



**Environmental
Planning
Commission**

*Agenda Number: 08
Project Number: 1011354
Case #: 17EPC-40034
October 12, 2017*

Staff Report

Agent	High Mesa Consulting Group
Applicant	Mark 3S, Inc.
Request	Site Development Plan for Subdivision
Legal Description	Lot 6 and Lot 7, and a portion of Lot 8, Block 20, Unit 3, Tract 3, North Albuquerque Acres
Location	Holly Avenue NE, between Ventura Street and Holbrook Street
Size	Approximately 2 acres
Zoning	SU-2 Mixed Use
Proposed Zoning	No change

Staff Recommendation

APPROVAL of Case 17EPC-40034, a Site Development Plan for Subdivision, based on the Findings beginning on page 10, and subject to the Conditions of Approval beginning on page 12.

Staff Planner
Catalina Lehner, AICP- Senior Planner

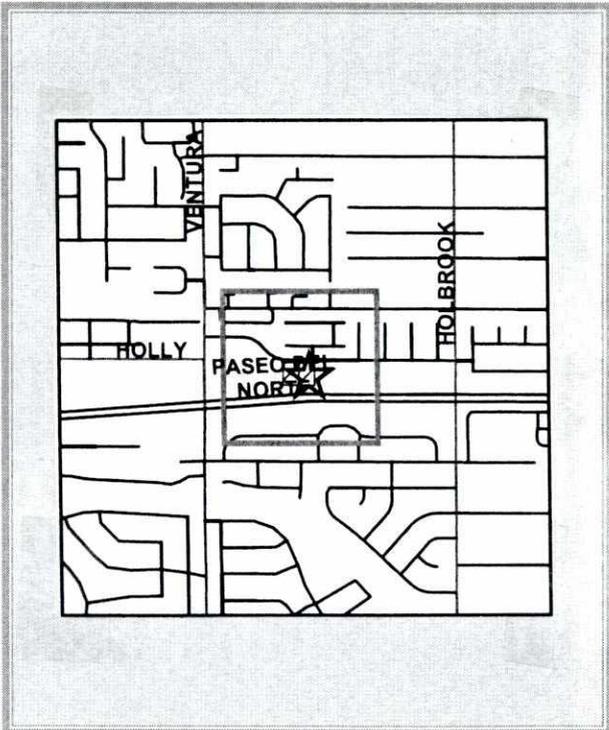
Summary of Analysis

The request is for a site development plan for subdivision (SPS) for an approx. 2 acre site, located on Holly Ave. NE, just east of Ventura St. NE. This request was deferred in September to allow for correct advertising.

Last month, the EPC approved an associated site development plan for building permit and SPS for a school expansion. Most of Lot 8 will be a part of the school, but a portion of Lot 8 is included in the current request with Lots 6 and 7. The request would create the lots and extend infrastructure in preparation for future development.

The subject site is in an Area of Consistency. The La Cueva Sector Development Plan applies and contains applicable design regulations.

The Vineyard Estates NA, the Heritage East Association of Residents, and the District 4 Coalition were notified as required. The City notified property owners within 100 feet of the subject site. There is no known opposition. Staff recommends approval subject to minor conditions.

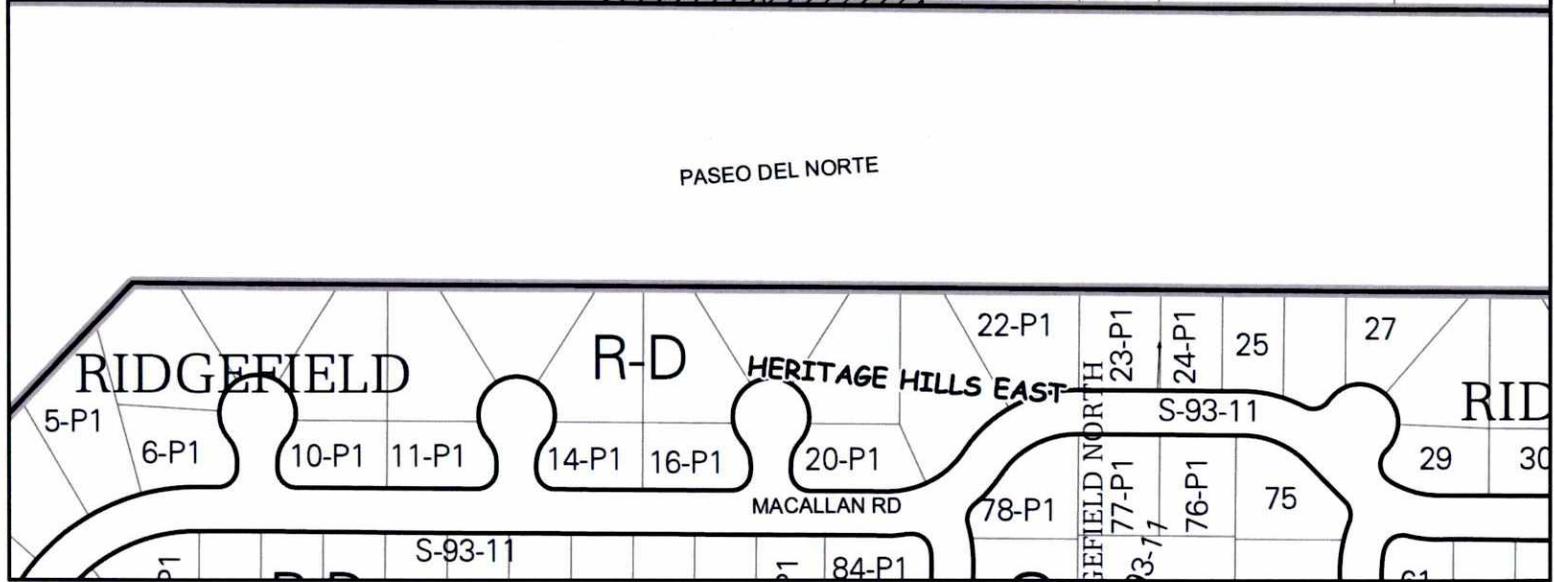
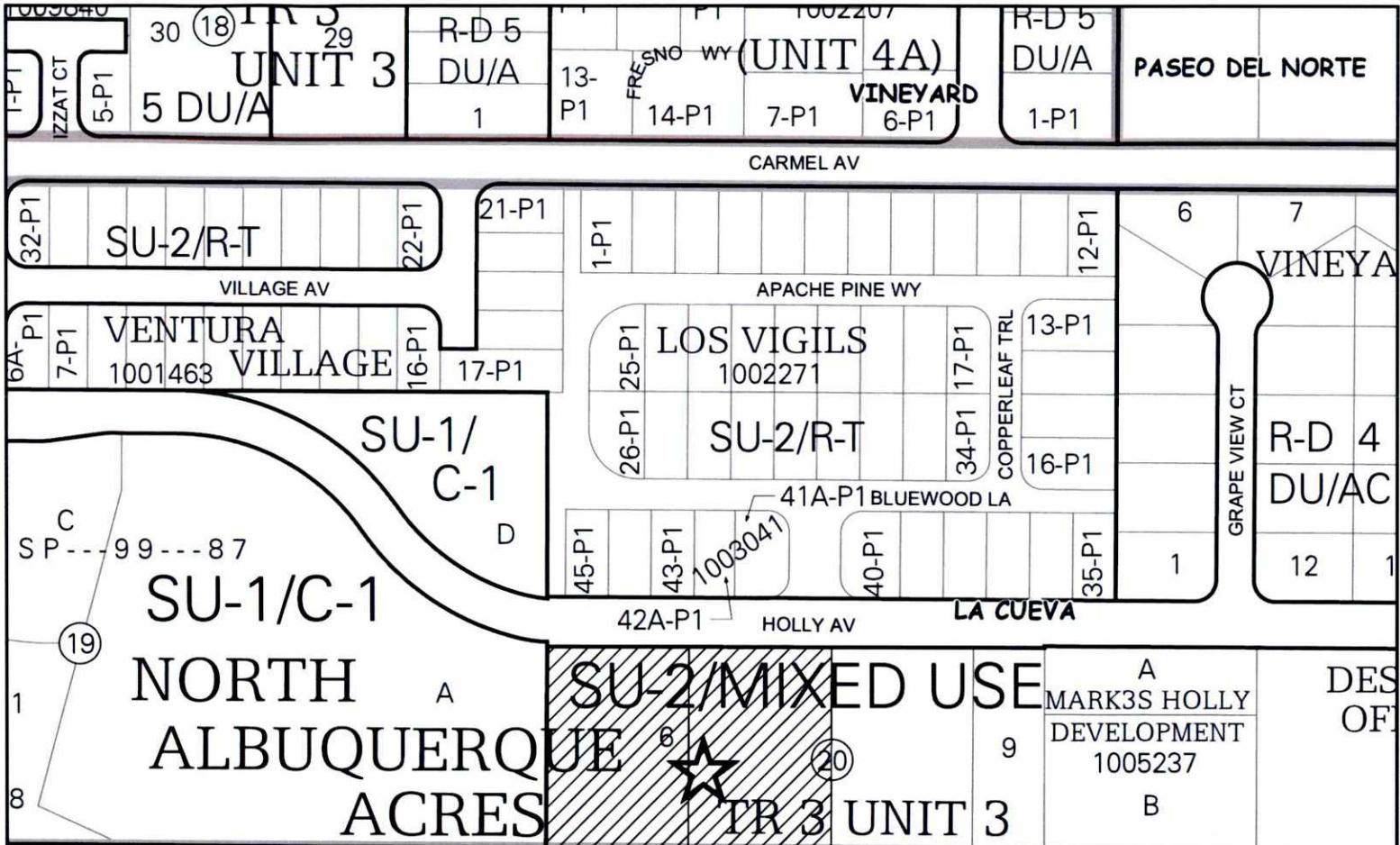


City Departments and other interested agencies reviewed this application from 08/07/2017 to 08/24/2017
Agency comments used in the preparation of this report begin on Page 14.

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Attachments



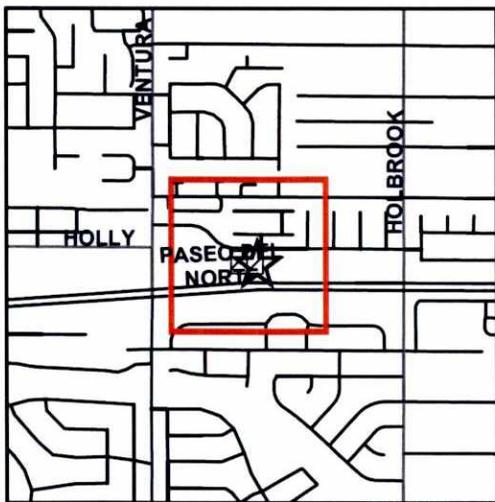
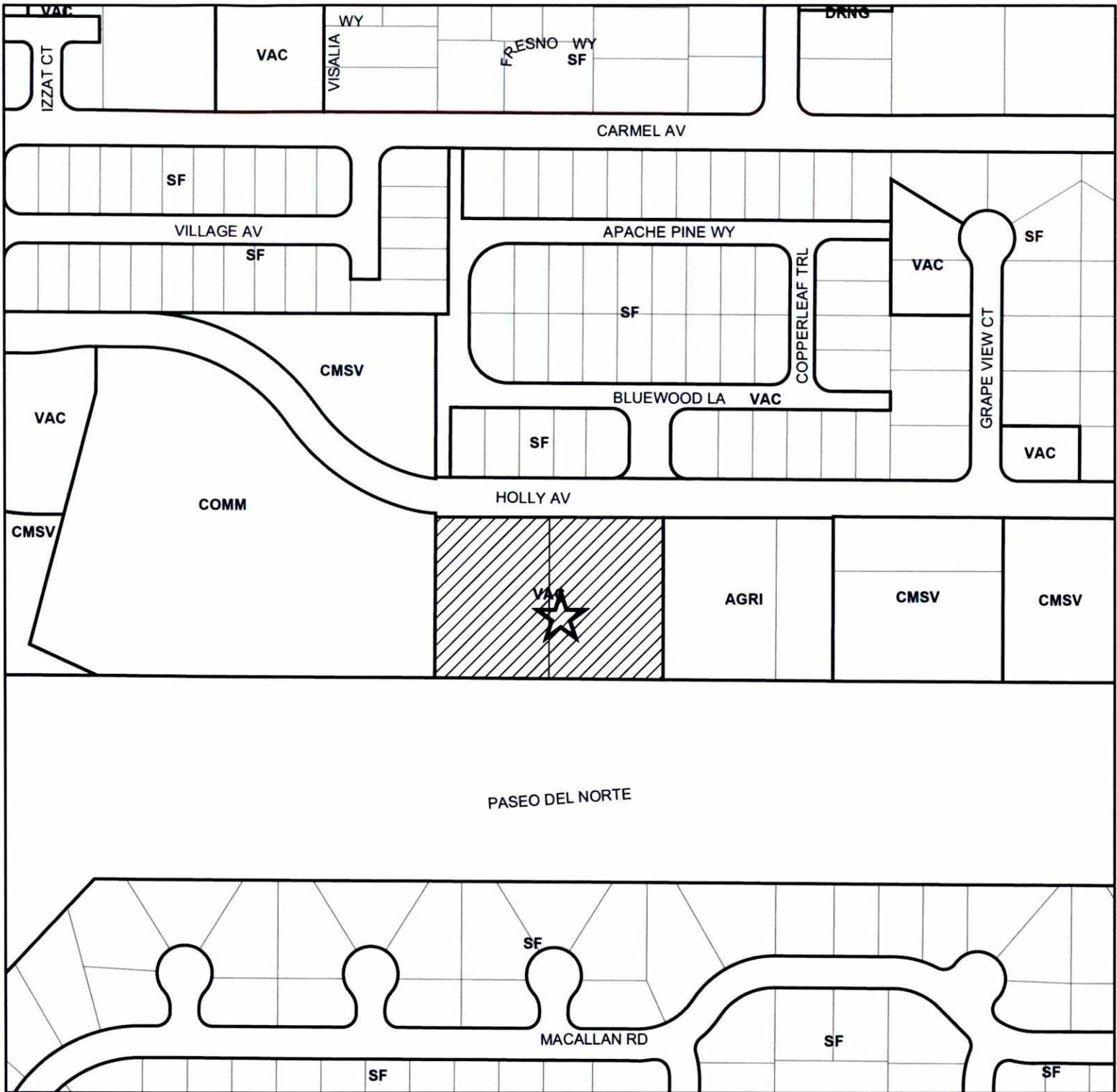
ZONING MAP

Note: Grey shading indicates County.



1 inch = 200 feet

Project Number: ~~A005237~~
 12/1354
 Hearing Date: 09/14/2017
 Zone Map Page: C-20
 Application Case Numbers: 17 EPC-40034



LAND USE MAP

Note: Grey shading indicates County.

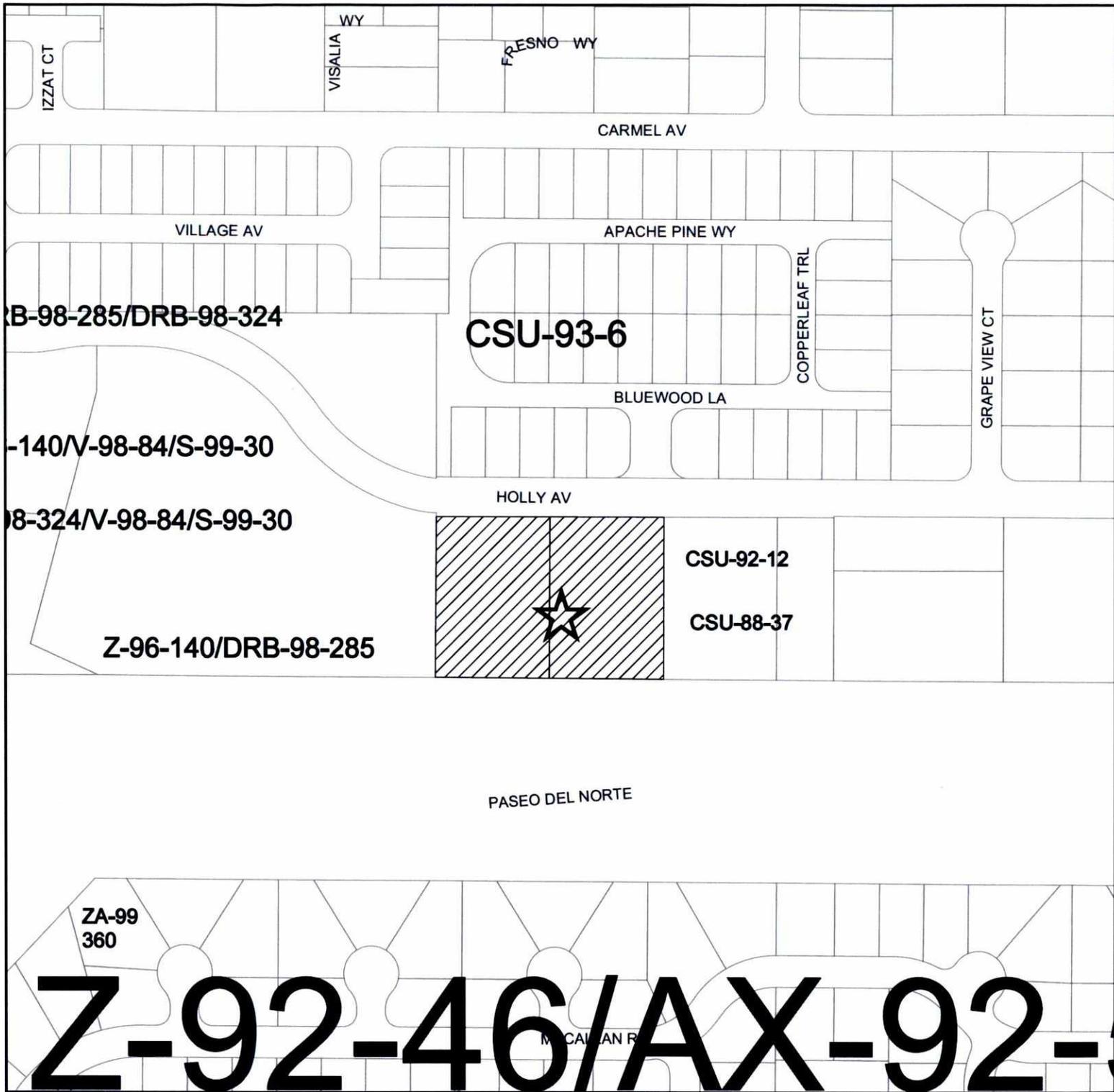
KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



1 inch = 200 feet

Project Number: 1011354-1005237
 Hearing Date: 09/14/2017
 Zone Map Page: C-20
 Application Case Numbers: 17 EPC-40034



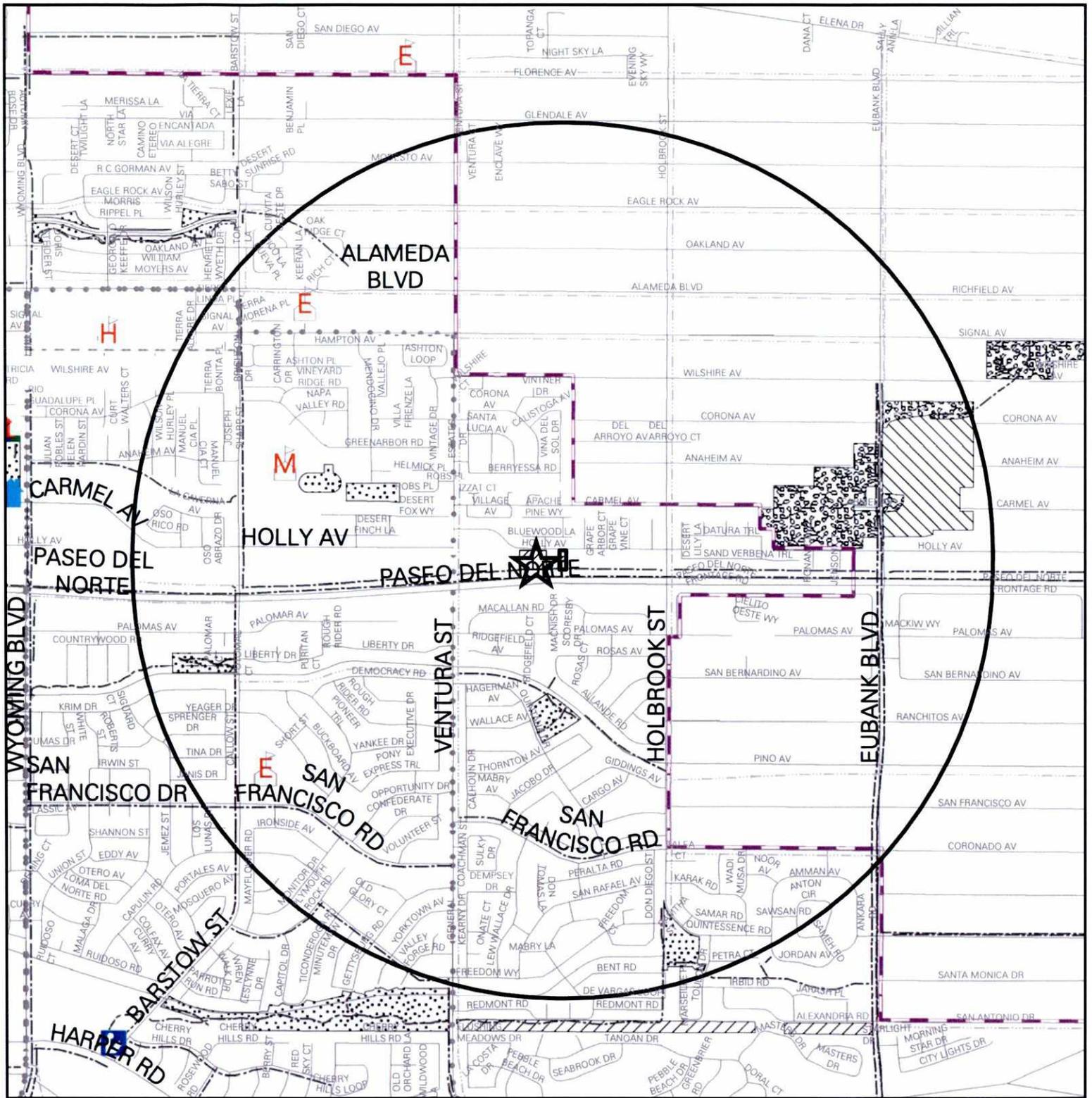
HISTORY MAP

Note: Grey shading indicates County.



1 inch = 200 feet

Project Number: 1005237
 10/13/17
 Hearing Date: 09/14/2017
 Zone Map Page: C-20
 Application Case Numbers: 17 EPC-40034

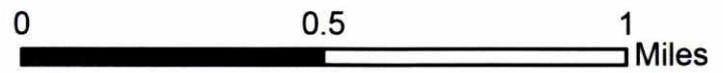


Public Facilities Map with One-Mile Buffer

- | | | | |
|---|---|--|---|
|  COMMUNITY CENTER |  FIRE |  Public Schools |  Landfill Buffer (1000 feet) |
|  MULTI-SERVICE CENTER |  POLICE |  Proposed Bike Facilities |  Landfills designated by EHD |
|  SENIOR CENTER |  SHERIFF |  ABQ Bike Facilities |  Developed County Park |
|  LIBRARY |  SOLID WASTE |  ABQ Ride Routes |  Undeveloped County Park |
|  MUSEUM |  ALBUQUERQUE CITY LIMITS | |  Developed City Park |
| | | |  Undeveloped City Park |



Project Number: ~~1005237~~ 1011354



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-2/Mixed Use	Area of Consistency La Cueva Sector Development Plan	Vacant
North	SU-2/R-T	Area of Consistency La Cueva Sector Development Plan	Single-family housing
South	R-D (south of Paseo del Norte Blvd.)	Area of Consistency Heritage Hills East Sector Development Plan	Roadway, single-family housing
East	SU-2/Mixed Use	Area of Consistency La Cueva Sector Development Plan	Private school, preschool, landscaping business (not operating)
West	SU-1/C-1	Area of Consistency La Cueva Sector Development Plan	Grocery store

II. INTRODUCTION

Request

The applicant proposes to create a site development plan for subdivision (SPS) for Lot 6, Lot 7, and a portion of Lot 8, Block 20, Unit 3, Tract 3, North Albuquerque Acres (the “subject site”). Lots 6 and 7 are vacant and have never been developed.

Lot 8, which contained a landscaping business that has relocated, has been mostly incorporated into an expansion of the private school and daycare facility to the west (Project #1005237/17EPC-40033 and 17EPC-40034). However, a small portion of Lot 8 is proposed to be included with Lots 6 and 7, which are intended to be subdivided and provided with infrastructure so they can be sold and developed in the future.

The subject site is approximately 2 acres and is zoned SU-2/Mixed Use pursuant to the La Cueva Sector Development Plan (LCSDP), which is mostly equivalent to the C-1 zone of the Zoning Code. Design regulations will apply to the future development.

EPC Role

This request is before the EPC because EPC review is required for all SU-2 zoned properties in the LCSDP area (p. 26 of the Plan). The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, an appeal would be heard by the Land Use Hearing Officer (LUHO), though the City Council would make the final decision. The request is a quasi-judicial matter.

History/Background

The property was zoned SU-2/Mixed Use upon adoption of the LCSDP in July 2000 (Council Bill No. R-00-50, Enactment 65-2000). The zoning map is Exhibit 12 in the LCSDP.

In September 2017, the EPC approved amendments to the 2015 site development plan for subdivision (SPS) and a site development plan for building permit (SPBP) for the school and daycare facilities (Project #1005237, 17EPC-40032 and 17EPC-40033), which expanded the school campus to the west onto most of Lot 8.

Lot 8 used to contain a landscaping business, which had to obtain County special use permits to operate (CSU-88-38, CSU-92-12). Most of Lot 8 will become part of the expanded school campus. The remaining portion of Lot 8 is proposed to be included with Lots 6 and 7, which have never been developed and are the subject of the current request.

At the September 2017 hearing, the EPC approved an amendment to the existing site development plan for subdivision (SPS) for Tracts A and B, Mark 3S Holly Development (Project #1005237/17EPC-40033), which are east of the subject site and contain a school campus (elementary school and daycare facility). The amendment allows expansion of the school campus to create a new Tract C on Lot 8, continuation of the public utility easement, continuation of curb and gutter, and revised lot lines. The new Tract C will contain another daycare facility, and was approved via a as an amendment to the existing site development plan for building permit for the school (Project #1005237/17EPC-40032).

Context

The subject site is in the far northeast part of the City, in an area designated an Area of Consistency by the Comprehensive Plan. It is within the boundaries of the La Cueva Sector Development Plan (LCSDP). The subject site is not in a designated activity center.

North of the subject site is a gated subdivision of single-family homes. To the south is a multi-use trail and Paseo del Norte Blvd. East of the subject site is the school and daycare campus (Project #1005237). To the west is a grocery store. The intersection of Paseo del Norte Blvd. and Ventura St. has a retail pharmacy and a specialty grocery store.

Transportation System

The 2040 Long Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies the functional classifications of roadways. Paseo del Norte is designated as a Principal Arterial. Ventura St. is designated as a Collector Street, and Holly Ave. is designated as a Local Street.

https://www.mrcog-nm.gov/images/stories/pdf/transportation/2040_MTP/long-range-roadway-2040-map.pdf

Comprehensive Plan Corridor Designation

Paseo del Norte Blvd. is designated as a Commuter Corridor. The intent of this corridor type is to facilitate long-distance auto trips across town. These roadways are access-controlled and tend to have higher traffic volume and speeds than other roadways.

Trails/Bikeways

A paved multi-use trail runs along the northern side of Paseo del Norte Blvd., south of the subject site.

Transit

There is no current transit service in this segment of Paseo Del Norte Blvd. and none is planned at this time. ABQ Ride Route 2 runs north-south along Ventura St., between the Eubank Gate of KAFB and a turn-around on Academy Blvd. and Layton St. This route adds commuter service to and from La Cueva High School for two hours in the morning and two hours in the afternoon.

Public Facilities/Community Services

Please refer to the Public Facilities Map (see attachment).

III. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

Definitions (§14-16-1-5)

Site Development Plan for Subdivision: An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

Zoning

The subject site is zoned SU-2/Mixed Use pursuant to the LCSDP (see p. 29-31 of the Plan). The SU-2/Mixed Use zone is intended to provide a mix of mutually-supporting retail, service, office, and residential uses. No particular uses are proposed at this time.

The SU-2/Mixed Use zone allows uses as regulated in the C-1 zone, with certain exceptions and additions that differ from the C-1 zone. Gas stations, car washes, and auto repair uses, when adjacent to residentially zoned property, are prohibited. However, townhomes and restaurants with full service liquor are allowed permissively in the SU-2/Mixed Use zone while they are not allowed permissively in the C-1 zone.

Albuquerque / Bernalillo County Comprehensive Plan- Rank I

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Consistency. The few, applicable policies are listed below:

Chapter 4- Community Identity

Goal 4.1- Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.1- Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

Future development on the subject site would generally enhance the distinct community that has developed in this part of NE Albuquerque, which is subject to the design regulations of the La Cueva Sector Development Plan (LCSDP). The request furthers Goal 4.1- Character.

The new development would be of a quality consistent with the existing development on the subject site and nearby in the area. The request furthers Policy 4.1.1- Distinct Communities.

Chapter 5- Land Use

Goal 5.1- Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject site is located outside of the designated Activity Centers, where lower-intensity development is desired. The subject site backs up to a designated Commuter Corridor, Paseo del Norte Blvd., which is intended to move vehicles relatively quickly, with less focus on alternative transportation modes. The request generally furthers Goal 5.1- Centers & Corridors.

The area near the subject site is mostly residential and is intended to be more stable than other areas. Situating lower-intensity growth in this area, which would maintain appropriate and compatible density and scale with existing development, is appropriate. The request furthers Policy 5.1.2- Development Areas.

Goal 5.6- City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.3- Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is located in an Area of Consistency, where neighborhoods and stability are desired. Growth is generally desired in Areas of Change. Future development would generally reinforce the character of the surrounding area because the design regulations of the LCSDP would apply. However, some permissive uses in the SU-2/Mixed Use zone (which refers to the C-1 zone with exceptions) may be more intense than desired and could impact neighbors (ex. auto repair, car wash, drive-up facilities). Therefore, the request partially furthers Goal 5.6- City Development Areas.

Future development would generally enhance the character of the existing single-family neighborhoods nearby, but it could be more intense than desired in the area and potentially impact neighbors. The request partially furthers Policy 5.6.3-Areas of Consistency.

La Cueva Sector Development Plan (LCSDP)-Rank III

The LCSDP was adopted in June 2000 and revised in October 2003 to expand Plan boundaries and add clarifying language. The general boundaries are Louisiana Blvd. on the west, Paseo del Norte Blvd. and Palomas Ave. on the south, Ventura St. on the east and Florence Ave. on the north.

The LCSDP sets forth goals and policies regarding land use, zoning and capital infrastructure priorities for vacant properties to promote sound urban development in the Plan area. The LCSDP contains general Guiding Principles (p. 4) and Guiding Land Use Principles (p. 25). It also establishes Design Regulations applicable to all SU-2 zoned properties (p. 31). The following overarching Guiding Principles and Guiding Land Use Principles apply to the request:

1.3- Guiding Principles (p. 4): The Guiding Principles are the “big ideas” that were incorporated into the land use and transportation concepts in the LCSDP.

Bullet 4: Land uses that are compatible with existing development.

The request would result in future development pursuant to the SU-2/Mixed Use zone of the LCSDP, which is equivalent to the C-1 zone with exceptions. The exceptions are auto repair, car wash, and gas station, but these could be built on the subject site because they would not abut a residentially-zoned property. The land uses would be generally compatible, but some could have negative impacts. The request partially furthers Bullet 4.

5.1- Guiding Principles (p. 25)

Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area’s growing population.

The request would facilitate future development of a variety of retail and service businesses that would generally help meet the needs of the area’s growing population. The request furthers Guiding Principle 2.

Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

Future development would be required to comply with the design requirements of the LCSDP, and therefore would be of a similar architectural style and design quality as existing development. The request furthers Principle 9.

IV. SITE DEVELOPMENT PLAN FOR SUBDIVISION

The proposed site development plan for subdivision (SPS) is related to a proposal for a SPS amendment and site development plan for building permit (SPBP) amendment approved by the EPC at the September 2017 hearing (Project #1005237), which allowed for a westward expansion of a school campus. The applicant had acquired Lot 8, the site of a former landscaping business, and the SPS amendment included an eastern portion of Lot 8.

The current request is for a SPS for a portion of Lot 8 and the vacant land west of Lot 8 and east of the grocery store. The applicant intends to create Tract D (1.0863 acres, which includes a western portion of Lot 8) and Tract E (0.8943 acres) and extend infrastructure such as sidewalk and curb and gutter. Though the lots to the east are labeled “not a part”, it would be helpful to fade them back for clarity and to label the proposed lot lines.

Zoning Code §14-16-1-5 defines a site development plan for subdivision as follows:

Site Development Plan for Subdivision: An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

A SPS is required to address the items specified in the above definition. The setbacks need to be specified in the SPS notes.

La Cueva Sector Development Plan (LCSDP) Design Regulations

The LCSDP contains design regulations that, over time, have created quality development that lends a certain character to the area. The design regulations (LCSDP, p. 30-38) apply to all SU-2 zoned properties, including the subject site and the future development upon it. Future development on the subject site will return to the EPC for review. SPS Note 7 should be revised for clarity, and state that future development shall comply with the LCSDP.

VI. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application from 8/8/2017 to 8/18/2017. Transportation Development staff has several comments regarding parking spaces, trail connections, etc., and notes that it's unclear what is being amended. The ABCWUA offered several comments. The Solid Waste Management Division (SWMD) commented regarding the refuse enclosure location. PNM offered its standard comments. Agency comments begin on p.14 of this report.

Neighborhood/Public

The applicant notified the Vineyard Estates NA, Heritage East Association of Residents, and District 4 Coalition of NAs (see attachments). The City notified property owners within 100 feet of the subject site, as required (see attachments).

As of this writing, Staff has received three phone calls: two from neighbors and one from a neighboring business owner. All inquired about the project but were not opposed to it. One caller was concerned about views. Staff received a letter from a neighbor indicating that they would not be able to attend the hearing (see attachment).

A representative of the Homeowner's Association across the street from the subject site showed up at the September EPC hearing regarding the related proposal for the school expansion (Project #1005237). Staff met with him, explained the request and process, and answered his questions. He is not opposed, but mostly wanted to know what kind of future development would be allowed. There is no known opposition.

VII. CONCLUSION

The request is for a site development plan for subdivision (SPS) for Lot 6, Lot 7, and a portion of Lot 8, Block 20, Unit 3, Tract 3, North Albuquerque Acres, an approximately 2 acre site on Holly Ave. NE, between Ventura St. and Holbrook St., zoned SU-2/Mixed Use. The applicant proposes to create Lot 6 and Lot 7 and extend infrastructure to them in preparation for future development.

The La Cueva Sector Development Plan (LCSDP) applies and contains design regulations for all SU-2 zoned properties. Staff finds that the request mostly furthers applicable Goals and policies, and notes that the future development will be required to comply with the design regulations.

The Vineyard Estates NA, Heritage East Association of Residents, and District 4 Coalition of NAs were notified as required, as were property owners within 100 feet of the subject site. A facilitated meeting was not held. As of this writing, Staff has received three phone calls and one walk-in customer. All inquired about the project but were not opposed. There is no known opposition. Staff recommends approval subject to minor conditions.

FINDINGS –17EPC-40034-October 12, 2017-Site Development Plan for Subdivision

1. This is a request for a Site Development Plan for Subdivision for Lot 6 and Lot 7, and a portion of Lot 8, Block 20, Unit 3, Tract 3, North Albuquerque Acres; and Tracts A and B, Mark 3S Holly Development, located on Holly Ave. NE, between Ventura St. and Holbrook St. NE, containing approximately 2 acres.
2. The applicant intends to subdivide the subject site into two lots and provide infrastructure, so that the lots can be sold and developed in the future.
3. At the September 2017 hearing, the EPC approved a related project (Project #1005237/17EPC-400332 and 40033), an amendment to the existing site development plan for subdivision and a site development plan for building permit for Tracts A and B, Mark 3S Holly Development, which are east of the subject site. The proposal will allow for expansion of the existing school campus via creation of a new Tract C on most of Lot 8 and a new building for a daycare facility. The current request is related to Project #1005237 because it contains the remainder of Lot 8.
4. The subject site is zoned SU-2/Mixed Use pursuant to the La Cueva Sector Development Plan (LCSDP). The SU-2/Mixed Use zone references the C-1 zone, with certain exceptions.
5. The design requirements of the LCSDP, the Common Design Regulations for All SU-2 Zoned Properties and RT Development in the RD Zone, will apply to future development on the subject site(s).
6. The Albuquerque/Bernalillo County Comprehensive Plan, the LCSDP, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following, applicable Goals and policies of the Comprehensive Plan:
 - A. Goal 4.1- Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.1- Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

Future development on the subject site would generally enhance the distinct community that has developed in this part of NE Albuquerque, which is subject to the design regulations of the LCSDP.

The new development would be of a quality consistent with the existing development on the subject site and nearby in the area.

B. Goal 5.1- Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject site is located outside of the designated Activity Centers, where lower-intensity development is desired. The subject site backs up to a designated Commuter Corridor, Paseo del Norte Blvd., which is intended to move vehicles relatively quickly, with less focus on alternative transportation modes.

The area near the subject site is mostly residential and is intended to be more stable than other areas. Situating lower-intensity growth in this area, which would maintain appropriate and compatible density and scale with existing development, is appropriate.

8. The request furthers the following, applicable Guiding Principles of the LCSDP:

A. Guiding Principle 2 (p. 25): The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.

The request would facilitate future development of a variety of retail and service businesses that would generally help meet the needs of the area's growing population.

B. Guiding Principle 9 (p. 25): Future development would be required to comply with the design requirements of the LCSDP, and therefore would be of a similar architectural style and design quality as existing development.

9. Conditions of approval are needed to clarify the submittal.

10. The applicant The Vineyard Estates NA, Heritage East Association of Residents, and District 4 Coalition of NAs were notified as required, as were property owners within 100 feet of the subject site. A facilitated meeting was not held. As of this writing, Staff has received three phone calls and one walk-in customer. All inquired about the project but were not opposed. There is no known opposition.

RECOMMENDATION - 17EPC-40034-October 12, 2017

APPROVAL of 17EPC-40034, a Site Development Plan for Subdivision, for Lot 6 and Lot 7, and a portion of Lot 8, Block 20, Unit 3, Tract 3, North Albuquerque Acres, located on Holly Ave. NE, between Ventura St. and Holbrook St. NE, containing approximately 2 acres, zoned SU-2/Mixed Use, based on the preceding findings and subject to the following conditions of approval.

CONDITIONS OF APPROVAL - 17EPC-40034-October 12, 2017- Site Development Plan for Subdivision

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. Definition of Site Development Plan for Subdivision: The setbacks shall be specified.
4. La Cueva Sector Development Plan (LCSDP):
 - A. Add a note stating that development on the lots shall return to the EPC pursuant to the LCSDP.
 - B. Clarify Note 7. The LCSDP design standards shall apply to future development.
5. Clarification:
 - A. Label and clearly indicate the proposed lot lines.
 - B. Use fade-back for the “not a part” portion.
 - C. Add a reference to the related project, Project #1005237/17EPC-40033 and 17EPC-40034.
6. The following conditions from Transportation Staff shall be met:
 - A. Infrastructure and/or ROW dedications may be required at DRB.
 - B. All work within the public ROW must be constructed under a COA Work Order.
 - C. Curb, gutter, sidewalk and roadway section improvements will be required at DRB.
7. The following conditions from PNM shall be met:
 - A. It is the applicant’s obligation to determine if existing utility easements or rights-of- way are located on or adjacent to the property and to abide by any conditions or terms of those easements. Existing PNM overhead distribution facilities are located on north side of the property.
 - B. It is necessary for the developer to contact PNM’s New Service Delivery Department to coordinate electric service regarding this project.

Contact: Mike Moyer, PNM Service Center
4201 Edith Boulevard NE, Albuquerque, NM 87107
Phone: (505) 241-3697

- C. Screening should be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.
-

Catalina Lehner

**Catalina Lehner, AICP
Senior Planner**

Notice of Decision cc list:

Mark 3S Inc., 1720 Louisiana Blvd NE, ABQ, NM 87110
High Mesa Consulting Group, 6010-B Midway Park Blvd NE, ABQ, NM 87109
Heritage East Assoc. of Residents, Karl Benedict, 9415 DeVargas Loop NE, ABQ, NM 87109
Heritage East Assoc. of Residents, Paul Jessen, 9304 San Rafael Ave. NE, ABQ, NM 87109
Vineyard Estates NA., Elizabeth Meek, 8302 Mendocino Dr. NE, ABQ, NM 87122
Vineyard Estates NA. Tony Huffman, 9712 Sand Verbena Trl. NE, ABQ, NM 87122
Dist. 4 Coalition of NAs, Michael Pridham, 6413 Northland Ave NE, ABQ, NM 87109
Dist. 4 Coalition of NAs, Tony Huffman, 9712 Sand Verbena Trl. NE, ABQ, NM 87122

CITY OF ALBUQUERQUE AGENCY COMMENTS

Note: Some agency comments were made before the current request (a new SPS) was assigned its own project number to differentiate it from the related Project #1005237, approved at the September 2017 EPC hearing. Any comments that do not affect the current request were removed by Planning Staff.

PLANNING DEPARTMENT

Zoning Enforcement

Spoke with Catalina re: parking.

Office of Neighborhood Coordination

Long Range Planning

No comment.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

17EPC-40038 Site Development Subdivision

- Infrastructure and/or ROW dedications may be required at DRB.
- All work within the public ROW must be constructed under a COA Work Order.
- Curb, gutter, sidewalk and roadway section improvements will be required at DRB.

Hydrology Development

In anticipation of the EPC requiring the DRB review and approval of the technical details, the Hydrology Development Section will require a Conceptual Grading and Drainage Plan and Drainage Report prior to that DRB approval, addressing the below site specific comments, the criteria stated in the Development Process Manual, and the design guidelines in the Standard Specifications for Public Works Construction.

Hydrology Review Engineer: Dana Peterson, PE dpeterson@cabq.gov, 924-3695

SITE SPECIFIC COMMENTS:

- Stormwater quality volume will need to be retained on-site for all new impervious areas, including roof drainage
- Capacity of the Holly SD line and the proposed developed flow assumptions will need to be verified.

GENERAL:

- The applicant may request a pre-design meeting with the Hydrology Section; a Conceptual Grading and Drainage plan or site plan should be included. Contact either Dana Peterson

- (dpeterson@cabq.gov) or René Brissette (rbrissette@cabq.gov) to set up a pre-design meeting.
- The engineer should research the Master Drainage Plan and/or adjacent sites – essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. The applicant should provide excerpts from the supporting documents and/or grading plans.
 - Final Drainage Reports should have an appendix with all supporting documentation
 - When determining allowable discharge from a site:
 - If a Master Drainage Report planned an allowable discharge for a site, determine if the basis for that discharge is still valid or if conditions have since changed.
 - If discharging to the street, determine if the street has capacity. Also determine if the storm drain has capacity.
 - If discharging to the back of inlets, determine if doing so will still provide capacity for the discharge from the street.
 - All flows must enter a water quality pond/swale before leaving the site or entering the public storm sewer system.

New Mexico Department of Transportation (NMDOT)

For COA's future planning purposes, due to existing and ongoing development on Holly Ave., NMDOT does NOT support or recommend the intersection of Holbrook St. and Holly Ave. to be signalized, at this time or in the future. This is due its proximity to the signalized intersection of NM 423 & Ventura. Please refer to the State Access Management Manual (SAMM) Chapter 8, Section 18.B (4) Corner Clearance.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

17EPC-40034 Site Development Plan for Subdivision- No adverse comment.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Site Plan Subdivision: No Comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

1005237 17EPC- 40032 & 33	Site Plan for Building Permit and Site Plan for Subdivision for 2.49 acres on Holly between Ventura and Holbrook NE; for an office/day care facility	Paseo Del Norte Commuter Corridor	There is no current transit service in this segment of Paseo Del Norte and none is planned.	Route 2 runs north-south along Ventura between the Eubank Gate of KAFB and a turn-around on Academy and Layton. This route adds commuter service to and from La Cueva High School for two hours in the morning and two hours in the afternoon.
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COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed. No comments.

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements. Existing PNM overhead distribution facilities are located on north side of the property.
2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project.

Contact: Mike Moyer, PNM Service Center
4201 Edith Boulevard NE, Albuquerque, NM 87107
Phone: (505) 241-3697
3. Screening should be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.

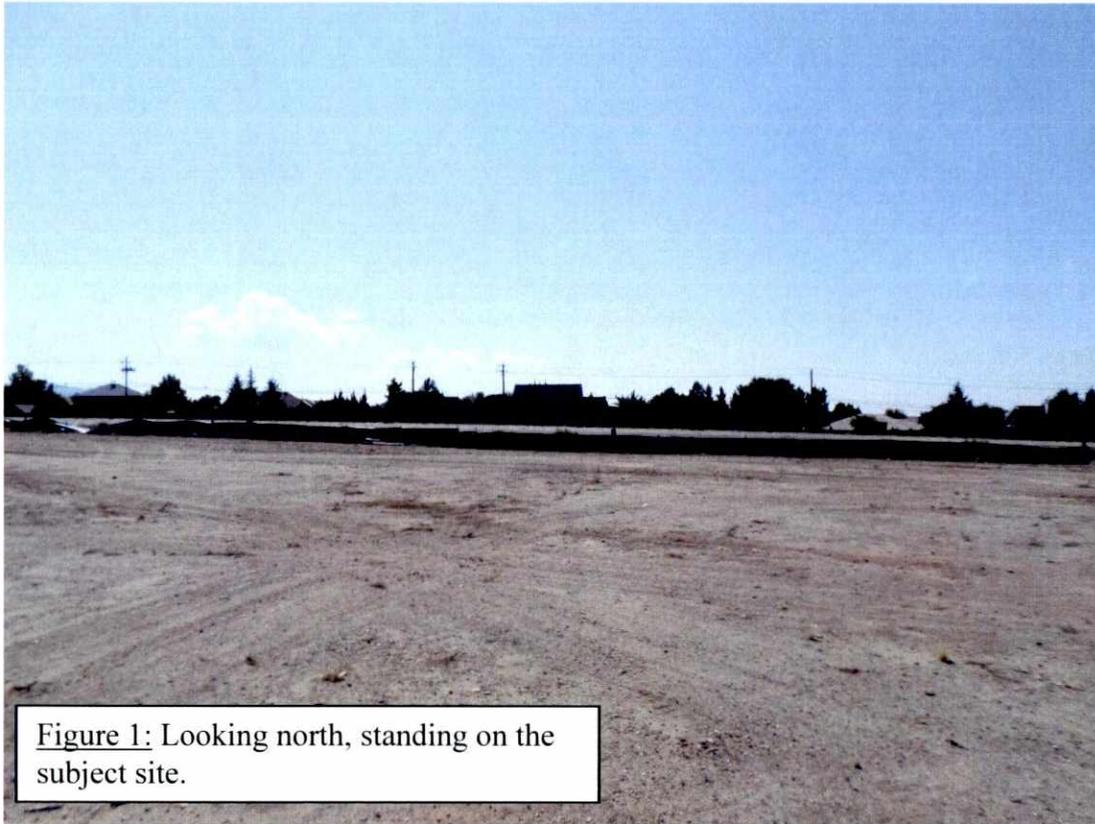


Figure 1: Looking north, standing on the subject site.

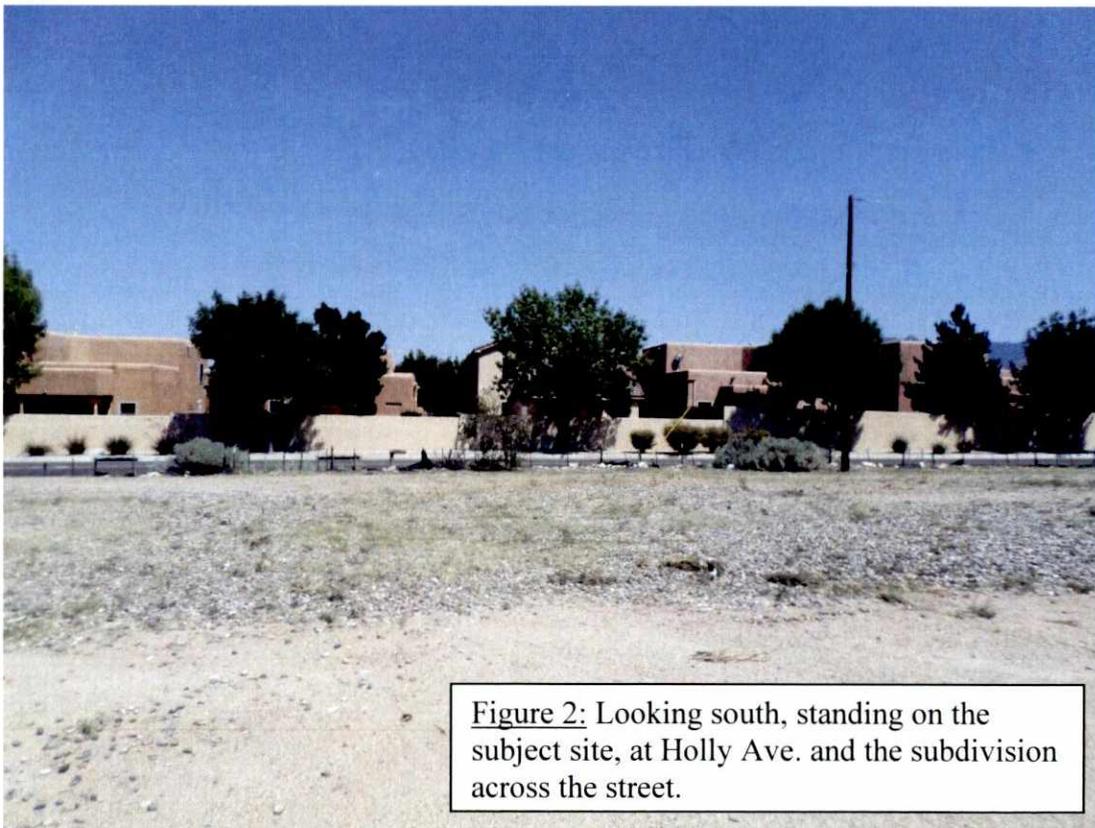


Figure 2: Looking south, standing on the subject site, at Holly Ave. and the subdivision across the street.

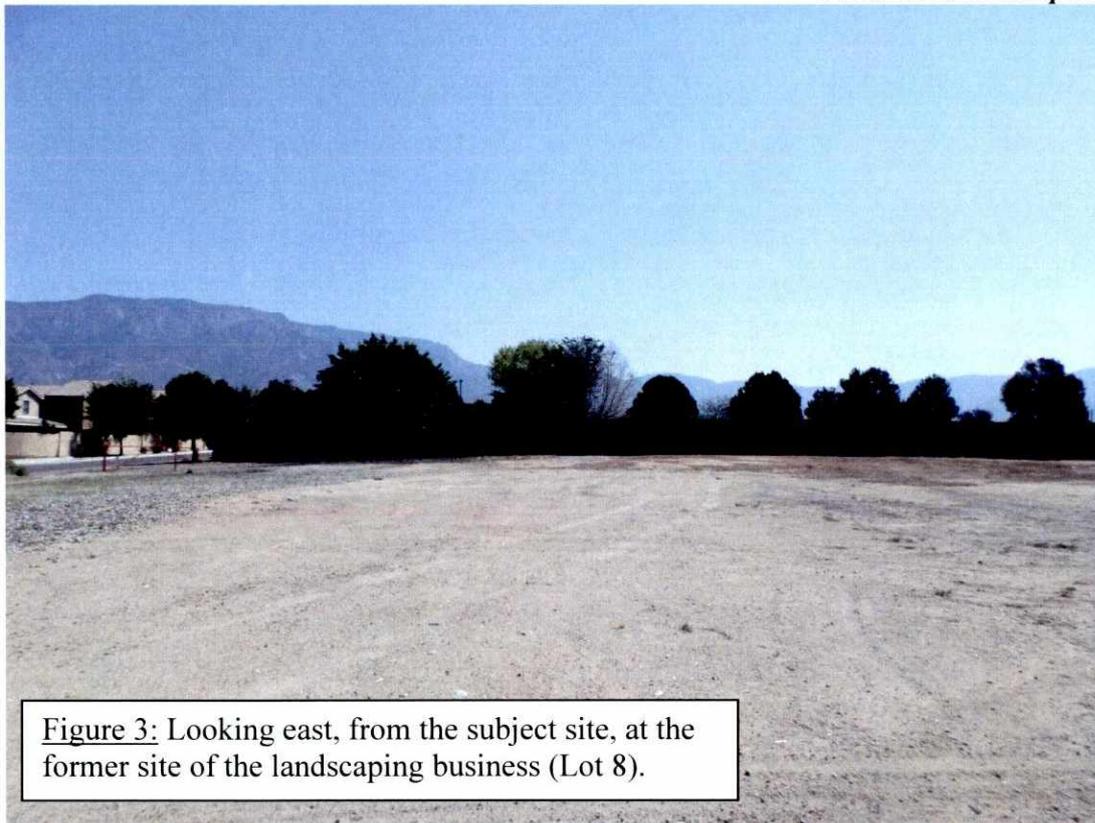


Figure 3: Looking east, from the subject site, at the former site of the landscaping business (Lot 8).

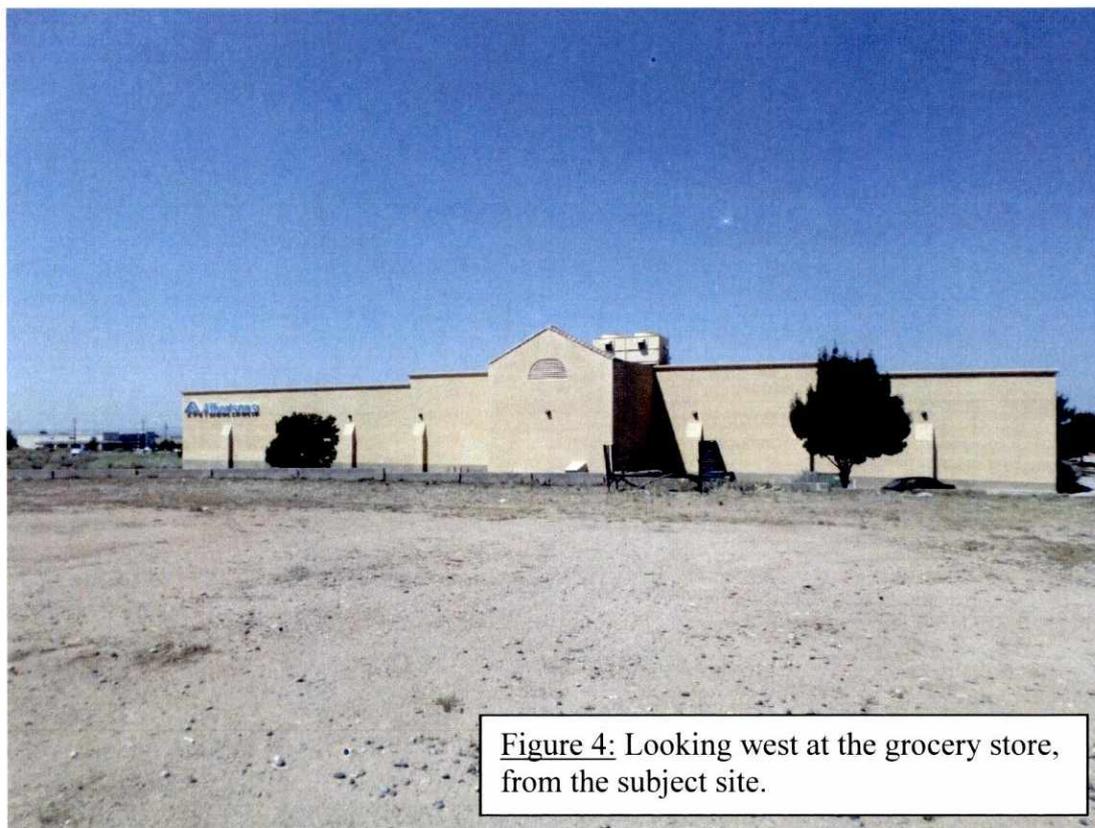
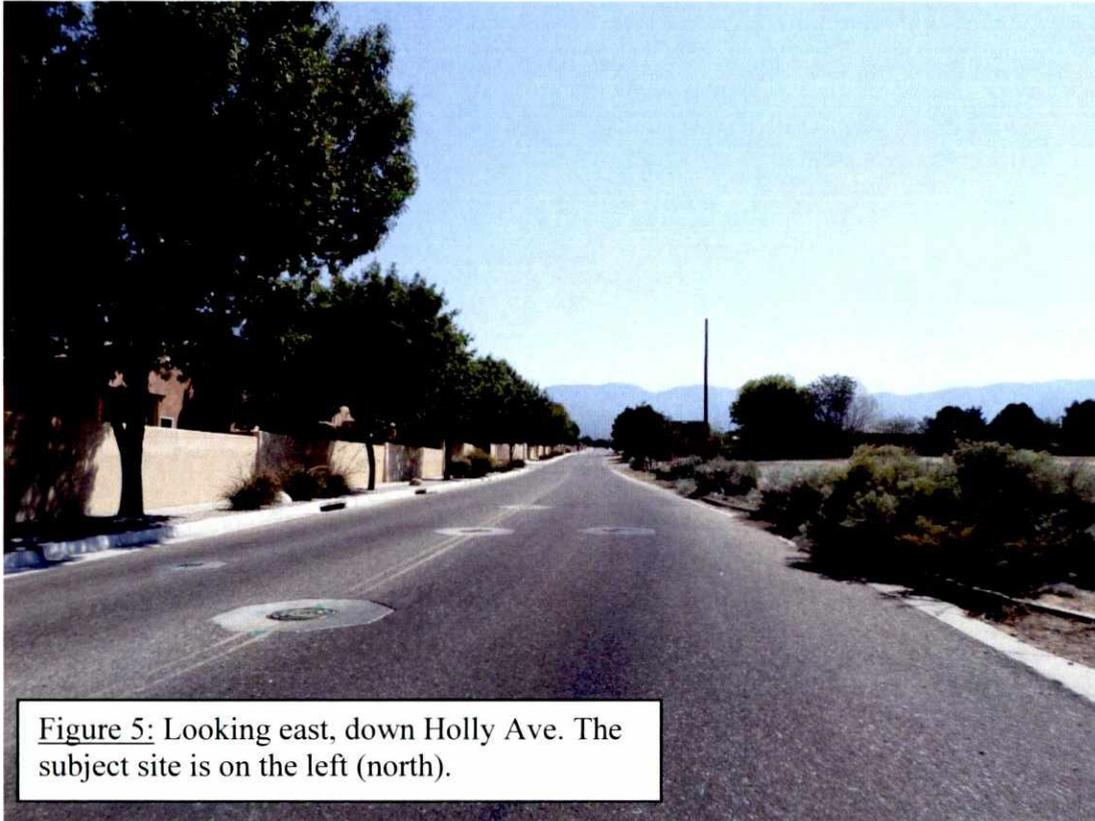


Figure 4: Looking west at the grocery store, from the subject site.



HISTORY

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

September 15, 2017

Mark 3S, Inc.
1720 Louisiana Blvd. NE
Albuquerque, NM 87110

Project# 1011354
17EPC-40034 Site Development Plan for Subdivision

LEGAL DESCRIPTION:

The above action for Lot 6 and Lot 7, and a portion of Lot 8, Block 20, Unit 3, Tract 3, North Albuquerque Acres, zoned SU-2/Mixed Use, located on Holly Ave. NE, between Ventura St. NE, and Holbrook St. NE, containing approximately 1.8 acres. (C-20)
Staff Planner: Catalina Lehner

On September 14, 2017 the Environmental Planning Commission (EPC) voted to DEFER Project 1011354/17EPC-40034, a Site Development Plan for Subdivision, for 30 days based on the following findings:

Albuquerque FINDINGS:

1. The request is for a site development plan for subdivision (SPS) for an approx. 2 acre, vacant site located on Holly Ave. NE, just east of Ventura St.
2. The request pertains to Lots 6 and 7, but also to a portion of Lot 8. The portion of Lot 8 was inadvertently omitted from the legal description, so the request must be re-advertised.

www.cabq.gov 3. A 30 day deferral is needed to ensure correct advertising.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **SEPTEMBER 29, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. 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 recommendation.

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 Zoning

OFFICIAL NOTICE OF DECISION

Project #1011354

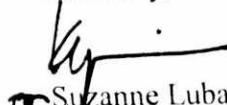
September 14, 2017

Page 2 of 2

Code must be complied with, even after approval of the referenced application(s).

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

Sincerely,


Suzanne Lubar
Planning Director

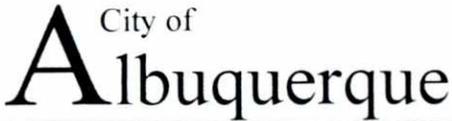
SL/CL

cc: Mark 3S Inc., 1720 Louisiana Blvd NE, ABQ, NM 87110
High Mesa Consulting Group, 6010-B Midway Park Blvd NE, ABQ, NM 87109
Heritage East Assoc. of Residents, Karl Benedict, 9415 DeVargas Loop NE, ABQ, NM 87109
Heritage East Assoc. of Residents, Paul Jessen, 9304 San Rafael Ave. NE, ABQ, NM 87109
Vineyard Estates NA, Elizabeth Meek, 8302 Mendocino Dr. NE, ABQ, NM 87122
Vineyard Estates NA, Tony Huffman, 9712 Sand Verbena Trl. NE, ABQ, NM 87122
Dist. 4 Coalition of NAs, Michael Pridham, 6413 Northland Ave. NE, ABQ, NM 87109
Dist. 4 Coalition of NAs, Tony Huffman, 9712 Sand Verbena Trl. NE, ABQ, NM 87122

ZONING

Please refer to the La Cueva Sector Development Plan and
the Zoning Code (C-1 zone)

APPLICATION INFORMATION



DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- X for Subdivision
for Building Permit
Administrative Amendment (AA)
Administrative Approval (DRT, URT, etc.)
IP Master Development Plan
Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

ZONING & PLANNING

- Annexation
Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
Adoption of Rank 2 or 3 Plan or similar
Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
Street Name Change (Local & Collector)
APPEAL / PROTEST of...
Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): High Mesa Consulting Group PHONE: 505-345-4250
ADDRESS: 6010-B Midway Park Blvd NE FAX: 505-345-4254
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: gmeans@highmesacg.com
APPLICANT: Mark 3S Inc. PHONE: 505-271-1288
ADDRESS: 1720 Louisiana Blvd NE FAX:
CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: tnpatel@flash.net
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Site plan for subdivision - Mark 3S Holly Development - West

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

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

Lot or Tract No. Lots 6, 7, & 8 Block: Unit:
Subdiv/Addn/TBKA:
Existing Zoning: SU-2 Proposed zoning: No Change MRGCD Map No N/A
Zone Atlas page(s): C-20 UPC Code: 102006437103740126, 102006435503740127

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
Project # 1005237

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
No. of existing lots: 3 No. of proposed lots: 2 Total site area (acres): 1.98

LOCATION OF PROPERTY BY STREETS: On or Near: Holly Ave NE
Between: Ventura St NE and Hollbrook St NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 5-16-17

SIGNATURE J. Graeme Means DATE 08/02/2017

(Print Name) J. Graeme Means, P.E. Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

Table with columns: INTERNAL ROUTING, Application case numbers, Action, S.F., Fees. Includes handwritten entries for EPC 40034, SPS, CME, ADV, and total fees of \$510.00.

Hearing date Sept. 14, 2017 10:13:54

8-3-17

Project # 1005237

Staff signature & Date

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – EPC PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
- IP MASTER DEVELOPMENT PLAN (EPC11)**

- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Completed Site Development Plan for Subdivision and/or Building Permit Checklist
- Sign Posting Agreement
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17) Maximum Size: 11" x 17"**

- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.
- Site Development Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 20 copies
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

NOTE: For waiver requests of a wireless regulation requirement, the following materials are required in addition to those listed above:

- Collocation evidence as described in Zoning Code §14-16-3-17(C)(2)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(D)(1)(d)(ii)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(D)(1)(d)(iii)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(D)(1)(d)(v).
- Registered engineer or architect's stamp on the Site Development Plans. Refer to §14-16-3-17(D)(1)(d)(iv)
- Office of Neighborhood Coordination inquiry response based on ¼ mile radius, notification letter, certified mail receipts
- Map showing 100 foot buffer (excluding ROW) around the site, list of property owners, certified mail receipts

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Development Plan (folded to fit into an 8.5" by 14" pocket) 20 copies
- DRB signed Site Development Plan being amended (folded to fit into an 8.5" by 14" pocket) 20 copies
- DRB signed Site Development Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 20 copies
- Site plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Development Plan for Building Permit Checklist (not required for SPS amendment)
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

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

J. Graeme Means
Applicant name (print)
J. Graeme Means 8/2/17
Applicant signature / date

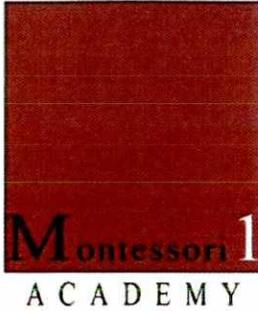


Form revised June 2017

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

Application case numbers
17 - EPC - 40034

[Signature] 8-3-17
Planner signature / date
Project #: 1005237
1011354



MONTESSORI ONE PRESCHOOL AND ELEMENTARY ACADEMY

Address: 9360 Holly Avenue, NE, Albuquerque, New Mexico 87122
Phone Number: 505.822.5150
Fax Number: 505.822.5120
Web Address: www.montessorione.net

Mark 3S, Inc
1720 Louisiana Boulevard NE
Suite 212
Albuquerque NM, 87110
(505)271-1288

City of Albuquerque
Planning Department
600 2nd Street NW
Plaza Del Sol

July 19, 2017

To Whom It May Concern:

Mark3S is the owner Tracts A & B, MARK 3S HOLLY DEVELOPMENT and Lots 6, 7, 8, and West- Half 9, Block 20, North Albuquerque, Acres, Tract 3, Unit 3.

We hereby authorize High Mesa Consulting Group to make EPC, and any other planning and construction submittals on our behalf for this project. If you have any questions or concerns, please feel free to contact me at (505)720-6817 or via email at tnpatel@flash.net.

Sincerely,

A handwritten signature in black ink, appearing to read "Swati Patel", with a large, sweeping flourish at the end.

Swati (Tina) Patel
Secretary, Mark3S Inc.

Cc. Amit Patel, President
Hemal Patel, Treasurer

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: High Mesa Consulting Group DATE OF REQUEST: 7/31/17 ZONE ATLAS PAGE(S): C-20

CURRENT:

ZONING SU-2

PARCEL SIZE (AC/SQ. FT.) 1.98 AC

LEGAL DESCRIPTION:

LOT OR TRACT # Lots 6, 7, & 8 BLOCK # 20

SUBDIVISION NAME North Albuquerque Acres

REQUESTED CITY ACTION(S):

ANNEXATION []

ZONE CHANGE []: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN []

AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [x] AMENDMENT []

BUILDING PERMIT [] ACCESS PERMIT []

BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [x]

NEW CONSTRUCTION []

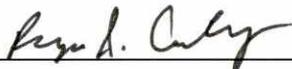
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: UNKNOWN

BUILDING SIZE: UNKNOWN(sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE 

DATE 7-31-17

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [x] BORDERLINE []

THRESHOLDS MET? YES [] NO [x] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**


TRAFFIC ENGINEER

07-31-17
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

HIGH MESA Consulting Group

Engineers, Surveyors & Subsurface Utility Consultants

2017.014.1
August 2, 2017

Karen Hudson
EPC Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 Second Street, NW
Albuquerque, NM 87103

RE: Request for Site Plan for Subdivision
Mark 3S Holly Development - West

Dear Mrs. Hudson:

On behalf of our clients, Mark 3S, we are requesting site plan for subdivision to facilitate platting and infrastructure construction for future mixed use development.

Transmitted are the following items in support of the subject requests:

- EPC Application and Supplemental Form P(1), along with related fees
- Proposed Site Development Plan for Subdivision (20 copies)
- Site plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas Page C-20 with the site clearly outlined
- Letter briefly describing, explaining, and justifying the request (Incorporated Within this Letter)
- Letter of Authorization from the property owner
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Development Plan for Subdivision Checklist
- Traffic Impact Study (TIS) form with required signature
- CD Containing all Submittal Materials and Supporting Documents

In conjunction with the planned expansion of the Montessori One Preschool and Elementary School Mark 3S has acquired additional property to the west of their current site, and plans to replat the property and complete the frontage infrastructure. The property will be marketed for sale to potential developers who would then submit project specific submittals to the EPC for Site Plan for Building Permit along with any amendment that may be required to this Site Plan for Subdivision, if their proposed development warrants such.

2017.014.1
August 2, 2017
Page 2

The future development and submittals will be independent of the Montessori one campus, and will be required to conform to the goals, policies, and Land Use Principles of the Comprehensive Plan and La Cueva Sector Development Plan.

The site will be served by existing public water, sanitary sewer and storm drain facilities in Holly Ave N.E. constructed by previous projects. The last remaining temporary section of Holly will be paved with permanent pavement and curb and gutter in conjunction with this project.

Please schedule this matter for the next Appropriate EPC Hearing. If we can be of further assistance to you, please do not hesitate to contact us.

Sincerely,
HIGH MESA CONSULTING GROUP



J. Graeme Means, P.E.
Principal

GM:RJC
Enclosures

xc: Mark 3S w/enclosures

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque

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

7/7/2017

J. Graeme Means
High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
505-345-4250
gmeans@highmesacg.com

Dear J. Graeme Means:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed **EPC** project recorded as **Tract A and B of Mark 3S Holly development, Lots 6,7,8 and West half 9, Block 20, North Albuquerque Acres, Tract 3, Unit 3** located on **6300 Holly Ave NE, Albuquerque, NM 87122** zone map C-20.

This correspondence serves as your "Notification Inquiry Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Please see "ATTACHMENT A" for a list of NA's / HOA's that must be contacted regarding this submittal.

Please note that according to Section §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 768-3334 or ONC@cabq.gov

Sincerely,

Office of Neighborhood Coordination
Council Services Department

ATTACHMENT A

HERITAGE EAST ASSOC. OF RESIDENTS (HER) "R"

Karl Benedict e-mail: kbene@unm.edu
9415 DeVargas Loop NE/87109 837-1844 (h)
Paul Jessen e-mail: willpawl@msn.com
9304 San Rafael Ave. NE/87109 821-6077 (h)
NA E-mail: hear.president@gmail.com

VINEYARD ESTATES N.A. (VYE) "R"

***Elizabeth Meek** e-mail: djesmeek@comcast.net
8302 Mendocino Dr. NE/87122 508-0806 (h)
Tony Huffman e-mail: thuffman663@comcast.net
9712 Sand Verbena Trl. NE/87122-3667 259-9723 (c)

DISTRICT 4 COALITION OF N.A.'S

***Michael Pridham**, 6413 Northland Ave. NE/87109 321-2719 (c) 872-1900 (w),
e-mail: michael@drpridham.com
Tony Huffman, 9712 Sand Verbena Trl. NE/87122 823-2456 (h), 259-9723 (c),
e-mail: thuffman663@comcast.net

HIGH MESA Consulting Group

Engineers, Surveyors & Subsurface Utility Consultants

2017.014.1
August 2, 2017

DISTRICT 4 COALITION OF N.A.'S

- Michael Pridham *Via Certified Mail – Return Receipt Requested*
6413 Northland Ave. NE, Albuquerque NM, 87109
(505) 321-2719 (c), 872-1900 (w)
- Tony Huffman *Via Certified Mail – Return Receipt Requested*
9712 Sand Verbena Trl. NE, Albuquerque NM, 87122
(505) 259-9723 (c)

Project Title: Mark 3S Holly Development

Type of Request: Request for EPC Site Plan for Subdivision Amendment, Site Plan for Building Permit Amendment and New Site Plan for Subdivision.

Current Legal Description: Tract A & B of Mark 3S Holly Development, Lots 6, 7, 8, and West Half of 9, Block 20, North Albuquerque Acres, Tract 3, Unit 3

Developer: Mark 3S

Agent/Engineer: High Mesa Consulting Group

Contact: J. Graeme Means, PE, Principal

This project is scheduled to be heard before the Environmental Planning Commission on September 14, 2017. The meeting will be held at 600 2nd St. NW, Plaza Del Sol's hearing room, basement level of the building.

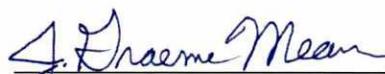
On behalf of our client, Mark 3S, the owners of Tract A & B of Mark 3S Holly Development, Lots 6, 7, 8, and West Half of 9, Block 20, North Albuquerque Acres, Tract 3, Unit 3, we are requesting an amendment to a site plan for subdivision and site plan for building permit to allow for expansion of the Montessori One campus, and a new site plan for subdivision for remaining undeveloped property to the west of the expansion.

Affected neighborhood associations and homeowner associations may request a facilitated meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facility meeting request must be received by ADR by: August 13, 2017.

If you have any questions regarding this information, please do not hesitate to call.

Sincerely,

HIGH MESA CONSULTING GROUP



J. Graeme Means, P.E.
Principal

GM:RJC

Enclosures

xc: Mark 3S, with enclosures

Principals: Charles G. Cala, Jr., P.S. • Juan M. Cala • Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Joseph E. Gonzales
In Memoriam: Jeffrey G. Mortensen, P.E.

HIGH MESA Consulting Group

Engineers, Surveyors & Subsurface Utility Consultants

2017.014.1
August 2, 2017

HERITAGE EAST ASSOC. OF RESIDENTS (HER) "R"

- Karl Benedict *Via Certified Mail – Return Receipt Requested*
9415 DeVargas Loop NE, Albuquerque NM, 87109
(505) 837-1844 (h)
- Paul Jessen *Via Certified Mail – Return Receipt Requested*
9304 San Rafael Ave. NE, Albuquerque NM, 87109
(505) 821-6077 (h)

Project Title: Mark 3S Holly Development

Type of Request: Request for EPC Site Plan for Subdivision Amendment, Site Plan for Building Permit Amendment and New Site Plan for Subdivision.

Current Legal Description: Tract A & B of Mark 3S Holly Development, Lots 6, 7, 8, and West Half of 9, Block 20, North Albuquerque Acres, Tract 3, Unit 3

Developer: Mark 3S

Agent/Engineer: High Mesa Consulting Group

Contact: J. Graeme Means, PE, Principal

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HIGH MESA CONSULTING GROUP



J. Graeme Means, P.E.

Principal

GM:RJC

Enclosures

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In Memoriam: Jeffrey G. Mortensen, P.E.

HIGH MESA Consulting Group

Engineers, Surveyors & Subsurface Utility Consultants

2017.014.1
August 2, 2017

VINEYARD ESTATES N.A. (VYE) "R"

- Elizabeth Meek *Via Certified Mail – Return Receipt Requested*
8302 Mendocino Dr NE, Albuquerque NM, 87122
(505) 508-0806 (h)
- Tony Huffman *Via Certified Mail – Return Receipt Requested*
9712 Sand Verbena Trl. NE, Albuquerque NM, 87122
(505) 259-9723 (c)

Project Title: Mark 3S Holly Development

Type of Request: Request for EPC Site Plan for Subdivision Amendment, Site Plan for Building Permit Amendment and New Site Plan for Subdivision.

Current Legal Description: Tract A & B of Mark 3S Holly Development, Lots 6, 7, 8, and West Half of 9, Block 20, North Albuquerque Acres, Tract 3, Unit 3

Developer: Mark 3S

Agent/Engineer: High Mesa Consulting Group

Contact: J. Graeme Means, PE, Principal

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Sincerely,

HIGH MESA CONSULTING GROUP



J. Graeme Means, P.E.
Principal

GM:RJC

Enclosures

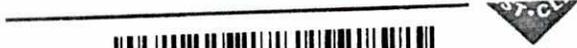
xc: Mark 3S, with enclosures

Principals: Charles G. Cala, Jr., P.S. • Juan M. Cala • Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Joseph E. Gonzales
In Memoriam: Jeffrey G. Mortensen, P.E.

SSA10
FIRST

ST-CL

ST-CL



7002 3150 0005 7420 4509



SSA10
FIRST CLASS

First Class Mail
First Class Mail

HIGH MESA Consulting Group

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

TO:

Elizabeth Meek
VINEYARD ESTATES N.A. (VYE) "R"
8302 Mendocino Dr. NE
Albuquerque, NM 87122

ST-CL

ST-CL

ST-CL

ST-CL

FIRST CLASS



7002 3150 0005 7420 4516



First Class Mail
First Class Mail

HIGH MESA Consulting Group

6010 B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

TO:

Tony Huffman
VINEYARD ESTATES N.A. (VYE) "R"
9712 Sand Verbena Trail NE
Albuquerque, NM 87122

FIRST CLASS

07-01

07-01

07-01



7002 3150 0005 7420 4479



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First Class Mail

HIGH MESA Consulting Group

6010-B Midway Park Blvd NE • Albuquerque, New Mexico 87109

TO:

Tony Huffman
DISTRICT 4 COALITION OF N.A.'S
9712 Sand Verbena Trl. NE
Albuquerque, NM 87122

FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLASS



7002 3150 0005 7420 4523



First Class Mail
First Class Mail

HIGH MESA Consulting Group

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

TO:

Michael Pridham
DISTRICT 4 COALITION OF N.A.'S
6413 Northland Ave NE
Albuquerque, NM 87109





7002 3150 0005 7420 4493



First Class Mail
First Class Mail

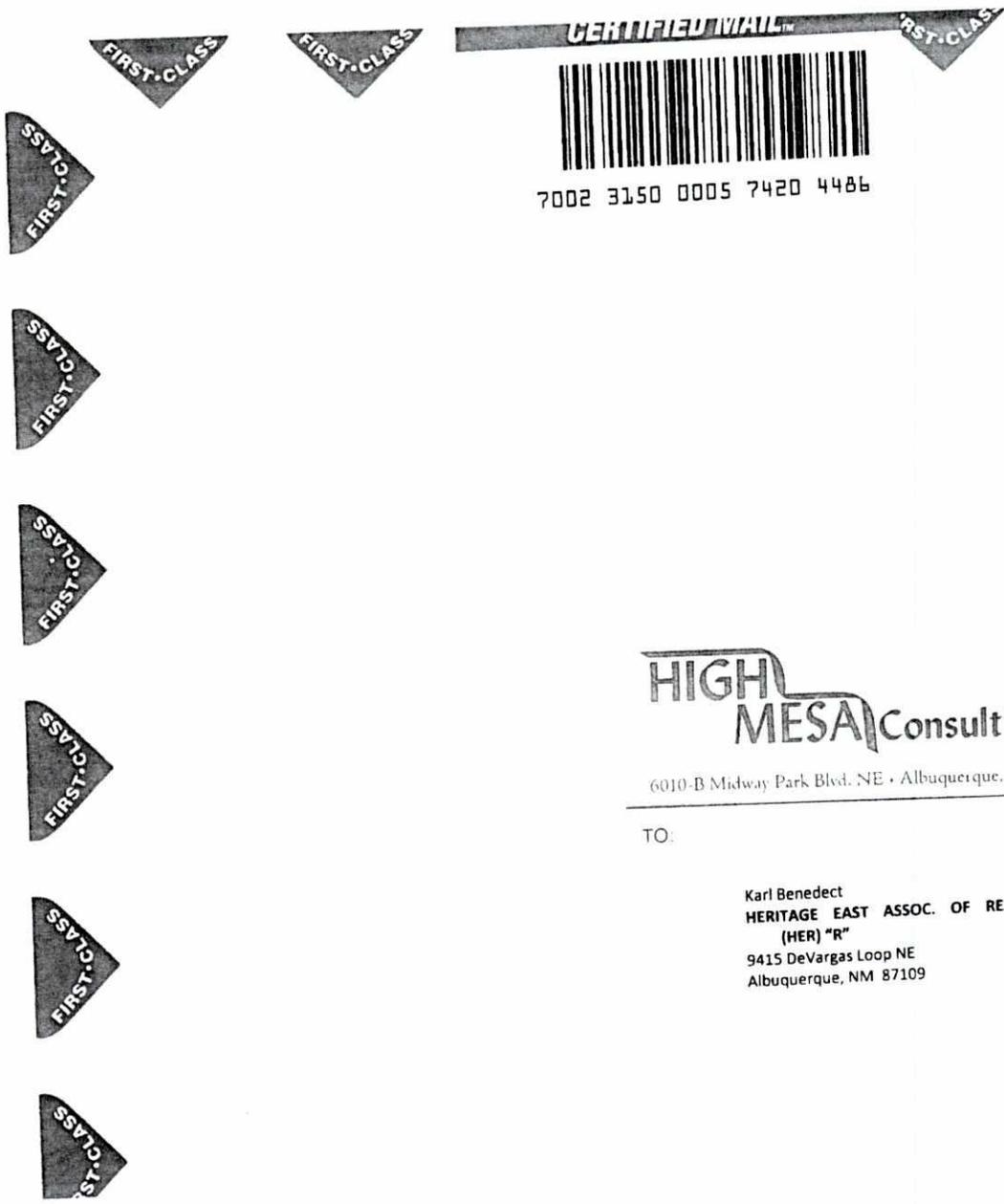
HIGH MESA Consulting Group

6010 B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

TO:

Paul Jessen
HERITAGE EAST ASSOC. OF RESIDENTS
(HER) "R"
9304 San Rafael Ave. NE
Albuquerque, NM 87109





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First Class Mail

HIGH MESA Consulting Group

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

TO:

Karl Benedect
HERITAGE EAST ASSOC. OF RESIDENTS
(HER) "R"
9415 DeVargas Loop NE
Albuquerque, NM 87109

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

Hearing Date: Thursday, Sept. 14, 2017 **1005237 - 1011354**

Zone Atlas Page: C-20

Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: On or near Holly Ave. NE between Ventura St. NE and Hollbrook St. NE

Applicant: Mark 3S Inc.
1720 Louisiana Blvd. NE
ABQ, NM 87110

Agent: High Mesa Consulting Group
6010-B Midway Park Blvd. NE
ABQ, NM 87110

Special Instructions:

**Notice must be mailed from the
City 15 days prior to the meeting.**

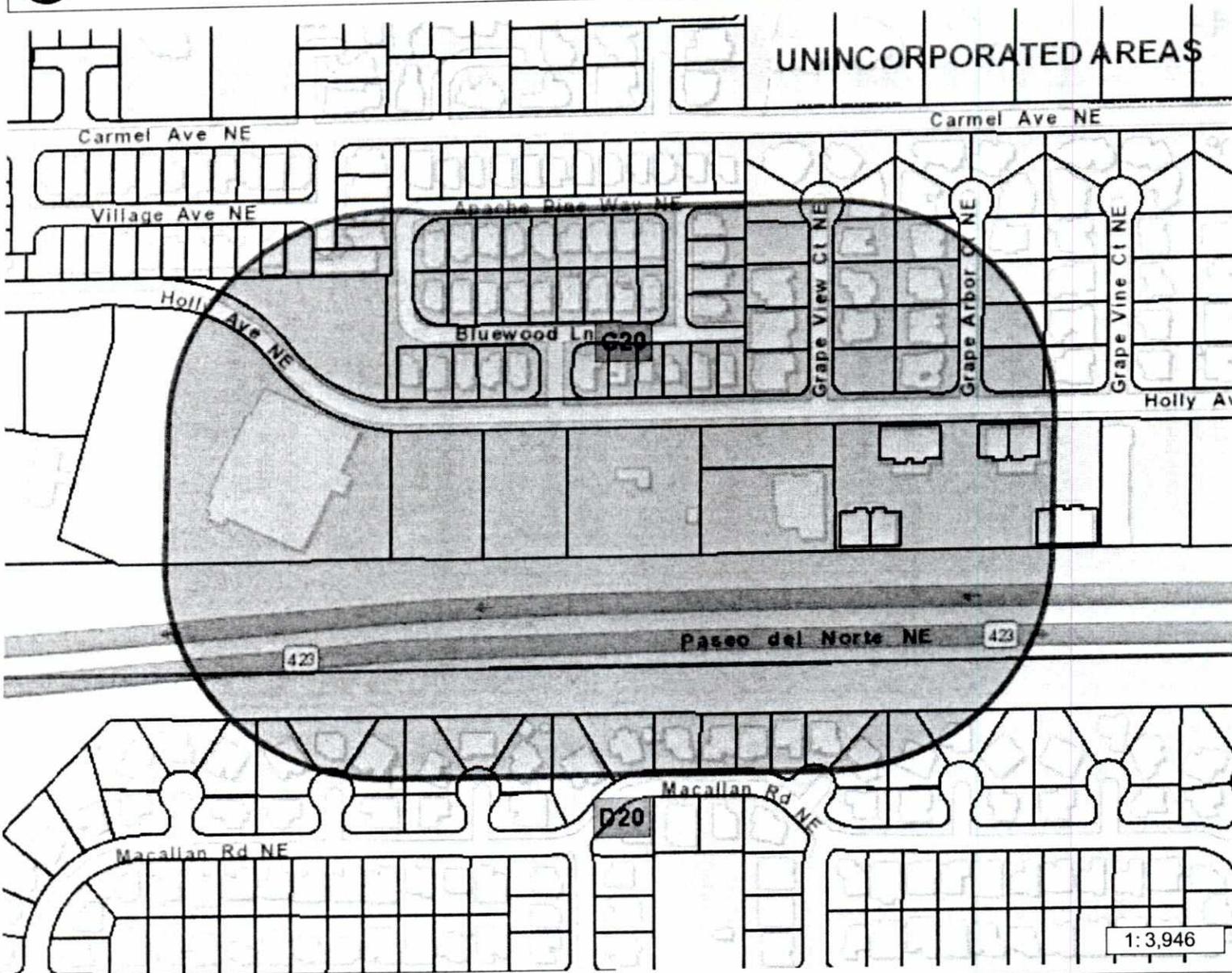
- PLN Generated buffer map & address labels**
- Applicant Generated buffer map & address labels**
- PLN Certified mail outs**
- Applicant Certified mail outs**

Date Mailed: 08/23/17

Signature: 



6300 Holly Ave. NE



Legend

- Bernalillo County Parcels
- Zone Grid
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

Buffer: 405ft
ROW: 305ft

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/3/2017 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

1:3,946

DWJ FMLY PTRS LIMITED PTNS
970 ANTELOPE AVE NE
ALBUQUERQUE NM 87122

GANTNER RICHARD P & CHRISTINE
8923 VALLEJO PL NE
ALBUQUERQUE NM 87122

SANDWEISS DANIEL
9232 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

CUATRO PRIMOS LLC
5115 COORS BLVD NW SUITE A
ALBUQUERQUE NM 87120

HAN SANG M
9232 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

MARK3S INC
9300 HOLLY AVE NE
ALBUQUERQUE NM 87122-2902

HOECH REAL ESTATE CORPORATION
8300 CARMEL AVE NE SUITE 601
ALBUQUERQUE NM 87122

ARMIJO JEFF L & HEATHER J
9204 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

VIGIL PETE III
8212 COPPER LEAF TRL NE
ALBUQUERQUE NM 87122-1042

PROUTY TIMOTHY J & CHANDLER LINDA J
9409 MACALLAN RD NE
ALBUQUERQUE NM 87109

ROESCH MARK E & KIM A
8212 GRAPE VIEW CT NE
ALBUQUERQUE NM 87122

CRIST DOUGLAS M
12009 GAZELLE PL NE
ALBUQUERQUE NM 87111-7234

PETERSON MAE
8215 GRAPE ARBOR CT NE
ALBUQUERQUE NM 87112-1012

STATEN MATTHEW L & MELINDA O TRUSTEES
STATEN LVT
8204 GRAPE VIEW CT NE
ALBUQUERQUE NM 87122-1008

JONAS FREDERICK M & M SANDRA
8208 COPPER LEAF TRL NE
ALBUQUERQUE NM 87122-1042

RIVERA-WIEST ROXANNE D
9219 BLUEWOOD LN NE
ALBUQUERQUE NM 87122-1041

HOLLY LAND LLC
9001 HOLLY AVE NE SUITE B
ALBUQUERQUE NM 87122

WHITTAKER GLENDA M & WILLIAM J
8212 GRAPE ARBOR CT NE
ALBUQUERQUE NM 87122

LEE SUNG-HEE
9209 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

HENNESSEY ROBERT E & KELLY
9236 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

DE LILLA ERNESTO M & JULIA I
9208 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

SMALL DONALD M & NANCY ROBERTS-SMALL
9401 MACALLAN RD NE
ALBUQUERQUE NM 87109-6472

CHEN HAO-CHIH & LIU HAU-LUN
9112 VILLAGE AVE NE
ALBUQUERQUE NM 87122-2606

BERGMAN ROSS D & KAMI M
9231 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

LINDSAY ROLAND O TRUSTEE UNDER THE DEL
LINDSAY LVT
9215 MACALLAN RD NE
ALBUQUERQUE NM 87109-6448

KOKULIS STEVEN M & DANIELLE
9209 MACALLAN RD NE
ALBUQUERQUE NM 87109

WHITE TERRY L & SHEILA L
9319 MACALLAN RD NE
ALBUQUERQUE NM 87109-6457

OLIVE JANETTE M & CHARLES J
9201 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

WATKINS LEANOR T & JON P
9108 VILLAGE AVE NE
ALBUQUERQUE NM 87122-2606

BURTON MATTHEW AUSTIN & MEGAN PAIGE
8208 GRAPE VIEW CT NE
ALBUQUERQUE NM 87122-1008

MARK35 INC
9360 HOLLY AVE NE
ALBUQUERQUE NM 87122-2902

KUNZ GEOFFREY ALEXANDER
9227 BLUEWOOD LN NE
ALBUQUERQUE NM 87122-3883

MARTINEZ RICHARD
9223 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

CASAS DE ORO BUILDERS LLC
10530 CITY LIGHTS DR NE
ALBUQUERQUE NM 87111

ZAHL JOHN J & THOMAS E JOANNE TR
ZAHL/THOMAS RVT
9423 MACALLAN RD NE
ALBUQUERQUE NM 87109-6472

ADAMS RICHARD K
8204 COPPERLEAF TRL NE
ALBUQUERQUE NM 87122

CHAVEZ JULIE D TRUSTEE CHAVEZ RVT
8209 GRAPE VIEW CT NE
ALBUQUERQUE NM 87122-1009

HENAO ESTEBAN & NORMA
9200 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

MYERS ROCHELLE & BRADLEY
9135 MACALLAN RD NE
ALBUQUERQUE NM 87109-6441

GLASS CHARLES N & SYDNEY J
8051 PALOMAS AVE NE UNIT 217
ALBUQUERQUE NM 87109-5284

STILL ADAM L & NATALIE
9216 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

VICENTI GENE & UNA M
9515 MACALLAN RD NE
ALBUQUERQUE NM 87109-6437

HENRY SCOTT W
8801 JEFFERSON ST NE
ALBUQUERQUE NM 87113-2437

KUBINSKI JAMES K & DAWN C
8200 COPPERLEAF TRL NE
ALBUQUERQUE NM 87122-1042

TABOR DEBRA A & BRET A
9219 MACALLAN RD NE
ALBUQUERQUE NM 87109-6448

CHAMPAGNE CHRISTOPHER DAVID & IRMA
TRUSTEES CHAMPAGNE RVT
P.O BOX 13085
ALBUQUERQUE NM 87192

LIU WENLAN & XUN GUO
9228 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

PERDUE VICKEY J
9509 MACALLAN RD NE
ALBUQUERQUE NM 87109-6437

MARTINEZ DANIEL T & DAWN A
9220 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

RIEHL JOHN J JR & LAURA S
8205 GRAPE VIEW CT NE
ALBUQUERQUE NM 87122

DUNLAP BRADLEY & JENNIFER
5708 E HEDGEHOG PL
SCOTTSDALE AZ 85266-6715

SMITH MICHAEL REED & KATHRYN NOELLE
9431 MACALLAN RD NE
ALBUQUERQUE NM 87109-6472

WITTE CHARLES & PATRICIA
8209 GRAPE ARBOR CT NE
ALBUQUERQUE NM 87122

VIRDEN ROBERT M & EVA
12200 ACADEMY RD NE APT 824
ALBUQUERQUE NM 87111-7251

ROSATO AARON D
9132 VILLAGE AVE NE
ALBUQUERQUE NM 87122-2606

EHRlich CLIFFORD & MARY
9124 VILLAGE AVE NE
ALBUQUERQUE NM 87122-2606

HUYNH HELEN
9116 VILLAGE NE
ALBUQUERQUE NM 87122

VIGIL ESTATES LLC
PO BOX 91193
ALBUQUERQUE NM 87199-1193

SOOD ROHIT R
9200 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

HARENSKI KEITH ANDREW & CARLA LYNN
9224 APACHE PINE WAY NE
ALBUQUERQUE NM 87122-2943

SHEPHERD RYAN SCOTT & TAMERA CHRISTINE
8220 GRAPE ARBOR CT NE
ALBUQUERQUE NM 87122

DUFFY JOHN B & DEBRA L
8219 GRAPE ARBOR CT NE
ALBUQUERQUE NM 87122

SPARKS MICHAEL S & GAREN TRUSTEES SPARKS
FAMILY RVT
8216 GRAPE VIEW CT NE
ALBUQUERQUE NM 87122-1008

PARTEN LARRY E & ABBY E
9215 BLUEWOOD LN NE
ALBUQUERQUE NM 87122-1041

SHAWABKEH ALA & ALAWASHAH FEDA
9405 MACALLAN RD NE
ALBUQUERQUE NM 87109

KHAN MOHAMMAD ALAM & SABIHA SHAIKH
3808 BOW CRK
PLANO TX 75025

MARK 3S INC
9300 HOLLY AVE NE
ALBUQUERQUE NM 87122-2902

YANG BAO JUN & JIM HUAN LI
9228 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

THOMAS WILLIAM D & THERESA A
9415 MACALLAN RD NE
ALBUQUERQUE NM 87109

BOEHMER LEONIE D & BOEHMER MONICA &
STEVE W KEMP
9419 MACALLAN RD NE
ALBUQUERQUE NM 87109-6472

KK VISTA PARTNERS
PO BOX 400937
LAS VEGAS NV 89140-0937

BENAVIDEZ ESTANISLADO & MARY ANN
9204 BLUEWOOD LN NE
ALBUQUERQUE NM 87122-1038

HEINZ DONNA C
9236 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

PATTERSON RANDY G & ANNETTE C
P O BOX 94298
ALBUQUERQUE NM 87199

CUSTOM HOMES BY GARY
7419 ANTON CIR NE
ALBUQUERQUE NM 87122

DARA BHARAT S & AMANDA G
9128 VILLAGE AVE NE
ALBUQUERQUE NM 87122

CASIAS ADRIAN L & JOANNE L
8201 GRAPE ARBOR CT NE
ALBUQUERQUE NM 87122

MITCHELL KALEE C & DEREK O
9120 VILLAGE AVE NE
ALBUQUERQUE NM 87122

DAY ALLEN & DIANA
9205 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

SUN QI & HE FENG
9216 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

VOSS CAROLYN M
9315 MACALLAN RD NE
ALBUQUERQUE NM 87109

SALLOT STEPHEN A III & DIANE L
8201 GRAPE VIEW CT NE
ALBUQUERQUE NM 87122

FRANKLIN GEORGE E & CAROL L
9427 MACALLAN RD NE
ALBUQUERQUE NM 87109-6472

ABEYTA MARTIN A & LUZ AHUMADA
9309 MACALLAN RD NE
ALBUQUERQUE NM 87109-6457

6300 Holly Ave. NE

SHEPHERD RYAN SCOTT & TAMERA CHRISTINE
8220 GRAPE ARBOR CT NE
ALBUQUERQUE NM 87122

DUFFY JOHN B & DEBRA L
8219 GRAPE ARBOR CT NE
ALBUQUERQUE NM 87122

SPARKS MICHAEL S & GAREN TRUSTEES SPARKS
FAMILY RVT
8216 GRAPE VIEW CT NE
ALBUQUERQUE NM 87122-1008

PARTEN LARRY E & ABBY E
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ALBUQUERQUE NM 87122-1041

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PLANO TX 75025

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ALBUQUERQUE NM 87122-2902

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ALBUQUERQUE NM 87109

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9419 MACALLAN RD NE
ALBUQUERQUE NM 87109-6472

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PO BOX 400937
LAS VEGAS NV 89140-0937

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ALBUQUERQUE NM 87122-1038

HEINZ DONNA C
9236 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

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P O BOX 94298
ALBUQUERQUE NM 87199

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7419 ANTON CIR NE
ALBUQUERQUE NM 87122

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ALBUQUERQUE NM 87122

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8201 GRAPE ARBOR CT NE
ALBUQUERQUE NM 87122

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9120 VILLAGE AVE NE
ALBUQUERQUE NM 87122

DAY ALLEN & DIANA
9205 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

SUN QI & HE FENG
9216 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

VOSS CAROLYN M
9315 MACALLAN RD NE
ALBUQUERQUE NM 87109

SALLOT STEPHEN A III & DIANE L
8201 GRAPE VIEW CT NE
ALBUQUERQUE NM 87122

FRANKLIN GEORGE E & CAROL L
9427 MACALLAN RD NE
ALBUQUERQUE NM 87109-6472

ABEYTA MARTIN A & LUZ AHUMADA
9309 MACALLAN RD NE
ALBUQUERQUE NM 87109-6457

6300 Holly Ave. NE

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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Total Postage and Fees	\$

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City, State _____

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ALBUQUERQUE NM 87109-6457

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

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City, State _____

CUSTOM HOMES BY GARY
7419 ANTON CIR NE
ALBUQUERQUE NM 87122

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Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
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Street _____
City, State _____

VOSS CAROLYN M
9315 MACALLAN RD NE
ALBUQUERQUE NM 87109

PS Form

Instructions

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sent To _____

Street _____
City, State _____

BENAVIDEZ ESTANISLADO & MARY ANN
9204 BLUEWOOD LN NE
ALBUQUERQUE NM 87122-1038

PS Form

Instructions

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sent To _____

Street _____
City, State _____

MITCHELL KALEE C & DEREK O
9120 VILLAGE AVE NE
ALBUQUERQUE NM 87122

PS Form

Instructions

7017 0530 0000 3356 7803

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sent To _____

Street _____
City, State _____

THOMAS WILLIAM D & THERESA A
9415 MACALLAN RD NE
ALBUQUERQUE NM 87109

PS Form

Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent To	
Street	KHAN MOHAMMAD ALAM & SABIHA SHAIKH
City, St	3808 BOW CRK PLANO TX 75025

PS Fo Instructions

7017 0530 0000 3356 7766

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent To	
Street	SUN QI & HE FENG
City, St	9216 APACHE PINE WAY NE ALBUQUERQUE NM 87122

PS Instructions

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent To	
Street	SPARKS MICHAEL S & GAREN TRUSTEES SPARKS
City, St	FAMILY RVT 8216 GRAPE VIEW CT NE

PS F Instructions

7017 0530 0000 3356 7759

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent To	
Street	CASIAS ADRIAN L & JOANNE L
City, St	8201 GRAPE ARBOR CT NE ALBUQUERQUE NM 87122

PS Instructions

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent To	
Street	FRANKLIN GEORGE E & CAROL L
City, St	9427 MACALLAN RD NE ALBUQUERQUE NM 87109-6472

PS Fo Instructions

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent To	
Street	PATTERSON RANDY G & ANNETTE C
City, St	P O BOX 94298 ALBUQUERQUE NM 87199

PS Instructions

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent To	
Street	KK VISTA PARTNERS
	PO BOX 400937
City, State	LAS VEGAS NV 89140-0937
PS Form	Instructions

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent To	
Street	DUFFY JOHN B & DEBRA L
	8219 GRAPE ARBOR CT NE
City, State	ALBUQUERQUE NM 87122
PS Form	Instructions

7017 0530 0000 3356 7728

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent To	
Street	YANG BAO JUN & JIM HUAN LI
	9228 BLUEWOOD LN NE
City, State	ALBUQUERQUE NM 87122
PS Form	Instructions

7017 0530 0000 3356 7698

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent To	
Street	SALLOT STEPHEN A III & DIANE L
	8201 GRAPE VIEW CT NE
City, State	ALBUQUERQUE NM 87122
PS Form	Instructions

7017 0530 0000 3356 7711

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent To	
Street	SHAWABKEH ALA & ALAWASHAH FEDA
	9405 MACALLAN RD NE
City, State	ALBUQUERQUE NM 87109
PS Form	Instructions

7017 0530 0000 3356 7681

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent To	
Street	DAY ALLEN & DIANA
	9205 BLUEWOOD LN NE
City, State	ALBUQUERQUE NM 87122
PS Form	Instructions

7017 0530 0000 3356 7674

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage and Fees	
\$	

Postmark
Here

Postage
\$ _____

Total Postage and Fees
\$ _____

Sr _____

Si DARA BHARAT S & AMANDA G

St 9128 VILLAGE AVE NE

City ALBUQUERQUE NM 87122

PS Instructions

7017 0530 0000 3356 7667

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage and Fees	
\$	

Postmark
Here

Postage
\$ _____

Total Postage and Fees
\$ _____

Sr _____

Si HEINZ DONNA C

St 9236 BLUEWOOD LN NE

City ALBUQUERQUE NM 87122

PS Instructions

7017 0530 0000 3356 7650

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage and Fees	
\$	

Postmark
Here

Postage
\$ _____

Total Postage and Fees
\$ _____

Sr _____

Si BOEHMER LEONIE D & BOEHMER MONICA &
STEVE W KEMP

St 9419 MACALLAN RD NE

City ALBUQUERQUE NM 87109-6472

PS Instructions

7017 0530 0000 3356 7643

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage and Fees	
\$	

Postmark
Here

Postage
\$ _____

Total Postage and Fees
\$ _____

Sent _____

Street MARK 3S INC

City 9300 HOLLY AVE NE

ALBUQUERQUE NM 87122-2902

PS Instructions

7017 0530 0000 3356 7636

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage and Fees	
\$	

Postmark
Here

Postage
\$ _____

Total Postage and Fees
\$ _____

Sr _____

Si PARTEN LARRY E & ABBY E

St 9215 BLUEWOOD LN NE

City ALBUQUERQUE NM 87122-1041

PS Instructions

7017 0530 0000 3356 7629

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage and Fees	
\$	

Postmark
Here

Postage
\$ _____

Total Postage and Fees
\$ _____

Sent _____

Street SHEPHERD RYAN SCOTT & TAMERA CHRISTINE

City 8220 GRAPE ARBOR CT NE

ALBUQUERQUE NM 87122

PS Instructions

7017 0530 0000 3356 7612

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser

Str HARENSKI KEITH ANDREW & CARLA LYNN

Stree 9224 APACHE PINE WAY NE

City ALBUQUERQUE NM 87122-2943

PS Instructions

7017 0530 0000 3356 7605

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser

Str HUYNH HELEN

Stree 9116 VILLAGE NE

City ALBUQUERQUE NM 87122

PS Instructions

7017 0530 0000 3356 7582

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser

Str DUNLAP BRADLEY & JENNIFER

Stree 5708 E HEDGEHOG PL

City, St SCOTTSDALE AZ 85266-6715

PS Instructions

7017 0530 0000 3356 7575

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser

Str PERDUE VICKEY J

Stree 9509 MACALLAN RD NE

City ALBUQUERQUE NM 87109-6437

PS Instructions

7017 0530 0000 3356 7599

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser

Str VIRDEN ROBERT M & EVA

Stree 12200 ACADEMY RD NE APT 824

City ALBUQUERQUE NM 87111-7251

PS Instructions

7017 0530 0000 3356 7568

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser

Str TABOR DEBRA A & BRET A

Stree 9219 MACALLAN RD NE

City ALBUQUERQUE NM 87109-6448

PS Instructions

7017 0530 0000 3356 7551

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser _____
 Stri VICENTI GENE & UNA M
 9515 MACALLAN RD NE
 City ALBUQUERQUE NM 87109-6437
 PS _____ Instructions

7017 0530 0000 3356 8596

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser _____
 Stri MARTINEZ RICHARD
 9223 BLUEWOOD LN NE
 City ALBUQUERQUE NM 87122
 PS _____ Instructions

7017 0530 0000 3356 8619

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser _____
 Stri MYERS ROCHELLE & BRADLEY
 9135 MACALLAN RD NE
 City ALBUQUERQUE NM 87109-6441
 PS _____ Instructions

7017 0530 0000 3356 8589

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser _____
 Stri SOOD ROHIT R
 9200 APACHE PINE WAY NE
 City, St ALBUQUERQUE NM 87122
 PS For _____ ructions

7017 0530 0000 3356 8602

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser _____
 Stri ADAMS RICHARD K
 8204 COPPERLEAF TRL NE
 City ALBUQUERQUE NM 87122
 PS _____ Instructions

7017 0530 0000 3356 8572

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser _____
 Stri EHRlich CLIFFORD & MARY
 9124 VILLAGE AVE NE
 City ALBUQUERQUE NM 87122-2606
 PS _____ Instructions

7017 0530 0000 3356 8565

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent _____
 Street _____
 City, _____

WITTE CHARLES & PATRICIA
 8209 GRAPE ARBOR CT NE
 ALBUQUERQUE NM 87122

PS Instructions

7017 0530 0000 3356 8534

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent _____
 Street _____
 City, _____

KUBINSKI JAMES K & DAWN C
 8200 COPPERLEAF TRL NE
 ALBUQUERQUE NM 87122-1042

PS Instructions

7017 0530 0000 3356 8558

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent _____
 Street _____
 City, _____

RIEHL JOHN J JR & LAURA S
 8205 GRAPE VIEW CT NE
 ALBUQUERQUE NM 87122

PS Instructions

7017 0530 0000 3356 8527

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent _____
 Street _____
 City, _____

STILL ADAM L & NATALIE
 9216 BLUEWOOD LN NE
 ALBUQUERQUE NM 87122

PS Instructions

7017 0530 0000 3356 8541

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent _____
 Street _____
 City, _____

LIU WENLAN & XUN GUO
 9228 APACHE PINE WAY NE
 ALBUQUERQUE NM 87122

PS Instructions

7017 0530 0000 3356 8510

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent _____
 Street _____
 City, _____

HENAO ESTEBAN & NORMA
 9200 BLUEWOOD LN NE
 ALBUQUERQUE NM 87122

PS Instructions

7017 0530 0000 3356 8508

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sen	
Stree	ZAHL JOHN J & THOMAS E JOANNE TR
	ZAHL/THOMAS RVT
City	9423 MACALLAN RD NE
PS	ALBUQUERQUE NM 87109-6472

Instructions

7017 0530 0000 3356 8473

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sen	
Stree	ROSATO AARON D
	9132 VILLAGE AVE NE
City	ALBUQUERQUE NM 87122-2606
PS	

Instructions

7017 0530 0000 3356 8497

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sen	
Stree	KUNZ GEOFFREY ALEXANDER
	9227 BLUEWOOD LN NE
City	ALBUQUERQUE NM 87122-3883
PS	

Instructions

7017 0530 0000 3356 8466

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sen	
Stree	SMITH MICHAEL REED & KATHRYN NOELLE
	9431 MACALLAN RD NE
City	ALBUQUERQUE NM 87109-6472
PS	

Instructions

7017 0530 0000 3356 8480

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sen	
Stree	VIGIL ESTATES LLC
	PO BOX 91193
City	ALBUQUERQUE NM 87199-1193
PS	

Instructions

7017 0530 0000 3356 8459

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sen	
Stree	MARTINEZ DANIEL T & DAWN A
	9220 APACHE PINE WAY NE
City	ALBUQUERQUE NM 87122
PS	

Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

CHAMPAGNE CHRISTOPHER DAVID & IRMA
TRUSTEES CHAMPAGNE RVT
P.O BOX 13085
ALBUQUERQUE NM 87192

for Instructions

7017 0530 0000 3356 8435

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Henry Scott W
8801 Jefferson St NE
Albuquerque NM 87113-2437

Instructions

7017 0530 0000 3356 8428

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

GLASS CHARLES N & SYDNEY J
8051 Palomas Ave NE Unit 217
Albuquerque NM 87109-5284

for Instructions

7017 0530 0000 3356 8398

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

MARK3S INC
9360 Holly Ave NE
Albuquerque NM 87122-2902

Instructions

7017 0530 0000 3356 8411

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

CHAVEZ JULIE D TRUSTEE CHAVEZ RVT
8209 Grape View Ct NE
Albuquerque NM 87122-1009

Instructions

7015 0640 0001 7999 1799

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Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To Street BURTON MATTHEW AUSTIN & MEGAN PAIGE	
City, State ALBUQUERQUE NM 87122-1008	
PS Fc	Instructions

7015 0640 0001 7999 2482

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Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To Street WHITE TERRY L & SHEILA L	
City, State ALBUQUERQUE NM 87109-6457	
PS	Instructions

7015 0640 0001 7999 2475

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Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To Street BERGMAN ROSS D & KAMI M	
City, State ALBUQUERQUE NM 87122	
PS Fc	Instructions

7015 0640 0001 7999 1546

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Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To Street DE LILLA ERNESTO M & JULIA I	
City, State ALBUQUERQUE NM 87122	
PS	Instructions

7015 0640 0001 7999 2468

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Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To Street WHITTAKER GLENDA M & WILLIAM J	
City, State ALBUQUERQUE NM 87122	
PS	Instructions

7015 0640 0001 7999 2451

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Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To Street JONAS FREDERICK M & M SANDRA	
City, State ALBUQUERQUE NM 87122-1042	
PS	Instructions

7015 0640 0001 7999 2499

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser _____
 Strē _____
 CRIST DOUGLAS M
 12009 GAZELLE PL NE
 City _____
 ALBUQUERQUE NM 87111-7234

PS Instructions

7016 0910 0002 1798 7482

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sent _____
 Strē _____
 SANDWEISS DANIEL
 9232 BLUEWOOD LN NE
 City _____
 ALBUQUERQUE NM 87122

PS F Instructions

7016 0910 0002 1798 7505

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser _____
 Strē _____
 VIGIL PETE III
 8212 COPPER LEAF TRL NE
 City _____
 ALBUQUERQUE NM 87122-1042

PS Instructions

7016 0910 0002 1798 7475

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sent _____
 Strē _____
 WATKINS LEANOR T & JON P
 9108 VILLAGE AVE NE
 City _____
 ALBUQUERQUE NM 87122-2606

PS F Instructions

7016 0910 0002 1798 7499

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser _____
 Strē _____
 MARK3S INC
 9300 HOLLY AVE NE
 City _____
 ALBUQUERQUE NM 87122-2902

PS Instructions

7016 0910 0002 1798 7468

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser _____
 Strē _____
 KOKULIS STEVEN M & DANIELLE
 9209 MACALLAN RD NE
 City _____
 ALBUQUERQUE NM 87109

PS Instructions

7016 0910 0002 1798 7451

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sent _____

Street CHEN HAO-CHIH & LIU HAU-LUN
9112 VILLAGE AVE NE

City, ALBUQUERQUE NM 87122-2606

PS F Instructions

7016 0910 0002 1798 7420

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sent _____

Street STATEN MATTHEW L & MELINDA O TRUSTEES
STATEN LVT

City, 8204 GRAPE VIEW CT NE
ALBUQUERQUE NM 87122-1008

PS F Instructions

7016 0910 0002 1798 7444

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sent T _____

Street HENNESSEY ROBERT E & KELLY
9236 APACHE PINE WAY NE

City, ALBUQUERQUE NM 87122

PS F Instructions

7016 0910 0002 1798 7413

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sent _____

Street ROESCH MARK E & KIM A
8212 GRAPE VIEW CT NE

City, ALBUQUERQUE NM 87122

PS Instructions

7016 0910 0002 1798 7437

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sent _____

Street HOLLY LAND LLC
9001 HOLLY AVE NE SUITE B

City, ALBUQUERQUE NM 87122

PS Instructions

7016 0910 0002 1798 7406

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Sent T _____

Street ARMIJO JEFF L & HEATHER J
9204 APACHE PINE WAY NE

City, ALBUQUERQUE NM 87122

PS F Instructions

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

Total Postage and Fees

Sent To

Street and
City, State
HAN SANG M
9232 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

PS Form

Instructions

7016 0910 0002 1798 7390

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

Total Postage and Fees

Sent To

Street and
City, State
OLIVE JANETTE M & CHARLES J
9201 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

PS Form

Instructions

7016 0910 0002 1798 7376

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

Total Postage and Fees

Sent To

Street and
City, State
LINDSAY ROLAND O TRUSTEE UNDER THE DEL
LINDSAY LVT
9215 MACALLAN RD NE
ALBUQUERQUE NM 87109-6448

PS Form

Instructions

7016 0910 0002 1798 7369

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9401 MACALLAN RD NE
ALBUQUERQUE NM 87109-6472

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City, State
GANTNER RICHARD P & CHRISTINE
8923 VALLEJO PL NE
ALBUQUERQUE NM 87122

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Sent To

Street and
City, State
LEE SUNG-HEE
9209 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

PS Form

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<input type="checkbox"/> Return Receipt (electronic)	\$
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
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Postage	\$
Total Postage and Fees	\$

Sent To	
Street a	RIVERA-WIEST ROXANNE D
	9219 BLUEWOOD LN NE
City, Sta	ALBUQUERQUE NM 87122-1041
PS For	uctions

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
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Postage	\$
Total Postage and Fees	\$

Sent To	
Street a	PETERSON MAE
	8215 GRAPE ARBOR CT NE
City, Sta	ALBUQUERQUE NM 87112-1012
PS For	uctions

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
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Postage	\$
Total Postage and Fees	\$

Ser	
Str	PROUTY TIMOTHY J & CHANDLER LINDA J
	9409 MACALLAN RD NE
City	ALBUQUERQUE NM 87109
PS	Instructions

7016 0910 0002 1798 7307

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent To	
Street a	HOECH REAL ESTATE CORPORATION
	8300 CARMEL AVE NE SUITE 601
City, Sta	ALBUQUERQUE NM 87122
PS For	uctions

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Postage	\$
Total Postage and Fees	\$

Sent	
Street	CUATRO PRIMOS LLC
	5115 COORS BLVD NW SUITE A
City,	ALBUQUERQUE NM 87120
PS F	Instructions

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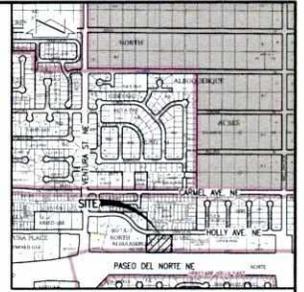
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Extra Services & Fees (check box, add fee as appropriate)	
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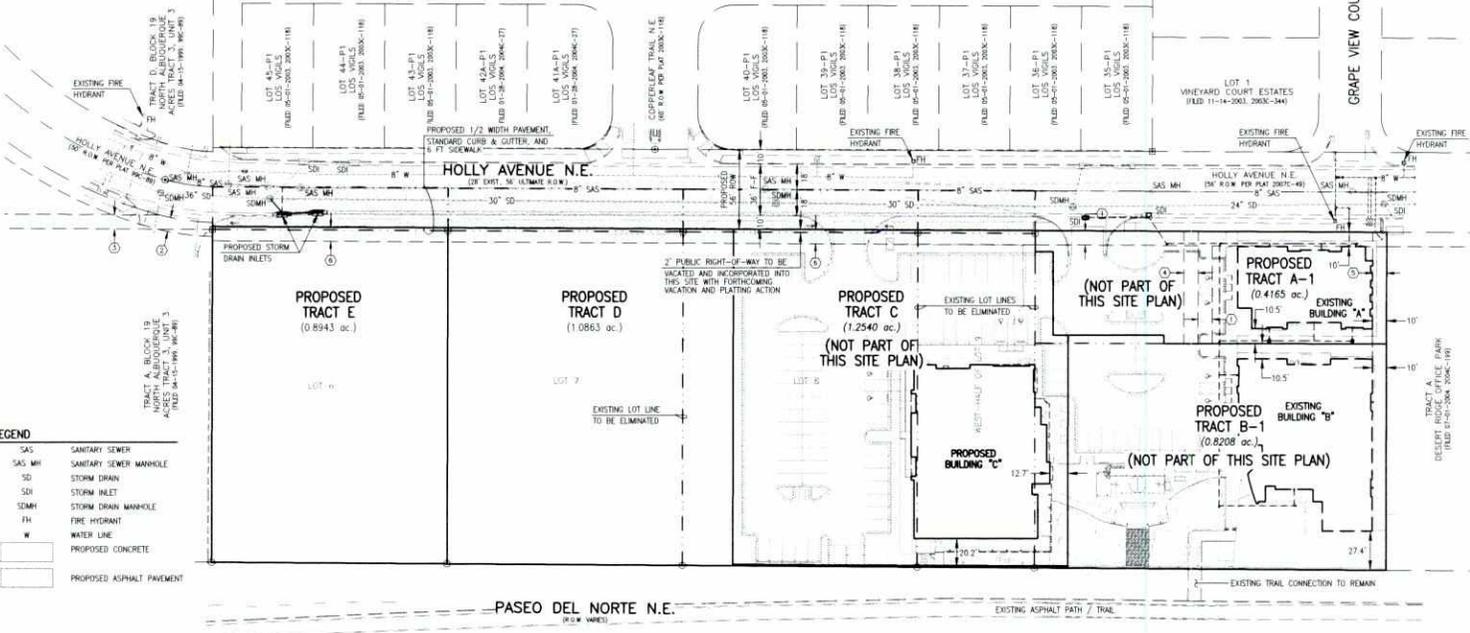
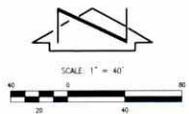
Postage	\$
Total Postage and Fees	\$

Sent	
Str	DWJ FMLY PTRS LIMITED PTRS
	970 ANTELOPE AVE NE
City,	ALBUQUERQUE NM 87122
PS F	Instructions

SITE DEVELOPMENT PLAN REDUCTIONS



VICINITY MAP
SCALE 1" = 750'
ZONING
SU-2 / MIXED USE
LEGAL DESCRIPTION
LOTS 6, 7, AND A PORTION OF LOT 8, BLOCK 20, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 FILED ON 09-10-1931; PLAT BOOK D, PAGE 121.



LEGEND

SAS MH	SANITARY SEWER
SAS	SANITARY SEWER MANHOLE
SD	STORM DRAIN
SDI	STORM INLET
SDMH	STORM DRAIN MANHOLE
FH	FIRE HYDRANT
W	WATER LINE
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED ASPHALT PAVEMENT

△ SITE DEVELOPMENT PLAN FOR SUBDIVISION NOTES

- 1 THE SITE INCLUDES PROPOSED TRACTS D AND E, TRACTS C, B-1, AND A-1 ARE NOT PART OF THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
- 2 PROPOSED USES TO BE CONSISTENT WITH LA CUEVA SECTOR DEVELOPMENT PLAN (SU-2/MIXED USE)
- 3 INTERNAL CIRCULATION WILL BE DEPICTED BY A REQUIRED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- 4 MAXIMUM BUILDING HEIGHT = 36 FT FOR EACH TRACT
- 5 SETBACKS FOR EACH TRACT SHALL BE AS SHOWN BY FUTURE SITE PLAN FOR BUILDING PERMIT
- 6 MAXIMUM FLOOR AREA RATIO = 0.30 FOR EACH TRACT
- 7 DESIGN GUIDELINES TO BE AS DEFINED IN THE LA CUEVA SECTOR DEVELOPMENT PLAN
- 8 ACCESS TO TRACTS D AND E SHALL BE CONNECTIONS TO HOLLY AS ALLOWED BY THE DDM

PROJECT NUMBER: 1011304
APPLICATION NUMBER: 17 EPC-40014

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	Date
ARCORIA	Date
PARKS AND RECREATION DEPARTMENT	Date
CITY ENGINEER	Date
SOLID WASTE MANAGEMENT	Date
FIRE MARSHAL	Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

INDEX OF DRAWINGS

SHEET	DESCRIPTION
1	SITE PLAN FOR SUBDIVISION
△ 2	CONCEPTUAL GRADING PLAN



KEYED EASEMENT NOTES

- EASEMENTS - EXISTING**
- 1 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2007C-49
 - 2 10' PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT GRANTED BY PLAT 99C-89
 - 3 10' PNM OVERHEAD EASEMENT GRANTED BY PLAT 99C-89
 - 4 10' PRIVATE SANITARY SEWER EASEMENT GRANTED BY PLAT 2007C-49 TO SERVE TRACT B MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT A
 - 5 10' PRIVATE WATER LINE EASEMENT GRANTED BY PLAT 2007C-49 TO SERVE TRACT B MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT A
- EASEMENTS - PROPOSED**
- 6 10' PUBLIC UTILITY EASEMENT GRANTED BY FORTHCOMING PLATING ACTION

△ SITE DEVELOPMENT PLAN FOR SUBDIVISION NOTES

THE PROPOSED SITE DEVELOPMENT PLAN FOR SUBDIVISION IS FOR PROPOSED TRACTS D AND E. THIS IS A STAND-ALONE SITE DEVELOPMENT PLAN FOR SUBDIVISION AND PROPOSED TRACTS C, B-1, AND A-1 ARE NOT PART OF THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION. REFER TO SITE DEVELOPMENT PLAN FOR SUBDIVISION MARK 3S HOLLY DEVELOPMENT (2017 AMENDMENT) FOR TRACTS A-1, B-1, AND C.

FUTURE DEVELOPMENT ON TRACTS D AND E WILL BE IN ACCORDANCE WITH THE LA CUEVA SECTOR DEVELOPMENT PLAN AND WILL REQUIRE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT THROUGH THE EPC AND DRB PROCESS UNLESS CURRENT REGULATIONS CHANGE. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED AT THAT TIME DEPENDING ON THE NEEDS AND CHARACTER OF THE FUTURE DEVELOPMENT. UNLESS APPROVED BY AMENDMENT, PROPOSED TRACTS D AND E WILL EACH HAVE SEPARATE VEHICULAR AND PEDESTRIAN ACCESS CONNECTIONS TO HOLLY AT LOCATIONS TO BE DETERMINED IN ACCORDANCE WITH DDM SPACING AND REQUIREMENTS OF THE SPECIFIC DEVELOPMENTS. ACCESS BETWEEN TRACT D AND TRACT C TO THE EAST WILL NOT BE ALLOWED AS TRACT C IS PART OF A STAND-ALONE EDUCATIONAL AND DAY CARE CAMPUS. SHARED ACCESS AND CROSS-LOT ACCESS BETWEEN TRACTS D AND E MAY BE ALLOWED, ALONG WITH SHARED ACCESS TO HOLLY, IF THE SITES DEVELOP CONCURRENTLY OR AS PART OF A PLAN THAT MAKES PROVISIONS FOR SHARED ACCESS.

THIS IS AN INFILL PROJECT THAT WILL COVER THE LAST REMAINING UNDEVELOPED PROPERTY ON HOLLY AVENUE N.E. THE SITE WILL BE SERVED BY EXISTING PUBLIC WATER, SANITARY SEWER AND STORM DRAIN FACILITIES IN HOLLY AVE N.E. CONSTRUCTED BY PREVIOUS PROJECTS. THE LAST REMAINING TEMPORARY SECTION OF HOLLY WILL BE PAVED WITH PERMANENT PAVEMENT AND CURB AND GUTTER BY THIS PROJECT.

**SITE DEVELOPMENT PLAN FOR SUBDIVISION
MARK 3S HOLLY DEVELOPMENT - WEST**

DESIGNED BY	B.J.C.	NO.	8/17	DATE	BY	REV.	DATE
DRAWN BY	J.P.R./T.A.T.						
APPROVED BY	G.M.						

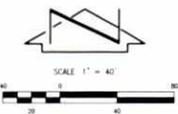
REVISIONS

NO.	DATE	BY	DESCRIPTION
1	8/17	G.M.	START INITIAL REVIEW COMMENTS

DATE: 2017.014.1
DATE: 08-2017
SHEET 1 OF 2

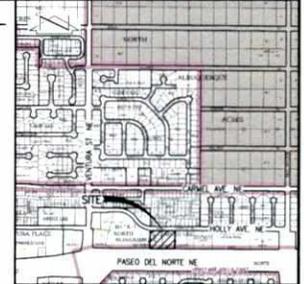
NOTE:
THIS IS NOT A BOUNDARY SURVEY. DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE BOUNDARY SURVEY PREPARED BY THIS FIRM, NMPS 11184, DATED 01/10/2017 (2016.059.1).
UNLESS OTHERWISE NOTED, THE TOPOGRAPHIC AND UTILITY INFORMATION DEPICTED HEREON IS BASED UPON THE EXISTING TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY THIS FIRM, NMPS NO. 11184, DATED 01/10/2017 (2016.059.1), ALSO A PARTIAL TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY THIS FIRM, NMPS NO. 11184, DATED 05/16/2017 (2016.059.2), AND ALSO A TOPOGRAPHIC SURVEY PREPARED BY THIS FIRM, NMPS NO. 11184, DATED 10/24/2008 (2006.070.1), AND ALSO THE RECORD DRAWINGS PREPARED BY THIS FIRM, NMPE 13678, DATED 09/27/2007 (2006.070.9).

HIGH MESA Consulting Group
4018-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109
Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesaeng.com

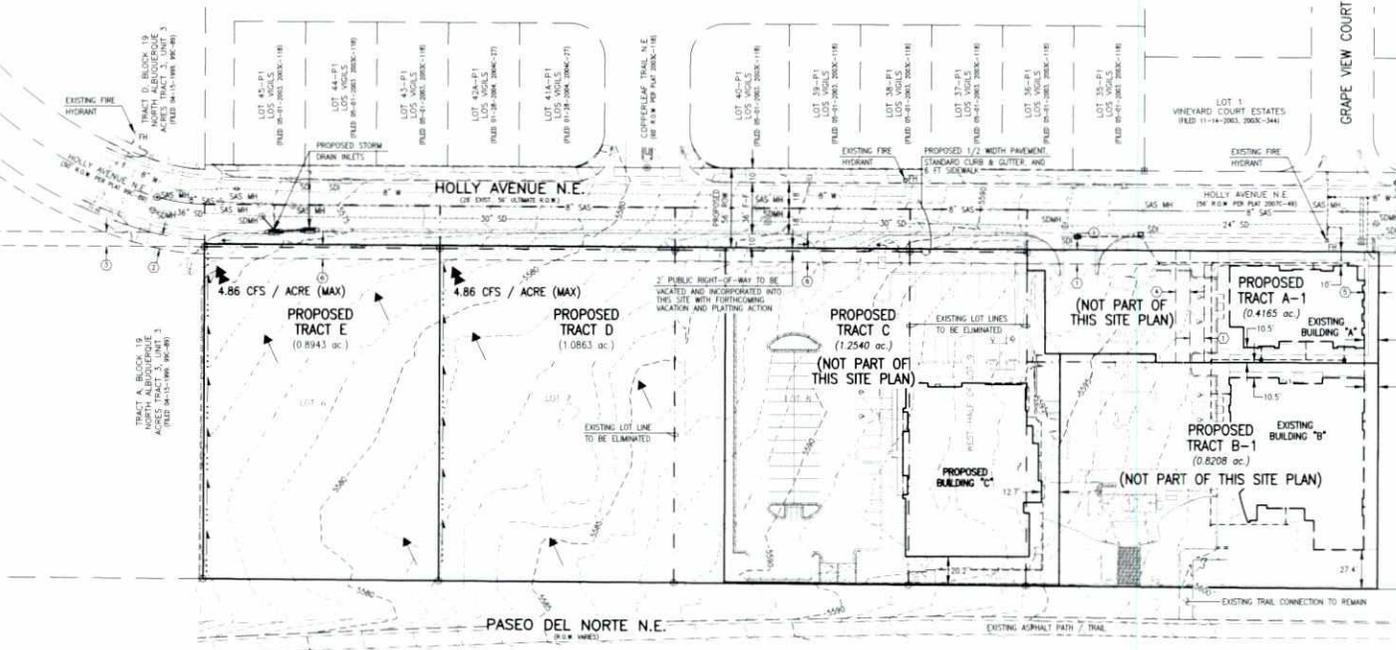


LEGEND

SAS	SANITARY SEWER
SAS MH	SANITARY SEWER MANHOLE
SD	STORM DRAIN
SDI	STORM INLET
SDMH	STORM DRAIN MANHOLE
FH	FIRE HYDRANT
W	WATER LINE
→	DIRECTION OF FLOW
---	FLOWLINE
▭	PROPOSED CONCRETE
▭	PROPOSED ASPHALT PAVEMENT



VICINITY MAP
SCALE: 1" = 750'
ZONING
SU-2 / MIXED USE
LEGAL DESCRIPTION
LOTS 6, 7, AND A PORTION OF LOT 8, BLOCK 20, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 FILED ON 09-10-1931, PLAT BOOK D, PAGE 121.



- KEYED NOTES**
- EASEMENTS - EXISTING**
- 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2007C-49
 - 10' PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT GRANTED BY PLAT 99C-89
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 - 10' PRIVATE SANITARY SEWER EASEMENT GRANTED BY PLAT 2007C-49 TO SERVE TRACT B MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT A
 - 10' PRIVATE WATER LINE EASEMENT GRANTED BY PLAT 2007C-49 TO SERVE TRACT B MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT A
- EASEMENTS - PROPOSED**
- 10' PUBLIC UTILITY EASEMENT GRANTED BY FORTHCOMING PLATING ACTION

CONCEPTUAL DRAINAGE NARRATIVE

TRACTS D AND E AS SHOWN HEREON ARE BEING REPLATED AS SHOWN. THERE IS NO DEVELOPMENT OR GRADING PLANNED AT THIS TIME. THE SITE DRAINS FROM SOUTHWEST TO NORTHEAST TO HOLLY AVE NE. THE SITE DOES NOT LIE WITHIN A DESIGNATED FLOODPLAIN. THE PROPOSED DRAINAGE CONCEPT FOR THE SITE WILL BE FREE DISCHARGE TO EXISTING PUBLIC STORM DRAINAGE FACILITIES IN HOLLY THAT WERE DESIGNED, SIZED AND CONSTRUCTED TO ACCEPT 4.86 CFS PER ACRE FROM THIS SITE BASED ON THE FOLLOWING PLANS PREPARED BY THIS OFFICE FOR THIS SITE AND SUBDRAINING AREAS:

- LOMR FOR NORTH DOWNS BACA APPROX CARREL AVENUE STORM DRAIN EXTENSION (HWCS 12/08/2003) APPROVED BY FEMA 03/23/2004
- DRAINAGE REPORT FOR LOS VISAS SUBDIVISION (HWCS 12/31/2002, C20/D41)
- GRADING AND DRAINAGE PLAN FOR DESERT RIDGE OFFICE PARK (HWCS C20/D51)
- DRAINAGE REPORT FOR VINEYARD COURT ESTATES (HWCS 06/21/2003)
- GRADING AND DRAINAGE PLANS FOR HOLLY MAP 35 DEVELOPMENT (HWCS 02/05/2007 AND 05/11/2015)

THE HOLLY STREET FRONTAGE, INCLUDING TWO PLANNED STORM INLETS, WILL BE CONSTRUCTED AT THIS TIME BASED UPON THE PROFILE AND DESIGN CALCULATIONS FOR THE OPPOSITE SIDE OF THE STREET.

WHEN THE SITE DEVELOPS, WATER QUALITY FIRST FLUSH REQUIREMENTS SHALL BE ADDRESSED. NO RETENTION PONDING FOR DISCHARGE CONTROL IS REQUIRED OR PROPOSED BEYOND FIRST FLUSH PROVISIONS.

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**CONCEPTUAL GRADING PLAN
MARK 3S HOLLY DEVELOPMENT - WEST**

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8018-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109
Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesaeng.com

DESIGNED BY: <u>SJC</u>	NO: <u>1</u>	DATE: <u>8/17</u>	BY: <u>G.M.</u>	REVISION:	PER NO: <u>2017.014.1</u>
DRAWN BY: <u>JLR/TAL</u>				STAFF INITIAL REVIEW COMMENTS	DATE: <u>08-2017</u>
APPROVED BY: <u>G.M.</u>					SHEET: <u>2</u> OF <u>2</u>



