

2008.180.9



COMPLETED 12/31/08 *st*
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-70509

Project # 1007473

Project Name: UNPLATTED LANDS

Agent: HIGH MESA CONSULTING GROUP

Phone No.:

Your request was approved on 12-17-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

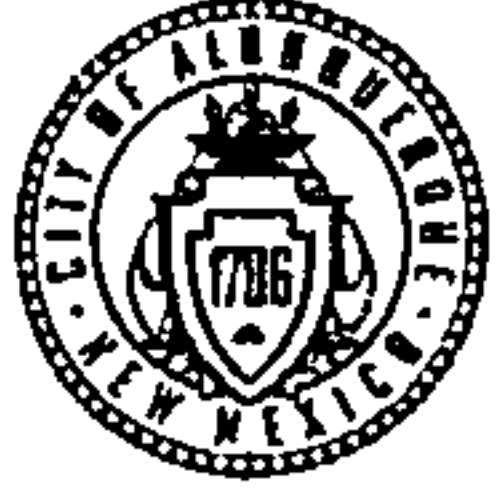
UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): to record

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



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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Project Name: UNPLATTED LANDS

Agent: HIGH MESA CONSULTING GROUP

Phone No.:

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TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

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- 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.

7473

DXF Electronic Approval Form

DRB Project Case #: 1007473

Subdivision Name: JAMES MONROE MS/SUNSET VIEW ES TRACT A

Surveyor: CHARLES G CALA JR


Contact Person: TIMOTHY TESSENDORF

Contact Information: 345-4250

DXF Received: 12/17/2008

Hard Copy Received: 12/17/2008

Coordinate System: Ground rotated to NMSP Grid


Approved

12.17.2008
Date

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

AGIS Use Only

Copied fc 7473 to agiscov on 12/17/2008 Contact person notified on 12/17/2008

9. **Project# 1004725**
08DRB-70513 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for JOHN BATTAGLIA - SAN ANTONIO PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) Q8A & Q6A1, **ATRISCO BUSINESS PARK UNIT 4**, zoned SU-1 PLANNED INDUST PARK, located on COORS BLVD NW BETWEEN LOS VOLCANES AND FORTUNA RD NW containing approximately 2.3852 acre(s). (J-10) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR NEW WATER AND SEWER ACCOUNT, TAPPING PERMITS AND WATER LINE AND TO PROVIDE PRIVATE EASEMENT FOR SERVICE LINES AND TO PLANNING TO SHOW EXISTING EASEMENTS AND AMENDED SITE PLAN.**

10. **Project# 1006543**
08DRB-70516 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

THE SURVEY OFFICE agent(s) for STEPHEN A SMITH request(s) the above action(s) for all or a portion of Tract(s) 61A1-B & 61A1-A, **TOWN OF ATRISCO GRANT Unit(s) 6**, zoned C-2, located on CENTRAL AVE SW BETWEEN COORS BLVD SW AND AMANDA ST SW containing approximately 6.1955 acre(s). (K-10) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT AND 35 FT RADIUS AND TO PLANNING FOR SITE PLAN TO INDICATE LOT LINES/EASEMENT.**

11. **Project# 1007473**
08DRB-70509 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS - FACILITIES DESIGN & CONCENTRATION request(s) the above action(s) for all or a portion of **UNPLATTED LANDS**, zoned SU-1 PRD-FAR 0.5, located on PARADISE BLVD NW BETWEEN UNIVERSE BLVD NW AND UNSER BLVD NW containing approximately 39.528 acre(s). (B-10) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project# 1007566**
08DRB-70488 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for SCOTT CLARK request(s) the above action(s) for all or a portion of Lot(s) 25, Block(s) 16, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D, 3 DU/A, located on GLENDALE AVE NE BETWEEN BENJAMIN PL NE AND VENTURA ST NE containing approximately .8769 acre(s). (B-20) *[Deferred from 12/3/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/17/08, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SIA. FINAL PLAT CONDITIONS: PARKS AND RECREATION REQUIRES NOTE FOR OPEN SPACE, EXHIBIT TO BE PROVIDED TO TRANSPORTATION.**



Item# 11
Project# 1007473
Hearing Date: Dec. 17, 2008



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 8, 2008

Project# 1007473
08DRB-70402 VACATION OF PUBLIC EASEMENT
08DRB-70403 SKETCH PLAT REVIEW AND COMMENT

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of **UNPLATTED LAND IN SEC 10, T11N, R2E, N.M.P.M.** zoned SU-1 PRD - FAR 0.5, located on the south side of PARADISE BLVD NW BETWEEN UNIVERSE BLVD NW AND UNSER BLVD NW containing approximately 39.528 acre(s). (B-10)

At the October 8, 2008, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

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

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by October 23, 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.

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: Albuquerque Public Schools – Facilities Design & Construction – P.O. Box 25704 – Albuquerque, NM 87125

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

Scott Howell

Marilyn Maldonado

File



DEVELOPMENT REVIEW BOARD
Action Sheet

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

October 8, 2008 9:00 AM

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1007472**
08DRB-70399 VACATION OF PUBLIC EASEMENT
08DRB-70401 SKETCH PLAT REVIEW AND COMMENT
HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, **PLAT OF HIGHLAND HIGH SCHOOL**, zoned O-1, located between COAL AVE SE AND ZUNI RD SE, BETWEEN JEFFERSON ST SE AND JACKSON ST SE containing approximately 23.47 acre(s). (K-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. PNM MUST ACKNOWLEDGE VIA SIGNATURE ON THE PLAT. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**
2. **Project# ~~1007473~~**
08DRB-70402 VACATION OF PUBLIC EASEMENT
08DRB-70403 SKETCH PLAT REVIEW AND COMMENT
HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of **UNPLATTED LAND IN SEC 10, T11N, R2E, N.M.P.M.** zoned SU-1 PRD - FAR 0.5, located on the south side of PARADISE BLVD NW BETWEEN UNIVERSE BLVD NW AND UNSER BLVD NW containing approximately 39.528 acre(s). (B-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**
3. **Project# 1004472**
08DRB-70376 VACATION OF PUBLIC RIGHT-OF-WAY
MARK GOODWIN AND ASSOCIATES PA agent(s) for DOUBLE EAGLE REAL ESTATE request(s) vacation of the north half of Modesto Avenue NE over all or a portion of Lot(s) 23-25, Block(s) 25, **NORTH ALBUQUERQUE ACRES Tract A Unit B**, zoned SU-2 FOR CEMETERY, located on MODESTO NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE. (B-18) **DEFERRED TO 10/22/08 AT THE AGENT'S REQUEST.**



Item# 2
Project# 1007473
Hearing Date: Oct. 8, 2008

SU-1
UNPLATTED

R-LT

ONION

SU-2
C10 1

SU-2 C10 3

SU-2

C10 5 SU-2

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007473 AGENDA# 2 DATE: 10/8/08

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

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

Meeting Date: October 8, 2008
Zone Atlas Page: B-10
Notification Radius: 100 Ft.

Project# 1007473
App# 08DRB-70402
08DRB-70403

Cross Reference and Location: 6100 PARADISE BLVD NW BETWEEN
UNIVERSE BLVD NW AND UNSER BLVD NW

Applicant: ALBUQUERQUE PUBLIC SCHOOLS
FACILITIES DESIGN AND CONSTRUCTION
PO BOX 25704
ALBUQUERQUE, NM 87125

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

Special Instructions:

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

Date Mailed: SEPTEMBER 19, 2008
Signature: ERIN TREMLIN



2008.10.9

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING

Z

- Annexation & Zone Establishment
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

A

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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

APPLICANT INFORMATION:

NAME: Albuquerque Public Schools -- Facilities Design & Construction
 ADDRESS: P.O. Box 25704
 CITY: Albuquerque STATE NM ZIP 87125

PHONE: 505-848-8811
 FAX: _____
 E-MAIL: _____

Proprietary interest in site: Owners
 AGENT (if any): High Mesa Consulting Group
 ADDRESS: 6010-B Midway Park Blvd. NE
 CITY: Albuquerque STATE NM ZIP 87109

PHONE: 505-345-4250
 FAX: 505-345-4254
 E-MAIL: dtrujillo@highmesacq.com

DESCRIPTION OF REQUEST: Request vacation of Public Drainage Easement at JAMES MONROE MS / SUNSET VIEW ES
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. _____ Block: _____ Unit: _____

Subdiv. / Addn. UNPLATTED LAND in SEC 10, T11N, R2E, N.M.P.M.

Current Zoning: SU-1 PRD-FAR 0.5 Proposed zoning: N/A
 Zone Atlas page(s): B-10 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): +/- 39.528 Density if applicable: dwelling per gross acre: N/A dwelling per net acre: N/A

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.)
 Within 1000FT of a landfill? NO
 UPC No. 101006534808040710 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: 6100 Paradise Boulevard, NW
 Between: Universe Boulevard, NW and Unser Boulevard, NW

CASE HISTORY:

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

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

SIGNATURE Debie LeBlanc Trujillo DATE Sept. 10, 2008
 (Print) Debie LeBlanc Trujillo for High Mesa Consulting Group Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

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

| Application case numbers | Action | S.F. | Fees |
|--------------------------|------------|------|------------------|
| <u>DRB - 70402</u> | <u>YPE</u> | | <u>\$ 135.00</u> |
| <u>DRB - 70403</u> | <u>SK</u> | | <u>\$ 0</u> |
| | <u>ADV</u> | | <u>\$ 75.00</u> |
| | <u>CME</u> | | <u>\$ 20.00</u> |
| | | | <u>\$</u> |
| | | | <u>Total</u> |
| | | | <u>\$ 230.00</u> |

Hearing date Oct 8 2008

9-12-08
 Planner signature / date

Project # 1007473

FORM V: SUBDIVISION VARIANCES & VACATIONS

200E.180.9

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)
24 copies

- Application for Minor Plat on FORM S-3, including those submittal requirements.
- 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.

HIGH MEDIA CONSULTING GROUP

DEBIE LEBLANC TRUSTEE

Applicant name (print)

Applicant signature / date

07-10-12



Form revised 4/07

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

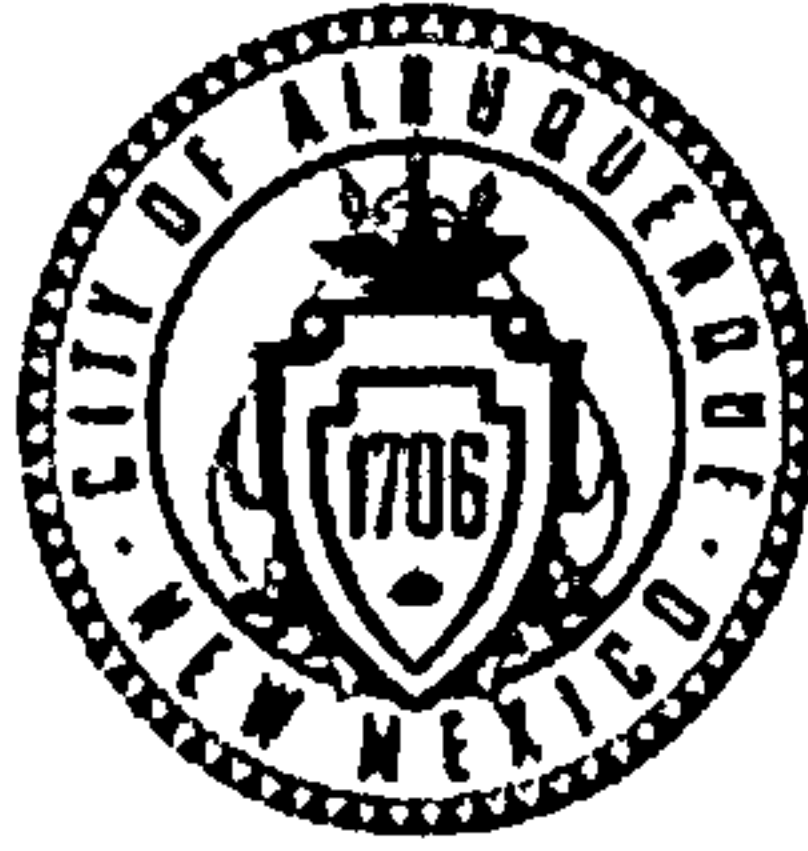
Application case numbers
2&DRB-70403

Planner signature / date
9-12-08
Project # 1007473

| Rec | UPC | OWNER | OWNADD | OWNCITY | OWNSTATE | OWNZIPCODE | PROPCLASS | TAXDIST | LEGALDESC | ACRES | OBJECTID |
|-----|--------------------------------|--|---|-------------|----------|------------|-----------|---------|--|-------------------------|----------------|
| 1 | 10100 65348 08040 710 | BOARD OF EDUCATION | PO BOX 25 704 | ALBUQUERQUE | NM | 871 25 | C | A1 A | TRACT IN SE T11N R2E SEC 10 CONT 40.00 AC | 39. 575 340 34 | 89 14 6 |
| 2 | 10100 65459 11040 726 | AMGO PROPERTIES LLC | 4461 IRVING RD NW | ALBUQUERQUE | NM | 871 14 | V | A1 A | TR 2 BULK LAND PLAT OF SUNDANCE ESTATES CONT 22.3194 AC | 22. 343 904 5 | 10 31 94 |
| 3 | 10100 64380 48610 125 | PIETRUK MICHAEL A & CHARLENE | 100 DUFFIELD AVE | GALSBURG | IL | 614 01 | V | A1 A | E OF NE OF NW OF NE SEC 15 T11N R 2E CONT 5.00AC | 4.9 399 977 2 | 10 51 64 |
| 4 | 10100 64296 49210 128 | BEDROCK INVESTORS LIMITED % CENT ERFIRE PROP CO | 1509 HARVARD CT NE | ALBUQUERQUE | NM | 871 06 | V | A1 A | T11N R2E SEC 15 POR OF TR 3 IN NW NW NE CONT 10.00 AC | 9.6 625 860 7 | 10 45 17 |
| 5 | 10100 65391 14641 016 | RABADI SHARIF A & SAMIA | 4415 SHERRE DR NE | ALBUQUERQUE | NM | 871 11 | V | A1 A | LT 67 BLK 5 PLAT OF PARADISE VIEW SUBDIVISIONCONT .1003 AC | 0.1 001 289 | 10 59 86 |
| 6 | 10100 65291 09532 126 | CONSTANT JESSE A & GINA | 9700 CONE FLOWER DR NW | ALBUQUERQUE | NM | 871 14 | R | A1 A | LT 4 BLK 1 PLAT OF CHAMISA RIDGE, UNIT 1 CONT .8615 AC | 0.8 599 132 6 | 10 41 71 |
| 7 | 10100 65274 14632 129 | SILVERMAN PAUL L | 6211 SAN MATEO BLVD NE SUITE E 130 | ALBUQUERQUE | NM | 871 09 | V | A1 A | LT 1 BLK 1 PLAT OF CHAMISA RIDGE, UNIT 1 CONT .3558 AC | 0.3 522 030 9 | 10 38 08 |
| 8 | 10100 65344 18940 509 | TABERNAACLE OF PRAISE | 6013 PARADISE BLVD NW | ALBUQUERQUE | NM | 871 14 | C | X1 A | LT 1-B BLK 1 REPLAT OF LOT - 1, BLOCK- 1 OF THE REPLAT OF BLOCK-1, UNIT- 6 OF RIO VISTA ADDITION EXCL NW'L Y PORT OUTTO R/W CONT 3.9567 AC | 4.0 269 956 5 | 10 29 83 |
| 9 | 10100 65284 11232 127 | PACHECO JESSE & MARGARET | 9704 CONE FLOWER DR NW | ALBUQUERQUE | NM | 871 14 | R | A1 A | LT 3 BLK 1 PLAT OF CHAMISA RIDGE, UNIT 1 CONT .8615 AC | 0.8 576 266 2 | 99 30 4 |
| 10 | 10100 65301 17540 510 | TRINITY FAMILY CHURCH | 5621 PARADISE BLVD NW | ALBUQUERQUE | NM | 871 14 | C | X1 A | *1- A 1 REPLAT OF LOT 1 BLK 1 OF THE REPLAT OF BLK 1 UNIT 6 OF RIO VISTA ADDN | 1.9 150 035 7 | 96 73 2 |
| 11 | 10100 65279 12932 128 | BARNEY VICKIE | 9708 CONE FLOWER DR NW | ALBUQUERQUE | NM | 871 14 | R | A1 A | LT 2 BLK 1 PLAT OF CHAMISA RIDGE, UNIT 1 CONT .8615 AC | 0.8 576 292 6 | 96 33 0 |
| 12 | 10100 65383 15841 013 | RABADI SHARIF A & SAMIA | 4415 SHERRE DR NE | ALBUQUERQUE | NM | 871 11 | V | A1 A | LT 70 BLK 5 PLAT OF PARADISE VIEW SUBDIVISIONCONT .1039 AC | 0.1 038 360 4 | 13 26 68 |
| 13 | 10100 64479 51010 156 | CAPITAL ALLIANCE INVESTMENTS LLC | 6300 JEFFERSON ST NE SUITE 10 2 | ALBUQUERQUE | NM | 871 09 | V | A1 A | TR OF LAND IN SEC 15 T11N R2E BEING THE N/2 W/2 NE/4 NE/4 NE/4 CONT 2. 50 AC M/L | 2.1 140 406 6 | 83 71 0 |
| 14 | 10100 64445 48610 135 | BEDROCK INVESTORS LIMITED % CENT ERFIRE PROPERTY CO. | 1509 HARVARD CT NE | ALBUQUERQUE | NM | 871 06 | V | A1 A | TR SITUATE IN E1/2 OF NW OF NE OF NE1/4 CONT 5.00 AC | 5.0 418 407 | 83 70 9 |
| 15 | 10100 65318 02032 122 | NUNEZ LOUIS T & D ALIA H TRUSTEES NUNEZ 2004 FAMILY TRUST | 744 FAIRWAY RD NW | ALBUQUERQUE | NM | 871 07 | V | A1 A | LT 8 BLK 1 PLAT OF CHAMISA RIDGE, UNIT 2 CONT 1.1360 AC | 1.1 229 583 1 | 14 21 37 |

| | | | | | | | | | | | |
|--------|--------------------------------|---|-------------------------------|-------------------------|----|-----------|---|---------|---|------------------------|----------------|
| 1 6 | 10100 65304 01132 121 | NM LAND PARTNER S LIMITED PARTNER SHIP | 3840 MAST HEAD NE | ALB UQU ERQ UE | NM | 871 09 | V | A1 A | LT 9 BLK 1 PLAT OF CHAMISA RIDGE, UNIT 2 CONT .9523 AC | 0.9 587 171 8 | 14 22 01 |
| 1 7 | 10100 65308 03932 123 | GOLIS KAREN F & P AUL R | 24 CHACO LP | SAN DIA PAR K | NM | 870 47 | R | A1 A | LT 7 BLK 1 PLAT OF CHAMISA RIDGE, UNIT 2 CONT .9222 AC | 0.9 129 267 6 | 14 27 99 |
| 1 8 | 10100 65301 05532 124 | SKINNER TONY & E RION | 10233 LA P AZ NW | ALB UQU ERQ UE | NM | 871 14 | R | A1 A | LT 6 BLK 1 PLAT OF CHAMISA RIDGE, UNIT 2 CONT .9622 AC | 0.9 537 818 | 14 28 03 |
| 1 9 | 10100 65294 07332 125 | IPIOTIS CHRISTOPH ER & AMELIA | 9608 CONE FLOWER D R NW | ALB UQU ERQ UE | NM | 871 14 | V | A1 A | LT 5 BLK 1 PLAT OF CHAMISA RIDGE, UNIT 2 CONT .9595 AC | 0.9 558 833 5 | 14 28 06 |
| 2 0 | 10100 65381 16141 012 | RABADI SHARIF A & SAMIA | 4415 SHER RE DR NE | ALB UQU ERQ UE | NM | 871 11 | V | A1 A | LT 71 BLK 5 PLAT OF PARADISE VIEW SUBDIVISIONCONT .0928 AC | 0.0 927 767 2 | 14 28 30 |
| 2 1 | 10100 65378 17241 010 | RABADI SHARIF A & SAMIA | 4415 SHER RE DR NE | ALB UQU ERQ UE | NM | 871 11 | V | A1 A | LT 73 BLK 5 PLAT OF PARADISE VIEW SUBDIVISIONCONT .1850 AC | 0.1 791 664 3 | 14 32 17 |
| 2 2 | 10100 64413 48610 130 | RABADI SHARIF A & SAMIA S TRUSTEES THE STAR TRUST | 120 WYOMI NG BLVD S E | ALB UQU ERQ UE | NM | 871 23 | V | A1 A | W OF NW OF NE OF NE SEC 15 T11N R 2E CONT 5.00AC | 4.8 562 003 5 | 83 70 8 |
| 2 3 | 10100 65388 15041 015 | RABADI SHARIF A & SAMIA | 4415 SHER RE DR NE | ALB UQU ERQ UE | NM | 871 11 | V | A1 A | LT 68 BLK 5 PLAT OF PARADISE VIEW SUBDIVISIONCONT .1012 AC | 0.1 011 081 1 | 13 26 09 |
| 2 4 | 10100 65386 15441 014 | RABADI SHARIF A & SAMIA | 4415 SHER RE DR NE | ALB UQU ERQ UE | NM | 871 11 | V | A1 A | LT 69 BLK 5 PLAT OF PARADISE VIEW SUBDIVISIONCONT .1012 AC | 0.1 011 038 1 | 13 26 12 |
| 2 5 | 10100 65393 14141 017 | RABADI SHARIF A & SAMIA | 4415 SHER RE DR NE | ALB UQU ERQ UE | NM | 871 11 | V | A1 A | LT 66 BLK 5 PLAT OF PARADISE VIEW SUBDIVISIONCONT .1221 AC | 0.1 220 096 3 | 95 31 1 |
| 2 6 | 10100 65301 05532 124 | SKINNER TONY & E RION | 10233 LA P AZ NW | ALB UQU ERQ UE | NM | 871 14 | R | A1 A | LT 6 BLK 1 PLAT OF CHAMISA RIDGE, UNIT 2 CONT .9622 AC | 0.9 537 818 | 14 28 03 |
| 2 7 | 10100 65294 07332 125 | IPIOTIS CHRISTOPH ER & AMELIA | 9608 CONE FLOWER D R NW | ALB UQU ERQ UE | NM | 871 14 | V | A1 A | LT 5 BLK 1 PLAT OF CHAMISA RIDGE, UNIT 2 CONT .9595 AC | 0.9 558 833 5 | 14 28 06 |
| 2 8 | 10100 65381 16141 012 | RABADI SHARIF A & SAMIA | 4415 SHER RE DR NE | ALB UQU ERQ UE | NM | 871 11 | V | A1 A | LT 71 BLK 5 PLAT OF PARADISE VIEW SUBDIVISIONCONT .0928 AC | 0.0 927 767 2 | 14 28 30 |
| 2 9 | 10100 65378 17241 010 | RABADI SHARIF A & SAMIA | 4415 SHER RE DR NE | ALB UQU ERQ UE | NM | 871 11 | V | A1 A | LT 73 BLK 5 PLAT OF PARADISE VIEW SUBDIVISIONCONT .1850 AC | 0.1 791 664 3 | 14 32 17 |
| 3 0 | 10100 65377 16641 011 | RABADI SHARIF A & SAMIA | 4415 SHER RE DR NE | ALB UQU ERQ UE | NM | 871 11 | V | A1 A | LT 72 BLK 5 PLAT OF PARADISE VIEW SUBDIVISIONCONT .1661 AC | 0.1 646 748 1 | 14 34 31 |
| 3 1 | 10100 65384 17541 009 | RABADI SHARIF A & SAMIA | 4415 SHER RE DR NE | ALB UQU ERQ UE | NM | 871 11 | V | A1 A | LT 74 BLK 5 PLAT OF PARADISE VIEW SUBDIVISIONCONT .1110 AC | 0.1 108 753 5 | 14 34 38 |
| 3 2 | 10100 64229 | BEDROCK INVESTO RS LIMITED C/O GE | 1509 HARV ARD CT NE | ALB UQU | NM | 871 06 | V | A1 A | TR 1 SUMMARY PLAT 68.75 ACRE TRA CT & 66.15 ACRE TRACTPARADISE HIL | 68. 356 | 14 68 |

| | | | | | | | | |
|-------|-----------|--|-----|--|--|---------------------------------|-----|----|
| 22630 | RALD GOLD | | ERQ | | | LS (EXCL PORT OUT TO RW) CONT 6 | 150 | 75 |
| 110 | | | UE | | | 7.3640 AC | 18 | |



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

September 4, 2008

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

Dear Debie:

Thank you for your inquiry of September 4, 2008 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **UNPLATTED LAND IN SECTION 10, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., LOCATED AT 6100 PARADISE BOULEVARD NW** zone map B-10.

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

VENTANA RANCH N.A. (VTR) "R"

Laura Horton, 7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (c)
Kevin PattoN, 10422 Borrego Creek Dr. NW/87114 238-2857 (c)

PARADISE HILLS CIVIC ASSOC. (PHC) "R"

Thornton Schwenk, 5125 Russell Dr. NW/87114 897-2382 (h) 459-9543 (c)
Tom Anderson, 10013 Plunkett Dr. NW/87114 897-2593 (h) 304-0106 (c)

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

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

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.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet!

Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet!

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

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

Thank you for your cooperation on this matter.

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

Date of Inquiry: **09/04/08** Time Entered: **10:50 a.m.** ONC Rep. Initials: **SW**

OR CURRENT RESIDENT
101006545911040726
AMGO PROPERTIES LLC
4461 IRVING RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006534808040710
BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE, NM 87125

OR CURRENT RESIDENT
101006530803932123
GOLIS KAREN F & PAUL R
24 CHACO LP
SANDIA PARK, NM 87047

OR CURRENT RESIDENT
101006531802032122
NUNEZ LOUIS T & DALIA H
TRUSTEES NUNEZ 2004 FAMILY
744 FAIRWAY RD NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101006539114641016
RABADI SHARIF A & SAMIA
4415 SHERRE DR NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
101006530105532124
SKINNER TONY & ERION
10233 LA PAZ NW
ALBUQUERQUE, NM 87114

Project# 1007473
ALBUQUERQUE PUBLIC SCHOOLS
FACILITIES DESIGN &
CONSTRUCTION
PO BOX 25704
ALBUQUERQUE, NM 87125

Project# 1007473
KEVIN PATTON
Ventana Ranch NA
10422 BORREGO CREEK DR
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006527912932128
BARNEY VICKIE
9708 CONEFLOWER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006447951010156
CAPITAL ALLIANCE INVESTMENTS
LLC
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101006529407332125
IPIOTIS CHRISTOPHER & AMELIA
9608 CONEFLOWER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006528411232127
PACHECO JESSE & MARGARET
9704 CONEFLOWER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006441348610130
RABADI SHARIF A & SAMIA S
TRUSTEES THE STAR TRUST
120 WYOMING BLVD SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
101006534418940509
TABERNACLE OF PRAISE
6013 PARADISE BLVD NW
ALBUQUERQUE, NM 87114

Project# 1007473
HIGH MESA CONSULTING GROUP
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE, NM 87109

Project# 1007473
THORNTON SCHWENK
Paradise Hills Civic Assoc.
5125 RUSSELL DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006429649210128
BEDROCK INVESTORS LIMITED
CENTERFIRE PROP CO
1509 HARVARD CT NE
ALBUQUERQUE, NM 87106

OR CURRENT RESIDENT
101006529109532126
CONSTANT JESSE A & GINA
9700 CONEFLOWER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006530401132121
NM LAND PARTNERS LIMITED
PARTNERSHIP
3840 MASTHEAD NE
ALBUQUERQUE, NM 87109

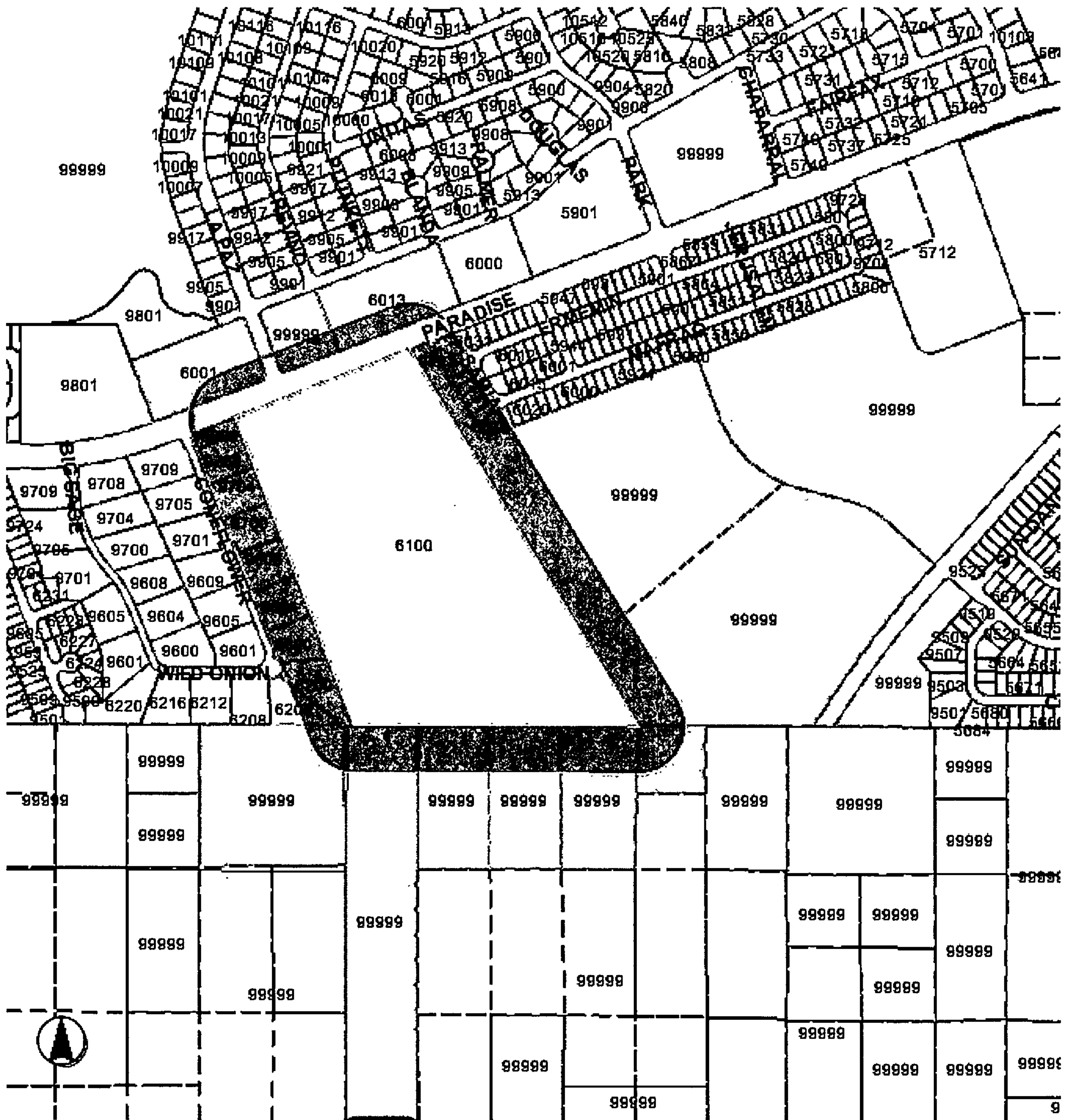
OR CURRENT RESIDENT
101006438048610125
PIETRUK MICHAEL A & CHARLENE
100 DUFFIELD AVE
GALESBURG, IL 61401

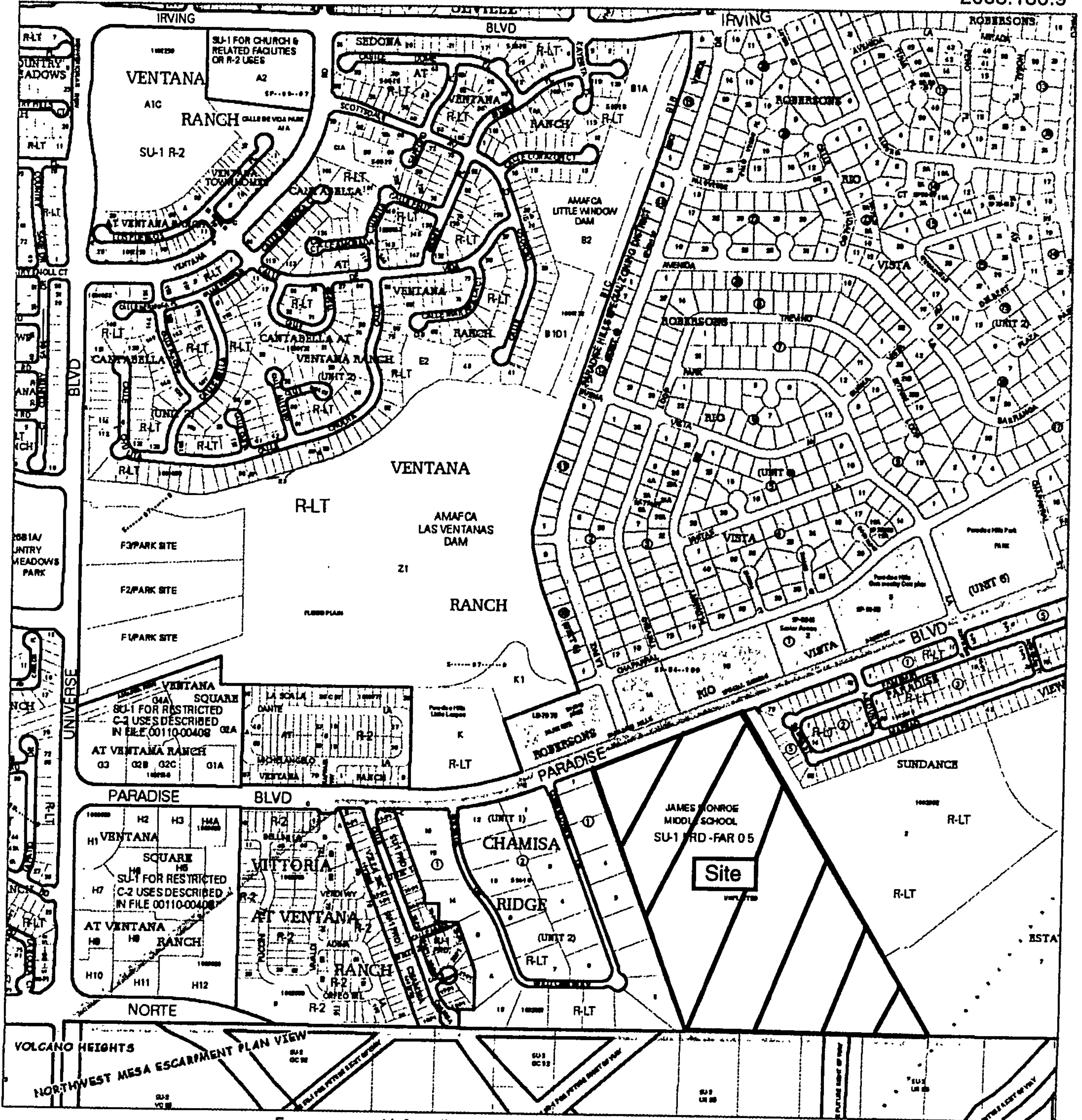
OR CURRENT RESIDENT
101006527414632129
SILVERMAN PAUL L
6211 SAN MATEO BLVD NE SUITE 130
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101006530117540510
TRINITY FAMILY CHURCH
5621 PARADISE BLVD NW
ALBUQUERQUE, NM 87114

Project# 1007473
LAURA HORTON
Ventana Ranch NA
7224 CASCADA RD NW
ALBUQUERQUE, NM 87144

Project# 1007473
TOM ANDERSON
Paradise Hills Civic Assoc.10013
PLUNKETT DR NW
ALBUQUERQUE, NM 87114





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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-10-Z

Selected Symbols

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

Map amended through: 6/13/2008

2008.30.9

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

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

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

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

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

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

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

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

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

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

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

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

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

HIGH MESA CONSULTING GROUP

DEBIE LEBLANC TRUJILLO
Applicant name (print)
Debie Leblanc Trujillo
Applicant signature / date
09-10-08



Form revised October 2007

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

Application case numbers
08DRB - 70403

Planner signature / date
9-12-08
Project # 1007473



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 8, 2008

Project# 1007473

08DRB-70402 VACATION OF PUBLIC EASEMENT

08DRB-70403 SKETCH PLAT REVIEW AND COMMENT

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of **UNPLATTED LAND IN SEC 10, T11N, R2E, N.M.P.M.** zoned SU-1 PRD - FAR 0.5, located on the south side of PARADISE BLVD NW BETWEEN UNIVERSE BLVD NW AND UNSER BLVD NW containing approximately 39.528 acre(s). (B-10)

| |
|---|
| AMAFCA No comment. |
| COG No comments provided. |
| TRANSIT No comments provided. |
| ZONING ENFORCEMENT No comments |
| NEIGHBORHOOD COORDINATION Letters sent to: Ventana Ranch NA (R) Paradise Hills Civic Assoc. (R) |
| APS Unplatted Land In Sec 10, T11N, R2E, NMPM, is located on the south side of Paradise Blvd NW between Universe Blvd NW and Unser Blvd NW. The owner of the above property requests a vacation of a City of Albuquerque Drainage Easement and a vacation of various Non-Specific Easements. This will have no adverse impacts to the APS district. |
| POLICE DEPARTMENT No comments provided. |
| FIRE DEPARTMENT No comments provided. |
| PNM ELECTRIC & GAS VACATION OF PUBLIC EASMENT: APPROVED SKETCH PLAT REVIEW AND COMMENT: APPROVED |
| COMCAST No comments provided. |
| QWEST No comments provided. |
| ENVIRONMENTAL HEALTH No comments provided. |
| M.R.G.C.D No comments provided. |

| |
|---|
| <p>OPEN SPACE DIVISION Open Space has no adverse comments</p> |
| <p>CITY ENGINEER The Hydrology section has no objection to the vacation request.</p> |
| <p>TRANSPORTATION DEVELOPMENT Clarification of the vacation request(s) is required. Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.</p> |
| <p>PARKS AND RECREATION Defer to Hydrology regarding the vacation request. No objection to the plat.</p> |
| <p>ABCWUA No objection to Vacation request. No adverse comments on Sketch Plat.</p> |
| <p>PLANNING DEPARTMENT Refer to comments from affected agencies regarding proposed vacation.</p> |

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

Cc:

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

12/03/2008 Issued By: E08375

Permit Number: 2008 070 509

Category Code 910

Application Number: 08DRB-70509, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: PARADISE BLVD NW BETWEEN UNIVERSE BLVD NW AND UNSER BLVD NW

Project Number: 1007473

Applicant

Albuquerque Public Schools - Facilities Design & Concentrati

Po Box 25704
Albuquerque NM 87125
848-8811

Agent / Contact

High Mesa Consulting Group
Debie Trujillo
6010-B Midway Park Blvd Ne
Albuquerque NM 87109

dtrujillo@highmesacg.com

Application Fees

| | | |
|----------------|---------------------|-----------------|
| 441018/4971000 | Public Notification | |
| 441032/3424000 | Conflict Mgmt Fee | \$20.00 |
| 441006/4963000 | DRB Actions | \$215.00 |
| TOTAL: | | \$235.00 |

City Of Albuquerque
Treasury Division

12/3/2008 10:46AM LOC: ANNX
WS# 008 TRANSH 0003
RECEIPT# 00099382-00099382
PERMITH 2008070509 TRSCXG
Trans Amt \$235.00
Conflict Manag. Fee \$20.00
DRB Actions \$215.00
CK \$235.00
CHANGE \$0.00

Thank You

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

09/12/2008 Issued By: E08375

Permit Number: 2008 070 402

Category Code 910

Application Number: 08DRB-70402, Vacation Of Public Easement

Address:

Location Description: PARADISE BLVD NW BETWEEN UNIVERSE BLVD NW AND UNSER BLVD NW

Project Number: 1007473

Applicant

Albuquerque Public Schools - Facilities Design & Constructio

*Po Box 25704
Albuquerque NM 87125
848-8811*

Agent / Contact

*High Mesa Consulting Group
Debie Trujillo
6010-B Midway Park Blvd Ne
Albuquerque NM 87109*

dtrujillo@highmesacg.com

Application Fees

| | | |
|----------------|---------------------|-----------------|
| 441018/4971000 | Public Notification | \$75.00 |
| 441032/3424000 | Conflict Mgmt Fee | \$20.00 |
| 441006/4983000 | DRB Actions | \$135.00 |
| TOTAL: | | \$230.00 |

City Of Albuquerque
Treasury Division

9/12/2008 10:54AM LOC: ANNX
WSH 007 TRANSH 0008
RECEIPT# 00103933-00103933
PERMIT# 2008070402 TRSLJS
Trans Amt \$415.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$135.00

Thank You



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

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

APPLICANT INFORMATION:

| | |
|---|---|
| NAME: <u>Albuquerque Public Schools -- Facilities Design & Construction</u> | PHONE: <u>505-848-8811</u> |
| ADDRESS: <u>P.O. Box 25704</u> | FAX: _____ |
| CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87125</u> | E-MAIL: _____ |
| Proprietary interest in site: <u>Owners</u> | |
| AGENT (if any): <u>High Mesa Consulting Group</u> | PHONE: <u>505-345-4250</u> |
| ADDRESS: <u>6010-B Midway Park Blvd. NE</u> | FAX: <u>505-345-4254</u> |
| CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u> | E-MAIL: <u>dtrujillo@highmesacg.com</u> |

DESCRIPTION OF REQUEST: Request Final Plat Approval - JAMES MONROE Middle School / SUNSET VIEW Elementary School
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. _____ Block: _____ Unit: _____

Subdiv. / Addn. UNPLATTED LAND in SEC 10, T11N, R2E, N.M.P.M.

Current Zoning: SU-1 PRD-FAR 0.5 Proposed zoning: N/A

Zone Atlas page(s): B-10 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): +/- 39.528 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 101006534808040710 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: 6100 Paradise Boulevard, NW
 Between: Universe Boulevard, NW and Unser Boulevard, NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): Project No. 1007473, 08DRB-70402 and 08DRB-70403

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

SIGNATURE Debie LeBlanc Trujillo DATE December 1, 2008
 (Print) Debie LeBlanc Trujillo for High Mesa Consulting Group Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

| | | | | |
|--|-----------------------------------|------------|------|------------------|
| <input checked="" type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
| <input checked="" type="checkbox"/> All checklists are complete | <u>08DRB - 70509</u> | <u>P/F</u> | | \$ <u>215.00</u> |
| <input checked="" type="checkbox"/> All fees have been collected | | | | \$ <u>20.00</u> |
| <input checked="" type="checkbox"/> All case #s are assigned | | | | \$ _____ |
| <input type="checkbox"/> AGIS copy has been sent | | | | \$ _____ |
| <input checked="" type="checkbox"/> Case history #s are listed | | | | \$ _____ |
| <input type="checkbox"/> Site is within 1000ft of a landfill | | | | \$ _____ |
| <input type="checkbox"/> F.H.D.P. density bonus | | | | Total |
| <input type="checkbox"/> F.H.D.P. fee rebate | Hearing date <u>Dec. 17, 2008</u> | | | \$ <u>235.00</u> |

[Signature] 12.3.08
 Planner signature / date

Project # 1007473

2008.180.9

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls 3 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (verify with DRB Engineer)
 - DXF file and hard copy of final plat data for AGIS is required.

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

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

 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

HIGH MESA CONSULTING GROUP
 DEBIE LEBLANC TRUJILLO
 Applicant name (print)
 Debie LeBlanc Trujillo
 Applicant signature / date
 12-07-08



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 08DRB - 70509

[Signature] 12-3-08
 Planner signature / date
 Project # 1007473

HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2008.180.9

December 1, 2008

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

Re: Request for Preliminary / Final Plat Approval
Tract A, James Monroe M.S. / Sunset View E.S.
DRB Project No. 1007473

Dear Mr. Cloud:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) along with the related fees
- Certificate of No Effect from the Superintendent, Open Space Division
- Six (6) copies of the Preliminary / Final Plat
- City of Albuquerque Zone Atlas B-10 with site indicated

On behalf of our clients, Albuquerque Public Schools Facilities Design & Construction, we are requesting Preliminary / Final Plat Approval. This platting action was previously heard and approved for vacation of a Drainage Easement and Non-Specific Easement (Gas and Utility) on October 8, 2008. With the approval of the vacation of the drainage easement a new public drainage easement is being granted. In addition a New Mexico Utilities Inc. waterline easement and a public utility easement are being granted and public street right-of-way is being dedicated along Paradise Boulevard NW.

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

Sincerely,

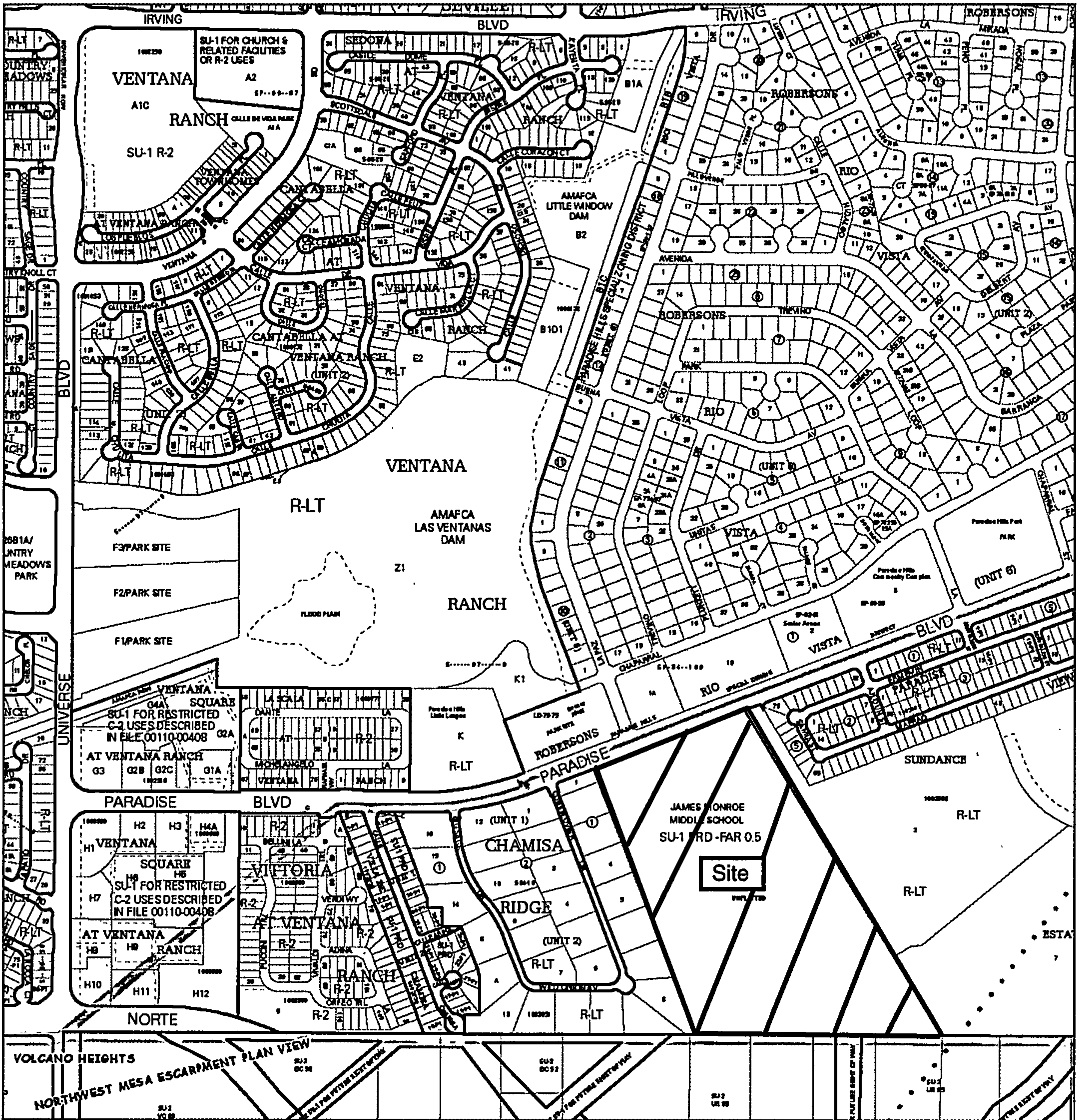
HIGH MESA CONSULTING GROUP


Debie LeBlanc Trujillo

DLT
Enclosures

cc: Myron Johnson, Staff Architect – APS FD&C w/enc.

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



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

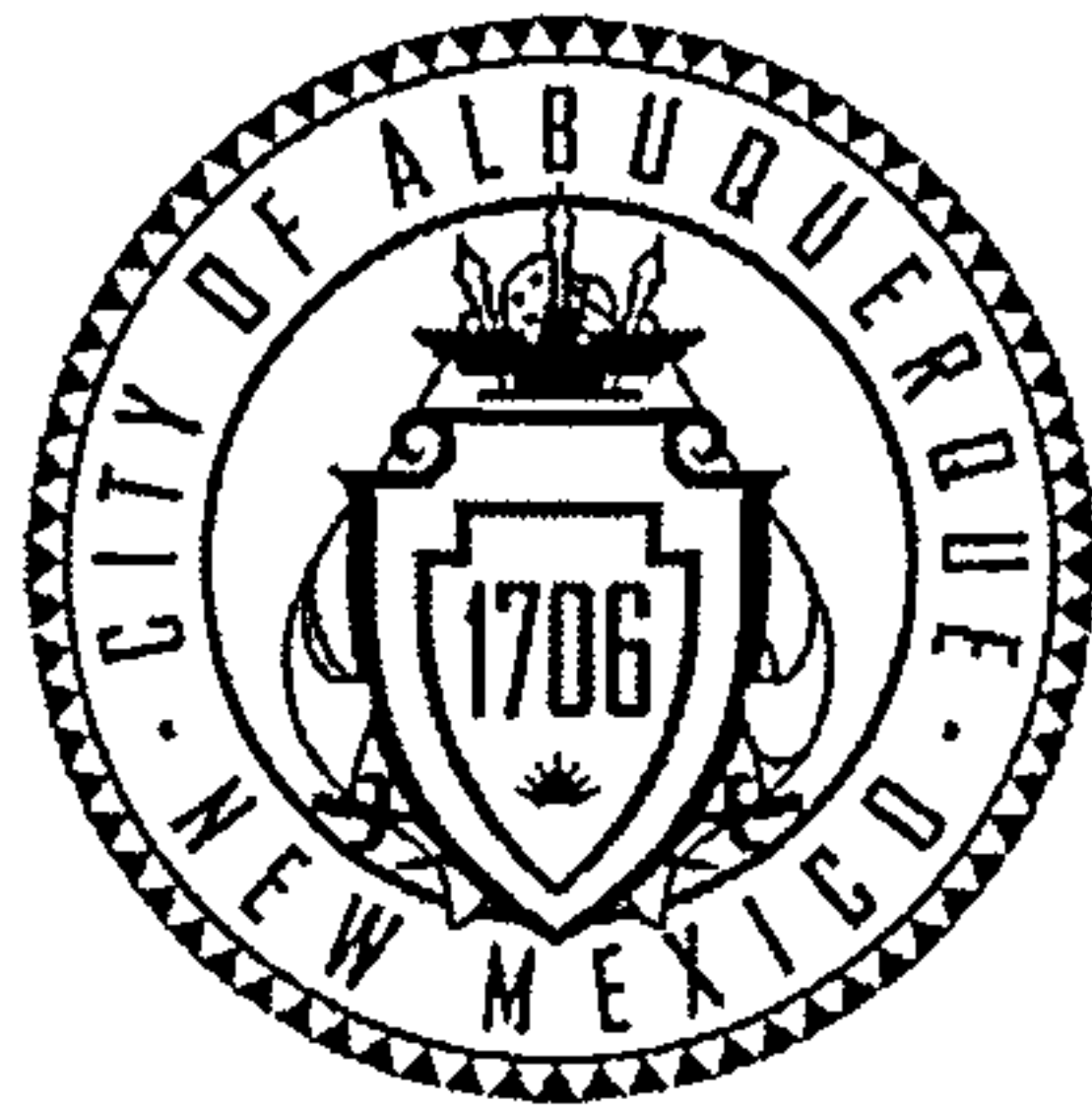
Zone Atlas Page:
B-10-Z

Selected Symbols

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

Map amended through: 6/13/2008

Scale: 0 750 1,500 Feet



2008.180.9

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

December 1, 2008

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation
Project Number(s): DRB #1007473
Case Number(s): 08DRB-70402 and 08DRB-70403
Agent: High Mesa Consulting Group
Applicant: Albuquerque Public Schools
Legal Description: Unplatted Land in Section 10, Township 11 North, Range 2 East, N.M.P.M.
Acreage: 39.53 acres
Zone Atlas Page: B-10

CERTIFICATE OF NO EFFECT: Yes No

SUPPORTING DOCUMENTATION: ATTACHED

RECOMMENDATION(S):

- *CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance).*

NOTE: ENTIRE TRACT COMPLETELY GRADED AT TIME OF SUBMITTAL FOR COMPLIANCE REVIEW. GRADING AND DRAINAGE PLANS WERE APPROVED PRIOR TO PASSAGE OF ARCHAEOLOGICAL ORDINANCE. SEE FILE FOR ACCOMPANYING NOTES AND TIMELINE OF ACTIVITIES.

SUBMITTED:

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

Subject to
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WARRANTY DEED

A. F. BLACK and JENE BLACK, his wife, and ALBERT J. BLACK and MARY JANE BLACK, his wife, for consideration paid, grant to U. S. LAND CORPORATION, a New Mexico Corporation, the following described real estate situate in Bernalillo County, State of New Mexico, to-wit:

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A tract of land within the Alameda Grant, T11N, R2E, and R3E, N.M.P.M., Bernalillo County, New Mexico, and which is more particularly described as follows:

Beginning at the Northeast corner of said tract, a point on the Bernalillo-Sandoval County Line, which is also the Township line between T11N and T12N, R2E and R3E, N.M.P.M., a U.S.L.O. marker (stone), in place,

Thence S. 0°02' W., 6503.2 feet to a point;
Thence Southeasterly along the south bank of a large arroya as follows: S. 69°24' E., 524.10 feet; S. 69°42' E., 553.40 feet; Thence S. 57°11' E., 568.10 feet; Thence N. 89°49' E., 338.45 feet; Thence S. 60°32'30" E., 555.45 feet; Thence S. 36°44'30" E., 122.50 feet; Thence S. 19°31'30" E., 624.82 feet; Thence S. 78°50' E., 189.65 feet; Thence N. 41°21' E., 272.94 feet; Thence S. 55°29' E., 211.07 feet; Thence S. 45°29' E., 153.58 feet; Thence S. 46°06'30" E., 1142.85 feet; Thence S. 46°31'30" E., 480.85 feet; Thence S. 54°26'30" E., 521.15 feet; Thence S. 43°05'30" E., 225.75 feet to a point on the westerly right-of-way of Coora Road, NW. (State Highway 448);

Thence S. 40°40' W., 5370.20 feet along the westerly line of State Highway 448 to the Southeast Corner of said tract, and a point on the South Boundary Line of the Alameda Grant;

Thence westerly along the South Boundary Line of the Alameda Grant as follows: West, 1522.50 feet; Thence N. 89°55' W., 5253.80 feet; thence N. 89°56' W., 5290.40 feet; Thence N. 89°58' W., 5282.0 feet; Thence N. 89°53' W., 5295.9 feet; Thence West, 3955.0 feet to the Southwest Corner of said tract;

Thence N. 0°02' E., 13,820.0 feet to the Northwest Corner of said tract, a point on the Bernalillo-Sandoval County line and the Township line between T11N and T12N, R2E, N.M.P.M.,

Thence N. 89°55'30" E., 25,078.1 feet along said Township and County line to the Northeast Corner, and Point of beginning.

CONTAINS: 8500.0 Acres, more or less,

BOUNDED: On the North by the Bernalillo-Sandoval County Line;
On the East and West by land of A.F. and A.J. Black;
On the South by the South Boundary of the Alameda Grant.

SUBJECT TO THE FOLLOWING:

(a) Lien of the Middle Rio Grande Conservancy District, if any;

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- (b) Patent Reservations;
- (c) Gas line easement or easements;
- (d) Utility and right-of-way easements of record.

It is further covenanted that neither grantee nor its successors or assigns shall at any time build any structure extending more than 50 feet in height on the following portion of the above described property, to-wit:

1. West of East-West Runway, Alameda Airport

A tract of land situate within the Alameda Grant, T11N, R2E, N.M.P.M., Bernalillo County, New Mexico, and which is more particularly described as follows:

Beginning at a point on the Township line between R2E and R3E, T11N, N.M.P.M., whence the Northeast Corner of T11N, R2E, N.M.P.M., a U.S.L.O. marker (stone) in place bears N30°02'E., 5600.0 feet distant;

Thence S. 21°10'W., 1320.0 feet to the Southeast Corner of said tract;

Thence N. 68°50'W., 1320.0 feet to the Southwest Corner;

Thence N. 21°10'E., 2540.0 feet to the Northwest Corner;

Thence S. 68°50'E., 812.40 feet to the Northeast Corner, a

point on the said Township line between R2E and R3E, T11N, N.M.P.M.

Thence S. 0°02'W., 1415.20 feet to the Point of Beginning.

2. South of North-South Runway, Alameda Airport

A tract of land situate within the Alameda Grant, T11N, R3E, N.M.P.M., Bernalillo County, New Mexico, and which is more particularly described as follows:

Beginning at the Southeasterly Corner of said tract, a point on the westerly right of way line of Coors Road, NW, (State Highway 448), whence a point on the South Boundary line of the Alameda Grant, which is common with the Northeast Corner of Section 13, T11N, R2E, N.M.P.M. and the Northwest Corner of Section 18, T11N, R3E, N.M.P.M., a U.S.L.O. marker in place, bears S. ~~70° 45' 30" W.~~ ^{57° 54' 38" W.} ~~6228.60~~ ^{3877.4} feet distant;

Thence N. 49°20'W., 2640.0 feet to the Southwesterly Corner;

Thence N. 30°29'E., 2422.30 feet to a point on the South bank of a large arroya;

Thence N. 41°21'E., 272.94 feet to the Northwest Corner of said tract;

Thence Southeasterly along the South bank of a large arroya as follows: S. 55°29'E., 211.07 feet; Thence S. 45°29'E., 153.58 feet; Thence S. 46°06'30"E., 1142.85 feet; Thence S. 46°31'30" E., 480.85 feet; Thence S. 54°26'30" E., 521.15 feet; Thence S. 43°05'30" E., 225.75 feet to the Northwesterly Corner, a point on the westerly right-of-way line of Coors Road, NW, (State Highway 448);

Thence S. 40°40'W., 2640.0 feet to the Southeasterly Corner and Point of Beginning.

unless written approval shall be procured by the grantee, its successors, or assigns from the Federal Aeronautics Administration, or any successor governmental agency having the same general power and authority as the present Federal Aeronautics Administration.

The property is conveyed and sold also subject to the following covenants and reservations:

1. (a) There is reserved by the Grantors an undivided one-half (1/2) interest in and to all oil, gas, uranium and other minerals, (hereinafter called minerals), in, on or under such land, subject to the following:

Upon the construction of any building on the premises, then such mineral rights are to be released as to the land on which any such building has been erected as hereinafter provided.

(b) No exploration for minerals or the removal therefrom shall be so accomplished as to affect adversely the surface of the ground or any improvements which are or may be placed on the land, and if the land is leased for minerals, then in that event Grantors, their heirs, administrators, successors and assigns are entitled to one-half of all sums received by way of rentals whether delayed or otherwise.

(c) If in the future it may at anytime become necessary to release from the above reservation any part of the above described property on which no minerals are then being produced in commercial quantities by reason of reasonable requirement being made by any recognized lending agency or institution, then, and in that event, such mineral rights shall be released and to the end that any release of mineral rights under subparagraph (a) above or under this paragraph may be efficiently and expeditiously accomplished, the FIRST NATIONAL BANK IN ALBUQUERQUE, NEW MEXICO, is hereby designated as AGENT and ATTORNEY-IN-FACT for each and every owner of such reserved mineral interest as such owners may exist from time to time with authority to determine, first, whether such reservation should be released under the provisions hereof, and second, to execute and deliver an effective release pursuant hereto on behalf of the owners of such reserved interests, as they may exist from time to time. It is expressly understood that such power to release is for the benefit of the Grantors and Grantee, their heirs, administrators, successors and assigns, and shall be construed as an agency coupled with an interest and shall be irrevocable.

(d) Upon application for any mineral release pursuant to the terms hereof, the Grantee, its successors and assigns, shall present to the Trustee a survey description of the area to be released, prepared by a surveyor, licensed in the State of New Mexico, with his seal attached, showing the land to be released and the surveyor shall certify as to the particular tract within which said property lies. Grantee shall furnish or bear the expense of furnishing, a suitable form of mineral release in triplicate, containing a survey description of the land to be released, to the Trustee, and Grantee shall pay the usual customary charges of the Trustee for the execution of the releases. The Trustee shall forward one unexecuted copy thereof to the Grantors or their designated agent.

2. There is reserved unto the Grantors, their heirs, administrators, successors and assigns, an easement for road purposes not less than 50 feet in width crossing the property above described, from east to west, and it is agreed that the Grantors, their heirs, administrators, successors and assigns, may continue to use the roadway now existing upon such property unless and until the Grantee, or its successors or assigns should desire to change the location of such roadway, at Grantee's own cost and expense.

The present roadway now extends from a point on State Highway 448 in a westerly direction across the above described tract to a point on the westerly boundary thereof. In the event Grantee, its successors or assigns, shall elect to change said right-of-way from its present site, it may do so, provided, such roadway shall extend from a point on State Highway 448 in a general westerly direction to a point designated by the Grantee, its successors and assigns on the west end of the above described tract.

3. The stamp tax on this deed has been paid by the Grantors and at the request of the Grantee the stamps are not to be placed thereon and canceled until after the deed has been recorded, with warranty covenants.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this first day of November, 1959.

A. F. Black (Seal)

A. F. BLACK

June Black (Seal)

JUNE BLACK

Albert J. Black (Seal)

ALBERT J. BLACK

Mary Jane Black (Seal)

MARY JANE BLACK

STATE OF NEW MEXICO) ss:
COUNTY OF BERNALILLO)

On this 10 day of November, 1959, before me personally appeared A. F. BLACK and JUNE BLACK, his wife, ALBERT J. BLACK and MARY JANE BLACK, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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

My commission expires:

A. H. [Signature]
Notary Public

4/73/63

State of New Mexico
County of Bernalillo, SS

This instrument was filed for record on

NOV 19 1959

at 10:00 A.M. Recorded in Vol. 613
of records of said County Folio 189

[Signature]
Notary Public

1959-11-19-59
193

96130372

11471

AFFIDAVIT

Robert L. Swartwout, President of New Mexico Utilities, Inc., ("NMU") formerly known as Paradise Community Services, Inc. and successor-in-interest to Paradise Services Corporation ("Paradise Services") and Western Pacific Sanitation Co. ("Western Pacific"), in order to clarify the purpose of a Water Service Agreement dated January 20, 1961 executed by Paradise Services and a Sewer System Agreement executed by Western Pacific dated January 14, 1961, both recorded in the real property records of Bernalillo County and which impose certain obligations on developers, states upon his oath as follows:

WATER SERVICE AGREEMENT

1. NMU provides water and regulated sewage collection and disposal service to consumers living within the area generally known as Paradise Hills within Bernalillo County, New Mexico.
2. Paradise Services, a New Mexico corporation, a wholly owned subsidiary of Western Pacific, and predecessor in interest to Paradise Community Services, Inc. entered into a Water System Agreement with Horizon-Albuquerque Properties Corp. and Paradise International Corp. (sometimes referred to herein as "Developer") dated January 20, 1961 and recorded on September 20, 1961 in Book 35, page 559 of the real property records of Bernalillo County (the "Water Agreement").
3. Under the terms of the Water Agreement, Paradise Services, (sometimes referred to herein as the "Water Company") agreed to construct, operate, manage and maintain a water system for land which was being developed by Developer, its

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successors and assigns which land is further described in Exhibit "A" attached hereto and is referred to herein as the "Property."

4. The Water Agreement obligates Developer, its successors and assigns, to (1) prohibit by deed restriction, the installation, maintenance or use of a private water system on any of the Property unless the owner constructs his own residence on a lot of 40 acres or more; (2) provide water rights and (3) provide easements, at no cost to the Water Company, for installing distribution and supply lines and pump stations

5. Most of the terms of the Water Agreement relating to the construction of a water system and the acquisition of necessary water rights have been satisfied. However, the Water Agreement continues to obligate the Developer, its successors and assigns, to provide easements, at no cost to the Water Company, to be used exclusively for the purpose of installing distribution and supply mains and pump stations and to prohibit, by proper tract or deed restriction, the installation, maintenance or use of a private water system on any of the Property except on a temporary basis with the written approval of the Water Company.

6. The obligations on Developer described in Paragraphs 3 and 4 have now been incorporated into the Water and Wastewater Agreement to be entered into by and between NMU and a developer of the Property or any other property in NMU's service territory which may be obtained at the offices of New Mexico Utilities, Inc., 4700 Irving Blvd., N.E., Suite 201, Albuquerque, New Mexico 87114.

7. NMU succeeded to the rights and obligations of Paradise Services Corporation as discussed in Paragraphs 12, 13 and 14 herein.

SEWER SERVICE AGREEMENT

8. Western Pacific, a Nevada corporation, entered into a Sewer System Agreement with Horizon-Albuquerque Properties Corp. and Paradise International Corp. dated January 14, 1961 and recorded on September 20, 1961 in Book MS35, page 527 of the real property records of Bernalillo County (the "Sewer Agreement").

9. Under the terms of the Sewer Agreement, Western Pacific (sometimes referred to herein as the "Sewer Company") agreed to design, construct, operate and maintain a complete sewer system for the use and benefit of the Property. The Sewer Agreement obligates Developer, its successors and assigns, to (1) prohibit by deed or tract restriction, the installation or use of any cesspool, septic tank, or similar disposal of sewage methods on any of the Property unless the owner constructs his own residence on a lot of 40 acres or more and desires to maintain thereon a cesspool, septic tank or similar disposal sewage method for the exclusive use of such residents; and (2) provide easements, at no cost to the Sewer Company, for installing and maintaining sewage lift stations and sewer mains, and trunk and collection lines.

10. Most of the terms of the Sewer Agreement relating to the construction of a sewer system have been satisfied. However, the Sewer Agreement continues to obligate the Developer, its successors and assigns, to provide easements, at no cost to the Sewer Company, to be used exclusively for the purpose of installing and maintaining sewage lift stations and sewer mains and to prohibit, by proper tract or

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deed restriction, the installation, maintenance or use of cesspools, septic tanks or similar disposal of sewage methods on any of the Property except on a temporary basis with the written approval of the Sewer Company.

11. Western Pacific was the parent company of Paradise Services Corporation. On July 1, 1961 Western Pacific by bill of sale assigned all of its right, title and interest in and to all of the facilities useful and necessary to provide water service and waste water disposal service to Paradise Services Corporation and appointed Paradise Services Corporation as operating agent of all the facilities and instructed Paradise Services Corporation to comply with the terms and conditions of the Sewer Services Agreement. Paradise Services Corporation agreed to comply.

12. On July 25, 1961, Developer agreed that the operation of the water and sewer systems should be conducted by Paradise Services Corporation. Developer further agreed that Paradise Services Corporation could exercise any of the rights, privileges, powers, or immunities contained in both the Sewer Agreement as supplemented and amended and the Water System Agreement.

13. In 1969, Paradise Services Corporation conveyed all of its assets, certifications and rights to Paradise Community Services, Inc. and on February 18, 1969, the New Mexico Public Service Commission in NMPSC Case No. 936 approved the sale.


14. On May 31, 1979, Paradise Community Services, Inc. changed its name to New Mexico Utilities, Inc.

15. The obligations of the Sewer Company have been assumed by NMU.

15:

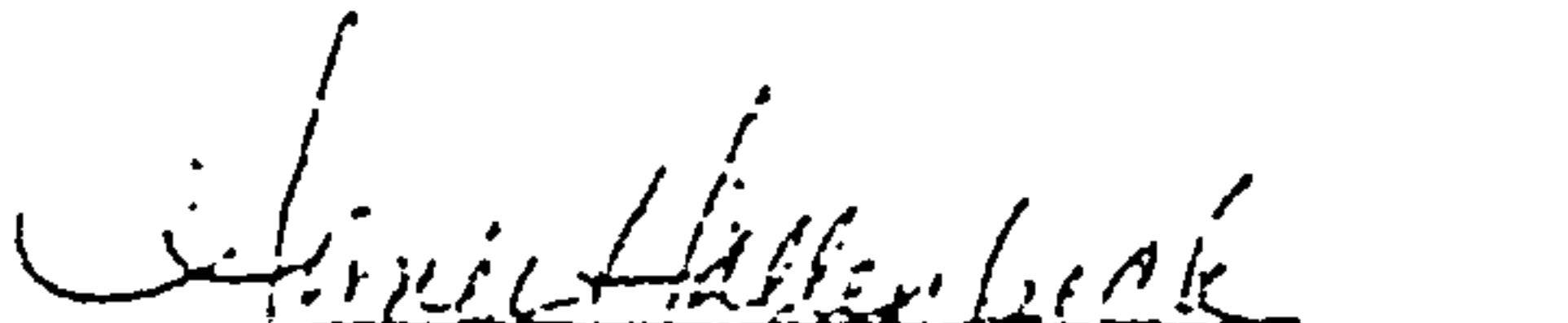
16. The obligations on Developer described in Paragraphs 9 and 10 have now been incorporated into the Water and Wastewater Agreement to be entered into by and between NMU and a developer of the Property or any other property in NMU's service territory which may be obtained at the offices of New Mexico Utilities, Inc., 4700 Irving Blvd., N.E., Suite 201, Albuquerque, New Mexico 87114.

FURTHER AFFIANT SAYETH NOT.

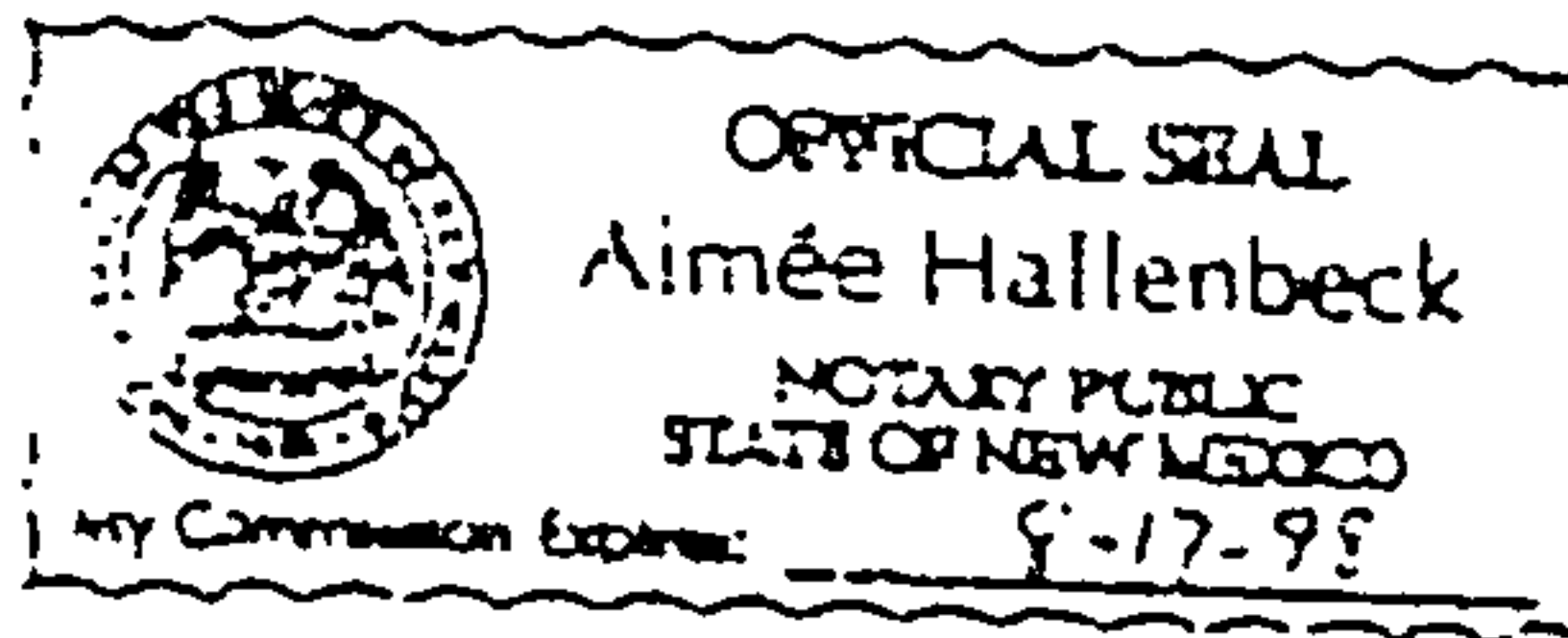

Robert L. Swartwout

STATE OF NEW MEXICO)
) ss.
COUNTY OF)


SUBSCRIBED AND SWORN TO before me this 19th day of November, 1996.


Notary Public

My Commission Expires:
8-17-98



notary seal error (D&K)

STATE OF NEW MEXICO
1996 DEC -4 AM 8:12
alt-32 1147-1152


A tract of land within the Alameda Grant, T11N, R2E, and R3E, N.M.P.M., Bernalillo County, New Mexico, and which is more particularly described as follows:

Beginning at the Northeast corner of said tract, a point on the Bernalillo-Sandoval County Line, which is also the Township line between T11N and T12N, R2E and R3E, N. M. P. M., a U. S. L. O. Marker (stone), in place,

Thence S 69°02'W, 6503.2 feet to a point,
Thence Southeasterly along the south bank of a large arroyo as follows:
S69°14'E, 524.10 feet; S69°42'E, 583.40 feet;
Thence S57°11'E, 568.10 feet; Thence N89°49'E, 338.45 feet;
Thence S60°12'30"E, 555.45 feet; Thence S28°44'10"E, 177.50 feet;
Thence S13°31'30"E, 624.82 feet; Thence S78°50'E, 189.65 feet;
Thence N41°21'E, 372.94 feet; Thence S55°29'E, 311.87 feet;
Thence S45°29'E, 153.58 feet; Thence S46°06'30"E, 1142.85 feet; Thence
S45°31'30"E, 480.85 feet; Thence S54°26'30", 521.15 feet; Thence S43°05'30"E,
225.75 feet to a point on the westerly right-of-way of Coors Road, NW (State Highway
448):

Thence S40°40'W, 5370.20 feet along the westerly line of State Highway
448 to the Southwest Corner of said tract, and a point on the South Boundary line of the
Alameda Grant:

Thence westerly along the South Boundary line of the Alameda Grant as follows:
West, 1522.50 feet; Thence N89°55'W, 5253.80 feet; Thence N83°58'W, 5190.40 feet;
Thence S9°58'W, 5287.0 feet; Thence N89°53'W, 5296.9 feet; Thence West, 3955.0
feet to the Southwest Corner of said tract:

Thence N 0°02'E, 13,820.0 feet to the Northwest Corner of said tract, a
point on the Bernalillo-Sandoval County line and the Township line between T11N
and T12N, R2E, N. M. P. M.,

Thence N89°55'30"E, 25,078.1 feet along said Township and County line
to the Northeast Corner, and Point of Beginning.

CONTAINS: 8500.0 Acres, more or less.

BOUNDED: On the North by the Bernalillo-Sandoval County Line;
On the East and West by land of A. F. and A. J. Black;
On the South by the South Boundary of the Alameda Grant

EXHIBIT A
TO AFFIDAVIT OF ROBERT L. SWARTWOUT

PERMANENT EASEMENT

4-19-01



66 2381

Grant of Permanent Easement, between CITY OF ALBUQUERQUE, N.M. ("Grantor"), whose address is 725 UNIVERSITY S E 87125 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of DRAINAGE EASEMENT, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("improvements") within the Easement, the city has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or Encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or Encroachments. If in the opinion of the city, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or Encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements and Encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the property for the benefit of the City and its successors and assigns until terminated.

WITNESS my hand and seal this 7th day of March, 2001.

APPROVED:

[Signature]
City Engineer

Dated

4-19-01

4-17-01
ef 4/17/01

GRANTOR:

[Signature]
(Individual)

GRANTOR: BOARD OF EDUCATION OF THE
CITY OF ALBUQUERQUE, NEW MEXICO
By: Leonard J. DeLayo, Jr
Its: President
~~CORPORATION~~



Mary Herrera

Bern. Co. AGRE

R 11.00

2001043516
5494383
Page: 1 of 3
04/19/2001 03:24P
Bk-A18 Pg-1957

EXHIBIT "A"



**PLAT OF
CHAMISA RIDGE
SUBDIVISION
UNIT 1**

FILED: AUGUST 28, 1996
(196C-373)

SCALE: 1" = 200'

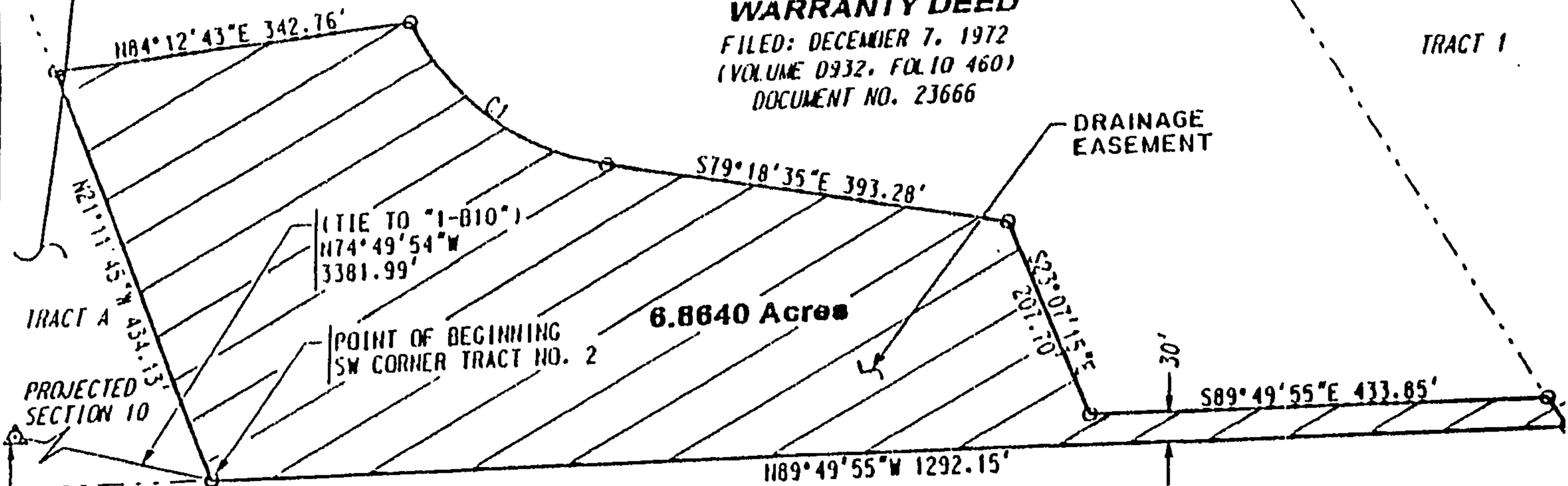
**BULK LAND PLAT
TRACTS 1 AND 2
LANDS OF PARAG
RESOURCES, INC**

FILED: APRIL 28, 1989
(C39-282)

TRACT NO. 2
WARRANTY DEED
FILED: DECEMBER 7, 1972
(VOLUME D932, FOLIO 460)
DOCUMENT NO. 23666

TRACT 1

DRAINAGE
EASEMENT



6.8640 Acres

POINT OF BEGINNING
SW CORNER TRACT NO. 2

UNPLATTED LANDS

PROJECTED
SECTION 15
111N. R2E
N11W

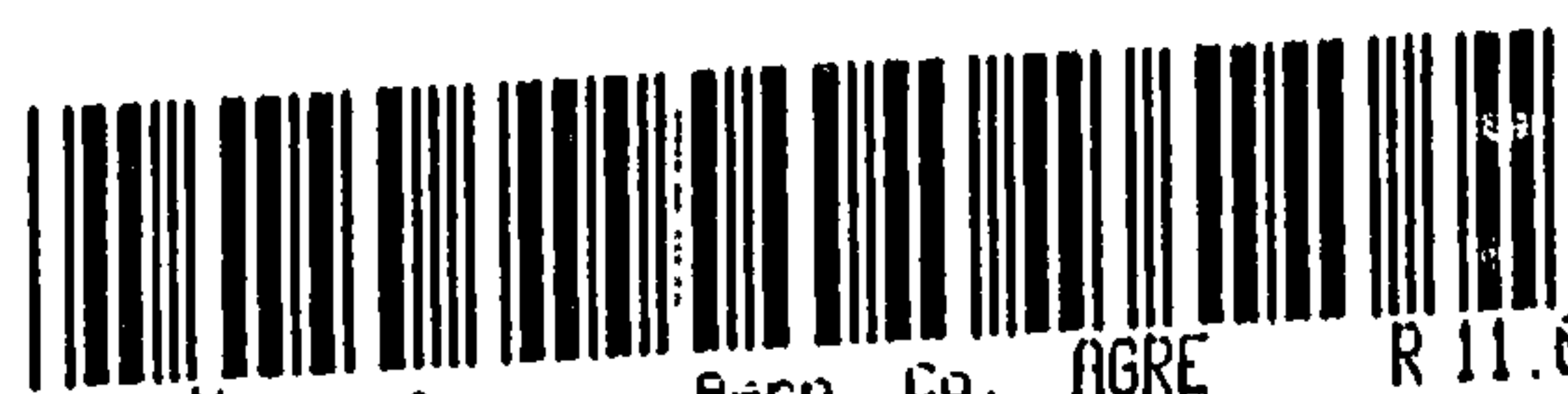
TANGENT DATA

| No. | BEARING | DISTANCE |
|-----|---------------|----------|
| T1 | S 31°28'38" E | 35.24 |

CURVE DATA

| No. | DELTA | TANGENT | ARC | RADIUS | CHORD | CHORD BRG |
|-----|-----------|---------|--------|--------|--------|---------------|
| C1 | 55°01'35" | 134.75 | 248.45 | 258.70 | 239.01 | S 51°47'47" E |

ACS BRASS TABLET STAMPED "1-B10"
GEOGRAPHIC POSITION (NAD 1927)
NW STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,526.69 Y=1,525,168.35
GROUND TO GRID FACTOR = 0.9996640
DELTA ALPHA = -00°16'30"
NGVD 1929 ELEVATION = 5419.522



2001043516
5194383
Page: 3 of 3
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Bk-A18 Pg-1967

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, within projected Section 10, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being a southwesterly portion of Tract No. 2, as the same is shown and designated on the Warranty Deed recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 7, 1972 in Volume D932, Folio 460 as Document No. 23666 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the southwest corner of said Tract No. 2, a point on the Section line common to projected Sections 10 and 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, whence the Albuquerque City Survey (ACS) monument "1-B10", a brass tablet set in concrete, having New Mexico State Plane Grid Coordinates Central Zone (NAD 1927) of X=357,526.69 and Y=1,525,168.35 bears N74°49'54"W, a distance of 3381.99 feet and from said point of beginning leaving said Section line and running thence along the westerly boundary line of said Tract No. 2, N21°11'45"W, a distance of 434.13 feet to the northwest corner of the tract herein described, thence running along the northerly boundary line of the tract herein described, N82°12'43"E, a distance of 342.76 feet to a point of curvature (non-tangent); thence, 248.45 feet along the arc of a curve to the left having a radius of 258.70 feet and a chord which bears S51°47'47"E, a distance of 239.01 feet to a point of tangency; thence, S79°18'35"E, a distance of 393.28 feet to a point; thence, S23°07'15"E, a distance of 207.70 feet to a point; thence, S89°49'55"E, a distance of 433.85 feet to a point on the easterly boundary line of said Tract No. 2, thence running along the easterly boundary line of said Tract No. 2, a point on S31°28'38"E, a distance of 35.24 feet to the southeast corner of said Tract No. 2, a point on the Section line common to projected Sections 10 and 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, thence running along the southerly boundary line of said Tract No. 2 and also along said Section line, N89°49'55"W, a distance of 1292.15 feet to the point and place of beginning.

Tract contains 6.8640 acres, more or less.

A. Dwain Weaver
A. Dwain Weaver
N.M.P.S. No. 6544

FEB. 1, 2001
DATE



Bohannon & Huston
Court yard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 8710

2008.180.9

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING

- Annexation & Zone Establishment
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

Z

A

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

APPLICANT INFORMATION:

NAME: Albuquerque Public Schools -- Facilities Design & Construction

ADDRESS: P.O. Box 25704

CITY: Albuquerque

STATE NM

ZIP 87125

Proprietary interest in site: Owners

AGENT (if any): High Mesa Consulting Group

ADDRESS: 6010-B Midway Park Blvd. NE

CITY: Albuquerque

STATE NM

ZIP 87109

PHONE: 505-848-8811

FAX: _____

E-MAIL: _____

PHONE: 505-345-4250

FAX: 505-345-4254

E-MAIL: dtrujillo@highmesacg.com

DESCRIPTION OF REQUEST: Request vacation of Public Drainage Easement at JAMES MONROE MS / SUNSET VIEW ES

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

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

Lot or Tract No. _____

Block: _____

Unit: _____

Subdiv. / Addn. UNPLATTED LAND in SEC 10, T11N, R2E, N.M.P.M.

Current Zoning: SU-1 PRD-FAR 0.5

Proposed zoning: N/A

Zone Atlas page(s): B-10

No. of existing lots: 1

No. of proposed lots: 1

Total area of site (acres): +/- 39.528

Density if applicable: dwellings per gross acre: N/A

dwellings per net acre: N/A

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

Within 1000FT of a landfill? NO

UPC No. 101006534808040710

MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: 6100 Paradise Boulevard, NW

Between: Universe Boulevard, NW

and Unser Boulevard, NW

CASE HISTORY:

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

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

SIGNATURE

Debie LeBlanc Trujillo

DATE Sept. 10, 2008

(Print) Debie LeBlanc Trujillo for High Mesa Consulting Group

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

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

Application case numbers

08DRB - 70402

08DRB - 70403

Action

YPE

SK

ADV

CMF

S.F.

Fees

\$ 135.00

\$ 0

\$ 75.00

\$ 20.00

\$ _____

Total

\$ 230.00

Hearing date Oct 8 2008

[Signature]

9-12-08

Planner signature / date

Project # 1007473

2008.180.9

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.

HIGH MEDIA CONSULTING GROUP
 DEBIE LEBLANC TRUSTED
 Debie LeBlanc Trust
 Applicant name (print)
 Applicant signature / date
 09-10-08



Form revised 4/07

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

Application case numbers
 08 DRB - 70403

[Signature] 9-12-08
 Planner signature / date
 Project # 1007473

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.

part of the Reg.

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

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

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

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

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

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

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

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

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

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

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

HIG # MESA CONSULTING GROUP

DEBIE LEBLANC TRUJILLO

Debie Leblanc Trujillo
Applicant name (print)
Applicant signature / date
09-10-08



Form revised October 2007

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

Application case numbers
 06DRB - 70403

_____ 9-12-08
 Planner signature / date
 Project # 1007473

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from September 23, 2008 To October 8, 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.

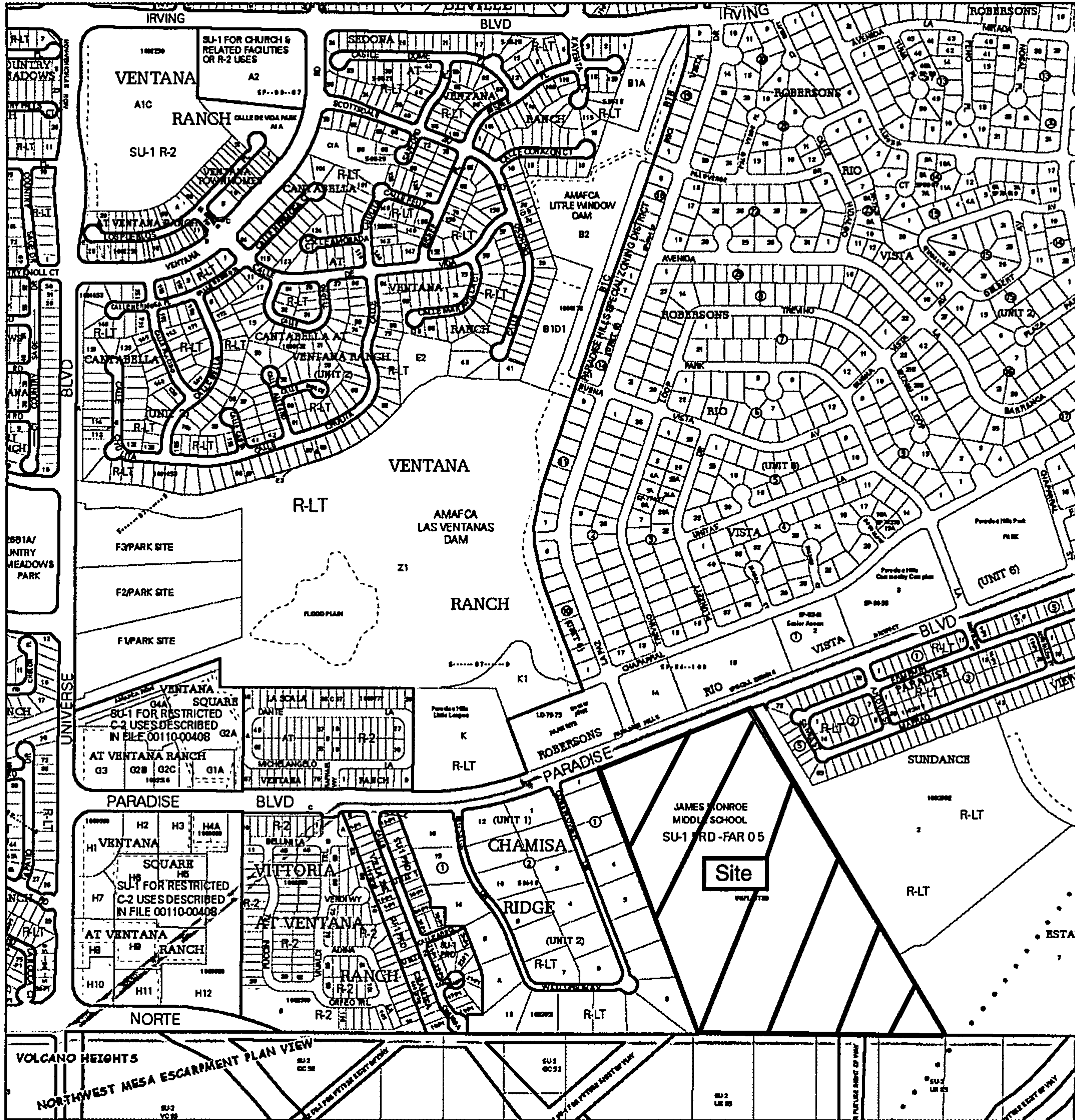
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Albia Tami
(Applicant or Agent)

09-22-08
(Date)

I issued 1 signs for this application, 9-12-08 [Signature]
(Date) (Staff Member)

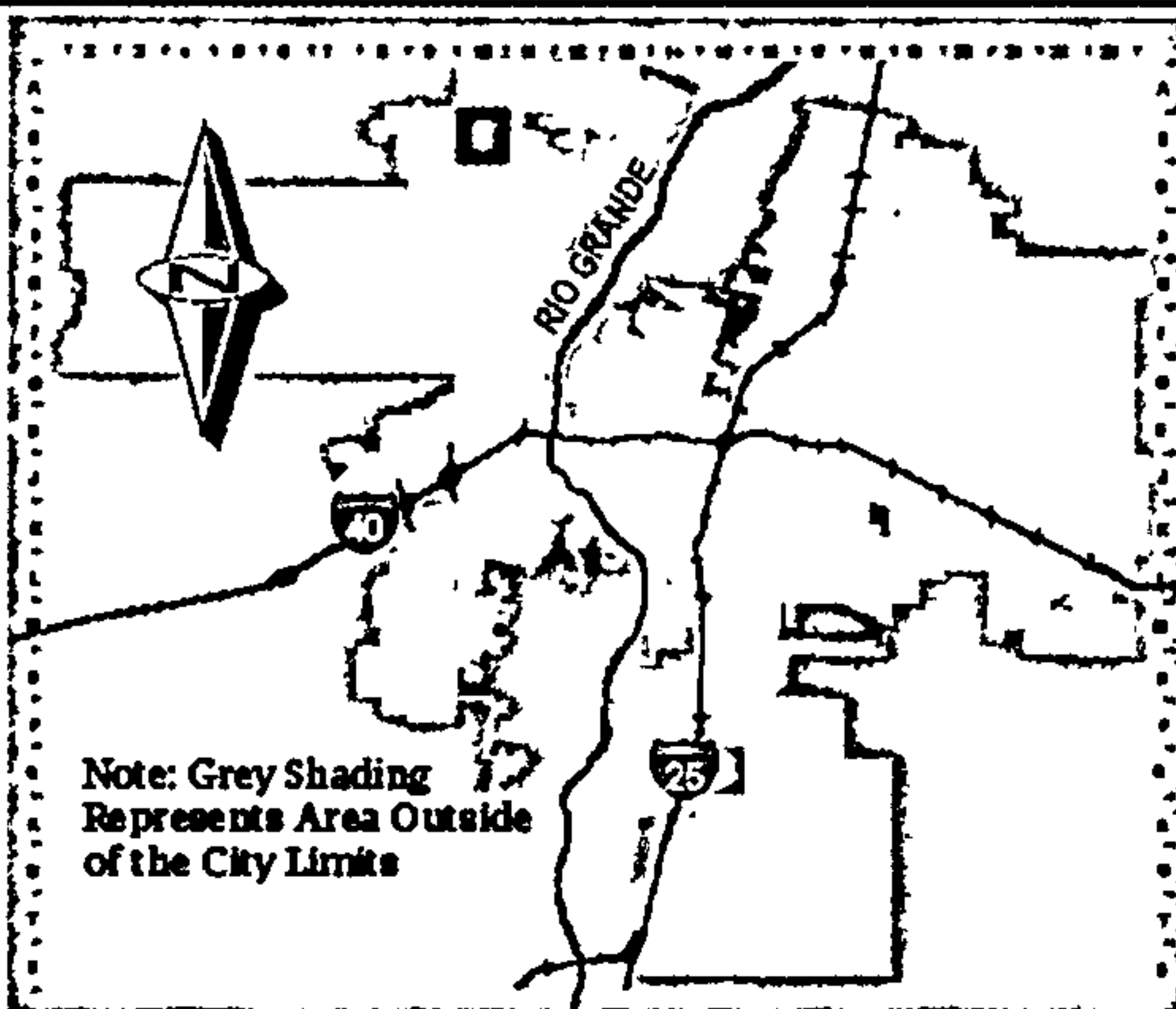
DRB PROJECT NUMBER: 100.7473



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



Map amended through: 6/13/2008



Zone Atlas Page:

B-10-Z

Selected Symbols

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



HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2008.180.9

September 12, 2008

Jack Cloud

Planning Manager, DRB Chair

Planning Department

Development & Building Services Division

City of Albuquerque

600 2nd Street, NW

Albuquerque, NM 87103

Re: Request for Vacation and Sketch Plat Approval
Unplatted Land in Section 10, Township 11 North, Range 2 East, N.M.P.M.
6100 Paradise Boulevard NW
To be Known as Tract A, James Monroe M.S. / Sunset View E.S.

Dear Mr. Cloud:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms V's and S(3) along with the related fees
- Twenty Four (24) copies of the recorded document that created the Drainage Easement
- Twenty Four (24) copies of the recorded document that created the Non-Specific Easement (Gas and Utility)
- Twenty Four (24) copies of the recorded document that created the Non-Specific Easement (Water and Sanitary Sewer)
- Twenty Four (24) copies of the Vacation Request and Preliminary Plat One full size Color copy of Vacation Request and Sketch Plat
- Six (6) copies of the Site Plan (site sketch) prepared by High Mesa Consulting Group
- City of Albuquerque Zone Atlas B-10 with site indicated
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts

On behalf of our clients, Albuquerque Public Schools Facilities Design & Construction, we are requesting the vacation of a City of Albuquerque Drainage Easement along with vacation of various Non-Specific Easements. This platting action will consist of the creation of a tract of land from the Unplatted land to be known as Tract A, James Monroe M.S. / Sunset View E.S. With the approval of the vacation of the drainage easement a new public drainage easement will be granted along with a New Mexico Utilities Inc. waterline easement and a public utility easement. In addition, public street right-of-way will be dedicated along Paradise Boulevard NW.

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

September 12, 2008

Jack Cloud

Page 2

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

Sincerely,

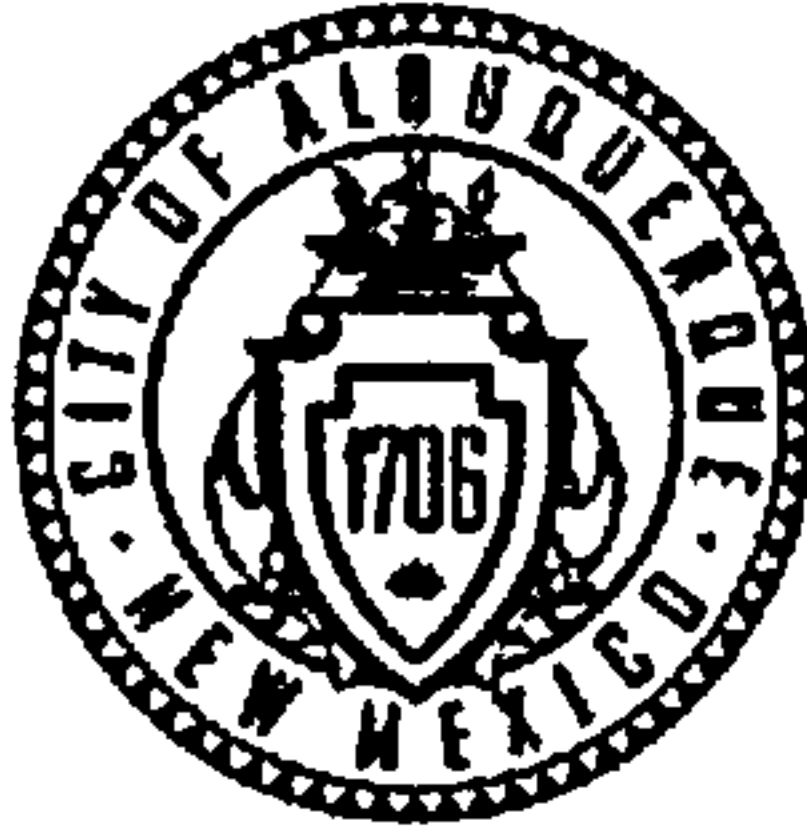
HIGH MESA CONSULTING GROUP


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Myron Johnson, Staff Architect – APS FD&C w/enc.

2008-180.9



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

September 4, 2008

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

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

Dear Debie:

Thank you for your inquiry of September 4, 2008 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **UNPLATTED LAND IN SECTION 10, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., LOCATED AT 6100 PARADISE BOULEVARD NW zone map B-10.**

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

VENTANA RANCH N.A. (VTR) "R"

Laura Horton, 7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (c)
Kevin Patton, 10422 Borrego Creek Dr. NW/87114 238-2857 (c)

PARADISE HILLS CIVIC ASSOC. (PHC) "R"

Thornton Schwenk, 5125 Russell Dr. NW/87114 897-2382 (h) 459-9543 (c)
Tom Anderson, 10013 Plunkett Dr. NW/87114 897-2593 (h) 304-0106 (c)

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

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

11/11/08

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **09/04/08** Time Entered: **10:50 a.m.** ONC Rep. Initials: **SW**

HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

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2008.180.9
September 11, 2008

Ms. Laura Horton
Ventana Ranch Neighborhood Association
7724 Cascada Road, NW
Albuquerque, NM 87114

Via Certified Mail – Return Receipt Requested

and
Mr. Kevin Patton
Ventana Ranch Neighborhood Association
10422 Borrego Creek Drive, NW
Albuquerque, NM 87114

Via Certified Mail – Return Receipt Requested

Project Title: - Tract A, James Monroe M.S. / Sunset View E.S.

Type of Request: Vacation of a City of Albuquerque Drainage Easement

Current Legal Description: Unplatted Land in Section 10, Township 11 North, Range 2 East, N.M.P.M.

Address: 6100 Paradise Boulevard NW

Developer: Albuquerque Public Schools

Agent/Surveyor: High Mesa Consulting Group

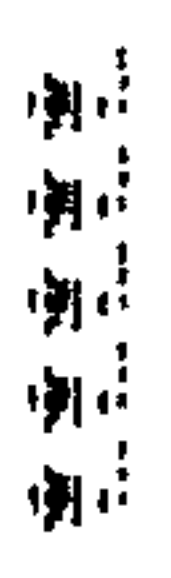
Contact: Charles G. Cala, Jr., PS, Vice President
Debie LeBlanc Trujillo, Project Coordinator

Dear Ms. Horton and Mr. Patton:

Transmitted herewith is a copy of the Sketch Plat and Vacation Request for the above described property. This project is scheduled to be heard at the Development Review Board on October 8, 2008. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

On behalf of our clients, Albuquerque Public Schools Facilities Design & Construction, we are requesting the vacation of a City of Albuquerque Drainage Easement along with vacation of various Non-Specific Easements. This platting action will consist of the creation of a tract of land from the Unplatted land to be known as Tract A, James Monroe M.S. / Sunset View E.S. With the approval of the vacation of the drainage easement a new public drainage easement will be granted along with a New

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



Ventana Ranch Neighborhood Association

Page 2

September 11, 2008

Mexico Utilities Inc. waterline easement and a public utility easement. In addition, public street right-of-way will be dedicated along Paradise Boulevard, NW.

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

Sincerely,

HIGH MESA CONSULTING GROUP



Debie LeBlanc Trujillo

DLT

Enclosures

xc: Myron Johnson, Staff Architect – APS FD&C w/enc.

HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2008.180.9
September 11, 2008

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Ventana Ranch Neighborhood Association

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2008.180.9
September 11, 2008

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Paradise Hills Civic Association
5125 Russell Drive, NW
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Via Certified Mail – Return Receipt Requested

and
Mr. Tom Anderson
Paradise Hills Civic Association
10013 Plunkett Drive, NW
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Paradise Hills Civic Association

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Paradise Hills Civic Association

Page 2

September 11, 2008

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HIGH MESA CONSULTING GROUP

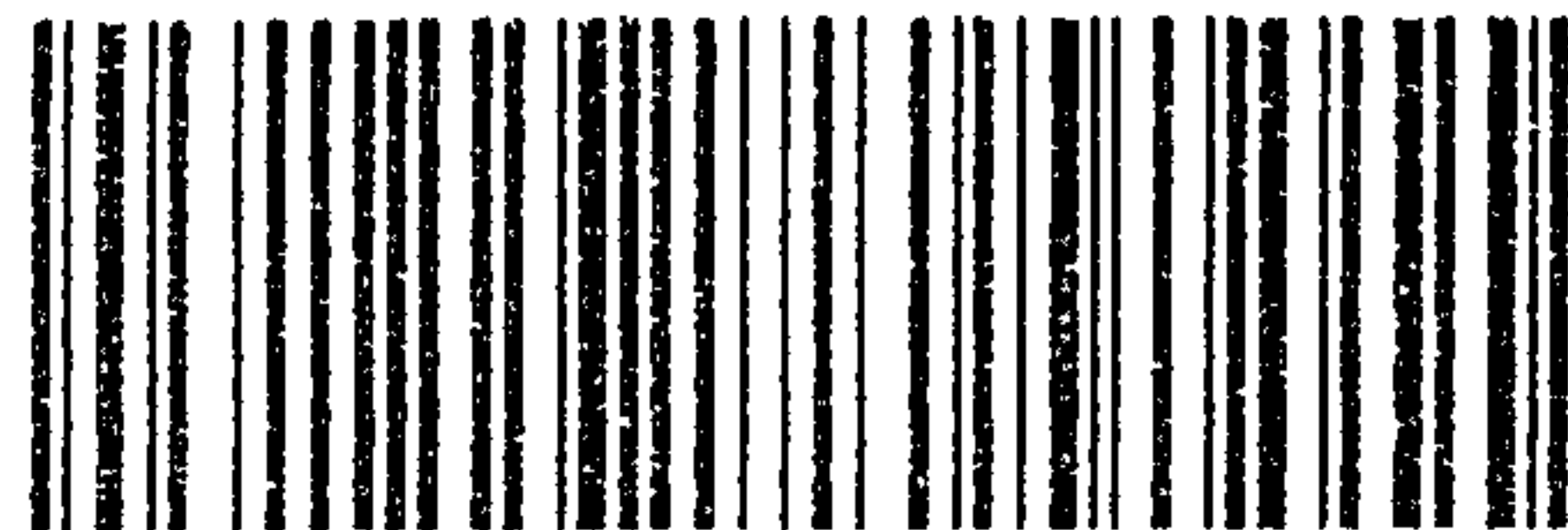


Debie LeBlanc Trujillo

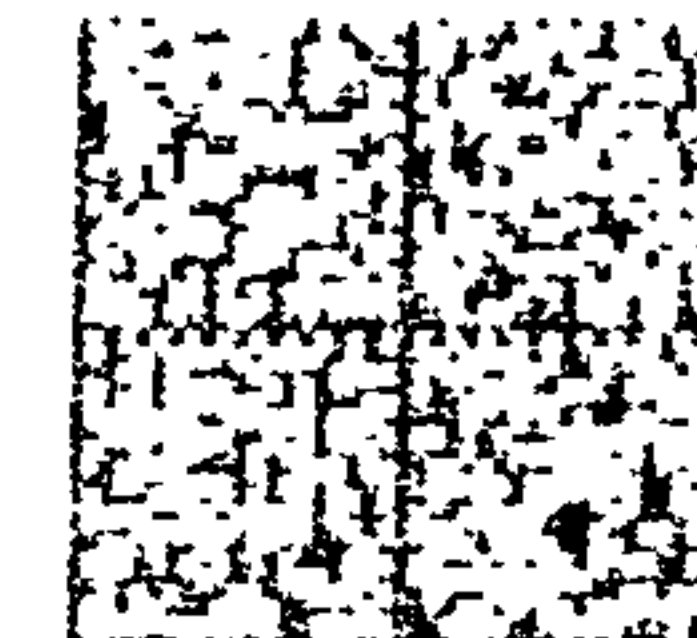
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Enclosures

xc: Myron Johnson, Staff Architect – APS FD&C w/enc.



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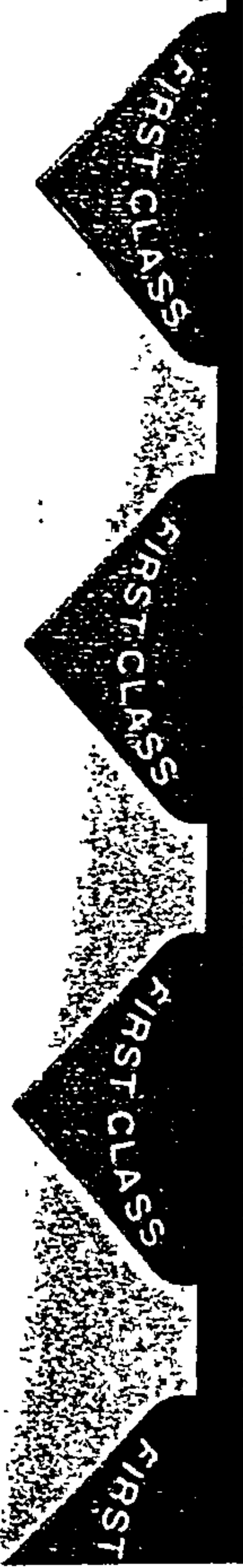
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FINE & BONES
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000252793 SEP 11 2008
MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

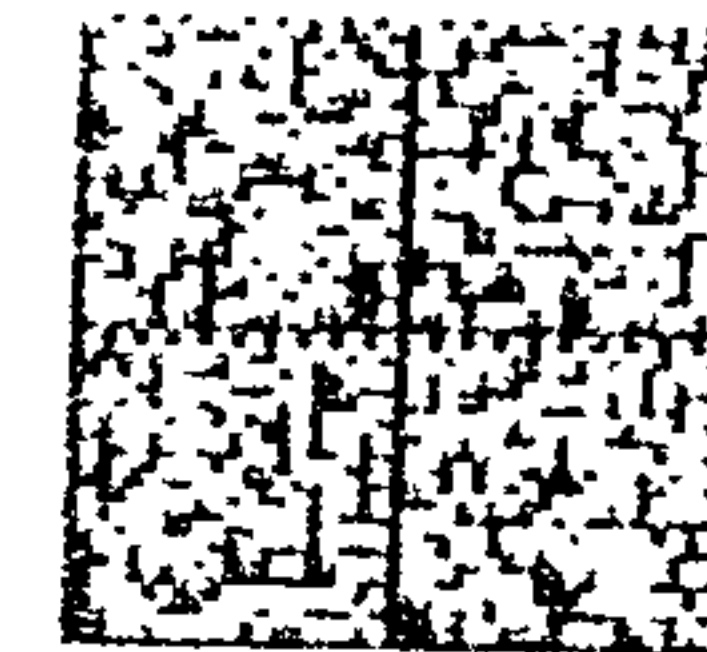
2008-180-9

| SENDER: COMPLETE THIS SECTION | COMPLETE THIS SECTION ON DELIVERY |
|--|--|
| <ul style="list-style-type: none"> 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. | <p>A. Signature <input checked="" type="checkbox"/> X</p> <p><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> |
| <p>1. Article Addressed to:</p> <p>VENTANA RANCH N.A. (VTR) "R" Kevin Patton 10422 Borrego Creek Drive NW Albuquerque, NM 87114</p> | <p>B. Received by (<i>Printed Name</i>)</p> <p>C. Date of Delivery</p> |
| <p>2. Article Number (Transfer from service label)</p> | <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes</p> |
| <p>7002 3150 0005 7420 3342</p> | |





7002 3150 0005 7420 3359



UNITED STATES POSTAGE
PITNEY BOWES
02 IP \$ 006.070
0002527985 SEP 11 2008
MAILED FROM ZIP CODE 87109

First Class Mail
First Class Mail

2008-180-9

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:

VENTANA RANCH N.A. (VTR) "R"
Laura Horton
7224 Cascada Road NW
Albuquerque, NM 87114

2. Article Number

(Transfer from service label)

7002 3150 0005 7420 3359

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

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

FIRST CLASS
FIRST CLASS
FIRST CLASS
FIRST CLASS



7002 3150 0005 7420 3335

UNITED STATES POSTAGE
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 \$ 006.070
 0902521988 SEP 11 2008
 MAILED FROM ZIP CODE 87109

First Class Mail
First Class Mail

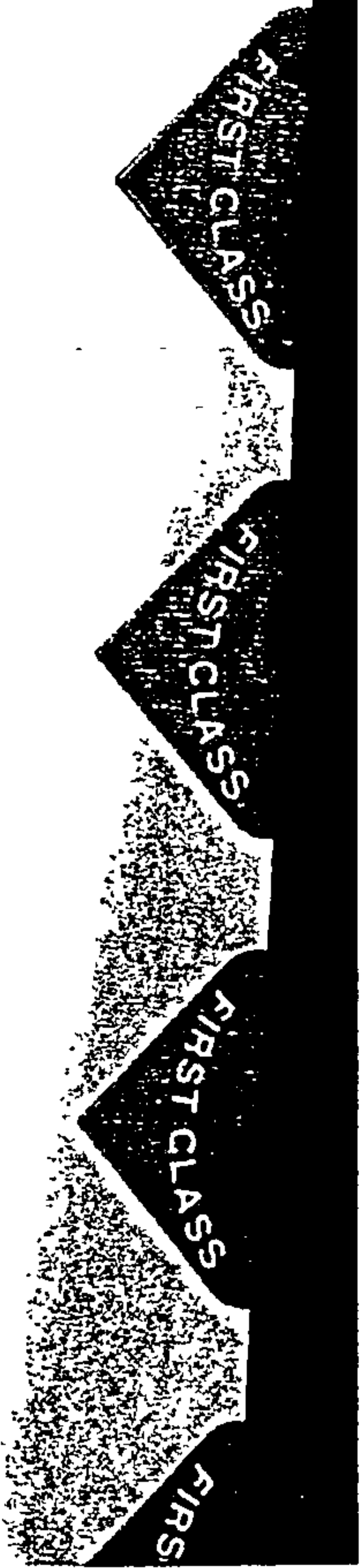
2008-180-9

| SENDER: COMPLETE THIS SECTION | COMPLETE THIS SECTION ON DELIVERY | |
|--|--|---------------------|
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| 1. Article Addressed to: PARADISE HILLS CIVIC ASSOC. (PHIC) "R" Tom Anderson 10013 Plunkett Drive NW Albuquerque, NM 87114 | B. Received by (Printed Name) | C. Date of Delivery |
| 2. Article Number (Transfer from service label) | D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No 3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes | |
| 7002 3150 0005 7420 3335 | | |

PS Form 3811, August 2001

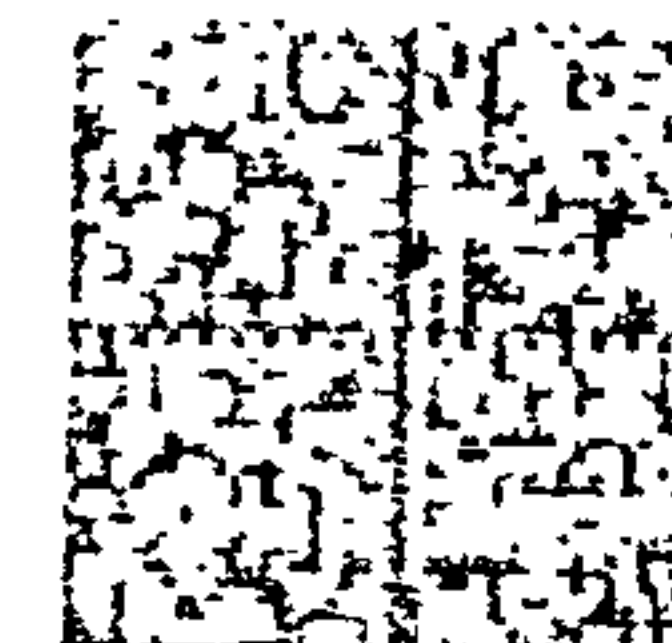
Domestic Return Receipt

102595-02-M-1540





7002 3150 0005 7420 3328



UNITED STATES POSTAGE
\$ 006.070
SEP 1 2008
MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

2008-180-9

| SENDER: COMPLETE THIS SECTION | COMPLETE THIS SECTION ON DELIVERY | |
|--|---|--|
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| 1. Article Addressed to: PARADISE HILLS CIVIC ASSOC. (PHC) "R" Thornton Schwenk 5125 Russell Drive NW Albuquerque, NM 87114 | B. Received by (<i>Printed Name</i>) C. Date of Delivery | |
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| 7002 3150 0005 7420 3328 | | |
| Domestic Return Receipt 102595-02-M-1540 | | |

