently, this portion of Signal has remained an orphan and no one has been willing to adopt it and give it some direction. We hope to accomplish giving this illegitimate portion of Signal direction with this action.

Attached please find a copy of the final plat of Hope Plaza and a copy of Hope Plaza Site Plan. As you can see from the Site Plan the south 20' of the vacated parcel will be encumbered with a 20' wide public utility easement because there is an 8" water line 10' from the south property line. This portion of Signal will not require a sewer line in the future because the property east of Tract C can be directed to Mendicino. This portion of Signal will not require a storm drain because the property to the east of Tract C needs to be drained north to the La Cueva Channel. If you have any questions, please don't hesitate to call me at 249-1502.

Sincerely,  
Llave Development, Inc.

Bob Keeran, President



PROPOSED VACATION OF SIGNAL AVE NE AS A STREET RIGHT-OF-WAY AND REPLACEMENT WITH A 20' WIDE LANDSCAPED TRAIL

**NOTE:**  
 THIS IS NOT A BOUNDARY SURVEY. EXISTING LOTTING IS REPRESENTED FROM RECORD PLATTING AND IS SHOWN FOR ORIENTATION PURPOSES ONLY. EXISTING TOPOGRAPHY IS FROM CPN 757781, LA CUEVA CHANNEL. PROPOSED LOTTING IS CONCEPTUAL AND REPRESENTS A POSSIBLE DEVELOPMENT SCENARIO.

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: ~~4~~  
1006520

AGENDA ITEM NO: ~~1606520~~  
8

SUBJECT:

- |                                  |                                |                              |
|----------------------------------|--------------------------------|------------------------------|
| <del>(01)</del> Sketch Plat/Plan | <u>(05)</u> Site Plan for Subd | (10) Sector Dev Plan         |
| (02) Bulk Land Variance          | <u>(06)</u> Site Plan for BP   | (11) Grading Plan            |
| (03) Sidewalk Variance           | <u>(07)</u> Vacation           | (12) SIA Extension           |
| (03a) Sidewalk Deferral          | <u>(08)</u> Final Plat         | (13) Master Development Plan |
| <u>(04)</u> Preliminary Plat     | (09) Infrastructure List       | (14) Other                   |

P.O. Box 1293

ACTION REQUESTED:

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

Albuquerque

ENGINEERING COMMENTS:

New Mexico 87103

No objection to vacation  
An approved drainage report dated 11-16-07 is on file for Pre-Plat approval  
No adverse comments on SPS  
An executed SIA w/Fg is required for City Engineer signoff on SPBP

www.cabq.gov

RESOLUTION:

APPROVED X; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

DATE: Nov 28, 07

Defu Site Plan for Sub'd & Build permit.



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1006520**

**AGENDA ITEM NO: 9**

**SUBJECT:**

Site Plan for Subd  
Site Plan for BP

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off by City Engineer.

**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

November 15, 2007

City of Albuquerque  
**Planning Department**  
**Inter-Office Memorandum**

TO: Sheran Matson, DRB Chair

FROM: Anna DiMambro, Planner <sup>AD</sup>

SUBJECT: Project # 1006520

On July 19, 2007, the Environmental Planning Commission approved Project # 1006520, case numbers 07EPC 40001 and 07EPC 40002, a two-part request for a site development plan for subdivision and a site development plan for building permit for Lots 5-8 and 25-28, Tract 3, Block 4, North Albuquerque Acres Unit 3, located on Alameda Boulevard NE between Barstow NE and Ventura NE.

Upon DRB approval of the site development plan for subdivision and the site development plan for building permit, the applicant will have satisfied all of the EPC conditions of approval with the following exceptions:

- Written documentation of a cross-access agreement to Tract C from Lot 9 must be provided (SPS Condition 4).
- The site lighting detail refers to compliance with the City of Albuquerque Night Sky Ordinance rather than Zoning Code §14-16-3-9. This must be corrected (SBP Condition 8).
- An adequate amount of live ground coverage is not provided (SPB Condition 9a).
- The signage detail drawing does not specify that the monument signage will not be up-lit (SPB Condition 10b).

Fulfillment of City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3924.

Thank you.

November 15, 2007

City of Albuquerque  
**Planning Department**  
**Inter-Office Memorandum**

TO: Sheran Matson, DRB Chair

FROM: Anna DiMambro, Planner <sup>AD</sup>

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Fulfillment of City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3924.

Thank you.

Current DRC:  
Project Number: \_\_\_\_\_  
HMC 2006 047.3

FIGURE 12

INFRASTRUCTURE LIST

(Rev 9 20 05)

EXHIBIT "A"

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

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 1006520  
DRB Application No.: \_\_\_\_\_

Hope Plaza

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Lots 5, 6, 7 and 8, Inclusive and 25, 26, 27 and 28, Inclusive, Block 4, North Albuquerque Acres, Tract 3, Unit 3**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		24'	DEFERRED Residential Street w / Curb & Gutter and 6' sidewalk on North Side	Signal Avenue NE	SW corner of Tract B	SE Corner of Tract C	/	/	/
		8"	DEFERRED Sanitary Sewer	Signal Avenue NE	SW corner of Tract B	SE Corner of Tract C	/	/	/
		8"	Water Line	Signal Avenue NE	SW corner of Tract B	SE Corner of Tract C	/	/	/
		8"	Sanitary Sewer	Alameda Boulevard NE	NW Corner of Tract A	NW Corner of Tract C	/	/	/
		8"	DEFERRED Sanitary Sewer	Alameda Boulevard NE	NW Corner of Tract C	NE Corner of Tract C	/	/	/
		8"	Water Line	Alameda Boulevard NE	NW Corner of Tract A	NW Corner of Tract C	/	/	/
		8"	DEFERRED Water Line	Alameda Boulevard NE	NW Corner of Tract C	NE Corner of Tract C	/	/	/
		30' F-F	Arterial Pavement w / Standard Curb and Gutter and 6' sidewalk on South Side	Alameda Boulevard NE	NW Corner of Tract A	NE Corner of Tract A	/	/	/
		12' Wide	Eastbound Right Turn Lane	Alameda Boulevard NE	NW Corner of Tract A	Site Entrance	/	/	/
		Varies	Temporary Pavement Transitions to Existing Road	Alameda Boulevard NE	Per DRC	Per DRC	/	/	/
		Per DRC	Median Curb and Gutter and Turn Lane	Alameda Boulevard NE	NW Corner of Tract A	155' +/- West of NE Corner of Tract A	/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>	Per DRC	DEFERRED Median Curb and Gutter	Alameda Boulevard NE	155' +/- West of NE Corner Tract A	NE Corner of Tract C	/	/	/	
<input type="text"/>	<input type="text"/>	30' F-F	DEFERRED Arterial Pavement w / Standard Curb and Gutter and 6' Sidewalk on South Side	Alameda Boulevard NE	NW Corner of Tract C	NE Corner of Tract C				
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							City User Dept. Signature		Date	Date

NOTES

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

1  
2  
3

AGENT / OWNER      DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

**J. Graeme Means, PE**  
NAME (print)

**High Mesa Consulting Group**  
FIRM

*J. Graeme Means*  
SIGNATURE - date 10-17-07

\_\_\_\_\_  
DRB CHAIR - date

\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
PARKS & RECREATION - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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

11/13/2007 Issued By: PLNABG

**Permit Number: 2007 070 386** **Category Code 910**

**Application Number:** 07DRB-70386, Epc Approved Sdp For Build Permit

**Address:**

**Location Description:** ALAMEDA BLVD NE BETWEEN BARSTOWNE AND VENTURA NE

**Project Number:** 1008520

**Applicant**

Episcopal Diocese Of The Rio Grande/ Hope Episcopal Church

**Agent / Contact**

4304 Carlisle Blvd Ne  
Albuquerque NM 87107  
881-0636

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	
<b>TOTAL:</b>		<b>\$20.00</b>

City Of Albuquerque  
Treasury Division

11/13/2007 11:49AM LOC: ANNX  
WSH 008 TRANSH 0021  
RECEIPT# 00084039-00084039  
PERMIT# 2007070386 TRSDMC  
Trans Amt \$20.00  
Conflict Manag. Fee \$20.00  
Thank You

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

11/02/2007 Issued By: PLNSDH

-----  
**Permit Number: 2007 070 363** **Category Code 910**

**Application Number:** 07DRB-70363, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** ALAMEDA BLVD NE BETWEEN BARSTOW ST NE AND VENTURA ST NE

**Project Number:** 1008520

**Applicant**

Hoech Real Estate Corp, Llave Dev Inc & Episcopal Church

C/O Hrec 8300 Carmel Ave Ne Ste 80  
Albuquerque NM 87122  
821-4440

**Agent / Contact**

High Mesa Consulting Group  
Debie Trujillo  
8010-B Midway Park Blvd Ne  
Albuquerque NM 87109

dtrujillo@highmesacg.com

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441008/4983000	DRB Actions	\$355.00
<b>TOTAL:</b>		<b>\$355.00</b>

City Of Albuquerque  
Treasury Division

11/2/2007 11:15AM LOC: ANHX  
WS# 007 TRANS# 0026  
RECEIPT# 00089969-00089970  
PERMIT# 2007070363 TRSNP  
Trans Amt \$540.00  
DRB Actions \$355.00  
CK \$540.00  
CHANGE \$0.00

Thank You

# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

11/02/2007 Issued By: PLNSDH

**Permit Number:** 2007 070 360

**Category Code 910**

**Application Number:** 07DRB-70360, Vacation Of Public Easement

**Address:**

**Location Description:** ALAMEDA BLVD NE BETWEEN BARSTOW ST NE AND VENTURA ST NE

**Project Number:** 1008520

**Applicant**

Hoech Real Estate Corp, Llave Dev Inc & Episcopal Church

C/O Hrec 8300 Carmel Ave Ne Ste 60  
Albuquerque NM 87122  
821-4440

**Agent / Contact**

High Mesa Consulting Group  
Debie Trujillo  
8010-B Midway Park Blvd Ne  
Albuquerque NM 87109

dtrujillo@highmesacg.com

**Application Fees**

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$90.00
<b>TOTAL:</b>		<b>\$185.00</b>

City Of Albuquerque  
Treasury Division

11/2/2007 11:15AM LOC: ANNX  
WS# 007 TRANS# 0026  
RECEIPT# 00089969-00089969  
PERMITH 2007070360 TRSMSP  
Trans Amt \$540.00  
APN Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$90.00

Thank You



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

11/13/2007 Issued By: PLNABG

**Permit Number: 2007 070 387**

**Category Code 910**

**Application Number: 07DRB-70387, Epc Approved Sdp For Subdivision**

**Address:**

**Location Description: ALAMEDA BLVD NE BETWEEN BARSTOW NE AND VENTURA NE**

**Project Number: 1006520**

**Applicant**

Episcopal Diocese Of The Rio Grande/ Hope Episcopal Church

**Agent / Contact**

4304 Carlisle Blvd Ne  
Albuquerque NM 87107  
881-0638

**Application Fees**

441018/4971000	Public Notification
441032/3424000	Conflict Mgmt Fee
441008/4983000	DRB Actions

**TOTAL:**

City Of Albuquerque  
Treasury Division

11/13/2007 11:49AM LOC: ANNEX  
WSH 008 TRANS# 0021  
RECEIPT# 00084039-00084040  
PERMIT# 2007070387 TRSIMG  
Trans Amt \$20.00  
CK \$20.00  
CHANGE \$0.00

Thank You



Supplemental form

<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/> S	<input type="checkbox"/> Z	<input type="checkbox"/> ZONING & PLANNING
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Vacation	<input checked="" type="checkbox"/> V		<input type="checkbox"/> County Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> EPC Submittal
<input checked="" type="checkbox"/> SITE DEVELOPMENT PLAN for Subdivision	<input type="checkbox"/> P		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<input checked="" type="checkbox"/> SITE DEVELOPMENT PLAN for Building Permit			<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> Administrative Amendment (AA)			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> L	<input type="checkbox"/> A	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> STORM DRAINAGE	<input type="checkbox"/> D		<input type="checkbox"/> APPEAL / PROTEST of...
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			<input type="checkbox"/> 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

Professional/Agent (if any): BILL FANNING / FBT ARCHITECTS PHONE: 883.5200  
 ADDRESS: 6100 INDIAN SCHOOL RD. STE. 210 FAX: 884.5390  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: HWF@FBTARCH.COM

APPLICANT: EPISCOPAL DIOCESE OF THE RIO GRANDE / HOPE EPISCOPAL CHURCH PHONE: 881.0636  
 ADDRESS: 4304 CASLIFE BLVD. NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_

Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BLDG PERMIT AND FOR SUBDIVISION + VACATION OF PRIVATE EASEMENT

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. 5-8 & 25-28 TRACT 3 Block: 4 Unit: 3  
 Subdiv/Addn/TBKA: NORTH ABQ. ACRES  
 Existing Zoning: SU-Z FOR O.I. & R.T Proposed zoning: NO CHANGE  
 Zone Atlas page(s): C.20.Z UPC Code: 102006409035620227 MRGCD Map No \_\_\_\_\_

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
CASE # 02EPC.00990 SITE DEVELOPMENT FOR BUILDING PERMIT (APPROVED)

CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 7 No. of proposed lots: 3 Total area of site (acres): 6.1928  
 LOCATION OF PROPERTY BY STREETS: On or Near: ALEMEDA BLVD. N.E.  
 Between: BARSTON and VENTURA

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

SIGNATURE H. William Fanning Agent DATE 10.22.07  
 (Print) H. William Fanning 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>07 DRB - 70386</u>	<u>SBP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>07 DRB - 70387</u>	<u>SPS</u>		\$ <u>0</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				\$ <u>20.00</u>

Hearing date 11/28/07

Karl 11/13/07  
 Planner signature / date

Project # 1006520

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Completed Site Plan for Subdivision Checklist
  - Infrastructure List, if relevant to the site plan
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - Copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
- 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 for Building Permit
  - Zone Atlas map with the entire property(ies) clearly outlined
  - 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)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

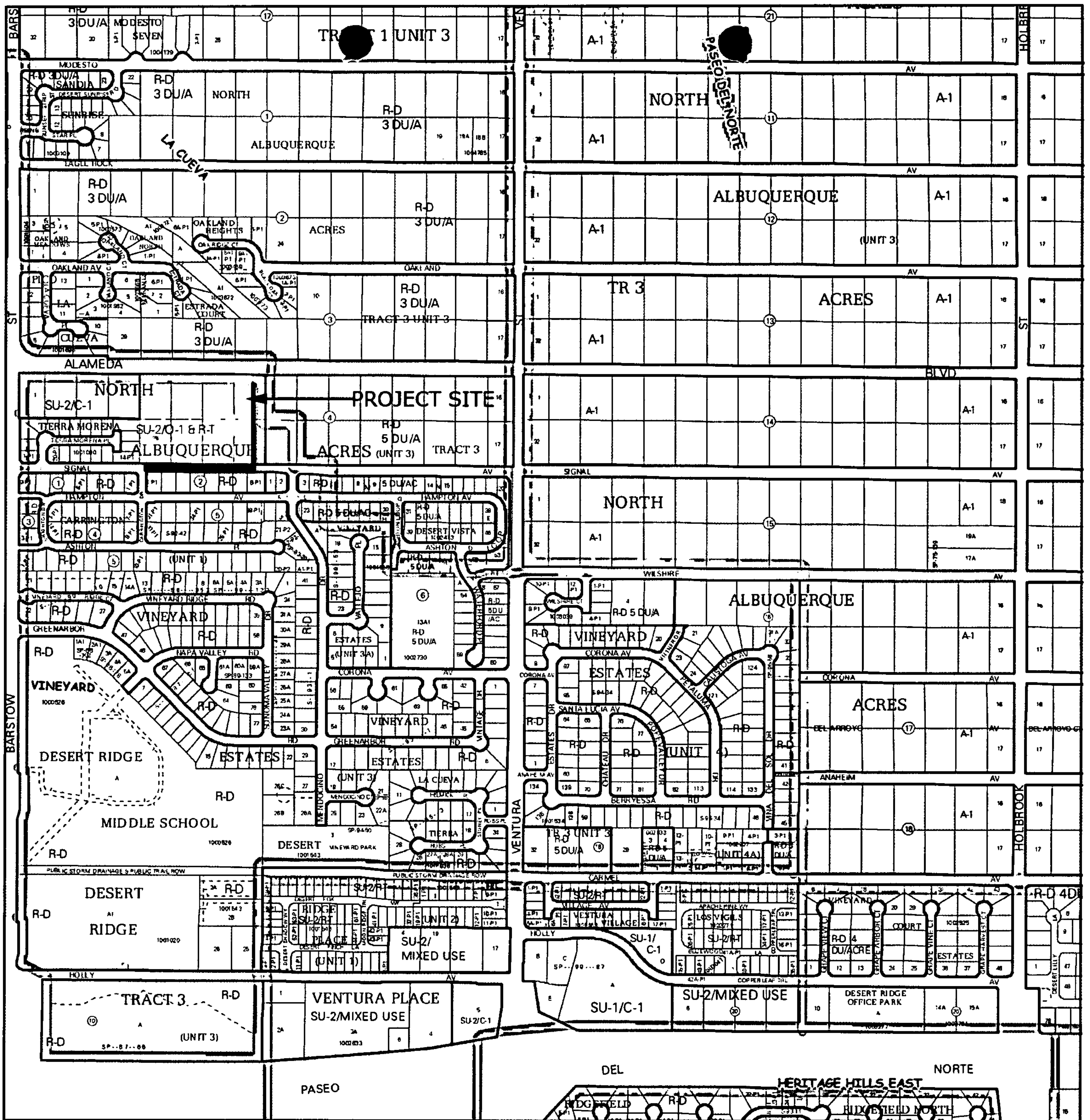
Agent: H. William Fanning  
 Applicant name (print)  
H. William Fanning 10.22.07  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 07DRB - 70386  
 07DRB - 70387

[Signature] 11/13/07  
 Planner signature / date  
 Project # 1006520



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 2/18/2007

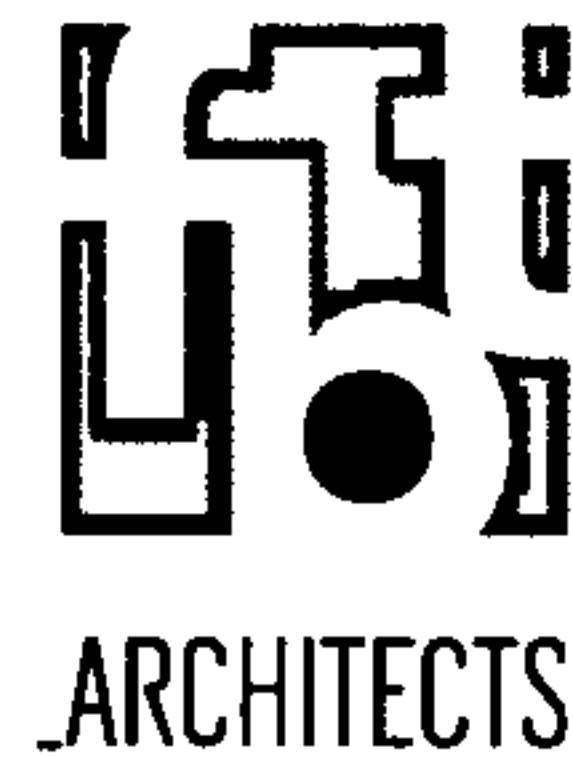
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-20-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



MEMO:

November 13, 2007

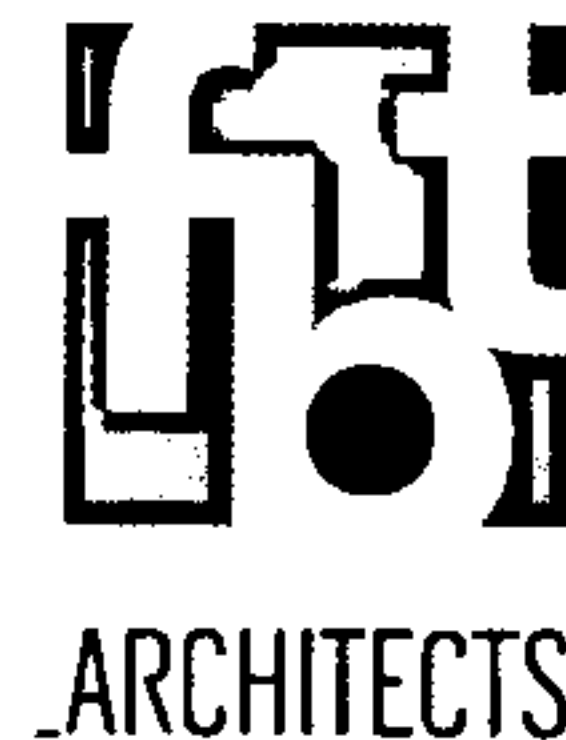
Ms. Sharen Matson, Chair, Development Review Board  
City of Albuquerque Planning Dept.  
600 Second St. NW  
Albuquerque, New Mexico 87102

**RE: Hope Plaza, #1006520, 07EPC-40002, Site Development for Building Permit**

This DRB submittal package is related to a minor subdivision/ vacation submission (DRB Case Numbers: 07DRB-70360 and 07DRB-07363) made November 2, 2007. This case should be scheduled in conjunction with the above referenced submissions; the hearing date has been scheduled for Wednesday November 28, 2007.

**Fanning Bard Tatum Architects AIA, Ltd.**  
6100 Indian School Rd. NE Ste 213  
Albuquerque NM 87110

Phone 505/883.5200  
Facsimile 505/884.5390  
Web [www.fbtarch.com](http://www.fbtarch.com)



October 22, 2007

Ms. Sharen Matson, Chair, Development Review Board  
City of Albuquerque Planning Dept.  
600 Second St. NW  
Albuquerque, New Mexico 87102

**RE: Hope Plaza, #1006520, 07EPC-40002, Site Development for Building Permit  
EPC Conditions**

Dear Ms. Matson,

The EPC voted on July 19, 2007 to approve the above listed Site Plan for Building Permit pending several conditions. Listed below are the Conditions that were required by EPC and have been addressed in this submittal Package:

1. This is the letter required describing the modifications.
2. FBT met with Anna DiMambro, Case Planner in October 1, 2007 to review the revised plans. Anna agreed that we had addressed the EPC Conditions and gave verbal approval to proceed with the DRB submittal.
3. See Landscape Plan and "Sustainable Building Applications" notes on the Site Plan for this information.
4. See "Sustainable Building Applications" notes on the Site Plan for this information.
5. A note has been added to the Site Plan indicating that future phases shall not be delegated to the DRB submittal.
6. The City Engineer comments have been addressed and will be verified through DRB review.
7. The south perimeter wall is now shown 6 feet high set back 5 feet.
8. A lighting detail/ elevation has been added to the drawing set.
9. Landscaping comments "9.b" and "9.c" have been addressed on the drawings. See attached letter from MRWM Landscape Architects addressing comment "9.a".
10. Signage comments have been addressed in the drawings.
11. The sidewalk on the north side of the church has been modified to 6 feet clear.
12. The south access for the site is clearly shown on the Site Plan.

Please review this information at your convenience. If you have any questions or comments, please feel free to contact us.

Sincerely,

Fanning Bard Tatum Architects AIA Ltd. by,

  
H. William Fanning AIA Principal

CC: File

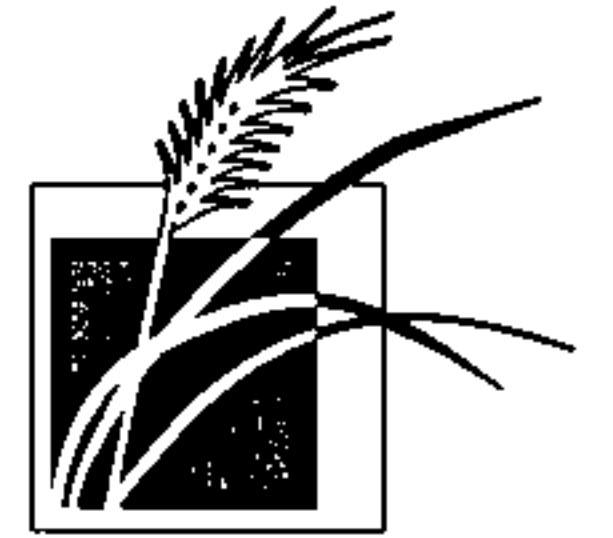
INCL: EPC Notification of Decision  
Letter from Morrow Reardon Wilkinson Miller, Ltd. Landscape Architects  
EPC Conditions Letter from High Mesa Consulting Group

**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](http://www.fbtarch.com)

October 22, 2007

Mr. Bill Fanning  
FANNING BARD TATUM ARCHITECTS  
6100 Indian School Road NE – Suite 210  
Albuquerque, NM 87110



MORROW  
REARDON  
WILKINSON  
MILLER, LTD.  
LANDSCAPE  
ARCHITECTS

**Re: HOPE PLAZA, PERCENTAGE OF LANDSCAPE COVERAGE**

Dear Mr. Fanning:

The landscape for Hope Plaza has been carefully designed to be in accordance with the City of Albuquerque Landscape Ordinance, Water Conservation Landscaping and Water Waste Ordinance, and Street Tree Ordinance. However, due to conflicts between the Landscape Ordinance and the Water Conservation Landscaping and Water Waste Ordinance, the landscape does not meet the requirement cited in the Landscape Ordinance for living, vegetative materials to cover 75% of the required landscape area. The Hope Plaza landscape provides 50% coverage of the required landscape area.

In accordance with the Water Conservation Landscaping and Water Waste Ordinance, the Hope Plaza landscape is composed of medium and low water-use plants. The plants are native to New Mexico or well adapted to the local climate. These plants perform best and look best in an environment that provides adequate growing space to allow the plant to achieve its natural form.

In order to achieve a 75% vegetative cover, plants generally need to be spaced crown to crown or quite closely. (Because most plants grow in a round shape, there is a naturally occurring open space between closely spaced plants when they reach maturity that is often approximately 25% of the landscape area). The requirement for 75% vegetative coverage was established at a time when shrubs were often planted in masses (hedges, evergreen groundcovers, mass plantings of flowering shrubs, etc.). With the establishment of the Water Conservation Landscaping and Water Waste Ordinance and the increase in use of native plants in the domestic landscape, the spacing of plants has become more generous to allow the native plants room to achieve their full form and to allow the viewer to fully appreciate the plant. MRWM is concerned that increasing the density of the low water-use plants selected for Hope Plaza would result in a growing environment and aesthetic quality that would be less than desirable.

As requested by the EPC in its hearing and findings of July 19, 2007, the Hope Plaza landscape is generously planted with a wide variety of trees and shrubs that will provide a beautiful mixture of color, texture, and changing seasonal accents, while remaining sensitive to the need to conserve water in Albuquerque. The landscape will be an asset to the Hope Plaza development, the surrounding neighborhood, and the City of Albuquerque.

Thank you.

Sincerely,  
MORROW REARDON WILKINSON MILLER, LTD.

A handwritten signature in cursive script, appearing to read 'Elizabeth C. Reardon'.

Elizabeth C. Reardon  
Landscape Architect

# HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

October 18, 2007

Sheran Matson, Chair  
Design Review Board  
City of Albuquerque Planning Department  
600 Second Street N.W.  
Albuquerque, NM 87102

**Re: Hope Plaza, Project # 1006520, 07EPC-40001 Site Development Plan for Subdivision**

Dear Ms. Matson,

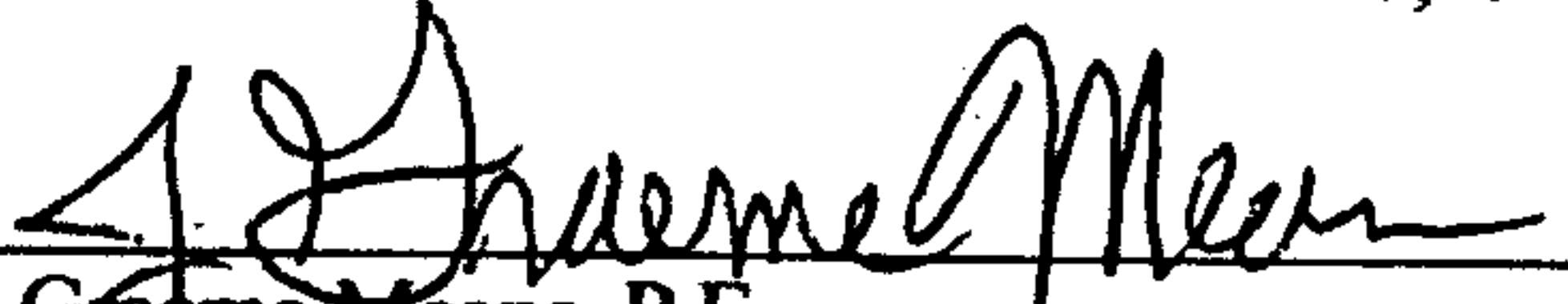
The EPC voted on July 19th, 2007 to approve the above listed Site Plan for Subdivision subject to several Conditions. Transmitted herewith is a copy of the Official Notice of Decision along with our submittal of revised Plans that addresses Conditions 1-9 as follows:

1. This is the required letter describing the modifications.
2. The Architect met with Anna DiMambro, Case Planner on October 1<sup>st</sup>, 2007 to review the revised plans. Anna agreed that we had satisfactorily addressed the Conditions gave verbal approval to proceed with the DRB submittal.
3. A note has been added to the Site Plan indicating that future development phases shall not be delegated to the DRB.
4. A copy of the cross-access agreement will be included with the plat submittal.
5. The City Engineer requirements have been addressed and will be verified through DRB review.
6. The Site Plan for Subdivision has been revised to match the Site Plan for Building Permit.
7. The requested note has been added. It is no longer note 9 because the keyed notes have been revised to match the plat.
8. The requested note has been added.
9. The requested note has been added.

Please evaluate this information at your earliest convenience. If you have any questions or comments concerning this information or any other aspect of the project, please do not hesitate to contact me.

Sincerely,

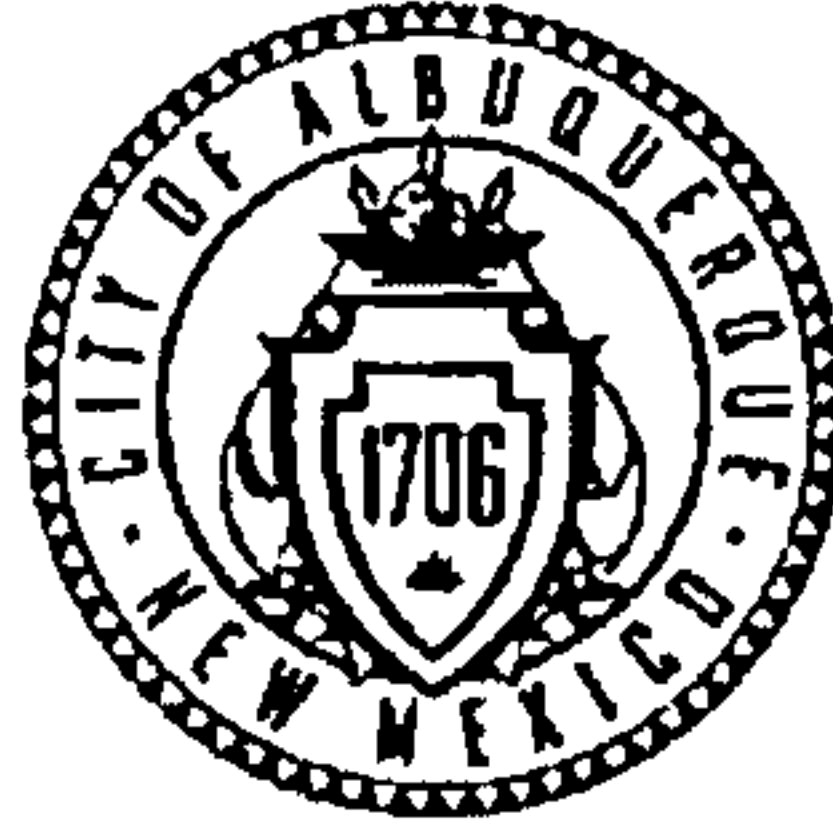
JEFF MORTENSEN & ASSOCIATES, INC.

  
J. Graeme Means, P.E.,  
Principal

GM:\*

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





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

Date: July 20, 2007

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project# 1006520\***  
07EPC-40001 SITE DEVELOPMENT -  
SUBDIVISION  
07EPC-40002 SITE DEVELOPMENT -  
BUILDG PRMT

Episcopal Diocese of the Rio Grande  
4304 Carlisle Blvd.  
Albuq. NM 87110

**LEGAL DESCRIPTION:** for all or a portion of  
lots 5-8 and 25-28, block 4, Tract 3, Unit 3,  
**North Albuquerque Acres**, zoned SU-2 FOR O-  
1 & R-T located on ALAMEDA BLVD NE  
BETWEEN BARSTOW NE AND VENTURA  
NE containing approximately 6 acres. (C-20)  
Anna DiMambro, Staff Planner

On July 19, 2007 the Environmental Planning Commission voted to approve Project 1006520/ 07EPC 40001, a request for approval of a site development plan for subdivision, for Lots 5-8 and 25-28, Tract 3, Block 4, North Albuquerque Acres Unit 3, 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 subdivision for Lots 5-8 and 25-28, Tract 3, Block 4, North Albuquerque Acres Unit 3, zoned SU-2/O-1 & R-T. The applicant proposes to remove existing lot lines and divide the property into three lots with the purpose of constructing a church and associated offices, two non-church office buildings, and a healing center (hospice).
2. The subject site is located on Alameda Boulevard NE between Barstow Street NE and Ventura Street NE in the area designated Developing Urban by the Comprehensive Plan and within the boundaries of the Vineyard Sector Development Plan. It is subject to the Design Regulations of the La Cueva Sector Development Plan.

**OFFICIAL NOTICE OF DECISION**

**JULY 19, 2007**

**PROJECT #1006520**

**PAGE 2 OF 7**

3. This request furthers the following Comprehensive Plan policies for Developing and Established Urban areas:
  - a. This development will contribute to a full range of urban land uses because three different land uses are proposed for the site (Policy II.B.5.a).
  - b. The proposed development respects existing neighborhood values in its location, intensity, and design (Policy II.B.5.d).
  - c. The subject site is currently vacant and is located contiguous to existing urban facilities and services. The integrity of the existing neighborhoods can be ensured (Policy II.B.5.e).
  - d. The proposed development will locate employment and service uses convenient to residential areas with minimal adverse effects of noise, lighting, traffic, and pollution on residential areas (Policy II.B.5.i).
  - e. The subject site has been planned to minimize harmful effects of traffic on established residential neighborhoods (Policy II.B.5.k).
  - f. The proposed design for this development is appropriate to the Plan area in its materials and scale (Policy II.B.5.l).
  - g. The proposed development maintains unique vistas and improves the quality of the visual environment (Policy II.B.5.m).
4. This proposal complies with most applicable regulations of the Zoning Code and the La Cueva Sector Development Plan.
5. The Nor Este Neighborhood Association has provided a letter of support.

**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. Future development phases shall not be delegated to the DRB.
4. Prior to DRB sign-off the applicant shall provide written documentation of a cross-access agreement to Tract C from Lot 9.

OFFICIAL NOTICE OF DECISION  
JULY 19, 2007  
PROJECT #1006520  
PAGE 3 OF 7

5. City Engineer conditions:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Site drive on Signal to be 25' in width minimum.
- d. Prior to site plan sign off by the Traffic Engineer, the applicant is required to provide signed cross access agreement as identified in note six of the site plan for subdivision.
- e. All two-way drive aisles to be 24' in width.
- f. Site plan shall comply and be designed per DPM Standards.
- g. Platting must be a concurrent DRB action.
- h. Dedication of a *minimum* 62 feet of right-of-way from the centerline of Alameda Blvd. a principal arterial as designated on the Long Range Roadway System map.
- i. Dedication of an additional 6 feet of right-of-way along Alameda Blvd. adjacent to the subject property as required by the City Engineer to provide for on-street bicycle lanes.
- j. Construction of the on-street bicycle lane along Alameda Blvd. adjacent to the subject property as designated on Long Range Bikeways System map.

6. The site development plan for subdivision shall be made to match the site development plan for building permit as approved by the EPC.

7. Easements and Restrictions Note 9 shall be revised to state, "Building height for Tracts A and B shall comply with height regulations for the O-1 zone."

8. A note shall be added stating, "All future phases shall be in context in design, color, and materials with the proposed main facility."

9. A note shall be added stating, "La Cueva Sector Development Plan design regulations shall apply to all tracts."

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OFFICIAL NOTICE OF DECISION

JULY 19, 2007

PROJECT #1006520

PAGE 4 OF 7

On July 19, 2007 the Environmental Planning Commission voted to approve Project 1006520/07EPC 40002, a request for approval of a site development plan for building permit, for Lots 5-8 and 25-28, Tract 3, Block 4, North Albuquerque Acres Unit 3, 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 subdivision for Lots 5-8 and 25-28, Tract 3, Block 4, North Albuquerque Acres Unit 3, zoned SU-2/O-1 & R-T. The applicant proposes to remove existing lot lines and divide the property into three lots with the purpose of constructing a church and associated offices, two non-church office buildings, and a healing center (hospice).
2. The subject site is located on Alameda Boulevard NE between Barstow Street NE and Ventura Street NE in the area designated Developing Urban by the Comprehensive Plan and within the boundaries of the Vineyard Sector Development Plan. It is subject to the Design Regulations of the La Cueva Sector Development Plan.
3. The site development plan for building permit previously approved for the subject site by the EPC (02EPC 00990) is hereby voided.
4. This request furthers the following Comprehensive Plan policies for Developing and Established Urban areas:
  - a. This development will contribute to a full range of urban land uses because three different land uses are proposed for the site (Policy II.B.5.a).
  - b. The proposed development respects existing neighborhood values in its location, intensity, and design (Policy II.B.5.d).
  - c. The subject site is currently vacant and is located contiguous to existing urban facilities and services. The integrity of the existing neighborhoods can be ensured (Policy II.B.5.e).
  - d. The proposed development will locate employment and service uses convenient to residential areas with minimal adverse effects of noise, lighting, traffic, and pollution on residential areas (Policy II.B.5.i).
  - e. The subject site has been planned to minimize harmful effects of traffic on established residential neighborhoods (Policy II.B.5.k).
  - f. The proposed design for this development is appropriate to the Plan area in its materials and scale (Policy II.B.5.l).
  - g. The proposed development maintains unique vistas and improves the quality of the visual environment (Policy II.B.5.m).
5. Alameda Blvd. is a principal arterial with a *minimum* right-of-way width of 124 feet as designated on Long Range Roadway System map.

OFFICIAL NOTICE OF DECISION  
JULY 19, 2007  
PROJECT #1006520  
PAGE 5 OF 7

6. Alameda Blvd. is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map.
7. The City Engineer may require up to six (6) additional feet of right-of-way on Alameda Blvd. to accommodate the designated bicycle lane.
8. This proposal complies with most applicable regulations of the Zoning Code and the La Cueva Sector Development Plan.
9. The Nor Este Neighborhood Association has provided a letter of support.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The applicant shall demonstrate how the Water Management Goal, Section II.D.2 of the Comprehensive Plan, is furthered.
4. The applicant shall demonstrate how the Energy Management Goal, Section II.D.3 of the Comprehensive Plan, is furthered.
5. Future development phases shall not be delegated to the DRB.
6. City Engineer conditions:
  - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

OFFICIAL NOTICE OF DECISION

JULY 19, 2007

PROJECT #1006520

PAGE 6 OF 7

- ✓ c. Site drive on Signal to be 25' in width minimum.
  - d. Prior to site plan sign off by the Traffic Engineer, the applicant is required to provide signed cross access agreement as identified in note six of the site plan for subdivision.
  - ✓ e. All two-way drive aisles to be 24' in width.
  - f. Site plan shall comply and be designed per DPM Standards.
  - g. Platting must be a concurrent DRB action.
  - h. Dedication of a *minimum* 62 feet of right-of-way from the centerline of Alameda Blvd. a principal arterial as designated on the Long Range Roadway System map.
  - i. Dedication of an additional 6 feet of right-of-way along Alameda Blvd. adjacent to the subject property as required by the City Engineer to provide for on-street bicycle lanes.
  - j. Construction of the on-street bicycle lane along Alameda Blvd. adjacent to the subject property as designated on Long Range Bikeways System map.
- ✓ 7. The south perimeter wall shall be 3 ft. high or may be 6 ft. high if set back a minimum of 5 ft. and shall comply with the La Cueva Sector Plan Design Regulation number 10.
8. The applicant shall provide a lighting detail with a note stating that all lighting will be in compliance with Zoning Code section 14-16-3-9.
9. Landscaping:
- a. At least 24,386 square feet of live groundcover shall be provided.
  - ✓ b. Tree wells in the parking lot centers shall be replaced with a planting strip extended from end cap to end cap. 25% live groundcover shall be provided in this planting area.
  - c. Tree wells shall be added to the parking areas immediately south of the office buildings and immediately north of the church and healing center.
10. Signage
- ✓ a. Motorcycle and handicapped parking signage locations shall be indicated on the site development plan.
  - ✓ b. Monument sign illumination shall not be up lit.
11. ✓ The sidewalk on the north side of the church building shall have 6' clear.
12. ✓ The south access to the subject site from Signal shall be shown on the site development plan.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY AUGUST 3, 2007 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.

OFFICIAL NOTICE OF DECISION  
JULY 19, 2007  
PROJECT #1006520  
PAGE 7 OF 7

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

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

Sincerely,



*for* Richard Dineen  
Planning Director

RD/AD/ac

cc: Bill Fanning, FBT Architects, 6100 Indian School Rd. NW, Suite 210, Albuquerque, NM 87110  
Cynthia Rainhart, North Albuquerque Acres, Assoc. NA, 11300 Oakland NE, Albuquerque, NM 87122  
Jo Hunter, North Albuquerque Acres Comm. Assoc. NA, 9805 San Bernadino NE, Albuquerque, NM 87122  
Leilani McGranahan, Nor Este NA, 7600 Rio Guadalupe NE, Albuquerque, NM 87122  
Joe Yardumian, Nor Este NA, 7801 RC Gorman Ave. NE, Albuquerque, NM 87122  
Pat Verrelle, Vineyard Estate NA, 8415 Vintage Dr. NE, Albuquerque, NM 87122  
Tony Huffman, Vineyard Estate NA, 8912 Corona Ave. NE, Albuquerque, NM 87122  
Lucy Roverse, 8601 Hampton Ave., Albuquerque, NM 87127  
Margot Robinson, 8509 Alameda Blvd., Albuquerque, NM 87122

# HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2006:047:4  
December 6, 2007

Mr. Donald G. Hoech  
Hoech Real Estate Corporation  
8300 Carmel Avenue NE, Suite 601  
Albuquerque, NM 87122

Re: Plat of Tracts A, B and C, Hope Plaza  
DRB Project No. 1006520

Dear Mr. Hoech:

Transmitted herewith are the following items relating to the subject platting action:

- Two copies of the Recorded Plat - *Copies to LandAmerica Albuquerque Title Company, Inc., Llave Development, Inc., Hope Episcopal Church and Hunt & Davis, P.C.*
- Copy of Quitclaim deed from Protestant Episcopal Church to Llave Development, Inc.(Tract C, Hope Plaza) - *Originals to LandAmerica Albuquerque Title Company, Inc. Copies to Llave Development, Inc., Hope Episcopal Church and Hunt & Davis, P.C.*
- Copy of Quitclaim deed from Llave Development Inc. to Protestant Episcopal Church (Tracts A and B, Hope Plaza) - *Originals to LandAmerica Albuquerque Title Company, Inc. Copies to Llave Development, Inc., Hope Episcopal Church and Hunt & Davis, P.C.*
- Copy of Warranty Deed from Protestant Episcopal Church to Hoech Real Estate Corporation (Tract A, Hope Plaza) - *Originals to LandAmerica Albuquerque Title Company, Inc. Copies to Llave Development, Inc., Hope Episcopal Church and Hunt & Davis, P.C.*
- Copy of Warranty Deed from Hoech Real Estate Corporation to Hope Plaza Office Partners, LLC (Tract A, Hope Plaza) - *Originals to LandAmerica Albuquerque Title Company, Inc. Copies to Llave Development, Inc., Hope Episcopal Church and Hunt & Davis, P.C.*
- Original Declaration of Covenants, Conditions and Restrictions - *Copies to LandAmerica Albuquerque Title Company, Inc., Llave Development, Inc., Hope Episcopal Church and Hunt & Davis, P.C.*
- Original Access, Drainage and Shared Parking Agreement, including three exhibits - *Copies to LandAmerica Albuquerque Title Company, Inc., Llave Development, Inc., Hope Episcopal Church and Hunt & Davis, P.C.*
- Original Sign Easement Agreement, including exhibit - *Copies to LandAmerica Albuquerque Title Company, Inc., Llave Development, Inc., Hope Episcopal Church and Hunt & Davis, P.C.*
- Copy of Declaration of Easement for Offsite Private Access Easement (Tract C , Hope Plaza) - *Original to Llave Development, Inc. Copies to LandAmerica Albuquerque Title Company, Inc., Hope Episcopal Church and Hunt & Davis, P.C.*

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



-8  
-8  
-8  
-8

Mr. Donald G. Hoech  
January 9, 2008  
Page 2

- Copy of Pre-Development Facilities Fee Agreement with Albuquerque Public Schools (Tract C, Hope Plaza) – *Original to Llave Development, Inc. Copies to LandAmerica Albuquerque Title Company, Inc., Hope Episcopal Church and Hunt & Davis, P.C.*

This concludes our efforts for this phase of the project. If you have questions regarding this information, or if we can be of further assistance on this project, please do not hesitate to call.

Sincerely,

HIGH MESA CONSULTING GROUP



Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Andrew Garcia, City of Albuquerque Planning Department (one copy of Recorded Plat and "Blue Sheet") w/enc.

2006.047.4

# A City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION

<b>SUBDIVISION</b>	Supplemental form <b>S</b>	<b>ZONING</b>	<b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input checked="" type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Change	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Text Amendment	
<input type="checkbox"/> ...for Subdivision Purposes		<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: <u>Hoech Real Estate Corp., Llave Dev., Inc. and Episcopal Church</u>	PHONE: <u>505-821-4440</u>
ADDRESS: <u>c/o HREC 8300 Carmel Avenue NE, Suite 60</u>	FAX: <u>(505) 857-9774</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87122</u>	E-MAIL: _____
Proprietary interest in site: <u>Contract Purchasers</u>	
AGENT (if any): <u>High Mesa Consulting Group</u>	PHONE: <u>505-345-4250</u>
ADDRESS: <u>6010-B Midway Park Blvd. NE</u>	FAX: <u>505-345-4254</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>dtrujillo@highmesacg.com</u>

**DESCRIPTION OF REQUEST:** Vacation of Temporary Public Drainage Easement, Vacation of Non-Specific Easements and Preliminary / Final Plat Approval \*\*\* To Be Known as Tracts A, B and C, Hope Plaza

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

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

Lot or Tract No. Lots 5-8 inclusive and Lots 25-28, Inclusive Block: 4 Unit: 3

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

Current Zoning: SU-2/O-1 & R-T Proposed zoning: n/a

Zone Atlas page(s): C-20 No. of existing lots: 8 No. of proposed lots: 3

Total area of site (acres): \_\_\_\_\_ Density if applicable: dwellings per gross acre: n/a dwellings per net acre: N/A

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

UPC No. SEE ATTACHED 102006407435620223 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Located on Alameda Boulevard NE and Signal Avenue NE  
Between: Barstow Street NE and Ventura Street NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): Project No. 1006520, 07EPC-40001 and 40002, Old Case No. 1002063 02EPC-00990

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

SIGNATURE Debie LeBlanc Trujillo DATE November 2, 2007

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

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07 DRB - 70360</u>	<u>VPE</u>	<u>V</u>	<u>\$ 90.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>07 DRB - 70363</u>	<u>P&amp;F</u>	<u>5(3)</u>	<u>\$ 355.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	_____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	_____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>11/28/07</u>	_____	_____	Total <u>\$ 540.00</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____

Sandy Handley  
Planner signature / date

Project # 1006520

2006-047.4

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) - ~~NON-SPECIFIC EASEMENT~~

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28) - ~~TEMPORARY DRAINAGE ESMT~~

- 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.

HIGH MESA CONSULTING GROUP  
 DEBIE LEBLANC TRUSTED  
 Debie LeBlanc Truste  
 Applicant name (print)  
 Applicant signature / date  
 11-07-07



Form revised 4/07

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

Application case numbers  
 01DRB - 70360

Sandy Handley 11/07/07  
 Planner signature / date  
 Project # 1006520

2006-07-4

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 SEE SITE DEV. PLAN
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and Street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

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

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

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

HIGH MESA CONSULTING GROUP  
 DEBIE LEBLANC TRUJILLO  
 Applicant name (print)  
 Debie LeBlanc Trujillo  
 Applicant signature / date  
 11-02-07



Form revised October 2007

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

Application case numbers  
 07DRB - 70363

Sandy Handley 11/02/07  
 Planner signature / date  
 Project # 1006520

# 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 NOVEMBER 13, 2007 To NOVEMBER 28, 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.

Debbie Trunko  
(Applicant or Agent) HMCG

11-02-07  
(Date)

I issued 2 signs for this application, 11/02/07 Sandy Handler  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1006520

Attachment to Development Review Application

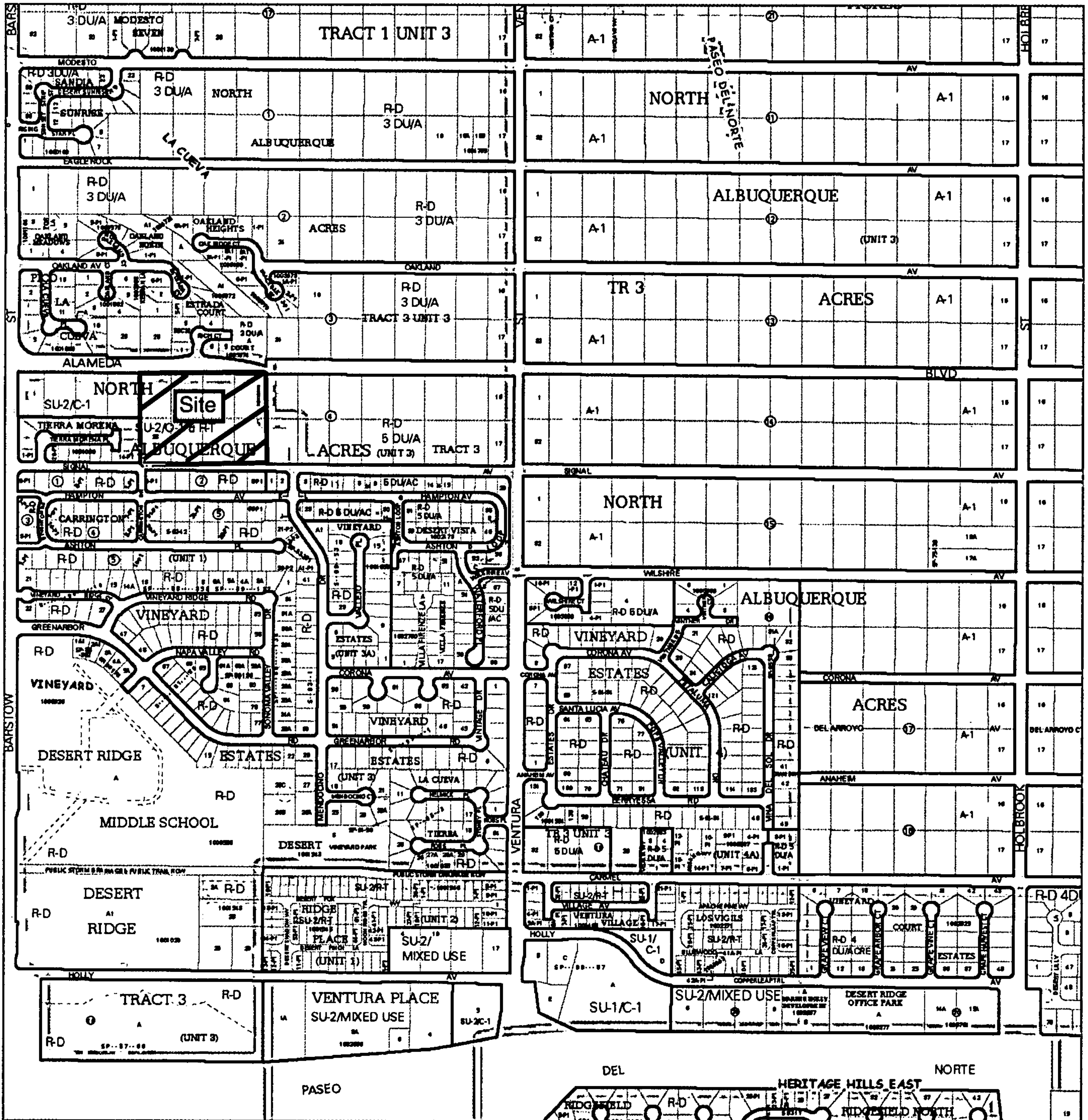
**Project No. 1006520**

**To Be Known as TRACTS A, B and C, HOPE PLAZA**

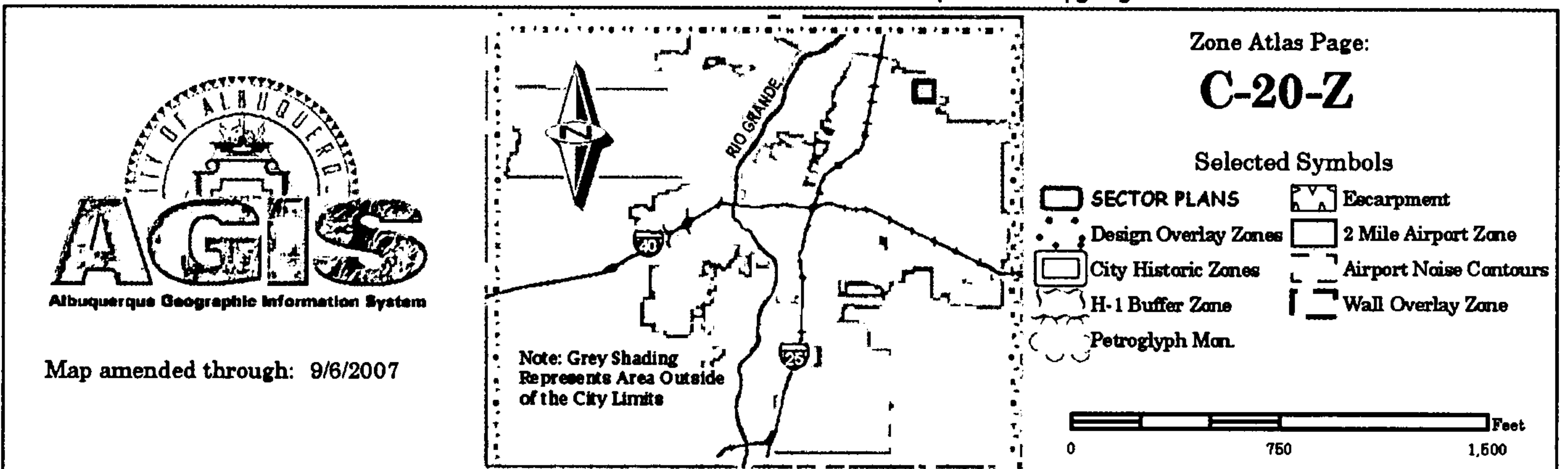
Lots 5, 6, 7, 8, 25, 26, 27 and 28, Block 4, North Albuquerque Acres, Tract 3, Unit 3

Existing Uniform Property Codes

<u>Property</u>	<u>UPC Code</u>
Lot 5, Blk 4, NAA Tr3 U3	102006407435620223
Lot 6, Blk 4, NAA Tr3 U3	102006409035620227
Lot 7, Blk 4, NAA Tr3 U3	102006410835620226
Lot 8, Blk 4, NAA Tr3 U3	102006412335620225
Lot 25, Blk 4, NAA Tr3 U3	102006412433520208
Lot 26, Blk 4, NAA Tr3 U3	102006410833520207
Lot 27, Blk 4, NAA Tr3 U3	102006409033520206
Lot 28, Blk 4, NAA Tr3 U3	102006407533520205



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



Zone Atlas Page:

**C-20-Z**

Selected Symbols

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

0 750 1,500 Feet

# HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2006.047.4

November 2, 2007

Sheran Matson, AICP  
Planning Manager, DRB Chair  
Planning Department  
Development & Building Services Division  
City of Albuquerque  
600 2nd Street, NW  
Albuquerque, NM 87103

Re: Request for Vacation of Temporary Public Drainage Easement, Vacation of Non-Specific Easements, along with Preliminary / Final Plat Approval  
Lots 5, 6, 7, 8, 25, 26, 27 and 28, Block 4, North Albuquerque Acres, Tract 3, Unit 3  
To Be Known as Tracts A, B and C, Hope Plaza (DRB Project No. 1006520)

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms V's and S(3) along with the related fees
- Twenty Four (24) copies of the Vacation Request and Preliminary Plat
- One reduced 8 ½ x 11 copy of Vacation Request and Sketch Plat
- Certificate of No Effect from the Superintendent, Open Space Division
- Approved Preliminary Pre-Development Facilities Fee Agreement
- Twenty Four (24) copies of the document that created the Temporary Drainage Easement
- Twenty Four (24) copies of the document that created the Non-Specific Easements
- Six (6) copies of a Boundary Survey prepared by High Mesa Consulting Group
- Six (6) copies of an Updated Topographic Survey prepared by High Mesa Consulting Group
- Infrastructure List
- City of Albuquerque Zone Atlas C-20 with site indicated
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts
- Declaration of Covenants, Conditions and Restrictions
- Sign Easement Agreement
- Access, Utility, Drainage and Shared Parking Agreement
- Access, Drainage and Shared Parking Agreement
- Signed and Notarized Declaration of Easement (Lot 9, Block 4, North Albuquerque Acres, Tract 3, Unit 3)

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



Page 2

November 1, 2007

Sheran Matson

On behalf of our clients, Hoech Real Estate Corporation, Llave Development, Inc. and the Trustees of the Property of the Protestant Episcopal Church in New Mexico, we are requesting to create 3 (three) tracts from the existing 8 (eight) N.A.A. lots. We are also requesting to vacate the non-specific easements created in Book 124, Page 463 and Book D74, Page 109 along with the temporary public drainage easement that was granted by document.

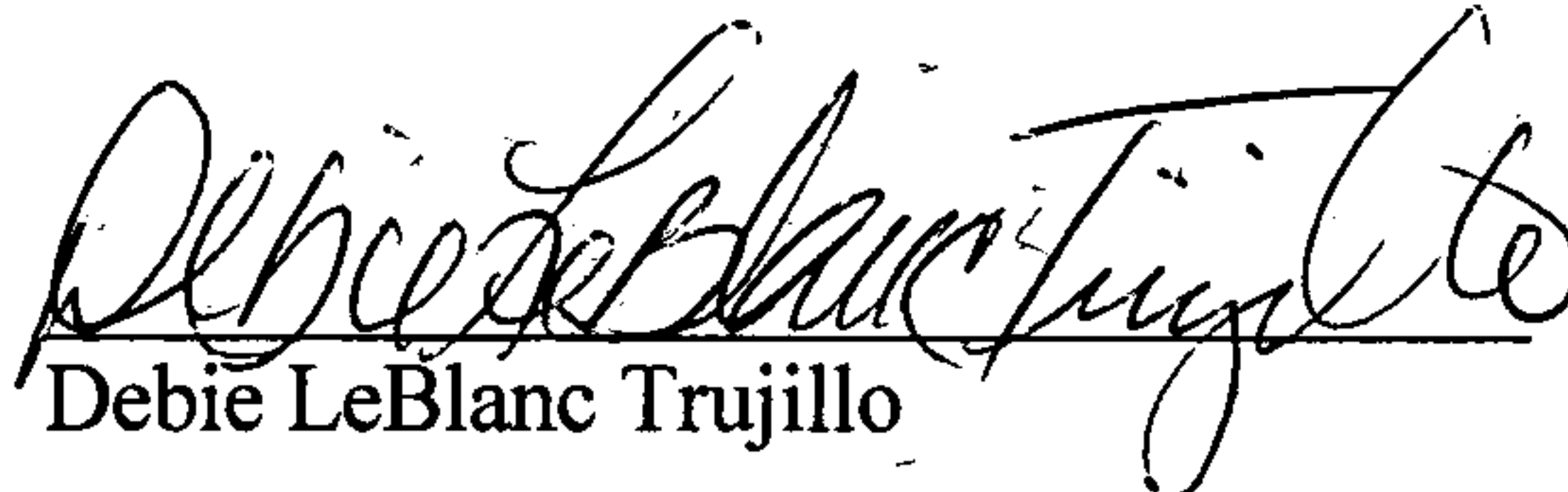
We are proposing to grant the necessary public utility, private access, private drainage and public drainage easements along with dedicating in fees simple with warranty covenants, the additional public street rights-of-way for Alameda Boulevard, NE.

We have included for the Development Review Board's review, the proposed Declaration of Covenants, Conditions and Restrictions, Sign Easement Agreement, Access, Utility, Drainage and Shared Parking Agreement and Access, Drainage, Shared Parking Agreement, and the Declaration of Easement for Lot 9, Block 4, North Albuquerque Acres, Tract 3, Unit 3.

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

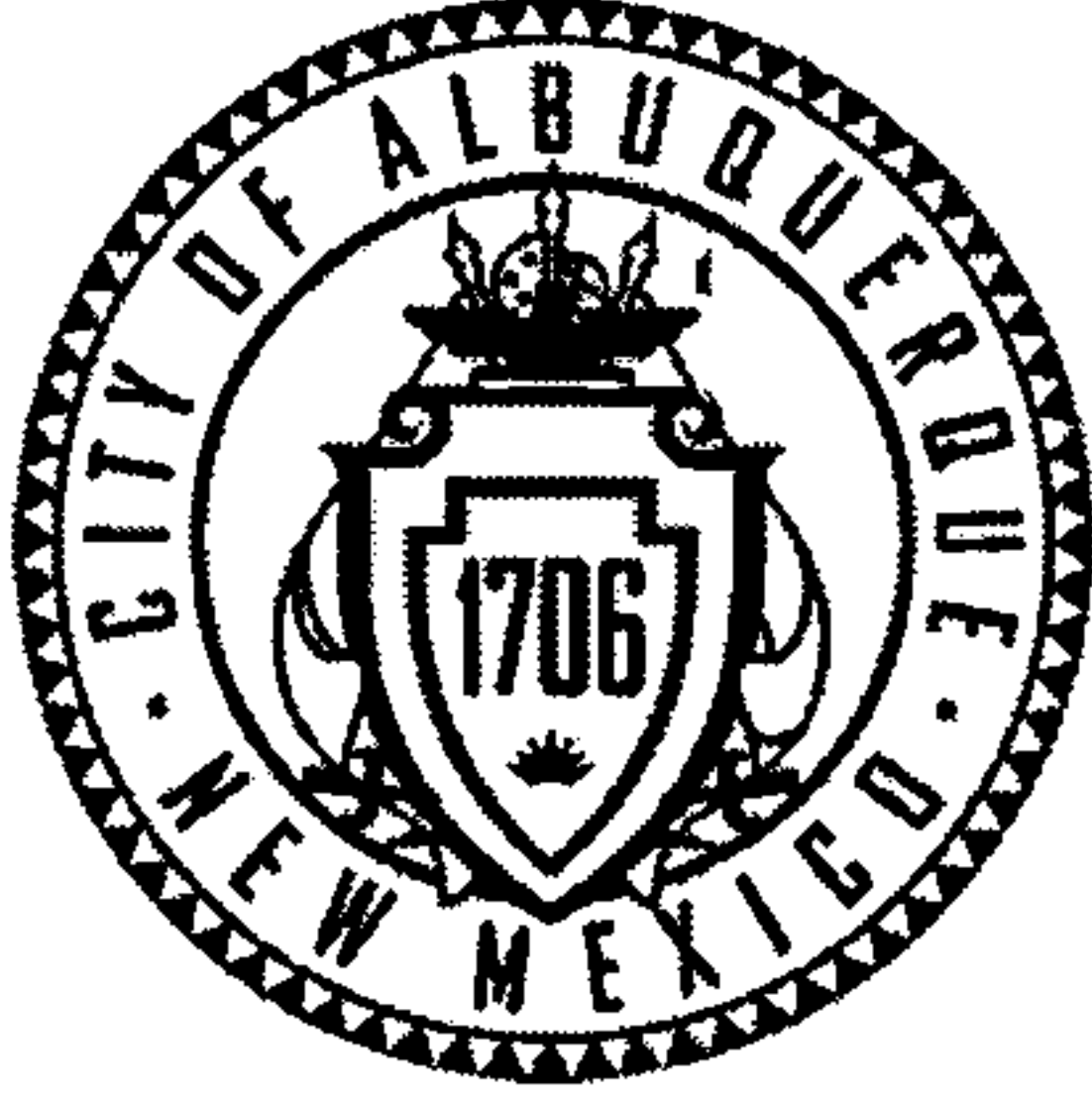
Sincerely,

HIGH MESA CONSULTING GROUP

  
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Donald Hoech, Hoech Real Estate Corporation w/enc.  
Bob Keeran, Llave Development, Inc. w/enc.  
Howie Tischler, Bishop's Warden, Hope Episcopal Church w/enc.



2006 047.4

# City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

## Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

### Interoffice Memorandum

October 17, 2007

---

**Subject:** Albuquerque Archaeological Ordinance—Compliance Documentation

**Project Number(s):**

**Case Number(s):**

**Agent:** High Mesa Consulting Group

**Applicant:** Hope Episcopal Church / Hoech Real Estate Corp.

**Legal Description:** Lots 5-8 and 25-28 of Block 4, Tract 3, Unit 3, North Albuquerque Acres

**Acreage:** 7.0 acres

**Zone Atlas Page:** C-20

**CERTIFICATE OF NO EFFECT:** Yes  No

**CERTIFICATE OF APPROVAL:** Yes  No

#### **SUPPORTING DOCUMENTATION:**

**A Class I and Class III Cultural Resource Survey of Approximately 4.1 Acres for Enhancements and Improvements to La Cueva Arroyo in North Albuquerque, Bernalillo County, NM. by Marron and Associates (Brown 03-2005).**

**Phase I Environmental Assessment, 7 Acre Tract in North Albuquerque Acres. by Vinyard & Associates (08-2007).**

**Geotechnical Investigation, Hope Plaza. by Vinyard & Associates (09-2007).**

#### **RECOMMENDATION(S):**

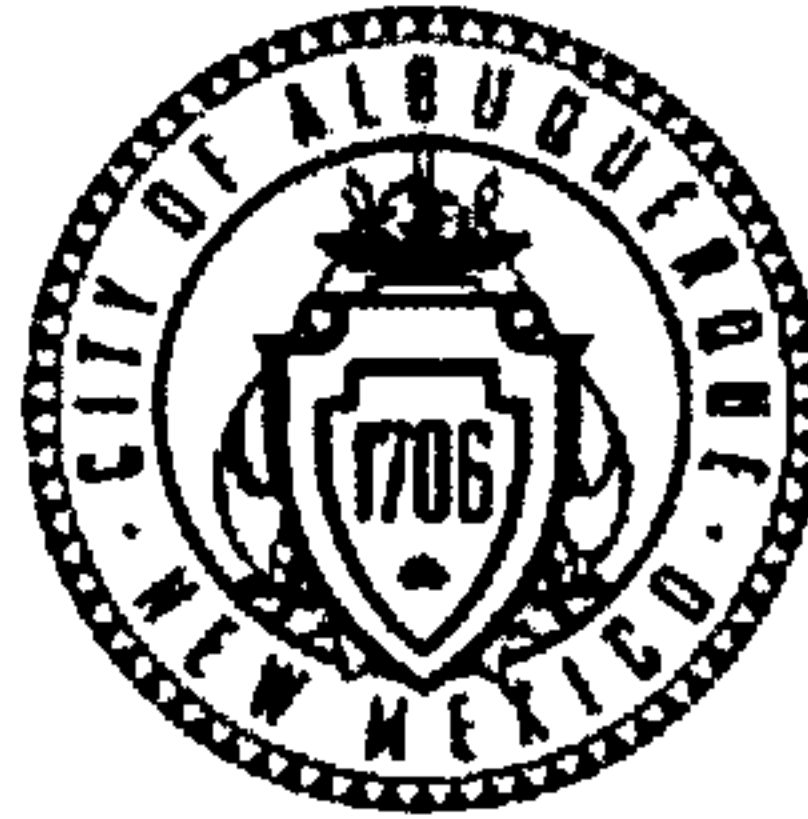
- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 72 Section 4B(1)—no significant sites in project area)***

#### **SUBMITTED:**

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

October 12, 2007

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

2006. 047. 4

**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.

Dear Debie:

Thank you for your inquiry of October 12, 2007 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 5-8, INCLUSIVE, BLOCK 4 AND LOTS 25-28, INCLUSIVE, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, LOCATED ON ALAMEDA BOULEVARD NE AND SIGNAL AVENUE NE (EAST OF BARSTOW STREET NE), zone map C-20.**

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

**NOR ESTE N.A. (NRE) "R"**

Jeff Peterson, 7800 Eagle Rock Ave. NE/87111 797-3477 (h) 846-3476 (w) 615-6729 (c)  
Joe Yardumian, 7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

**NORTH ALBUQ. ACRES COMM. ASSOC. (NAA) "R"**

\***Cynthia Reinhart**, 11300 Oakland NE/87122 856-6054 (h)  
Jo Hunter, 9805 San Bernadino NE/87122 897-2939 (h)

**VINEYARD ESTATES N.A. (VYE) "R"**

Lee Ann Riesen, 9036 Village Ave. NE/87122  
Tony Huffman, 8912 Corona Ave. NE/87122 823-2456 (h)

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

Sincerely,

***Stephani Winklepleck***

*Stephani I. Winklepleck*

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

### Information from the Office of Neighborhood Coordination

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

ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-

The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.

Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet!

Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet!

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

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

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: 10/12/07 Time Entered: 10:10 a.m. ONC Rep. Initials: SW

# HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2006.047.4  
November 2, 2007

Ms. Lee Ann Riesen  
Vineyard Estates Neighborhood Association  
9036 Village Avenue, NE  
Albuquerque, NM 87122

*Via Certified Mail – Return Receipt Requested*

and

Mr. Tony Huffman  
Vineyard Estates Neighborhood Association  
8912 Corona Avenue, NE  
Albuquerque, NM 87122

*Via Certified Mail – Return Receipt Requested*

Project Title: Tracts A, B and C, Hope Plaza

Current Legal Description: Lots 5, 6, 7, 8, 25, 26, 27 and 28, Block 4, North Albuquerque Acres, Tract 3, Unit 3

Developer: Hoech Real Estate Corporation, Llave Development, Inc. and the Trustees of the Property of the Protestant Episcopal Church in New Mexico

Agent/Engineer: High Mesa Consulting Group

Contact: Charles G. Cala, Jr., PS, Vice President  
J. Graeme Means, PE, Principal  
Debie LeBlanc Trujillo, Project Coordinator

Dear Ms. Riesen and Mr. Huffman:

Transmitted herewith is a copy of the request for Vacation of Temporary Public Drainage Easement and Vacation of Non-Specific Easements, along with Preliminary / Final Plat Approval. This project is scheduled to be heard at the Development Review Board on November 28, 2007. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

On behalf of our clients, Hoech Real Estate Corporation, Llave Development, Inc. and the Trustees of the Property of the Protestant Episcopal Church in New Mexico, we are requesting to create 3 (three) tracts from the existing 8 (eight) N.A.A. lots. We are also requesting to vacate the non-specific easements created in Book 124, Page 463 and Book D74, Page 109 along with the temporary public drainage easement that was granted by document.

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

Vineyard Estates Neighborhood Association  
Page 2  
November 2, 2007

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

Sincerely,

HIGH MESA CONSULTING GROUP

  
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Donald Hoech, Hoech Real Estate Corporation w/enc.  
Bob Keeran, Llave Development, Inc. w/enc  
Howie Tischler, Bishop's Warden, Hope Episcopal Church w/enc.

# HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2006.047.4  
November 2, 2007

Mr. Jeff Petersen  
Nor Este Neighborhood Association  
7800 Eagle Rock Avenue, NE  
Albuquerque, NM 87111

Via Certified Mail – Return Receipt Requested

and

Mr. Joe Yardumian  
Nor Este Neighborhood Association  
7801 R.C. Gorman Avenue, NE  
Albuquerque, NM 87122-2748

Via Certified Mail – Return Receipt Requested

Project Title: Tracts A, B and C, Hope Plaza

Current Legal Description: Lots 5, 6, 7, 8, 25, 26, 27 and 28, Block 4, North Albuquerque Acres, Tract 3, Unit 3

Developer: Hoech Real Estate Corporation, Llave Development, Inc. and the Trustees of the Property of the Protestant Episcopal Church in New Mexico

Agent/Engineer: High Mesa Consulting Group

Contact: Charles G. Cala, Jr., PS, Vice President  
J. Graeme Means, PE, Principal  
Debie LeBlanc Trujillo, Project Coordinator

Dear Mr. Petersen and Mr. Yardumian:

Transmitted herewith is a copy of the request for Vacation of Temporary Public Drainage Easement and Vacation of Non-Specific Easements, along with Preliminary / Final Plat Approval. This project is scheduled to be heard at the Development Review Board on November 28, 2007. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

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

Nor Este Neighborhood Association  
Page 2  
November 2, 2007

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

Sincerely,

HIGH MESA CONSULTING GROUP



Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Donald Hoech, Hoech Real Estate Corporation w/enc.  
Bob Keeran, Llave Development, Inc. w/enc  
Howie Tischler, Bishop's Warden, Hope Episcopal Church w/enc.



# HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2006.047.4  
November 2, 2007

Ms. Cynthia Reinhart  
North Albuquerque Acres Community Association  
11300 Oakland Avenue, NE  
Albuquerque, NM 87122

Via Certified Mail – Return Receipt Requested

and

Jo Hunter  
North Albuquerque Acres Community Association  
9805 San Bernadino Avenue, NE  
Albuquerque, NM 87122

Via Certified Mail – Return Receipt Requested

Project Title: Tracts A, B and C, Hope Plaza

Current Legal Description: Lots 5, 6, 7, 8, 25, 26, 27 and 28, Block 4, North Albuquerque Acres, Tract 3, Unit 3

Developer: Hoech Real Estate Corporation, Llave Development, Inc. and the Trustees of the Property of the Protestant Episcopal Church in New Mexico

Agent/Engineer: High Mesa Consulting Group

Contact: Charles G. Cala, Jr., PS, Vice President  
J. Graeme Means, PE, Principal  
Debie LeBlanc Trujillo, Project Coordinator

Dear Cynthia Reinhart and Jo Hunter:

Transmitted herewith is a copy of the request for Vacation of Temporary Public Drainage Easement and Vacation of Non-Specific Easements, along with Preliminary / Final Plat Approval. This project is scheduled to be heard at the Development Review Board on November 28, 2007. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

On behalf of our clients, Hoech Real Estate Corporation, Llave Development, Inc. and the Trustees of the Property of the Protestant Episcopal Church in New Mexico, we are requesting to create 3 (three) tracts from the existing 8 (eight) N.A.A. lots. We are also requesting to vacate the non-specific easements created in Book 124, Page 463 and Book D74, Page 109 along with the temporary public drainage easement that was granted by document.

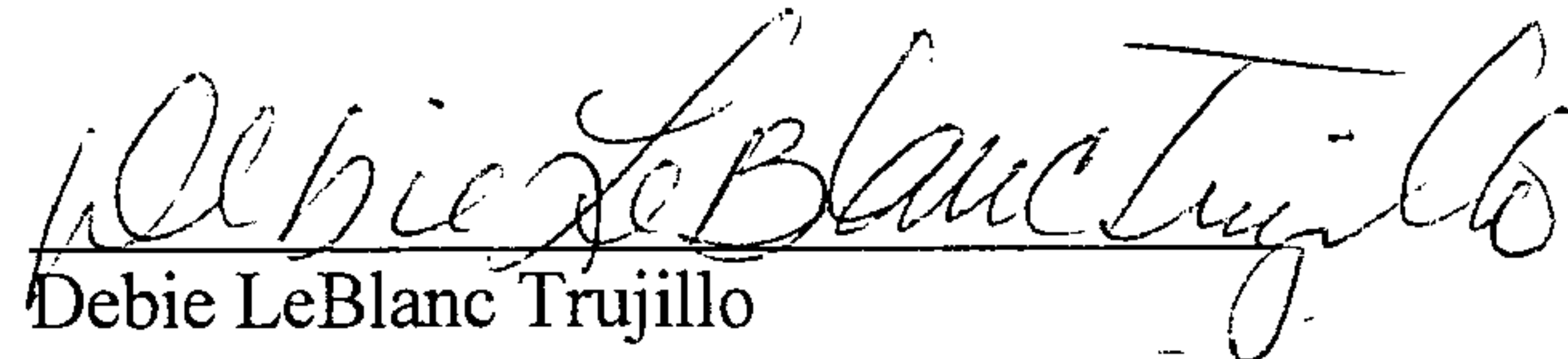
Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala  
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White • Grady E. Barrens

North Albuquerque Acres Community Association  
Page 2  
November 2, 2007

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

Sincerely,

HIGH MESA CONSULTING GROUP

  
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Donald Hoech, Hoech Real Estate Corporation w/enc.  
Bob Keeran, Llave Development, Inc. w/enc  
Howie Tischler, Bishop's Warden, Hope Episcopal Church w/enc.

FIRST CLASS

FIRST CLASS CERTIFIED MAIL



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UNITED STATES POSTAGE  
DUFFY BOWES  
\$ 006.28<sup>0</sup>  
NOV 02 2007  
MAILED FROM ZIP CODE 87109

First Class Mail  
First Class Mail

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input type="checkbox"/> Agent <b>X</b> <input type="checkbox"/> Addressee</p> <p>B. Received by (<i>Printed Name</i>) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p>Lee Ann Riesen VINEYARD ESTATES N.A. (VYE) "R" 9036 Village Avenue NE Albuquerque, NM 87122</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (<i>Transfer from service label</i>)</p>	<p>3. Service Type  <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes</p>

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PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

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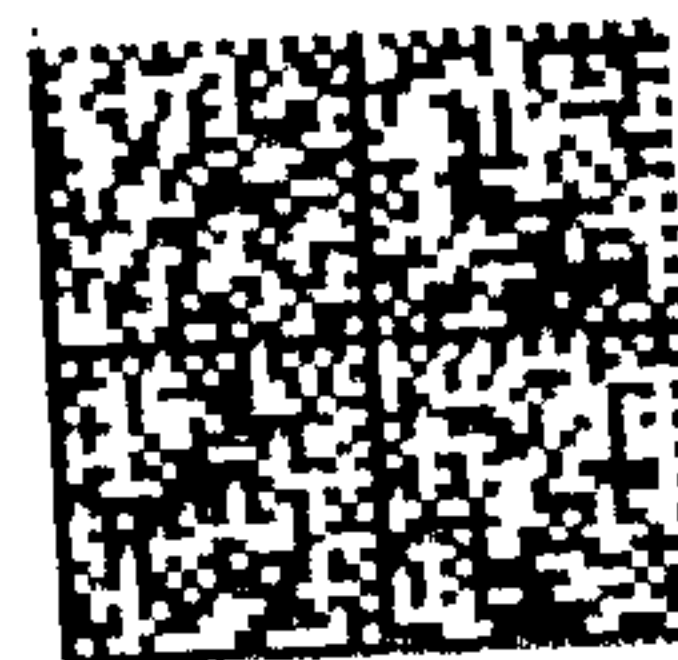
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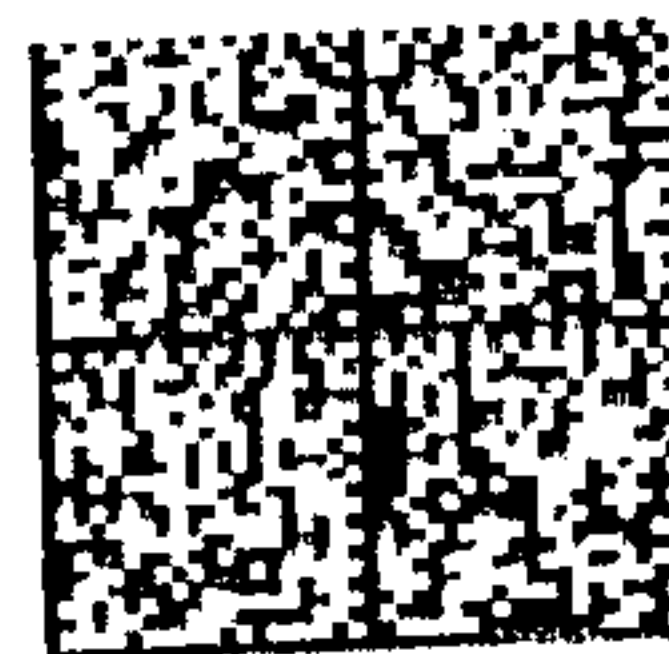
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MAILED FROM ZIP CODE 87109



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MAILED FROM ZIP CODE 87109

**First Class Mail**  
**First Class Mail**

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Jo Hunter  
NORTH ALBUQUACRES COMM.  
ASSOC. (NAA) "R"  
9805 San Bernadino NE  
Albuquerque, NM 87122

2/ Article Number:  
(Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

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PS Form 3811, August 2001

Domestic Return Receipt

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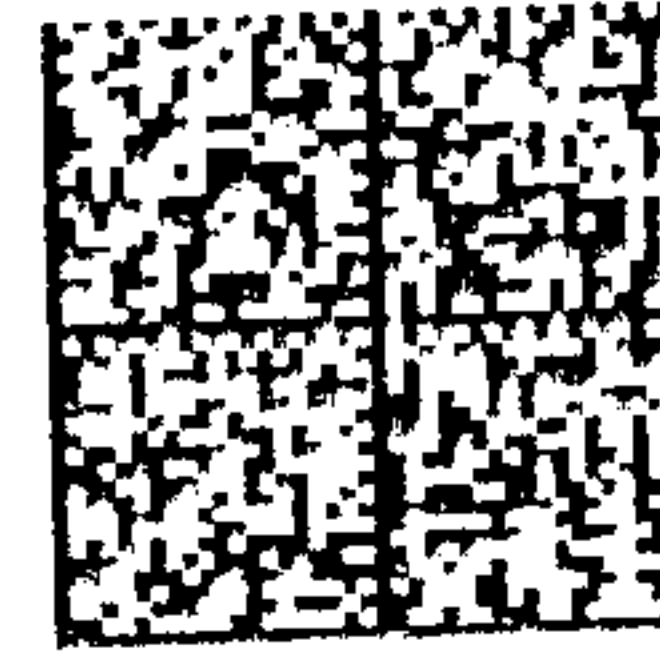
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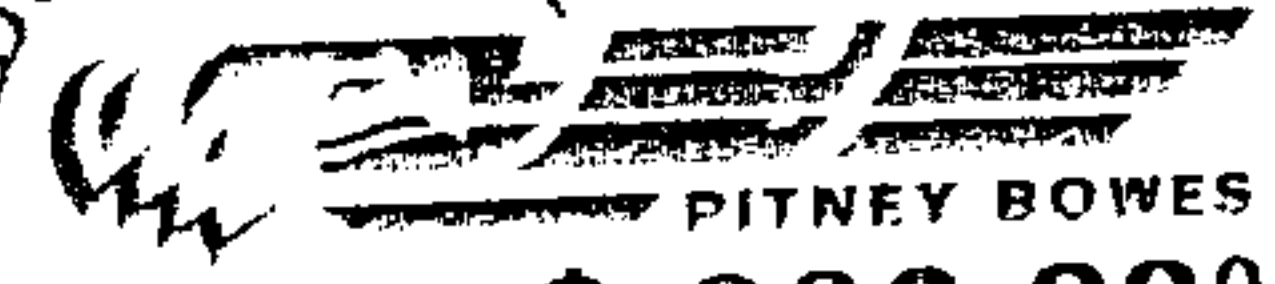
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UNITED STATES POSTAGE



**\$ 006.28<sup>0</sup>**

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MAILED FROM ZIP CODE 87109

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# First Class Mail

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Tony Huffman**  
**VINEYARD ESTATES N.A. (VYE)**  
**"R"**  
**8912 Corona Avenue NE**  
**Albuquerque, NM 87122**

2. Article Number  
(Transfer from service label)

7002 3150 0005 7420 3243

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
**X**  Agent  
 Addressee

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

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

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

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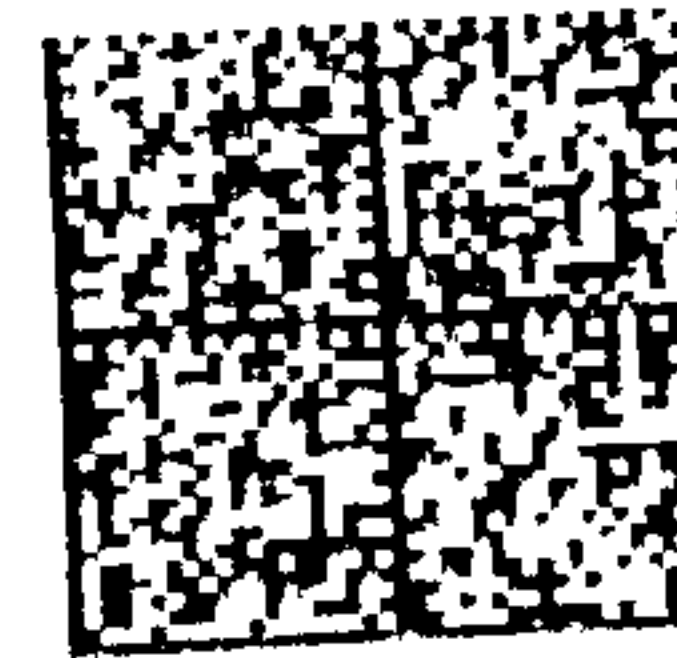
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CERTIFIED MAIL™



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MAILED FROM ZIP CODE 87109

First Class Mail  
First Class Mail

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- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Jeff Peterson  
NOR ESTE N.A. (NRE) "R"  
7800 Eagle Rock Avenue NE  
Albuquerque, NM 87111

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
**X**  Addressee

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

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

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
(Transfer from service label)

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PS Form 3811, August 2001

Domestic Return Receipt

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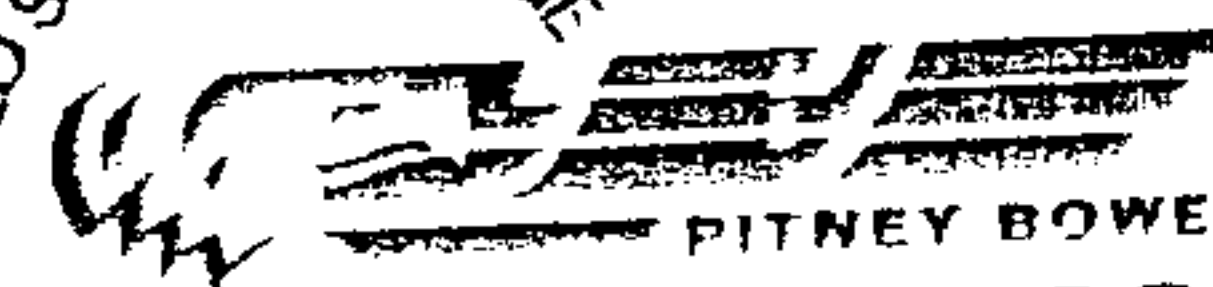
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UNITED STATES POSTAGE



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# First Class Mail

# First Class Mail

### SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Cynthia Reinhart  
 NORTH ALBUQ. ACRES COMM.  
 ASSOC. (NAA) "R"  
 11300 Oakland NE  
 Albuquerque, NM 87122

### COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
 Addressee

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

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

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

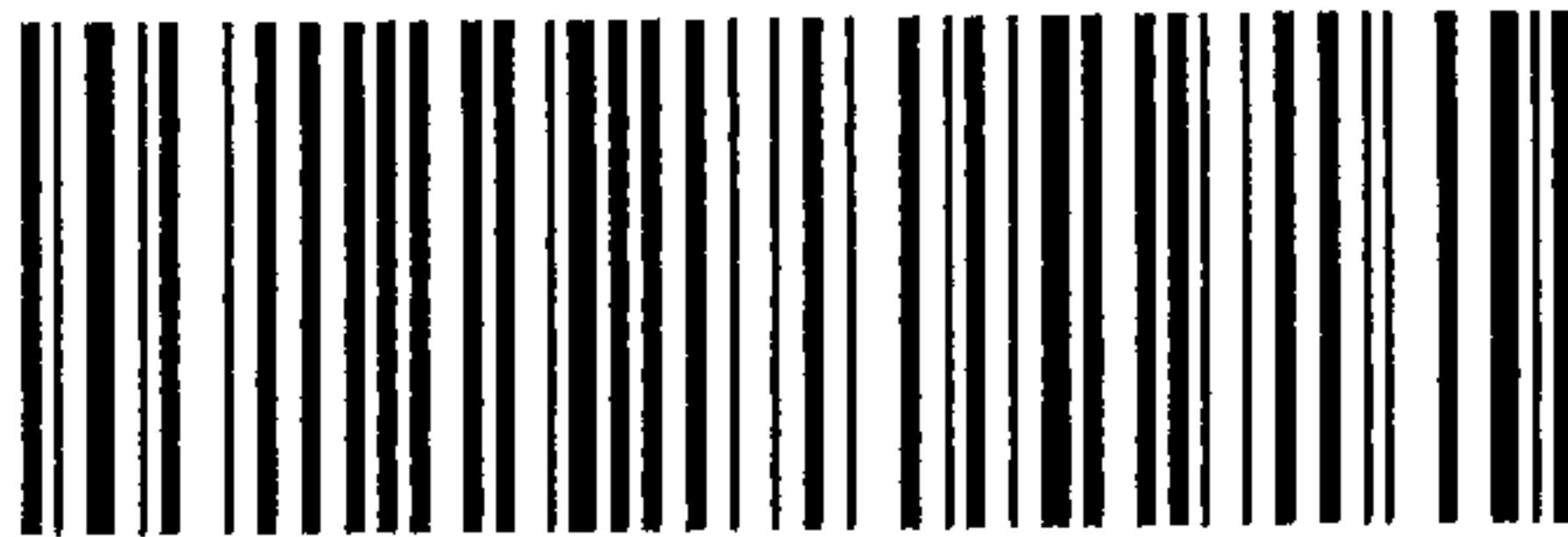
2. Article Number  
 (Transfer from service label)

7002 3150 0005 7420 3212

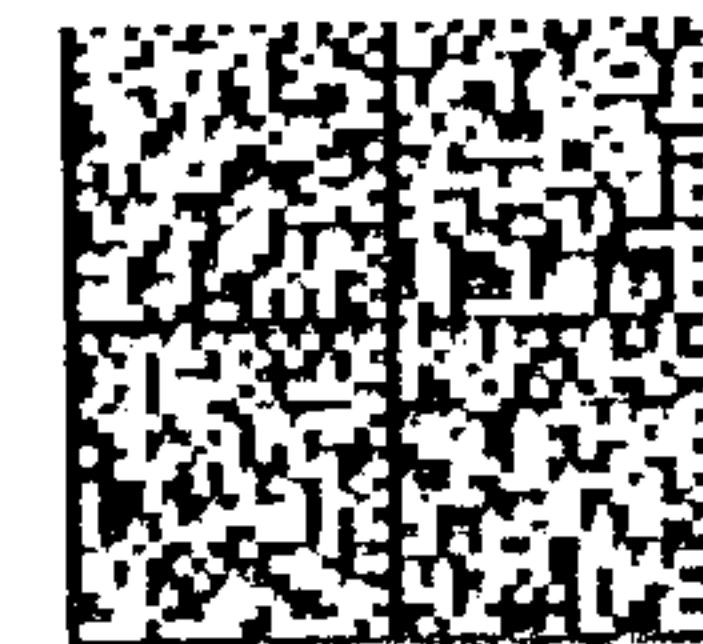
FIRST CLASS  
FIRST CLASS  
FIRST CLASS  
FIRST CLASS

FIRST CLASS

FIRST CLASS



7002 3150 0005 7420 3205



UNITED STATES POSTAGE  
PITNEY BOWES  
02 1P \$ 006.28<sup>0</sup>  
0002527985 NOV 02 2007  
MAILED FROM ZIP CODE 87109

# First Class Mail

# First Class Mail

### SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Joe Yardumian  
 NOR ESTE N.A. (NRE) "R"  
 7801 R.C. Gorman Avenue NE  
 Albuquerque, NM 87122-2748

### COMPLETE THIS SECTION ON DELIVERY

A. Signature  
 X  Agent  
 Addressee

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

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

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (*Extra Fee*)  Yes

2. Article Number (Transfer from service label) 7002 3150 0005 7420 3205

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLASS



-1  
-2  
-3  
-4

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
HOPE PLAZA (TO SATISFY REQUIREMENTS OF EXHIBIT B TO  
AGREEMENT FOR SALE, PURCHASE AND DEVELOPMENT OF REAL  
ESTATE DATED JUNE 27, 2007)**

WHEREAS, Hoech Real Estate Corporation, a New Mexico corporation ("Hoech") is the owner of the following described real property located in the County of Bernalillo County, State of New Mexico, to wit:

Tract A, Hope Plaza, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on \_\_\_\_\_, 2007, as Document No. \_\_\_\_\_

("Hoech Property"); and

WHEREAS, The Trustees of the Property of the Protestant Episcopal Church in New Mexico, a New Mexico non-profit corporation (the "Church") is the owner of the following described real property located in the County of Bernalillo County, State of New Mexico, to wit:

Tract B, Hope Plaza, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on \_\_\_\_\_, 2007, as Document No. \_\_\_\_\_

("Church Property"); and

WHEREAS, Hoech desires to provide for covenants, conditions and restrictions on the Hoech Property for the benefit of the Church Property.

NOW, THEREFORE:

1. Hoech hereby declares that the Hoech Property shall be developed and used subject to the following covenants, conditions and restrictions:

(a) For offices.

(b) Any buildings housing offices on the Hoech Property shall be not less than eighty feet (80') from the centerline of the private access, utility and private drainage easement transversing the center of the Hoech Property.

(c) The height of any building shall not exceed thirty-two feet (32') above finished grade, provided however said buildings may contain basements.

(d) The architectural design of the buildings constructed on the Hoech Property shall be of an architectural design consistent with the architectural design of the building(s) to be constructed on the Church Property and approved in advance by the Church, or a committee appointed by the Church, which approval shall not be unreasonably withheld or delayed. The Church hereby approves of a contemporary pueblo architectural design with flat roofs and a combination of one (1) or two (2) stories with the primary exterior building finish being stucco or synthetic stucco and up to three (3) complimentary, muted, earth tone, colors. Bright or primary colors may not be used on the exterior of the buildings on the Hoech Property. Stone veneer or split face, earth tone, concrete masonry may be used as accents on exterior building walls. Smooth face concrete masonry, wood veneer or metal may not be used except for applications such as roof overhangs, eaves, downspouts, roof drains, balcony or patio covers, or mechanical equipment on the Hoech Property. Roof top mechanical equipment shall be screened from view from the Church Property by a person six feet (6') in height standing thereon.

(e) All buildings constructed on the Hoech Property will comply with the site plan approved by the City of Albuquerque in EPC Case No. 07 EPC 40001/40002, Project No. 1006520, unless revisions thereto are approved by the Church, which approval shall not be unreasonably withheld or delayed.

(f) All buildings constructed on the Hoech Property shall comply with all building and zoning code requirements of the City of Albuquerque.

2. The covenants, conditions and restrictions provided for herein are for the benefit of the Church Property and shall be deemed to run with the land forever.

3. In the event the Church, its successors and assigns are required to enforce the provisions of this Declaration by judicial proceedings, the prevailing party shall be entitled to reasonable attorney's fees and court costs from the non-prevailing party.

4. This Declaration shall be binding upon the undersigned, its successors and assigns in all respects.

5. This Declaration is entered into effective the date it is recorded in the real estate records of Bernalillo County, New Mexico.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands.

The Trustees of the Property of the Protestant Episcopal Church  
in New Mexico, a non-profit corporation

By: [Signature]  
JEFFREY N. STEENSON,  
President

STATE OF NEW MEXICO     )  
   )  
COUNTY OF BERNALILLO     )



This instrument was acknowledged before me on October 11<sup>th</sup>, 2007,  
by JEFFREY N. STEENSON, President of The Trustees of the Property of the Protestant  
Episcopal Church in New Mexico, a non-profit corporation.

MY COMMISSION EXPIRES:  
October 26, 2010

[Signature]  
NOTARY PUBLIC

Hoech Real Estate Corporation,  
a New Mexico corporation

By: Donald G. Hoech

DONALD G. HOECH  
President

STATE OF NEW MEXICO     )  
  )  
COUNTY OF BERNALILLO     )

This instrument was acknowledged before me on October 11,  
2007, by DONALD G. HOECH, President of Hoech Real Estate Corporation, a New  
Mexico corporation.

MY COMMISSION EXPIRES:  
August 31, 2008

Bonnie A. Schnoor  
NOTARY PUBLIC

**SIGN EASEMENT AGREEMENT**

THIS AGREEMENT is entered into by and between The Trustees of the Property of the Protestant Episcopal Church in New Mexico, a non-profit corporation (the "Church") and Hoech Real Estate Corporation, a New Mexico corporation ("Hoech").

WHEREAS, Hoech is the owner of the following described real property located in the County of Bernalillo County, State of New Mexico, to wit:

Tract A, Hope Plaza, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on \_\_\_\_\_, 2007, as Document No. \_\_\_\_\_

("Hoech Property"); and

WHEREAS, the Church is the owner of the following described real property located in the County of Bernalillo County, State of New Mexico, to wit:

Tract B, Hope Plaza, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on \_\_\_\_\_, 2007, as Document No. \_\_\_\_\_

("Church Property"); and

WHEREAS, a monument sign for the benefit of the Hoech Property and the Church Property is located at the entrance to the properties from Alameda Boulevard on the Hoech Property as shown on Exhibit A which is attached hereto and incorporated herein by reference ("Sign").

WHEREAS, the parties desire to provide for the maintenance and use of the Sign.

NOW, THEREFORE, in consideration of the above and other good and valuable consideration, the receipt of which is hereby acknowledged, it is agreed as follows:

1. Hoech hereby declares that the Church, for the benefit of the Church Property is granted a perpetual, non-exclusive easement to use the Sign and Sign panels as designated on Exhibit A ("Sign Easement").

2. Hoech, its successors and assigns shall be responsible for maintaining the Sign structure and the Sign panel for the benefit of the Hoech Property, and the Church shall be responsible for maintaining the Sign panel for the benefit of the Church Property.

3. In the event either party fails to undertake its obligations under the terms of this Agreement, and said failure continues for thirty (30) days after the receipt of written notice of said default (unless the default cannot be cured within said thirty (30) days and the defaulting party commences a cure within said thirty (30) days and thereafter diligently pursues the remedy to conclusion), the other party may undertake the obligations of the defaulting party and the reasonable costs thereof, together with interest at eighteen percent (18%) per annum from the date the expense is incurred, and an administrative fee of fifteen percent (15%) of the out of pocket costs shall be due and owing from the defaulting party; provided further, that any such delinquent amount shall be a lien upon the property of the defaulting party, and the non-defaulting party may file notice thereof in the real estate records of Bernalillo County, New Mexico, and the lien shall be subject to foreclosure in the same manner as mortgages.

4. In the event either party is required to enforce the provisions of this Agreement by judicial proceedings, the prevailing party shall be entitled to reasonable attorney's fees and court costs from the non-prevailing party.

5. This Agreement shall be binding upon the undersigned, their successors and assigns in all respects and shall be deemed to run with the land.

6. This Agreement shall be effective the date it is filed in the real estate records of Bernalillo County, New Mexico.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands.

The Trustees of the Property of the Protestant Episcopal Church in New Mexico, a non-profit corporation

By: Jeffrey N. Steenson  
JEFFREY N. STEENSON,  
President

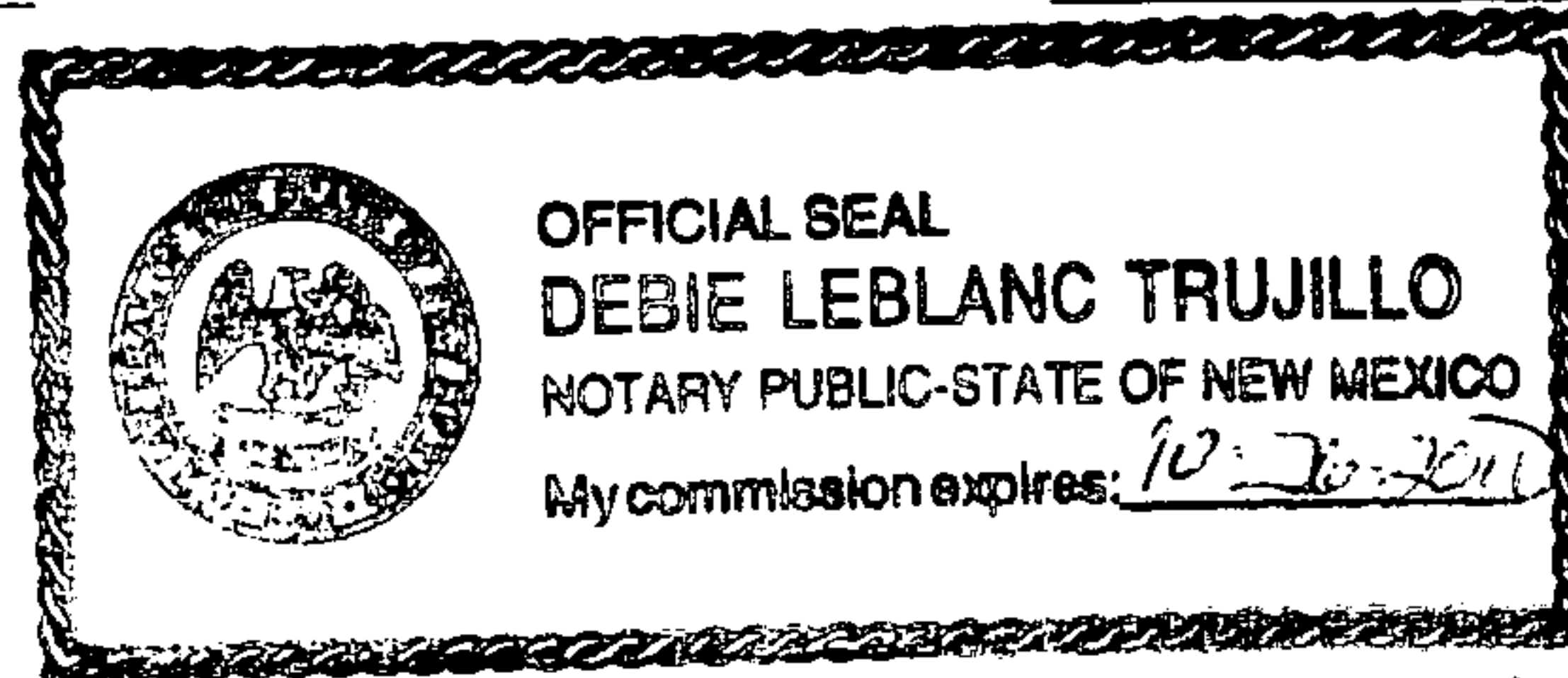
Dated: 10-11-07

Hoech Real Estate Corporation, a New Mexico corporation

By: Donald G. Hoech  
DONALD G. HOECH  
President

Dated: 10-11-07

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )



This instrument was acknowledged before me on October 11<sup>th</sup>, 2007, by JEFFREY N. STEENSON, President of The Trustees of the Property of the Protestant Episcopal Church in New Mexico, a non-profit corporation.

MY COMMISSION EXPIRES:  
October 24, 2010

Debie Leblanc Trujillo  
NOTARY PUBLIC

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on October 11, 2007, by DONALD G. HOECH, President of Hoech Real Estate Corporation, a New Mexico corporation.

MY COMMISSION EXPIRES:  
August 31, 2008

Bonnie A. Schnoor  
NOTARY PUBLIC

**EXHIBIT A**

**Sign Easement**

To Be Attached



**ACCESS, DRAINAGE AND SHARED PARKING AGREEMENT**

THIS AGREEMENT is entered into by and between The Trustees of the Property of the Protestant Episcopal Church in New Mexico, a non-profit corporation (the "Church") and Hoech Real Estate Corporation, a New Mexico corporation ("Hoech").

WHEREAS, Hoech is the owner of the following described real property located in the County of Bernalillo County, State of New Mexico, to wit:

Tract A, Hope Plaza, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on \_\_\_\_\_, 2007, as Document No. \_\_\_\_\_

("Hoech Property"); and

WHEREAS, the Church is the owner of the following described real property located in the County of Bernalillo County, State of New Mexico, to wit:

Tract B, Hope Plaza, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on \_\_\_\_\_, 2007, as Document No. \_\_\_\_\_

("Church Property"); and

WHEREAS, the plat creating Hope Plaza provided for a private access and drainage easement ("Access and Drainage Easement") for the benefit of the property; and

WHEREAS, pursuant to City of Albuquerque EPC Case No. 07 EPC 40001/40002, Project No. 1006520, the approved site plan for Hope Plaza includes shared parking to reduce the parking calculations for each tract; and

WHEREAS, the parties desire to provide for specific obligations and rights related to the Access and Drainage Easement, shared parking and the construction and maintenance of the shared parking area.

NOW, THEREFORE, in consideration of the above and other good and valuable consideration, the receipt of which is hereby acknowledged, it is agreed as follows:

1. Hoech hereby declares that the portion of the Access and Drainage Easement on the Hoech Property is a perpetual, non-exclusive easement for the benefit of the Church Property.

2. The Church hereby declares that the portion of the Access and Drainage Easement on the Church Property is a perpetual, non-exclusive easement for the benefit of the Hoech Property.

3. Hoech hereby declares that the portion of the Hoech Property highlighted on Exhibit A is subject to a perpetual, non-exclusive easement for parking for the benefit of the Church Property ("Church Parking Easement").

4. The Church hereby declares that the portion of the Church Property highlighted on Exhibit B is subject to a perpetual, non-exclusive easement for parking for the benefit of the Hoech Property ("Hoech Parking Easement").

5. Hoech acknowledges and agrees that in conjunction with the construction of improvements on the Hoech Property, that Hoech shall also construct the improvements within the Hoech Parking Easement as shown on Exhibit C, including underground utility lines.

6. Initially Hoech, and thereafter the condominium association created for the benefit of the Hoech Property ("Condominium Association") shall maintain the Access

and Drainage Easement within the Hoech Property and within the Hoech Parking Easement, at Hoech's sole cost and expense.

7. Initially Hoech, and thereafter the Condominium Association shall maintain the Church Parking Easement and the Hoech Parking Easement, at Hoech's sole cost and expense.

8. The parties acknowledge and agree that:

(i) Monday through Friday of each week, the owners, tenants and invitees of the Hoech Property shall have priority for the use of the Hoech Parking Easement area and the Church Parking Easement area; and

(ii) Saturday and Sunday of each week, the owners, tenants and invitees of the Church Property shall have priority for the use of the Hoech Parking Easement area and the Church Parking Easement area.

9. The owner of either property shall have the right to install signage on individual parking spaces or areas which are not within the Hoech Parking Easement and Church Parking Easement which specifically designate said parking as exclusive for said property.

10. Hoech, its successors and assigns and the Church, its successors and assigns shall not have the right to change the uses of their respective properties in a manner that increases the number of required parking spaces pursuant to applicable City of Albuquerque law, unless additional spaces are provided.

11. The parties acknowledge and agree that the configuration of the parking within the Hoech Parking Easement and the Church Parking Easement shall not be changed without the consent of both parties.

12. Notwithstanding the provisions of this Agreement to the contrary, if damage to the portions of the Hoech Property and Church Property, to be maintained by Hoech, are caused by the negligent or intentional acts or omissions of the Church, its employees, agents and representatives, the Church shall be responsible for the costs thereof.

13. In the event either party fails to undertake its obligations under the terms of this Agreement, and said failure continues for thirty (30) days after the receipt of written notice of said default (unless the default cannot be cured within said thirty (30) days and the defaulting party commences a cure within said thirty (30) days and thereafter diligently pursues the remedy to conclusion), the other party may undertake the obligations of the defaulting party and the reasonable costs thereof, together with interest at eighteen percent (18%) per annum from the date the expense is incurred, and an administrative fee of fifteen percent (15%) of the out of pocket costs shall be due and owing from the defaulting party; provided further, that any such delinquent amount shall be a lien upon the property of the defaulting party, and the non-defaulting party may file notice thereof in the real estate records of Bernalillo County, New Mexico, and the lien shall be subject to foreclosure in the same manner as mortgages.

14. In the event either party is required to enforce the provisions of this Agreement by judicial proceedings, the prevailing party shall be entitled to reasonable attorney's fees and court costs from the non-prevailing party.

15. This Agreement shall be binding upon the undersigned, their successors and assigns in all respects and shall be deemed to run with the land.

16. This Agreement shall be effective the date it is filed in the real estate records of Bernalillo County, New Mexico.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands.

The Trustees of the Property of the Protestant Episcopal Church  
in New Mexico, a non-profit corporation

By: *Jeffrey N. Steenson*  
JEFFREY N. STEENSON,  
President

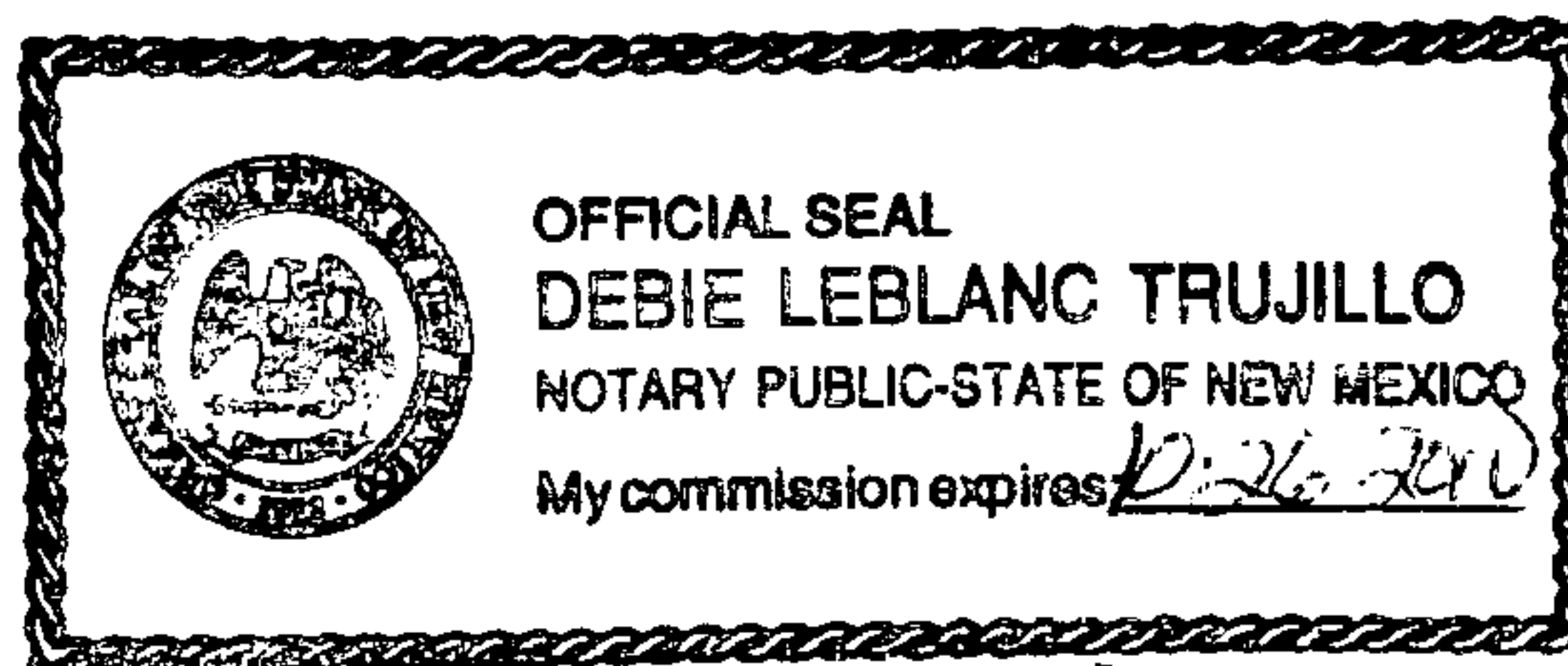
Dated: 10-11-07

Hoech Real Estate Corporation,  
a New Mexico corporation

By: *Donald G. Hoech*  
DONALD G. HOECH  
President

Dated: 10-11-07

STATE OF NEW MEXICO )  
 )  
COUNTY OF BERNALILLO )



This instrument was acknowledged before me on October 11<sup>th</sup>, 2007,  
by JEFFREY N. STEENSON, President of The Trustees of the Property of the Protestant  
Episcopal Church in New Mexico, a non-profit corporation.

MY COMMISSION EXPIRES:  
October 26, 2010

*Debie LeBlanc Trujillo*  
NOTARY PUBLIC

STATE OF NEW MEXICO )  
 )  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on October 11,  
2007, by DONALD G. HOECH, President of Hoech Real Estate Corporation, a New  
Mexico corporation.

MY COMMISSION EXPIRES:  
August 31, 2008

*Bonnie A. Schnoor*  
NOTARY PUBLIC

**EXHIBIT A**

**Church Parking Easement**

To Be Attached

**EXHIBIT B**

**Hoech Parking Easement**

To Be Attached

**EXHIBIT C**

**Improvements**

To Be Attached



**ACCESS, UTILITY, DRAINAGE AND SHARED PARKING AGREEMENT**

THIS AGREEMENT is entered into by and between The Trustees of the Property of the Protestant Episcopal Church in New Mexico, a non-profit corporation (the "Church") and Hoech Real Estate Corporation, a New Mexico corporation ("Hoech").

WHEREAS, Hoech is the owner of the following described real property located in the County of Bernalillo County, State of New Mexico, to wit:

Tract A, Hope Plaza, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on \_\_\_\_\_, 2007, as Document No. \_\_\_\_\_

("Hoech Property"); and

WHEREAS, the Church is the owner of the following described real property located in the County of Bernalillo County, State of New Mexico, to wit:

Tract B, Hope Plaza, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on \_\_\_\_\_, 2007, as Document No. \_\_\_\_\_

("Church Property"); and

WHEREAS, the plat creating Hope Plaza provided for a private access, public utility and drainage easement ("Access, Utility & Drainage Easement") for the benefit of the property; and

WHEREAS, pursuant to City of Albuquerque EPC Case No. 07 EPC 40001/40002, Project No. 1006520, the approved site plan for Hope Plaza includes shared parking to reduce the parking calculations for each tract; and

WHEREAS, the parties desire to provide for specific obligations and rights related to the Access, Utility and Drainage Easement, shared parking and the construction and maintenance of the shared parking area.

NOW, THEREFORE, in consideration of the above and other good and valuable consideration, the receipt of which is hereby acknowledged, it is agreed as follows:

1. Hoech hereby declares that the portion of the Access, Utility and Drainage Easement on the Hoech Property is a perpetual, non-exclusive easement for the benefit of the Church Property.

2. The Church hereby declares that the portion of the Access, Utility and Drainage Easement on the Church Property is a perpetual, non-exclusive easement for the benefit of the Hoech Property.

3. Hoech hereby declares that the portion of the Hoech Property highlighted on Exhibit A is subject to a perpetual, non-exclusive easement for parking for the benefit of the Church Property ("Church Parking Easement").

4. The Church hereby declares that the portion of the Church Property highlighted on Exhibit B is subject to a perpetual, non-exclusive easement for parking for the benefit of the Hoech Property ("Hoech Parking Easement").

5. Hoech acknowledges and agrees that in conjunction with the construction of improvements on the Hoech Property, that Hoech shall also construct the improvements within the Hoech Parking Easement as shown on Exhibit C, including underground utility lines.

6. Initially Hoech, and thereafter the condominium association created for the benefit of the Hoech Property ("Condominium Association") shall maintain the Access,

Utility and Drainage Easement within the Hoech Property and within the Hoech Parking Easement, at Hoech's sole cost and expense.

7. Initially Hoech, and thereafter the Condominium Association shall maintain the Church Parking Easement and the Hoech Parking Easement, at Hoech's sole cost and expense.

8. The parties acknowledge and agree that:

(i) Monday through Friday of each week, the owners, tenants and invitees of the Hoech Property shall have priority for the use of the Hoech Parking Easement area and the Church Parking Easement area; and

(ii) Saturday and Sunday of each week, the owners, tenants and invitees of the Church Property shall have priority for the use of the Hoech Parking Easement area and the Church Parking Easement area.

9. The owner of either property shall have the right to install signage on individual parking spaces or areas which are not within the Hoech Parking Easement and Church Parking Easement which specifically designate said parking as exclusive for said property.

10. Hoech, its successors and assigns and the Church, its successors and assigns shall not have the right to change the uses of their respective properties in a manner that increases the number of required parking spaces pursuant to applicable City of Albuquerque law, unless additional spaces are provided.

11. The parties acknowledge and agree that the configuration of the parking within the Hoech Parking Easement and the Church Parking Easement shall not be changed without the consent of both parties.

12. Notwithstanding the provisions of this Agreement to the contrary, if damage to the portions of the Hoech Property and Church Property, to be maintained by Hoech, are caused by the negligent or intentional acts or omissions of the Church, its employees, agents and representatives, the Church shall be responsible for the costs thereof.

13. In the event either party fails to undertake its obligations under the terms of this Agreement, and said failure continues for thirty (30) days after the receipt of written notice of said default (unless the default cannot be cured within said thirty (30) days and the defaulting party commences a cure within said thirty (30) days and thereafter diligently pursues the remedy to conclusion), the other party may undertake the obligations of the defaulting party and the reasonable costs thereof, together with interest at eighteen percent (18%) per annum from the date the expense is incurred, and an administrative fee of fifteen percent (15%) of the out of pocket costs shall be due and owing from the defaulting party; provided further, that any such delinquent amount shall be a lien upon the property of the defaulting party, and the non-defaulting party may file notice thereof in the real estate records of Bernalillo County, New Mexico, and the lien shall be subject to foreclosure in the same manner as mortgages.

14. In the event either party is required to enforce the provisions of this Agreement by judicial proceedings, the prevailing party shall be entitled to reasonable attorney's fees and court costs from the non-prevailing party.

15. This Agreement shall be binding upon the undersigned, their successors and assigns in all respects and shall be deemed to run with the land.

16. This Agreement shall be effective the date it is filed in the real estate records of Bernalillo County, New Mexico.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands.

The Trustees of the Property of the Protestant Episcopal Church  
in New Mexico, a non-profit corporation

By: *Jeffrey N. Steenson*  
JEFFREY N. STEENSON,  
President

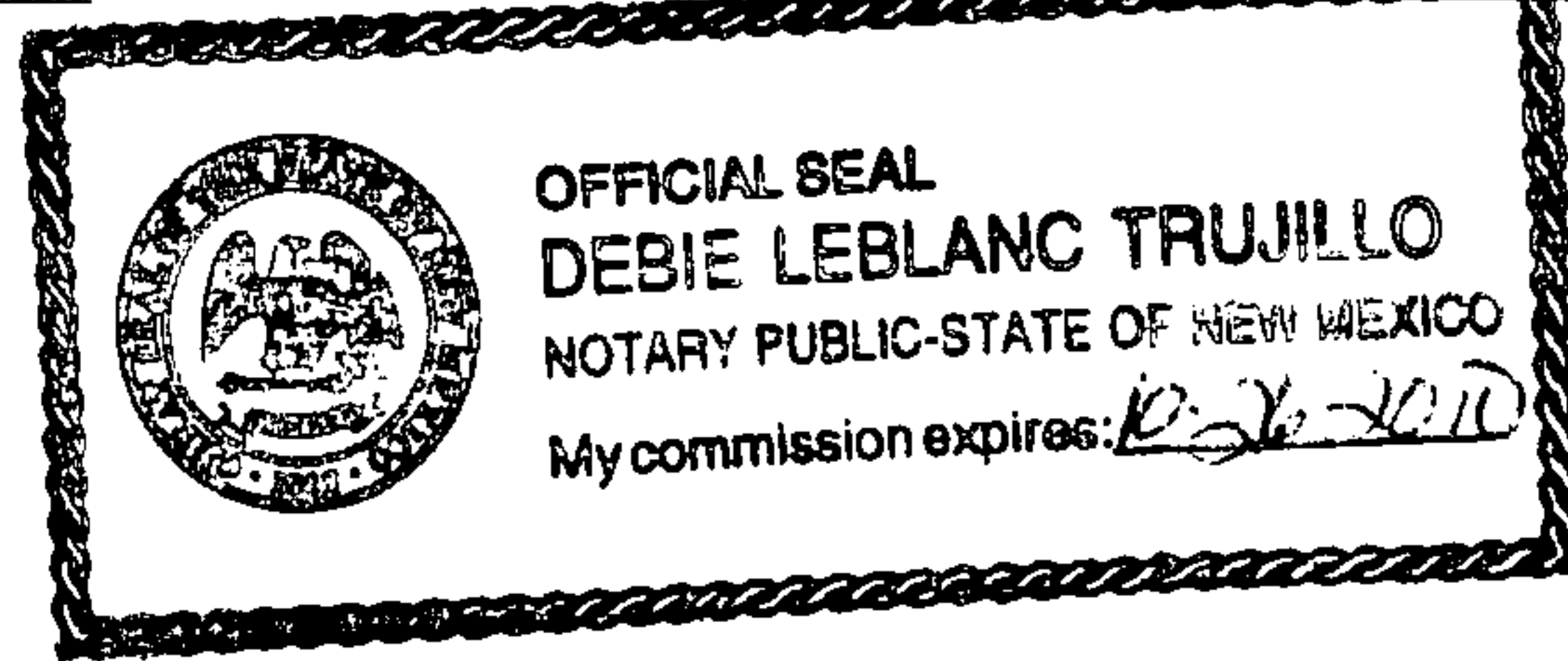
Dated: 10-11-07

Hoech Real Estate Corporation,  
a New Mexico corporation

By: *Donald G. Hoech*  
DONALD G. HOECH  
President

Dated: 10-11-07

STATE OF NEW MEXICO )  
)  
COUNTY OF BERNALILLO )



This instrument was acknowledged before me on October 11<sup>th</sup>, 2007,  
by JEFFREY N. STEENSON, President of The Trustees of the Property of the Protestant  
Episcopal Church in New Mexico, a non-profit corporation.

MY COMMISSION EXPIRES:  
October 26, 2010

*Debie Leblanc Trujillo*  
NOTARY PUBLIC

STATE OF NEW MEXICO )  
)  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on October 11,  
2007, by DONALD G. HOECH, President of Hoech Real Estate Corporation, a New  
Mexico corporation.

MY COMMISSION EXPIRES:  
August 31, 2008

*Bonnie A. Schnoor*  
NOTARY PUBLIC

**EXHIBIT A**

**Church Parking Easement**

To Be Attached

**EXHIBIT B**

**Hoech Parking Easement**

To Be Attached

**EXHIBIT C**

**Improvements**

To Be Attached



2006.047.4



ALBUQUERQUE PUBLIC SCHOOLS

Capital Master Plan  
Expect Great Things!

M. Elizabeth Everitt, Ph.D.  
SUPERINTENDENT

### Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

Project # (if already assigned by DRB/EPC) 1001520

**Please check one:**

Preliminary PDFF  
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF  
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

**Project Information**

Subdivision Name To be known as Tracts A, B and C Hope Plaza  
Location of Project (address or major cross streets) on Alameda Blvd NE of Signal Ave, NE  
Proposed # of Units: 4 Single-Family \_\_\_\_\_ Multi-Family East of Bowston St, NE  
West of Ventura St, NE

Note: A single-family unit is a single-family, detached dwelling unit.

**Contact Information**

Name DEBIE TRUJILLO  
Company HIGH MESA CONSULTING GROUP  
Phone 505-345-4250 (office) 505-220-7157 (cell)  
E-mail dtruji10@highmesacg.com

**Please include with your submittal:**

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

**FOR OFFICIAL USE ONLY**

APS Cluster La Cueva  
Preliminary PDFF Date Submitted 10-17-07  
Preliminary PDFF Date Completed 10-18-07

Final PDFF Date Submitted \_\_\_\_\_  
Final PDFF Date Completed \_\_\_\_\_

*NOTE:  
4 SPOM  
TRACT C  
only*

EXHIBIT A

PRELIMINARY  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Llave Development, Inc. Robert B. Keeran, POB 93642 Albuquerque, NM 87199, (505) 856-4076, (Contract Purchaser of Proposed Tract C), "Developer") effective as of this 17 day of October, 2002, and pertains to the subdivision commonly known as Tracts A, B and C, Hope Plaza, and more particularly described as Lots 5, 6, 7 and 8, Inclusive, Lots 25, 26, 27 and 28, Block 4, North Albuquerque Acres, Tract 3, Unit 3 (DRB Project No. 1006520) (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools:

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
  - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.

- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.


The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this Agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.



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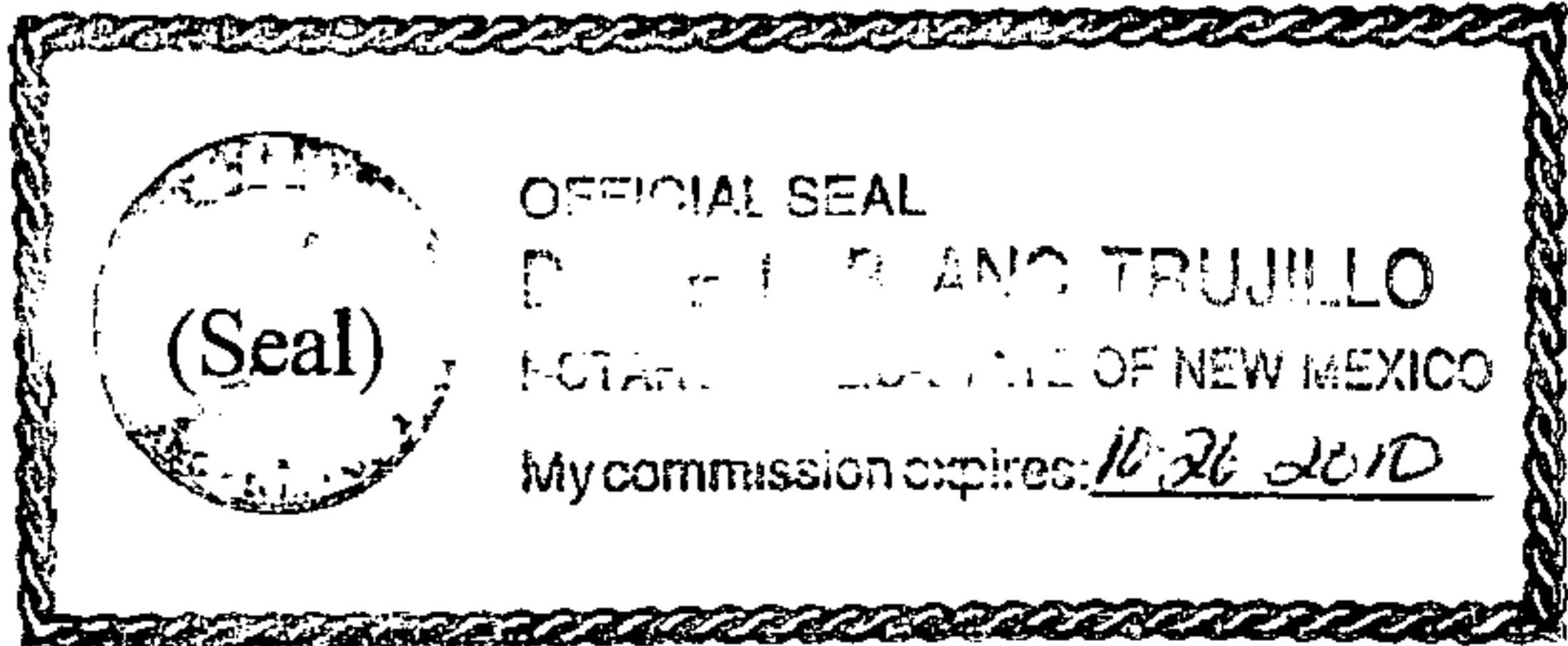
Signature

Robert B. Keeran, President  
Name (typed or printed) and title

Llave Development, Inc.  
Developer

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on October 17, 2007 by Robert B. Keeran, as President, Llave Development, Inc. a corporation.



Debbie L. Blanc Trujillo  
Notary Public

My commission expires: October 26, 2010

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]  
Signature

BETTY KING, APS. CMP PLANNER  
Name (typed or printed) and title

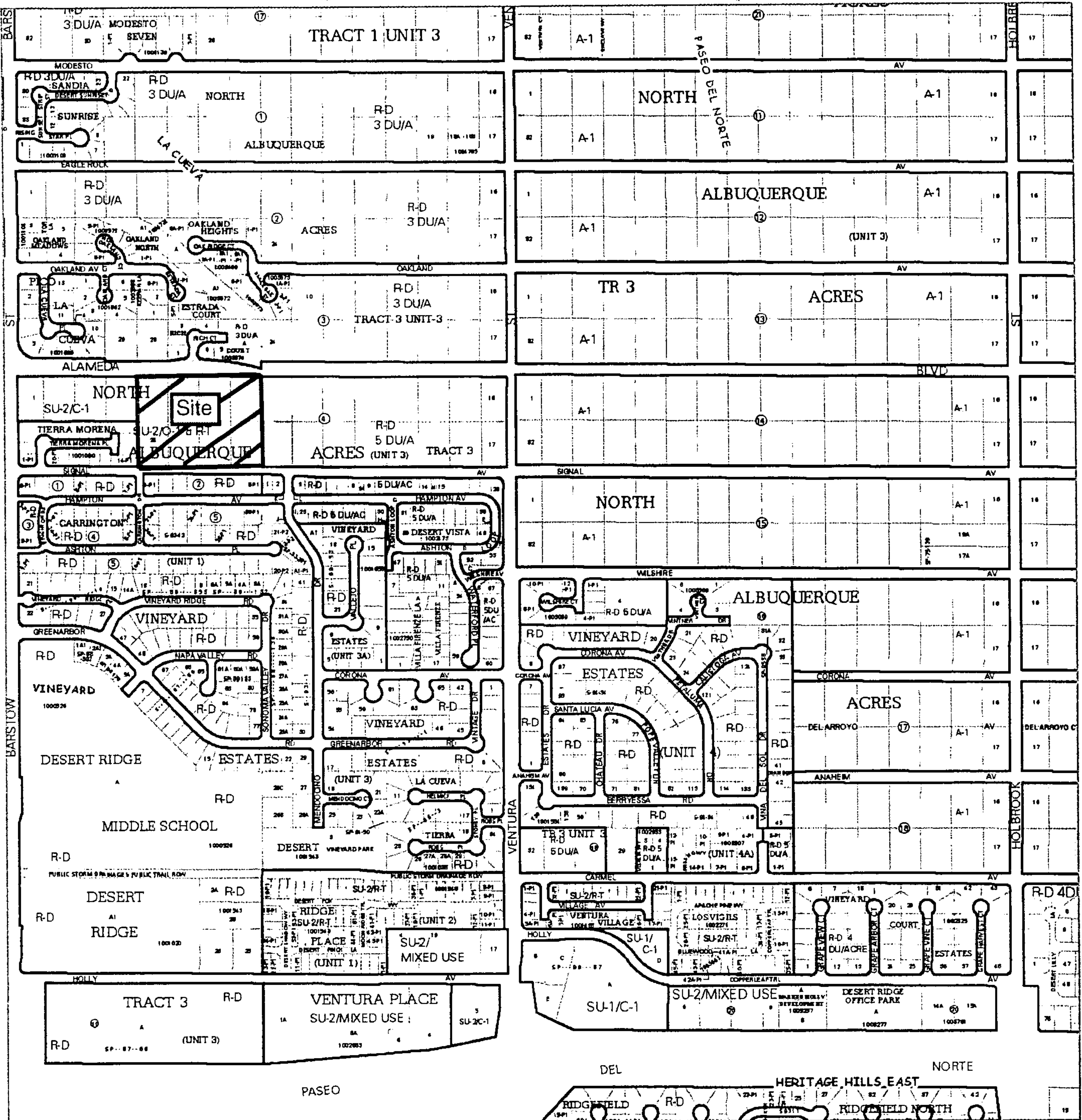
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on October 18, 2007, by Betty King as APS, CMP Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

April L. Whites  
Notary Public

My commission expires: May 18, 2011



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:  
**C-20-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 Man		

0 750 1,500 Feet

Hiz

(55695) --H--

FIRST TITLE GUARANTEE AND TRUST COMPANY  
TO  
**STEPHEN B. NIVERTH**  
OF  
**SANTA MARIA, CALIFORNIA**  
Contract Number **1884 (5817)**  
Dated, **April 21st**, 193**2**  
**NORTH ALBUQUERQUE ACRES**  
**NORINS REALTY CO., INC.**  
STATE OF **NEW MEXICO**,  
County of **Bernalillo**  
I hereby certify that this instrument was filed for record on the **25** day of **June**, 193**2**, at **9:30** o'clock **A.M.** and was duly recorded in Book 124 of Deeds and Conveyances, page **463**, on this **25th** day of **June**, 193**2**.  
**Mrs. Will Rogers**  
Probate Clerk and Ex-Officio Recorder.  
Deputy.

TRUSTEE'S DEED

THIS INDENTURE, Made this **30th** day of **April**, 193**2**, between **FIRST TITLE GUARANTEE AND TRUST COMPANY**, a corporation in Albuquerque, New Mexico, as Trustee, and pursuant to the terms and conditions of a certain warranty deed made and executed the 30th day of December, 1930, between Mutual Investment and Agency Company, a corporation, as party of the first part, and First Title Guarantee and Trust Company, a corporation in Albuquerque, New Mexico, as Trustee, as party of the second part, and recorded in Book 117 at Page 45 of the Records of Deeds and Conveyances in the Office of the County Clerk of Bernalillo County, New Mexico, January 12th, 1931, and in part execution of the trust reposed in this grantor, the party of the first part, in said deed, and **STEPHEN B. NIVERTH, of Santa Maria, California,** the part **Y** of the second part:

WITNESSETH: That the party of the first part, for and in consideration of the sum of \$1.00, lawful money of the United States, and other good and valuable consideration, to it in hand paid by the part **Y** of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, conveyed, released and confirmed, and by these presents does remise, convey, release and confirm unto the part **Y** of the second part, **his** heirs or assigns, forever, all the following described lot or parcel of land and real estate, situate, lying and being in the County of Bernalillo and State of New Mexico, to-wit: containing **two** acre **±**, of North Albuquerque Acres in Bernalillo County, New Mexico, as per map of record in said county.

All of Lots 6 and 7, in Block 4, Tract 3, Unit 3, as per map recorded September 10th, 1931, in Book 2, Page 117 of Map Book, County of Bernalillo, State of New Mexico.

Together with all and singular the hereditaments and appurtenances thereto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits; and all the estate, right, title, interest, claim and demand whatsoever of the party of the first part, either in law or equity, of, in and to the above remised premises with the hereditaments and appurtenances;

Subject to a right of way for pipe-line purposes, also the right to build, construct and maintain and operate a telephone line or lines, and subject to all provisions of the United States Government, as contained in the original patent from the United States of America; and

Subject to an easement for street purposes, as the same is shown and delineated upon the official map or maps thereof now on file and of record in the Office of the County Clerk of Bernalillo County, State of New Mexico; and

Subject to all covenants and conditions, restrictions, privileges, rights and exceptions of record, as aforesaid in favor of each and every lot in said tract as a dominant tenement or tenements, which covenants and conditions, restrictions, privileges, rights and exceptions of record shall constitute and be a mutual covenant between the various purchasers and buyers in said tract.

Party of the first part hereby reserves a right of way, with right of entry upon, over, under, along, across, and through the said land for the purpose of erecting, constructing, operating and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone poles, and/or for laying, erecting, operating and renewing any pipe line or lines for water, gas, or sewage, and any conduits for electric or telephone wires, and reserving to the party of the first part herein the sole right to convey the rights hereby reserved.

No part of said premises shall at any time be used or occupied by any person not of the Caucasian race, except while serving for hire, as a servant of some person of the Caucasian race; nor shall any noxious or offensive factory or business be operated or carried on upon said premises.

To have and to hold the said premises above remised and described, with the appurtenances, unto the part **Y** of the second part, **his** heirs or assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed and its corporate seal affixed by its respective officers and authorized the day and year first above written.

ATTEST: **(CORPORATE SEAL)** **FIRST TITLE GUARANTEE AND TRUST COMPANY, Trustee**  
By **M. S. Norman**  
**M. S. Norman**  
Secretary

124/463

STATE OF NEW MEXICO  
County of Bernalillo  
On this **25th** day of **June**, 193**2**  
**M. S. Norman**

I, **M. S. Norman**, Secretary of the **FIRST TITLE GUARANTEE AND TRUST COMPANY**, a corporation organized under the laws of the State of New Mexico, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears from the records of said corporation.

#12

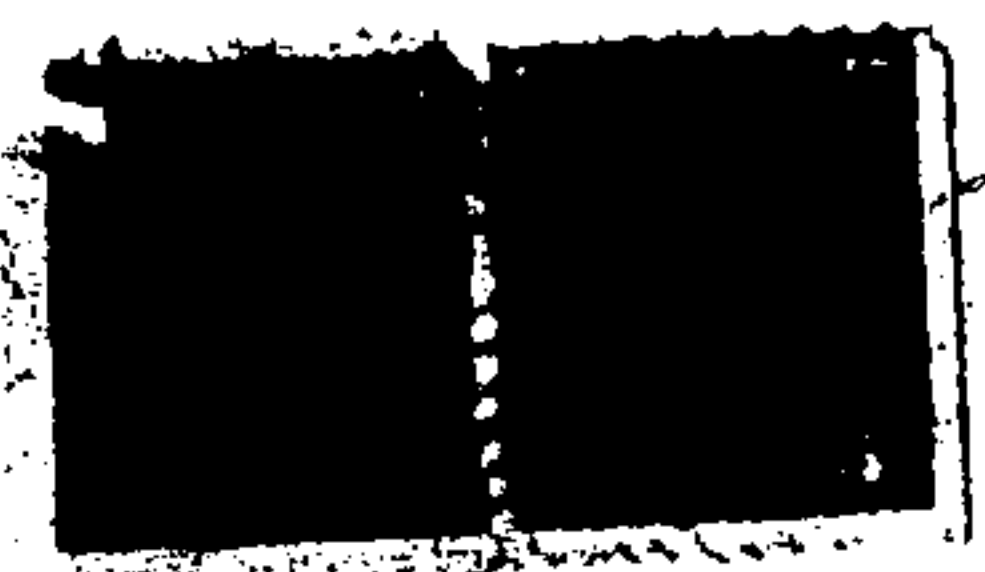
# Grant Deed

This Indenture, Made this 25th day of JULY, 1944, between  
 NORINS REALTY COMPANY, INC., a corporation, as party of the first part, and  
EVA KEITH MELICK, a Widow, and her son, LYLE JAMES KEITH,  
a single man, as joint tenants with full right of survivorship,  
 as parties of the second part;

### Witnesseth:

That the party of the first part, for and in consideration of the sum of \$1.00, lawful money of the United States and other good and valuable consideration, to it in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, does hereby grant to the parties of the second part, Their heirs or assigns forever, all of the following described tract, lot or parcel of land and real estate, situated, lying and being in the County of Bernalillo, State of New Mexico, to-wit:

ALL of lots Eight (8) Nine (9) Ten (10) Eleven (11) and Twelve (12),  
 in Tract Three (7) Unit Three (3) North Albuquerque Acres, being a  
 portion of the Elena Gallegos Grant in Bernalillo County, State of  
 New Mexico, as per map of record in said County, containing Five (5)  
 Acres more or less, all being in Block Number Four (4) of said Tract.



Together with all and singular the hereditaments and appurtenances thereto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits, and all the estate, right, title, interest, claim and demand whatsoever of the party of the first part, either in law or equity, of, in and to the above remised premises with the hereditaments and appurtenances;  
 Subject to a right of way for road and pipe-line purposes; also the right to build, construct and maintain and operate a telephone line or lines, and subject to all reservations of the United States Government, as contained in the original patent from the United States of America; and  
 Subject to all covenants and condition, restrictions, privileges, rights and exceptions of record, as a servitude in favor of each and every lot in said tract as a dominant tenement or tenements, which covenants and conditions, restrictions, privileges, rights and exceptions of record shall constitute and be a mutual contract between the various purchasers and buyers in said tract.

Party of the first part hereby reserves a right-of-way, with right of entry upon, over, under, along, across and through the said land for the purpose of erecting, constructing, operating and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone poles, and/or for laying, repairing, operating and renewing, any pipe line or lines for water, gas, or sewage, and any conduits for electric or telephone wires, and reserving to the party of the first part herein the sole right to convey the rights hereby reserved.  
 No part of said premises shall at any time be used or occupied by any person not of the Caucasian race, except while serving, for hire, as a servant of some person of the Caucasian race, nor shall any noxious or offensive factory or business be operated or carried on upon said premises.

TO HAVE AND TO HOLD the said premises above remised and described, with the appurtenances, unto the parties of the second part, THEIR heirs or assigns forever.

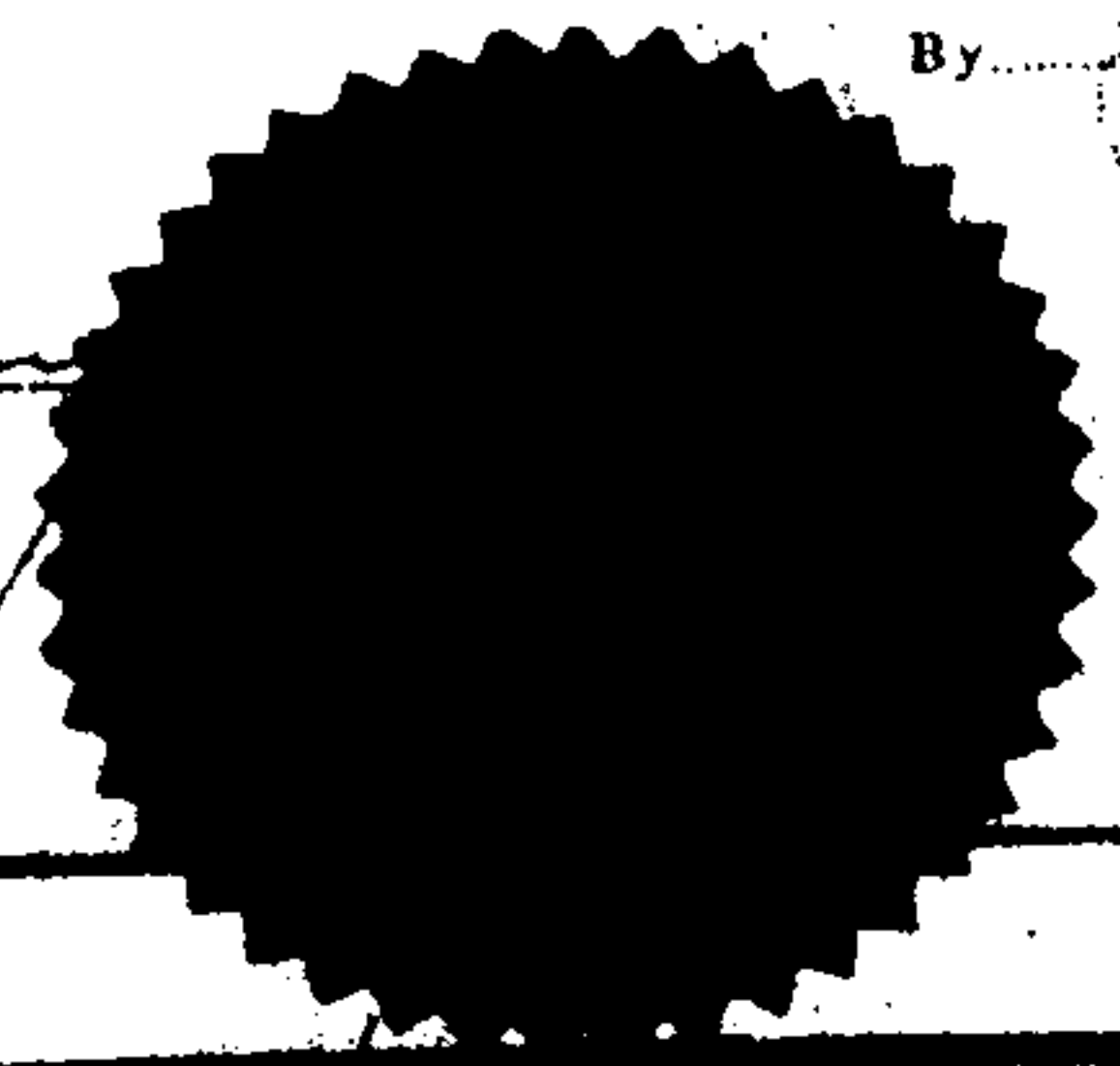
IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed and its corporate seal affixed by its officers thereunto duly authorized, the day and year first above written.

NORINS REALTY COMPANY Inc.

By [Signature] President

ATTEST:

[Signature]  
 Secretary



STATE OF CALIFORNIA  
County of Los Angeles

On this 27th day of JANUARY, 1947, before me,  
WILLIAM GORDON, a Notary Public in and for the County of Los Angeles, State of Calif.  
personally appeared J. M. DEWEY

and N. M. DEWEY, to me personally  
known, who being by me duly sworn, did say that they are President  
and Secretary, respectively, of the NORINS REALTY COMPANY,  
Inc., a corporation organized under the laws of the State of California,  
and that the seal affixed to said instrument is the corporate seal of  
said corporation and that said instrument was signed and sealed in  
behalf of said corporation by authority of its Board of Directors, and  
said President and Secretary acknowledged said instrument to be the  
free act and deed of said corporation.

WITNESS my hand and seal on this day and year first above  
written.

*William Gordon*  
Notary Public in and for Los Angeles County, State of California.

No. E-1126-27

# Grant Deed

NORINS REALTY  
COMPANY, INC.

TO

EVA KEITH MALLICK and  
LYLE JAMES KEITH

Contract Number 7556

Dated, May 31, 1933.

NORINS REALTY CO., INC.  
Owners and Developers  
Realtors  
Second Floor 331 West Fifth Street  
LOS ANGELES, CALIFORNIA

*Reg. Mail*  
WHEN RECORDED, PLEASE MAIL  
THIS INSTRUMENT TO

Eva Keith Mallist and  
Lyle James Keith

4620 Prospect Street  
Hollywood, California

This instrument was filed for record in  
County of Beuvisillo }  
MAR 27 1945  
Records of said County Form 219

Deputy Clerk



757781

#113

### TEMPORARY PUBLIC DRAINAGE EASEMENT

THIS GRANT OF TEMPORARY EASEMENT, by and between Llave Construction, Inc. a New Mexico Corporation ("Grantor"), whose address is P. O. Box 93642, Albuquerque, New Mexico, 87199, and the City of Albuquerque, a New Mexico Corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico 87103.

1. **Grant of Temporary Public Drainage Easement.** The Grantor grants tot the City an exclusive, temporary public drainage easement ("Easement"), for the LA CUEVE ARROYO ("Public Improvement"), on over, across, and through the property described below ("Property"), together with the right of the City to operate, maintain, repair, replace and construct the Public Improvement and the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement. The Property is described as follows:

**Lot 8, Block 4, Tract 3, Unit 3, North Albuquerque Acres  
SEE ATTACHED EXHIBIT "A"**

2. **Warranties.** Grantor covenants and warrants that is the owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

3. **Binding on Grantor's Property.** The grant and other provisions of this Easement constitute covenants running with title to the Property for the benefit of the City and its successors and assigns until terminated.

4. **Temporary.** This easement will be released by the City when the City Engineer determines that the Easement is no longer required.

WITNESS my hand and seal this 5th day of August, 2005.

APPROVED:

By: [Signature] 8-26-05  
City Engineer Date  
Planning Department

HC  
8/25/05

Grantor:  
By: [Signature]  
Robert Keeran, Its President

STATE OF NEW MEXICO     )  
  )   SS  
COUNTY OF BERNALILLO    )

This instrument was acknowledged before me this 5<sup>th</sup> day of August, 2005 by Robert B. Keeran, its president, on behalf of Llave Construction, Inc.

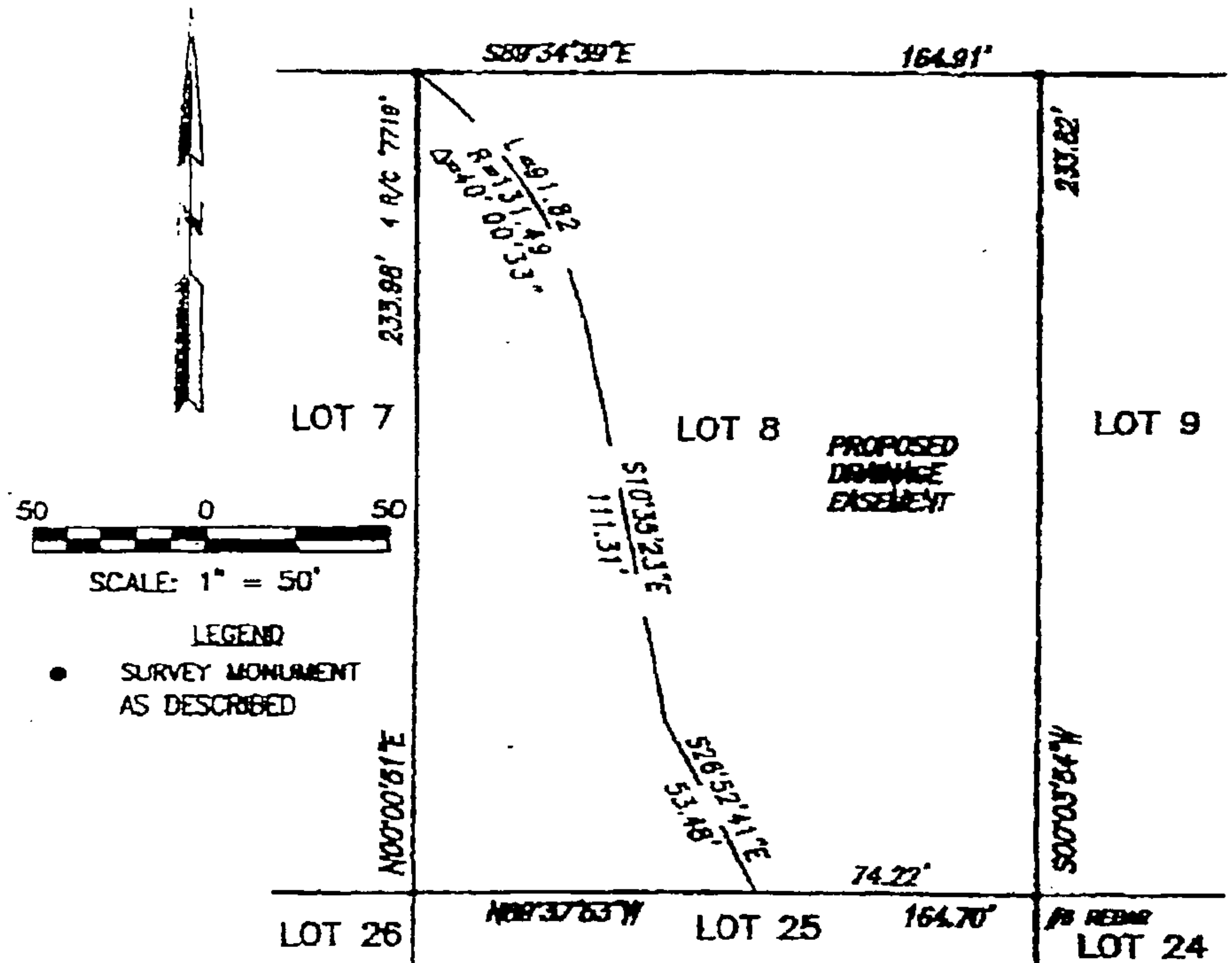
By: [Signature]  
Notary Public

My Commission Expires: 8/21/09

**EXHIBIT "A"**  
**TEMPORARY DRAINAGE EASEMENT**  
**LOT 8, BLOCK 4**  
**UNIT 3, TRACT 3**  
**NORTH ALBUQUERQUE ACRES**  
**ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO**  
**APRIL 2005**

LEGAL DESCRIPTION: LOT NUMBER EIGHT (8) OF BLOCK NUMBER FOUR (4) OF UNIT THREE (4) OF TRACT THREE (3) OF NORTH ALBUQUERQUE ACRES, AS SHOWN AND DESIGNATED ON THE PLAT FILED SEPTEMBER 9, 1931, IN VOLUME D, FOLIO 121 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

ALAMEDA AVENUE 60' R-O-W



**SURVEYOR'S CERTIFICATION**

I, PHILIP W. TURNER, A LAND SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS EASEMENT EXHIBIT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON OCTOBER 7, 2003, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT SATISFIES THE MINIMUM STANDARDS FOR SURVEYS AS DETERMINED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS SURVEY IS NOT A SUBDIVISION NOR A LAND DIVISION AS DEFINED BY THE NEW MEXICO SUBDIVISION STATUTE.

*Philip W. Turner* 4-15-05  
 PHILIP W. TURNER N.M.P.S. 10204 DATE



PREPARED BY:  
**TERRAMETRICS OF NEW MEXICO**  
 P.O. BOX 30192  
 ALBUQUERQUE, NEW MEXICO 87190-0192  
 (505) 884-9087

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 Page: 2 of 2  
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Mary Herrera  
 Bern Co. ERSE  
 R 11.88

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D-121

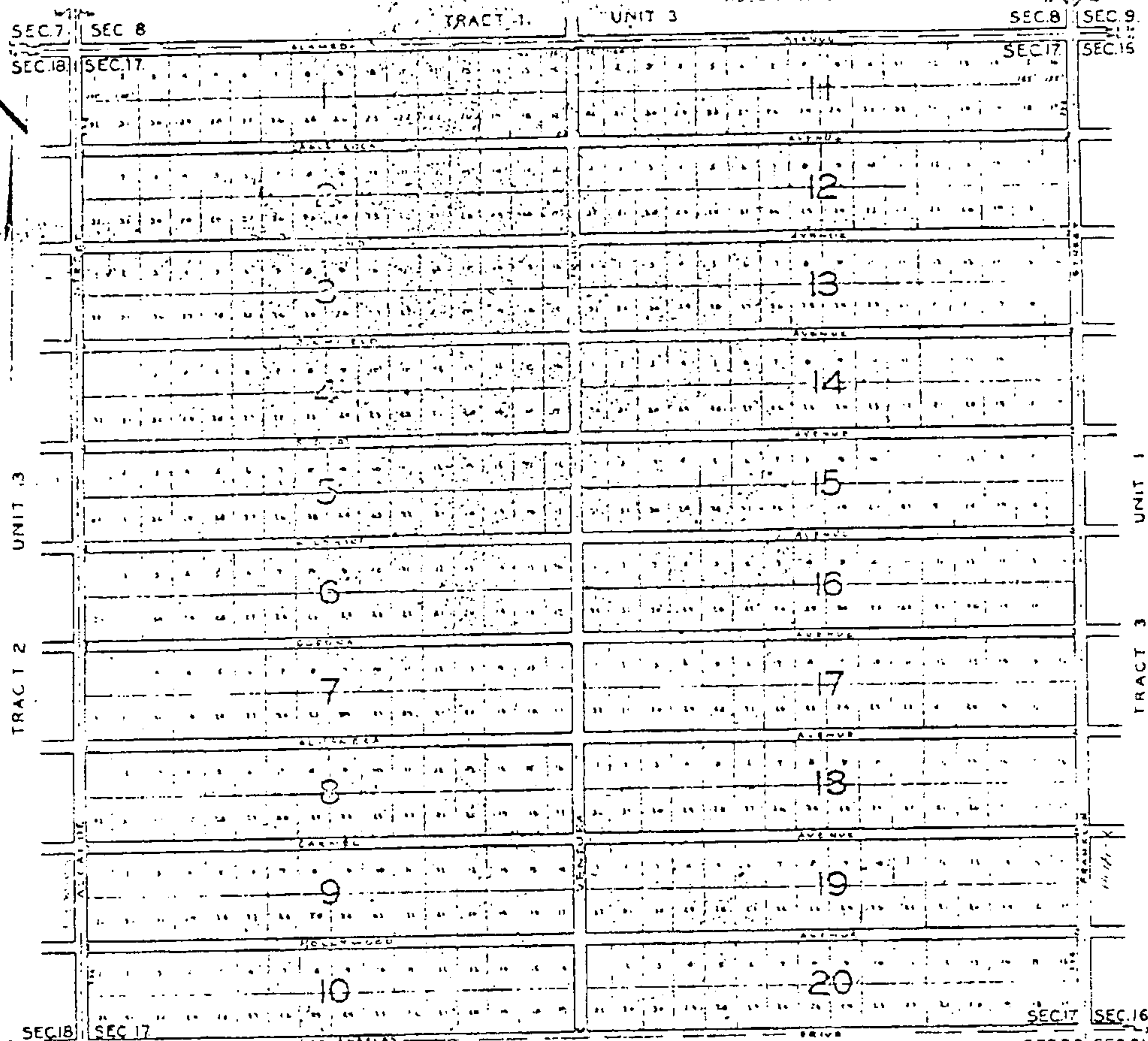
TRACT 3 UNIT 3  
 NORTH ALBUQUERQUE ACRES  
 ALBUQUERQUE BERNALILLO COUNTY NEW MEXICO

SCALE 1 INCH = 400 FEET

NOTE: EACH LOT INCLUDING TO CENTER OF ADJOINING STREET IS ONE ACRE.

City of New Mexico  
 County of Bernalillo  
 Sept 11 1935  
 J. C. Beyer  
 County Surveyor

Plat of North Albuquerque Acres  
 in Bernalillo County, New Mexico  
 made by Nobius Realty Company, Inc.  
 on Sept. 11, 1935  
 J. C. Beyer  
 County Surveyor



In view of the fact that certain streets had at the time of the survey been changed in name and road names as follows:  
Alameda Ave. to Encino Ave.  
Hollywood Ave. to Holly Ave.  
Franklin St. to Hollywood St.  
Alameda St. to Wyoming St.

The above and foregoing subdivision of that certain tract of land in School District No. 3 Bernalillo County, New Mexico within the Elena dailages, Grant being all of Section 17 Township 11 North, Range 4 East N.M.P.M. (as defined by projection of existing public survey lines) surveyed, plotted and subdivided as herein shown, comprising blocks 1 to 20, inclusive of TRACT 3 UNIT 3, NORTH ALBUQUERQUE ACRES, is with the free consent and in accordance with the desire of the undersigned owner and proprietor thereof:  
 NOBIUS REALTY COMPANY, INC. Owner and proprietor  
 By: J. M. Norris President

Witness my hand and seal this 11th day of September 1935.  
J. C. Beyer County Surveyor

State of California  
 County of San Diego  
 On this 11th day of Sept 1935, before me, a Notary Public in and for said County, personally appeared Mr. Norris and J. M. Denny, both to me known, who are duly sworn by me according to law, did say that they are the President and Secretary, respectively, of the Nobius Realty Company, Inc., and that the Seal attached to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed by the said Mr. Norris and J. M. Denny in their corporate capacity and in accordance with the authority of the Board of Directors, and said Mr. Norris and J. M. Denny acknowledged said instrument to be their act and deed of said corporation.  
 My commission expires April 30, 1935.  
S/ Louise N. Welty Notary Public

J. C. Beyer, County Surveyor of Bernalillo County, New Mexico, hereby certify that I have examined the plat of Tract 3 Unit 3, North Albuquerque Acres upon which this plat is based, and that it corresponds to the data on file in my office of Sept 11, 1935.  
J. C. Beyer County Surveyor

D-121

Current DRC  
 Project Number: \_\_\_\_\_  
 HMCG 2006.047.3

FIGURE 12

Date Submitted: \_\_\_\_\_  
 Date Site Plan Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No.: 1006520  
 DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**  
 (Rev. 9-20-05)  
**EXHIBIT "A"**  
 TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**Hope Plaza**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Lots 5, 6, 7 and 8, Inclusive and 25, 26, 27 and 28, Inclusive, Block 4, North Albuquerque Acres, Tract 3, Unit 3**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		24'	DEFERRED Residential Street w / Curb & Gutter and 6' sidewalk on North Side	Signal Avenue NE	SW corner of Tract B	SE Corner of Tract C	/	/	/
		8"	DEFERRED Sanitary Sewer	Signal Avenue NE	SW corner of Tract B	SE Corner of Tract C	/	/	/
		8"	Water Line	Signal Avenue NE	SW corner of Tract B	SE Corner of Tract C	/	/	/
		8"	Sanitary Sewer	Alameda Boulevard NE	NW Corner of Tract A	NW Corner of Tract C	/	/	/
		8"	DEFERRED Sanitary Sewer	Alameda Boulevard NE	NW Corner of Tract C	NE Corner of Tract C	/	/	/
		8"	Water Line	Alameda Boulevard NE	NW Corner of Tract A	NW Corner of Tract C	/	/	/
		8"	DEFERRED Water Line	Alameda Boulevard NE	NW Corner of Tract C	NE Corner of Tract C	/	/	/
		30' F-F	Arterial Pavement w / Standard Curb and Gutter and 6' sidewalk on South Side	Alameda Boulevard NE	NW Corner of Tract A	NE Corner of Tract A	/	/	/
		12' Wide	Eastbound Right Turn Lane	Alameda Boulevard NE	NW Corner of Tract A	Site Entrance	/	/	/
		Varies	Temporary Pavement Transitions to Existing Road	Alameda Boulevard NE	Per DRC	Per DRC	/	/	/
		Per DRC	Median Curb and Gutter and Turn Lane	Alameda Boulevard NE	NW Corner of Tract A	155' +/- West of NE Corner of Tract A	/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	Per DRC	DEFERRED Median Curb and Gutter	Alameda Boulevard NE	155' +/- West of NE Corner Tract A	NE Corner of Tract C	/	/	/
<input type="text"/>	<input type="text"/>	30' F-F	DEFERRED Arterial Pavement w / Standard Curb and Gutter and 6' Sidewalk on South Side	Alameda Boulevard NE	NW Corner of Tract C	NE Corner of Tract C			
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

**NOTES**

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

1

\_\_\_\_\_

2

\_\_\_\_\_

3

\_\_\_\_\_

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

**J. Graeme Means, PE**

NAME (print)

DRB CHAIR - date

PARKS & RECREATION - date

**High Mesa Consulting Group**

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

*J. Graeme Means*  
SIGNATURE - date      10-17-07

UTILITY DEVELOPMENT - date

\_\_\_\_\_ - date

CITY ENGINEER - date

\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC  
Project Number: \_\_\_\_\_  
HMCG 2006.047.3

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: **1006520**  
DRB Application No.: \_\_\_\_\_

Hope Plaza

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Lots 5, 6, 7 and 8, Inclusive and 25, 26, 27 and 28, Inclusive, Block 4, North Albuquerque Acres, Tract 3, Unit 3**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		24'	DEFERRED Residential Street w / Curb & Gutter and 6' sidewalk on North Side	Signal Avenue NE	SW corner of Tract B	SE Corner of Tract C	/	/	/
		8"	DEFERRED Sanitary Sewer	Signal Avenue NE	SW corner of Tract B	SE Corner of Tract C	/	/	/
		8"	Water Line	Signal Avenue NE	SW corner of Tract B	SE Corner of Tract C	/	/	/
		8"	Sanitary Sewer	Alameda Boulevard NE	NW Corner of Tract A	NW Corner of Tract C	/	/	/
		8"	DEFERRED Sanitary Sewer	Alameda Boulevard NE	NW Corner of Tract C	NE Corner of Tract C	/	/	/
		8"	Water Line	Alameda Boulevard NE	NW Corner of Tract A	NW Corner of Tract C	/	/	/
		8"	DEFERRED Water Line	Alameda Boulevard NE	NW Corner of Tract C	NE Corner of Tract C	/	/	/
		30' F-F	Arterial Pavement w / Standard Curb and Gutter and 6' sidewalk on South Side	Alameda Boulevard NE	NW Corner of Tract A	NE Corner of Tract A	/	/	/
		12' Wide	Eastbound Right Turn Lane	Alameda Boulevard NE	NW Corner of Tract A	Site Entrance	/	/	/
		Varies	Temporary Pavement Transitions to Existing Road	Alameda Boulevard NE	Per DRC	Per DRC	/	/	/
		Per DRC	Median Curb and Gutter and Turn Lane	Alameda Boulevard NE	NW Corner of Tract A	155' +/- West of NE Corner of Tract A	/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Crst Engineer	
<input type="text"/>	<input type="text"/>	Per DRC	DEFERRED Median Curb and Gutter	Alameda Boulevard NE	155' +/- West of NE Corner Tract A	NE Corner of Tract C	/	/	/	
<input type="text"/>	<input type="text"/>	30' F-F	DEFERRED Arterial Pavement w / Standard Curb and Gutter and 6' Sidewalk on South Side	Alameda Boulevard NE	NW Corner of Tract C	NE Corner of Tract C				
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							City User Dept. Signature		Date	

**NOTES**

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

1  
2  
3

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AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

**J. Graeme Means, PE**

NAME (print)

**High Mesa Consulting Group**

FIRM

*J. Graeme Means*  
SIGNATURE - date 10-17-07

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

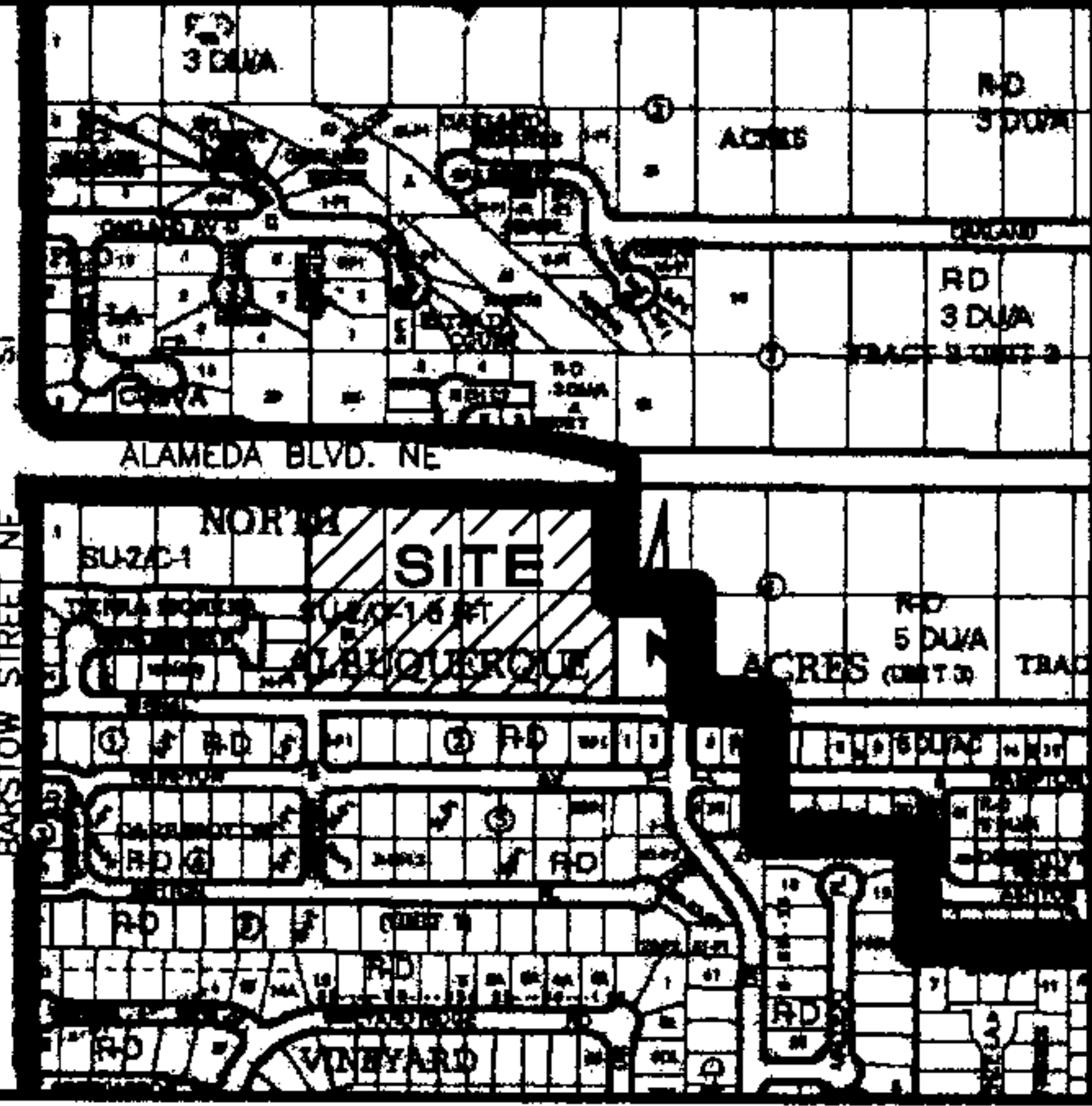
\_\_\_\_\_ - date

CITY ENGINEER - date

\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



PLAT OF  
**TRACTS A, B AND C, HOPE PLAZA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2007

Llave Development, Inc. and  
 Protestant Episcopal Church  
 in New Mexico  
 OWNER  
 PROJECTED  
 SEC. 17, T. 11 N., R. 4 E., N.M.P.M.  
 LOCATION  
 HOPE PLAZA  
 SUBDIVISION

COUNTY CLERK FILING DATA

**VICINITY MAP** C-20  
 SCALE: 1" = 750'

DESCRIPTION

Lots 5 through 8, inclusive, Block 4 and Lots 25 through 28, inclusive, Block 4, North Albuquerque Acres, Tract 3, Unit 3, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, Book D, Page 121.

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owners and does hereby dedicate to the City of Albuquerque in fee simple with warranty covenants the public street rights-of-way with respect to the Alameda Boulevard N.E. realignment, and does hereby dedicate to the City of Albuquerque in fee simple the public street rights-of-way with respect to the north-half of Signal Avenue N.E., and the south-half of Alameda Boulevard N.E. and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. We hereby warrant that We hold complete and indefeasible title in fee simple to the land subdivided, hereon.

*Donald G. Hoech*  
 Donald G. Hoech, President  
 Hoech Real Estate Corporation (Contract Purchaser of Proposed Tract A) 10-11-2007 Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS



This instrument was acknowledged before me on this 11th day of October, 2007, by Donald G. Hoech, President, Hoech Real Estate Corporation.

*Debbe LeBlanc Trujillo*  
 Notary Public

Robert B. Keeran, President,  
 Llave Development, Inc. (Lot B; Contract Purchaser of Proposed Tract C) 10-11-2007 Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS



This instrument was acknowledged before me on this 11th day of October, 2007, by Robert B. Keeran, President, Llave Development, Inc.

*Debbe LeBlanc Trujillo*  
 Notary Public

The Right Reverend Jeffrey N. Steenson, President,  
 The Trustees of the Property of the Protestant Episcopal Church in New Mexico (Lots 5, 6, 7, 25, 26, 27 and 28; Proposed Tract B, to be retained) 10/11/07 Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS



This instrument was acknowledged before me on this 11th day of October, 2007, by Jeffrey N. Steenson, President, The Trustees of the Property of the Protestant Episcopal Church in New Mexico.

*Debbe LeBlanc Trujillo* DXT 11-01-07  
 Notary Public

DRB PROJECT NUMBER 1006520

APPLICATION NUMBER 07EPC-40001, 07EPC-40002

APPROVALS:

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

ABCWUA DATE

CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE

A.M.A.F.C.A. DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*[Signature]* 10-12-07  
 CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

P.N.M. ELECTRIC SERVICES DATE

QWEST TELECOMMUNICATIONS DATE

P.N.M. GAS SERVICES DATE

COMCAST CABLE VISION OF NEW MEXICO, INC. DATE

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

*Charles G. Cala, Jr.*  
 Charles G. Cala, Jr., NMPS 11184



10-11-2007  
 11/1/07 Date

**EXHIBIT**  
 Date 11/28/07

**HIGH MESA Consulting Group**

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.  
 6010-S MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: 505.348.4250 • FAX: 505.348.4254 • www.highmesacg.com

JOB #2006.047.4 PLAT



PLAT OF TRACTS A, B AND C, HOPE PLAZA ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO OCTOBER, 2007

COUNTY CLERK FILING DATA

Notes:

- 1. A boundary survey was performed in July 2006 and verified in September, 2007. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Control Station "7-C19".
5. Record bearings and distances are shown in parenthesis.
6. Public street mileage created by this plat = 0.25 miles (half-width).
7. Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a "C" symbol.
8. The purpose of this plat is to:
a. Create 3 (three) tracts from former Lots 5-8, inclusive, and 25-28, inclusive, Block 4, North Albuquerque Acres, Tract 3, Unit 3.
b. Eliminate the interior property lines between former Lots 5-8, inclusive and 25-28, inclusive.
c. Dedicate in fee simple, with warranty covenants, the additional public street rights-of-way for Alameda Boulevard (0.6458 AC. +/-); and also dedicate in fee simple the half-widths for Alameda Boulevard and Signal Avenue (0.9129 AC. +/-) as shown.
d. Grant the necessary public utility, private access, private drainage and public drainage easements as shown.
e. Vacate the nonspecific easements and/or right-of-ways for road and/or pipeline purposes (water, gas or sewage), telephone and electrical energy as noted, affecting the properties platted hereon, granted by the following documents: Book 124, Page 463 and Book D74, Page 109, records of Bernalillo County, New Mexico by this request (07DRB-\_\_\_\_\_).
9. The following documents and instruments were used for the performance and preparation of this survey:
a. Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931, Book D, Page 121, Records of Bernalillo County, New Mexico.
b. Plat of Tierra Morena, filed 04-22-2005, Book 2005C, Page 125, Records of Bernalillo County, New Mexico.
c. Plat of Carrington Subdivision, Unit One, filed 08-06-1993, Book 93C, Page 225, Records of Bernalillo County, New Mexico.
d. Warranty Deed filed 10-09-2002, Book A43, Page 534, Doc. No. 2002130893, Records of Bernalillo County, New Mexico (Lots 5, 6, 7, 25, 26, 27 and 28).
e. Commitment for Title Insurance File No. 833574-AL01, MLC prepared by First American Title Insurance Company dated May 31, 2006 (Lots 5, 6, 7, 25, 26, 27 and 28).
f. Warranty Deed filed 09-26-2005, Book A104, Page 654, Doc. No. 2005141049, Records of Bernalillo County, New Mexico (Lot 8).
g. Title Insurance Policy No. 661342-AL01, MLC prepared by First American Title Insurance Company dated August 17, 2005 (Lot 8).
h. Boundary and Topographic survey of Lots 25, 26, 27, Block 3, North Albuquerque Acres, Tract 3, Unit 3 prepared by this firm dated May, 2006 (unrecorded).
i. Boundary and Topographic survey of Lots 5, 6, 7, 8, 25, 26, 27 and 28, Block 4, North Albuquerque Acres, Tract 3, Unit 3 prepared by this firm dated August, 2006 (unrecorded).
10. No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat.
11. No direct vehicular access to Tract C is permitted from Alameda Boulevard or Tracts A and B. An access easement to Alameda Boulevard shall be granted across Lot 9, Block 4 by separate document.
12. Gross subdivision acreage = 7.9928 acres.
13. Current Zoning of this site is SU-2/O-1 & R-T, based upon review of the City of Albuquerque Zone Atlas.

BOUNDARY TABLE

Table with columns: CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Rows include C1, C2, and CL1.

EASEMENT TABLES

Table with columns: LINE, DIRECTION, DISTANCE, EASEMENT. Rows include E1 through E20.

Table with columns: CURVE, RADIUS, LENGTH, CHORD BEARING, CHORD, DELTA, EASEMENT. Rows include EC1 through EC24.

KEYED NOTES

EXISTING EASEMENT

1 APPROXIMATE LOCATION OF A PRIVATE DRAINAGE EASEMENT SERVING FORMER LOTS 29-32, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, NOW PLATTED AS LOTS 1-20, TIERRA MORENA, GRANTED BY DOCUMENT FILED 06-09-2004, BOOK A79, PAGE 278, DOC. #2004080490, RECORDS OF BERNALILLO COUNTY,

VACATED EASEMENTS

2 THE "NONSPECIFIC" EASEMENTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY AFFECTING THE PROPERTIES PLATTED HEREON, GRANTED BY THE FOLLOWING DOCUMENTS: BOOK 124, PAGE 463, (LOTS 6 & 7, BLOCK 4) BOOK D74, PAGE 109, (LOT 8, BLOCK 4), RECORDS OF BERNALILLO COUNTY, NEW MEXICO VACATED BY 07DRB-\_\_\_\_\_.
3 TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 08-26-2005, BOOK A102, PAGE 4978, DOC. #2005125347, RECORDS OF BERNALILLO COUNTY, NEW MEXICO VACATED BY 07DRB-\_\_\_\_\_.

NEW EASEMENTS

4 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
5 PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE TRACTS A AND B. MAINTENANCE AND OPERATION OF THIS EASEMENT SHALL BE IN ACCORDANCE WITH THE HOPE PLAZA OWNER'S AGREEMENT FILED \_\_\_\_\_-2007, DOCUMENT NO. 2007\_\_\_\_\_.
6 PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE THE CITY OF ALBUQUERQUE
7 PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACT A. MAINTENANCE AND OPERATION OF THIS EASEMENT SHALL BE IN ACCORDANCE WITH THE HOPE PLAZA OWNER'S AGREEMENT FILED \_\_\_\_\_-2007, DOCUMENT NO. 2007\_\_\_\_\_.

ACCESS CONTROL

8 DIRECT VEHICULAR ACCESS TO TRACT C IS NOT PERMITTED FROM ALAMEDA BOULEVARD N.E. OR FROM TRACTS A AND B, HOPE PLAZA. ACCESS EASEMENT TO ALAMEDA BOULEVARD N.E. SHALL BE GRANTED ACROSS LOT 9, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 BY SEPARATE DOCUMENT.

EASEMENT - OFFSITE

9 PUBLIC ROADWAY EASEMENT GRANTED BY PLAT 2007C-111
10 PUBLIC ROADWAY EASEMENT GRANTED BY PLAT 2007C-111

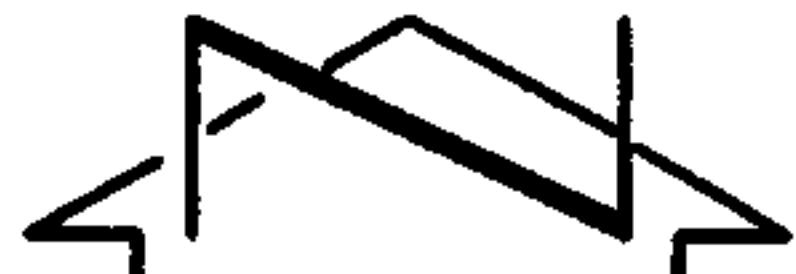
MONUMENTS

A FOUND #4 REBAR W/CAP STAMPED "NMPS 8127", TAGGED W/WASHER STAMPED "NMPS 11184"
B FOUND #4 REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
C FOUND 1" REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
D FOUND #5 REBAR W/CAP STAMPED "LS 7719, TAGGED W/WASHER STAMPED "NMPS 11184"
E FOUND #5 REBAR, NO I.D., (USED FOR NORTH R.O.W. LINE ONLY)
F FOUND ALUMINUM CAP STAMPED "PLS 4972"
G FOUND #5 REBAR W/CAP STAMPED "LS 9801", TAGGED W/WASHER STAMPED "NMPS 11184"
H SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
J SET P.K. NAIL W/WASHER STAMPED "NMPS 11184" ON TOP OF WALL
K FOUND AMAFCA BRASS CAP
L SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

HIGH MESA Consulting Group FORMERLY JEFF MORTIMER AND ASSOCIATES, INC. 6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109 PHONE: 505.346.4260 • FAX: 505.346.4254 • www.highmesacg.com JOB #2006.047.4 PLAT

# PLAT OF TRACTS A, B AND C, HOPE PLAZA ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO OCTOBER, 2007

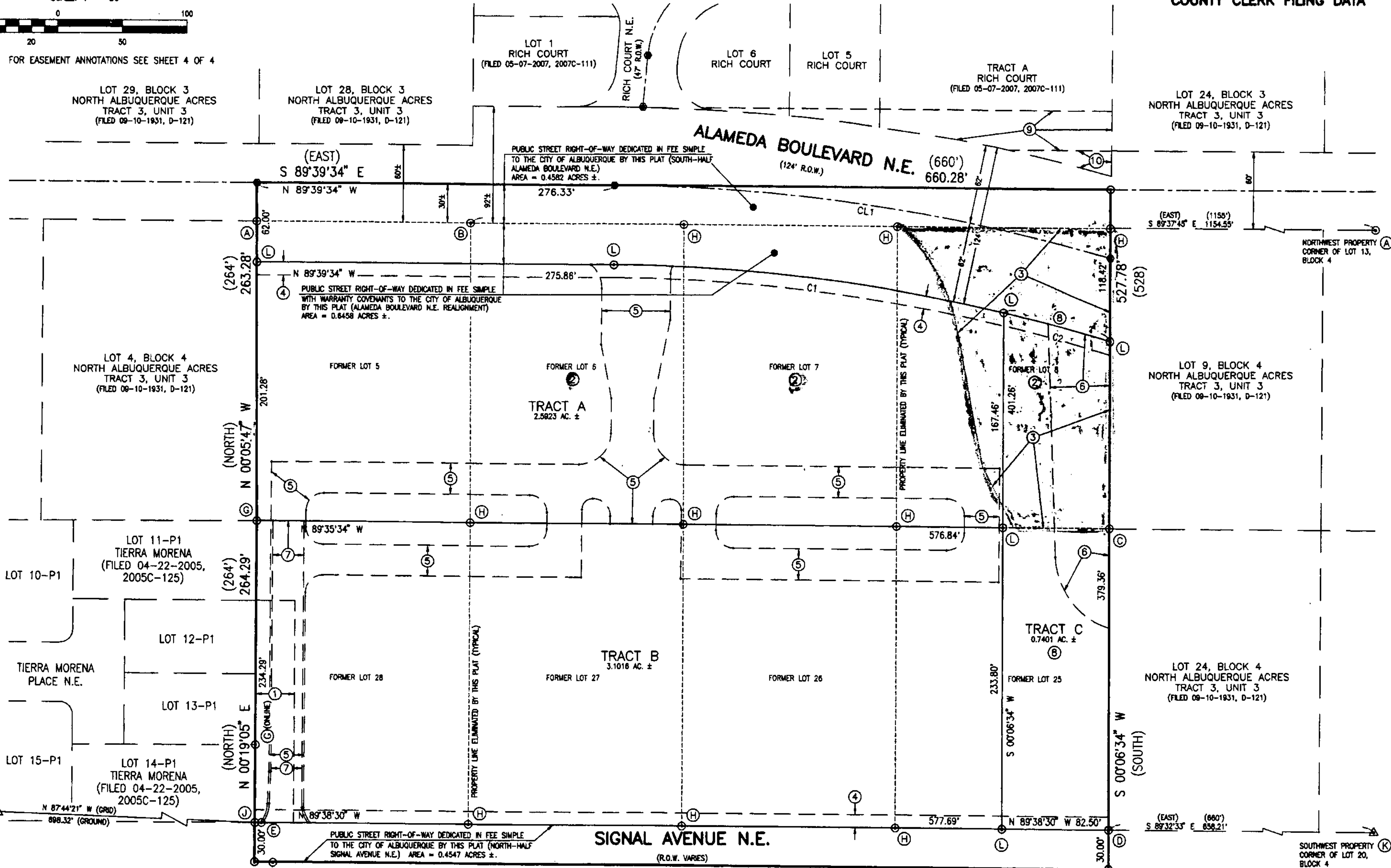
COUNTY CLERK FILING DATA



SCALE: 1" = 50'



NOTE: FOR EASEMENT ANNOTATIONS SEE SHEET 4 OF 4

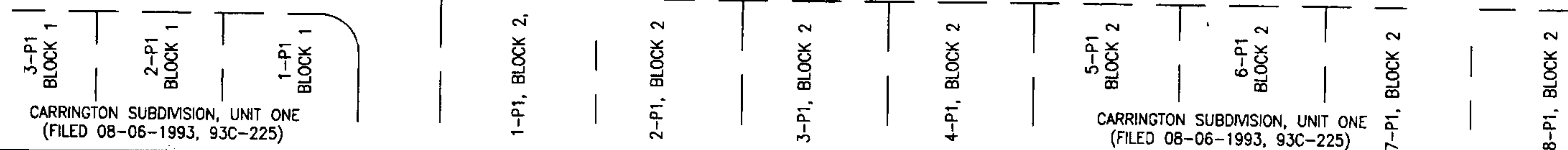
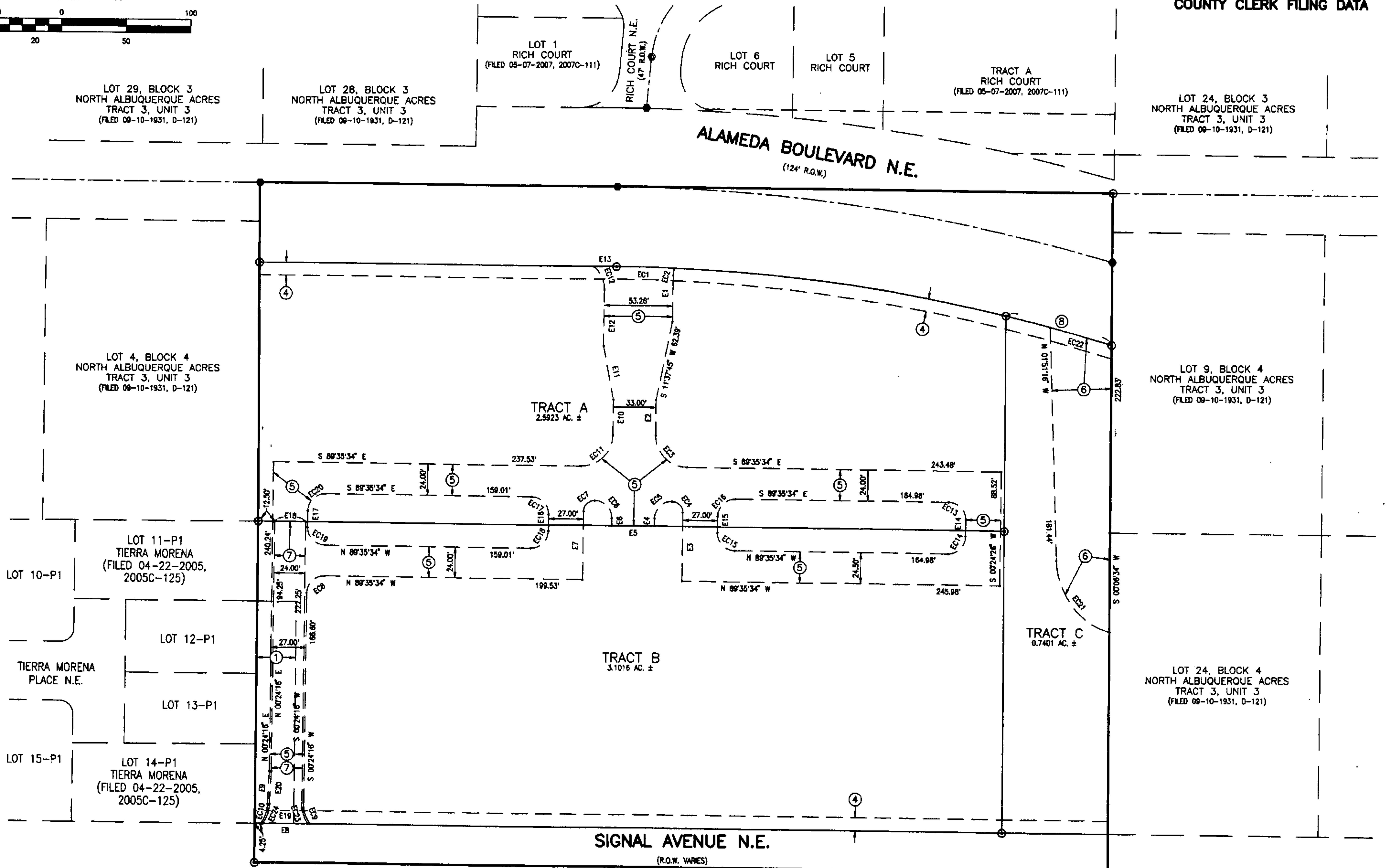
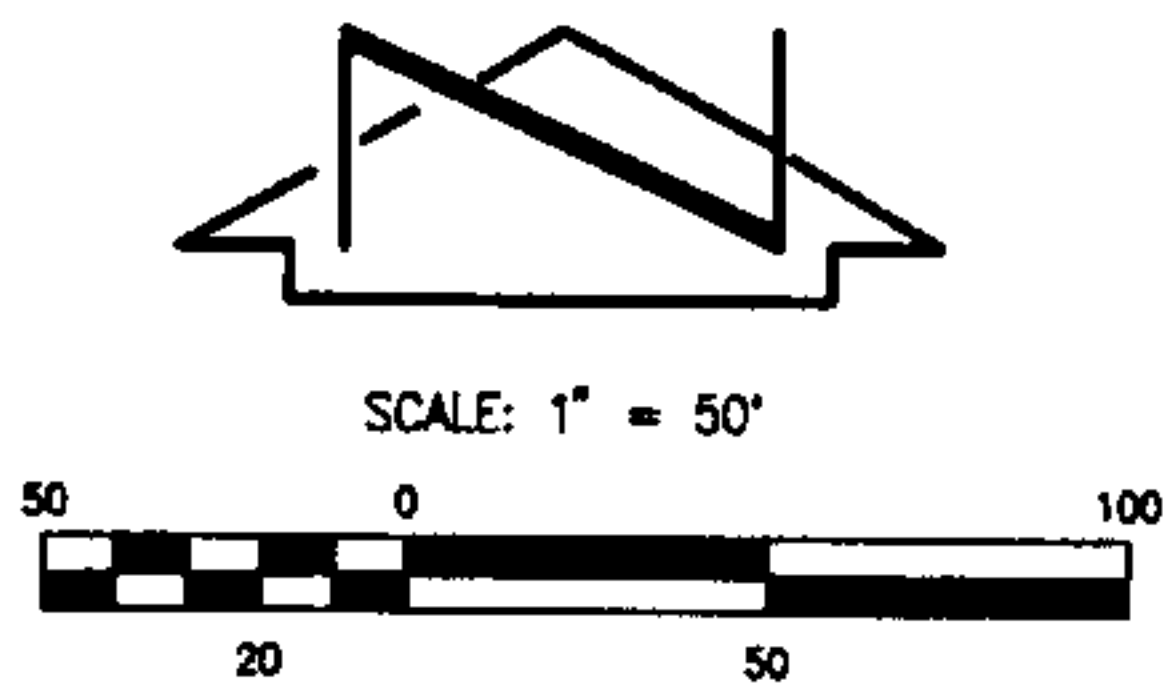


NEW MEXICO CENTRAL ZONE - NAD 1927  
A.C.S. STA. 7-C18  
X=410,171.36  
Y=1,522,006.02  
COMBINED FACTOR=0.999647055  
ELEVATION=5483.076' (NGVD 29)

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 JOB #2006.047.4 PLAT

**EASEMENT DIAGRAM**  
**TRACTS A, B AND C, HOPE PLAZA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2007

COUNTY CLERK FILING DATA



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 JOB #2006.047.4 PLAT4