

Original

DRB Case No. 99-17
DRC Project No.
Date Submitted: 2/16/99
Prelim. Plat Approved: 2/16/99
Prelim. Plat Expires: 2/16/2000

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (DRB)
REQUIRED INFRASTRUCTURE LIST FOR
501 MORRIS FACILITY RE-UTILIZATION

AND FOR SUBDIVISION
FOR SITE PLAN FOR SUBDIVISION; BUILDING FOR LOT 3

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are Subdivider's responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City.

SIZE	IMPROVEMENT	LOCATION	FROM	TO
LOTS 1 OR 5				
RES	40' Rad. Cul-de-Sac	Morris Street	North Terminus	
RES	Curb & Gutter Replacement	"	Domingo Road	100' North
48"	Storm Drain	NW Corner Site	North PL	I-40 Channel
	Storm Drain Inlet Structure	"		
48"	Storm Drain	"	New Inlet Structure	Exist. Inlet Structure
8"	Sanitary Sewer	West of Building	North S/D Bdry.	Lot 3
6'	Sidewalk	West Side Morris	I-40 Trail	Chico
6'	Sidewalk	North Side Chico	Morris	1200' West
LOT 3				
8"	Sanitary Sewer	NW Part Lot 3	Lot 1	Lot 4
LOT 4				
	84" storm drain improvement at the intersection of Chico Road and Morris Street must be in place and operable prior to development of this lot.			
LOTS 2, 6, 7 & 8 (AKA Lots 2-2C)				
	Sanitary Sewer	East of Pads	North S.D Bdry.	Mid-Pt, So. Pad

MISCELLANEOUS (Items to be constructed with First Development)

Street lighting per DPM.

Grading & Drainage: Certification per DPM (prior to release of financial guarantees). To include private retaining walls as required on the approved Grading Plan

All storm drains to include catch basins, manholes, connector pipes, and other appurtenances per DPM and final DRC approved plans.

All water to include fire hydrants, valves, and appurtenances per DPM.

Traffic Impact Study Items:

- 1) Construct improvements at the intersection of Copper Ave./Eubank Blvd. per Traffic Impact Study.
- 2) Chico/Eubank Intersection per Traffic Impact Study.
- 3) Provide a \$100,000 financial guarantee for the finalization of the intersection of Morris (Elizabeth)/Central Ave.
- 4) Provide a \$50,000 Escrow to the City of Albuquerque for the purpose of providing miscellaneous neighborhood transportation improvements in the area of this development.

Prepared By: Thomas O. Isaacson
Thomas O. Isaacson, PE
Isaacson & Arfman, P.A.

2/16/99
Date

Development Review Board Member Approvals

R. Deen
Transportation Development Division

2-16-99
Date

Roger Green
Utility Development Division

2-16-99
Date

Deborah A. Stoy
Parks Design & Development/CIP

2-16-99
Date

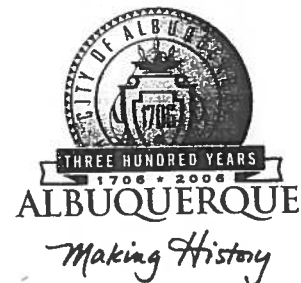
Frank J. Capri
City Engineer/AMAFCA

2-16-99
Date

Janet S.
DRB Chair

2/16/99
Date

CITY OF ALBUQUERQUE



December 14, 2005

City of Albuquerque Planning Department
600 Second Street NW
Albuquerque, NM 87102

Martin J. Chavez, Mayor

Paul A. Ledbetter, Esq.
Real Estate Counsel
CineMark, Inc.
3900 Dallas Parkway, Suite 500
Plano, TX 75093

RE: Termination of Site Development Plan for Subdivision-501 Morris NE (the Lenkurt site)

Dear Mr. Ledbetter,

This correspondence is in reference to the approximately 43 acres of land commonly known as the Lenkurt Properties. On October 16, 1998, the Environmental Planning Commission (EPC) approved a site development plan for subdivision which created eight lots for retail uses including a movie theater (Z-98-114). It is our understanding that no building permits have been procured for this site development plan.

P.O. Box 1293

I want to inform you that this site development plan for subdivision has become void per Zoning Code 14-16-3-11(C)(1), which states that a site development plan for undeveloped areas shall terminate automatically seven years after adoption of the plan. Therefore, the site development plan for subdivision approved on October 16, 1998 became void as of October 16, 2005.

Albuquerque


New Mexico 87103

The City will proceed to terminate the existing subdivision improvement agreement (SIA) and release the municipal lien that currently encumbers the property.

www.cabq.gov

If you have questions, you may contact Assistant City Attorney Kevin Curran at (505) 924-3995.
Thank you.

Sincerely,


Richard W. Dineen, AIA, Director
Planning Department

Cc: Kevin Curran, City Legal Department
Richard Dourte, City Planning Department
David Landry, Centex Homes
Dave Little, CineMark, Inc.
John Salazar, Rodey Law Firm
Jim Strozier, Consensus Planning
Mark Sullivan, Barrett Lane Investments (BLI)