



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN/ JOHN MAKENZIE -	Transportation Development
SHABIH RIZVI - KENDRA WATKINS/ ANDREW GINGERICH -	Transit & Parking Department
LYNN MAZUR - STEVE SINK - SUSANNAH ABBEY - ANTONIO CHINCHILLA - DAVID KILPATRICK - STEPHANI WINKLEPLECK -	Council of Governments AMAFCA APD Crime Prevention Open Space Division Fire Department Zoning Enforcement Inspector Neighborhood Coordination
DANIEL ARAGON - PATRICK SANCHEZ - APRIL WINTERS - MICHELE RAMIREZ - MIKE MORTUS - RAY GOMEZ -	Public Service Company of New Mexico New Mexico Gas Company Albuquerque Public Schools CenturyLink Comcast Cable Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH -	Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1009348

WEDNESDAY, February 19, 2014

Comments must be received by:

Monday, February 17, 2014

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests. **If you have any questions, please contact me at 924-3946 or agomez@cabq.gov**



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, February 19, 2014**, beginning at **9:00 a.m.** and proceeding according to that day's agenda for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on **Tuesday, February 18, 2014**, beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1008797
14DRB-70017 – 2 YEAR SUBDIVISION
IMPROVEMENT AGREEMENT EXTENSION
(2YR SIA)

EASTERLING CONSULTANTS LLC agents for RCS-TAOS, LLC request the referenced/ above action for **TAOS UNIT 1 AT THE TRAILS** zoned VTSL, located on the west side of **UNIVERSE BLVD NW** between **TREELINE AVE NW** and **WOODMONT AVE NW** containing approximately 14.6337 acres. (C-9)

Project# 1009438
14DRB-70018 – BULK LAND VARIANCE
14DRB-70019 – PRELIMINARY/ FINAL PLAT
APPROVAL

CONSENSUS PLANNING agents for RPS I-25 & VASSAR LLC, ET. AL. request the referenced/ above actions for all or a portion of Tracts A-C, **AVALON SUBDIVISION UNIT 4**; Tracts 4-7, **TOWN OF ATRISCO GRANT**; Tracts B-11 thru B-13, B-22 thru B-27, and B-29 thru B-33, **TOWN OF ATRISCO GRANT UNIT 5**, Tract B-14A, **UNSER DIVERSION CHANNEL CORRIDOR**; Tract C, **WESTRIDGE MOBILE HOME PARK PHASE 2**; and Tracts 14-16, **LAND OF C.H. HALL** zoned SU-1/ IP and SU-1 FOR **IP & C-2 WITH EXCEPTIONS**, located on the south side of I-40 between **90TH ST NW** and **98TH ST NW** containing approximately 172.4503 acres. (J-9 & K-9)

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


Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 3, 2014.



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 764-9801
 ADDRESS: 302 8th Street NW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com
 APPLICANT: RPS 1-25 & Vassar LLC (Kurt Browning) PHONE: 998-0163
 ADDRESS: 6300 Riverside Plaza Lane NW FAX: 839-1061
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: kbrowning@Titan-development.com
 Proprietary interest in site: owners List all owners: See Attached Plat

DESCRIPTION OF REQUEST: Preliminary Plat and Bulk Land Variance

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

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

Lot or Tract No. 1-12 Block: _____ Unit: 5
 Subdiv/Addn/TBKA: Avalon
 Existing Zoning: SO-1 IP and SO-1 for IP and C-2 with exceptions Proposed zoning: NA MRGCD Map No _____
 Zone Atlas page(s): J9 and K9 UPC Code: See Attached

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1608585 and 1008586; 10EPC 40069 and 40070; 11EPC 40025 and 40026

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 26 No. of proposed lots: 12 Total site area (acres): 172.45
 LOCATION OF PROPERTY BY STREETS: On or Near: Bluewater
 Between: 98th Street and west of 90th Street

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) . Review Date: 9/12 & 12/12

SIGNATURE: [Signature] DATE: 1-24-14
 (Print Name) James K. Strouger, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

- 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>14DRB : 70018</u>	<u>BLV</u>	_____	<u>\$145.00</u>
<u>: 70019</u>	<u>P&F</u>	_____	<u>\$985.00</u>
_____	<u>ADY</u>	_____	<u>\$75.00</u>
_____	<u>CMF</u>	_____	<u>\$20.00</u>
_____	_____	_____	<u>\$</u>
Total			<u>\$1225.00</u>

Hearing date February 19, 2014

Staff signature & Date: [Signature] 1-24-14 Project # 1009438

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

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

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

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

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

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

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

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

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

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

James K. Strozier, AICP
 Applicant name (print)
[Signature] 1-24-14
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 DRB - 70019

[Signature] 1-24-14
 Planner signature / date
 Project # 1009438

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

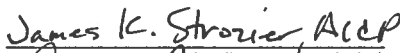
- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver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

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

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

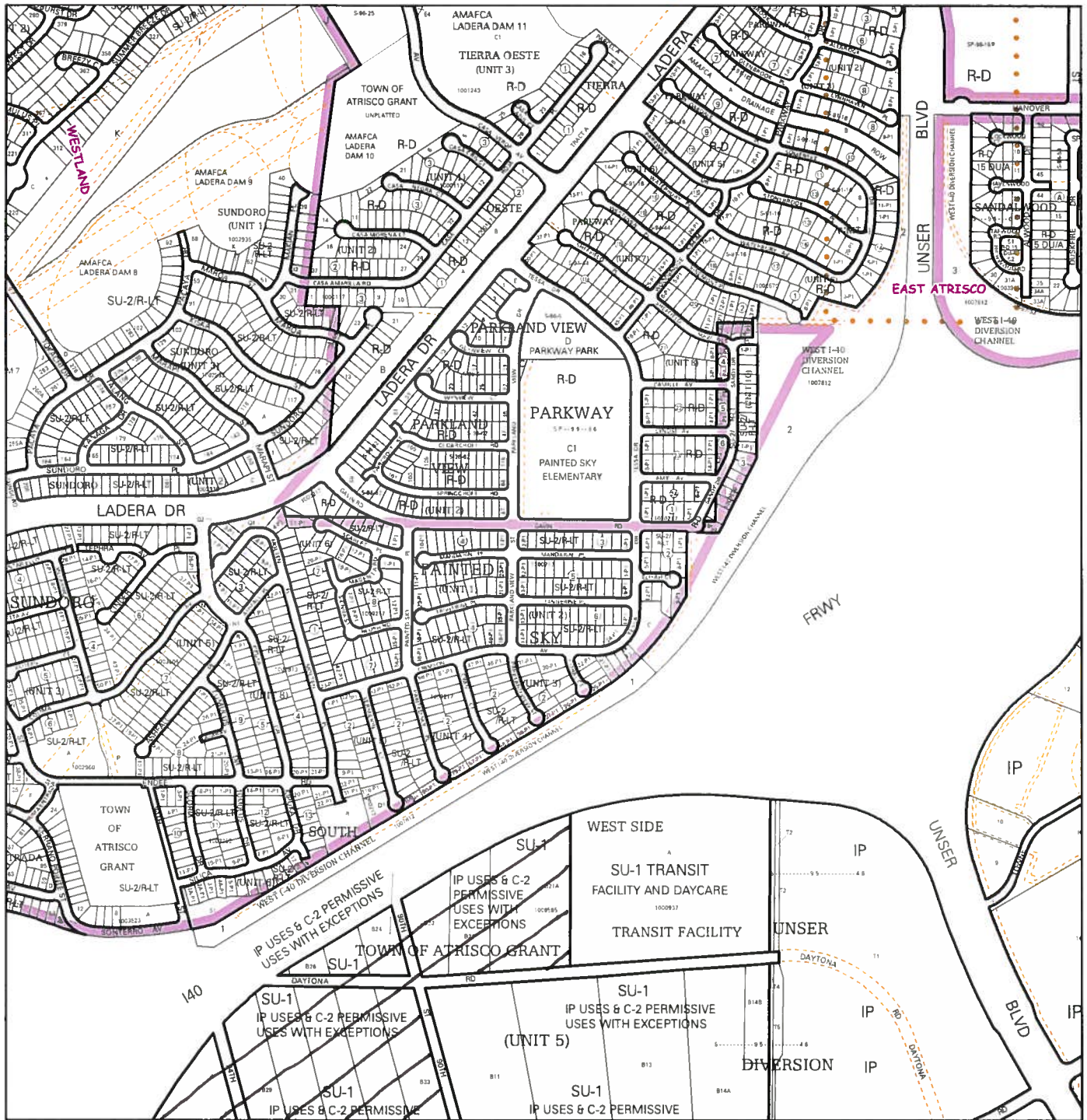
- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the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

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


 Applicant name (print) James K. Strozic
 Applicant signature / date [Signature] 1-24-14
 Form revised 4/07
 Planner signature / date [Signature] 1-24-14
 Project # 1009438



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 4DRB - 70018



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

Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-09-Z


Selected Symbols

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

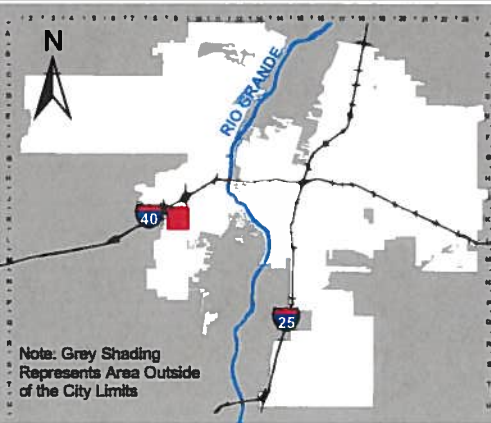
0 750 1,500 Feet



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












Map amended through: 6/7/2013




Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-09-Z

Selected Symbols

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



0 750 1,500 Feet



CONSENSUS

January 24, 2014

Mr. Jack Cloud, Chair
600 North 2nd Street
Albuquerque, New Mexico 87102

Landscape Architecture
Urban Design
Planning Services

Re: Bulk Land Plat for the area previously annexed into the City

Dear Mr. Cloud:

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to transmit our request for a Preliminary Plat and Bulk Land Variance for the property west of Unser Boulevard, east of 98th Street, and adjacent to I-40. The subject property is zoned SU-1 for IP and SU-1 for IP and C-2 with Exceptions and covers 172.45 acres.

At the time of annexation, the property owners committed to work together to prepare a bulk plat to vacate rights-of-way, dedicate rights-of-way, and combine old parcels in order to establish a new roadway alignment around the existing Avalon neighborhood. This bulk plat accomplishes that goal and creates the new roadway and what we had referred to as the Daytona Bypass.

Based on City Comments received on the sketch plat and meetings with DRB staff, the plat has been revised to address all concerns. Please do not hesitate to contact me at 764-9801 for any additional information.

Sincerely,

James K. Strozier, AICP
Principal

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 -OR- you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: swinklepleck@cabaq.gov. ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914.

Zone Map and this Developer Inquiry Sheet MUST be provided with request.
Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
- EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal
- Administrative Amendments (AA's) Submittal City Project Submittal

CONTACT NAME: Jim Strozier

COMPANY NAME: Consensus Planning, Inc.

ADDRESS/ZIP: 302 8th Street NW

PHONE: 764-9801 FAX: 842-5495

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

Lots 1-2 Avalon Subdivision Unit 5

LEGAL DESCRIPTION

LOCATED ON Bluewater NW
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN 98th Street AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

west of 90th Street
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (J13K9).



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

January 24, 2014

Jim Strozier
Consensus Planning
302 8th Street NW/87102
Phone: (505) 764-9801/Fax: (505) 842-5495
E-mail: cp@consensusplanning.com

Dear Jim:

Thank you for your inquiry of **January 24, 2014** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your **(DRB SUBMITTAL) – LOTS 1-12, AVALON SUBDIVISION, UNIT 5 LOCATED ON BLUEWATER NW BETWEEN 98TH STREET NW AND WEST OF 90TH STREET NW** zone map **J-K-9**.

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

AVALON N.A. "R"

Kelly Chappelle, 9135 Santa Catalina Ave. NW/87121 836-1766 (h)

Bob Wood, 9135 Anacapa Ave. NW/87121

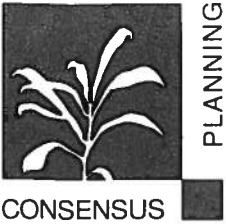
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH NEIGHBORHOOD
AND/OR HOMEOWNER
ASSOCIATIONS FOR THIS PLANNING
SUBMITTAL.**



January 24, 2014

Mr. Kelly Chappelle
9135 Santa Catalina Avenue NW
Albuquerque, NM 87121

Landscape Architecture
Urban Design
Planning Services

Mr. Bob Wood
9135 Anacapa Avenue NW
Albuquerque, NM 87121

302 Eighth St. NW
Albuquerque, NM 87102

Re: Bulk Land Plat for the area previously annexed into the City

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

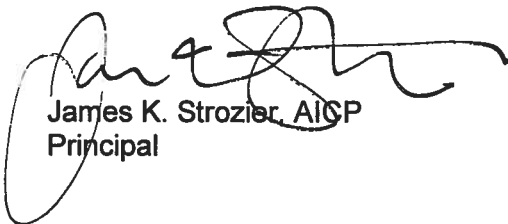
Dear Kelly and Bob:

The purpose of this letter is to inform you and the Avalon Neighborhood Association that Consensus Planning has submitted a request for a Preliminary Plat and Bulk Land Variance for the property west of Unser Boulevard, east of 98th Street, and adjacent to I-40. The subject property is zoned SU-1 for IP and SU-1 for IP and C-2 with Exceptions and covers 172.45 acres.

As you may recall, at the time of annexation, the property owners committed to work together to prepare a bulk plat to vacate rights-of-way, dedicate rights-of-way, and combine old parcels in order to establish a new roadway alignment around the existing Avalon neighborhood. This bulk plat accomplishes that goal and creates the new roadway and what we had referred to as the Daytona Bypass.

The project will be heard by the Development Review Board at 9:00 am on Wednesday, February 19th in the basement of Plaza del Sol located at 600 Second Street NW. The agenda is available approximately one week prior to the meeting. Please do not hesitate to contact me at 764-9801 for any additional information.

Sincerely,



James K. Strozier, AICP
Principal

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

**Attachment: Zone Atlas Sheets J and K9
8 ½ x 11 Reductions of Sheets 3 and 4 of the Plat**

ASSOCIATES

Jacqueline Fishman, AICP

7011 3500 0000 0891 4553

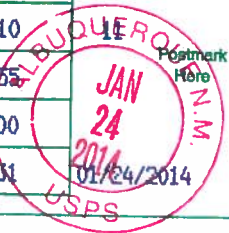
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87121

OFFICIAL USE

Postage	\$ 0.66	0101
Certified Fee	\$3.10	
Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.31	



Sent To Bob Wood
 Street, Apt. No.,
 or PO Box No. 9135 Anacapa Ave NW
 City, State, ZIP+4 Albuquerque, NM 87121

7011 3500 0000 0891 4560

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87121

OFFICIAL USE

Postage	\$ 0.66	0101
Certified Fee	\$3.10	
Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.31	



Sent To Kelly Chappelle
 Street, Apt. No.,
 or PO Box No. 9135 Santa Catalina Ave
 City, State, ZIP+4 Albuquerque, NM 87121

Proposed Annexation Area A:

<u>TRACT</u>	<u>Subdivision</u>	<u>UPC CODE</u>	<u>OWNER</u>
4	Town of Atrisco	100905707829020104	RPS I-25 & VASSER AND BLUEWATER 98 TH
5	Town of Atrisco	100905705828920103	"
6	Town of Atrisco	100905703229020102	"
7	Town of Atrisco	100905703229020102	"
7	Town of Atrisco	100905702922530707	MAJEC LIMITED PARTNERSHIP
14	Hall – CH	100905718518430701	"
15	Hall – CH	100905705918530705	"

Proposed Annexation Area B:

<u>TRACT</u>	<u>Subdivision</u>	<u>UPC CODE</u>	<u>OWNER</u>
B-11	Town of Atrisco	100905723450010402	I-40 SOUTH LLC
B-12	Town of Atrisco	100905727550210404	"
B-13	Town of Atrisco	100905731750510406	"
B-14A	Town of Atrisco	100905736747710408	"
B-14B	Town of Atrisco	100905738451110410	"
ABCWUA WELL SITE		100905737146210409	ABCWUA
B-20	Town of Atrisco	100905826406440101	NM Land, LLC
B-21	Town of Atrisco	100905824405830203	"
B-22	Town of Atrisco	100905822205130202	"
B-23	Town of Atrisco	100905820104330201	"
B-24	Town of Atrisco	100905817603430103	I-40 SOUTH LLC
B-25	Town of Atrisco	100905815702930102	"
B-26	Town of Atrisco	100905813802430101	"
B-27	Town of Atrisco	100905812502130104	"
B-29	Town of Atrisco	100905715650220503	I-40 SOUTH LLC
B-30	Town of Atrisco	100905715650220503	"
B-31	Town of Atrisco	100905715650220503	"
B-32	Town of Atrisco	100905715650220503	"
B-33	Town of Atrisco	100905715650220503	"