

July 27, 2018

Kym Dicome, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87103

Re: Infrastructure Improvements Agreement Extension (Procedure B)
Unser Crossing – City Project # 735684 DRB#1007204

Dear Ms. Dicome:

Submitted for DRB review and approval is a request for an extension to the Infrastructure Improvements Agreement for the above referenced project.


Enclosed is the following information:

- Applications for Development Review (Including Form S1)
- Reduced layout of Approved Plat
- Zone Atlas Sheet showing the project area
- Approved Infrastructure List
- Original Official Notice from the Development Review Board
- Previous Recorded SIA Extension
- Buffer Map and List of Property Owners w/in 100 feet
- Notification letter and proof of first class mailing
- DRB Fee

We are requesting a two (2) year extension of the Infrastructure Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project. The extension of the north bound right turn lane on Unser Blvd. to Los Volcanes Rd. will not be completed at this time; therefore we are requesting the approval of a two year extension.

Please place this item on the DRB agenda to be heard on August 22nd, 2018. If you have any questions, or require further information, please call me.

Sincerely,



Michael Balaskovits, P.E.
Senior Project Manager
Community Development and Planning

MJB/jcm
Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input checked="" type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Armstrong Development Properties, Inc. (Nicole Zion)		Phone: 602-385-4106
Address: 883 N Hayden Rd.		Email: nzion@agoc.com
City: Scottsdale	State: AZ	Zip: 85258
Professional/Agent (if any): Bohannan Huston, Inc.		Phone: 505-823-1000
Address: 7500 Jefferson St NE		Email: mbalaskovits@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner	List all owners:	

BRIEF DESCRIPTION OF REQUEST

IIA Extension

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: TRACTS 1-14	Block:	Unit:
Subdivision/Addition: UNSER CROSSING	MRGCD Map No.:	UPC Code: 101005702806330324
Zone Atlas Page(s): K-9 & K-10	Existing Zoning: C-2	Proposed Zoning: No Change
# of Existing Lots: 14	# of Proposed Lots: No change	Total Area of Site (acres): 50

LOCATION OF PROPERTY BY STREETS

Site Address/Street: SW CRNR of Central and Unser Blvd SW	Between: Bridge SW	and: 86th Street
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1007204, 1002971

Signature:	Date: 7/26/2018
Printed Name: Michael Balaskovits	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

FORM S1: SUBDIVISION OF LAND – MAJOR

Please refer to the DRB public hearing schedule for hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled
- Sign Posting Agreement

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

MAJOR AMENDMENT TO PRELIMINARY PLAT

- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (10 copies, 24" x 36" folded)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List
- Cross sections of proposed streets (3 copies, 11" x 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to applicable Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Signed** Pre-Annexation Agreement if Annexation required
- Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- TIS Traffic Impact Study Form

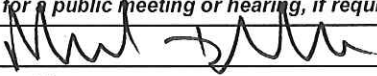

EXTENSION OF PRELIMINARY PLAT

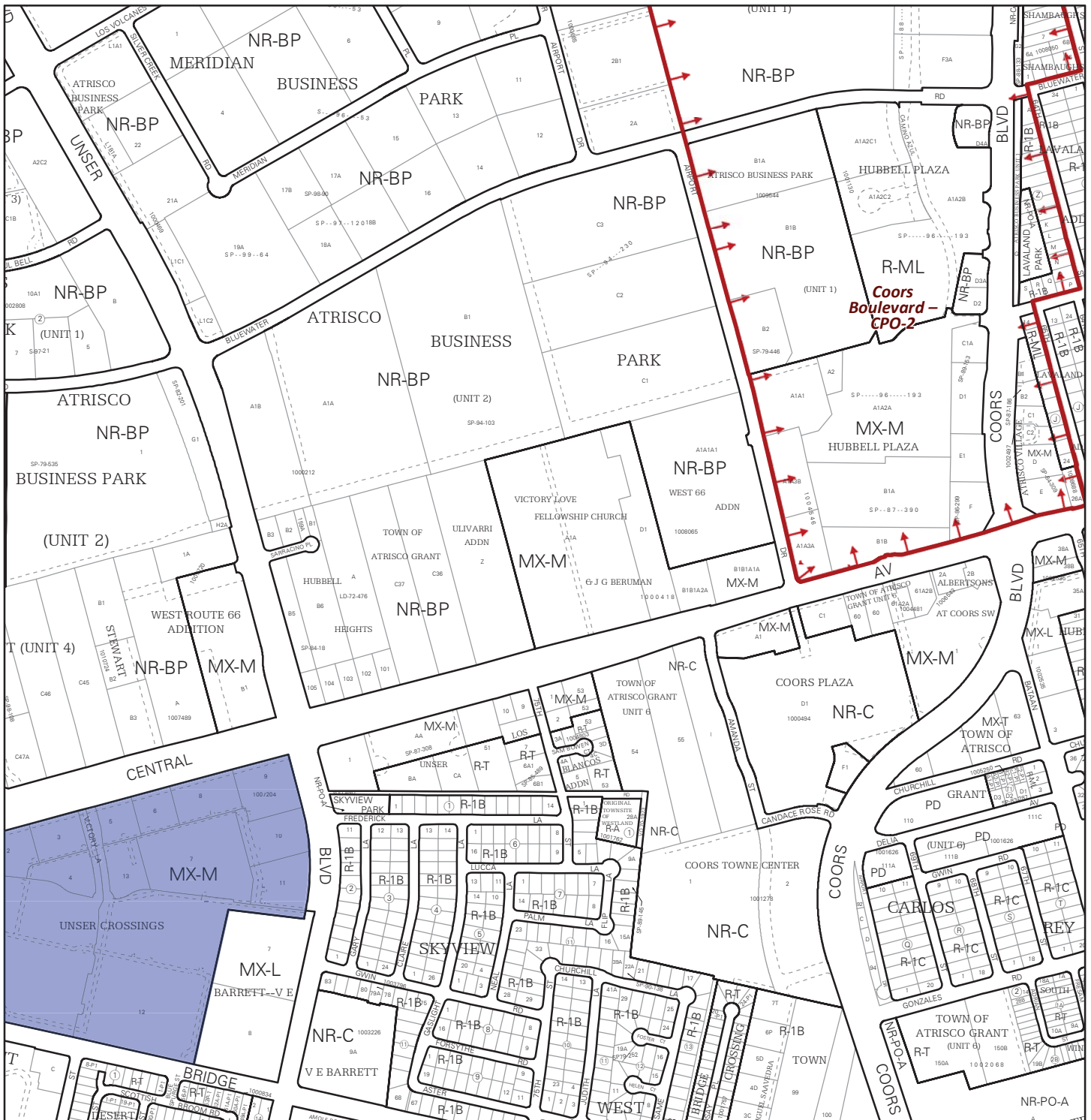
MAJOR INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

- Proof of Pre-Application Meeting with City staff (*not required for extension of an IIA*)
- Preliminary Plat or site plan reduced to 8.5" x 11"
- Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- Copy of DRB approved infrastructure list
- Copy of the Official DRB Notice of Decision for the original approval
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to applicable Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing


Note: Only one extension for a time not to exceed the original period of validity is allowed before re-application for a new preliminary plat.

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature: 	Date: 7/27/18
Printed Name: MICHAEL BALASKEVITS	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



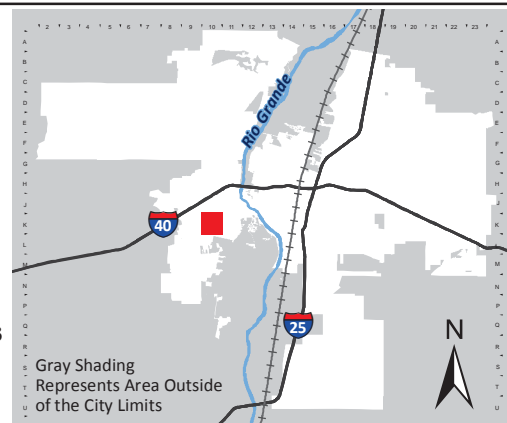
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









IDO Zone Atlas May 2018




IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
K-10-Z



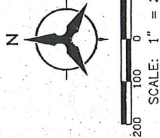
-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone



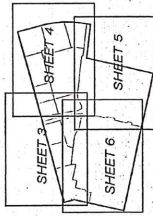
0 250 500 1,000 Feet

PLAT OF UNSER CROSSINGS

(A REPEAT OF TRACTS 1A, 1B, 2A, 2B, 3A, 3B, 4B
& TRACT 6 V.E. BARRETT SUBDIVISION
AND TRACTS 4-A, 4-B, 5-B, 5-C & 5-D
LANDS OF WECO, PARTNERS)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2008



ACS ALUMINUM DISC STAMPED "7-10 1880"
NAD 1983 ELEVATION = 5371.854
NAD 1983 ELEVATION = 5371.854
DELTA ALPHA = -0.001814"
GROUND TO GRID FACTOR = 0.999833006
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GEOGRAPHIC POSITION (NAD 83)
N = 4425022.731 E = 14487070.394
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GEOGRAPHIC POSITION (NAD 83)
N = 4425022.731 E = 14487070.394
DELTA ALPHA = -0.001814"
GROUND TO GRID FACTOR = 0.999833006



LEGEND	
---	SUBDIVISION BOUNDARY LINE
---	EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
---	NEW LOT LINE
---	CENTERLINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
---	ADJOINING PROPERTY LINE
---	RIGHT OF WAY
---	PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
---	CITY OF ALBUQUERQUE CONTROL MONUMENT
●	#5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "REBARNO# 15 1000"
○	FOUND #5 REBAR/ODP AS NOTED
○	FOUND #5 REBAR/NO CAP
○	EXISTING EASEMENTS VACATED BY VACATION ACTION 0808070282



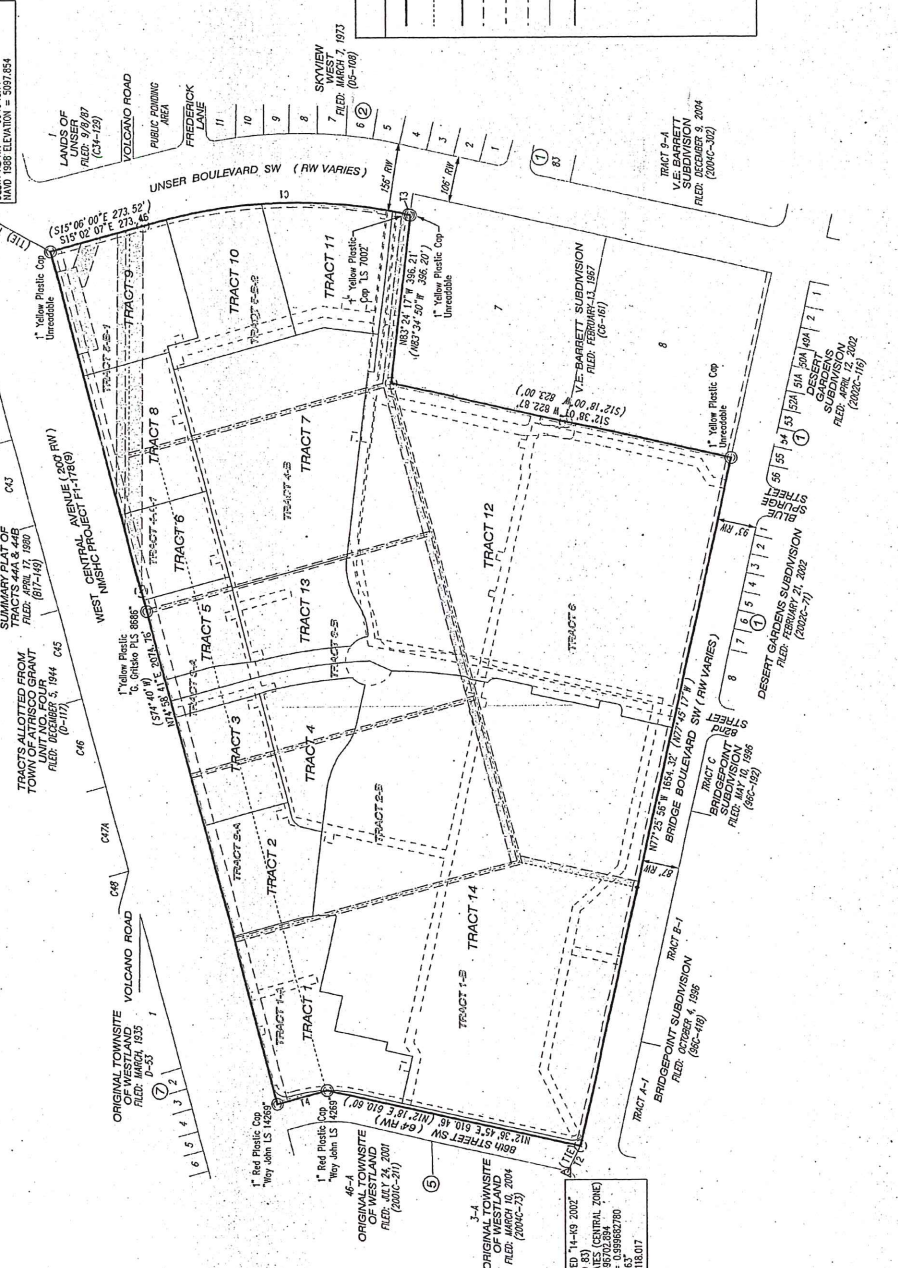
Bohannon & Huston
 Engineering & Spatial Data & Advanced Technologies
 Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4385
 P: 505.273.2000
 F: 505.273.2002
 E: gregory@bohannonhuston.com
 300 N.W. 100th St. OK

NOTE: SEE SHEETS 3 THRU 7 FOR SUBDIVISION DETAILS

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	BIG
C1	27°34'44"	301.65	591.62	1229.11	555.92	501.13 45.2 E
C2	(27°34'45")	(301.72)	(591.72)	(1229.37)	(556.05)	

TABLES ARE FOR THIS SHEET ONLY

Segment	Dist	Bearing	Angle	Distance
T1	182.52	S55.5°E	180.37	
T2	182.52	S10.4°W	68.55	
T3	512.48	S38°W	4.37	
T4	512.48	S22°W	122.35	
T5	112.15	S20°W	(122.27)	

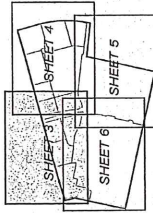
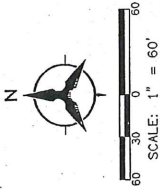


DOCH 2008103544



Gregory M. Taylor, License No. 16469, State of New Mexico
 Tolucos Olvera, Bernalillo Co. NM
 10/24/2008 08:51:50 AM
 10/24/2008 08:51:50 AM
 10/24/2008 08:51:50 AM

**PLAT OF
UNSER CROSSINGS**
(A REPLAT OF TRACTS 1A, 1B, 2A, 2B, 3A, 3B, 4B
& TRACT 6 V.E. BARRETT SUBDIVISION
AND TRACTS 4-A-1, 5-B-1 & 5-B-2
LANDS OF WECO, PARTNERS)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2008



NOTE: SEE SHEET 7 FOR CORNER & TANGENT DATA

LEGEND	
	SUBDIVISION BOUNDARY LINE
	EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	RIGHT OF WAY
	P.R. PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	#5 REBAR WITH YELLOW PLASTIC SURVEY CAP
	STAMPED GROMATZKY FS 16469
	FOUND #5 REBAR/CHAINS AS NOTED
	FOUND #5 REBAR NO CAP

VOLCANO ROAD

WEST CENTRAL AVENUE (2001 RW)

ORIGINAL TOWNSITE OF WESTLAND

TRACT 1
2,2677 Acres
(SEE NOTE 8 & 9, SHEET 1)

TRACT 2
1,4272 Acres
(SEE NOTE 8 & 9, SHEET 1)

TRACT 3
1,20689 Acres
(SEE NOTE 8 & 9, SHEET 1)

TRACT 4
1,2785 Acres
(SEE NOTE 8 & 9, SHEET 1)

TRACT 5
0,9458 Acres
(SEE NOTE 8 & 9, SHEET 1)

TRACT 6
1,0097 Acres
(SEE NOTE 8 & 9, SHEET 1)

TRACT 12
13,1000 Acres
(SEE NOTE 8 & 9, SHEET 1)

TRACT 13
1,2220 Acres
(SEE NOTE 8 & 9, SHEET 1)

TRACT 14
16,2112 Acres
(SEE NOTE 8 & 9, SHEET 1)

TRACT 20A
1,439 Acres Additional Public Street Right-of-way for 88th Street SW Dedicated to City of Albuquerque With The Filing of This Plat

TRACT 20B
1,215 Acres Additional Public Street Right-of-way for 88th Street SW Dedicated to City of Albuquerque With The Filing of This Plat

TRACT 20C
1,215 Acres Additional Public Street Right-of-way for 88th Street SW Dedicated to City of Albuquerque With The Filing of This Plat

TRACT 20D
1,215 Acres Additional Public Street Right-of-way for 88th Street SW Dedicated to City of Albuquerque With The Filing of This Plat

TRACT 20E
1,215 Acres Additional Public Street Right-of-way for 88th Street SW Dedicated to City of Albuquerque With The Filing of This Plat

TRACT 20F
1,215 Acres Additional Public Street Right-of-way for 88th Street SW Dedicated to City of Albuquerque With The Filing of This Plat

TRACT 20G
1,215 Acres Additional Public Street Right-of-way for 88th Street SW Dedicated to City of Albuquerque With The Filing of This Plat

TRACT 20H
1,215 Acres Additional Public Street Right-of-way for 88th Street SW Dedicated to City of Albuquerque With The Filing of This Plat

TRACT 20I
1,215 Acres Additional Public Street Right-of-way for 88th Street SW Dedicated to City of Albuquerque With The Filing of This Plat

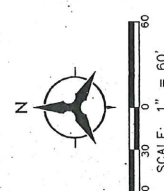
TRACT 20J
1,215 Acres Additional Public Street Right-of-way for 88th Street SW Dedicated to City of Albuquerque With The Filing of This Plat

Bohannon & Huston
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES
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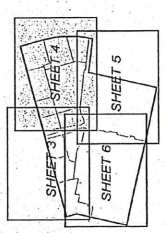
SHEET 3 OF 7

PLAT OF UNSER CROSSINGS
 (A REPLAT OF TRACTS 1A, 1B, 2A, 2B, 3A, 3B, 3C, 4B & TRACT 6 V.E. BARRETT SUBDIVISION AND TRACTS 4A-1, 5A-1 & 5B-2 LANDS OF WEFC, PARTNERS) ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JULY, 2008



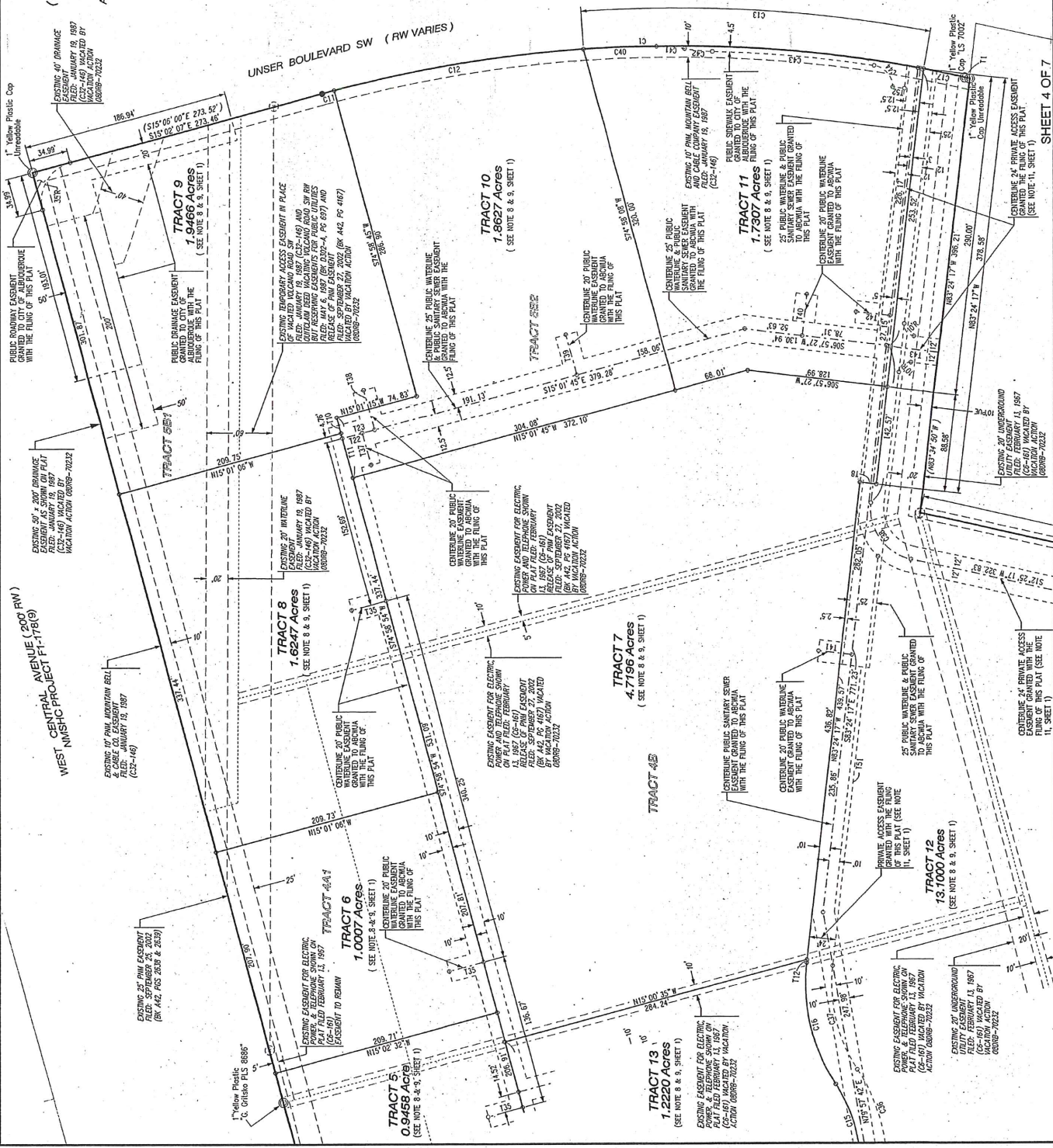
LEGEND	
	SUBDIVISION BOUNDARY LINE
	EXISTING OLD LOT LINE TO BE ELIMINATED WITH THE PLING OF THIS PLAT
	CENTERLINE
	PROPOSED BASEMENT LINE
	EXISTING BASEMENT LINE
	ADJOINING PROPERTY LINE
	RIGHT OF WAY
	PUBLIC UTILITY EASEMENT GRANTED WITH THE PLING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	#5 REBAR WITH YELLOW PLASTIC SURVEY CAP
	STAMPED "GROMATZKY FS 1688"
	FOUND #5 REBAR/CAP AS NOTED
	FOUND #5 REBAR/NO CAP

NOTE: SEE SHEET 7 FOR CURVE & TANGENT DATA



Bohannon & Huston
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4385
 ENGINEERING & SPATIAL DATA • ADVANCED TECHNOLOGIES

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 10/07/2008 10:00:00

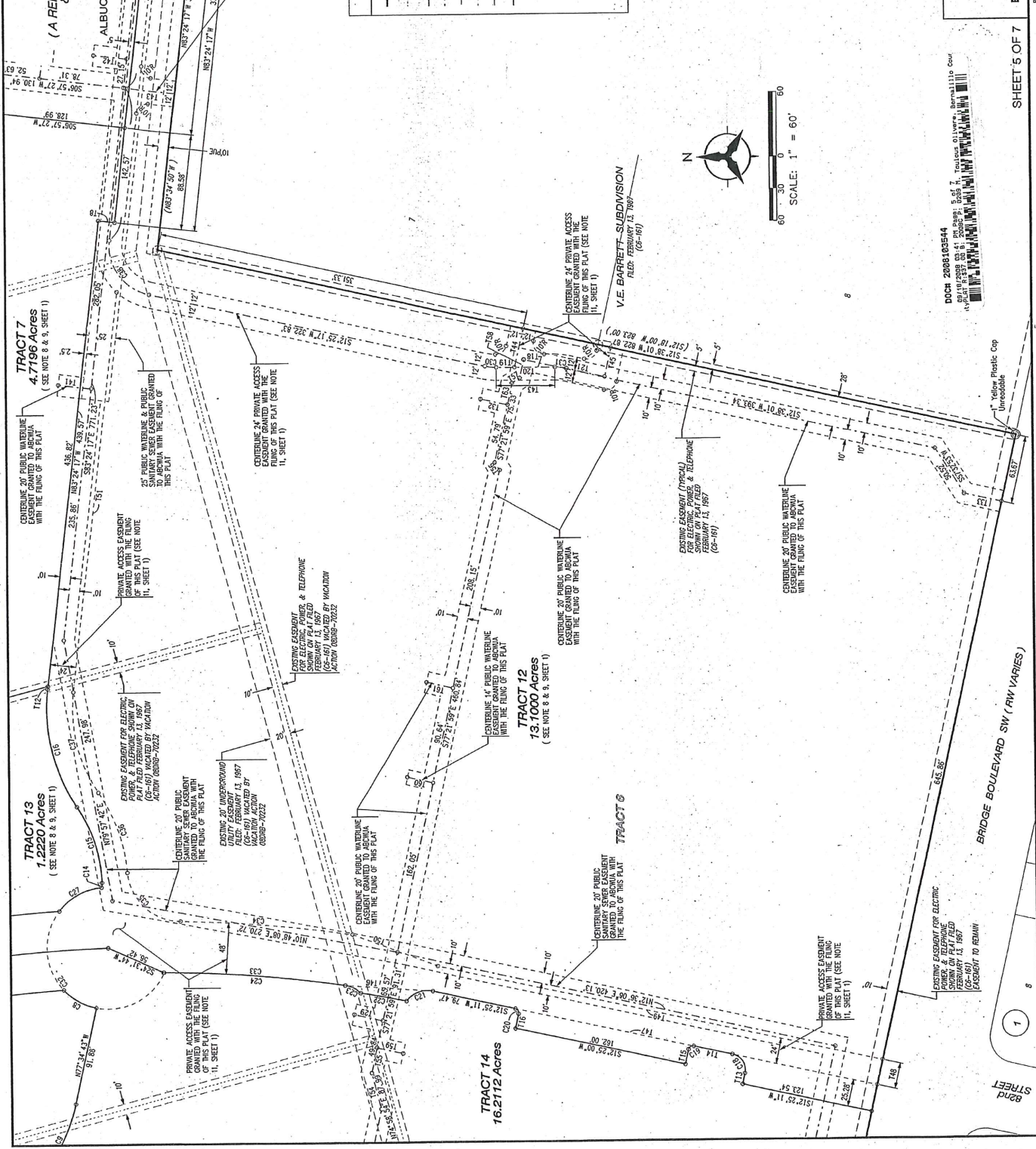


SHEET 4 OF 7

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 10/07/2008 10:00:00

Toulson, Oliver, Bernalillo Co

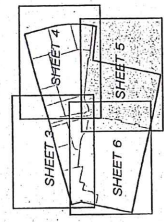
**PLAT OF
UNSER CROSSINGS**
(A REPLAT OF TRACTS 1A, 1B, 2A, 2B, 3A, 3B, 4B
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AND TRACTS 4-A-1, 5-B-1 & 5-B-2
LANDS OF WECCO, PARTNERS)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2008



LEGEND

---	SUBDIVISION BOUNDARY LINE
---	EXISTING OLD LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
---	NEW LOT LINE
---	CENTERLINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
---	ADJOINING PROPERTY LINE
---	RIGHT OF WAY
---	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
▲	CITY OF ALBUQUERQUE CONTROL MONUMENT
●	#6 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED 'GROMATZKY FS 16487'
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⊖	FOUND #6 REBAR NO CAP

NOTE: SEE SHEET 7 FOR CURVE & TANGENT DATA



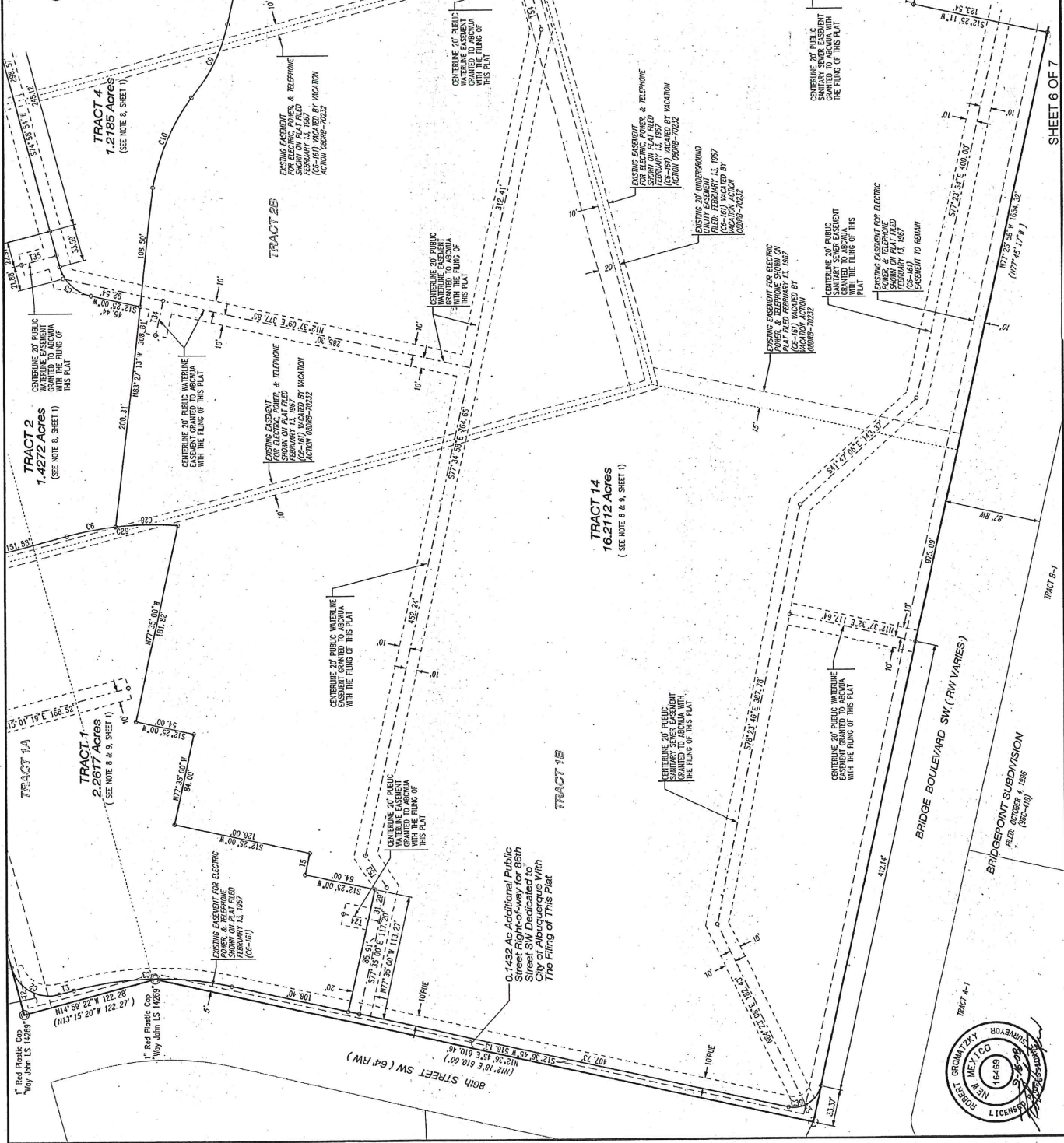
SCALE: 1" = 60'

DOCS 2008103544
ALBUQUERQUE, NM 87102
WWW.BOTHEMANHUSTON.COM

Boteman & Huston
Engineering & Spatial Data & Advanced Technologies
1750 Jefferson St. NE Albuquerque, NM 87109-4335

**PLAT OF
UNSER CROSSINGS**
(A REPLAT OF TRACTS 1A, 1B, 2A, 2B, 8A, 8B, 4B,
& TRACT 6 VES BARRETT, F.L.P. & S.P.-2
AND TRACTS 7, 11, 12, 13, 14, 15, & S.P.-2
LANDS OF WEFCO, PARTNERS)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2008

NOTE: SEE SHEET 7 FOR CORNE & HANGEST DATA



Bohannon & Huston
ENGINEERING & SPATIAL DATA • ADVANCED TECHNOLOGIES
COURTYARD 1 7800 JEFFERSON ST. NE ALBUQUERQUE, NM 87109-4395
P. VICTORIA@BOHANNONHUSTON.COM
R. TOLDOUS@BOHANNONHUSTON.COM
14-APR-2008
msh



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14-APR-2008 10:53 AM
P. VICTORIA@BOHANNONHUSTON.COM
R. TOLDOUS@BOHANNONHUSTON.COM
14-APR-2008
msh

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LANDS OF WEFCO, PARTNERS)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2008

Curve Data				Tangent Data			
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG	CHORD DISTANCE
C1	27.34 44'	301.66	591.62	1228.11	585.92	S01.14 45'E	4.37'
C2	89.58 03'	34.98	35.00	35.00	49.48	S29.59 40'W	(512.49 39'W) (3.87')
C3	27.36 07'	72.69	144.32	300.00	145.37	S37.34 35'E	41.40
C4	39.02 44'	22.46	30.00	30.00	38.43	S43.41 37'W	30.14
C5	68.24 35'	22.49	44.91	300.00	44.86	N07.43 48'W	20.00
C6	09.56 21'	105.47	210.42	1213.00	210.16	S39.48 37'E	16.62'
C7	35.08 42'	18.05	34.96	57.00	34.42	S39.07 40'W	15.00
C8	29.29 54'	38.09	74.61	150.00	73.84	N82.11 46'W	15.00
C9	25.49 36'	45.67	89.12	128.11	88.33	S11.12 51.44 33'E	15.00
C10	10.45 24'	153.71	230.75	1228.11	230.41	S09.08 18'E	2.76
C11	14.31 04'	158.56	311.44	1228.11	310.60	S02.29 55'W	10.28
C12	17.10 55'	2.27	4.50	15.00	4.48	S82.55 20'E	37.00
C13	32.05 30'	38.33	75.61	135.00	74.63	N72.78 39'E	14.01
C14	40.12 12'	68.39	136.77	128.11	135.11	S11.12 51.44 33'E	15.00
C15	12.11 11'	12.31	24.62	1228.11	24.31	S11.39 02'W	13.22
C16	39.00 00'	15.00	23.56	15.00	21.21	N87.25 11'E	17.00
C17	39.00 11'	4.00	6.28	4.00	5.65	N32.34 54'W	58.25
C18	89.59 49'	4.00	6.28	4.00	5.65	N87.25 05'E	18.62
C19	64.30 23'	15.78	28.15	25.00	26.89	N19.50 07'W	14.44
C20	09.03 06'	21.87	43.73	1221.00	43.18	N72.08 04'E	40.43
C21	37.15 56'	8.52	16.04	15.00	14.57	N82.59 14'W	27.37
C22	13.11 43'	144.58	287.18	1250.00	287.24	N02.25 14'W	31.32
C23	10.05 13'	113.58	226.39	1287.00	226.29	S08.49 31'E	35.91
C24	46.40 10'	24.59	46.43	57.00	45.16	S48.59 59'E	35.91
C25	10.45 54'	28.27	56.37	300.00	56.29	N01.03 34'W	31.32
C26	19.20 29'	51.12	101.27	300.00	100.83	S02.02 20'W	42.63
C27	12.11 11'	5.13	10.26	50.00	10.00	S62.29 54'W	37.51
C28	24.04 00'	2.43	4.86	23.83	4.70	S54.18 07'W	37.50
C29	07.57 03'	85.20	170.13	1226.00	168.59	S04.32 43'W	37.50
C30	17.09 3'	81.11	162.00	1274.00	161.69	N04.52 40'E	37.77
C31	84.10 25'	45.15	73.46	50.00	67.03	N45.19 19'E	30.80
C32	29.01 01'	41.15	80.32	133.00	78.97	N62.29 37'E	45.58
C33	40.12 12'	68.39	136.77	128.11	135.11	S11.12 51.44 33'E	45.58
C34	36.54 18'	8.34	16.10	25.00	15.83	S54.50 30'W	27.50
C35	10.05 13'	113.58	226.39	1287.00	226.29	N02.25 14'W	27.50
C36	11.19 05'	12.85	25.69	130.00	128.11	N02.12 42'W	82.55
C37	08.56 47'	12.71	25.37	132.30	128.30	S06.10 35'W	426.17
C38	05.97 21'	74.43	148.67	128.00	126.00	S12.25 11'E	426.17
C39	20.41 45'	16.39	32.17	25.00	25.90	N12.25 11'E	426.33
C40	03.05 50'	33.23	66.44	1228.11	66.43	N02.12 42'W	85.92
C41	11.19 05'	12.85	25.69	130.00	128.11	N02.12 42'W	374.78
C42	08.56 47'	12.71	25.37	132.30	128.30	S06.10 35'W	374.78
C43	05.97 21'	74.43	148.67	128.00	126.00	N12.25 11'E	374.78
C44	20.41 45'	16.39	32.17	25.00	25.90	N12.25 11'E	374.78

Bohannon & Huston
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Figure 12

INFRASTRUCTURE LIST

Date Submitted: June 24, 2008
 Date Site Plan for Bldg Permit Appr: 7/9/08
 Date Site Plan for Sub. Approved: N/A
 Date Preliminary Plat Approved: N/A
 Date Preliminary Plat Expires: N/A

DRB Project No. 1007304

95-08

EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
 Unser Crossing

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Enst Engineer
			PUBLIC ROADWAY IMPROVEMENTS						
		11' FC-EOA	LENGTHEN EXISTING NORTH BOUND RIGHT TURN LANE (APPROX. 115 LF); PAVED ROADWAY, STRIPING, CURB AND GUTTER, 6' SIDEWALK	UNSER BLVD. (EAST SIDE OF ROW)	240' SOUTH OF LOS VOLCANES RD.	LOS VOLCANES RD.	/	/	/
		N/A	TRAFFIC SIGNAL MODIFICATIONS	INTERSECTION OF CENTRAL AVE & UNSER BLVD.			/	/	/
		11' - 12'	WEST BOUND THRU LANE: PAVED ROADWAY, STRIPING, CURB AND GUTTER (APPROX. 1,500 LF)	CENTRAL AVE.	500' EAST OF UNSER BLVD.	DRIVEWAY "B"	/	/	/
		12' FC-EOA	100LF WEST BOUND LEFT TURN LANE AND MEDIAN OPENING; PAVED ROADWAY, STRIPING, CURB AND GUTTER	CENTRAL AVE. AT DRIVEWAY "B"			/	/	/
		N/A	NEW TRAFFIC SIGNAL	CENTRAL AVE. AT DRIVEWAY "B"			/	/	/
		12' FC-EOA	EAST BOUND RIGHT TURN DECEL LANE: PAVED ROADWAY, STRIPING, CURB AND GUTTER, 6' SIDEWALK (APPROX 100 LF)	CENTRAL AVE. AT DRIVEWAY "B"			/	/	/
		6' WIDE	BIKE LANE INCL PAVEMENT, STRIPING, CURB AND GUTTER, 6' SIDEWALK	CENTRAL AVE.	86TH ST.	UNSER BLVD.	/	/	/
		N/A	NEW TRAFFIC SIGNAL	CENTRAL AVE AT 86TH ST			/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		11' - 12'	LENGTHEN WEST BOUND LEFT TURN LANE TO 600 LF; PAVED ROADWAY, STRIPING, CURB AND GUTTER (APPROX. 370 LF)	CENTRAL AVE.	600' EAST OF 86TH ST.	86TH ST.	/	/	/
			EAST 1/2 STREET PERMANENT IMPROVEMENTS TO PROVIDE FOR 6' BIKE LANE, 12' NORTHBOUND LANE, 14' CONTINUOUS CENTER LEFT TURN LANE, CURB AND GUTTER, 6' SIDEWALK	86TH ST.	BRIDGE BLVD.	CENTRAL AVE.	/	/	/
		11' - 12'	NORTH BOUND RIGHT TURN LANE; PAVED ROADWAY, STRIPING, CURB AND GUTTER, 6' SIDEWALK (APPROX. 100 LF)	86TH ST.	100' SOUTH OF CENTRAL AVE.	CENTRAL AVE.	/	/	/
		11' - 12'	NORTH BOUND LEFT & THRU LANE; PAVED ROADWAY, STRIPING (APPROX. 100 LF)	86TH ST.	100' SOUTH OF CENTRAL AVE.	CENTRAL AVE.	/	/	/
			NORTH 1/2 STREET PERMANENT IMPROVEMENTS TO PROVIDE FOR 6' BIKE LANE, 12' WESTBOUND LANE AND 14' CONTINUOUS CENTER LEFT TURN LANE, CURB AND GUTTER, 6' SIDEWALK	BRIDGE BLVD.	BOUNDARY OF SITE	86TH ST.	/	/	/
		N/A	TRAFFIC SIGNAL MODIFICATIONS	INTERSECTION OF UNSER BLVD. & BRIDGE BLVD.			/	/	/
			WEST 1/2 STREET PERMANENT IMPROVEMENTS INCLUDING TWO SOUTHBOUND LANES, 6' BIKE LANE, CURB AND GUTTER, 6' SIDEWALK	UNSER BLVD.	CENTRAL AVE.	DRIVEWAY "E"	/	/	/
		11' - 12'	NORTH BOUND LEFT TURN LANE; PAVED ROADWAY, STRIPING, CURB AND GUTTER, 6' SIDEWALK (APPROX. 200 LF)	UNSER BLVD.	200' SOUTH OF DRIVEWAY "E"	DRIVEWAY "E"	/	/	/
		11' - 12'	SOUTH BOUND RIGHT TURN LANE; PAVED ROADWAY, STRIPING, CURB AND GUTTER, 6' SIDEWALK (APPROX. 100 LF)	UNSER BLVD.	100' NORTH OF DRIVEWAY "E"	DRIVEWAY "E"	/	/	/
		11' - 12'	NORTH BOUND AND SOUTH BOUND LEFT TURN LANE; PAVED ROADWAY, STRIPING, CURB AND GUTTER (APPROX. 100 LF)	86TH ST.	100' NORTH AND 100' SOUTH OF BRIDGE BLVD.	BRIDGE BLVD.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
		18" DIA	CURB TYPE STORM DRAIN INLET & CONNECTOR PIPE TO 90" SD IN BRIDGE BLVD.	BRIDGE BLVD.	APPROX 64LF WEST OF DRIVEWAY "G"	90" SD IN BRIDGE BLVD.			

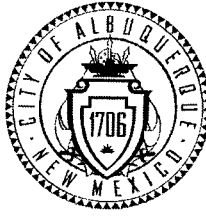
DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT/OWNER	DATE	SIGNATURE	DATE
Racquel Michel	6/24/2008	<i>Racquel Michel</i>	7-9-08
BOHANNAN HUSTON, INC.		<i>Ray A. Dean</i>	7/9/08
DRB CHAIR		<i>Christina Sandoval</i>	7/9/08
TRANSPORTATION DEVELOPMENT			
CITY DEVELOPMENT		<i>Bradley L. Bingham</i>	7/9/08

PREPARED BY: PRINT NAME
 FIRM: BOHANNAN HUSTON, INC.
 AMAFCA CITY ENGINEER
 PARKS & GENERAL SERVICES

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	USER DEPARTMENT	AGENT/OWNER
1	9-5-08	<i>Ray A. Dean</i>	<i>Christina Sandoval</i>



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: July 18, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1007204***
08EPC-40063 AMEND SITE DEVELOPMENT
PLAN - SUBDVN

Armstrong Development Properties
1500 N. Priest Dr., Suite 150E
Tempe, AZ 85281

LEGAL DESCRIPTION: for all or a portion of tracts 1A, 1B, 2A, 2B, 3B, 4B, 3A & TRACT 6 OF BARRET SUB & TRACTS 4-A-1, 5-B-1, 5-B-2, LANDS OF WETCO, zoned SU-1 FOR C-2 / 01 to C-2 (PENDING) located on CENTRAL AVE AND UNSER BETWEEN BRIDGE ST AND 86TH containing approximately 50 acres. (K-9, K-10, L-10) Russell Brito, Staff Planner

On July 17, 2008 the Environmental Planning Commission voted to approve Project 1007204/08EPC 40063, a site development plan for subdivision amendment, for Tracts 1A, 1B, 2A, 2B, 3A, 3B, 4B, and 6 V.E. Barrett Subdivision and Tracts 4-A-1, 5-B-1, 5-B-2, Lands of WEFECO Partners, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to a site development plan for subdivision with design standards for Tracts 1A, 1B, 2A, 2B, 3A, 3B, 4B, and 6 V.E. Barrett Subdivision and Tracts 4-A-1, 5-B-1, 5-B-2, Lands of WEFECO Partners an approximately 50-acre vacant site located at the southwest corner of Central and Unser SW.
2. The applicant is proposing to re-plat the existing 11 tracts into 14 tracts and proposes design standards and sign standards.
3. A request for a map amendment to the West Route 66 Sector Development Plan for an approximately 36-acre portion of the site so that the entire site will be zoned C-2 is pending at City Council. An approved site development plan for building permit is awaiting final sign-off at the DRB. Retails uses are proposed for the entire site, including a health club.

OFFICIAL NOTICE OF DECISION

JULY 17, 2008

PROJECT #1007204

PAGE 2 OF 8

4. The subject site is located within the Established Urban Area as designated by the Comprehensive Plan and is also within the boundaries of the West side Strategic Plan and the West Route 66 Sector Development Plan. The site is a designated Community Activity Center, and Central and Unser are both Enhanced Transit Corridors in this area.
5. The submittal furthers the following Comprehensive Plan goal and policies:
 - a. The site development plan for subdivision amendment will allow for a range of urban land uses, most notably commercial uses that are needed in this part of the city. (Policy II.B.5.a)
 - b. The employment and services uses in the retail center would complement the surrounding residential areas, as there are few retail options on the southwest mesa. The submittal has a note on the site plan in accordance with the large retail facility regulations prohibiting truck operations between the hours of 10pm and 6:30am. (Policy II.B.5.i)
 - c. The addition of commercial services on the West Side furthers the Economic Development goal.
 - d. The shopping center may attract both local and outside businesses. This amendment request to add sign standards will benefit the site. (Policy II.D.6.b)
 - e. This shopping center will create jobs and reduce the need to travel. The submitted site development plan includes sign standards that will benefit the site. (Policy II.D.6.g)
6. This request partially furthers the following Comprehensive Plan goals and policies:
 - a. The site development plan amendment to add a signage program to the design standards partially furthers the Goal of the Established Urban Area. The concept of creating a shopping center to offer more retail options to west side residents is commendable. The proposed signage program will help to create a visually pleasing built environment. However, the overall layout and design of the shopping center with its back towards the adjacent residential neighborhoods continues to be an obstacle to an integrated community. The site layout is not conducive to overall walkability and places the greatest emphasis on the automobile.
 - b. While staff agrees that the location is convenient for residents, the proposed site plan consists mostly of larger parcels (II.B.7a).
 - c. The subject site is an appropriate location for the proposed commercial uses and intensity. The applicant cites neighborhood support for the proposal and the TIS indicates sufficient roadway carrying capacity for this project. The proposed signage program for the site will help to ensure respect of scenic resources in the area and views beyond. The proposed site layout could be improved to better respect existing neighborhood conditions, but is not the subject of the current request. (Policy II.B.5.d)
 - d. The site development plan amendment will contribute to development of a vacant infill site that is contiguous to existing infrastructure. It is unknown if the proposed layout and design of the site will ensure the integrity of the existing neighborhood because the entire length of Bridge Boulevard, which is adjacent to residential neighborhoods, is devoted to building rears and loading docks. (Policy II.B.5.e)

OFFICIAL NOTICE OF DECISION

JULY 17, 2008

PROJECT #1007204

PAGE 3 OF 8

- e. The applicant is not proposing housing in this Activity Center. While the pending C-2 zoning would permit multi-family residential, it is not required and none is being proposed at this time. Residential development is appropriate, allowed and encouraged, but not proposed by the site development plan at this time. (Policy II.B.5.h)
 - f. The layout of the proposed site development plan is not innovative and does not strictly comply with all large retail facility regulations. The site is typical of a traditional suburban shopping center with a row of shops at the rear of the site and around the perimeter, a sea of parking, and several pad sites along Central and Unser. The design standards for individual buildings and signage will result in quality development that is appropriate for the area. (Policy II.B.5.l)
 - g. The applicant is proposing 100% commercial on the site, but the pending C-2 zoning does not completely eliminate the possibility of mixed land uses, including residential. The proposed site design does not reduce auto travel needs, but the proposed uses will contribute to a decrease in the distance to reach commercial uses. Pedestrian access to and circulation within the site is not entirely convenient or pleasant. The proposed signage program with directional signs will help pedestrians navigate this site. (Activity Center Goal)
 - h. The location of this proposed shopping center is convenient for nearby residents, but the site design does not encourage multi-modal transportation. No mixture of uses is proposed for this site, and while sidewalks and pedestrian crossings are provided within the site, the overall site layout does not encourage walking. The site plan consists mostly of larger parcels with large parking fields and one-story buildings. Many vehicle/pedestrian conflicts exist, although ample public open space is provided. The location is convenient for commercial services, but mixed uses are not proposed and the site design does not encourage walking. (Policies II.B.7.a and i)
 - i. Adequate parking screening is provided, and no high water use plants are proposed for the landscape strips. The proposed signage standards should lead to useful and attractive signage on the site. Building facades are mostly separated from the roadway corridor and sidewalks by parking areas. (Policy II.C.9.e)
 - j. While the proposal may contribute to the efficient placement of services and sufficient roadway capacity will be ensured through required improvements at the applicant's cost, the proposal does not encourage walking, bicycling, or the use of transit. The proposed signage standards will hopefully facilitate a safer environment for pedestrians. (Transportation and Transit Goal and Policy II.D.4.a, g and p)
7. This request furthers the following West Side Strategic Plan goal, objectives and policies:
- a. Implementation of the submitted site development plan will allow west side residents the opportunity to shop and play in the area where they live. (Goal 10)
 - b. This submittal will promote job opportunities and business growth in an appropriate area. (Objective 8)
 - c. This site is accessible by several major streets and is also served by 4 bus routes (Policy 1.14).
 - d. The applicant is proposing urban style services. (Policy 3.40)
 - e. The proposed site development plan will encourage employment growth. (Policy 3.41)

8. Delegation of future phases of development to the DRB is not appropriate in this case because of the importance of the properties adjacent to Central and Unser.
9. There are several conflicts with controlling plans and regulations, including the Zoning Code and the West Route 66 SDP that are addressed in the conditions of approval.
10. There is no known neighborhood or other opposition to this request.
11. Section 14-16-2-17(10)(F) of the C-2 zone allows the Planning Commission to approve signage exceptions for shopping centers in order to provide adequate signing in special situations. Deviation from the strict application of the larger retail facility regulations and the West Route 66 Sector Development Plan DOZ is warranted to ensure safe and effective wayfinding and adequate visibility to motorists on adjacent roadways. Such deviations are specifically outlined in the accompanying conditions of approval.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Design Standards
 - a. Parking: Parking shall be encouraged on internal street networks.
 - b. The design standards sections shall be re-lettered after F to reflect G through N.
4. Signage Master Plan:
 - a. The signage map and the approved site plan for building permit shall correspond at the DRB final sign-off.
 - b. The sign elevations shall indicate colors, materials and total square footage
 - c. Add to the list of prohibited signs: off-premise signs.
 - d. Add a note: "Temporary banner signs for special events may be allowed with an Administrative Amendment."

OFFICIAL NOTICE OF DECISION

JULY 17, 2008

PROJECT #1007204

PAGE 5 OF 8

- f. Remove note: "It has been determined that all sign areas are wholly visible from an abutting arterial street. Therefore all tenants will be allowed 15% of the areas of the façade for building signage."
 - g. And replace with: "The signage standards on sheet S-101, Section C.1.A shall allow a maximum of 10% of each façade area to contain signage."
 - h. Add a note: There are 6 monument signs permitted for the entire subdivision site: Two monument signs along Central Avenue at a maximum 26 feet and a maximum sign face area of 150 square feet with no more than 8 tenants listed. Two monument signs along Central Avenue up to 18 feet tall with a maximum sign face area of 100 square feet with no more than 6 tenants listed. One monument sign along Unser Boulevard up to a maximum height of 20 with a maximum sign face area of a 150 square feet and no more than 8 tenants listed. One monument sign at 86th Street up to a maximum height of 18 feet with a maximum sign face area of 100 square feet, no more than 6 tenants listed. No additional monument signs will be permitted for Tracts 1-11. There shall be no more than 2 art icon will be allowed up to a maximum height of 40 feet. No tenant signs shall be allowed on the icon signs.
 - i. Add a note: "Maximum sign-face area for free-standing signs is 150 square feet."
 - j. Add a note: "No more than three Directory signs, with a maximum size of 24 square feet, are allowed and do not count as a monument sign."
 - k. Add a note: "Uplighting of any kind is prohibited."
 - l. Add a note: "Each freestanding sign shall display a numeric street address with a size that is easily readable to drivers on adjacent streets. This numeric street address shall not be calculated as part of the allowed sign face area."
 - m. Remove any provisions or requirements that are not enforceable by the Planning Department, Code Enforcement Division, including requirements, standards and agreements between the property owner/management and individual tenants. (B.2., E.1., F., K.)
5. Sign Standards Detail Drawings (sheets S-102, S-103 and subsequent, unnumbered sheet):
- n. All sign-type drawings (A1, A2, B, C, D, E, F and G) on Sheets S-102 and S-103 shall comply with the sign standards of condition 4.
 - o. The multi-tenant, directional monument signs (unnumbered sheet after S-103) locations as shown on sheet C-001 shall be transferred to the site plan diagram of sign locations on sheet S-103.
 - p. The site development plan for building permit, currently awaiting final sign-off at the DRB, shall be revised to reflect the amended and approved site development plan for subdivision and its sign standards (signage master plan).
6. Additional signage shall be detailed and located on the site development plans for building permit and subdivision:
- a. Pedestrian crossing signs at every drive aisle crossing.
 - b. Traffic control signs at the roundabout that direct drivers in a counter-clockwise flow and right turns only.

OFFICIAL NOTICE OF DECISION

JULY 17, 2008

OFFICIAL NOTICE OF DECISION

JULY 17, 2008

PROJECT #1007204

PAGE 6 OF 8

7. Final approval of the corresponding map amendment to the West Route 66 Sector Development Plan (08EPC 40039) by the City Council is required prior to final sign-off of the site development plan for subdivision at the DRB.
8. City Engineer Conditions:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. Comment continued on next page. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - c. Extend the north/south drive aisle from Central Avenue at site drive "A" to Bridge Boulevard (would bisect the area between retail shops 7C and 7C2), provide an east/west connection from this extension to the delivery/service areas of these same retail buildings and provide additional parking adjacent to this extension (from east/west connection to retail buildings).
 - d. Provide adequate site distance at service drives along Bridge Boulevard adjacent to 6' screen wall.
 - e. According to the TIS, there are six uses with drive-thru windows. Therefore, the applicant should provide the entire site plan for the purpose of reviewing site circulation.
 - f. Site drives to be designed and located per the recommendations in the TIS.
 - g. Provide truck route and turning information on site plan. Service drives and loading areas to be designed accordingly.
 - h. Provide cross access to Tracts 7 and 8 (designated as not a part on site plan), to site drive aisles that provide connections with Unser and Bridge Boulevards. Provide applicable cross access agreements.
 - i. A concurrent platting action will be required at DRB.
 - j. Site plan shall comply and be designed per DPM Standards.
 - k. Dedication of right-of-way from the centerline of Unser Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
 - l. Dedication of right-of-way from the centerline of Central Avenue a Principal arterial as designated on the Long Range Roadway System map.
 - m. Dedication of right-of-way from the centerline of Bridge Boulevard a Collector Street as designated on the Long Range Roadway System map.
 - n. Dedication of right-of-way from the centerline of 86th Street a Collector Street as designated on the Long Range Roadway System map.
 - o. Dedication of an additional 6 feet of right-of-way along Unser Boulevard, Central Avenue, Bridge Boulevard and 86th Street as required by the City Engineer to provide for on-street bicycle lanes.

OFFICIAL NOTICE OF DECISION

JULY 17, 2008

PROJECT #1007204

PAGE 7 OF 8

- p. Construction of the bicycle lanes along Unser Boulevard, Central Avenue, Bridge Boulevard and 86th Street adjacent to the subject property, as designated on Long Range Bikeways System map.
9. Tenant signage for retail buildings is limited to one per entrance and for building facades that directly front on Central or Unser. Secondary signage is permitted for anchor buildings only and for buildings with facades that directly front on Central or Unser.
10. City of Albuquerque Legal Staff providing a written opinion that the Environmental Planning Commission has the authority pursuant to Section 14-16-2-17(10)(f), to deviate from the West Route 66 Sector Development Plan with regards to signage or the applicant shall obtain a variance from the Zoning Hearing Examiner from the regulations of the West Route 66 Sector Development Plan with respect to signage.

PROTEST: IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION, WHICH IS BY AUGUST 1, 2008.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY AUGUST 1, 2008 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

OFFICIAL NOTICE OF DECISION
JULY 17, 2008
PROJECT #1007204
PAGE 8 OF 8

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

for 
Richard Dineen
Planning Director

RD/RB/ac

cc: Angela Benson, Darren Sowell Architects LLC, 4700 Lincoln Road NE, Suite #111, Albuquerque, NM 87109

Miguel Maestas, Avalon NA, 9400 Harbor Rd. NW, Albuquerque, NM 87121
Kelly Chappelle, Avalon NA, 9135 Santa Catalina Ave. NW, Albuquerque, NM 87121
Max Garcia, Los Volcanes NA, 6619 Honeylocust Ave. NW, Albuquerque, NM 87121
Benny Sandoval, Los Volcanes NA, 6516 Honeylocust Ave. NW, Albuquerque, NM 87121
Tony Chavez, Skyview West NA, 305 Claire Ln. SW, Albuquerque, NM 87121
Beatrice Purcella, Skyview West NA, 201 Claire Ln. SW, Albuquerque, NM 87121
Norman Mason, Stinson, Tower NA, 7427 Via Tranquilo SW, Albuquerque, NM 87121
Victor Wyant, Stinson Tower NA, 612 Cottontail SW, Albuquerque, NM 87121
Andres Anaya, Sunrise HOA, 209 Galataneau NW, Albuquerque, NM 87121
Darlene Norris, Sunrise HOA, 319 Galataneu NW, Albuquerque, NM 87121
Matthew Archuleta, Westgate Heights NA, 1628 Summerfield SW, Albuquerque, NM 87121
Libby McIntosh, Westgate Heights NA, 1316 Ladrones Ct. SW, Albuquerque, NM 87121
Van Barber, Westside Merchants Assoc., 5201 Central NW, Albuquerque, NM 87105
Miguel Maestas, Westside Merchants Assoc., 6013 Sunset Gardens SW, Albuquerque, NM 87121
Jerry Gallegos, 417 65th st. SW, Albuquerque, NM 87121
Louis Tafoya, 6411 Avalon Rd. NW, Albuquerque, NM 87101



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 10, 2016

Project# 1007204

16DRB-70249 – 2 YEAR SUBDIVISION IMPROVEMENT AGREEMENT
EXTENSION (2YR SIA)

BOHANNAN HUSTON INC agents for ARMSTRONG DEVELOPMENT PROPERTIES request the referenced/ above action for Tracts 1-14, **UNSER CROSSINGS** zoned C-2, located on the southwest corner of CENTRAL AVE SW and UNSER BLVD SW containing approximately 50.5 acres. (K-9 & K-10)

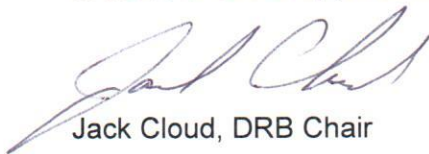
At the August 10, 2016 Development Review Board meeting, the two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by August 25, 2016, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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



Jack Cloud, DRB Chair

SIXTH EXTENSION AGREEMENT
Procedure "B"

PROJECT NO. 735684

This Agreement made this 14th day of July, 2017, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) **Armstrong Central Unser Blvd., LLC a New Mexico Limited Liability Company** ("Subdivider"), whose address is **c/o Armstrong Development Properties, Inc., One Armstrong Place, Butler, PA 16001**, and whose telephone number is **724-283-0925** is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on **September 17, 2008**, which was recorded on **September 18, 2008**, in the records of the Bernalillo County Clerk as Document No. **2008103546**, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements; and

WHEREAS, the Original Agreement was amended by an **Amendment to Agreement** dated **November 18, 2008** recorded **November 19, 2008**, in Document Number **2008123881**, pages **1** through **6**, records of Bernalillo County, New Mexico, maintaining the construction deadline of **September 9, 2010**; and

WHEREAS, the Earlier Agreement was amended by a **Second Amendment to Agreement** dated **June 23, 2009** recorded **June 25, 2009**, Document Number **2009071314**, pages **1** through **3**, records of Bernalillo County, New Mexico, maintaining the construction deadline of **September 9, 2010**; and

WHEREAS, the Earlier Agreement was amended by a **First Extension Agreement** dated **November 18, 2010** recorded **November 23, 2010**, Document Number **2010119076**, pages **1** through **4**, records of Bernalillo County, New Mexico, extending the construction deadline to **July 17, 2011**; and

WHEREAS, the Earlier Agreement was amended by a **Third Amendment** dated **July 19, 2011** recorded **July 21, 2011**, Document Number **2011066524**, pages **1** through **2** records of Bernalillo County, New Mexico, extending the construction deadline to **July 15, 2012**; and

WHEREAS, the Earlier Agreement was amended by a **Second Extension Agreement** dated **September 24, 2012** recorded **October 3, 2012**, Document Number **2012103259**, pages **1** through **4**, records of Bernalillo County, New Mexico, extending the construction deadline to **July 16, 2014**; and

WHEREAS, the Earlier Agreement was amended by a **Third Extension Agreement** dated **October 8, 2014** recorded **October 13, 2014**, Document Number **2014081934**, pages **1** through **4**, records of Bernalillo County, New Mexico, extending the construction deadline to **July 14, 2015**; and

Doc# 2017070557

07/21/2017 12:31 PM Page: 1 of 4
 AGRE R:\$25.00 Linda Stover, Bernalillo County



1 of 3



WHEREAS, the Earlier Agreement was amended by a **Fourth Extension Agreement** dated **July 27, 2015** recorded **August 3, 2015**, Document Number **2015067155**, pages **1** through **4** records of Bernalillo County, New Mexico, extending the construction deadline to **July 14, 2016**; and

WHEREAS, the Earlier Agreement was amended by a **Fifth Extension Agreement** dated **August 26, 2016** recorded **August 30, 2016**, Document Number **2016082014**, pages **1** through **4** records of Bernalillo County, New Mexico, extending the construction deadline to **July 14, 2017**; and

WHEREAS, it appears that the Subdivider will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Subdivider an extension of time in which to complete construction of all or part of the improvements, provided the Subdivider posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Subdivider is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. For all improvements, the **14th** day of **July, 2018**.

B. On portions of the improvements as follows:

IMPROVEMENTS

COMPLETION DATE

2. With this Extension Agreement, Subdivider has provided the City with the following financial guaranty:

Type of Financial Guaranty: **Irrevocable Standby Letter of Credit 18118217-00-000**

Amount: **\$376,360.56**

Name of Financial Institution or Surety providing Guaranty: **PNC Bank, National Association**

Date City first able to call Guaranty (Construction Completion Deadline): **July 14, 2018**

If Guaranty other than a Bond, last day City able to call Guaranty: **September 14, 2018**

Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:
Armstrong Central Unser Blvd, a New Mexico
Limited Liability Company

By: Gustine Investments, Inc., a Pennsylvania
Corporation, its sole member

By (Signature): [Signature]
Print Name: Douglas J. Kyle
Title: Vice President
Dated: 6.22.17

CITY OF ALBUQUERQUE:

By (Signature): [Signature]
Shahab Biazar, P.E., City Engineer

Dated: 7/14/17

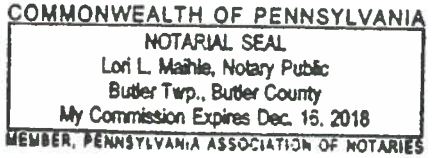
SUBDIVIDER'S NOTARY

STATE OF Pennsylvania)
) ss
COUNTY OF Butler)

This instrument was acknowledged before me on this 22nd day of June, 2017 by [name of person] Douglas J. Kyle, [title or capacity, for instance, "President" or "Owner"] Vice President of ("Subdivider") Gustine Investments Inc.

My Commission Expires:
12-16-18

[Signature]
Notary Public



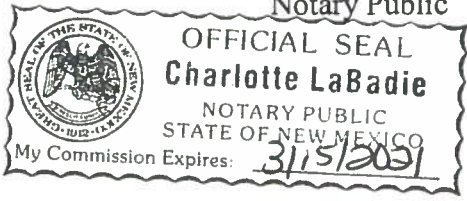
CITY'S NOTARY

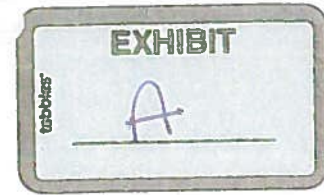
STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 14th day of July, 2017, by Shahab Biazar, P.E. City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:
March 15, 2021

[Signature]
Notary Public





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 10, 2016

Project# 1007204
16DRB-70249 - 2 YEAR SUBDIVISION IMPROVEMENT AGREEMENT
EXTENSION (2YR SIA)

BOHANNAN HUSTON INC agents for ARMSTRONG DEVELOPMENT PROPERTIES request the referenced above action for Tracts 1-14, **UNSER CROSSINGS** zoned C-2, located on the southwest corner of CENTRAL AVE SW and UNSER BLVD SW containing approximately 50.5 acres. (K-9 & K-10)

At the ~~August 10, 2016~~ Development Review Board meeting 2016 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by August 25, 2016, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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


Jack Cloud, DRB Chair

Michael Balaskovits

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Tuesday, July 17, 2018 3:29 PM
To: Michael Balaskovits
Subject: Public Notice Inquiry_Central and Bridge_DRB
Attachments: K-9andK-10.pdf

Michael,

The purpose of this email is to confirm that as of today, Tuesday July 17, 2018, there are **no affected associations** to contact regarding your DRB submittal.

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster
Sent: Monday, July 16, 2018 1:28 PM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Michael Balaskovits

Telephone Number

505-798-7891

Email Address

mbalaskovits@bhinc.com

Company Name

Bohannan Huston, Inc.

Company Address

7500 Jefferson St. NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Tracts 1-14 Unser Crossings

Physical address of subject site:

Subject site cross streets:

CENTRAL AVENUE SW BETWEEN UNSER BOULEVARD SW AND 86TH STREET

Other subject site identifiers:

This site is located on the following zone atlas page:

K-9 & K-10

=====
This message has been analyzed by Deep Discovery Email Inspector.

FIRST CLASS MAIL

July 27, 2018

Re: Infrastructure Improvements Agreement Extension
Unser Crossing – Project # 735684 DRB#1007204

To Whom It May Concern:

Through the new Integrated Development Ordinance (IDO) process, the City of Albuquerque has required that we notify property owners within 100' (excluding public rights of ways) of actions effecting the subject property. Coordination with the city's GIS map, has informed us that your property lies within this 100' Buffer.

We are requesting a two (2) year extension of the Infrastructure Improvements Agreement (Procedure B) for the offsite infrastructure improvements for the above referenced project (further noted in the attached City of Albuquerque Zone Atlas Maps). The extension of the north bound right turn lane on Unser Blvd. to Los Volcanes Rd. will not be completed at this time; therefore, we are requesting the approval of a two-year extension through the Development Review Board (DRB)

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,



Michael Balaskovits, P.E.
Senior Project Manager
Community Development and Planning

MJB/jcm
Enclosures

BUFFER MAP



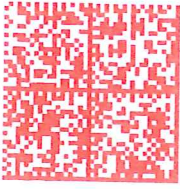
BUFFER MAP
PROPERTY OWNERS

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address 2	Legal Description	Property Class	Acres	
1	100905751314540610	ALMAGER GILBERT	8217 CENTRAL AVE NW	ALBUQUERQUE NM 87121-2109	8217 CENTRAL AVE NW	ALBUQUERQUE NM 87121 2109	TR C47A TOWN OF ATRISCO GRANT CONT 1.711 AC	C	1.711
2	101005605249222741	ARAGON THERESA G	8127 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121-2491	8127 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121	LT 7-P1 BLK 1 PLAT OF DESERT GARDENS SUBDIVISIONCOMPRIING TRACTS 11 & 12 V E BARRETT SUBDIVISIONCONT .1277 AC	R	0.1277
3	101005605649022742	AUBERT ROBERT E	8123 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121	8123 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121	LT 6-P1 BLK 1 PLAT OF DESERT GARDENS SUBDIVISIONCOMPRIING TRACTS 11 & 12 V E BARRETT SUBDIVISIONCONT .1096 AC	R	0.1096
4	101005715709030403	BELONE STEPHEN T & EMILY	209 GARY LN SW	ALBUQUERQUE NM 87121-2220	209 GARY LN SW	ALBUQUERQUE NM 87121	*9 2 AMENDED REPLAT SKYVIEW WEST	R	0.1791
5	101005710709730308	BLANCHARD PROPERTIES LLC	5850 EUBANK BLVD NE SUITE B-62	ALBUQUERQUE NM 87111		ALBUQUERQUE 87121	TR 7 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 4.7196 AC	V	4.7196
6	101005604349722740	BUSTAMANTE ARTHUR R	401 BARBERRY ST SW	ALBUQUERQUE NM 87121	401 BARBERRY ST SW	ALBUQUERQUE NM 87121	LT 8-P1 BLK 1 PLAT OF DESERT GARDENS SUBDIVISIONCOMPRIING TRACTS 11 & 12 V E BARRETT SUBDIVISIONCONT .1541 AC	R	0.1541
7	101005606049022743	CATALAN MARY H & ALFONSO	8119 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121	8119 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121	LT 5-P1 BLK 1 PLAT OF DESERT GARDENS SUBDIVISIONCOMPRIING TRACTS 11 & 12 V E BARRETT SUBDIVISIONCONT .1096 AC	R	0.1096
8	101005607248722746	CHAVEZ JOE F	8105 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121	8105 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121	LT 2-P1 BLK 1 PLAT OF DESERT GARDENS SUBDIVISIONCOMPRIING TRACTS 11 & 12 V E BARRETT SUBDIVISIONCONT .1097 AC	R	0.1097
9	101005716311630201	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103	N/A	ALBUQUERQUE NM 87121	PUBLIC PONDING AREA BLK 1 AMENDED REPLAT SKYVIEW WEST	V	0.6887
10	101005709318431321	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103	7909 CENTRAL AV NW	ALBUQUERQUE NM 87121	TR B1 PLAT OF WEST ROUTE 66 ADDITION II (BEING A REPLAT OFTRACT B OF WEST ROUTE 66 ADDITION & LOT 1 OF UNM HOSPITALSCLINIC) CONT 6.2298 AC	V	6.2298
11	101005705918231316	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103	8081 CENTRAL AV NW	ALBUQUERQUE NM 87121	TR A PLAT & VACATION REQUEST FOR TRS A & B WEST ROUTE66 ADDN CONT 6.4253 AC +/-	V	6.4253
12	101005715606430407	CORDOVA JOSE P & MARY ESTHER	305 GARY LN SW	ALBUQUERQUE NM 87121-2222	305 GARY LN SW	ALBUQUERQUE NM 87121	*5 2 AMENDED REPLAT SKYVIEW WEST	R	0.1721
13	100905743101240336	DOLGENCORP LLC	100 MISSION RIDGE	GOODLETTSVILLE TN 37072-2171	101 86TH ST SW	ALBUQUERQUE NM 87121	LT 3-A BLK 5 PLAT OF LOT 3-A BLOCK 5 ORIGINAL TOWNSITE OFWESTLAND A REPLAT OF LOTS 1, 2, & 3 BLOCK 5 ORIGINALTOWNSITE OF WESTLAND CONT 1.1199 AC	C	1.1199
14	101005713300830314	DOUGHTY ENTERPRISES INC	7009 PROSPECT AVE NE	ALBUQUERQUE NM 87110-4331	UNSER BLVD SW	ALBUQUERQUE 87121	TR 8 AMENDED PLAT OF V E BARRETT SUBD (EXCL PORT OUT TOR/W) CONT 3.8653 AC +/-	V	3.8653
15	101005714204930313	DOUGHTY ENTERPRISES INC	7009 PROSPECT AVE NE	ALBUQUERQUE NM 87110-4331	UNSER BLVD SW	ALBUQUERQUE 87121	TR 7 AMENDED PLAT OF V E BARRETT SUBD (EXCL PORT OUT TO R/W)CONT 4.4233 AC +/-	V	4.4233
16	101005609648222602	FILEMON JURGEN	8009 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121	8009 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121	LT 55-P1 BLK 1 PLAT OF DESERT GARDENS SUBDIVISIONCOMPRIING TRACTS 11 & 12 V E BARRETT SUBDIVISIONCONT .1099 AC	R	0.1099
17	101005610448122604	GANDARA RAY P JR & GANDARA DANIEL R	3814 ANDERSON AVE SE	ALBUQUERQUE NM 87108	8001 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121	LT 53-P1 BLK 1 PLAT OF DESERT GARDENS SUBDIVISIONCOMPRIING TRACTS 11 & 12 V E BARRETT SUBDIVISIONCONT .1100 AC	R	0.11
18	100905752818240613	GARCIA BEATRICE	7624 WINTER NE	ALBUQUERQUE NM 87110	8207 CENTRAL AVE NW	ALBUQUERQUE NM 87121 2109	TR C-46 UNIT 4 ATRISCO GRANT	V	4.9
19	101005715707730405	GARCIA CHRIS E & ROSE M	217 GARY LN SW	ALBUQUERQUE NM 87121-2220	217 GARY LN SW	ALBUQUERQUE NM 87121	*7 2 AMENDED REPLAT SKYVIEW WEST	R	0.1791
20	101005715709830402	GLYNN YOLANDA & ARTHUR M	205 GARY LN SW	ALBUQUERQUE NM 87121-2220	205 GARY LN SW	ALBUQUERQUE NM 87121	*10 2 AMENDED REPLAT SKYVIEW WEST	R	0.1865
21	101005604092227239	GONZALES JENIFER M	405 BARBERRY ST SW	ALBUQUERQUE NM 87121-2515	405 BARBERRY ST SW	ALBUQUERQUE NM 87121	LT 9-P1 BLK 1 PLAT OF DESERT GARDENS SUBDIVISIONCOMPRIING TRACTS 11 & 12 V E BARRETT SUBDIVISIONCONT .1033 AC	R	0.1033
22	100905746717740609	GONZALES JUANITA G ETAL	1219 ISLETA BLVD SW	ALBUQUERQUE NM 87105	VOLCANO RD	ALBUQUERQUE NM 87121	TRACT C49 UNIT 4 TOWN OF ATRISCO GRANT CONT 5.000	V	5
23	100905748517640611	GONZALES JUANITA GARCIA ETAL	1219 ISLETA BLVD SW	ALBUQUERQUE NM 87105	N/A	ALBUQUERQUE NM 87121	TR C-48 TOWN OF ATRISCO GRANT UNIT 4 IN SEC 21 T10N R2E CONT 5.00AC M/L	V	5
24	100905744011440522	GONZALEZ CHARLES J & JUANITA M	PO BOX 26613	ALBUQUERQUE NM 87125	8527 CENTRAL AVE NW	ALBUQUERQUE NM 87121	LTS 3, 4, 5 & 6 BLK 7 ORIGINAL TOWNSITE OF WESTLAND	R	0.706
25	101005606848822745	GRIEGO ANNETTE C	8109 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121-2491	8109 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121	LT 3-P1 BLK 1 PLAT OF DESERT GARDENS SUBDIVISIONCOMPRIING TRACTS 11 & 12 V E BARRETT SUBDIVISIONCONT .1097 AC	R	0.1097
26	101005715708330404	JONES RICHARD STEVEN	213 GARY LN SW	ALBUQUERQUE NM 87121-2220	213 GARY LN SW	ALBUQUERQUE NM 87121	*8 2 AMENDED REPLAT SKYVIEW WEST	R	0.1653
27	100905645249810404	LANDMARK LAND LTD CO	4902 ALAMEDA BLVD NE	ALBUQUERQUE NM 87113-1736	N/A	ALBUQUERQUE NM 87121	TR A-1 CORRECTION PLAT FOR BRIDGEPOINT SUBD COMPRIED OF TRA & B BRIDGEPOINT SUBD & ALL LTS 23-29 TOGETHER WITH REMAINDER OF EXISTING 20' ALLEY R/W ORIG TOWNSITE OF WESTLAND CONT	V	4.54
28	100905653251410406	LANDMARK LAND LTD CO	4902 ALAMEDA BLVD NE	ALBUQUERQUE NM 87113-1736	BRIDGE BLVD SW	ALBUQUERQUE NM 87121	TR C VACATION & REPL FOR BRIDGEPOINT SUBD CONT 0.7903 AC M/LOR 34,425 SF M/L	V	0.7903
29	101005609248322601	MANG MELANIE A & THOMAS J	8015 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121	8015 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121	LT 56-P1 BLK 1 PLAT OF DESERT GARDENS SUBDIVISIONCOMPRIING TRACTS 11 & 12 V E BARRETT SUBDIVISIONCONT .1160 AC	R	0.116
30	101005603948822738	MARTINEZ FELIX A & LILLIE D	409 BARBERRY ST SW	ALBUQUERQUE NM 87121	409 BARBERRY ST SW	ALBUQUERQUE NM 87121	LT 10-P1 BLK 1 PLAT OF DESERT GARDENS SUBDIVISIONCOMPRIING TRACTS 11 & 12 V E BARRETT SUBDIVISIONCONT .1079 AC	R	0.1079
31	101005714618330685	MAZER BOYD & CARMEN	8730 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87114-1304	7801 CENTRAL AVE NW	ALBUQUERQUE NM 87121 2112	* 104 HUBBELL HTS ADDN	C	0.4591
32	100905742911240521	NAKAI TRADING CO	8605 CENTRAL AVE NW	ALBUQUERQUE NM 87105	8605 CENTRAL AVE NW	ALBUQUERQUE NM 87121 7641	*7 7 ORIGINAL TOWNSITE OF WESTLAND	C	0.2296
33	101005715505730408	PARRA JORGE PEREYRA	309 GARY LN SW	ALBUQUERQUE NM 87121-2222	309 GARY LN SW	ALBUQUERQUE NM 87121	*4 2 AMENDED REPLAT SKYVIEW WEST	R	0.1515
34	100905650348610405	PC SANDIA LLC	1474 E 820 NO	OREM UT 84097-5481	8200 BRIDGE BLVD SW	ALBUQUERQUE NM 87121	TR B-1 CORRECTION PLAT FOR BRIDGEPOINT SUBD COMPRIED OF TRA & B BRIDGEPOINT SUBD & ALL LTS 23-29 TOGETHER WITH REMAINDER OF EXISTING 20' ALLEY R/W ORIG TOWNSITE OF WESTLAND CONT	R	16.48
35	101005715405130409	PEEL DOUG & ERIKA	524 CACAHUATE DR SW	ALBUQUERQUE NM 87105-7500	313 GARY LN SW	ALBUQUERQUE NM 87121	*3 2 AMENDED REPLAT SKYVIEW WEST	R	0.1641
36	100905741800540105	ROMERO DENNIS M	3500 VISTA GRANDE DR NW	ALBUQUERQUE NM 87120	BRIDGE BLVD SW	ALBUQUERQUE NM 87121	LTS 1 THRU 6, BLK 12 EXC THE N'LY 13 FT OF ORIG. TOWNSITE OFWESTLAND SUBD CONT 61,880 SF	V	1.4206
37	101005701518931313	SAIZ JOSEPH P & ODALYS	8181 CENTRAL AVE NW	ALBUQUERQUE NM 87121	8181 CENTRAL AV NW	ALBUQUERQUE NM 87121 2125	W/2 OF TR.C-45 UNIT 4 TOWN OF ATRISCO GRANT CONT. 2.4500 (AC+/-) OR 106,722 (SQ. FT. +/-)	C	2.45
38	101005607648622747	SALAZAR EUGENE & JANIS	8101 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121	8101 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121	LT 1-P1 BLK 1 PLAT OF DESERT GARDENS SUBDIVISIONCOMPRIING TRACTS 11 & 12 V E BARRETT SUBDIVISIONCONT .1158 AC	R	0.1158
39	101005610048122603	SALAZAR LIBORIO & REYNA	8005 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121	8005 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121	LT 54-P1 BLK 1 PLAT OF DESERT GARDENS SUBDIVISIONCOMPRIING TRACTS 11 & 12 V E BARRETT SUBDIVISIONCONT .1100 AC	R	0.11
40	100905745411540526	SAN KINSHIN LLC C/O LEWINGER	2 BLUE CORN CT	SANDIA PARK NM 87047-9642	8525 CENTRAL AVE NW	ALBUQUERQUE NM 87121	* 002 007ORIGINAL TOWNSITE OF WESTLAND	V	0.1377
41	100905746811740527	SAN KINSHIN LLC C/O LEWINGER	2 BLUE CORN CT	SANDIA PARK NM 87047-9642	8501 CENTRAL AVE NW	ALBUQUERQUE NM 87121	* 001 007ORIGINAL TOWNSITE OF WESTLAND	V	0.5647
42	101005702419231314	SANCHEZ MABEL & JACKIE SANCHEZ	5208 VALENTINO ST NW	ALBUQUERQUE NM 87120	CENTRAL SW	ALBUQUERQUE NM 87121	E/2 TR C-45 UNIT 4 TOWN OF ATRISCO GRANT CONT. 2.4510 (AC+/-) OR 106,775 (SQ.FT.+/-).	V	2.45
43	100905743306940337	SOUTHWEST CONVENIENCE STORES LLC	4001 PENBROOK ST SUITE 400	ODESSA TX 79762	8600 CENTRAL AVE SW	ALBUQUERQUE NM 87121 2100	LOT 46-A BLOCK 5 PLAT OF LOT 46-A BLOCK 5 ORIGINALTOWNSITE OF WESTLAND CONT 1.7952 AC	C	1.7952
44	101005704114431312	STEWART MICHAEL J & LISA G	9300 CAMINO DEL SOL NE	ALBUQUERQUE NM 87111	8101 CENTRAL AV NW	ALBUQUERQUE NM 87121 2125	TR B3 PLAT OF TRACTS B-1, B-2 AND B-3 LANDS OF STEWARTCONT 1.7451 AC	C	1.7451
45	101005715710330401	TAFOLA MERLINE	201 GARY LN SW	ALBUQUERQUE NM 87121-2220	201 GARY SW	ALBUQUERQUE NM 87121	*11 2 AMENDED REPLAT SKYVIEW WEST	R	0.2009
46	101005606448922744	ULIBARRI REBECCA	8115 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121	8115 SCOTTISH BROOM RD SW	ALBUQUERQUE NM 87121	LT 4-P1 BLK 1 PLAT OF DESERT GARDENS SUBDIVISIONCOMPRIING TRACTS 11 & 12 V E BARRETT SUBDIVISIONCONT .1097 AC	R	0.1097
47	101005713617930684	UNSER AL TRUSTEE UNSER RVT C/O AL UNSER TRUSTEE	7625 CENTRAL AVE NW	ALBUQUERQUE NM 87121-2115	CENTRAL AVE NW	ALBUQUERQUE NM 87121 2112	*105 HUBBELL HEIGHTS ADDN CONT 20,000 SQ FT	V	0.4591
48	101005718413830516	UNSER ROBERT W TRUSTEE UNSER RVT	7700 CENTRAL AVE SW	ALBUQUERQUE NM 87121-2113	7700 CENTRAL AV SW	ALBUQUERQUE NM 87121	LTS 1, A-A & B-A LANDS OF UNSER (REPL PORT OF LTS 50 & 51TOWN OF ATRISCO GRANT UNIT 6 & PORT OF LTS 8, 11 & 12 ALL OFLTS 9 & 10 H.C. GONZALES SUB'D CONT 4.9739 AC	R	4.9739
49	101005715304530410	VALLES TERRA & GUADALUPE	317 GARY LN SW	ALBUQUERQUE NM 87121-2222	317 GARY LANE SW	ALBUQUERQUE NM 87121	*2 2 AMENDED REPLAT SKYVIEW WEST	R	0.1716
50	101005715707130406	WOODS LAWRENCE M	301 GARY LN SW	ALBUQUERQUE NM 87121-2222	301 GARY LN SW	ALBUQUERQUE NM 87121	*6 2 AMENDED REPLAT SKYVIEW WEST	R	0.1777

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217 GARY LN SW
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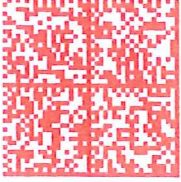
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1219 ISLETA BLVD SW
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GONZALEZ
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BOYD & CARMEN MAZER
8730 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87114-1304



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STEPHEN T & EMILY BELONE
209 GARY LN SW
ALBUQUERQUE NM 87121-2220



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GILBERT ALMAGER
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BLANCHARD PROPERTIES LLC
5850 EUBANK BLVD NE SUITE B-62
ALBUQUERQUE NM 87111

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THERESA G ARAGON
8127 SCOTTISH BROOM RD SW
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DOUGHTY ENTERPRISES INC
7009 PROSPECT AVE NE
ALBUQUERQUE NM 87110-4331

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JOE F CHAVEZ
8105 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

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ANNETTE C GRIEGO
8109 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2491

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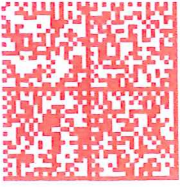
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8605 CENTRAL AVE NW
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Albuquerque, NM
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MELANIE A & THOMAS J MANG
8015 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121



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JOSE P & MARY ESTHER
CORDOVA
305 GARY LN SW
ALBUQUERQUE NM 87121-2222



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DOUGHTY ENTERPRISES INC
7009 PROSPECT AVE NE
ALBUQUERQUE NM 87110-4331



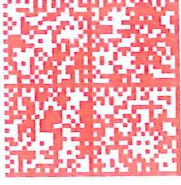
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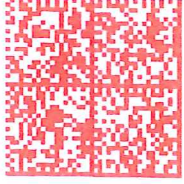
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JENIFER M GONZALES
405 BARBERRY ST SW
ALBUQUERQUE NM 87121-2515

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JORGE PEREYRA PARRA
309 GARY LN SW
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MERLINE TAFOYA
201 GARY LN SW
ALBUQUERQUE NM 87121-2220

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2 BLUE CORN CT
SANDIA PARK NM 87047-9642



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SOUTHWEST CONVENIENCE
STORES LLC
4001 PENBROOK ST SUITE 400
ODESSA TX 79762

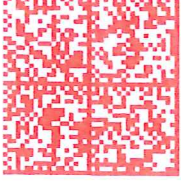
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MICHAEL J & LISA G STEWART
9300 CAMINO DEL SOL NE
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ARTHUR R BUSTAMANTE
401 BARBERRY ST SW
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ROBERT E AUBERT
8123 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

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DOUG & ERIKA PEEL
524 CACAHUATE DR
SWALBUQUERQUE NM 87105-7500



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PC SANDIA LLC
1474 E 820 NO
OREM UT 84097-5481



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JOSEPH P & ODALYS SAIZ
8181 CENTRAL AVE NW
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DENNIS M ROMERO
3500 VISTA GRANDE DR NW
ALBUQUERQUE NM 87120



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LIBORIO & REYNA SALAZAR
8005 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121



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EUGENE & JANIS SALAZAR
8101 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121



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MABEL & JACKIE SANCHEZ
5208 VALENTINO ST NW
ALBUQUERQUE NM 87120

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SANDIA PARK NM 87047-9642

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LANDMARK LAND LTD CO
4902 ALAMEDA BLVD NE
ALBUQUERQUE NM 87113-1736



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LAWRENCE M WOODS
301 GARY LN SW
ALBUQUERQUE NM 87121-2222

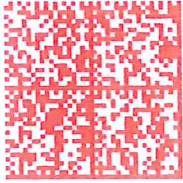


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TERRA & GUADALUPE VALLES
317 GARY LN SW
ALBUQUERQUE NM 87121-2222



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JUANITA GARCIA GONZALES ETAL
1219 ISLETA BLVD SW
ALBUQUERQUE NM 87105



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