

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

May 19, 2016

Ralph Davis  
5612 Popo Dr. NW  
Albuquerque, NM 87120

Re: Preliminary Plat & Site Plan Approval, Vacation of Public Easements & Vacation of Public Right of Way (ROW), Bulk Land Variance for Montecito Vistas Units 1-4

Dear Mr. Davis:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION.

This letter is to advise you that Bohannon Huston, Inc., agent for Victory Land, LLC, is seeking approval for a Preliminary Plat, Site Development Plan for Subdivision, Vacation of Public Easements and Vacation of Public Right-of-Way (ROW) and a Bulk Land Variance for Montecito Vistas Units 1 through 4. See the attached Zone Atlas Page for the project location.

Montecito Vistas is a proposed 136-lot residential subdivision to the west of Montecito West Units 1 and 2 Subdivision, north of Vista Vieja Avenue and south of Retablo Road. The project will be developed in four Units. Street right-of-way (ROW) and public utility easements were created by the Volcano Cliffs Unit 6 Subdivision Plat. The proposed plats for Montecito Vistas require the vacation of a portion of the Retablo Road ROW and public utility easements that conflict with the proposed lot and street layout. New public utility easements will be granted by the Montecito Vistas plats. Retablo Road will be realigned in with the proposed subdivision layout and the ROW will be dedicated to the City of Albuquerque by the Montecito Vistas plats.

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

Sincerely,



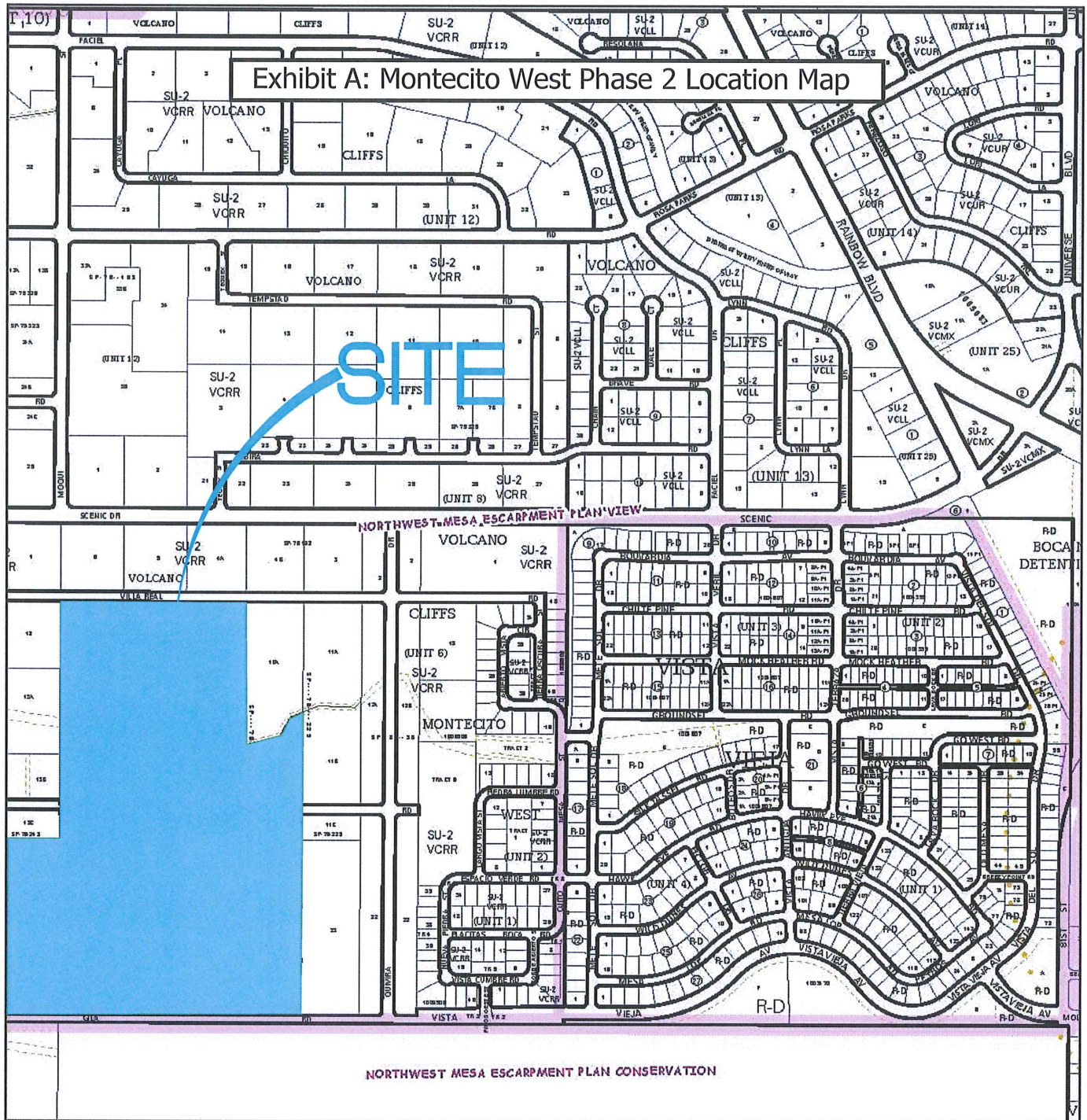
Scott J. Steffen, P.E.  
Vice President  
Community Development and Planning Group

Enclosure

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



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

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**D-09-Z**

Selected Symbols

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

Feet  
0      750      1,500

CERTIFIED MAIL  
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May 19, 2016

Blake Thompson  
3009 Palo Alto NE  
Albuquerque, NM 87111

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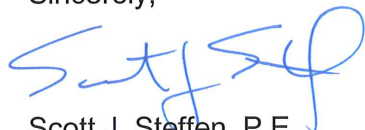
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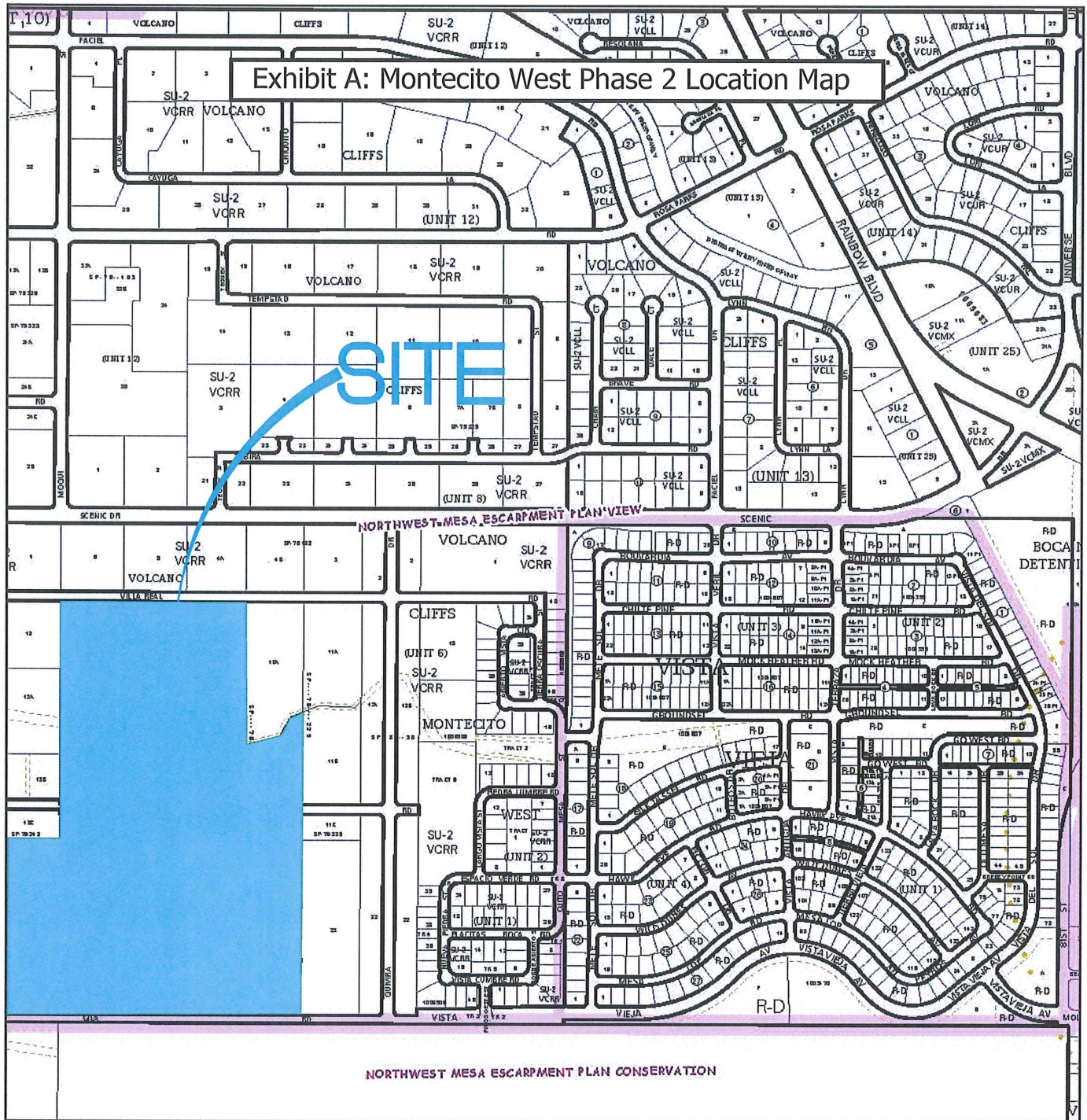
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0      750      1,500

Feet

Courtyard 1  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

Ralph Davis  
5612 Popo Dr. NW  
Albuquerque, NM 87120

**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:  
**RALPH DAVIS**  
**5612 POPO DRIVE NW**  
**ALBUQUERQUE, NM 87120**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  X  Agent

B. Received by (Printed Name)  Addressee

C. Date of Delivery

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

3. Service Type

Certified Mail  Express Mail

Registered  Return Receipt for Merchandise

Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number **7010 1870 0000 2738 5146**  
(Transfer from service label)

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

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark  
Here

Sent To **RALPH DAVIS**

Street, Apt. No., or PO Box No. **5612 POPO DRIVE NW**

City, State, ZIP+4 **ALBUQUERQUE NM 87120**

PS Form 3800, August 2006 See Reverse for Instructions



94T5 9E22 0000 02PT 0T02  
94T5 9E22 0000 02PT 0T02

**CERTIFIED MAIL™**

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

Courtyard 1  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

Blake Thompson  
3009 Palo Alto NE  
Albuquerque, NM 87111

**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:

Blake Thompson  
3009 Palo Alto NE  
Albuquerque, NM 87111

2. Article Number (Transfer from service label) 7010 1870 0000 2738 5160

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  X  Agent

B. Received by (Printed Name)  Addressee

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

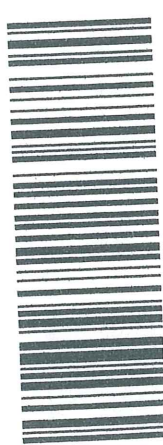
Registered  Return Receipt for Merchandise

Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

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

**CERTIFIED MAIL™**



7010 1870 0000 2738 5160  
7010 1870 0000 2738 5160

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Sent To: Blake Thompson  
Street, Apt. No. or PO Box No.: 3009 Palo Alto NE  
City, State, ZIP+4: Albuquerque, NM 87111

Total Postage & Fees: \$

Return Receipt Fee (Endorsement Required): \$

Restricted Delivery Fee (Endorsement Required): \$

Certified Fee: \$

Postage: \$

Postmark Here

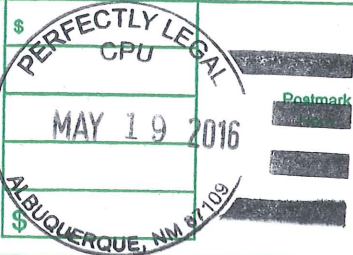
PS Form 3800, August 2006 See Reverse for Instructions

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**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

Postage	\$		
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$		



Sent To **RALPH DAVIS**  
 Street, Apt. No.; or PO Box No. **5612 POPO DRIVE NW**  
 City, State, ZIP+4 **ALBUQUERQUE NM 87120**

PS Form 3800, August 2006 See Reverse for Instructions

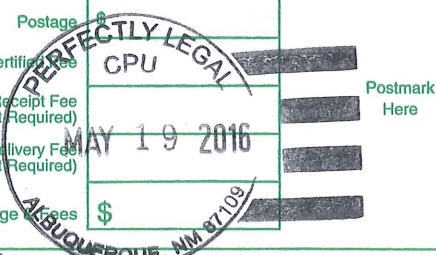
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For delivery information visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

Postage	\$		
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$		



Sent To **BLAKE THOMPSON**  
 Street, Apt. No.; or PO Box No. **3009 PALO ALTO NE**  
 City, State, ZIP+4 **ALBUQUERQUE, NM 87111**

PS Form 3800, August 2006 See Reverse for Instructions

7010 1870 0000 2738 5160

Perfectly Legal

5659 Jefferson St NE Ste A  
 Albuquerque, NM, 87109-3403  
 340128-B001

05/19/2016

03:14:17 PM

Sales Receipt

Product Description	Sale Qty	Final Price
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First-Class Letter 1 \$0.68  
 (Expected Delivery Day: Sat 05/21)  
 (ALBUQUERQUE, NM 87102)  
 (Weight: 0 Lb 1.70 Oz)

Certified 1 \$3.30  
 (@@USPS Certified Mail #)  
 (70101870000027385146)

Return Rcpt 1 \$2.70  
 (@@USPS Return Rcpt #)  
 (9590952106150019323112)

First-Class Letter 1 \$0.47  
 (Expected Delivery Day: Sat 05/21)  
 (ALBUQUERQUE, NM 87111)  
 (Weight: 0 Lb 0.65 Oz)

Certified 1 \$3.30  
 (@@USPS Certified Mail #)  
 (70101870000027385160)

Return Rcpt 1 \$2.70  
 (@@USPS Return Rcpt #)  
 (9590952106150019323129)

Total \$13.15

Credit Card \$13.15

@@For tracking or inquiries go to [USPS.com](http://USPS.com) or call 1-800-222-1811.

Thank you!

Bill#: 1-14187-1-2468853-2

Clerk: CAT

All sales final on stamps and postage.