OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 2, 2009

Project# 1006602
09DRB-70347 VACATION OF PUBLIC UTILITY EASEMENT

BOHANNAN HUSTON INC agent(s) for DOUGLAS H PETERSON request(s) the referenced/above action(s) for all or a portion of **PARCEL A, VENTURA PLAZA** zoned SU-2/C-1, located on the southwest corner of PASEO DEL NORTE NE and VENTURA AVE NE containing approximately 3.28 acre(s). (D-20)

At the December 2, 2009 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 easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) Based on the written comments from the affected utilities, the public welfare is in no way served by retaining the public easement since adequate utility service can be provided with the portion of the easement which will be retained.

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

CONDITIONS:

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

2. Utility companies shall acknowledge the vacation by their signature on the required replat.

If you wish to appeal this decision, you must do so by December 17, 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).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, AICP, DRB Chair

Cc: Bohannon Huston Inc. – 7500 Jefferson NE Courtyard 1 – Albuquerque, NM 87109
Cc: Douglas H. Peterson – 2325 San Pedro NE Ste 2A – Albuquerque, NM 87110
Marilyn Maldonado
Scott Howell
File

3. **Project# 1006602**
09DRB-70347 VACATION OF PUBLIC UTILITY EASEMENT

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4. **Project# 1008060**
09DRB-70344 VACATION OF PUBLIC UTILITY EASEMENT
09DRB-70345 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for 6301 UPTOWN LLC request(s) the referenced/above action(s) for all or a portion of Lot(s) A-2-B-1 & B-1-A, **DALE J BELLAMAH'S JEANNEDALE UNIT 5,** zoned SU-3/ MIXED USE-UPT, located on the north side of UPTOWN BLVD NE between SAN PEDRO DR NE and AMERICA'S PKWY NE containing approximately 4.4842 acre(s).(H-18)**DEFERRED TO 12/9/09 AT THE AGENTS REQUEST.**

5. **Project# 1003366**
09DRB-70336 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

FELIX RABADI request(s) the referenced/ above action(s) for all or a portion of Tract(s) T-1-A-2-A & T-1-A-2-B, **TOWN OF ALAMEDA GRANT (to be known as RABADI COMPLEX),** zoned SU-1 FOR PRD, located on the west side of GOLF COORSE RD NW between IRVING BLVD NW and the CALBACILLAS ARROYO containing approximately 8.5 acre(s). (A-12, B-12) *[Deferred from 11/18/09]* **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

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

6. **Project# 1003565**
08DRB-70534 EPC APPROVED SDP FOR SUBDIVISION
09DRB- MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JOSH SKARSGARD agent(s) for ART GARDENSWARTZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 8, **MIRAMONTES PARK Unit(s) 1,** zoned C-1, SU-1 C-2 USES AND WAREHOUSE, located on SAN MATEO BLVD NE BETWEEN CLAREMONT AVE NE AND PHOENIX AVE NE (H-1) *[Deferred from 1/7/09, 7/29/09, 8/12/09, 8/19/09, 9/2/09, 11/12/09]*. **DEFERRED TO 12/9/09 AT THE AGENTS REQUEST.**

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 10016602 **AGENDA#** 3 **DATE:** 12/2/09

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 2, 2008

Project# 1006602
09DRB-70347 VACATION OF PUBLIC UTILITY EASEMENT

BOHANNAN HUSTON INC agent(s) for DOUGLAS H PETERSON request(s) the referenced/above action(s) for all or a portion of **PARCEL A, VENTURA PLAZA** zoned SU-2/C-1, located on the southwest corner of PASEO DEL NORTE NE and VENTURA AVE NE containing approximately 3.28 acre(s). (D-20)

AMAFCA

No comment.

COG

MRCOG staff have no comment on this development application. Ventura St has a functional classification of urban minor arterial.

TRANSIT

Adjacent and nearby routes
Route #2, Eubank commuter route, passes the site on Ventura .

Adjacent bus stops
None-There is an existing bus stop with LAMAR shelter adjacent to the property serving the southbound Eubank route.

Site plan requirements
None

Large site TDM suggestions
None.

Other information
None.

ZONING ENFORCEMENT

No comment.

NEIGHBORHOOD COORDINATION

Letters sent to: **Heritage East Assoc. of Residents (R)**
Heritage Hills NA (R)
Vineyard Estates NA (R)

APS

No comment.

POLICE DEPARTMENT

FIRE DEPARTMENT

No comment.
PNM ELECTRIC & GAS No comment.
COMCAST No comment.
QWEST Concerning the subject case number(s), Qwest has no objection to the vacation of the public utility easement(s) as submitted. Prior to any final plat approval, we will need a copy for review.
ENVIRONMENTAL HEALTH No comment.
M.R.G.C.D No Adverse Comments.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER The Hydrology section has no objection to the vacation request.
TRANSPORTATION DEVELOPMENT No objection to vacation request.
PARKS AND RECREATION
ABCWUA
PLANNING DEPARTMENT 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

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, December 2, 2009,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000060
09DRB-70346 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MODREWALL SPERLING LAWYERS agent(s) for SANDIA FOUNDATION request(s) the referenced/above action(s) for all or a portion of **GATEWAY SUBDIVISION** zoned SU-2/ C-3, located on the north side of LOMAS BLVD NE and the west side of INTERSTATE 25 containing approximately 24.8365 acre(s). (J-15)

Project# 1006505
09DRB-70343 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

APPLIED ENGINEERING AND SURVEYING INC agent(s) for EDDIE CORLEY, JR AND SR, LLC request(s) the referenced/above action(s) for all or a portion of Lot(s) 17A, Block(s) 9, Tract A, Unit B **NORTH ALBUQUERQUE ACRES** zoned SU-2/ IP, located on the north side of EAGLE ROCK AVE NE between I-25/ PAN AMERICAN FREEWAY NE and SAN PEDRO BLVD NE containing approximately 3.9321 acre(s). (C-18)

Project# 1006602
09DRB-70347 VACATION OF PUBLIC UTILITY EASEMENT

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Project# 1008060
09DRB-70344 VACATION OF PUBLIC UTILITY EASEMENT
09DRB-70345 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for 6301 UPTOWN LLC request(s) the referenced/above action(s) for all or a portion of Lot(s) A-2-B-1 & B-1-A, **DALE J BELLAMAH'S JEANNEDALE UNIT 5,** zoned SU-3/ MIXED USE-UPT, located on the north side of UPTOWN BLVD NE between SAN PEDRO DR NE and AMERICA'S PKWY NE containing approximately 4.4842 acre(s). (H-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, November 16, 2009.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: December 2, 2009
Zone Atlas Page: D-20
Notification Radius: 100 Ft.

Project# 1006602
App# 09DRB-70347

Cross Reference and Location: SOUTHWEST CORNER BETWEEN PASEO DEL NORTE AND VENTURA ST NE

Applicant: DOUGLAS H PETERSON
2325 SAN PEDRO NE STE 2A
ALBUQUERQUE, NM 87110

Agent: BOHANNON HUSTON INC
7500 JEFFERSON NE COURTYARD-1
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: NOVEMBER 13, 2009
Signature: ERIN TREMLIN

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	102006318149320585	DOUGLAS GLEN & ANNE	8823 PALOMAR NE	ALBUQUERQUE	NM	87109	R	A1A	LOT 36 PLAT OF HERITAGE HILLS NORTH UNIT II CONT .1000 AC
2	102006324446421420	GARCIA CAROLYN E	9005 LIBERTY DR NE	ALBUQUERQUE	NM	87109	R	A1A	* 119 HERITAGE HILLS UNIT 5
3	102006319246721413	MACHTINGER ARTHUR J & RITA M	8823 LIBERTY DR NE	ALBUQUERQUE	NM	87109	R	A1A	LT 112-A OF PLAT OF LTS 112-A & 113-A HERITAGE HILLS UNIT 5
4	102006323746221419	GOOD CATHY L	PO BOX 6127	ALBUQUERQUE	NM	87197	R	A1A	* 118 HERITAGE HILLS UNIT 5
5	102006322945921418	SANTAGELO GREGORY & REINA L	8919 LIBERTY DR NE	ALBUQUERQUE	NM	87109	R	A1A	* 117 HERITAGE HILLS UNIT 5
6	102006322050720596	MOUNTAIN AMERICA FEDERAL CREDIT UNION ATTN: FACILITIES DEPARTMENT	7181 SOUTH CAMPUS VIEW DR	WEST JORDAN	UT	84084	V	A1A	PARCEL B PLAT OF PARCELS A, B & C VENTURA PLAZACONT 1.0019 AC
7	102006318146721412	CIRKS JAMES HAROLD & ARDELLA JEAN	3033 CASA DEL NORTE NE	ALBUQUERQUE	NM	87111	R	A1A	* 111 HERITAGE HILLS UNIT 5
8	102006319148021452	RUSHING MELTON B & MARIE E TRUSTEES RUSHING RVT	8832 PALOMAR AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LT 60 PLAT OF LOTS 38, 39, 40, 59, 60 & 61 HERITAGE HILLSNORTH UNIT II CONT .1245 AC
9	102006328746810479	MOORE DAVID G & PATRICIA M	9109 RIDGEFIELD AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LT 23 (REPLAT OF PAR C HERITAGE EAST UT 5) RIDGEFIELD SUB CONT 0.2741 AC +- OR 11,940 SQ FT +-
10	102006325146521421	CHAVEZ NANCY M & ALICIA MILLER	9009 LIBERTY DR NE	ALBUQUERQUE	NM	87109	R	A1A	* 120 HERITAGE HILLS UNIT 5
11	102006321548520595	ALM LLC	11010 RANCHITOS RD NE	ALBUQUERQUE	NM	87122	V	A1A	PARCEL A PLAT OF PARCELS A, B & C VENTURA PLAZACONT 3.2810 AC
12	102006318649320586	KRIECHEL WERNER & VIRGINIA V	8827 PALOMAR AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LOT 37 PLAT OF HERITAGE HILLS NORTH UNIT II CONT .1000 AC
13	102006327248110571	STOUT BARRY FRANCIS & SHIRLEY	9101 MACALLAN RD NE	ALBUQUERQUE	NM	87109	R	A1A	LOT 1-P1 CORRECTED PLAT OF RIDGEFIELD NORTH UNIT 2 CONT 0.1671 AC M/L OR 7,282 SQ FT M/L
14	102006327549610569	OWEN STEVEN J & LAURA E	9109 MACALLAN RD NE	ALBUQUERQUE	NM	87109	R	A1A	LOT 3-P1 CORRECTED PLAT OF RIDGEFIELD NORTH UNIT 2 CONT 0.2107 AC M/L OR 9,181 SQ FT M/L
15	102006327745510477	TRAINOR JEFFERY D & LISA M	9100 RIDGEFIELD NE	ALBUQUERQUE	NM	87109	R	A1A	LT 21 (REPLAT OF PAR C HERITAGE EAST UT 5) RIDGEFIELD SUB CONT 0.3005 AC +- OR 13,090 SQ FT +-
16	102006319347821453	CLAPSADDLE JON J & MICHELLE L	8836 PALOMAR AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LT 59 PLAT OF LOTS 38, 39, 40, 59, 60 & 61 HERITAGE HILLSNORTH UNIT II CONT .1420 AC
17	102006317646021411	MORRISON BRENDA A	8815 LIBERTY DR NE	ALBUQUERQUE	NM	87109	R	A1A	* 110 HERITAGE HILLS UNIT 5
18	102006318948021451	SALAZAR KELLEY L	8828 PALOMAR AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LT 61 PLAT OF LOTS 38, 39, 40, 59, 60 & 61 HERITAGE HILLSNORTH UNIT II CONT 1245 AC
1	102006	PETERSON INV-	2325 SAN P	ALBU	N	87	V	A1	PARCEL C PLAT OF PARCELS A, B

9	324150 520597	VENTURA LLC	EDRO DR N E SUITE 2A	QUER QUE	M	11 0		A	& C VENTURA PLAZACONT 1.6048 A C
2 0	102006 325846 521422	ROSE JOSEPH A & ANNE J T RSTES J A & A J ROSE TRST	9015 LIBERT Y DR NE	ALBU QUER QUE	N M	87 10 9	R	A1 A	* 121 HERITAGE HILLS UNIT 5
2 1	102006 319845 921414	OLIVER JOEL T & DIANE L	8901 LIBERT Y DR NE	ALBU QUER QUE	N M	87 10 9	R	A1 A	LT 113-A OF PLAT OF LTS 112- A & 113-A HERITAGE HILLS UNIT 5
2 2	102006 328250 210568	KING DANIEL P	9115 MACAL LAN NE	ALBU QUER QUE	N M	87 10 9	R	A1 A	LOT 4- P1 CORRECTED PLAT OF RIDGEFIE LD NORTH UNIT 2 CONT 0 2724 AC M/L OR 11,866 SQ FT M/L
2 3	102006 325844 720438	NIELSON WILLIAM B & SUSA N G	9014 LIBERT Y DR NE	ALBU QUER QUE	N M	87 11 1	R	A1 A	* 74 HERITAGE HILLS UNIT 5
2 4	102006 324544 420440	STEVENS DONALD M & ELEA NOR H	9004 LIBERT Y DR	ALBU QUER QUE	N M	87 10 9	R	A1 A	* 72 HERITAGE HILLS UNIT 5
2 5	102006 318247 921434	MARCHESE FAMILY LVT	8820 PALOM AR AVE NE	ALBU QUER QUE	N M	87 10 9	R	A1 A	LOT 63 PLAT OF HERITAGE HILLS N ORTH UNIT II CONT .1240 AC
2 6	102006 313450 720593	HAIDARI ESMAIL	12008 GAZE LLE PL NE	ALBU QUER QUE	N M	87 11 1	V	A1 A	PORT LT 2 THROUGH 12 BLK 31 NO RTH ALBUQUERQUE ACRES TR AU NIT A CONT 2.3762 AC +/-
2 7	102006 318747 921433	SULIER DONNA T TRUSTEE S ULIER RVLT	8824 PALOM AR AVE NE	ALBU QUER QUE	N M	87 10 9	R	A1 A	LOT 62 PLAT OF HERITAGE HILLS N ORTH UNIT II CONT .1240 AC
2 8	102006 318849 420589	KASSAM SHELLINA A	8831 PALOM AR AVE NE	ALBU QUER QUE	N M	87 10 9	R	A1 A	LT 38 PLAT OF LOTS 38, 39, 40, 59, 60 & 61 HERITAGE HILLSNORTH UN IT II CONT .1003 AC
2 9	102006 322546 621417	FISHMAN JULIA	PO BOX 136 52	ALBU QUER QUE	N M	87 19 2	R	A1 A	* 116 HERITAGE HILLS UNIT 5
3 0	102006 327348 810570	MEISINGER GEORGE E & SA NDRA B	9105 MACAL LAN RD NE	ALBU QUER QUE	N M	87 10 9	R	A1 A	LOT 2- P1 CORRECTED PLAT OF RIDGEFIE LD NORTH UNIT 2 CONT 0 1766 AC M/L OR 7,695 SQ FT M/L
3 1	102006 314747 621450	CITY OF ALBUQUERQUE	PO BOX 129 3	ALBU QUER QUE	N M	87 10 3	V	A1 A	TR B EXCL THE E'LY PORT PLAT OF HERITAGE HILLS NORTHUNIT 1 C ONT .6360 AC +/-
3 2	102006 325144 720439	GIAMMATTEI VICTOR	3471 CERRI LLOS RD 90	SANT A FE	N M	87 50 7	R	A1 A	* 73 HERITAGE HILLS UNIT 5
3 3	102006 327646 610478	REDFORD KENNETH K & DEB ORAH M	9101 RIDGE FIELD NE	ALBU QUER QUE	N M	87 10 9	R	A1 A	LT 22 (REPLAT OF PAR C HERITAG E EAST UT 5) RIDGEFIELD SUB CO NT 0.3926 AC +- OR 17,102 SQ FT +-
3 4	102006 319049 420590	MASSEY ALBERT IRWIN & LU CY RHU TRUSTEES MASSEY LVT	906 CHEYEN NE DR	WALN UT C REEK	CA	94 59 8	R	A1 A	LT 39 PLAT OF LOTS 38, 39, 40, 59, 60 & 61 HERITAGE HILLSNORTH UN IT II CONT 1003 AC
3 5	102006 320845 921415	BRADFORD VIVIAN E	8905 LIBERT Y DR NE	ALBU QUER QUE	N M	87 10 9	R	A1 A	* 114 HERITAGE HILLS UNIT 5
3 6	102006 319349 420591	DESHLER JOYCE ANN	8839 PALOM AR AVE NE	ALBU QUER QUE	N M	87 10 9	R	A1 A	LT 40 PLAT OF LOTS 38, 39, 40, 59, 60 & 61 HERITAGE HILLSNORTH UN IT II CONT .1342 AC
3 7	102006 321346 621416	DAILY MICHAEL R & CHERYL A	8909 LIBERT Y NE	ALBU QUER QUE	N M	87 10 9	R	A1 A	* 115 HERITAGE HILLS UNIT 5

OR CURRENT RESIDENT
102006321548520595
ALM LLC
11010 RANCHITOS RD NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102006318146721412
CIRKS JAMES HAROLD & ARDELLA JEAN
3033 CASA DEL NORTE NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102006319349420591
DESHLER JOYCE ANN
8839 PALOMAR AVE NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006324446421420
GARCIA CAROLYN E
9005 LIBERTY DR NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006313450720593
HAIDARI ESMAIL
12008 GAZELLE PL NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102006318649320586
KRIECHEL WERNER & VIRGINIA V
8827 PALOMAR AVE NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006319049420590
MASSEY ALBERT IRWIN & LUCY RHU TRUSTEES MASSEY LVT
906 CHEYENNE DR
WALNUT CREEK, CA 94598

OR CURRENT RESIDENT
102006317646021411
MORRISON BRENDA A
8815 LIBERTY DR NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006319845921414
OLIVER JOEL T & DIANE L
8901 LIBERTY DR NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006327646610478
REDFORD KENNETH K & DEBORAH M
9101 RIDGEFIELD NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006320845921415
BRADFORD VIVIAN E
8905 LIBERTY DR NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006319347821453
CLAPSADDLE JON J & MICHELLE L
8836 PALOMAR AVE NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006318149320585
DOUGLAS GLEN & ANNE
8823 PALOMAR NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006325144720439
GIAMMATTEI VICTOR
3471 CERRILLOS RD 90
SANTA FE, NM 87507

OR CURRENT RESIDENT
102006318849420589
KASSAM SHELLINA A
8831 PALOMAR AVE NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006319246721413
MACHTINGER ARTHUR J & RITA M
8823 LIBERTY DR NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006327348810570
MEISINGER GEORGE E & SANDRA B
9105 MACALLAN RD NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006322050720596
MOUNTAIN AMERICA FEDERAL CREDIT UNION ATTN: FACILITIES DEPARTMENT
7181 SOUTH CAMPUS VIEW DR
WEST JORDAN, UT 84084

OR CURRENT RESIDENT
102006327549610569
OWEN STEVEN J & LAURA E
9109 MACALLAN RD NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006325846521422
ROSE JOSEPH A & ANNE J TRSTES J A & A J ROSE TRST
9015 LIBERTY DR NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006325146521421
CHAVEZ NANCY M & ALICIA MILLER
9009 LIBERTY DR NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006321346621416
DAILY MICHAEL R & CHERYL A
8909 LIBERTY NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006322546621417
FISHMAN JULIA
PO BOX 13652
ALBUQUERQUE, NM 87192

OR CURRENT RESIDENT
102006323746221419
GOOD CATHY L
PO BOX 6127
ALBUQUERQUE, NM 87197

OR CURRENT RESIDENT
102006328250210568
KING DANIEL P
9115 MACALLAN NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006318247921434
MARCHESE FAMILY LVT
8820 PALOMAR AVE NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006328746810479
MOORE DAVID G & PATRICIA M
9109 RIDGEFIELD AVE NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006325844720438
NIELSON WILLIAM B & SUSAN G
9014 LIBERTY DR NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102006324150520597
PETERSON INV-VENTURA LLC
2325 SAN PEDRO DR NE SUITE 2A
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
102006319148021452
RUSHING MELTON B & MARIE E TRUSTEES RUSHING RVT
8832 PALOMAR AVE NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006318948021451
SALAZAR KELLEY L
8828 PALOMAR AVE NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006322945921418
SANTAGELO GREGORY & REINA L
8919 LIBERTY DR NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006324544420440
STEVENS DONALD M & ELEANOR H
9004 LIBERTY DR
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006327248110571
STOUT BARRY FRANCIS & SHIRLEY
9101 MACALLAN RD NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006318747921433
SULIER DONNA T TRUSTEE SULIER RVLT
8824 PALOMAR AVE NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006327745510477
TRAINOR JEFFERY D & LISA M
9100 RIDGEFIELD NE
ALBUQUERQUE, NM 87109

Project# 1006602
BOHANNON HUSTON INC
7500 JEFFERSON NE CT YARD-1
ALBUQUERQUE, NM 87109

Project# 1006602
DOUGLAS H PETERSON
2325 SAN PEDRO NE STE 2A
ALBUQUERQUE, NM 87110

Project# 1006602
DAN GEAR
Heritage East Assoc of Residents
9120 MABRY AVE NE
ALBUQUERQUE, NM 87109

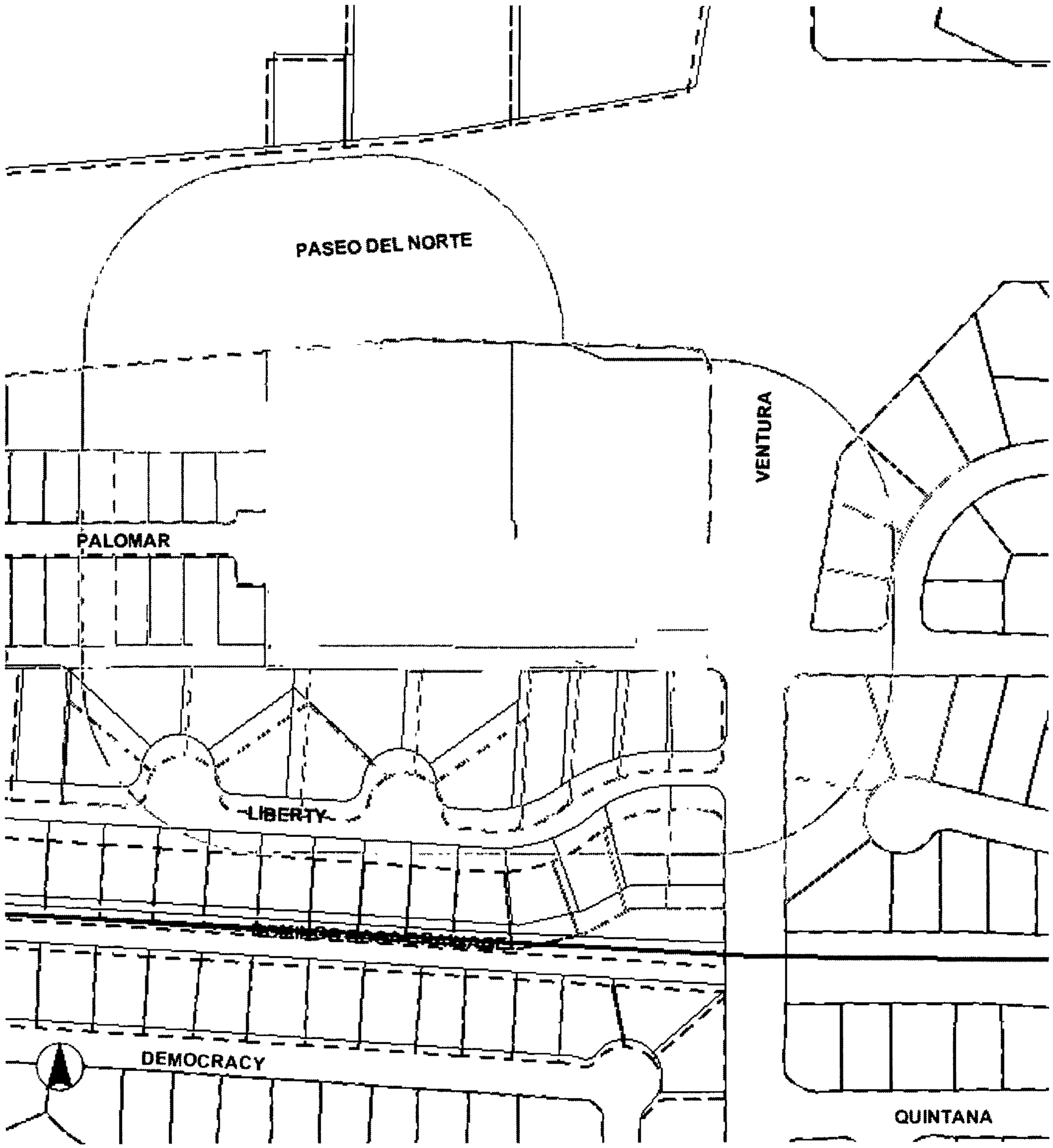
Project# 1006602
JEFF FIGIEL
Heritage East Assoc of Residents
7106 GREENMONT CT NE
ALBUQUERQUE, NM 87109

Project# 1006602
HUGH KILIN
Heritage Hills NA
8512 CAPULIN NE
ALBUQUERQUE, NM 87109

Project# 1006602
PETER NICHOLLS
Heritage Hills NA
8519 PALOMAR AVE NE
ALBUQUERQUE, NM 87109

Project# 1006602
LEE ANN RIESEN
Vineyard Estates NA
9036 VILLAGE AVE NE
ALBUQUERQUE, NM 87122

Project# 1006602
TONY HUFFMAN
Vineyard Estates NA
8912 CORONA AVE NE
ALBUQUERQUE, NM 87122


PASEO DEL NORTE
VENTURA
PALOMAR
LIBERTY
DEMOCRACY
QUINTANA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 18, 2009

Project# 1003366
09DRB-70336 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

FELIX RABADI request(s) the referenced/ above action(s) for all or a portion of Tract(s) T-1-A-2-A & T-1-A-2-B, **TOWN OF ALAMEDA GRANT (to be known as RABADI COMPLEX),** zoned SU-1 FOR PRD, located on the west side of GOLF COORSE RD NW between IRVING BLVD NW and the CALBACILLAS ARROYO containing approximately 8.5 acre(s). (A-12, B-12)

AMAFCA

No objection to requested action. The work on the Calabacillas Arroyo, completed under a Turnkey Agreement with AMAFCA, has been completed and accepted for maintenance.

COG

MPO Project ID 533.0 "Irving Bd Widening" includes bike lanes for the segment alongside the proposed development. Funds have been programmed from 2011-2014 to complete this project.

Irving Bd has a functional classification of urban collector. Golf Course Rd has a functional classification of urban minor arterial.

TRANSIT

Project # 1003366 - 09DRB-70336
MAJOR- 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

Adjacent and nearby routes
Commuter route #92, Taylor Ranch Express, and Route #157, Montano-Uptown route pass the site on Golf Course road.
Adjacent bus stops
Nearest bus stop is across the street from the property for north bound routes #92 and #157.
Site plan requirements
None
Large site TDM suggestions
None.
Other information
None.

ZONING ENFORCEMENT

No comments

NEIGHBORHOOD COORDINATION

Letters sent to: **Paradise Hills Civic Assoc. (R)**

APS

Town of Alameda Grant (tbka Rabadi Complex), Tracts T-1-A-2-A and T-1-A-2-B, is located on the west side of Golf Course Rd NW between Irving Blvd NW and the Calbacillas Arroyo. The owner of the above property requests a Major 2 Year Extension of Subdivision Improvements Agreement (2 YR SIA) for a development that will consist of 90 multi-family units. This will impact Seven Bar Ranch Elementary School, James Monroe Middle School, and Cibola High School. Seven Bar Ranch Elementary School is exceeding capacity, James Monroe Middle School and Cibola High School have excess capacity.

Loc No	School	2009-10 40th Day	2009-10 Capacity	Space Available
265	Seven Bar	856	800	-56
490	James Monroe	958	1,417	459
580	Cibola	1,994	2,575	581

Residential Units: 90

Est. Elementary School Students: 23

Est. Middle School Students: 10

Est. High School Students: 10

Est. Total # of Students from Project: 43

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

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.

POLICE DEPARTMENT

No comments

FIRE DEPARTMENT

No comments

PNM ELECTRIC & GAS No comments
COMCAST No comments
QWEST Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. The field engineer has requested the developer to provide an easement for Qwest facilities at the time of development. Prior to any final plat approval, we will need a copy for review.
ENVIRONMENTAL HEALTH No comments
M.R.G.C.D No Adverse Comments.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER The Hydrology section has no objection to the extension request.
TRANSPORTATION DEVELOPMENT Additional information must be provided with this request. Clearly define what infrastructure been built, what has not yet been built, and provide an approximate timeline.
PARKS AND RECREATION
ABCWUA No objection to Extension request.
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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

#10

Completed 9-17-08

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.: 08DRB-70036 Project # 1006602

Project Name: NORTH ALBUQUERQUE ACRES UNIT A

Agent: GEORGE RAINHART 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: address comments

☐ UTILITIES:

☑ CITY ENGINEER / AMAFCA: - case planner sign off
- site

☐ PARKS / CIP:

☐ PLANNING (Last to sign):

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

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

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

Created For: 1/30/08

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 27, 2008

1. Project# 1006602
08DRB-70053 VACATION OF PUBLIC EASEMENTS
08DRB-70054VACATION OF PUBLIC RIGHT-OF-WAY
08DRB-70028 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for ALM, LLC request(s) the above/ referenced action(s) for a portion of PALOMAS AVENUE NE, plus the DRAINAGE RIGHT-OF-WAY known as Tract B and a Temporary Ponding Easement on Tract B and Lot 20A, plus a Public Waterline Easement on Lot 20A, **HERITAGE HILLS NORTH UNIT 1** (to be known as **VENTURA PLAZA**) zoned SU-2/C-1, located on the southwest corner of PASEO DEL NORTE NE AND VENTURA ST NE containing approximately 5.5 acre(s). (D-20)

At the February 27, 2008 Development Review Board Meeting, the vacations were approved as shown on exhibit b in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance.

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

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

(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 ABCWUA for the condition that the existing waterline be abandoned and relocated, or for an easement for exiting waterline to be recorded with the plat, and to Planning for 35ft radius, and to record separate easement.

If you wish to appeal this decision, you must do so by March 13, 2008 in the manner described below.

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

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

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

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, AICP, DRB Chair

Cc: Surv-Tek Inc – 9384 Valley View Dr NW – Albuquerque, NM 87114
Cc: ALM, LLC – 2340 Menaul Blvd NE – Albuquerque, NM 87107
Cc: Hugh Killin – 8512 Capulin View – Albuquerque, NM 87109
Cc: Carl Davidson – 7221 Minutoman – Albuquerque, NM 87109

#3

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70028 Project # 1006602
Project Name: HERITAGE HILLS NORTH UNIT 1
Agent: SUR-TEK INC. Phone No.: 897-3366

Your request was approved on 2/27/08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION:

☑ UTILITIES: Need water line relocated or an Easement for existing waterline to be recorded with Plat.

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign): - 35' radius
- record reciprocal easement

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

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

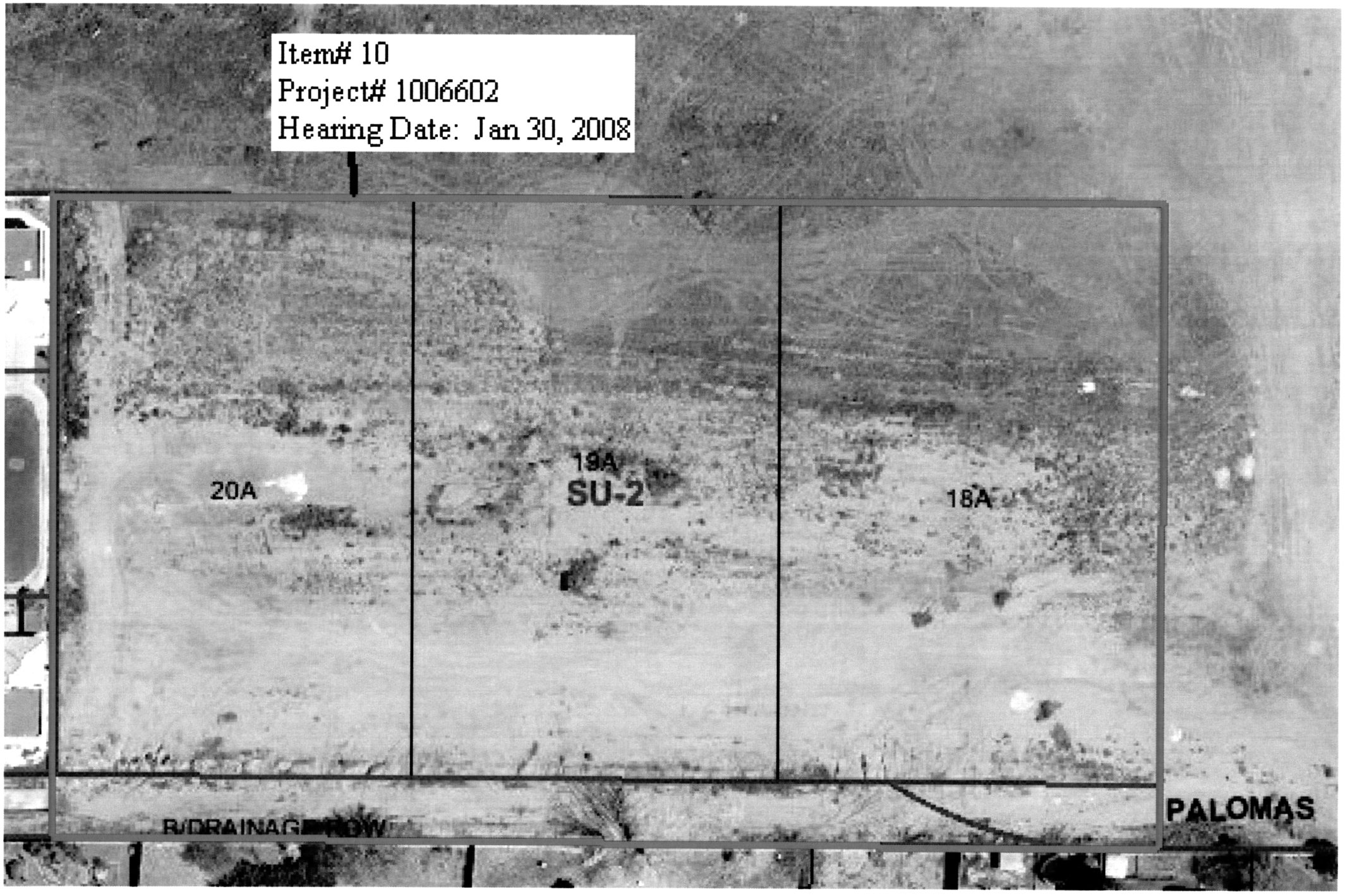
- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval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

Created On:

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 10061602 **AGENDA#** 3 **DATE:** 2/27/08

1. **Name:** Russ Hibb **Address:** 9384 Valley View **Zip:** 87114
2. **Name:** Hugh Killin **Address:** 8512 Caprlin **Zip:** 87109
3. **Name:** Carl Davidson **Address:** 7221 Minuteman **Zip:** 87109
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____


Item# 10
Project# 1006602
Hearing Date: Jan 30, 2008
20A
19A
SU-2
18A
PALOMAS

INTER-OFFICE MEMO

DATE: January 29, 2008

TO: Jack Cloud, DRB Chair

FROM: Catalina Lehner, Senior Planner CLL

RE: Project #1006602, Paseo del Norte/Ventura

On November 15, 2007, the EPC approved a 1) Site Development Plan for Subdivision and a 2) Site Development Plan for Building Permit for all or a portion of Lots 18-A, 19-A and 20-A, Block 31, North Albuquerque Acres.

Staff met with the applicant, John Stern of George Rainhart Architects and Associates, on December 26, 2007, January 11, 2008 and January 14, 2008 to check for compliance with the Conditions of Approval.

> *Informational Note: The applicant has agreed in writing to seek an administrative amendment (AA) after the DRB process with respect to the following: lowering the height of the corner tower on the pharmacy from 28 to 26 ft. (on the elevation sheets), and adding notes to the site development plan to indicate that the property owner will maintain the landscape in the western buffer, and that the property owner will install and maintain an electronic gate system for the pedestrian connection on the western side (see attachment).*

1) The Site Development Plan for Subdivision satisfactorily meets the EPC conditions of approval, as elaborated in the Official Notification of Decision. Note: Planning Staff did not check for compliance with the Conditions written by Transportation Staff.

2) The Site Development Plan for Building Permit does not satisfactorily meet the EPC conditions of approval, as elaborated in the Official Notification of Decision. Though Staff and applicant discussed these items, they have not been incorporated into the plan set as of this writing. Note: Planning Staff did not check for compliance with the Conditions written by Transportation Staff.

Condition #4C- Explanation

This Condition no longer applies. Previously, Transportation Staff had requested that the entrance be striped. However, since then the applicant has worked with Transportation Staff and the entrance has been reconfigured, eliminating the need for the striping.

Condition #5A
Though discussed with the applicant, Staff believes that the two motorcycle spaces in the northwestern corner south of the Shops A building are not in an area visible from the building's entrance. Therefore, to fulfill this Condition, Staff recommends that these motorcycle spaces be relocated in the short spots just south of the landscape area which is south of the dumpster (or another highly visible area).

Condition #13B
The pharmacy elevations show a warm brown, split-faced block wainscoting. None of the other buildings in the shopping center have this type of wainscoting, which makes the pharmacy stand out as different. LCSDP design regulation 5R-1 requires that multiple buildings on the same site be designed to create a cohesive visual image. LCSDP design regulation 5R-8 prohibits generic prototypical architecture.

To fulfill this Condition and comply with the cited regulations, the wainscoting on the sides of the pharmacy (in addition to on the bottom of the pilasters) shall be made of cultured stone veneer, which is the material used on the other buildings.

Condition #13D
The characteristic franchise brick wainscoting (also referred to in #13B above) is still included on the elevations. This Condition requires that the franchise brick wainscot be removed. Note 9 on the materials schedule shall correspondingly be removed.

Condition #17A-Explanation
This Condition warrants clarification. Planning Staff requested that the reference to bollards, which were previously shown on Ventura St., be removed. However, Transportation Staff is requesting that bollards be used for the pharmacy drive-thru so the keyed note (#20) needs to remain on the site development plan.

Condition #17G
The tower for the pharmacy, on its northeastern corner, needs to be clearly depicted as a tower in the same way that the towers are shown for the shops buildings.

Condition #19
This Condition has been fulfilled, but Staff requests that Note 29 correspondingly be clarified to read as follows: "Gated Pedestrian Access".

If you have any questions regarding this case, please call me at 924-3935.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 2, 2008

Project# 1006602
08DRB-70053 VACATION OF PUBLIC EASEMENTS
08DRB-70054 VACATION OF PUBLIC RIGHTS-OF-WAY

SURV-TEK INC agent(s) for ALM, LLC request(s) the above/ referenced action(s) for a portion of PALOMAS AVENUE NE, plus the DRAINAGE RIGHT-OF-WAY known as Tract B and a Temporary Ponding Easement on Tract B and Lot 20A, plus a Public Waterline Easement on Lot 20A, **HERITAGE HILLS NORTH UNIT 1** (to be known as **VENTURA PLAZA**) zoned SU-2/C-1, located on the southwest corner of PASEO DEL NORTE NE AND VENTURA ST NE containing approximately 5.5 acre(s). (D-20)

AMAFCA No comment.
COG MRCOG staff have no comment on this particular project.
TRANSIT No comments received.
ZONING ENFORCEMENT No comments received.
NEIGHBORHOOD COORDINATION Letters sent to: **Heritage Hills NA (R)** **Heritage East Assoc. of Residents (R)** **North Albuq. Acres Comm. Assoc. (R)** **Vineyard Estates NA (R)**
APS **Heritage Hills North Unit 1 (tbka Ventura Plaza),** Tract B and Lot 20A, is located on the southwest corner of Paseo Del Norte NE and Ventura St NE. The owner of the above property requests a vacation of public easements and a vacation of public right-of-way for a retail development that will be anchored by a Walgreens and will consist of office and other retail spaces. This will have no adverse impacts to the APS district
POLICE DEPARTMENT No crime prevention or CPTED comments concerning the proposed vacation action at this time.
FIRE DEPARTMENT No comments received.
PNM ELECTRIC & GAS VACATION OF PUBLIC EASEMENTS.: **APPROVED** VACATION OF PUBLIC RIGHT OF WAY: **APPROVED**
COMCAST No comments received.

QWEST No comments received.
ENVIRONMENTAL HEALTH No comments received.
M.R.G.C.D No Adverse Comments.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER The Hydrology section has no objection to the vacation request.
TRANSPORTATION DEVELOPMENT No adverse comments. NOTE: If lots 118, 119, 120, and 121 (located immediately south of the proposed project) choose to acquire their portion of the vacated right of way, an access easement for the benefit of proposed parcels A, B, and C must be maintained Existing to be abandoned
PARKS AND RECREATION Defer to hydrology and transportation.
ABCWUA No objections to Vacation requests. Water line easement will need to be retained over east end of vacated Palomas or dedicated with new plat.
PLANNING DEPARTMENT Planning has no objection to vacation of street right-of-way. Refer to comments from Hydrology regarding vacation of Drainage right-of-way. Refer to comments from affected utilities regarding proposed easement vacation(s)
IMPACT FEE ADMINISTRATOR

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

Cc: Surv-Tek Inc. – 9384 Valley View Dr NW – Albuquerque, NM 87114
Cc: ALM LLC – 2340 Menaul Blvd NE – Albuquerque, NM 87107

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, February 27, 2008,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000788
08DRB-70056 2 YR YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS

BOHANNAN HUSTON INC agent(s) for LONGFORD AT PARADISE SKIES, LP request(s) the above/ referenced action(s) for all or a portion of **Unit(s) 8 & 9, PARADISE SKIES,** zoned SU-1/ RT, located on the south side of MCMAHON BLVD NW BETWEEN ROCKCLIFF DR NW AND MILKY WAY ST NW containing approximately 29.8 acre(s). (A-11)

Project# 1005108
08DRB-70059 MAJOR - PRELIMINARY PLAT APPROVAL

THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP #29,** zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15)

Project# 1006200
08DRB-70060 VACATION OF PUBLIC EASEMENTS
08DRB-70061 VACATION OF PUBLIC RIGHT-OF-WAY

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above/ referenced action(s) for CANYON MESA AVENUE SE, plus adjacent Public Utility Easements and Existing Public Drainage and Public Access Easements on Tract(s) 1 & 2, **MESA DEL SOL INNOVATION PARK,** zoned PC, located on the north side of CRICK AVE SE BETWEEN UNIVERSITY BLVD SE AND WATSON DR SE containing approximately 39.4 acre(s). (Q-16)

Project# 1006602
08DRB-70053 VACATION OF PUBLIC EASEMENTS
08DRB-70054 VACATION OF PUBLIC RIGHTS-OF-WAY

SURV-TEK INC agent(s) for ALM, LLC request(s) the above/ referenced action(s) for a portion of PALOMAS AVENUE NE, plus the DRAINAGE RIGHT-OF-WAY known as Tract B and a Temporary Ponding Easement on Tract B and Lot 20A, plus a Public Waterline Easement on Lot 20A, **HERITAGE HILLS NORTH UNIT 1** (to be known as **VENTURA PLAZA**) zoned SU-2/C-1, located on the southwest corner of PASEO DEL NORTE NE AND VENTURA ST NE containing approximately 5.5 acre(s). (D-20)

Project# 1006973
08DRB-70057 VACATION OF PUBLIC EASEMENT

SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS EDISON GROUP, LLC request(s) the above/ referenced action(s) for the Temporary Drainage Easement on Tract(s) 19A1, **PARADISE NORTH,** zoned SU-1/ C-1 USES, located on the northeast corner of UNSER BLVD NW AND MCMAHON BLVD NW containing approximately 3.6 acre(s). (A-11)

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, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 11, 2008.

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
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Project# 1006602
ALM LLC
2340 MENAUL BLVD NE
ALBUQUERQUE, NM 87107

DRB

NIXIE 871 CE 1 70 02/13/08
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 87103129393 *0968-00741-08-39

P O Box 1293 Albuquerque, New Mexico 87103

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, February 27, 2008,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000788 08DRB-70056 2 YR YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS	BOHANNAN HUSTON INC agent(s) for LONGFORD AT PARADISE SKIES, LP request(s) the above/ referenced action(s) for all or a portion of **Unit(s) 8 & 9, PARADISE SKIES,** zoned SU-1/ RT, located on the south side of MCMAHON BLVD NW BETWEEN ROCKCLIFF DR NW AND MILKY WAY ST NW containing approximately 29.8 acre(s). (A-11)
Project# 1005108 08DRB-70059 MAJOR - PRELIMINARY PLAT APPROVAL	THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP #29,** zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15)
Project# 1006200 08DRB-70060 VACATION OF PUBLIC EASEMENTS 08DRB-70061 VACATION OF PUBLIC RIGHT-OF-WAY	BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above/ referenced action(s) for CANYON MESA AVENUE SE, plus adjacent Public Utility Easements and Existing Public Drainage and Public Access Easements on Tract(s) 1 & 2, **MESA DEL SOL INNOVATION PARK,** zoned PC, located on the north side of CRICK AVE SE BETWEEN UNIVERSITY BLVD SE AND WATSON DR SE containing approximately 39.4 acre(s). (Q-16)
Project# 1006602 08DRB-70053 VACATION OF PUBLIC EASEMENTS 08DRB-70054 VACATION OF PUBLIC RIGHTS-OF-WAY	SURV-TEK INC agent(s) for ALM, LLC request(s) the above/ referenced action(s) for a portion of PALOMAS AVENUE NE, plus the DRAINAGE RIGHT-OF-WAY known as Tract B and a Temporary Ponding Easement on Tract B and Lot 20A, plus a Public Waterline Easement on Lot 20A, **HERITAGE HILLS NORTH UNIT 1** (to be known as **VENTURA PLAZA**) zoned SU-2/C-1, located on the southwest corner of PASEO DEL NORTE NE AND VENTURA ST NE containing approximately 5.5 acre(s). (D-20)

Project# 1006973
08DRB-70057 VACATION OF PUBLIC EASEMENT

SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS EDISON GROUP, LLC request(s) the above/ referenced action(s) for the Temporary Drainage Easement on Tract(s) 19A1, **PARADISE NORTH,** zoned SU-1/ C-1 USES, located on the northeast corner of UNSER BLVD NW AND MCMAHON BLVD NW containing approximately 3.6 acre(s). (A-11)

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, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 11, 2008.

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁰
0004219022 FEB 08 2008
MAILED FROM ZIP CODE 87102

RETURN TO SENDER

UNABLE TO FORWARD

OR CURRENT RESIDENT
102006318149320585
DODGE-CAMPOS GLORIA J
4931 SKYLINE VIEW CT
ALBUQUERQUE, NM 87111

DRB

UTF

87111\32806 C014

P O Box 1293 Albuquerque, New Mexico 87103

FORWARD

Current DRC
Project Number_____

ORIGINAL

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: January 15, 2008
Date Site Plan Approved: 2-27-08
Date Preliminary Plat Approved: //
Date Preliminary Plat Expires: 2-27-09
DRB Project No: 1006602
DRB Application No.:

1 8/1/08
2 01/07/09
3 11-23-10

Paseo del Norte & Ventura development
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Block 31, Tract A, Unit A, North Albuquerque Acres and Tract B, Heritage Hills North
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer, including man holes and services as required (approx 345')	Proposed public water & SAS easement in Tract A	Western property line of Tract A	345' east of west side of Tract A	/	/	/
		8"	Water line, including valves, services, & fire hydrants as required (approx 500')	Proposed public water & SAS easement in Tract A	Western property line of Tract A	Existing water line near southeast corner of Tract A	/	/	/
			ABANDON EXIST WL	EXIST PALOMAS	VENTURA	WEST SIDE OF SITE			
			Median modifications (Addition: 160'X12') to provide for dual north bound left turn lane (total length ~ 300' plus transition).	North bound Ventura @ Paseo del Norte, south of intersection			/	/	/
			~~Median modifications (125'X12' plus transition) to provide for dual south bound left turn lane.~~	~~South bound Ventura @ Paseo del Norte, north of intersection.~~			/	/	/
			~~Add lane to north bound Ventura (325'X12') as required to accommodate dual east bound and south bound left turn lanes. Including signal modifications and street light relocations~~ 2	~~Ventura @ Paseo del Norte, north of intersection~~			/	/	/
			~~Extend existing southbound left turn lane to provide for a total length of 325' plus transition~~	~~Paseo del Norte and Barstow, north of intersection~~			/	/	/

3 ~~Re~~CONSTRUCTED FULL RT TURN LANE EAST TO SOUTH. ~~Design~~ R.D. 11-23-10 ~~plus~~ 1 ~~25% contribution per Procedure~~ ~~B~~ 2

Extend existing eastbound left turn lane to total of 375' plus transition

Paseo del Norte and Ventura, ~~east~~ west of intersection 1

Eastbound right turn lane, Paseo Del Norte at Ventura, per NMDOT requirements.

6' sidewalk along site frontage of Paseo Del Norte

NOTES

1

2

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Bruce Stidworthy NAME (print)	2/27/08 DRB CHAIR - date	Christina Sandoval 2/27/08 PARKS & RECREATION - date
BHI FIRM	2/27/08 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	2/27/09 UTILITY DEVELOPMENT - date	_____ - date
	2-27-08 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	8/1/08	S Woodall		
2	01/07/09	S Woodall		Yolanda Moya
3	11-23-10			Yolanda Moya

(rev 9-20-05)

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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1 8/1/08
2 01/07/09
3 11-23-10

Paseo del Norte & Ventura development
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Block 31, Tract A, Unit A, North Albuquerque Acres and Tract B, Heritage Hills North
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

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			ABANDON EXIST WL	EXIST PALOMAS	VENTURA	WEST SIDE OF SITE	/	/	/
			Median modifications (Addition: 160'X12') to provide for dual north bound left turn lane (total length ~ 300' plus transition).	North bound Ventura @ Paseo del Norte, south of intersection			/	/	/
			~~Median modifications (125'X12' plus transition) to provide for dual south bound left turn lane.~~	~~South bound Ventura @ Paseo del Norte, north of intersection.~~			/	/	/
			~~Add lane to north bound Ventura (325'X12') as required to accommodate dual east bound and south bound left turn lanes. Including signal modifications and street light relocations~~ 2	~~Ventura @ Paseo del Norte, north of intersection~~			/	/	/
			~~Extend existing southbound left turn lane to provide for a total length of 325' plus transition~~	~~Paseo del Norte and Barstow, north of intersection~~			/	/	/

3 ~~RE~~CONSTRUCTED FULL RT TURN LANE EAST TO SOUTH. ~~Design plus 25% contribution per Procedure B~~ 1 R.D. 11-23-10 2

Extend existing eastbound left turn lane to total of 375' plus transition

Paseo del Norte and Ventura, ~~east~~ west of intersection 1

Eastbound right turn lane, Paseo Del Norte at Ventura, per NMDOT requirements.

6' sidewalk along site frontage of Paseo Del Norte

NOTES

1

2

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
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BHI FIRM	2/27/08 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	2/27/08 UTILITY DEVELOPMENT - date	_____ - date
	2-27-08 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	8/1/08	S Woodall		
2	01/07/09	S Woodall		Yolanda Moya
3	11-23-10			Yolanda Moya

(rev 9-20-05)

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/06/2009 Issued By: PLNSDH 60572

Permit Number: **2009 070 347** **Category Code 910**

Application Number: **09DRB-70347**, Vacation Of Public Easement

Address:

Location Description: SW CORNER OF PASEO DEL NORTE NE AND VENTURA NE

Project Number: 1006602

Applicant
Douglas H Peterson

2325 San Pedro Ne Ste 2a
Albuquerque NM 87110
884-3578

Agent / Contact
Bohannan Huston Inc
7500 Jefferson Ne
Albuquerque NM 87109

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$45.00
	TOTAL:	**$140.00**

City Of Albuquerque
Treasury Division

11/6/2009 10:57AM LOC: ANNX
WS# 008 TRANS# 0005
RECEIPT# 00112266-00112266
PERMIT# 2009070347 TRSASR
Trans Amt $140.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $45.00
CK $120.00
MC $20.00
CHANGE $0.00

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- ___ Minor Subdivision action
- X 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)

V

P
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)

D
- ___ Street Name Change (Local & Collector)

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston Inc PHONE: 505.823.1000
ADDRESS: 7500 Jefferson NE - Courtyard 1 FAX 505.798.7988
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: KPatton@bhinc.com

APPLICANT: Douglas H. Peterson PHONE: 505.884-3578
ADDRESS: 2325 San Pedro NE, Suite 2A FAX:
CITY: Albuquerque STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: ___ List all owners: ___

DESCRIPTION OF REQUEST: Vacation of PUE along South and West Boundary

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

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

Lot or Tract No. Parcel A, Plat of Parcels A, B & C Block: ___ Unit ___
Subdiv/Addn/TBKA: Ventura Plaza
Existing Zoning: SU-2/C-1 Proposed zoning ___ MRGCD Map No ___
Zone Atlas page(s): D20 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.): ___
DRB # 1006602

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 3.28
LOCATION OF PROPERTY BY STREETS: On or Near: Southwest Corner
Between: Paseo Del Norte and Ventura St., NE

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

SIGNATURE ___ DATE 11-04-09
(Print) ___ Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
09DRB - 70347	VPE	V	$ 45.00
	ADV		$ 75.00
	CMF		$ 20.00
			$
			$
			Total $ 140.00

Hearing date 12/02/09

Sandy Handley 11/06/09
Planner signature / date

Project # 1006602

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.

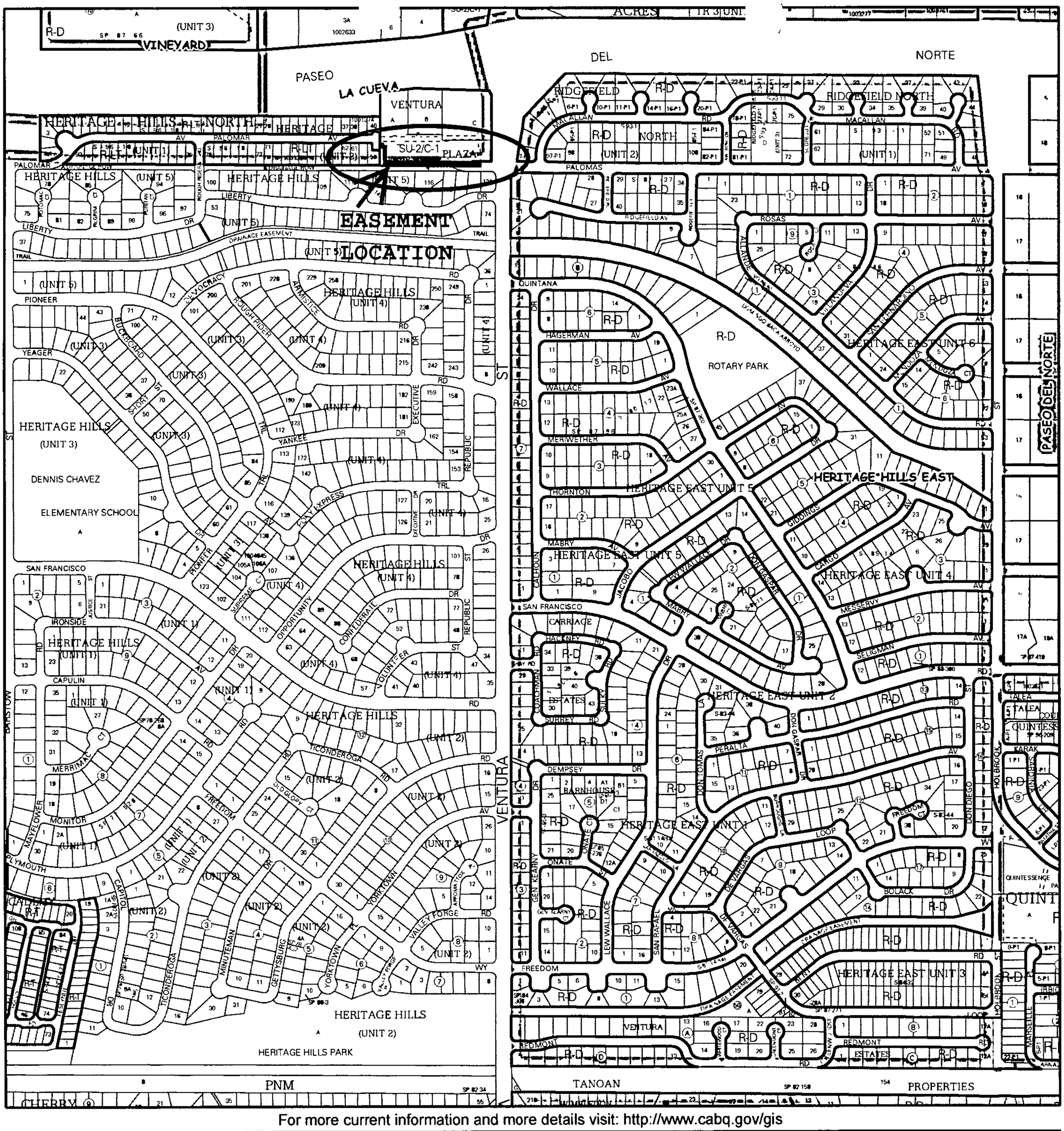
BRIAN WARREN
Applicant name (print)
11/6/09
Applicant signature / date

Form revised 4/07

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

Application case numbers
09DRB - 70347
___ - ___ - ___
___ - ___ - ___

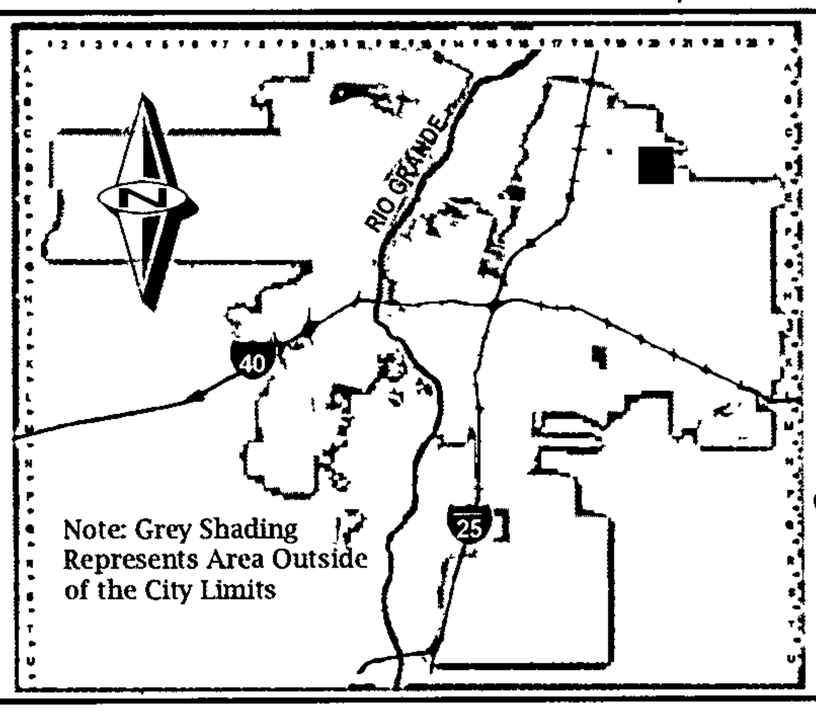
Sandy Handley 11/06/09
Planner signature / date
Project # 1006602



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

D-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

Bohannan ^ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

November 4, 2009

Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Vacation of Public Utility Easement
Parcel A, Plat of Parcels A, B & C of Ventura Plaza Subdivision, DRB Case # 1006602

Dear Jack:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A")
- Letter from the Office of Neighborhood Coordination and related data,
- Copy of recorded plat
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of $120.00

We are requesting to vacate the existing ten foot public utility easement (PUE) along the southern and western boundary of Parcel A because the approved site plan requires us to construct a perimeter wall along this area. This site plan required a set back from the boundary which locates the perimeter wall in the center of the existing public utility easement. It is my understanding there are no existing utilities within this PUE that we are requesting to vacate and that it is no longer necessary.

Please place this item on the DRB Agenda to be heard on December 2, 2009. If you have any questions or require further information, please contact me.

Sincerely,

Kevin G. Patton, P.E.
Senior Vice President
Community Development and Planning Group

KGP/cc
Enclosures

cc: Doug Peterson, Peterson Properties (w/o encls.)
Jeff Mulbery, BHI (w/o encls.)

PLAT OF

PARCELS A, B AND C
VENTURA PLAZA

(BEING A REPLAT OF PORTIONS OF LOTS 13 THRU 17 AND ALL OF LOTS 18A, 19A AND 20A, BLOCK 31, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES; A PORTION OF TRACT B, HERITAGE HILLS NORTH AND VACATED PORTION OF PALOMAS AVENUE N E)

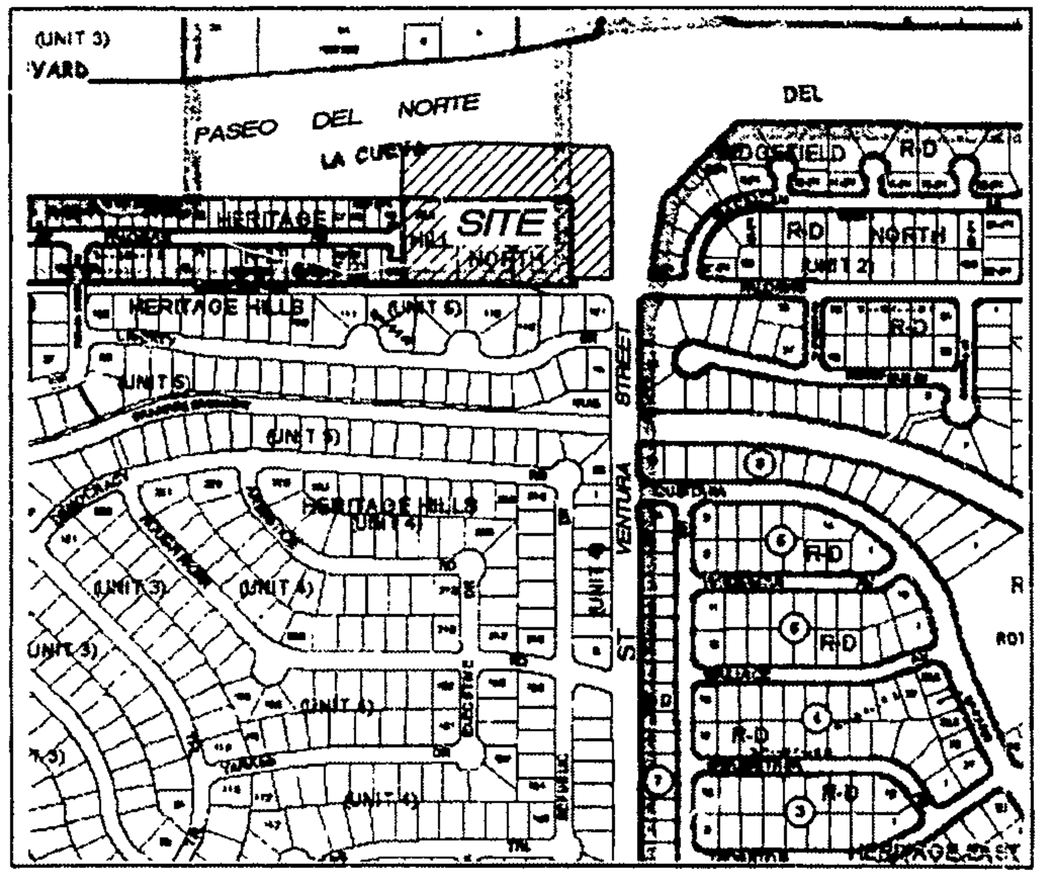
WITHIN

THE ELENA GALLEGOS GRANT

IN

PROJECTED SECTION 20, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2007



VICINITY MAP

Not to Scale

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings, Central Zone (NAD 83).
2. Distances are ground
3. Distances along curved lines are arc lengths
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( )
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L S 9750" unless otherwise indicated hereon
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L S 9750" or a concrete nail with brass disk stamped "HUGG L S 9750" unless otherwise indicated hereon
7. U.C.L.S. Log Number 2007483512
8. City of Albuquerque Zone Atlas Page D-20
9. The subject property is currently zoned SU-2/C-1 as shown on City of Albuquerque Zone Atlas Page D-20, dated May 17, 2007

PURPOSE OF PLAT

The purpose of this plat is to

A. Eliminate the existing interior tract/lot lines and subdivide into three (3) new Tracts as shown hereon
B. Show the Vacation of Private Access and Drainage Easement Vacated by 08DRB-70028
C. Show the Vacation of Public Drainage Easements and Public right of way Vacated by 08DRB-70053 and DRB08-70054.
D. Grant the new easements as shown hereon.
E. Dedicate the additional public right of way as shown hereon

SUBDIVISION DATA

1	Total number of existing Lots	8
2	Total number of existing Tracts	1
3	Total number of Tracts created	3
4	Gross Subdivision acreage	5.8906 acres

C/02 11_SHTS 1--3

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following.

102006322651030594
AIM LLC

Bernalillo County Treasurer — Date: 4/3/08

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas
C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
D. Comcast Cable for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service

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 National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat

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

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision, that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors, that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record, and that it is true and correct to the best of my knowledge and belief

Russ P. Hugg
NMPS No. 9750
December 3, 2007

PROFESSIONAL SURVEYOR — STATE OF NEW MEXICO — No. 9750 — RUSS P. HUGG

PROJECT NUMBER: 1006602

Application Number: 08DRB-70028

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	2/19/2008 Date
PNM Gas Services	2/19/2008 Date
QWest Corporation	2/19/08 Date
Comcast	1-15-08 Date

City Approvals:

City Surveyor	1-15-08 Date
Real Property Division	4-2-08 Date
Environmental Health Department	Date
Transportation Development, Engineering, Transportation Division	2/27/08 Date
Utilities Development	3-18-08 Date
Parks and Recreation Department	2/27/08 Date
AMAFCA	2/27/08 Date
City Engineer	2-27-08 Date
DRB Chairperson, Planning Department	04-03-08 Date

DOCH 2008038118
04/03/2008 03:17 PM Page 1 of 4
PLAT R 322.00 B 2008C P 0081 M Toulouse Bernalillo County

SHEET 1 OF 4

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone 505-897-3388 Fax 505-897-3389

(1)-63-2800C

DOCN 2008038110
04/03/2008 03 17 PM Page: 3 of 4
PLAT R 522.00 B: 2008C P: 0043 M Toulouse, Bernalillo County

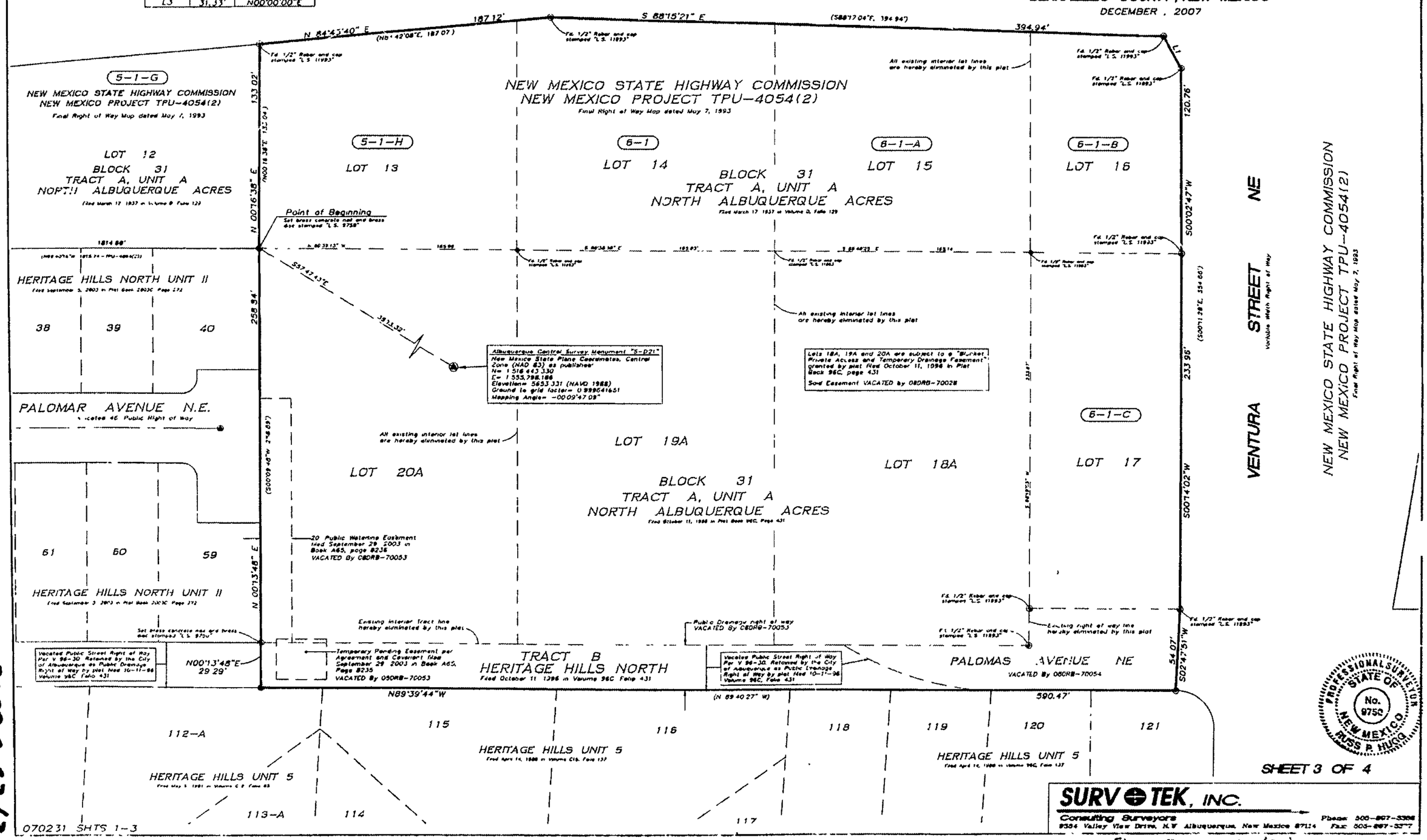
PLAT OF
PARCELS A, B AND C
VENTURA PLAZA

(BEING A REPLAT OF PORTIONS OF LOTS 13 THRU 17 AND ALL OF LOTS 18A, 19A AND 20A, BLOCK 31, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES; A PORTION OF TRACT B, HERITAGE HILLS NORTH AND VACATED PORTION OF PALOMAS AVENUE N.E.)

WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 20, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2007

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.91'	S28°06'31"E
L2	25.03'	S01°05'11"W
L3	31.33'	N00°00'00"E



2008C-0313

PLAT OF

PARCELS A, B AND C
VENTURA PLAZA

(BEING A REPLAT OF PORTIONS OF LOTS 13 THRU 17 AND ALL OF LOTS 18A, 19A AND 20A, BLOCK 31, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES; A PORTION OF TRACT B, HERITAGE HILLS NORTH AND VACATED PORTION OF PALOMAS AVENUE N.E.)

WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 20, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER , 2007

LEGAL DESCRIPTION

That certain tract of land lying and situate within the Elena Gallegos Grant in projected Section 20, Township 11 North, Range 4 East, City of Albuquerque, Bernalillo County, New Mexico, being and comprising the following:

All of Lots numbered 18A, 19A and 20A in Block numbered 31 of North Albuquerque Acres, Tract A, Unit A, Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 11, 1996, in Plat Book 96C, page 431

TOGETHER WITH,

An Easterly portion of Tract B, Heritage Hills North 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 October 11, 1996, in Plat Book 96C, page 431 and a portion of Palomas Avenue NE 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 March 17, 1937, in Volume D, Folio 129, both parcels having been Vacated by City of Albuquerque Vacation action 08DRB-70053 and 08DRB-70053

TOGETHER WITH

The remaining Southerly portions of Lots numbered Thirteen (13) through Seventeen (17) Block 31 North Albuquerque Acres, Tract A, Unit A, as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 1937 in Volume D, Folio 129, said remaining portions acquired by the New Mexico State Highway and Transportation Department as Right of Way under New Mexico Project Number TPU-4054(2), with said tracts to be possibly sold as excess right of way, said tract being more particularly described as follows

BEGINNING at the Southwest corner of said Lot 13 (a concrete nail and brass disc stamped "L.S. 9750" set) said point also being the Northwest corner of said Lot 20A and a point on the South present day right of way line of Paseo Del Norte, New Mexico Project TPU-4054(2) whence the Albuquerque Control Survey Monument "5-D21" bears S 51° 47' 43" E, 3993.32 feet distant, Thence,

N 00° 16' 38" E, 133.02 feet to the Northwest corner of the tract herein described (a 1/2" rebar and cap stamped "PS 11993" found in place), Thence,

N 84° 43' 40" E, 187.12 feet to an angle point (a 1/2" rebar and cap stamped "PS 11993" found in place), Thence,

S 88° 15' 21" E, 394.94 feet to the Northeast corner of the tract herein described (a 1/2" rebar and cap stamped "PS 11993" found in place); Thence,

S 28° 06' 31" E, 23.91 feet to and angle point (a 1/2" rebar and cap stamped "PS 11993" found in place), Thence,

S 00° 02' 47" W, 120.76 feet a point (a 1/2" rebar and cap stamped "PS 11993" found in place); Thence,

S 00° 14' 02" W, 233.96 feet to an angle point on the Southerly line of said Lot 17 (a 1/2" rebar and cap stamped "PS 11993" found in place); Thence,

S 02° 47' 51" W, 54.07 feet to a point on the Northerly line of Heritage Hills Unit 5 as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico April 14, 1980 in Plat Book C16, page 137, Thence,

N 89° 39' 44" W, 590.47 feet along said Northerly line of Heritage Hills Unit 5 to the Southwest corner of the tract herein described, Thence,

N 00° 13' 28" E, 29.29 feet to the Southwest corner of said Lot 20A (a concrete nail and brass disc stamped "L.S. 9750" set) Thence,

N 00° 13' 48" E, 258.84 feet to the point of beginning of the tract herein described

Said tract contains 5.8906 acres more or less

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF VENTURA PLAZA (BEING A REPLAT OF PORTIONS OF LOTS 13 THRU 17 AND ALL OF LOTS 18A, 19A AND 20A, BLOCK 31, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, A PORTION OF TRACT B, HERITAGE HILLS NORTH AND VACATED PORTION OF PALOMAS AVENUE N.E.) WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 20, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant all private and public easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

ALM, L.L.C
a New Mexico limited liability company

By: Adil Rizvi, Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 14th day of FEBRUARY 2008, by Adil Rizvi

Notary Public

My commission expires 11/28/11

OFFICIAL SEAL
DOUGLAS H. PETERSON
NOTARY PUBLIC STATE OF NEW MEXICO
My commission expires 11/28/11

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

A. Plat entitled "Heritage Hills North Unit 1", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 11, 1996, in Plat Book 96C, Page 43.

B. Plat entitled "LOTS 112-A & 113-A, Heritage Hills Unit 5", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 5, 1981, in Plat Book C12, Page 65

C. Plat entitled "38, 39, 40, 59, 60 and 61, Heritage Hills North Unit II", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 5, 2003 in Plat Book 2003C, Page 272.

D. Plat entitled "TRACT A- UNIT A, NORTH ALBUQUERQUE ACRES", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 17, 1937, in Plat Book D, Page 137

E. Plat entitled "Heritage Hills Unit 5", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on April 14, 1980, in Plat Book C16, Page 137

F. Plat entitled "Heritage Hills North Unit 2", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 5, 2003, in Plat Book 2003C, Page 272.

G. Plat entitled "Heritage Hills North Unit 1", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 11, 1996 in Plat Book 96C, Page 431

H. Plat entitled "Lots 18A, 19A and 20A, Block 31, TRACT A- UNIT A, NORTH ALBUQUERQUE ACRES", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 11 1996, in Plat Book 96C Page 431

I. New Mexico State Highway Commission Right of Way Map New Mexico Project No TPU-4054(2) Final Map dated May 7 1993

J. Title Reports prepared for this property by LandAmerica Albuquerque Title, and underwritten by Commonwealth Land Title Insurance Company, Commitment for Title Insurance No. 6216000368 and 6216000368A, dated July 13, 2006

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"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 proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision"

DOCN 2008038110
02/21/2008 03:17 PM Page 2 of 4
PLAT R 122.00 B 2008C P 0043 M Toulouse, Bernalillo County

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SHEET 2 OF 4

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive N.W. Albuquerque, New Mexico 87114
Phone: 505-897-5388
Fax: 505-897-3377

070231 SHTS 1-3

2008C-63(2)

2008C-63(3)

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.91'	S28°05'31"E
L3	31.33'	N00°00'00"E
L4	20.00'	N90°00'00"E
L5	12.65'	N90°00'00"E
L6	21.19'	N00°00'00"E
L7	20.01'	N90°00'00"E
L8	21.31'	S00°00'00"W
L9	72.24'	S89°39'44"E
L10	30.03'	N02°47'51"E
L11	20.00'	N00°00'00"E
L12	10.00'	N00°00'00"W
L13	25.53'	N90°00'00"W
L14	5.27'	N00°00'00"E
L16	20.00'	N89°57'09"E

LINE TABLE		
LINE	LENGTH	BEARING
L17	10.26'	N00°00'00"E
L18	15.74'	N00°00'00"W
L19	20.00'	N90°00'00"W
L20	15.74'	S00°00'00"E
L21	38.00'	N90°00'00"W
L22	10.27'	N00°00'00"E
L23	20.00'	N90°00'00"W
L24	10.27'	S00°00'00"E
L25	1.23'	N00°00'00"E
L26	20.00'	N90°00'00"E
L27	1.23'	S00°00'00"E
L28	14.19'	S00°00'00"E
L29	20.00'	S90°00'00"E
L30	14.19'	N00°00'00"W

NOTE

Parcels A, B and C, Ventura Plaza are subject to that certain "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND CROSS EASEMENTS" filed in the office of the County Clerk of Bernalillo County, New Mexico on the 3rd day of April, 2008, as Doc No 2008036109

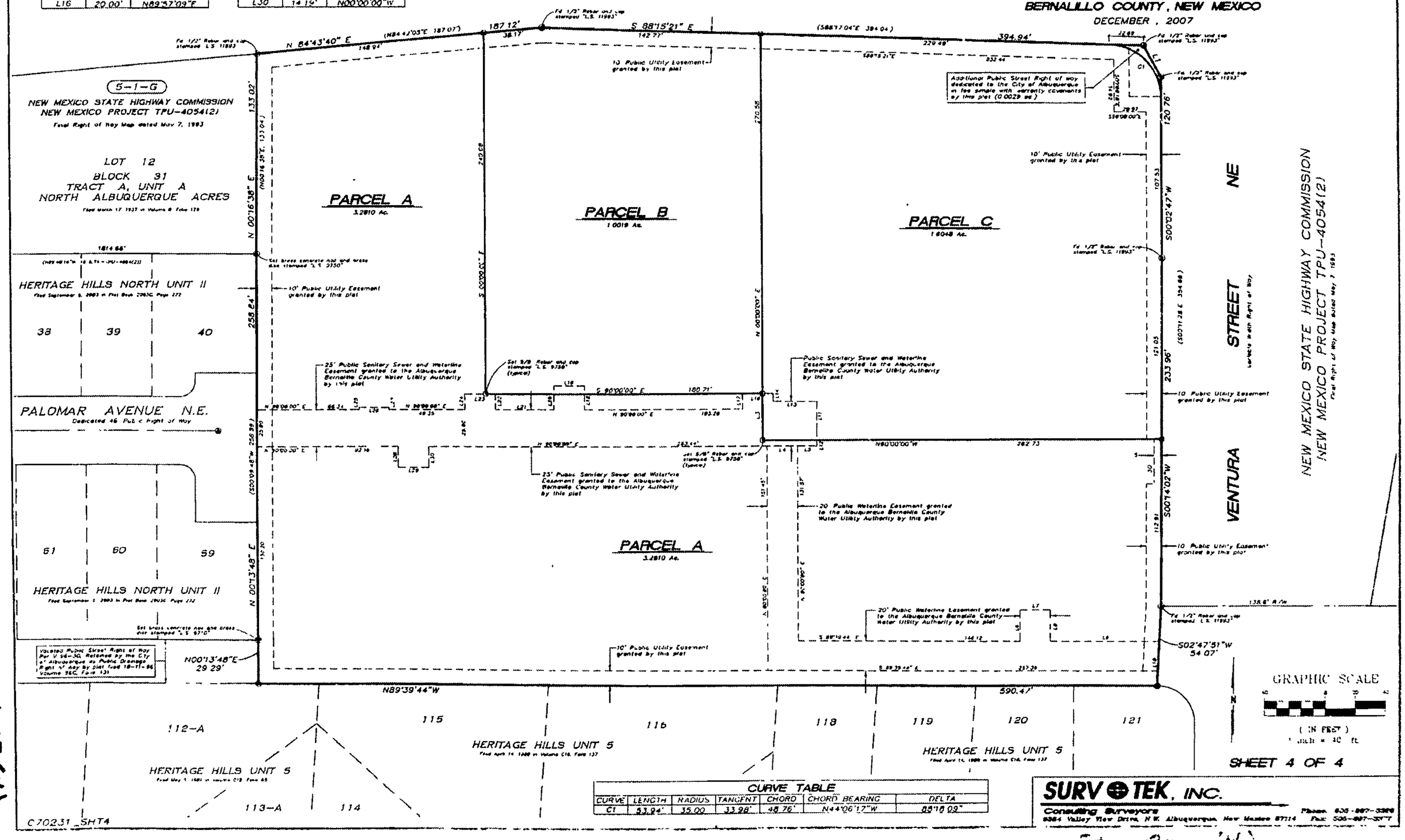
DOC# 2008038110

04/03/2008 03:17 PM Page 4 of 4
PLAT R 322 86 B 2008C P 0063 M Toulouse, Bernalillo County

PLAT OF
PARCELS A, B AND C
VENTURA PLAZA

(BEING A REPLAT OF PORTIONS OF LOTS 13 THRU 17 AND ALL OF LOTS 18A, 19A AND 20A, BLOCK 31, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES; A PORTION OF TRACT B, HERITAGE HILLS NORTH AND VACATED PORTION OF PALOMAS AVENUE N.E.)

WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 20, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2007



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	53.94'	35.00	33.98'	48.76'	N44°06'17"W	88°18'09"

SURVTEK, INC.
Consulting Surveyors
6384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone 505-897-3388
Fax 505-897-3977

C70231_SHT4

2008C-63(4)

2008C-64(1)

FACSIMILE

TO: Becky Gaunc

FROM: Pat McKoye
COA/Planning
Office of Neighborhood Coordination
P.O. Box 1293, Albuquerque, NM 87103
Street Address: 600 Second St. NW/87102
Phone: 924-3914 Fax: 924-3913

DATE: 10/30/09

FAX NO.: 798-7988

PAGE TOTAL: 12

COMMENTS:

CONTACT IN CASE OF PROBLEMS: 924-3914, Monday through Friday 8 a.m. to 5 p.m.

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: 10-30-09

TO CONTACT NAME: Becky Gaune
COMPANY/AGENCY: Bohannan Huston Inc
ADDRESS/ZIP: 7500 Jefferson St
PHONE/FAX #: 883-1000 798-7988

Thank you for your inquiry of 10-30-09 (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 Parcel A, Plat of A, B, C Ventura Plaza, Southwest Corner of Paseo del Norte & Ventura zone map page(s) D-20.

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

Vineyard Estates – Heritage East – Heritage Hills

Neighborhood or Homeowner Association	**Neighborhood or Homeowner Association**
Contacts:	Contacts:
Not Affected	

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

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Patrick M Montoya

OFFICE OF NEIGHBORHOOD COORDINATION

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

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: Becky Gannon

COMPANY NAME: Bohannan Huston Inc.

ADDRESS/ZIP: 7500 Jefferson St.

PHONE: 823-1000 FAX: 798-7988

LEGAL DESCRIPTION INFORMATION

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

LEGAL DESCRIPTION

LOCATED ON Parcel A, Plat of A, B & C Ventura Plaza

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Southwest Corner Paseo Del Norte AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

Ventura St.

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (D20).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)

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.

[X] ONC's "Official" Letter to the applicant (*if there are associations*). A copy must be submitted with application packet -OR-

[X] The ONC "Official" Letter (*if there are no associations*). A copy must be submitted with application packet.

[ ] Copies of Letters to Neighborhood and/or Homeowner Associations (*if there are associations*). A copy must be submitted with application packet.

[X] 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.**

* * * \

HERITAGE EAST ASSOC. OF RESIDENTS (HER) "R"
***Dan Gear** *e-mail:* dangear73@hotmail.com
9120 Mabry Ave. NE/87109 821-0516 (h)
Jeff Figiel *e-mail:* jfigiel@spinn.net
7106 Greenmont Ct. NE/87109 856-0042 (h)
Website: www.hearonline.org **NA E-mail:** contact@hearonline.org

Council District: 4
County District: 4
Police Beat: 434/NE
Zone Map #: C-E-20

HERITAGE HILLS N.A. (HHL) "R"
***Hugh Killin** *e-mail:* hkillin@swcp.com
8512 Capulin NE/87109 821-5060 (h)
Peter Nicholls *e-mail:* pdnicholls@yahoo.com
8519 Palomar Ave. NE/87109 353-1996 (c)
NA E-mail: HHNA@comcast.net

Council District: 4
County District: 4
Police Beat: 434/NE
Zone Map #: C-D-19-20, E-20

VINEYARD ESTATES N.A. (VYE) "R"
***Lee Ann Riesen** *e-mail:* lafisk@swcp.com
9036 Village Ave. NE/87122 844-2059 (w) 280-5792 (c)
Tony Huffman *e-mail:* thuffman663@comcast.net
8912 Corona Ave. NE/87122 823-2456 (h) 259-9723 (c)
Website: www.venaabq.org

Council District: 4
County District: 4
Police Beat: 434/NE
Zone Map: C-19-20

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823 1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

November 3, 2009

Mr. Dan Gear
9120 Mabry Ave. NE
Albuquerque, NM 87109

Re: Vacation of Public Utility Easement
Parcel A, Plat of Parcels A, B & C of Ventura Plaza Subdivision, DRB Case # 1006602

Dear Mr. Gear:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Peterson Properties, Inc., is seeking to vacate a public utility easement and is being presented to the Development Review Board for the purpose of obtaining approval. The utility easement we are requesting to vacate is located along the southern and western property boundary of Parcel A (see enclosed Zone Atlas Map). The developer is proposing to construct a perimeter wall within the center of the existing easement per the approved site plan. It is our understanding that there are no utilities within this existing easement and that the easement is no longer necessary.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Kevin G. Patton, P.E.
Vice President
Community Development and Planning

KGP/cc
Enclosures

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

November 3, 2009

Mr. Jeff Figiel
7106 Greenmont Ct. NE
Albuquerque, NM 87109

Re: Vacation of Public Utility Easement
Parcel A, Plat of Parcels A, B & C of Ventura Plaza Subdivision, DRB Case # 1006602

Dear Mr. Figiel:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Peterson Properties, Inc., is seeking to vacate a public utility easement and is being presented to the Development Review Board for the purpose of obtaining approval. The utility easement we are requesting to vacate is located along the southern and western property boundary of Parcel A (see enclosed Zone Atlas Map). The developer is proposing to construct a perimeter wall within the center of the existing easement per the approved site plan. It is our understanding that there are no utilities within this existing easement and that the easement is no longer necessary.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Kevin G. Patton, P.E.
Vice President
Community Development and Planning

KGP/cc
Enclosures

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

November 3, 2009

Mr. Hugh Killin
8512 Capulin NE
Albuquerque, NM 87109

Re: Vacation of Public Utility Easement
Parcel A, Plat of Parcels A, B & C of Ventura Plaza Subdivision, DRB Case # 1006602

Dear Mr. Killin:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Peterson Properties, Inc., is seeking to vacate a public utility easement and is being presented to the Development Review Board for the purpose of obtaining approval. The utility easement we are requesting to vacate is located along the southern and western property boundary of Parcel A (see enclosed Zone Atlas Map). The developer is proposing to construct a perimeter wall within the center of the existing easement per the approved site plan. It is our understanding that there are no utilities within this existing easement and that the easement is no longer necessary.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Kevin G. Patton, P.E.
Vice President
Community Development and Planning

KGP/cc
Enclosures

P:\080127\Cdp\Corres\Letters\Vacateeasement-NA-Notice LTR Docx

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

November 3, 2009

Mr. Peter Nicholls
8519 Palomar Ave. NE
Albuquerque, NM 87109

Re: Vacation of Public Utility Easement
Parcel A, Plat of Parcels A, B & C of Ventura Plaza Subdivision, DRB Case # 1006602

Dear Mr. Nicholls:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Peterson Properties, Inc., is seeking to vacate a public utility easement and is being presented to the Development Review Board for the purpose of obtaining approval. The utility easement we are requesting to vacate is located along the southern and western property boundary of Parcel A (see enclosed Zone Atlas Map). The developer is proposing to construct a perimeter wall within the center of the existing easement per the approved site plan. It is our understanding that there are no utilities within this existing easement and that the easement is no longer necessary.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Kevin G. Patton, P.E.
Vice President
Community Development and Planning

KGP/cc
Enclosures

P:\080127\Cdp\Corres\Letters\Vacateeasement-NA-Notice LTR.Docx

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

November 3, 2009

Ms. Lee Ann Riesen
9036 Village Ave. NE
Albuquerque, NM 87122

Re: Vacation of Public Utility Easement
Parcel A, Plat of Parcels A, B & C of Ventura Plaza Subdivision, DRB Case # 1006602

Dear Ms. Riesen:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Peterson Properties, Inc., is seeking to vacate a public utility easement and is being presented to the Development Review Board for the purpose of obtaining approval. The utility easement we are requesting to vacate is located along the southern and western property boundary of Parcel A (see enclosed Zone Atlas Map). The developer is proposing to construct a perimeter wall within the center of the existing easement per the approved site plan. It is our understanding that there are no utilities within this existing easement and that the easement is no longer necessary.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Kevin G. Patton, P.E.
Vice President
Community Development and Planning

KGP/cc
Enclosures

P \080127\Cdp\Corres\Letters\Vacateeasement-NA-Notice LTR.Docx

Bohannan △ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

November 3, 2009

Mr. Tony Huffman
8912 Corona Ave. NE
Albuquerque, NM 87122

Re: Vacation of Public Utility Easement
Parcel A, Plat of Parcels A, B & C of Ventura Plaza Subdivision, DRB Case # 1006602

Dear Mr. Huffman:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Peterson Properties, Inc., is seeking to vacate a public utility easement and is being presented to the Development Review Board for the purpose of obtaining approval. The utility easement we are requesting to vacate is located along the southern and western property boundary of Parcel A (see enclosed Zone Atlas Map). The developer is proposing to construct a perimeter wall within the center of the existing easement per the approved site plan. It is our understanding that there are no utilities within this existing easement and that the easement is no longer necessary.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Kevin G. Patton, P.E.
Vice President
Community Development and Planning

KGP/cc
Enclosures

P:\080127\Cdp\Corres\Letters\Vacateeasement-NA-Notice LTR.Docx

CERTIFIED MAIL

Bohannan Huston

Courtyard I
7500 Jefferson St NE
Albuquerque, NM
87109-4335

91 7108 2133 3935 6708 6505

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.54⁰
0003100114 NOV 03 2009
MAILED FROM ZIP CODE 87109

Mr. Tony Huffman
8912 Corona Ave. NE
Albuquerque, NM 87122

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

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:

Mr. Tony Huffman
8912 Corona Ave. NE
Albuquerque, NM 87122

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) 91 7108 2133 3935 6708 6505

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CERTIFIED MAIL

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

91 7108 2133 3933 4837 8

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.54⁰
0003100114 NOV 03 2009
MAILED FROM ZIP CODE 87109

Mr. Dan Gear
9120 Mabry Ave. NE
Albuquerque, NM 87109

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

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:

Mr. Dan Gear
9120 Mabry Ave. NE
Albuquerque, NM 87109

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) 91 7108 2133 3933 4837 8454

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

CERTIFIED MAIL

91 7108 2133 3933 4837

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.54⁰
0003100114 NOV 03 2009
MAILED FROM ZIP CODE 87109

Mr. Jeff Figiel
7106 Greenmont Ct. NE
Albuquerque, NM 87109

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

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:

Mr. Jeff Figiel
7106 Greenmont Ct. NE
Albuquerque, NM 87109

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) 91 7108 2133 3933 4837 8447

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CERTIFIED MAIL

UNITED STATES POSTAGE
PITNEY BOWES
$ 005.54⁰
02 1P
0003100114 NOV 03 2009
MAILED FROM ZIP CODE 87109

91 7108 2133 3933 4837 843

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Mr. Hugh Killin
8512 Capulin NE
Albuquerque, NM 87109

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

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.

1. Article Addressed to:

Mr. Hugh Killin
8512 Capulin NE
Albuquerque, NM 87109

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) 91 7108 2133 3933 4837 8430

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CERTIFIED MAIL

Bohannan Huston

Courtyard I
7500 Jefferson St NE
Albuquerque, NM
09-4335

91 7108 2133 3935 6708 6482

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.54⁰
0003100114 NOV 03 2009
MAILED FROM ZIP CODE 87109

Mr. Peter Nicholls
8519 Palomar Ave. NE
Albuquerque, NM 87109

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

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:

Mr. Peter Nicholls
8519 Palomar Ave. NE
Albuquerque, NM 87109

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) 91 7108 2133 3935 6708 6482

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CERTIFIED MAIL

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

91 7108 2133 3935 6708 64

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.54⁰
0003100114 NOV 03 2009
MAILED FROM ZIP CODE 87109

Ms. Lee Ann Riesen
9036 Village Ave. NE
Albuquerque, NM 87122

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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.

1. Article Addressed to:

Ms. Lee Ann Riesen
9036 Village Ave. NE
Albuquerque, NM 87122

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) 91 7108 2133 3935 6708 6499

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505 823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER/TRANSMITTAL

☒ To: Jack Cloud
City of Albuquerque
Plaza del Sol
600 2nd Street NW - 1st Floor

Phone: 924-3880

Date: November 4, 2009 **Requested By:** Kevin Patton/cc

Job No.: 080127 **Project:** Paseo del Norte & Ventura

☐ To:

Phone:

☐ To:

Phone:

☐ To:

Phone:

☐ To:

Phone:

☐ To:

Phone:

DELIVER VIA

☒ Courier	☐ Federal Express	☐ Pickup
☐ Mail	☐ UPS	Item:
☐ Other		

TIME DUE:

☐ This AM	☐ By Tomorrow
☒ This PM	☐ Rush

ITEM NO	QUANTITY	DESCRIPTION
1	1	Vacation of PUE Submittal Package

COMMENTS / INSTRUCTIONS

REC'D BY: _____ DATE: _____ TIME: _____

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 NOV. 17, 2009 To DEC. 2, 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.

(Applicant or Agent) 11/6/09 (Date)

I issued 1 signs for this application, 11/06/09 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1006602

Rev. 1/11/05

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.91'	S28°06'31"E
L3	31.33'	N00°00'00"E
L4	20.00'	N90°00'00"E
L5	12.68'	N90°00'00"E
L6	21.19'	N00°00'00"E
L7	20.01'	N90°00'00"E
L8	21.31'	S00°00'00"W
L9	72.24'	S89°39'44"E
L10	30.03'	N02°47'51"E
L11	20.00'	N00°00'00"E
L12	10.00'	N00°00'00"W
L13	28.53'	N90°00'00"W
L14	5.27'	N00°00'00"E
L16	20.00'	N89°57'09"E

LINE TABLE		
LINE	LENGTH	BEARING
L17	10.26'	N00°00'00"E
L18	15.74'	N00°00'00"W
L19	20.00'	N90°00'00"W
L20	15.74'	S00°00'00"E
L21	38.00'	N90°00'00"W
L22	10.27'	N00°00'00"E
L23	20.00'	N90°00'00"W
L24	10.27'	S00°00'00"E
L25	1.23'	N00°00'00"E
L26	20.00'	N90°00'00"E
L27	1.23'	S00°00'00"E
L28	14.19'	S00°00'00"E
L29	20.00'	S90°00'00"E
L30	14.19'	N00°00'00"W

NOTE

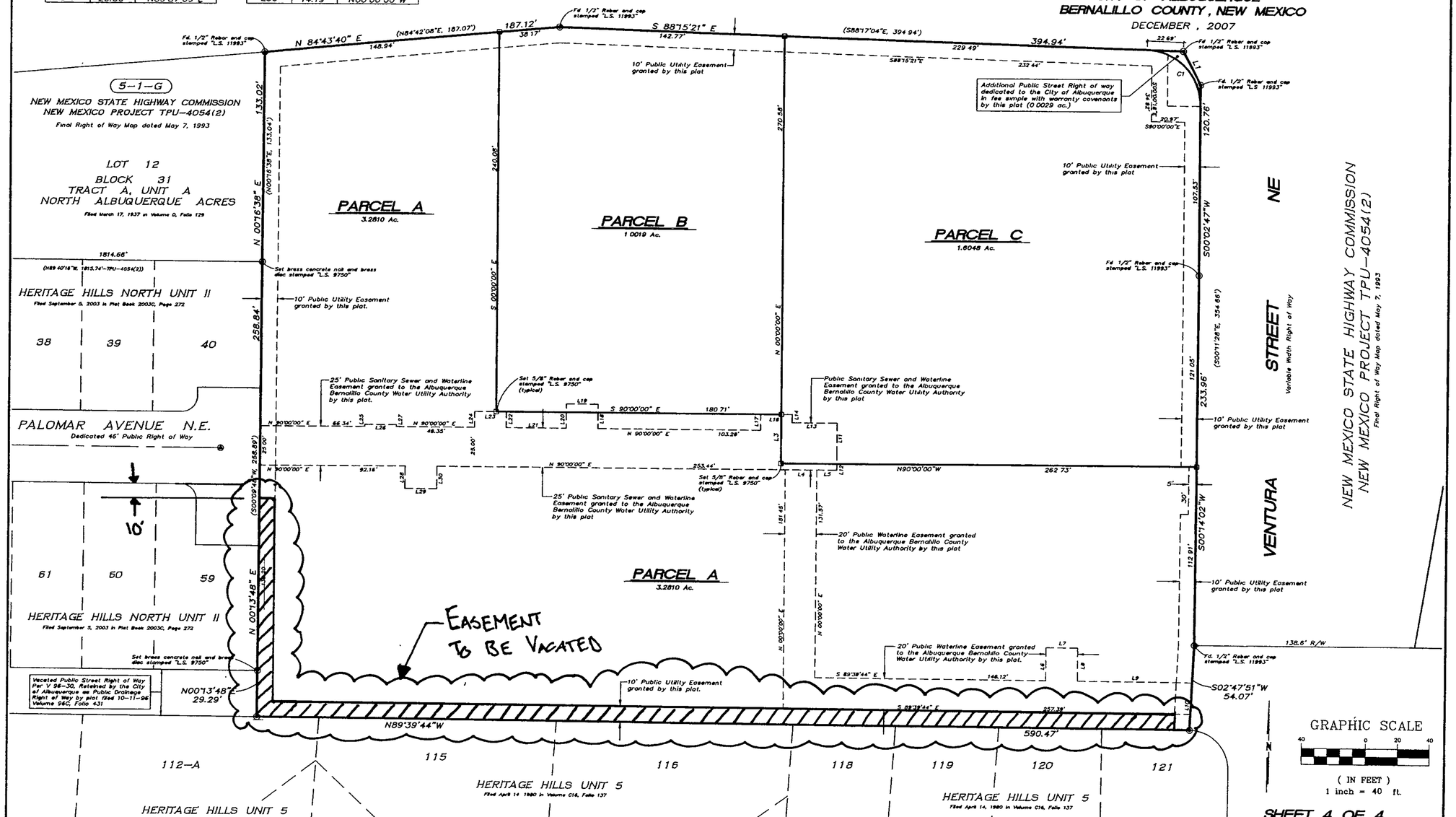
Parcels A, B and C, Ventura Plaza are subject to that certain "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND CROSS EASEMENTS" filed in the office of the County Clerk of Bernalillo County, New Mexico on the 3rd day of April 2008, as Doc. No. 2008038109

DOCN 2008038110
04/03/2008 03:17 PM Page: 4 of 4
PLAT R $22.00 B 2008C P 0063 M Toulouse, Bernalillo County

PLAT OF
PARCELS A, B AND C
VENTURA PLAZA

(BEING A REPLAT OF PORTIONS OF LOTS 13 THRU 17 AND ALL OF LOTS 18A, 19A AND 20A, BLOCK 31, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES; A PORTION OF TRACT B, HERITAGE HILLS NORTH AND VACATED PORTION OF PALOMAS AVENUE N.E.)

WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 20, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2007



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	53.94'	35.00'	33.98'	48.76'	N44°06'17"W	88°18'09"

070231_SHT4

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

#10

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.: 08DRB-70037 Project # 1006602

Project Name: NORTH ALBUQUERQUE ACRES UNIT A

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

Created For: 1/30/08

#10

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70028 Project # 1006602

Project Name: TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES (To be known as Ventura Plaza) Unit A

Agent: SURV-TEK INC Phone No.: 897-3366

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

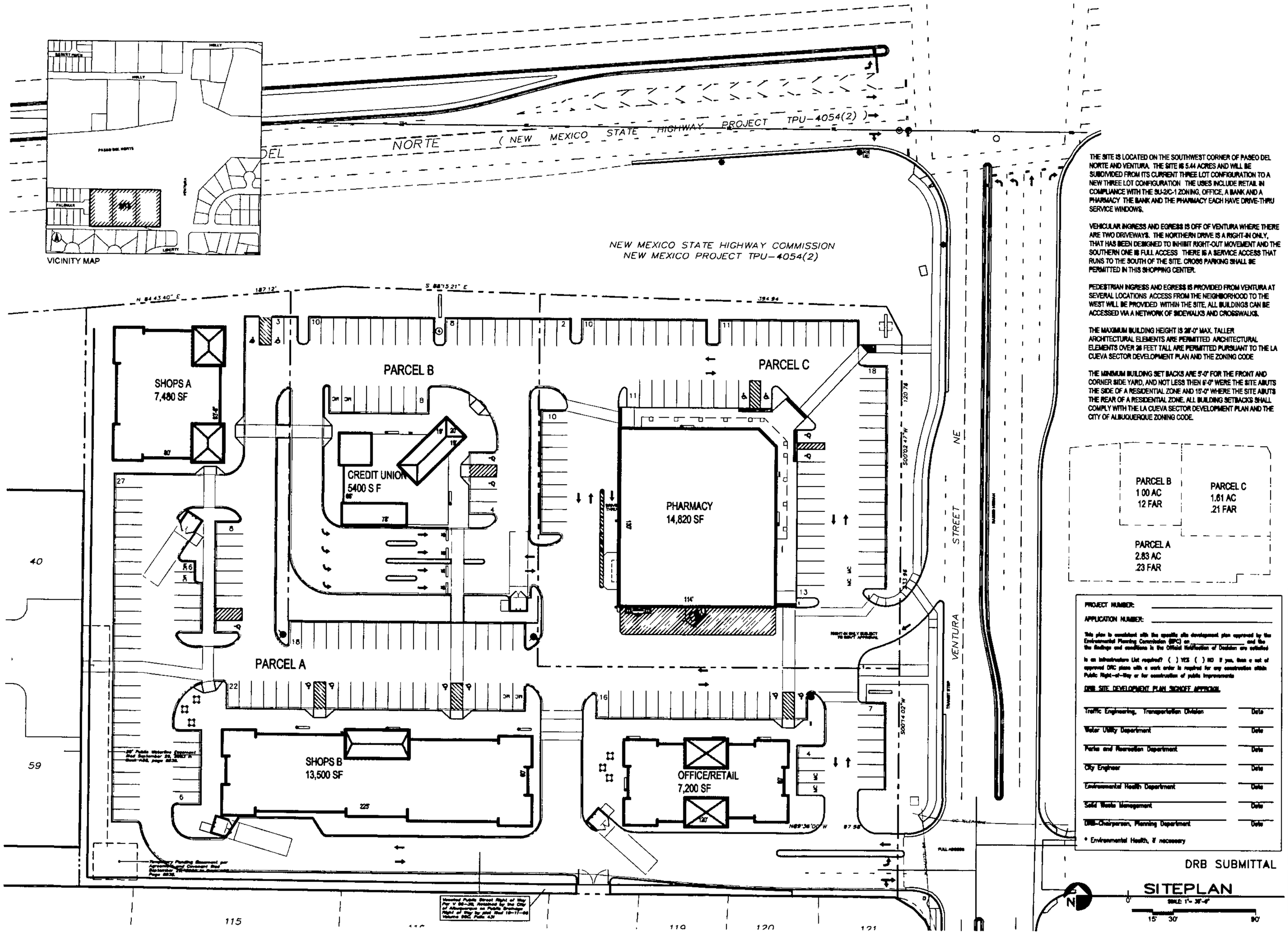
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION:
- ❑ UTILITIES:
- ❑ CITY ENGINEER / AMA
- ❑ PARKS / CIP:
- ❑ PLANNING (Last to sign):

Indefinitely Deferred

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

Created For: 1/30/08



THE SITE IS LOCATED ON THE SOUTHWEST CORNER OF PASEO DEL NORTE AND VENTURA. THE SITE IS 5.44 ACRES AND WILL BE SUBDIVIDED FROM ITS CURRENT THREE LOT CONFIGURATION TO A NEW THREE LOT CONFIGURATION. THE USES INCLUDE RETAIL IN COMPLIANCE WITH THE SU-2/C-1 ZONING, OFFICE, A BANK AND A PHARMACY. THE BANK AND THE PHARMACY EACH HAVE DRIVE-THRU SERVICE WINDOWS.

VEHICULAR INGRESS AND EGRESS IS OFF OF VENTURA WHERE THERE ARE TWO DRIVEWAYS. THE NORTHERN DRIVE IS A RIGHT-IN ONLY, THAT HAS BEEN DESIGNED TO INHIBIT RIGHT-OUT MOVEMENT AND THE SOUTHERN ONE IS FULL ACCESS. THERE IS A SERVICE ACCESS THAT RUNS TO THE SOUTH OF THE SITE. CROSS PARKING SHALL BE PERMITTED IN THIS SHOPPING CENTER.

PEDESTRIAN INGRESS AND EGRESS IS PROVIDED FROM VENTURA AT SEVERAL LOCATIONS. ACCESS FROM THE NEIGHBORHOOD TO THE WEST WILL BE PROVIDED WITHIN THE SITE. ALL BUILDINGS CAN BE ACCESSED VIA A NETWORK OF SIDEWALKS AND CROSSWALKS.

THE MAXIMUM BUILDING HEIGHT IS 26'-0" MAX. TALLER ARCHITECTURAL ELEMENTS ARE PERMITTED. ARCHITECTURAL ELEMENTS OVER 26 FEET TALL ARE PERMITTED PURSUANT TO THE LA CUEVA SECTOR DEVELOPMENT PLAN AND THE ZONING CODE.

THE MINIMUM BUILDING SET BACKS ARE 5'-0" FOR THE FRONT AND CORNER SIDE YARD, AND NOT LESS THEN 5'-0" WERE THE SITE ABUTS THE SIDE OF A RESIDENTIAL ZONE AND 15'-0" WHERE THE SITE ABUTS THE REAR OF A RESIDENTIAL ZONE. ALL BUILDING SETBACKS SHALL COMPLY WITH THE LA CUEVA SECTOR DEVELOPMENT PLAN AND THE CITY OF ALBUQUERQUE ZONING CODE.

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on _____ and the the findings and conditions in the Official Notification of Decision are satisfied

Is an Infrastructure List required? ( ) YES ( ) NO If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB-Chairperson, Planning Department	Date

* Environmental Health, if necessary

REV	DATE	BY	REVISION
1	2 14 06	JS	DRB COMMENTS
2	12 20 07	JS	EPC CONDITIONS
3	11 1 07	JS	PLANNER COMMENTS
4	8 28 07	JS	PLANNER COMMENTS
5	7 20 07	JCS	PLANNER COMMENTS

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

PROJECT MANAGER

JOB NO.

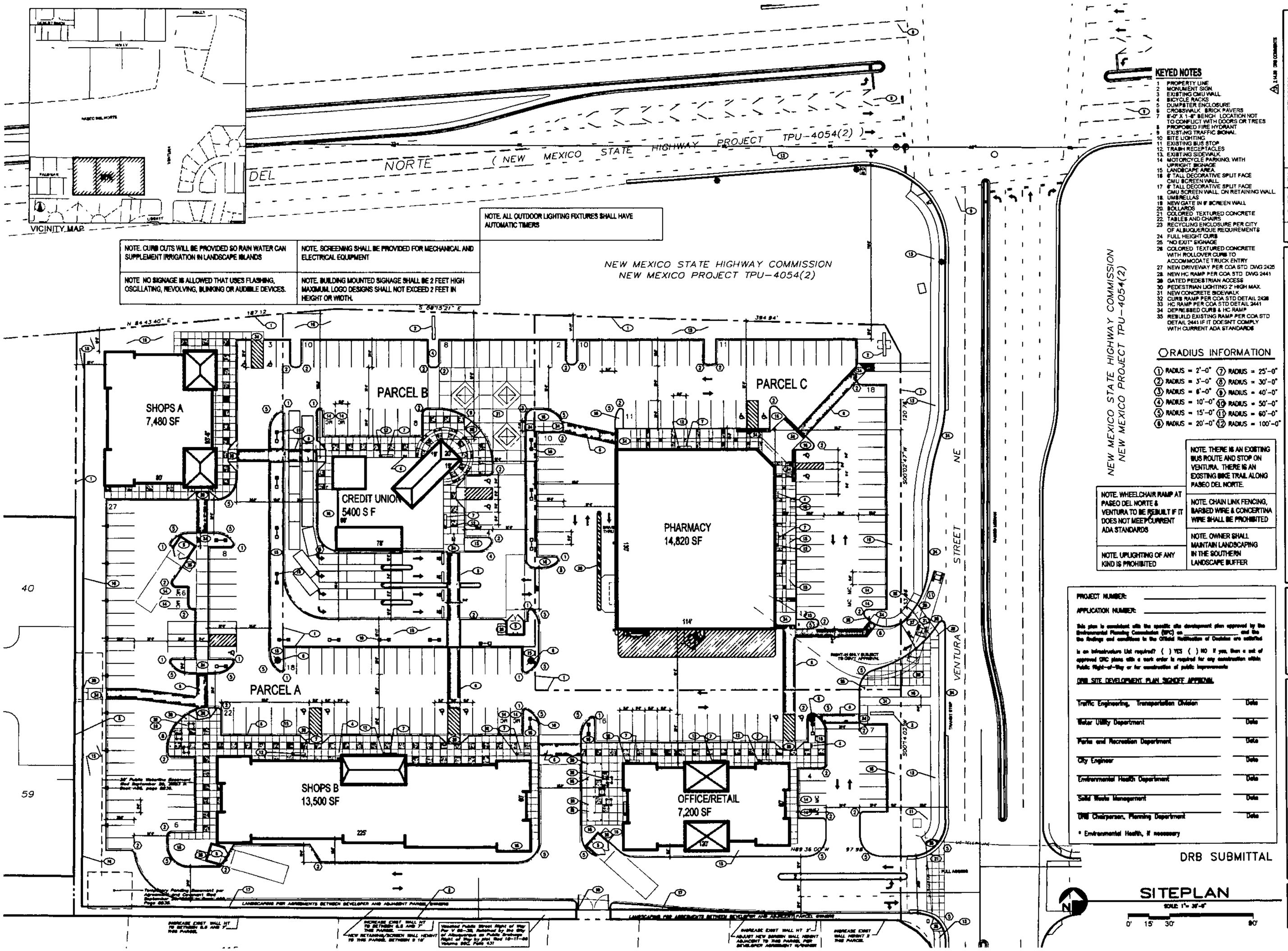
DRAWN BY JCS

SHEET TITLE
SITE PLAN FOR SUBDIVISION

DATE 6.22 07

SCALE AS NOTED

sheet AS1
of-



KEYED NOTES

1. PROPERTY LINE
2. MONUMENT SIGN
3. EXISTING CMU WALL
4. BICYCLE RACKS
5. DUMPSTER ENCLOSURE
6. CROSSWALK: BRICK PAVERS
7. 6'-0" X 1'-6" BENCH. LOCATION NOT TO CONFLICT WITH DOORS OR TREES
8. PROPOSED FIRE HYDRANT
9. EXISTING TRAFFIC SIGNAL
10. SITE LIGHTING
11. EXISTING BUS STOP
12. TRASH RECEPTACLES
13. EXISTING SIDEWALK
14. MOTORCYCLE PARKING, WITH UPRIGHT SIGNAGE
15. LANDSCAPE AREA
16. 6' TALL DECORATIVE SPLIT FACE CMU SCREEN WALL
17. 6' TALL DECORATIVE SPLIT FACE CMU SCREEN WALL ON RETAINING WALL
18. UMBRELLAS
19. NEW GATE IN 6' SCREEN WALL
20. BOLLARDS
21. COLORED TEXTURED CONCRETE
22. TABLES AND CHAIRS
23. RECYCLING ENCLOSURE PER CITY OF ALBUQUERQUE REQUIREMENTS
24. FULL HEIGHT CURB
25. "NO EXIT" SIGNAGE
26. COLORED TEXTURED CONCRETE WITH ROLLOVER CURB TO ACCOMMODATE TRUCK ENTRY
27. NEW DRIVEWAY PER COA STD DWG 2425
28. NEW HC RAMP PER COA STD DWG 2441
29. GATED PEDESTRIAN ACCESS
30. PEDESTRIAN LIGHTING 2' HIGH MAX.
31. NEW CONCRETE SIDEWALK
32. CURB RAMP PER COA STD DETAIL 2426
33. HC RAMP PER COA STD DETAIL 2441
34. DEPRESSED CURB & HC RAMP
35. REBUILD EXISTING RAMP PER COA STD DETAIL 2441 IF IT DOESN'T COMPLY WITH CURRENT ADA STANDARDS

RADIUS INFORMATION

1. RADIUS = 2'-0"
2. RADIUS = 3'-0"
3. RADIUS = 6'-0"
4. RADIUS = 10'-0"
5. RADIUS = 15'-0"
6. RADIUS = 20'-0"
7. RADIUS = 25'-0"
8. RADIUS = 30'-0"
9. RADIUS = 40'-0"
10. RADIUS = 50'-0"
11. RADIUS = 60'-0"
12. RADIUS = 100'-0"

NOTE. THERE IS AN EXISTING BUS ROUTE AND STOP ON VENTURA. THERE IS AN EXISTING BIKE TRAIL ALONG PASEO DEL NORTE.

NOTE. WHEELCHAIR RAMP AT PASEO DEL NORTE & VENTURA TO BE REBUILT IF IT DOES NOT MEET CURRENT ADA STANDARDS

NOTE. CHAIN LINK FENCING, BARBED WIRE & CONCERTINA WIRE SHALL BE PROHIBITED

NOTE. OWNER SHALL MAINTAIN LANDSCAPING IN THE SOUTHERN LANDSCAPE BUFFER

NOTE. UPLIGHTING OF ANY KIND IS PROHIBITED

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on _____ and the the findings and conditions in the Official Notification of Decision are satisfied

Is an Infrastructure List required? ( ) YES ( ) NO If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

DRB SUBMITTAL

REV	DATE	BY	REVISION
1	7.5.07	JCS	EPC SUBMITTAL
2	5.18.07	NAH	NON LIQUOR PROTOTYPE
3	3.27.07	JB	DECEL LANE
4	2.16.07	JB	SERVICE DRIVE ADDED
5	2.13.07	JB	SURVEY IMPORTED
6		MS	INITIAL SITE PLANNING

1.14.08 DRB COMMENTS
2.7.07 DRIVEWAY WIDTH
4.07 SHOPS "A"
18.07 SOUTH WALL DRIVWY MODS
28.07 PLANNER COMMENTS
1.1.07 PLANNER COMMENTS
12.20.07 EPC CONDITIONS

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
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PROJECT TITLE: PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

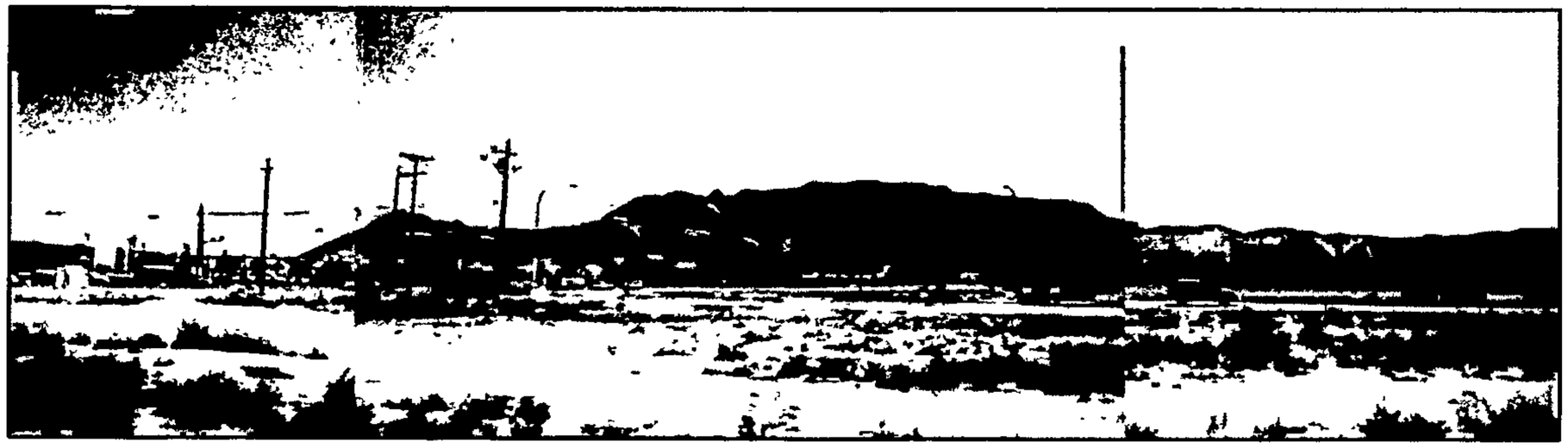
PROJECT MANAGER | JOB NO. | DRAWN BY: JCS

SHEET TITLE: SITE PLAN FOR BUILDING PERMIT

DATE: 6.22.07

SCALE: AS NOTED

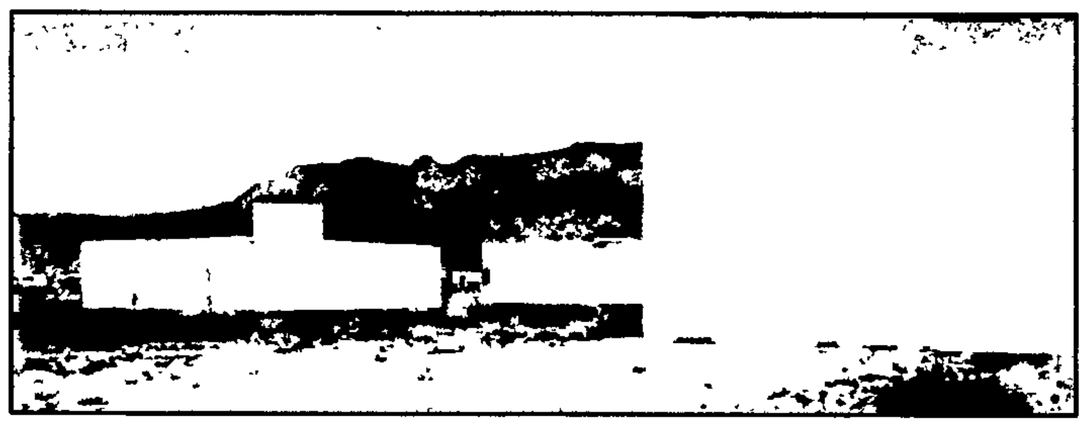
sheet AS2 of-



VIEW EAST FROM SITE

VIEW A

FROM EAST OF LOT 40 LOOKING NORTHEAST.



VIEW B

FROM EAST OF LOT 59 LOOKING NORTHEAST

PARCEL	LAND AREA	ZONING	MAX. BUILDING HEIGHT	FLOOR AREA RATIO	BUILDING	BUILDING S.F.	REQUIRED PARKING*	PROVIDED PARKING*	H.C. PARKING	MOTORCYCLE PARKING
A	128,287 S.F	SU-2/C1	26'	.3	SHOPS A	7400	SEE CALC BELOW	111	9	6
					SHOPS B	13600				
					OFFICE/RETAIL	7300				
B	43,843 S.F	SU-2/C1	26'	.3	CREDIT UNION	5400		35	2	2
C	76,669 S.F	SU-2/C1	26'	.3	PHARMACY	14800		72	4	3
					TOTALS	48400	208 MIN.	211	-	

PROVIDED PARKING NUMBERS INCLUDE HANDICAPPED PARKING / MOTORCYCLE PARKING IS PROVIDED IN ADDITION TO "PROVIDED PARKING" TOTALS

PARKING CALCULATIONS

PER CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-3-1 OFF-STREET PARKING REGULATIONS (27) RETAIL AND SERVICE USES UNLESS OTHERWISE SPECIFIED IN THIS SECTION: ONE SPACE PER 200 SQUARE FEET FOR THE FIRST 15,000 SQUARE FEET OF NET LEASABLE AREA, THEN, ONE SPACE PER 250 SQUARE FEET FOR THE NEXT 45,000 SQUARE FEET OF NET LEASABLE AREA, THEN, ONE PER 300 SQUARE FEET FOR THE NET LEASABLE AREA THAT EXCEEDS 60,000 SQUARE FEET

REQUIRED PARKING CALC:

48,400 TOTAL BUILDING SQUARE FOOTAGE

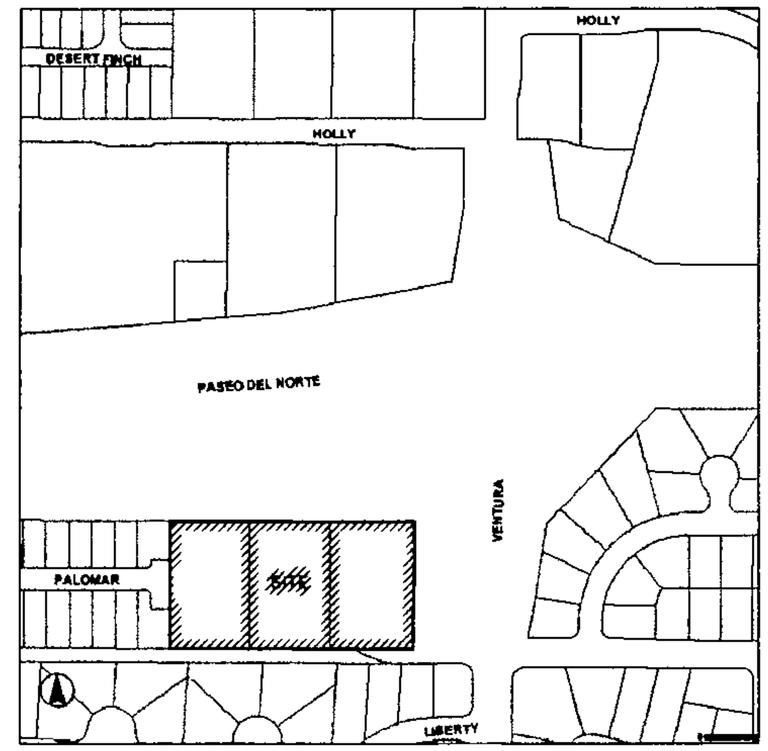
1ST 15000 SF @ 1 SPACE PER 200 SF = 15000/ 200 = 75 SPACES REQ'D

REMAINING 33,400 SF @ 1 SPACE PER 250 SF = 33,400/ 250 = 134 SPACES REQ'D

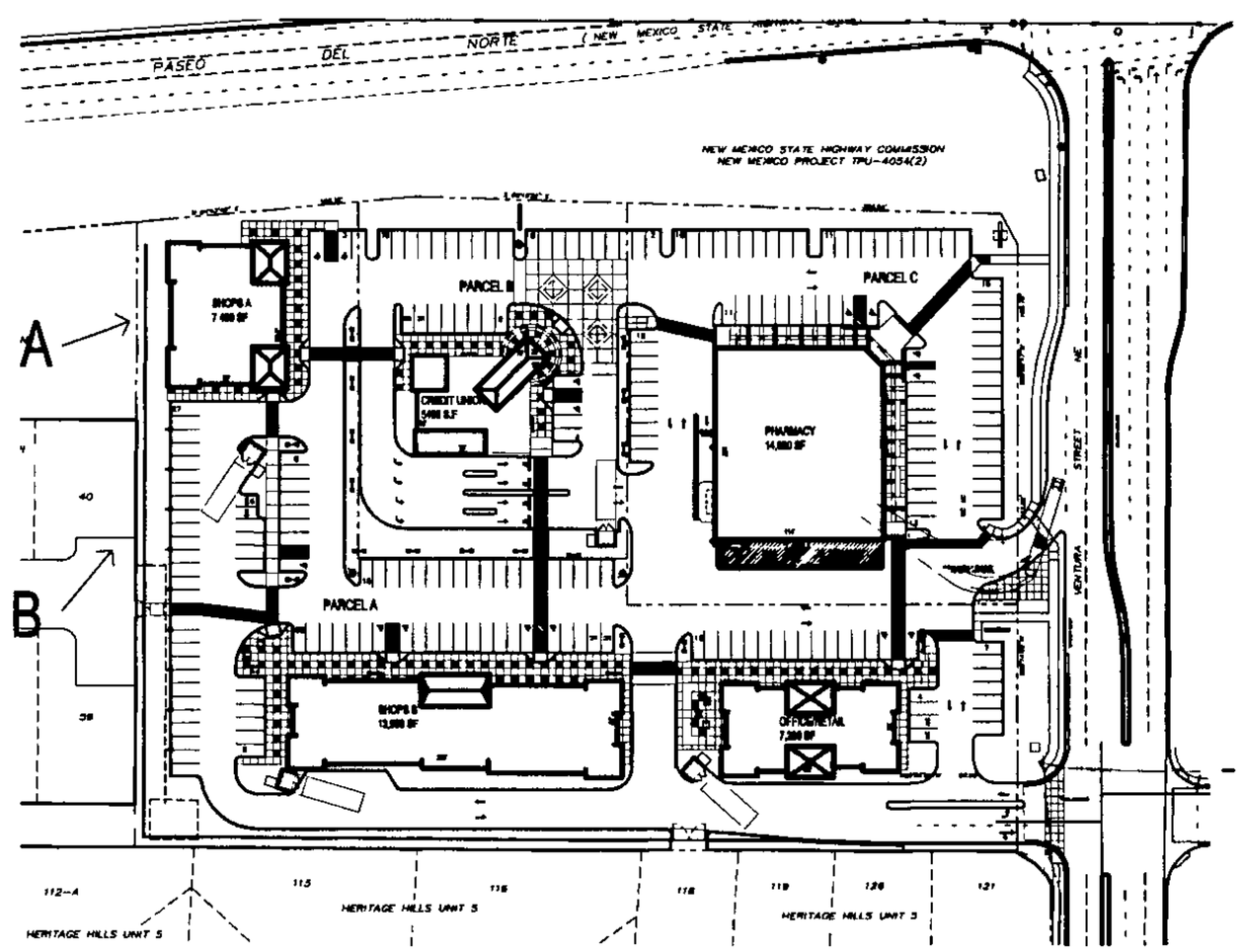
TOTAL SPACES REQ'D = 75 + 134 = 208 MINIMUM**

**(10% ADDITIONAL, OR 230 MAXIMUM ALLOWED)

VIEWS FROM WITHIN THE SITE WILL BE PROTECTED BY CONTROLLING BUILDING HEIGHT AND MAINTAINING BREAKS BETWEEN BUILDINGS



VICINITY MAP



VIEW KEY PLAN

REV	DATE	BY	REVISION
1			
2			
3			
4	12.20.07	JS	EPC CONDITIONS
5	11.1.07	JS	PLANNER COMMENTS

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
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PROJECT TITLE
PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

PROJECT MANAGER

JOB NO.

DRAWN BY: JCS

SHEET TITLE
SITE DATA

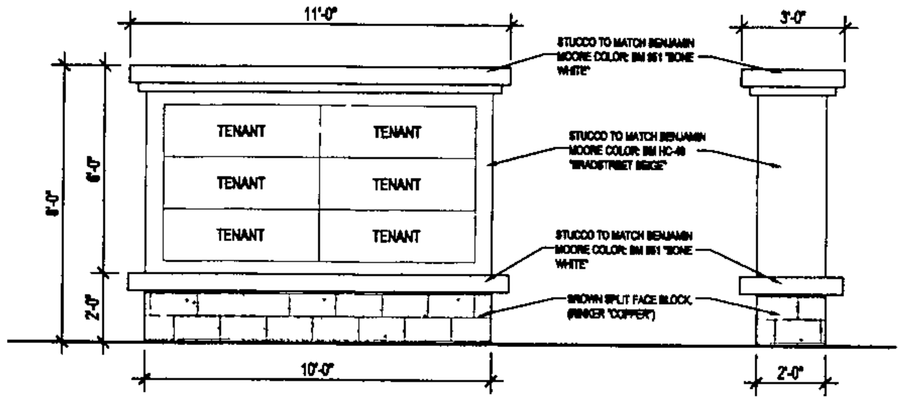
DATE 6.22.07

SCALE AS NOTED

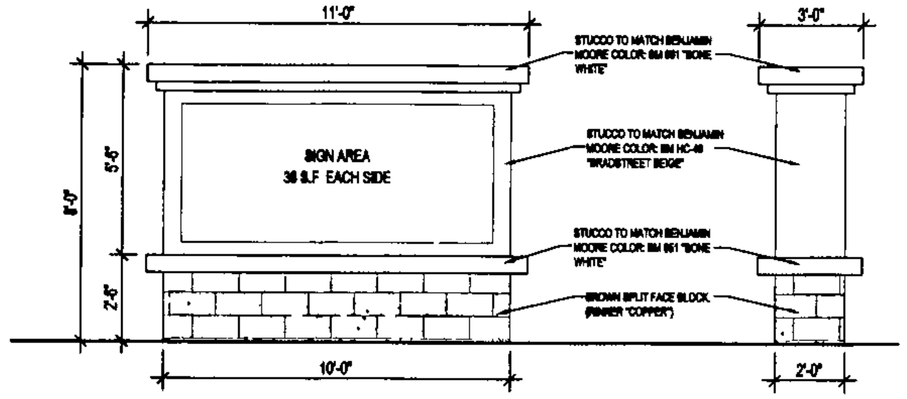
07-045-

AS3

of-

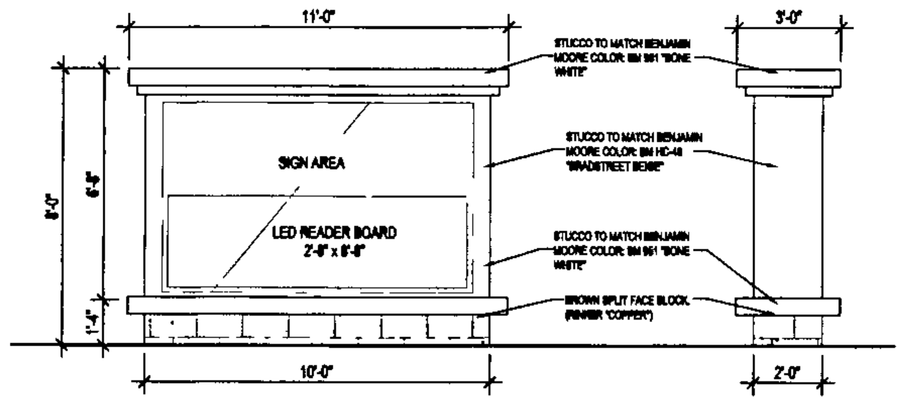


F RETAIL/OFFICE MONUMENT SIGN
1/4" = 1'-0"

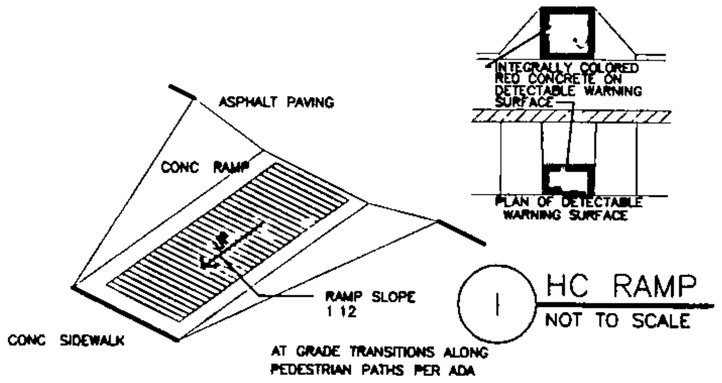


E BANK MONUMENT SIGN
1/4" = 1'-0"

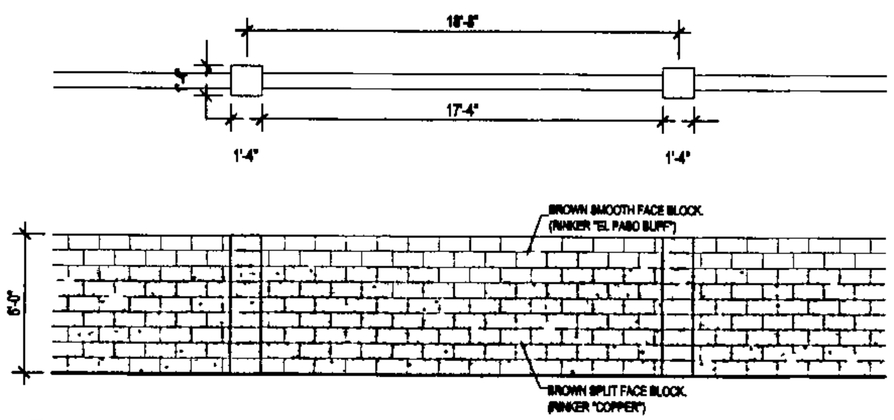
SIGN FACE = 49 5 S.F PER SIDE.



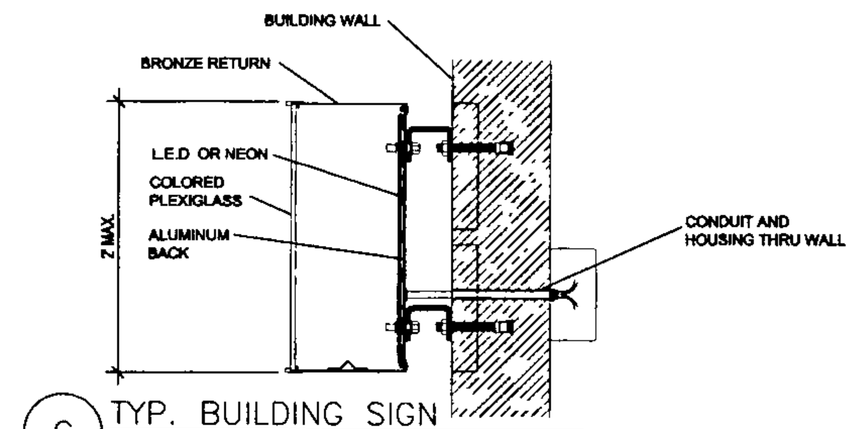
D PHARMACY MONUMENT SIGN
3/8" = 1'-0"



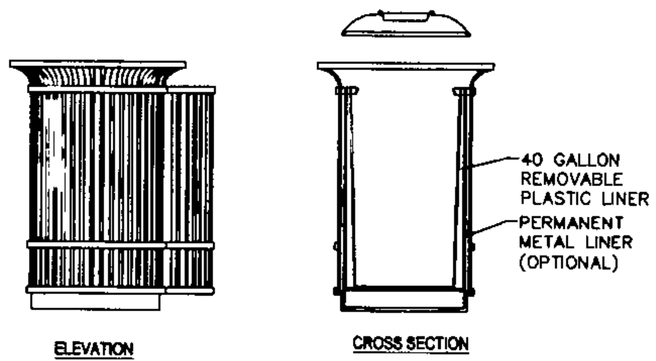
I HC RAMP
NOT TO SCALE



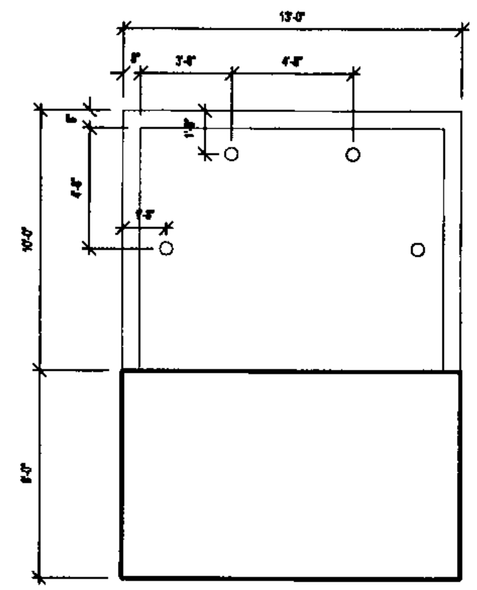
H SCREEN WALL
NOT TO SCALE

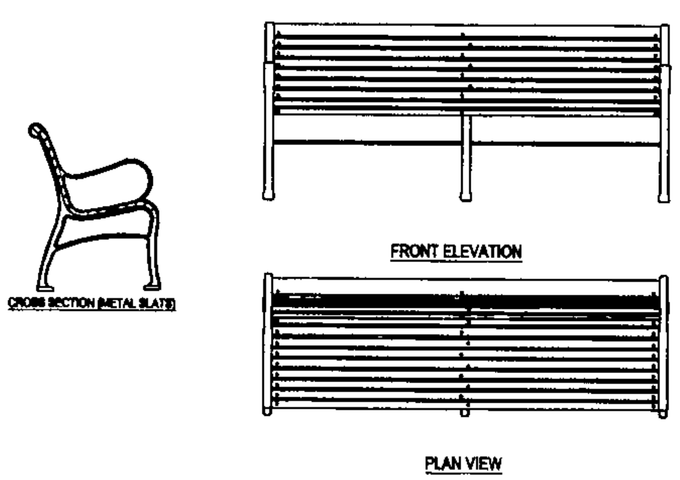


G TYP. BUILDING SIGN
NOT TO SCALE

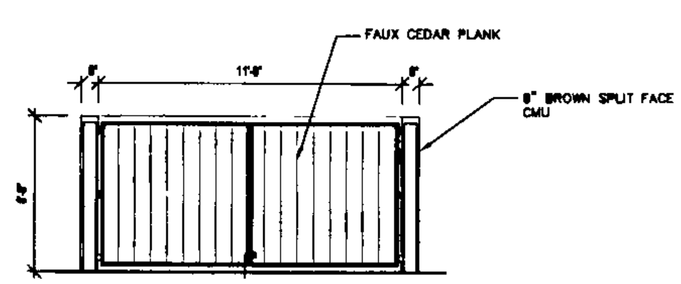


D TYPICAL TRASHCAN ENCLOSURE
NTS.

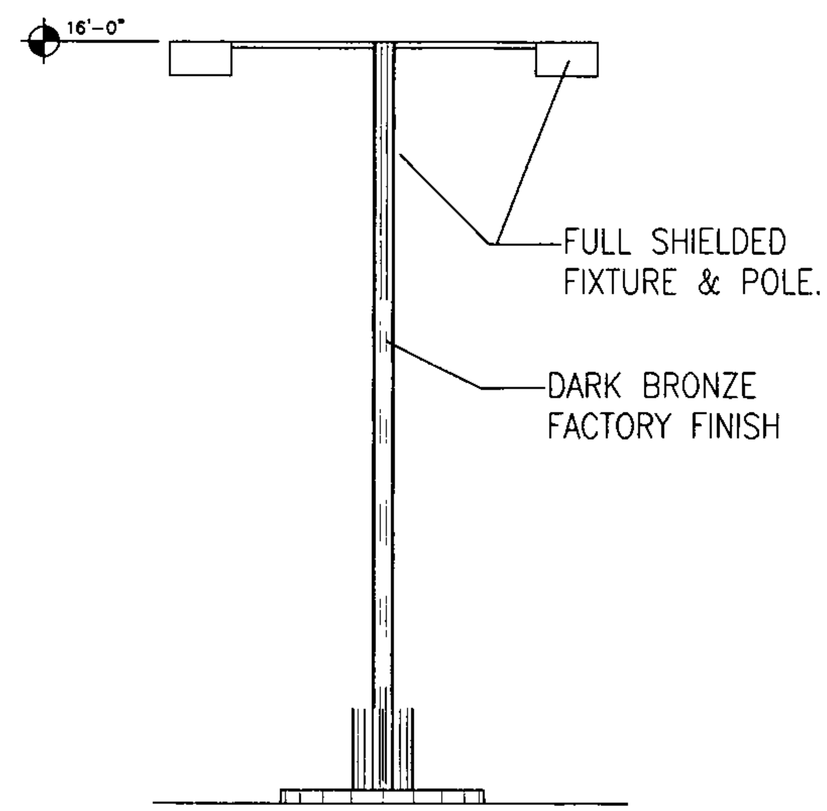




C TYPICAL BENCH
NTS



B DUMPSTER ENCLOSURE
NTS



A SITE LIGHTING
NTS

REV	DATE	BY	REVISION
1			
2			
3			
4	2.14.08	JS	DRB COMMENTS
5	12.20.07	JS	EPC CONDITIONS
6	11.1.07	JS	PLANNER COMMENTS

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PROJECT TITLE
PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

PROJECT MANAGER

JOB NO.

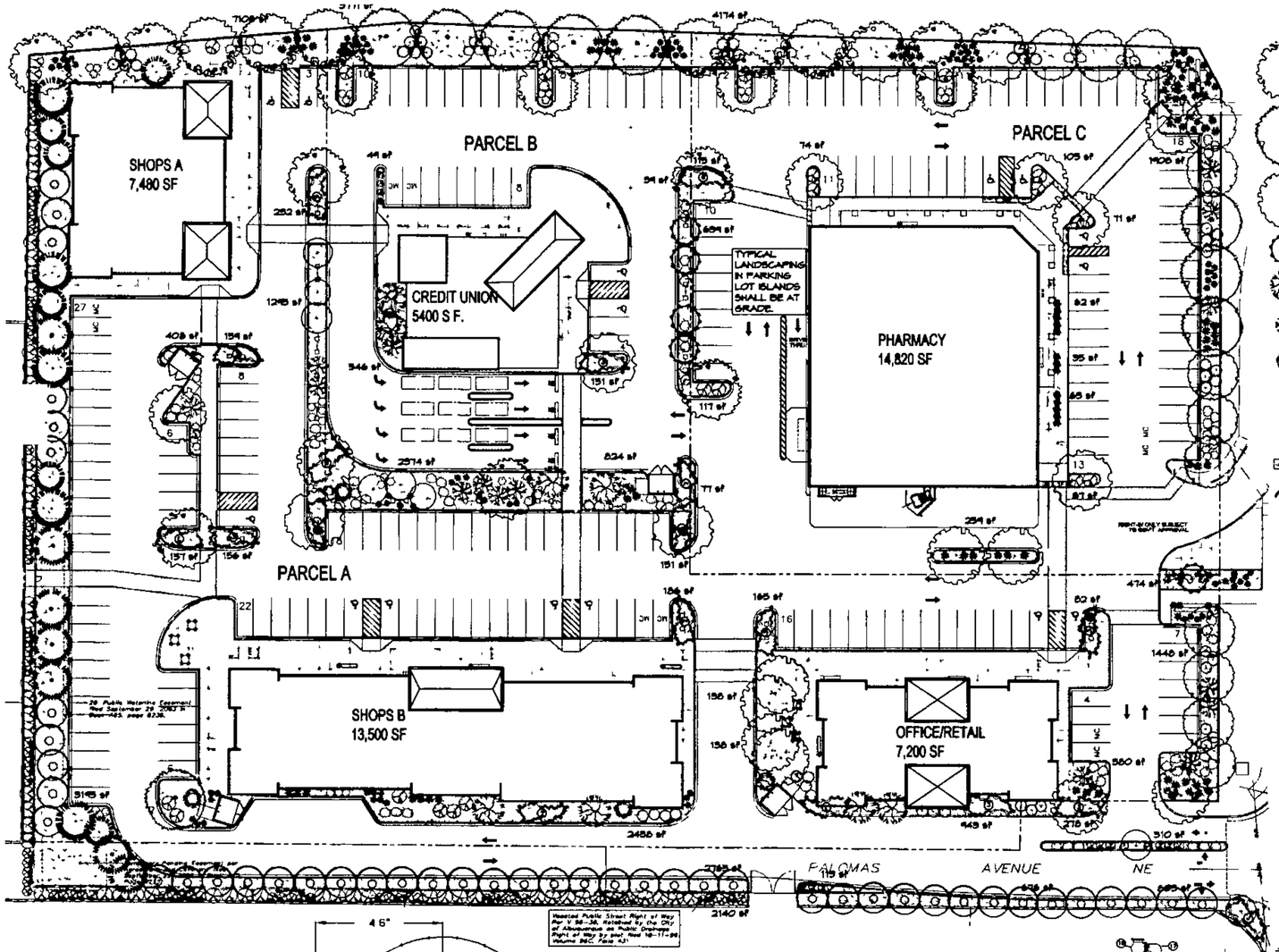
DRAWN BY: JCS

SHEET TITLE
SITE PLAN DETAILS

DATE 6.22.07

SCALE AS NOTED

sheet AS4 of-



PLANT LEGEND

Symbol	Qty	Botanical / Common	Size
	16	CHINESE PISTACHE (M) Pistacia chinensis	2" Cal
	9	SHUMARD OAK (M) Quercus shumardii	2" Cal
	14	CHITALPA (M) Chilopsis x Catalpa	2" Cal
	5	DESERT WILLOW (L) Chilopsis linearis	15 Gal 225sf
	8	VITEX (M) Vitex agnus-castus	15 Gal. 225 sf
	15	SPANISH BROOM (M) Genista hispanica	5 Gal 100sf
	4	BROOM BACCHARIS (L+) Baccharis sarothroides	5 Gal 100sf
	31	RUSSIAN SAGE (M) Perovskia atriplicifolia	5 Gal 36sf
	66	RED YUCCA (L) Hesperaloe parviflora	5 Gal 4sf
		SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH	
		COMMERCIAL GRADE STEEL EDGING	
	6	KENTUCKY COFFEE TREE (M) Gymnocladus dioica	2" Cal
	4	COMMON HACKBERRY (M) Celtis occidentalis	2" Cal
	12	EASTERN REDBUD (M) Cercis canadensis	2" Cal
	8	NEW MEXICO OLIVE (L) Forestiera neomexicana	15 Gal 225sf
	101	BLUE MIST SPIREA (M) Caryopteris clandonensis	5 Gal 4sf
	49	POWIS CASTLE SAGE (L+) Artemisia X Powis Castle	1 Gal 25sf
	41	AUTUMN SAGE (M) Salvia greggii	1 Gal. 4sf
	46	THREADGRASS (M) Stipa tenuissima	1 Gal 4sf
	21	HONEYSUCKLE (M) Lonicera japonica 'Halliana'	1 Gal 14-4sf Unstaked-Groundcover
	60	GREYLEAF COTONEASTER (M) Cotoneaster lucidifolius	5 Gal 81sf Symbol indicates 3 plants
		OVERSIZED GRAVEL & 14 BOULDERS	

EVERGREEN RESIDENTIAL BUFFER

Symbol	Qty	Botanical / Common	Size
	11	AUSTRIAN PINE (M) Pinus nigra	6'-8'
	7	BLUE SPRUCE (M+) Picea pungens	6'-8'
	45	WESTERN RED CEDAR (M) Thuja plicata 'Green Giant'	15 Gal 100sf
	55	WILLOWLEAF COTONEASTER (M) Cotoneaster salicifolius	5 Gal 64sf
	84	INDIAN HAWTHORN (M) Raphiolepis indica	5 Gal 36sf
	13	BOSTON IVY (M) Parthenocissus tricuspidata	1 Gal

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner The Property Owner shall maintain street trees in a living, healthy, and attractive condition. The Owner of the subject site shall maintain the landscaping in the southern buffer

Landscaping in parking lot islands shall be at grade

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance

Water management is the sole responsibility of the Property Owner All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance Pollen Ordinance and Water Conservation Landscaping and Water Waste Ordinance In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 80% live ground cover at maturity

Santa Fe Brown Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place Netafim shall have emitters 12" o.c with a flow of .6 gph Shrubs to receive (2) 1.0 GPH Drip Emitters Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end Trees and shrubs shall be on separate valves

Run time per each shrub drip valve will be approximately 15 minutes per day Tree drip valve shall run 1.5 hours, 3 times per week Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field irrigation will be operated by automatic controller

Location of controller to be field determined and power source for controller to be provided by others

Irrigation maintenance shall be the responsibility of the Property Owner

Water and Power source shall be the responsibility of the Developer/Builder

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	236850	square feet
TOTAL BUILDINGS AREA	48400	square feet
NET LOT AREA	188450	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	28267	square feet
TOTAL BED PROVIDED	41682	square feet
GROUNDCOVER REQ	80%	square feet
TOTAL GROUNDCOVER REQUIREMENT	33346	square feet
TOTAL GROUNDCOVER PROVIDED	33691(81%)	square feet
TOTAL SOD AREA (max 20% of landscape required)	0	square feet
TOTAL LANDSCAPE PROVIDED	41682 (22%)	square feet

STREET TREE REQUIREMENTS

Street trees required under the COA Street Tree Ordinance are as follows

Name of Street. Ventura
Required # 12 Provided # 12

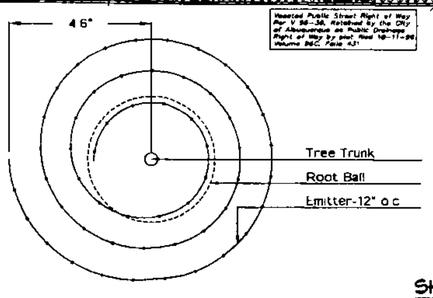
Name of Street Paseo del Norte
Required # 20 Provided # 20

PARKING LOT TREE REQUIREMENTS

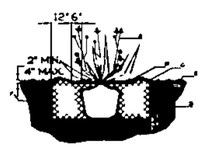
Shade trees required under the COA Parking Lot Tree Ordinance are as follows

1 Shade tree per 10 spaces
Required # 24 Provided # 26

TREE PLANTING DETAIL
NTS



Netafim Spiral Detail



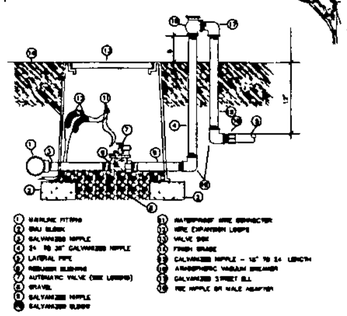
SHRUB PLANTING DETAIL
NTS

GENERAL NOTES:

1 THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT

CONSTRUCTION NOTES:

A SHRUB
B BACKFILL WITH EXISTING SOIL
C EARTH BERM AROUND WATER RETENTION BASIN
D 3" DEPTH OF GRAVEL MULCH
E FINISH GRADE
F UNDISTURBED SOIL



AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER

for a drip only system

CONSTRUCTION NOTES

A TREE
B BACKFILL WITH EXISTING SOIL.
C 3" DEPTH OF GRAVEL MULCH
D UNDISTRUBED SOIL

GENERAL NOTES

1 ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED, THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3 PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

1-14-08 rm Adjusting parking lot island note

NOTE TO CLIENT
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable Gravel smaller than 2 4" cobblestone will not stay on a slope greater than 3:1 If the grades are greater than what was originally designed we will request an infield change-order to lay cobblestone or rip rap in lieu of the specified gravel to stabilize the slope All vegetative material shall remain our plan

LANDSCAPE PLAN
SCALE 1 = 30'-0"

GRAPHIC SCALE
30 15 0 15 30
SCALE 1"=30'

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont Lic #28458
7909 Edith N E
Albuquerque, NM 87184
Ph (505) 898-9690
Fax (505) 898-7737
cmy@hilltoplandscaping.com

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REV	DATE	BY	REVISION
1	1-8-08	RMM	Site revision and comments
2	10-30-07	RMM	Site revision and comments
3	9-26-07	rmm	Right-in only entrance added
4	9-20-07	rmm	Site revision and neighbor comments
5	8-17-07	rmm	site rev
6	7-3-07	RMM	SITE REVISION

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C
2325 SAN PEDRO NE SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

STATE OF NEW MEXICO
JAMES DE FLON
6997
REGISTERED LANDSCAPE ARCHITECT

PROJECT TITLE: PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

PROJECT MANAGER:
JOB NO.:
DRAWN BY: RMM

SHEET TITLE: LANDSCAPE PLAN

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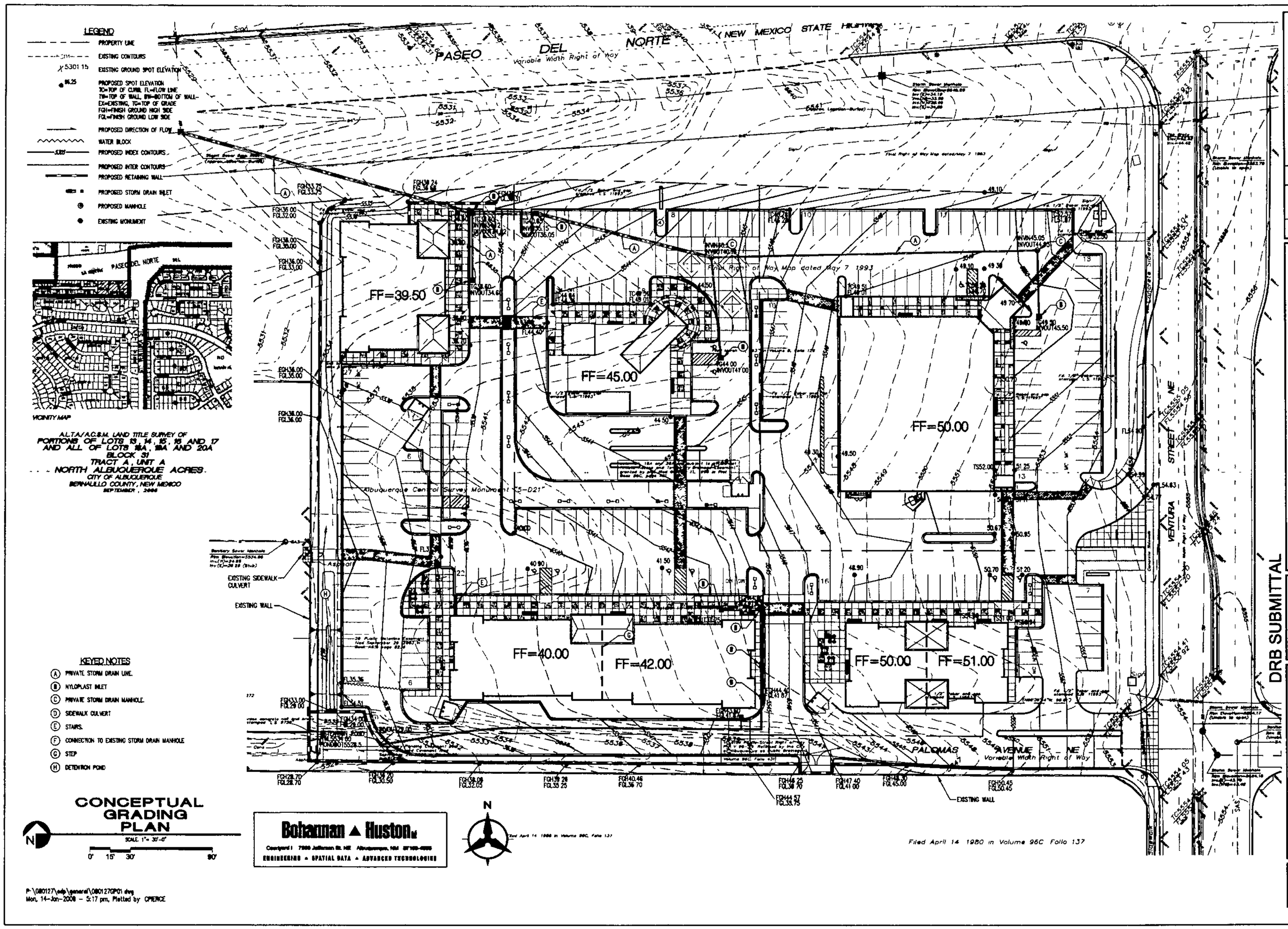
of:


LEGEND
PROPERTY LINE
EXISTING CONTOURS
EXISTING GROUND SPOT ELEVATION
PROPOSED SPOT ELEVATION
TC=TOP OF CURB, FL=FLOW LINE
TW=TOP OF WALL, BW=BOTTOM OF WALL
EX=EXISTING, TG=TOP OF GRADE
FGH=FINISH GROUND HIGH SIDE
FGL=FINISH GROUND LOW SIDE
PROPOSED DIRECTION OF FLOW
WATER BLOCK
PROPOSED INDEX CONTOURS
PROPOSED INTER CONTOURS
PROPOSED RETAINING WALL
PROPOSED STORM DRAIN INLET
PROPOSED MANHOLE
EXISTING MONUMENT
PASEO DEL NORTE
Variable Width Right of Way
NEW MEXICO STATE HIGHWAY
VICINITY MAP
ALTA/A.C.S.M. LAND TITLE SURVEY OF
PORTIONS OF LOTS 13, 14, 15, 16 AND 17
AND ALL OF LOTS 18A, 19A AND 20A
BLOCK 31
TRACT A, UNIT A
NORTH ALBUQUERQUE ACRES.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2006
FF=39.50
FF=45.00
FF=50.00
FF=40.00
FF=42.00
FF=50.00
FF=51.00
Albuquerque Control Survey Monument "5-D21"
EXISTING SIDEWALK CULVERT
EXISTING WALL
PALOMAS AVENUE NE
Variable Width Right of Way
VENTURA STREET NE
Filed April 14 1980 in Volume 96C Folio 137
KEYED NOTES
(A) PRIVATE STORM DRAIN LINE.
(B) NYLOPLAST INLET
(C) PRIVATE STORM DRAIN MANHOLE.
(D) SIDEWALK CULVERT
(E) STAIRS.
(F) CONNECTION TO EXISTING STORM DRAIN MANHOLE
(G) STEP
(H) DETENTION POND
CONCEPTUAL GRADING PLAN
SCALE: 1"= 30'-0"
0' 15' 30' 90'
Bohannan ▲ Huston
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES
N
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REV DATE BY REVISION
DRB SUBMITTAL
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877
PROJECT TITLE
PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM
PROJECT MANAGER
JOB NO.
DRAWN BY JCS
SHEET TITLE
CONCEPTUAL GRADING PLAN
DATE 01.15.08
SCALE AS NOTED
sheet C1

PASEO DEL NORTE
Variable Width Right of Way

(NEW MEXICO STATE HIGHWAY PROJECT TPU-4054(2))

Final Right of Way Map dated May 7, 1993

Albuquerque Control Survey Monument "5-D21"

FF=39.50

FF=45.00

FF=50.00

FF=40.00

FF=42.00

FF=50.00

FF=51.00

25' PUBLIC WATER & SANITARY SEWER EASEMENT

20' PUBLIC WATER LINE EASEMENT

8"PUBLICSAS

8"PUBLICWL

6"SAS

2"WL

6"FL

Concrete Sidewalk

VENTURA STREET NE

PALOMAS AVENUE NE
Variable Width Right of Way

Filed April 14, 1980 in Volume 96C, Folio 137

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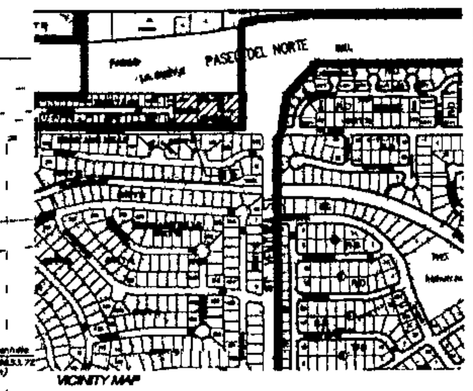

ALTA/ACSM LAND TITLE SURVEY OF
PORTIONS OF LOTS 13, 14, 15, 16 AND 17
AND ALL OF LOTS 18A, 19A AND 20A
BLOCK 31
TRACT A, UNIT A
NORTH ALBUQUERQUE ACRES
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2004

UTILITY KEYED NOTES

1. SAS MANHOLE
2. 6" SAS SERVICE
3. 6" FIRE SPRINKLER SERVICE LINE
4. 6" FIRE SERVICE LINE & HYDRANT
5. 8" PUBLIC WATERLINE
6. DOMESTIC WATER SERVICE LINE
7. WATER METER BOX
8. 8" PUBLIC SANITARY SEWER
9. ABANDON WATER LINE
10. CONNECT TO EXISTING SAS STUBOUT

LEGEND

- PROPERTY LINE
- EX SANITARY SEWER & MANHOLE
- EX STORM DRAIN & MANHOLE
- EX WATER LINE
- RELOCATED PUBLIC FIRE HYDRANT
- EX FIRE HYDRANT
- PRIVATE FIRE HYDRANT
- PROPOSED CLEANOUT
- PROPOSED SANITARY SEWER MAN HOLE
- 6"SAS — PROPOSED SANITARY SEWER
- 2"WL — PROPOSED WATERLINE
- 6"FL — PROPOSED FIRELINE
- WATER METER VAULT

N

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4398
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CONCEPTUAL UTILITY PLAN

SCALE 1"= 30'-0"
0' 15' 30' 60'

DRB SUBMITTAL

REV	DATE	BY	REVISION
A			
A			
A			
A			
A			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
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PROJECT TITLE: PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

PROJECT MANAGER
JOB NO.
DRAWN BY: JCS

SHEET TITLE: CONCEPTUAL UTILITY PLAN

DATE: 01 15 08
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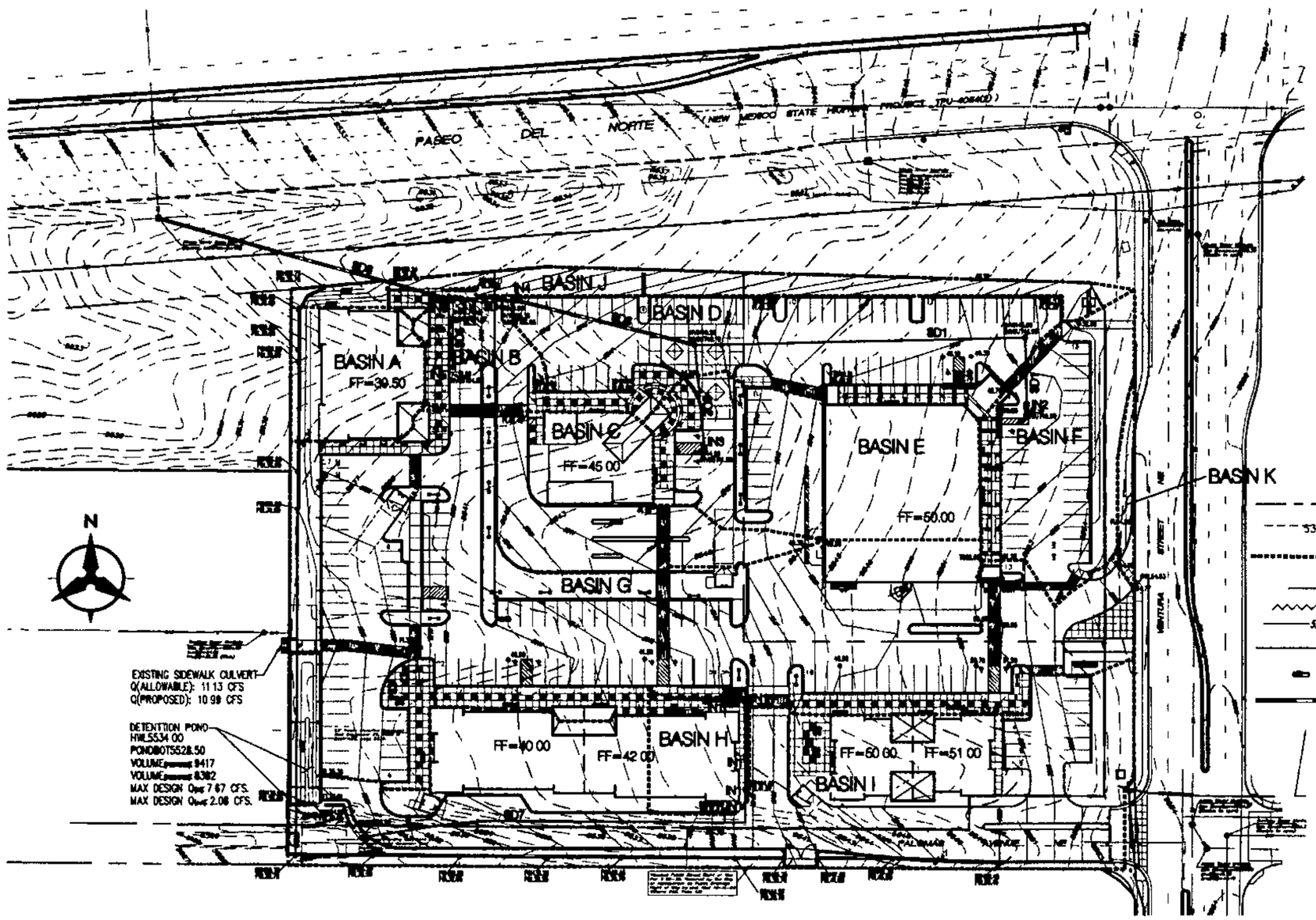

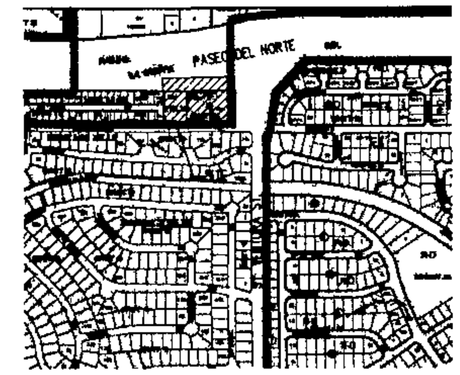

VICINITY MAP. ZONE ATLAS MAP PG. D-20-Z

LEGAL DESCRIPTION

Block 31, Tract A, Unit A, North Albuquerque Acres, Lots 13, 14, 15, 16, 20A, 19A, 18A, and 17, and Tract B, Heritage Hills North

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- BASIN BOUNDARY
- PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- 5298 PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED STORM DRAIN INLET
- PROPOSED RETAINING WALL

GRADING AND DRAINAGE NARRATIVE

Site Location and Background Information

The purpose of this submittal is to present a drainage and grading plan for the proposed Paseo del Norte & Ventura development. The design site proposes commercial use development. The site is in rainfall zone 3 as defined by figure A-1 of the DPM section 22.2. The meeting legal description of the site is Block 31, Tract A, Unit A, North Albuquerque Acres (Lots 13, 14, 15, 16, 20A, 19A, 18A, and 17), and Tract B, Heritage Hills North. Please see the vicinity map on this sheet for a graphic depiction of the site location. This conceptual grading and drainage plan is submitted in support of site plan approval.

The North Heritage Hills Subdivision Phase III drainage report, prepared by Terra West, LLC addresses drainage to Palomar St. and the existing channel that runs behind the housing on the south side of Palomar St. This submittal specifies discharge rates into Palomar St. and the existing channel that are less than the allowable discharge rates specified in the North Hills Subdivision drainage report. This submittal also specifies storm run off into the existing storm drain that parallels Paseo del Norte.

Existing Conditions

This entire site (Tract A and Tract B) is approximately 5 acres and is a vacant lot. The natural slope of the site is a consistant 3% to 4% from east to west. The northern portion of the site drains to inlets along the large storm drain parallel to Paseo del Norte, the center of Tract A flows to a large sidewalk culvert that drains into Palomar, and the south portion of Tract A and Tract B flow into the channel that runs behind the housing on the south side of Palomar which is a drainage right of way retained by the City of Albuquerque.

Proposed Conditions

Under proposed conditions the site will slope from east to west with slopes varying from 1% to 7% to make up grade difference across the whole site and allow for functional and required slopes within the development. The site will be commercial development and is 90% treatment D. The site will continue to drain to the north storm drain, Palomar St. and the existing channel. The north portion of the site will collect drainage in a storm drain system and convey drainage to the large storm drain parallel to Paseo del Norte. The central portion of the development will drain to the sidewalk culvert and into Palomar St. The allowable discharge to Palomar St. is 11.13 cfs and under proposed conditions the unmitigated discharge will be 11 cfs. The south portion of the site will drain to a detention pond in the southwest corner of the site. The detention pond and outlet pipe will be designed to outfall less than the allowable discharge of 2.08 CFS into the existing channel.

Flood plain

In accordance with FEMA community map panel #????????, the site is not located within a flood plain

Offsite Flows

There are no significant upstream offsite flows which will impact this site.

Conclusions

This drainage submittal has been prepared in accordance with City of Albuquerque requirements. This plan clearly demonstrates the proposed, general surface grading and drainage. The implementation of this design will result in the safe passage of the 100 year storm event. With this submittal we request hydrology department approval of this Grading and Drainage Plan for the DRB.

STORM DRAIN PIPE TABLE

PIPE #	Contributing Basins and Storm Drains	Size in.	Slope	Capacity* cfs	ACTUAL FLOW cfs
NORTH					
SD1	BSN F	12	1.00%	3.56	1.88
SD2	BSN E	12	1.00%	3.56	2.67
SD3	SD1+SD2	18	1.00%	10.50	4.55
SD4	SD3+BSN D	18	1.00%	10.50	7.74
SD5	BSN B	10	1.00%	2.19	0.78
SD6	SD4+SD5+BSN G+BSN A	24	1.00%	22.62	10.28
SD7	BSN H	12	1.00%	3.56	0.72

INLET TABLE

Inlet #	Inlet Type	Top of Grate	Actual Flow	Avail Head ft	Capacity
IN1	12" Nyloplast Pedestrian	41.78 (approx)	0.18	0.1	0.60
IN2	2'X2' Nyloplast Road & Highway	49.50	1.88	0.2	4.25
IN3	2'X2' Nyloplast Road & Highway	44.00	2.67	0.5	6.00
IN4	2'X2' Nyloplast Road & Highway	40.65	3.19	0.2	4.25
IN5	2'X2' Nyloplast Road & Highway	38.80	0.38	0.2	4.25
IN6	2'X2' Nyloplast Road & Highway	38.80	0.38	0.2	4.25

PASEO DEL NORTE & VENTURA SITE BASIN PROPERTIES

Proposed Ultimate Development Conditions Basin Data Table

This table is based on the DPM Section 22.2, Zone 3

Basin ID	Area (SQ. FT)	Area (AC)	Land Treatment Percentages A	B	C	D	Q(100) (cfs/ac)	Q(100) (CFS)	V(100) (inches)	$V(100)_{tot}$ (CF)	$V(100)_{sav}$ (CF)
BASIN A	9018	0.21	0.0%	0.0%	10.0%	90.0%	4.86	1.01	2.25	1883	2031
BASIN B	6779	0.16	0.0%	0.0%	10.0%	90.0%	4.86	0.78	2.25	1273	1527
BASIN C	16477	0.38	0.0%	5.0%	5.0%	90.0%	4.82	1.82	2.23	3069	3686
BASIN D	28130	0.65	0.0%	0.0%	5.0%	95.0%	4.94	3.19	2.31	5407	6520
BASIN E	23646	0.54	0.0%	0.0%	5.0%	95.0%	4.94	2.67	2.31	4528	5480
BASIN F	17709	0.41	0.0%	10.0%	10.0%	80.0%	4.82	1.88	2.11	3112	3703
BASIN G	82790	1.90	0.0%	5.0%	5.0%	90.0%	4.82	9.16	2.23	15416	18521
BASIN H	8222	0.14	0.0%	0.0%	0.0%	100.0%	5.02	0.72	2.36	1224	1483
BASIN I	62835	1.44	0.0%	5.0%	5.0%	90.0%	4.82	6.95	2.23	11700	14057
BASIN J	10280	0.24	0.0%	0.0%	95.0%	5.0%	3.53	0.83	1.34	1151	1172
BASIN K	1480	0.03	0.0%	25.0%	0.0%	75.0%	4.42	0.15	2.00	247	293

TO DET POND(sum BSNs H and I)
69057 1.59

Allowable Flow
11.13 cfs to Palomar ave
2.08 cfs to South discharge channel

Proposed Q to Palomar:
10.99 | 7.67

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Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CONCEPTUAL DRAINAGE MANAGEMENT PLAN

SCALE: 1"= 50'-0"
0' 25' 50' 150'

REV	DATE	BY	REVISION
1			
2			
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4			
5			
6			

DRB SUBMITTAL

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
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1/14/08

PROJECT TITLE: PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

PROJECT MANAGER | JOB NO. | DRAWN BY: JCS

SHEET TITLE: DRAINAGE MANAGEMENT PLAN

DATE: 01.15.08
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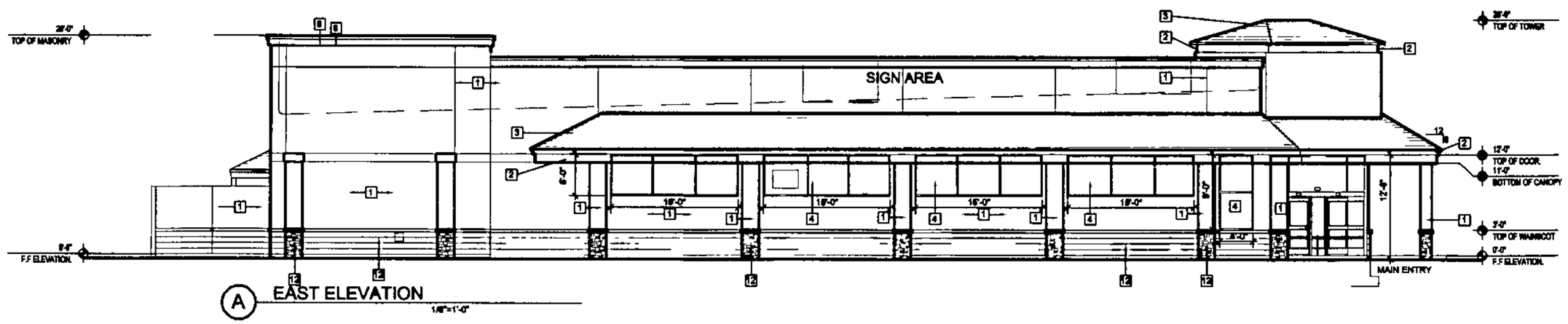

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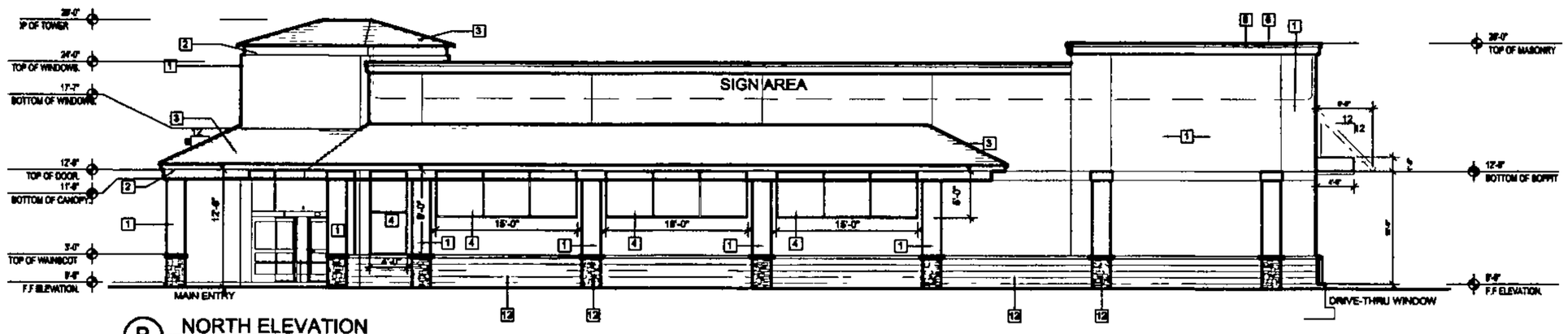

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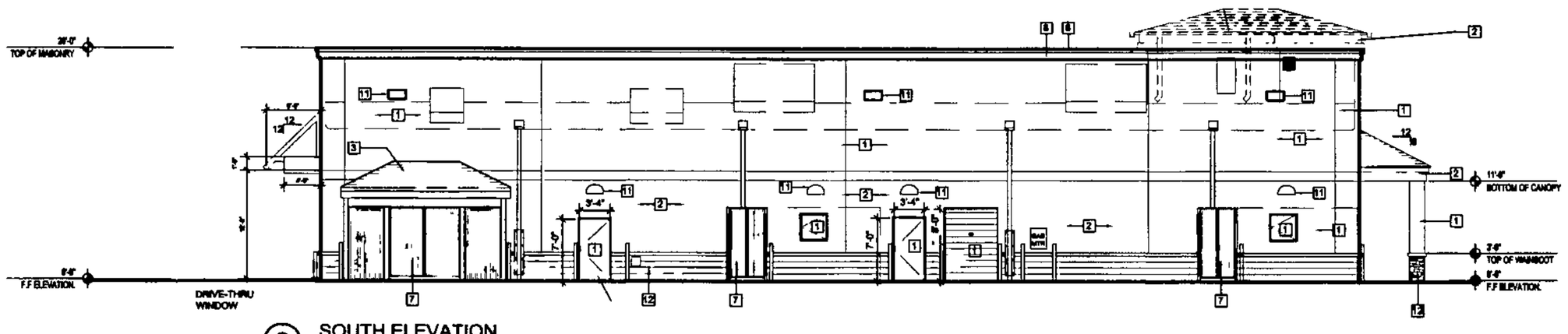

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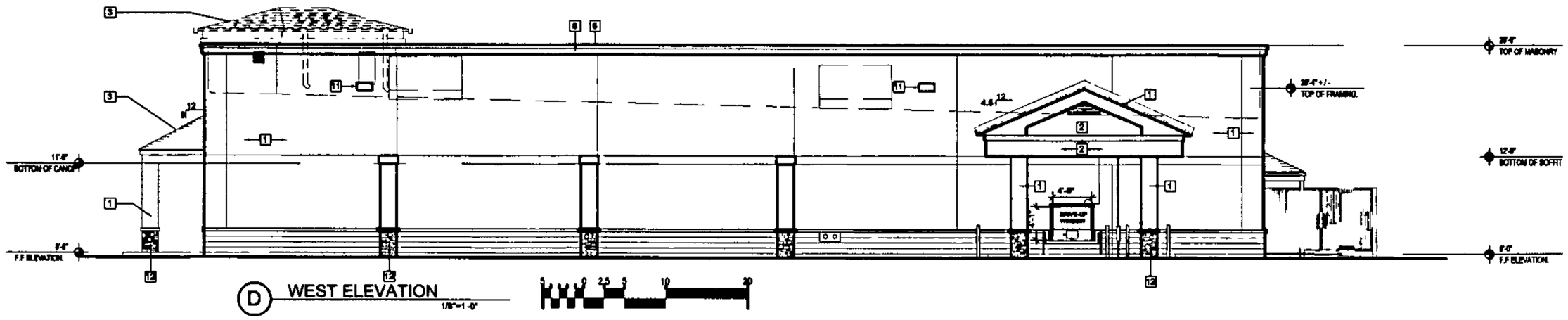
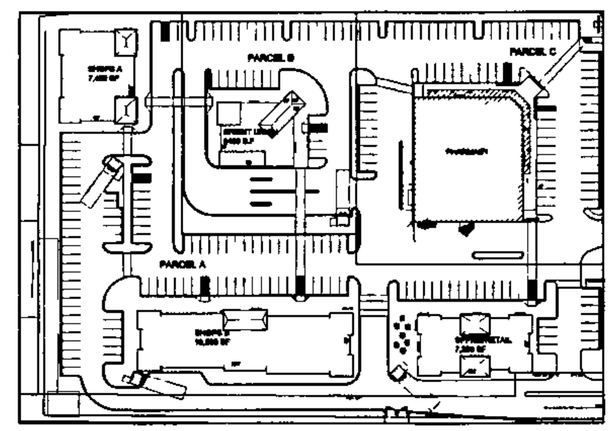


D WEST ELEVATION
1/8"=1'-0"

Keyed Color	Material Schedule	Common Name
1 STUCCO	BM 961 "ROME WHITE"	LIGHT BEIGE
2 STUCCO	BM HC-48 "BRADSTREET BEIGE"	WARM BROWN
3 TILE ROOF	LIGHT GRAY FLAT CONCRETE TILE	LIGHT GRAY
4 GLASS	1" INSUL. LOW E GLASS W/ CLEAR ANOD FRAME	CLEAR
5 GLASS	1/4" CLEAR	CLEAR
6 PARAPET CAP	UNA-CLAD "ALMOND"	WARM BROWN
7 STORAGE GATES	BM HC-48 "BRADSTREET BEIGE"	WARM BROWN
8 CORNICE	BM HC-48 "BRADSTREET BEIGE"	WARM BROWN
9 NOT USED		
10 BLOCK CAP	INTEGRAL COLOR	WARM BROWN
11 LIGHT FIXTURE	DARK BRONZE	DARK BRONZE
12 CULTURED STONE VENEZER	BROWN	BROWN



E KEY PLAN
NTS

NOTES

SIGNS NOT TO EXCEED 8% OF THE FACADE TO WHICH IT IS APPLIED FOR SHOPS A, CREDIT UNION AND PHARMACY
SIGNS NOT TO EXCEED 5% OF THE FACADE TO WHICH IT IS APPLIED FOR SHOPS B, AND OFFICE/RETAIL.
SIGNS TO CONSIST OF INDIVIDUAL ALUMINUM PAN CHANNEL LETTERS, INTERNALLY ILLUMINATED, NO SIGN TO FACE RESIDENTIAL AREAS.

REV	DATE	BY	REVISION
4			
3			
2			
1	2.14.08	JS	DRB COMMENTS
2	12.10.07	JB	EPC CONDITIONS
1	11.01.07	JB	PLANNER COMMENTS

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
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PHONE (505) 884-9110 FAX (505) 837-9877

STATE OF NEW MEXICO
GEORGE R RAINHART
No 580
REGISTERED ARCHITECT

PROJECT TITLE
PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

PROJECT MANAGER JON STIRN
JOB NO 8017
DRAWN BY NAH

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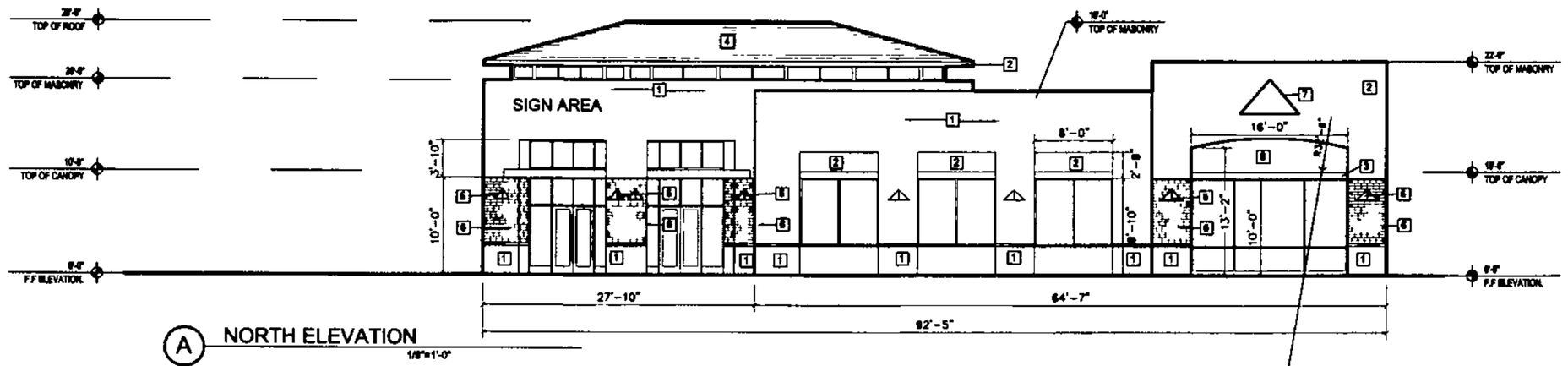

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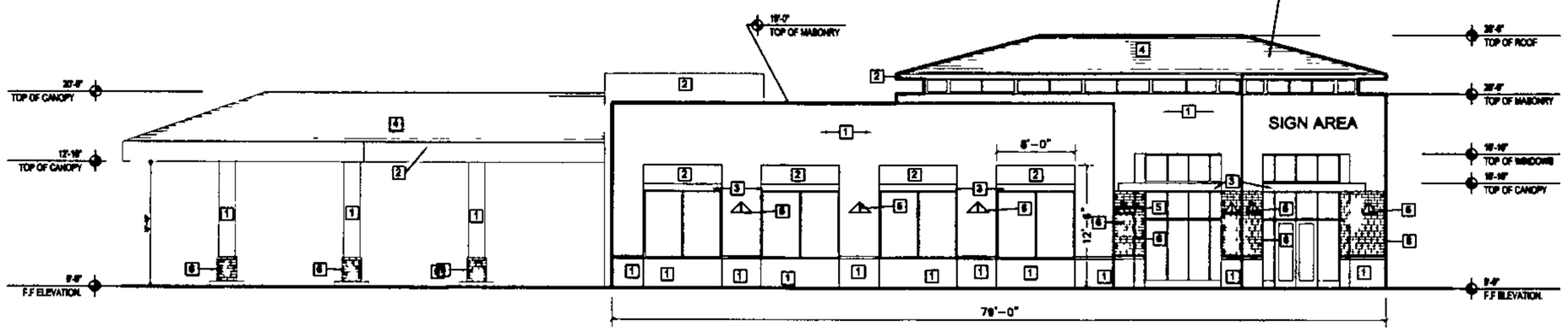

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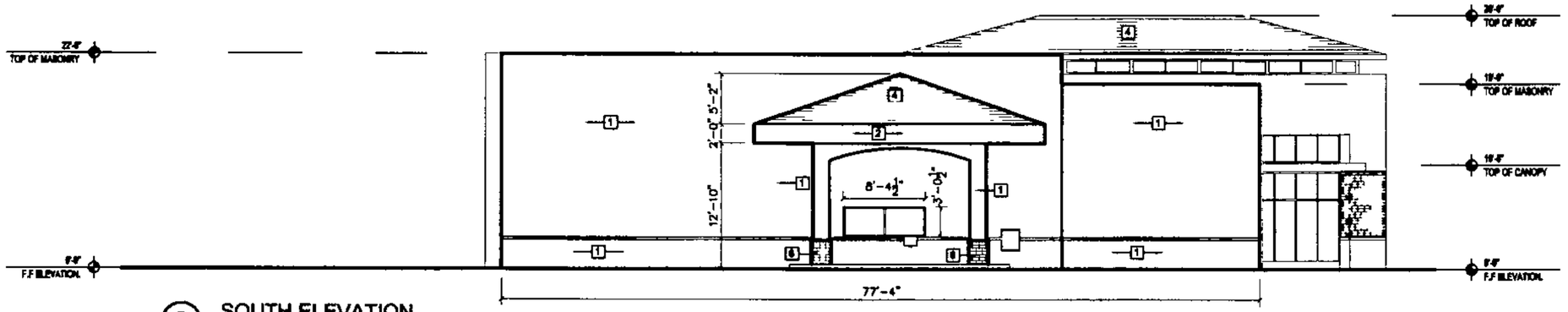

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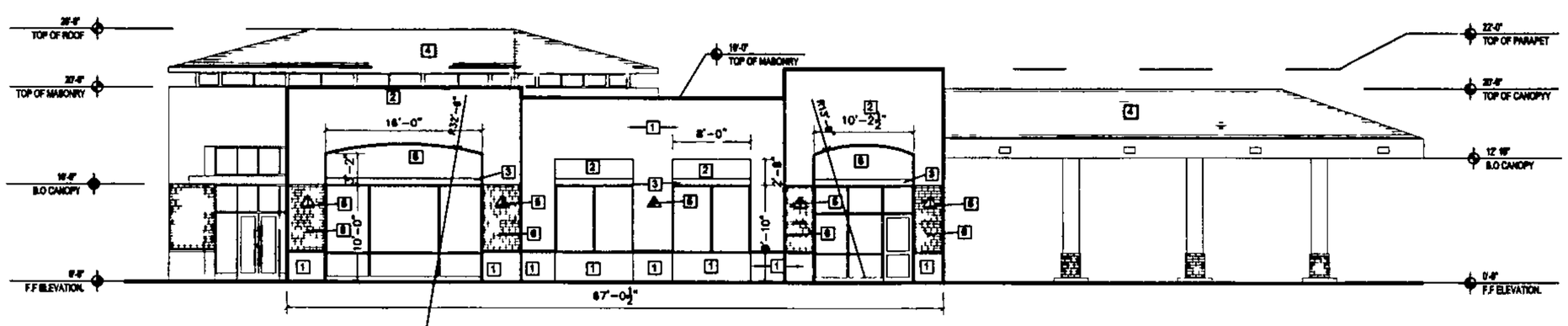

D WEST ELEVATION
1/8"=1'-0"

Keyed Color	Material Schedule	Common Name
1 STUCCO	LIGHT TAN BENJAMIN MOORE # 561	LIGHT TAN
2 STUCCO	MEDIUM DARK TAN SHERWIN WILLIAMS # 0048	MEDIUM DARK TAN
3 TUBE STEEL CANOPY	DARK BRONZE	DARK BRONZE
4 TILE ROOF	LIGHT GRAY FLAT CONCRETE TILE	LIGHT GRAY
5 LIGHT FIXTURE	BLACK	BLACK
6 CULTURED STONE VENEER	BROWN	BROWN
7 BANK LOGO	-	
8 STUCCO	SOLITUDE SW 6006	MEDIUM DARK GRAY

NOTES

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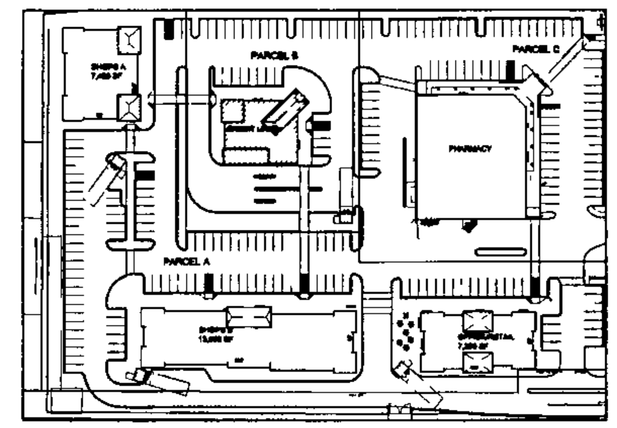
SIGNS NOT TO EXCEED 8% OF THE FACADE TO WHICH IT IS APPLIED FOR SHOPS B, AND OFFICE/RETAIL.
SIGNS TO CONSIST OF INDIVIDUAL ALUMINUM PAN CHANNEL LETTERS, INTERNALLY ILLUMINATED, NO SIGN TO FACE RESIDENTIAL AREAS.



E KEY PLAN
NTS

REV	DATE	BY	REVISION
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2			
3			
4			
5	12.20.07	JB	EPC CONDITIONS
6	11.1.07	JB	PLANNER COMMENTS

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PROJECT TITLE
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PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

JOB NO. 0717
DRAWN BY NAH
PROJECT MANAGER JON STORK
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DATE 6.22.07
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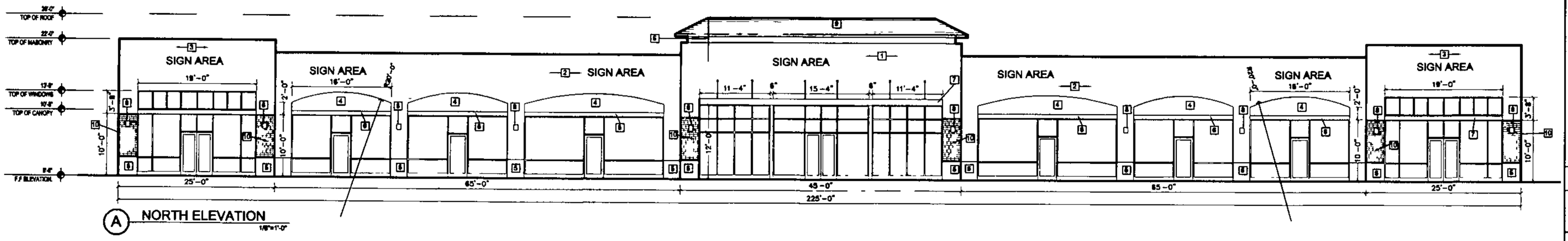
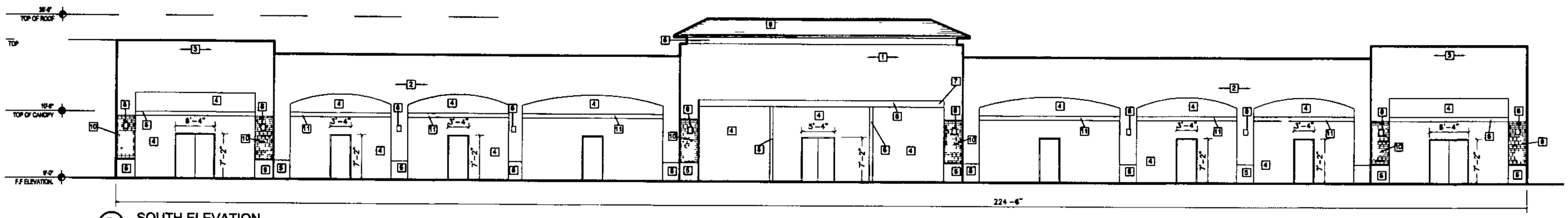
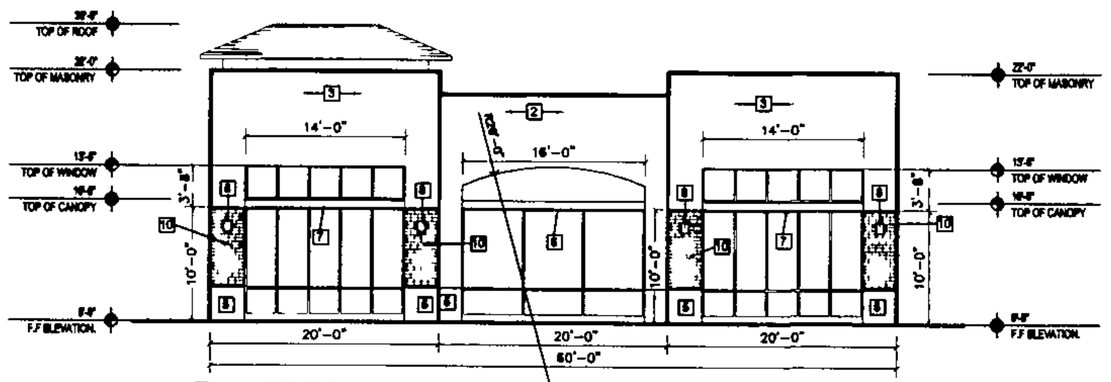


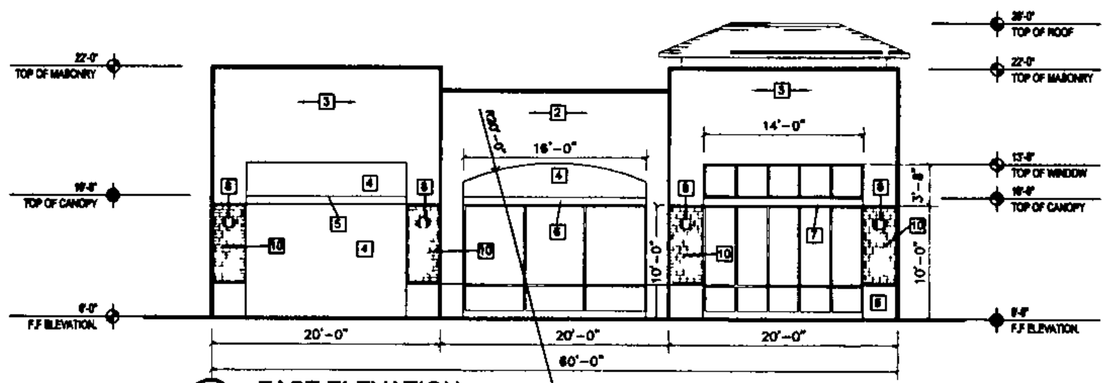
A NORTH ELEVATION
1/8"=1'-0"



B SOUTH ELEVATION
1/8"=1'-0"



C WEST ELEVATION
1/8"=1'-0"



D EAST ELEVATION
1/8"=1'-0"

Keyed Color	Material Schedule	Common Name
1 STUCCO	MODERATE WHITE LRV 70% SW 6148	LIGHT CREAM
2 STUCCO	MESA TAN SW 2886	TAN
3 STUCCO	TATAMI TAN SW 6118	LIGHT BROWN
4 STUCCO	ICY SW 6984	LIGHT GRAY
5 STUCCO	COLLECTOR'S WHITE SW 1607 LRV 87%	WHITE
6 TUBE STEEL CANOPY	DARK BRONZE	DARK BRONZE
7 TUBE STEEL CANOPY	COLLECTOR'S WHITE SW 1607 LRV 87%	WHITE
8 LIGHT FIXTURE	BLACK	BLACK
9 TILE ROOF	LIGHT GRAY FLAT CONCRETE TILE	LIGHT GRAY
10 CULTURED STONE VENEER	BROWN	BROWN
11 STUCCO	BLACK SWAN SW 6279	BLACK

NOTES:

SIGNS NOT TO EXCEED 6% OF THE FACADE TO WHICH IT IS APPLIED FOR SHOPS A, CREDIT UNION AND PHARMACY
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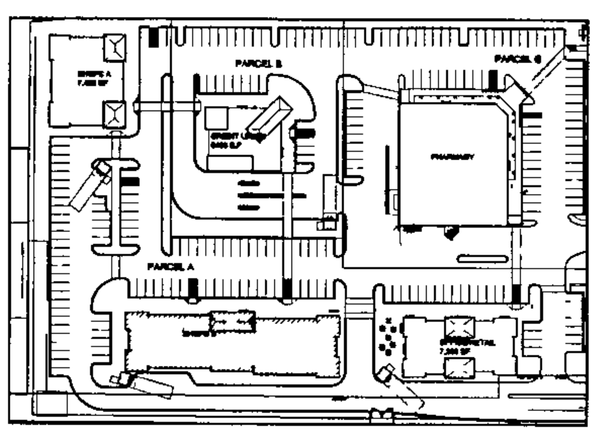


E KEY PLAN
NTS

REV	DATE	BY	REVISION
4			
3			
2			
1			
4	12.28.07	JB	EPC CONDITIONS
3	11.01.07	JB	PLANNER COMMENTS

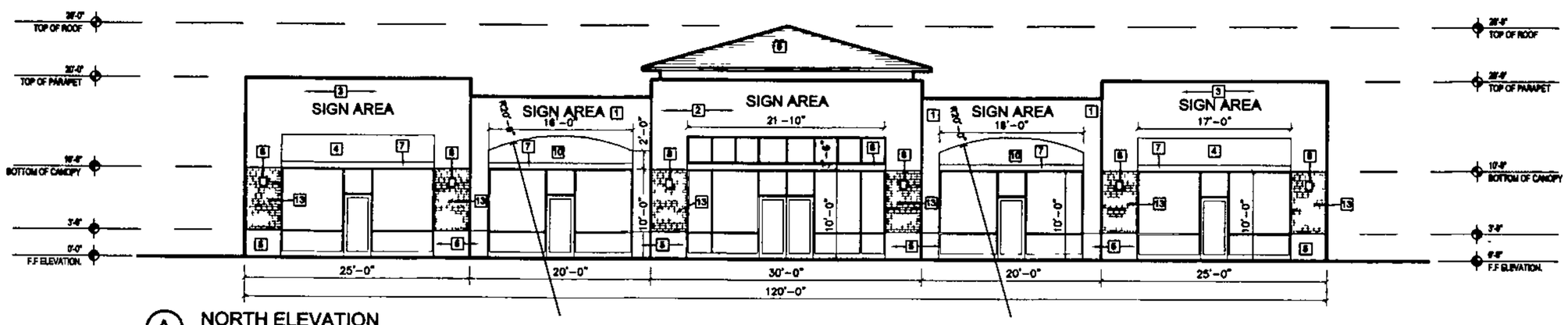
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-8
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

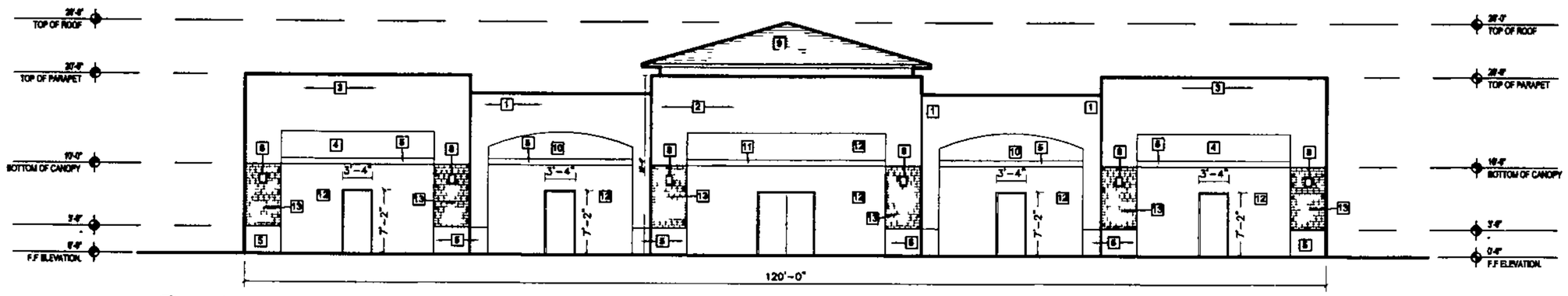
PROJECT MANAGER: JON STERN
JOB NO.: 0717
DRAWN BY: NAH

SHEET TITLE
ELEVATIONS SHOPS -B

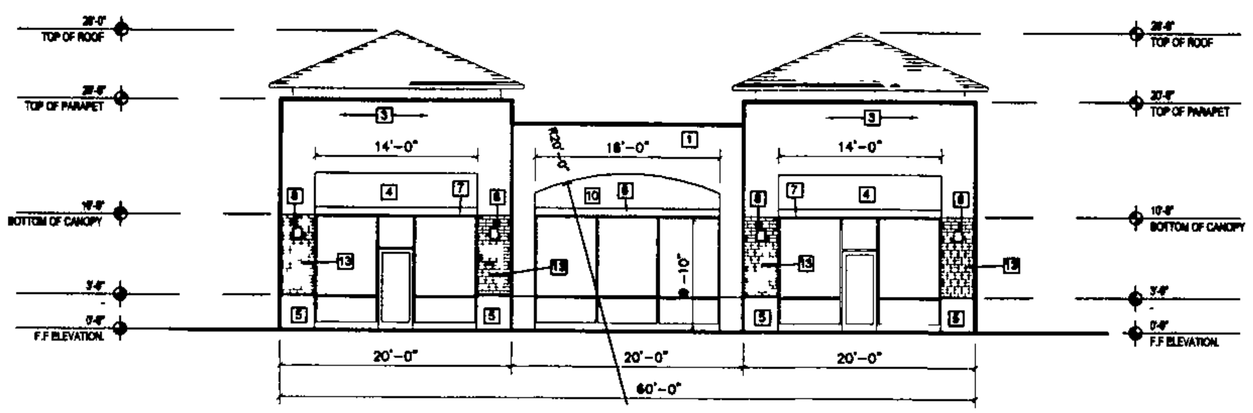
DATE: 6.22.07
SCALE: 1/8"=1'
SHEET: A3.3
of-



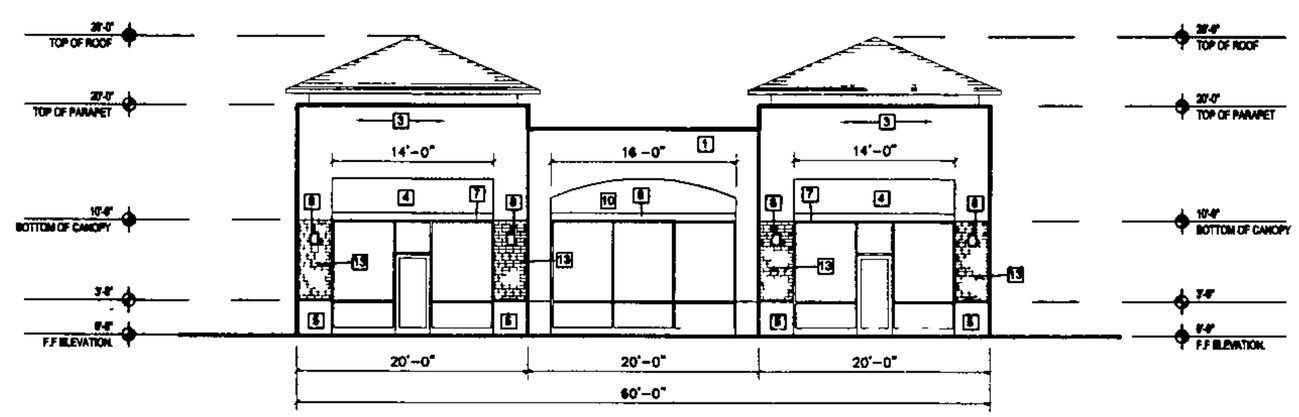
A NORTH ELEVATION
1/8"=1'-0"



B SOUTH ELEVATION
1/8"=1'-0"



C WEST ELEVATION
1/8"=1'-0"



D EAST ELEVATION
1/8"=1'-0"

Keyed Color	Material Schedule	Common Name
1 STUCCO	NAPERY SW 6556	CREAM
2 STUCCO	TARAMI TAN SW 6116	LIGHT BROWN
3 STUCCO	UNCERTAIN GRAY SW 6554	GRAY
4 STUCCO	ICY SW 6554	LIGHT GRAY
5 STUCCO	COLLECTOR'S WHITE SW 1607 LRV 87%	WHITE
6 TUBE STEEL CANOPY	DARK BRONZE	DARK BRONZE
7 TUBE STEEL CANOPY	COLLECTOR'S WHITE SW 1607 LRV 87%	WHITE
8 LIGHT FIXTURE	BLACK	BLACK
9 TILE ROOF	LIGHT GRAY FLAT CONCRETE TILE	LIGHT GRAY
10 STUCCO	MESA TAN SW 2308	TAN
11 STUCCO	BLACK SWAN SW 6279	BLACK
12 STUCCO	ICY SW 6534	LIGHT GRAY
13 CULTURED STONE VENEER	BROWN	BROWN

5 2.5 0 2.5 5 10 20

NOTES

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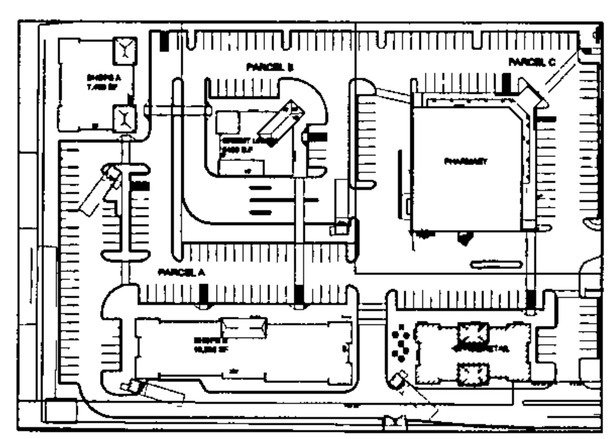

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GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-0877

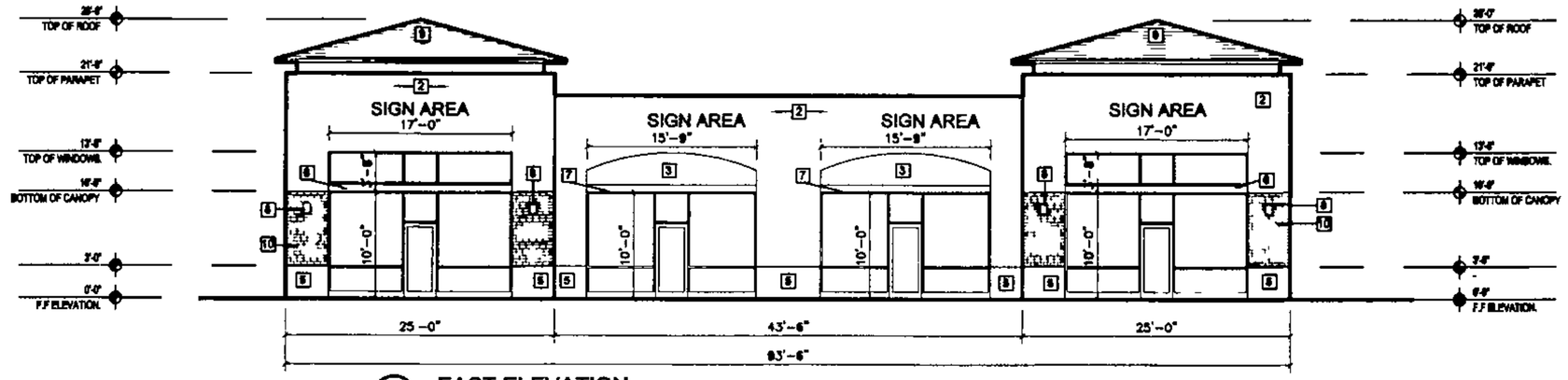
PROJECT TITLE
PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

PROJECT MANAGER: JON STORM
JOB NO.: 0717
DRAWN BY: NAH

SHEET TITLE
ELEVATIONS OFFICE/ RETAIL

DATE: 6.22.07
SCALE: 1/8"=1'

sheet-
A3.4
of-



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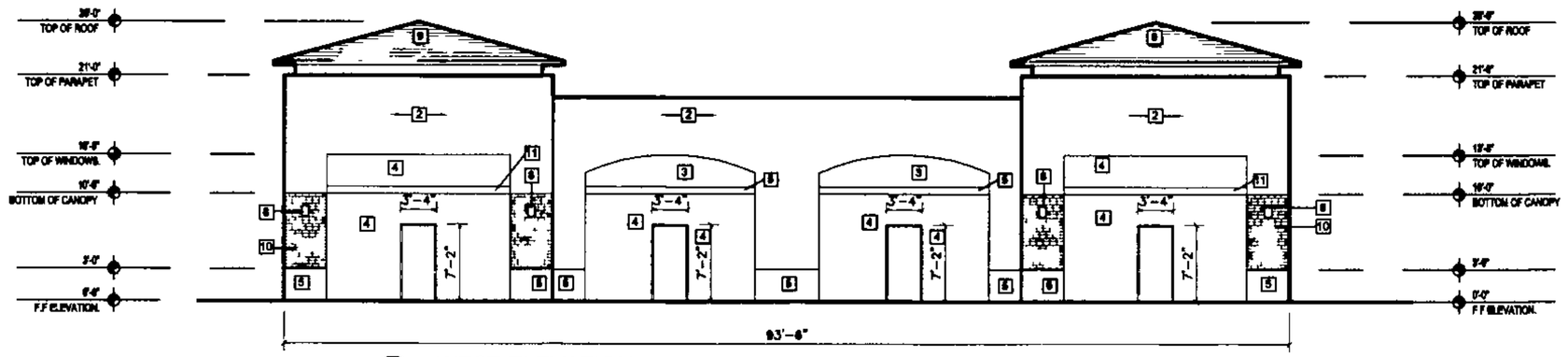

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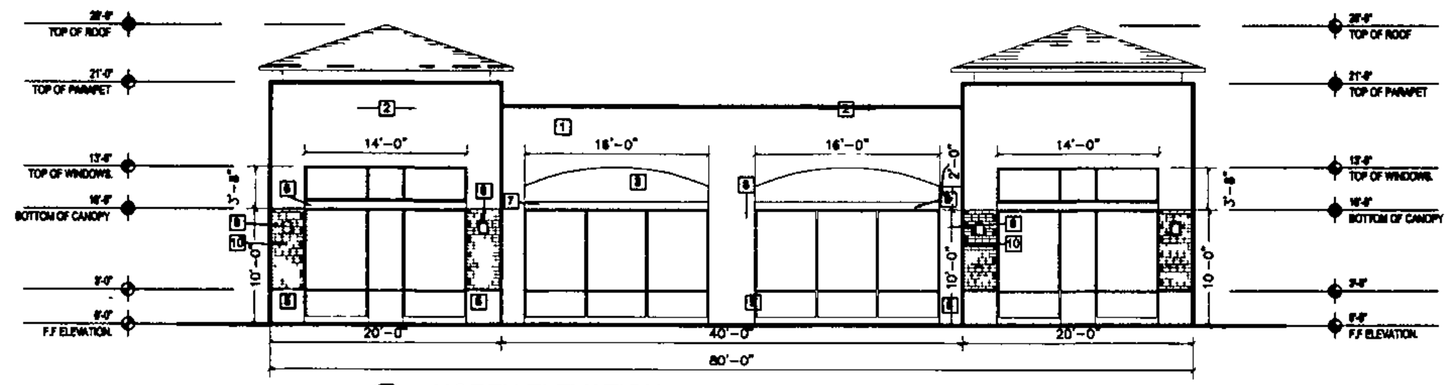

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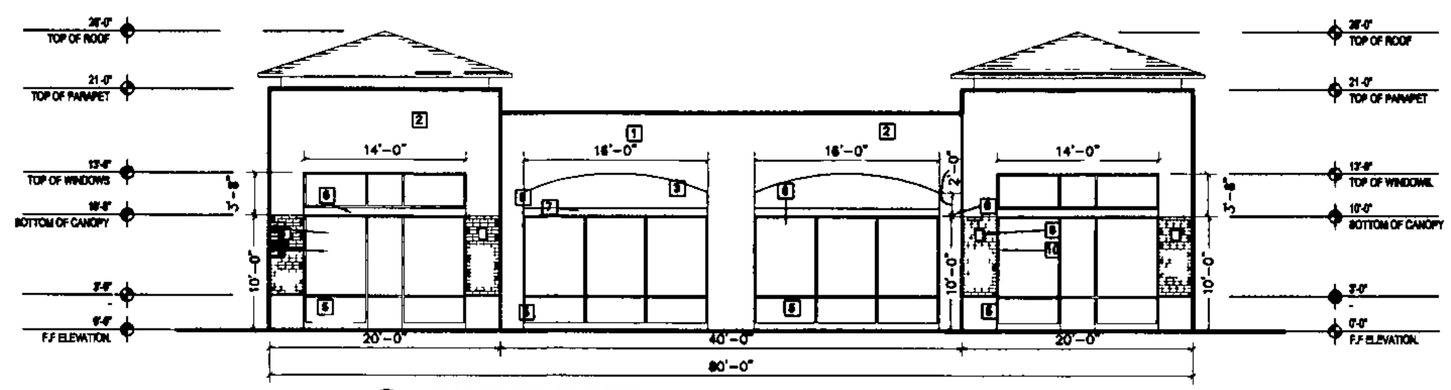

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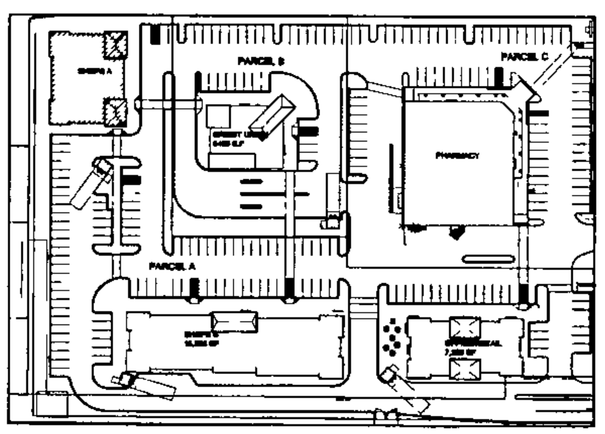
Keyed Color	Material Schedule	Common Name
1 STUCCO	NAPERY SW 6466	CREAM
2 STUCCO	MIBA TAN SW 2808	TAN
3 STUCCO	RAPTURE BLUE	SKY BLUE
4 STUCCO	ICY SW 6984	LIGHT GRAY
5 STUCCO	COLLECTOR'S WHITE SW 1907 LRV 87%	WHITE
6 TUBE STEEL CANOPY	DARK BRONZE	DARK BRONZE
7 TUBE STEEL CANOPY	COLLECTOR'S WHITE SW 1907 LRV 87%	WHITE
8 LIGHT FIXTURE	BLACK	BLACK
9 TILE ROOF	LIGHT GRAY FLAT CONCRETE TILE	LIGHT GRAY
10 CULTURED STONE VENEER	BROWN	BROWN
11 STUCCO	BLACK SWAN SW 6279	BLACK



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GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

STATE OF NEW MEXICO
GEORGE R RAINHART
No 580
REGISTERED ARCHITECT

PROJECT TITLE
PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

JOB NO. 07-77
DRAWN BY NAH
PROJECT MANAGER JOHN STERN

SHEET TITLE
ELEVATIONS SHOPS- A

DATE 6.22.07
SCALE 1/8"=1'
sheet A3.5
of

Rusty Hugg

From: Zamora, David M. [dmzamora@cabq.gov]
Sent: Friday, January 18, 2008 8:53 AM
To: Rusty Hugg
Subject: Project No. 1006602

The .dxf file for Project No. 1006602 (Ventura Plaza) has been approved.

Happy New Year!

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

Cloud, Jack W.

From: Heritage Hills Neighborhood Association [hhna@comcast.net]
Sent: Tuesday, January 29, 2008 5:17 PM
To: Cloud, Jack W.
Cc: Killin; Deshler; Davidson; Carnett; Lehner, Catalina L.
Subject: Concerns About DRB Hearing on Ventura Plaza (Project #1006602)

Paseo & Ventura
DRB JAN 08.ppt...

Mr. Cloud,

Heritage Hills Neighborhood Association (HHNA) is concerned about how the City will act to protect our Neighborhood interests.

The Inter-Office Memo from Senior Planner Catalina Lehner has an Informational Note indicating that the
Developer has agreed to request an Administrative Amendment after DRB action is complete, and HHNA would like to add our comments on these three items. Attached is a copy of the viewgraph slides that we propose to use for this purpose.

During the meetings and discussions with the Developer(s) and their Representatives leading up to and after the EPC Decision, issues that have not been left addressed. One of these issues was identified as the province of the DRB: to be addressed by that Board. The principle issue of concern was the control of drainage from the development site. There are two specific concerns about the drainage that affect the Neighborhood:

1. What will happen to the drainage ponding that currently exists at the east end of Palomar Street where the residential neighborhood begins. This design currently uses Palomar street as a run-off conduit which in turn causes flooding in the lowest yards near Barstow St. where the streets curves. This ponding for drainage down Palomar must be eliminated before the entire site is covered with parking lots and roofs.
2. The current elevation plan for the site will not insure that the drainage to the north of the site will be diverted to the existing, lined arroyo north of the Palomar residential area. This must be addressed as part of the drainage plan.

Please excuse any errors caused by my poor understanding of the processes used by the City to control problems such as those describe in the email.

HHNA appreciates your efforts to keep us informed of the actions under way, and hopes to continue an open and effective line of communication.

With Regards,

Hugh Killin, President, Heritage hills Neighborhood Association

Carl Davidson P.E. (Ret), M.S., MPA

Heritage Hills Neighborhood Association
(Zoning)

Home: (505)823-9237
cell: (505)379-8241
e-mail: amd7221@aol.com

SENT VIA FAX, EMAIL, AND HAND DELIVERY
December 6, 2007

...Albuquerque, 3rd Floor
ATTN: Catalina Lehner, Senior Planner
600 2nd Street NW
Albuquerque, NM 87102

RE: EPC CASE # 07EPC-40024
EPC Case # 07EPC-40025
07ZHE-80006; PROJECT #1006642
AGREEMENT REGARDING CONDITIONS OF PROPOSED APPEAL

Dear Catalina,

With regard to the EPC cases referenced above, Heritage Hills Neighborhood Association is considering filing an appeal today. In consideration of and conditioned upon no party appealing or having appealed either the above-referenced EPC cases or the above-referenced zoning hearing examiner case, ALM, LLC, as the applicant under the above-referenced EPC cases, agrees as follows:

1. The height of the corner tower on the pharmacy (Walgreens) building will be lowered from 28 feet to 26 feet.
2. The property owner, having agreed to maintain the southern landscape buffer during the above-referenced cases, will likewise maintain the western landscape buffer.
3. With regard to the pedestrian access to occur on the west side of the property so as to create a pedestrian-only connection, the property owner will install and maintain an electronic gate system similar to the ones used in many condominiums whereby six month access cards could be purchased only by authorized Palomar residents and owners and the gate combination will be given to those authorized Palomar residents and owners who do not desire to purchase access cards. The system will be programmed to prohibit access during the night when the businesses are closed. The access cards will be reauthorized and the combination changed every six months. Reported lost or stolen access cards will be electronically voided so that they do not work.

ALM, LLC, will, after the above-referenced project has received final DRB sign-off, ~~will~~ apply for an administrative amendment with the City of Albuquerque such that the above agreements will ~~be~~ <u>be incorporated</u> on the Site Development Plan.

Sincerely,

Adil Rizvi
ALM, LLC

Palomar - Parking
Thru traffic

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

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

APPLICANT: ALM, LLC PHONE: 315-6484
ADDRESS: 2340 MENAUL BLVD NE FAX:
CITY: ALB STATE NM ZIP 87107 E-MAIL:
Proprietary interest in site: OWNERS **List all owners:**

DESCRIPTION OF REQUEST: VACATION OF PUBLIC RIGHT OF WAY AND PUBLIC EASEMENTS

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

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

Lot or Tract No. TRACT B, HERITAGE HILLS NORTH AND PORTION OF PALOMAS AVE. NE Block: — Unit: —
Subdiv/Addn/TBKA: TBKA – VENTURA PLAZA
Existing Zoning: SU-2 / C-1 Proposed zoning: SAME MRGCD Map No —
Zone Atlas page(s): D-20 UPC Code: 102006317447121450

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1006602

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of **existing** lots: 1 No. of **proposed** lots: 1 Total area of site (acres): 0.4519
LOCATION OF PROPERTY BY STREETS: On ~~or Near:~~ PASEO DEL NORTE NE
Between: VENTURA ST. NE and BARSTOW ST. NE

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

SIGNATURE DATE 1·30·08
(Print) RUSS HUGG Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB - 70053	VPE	V	$ 600.00
08DRB - 70054	VRW	V	$ 90.00
			$ 75.00
			$ 20.00
			$
			Total $ 785.00

Hearing date 02/27/08

Sandy Handley 01/31/08
Planner signature / date

Project # 1006602

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RUSS HUGG
Applicant name (print)

1·30·08
Applicant signature / date

Form revised 4/07

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

Application case numbers
08DRB-70053
08DRB-70054
__-__-__

Sandy Handley 01/31/08
Planner signature / date

Project # 1006602

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from FEB. 12, 2008 To FEB. 27, 2008

5. REMOVAL

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

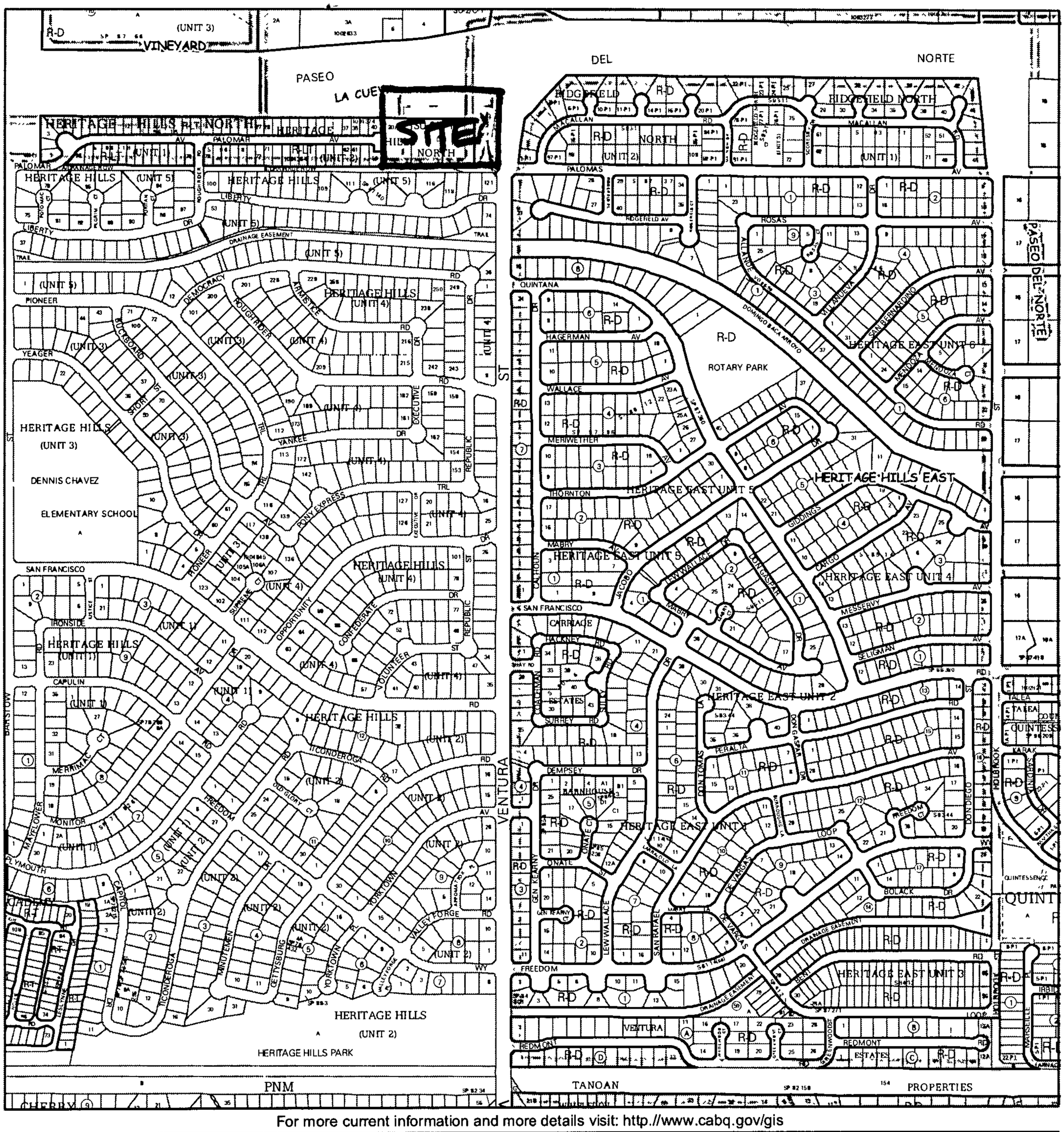
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Douglas Clark for Russ Hugg — 1.31.08
(Applicant or Agent) — (Date)

I issued 2 signs for this application, 01/31/08 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1006602

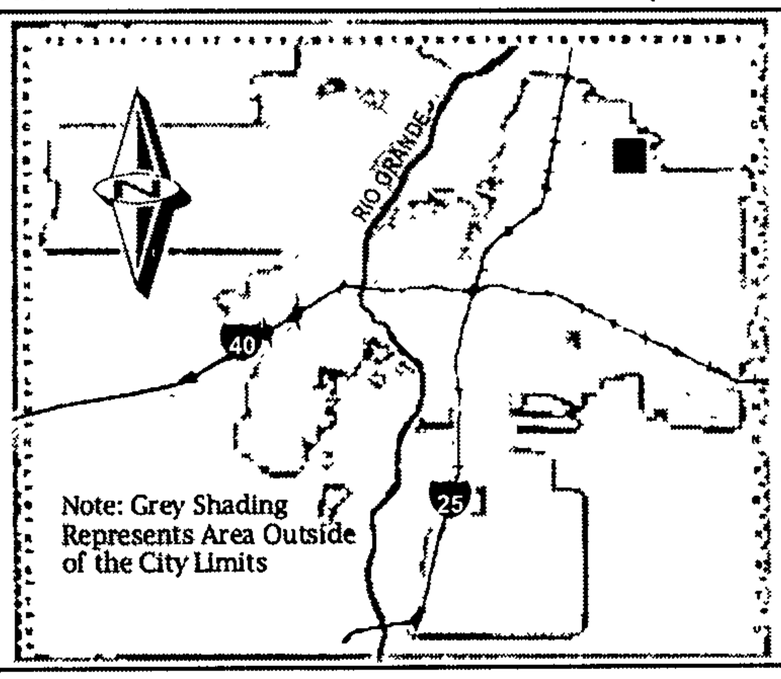
Rev. 1/11/05



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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

D-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

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

January 29, 2008

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

Attention: Andrew Garcia, Chair

RE: Vacation Action for a portion of Tract B, Heritage Hills North; a portion of Palomas Avenue N.E.; a Temporary Ponding easement and 20' Public Waterline Easement (To be known as Ventura Plaza), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page D-20-Z.

Dear Mr. Garcia:

The owner of the above captioned property, ALM, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of a portion of Tract B, Heritage Hills; portion of a Public Drainage right of way; a portion of a Public Street right of way (Palomas Avenue N.E.; a Temporary Ponding Easement and 20' Public Waterline Easement to facilitate future development of the site. (See attached Vacation Exhibit)

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

Sincerely,

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

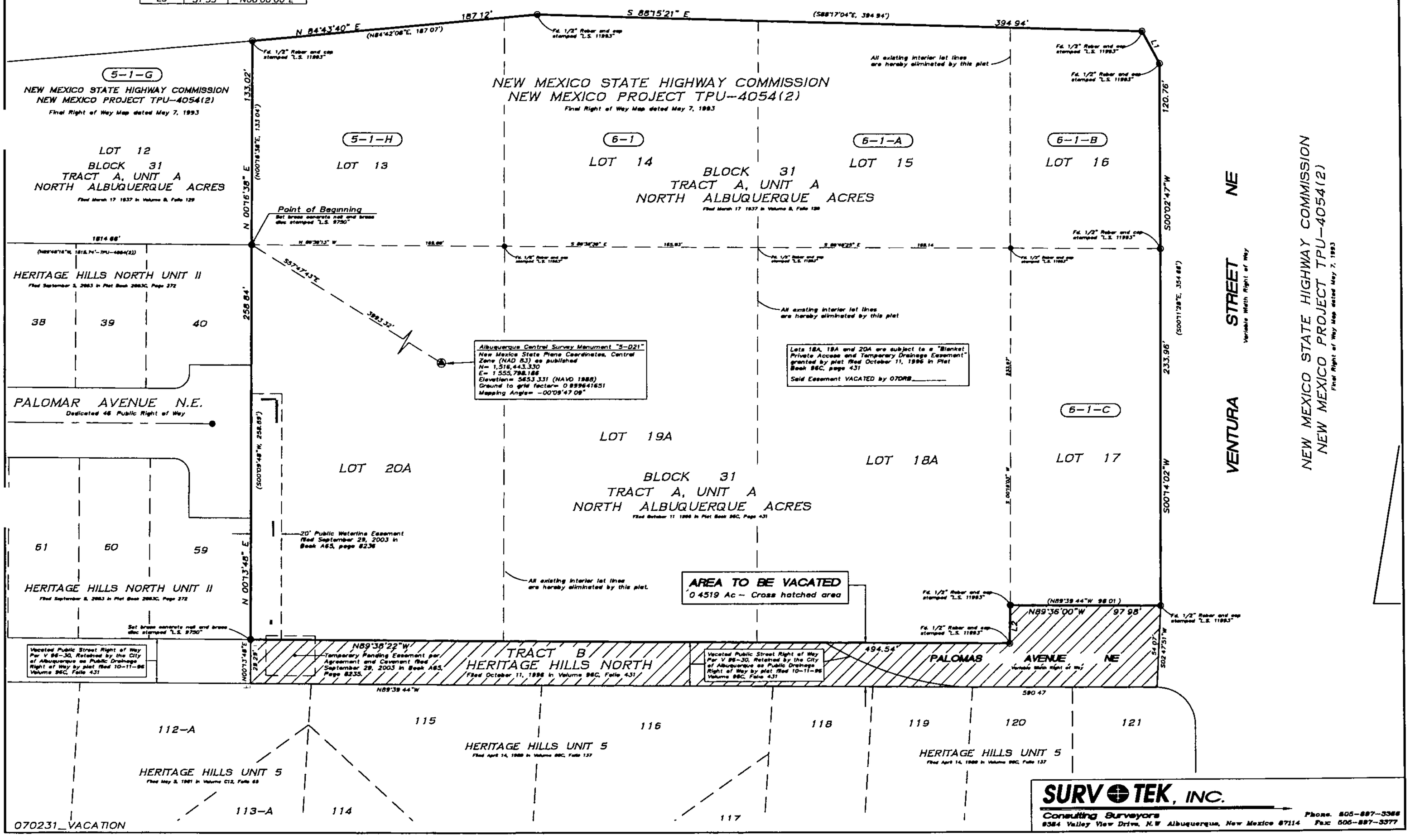
VACATION EXHIBIT

PORTION OF TRACT B, HERITAGE HILLS NORTH AND A PORTION OF PALOMAS AVENUE N.E.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2008

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.91'	S28°06'31"E
L2	25.03'	S01°05'11"W
L3	31.33'	N00°00'00"E



SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone. 505-897-3366
Fax 505-897-3377

070231_VACATION

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.

City of Albuquerque

Date: January 14, 2008

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

Thank you for your inquiry of January 14, 2008 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 13 Thru 17 and Lots 18A, 19A and 20A, Block 31, Tract A, Unit A North Albuquerque Acres
zone map page(s) D-20.

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

Heritage Hills NA
Neighborhood or Homeowner Association
Contacts: Hugh Killin
8512 Capulin NE 87109
821-5060(h) 314-4138(c)
Peggy Carnett
8904 San Francisco NE 87109
822-1537(h) 293-1040(h) 250-2837(c)

Heritage East Assoc. of Residents
Neighborhood or Homeowner Association
Contacts: Dan Gear
9120 Mabry Ave. NE 87109
821-0516(h)
Jeff Figiel
7106 Greenmont Ct NE 87109
856-0042(h)

See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES {X} 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,

Dalaina L Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

Planningnncontactformltr (12/03/07)

Additional Neighborhood or Homeowner Association Information

North Albuquerque Acres Comm. Assoc
Neighborhood or Homeowner Association
Contacts: Cynthia Reinhart
11300 Oakland NE 87122
856-6054 (h)
Charles N. Glass
9900 San Bernardino NE 87122
797-7052 (h)

Vineyard Estates N.A.
Neighborhood or Homeowner Association
Contacts: Lee Ann Riesen
9036 Village Ave NE 87122
Tony Huffman
8912 Corona Ave. NE 87122
823-2456 (h)

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

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.

[X] 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.

[X] Copies of Letters to Neighborhood and/or Homeowner Associations *(if there are associations)*. A copy must be submitted with application packet.

[X] 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: 01.14.08 Time Entered: 3:00 pm ONC Rep. Initials: DC

7005 3110 0000 0151 3166

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ALBUQUERQUE, NM 87122 OFFICIAL USE

Postage	$ $0.97	0118
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Return Receipt Fee (Endorsement Required)	$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.77	01/30/2008

Sent To: Cynthia Renhart/c/o Comm. Assoc.
Street, Apt. No., or PO Box No.: 11300 Oakland, NE
City, State, ZIP+4: Albuquerque NM. 87122

PS Form 3800, June 2002 See Reverse for Instructions

/C.

lexico 87114
ail: hugg@swcp.com
January 29, 2008

- RETURN RECEIPT REQUESTED

munity Assoc.

RE: Vacation Action for a portion of Tract B, Heritage Hills North; a portion of Palomas Avenue N.E.; a Temporary Ponding easement and 20' Public Waterline Easement (To be known as Ventura Plaza), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page D-20-Z.

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

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

Sincerely,

Russ P. Hugg, PS, Agent

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

7005 3110 0000 0151 3159

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Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $3.62	01/30/2008

Sent To Charles Glass c/o N. ABQ Acres Comm.
Street, Apt. No.; or PO Box No. 9900 San Bernadino, NE.
City, State, ZIP+4 Albuquerque NM. 87122
PS Form 3800, June 2002 See Reverse for Instructions

/C.

Mexico 87114
ail: hugg@swcp.com

January 29, 2008

- RETURN RECEIPT REQUESTED

munity Assoc.

Albuquerque, NM 87122
Attention: Charles Glass

RE: Vacation Action for a portion of Tract B, Heritage Hills North; a portion of Palomas Avenue N.E.; a Temporary Ponding easement and 20' Public Waterline Easement (To be known as Ventura Plaza), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page D-20-Z.

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

Sincerely,

Russ P. Hugg, PS, Agent

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

7005 3110 0000 0151 3142

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Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.77	01/30/2008

Sent To: Hugh Killin / c/o Heritage Hills, NA
Street, Apt. No.; or PO Box No.: 8512 Capulin, NE
City, State, ZIP+4: Albuquerque NM. 87109

PS Form 3800, June 2002 See Reverse for Instructions

/C.

Mexico 87114
ail: hugg@swcp.com

January 29, 2008

- RETURN RECEIPT REQUESTED

Attention: Hugh Killin

RE: Vacation Action for a portion of Tract B, Heritage Hills North; a portion of Palomas Avenue N.E.; a Temporary Ponding easement and 20' Public Waterline Easement (To be known as Ventura Plaza), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page D-20-Z.

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

Sincerely,

Russ P. Hugg, PS, Agent

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

7005 3110 0000 0151 3135

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Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.60	01/30/2008

Sent To Peggy Carnett / c/o Heritage Hills NA
Street, Apt. No.; or PO Box No. 8904 SW Francisco NE
City, State, ZIP+4 Albuquerque, NM 87109
PS Form 3800, June 2002 See Reverse for Instructions

Albuquerque, NM 87109
Attention: Peggy Carnett

/C.

Mexico 87114
ail: hugg@swcp.com

January 29, 2008

- RETURN RECEIPT REQUESTED

RE: Vacation Action for a portion of Tract B, Heritage Hills North; a portion of Palomas Avenue N.E.; a Temporary Ponding easement and 20' Public Waterline Easement (To be known as Ventura Plaza), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page D-20-Z.

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

Sincerely,

Russ P. Hugg, PS, Agent

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

7005 3110 0000 0151 3128

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Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.77	01/30/2008

JAN 30 2008 USPS ALBUQUERQUE NM 87114

Sent To Lee Ann Riesen c/o Vinyard Estates, NA
Street, Apt. No.; or PO Box No. 9036 Village Avenue, NE
City, State, ZIP+4 Albuquerque NM. 87122

PS Form 3800, June 2002 See Reverse for Instructions

/C.

Mexico 87114
ail: hugg@swcp.com

January 29, 2008

- RETURN RECEIPT REQUESTED

9036 Village Avenue NE
Albuquerque, NM 87122
Attention: Lee Ann Riesen

RE: Vacation Action for a portion of Tract B, Heritage Hills North; a portion of Palomas Avenue N.E.; a Temporary Ponding easement and 20' Public Waterline Easement (To be known as Ventura Plaza), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page D-20-Z.

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

Sincerely,

Russ P. Hugg, PS, Agent

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

7005 3110 0000 0151 3111

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Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.77	01/30/2008

Sent To Tony Huffman c/o Vinyard Estates, NA
Street, Apt. No.; or PO Box No. 8912 Corona Ave, NE
City, State, ZIP+4 Albuquerque NM. 87122
PS Form 3800, June 2002 See Reverse for Instructions

Albuquerque, NM 87122
Attention: Tony Huffman

C.

exico 87114
ll: hugg@swcp.com

January 29, 2008

RETURN RECEIPT REQUESTED

RE: Vacation Action for a portion of Tract B, Heritage Hills North; a portion of Palomas Avenue N.E.; a Temporary Ponding easement and 20' Public Waterline Easement (To be known as Ventura Plaza), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page D-20-Z.

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

Sincerely,

Russ P. Hugg, PS, Agent

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

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Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.77	01/30/2008

Sent To Dan Gear c/o Heritage E. Assoc. of Residents
Street, Apt. No.; or PO Box No. 9120 Mabry Ave, NE
City, State, ZIP+4 Albuquerque, NM. 87109
PS Form 3800, June 2002 See Reverse for Instructions

/C.

lexico 87114
ll: hugg@swcp.com

January 29, 2008

· RETURN RECEIPT REQUESTED

Heritage East Assoc. of Residents
9120 Mabry Avenue NE
Albuquerque, NM 87109
Attention: Dan Gear

RE: Vacation Action for a portion of Tract B, Heritage Hills North; a portion of Palomas Avenue N.E.; a Temporary Ponding easement and 20' Public Waterline Easement (To be known as Ventura Plaza), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page D-20-Z.

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

Sincerely,

Russ P. Hugg, PS, Agent

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

7005 2570 0000 0451 3098

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Return Receipt Fee (Endorsement Required)	$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.77	01/30/2008

POSTA ALBUQUERQUE NM 87114 JAN 30 2008

Sent To Jeff Figiel / Heritage E Residents Assoc.
Street, Apt. No.; or PO Box No. 7106 Greenmont Court NE
City, State, ZIP+4 Albuquerque, NM. 87109

PS Form 3800, June 2002 See Reverse for Instructions

IC.

Mexico 87114
ail: hugg@swcp.com

January 29, 2008

- RETURN RECEIPT REQUESTED

idents

7106 Greenmont Court NE
Albuquerque, NM 87109
Attention: Jeff Figiel

RE: Vacation Action for a portion of Tract B, Heritage Hills North; a portion of Palomas Avenue N.E.; a Temporary Ponding easement and 20' Public Waterline Easement (To be known as Ventura Plaza), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page D-20-Z.

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

Sincerely,

Russ P. Hugg, PS, Agent

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

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006602 **AGENDA ITEM NO: 10**

SUBJECT:

Site Plan for Subd
Site Plan for BP
Vacation
Final Plat
Preliminary Plat

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Must vacate and obtain drainage R/W to build improvements in this corridor.
An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED __X__ (Indef); 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: January 30, 2008

CITY OF AL JQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006602 **AGENDA ITEM NO: 3**

SUBJECT:

Site Plan for Subd
Site Plan for BP
Vacation Approved
Final Plat
Preliminary Plat

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to the vacation requests.
An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

RESOLUTION:

APPROVED 11 ; DENIED ____; DEFERRED FP ____; COMMENTS PROVIDED ___; WITHDRAWN —

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** JC 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: February 27, 2008

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 27, 2008

1. Project# 1006602
08DRB-70053 VACATION OF PUBLIC EASEMENTS
08DRB-70054VACATION OF PUBLIC RIGHT-OF-WAY
08DRB-70028 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for ALM, LLC request(s) the above/ referenced action(s) for a portion of PALOMAS AVENUE NE, plus the DRAINAGE RIGHT-OF-WAY known as Tract B and a Temporary Ponding Easement on Tract B and Lot 20A, plus a Public Waterline Easement on Lot 20A, **HERITAGE HILLS NORTH UNIT 1** (to be known as **VENTURA PLAZA**) zoned SU-2/C-1, located on the southwest corner of PASEO DEL NORTE NE AND VENTURA ST NE containing approximately 5.5 acre(s). (D-20)

At the February 27, 2008 Development Review Board Meeting, the vacations were approved as shown on exhibit b in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance.

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

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

(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 ABCWUA for the condition that the existing waterline be abandoned and relocated, or for an easement for exiting waterline to be recorded with the plat, and to Planning for 35ft radius, and to record separate easement.

If you wish to appeal this decision, you must do so by March 13, 2008 in the manner described below.

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

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

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

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, AICP, DRB Chair

Cc: Surv-Tek Inc – 9384 Valley View Dr NW – Albuquerque, NM 87114
Cc: ALM, LLC – 2340 Menaul Blvd NE – Albuquerque, NM 87107
Cc: Hugh Killin – 8512 Capulin View – Albuquerque, NM 87109
Cc: Carl Davidson – 7221 Minutoman – Albuquerque, NM 87109

CITY OF ALBUQUERQUE

Planning Department

DRB

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁰
0004219022 MAR 07 2008
MAILED FROM ZIP CODE 87102

AHM, LLC
2340 Menaul Blvd NE
Albuquerque, NM 87107

NIXIE 871 CC 1 70 03/11/08
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 87103129393 *0368-03471-07-41

87107+1 87103@1299

P O Box 1293 Albuquerque, New Mexico 87103

February 19, 2008

City of Albuquerque
Planning Department
600 Second St. NW
Albuquerque, NM 87103

Re: SITE PLAN FOR BUILDING PERMIT & SITE PLAN FOR SUBDIVISION FOR A 5.44+/- ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF PASEO DEL NORTE BLVD. AND VENTURA ST. NE
(DRB Project #1006602)

To Whom It May Concern:

We herewith are submitting revised documents to address comments from the previous DRB hearing pertaining to this project.

Engineering comments included a request for end island radii to be 15 feet. These modifications have been made. The island south of the pharmacy has been removed and the loading zone is striped. Radii are called out. A 6 foot accessible pedestrian pathway is provided throughout the site. Queuing at the bank drive-through now depicts twenty-one 20' long spaces or 420' of queuing. Since there are 3 lanes, 360' of queuing (120'x3) is required. Build notes for wheelchair ramps have been added. Discussions with Ms. Metro allow for the 6-foot sidewalk on Paseo Del Norte requirement to be deleted due to the presence of trails on the north side of the street, not the south.

Planner comments include relocation of 2 motorcycle spaces (done), replacement of split face CMU on the pharmacy with cultured stone (done). Also requested: revision of the tower to match the remainder of the site. Detailing of the tower eave area has been modified to comply with this request. Note 29 has been modified as requested.

Sincerely,

George Rainhart Architects and Associates

Jonathan Stern AIA
Project Manager

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Dr. NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

LETTER OF TRANSMITTAL

DATE 2.15.08 JOB NO 070231

RE VENTURA PLAZA
DRB 1006602

TO CITY PLANNING
JACK CLOUD
BRAD BINGHAM

FROM RUSS HUGG

ATTN: KRISTAL METRO
ROGER GREEN
CHRISTINA SANDOVAL

VIA: ☐ Parcel Post ☐ First Class ☐ Air Mail ☐ Special Delivery ☐ Messenger
☐ Air Freight via

GENTLEMEN: WE ARE SENDING YOU ☐
☐ Shop drawings ☐ Pl amples ☐ Specifications
☐ Copy of letter ☐ Cl

PUT PRELIM/
FINAL PLAT
BACK ON AGENDA
FEB 27TH

QUANT.	DATED	NO.	
1-	Copy F		
1-	"		TURE LIST

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit copies for approval
☒ For your use & information ☐ Approved as noted ☐ Submit copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return corrected prints
☐ For review and comment ☐
☐ FOR BIDS DUE 20 ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS
MR CLOUD - ATTACHED IS OUR REVISED PLAT WHICH ADDRESSES THE ISSUE OF VACATED TRACT B, HERITAGE HILLS NORTH. WE WOULD REQUEST THAT THE PRELIMINARY/FINAL PLAT BE SCHEDULED TO BE HEARD WITH THE VACATION ACTION ON FEB 27TH.
THANKS RUSS

COPY TO Sandy Handley 02/19/08 SIGNED

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: February 27, 2008
Zone Atlas Page: D-20
Notification Radius: 100 Ft.

Project# 1006602
App#08DRB-70053
08DRB-70054

Cross Reference and Location: PASEO DEL NORTE NE BETWEEN VENTURA ST NE AND BARSTOW ST NE

Applicant: ALM, LLC
2340 MENAUL BLVD NE
ALBUQUERQUE, NM 87107

Agent: SURV-TEK, INC
9284 VALLEY VIEW DR NW
ALBUQUERQUE, NM 87114

Special Instructions:

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

Date Mailed: FEBRUARY 8, 2008
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S Z

___ Major Subdivision action
___ Minor Subdivision action
✓ Vacation — V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P

___ for Subdivision
___ for Building Permit
___ Administrative Amendment (AA)
___ IP Master Development Plan — D
___ Cert. of Appropriateness (LUCC) — L A

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

APPLICATION INFORMATION:

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

APPLICANT ALM, LLC PHONE: 315-6484
ADDRESS: 2340 MENAUL BLVD NE FAX:
CITY: ALB STATE NM ZIP 87107 E-MAIL:
Proprietary interest in site: OWNERS **List all owners.**

DESCRIPTION OF REQUEST: VACATION OF PUBLIC RIGHT OF WAY AND PUBLIC EASEMENTS

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

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

Lot or Tract No TRACT B, HERITAGE HILLS NORTH AND PORTION OF PALOMAS AVE. NE Block — Unit —
Subdiv/Addn/TBKA: TBKA – VENTURA PLAZA
Existing Zoning SU-2 / C-1 Proposed zoning: SAME MRGCD Map No —
Zone Atlas page(s) D-20 UPC Code 102006317447121450

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.). 1006602

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of **existing** lots. 1 No. of **proposed** lots: 1 Total area of site (acres) 0.4519
LOCATION OF PROPERTY BY STREETS: On ~~or Near~~ PASEO DEL NORTE NE
Between: VENTURA ST. NE and BARSTOW ST. NE

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

SIGNATURE DATE 1·30·08
(Print) RUSS HUGG Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F	Fees
08DRB-70053	VPE	✓	$ 600.00
08DRB-70054	VRW	✓	$ 90.00
			$ 75.00
			$ 20.00
			$
			Total $ 785.00

Hearing date 02/27/08

Sandy Handley 01/31/08
Planner signature / date

Project # 1006602

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8 5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application

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

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

__ The complete document which created the private easement/recorded plat (not to exceed 8 5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

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

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

RUSS HUGG
Applicant name (print)

1·30·08
Applicant signature / date

Form revised 4/07

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

Application case numbers
08DRB-70053
08DRB-70054
___-___-___

Sandy Haralla 01/31/08
Planner signature / date

Project # 1006602

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	102006 324544 420440	STEVENS DONALD M & ELEANOR H	9004 LIBERTY DR	ALBUQUERQUE	NM	87109	R	A1A	* 72 HERITAGE HILLS UNIT 5
2	102006 329544 810474	LIU KE JIAN JIM & JIAO DING	9112 RIDGEFIELD AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LT 18 (REPLAT OF PAR C HERITAGE EAST UT 5) RIDGEFIELD SUB CONT 0.1982 AC +- OR 8,634 SQ FT +-
3	102006 315344 520453	GREAVES ROBERT J	8800 LIBERTY DR NE	ALBUQUERQUE	NM	87109 5171	R	A1A	* 59 HERITAGE HILLS UNIT 5
4	102006 322844 120442	SOLARI SHIRLEY R TRUSTEE SOLARI RVT	8920 LIBERTY DR NE	ALBUQUERQUE	NM	87109	R	A1A	* 70 HERITAGE HILLS UNIT 5
5	102006 322144 120443	CUMMINGS MELISSA	8916 LIBERTY DR NE	ALBUQUERQUE	NM	87109 5173	R	A1A	* 69 HERITAGE HILLS UNIT 5
6	102006 321544 120444	BRANDT SAMUEL J & BIRNER ANDREA	8912 LIBERTY DR NE	ALBUQUERQUE	NM	87109 5173	R	A1A	* 68 HERITAGE HILLS UNIT 5
7	102006 323644 220441	DICKENS DEMPSEY E & LOIS M REV TRUST	9000 LIBERTY DR NE	ALBUQUERQUE	NM	87109 5175	R	A1A	* 71 HERITAGE HILLS UNIT 5
8	102006 320944 220445	DE GUIO CHRISTOPHER D & DEIDRE FRANCES	8908 LIBERTY DR NE	ALBUQUERQUE	NM	87109	R	A1A	* 67 HERITAGE HILLS UNIT 5
9	102006 320244 220446	MURPHY MICHAEL A & VALERIE L	8904 LIBERTY NE	ALBUQUERQUE	NM	87109	R	A1A	* 66 HERITAGE HILLS UNIT 5
10	102006 319544 320447	MCKEE SUSAN	8900 LIBERTY DR NE	ALBUQUERQUE	NM	87109 5173	R	A1A	* 65 HERITAGE HILLS UNIT 5
11	102006 318744 320448	SMALL DAVID V & DOROTHY L	8822 LIBERTY DR NE	ALBUQUERQUE	NM	87109	R	A1A	* 64 HERITAGE HILLS UNIT 5
12	102006 318044 320449	WINSOR SUZANNE JANE	8816 LIBERTY DR NE	ALBUQUERQUE	NM	87122	R	A1A	* 63 HERITAGE HILLS UNIT 5
13	102006 317344 420450	NOICE KENNETH E ETUX	8814 LIBERTY DR NE	ALBUQUERQUE	NM	87109 5171	R	A1A	* 62 HERITAGE HILLS UNIT 5
14	102006 327944 810476	SCHOOF LARRY A & AMANDA L	9104 RIDGEFIELD AVE NE	ALBUQUERQUE	NM	87109 6430	R	A1A	LT 20 (REPLAT OF PAR C HERITAGE EAST UT 5) RIDGEFIELD SUB CONT 0.2846 AC +- OR 12,397 SQ FT +-
15	102006 316644 420451	KNAACK FRANCES M	8808 LIBERTY DR NE	ALBUQUERQUE	NM	87109 5171	R	A1A	* 61 HERITAGE HILLS UNIT 5
16	102006 319049 420590	MASSEY A IRWIN & LUCY R	906 CHEYENNE DR	WALNUT CREEK	CA	94598	R	A1A	LT 39 PLAT OF LOTS 38, 39, 40, 59, 60 & 61 HERITAGE HILLS NORTH UNIT II CONT .1003 AC
17	102006 318849 420589	KASSAM SHELLINA A	8831 PALOMAR AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LT 38 PLAT OF LOTS 38, 39, 40, 59, 60 & 61 HERITAGE HILLS NORTH UNIT II CONT .1003 AC
18	102006 319142 520428	DAVISON THOMAS S & JOANNA T	8821 DEMOCRACY RD NE	ALBUQUERQUE	NM	87109 5110	R	A1A	* 27 HERITAGE HILLS UNIT 5
19	102006 317042 720425	GOEHRING MARTY M & CHERYL M	8809 DEMOCRACY NE	ALBUQUERQUE	NM	87109	R	A1A	* 24 HERITAGE HILLS UNIT 5

20	102006317842620426	BLACKMAN JOEL W	8813 DEMOCRACY RD NE	ALBUQUERQUE	NM	87109	R	A1A	* 25 HERITAGE HILLS UNIT 5
21	102006328844610475	KOLLECAS ULYSSES C & KAREN M	9108 RIDGEFIELD AVE NE	ALBUQUERQUE	NM	871096430	R	A1A	LT 19 (REPLAT OF PAR C HERITAGE EAST UT 5) RIDGEFIELD SUB CO NT 0.1693 AC +- OR 7,375 SQ FT +-
22	102006315944420452	EHRLICH NELSON A & JANET R	8804 LIBERTY NE	ALBUQUERQUE	NM	87109	R	A1A	* 60 HERITAGE HILLS UNIT 5
23	102006324242120435	CZARNIAK ERIK D & REN EE J	8921 DEMOCRACY ST NE	ALBUQUERQUE	NM	87109	R	A1A	* 34 HERITAGE HILLS UNIT 5
24	102006318948021451	SALAZAR KELLEY L	8828 PALOMAR AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LT 61 PLAT OF LOTS 38, 39, 40, 59, 60 & 61 HERITAGE HILLS NORTH UNIT II CONT .1245 AC
25	102006318542620427	TETREAULT KENNETH J & BRANDI C	8817 DEMOCRACY RD NE	ALBUQUERQUE	NM	87109	R	A1A	* 26 HERITAGE HILLS UNIT 5
26	102006325844720438	NIELSON WILLIAM B & SUSAN G	9014 LIBERTY DR NE	ALBUQUERQUE	NM	87111	R	A1A	* 74 HERITAGE HILLS UNIT 5
27	102006325144720439	GIAMMATTEI VICTOR	9008 LIBERTY DR NE	ALBUQUERQUE	NM	871095175	R	A1A	* 73 HERITAGE HILLS UNIT 5
28	102006319842520429	POHL RICHARD A & RUIZ-POHL LORI	8825 DEMOCRACY NE	ALBUQUERQUE	NM	87109	R	A1A	* 28 HERITAGE HILLS UNIT 5
29	102006320742420430	NIEMACK MARGARET L	8901 DEMOCRACY RD NE	ALBUQUERQUE	NM	87109	R	A1A	* 29 HERITAGE HILLS UNIT 5
30	102006321442320431	DRAGAN ROBERT J & SUSAN E	8905 DEMOCRACY RD NE	ALBUQUERQUE	NM	871095112	R	A1A	* 30 HERITAGE HILLS UNIT 5
31	102006322142320432	WHITE JAY E & ARETI K	8909 DEMOCRACY NE	ALBUQUERQUE	NM	87109	R	A1A	* 31 HERITAGE HILLS UNIT 5
32	102006322842220433	WILLIAMS VICKI K	8913 DEMOCRACY RD NE	ALBUQUERQUE	NM	87109	R	A1A	* 32 HERITAGE HILLS UNIT 5
33	102006323442220434	HARKEN WILLIAM M	8917 DEMOCRACY RD NE	ALBUQUERQUE	NM	871095112	R	A1A	* 33 HERITAGE HILLS UNIT 5
34	102006325841620437	SECRETARY OF HOUSING & URBAN DEVLOP	625 SILVER SW	ALBUQUERQUE	NM	871023185	R	A1A	* 36 HERITAGE HILLS UNIT 5
35	102006319349420591	DESHLER JOYCE ANN	8839 PALOMAR AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LT 40 PLAT OF LOTS 38, 39, 40, 59, 60 & 61 HERITAGE HILLS NORTH UNIT II CONT .1342 AC
36	102006318948021451	SALAZAR KELLEY L	8828 PALOMAR AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LT 61 PLAT OF LOTS 38, 39, 40, 59, 60 & 61 HERITAGE HILLS NORTH UNIT II CONT .1245 AC
37	102006319148021452	RUSHING MELTON B & MARIE E TRUSTEES RUSHING RVT	8832 PALOMAR AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LT 60 PLAT OF LOTS 38, 39, 40, 59, 60 & 61 HERITAGE HILLS NORTH UNIT II CONT .1245 AC
38	102006319347821453	GRAGG WILLIAM A & CHRISTINA	8836 PALOMAR AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LT 59 PLAT OF LOTS 38, 39, 40, 59, 60 & 61 HERITAGE HILLS NORTH UNIT II CONT .1420 AC
39	102006328250210568	KING DANIEL P	9115 MACALLAN NE	ALBUQUERQUE	NM	871096441	R	A1A	LOT 4- P1 CORRECTED PLAT OF RIDGEFIELD NORTH UNIT 2 CONT 0.27 24 AC M/L OR 11,866 SQ FT M/L
40	102006329750610566	NEWCOM JEFF & JODI	9123 MACALLAN RD NE	ALBUQUERQUE	NM	87109	R	A1A	LOT 6- P1 CORRECTED PLAT OF RIDGEFIELD NORTH UNIT 2 CONT 0 20 25 AC M/L

									OR 8,821 SQ FT M/L
41	102006322945921418	SANTAGELO GREGORY & REINA L	8919 LIBERTY DR NE	ALBUQUERQUE	NM	87109 5174	R	A1A	* 117 HERITAGE HILLS UNIT 5
42	102006327745510477	TRAINOR JEFFERY D & LISA M	9100 RIDGEFIELD NE	ALBUQUERQUE	NM	87109 6430	R	A1A	LT 21 (REPLAT OF PAR C HERITAGE EAST UT 5) RIDGEFIELD SUB CONT 0 3005 AC +- OR 13,090 SQ FT +-
43	102006329649212203	RISE SANDRA L	9116 MACALLAN RD NE	ALBUQUERQUE	NM	87109 6440	R	A1A	LT 95- P1 CORRECTED PLAT OF RIDGEFIELD NORTH UNIT 2 CONT 0.20 12 AC M/L OR 8,768 SQ FT M/L
44	102006315149320579	GARCIA MARY WEAVER	P O BOX 16685	ALBUQUERQUE	NM	87191 6685	R	A1A	LOT 30 PLAT OF HERITAGE HILLS NORTH UNIT II CONT .1000 AC
45	102006315649320580	SHIBATA ANNE A RVT	8801 PALOMAR AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LOT 31 PLAT OF HERITAGE HILLS NORTH UNIT II CONT .1000 AC
46	102006316149320581	LARSON PATRICIA K	8805 PALOMAR AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LOT 32 PLAT OF HERITAGE HILLS NORTH UNIT II CONT .1000 AC
47	102006316649320582	EDDY MARSIA	8809 PALOMAS AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LOT 33 PLAT OF HERITAGE HILLS NORTH UNIT II CONT .1000 AC
48	102006317149320583	MORGAN WHITFORD & CYNTHIA J	8815 PALOMAR AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LOT 34 PLAT OF HERITAGE HILLS NORTH UNIT II CONT .1000 AC
49	102006317649320584	GARCIA WILLIAM & BARBARA TRUSTEES OF TRUST	8819 PALOMAR AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LOT 35 PLAT OF HERITAGE HILLS NORTH UNIT II CONT .1000 AC
50	102006318149320585	DODGE- CAMPOS GLORIA J	4931 SKYLINE VIEW CT	ALBUQUERQUE	NM	87111	R	A1A	LOT 36 PLAT OF HERITAGE HILLS NORTH UNIT II CONT .1000 AC
51	102006318649320586	KRIECHEL WERNER & VIRGINIA V	8827 PALOMAR AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LOT 37 PLAT OF HERITAGE HILLS NORTH UNIT II CONT .1000 AC
52	102006322248620588	RIDGEFIELD WEST LLC	6300 RIVERSIDE PL NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LTS 18A, 19A & 20A BLK 31 NORTH ALBUQUERQUE ACRES TR A UNIT A CONT 2.9226 AC
53	102006314043820401	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	871031293	V	A1A	TRAIL SYSTEM IN HERITAGE HILLS UNIT 5 CONT 1.0196 AC
54	102006319845921414	OLIVER JOEL T & DIANE L	8901 LIBERTY DR NE	ALBUQUERQUE	NM	871095174	R	A1A	LT 113-A OF PLAT OF LTS 112- A & 113-A HERITAGE HILLS UNIT 5
55	102006320845921415	BRADFORD VIVIAN E	8905 LIBERTY DR NE	ALBUQUERQUE	NM	871095174	R	A1A	* 114 HERITAGE HILLS UNIT 5
56	102006419301530120	NM - VENTURA PLACE LLC	2310 ROUTE 34	MANASQUAN	NJ	08736	V	A1A	LT 6 PLAT OF LOTS 1 THRU 6 VENTURA PLACE CONT .2871 AC
57	102006423303130118	MDL LEVY CORPORATION	170 ALPINE WAY	SAN BRUNO	CA	94066	V	A1A	LT 5 PLAT OF LOTS 1 THRU 6 VENTURA PLACE CONT 1.7500 AC
58	102006420902930119	SANDIA LABORATORY FEDERAL CREDIT UNION	3707 JUAN TABO NE	ALBUQUERQUE	NM	87111	C	A1A	LT 4 PLAT OF LOTS 1 THRU 6 VENTURA PLACE CONT 1.7500 AC
59	102006417002830121	NM - VENTURA PLACE LLC	2310 ROUTE 34	MANASQUAN	NJ	08736	V	A1A	LT 3-A PLAT OF LOTS 2-A AND 3- A VENTURA PLACE CONT 4.4407 AC
60	102006329651610565	NGUYEN CHAN & THAO HOANG T	9127 MACALLAN RD NE	ALBUQUERQUE	NM	87112	R	A1A	LOT 7- P1 CORRECTED PLAT OF RIDGEFIELD NORTH UNIT 2 CONT 0.31 79 AC M/L OR 13,850 SQ FT M/L

61	102006328850810567	GRANT MYRON L & LINDA L	9119 MCCALLAN RD NE	ALBUQUERQUE	NM	87109	R	A1A	LOT 5- P1 CORRECTED PLAT OF RIDGEFIELD NORTH UNIT 2 CONT 0.2961 AC M/L OR 12,901 SQ FT M/L
62	102006327549610569	OWEN STEVEN J & LAURA E	9109 MACALLAN RD NE	ALBUQUERQUE	NM	87109 6441	R	A1A	LOT 3- P1 CORRECTED PLAT OF RIDGEFIELD NORTH UNIT 2 CONT 0.2107 AC M/L OR 9,181 SQ FT M/L
63	102006315247921440	DEBETTIGNIES KENNETH L	8736 PALOMAR ST NE	ALBUQUERQUE	NM	87109	R	A1A	LOT 69 PLAT OF HERITAGE HILLS NORTH UNIT II CONT .1240 AC
64	102006315747921439	HUMPHRIES JACK L	8800 PALOMAR AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LOT 68 PLAT OF HERITAGE HILLS NORTH UNIT II CONT .1240 AC
65	102006316247921438	KUCHAR HELEN C	8804 PALOMAR NE	ALBUQUERQUE	NM	87109	R	A1A	LOT 67 PLAT OF HERITAGE HILLS NORTH UNIT II CONT .1240 AC
66	102006316747921437	BANACH DIANE E % COUNTRYWIDE HOME LOANS INC	400 COUNTRYWIDE WAY	SIMI VALLEY	CA	93065	R	A1A	LOT 66 PLAT OF HERITAGE HILLS NORTH UNIT II CONT .1240 AC
67	102006317247921436	RUSHING DENNIS L & SHARON DEANN	8812 PALOMAR AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LOT 65 PLAT OF HERITAGE HILLS NORTH UNIT II CONT .1240 AC
68	102006317747921435	GONZALES ALBERT M & TILLIE M TRUSTEES GONZALES RVT	8816 PALOMAR NE	ALBUQUERQUE	NM	87109	R	A1A	LOT 64 PLAT OF HERITAGE HILLS NORTH UNIT II CONT .1240 AC
69	102006318247921434	MARCHESE FAMILY LVT	8820 PALOMAR AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LOT 63 PLAT OF HERITAGE HILLS NORTH UNIT II CONT .1240 AC
70	102006318747921433	SULIER DONNA T	8824 PALOMAR AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LOT 62 PLAT OF HERITAGE HILLS NORTH UNIT II CONT .1240 AC
71	102006329748112227	KEDGE ADAM J & LISA D	9109 PALOMAS AVE NE	ALBUQUERQUE	NM	87109 6632	R	A1A	LOT 98 CORRECTED PLAT OF RIDGEFIELD NORTH UNIT 2 CONT 0.1619 AC M/L OR 7,053 SQ FT M/L
72	102006325146521421	CHAVEZ NANCY M & ALICIA MILLER	9009 LIBERTY DR NE	ALBUQUERQUE	NM	87109	R	A1A	* 120 HERITAGE HILLS UNIT 5
73	102006327646610478	REDFORD KENNETH K & DEBORAH M	9101 RIDGEFIELD NE	ALBUQUERQUE	NM	87109	R	A1A	LT 22 (REPLAT OF PAR C HERITAGE EAST UT 5) RIDGEFIELD SUB CONT 0.3926 AC +- OR 17,102 SQ FT +-
74	102006328746810479	MOORE DAVID G & PATRICIA M	9109 RIDGEFIELD AVE NE	ALBUQUERQUE	NM	87109 6431	R	A1A	LT 23 (REPLAT OF PAR C HERITAGE EAST UT 5) RIDGEFIELD SUB CONT 0.2741 AC +- OR 11,940 SQ FT +-
75	102006327348810570	KHOLWAD KHUSHMAN & RITA& EDDPESH K & P KHOLWADWALA	9105 MACALLAN RD NE	ALBUQUERQUE	NM	87109 6441	R	A1A	LOT 2- P1 CORRECTED PLAT OF RIDGEFIELD NORTH UNIT 2 CONT 0.1766 AC M/L OR 7,695 SQ FT M/L
76	102006328948712202	RENNER RICHARD D & LAURA L	9108 MACALLAN RD NE	ALBUQUERQUE	NM	87109	R	A1A	LT 96- P1 CORRECTED PLAT OF RIDGEFIELD NORTH UNIT 2 CONT 0.1767 AC M/L OR 7,701 SQ FT M/L
77	102006327248110571	STOUT BARRY FRANCIS & SHIRLEY	9101 MACALLAN RD NE	ALBUQUERQUE	NM	87109 6441	R	A1A	LOT 1- P1 CORRECTED PLAT OF RIDGEFIELD NORTH UNIT 2 CONT 0.1671 AC M/L OR 7,282 SQ FT M/L
78	102006328748012201	MARTINEZ POLO J	9100 MACALLAN RD NE	ALBUQUERQUE	NM	87109 6440	R	A1A	LT 97- P1 CORRECTED PLAT OF RIDGEFIELD NORTH UNIT 2 CONT 0 16 94 AC M/L OR 7,380 SQ FT M/L
79	102006317447121450	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103 1293	V	A1A	TR B PLAT OF HERITAGE HILLS NORTH UNIT 1 CONT 0.6980 AC M/L OR 30,405 SF M/L
8	102006	BATEMAN WILLIAM G &	8727 LIBERT	ALBU	N	871	R	A1	* 106 HERITAGE HILLS UNIT 5

0	314846 521407	LEANDRA V	Y DR NE	QUER QUE	M	09		A	
8 1	102006 315546 421408	STEWART DEBBIE J	8801 LIBERT Y DR NE	ALBU QUER QUE	N M	871 09 5 172	R	A1 A	* 107 HERITAGE HILLS UNIT 5
8 2	102006 316246 321409	SANCHEZ MARY L & RA NSHAW GAIL A	8805 LIBERT Y DR NE	ALBU QUER QUE	N M	871 09 5 172	R	A1 A	* 108 HERITAGE HILLS UNIT 5
8 3	102006 316846 321410	TAFOYA JASON	8809 LIBERT Y DR NE	ALBU QUER QUE	N M	871 09 5 172	R	A1 A	* 109 HERITAGE HILLS UNIT 5
8 4	102006 318146 721412	CIRKS JAMES HAROLD & ARDELLA JEAN	3033 CASA DEL NORTE NE	ALBU QUER QUE	N M	871 11	R	A1 A	* 111 HERITAGE HILLS UNIT 5
8 5	102006 319246 721413	MACHTINGER ARTHUR J & RITA M	8823 LIBERT Y DR NE	ALBU QUER QUE	N M	871 09 5 172	R	A1 A	LT 112-A OF PLAT OF LTS 112- A & 113-A HERITAGE HILLS UNIT 5
8 6	102006 321346 621416	DAILY MICHAEL R & CHE RYL A	8909 LIBERT Y NE	ALBU QUER QUE	N M	871 09	R	A1 A	* 115 HERITAGE HILLS UNIT 5
8 7	102006 322546 621417	FISHMAN JULIA	PO BOX 1365 2	ALBU QUER QUE	N M	871 92	R	A1 A	* 116 HERITAGE HILLS UNIT 5
8 8	102006 324446 421420	GARCIA CAROLYN E	9005 LIBERT Y DR NE	ALBU QUER QUE	N M	871 09	R	A1 A	* 119 HERITAGE HILLS UNIT 5
8 9	102006 323746 221419	GOOD CATHY L	PO BOX 6127	ALBU QUER QUE	N M	871 97 6 127	R	A1 A	* 118 HERITAGE HILLS UNIT 5
9 0	102006 325846 521422	ROSE JOSEPH A & ANN E J TRSTES J A & A J RO SE TRST	9015 LIBERT Y DR NE	ALBU QUER QUE	N M	871 09 5 176	R	A1 A	* 121 HERITAGE HILLS UNIT 5
9 1	102006 329446 810480	DENMAN THOMAS A & G RETCHEN V TRUSTEES DENMAN RVT	9115 RIDGE FIELD AVE N E	ALBU QUER QUE	N M	871 09 6 431	R	A1 A	LT 24 (REPLAT OF PAR C HERITAGE E AST UT 5) RIDGEFIELD SUB CO NT 0.2 297 AC +- OR 10,006 SQ FT +-
9 2	102006 330146 710481	MAYTUBBY LEE E & DEB RA P	9117 RIDGE FIELD AVE N E	ALBU QUER QUE	N M	871 09 6 431	R	A1 A	LT 25 (REPLAT OF PAR C HERITAGE E AST UT 5) RIDGEFIELD SUB CO NT 0.2 532 AC +- OR 11,029 SQ FT +-
9 3	102006 317646 021411	MORRISON BRENDA A	8815 LIBERT Y DR NE	ALBU QUER QUE	N M	871 09 5 172	R	A1 A	* 110 HERITAGE HILLS UNIT 5

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8801 PALOMAR AVE NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006324544420440
STEVENS DONALD M & ELEANOR H
9004 LIBERTY DR
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006318747921433
SULIER DONNA T
8824 PALOMAR AVE NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006327745510477
TRAINOR JEFFERY D & LISA M
9100 RIDGEFIELD NE
ALBUQUERQUE, NM 87109 6430

OR CURRENT RESIDENT
102006318044320449
WINSOR SUZANNE JANE
8816 LIBERTY DR NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102006319842520429
POHL RICHARD A & RUIZ-POHL LORI
8825 DEMOCRACY NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006322248620588
RIDGEFIELD WEST LLC
6300 RIVERSIDE PL NW SUITE 200
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
102006317247921436
RUSHING DENNIS L & SHARON DEANN
8812 PALOMAR AVE NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006316246321409
SANCHEZ MARY L & RANSHAW GAIL A
8805 LIBERTY DR NE
ALBUQUERQUE, NM 87109 5172

OR CURRENT RESIDENT
102006327944810476
SCHOOF LARRY A & AMANDA L
9104 RIDGEFIELD AVE NE
ALBUQUERQUE, NM 87109 6430

OR CURRENT RESIDENT
102006318744320448
SMALL DAVID V & DOROTHY L
8822 LIBERTY DR NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102006315546421408
STEWART DEBBIE J
8801 LIBERTY DR NE
ALBUQUERQUE, NM 87109 5172

OR CURRENT RESIDENT
102006316846321410
TAFOYA JASON
8809 LIBERTY DR NE
ALBUQUERQUE, NM 87109 5172

OR CURRENT RESIDENT
102006322142320432
WHITE JAY E & ARETI K
8909 DEMOCRACY NE
ALBUQUERQUE, NM 87109

Project# 1006602
SURV-TEK INC
9384 VALLEY VIEW DR NW
ALBUQUERQUE, NM 87114

Project# 1006602
ALM LLC
2340 MENAUL BLVD NE
ALBUQUERQUE, NM 87107

Project# 1006602
HUGH KILLIN
Heritage Hills NA
8512 CAPALIN NE
ALBUQUERQUE, NM 87109

Project# 1006602
PEGGY CARNETT
Heritage Hills NA
8904 SAN FRANSISCO NE
ALBUQUERQUE, NM 87109

Project# 1006602
DAN GEAR
Heritage East Assoc of Residents
9120 MABRY AVE NE
ALBUQUERQUE, NM 87109

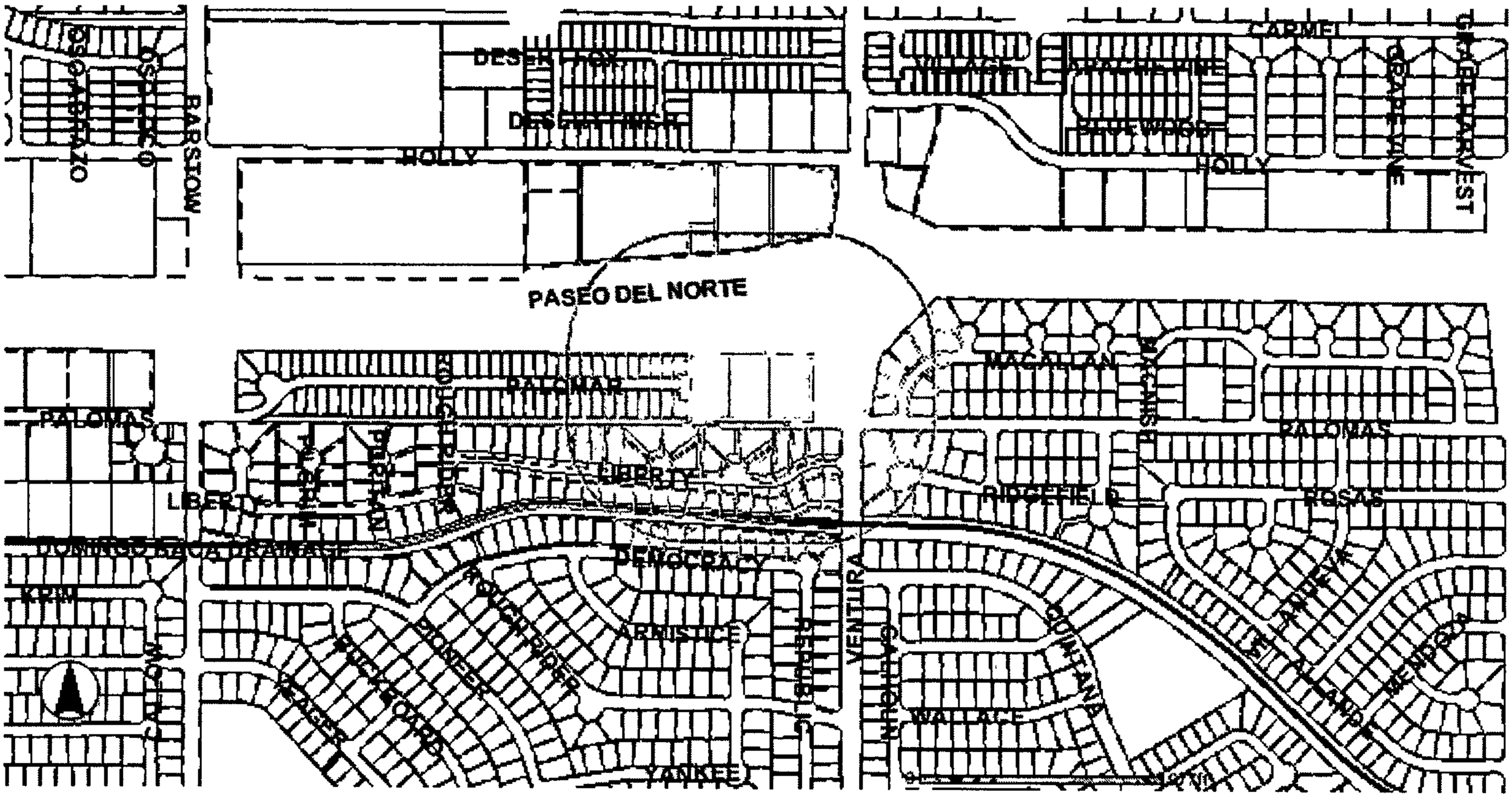
Project# 1006602
JEFF FIGIEL
Heritage East Assoc of Residents
7106 GREENMONT CT NE
ALBUQUERQUE, NM 87109

Project# 1006602
CYNTHIA REINHART
North ABQ Acres Comm Assoc
11300 OAKLAND NE
ALBUQUERQUE, NM 87122

Project# 1006602
CHARLES N GLASS
North ABQ Acres Comm Assoc
9900 SAN BERNARDINO NE
ALBUQUERQUE, NM 87122

Project# 1006602
LEE ANN RIESEN
Vineyard Estates NA
9036 VILLAGE AVE NE
ALBUQUERQUE, NM 87122

Project# 1006602
TONY HUFFMAN
Vineyard Estates NA
8912 CORONA AVE NE
ALBUQUERQUE, NM 87122


DESERT SKY
DESERT WIND
HOLLY
BARSTOW
CARMEL
BLUEWOOD
HOLLY
PASEO DEL NORTE
PALOMAR
MACALLAN
PALOMAS
PALOMAS
LIBERTY
LIBERTY
RIDGEFIELD
ROSAS
DEMOCRACY
ARMISTICE
VENTURA
WALLACE
YANKEE

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: January 14, 2008

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

Thank you for your inquiry of January 14, 2008 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 13 Thru 17 and Lots 18A, 19A and 20A, Block 31, Tract A, Unit A North Albuquerque Acres
zone map page(s) D-20.

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

Heritage Hills NA
Neighborhood or Homeowner Association
Contacts: Hugh Killin
8512 Capulin NE 87109
821-5060(h) 314-4138(c)
Peggy Carnett
8904 San Francisco NE 87109
822-1537(h) 293-1040(h) 250-2837(c)

Heritage East Assoc. of Residents
Neighborhood or Homeowner Association
Contacts: Dan Gear
9120 Mabry Ave. NE 87109
821-0511(h)
Jeff Figiel
7106 Greenmont Ct NE 87109
856-0042(h)

See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES {X} 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,

Dalina K Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

Planningnncontactformltr (12/03/07)

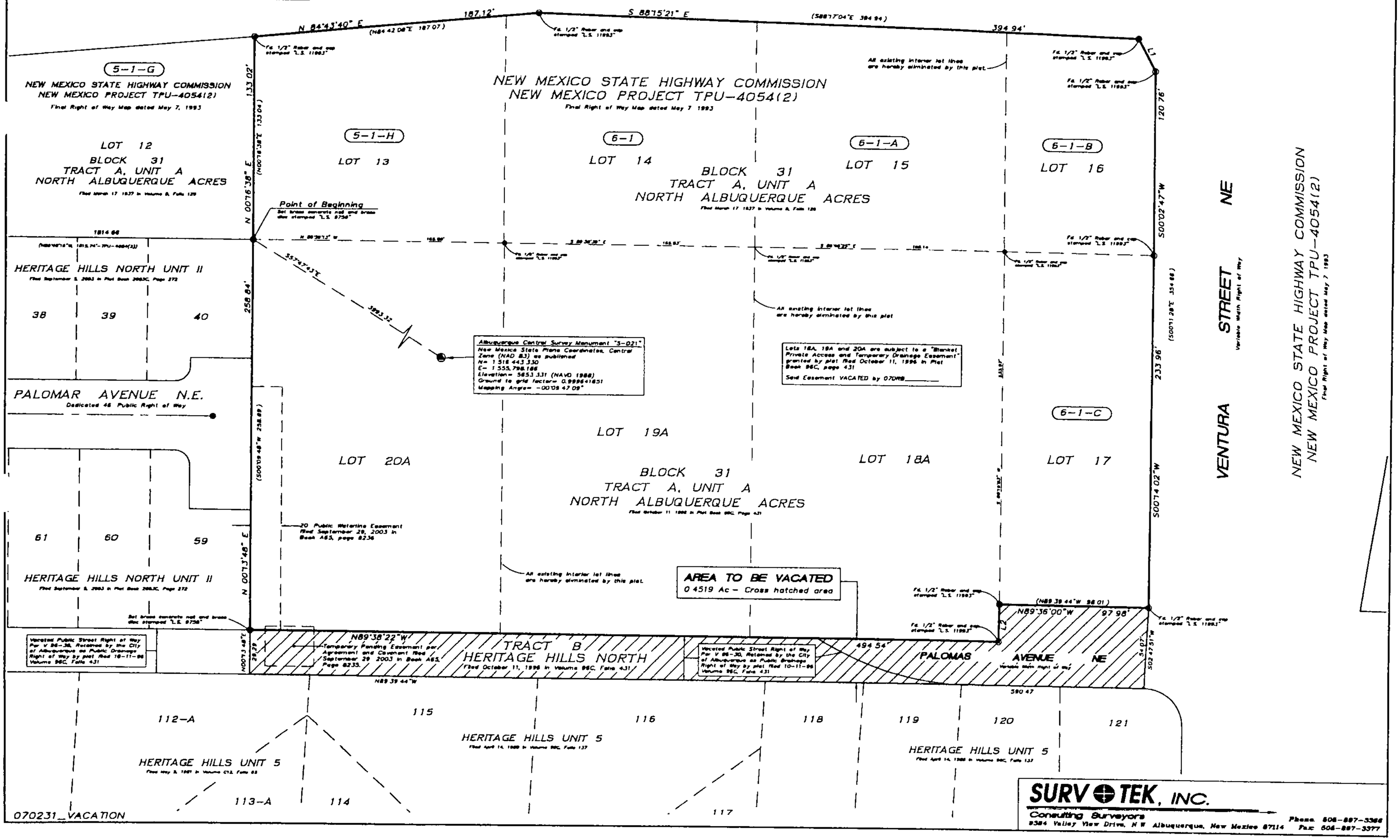
VACATION EXHIBIT

PORTION OF TRACT B, HERITAGE HILLS NORTH AND A PORTION OF PALOMAS AVENUE N.E.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2008

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.91'	S28°06'31"E
L2	25.03'	S01°05'11"W
L3	31.33'	N00°00'00"E



SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone 505-897-3366
Fax 505-897-3377

Additional Neighborhood or Homeowner Association Information

North Albuquerque Acres Comm. Assoc
Neighborhood or Homeowner Association
Contacts: Cynthia Reinhart
11300 Oakland NE 87122
856-6054 (h)
Charles N. Glass
9900 San Bernardino NE 87122
797-7052 (h)

Vineyard Estates N.A.
Neighborhood or Homeowner Association
Contacts: Lee Ann Riesen
9036 Village Ave NE 87122
Tony Huffman
8912 Corona Ave. NE 87122
823-2456 (h)

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

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.

[X] 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.

[X] Copies of Letters to Neighborhood and/or Homeowner Associations (*if there are associations*). A copy must be submitted with application packet.

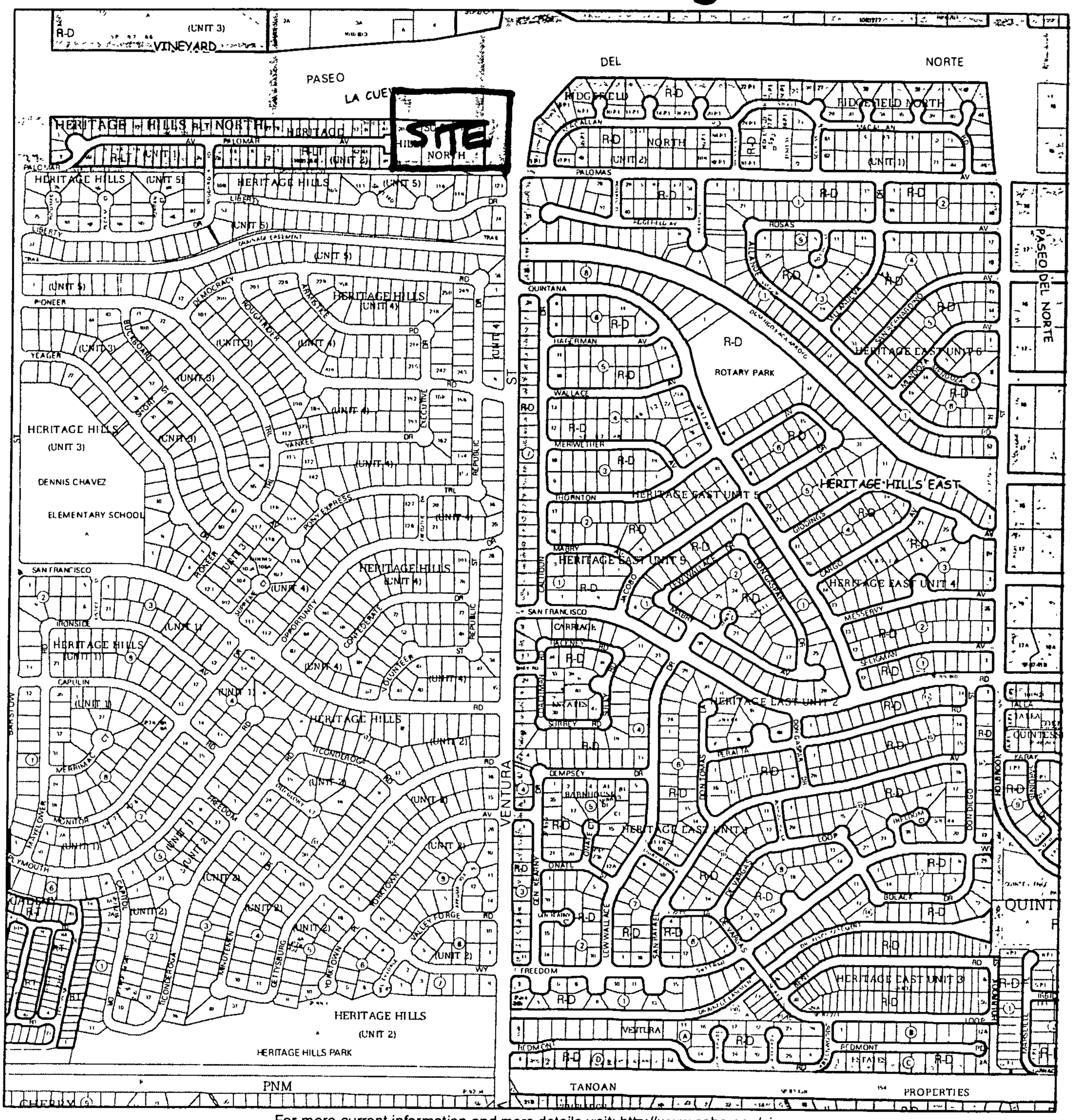
[X] Copies of the certified receipts to Neighborhood and/or Homeowner Associations (*if there are associations*). A copy must be submitted with application packet.

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)

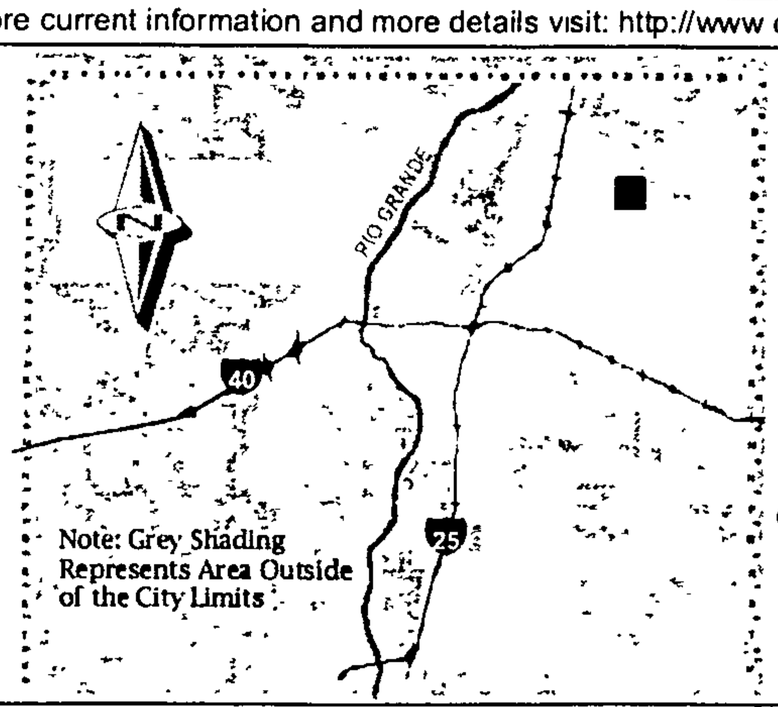
Date of Inquiry: 01.14.08 Time Entered: 3:00 pm ONC Rep. Initials: DC



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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

D-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

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

January 29, 2008

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

Attention: Andrew Garcia, Chair

RE: Vacation Action for a portion of Tract B, Heritage Hills North; a portion of Palomas Avenue N.E.; a Temporary Ponding easement and 20' Public Waterline Easement (To be known as Ventura Plaza), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page D-20-Z.

Dear Mr. Garcia:

The owner of the above captioned property, ALM, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of a portion of Tract B, Heritage Hills; portion of a Public Drainage right of way; a portion of a Public Street right of way (Palomas Avenue N.E.; a Temporary Ponding Easement and 20' Public Waterline Easement to facilitate future development of the site. (See attached Vacation Exhibit)

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

Sincerely,

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

January 30, 2008 9:00 AM
MEMBERS:

Jack Cloud, 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# 1004462** 08DRB-70006 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)	BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO. INC. request(s) the above action(s) for all or a portion of **ANDALUCIA AT LA LUZ UNIT 3,** zoned SU-1, located on COORS BLVD NW BETWEEN NAMASTE RD AND SEVILLA AVE containing approximately 23.1164 acre(s). (F-11) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
2.	**Project# 1006539** 08DRB-70005 VACATION OF PUBLIC EASEMENT 08DRB-70007 VACATION OF PRIVATE EASEMENT	BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract 22, **MESA DEL SOL INNOVATION PARK,** zoned PC, located on UNIVERSITY BLVD SE BETWEEN EASTMEN SE AND STRYKER SE containing approximately 15.82 acre(s). (R-16) **DEFERRED TO 2/6/08 AT THE AGENT'S REQUEST.**

3. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70034 VACATION OF PUBLIC EASEMENT
07DRB-70032 MINOR - TEMP DEFR SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70085 MINOR-PRELIM&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 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). *(Deferred from 06/27/07 & 11/28/07)* (R-15, R-16, S-15 & S-16) **DEFERRED TO 3/5/08 AT THE AGENT'S REQUEST.**

4. **Project# 1007018**
08DRB-70002 VACATION OF PUBLIC EASEMENT

CARTESIAN SURVEYS INC agent(s) for CONTACT BRENT TIANO request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) A & B, **CIRCLE K CORPORATION,** zoned C-1, located on WYOMING BLVD BETWEEN COMANCHE NE AND CANDELARIA NE containing approximately 0.58 acre(s). (G-19) **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.**

5. **Project# 1003709**
08DRB-70003 VACATION OF PUBLIC EASEMENT
08DRB-70004 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 32-35, W35' OF LOT 37, & 38, **TOGETHER W/ LOT 36A, HUBBEL HEIGHTS ADDN & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT,** zoned SU-1 FOR O-1 & C-1 AND RESTAURANT AND LIQUOR, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND COORS BLVD SW containing approximately 5.555 acre(s). (K-11) **DEFERRED TO 2/6/08 AT THE AGENT'S REQUEST.**

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

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING),** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *(Deferred from 10/10/07, 11/14/08 & 12/12/07)* **DEFERRED TO 2/27/08 AT THE AGENT'S REQUEST.**

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

7. **Project# 1004075**
07DRB-70453 LEVEL B PLAN PHSE 2 DRB FINAL SIGNOFF

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for all or a portion of **MESA DEL SOL LEVEL B MASTER PLAN,** zoned PC/PLANNED COMMUNITY, located on EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE, containing approximately 3,082 acre(s). *(Deferred from 1/9/08 & 1/16/08).* **DEFERRED TO 2/6/08 AT THE AGENT'S REQUEST.**

8. **Project# 1007076**
08DRB-70042 MINOR - SDP FOR BUILDING PERMIT

DEKKER/PERICH/SABATINI agent(s) for MARK RILEY request(s) the above action(s) for all or a portion of Lot(s) 3A1-B, Block(s) A, **INTERSTATE INDUSTRIAL TRACT; ALBUQUERQUE, BERNILLIO CO., NM Unit 2,** zoned IP, located on OSUNA RD NE BETWEEN GULTON CT NE AND CHAPPELL NE containing approximately 0.75 acre(s). (E-17) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TRANSPORTATION FOR SITE DEVELOPMENT PLAN TO INCLUDE REQUESTED AMENDED ITEMS, AND TO PLANNING FOR REFUSE AGREEMENT TO REMOVE DUMPSTER, AND FOR VERIFICATION THAT A PUBLIC HEARING WAS NOT REQUIRED.**

9. **Project# 1002404**
08DRB-70023 EPC APPROVED SDP FOR BUILD PERMIT
08DRB-70024 EPC APPROVED SDP FOR SUBDIVISION

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL CENTER,** located on UNSER BLVD NW BETWEEN VISTA ORIENTE NW AND LADERA CHANNEL containing approximately 7.08 acre(s). (H-9) *(Deferred from 1/23/08)* **DEFERRED TO 2/13/08 AT THE AGENT'S REQUEST.**

Project# 1002404
08DRB-70029 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for PETERSON INV-98TH/UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTIAL CENTER,** zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW AND VISTA ORIENTE ST NW containing approximately 7.0919 acre(s). (H-9) **DEFERRED TO 2/13/08 AT THE AGENT'S REQUEST.**

10. **Project# 1006602**
08DRB-70036 EPC APPROVED SDP FOR BUILD PERMIT
08DRB-70037 EPC APPROVED SDP FOR SUBDIVISION

GEORGE RAINHART ARCHITECTS agent(s) for ALM LLC request(s) the above action(s) for all or a portion of Lot(s) 13-17, 18A-20A, Block(s) 31, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit A,** zoned SU-2/C-1, located on PASEO DEL NORTE NE BETWEEN BARSTOW NW AND VENTURA NE containing approximately 5.44 acre(s). (D-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

08DRB-70027 VACATION OF PRIVATE EASEMENT
08DRB-70028 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for ALM LLC request(s) the above action(s) for all or a portion of Lot(s) 13-17, 18A - 20A, Block 31, **TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES (To be known as VENTURA PLAZA) Unit A,** zoned SU-2/C-1, located on PASEO DEL NORTE NE BETWEEN VENTURA ST NE AND BARSTOW ST NE containing approximately 5.4387 acre(s). (D-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

11. **Project# 1003804**
08DRB-70040 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for SHERI MILONE request(s) the above action(s) for all or a portion of Tract(s) M-1, **UNIVERSITY HEIGHTS HOSPITAL,** zoned SU-1, located on MONTGOMERY BLVD NE BETWEEN JEFFERSON ST NE AND HOSPITAL LOOP NE containing approximately 11.3317 acre(s). (F-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO SHOW SETBACKS AND TO CLARIFY RECIPROCAL EASEMENTS, AND TO PLANNING FOR CROSS LOT ACCESS EASEMENT.**

12. **Project# 1002632**
08DRB-70034 AMENDMENT TO INFRASTRUCTURE LIST

TIERRA WEST LLC agent(s) for AmGo, LLC request(s) the above action(s) for all or a portion of **SUNDANCE ESTATES Unit 1A,** zoned R-LT, located on LYON BLVD NW BETWEEN PARADISE BLVD NW AND PRPOSED UNSER ALIGNMENT containing approximately 32.2706 acre(s). (B-11) **WITHDRAWN AT THE AGENT'S REQUEST.**

13. **Project# 1004526**
08DRB-70039 EXT OF MAJOR PRELIMINARY PLAT

CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) 401, **SAGE PARK,** zoned PRD, located on SAGE RD SW BETWEEN COORS SW AND SAN YGNACIO SW containing approximately 10 acre(s). (L-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

14. **Project# 1004986**
08DRB-70041 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot 2, Tract 2, **FOUR HILLS VILLAGE INSTALLMENT 11-A,** zoned R-1, located on STAGECOACH RD SE BETWEEN PEDREGOSO PL SE AND LA CABRA DR SE containing approximately 0.9439 acre(s). (M-23) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project# 1005513**
08DRB-70035 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for FRANK L AND EVELYN S BARELA request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF ALBERT L. MATTHEW,** zoned R-1, located on 12TH ST NW BETWEEN DON FRANCISCO NW AND DON FRANCISCO PL NW containing approximately 0.3755 acre(s). (G-14) **DEFERRED TO 2/13/08 AT THE AGENT'S REQUEST.**

16. **Project# 1007043**
08DRB-70045 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PETE DASKALOS & JOHN GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) A35-B-1 & A35-B-2, **TOWN OF ATRISCO GRANT Unit(s) NE,** zoned SU-1 FOR C-1 & O-1 USES, located on SEQUIOA NW BETWEEN ATRISCO NW AND COORS NW containing approximately 2.6664 acre(s). (G-11) **THE PRELIMINARY/FINAL AT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RECIPROCAL ACCESS PARKING AND DRAINAGE EASMENT, AND TO PLANNING FOR INDICATION OF WIDTH AT NARROWEST POINT, 25 FT RADIUS AT INTERSECTION OF ATRISCO AND SEQUOIA, WIDTH OF RIGHT-OF-WAY, AND EXHIBIT SHOWING SIDEWALK AND DISTANCE OF FACE OF CURB TO PROPERTY LINE.**

17. **Project# 1007078**
08DRB-70044 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for CHU LAI YUE, TRUSTEE RVT request(s) the above action(s) for all or a portion of Lot(s) 9A, 10 - 12, Block 20, **BEL-AIR,** zoned C-2, located on MENAUL BLVD NE BETWEEN MONROE NE AND MADISON NE containing approximately 0.9048 acre(s). (H-17)
THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 2 FT DEDICATION FOR ALLEY RIGHT OF WAY ON THE NORTH.

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

18. **Project# 1007077**
08DRB-70043 SKETCH PLAT REVIEW AND COMMENT

PRECISION SURVEYS INC agent(s) for MICHELLE DEVLIN request(s) the above action(s) for all or a portion of Lot(s) 1-A, **MOTOROLA REPLAT,** zoned SU-1/M-1, located on ALAMEDA NE BETWEEN WASHINGTON NE AND JEFFERSON NE containing approximately 20.739 acre(s). C-17 **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project# 1007074**
08DRB-70038 SKETCH PLAT REVIEW AND COMMENT

ROSS HOWARD SURVEYING CO. request(s) the above action(s) for all or a portion of Tract(s) 99,100,109, zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN GRIEGOS NW AND DIETZ PL NW containing approximately 0.7 acre(s). (F-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for January 9, 2008.

Other Matters: None

ADJOURNED: 11:05

6602

DXF Electronic Approval Form

DRB Project Case #: 1006602

Subdivision Name: VENTURA PLAZA PARCES A, B & C

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 1/18/2008 Hard Copy Received: 1/18/2008

Coordinate System: Ground rotated to NMSP Grid

Approved

01·18·2007
Date

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

AGIS Use Only

Copied fc **6602** to agiscov on **1/18/2008** Contact person notified on **1/18/2008**

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/19/2008 Issued By: PLNSDH

Permit Number: **2008 070 036** **Category Code 910**

Application Number: 08DRB-70036, Epc Approved Sdp For Build Permit

Address:

Location Description: PASEO DEL NORTE NE BETWEEN BARSTOW NW AND VENTURA NE

Project Number: 1006602

Applicant
Alm Llc

7515 Treviso Ne
Albuquerque NM 87113

Agent / Contact
George Rainhart Architects
William Johnson
2325 San Pedro Ne
Albuquerque NM 87110

bjohnson@gra-arch.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions Deferral Fee	$50.00
	TOTAL:	**$50.00**

City Of Albuquerque
Treasury Division

2/19/2008 11:37AM LOC: ANX
WSH 008 TRANS# 0003
RECEIPT# 00087759-00087759
PERMIT# 2008070036 TRSLJS
Trans Amt $50.00
DRB Actions $50.00
CK $50.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

01/31/2008 Issued By: PLNSDH

Permit Number: **2008 070 053** **Category Code 910**

Application Number: 08DRB-70053, Vacation Of Public Easement

Address:

Location Description: PASEO DEL NORTE NE BETWEEN VENTURA ST NE AND BARSTOW ST NE

Project Number: 1006602

Applicant
Alm, Llc

2340 Menaul Blvd Ne
Albuquerque NM 87107
315-6484

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

russhugg@survtek.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$600.00
	TOTAL:	**$695.00**

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

01/31/2008 Issued By: PLNSDH

Permit Number: **2008 070 054** **Category Code 910**

Application Number: 08DRB-70054, Vacation Of Public Right-Of-Way

Address:

Location Description: PASEO DEL NORTE NE BETWEEN VENTURA ST NE AND BARSTOW ST NE

Project Number: 1006602

Applicant
Alm, Llc

2340 Menaul Blvd Ne
Albuquerque NM 87107
315-6484

Agent / Contact
Surv-Tek Inc
Russ Hugg

9384 Valley View Dr Nw
Albuquerque NM 87114

russhugg@survtek.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$90.00
	TOTAL:	**$90.00**

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

01/18/2008 Issued By: PLNABG

Permit Number: **2008 070 028** **Category Code 910**

Application Number: 08DRB-70028, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: PASEO DEL NORTE NE BETWEEN VENTURA ST NE AND BARSTOW ST NE

Project Number: 1006602

Applicant
Alm Llc

9384 Valley View Dr Nw
Albuquerque NM 87114
897-3366

Agent / Contact
Surv-Tek Inc
Russ Hugg

9384 Valley View Dr Nw
Albuquerque NM 87114

russhugg@survtek.com

Application Fees

441018/4871000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$355.00
	TOTAL:	**$355.00**

City Of Albuquerque
Treasury Division

1/16/2008 11:03AM LOC: ANNX
WS# 007 TRANS# 0016
RECEIPT# 00092876-00092876
PERMIT# 20080/0028 TRSMSP
Trans Amt $420.00
DRB Actions $355.00
Than You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

01/16/2008 Issued By: PLNABG

Permit Number: **2008 070 027** **Category Code 910**

Application Number: 08DRB-70027, Vacation Of Private Easement

Address:

Location Description: PASEO DEL NORTE NE BETWEEN VENTURA ST NE AND BARSTOW ST NE

Project Number: 1006602

Applicant
Alm Llc

9384 Valley View Dr Nw
Albuquerque NM 87114
897-3366

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

russhugg@survtek.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$45.00
	TOTAL:	**$65.00**

City Of Albuquerque
Treasury Division

1/16/2008 11:09AM LOC: ANNX
WS# 007 TRANS# 0016
RECEIPT# 000928/6-000928//
PERMIT# 2008070027 TRSMSP
Trans Amt $420.00
Conflict Manag. Fee $20.00
DRB Actions $45.00
CK $420.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

01/18/2008 Issued By: PLNSDH

Permit Number: **2008 070 036** **Category Code 910**

Application Number: 08DRB-70036, Epc Approved Sdp For Build Permit

Address:

Location Description: PASEO DEL NORTE NE BETWEEN BARSTOW NW AND VENTURA NE

Project Number: 1006602

Applicant
Alm Llc

7515 Treviso Ne
Albuquerque NM 87113

Agent / Contact
George Rainhart Architects
William Johnson
2325 San Pedro Ne
Albuquerque NM 87110

bjohnson@gra-arch.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	
	TOTAL:	**$20.00**

City of Albuquerque
Treasury Division

/18 2008 2:04P LOC: ANNEX
CS 007 TRANS# 0033
ELECTRONIC 00092992-00092992
PERMIT# 2008070036 TRSMT
Trans Amt $20.00
Conflict Manag. Fee $20.00
CA $20.00
CHANGE $0.00

Have Fun

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

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

APPLICANT: ALM, LLC PHONE: 315-6484
ADDRESS: 2340 MENAUL BLVD NE FAX:
CITY: ALB STATE NM ZIP 87107 E-MAIL:
Proprietary interest in site: OWNERS **List all owners:**

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

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

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

Lot or Tract No. LOTS 13-17, 18A, 19A AND 20A Block: 31 Unit: —
Subdiv/Addn/TBKA: TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES (TBKA VENTURA PLAZA)
Existing Zoning: SU-2/C-1 Proposed zoning: SAME MRGCD Map No —
Zone Atlas page(s): D-20 UPC Code: 102006322248620588
102006322651020594

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 INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of **existing** lots: 8 No. of **proposed** lots: 3 Total area of site (acres): 5.4387
LOCATION OF PROPERTY BY STREETS: On ~~or Near:~~ PASEO DEL NORTE NE
Between: VENTURA ST. NE and BARSTOW ST NE

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

SIGNATURE DATE 1.15.08
(Print) RUSS HUGG Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB-70027	PRE		$ 45.00
08DRB-70028	PBF		$ 355.00
	CMF		$ 20.00
			$
			$
			Total $ 420.00

Hearing date January 30, 2008

1/16/08
Planner signature / date

Project # 1006602

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
N/A 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
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
✓ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

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

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

.

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

RUSS HUGG
Applicant name (print)

1.15.08
Applicant signature / date

Form revised **October 2007**

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

Application case number
08DRB - ____ - 70028
____ - ____ - ____
____ - ____ - ____

1/14/08
Planner signature / date

Project # 1006602

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** (RECORDED PLAT)
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
✓ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

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

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

RUSS HUGG
Applicant name (print)

1.15.08
Applicant signature / date

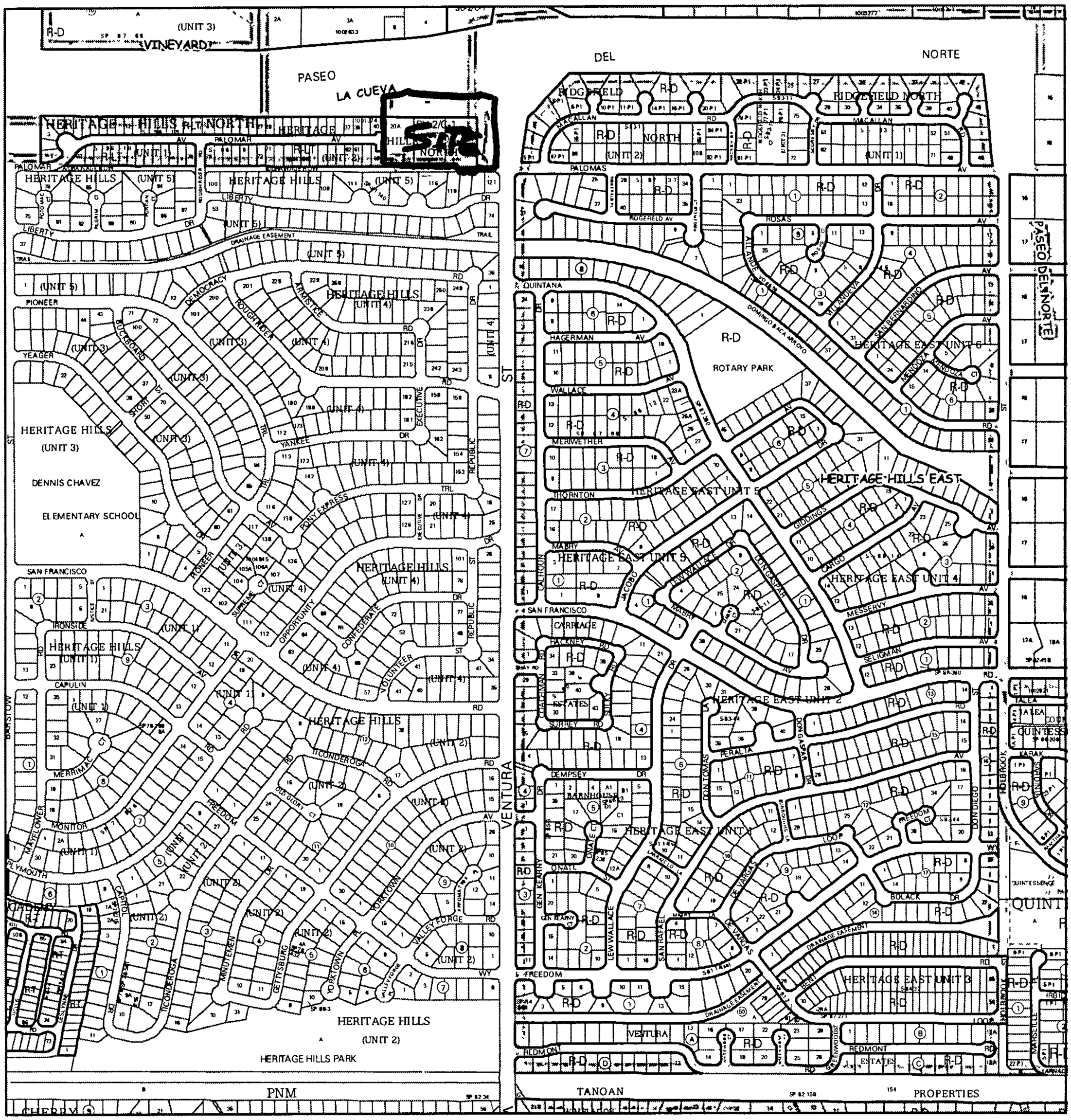
Form revised 4/07

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

Application case numbers
08DRB-____-70027
____-____-____
____-____-____

1/16/08
Planner signature / date

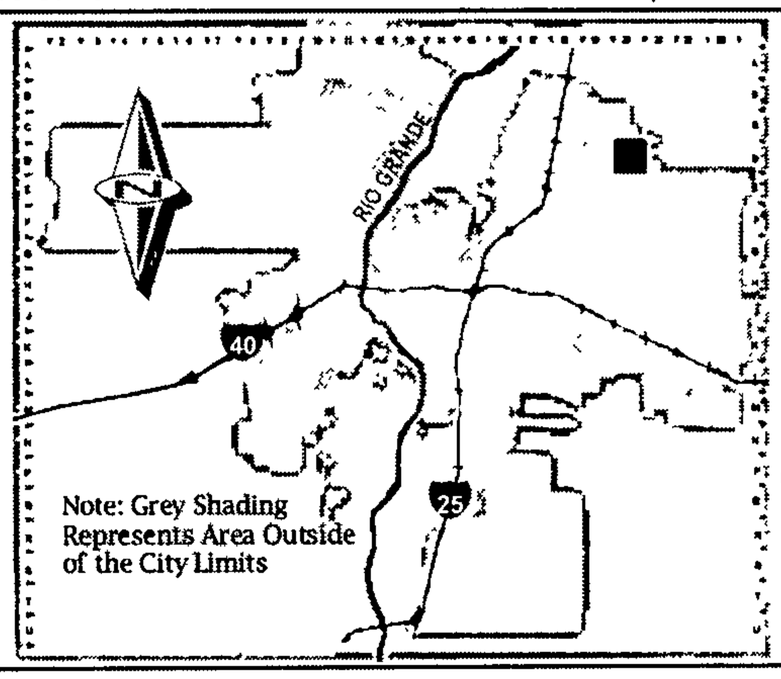
Project # 1006602



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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

D-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

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

January 14, 2008

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

Attention: Andrew Garcia, Chair

RE: Vacation Action and Preliminary/Final Plat approval for Lots 13 thru 17 and all of Lots 18A, 19A and 20A, Block 31, Tract A, Unit A, North Albuquerque Acres (To be known as Ventura Plaza), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page D-20-Z.

Dear Mr. Garcia:

The owner of the above captioned property, ALM, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of a Private Access and Drainage Easement and Preliminary and Final Plat approval for proposed Ventura Plaza.

This plat will show the Vacation of a private access and Drainage easement; create 3 new tracts and grant the necessary public utility easements to serve said tracts.

The existing Private Access and Drainage Easement which is being requested for Vacation is a temporary blanket type easement created by prior plat. New cross easements will be defined by a "Declaration of Covenants, Conditions, Restrictions and Cross Easements" (copy attached)

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

Sincerely,

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

January 14, 2008

Mr. Russ Hugg
Surv-Tek, Inc.
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of ALM, LLC, for DRB submittal of a Vacation Action and Preliminary/Final Plat approval for Lots 13 thru 17 and all of Lots 18A, 19A and 20A, Block 31, Tract A, Unit A, North Albuquerque Acres (To be known as Ventura Plaza), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page D-20-Z

Please call me if you have any further questions.

Sincerely,

ALM, LLC

Adil Rizvi, Managing Member

2340 Menaul Boulevard NE
Albuquerque, New Mexico 87107
Phone: 315-6484

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

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

Interoffice Memorandum

October 30, 2007

Subject: **Albuquerque Archaeological Ordinance—Compliance Documentation**

Project Number(s):
Case Number(s):
Agent: **DAC Enterprises**
Applicant:
Legal Description: **Lots 18-A, 19-A, and 20-A, Block 31, North Albuquerque Acres**
Acreage: **6.5 acres**
Zone Atlas Page: **D-20**

CERTIFICATE OF NO EFFECT: Yes __X__ No ____

CERTIFICATE OF APPROVAL: Yes ____ No ____

SUPPORTING DOCUMENTATION:
A Cultural Resources Survey of a 6.5-Acre Parcel at Paseo del Norte and Ventura Street, Bernalillo County, New Mexico. by TRC Solutions (October 2007; NMCRIS #108008).

SITE VISIT: n/a

RECOMMENDATION(S):

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

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

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND CROSS-EASEMENTS

This Declaration of Covenants, Conditions, Restrictions and Cross-Easements ("Declaration") is made as of the 21 day of September, 2007, by ALM, LLC, a New Mexico limited liability company (hereinafter "Declarant").

PREAMBLE:

A. Declarant is the fee owner of those certain Parcels of real estate described as the southwest corner of Paseo del Norte and Ventura Street in the City of Albuquerque, County of Bernalillo, State of New Mexico, which Parcels are designated "Parcel 1" and "Parcel 2" on Exhibit "A" and more particularly described in Exhibits "B" and "B-1" respectively, which Exhibits are attached hereto and by this reference incorporated herein. Parcel 1 and Parcel 2 are hereinafter collectively referred to as the "Property".

B. Declarant wishes to place certain restrictions upon the Property and to establish cross-easements within the common areas of Parcels 1 and 2 for the mutual benefit of Parcels 1 and 2.

C. This Declaration shall run in perpetuity and is intended to be and shall be construed as covenants running with the land and shall be binding upon Declarant, each Owner, and all other persons acquiring any right, title or interest in and to the Property or any part thereof, and shall inure to the benefit of Declarant and each person who becomes an Owner of any part of the Property, as well as their respective successors-in-interest.

Declarant hereby declares, grants and establishes the following covenants, conditions, restrictions and easements for the mutual benefit of Parcel 1 and Parcel 2.

ARTICLE I

DEFINITIONS

Unless the context otherwise specifies or requires, the terms defined in this Article I shall, for all purposes of this Declaration have the meaning herein specified.

Section 1.01. Common Area. "Common Area" shall mean all of those areas on each Parcel which are not from time to time, and at any applicable time, occupied by buildings. By way of illustration, and not limitation, Common Area shall include all private streets, driveways, areas of ingress and egress, parking areas, service areas, sidewalks and other pedestrian ways, landscape areas and similar amenities designated and maintained for such uses from time to time. Except for the Access Easements granted in Section 2.01 below, the Owner of each Parcel shall have the right to change the Common Area at any time and from time to time, provided access as hereinafter granted is not adversely affected. Common Area shall specifically not include the drive-thru window area of the Walgreens building or any drive-thru window area which exists from time to time on either Parcel.

Section 1.02. Mortgage/Mortgagee. "Mortgage" shall mean a mortgage, deed of trust or other security device affecting all or any portion of or interest in either Parcel 1 or Parcel 2 and which has been recorded in the real property files of Bernalillo County (hereinafter "Official Records") and "Mortgagee" shall mean and refer to the mortgagee, beneficiary or other holder of any of the foregoing instruments, providing the name and address of such mortgagee, beneficiary or other holder shall appear among the aforesaid Official Records.

Section 1.03. Owner. "Owner" shall mean any Person having any fee simple estate in any portion of either Parcel 1 or Parcel 2, excluding any Person who holds such interest as security for the payment of an obligation, but including any Mortgagee or other security holder in actual possession of any portion of the Property by foreclosure or otherwise, and any Person taking title from any such security holder.

Section 1.04. Person. "Person" shall mean artificial persons or legal entities (such as corporations, limited liability companies, partnerships, trusts, etc.) as well as natural persons.

Section 1.05. Walgreen. "Walgreen" shall mean Walgreen Co., an Illinois corporation (or its designated affiliate or assignee), tenant and occupant of Parcel 1.

ARTICLE II

EASEMENTS

Section 2.01. Ingress and Egress. Declarant hereby establishes and grants to the Owner of each Parcel, a perpetual, non-exclusive, reciprocal easement for vehicular and pedestrian ingress to and egress from any and all curb cuts (including any future curb cuts into Paseo del Norte) on Ventura Street through Access Point "A", Access Point "B", and Access Point "C" (all as indicated on Exhibit "A-2" attached hereto and made a part hereof) and over, upon and across the Common Area of both Parcel 1 and Parcel 2 for the benefit of the other Parcel. The easement rights created in this Section 2.01 are collectively referred to as "Access Easements". No Owner of either Parcel shall construct or permit any barrier, fence, wall, building or any other structure of any kind which prevents or materially adversely affects access over the Common Area and/or the Common Access Driveways. Nothing contained herein shall be construed as

a grant by Declarant of any vehicular parking rights in either Parcel 1 or Parcel 2 for the benefit of the other Parcel, and the Owners of each of Parcel 1 and Parcel 2 shall at all times provide sufficient parking on its Parcel or portion thereof to satisfy any and all governmental parking requirements applicable thereto. Additionally, no facility on either Parcel containing a vehicular drive-up or drive-through in which the stopping or standing of motor vehicles in line at a location for dropoff and/or pickup is intended (as, for example, at a restaurant, car wash or bank) shall be assigned, constructed, used or operated in any manner such that motor vehicles in line at such facility stop or stand onto the other Parcel, or otherwise interfere with the normal pattern and flow of pedestrian or vehicular traffic on and across the other Parcel. No change or alteration shall be made to the Common Access Driveway without obtaining the written consent of the Owner of Parcel 1 and Walgreen (for so long as Walgreen shall have a legal interest in Parcel 1).

Section 2.02. Utilities. Declarant hereby establishes and grants for the benefit of each Parcel and the Owners thereof and their successors and assigns and their lessees a perpetual, non-exclusive, reciprocal underground (or, with respect to easements on Parcel 2, above-ground to the extent required by a utility provider) easement across the Common Areas of each respective Parcel as such are maintained from time to time, for the purpose of installing, maintaining, operating, repairing, replacing and renewing any and all utility lines and related facilities, including without limitation, electricity, water, gas, sewer, telephone, cable television and storm drains. No such utilities shall be located within any building footprint, or encroach upon any permanent improvements located on the Property from time to time, and all such easements, shall (if practical)

be located along perimeters or boundary lines of the Property, but in any event shall be situated so as to minimize damage, dimunition in value or other negative impacts, upon the burdened Property or Common Areas. The utility easements granted hereby are solely for the purposes set forth above, provided, however, that in using the easements granted hereby, any Owner who goes, or causes its agent or any utility company to go, upon any other Owner's property or Common Area shall (i) give the other Owner at least thirty (30) days prior written notice together with a drawing of any proposed installation or relocation of any utility line; (ii) cause such use of its utility easement to be conducted in a manner which, under the circumstances, is the least disruptive to the other Owner, its tenants, and the customers and invitees of each of them, including not conducting such work during the two week before and after Easter, Halloween and Christmas; (iii) cause such use to be completed with due regard for the safety of all persons coming onto such Property or Common Area, and (iv) cause, at its expense, any damage to the other Owner's or its tenant's improvements (including without limitation, pavement) to be promptly repaired and restored as near as practicable to the prior condition of such improvement. Each such Owner shall be liable to such other Owner and tenants for any breach of the foregoing obligations, and each such Owner shall indemnify such other Owner and tenants and hold such other Owner and tenants free, clear and harmless from any and all claims, actions, demands, causes of action, costs and expenses whatsoever (including attorneys' fees and court costs) for any personal injury or property damage arising from or as a result of such Owner's use of a utility easement upon such other Owner's Property or Common Area.

Section 2.03. Drainage. Declarant hereby establishes and grants for the benefit of each Parcel and the Owners thereof and their successors and assigns and their lessees, a perpetual drainage easement over, upon, under and across the Common Area of each Parcel for the benefit of the other Parcel, for the purposes of drainage of storm and surface water. The foregoing shall not permit either Parcel to store stormwater on the other Parcel.

Section 2.04. The Owner of Parcel 2 shall at no time construct any building(s) or any permanent improvement (other than parking, landscaping, signage, and sidewalk) in the area indicated as the "No-Build Area" on the attached Exhibit "A-1".

ARTICLE III

RESTRICTIONS

Section 3.01. Walgreen Exclusive. So long as Walgreen has an interest of any kind in Parcel 1, no portion of Parcel 2 shall be used for (i) the operation of a drug store or a so-called prescription pharmacy or prescription ordering, processing or delivery facility, whether or not a pharmacist is present at such facility, or for any other purpose requiring a qualified pharmacist or other person authorized by law to dispense medicinal drugs, directly or indirectly, for a fee or remuneration of any kind; (ii) the operation of a medical diagnostic lab or the provision of treatment services (other than as part of a medical, dental, physician, surgical or chiropractic office[s], which office[s] shall not be restricted by this subsection [ii]); (iii) the sale of so-called health and beauty aids or drug sundries (except that the incidental sale of said items in an area which does not exceed one hundred square feet {100 S.F.} of floor area within a business on Parcel 2 shall be permitted); (iv) the operation of a business in which photofinishing services (including,

without limitation, digital photographic processing or printing, or the sale of any other imaging services, processes or goods) or photographic film are offered for sale (except that the incidental sale of said items in an area which does not exceed one hundred square feet {100 S.F.} of floor area within a business on Parcel 2 shall be permitted); (v) the operation of a business in which greeting cards or gift wrap are offered for sale (except that the incidental sale of said items in an area which does not exceed one hundred square feet {100 S.F.} of floor area within a business on Parcel 2 shall be permitted and, additionally, this restriction shall not be applicable to any Hastings, Borders, Barnes and Noble, or comparable type of multimedia store operating on Parcel 2); and (vi) the operation of a business in which prepackaged food items for off premises consumption are offered for sale (provided, however, this food restriction shall not apply to a restaurant, bakery, caterer, delicatessen, butcher, fruit or vegetable store [but in no event shall a convenience store be permitted]).

Notwithstanding the foregoing, if Walgreen, as occupant of Parcel 1, closes its store on Parcel 1 to the public for six (6) months or more, then the foregoing exclusive use restriction shall terminate, except in the event that Walgreen discontinues business as a result of fire, other casualty or other cause beyond Walgreen's control so long as Walgreen reopens its business within ninety (90) days after its store has been restored or the cause for such discontinuance has ceased. In no event shall said restriction terminate in the event that Walgreen or its successor discontinues business and an assignee or sublessee of Walgreen or its successor commences business operations in the Walgreen's building on Parcel 1 within six (6) months after taking possession of the

premises, selling any such item or items so restricted as a material part of such assignee's or sublessee's business.

ARTICLE IV

GENERAL

Section 4.01. Notices. All notices required to be given pursuant to the provisions of this Declaration shall be in writing and delivered in accordance with the following accepted forms of delivery: (a) hand delivery with a signature and date to verify receipt; (b) via Federal Express (or similar over-night carrier) for priority over-night delivery; (c) United States Postal Service postage prepaid, by Certified or Registered Mail, return receipt requested; or (d) via facsimile (together with a copy sent by regular United States class mail) to:

If to Declarant: ALM, LLC
c/o Adil Rizvi
7515 Treviso Court NE
Albuquerque, NM 87113

If to any other Owner or occupant: To such address as such Owner or occupant shall designate in writing to Declarant, or to the Owner's or occupant's address in the Property, if no other address is designated;

or to such address as is thereafter provided by the parties hereto. If written notice is hand delivered it shall be deemed received upon delivery. If written notice is sent via Federal Express, it shall be deemed received the next business day. If written notice is mailed via United States Certified or Registered Mail, it shall be deemed received upon the earlier of actual receipt or on the third business day following the date of mailing. If written notice is sent via facsimile, it shall be deemed received upon transmission when

successful transmission has been confirmed by a printed confirmation sheet. In addition, all notices sent by facsimile shall also be mailed via regular United States Mail. For so long as Walgreen shall occupy premises on or have an interest in Parcel 1, a copy of all notices required to be given pursuant to the provisions of this Declaration shall be delivered as follows:

TO: Walgreen Co.
104 Wilmot Road
Deerfield, IL 60015
ATTN: Law Department

With a duplicate to the Walgreen premises on Parcel 1 or to such other address(es) as provided by Walgreen from time to time.

Section 4.02. Maintenance. Each Owner shall at all times maintain its portion of the Property and all improvements thereon in a safe, clean, neat, attractive and sanitary condition as appropriate for a first-class commercial property, and in all respects in compliance with all governmental zoning, health, fire and police requirements. By way of illustration and not limitation, such maintenance shall include (i) maintaining the surfaces of all driveways and parking areas of its portion of the Property in a level, smooth and evenly covered condition with asphalt pavement or similarly appropriate surfacing material; (ii) planting, weeding, irrigating, pruning and otherwise maintaining landscaping on all of its portions of the Property which are not covered by a structure or paving; (iii) re-painting, cleaning and repairing the exterior of all buildings and other improvements on a regular basis; (iv) removing all trash, refuse, papers and debris; (v) placing and keeping in repair and replacing as necessary directional signs, markers, lines and striping; and (vi) operating, keeping in repair and replacing as necessary such

artificial lighting facilities as shall be reasonably required for the safe and attractive condition of its portion of the Property.

Section 4.03. Taxes. As to any portion of the Property, it is intended that all real estate taxes and assessments by public authority relating to said land and improvements thereon or the ownership thereof, shall be paid prior to delinquency by the respective Owner thereof.

Section 4.04. Default. This Declaration shall create privity of contract and estate with and among all grantees of all or any part of the Property and their respective heirs, executors, administrators, successors and assigns. In the event of a breach, or attempted or threatened breach by any Owner of any part of the Property, in any of the terms, covenants, and conditions hereof, any one or all such other Owners of any part of the Property shall be entitled forthwith to full and adequate relief by injunction and all such other available legal and equitable remedies from the consequences of such breach. In addition to all other remedies available at law or in equity, upon the failure of a defaulting party to cure a breach of this Agreement within thirty (30) days following written notice thereof by another party (unless, with respect to any such breach the nature of which cannot reasonably be cured within such (thirty) 30-day period, the defaulting party commences such cure within such (thirty) 30-day period and thereafter diligently pursues such cure to completion) the non-defaulting party or parties shall have the right to perform such obligation contained in this Declaration on behalf of such defaulting party and be reimbursed by such defaulting party, upon demand, for the reasonable costs incurred in the course of curing such default together with interest thereon at the prime rate for Bank One (or any successor institution) plus two percent

(2%) (not to exceed the maximum rate of interest allowed by law). The remedies permitted at law or equity of any one or all such Owners specified herein shall be cumulative as to each and as to all. Notwithstanding anything to the contrary contained herein, so long as Walgreen (or any affiliate of Walgreen) has any interest in Parcel 1, Walgreen may (after giving only such notice as is reasonable under the circumstances) immediately take such action as is reasonably necessary to remove any impairment to the Common Access Driveway.

Section 4.05. Insurance. Each Owner shall maintain at all times insurance against claims for personal injury or property damage in an amount not less than $2,000,000.00 with respect to all personal injuries suffered in an accident, and $500,000.00 with respect to property damage. Upon request, annually each Owner shall provide the other with a certificate of insurance, evidencing the existence of a valid policy of insurance in conformity with the above specifications. Notwithstanding the foregoing, for so long as a tenant or any Owner of a Parcel has a net worth in excess of Three Hundred Million Dollars ($300,000,000.00), any insurance required hereunder to be carried by the Owner of such Parcel may, at such tenant's or such Owner's option, be carried by such tenant or such owner under an insurance policy(ies), self-insurance or pursuant to a master policy of insurance or so-called blanket policy of insurance covering other locations of such tenant or its corporate affiliates or such Owner or any combination thereof, and evidence of such coverage may be provided by a certificate of insurance.

Section 4.06. Covenants Running With The Land. The easements and covenants established by this Declaration shall run in perpetuity and are intended to be and shall

be construed as covenants running with the land, binding upon, and inuring to the benefit of and enforceable by the Declarant and all subsequent Owners of the Property or any part thereof, provided however, that nothing contained herein shall be construed as a grant for the benefit of any other Owner of any right or easement in any part of its property for parking purposes. If during the existence of this Declaration, an Owner of all or any part of the Property shall sell or transfer or otherwise terminate its interest as Owner, then from and after the effective date of such sale, transfer, or termination of interest, such party shall be released and discharged from any and all obligations, responsibilities and liabilities under this Declaration as to the parts sold or transferred provided that the transferee assumes all of said obligations, responsibilities and liabilities, except those obligations, responsibilities and liabilities (if any) which have already accrued as of such date, and any such transferee by the acceptance of the transfer of such interest shall thereupon become subject to the covenants contained herein to the same extent as if such transferee were originally a party hereto. The covenants and easements established hereby are not intended and shall not be construed as a dedication of such rights in the Property for public use, and this Declaration shall not be deemed to vest any rights in any customers, invitees or the public at large, but are solely for the benefit of the Owners of the Property and their lessees, customers and invitees to the extent heretofore established. For so long as Walgreen shall occupy premises on or have an interest in Parcel 1, in the event of a breach or attempted or threatened breach of any of the terms, covenants and conditions of this Declaration, Walgreen shall have the right to pursue directly any and all remedies

therefore available at law or in equity, specifically including, but not limited to injunctive relief.

Section 4.07. Attorneys Fees. In the event any Owner (or Walgreen as the case may be) is required to enforce the provisions hereof through judicial proceedings, the prevailing party shall be entitled to reasonable attorneys fees and court costs from the non-prevailing party.

Section 4.08. Estoppel Certificates. Any Owner of either Parcel 1 or Parcel 2 shall execute and deliver to any other Owner or its Mortgagee within fifteen (15) days from receipt of such other Owner's request from time to time, an estoppel certificate, in a form reasonably acceptable to the Owner to whom such request is made, which certificate shall include information as to any modification of this Declaration and to the best knowledge of the Owner to whom such request is made, whether or not the requesting Owner is in Default of this Declaration.

Section 4.09. Effective Date. The covenants, conditions, restrictions and cross-easements contained herein shall be effective commencing on the date of recordation of this Declaration in the Official Records and may be modified, amended or canceled by recordation in the Official Records of a writing executed by the fee Owners of a majority of the land area of the Property at the time of such modification, amendment or cancellation (and Walgreen, so long as it occupies Parcel 1 or has an interest therein).

Section 4.10. Severability. Each provision of this Declaration and the application thereof to Parcels 1 and 2 are hereby declared to be independent of and severable from the remainder of this Declaration. If any provision contained herein shall be held to be

invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Declaration.

Section 4.11. Waiver. No waiver of any default of any obligation by any Owner of all or a part of the Property shall be implied from any omission by the other Owner or Owners to take any action with respect to such default.

Section 4.12. Relationship of the Owners. Nothing in this Declaration shall be deemed or construed by any party or by any third person to create the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the parties.

Section 4.13. Jurisdiction. The laws of the State of New Mexico shall govern the interpretation, validity, performance and enforcement of this Declaration.

Section 4.14. Subdivision. Nothing contained herein shall be construed as limiting the right of the Owners of Parcel 1 and Parcel 2 to subdivide and/or sell all or any portion of Parcel 1 or Parcel 2 to third parties, so long as any third party assumes the rights and obligations established hereunder.

Section 4.15. Legal Descriptions. In the event the validity or enforceability of any provision of this Declaration is held to be dependent upon the existence of a specific legal description, the Owners of Parcel 1 and Parcel 2 or any portion thereof, shall agree to promptly cause such legal description to be prepared and made a part hereof.

ARTICLE V

GRANTEE'S COVENANT

Each grantee, tenant or other person in interest, accepting either a deed or any other interest in either Parcel 1 or Parcel 2, whether or not the same incorporates or refers to

this Declaration, covenants for himself, his heirs, successors and assigns to observe, perform and be bound by this Declaration and to incorporate this Declaration by reference in any deed or other document of conveyance of all or any portion of its interest in any real property subject hereto.

EXECUTED as of the date first above written.

"DECLARANT"

ALM, LLC
a New Mexico limited liability company

By: _____
Managing Member

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 31st day of September, 2007, by Asit Kiev, of AJM, LLC, a New Mexico limited liability company, on behalf of said limited liability company.

OFFICIAL SEAL
ERIN M. CANDELARIA
Notary Public
State of New Mexico
My Commission Expires 03-21-10

SWC Paseo / Ventura
Albuquerque, NM
DHP 05/29/07; 07/13/07; 07/19/07; 09/10/07

Exhibit A to Declaration of Covenants, Conditions, Restrictions and Cross-easements for the SWC Paseo Del Norte / Ventura: Albuquerque, NM

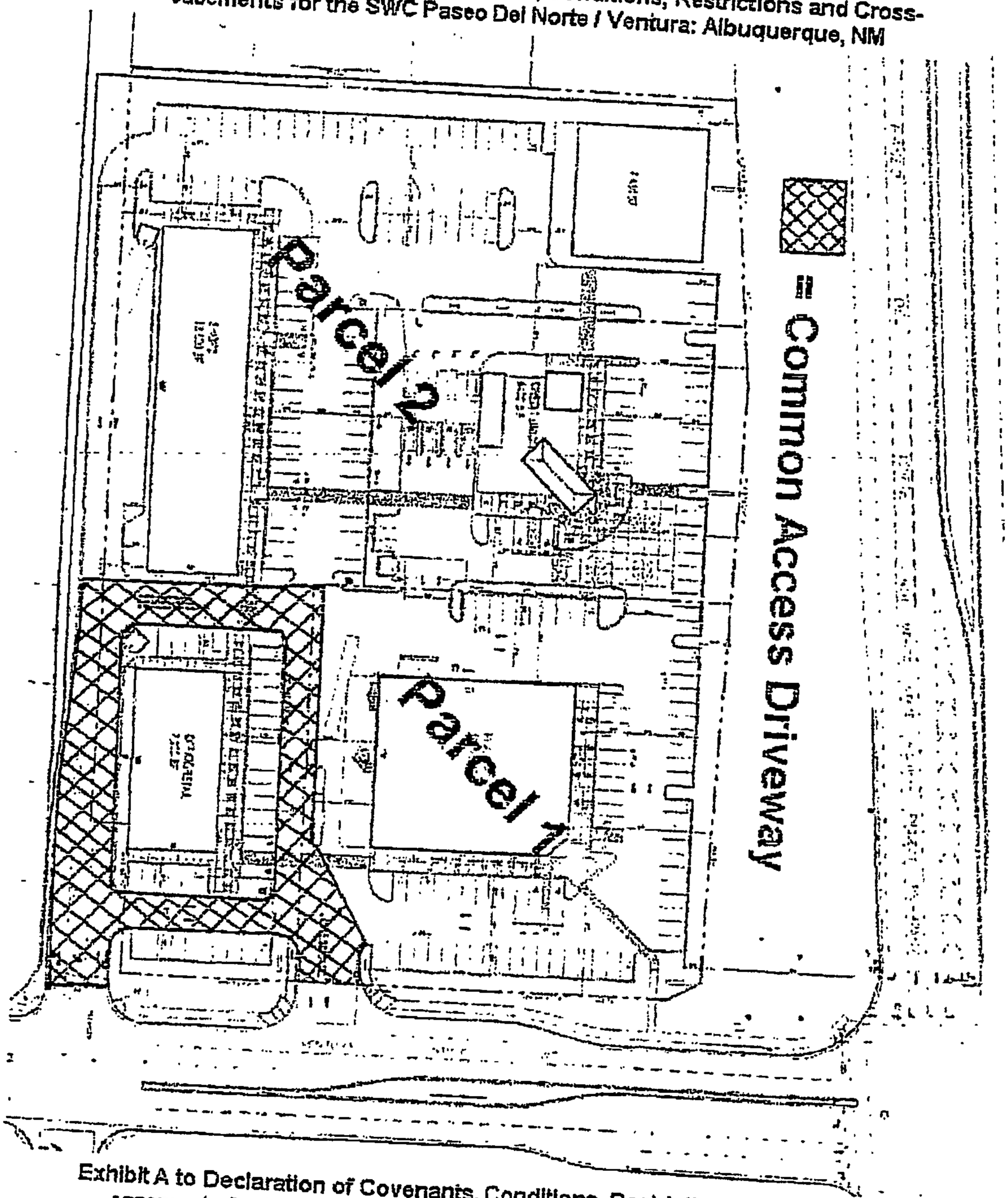


Exhibit A to Declaration of Covenants, Conditions, Restrictions and Cross-easements for the SWC Paseo Del Norte / Ventura: Albuquerque, NM

Exhibit A-1 to Declaration of Covenants, Conditions, Restrictions and Cross-easements for the SWC Paseo Del Norte / Ventura: Albuquerque, NM

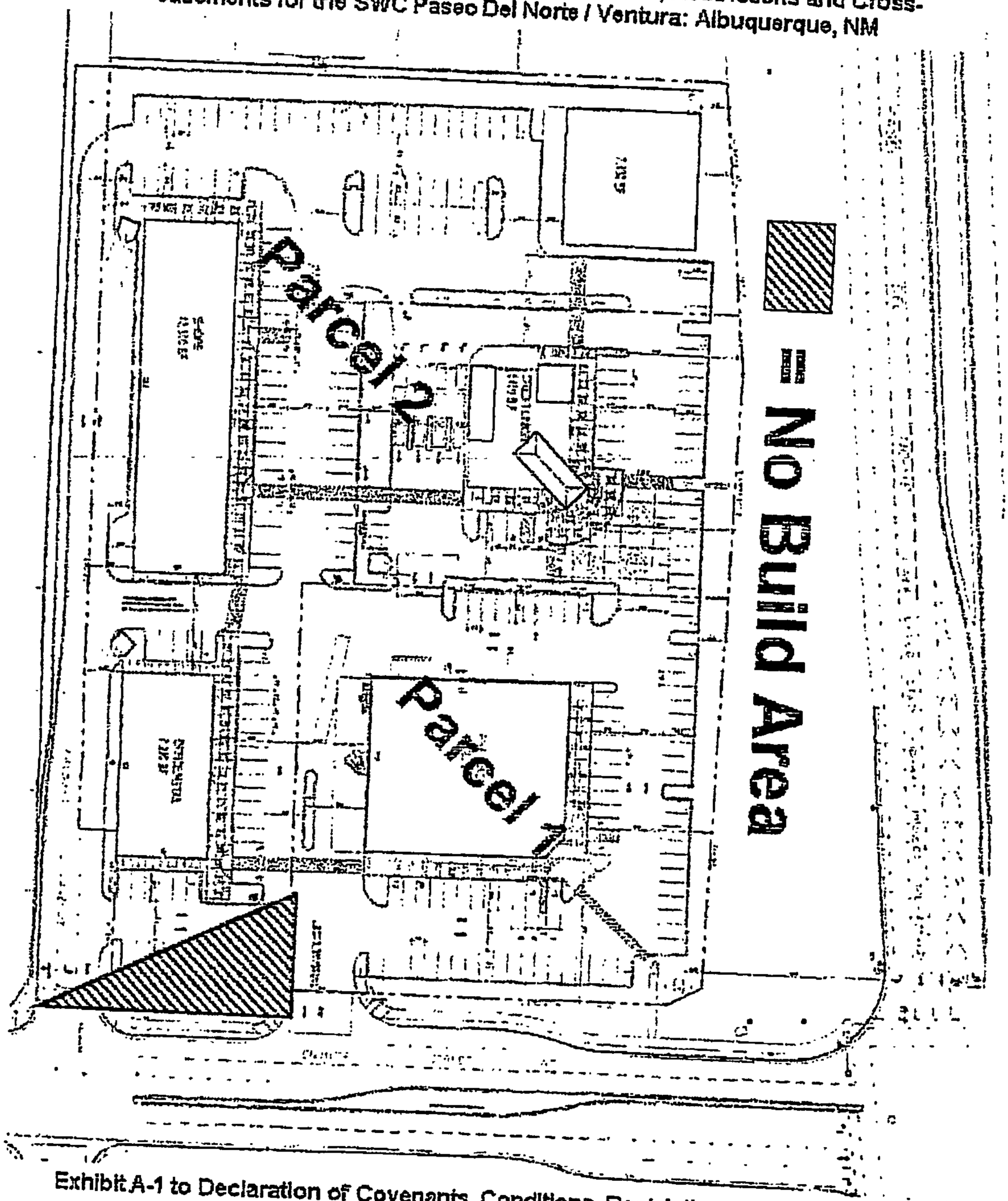


Exhibit A-1 to Declaration of Covenants, Conditions, Restrictions and Cross-easements for the SWC Paseo Del Norte / Ventura: Albuquerque, NM

Exhibit A-2 to Declaration of Covenants, Conditions, Restrictions and Cross-easements for the SWC Paseo Del Norte / Ventura: Albuquerque, NM

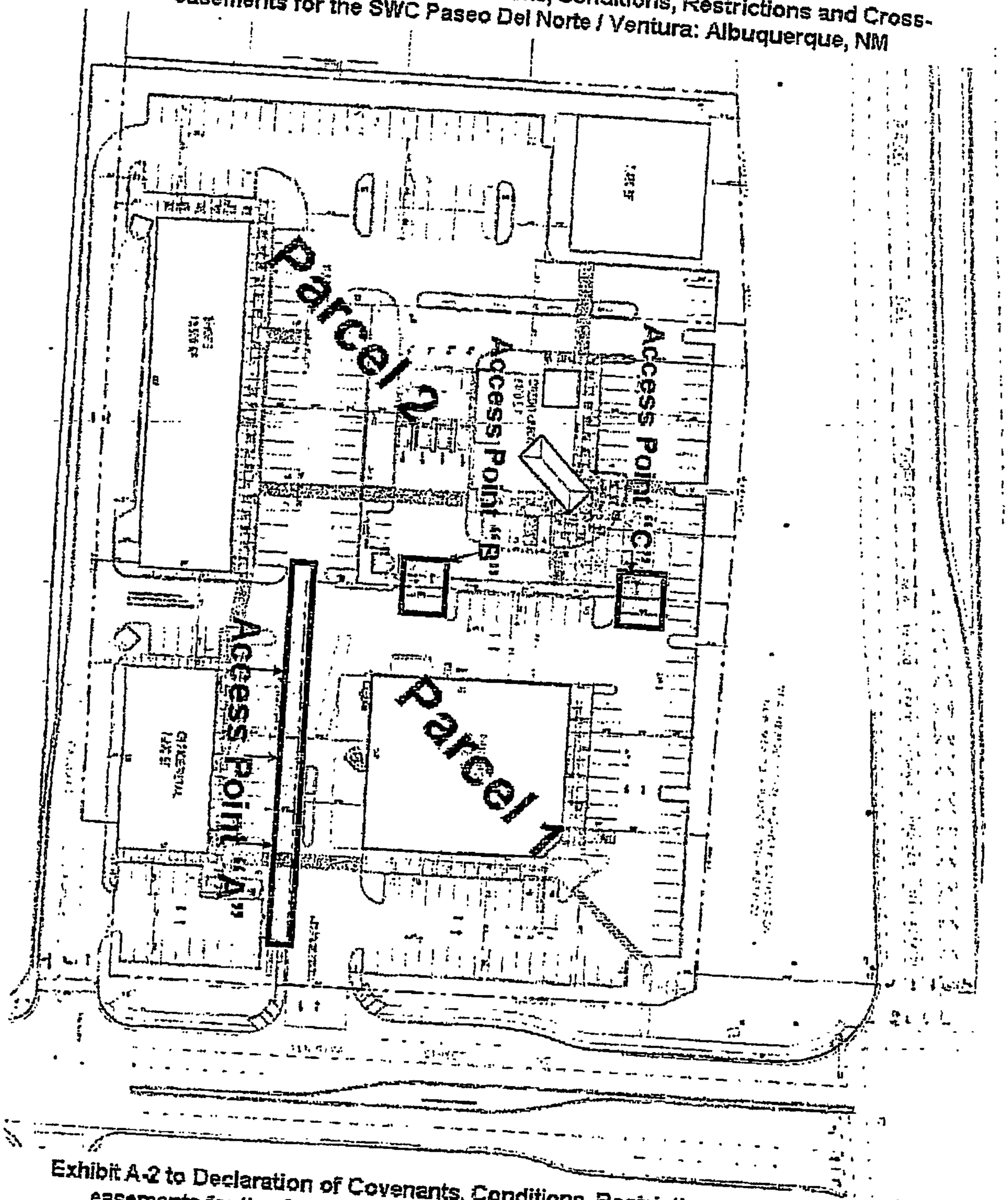


Exhibit A-2 to Declaration of Covenants, Conditions, Restrictions and Cross-easements for the SWC Paseo Del Norte / Ventura: Albuquerque, NM

Exhibit "B-1"

Legal Description of Parcel 1

That certain tract of land lying and situate within the Elena Gallagos Grant in projected Section 20, Township 11 North, Range 4 East, City of Albuquerque, Bernalillo County, New Mexico, being and comprising the following:

A Northerly portion of Lot numbered 18A and minor Easterly portion of Lot numbered 19A in Block numbered 31 of North Albuquerque Acres, Tract A, Unit A, Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 11, 1996, in Plat Book 96C, page 431.

TOGETHER WITH:

The remaining Southerly portions of Lots numbered Fifteen (15) and Sixteen (16); a minor Easterly portion of Lot numbered Fourteen (14) and the Northerly portion of numbered Seventeen (17), Block 31, North Albuquerque Acres, Tract A, Unit A, as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 1937 in Volume D, Folio 133, said remaining portions acquired by the New Mexico State Highway and Transportation Department as Right of Way under New Mexico Project Number TPU-4054(2), with said tracts to be possibly sold as excess right of way, said tract being more particularly described as follows:

BEGINNING at a point in the Easterly line of the tract herein described (a 1/3" rebar and cap stamped "L.S. 11993" found in place) a point on the Westerly present day right of way line of Ventura Street N.W., New Mexico Project TPU-4054(2) whence the Albuquerque Control Survey Monument "5-D21" bears S 52° 40' 18" E, 3503.70 feet distant; Thence,

S 00° 14' 02" W , 121.05 feet along said Westerly present day right of way line of Ventura Street N.W., New Mexico Project TPU-4054(2) to the Southeast corner of the tract herein described (a 5/8" rebar and cap stamped "LS 9750" set); Thence,

S 90° 00' 00" W , 262.73 feet to the Southwest corner of the tract herein described (a 5/8" rebar and cap stamped "LS 9750" set); Thence,

Exhibit "B-2"

Legal Description of Parcel 2

That certain tract of land lying and situate within the Elena Gallegos Grant in projected Section 20, Township 11 North, Range 4 East, City of Albuquerque, Bernalillo County, New Mexico, being and comprising the following:

All of Lot numbered 20A, the majority portion of numbered 19A and a Southerly portion of Lot numbered 18A in Block numbered 31 of North Albuquerque Acres, Tract A, Unit A, Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 11, 1996, in Plat Book 96C, page 431.

TOGETHER WITH:

The remaining Southerly portions of Lots numbered thirteen (13) and Fourteen (14)and a Southerly portion of Lot Seventeen (17), Block 31, North Albuquerque Acres, Tract A, Unit A, as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 1927 in Volume D, Folio 139, said remaining portions acquired by the New Mexico State Highway and Transportation Department as Right of Way under New Mexico Project Number TPU-4054(3), with said tracts to be possibly sold as excess right of way, said tract being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 13 (a concrete nail and brass disc stamped "L.S. 9750" set) said point also being the Northwest corner of said Lot 20A and a point on the South present day right of way line of Paseo Del Norte, New Mexico Project TPU-4054(3) whence the Albuquerque Control Survey Monument "S-D21" bears S 57° 47' 43" E, 3993.33 feet distant; thence,

N 00° 16' 59" E , 133.02 feet to the Northwest corner of the tract herein described (a 1/2" rebar and cap stamped "PS 11993" found in place); thence,

N 84° 43' 30" E , 187.12 feet to an angle point (a 1/2" rebar and cap stamped "PS 11993" found in place); thence,

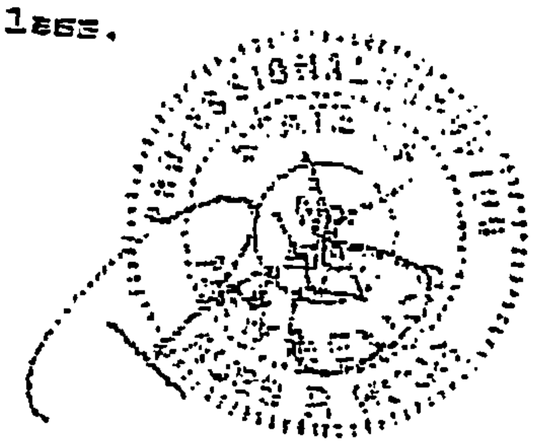
S 88° 13' 21" E , 141.77 feet to the Northeast corner of the tract herein described (a 5/8" rebar and cap stamped "LS 9750" set); thence,

Exhibit "B-2"

Legal Description of Parcel 2

S 00° 00' 00" W ,	370.58 feet to a point (a 5/8" rebar and cap stamped "LS 9750" set); thence,
W 90° 00' 00" E ,	262.73 feet to a point on the Westerly present day right of way line of Ventura Street N.W., New Mexico Project NHM-4054(3); thence,
S 00° 18' 02" W ,	113.91 feet to an angle point on the Southerly line of said Lot 17 (a 1/2" rebar and cap stamped "PS 11993" found in place); thence,
N 89° 36' 00" W ,	97.98 feet to the Southwest corner of said Lot 17 (a 1/2" rebar and cap stamped "PS 11993" found in place); thence,
S 01° 05' 11" W ,	23.03 feet to the Southeast corner of said Lot 12A (a 5/8" rebar and cap stamped "LS 9750" set); Thence,
N 89° 38' 22" W ,	494.54 feet to the Southwest corner of said Lot 20A (a concrete nail and brass disc stamped "LS 9750" set); thence,
N 00° 13' 48" E,	358.84 feet to the point of beginning of the tract herein described,

Said tract contains 5.5310 acres, more or less.



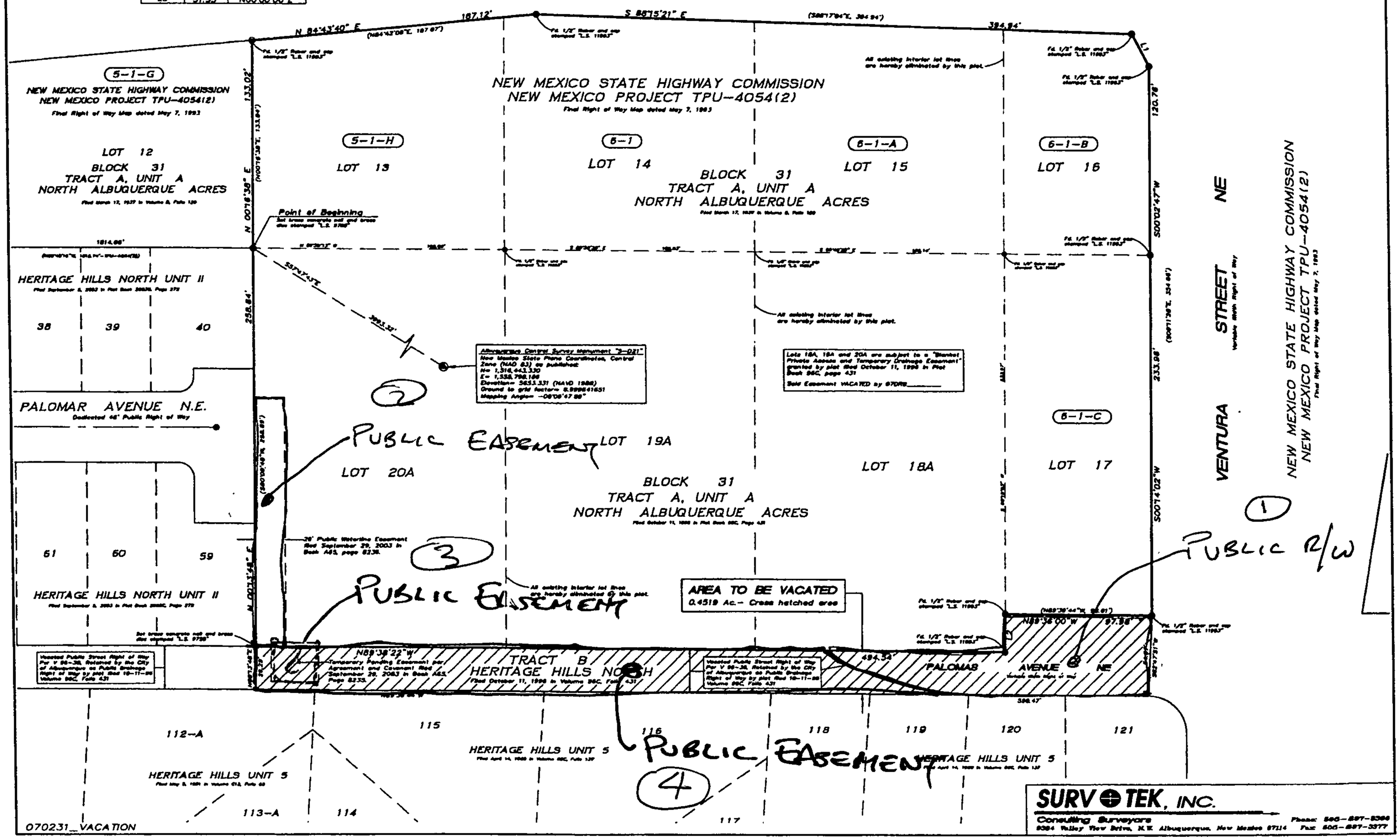
VACATION EXHIBIT

PORTION OF TRACT B, HERITAGE HILLS NORTH
AND A PORTION OF PALOMAS AVENUE N.E.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2008

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.91'	S28°06'31"E
L2	25.03'	S01°05'11"W
L3	31.33'	N00°00'00"E



070231_VACATION

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.E. Albuquerque, New Mexico 87114
Phone: 505-897-5366
Fax: 505-897-3377

VACATION EXHIBIT

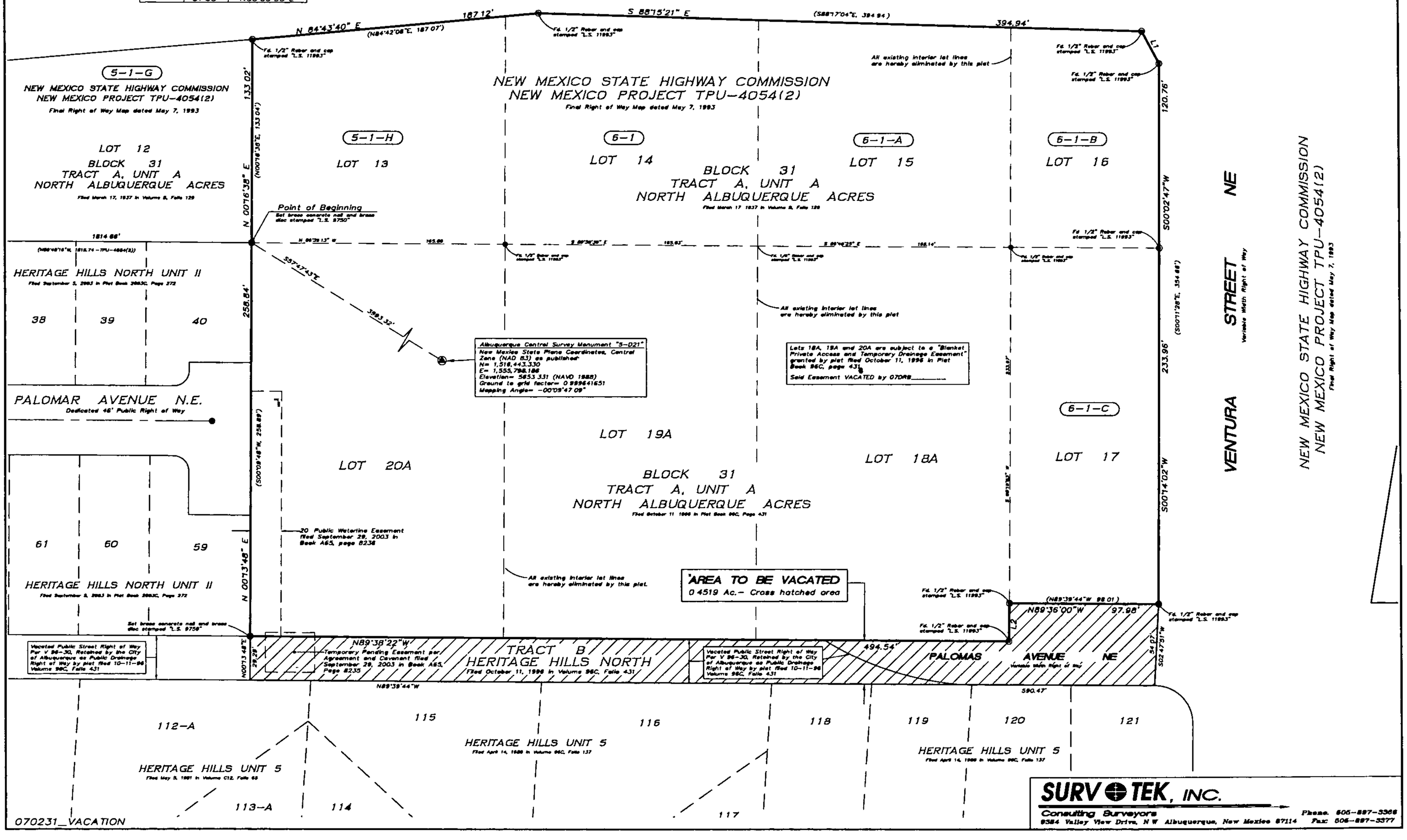
PORTION OF TRACT B, HERITAGE HILLS NORTH AND A PORTION OF PALOMAS AVENUE N.E.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2008

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.91'	S28°06'31"E
L2	25.03'	S01°05'11"W
L3	31.33'	N00°00'00"E



070231_VACATION

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377

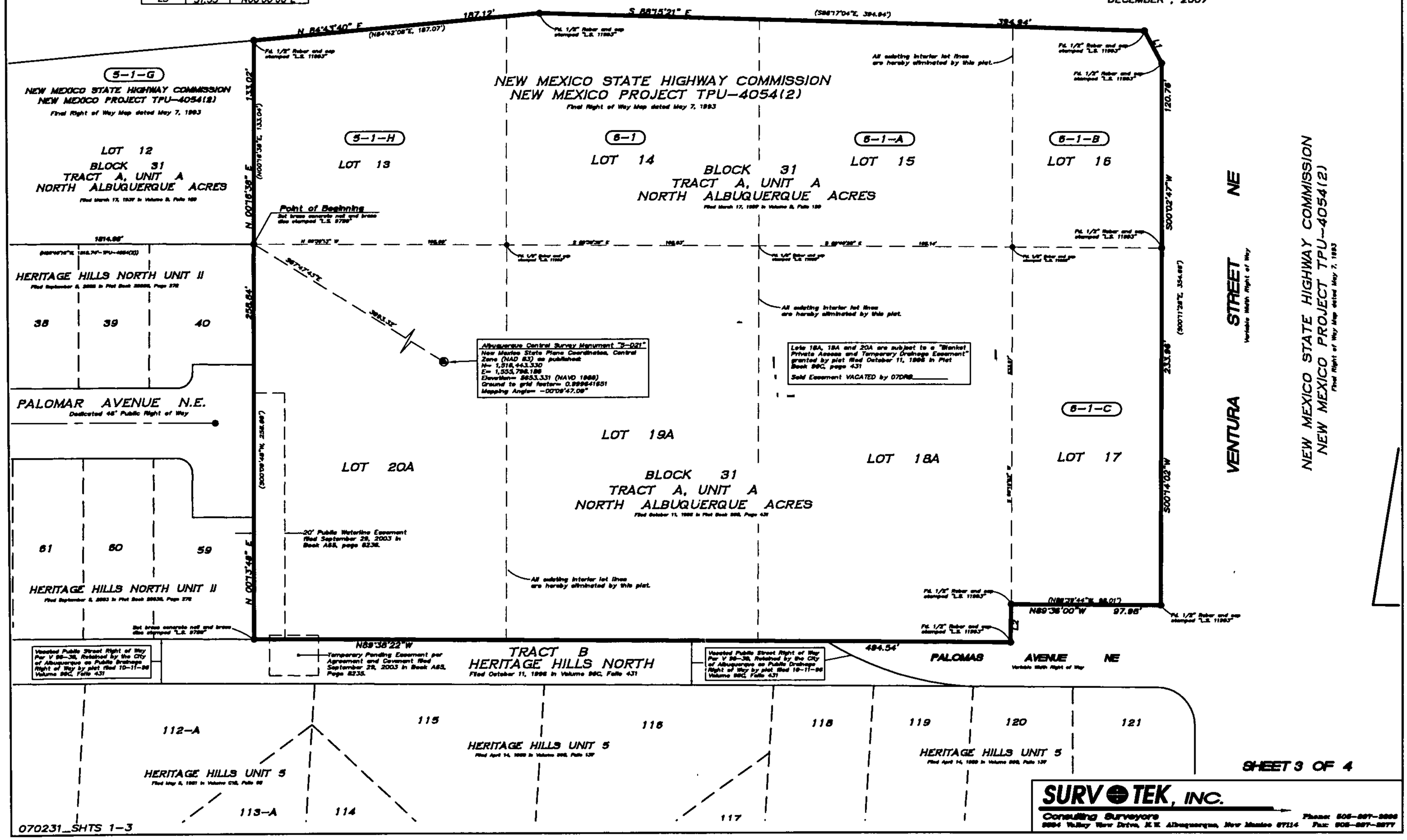
VACATION EXHIBIT

PARCELS A, B AND C
VENTURA PLAZA

(BEING A REPLAT OF PORTIONS OF LOTS 13 THRU 17 AND ALL OF LOTS 18A, 19A AND 20A, BLOCK 31, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES)
WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 20, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2007

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.91'	S28°06'31"E
L2	25.03'	S01°05'11"W
L3	31.33'	N00°00'00"E



SHEET 3 OF 4

SURVTEK, INC.
Consulting Surveyors
9884 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3886
Fax: 505-897-3877

070231_SHTS 1-3

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 2, 2008

Project# 1006602
09DRB-70347 VACATION OF PUBLIC UTILITY EASEMENT

BOHANNAN HUSTON INC agent(s) for DOUGLAS H PETERSON request(s) the referenced/above action(s) for all or a portion of **PARCEL A, VENTURA PLAZA** zoned SU-2/C-1, located on the southwest corner of PASEO DEL NORTE NE and VENTURA AVE NE containing approximately 3.28 acre(s). (D-20)

AMAFCA

No comment.

COG

MRCOG staff have no comment on this development application. Ventura St has a functional classification of urban minor arterial.

TRANSIT

Adjacent and nearby routes
Route #2, Eubank commuter route, passes the site on Ventura .

Adjacent bus stops
None-There is an existing bus stop with LAMAR shelter adjacent to the property serving the southbound Eubank route.

Site plan requirements
None

Large site TDM suggestions
None.

Other information
None.

ZONING ENFORCEMENT

No comment.

NEIGHBORHOOD COORDINATION

Letters sent to: **Heritage East Assoc. of Residents (R)**
Heritage Hills NA (R)
Vineyard Estates NA (R)

APS

No comment.

POLICE DEPARTMENT

FIRE DEPARTMENT

No comment.
PNM ELECTRIC & GAS No comment.
COMCAST No comment.
QWEST Concerning the subject case number(s), Qwest has no objection to the vacation of the public utility easement(s) as submitted. Prior to any final plat approval, we will need a copy for review.
ENVIRONMENTAL HEALTH No comment.
M.R.G.C.D No Adverse Comments.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER The Hydrology section has no objection to the vacation request.
TRANSPORTATION DEVELOPMENT No objection to vacation request.
PARKS AND RECREATION
ABCWUA
PLANNING DEPARTMENT 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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): GEORGE RAINHART ARCHITECT + ASSOCIATES PHONE: (505) 884-9110
ADDRESS: 2325 SAN PEDRO NE. SUITE 2-B FAX: (505) 837-9877
CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL:

APPLICANT: ALM, LLC PHONE:
ADDRESS: 7515 TREVISO NE FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL:
Proprietary interest in site: List all owners: ADK ZIZVI

DESCRIPTION OF REQUEST: DRB APPROVAL SDP FOR SUBDIVISION
SDP FOR BUILDING PERMIT

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

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

Lot or Tract No. 13-17, 18A, 19A, 20A TRACT A Block: 31 Unit: A
Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
Existing Zoning: SU-2 / C-1 Proposed zoning: MRGCD Map No
Zone Atlas page(s): D 20 UPC Code: 102006322248620588

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 #1006602

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 3 No. of **proposed** lots: Total area of site (acres): 5.44
LOCATION OF PROPERTY BY STREETS: On or Near: PASEO DEL NORTE NE
Between: BARSTOW NE and VENTURA NE

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

SIGNATURE DATE 1/18/08
(Print) JONATHAN STERN Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB-70036	SBP	P(3)	$ 0
08DRB-70037	SDPS	P(3)	$ 0
	CMF		$ 20.00
			$
			$
			Total $ 20.00

Hearing date 01/30/08

Sandy Handley 01/18/08
Planner signature / date

Project # 10006602

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)**

X 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
X Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Solid Waste Management Department signature on Site Plan for Building Permit
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
X Infrastructure List, if relevant to the site plan
X Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
X 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.

JONATHAN STERN
Applicant name (print)

1/18/08
Applicant signature / date

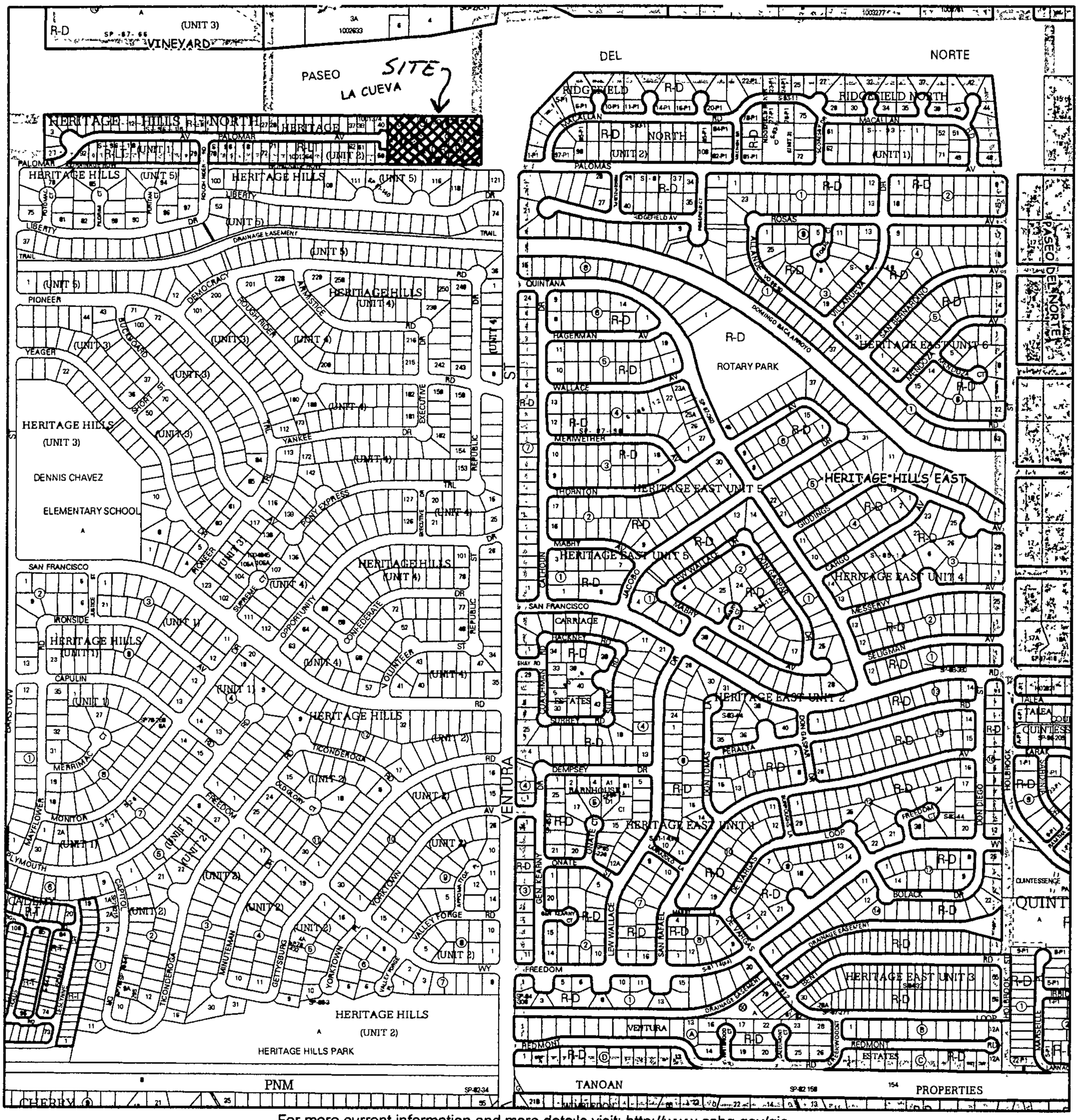
Form revised **October 2007**

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

Application case numbers
08DRB-_____-70036
08DRB-_____-70037
_____-_____-_____

Sandy Handley 01/18/08
Planner signature / date

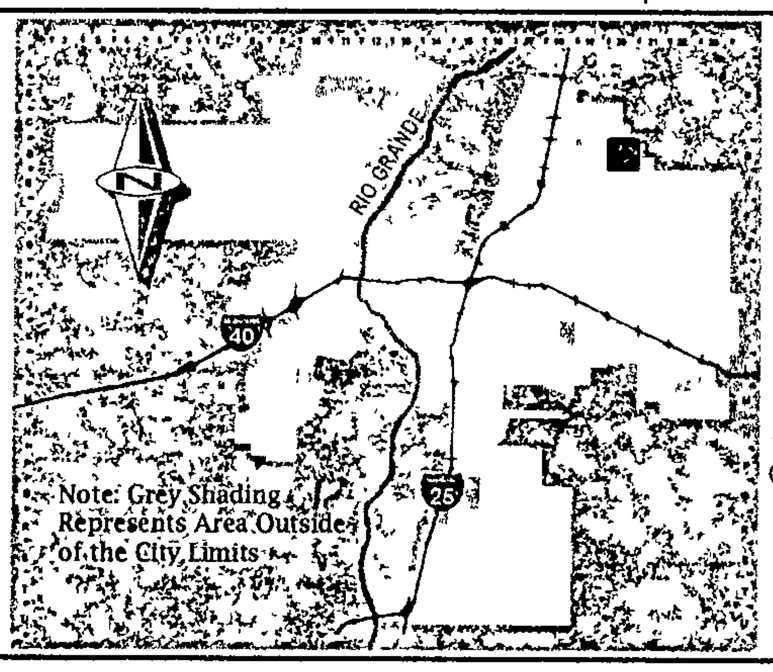
Project # 1006602



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

Albuquerque Geographic Information System

Map amended through: 1/4/2008



Zone Atlas Page:

D-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

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

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

Interoffice Memorandum

October 30, 2007

Subject: **Albuquerque Archaeological Ordinance—Compliance Documentation**

Project Number(s):
Case Number(s):
Agent: **DAC Enterprises**
Applicant:
Legal Description: **Lots 18-A, 19-A, and 20-A, Block 31, North Albuquerque Acres**
Acreage: **6.5 acres**
Zone Atlas Page: **D-20**

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

CERTIFICATE OF APPROVAL: Yes ____ No _____

SUPPORTING DOCUMENTATION:
A Cultural Resources Survey of a 6.5-Acre Parcel at Paseo del Norte and Ventura Street, Bernalillo County, New Mexico. by TRC Solutions (October 2007; NMCRIS #108008).

SITE VISIT: n/a

RECOMMENDATION(S):

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

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

December 26, 2007

City of Albuquerque
Planning Department
600 Second St. NW
Albuquerque, NM 87103

Re: SITE PLAN FOR BUILDING PERMIT & SITE PLAN FOR SUBDIVISION FOR A 5.44+/- ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF PASEO DEL NORTE BLVD. AND VENTURA ST. NE
(Project #1006602/07EPC40024 AND 07EPC40025)

To Whom It May Concern:

We herewith are submitting a DRB application for Site Plan for Building Permit and Site Plan for Subdivision approval. The proposed project pertains to Lots 18-A, 19-A and 20-A, Block 31, Tract A, Unit A, North Albquerque Acres, (at the Southwest corner of Paseo Del Norte Boulevard and Ventura Street NE). The proposed buildings include two strips of small shops, and office/retail building, a pharmacy with a drive up window, and a credit union with drive-thru. The submittal package includes supporting Civil and Landscape drawings, and proposed building elevations.

The EPC voted to approve the Site Development Plan for Subdivision and the Site Development Plan for Building Permit on November 16, 2007, with the following conditions (responses to conditions are in bold type):

SITE DEVELOPMENT PLAN FOR SUBDIVISION
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.

   This letter describes the revisions made to the site plan in response to the EPC conditions.

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.

The staff planner has been consulted, and responses to conditions have been coordinated with her requirements.

3. The site development plan for subdivision shall be replatted at the DRB to subdivide the subject site into Parcel A, Parcel B, and Parcel C as specified on the site development plan for subdivision.

The replat is underway.

4. The language in the site development plan for subdivision narrative shall be revised to reflect the following:
A. the fact that the credit union and the pharmacy each have drive-thru service windows.

This language is reflected in the first paragraph of the narrative.

B. All setbacks shall comply with the LCSDP and the Zoning Code.

This language is reflected in the final paragraph of the narrative.

C. Architectural elements over 26 feet tall are permitted pursuant to the LCSDP and the Zoning Code.

This language is reflected in the fourth paragraph of the narrative.

5. Drive-thru uses shall be limited to a total of two, which are the pharmacy and the credit union.

Only the two permitted are indicated.

6. A note shall be added on site development plan for subdivision to indicate that shared parking shall be permitted in this shopping center.

Paragraph two of the narrative states that "cross parking shall be permitted in this shopping center".

7. The applicant shall obtain a Certificate of No Effect or a Certificate of Approval Pursuant to F/S O-07-72, the Albuquerque Archaelogical Ordinance, prior to approval of a preliminary plat, site development plan or master development plan. **This certification process is underway.**

3. RECOMMENDED COMDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY AND NMDOT – Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

a. If applicable, 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 with in public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2426), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

c. Per Transportation Development Staff, completion of the required systems improvements that are attributable to the development, as identified in the TIS, is required.

d. Right-turn in only will be permitted at Ventura site drive if queuing requirements are met, truck turning can be accommodated within the right turn deceleration lane (not the through lanes) and the right turn out movement can be restricted by design. However, site drive, as shown on the site plan, will need to be re-designed for this condition (i.e. flat inside turning radius to accommodate trucks, narrowing site drive to approximately 20', providing appropriate signing and striping, raised curbing (at site drive) extended along Ventura such that the drive will restrict the right turn out movement.

The modifications indicated on the site plan reflect approved Transportation staff recommendations.

e. Provide revised truck circulation route information.

Trucks enter the site via the right-in only and exit via the Palomas intersection.

f. Provide revised trip assignments at site drives.

Revised traffic study reflects these modifications.

g. East site drive on Palomas to development to be located at least 50' from Ventura per DPM or queuing requirements as identified in the TIS (to be revised).

Parking was revised to increase the queing distance.

h. Provide right turn deceleration lane at Palomas (length per DPM or as recommended in TIS)

This decel lane will not be provided per the request of COA transit.

i. Provide physical separation between pharmacy drive-thru lane and drive aisle on Westside of building. Provide appropriate directional signing and striping for drive-thru lane.

Striping and bollards have been added.

j. For bank: delete single lane entrance/exit point located at main bank drive-in lanes (i.e. Westside of lanes), provide by-pass lane adjacent to drive-in lanes,

delete 3 parking spaces adjacent to dumpster and enter/exit point between bank and pharmacy.

Each of these conditions is reflected in the current site plans.

k. Verify dumpster locations with Solid Waste.

Solid Waste has approved the locations.

l. Provide cross access agreement between subdivided properties.

This agreement is in process.

m. Site plan shall comply and be designed per DPM Standards.

This condition will be complied with.

n. Platting must be a concurrent DRB action.

The platting process is underway.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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.

   This letter describes the revisions made to the site plan in response to the EPC conditions.

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.

   The staff planner has been consulted, and responses to conditions have been coordinated with her requirements.

3. The applicant shall obtain a Certificate of No Effect or a Certificate of Approval Pursuant to F/S O-07-72, the Albuquerque Archaelogical Ordinance, prior to approval of a preliminary plat, site development plan or master development plan.

   A certificate of No Effect has been obtained.

4. Vehicular Access and Circulation:

   A. A note shall be added to explanation how the textured concrete area at the northern Ventura St. entrance is intended to function.

See keynote 26 on sheet AS2, an explanation has been added.

B. The curb along Ventura St. shall be specified as full-height curb as requested by Transportation Staff.

See keynote 24 on sheet AS2.

C. The northern Ventura St. entrance shall be striped as requested by Transportation Staff.

The delineation of this entrance is per discussion with Transportation staff.

D. The signage on the northern and southern sides of the northern Ventura St. entrance shall read "No Exit" as requested by Transportation Staff.

See keynote 25 on sheet AS2.

5. Parking-general:

A. Pursuant to Zoning Code 14-16-3-1, motorcycle parking shall be located in an area that is visible from the entrance of the building and shall be designated by its own conspicuously posted upright sign.

See keynote 14 on sheet AS2.

B. The symbol "MC" shall be used on the site development plan to indicate motorcycle parking.

This symbol has been added to the site plan.

C. Shared parking shall be allowed.

Paragraph two of the narrative on sheet AS1 states that "cross parking shall be permitted in this shopping center".

6. Parking-calculations:

A. A note shall be added to indicate that handicap parking is included in the parking totals for standard spaces, but that motorcycle spaces are provided in addition to the parking totals for standard spaces.

Note below parking legend on AS3 has been modified per this requirement

B. The parking calculations shall be revised based on the following: handicap parking is included in the parking totals for standard spaces and motorcycle spaces are provided in addition to the parking totals for standard spaces.

The "provided" parking totals have been revised accordingly.

7. Pedestrian/Bicycle Circulation:
Drive aisle crossings shall be provided across both of the entrances on Ventura St.

These have been added (keynote 21).

8. Public Outdoor Space/Pedestrianism:

A. The plaza area shall include at least two planting strips instead of individual tree wells.

Planting strips have replaced tree wells.

B. The plaza area shall have seating and provision of shade that covers a minimum 30% of each area.

The planting strips will include shade trees. Seating is shown.

C. The plaza shall have a minimum depth of at least 30 feet on a portion of the plaza.

Plaza is a minimum of 30 feet deep.

D. At least two tables with chairs, with umbrellas for shading, shall be added to the smaller plaza area in the subject site's southwestern corner.

See keynotes 18 and 22 at that location.

9. Walls/Fences/Screening:

A. A note shall be added that chain link fencing, barbed wire, and concertina wire shall be prohibited.

This note has been added to AS2.

B. Long expanses of unbroken walls shall be prohibited.

Detail H on sheet AS4 limits expanses of unbroken walls.

C. Variation in color and/or a cap are required on the screen wall.

A different color cap is indicated on the screen wall.

D. The color(s) of the screen

The color data has been added.

10. A. The landscape buffers to the west and to the south shall consist primarily of evergreen trees (not shrubs)

The landscape buffers do consist primarily of evergreens.

B. Landscaping in parking lot islands shall be at grade.

A note stating this is being added to the Landscape plan.

C. The trees on the plaza area shall be planted in a continuous landscaping strip rather than individual tree wells.

This condition is met, the trees are now in planting strips.

11. Landscaping-other:

A. A note shall be added to indicate that the owner of the subject site shall maintain landscaping in the southern landscape buffer.

This note has been added to the landscape drawing.

B. The landscaping narrative shall be updated to reflect that 80% coverage is being provided.

This note has been added to the landscape drawing.

12. Building Height:

A. Maximum building height shall be 26 feet as allowed in the underlying C-1 zoning.

These maximums are being complied with.

B. Tower elements shall not exceed 28 feet in height.

These maximums are being complied with.

13. Architecture:

A. The roof tile type and roof color for the pharmacy shall be the same as that used on the other buildings to avoid the prohibited franchise architecture.

The roof tile type and color match the rest of the buildings on site.

B. The pharmacy shall have a stone wainscot that matches the wainscoting on the other buildings.

The pharmacy wainscoting matches the other buildings.

C. Façade recesses shall be incorporated into the design of the buildings.

Façade recesses have been applied.

D. Franchise brick wainscot shall not be included on the pharmacy elevations.

The wainscot is stone to match the other buildings.

E. Pink coral color shown on the Office/Retail building shall not be used.

No pink coral color will be used on any of the building facades.

F. The glass window element on the northeast corner tower element of the pharmacy shall be eliminated.

The glass window on the pharmacy tower has been eliminated.

14. Signage:

A. Free-standing signs shall be limited to monument signs, the "No exit" signs and the HC and motorcycle parking space signs.

These are the only types of free-standing signage indicated on the site plans.

B. All signage and sign cases shall be consistent with and complement the materials, color, and architectural style of the buildings

This condition will be complied with.

C. Awnings with signage and/or logos shall be included in the allowance for building-mounted signage.

This condition will be complied with.

15. Lighting:

A. Parking lot light poles shall not exceed 16 ft. high from top to grade.

The lighting exhibit on the detail sheet AS4 complies with this condition.

B. The type of finish for the light poles shall be specified on AS4.

The finish is specified as requested.

C. Pedestrian scale lighting shall be required to illuminate the plaza and other gathering areas.

Pedestrian scale lighting has been provided at the 2 main gathering areas.

D. Pedestrian scale lighting shall not exceed 2 ft. in height.

Keynote 30 on AS2 specifies this.

E. Uplighting of any kind shall be prohibited.

A note has been added to AS2 specifying this.

16. View Analysis

A. An explanation of how views from within the site will be protected shall be provided.

A note has been added to AS3 view key plan explaining how views from within site are provided.

B. The vicinity map shall be reinstated on the View Analysis sheet.

The vicinity map has been reinstated.

17. Minor "clean up" revisions:

A. Bollards shall be deleted from the keyed notes.

Bollards are indicated adjacent to the Walgreens drive-thru as requested by COA Traffic Engineering so these were not deleted.

B. Keyed notes 23, 24, 25 shall be reinstated.

The information has been reinstated.

C. The "Do not enter" sign shall be referred to as "No exit'.

Refer to keynote 25 on AS2.

D. The location of the fire hydrants shall match the location depicted on the utility plan.

The locations/ quantities have been made to match.

E. The parking calculations table shall indicate the correct zoning.

This has been corrected on that sheet.

F. The light grey flat tile shall be specified as "concrete" as on the Pharmacy elevations. The tower for the pharmacy shall be depicted in the same manner as the towers on the other buildings are depicted.

These conditions have been complied with, refer to elevation sheets.

18. RECOMMENDED COMDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY AND NMDOT

The conditions are the same as those listed for Site Plan for Subdivision Approval item #3. The responses are the same.

19. Pedestrian connectivity from the commercial site to Palomar Avenue shall be provided.

This pedestrian connection is shown on each of the site plans.

Sincerely,

George Rainhart Architects and Associates

Jonathan Stern AIA
Project Manager

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

ALM LLC
7515 Treviso NE
Albuq. NM 87113

Date: November 16, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1006602**
07EPC-40024 SITE DEVELOPMENT - SUBDIVISION
07EPC-40025 SITE DEVELOPMENT - BUILDG PRMT

LEGAL DESCRIPTION: for all or a portion of lots 13-17, 18A, 19A, 20A. Block 31, Tract A, Unit A, NORTH ALBUQUERQUE ACRES, zoned SU-2 / C-1 located at the SW corner of Paseo del Norte Blvd. and Ventura St. NE, containing approximately 6 acres. (D-20)
Catalina Lehner, Staff Planner

On November 15, 2007 the Environmental Planning Commission voted to approve Project 1006602/ 07EPC 40024, a Site Development Plan for Subdivision for Lots 18-A, 19-A and 20-A, Block 31, North Albuquerque Acres, zoned SU-2/C-1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Lots 18-A, 19-A and 20-A, Block 31, North Albuquerque Acres, an approximately 6 acre site located on the southwestern corner of Paseo del Norte Boulevard and Ventura Street.

2. The purpose of the site development plan for subdivision is to reconfigure the existing three parcels into the following: Parcel A (2.83 acres), Parcel B (1.0 acre), and Parcel C (1.61 acres). Parcel A will contain two strips of small shops and an office/retail building. Parcel B will be the credit union's site. and Parcel C will be the pharmacy's site. A site development plan for building permit (07EPC 40025) accompanies this request.

3. The subject site lies within the boundaries of the La Cueva Sector Development Plan (LCSDP) and requires EPC review and approval because it is a shopping center (over 5 acres in size).

4. The subject site is zoned SU-2/C-1. The SU-2 zone indicates control by a sector development plan. the LCSDP, which references the C-1 zone. The proposal will need to comply with the requirements in the governing sector plan and the underlying C-1 zone. The drive-up service window for the pharmacy is a conditional use in the C-1 zone. A conditional use permit from the Zoning Hearing Examiner is required.

5. The request *partially furthers* the following Comprehensive Plan policies regarding urban land use/urban facilities and commercial development:

   A. Policy II.B.5a-full range of urban land uses. Land use variety would generally increase, but various commercial uses (including pharmacies) already exist in the area.
   B. Policy II.B.5e-programmed facilities/neighborhood integrity. The development would be new growth contiguous to existing urban facilities, though the integrity of existing neighborhoods may be compromised by increased traffic.
   C. Policy II.B.5j-general location of new commercial development. The development would be located within reasonable distance of residential areas, though the site plan layout does not promote pedestrian and bicycle usage to the extent that it should in a *de facto* neighborhood center.
   D. Policy II.B.5k-land adjacent to arterial streets. Harmful effects of traffic could result from the access on Ventura St. Established neighborhoods could be adversely affected by queuing, though an additional left turn lane has been added.

6. The request *partially furthers* the following Comprehensive Plan policies with respect to site layout/design and environmental conditions:

   A. Policy II.B.5d- neighborhood values, natural environmental conditions. Neighbors greatly value scenic resources, which are likely to be adversely impacted. However, the intensity and design of the development generally respect existing conditions in the area.
   B. Policy II.B.5l-design quality/innovation. Most buildings are designed appropriately for the Plan area, though the pharmacy continues to have some franchise architecture elements that would detract from the otherwise cohesive visual image.
   C. Policy II.B.5m-site design/visual environment. The site design could adversely affect unique vistas. However, the general quality of the visual environment would be improved by a cohesively designed shopping center.

7. Regarding the guiding land use principles in the La Cueva Sector Development Plan (LCSDP), the request *furthers* Principles 2 and 9 and *partially furthers* Principles 5 and 8 . The development would provide a variety of retail uses to serve a growing population (Principle 2) and is generally designed to be appropriate for the Plan area (Principle 9). The retail uses would be located close to Paseo del Norte, but cannot be accessed from it (Principle 5). Some residents' views may be obstructed (Principle 8).

8. The request *does not comply* with the following design regulations in the La Cueva Sector Development Plan (LCSDP) regarding Pedestrian Circulation:

A. Pedestrian Circulation 3R-1: Drive aisle crossings are needed to connect the public street sidewalks and improve pedestrian circulation and safety. There is no pedestrian gate for adjacent residents' use so access is not convenient.
B. Pedestrian Circulation 3R-2: The vehicle circulation system still conflicts with pedestrians near the proposed bank's drive-thru, though the island has been extended to help facilitate crossing.

9. The request *does not comply* with the following design regulations in the La Cueva Sector Development Plan (LCSDP) regarding Architectural Character, Non-Residential Buildings:
   A. Architectural Character, Non-Residential Buildings 5R-1: The pharmacy's architecture, though improved, still features franchise elements that the other buildings don't have. The pharmacy does not contribute to creating a cohesive visual image for this shopping center.
   B. Architectural Character, Non-Residential Buildings 5R-4: The required recessions for façades greater than 100 ft. are not obvious from the Shops buildings or the office/retail building elevations. The southern elevation of the pharmacy does not comply.
   C. Architectural Character, Non-Residential Buildings 5R-8: The pharmacy still has elements of generic franchise architecture, which is prohibited. The distinct tower element, multi-paned window and brick wainscot ensures that everyone knows this is a Walgreens.

10. The request *partially complies* with the following various design regulations in the La Cueva Sector Development Plan (LCSDP):
   A. Pedestrian Circulation 3R-6: The central location of the proposed credit union's drive-thru maximizes opportunities for vehicular/pedestrian conflict. The drive-thru is covered by a canopy as required.
   B. Non-Residential Building Orientation 4R-2: The eastern façade of the proposed pharmacy building faces Ventura St. A small landscaping strip has been added, but it would better meet the intent of the Plan if it were up against the building.
   C. Views 11R-1: Little information is provided in the View Analysis. Views into and out of the site are identified, but there is no explanation of how views will be protected. Therefore, the view analysis is of less value than it could be.
   D. Signage 13R-1: The detail of the proposed building-mounted signs does not contain sufficient information for Staff to assess if all signage is consistent with the architectural style.

11. Though the submittal has improved, instances of non-compliance and partial compliance with the design regulations in the La Cueva Sector Development Plan (LCSDP) remain. Compliance with the LCSDP can be attained through the application of conditions of approval.

12. The site development plan for subdivision satisfactorily addresses the requirements of Zoning Code §14-16-1-5, which defines the required elements for a site development plan for subdivision. However, the site development plan for subdivision contains instances of non-compliance with the LCSDP and the Zoning Code, and some language that needs clarification.

14. Facilitated meetings were held in July and September 2007. Staff received several letters of input from the Heritage Hills NA and from residents on Palomar Ave. Neighbors are concerned about traffic, views, uses, building height, franchise architecture, noise, parking, security and grading and drainage. Neighbors favor compliance with the LCSDP design standards. Some do not want any more pharmacies, and several do not want pedestrian access to the adjacent cul-de-sac.

15. Some of the neighbors have expressed concern regarding pedestrian connectivity from the commercial center to Palomar Avenue, located to the west of the subject site.

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 final DRB sign off, the applicant shall meet with the Development Review staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.

3. The site development plan for subdivision shall be replatted at the DRB to subdivide the subject site into Parcel A, Parcel B and Parcel C as specified on the site development plan for subdivision.

4. The language in the site development plan for subdivision narrative shall be revised to reflect the following:
   A. The fact that the credit union and the pharmacy each have drive-thru service windows.
   B. All setbacks shall comply with the LCSDP and the Zoning Code.
   C. Architectural elements over 26 feet tall are permitted pursuant to the LCSDP and the Zoning Code.

5. Drive-thru uses shall be limited to a total of two, which are the pharmacy and the credit union.

6. A note shall be added on site development plan for subdivision to indicate that shared parking shall be permitted in this shopping center.

A. Pedestrian Circulation 3R-6: The central location of the proposed credit union's drive-thru maximizes opportunities for vehicular/pedestrian conflict. The drive-thru is covered by a canopy as required.

B. Non-Residential Building Orientation 4R-2: The eastern façade of the proposed pharmacy building faces Ventura St. A small landscaping strip has been added, but it would better meet the intent of the Plan if it were up against the building.

C. Views 11R-1: Little information is provided in the View Analysis. Views into and out of the site are identified, but there is no explanation of how views will be protected. Therefore, the view analysis is of less value than it could be.

D. Signage 13R-1: The detail of the proposed building-mounted signs does not contain sufficient information for Staff to assess if all signage is consistent with the architectural style.

11. Though the submittal has improved, instances of non-compliance and partial compliance with the design regulations in the La Cueva Sector Development Plan (LCSDP) remain. Compliance with the LCSDP can be attained through the application of conditions of approval.

12. The required Traffic Impact Study (TIS) has been completed. The development was estimated to generate 5,882 vehicle trip ends per day. Due to neighborhood concern, traffic on Ventura St. was recounted while school was in session. Updated results indicate moderately higher traffic volumes, which can be dealt with provided the mitigation recommendations in the TIS are followed.

13. An Air Quality Impact Analysis (AQIA), a study of CO levels at a given intersection, was required. Zoning Code §14-16-3-14 remains in place despite Federal approval of the Limited Maintenance Plan for Carbon Monoxide (2006-2016), which contains no local CO emission budgets to which transportation projects must conform. AQIA results indicate that the proposed development will not cause or contribute to air quality exceedences.

14. Facilitated meetings were held in July and September 2007. Staff received several letters of input from the Heritage Hills NA and from residents on Palomar Ave. Neighbors are concerned about traffic, views, uses, building height, franchise architecture, noise, parking, security and grading and drainage. Neighbors favor compliance with the LCSDP design standards. Some do not want any more pharmacies, and several do not want pedestrian access to the adjacent cul-de-sac.

15. Some of the neighbors have expressed concern regarding pedestrian connectivity from the commercial center to Palomar Avenue, located to the west of the subject site.

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 final DRB sign off, the applicant shall meet with the Development Review staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.

3. The applicant shall obtain a Certificate of No Effect or a Certificate of Approval pursuant to F/S O-07-72, the Albuquerque Archaeological Ordinance, prior to approval of a preliminary plat, site development plan or master development plan.

IN RESPONSE

~~Vehicular Access~~ and Circulation:

A. A note shall be added to explanation how the textured concrete area at the northern Ventura St. entrance is intended to function. MORE DETAIL

B. The curb along Ventura St. shall be specified as full-height curb as requested by Transportation Staff.

C. The northern Ventura St. entrance shall be striped as requested by Transportation Staff.

D. The signage on the northern and southern sides of the northern Ventura St. entrance shall read "No Exit" as requested by Transportation Staff.

5. Parking-general:

A. Pursuant to Zoning Code 14-16-3-1, motorcycle parking shall be located in an area that is visible from the entrance of the building and shall be designated by its own conspicuously posted upright sign.

B. The symbol "MC" shall be used on the site development plan to indicate motorcycle parking.

C. Shared parking shall be allowed.

6. Parking-calculations:

A. A note shall be added to indicate that handicap parking is included in the parking totals for standard spaces, but that motorcycle spaces are provided in addition to the parking totals for standard spaces.

B. The parking calculations shall be revised based on the following: handicap parking is included in the parking totals for standard spaces and motorcycle spaces are provided in addition to the parking totals for standard spaces.

7. Pedestrian/Bicycle Circulation:

   Drive aisle crossings shall be provided across both of the entrances on Ventura St. (LCSDP Design Regulation 3R-1).

8. Public Outdoor Space/Pedestrianism:
   A. The plaza area shall include at least two planting strips instead of individual tree wells.
   B. The plaza area shall have seating and provision of shade that covers a minimum 30% of each area.
   C. The plaza shall have a minimum depth of at least 30 feet on a portion of the plaza (LCSDP Design Regulation 8R-3).
   D. At least two tables with chairs, with umbrellas for shading, shall be added to the smaller plaza area in the subject site's southwestern corner.

9. Walls/Fences/Screening:
   A. A note shall be added to indicate that chain link fencing, barbed wire and concertina wire shall be prohibited.
   B. Long expanses of unbroken walls shall be prohibited (LCSDP Design Regulation 10R-3).
   C. Pursuant to Zoning Code §14-16-3-19 and LCSDP Design Regulation 10R-3, variation in color and/or a cap are required on the screen wall. CHANGE COND
   D. The color(s) of the screen wall shall be specified.

10. Landscaping-plants:
   A. The landscape buffers to the west and to the south shall consist primarily of evergreen trees (not shrubs) pursuant to Zoning Code §14-16-3-10(E)(4). DON'T USE MEDIUM PLUS IS CEDAR OK?
   B. Landscaping in parking lot islands shall be at grade.
   C. The trees on the plaza area shall be planted in a continuous landscaping strip rather than individual tree wells.

NOTE ON L-SCAPE

11. Landscaping-other:
   A. A note shall be added to indicate that the owner of the subject site shall maintain the landscaping in the southern landscape buffer.
   B. The landscaping narrative shall be updated to reflect that 80% coverage is being provided.

CITY FORESTER COA WEBSITE

12. Building Height:
   A. Maximum building height shall be 26 feet as allowed in the underlying C-1 zoning (LCSDP p. 29).
   B. Tower elements shall not exceed 28 feet in height.

13. Architecture:
   A. The roof tile type and roof color for the pharmacy shall be the same as that used on the other buildings to avoid the prohibited franchise architecture (LCSDP Design Regulations 5R-1 and 5R-8).

CAPNUP: BOLLARD LIGHTS
LANDSCAPE STRIP

B. The pharmacy shall have a stone wainscot that matches the wainscoting used on the other buildings to create cohesiveness in the shopping center (LCSDP Design Regulation 5R-1).
C. Façade recesses shall be incorporated into the design of the buildings (LCSDP Design Regulation 5R-4).
D. The characteristic franchise brick wainscot shall not be included on the pharmacy elevations (LCSDP Design Regulations 5R-8 and 5R-1).
E. The pink coral color shown on the Office/Retail building shall not be used (LCSDP Design Regulations 5R-1 and 9R-4).
F. The glass window element on the northeast corner tower element of the pharmacy building shall be eliminated.

DISCUSS FURTHER

DISCUSS FURTHER

14. Signage:
    A. Free-standing signs shall be limited to monument signs, the "No exit" signs and the handicap and motorcycle parking space signs.
    B. All signage and sign cases shall be consistent with and complement the materials, color and architectural style of the buildings (LCSDP 13R-1).
    C. Awnings with signage and/or logos shall be included in the allowance for building-mounted signage.

15. Lighting:
    A. Parking lot light poles shall not exceed 16 ft., high from top to grade (LCSDP 14R-6).
    B. The type of finish for the light poles shall be specified on sheet AS4.
    C. Pedestrian scale lighting shall be required to illuminate the plaza areas and any other gathering areas.
    D. Pedestrian scale lighting shall not exceed 2 ft. in height.
    E. Uplighting of any kind shall be prohibited.

REINSERT PED SCALE LIGHTING IN LANDSCAPE

16. View Analysis:
    A. An explanation of how views from within the site will be protected shall be provided (LCSDP Design Regulation 11R-1.
    B. The vicinity map shall be reinstated on the View Analysis sheet.

17. Minor "clean up" revisions:
    A. Bollards shall be deleted from the keyed notes.
    B. Keyed notes 23, 24 and 25 shall be reinstated.
    C. The "Do not enter" sign shall be referred to as a "No exit" sign.
    D. The location of the fire hydrants shall match the location depicted on the utility plan.
    E. The parking calculation table shall indicate the subject site's correct zoning.
    F. The light grey flat tile shall be specified as "concrete" as it is on the pharmacy elevations. The tower for the pharmacy shall be depicted in the same manner as the towers on the other buildings are depicted.

B 15-6

18. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

A. If applicable, 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. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
D. Right-turn in only will be permitted at Ventura site drive if queuing requirements are met, truck turning can be accommodated within the right turn deceleration lane (not the through lanes) and the right turn out movement can be restricted by design. However, site drive, as shown on the site plan, will need to be re-designed for this condition (i.e. flat inside turning radius to accommodate trucks, narrowing site drive to approximately 20', providing the appropriate signing and striping, raised curbing (at site drive) extended along Ventura such that the drive will restrict the right turn out movement.
E. Provide revised truck circulation route information.
F. Provide revised trip assignments at site drives.
G. East site drive on Palomas to development to be located at least 50' from Ventura per DPM or queuing requirements as identified in the TIS (to be revised).
H. Provide right turn deceleration lane at Palomas (length per DPM or as recommended in TIS).
I. Provide physical separation between pharmacy drive-thru lane and drive aisle on westside of building. Provide appropriate directional signing and striping for drive-thru lane.
J. For bank: delete single lane entrance/exit point located at main bank drive-in lanes (i.e. westside of lanes), provide by-pass lane adjacent to drive-in lanes, delete 3 parking spaces adjacent to dumpster and enter/exit point between bank and pharmacy.
K. Verify dumpster locations with Solid Waste.
L. Provide cross access agreement between subdivided properties.
M. Site plan shall comply and be designed per DPM Standards.
N. Platting must be a concurrent DRB action.

19. Pedestrian connectivity from the commercial site to Palomar Avenue shall be provided.

SHOW LOCATION ON BOTH SITE PLANS

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **NOVEMBER 30, 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 I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans. policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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,

CMiranne

for Richard Dineen
Planning Director

RD/CL/ac

cc: George Rainhart Arch. & Assoc., Attn: John Stern, 2325 San Pedro NE, Suite 2-B, Albuq. NM 87110
Rebecca Thuma, Heritage East NA, 7815 Quinta NA Dr. NW, Albuq. NM 87109
Dan Gear, Heritage East NA, 9120 Mabry Ave. NE, Albuq. NM 87109
Hugh Killin, Heritage Hills, 8512 Capulin NE, Albuq. NM 87109
Pat Roehm, Heritage Hills, 8913 Rough Rider NE, Albuq. NM 87109
Diane Banach, 8808 Palomar Ave. NE, Albuq.. NM 87109
Elinor Bratton, 8701 Palomar Ave. NE, Albyq. NM 87109
Joyce Deshler, 8839 Palomar Ave. NE, Albuq. NM 87109

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Sincerely,

CMarone

for Richard Dineen
Planning Director

RD/CL/ac

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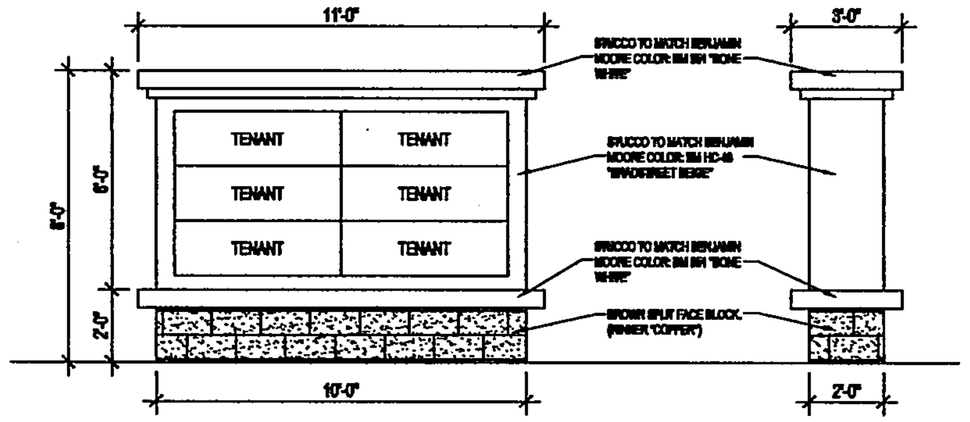
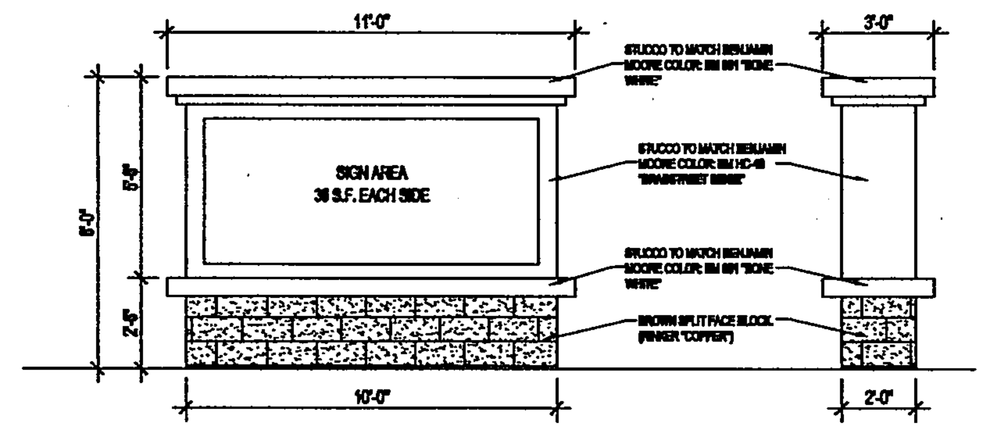
Elinor Bratton, 8701 Palomar Ave. NE, Albyq. NM 87109
Joyce Deshler, 8839 Palomar Ave. NE, Albuq. NM 87109

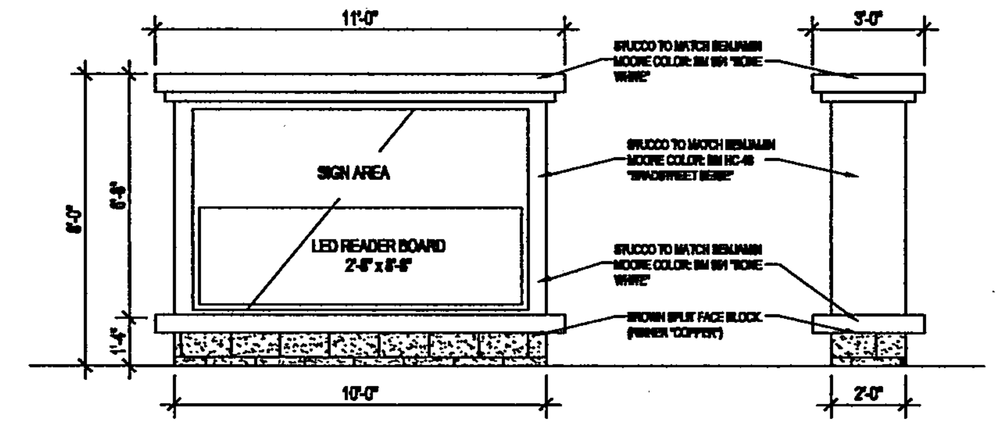


F RETAIL/OFFICE MONUMENT SIGN
1/4" = 1'-0"

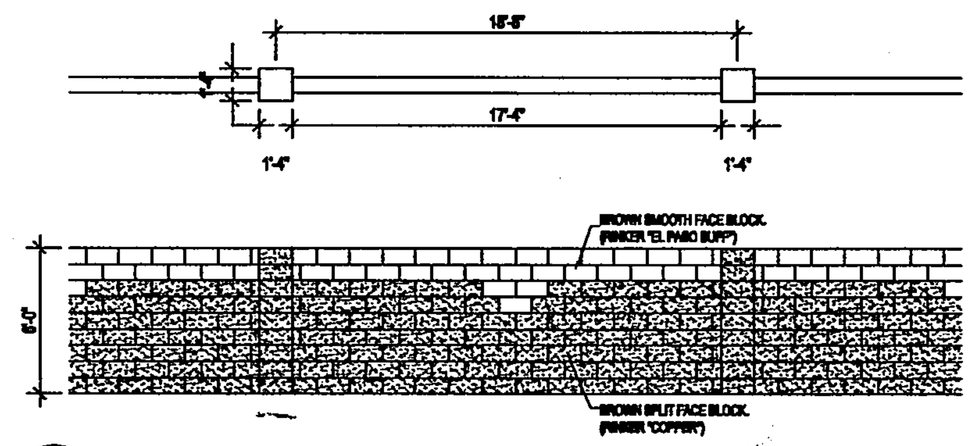


E BANK MONUMENT SIGN
1/4" = 1'-0"

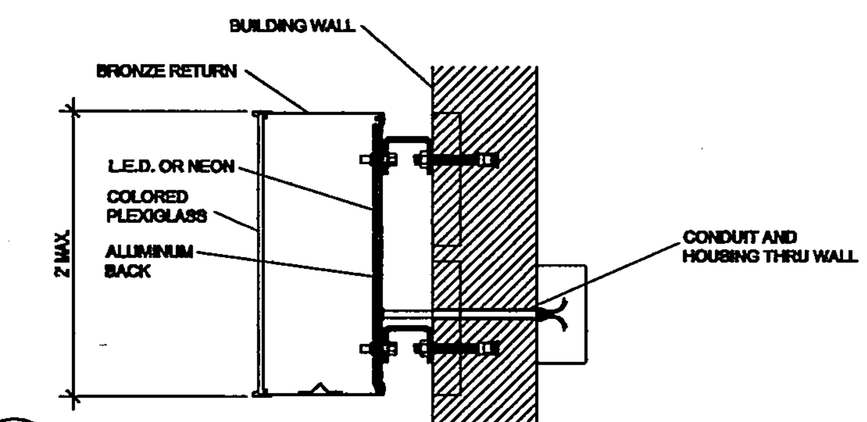
SIGN FACE = 49.5 S.F. PER SIDE.



D PHARMACY MONUMENT SIGN
3/8" = 1'-0"



H SCREEN WALL
NOT TO SCALE



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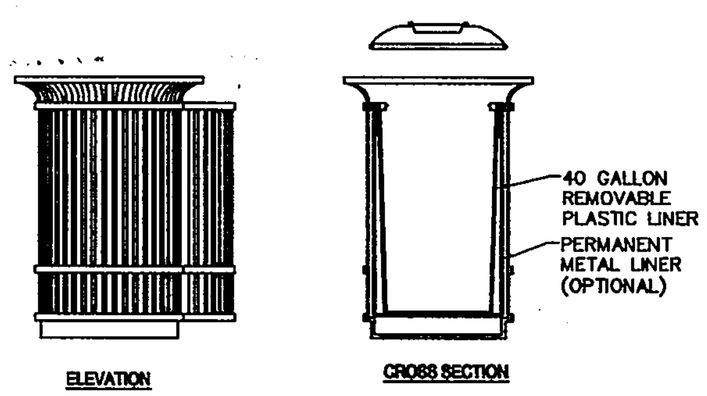
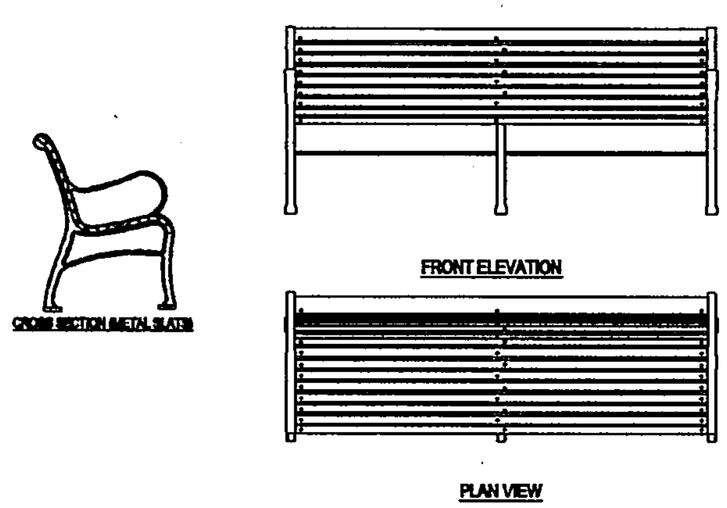
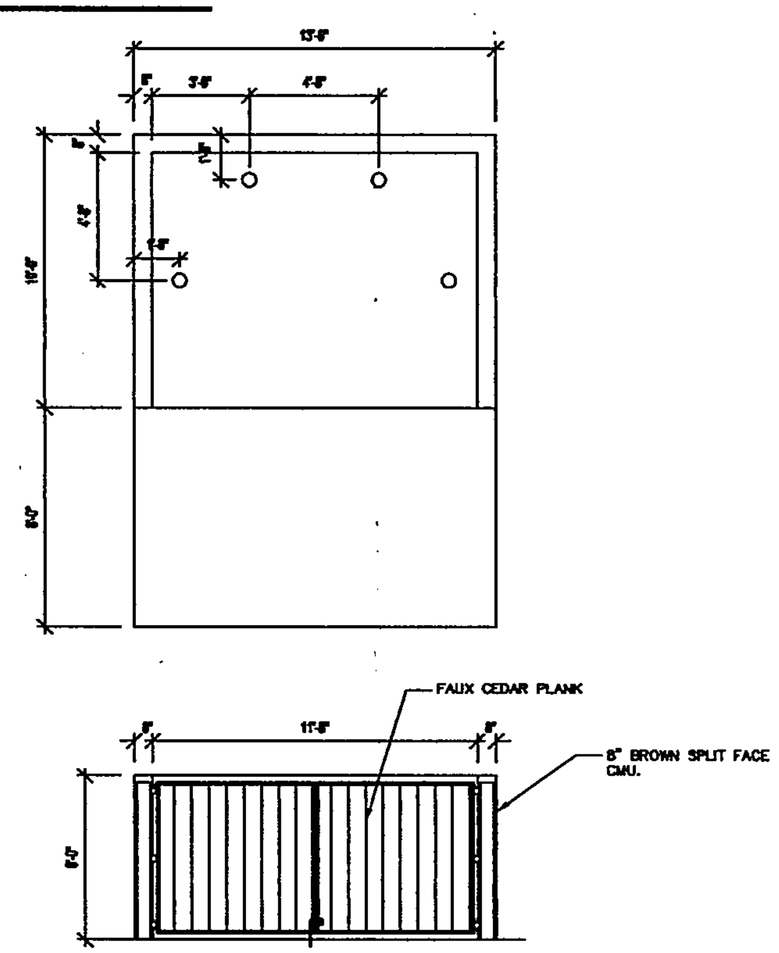
NOT TO SCALE



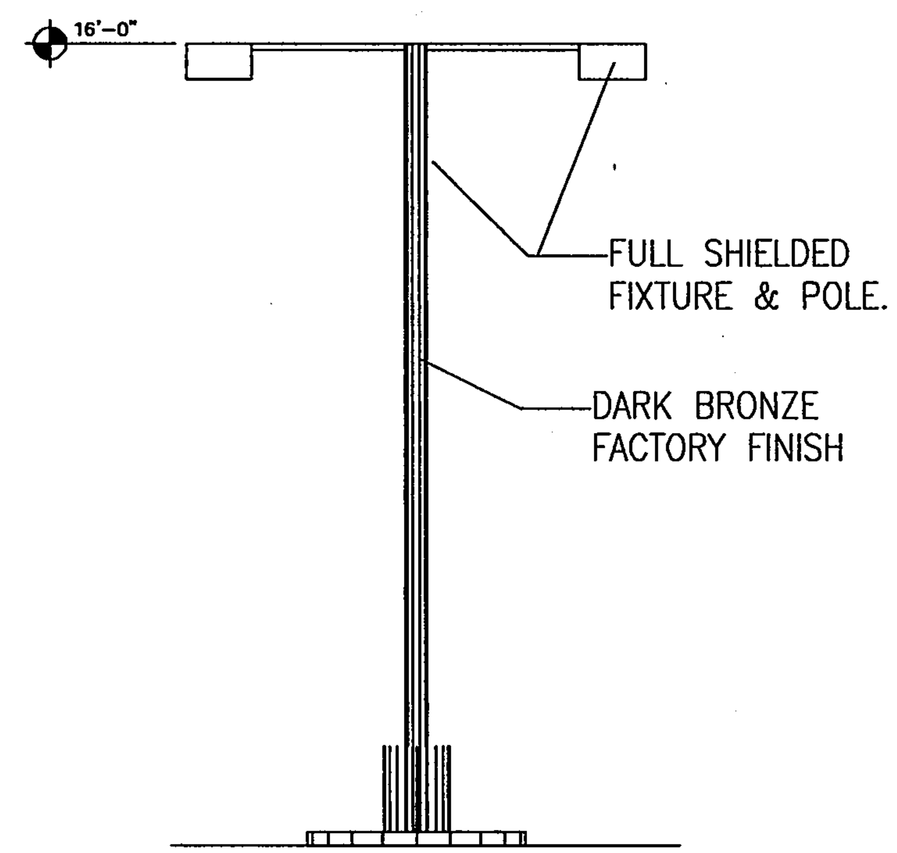
D TYPICAL TRASHCAN ENCLOSURE
N.T.S.



C TYPICAL BENCH
N.T.S.



B DUMPSTER ENCLOSURE
N.T.S.



A SITE LIGHTING
N.T.S.

REV	DATE	BY	REVISION
4	12.20.07	JS	EPC CONDITIONS
5	11.1.07	JS	PLANNER COMMENTS

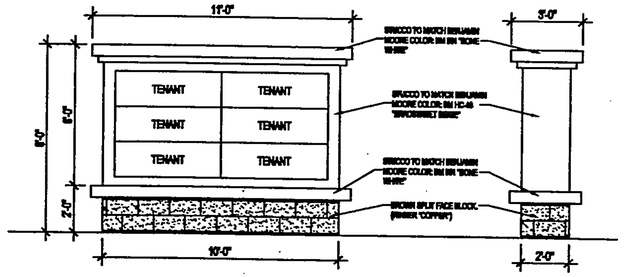
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

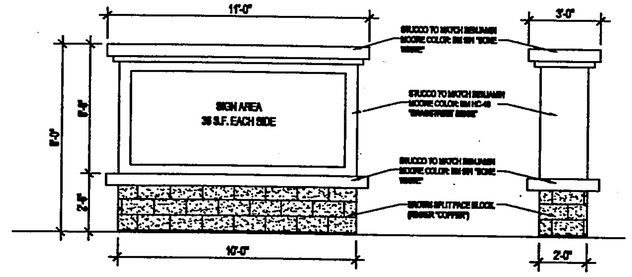
PROJECT MANAGER:
JOB NO.:
DRAWN BY: JCB

SHEET TITLE
SITE PLAN DETAILS

DATE: 6.22.07
SCALE: AS NOTED
sheet- AS4 of-

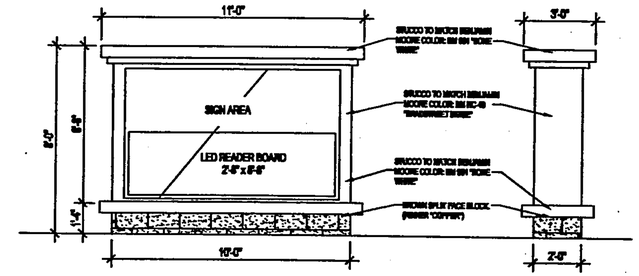


F RETAIL/OFFICE MONUMENT SIGN
1/4" = 1'-0"



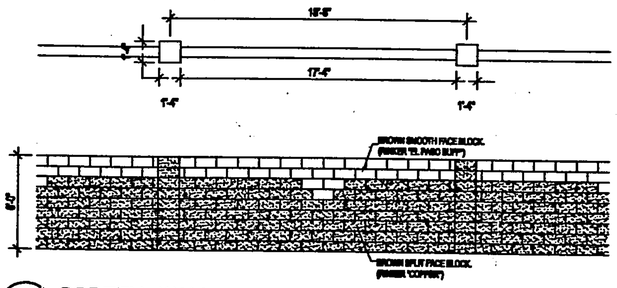
E BANK MONUMENT SIGN
1/4" = 1'-0"

SIGN FACE = 49.5 S.F. PER SIDE.

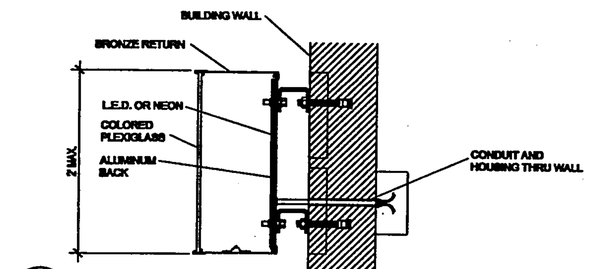


D PHARMACY MONUMENT SIGN
3/8" = 1'-0"

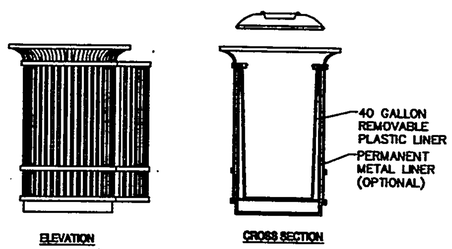
REV	DATE	BY	REVISION
	12.26.07	JS	EPC CONDITIONS
	11.1.07	JS	PLANNER COMMENTS



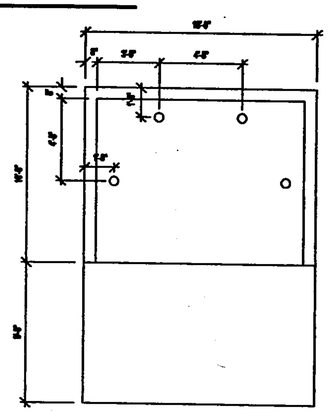
H SCREEN WALL
NOT TO SCALE

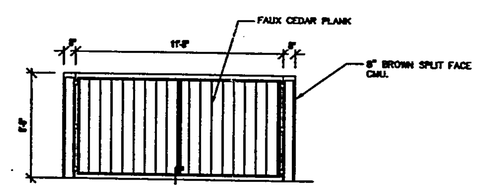


G TYP. BUILDING SIGN
NOT TO SCALE

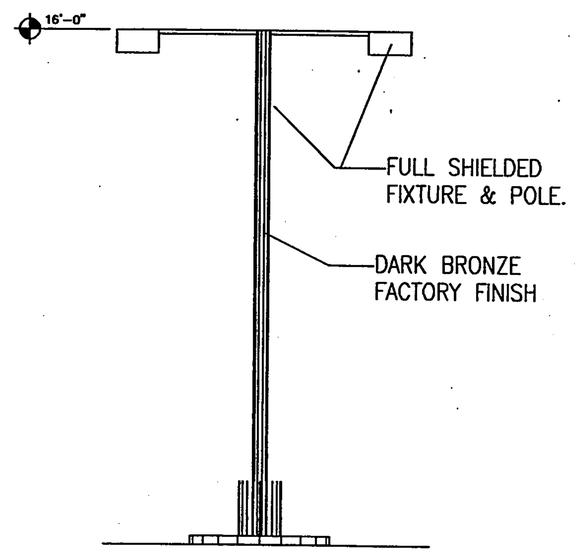


D TYPICAL TRASHCAN ENCLOSURE
N.T.S.

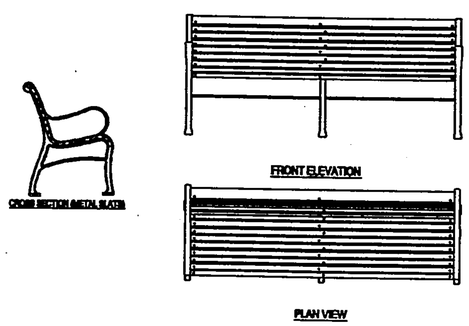




B DUMPSTER ENCLOSURE
N.T.S.



A SITE LIGHTING
N.T.S.



C TYPICAL BENCH
N.T.S.

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PROJECT TITLE
PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

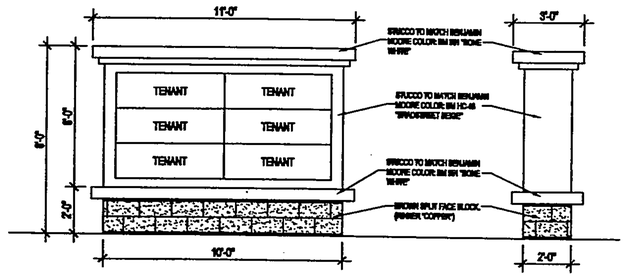
PROJECT MANAGER

JOB NO.

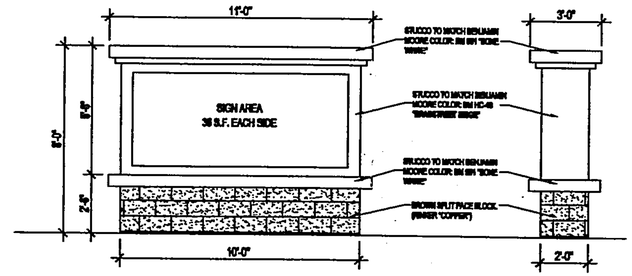
DRAWN BY: JCB

SHEET TITLE
SITE PLAN DETAILS

DATE: 8.22.07
SCALE: AS NOTED
sheet- AS4 of-



F RETAIL/OFFICE MONUMENT SIGN
1/4" = 1'-0"



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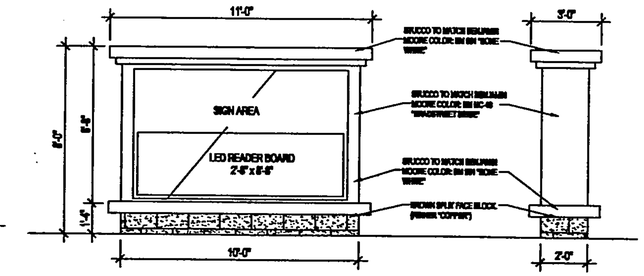
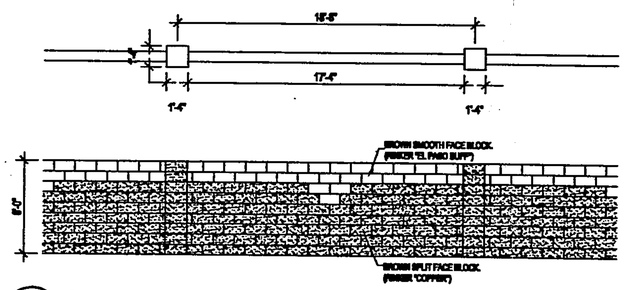
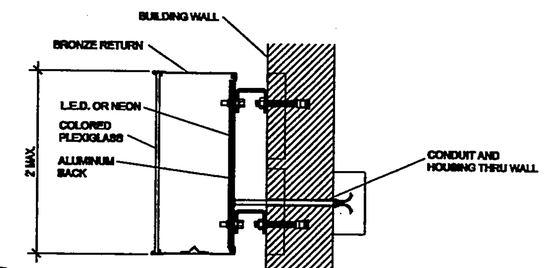


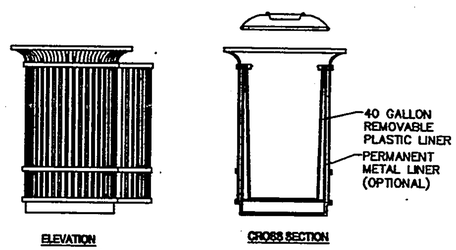
D PHARMACY MONUMENT SIGN
3/8" = 1'-0"



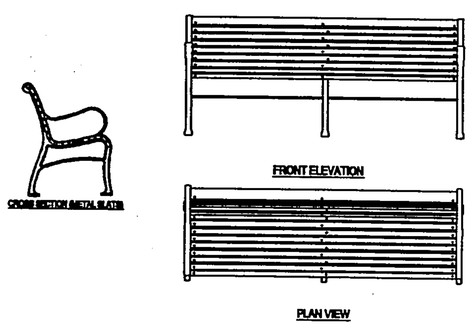
H SCREEN WALL
NOT TO SCALE



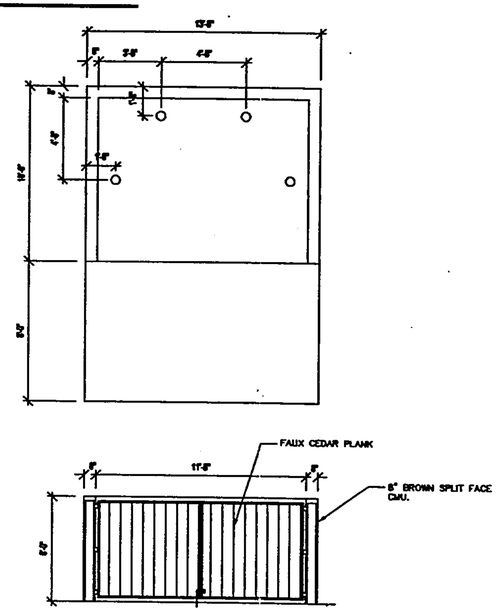
G TYP. BUILDING SIGN
NOT TO SCALE



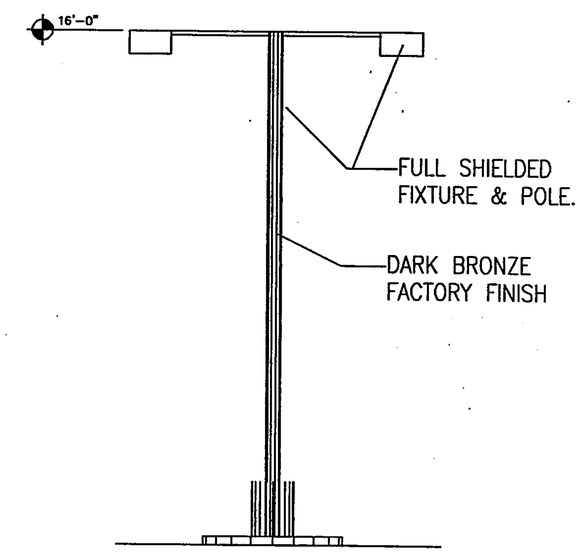
D TYPICAL TRASHCAN ENCLOSURE
N.T.S.



C TYPICAL BENCH
N.T.S.



B DUMPSTER ENCLOSURE
N.T.S.



A SITE LIGHTING
N.T.S.

REV	DATE	BY	REVISION
4			
4			
4			
4			
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sheet- AS4 of-