



*COMPLETED 12/01/08 STT*  
**DRB CASE ACTION LOG (Site Plan – Build P.)**  
 REVISED 10/08/07

**This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.**

DRB Application No.: 08DRB-70342 Project # 1001904  
 Project Name: NORTH ALBUQUERQUE ACRES UNIT A  
 Agent: LYLE J. HOFFERTH Phone No.: *220-9136*

Your request was approved on \_\_\_\_\_ by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



CITY ENGINEER / AMAFCA: *SIA, Solid Waste*  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
- The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** \_\_\_\_\_
  - Tax printout from the County Assessor.
  - 3 copies of the approved site plan. Include all pages.**
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - Property Management's signature must be obtained prior to Planning Department's signature.**
  - AGIS DXF File approval required.**
  - Copy of recorded plat for Planning.**

Created On:



# DRB CASE ACTION LOG (Site Plan – Build P.)

REVISED 10/08/07

**This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.**

DRB Application No.: 08DRB-70342

Project # 1001904

Project Name: NORTH ALBUQUERQUE ACRES UNIT A

Agent: LYLE J. HOFFERTH

Phone No.: 220-9136

Your request was approved on \_\_\_\_\_ by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

UTILITIES: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



CITY ENGINEER / AMAFCA: SIA, Solid Waste

\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

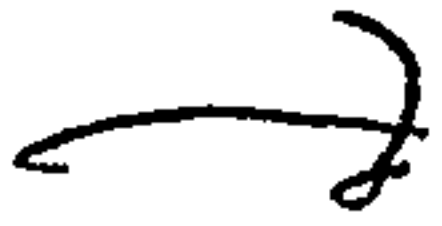
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Planning must record this plat. Please submit the following items:**

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** \_\_\_\_\_
- Tax printout from the County Assessor.



- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Created On:

3. **Project# 1003794**  
08DRB-70238 MAJOR – SITE  
DEVELOPMENT PLAN FOR  
BUILDING PERMIT

GEORGE RAINHART & ASSOC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for Lots 3 and 4, **VOLCANO POINT SHOPPING CENTER**, zoned SU-2 / PCA, located on the northwest corner of 98TH ST NW AND CENTRAL AVE NW containing approximately 1.9833 acre(s). (K-9) [*Deferred from 6/25/08, 7/9/08, 7/23/08 & 8/13/08.*] **DEFERRED TO 8/27/08 AT THE AGENT'S REQUEST.**

4. **Project# 1006516**  
07DRB-70030 BULK LAND VARIANCE  
07DRB-70031 MAJOR - PRELIMINARY  
PLAT APPROVAL  
07DRB-70032 MINOR - TEMP DEFR  
SWDK CONST  
07DRB-70033 SIDEWALK WAIVER  
07DRB-70034 VACATION OF PUBLIC  
EASEMENT  
07DRB-70085 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) [*Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07, 1/30/08, 3/5/08, 4/9/08, 5/14/08, 5/28/08, 6/4/08, 6/11/08, 6/25/08, 7/16/08 & 8/6/08*] **DEFERRED TO 9/3/08 AT THE AGENT'S REQUEST.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND  
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

5. **Project# 1001904**  
08DRB-70342 EPC APPROVED SDP  
FOR BUILD PERMIT

LYLE J HOFFERTH agent(s) for GRACE CHURCH request(s) the above action(s) for all or a portion of Lot(s) CDS-1A, Block(s) 20, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned C-1, located on SAN ANTONIO NE BETWEEN LOUISIANA NE SAN PEDRO NE containing approximately 8.1 acre(s). (D-18) [*Deferred from 8/6/08 & 8/13/08*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND FOR APPROVAL FROM SOLID WASTE. 3 COPIES OF THE APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING.**

**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

6. **Project# 1003698**  
08DRB-70343 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for CHRIS & JANET BURKS request(s) the above action(s) for all or a portion of Lot(s) 10-12, Block(s) 18, **BROWNEWELL & LAIL'S HIGHLAND ADDITION** zoned SU-2, located on MAPLE AVE NE BETWEEN HIGHLAND NE AND BROWEWELL NE containing approximately .1631 acre(s). (K-15) [*Deferred from 8/6/08*] **DEFERRED TO 8/27/08 AT THE AGENT'S REQUEST.**



**DEVELOPMENT REVIEW BOARD  
Action Sheet**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

August 20, 2008 9:00 AM

**MEMBERS:**

**Jack Cloud, AICP, DRB Chairman, Planning Department**

**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E., Transportation Development  
Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA  
Christina Sandoval, Parks/Municipal Development**

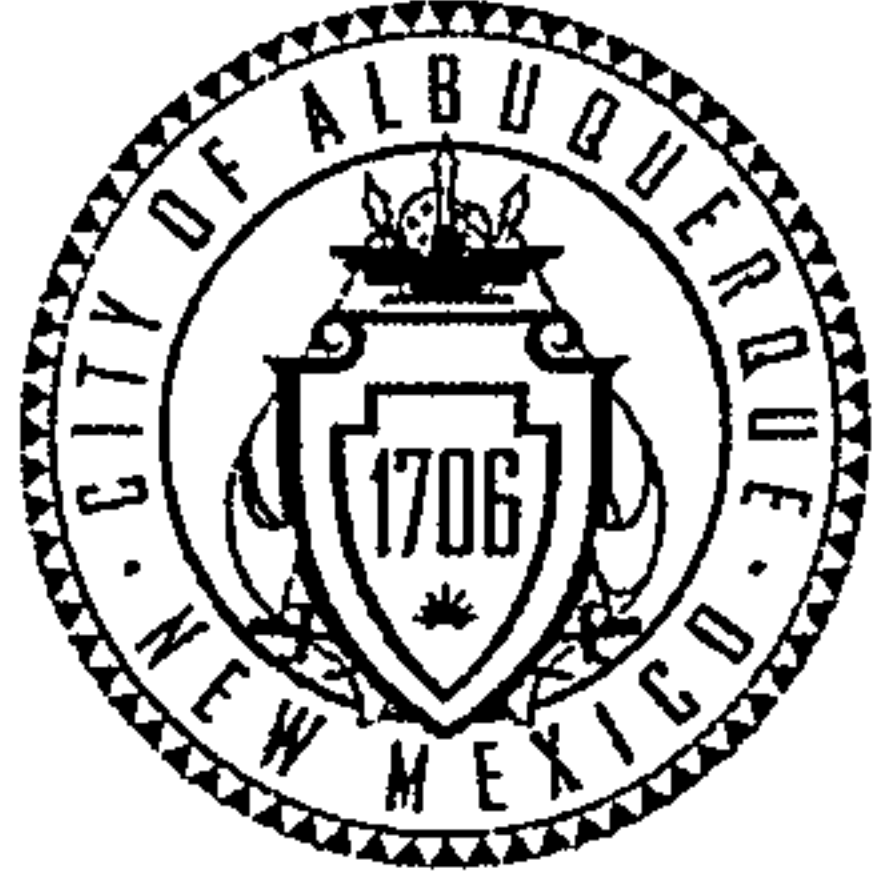
**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. Project# 1002516/1002739**  
08DRB-70333 MAJOR - - 2YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS Unit(s) 9**, zoned RD and RLT, located on the south side of AMOLE MESA AVE SW BETWEEN 118TH ST SW AND PORTO ST SW containing approximately 56.3327 acre(s). (N-8) **DEFERRED TO 8/27/08 AT THE AGENT'S REQUEST.**
- 2. Project# 1007139**  
08DRB-70299 VACATION OF PUBLIC  
EASEMENT  
08DRB-70307 SITE DEVELOPMENT  
PLAN FOR SUBDIVISION  
08DRB-70306 MAJOR - PRELIMINARY  
PLAT APPROVAL  
08DRB-70304 SIDEWALK WAIVER  
08DRB-70305 MINOR - TEMP  
DEFERRAL SIDEWALK  
CONSRUCTION

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS LLC request(s) the above action(s) for all or portions of Tract(s) 3-A & 4-A, **JUAN TABO HILLS Unit 1**, zoned RD and SU-1, located south of THE TIJERAS ARROYO and east of JUAN TABO BLVD SE containing approximately 14.3953 acre(s). (M-21, M-22)[Deferred from 7/30/08]. **DEFERRED TO 8/27/08 AT THE AGENT'S REQUEST.**



**City of Albuquerque  
Planning Department  
Interoffice Memo**

**Date:** 4 August 2008

**To:** Jack Cloud, DRB Chair

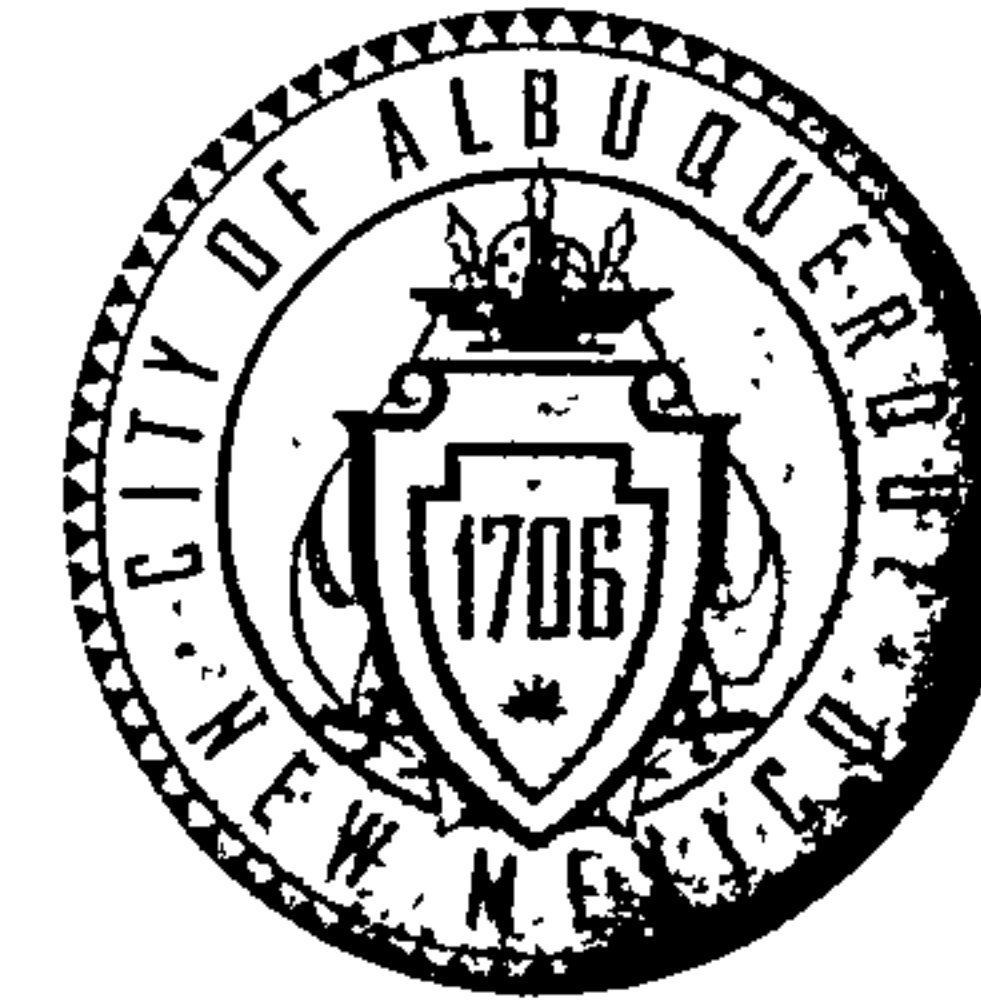
**From:** Russell Brito, Dev. Rvw. Div. Mngr.

**RE:** Project # 1001904 (Site development plan for building permit)

The submitted site development plan addresses, complies with and integrates the EPC's Conditions of Approval.

Please ensure that the Conditions from the City Engineer are adequately addressed.

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1001904**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

PO Box 1293

**ENGINEERING COMMENTS:**

An executed Subdivision Improvements Agreement with financial guarantees is required for Site Plan sign-off by City Engineer.

Albuquerque

NM 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** August 20, 2008

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1001904

AGENDA ITEM NO: 5

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: AUGUST 20, 2008

#7



Completed  
5/8/02  
RA,

### DRB CASE TRACKING LOG

REVISED 5/18/2000

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

Application No.: 02DRB-00626 (SBP) Project # 1001904  
Project Name: NORTH ALBUQUERQUE ACRES UNIT A Fee:  
Agent: SMPC ARCHITECTS Phone No.# 255-8668  
Your request for (SDP for SUB), (SDP for BP), (PREL/FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/1/02 by the DRB with delegation of signature(s) to the following FAX 268-6665 departments.

#### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- 9 TRANSPORTATION: address Santa Monica Improvement
- 9 UTILITIES: Fire Flow Calculations
- 9 CITY ENGINEER / AMAFCA: \_\_\_\_\_
- 9 PARKS / CIP: \_\_\_\_\_
- 9 PLANNING (Last to sign): See comments
- 9 Planning must record this plat. Please submit the following items:
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
- 9 Include 3 copies of the approved site plan along with the originals.
- 9 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- 9 Property Management's signature must be obtained prior to Planning Department's signature.

#### CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

9 TRANSPORTATION	Dates: Routed: <u>5-01-02</u>	Disapproved: _____	Approved: <u>RD5-01-02</u>
9 UTILITIES	Dates: Routed: _____	Disapproved: _____	Approved: <u>RA 5/1/02</u>
9 CITY ENGINEER / AMAFCA	Dates: Routed: _____	Disapproved: _____	Approved: _____
9 PARKS / CIP	Dates: Routed: _____	Disapproved: _____	Approved: _____
9 PLANNING (Last to sign)	Dates: Routed: <u>5/03/02</u>	Disapproved: _____	Approved: <u>5/6/02</u>

1001904

#### PLANS RELEASED TO APPLICANT OR AGENT

Date Released: \_\_\_\_\_ Date Returned: 5-3-02  
Print Name: \_\_\_\_\_ Firm: Katrina Spencer - SMPC architects  
Signed: \_\_\_\_\_

Date Released: 5/8/02 Date Returned: \_\_\_\_\_  
Print Name: Katrina Spencer Firm: SMPC Arch  
Signed: Katrina Spencer

5-6-02  
Called agent  
for P.U.  
ac





# DRB CASE TRACKING LOG

REVISED 5/18/2000

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

Application No.: 02DRB-00626 (SBP) Project # 1001904  
Project Name: NORTH ALBUQUERQUE ACRES UNIT A Fee:  
Agent: SMPC ARCHITECTS Phone No.# 505-741-1107  
Your request for (SDP for SUB), (SDP for BP), (PREL/FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/11/02 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- 9 TRANSPORTATION: Address Santa Monica Improvement
- 9 UTILITIES: Fire Flow Calculations
- 9 CITY ENGINEER / AMAFCA: \_\_\_\_\_
- 9 PARKS / CIP: \_\_\_\_\_
- 9 PLANNING (Last to sign): See comments

- 9 **Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
- 9 **Include 3 copies of the approved site plan along with the originals.**
- 9 **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- 9 **Property Management's signature must be obtained prior to Planning Department's signature.**

### CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

9	TRANSPORTATION	Dates: Routed: _____	Disapproved: _____	Approved: _____
9	UTILITIES	Dates: Routed: _____	Disapproved: _____	Approved: _____
9	CITY ENGINEER / AMAFCA	Dates: Routed: _____	Disapproved: _____	Approved: _____
9	PARKS / CIP	Dates: Routed: _____	Disapproved: _____	Approved: _____
9	PLANNING (Last to sign)	Dates: Routed: _____	Disapproved: _____	Approved: _____

### PLANS RELEASED TO APPLICANT OR AGENT

Date Released: \_\_\_\_\_ Date Returned: \_\_\_\_\_  
 Print Name: \_\_\_\_\_ Firm: \_\_\_\_\_  
 Signed: \_\_\_\_\_

Date Released: \_\_\_\_\_ Date Returned: \_\_\_\_\_  
 Print Name: \_\_\_\_\_ Firm: \_\_\_\_\_  
 Signed: \_\_\_\_\_



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1001904

Item No. 7

Zone Atlas D-18

DATE ON AGENDA 5-01-02

INFRASTRUCTURE REQUIRED (?) YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

- ( ) SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION
- (x) SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	The improvements for Santa Monica street needs to be addressed.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

---



---



---



---



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001904**

**AGENDA ITEM NO: 7**

**SUBJECT:**

- |                         |                          |                              |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan         |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan            |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension           |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Development Plan |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Other                   |

**ACTION REQUESTED:**

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

An approved conceptual grading and drainage plan dated 4-22-02 is on file for site plan sign-off by the City Engineer / AMAFCA.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN  
 SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)  
 DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)  
 FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** May 1, 2002



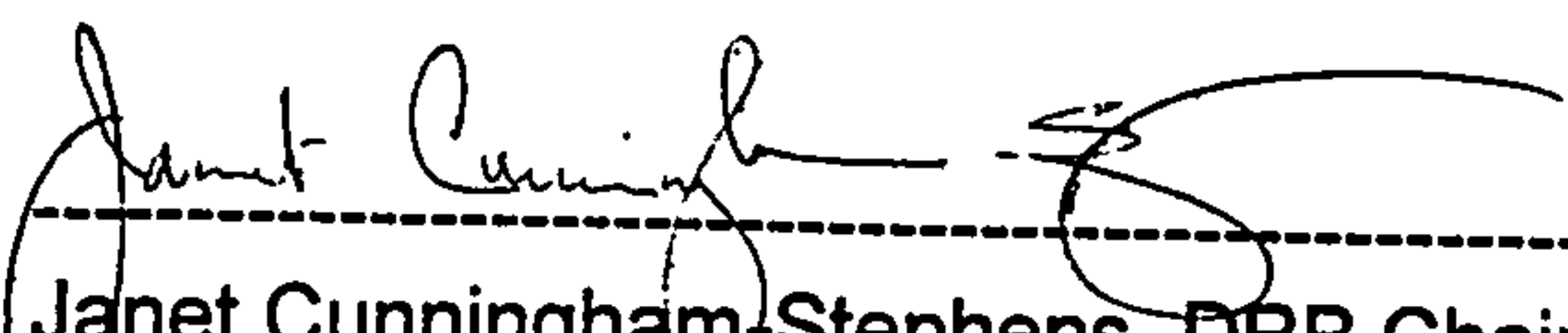
CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 1, 2002

7. **Project #1001904**  
**Application # 02DRB-00626**  
**Grace Church**

---

1. Please call out the colors on the elevations.
2. Specify the type of material used in the dumpster enclosure and color/s. Also, an opaque gate needs to be added to the detail.
3. The landscape plan indicates that "1 new tree required for 91 parking spaces". Please clarify/correct.
4. No objection to delaying the ten foot buffer landscaping to the next construction phase.

  
-----  
Janet Cunningham-Stephens, DRB Chair  
Planning Manager, Land Development Coordination  
Tel: 924-3880 FAX: 924-3864



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

May 1, 2002

9:00 a.m.

**MEMBERS:**

Janet Stephens, DRB Chair  
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Adrienne Candelaria, Parks & Recreation

\*\*\*\*\*

**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE BOARD SECRETARY MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order
- B. Changes and/or Additions to the Agenda
- B. Announcements

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**  
**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1000442**  
02DRB-00511 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WESTWOOD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1A1 & 1B1, **EL RANCHO ATRISCO, PHASE 3**, zoned R-D residential and related uses zone, developing area, located on MARKET ST NW, between LADERA DR. NW and HANOVER RD. NW containing approximately 21 acre(s). [REF: DRB-95-348, DRB-98-6, 00410-00489, 00236-01777] (H-10) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 5/1/04.**
  
2. **Project # 1000455**  
02DRB-00513 Major-Vacation of Public Easements  
02DRB-00514 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for RAYMOND COHEN request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF RAYCO**, zoned SU/MR/SU-2/HC, located on BROADWAY AVE. SE, between WHEELER AVE. SE and ALAMO SE containing approximately 8 acre(s). [REF: ZA-83-172, V-540, Z-81-132, Z-1396] (M-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE DEFERRED TO MAY 22, 2002.**
  
3. **Project # 1001413**  
02DRB-00516 Major-Bulk Land Variance  
02DRB-00517 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) Y1A1A, **VENTANA RANCH**, zoned R-LT residential zone, located on WEST OF RAINBOW BLVD NW, between SOUTH OF IRVING BLVD NW and containing approximately 59 acre(s). [REF: 02500-00120] (B-9) **THE BULK LAND VARIANCE WS APPROVED. THE PRELIMINARY PLAT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**

4. **Project # 1001523**  
02DRB-00518 Major-Preliminary Plat  
Approval  
02DRB-00519 Major-Vacation of Pub  
Right-of-Way  
02DRB-00526 Major-Vacation of Public  
Easements  
02DRB-00520 Minor-Temp Defer SDWK

02DRB-00621 Minor-SiteDev Plan  
Subd/EPC

MARK GOODWIN & SOC agent(s) for UNSER - 98TH  
ST PARTNERS request(s) the above action(s) for all or a  
portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**,  
zoned SU-1 special use zone / for Light Industrial, located  
on UNSER BLVD NW, between 98TH ST NW and  
LADERA DR NW containing approximately 120 acre(s).  
[REF: AX-81-10, Z-81-49, 01128-01405] [Deferred from  
5/1/02] (H-10) **DEFERRED AT THE AGENT'S REQUEST  
TO 5/15/02.**

CONSENSUS PLANNING, INC. agent(s) for UNSER-98TH  
STREET PARTNERSHIP, LLC request(s) the above  
action(s) for all or a portion of Lot(s) 2, **LADERA  
INDUSTRIAL CENTER**, zoned SU-1 for Light Industrial,  
located on UNSER BLVD. NW, between 98TH STREET  
NW and LADERA DRIVE NW containing approximately  
120 acre(s). [REF: 01128 01405, 02400 00519/02500  
00520, Z-81-49] **DEFERRED AT THE AGENT'S  
REQUEST TO 5/15/02. (H-9) DEFERRED AT THE  
AGENT'S REQUEST TO 5/15/02.**

5. **Project # 1001182**  
02DRB-00337 Major-Vacation of Pub  
Right-of-Way  
02DRB-00338 Major-Vacation of Public  
Easements  
02DRB-00417 Minor-SiteDev Plan  
Subd/EPC  
02DRB-00418 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for WEST RIDGE LIMITED  
PARTNERSHIP request(s) the above action(s) for all or a  
portion of Tract(s) B, **WESTRIDGE MOBILE HOME PARK  
PHASE 2**, zoned SU-1 Permit for Mobile Home, located on  
94TH ST. NW, between BLUEWATER ROAD NW and  
AVALON ROAD NW containing approximately 2 acre(s).  
[REF: AX-99-5/Z-99-15, 01440 00505/01440 00506, 01128  
01088/01128 01089] [Deferred from 5/1/02] (K-9)  
**DEFERRED AT THE AGENT'S REQUEST TO MAY 8,  
2002.**

6. **Project # 1001347**  
01DRB-00961 Major-Vacation of Pub  
Right-of-Way  
01DRB-00962 Major-Vacation of  
Public Easements  
01DRB-00960 Major-Preliminary Plat  
Approval

ISAACSON & ARFMAN PA agent(s) for CURB INC.  
request(s) the above action(s) for all or a portion of  
Tract(s) A, B and D, **EL RANCHO GRANDE, UNITS  
6, 7 & 8**, ALBUQUERQUE SOUTH UNIT 3, zoned  
RLT, located on SNOW VISTA BLVD. SW, between  
ATRISCO VILLAGE CIRCLE SW and VALLEY VIEW  
DRIVE SW containing approximately 43 acre(s).  
[Deferred from 5/1/02] (M-9) **DEFERRED AT THE  
AGENT'S REQUEST TO 5/8/02.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND  
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED,  
THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.**

7. **Project # 1001904**  
02DRB-00626 Minor-SiteDev Plan  
BldPermit/EPC

SMPC ARCHITECTS agent(s) for GRACE CHURCH -  
NICK WINOWICH request(s) the above action(s) for  
all or a portion of Lot(s) CDS1A, Block(s) 20, Tract(s)  
A, **NORTH ALBUQUERQUE ACRES - UNIT A**,  
zoned C-1 SC, located on SAN ANTONIO DR NE,  
between LOUISIANA BLVD NE and SANTA MONICA  
DR NE containing approximately 9 acre(s). [REF: Z-  
94-34, Z-87-128, DRB-94-181, Z-92-47, Z-87-128, Z-  
72-222] (D-18) **SITE DEVELOPMENT PLAN FOR  
BUILDING PERMIT WAS APPROVED WITH FINAL  
SIGN OFF DELEGATED TO TRANSPORTATION  
DEVELOPMENT UTILITIES DEVELOPMENT AND  
PLANNING.**



8. **Project # 1001720**  
02DRB-00497 Minor-SiteDev Plan  
BldPermit/EPC

SMPC ARCHITECT agent(s) for CHURCH ALIVE request(s) the above action(s) for all or a portion of Lot(s) 3A1, **EAGLE RANCH SUBDIVISION**, zoned SU-1 special use zone, located on, between and containing approximately 10 acre(s). [REF: 1001720, AX-83-14, Z-83-90, DRB-94-48, DRB-96-378] (B-12) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER, TRANSPORTATION DEVELOPMENT AND PLANNING. THIS INCLUDES APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/2/02.**

**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

9. **Project # 1000428**  
02DRB-00622 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORP. agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) P-1 & 2, **EAGLE SPRINGS SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on the southside of EAGLE CANYON RD NE, between LOUISIANA BLVD. NE and EAGLE SPRINGS DR. NE containing approximately 1 acre(s). [REF: DRB-97-425, 00410-00830 & 32, 00440-00831, 01450-01580, 01410-01580, 02DRB-00245] (C-19) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER, PARKS AND PLANNING.**

10. **Project # 1000565**  
02DRB-00624 Minor-Prelim&Final Plat  
Approval

MARQUEZ SURVEYING CO agent(s) for MANUEL & CATHY GONZALES request(s) the above action(s) for all or a portion of Lot(s) 1A, **LANDS OF MANUEL & CATHY GONZALES**, zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and RIO GRANDE BLVD NW containing approximately 3 acre(s). [REF: 00440-00741] (J-12) **INDEFINITELY DEFERRED ON A NO SHOW.**

11. **Project # 1001101**  
02DRB-00619 Minor-Final Plat  
Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 23 and Tract X-1-A-1-A-1, **VENTANA RANCH**, zoned R-LT, located on IRVING BLVD. NW, between RAINBOW BLVD. NW and UNIVERSE BLVD. NW containing approximately 64 acre(s). [REF: 02400-00079] (B-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING.**

12. **Project # 1001900**  
02DRB-00617 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC. agent(s) for NM AIDS SERVICES (KEVIN HOOVER) request(s) the above action(s) for all or a portion of Lot(s) J & K, **INDIAN MESA ADDITION**, zoned R-2, located on LAFAYETTE DR. NE, between AZTEC ROAD NE and COMANCHE ROAD NE containing approximately 1 acre(s). (G-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

13. **Project # 1001865**  
02DRB-00539 Minor-Prelim&Final Plat  
Approval

MICHAEL RENFRO agent(s) for MICHAEL RENFRO request(s) the above action(s) for all or a portion of Lot(s) A1, **LANDS OF RUTHS, ELSEA AND MR. & MRS. GEOMY POHL**, zoned RA-2 residential and agricultural zone, located on SAN ISIDRO NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). [REF: Z-81-93, Z-80-28] (G-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS, UTILITIES DEVELOPMENT AND PLANNING.**

14. **Project # 1000408**  
02DRB-00492 Major-Amnd Prelim Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for C&W LAND DEVELOPMENT ENTERPRISE, INC request(s) the above action(s) for all or a portion of Tract(s) 490 & 491, TOWN OF ATRISCO GRANT, **SAGE POINTE SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SAGE RD SW BETWEEN 86<sup>TH</sup> ST SW AND 82<sup>ND</sup> ST SW, containing approximately 10 acre(s). [REF: 1000408, 02400-00000-00492] [Deferred from 4/24/02] (M-9) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED GRADING PLAN ENGINEER STAMP DATED 4/1/02 WAS APPROVED AND AMENDED INFRASTRUCTURE LIST DATED 5/1/02 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE APPROVED PRELIMINARY PLAT.**

**NO ACTION IS TAKEN ON THE CASES:  
IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED**

**15. Project # 1001579**  
02DRB-00612 Minor-Sketch Plat or  
Plan

GREATER ALBQ. HOUSING PARTNERSHIP, agent(s) for GREATER ALBQ. HOUSING PARTNERSHIP. request(s) the above action(s) for all or a portion of Lot(s) 21-24, Block(s) 13, **EMIL-MANN**, zoned SU-1 special use zone, located on BELL AV SE, between LOUISIANA BLVD. SE and PENNSYLVANIA BLVD. SE containing approximately 1 acre(s). [REF: BA-651, BA-2061, 01110-01613, 01138-01614] (L-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

**16. Project # 1001899**  
02DRB-00616 Minor-Sketch Plat or  
Plan

HARMONY DEVELOPMENT agent(s) for BRIANA VIGIL request(s) the above action(s) for all or a portion of Tract(s) 7, **LA VILLITA SUBDIVISION**, zoned SU-1 PRD, located on TRAMWAY BLVD. NE, between CANDELARIA NE and CAMINO DE LA SIERRA NE containing approximately 2 acre(s). [REF: Z-71-25, DRB-99-233] (H-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

**17. Project # 1001901**  
02DRB-00618 Minor-Sketch Plat or  
Plan

WAYJOHN SURVEYING INC. agent(s) for ROBERT PEARSON request(s) the above action(s) for all or a portion of Lot(s) 0, Block(s) 0, **VERANDA STREET CONDOMINIUM**, zoned R-2 residential zone, located on VERANDA RD NW, between RIO GRANDE BLVD. NW and GLENWOOD ST. NW containing approximately 1 acre(s). [REF: ZA-96-277 & 445, DRB-93-41, V-97-72, DRB-97-230] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1001902**  
02DRB-00623 Minor-Sketch Plat or Plan
- OWNER agent(s) for FREDERICK EBERLE request(s) the above action(s) for all or a portion of Tract(s) 293 also Tracts A & B, Lands of Watras--- Arleen (Lot A), **MRGCD MAP 38**, zoned R-1 residential zone, located on CARSON NW, between RIO GRANDE BLVD NW and ALAMEDA DRAIN NW containing approximately 1 acre(s). [REF: ZA-95-389] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project # 1001903**  
02DRB-00625 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOC. agent(s) for RANDY SCHMILLE request(s) the above action(s) for all or a portion of Lot(s) 9-14, Block(s) 2, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on S. SIDE OF EAGLE ROCK AV NE, between LOUISIANA BLVD. NE and WYOMING BLVD. NE containing approximately 6 acre(s). [LETTER IN FILE FROM MARK GOODWIN & ASSOCIATES] (C-19) **COMMENTS FORWARDED TO AGENT.**
20. Approval of the Development Review Board Minutes for April 10, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD**
21. Adjourned: 11: 02 A.M.



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

**L A APPEAL / PROTEST of...**

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

Professional/Agent (if any): LYLE J. HOFFERTH PHONE: 220-9136  
 ADDRESS: 55 VISTA ENCANTADA FAX: \_\_\_\_\_  
 CITY: EDGEWOOD STATE NM ZIP 87015 E-MAIL: LHOFFERTH@WILDBLUE.COM

APPLICANT: GRACE CHURCH PHONE: 821-8800  
 ADDRESS: 6901 SAN ANTONIO FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: BUILD GYM, KITCHEN & CLASSROOMS - BUILDING PERMIT SITE DEVELOPMENT

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

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

Lot or Tract No. CDS-1A Block: 20 Unit: A  
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES  
 Existing Zoning: C-1 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): D-18-Z UPC Code: 10180634760284415 PGCD Map No \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1001904

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  YES  
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 8.1

LOCATION OF PROPERTY BY STREETS: On or Near: SAN ANTONIO  
 Between: LOUISIANA NE and SAN PEDRO NE

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE Lyle J Hoffertth DATE \_\_\_\_\_  
 (Print) LYLE J. HOFFERTH Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>DBDRB</u> - <u>70342</u>	<u>FSBP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMR</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>August 6, 2008</u>			Total \$ <u>20.00</u>

Vulpe 7.29.08  
 Planner signature / date

Project # 1001904

**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
  - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
  - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Completed Site Plan for Subdivision Checklist
  - Infrastructure List, if relevant to the site plan
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
  - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
  - Solid Waste Management Department signature on Site Plan
  - 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
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - Copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
  - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
  - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Solid Waste Management Department signature on Site Plan for Building Permit
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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.

LYLE J. HOFFERTH  
 Applicant name (print)  
Lyle J. Hoffertth 7/25/08  
 Applicant signature / date

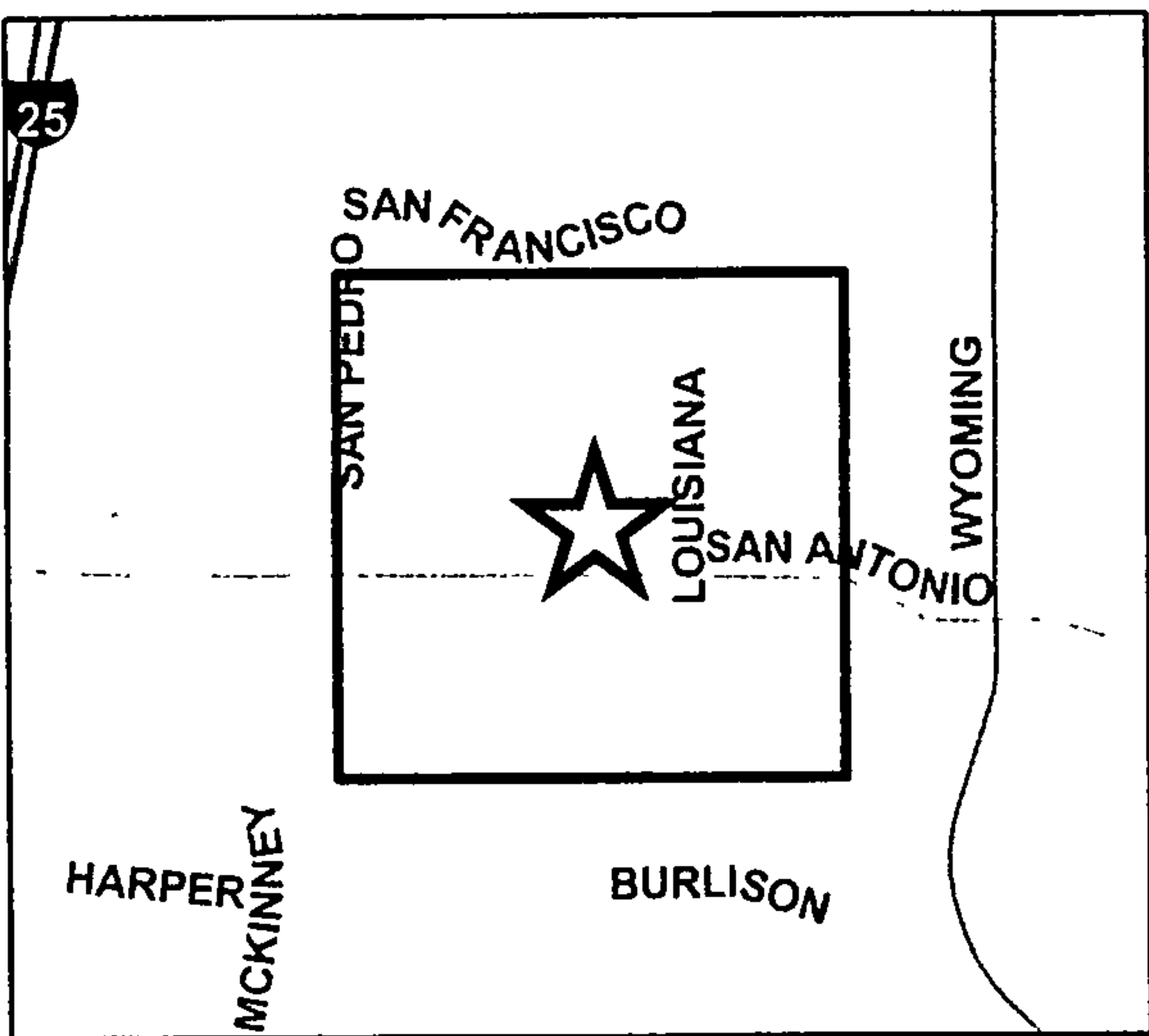
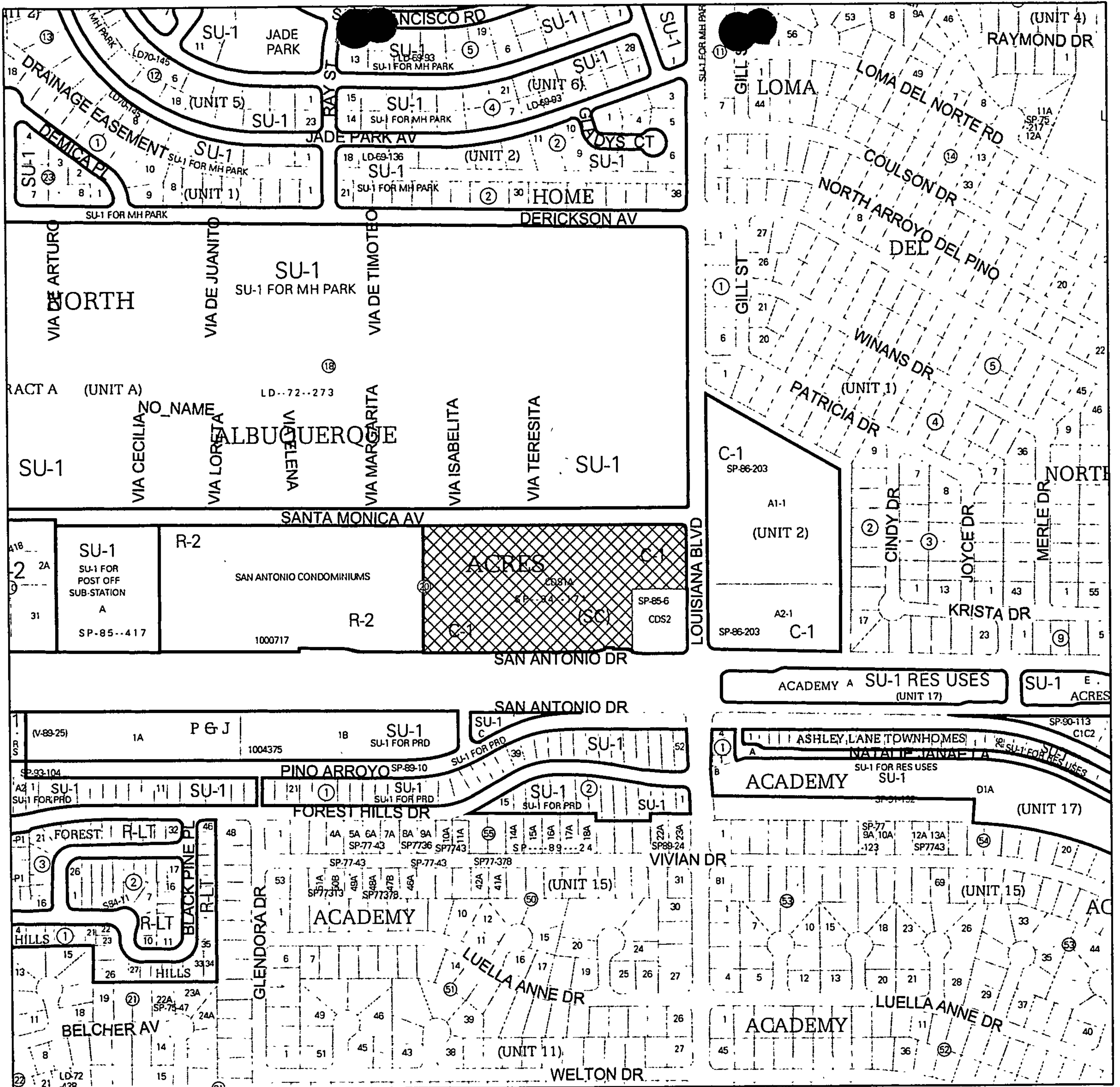


Form revised October 2007

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

Application case numbers  
08DRB - - - - 70342  
 - - - - -  
 - - - - -

Ralph 7-29-08  
 Planner signature / date  
 Project # 1001904



# ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

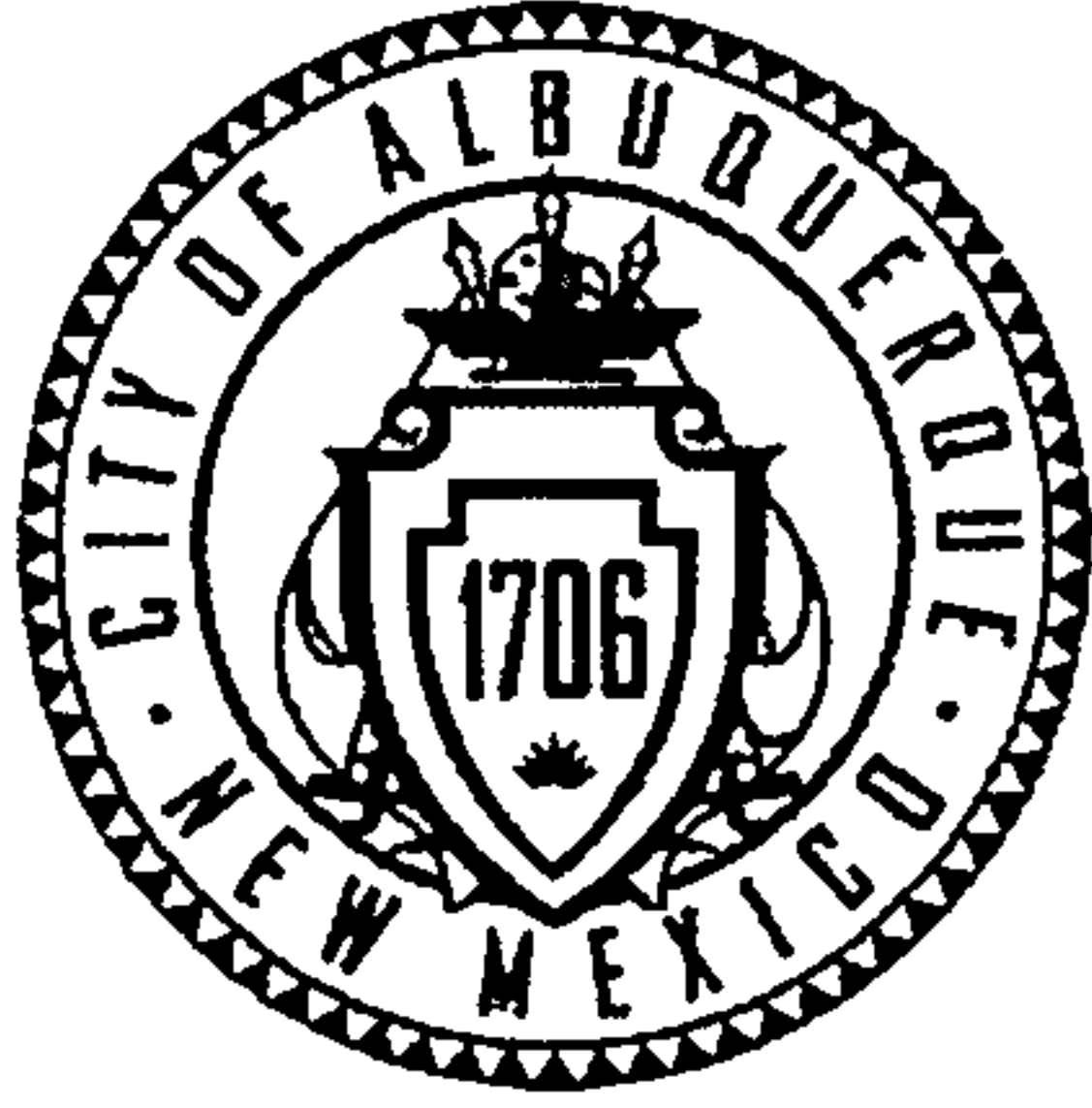
Project Number:  
1001904

Hearing Date:  
July 17, 2008

Zone Map Page:  
D-18

Additional Case Numbers:  
08EPC-40058





City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103

**Planning Department**

**Martin J. Chavez, Mayor**

**Richard Dineen, Director**

**Interoffice Memorandum**

**June 3, 2008**

---

**Subject: Albuquerque Archaeological Ordinance—Compliance Documentation**

**Project Number(s):**

**Case Number(s):**

**Agent: Main Street Construction**

**Applicant: Grace Church**

**Legal Description: Tract CDS1A, Unit A, North Albuquerque Acres**

**Acreage: 8.1 acres**

**Zone Atlas Page: D-18**

**CERTIFICATE OF NO EFFECT: Yes  No**

**SUPPORTING DOCUMENTATION: 2006 AGIS aerial photo**

**RECOMMENDATION(S):**

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance)***

**SUBMITTED:**

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist



# Bill Burk, third, Architect

construction inspection  
architecture • interiors • graphics

#08-12

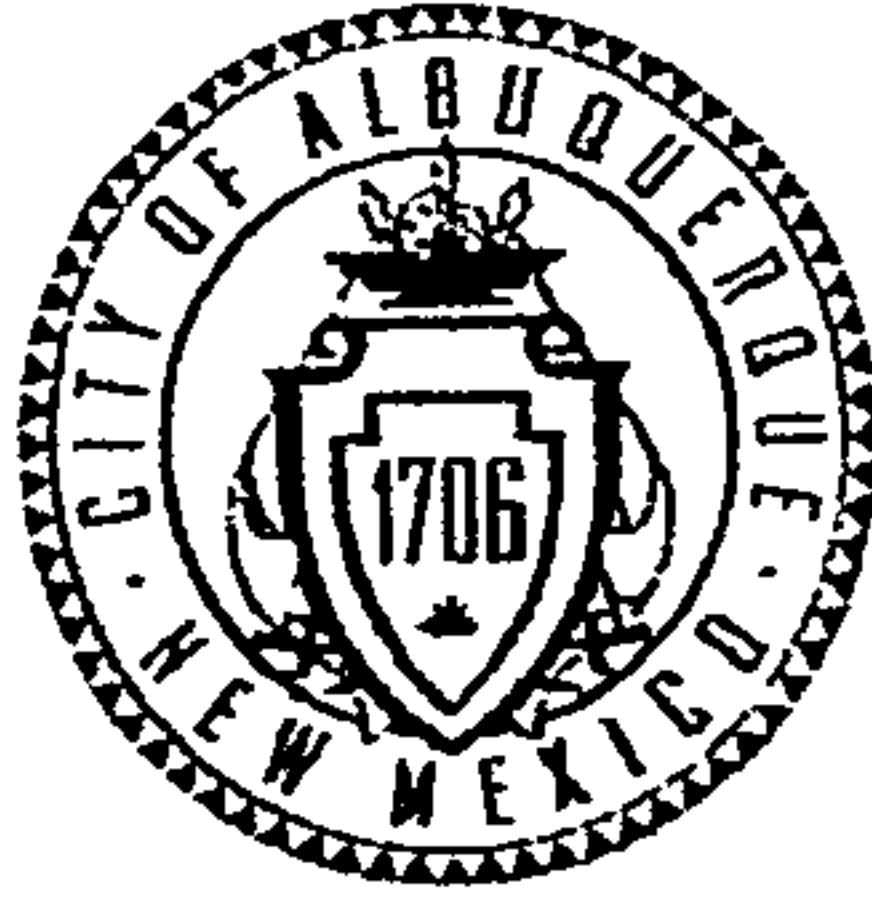
RESPONSE TO EPC CONDITIONS  
ADDITION TO GRACE CHURCH  
PERMIT #1001904  
Hearing Date – 7/17/08

CONDITION:

1. This document.
2. Applicant has discussed this with Russell Brito.
3. "Future Phase" – added to plan, where appropriate.
4. Pedestrian paths will be contrasting, pavement material – Note added to Site Plan.
5. Already addressed on Site Plan.
6. Landscaping
  - a. Already addressed on Site Plan
  - b. Already addressed on Site Plan.
  - c. Already addressed on Site Plan.
  - d. Already addressed on Site Plan.
  - e. Same as Condition 3, above.
  - f. Already addressed on Site Plan.
  - g. Already addressed on Site Plan.
  - h. Already addressed on Site Plan.
  - i. Already addressed on Site Plan.
  - j. Already addressed on Site Plan.
  - k. Notation changed to Native Grasses.
  - l. Design meets this requirement.
7. Dimensions are already on elevations. "Galvalume" note has been added.
8. City Standards are referenced.
9. Solid Waste Management has reviewed the Site Plan.
10. Landfill Gas Mitigation Plan has been added.
11. Elevations have been edited.

9617 La Playa NE  
Albuquerque, NM 87111  
(505) 292-6566 • Fax (505) 294-7232  
Email – Bburkiii@earthlink.net





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

Date: July 18, 2008

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project# 1001904\***  
08EPC-40058 SITE DEVELOPMENT -  
BUILDG PRMT

Grace Church  
6901 San Antonio NE  
Albuq. NM, 87109

LEGAL DESCRIPTION: for all or a portion of block 20, tracts CDS-1A, NORTH ALBUQUERQUE ACRES Units A zoned C-1 located on SAN ANTONIO NE BETWEEN LOUISIANA NE AND SAN PEDRO NE containing approximately 8.84 acres. (D-18)  
Russell Brito, Staff Planner

On July 17, 2008 the Environmental Planning Commission voted to approve Project 1001904/08EPC-40058, a site development plan for building permit, for Tract CDS-1A, Block 20, North Albuquerque Acres, Unit A, zoned C-1, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a site development plan for a new phase of development of an existing church on an approximately 8.84-acre site zoned C-1 that meets the definition of a "shopping center" site which gives the EPC site plan control.
2. The submitted site development plan for building permit supersedes the 1994 plan (Z-94-34) in all respects.
3. The submittal furthers the Goal and policies for sites in the Established Urban Area of the Comprehensive Plan:
  - a. The submitted site development plan shows an addition to the existing church that will complement the existing design and layout of the site. (Goal and Policy a)
  - b. The proposed addition will provide for expanded services on the subject site that has existed as a church for several years. Vehicular and pedestrian access to and circulation within the site will not be hampered by the addition. The use on the site is generally benign to nearby residential areas and will have minimal adverse effects. (Policies d, e & i)

OFFICIAL NOTICE OF DECISION

JULY 17, 2008

PROJECT #1001904

PAGE 2 OF 5

- c. The site's adjacency to San Antonio, Louisiana and Santa Monica gives visitors the option of accessing the site from the arterial, collector or local street. The existing use is generally benign and the proposed expansion of the facilities will not create harmful effects on established residential neighborhoods. (Policy k)
  - d. The design of the proposed building addition matches and complements the existing building on the site that was approved through EPC action in 1994. Increased landscape buffers and street trees will also improve the quality of the visual environment. (Policy m)
4. The submittal requires additional information and minor changes to bring it into full compliance with Zoning Code and other City regulations, as outlined in the conditions of approval.
  5. Four neighborhood associations were notified of this site development plan for building permit (Del Rey, North Wyoming, Academy Acres North NA's and San Antonio Condo HOA). There is no known neighborhood or other opposition to this request.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Areas within the site's property lines that are not proposed for development with buildings, parking and/or permanent landscaping shall be labeled as "future phases."
4. All new pedestrian walkways, including textured, patterned concrete wherever a pedestrian path crosses a vehicular drive aisle. Lighting shall not conflict with landscaping.
5. Existing lighting that needs to be replaced and all new lighting shall be full-cut-off fixtures and noted as such.
6. Landscaping:
  - a. The existing and new landscape areas shall be enhanced to ensure 75% ground coverage by living material at full maturity and shown as such.

- b. All areas labeled as "future phases" shall be planted with native seed to be established with irrigation for one year or until the native vegetation is established.
  - c. New planting beds shall obtain supplemental irrigation from storm flows if technically possible.
  - d. Street trees shall continue along the property line for the entire frontage of San Antonio, Louisiana and along the pedestrian access from Louisiana to the interior of the site.
  - e. The Zoning Code-required landscape buffer for non-residential sites abutting residential sites (Section 14-16-3-10(E)(4)) along the site's western boundary shall be labeled as "future phases."
  - f. All pedestrian walkways shall have shade trees along them, twenty feet on-center, in minimum 36 square foot planters.
  - g. Additional parking lot trees shall be shown along the NW edge and in SW corner at handicapped spaces.
  - h. Trees along streets shall be shown with more variety – no more than 8 of any one species.
  - i. A better planting detail shall be shown – Depth and width are wrong – no reference to burlap, rope, etc...
  - j. The landscape plan shall detail the planting well size of trees in the exterior gathering area.
  - k. Chamisa shall be replaced with an evergreen such as dominita of native grass such as Regal Mist.
  - l. Landscaping shall not obstruct visibility of parking areas, walkways, building entrances and common areas. Care shall also be taken to allow visibility from roadways.
7. Overall building dimensions (widths and heights) and typical dimensions of windows and doors shall be noted on the building elevations. Add a note: Roof material shall be a galvalume type material to match the existing church.
8. City Engineer Conditions:
- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. Site plan shall comply and be designed per DPM Standards.
9. The applicant shall demonstrate to the Solid Waste Management Department that the addition will not hinder existing service access, and is sufficient for additional volume of trash.

**OFFICIAL NOTICE OF DECISION**

JULY 17, 2008

PROJECT #1001904

PAGE 4 OF 5

10. The applicant is required to follow the most current version of the City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones. A landfill gas assessment must be completed for this development. A review and approval of the Site Plan, the proposed construction, design drawings and a certificate of construction will be required by the Environmental Health Department (EHD), Environmental Services Division.
11. Elevation sheets shall be "cleaned-up" to remove errors and inconsistencies.

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

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


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

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

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

OFFICIAL NOTICE OF DECISION  
JULY 17, 2008  
PROJECT #1001904  
PAGE 5 OF 5

Sincerely,

  
for Richard Dineen  
Planning Director

RD/RB/ac

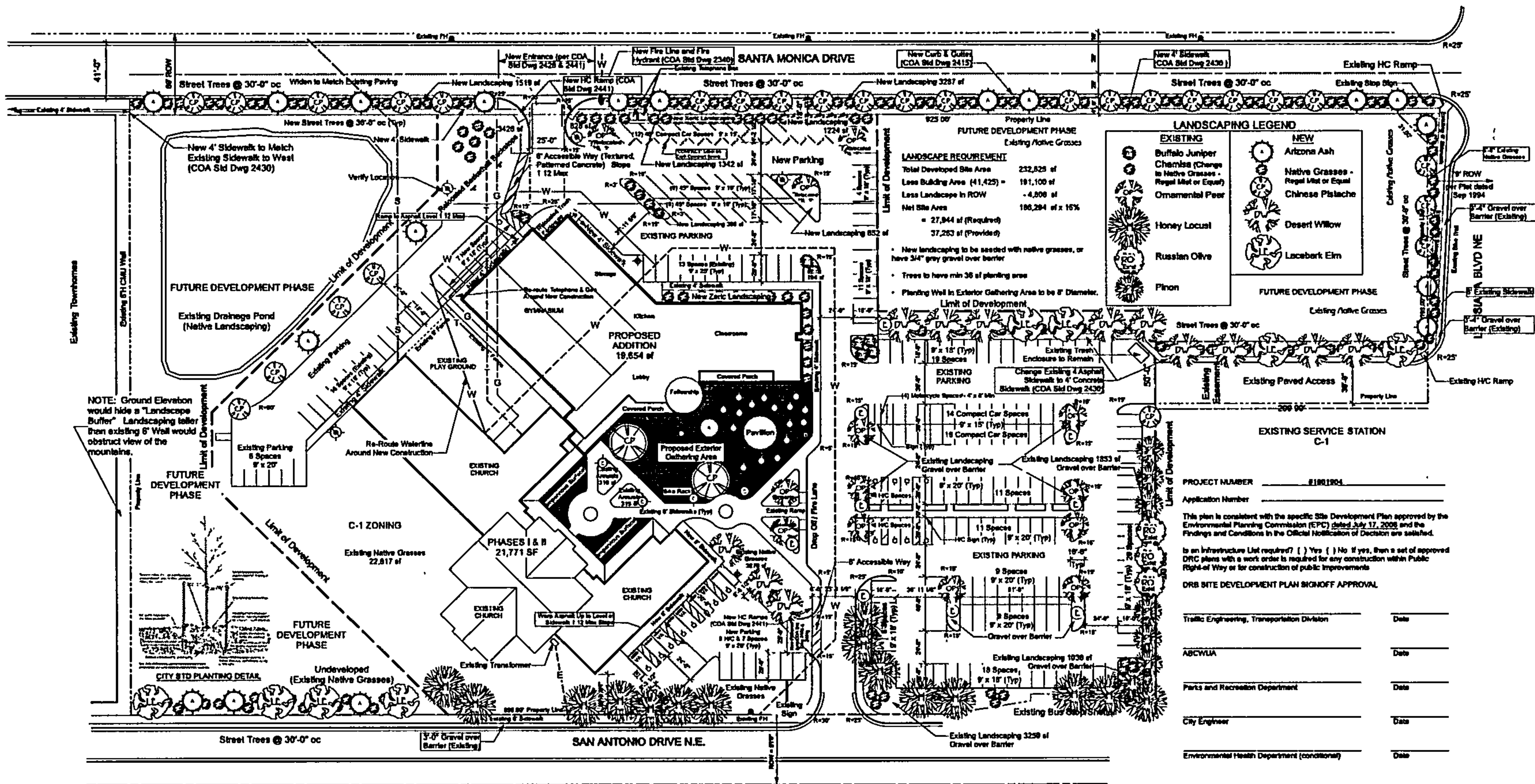
cc: Lyle Hofferth, 9617 La Playa NE, Albuquerque, NM 87111  
Amy Whitling, Del Rey NA, P.O. Box 91343, Albuquerque, NM 87199  
Alexandra Garley, Del Rey NA, 8 Via de Margarita NE, Albuquerque, NM 87109  
Amy Wasko, North Wyoming NA, 7808 Callow NE, Albuquerque, NM 87109  
Nancy Carrievau, North Wyoming NA, 8309 Krim Dr. NE, Albuquerque, NM 87109  
Jody Lynch, Academy Acres North NA, P.O. Box 94387, Albuquerque, NM 87199  
Irene Minke, Academy Acres North NA, 6504 Dungan NE, Albuquerque, NM 87109  
Jon McCormick, San Antonio Condo HOA, 2823 Richmond Dr. NE, Albuquerque, NM 87107  
Charlott Boyer, San Antonio Condo HOA, 2823 Richmond Dr. NE, Albuquerque, NM 87107

- 6.j. The planting well in the Exterior Gathering Area is specified as 8' in diameter (See bullet under "LANDSCAPE REQUIREMENTS").
- 6.k. Chamisa has been replaced with Native grass - Regal Mist or Equal (See LANDSCAPING LEGEND NEW).
- 6.l. Landscaping has been designed to not obstruct visibility or parking areas, walkways, building entrances and common areas. In addition, the landscaping was designed to allow visibility from roadways.
7. Dimensions have been placed on building elevation and note has been added under COLORS AND MATERIALS - "Existing building has grey stucco with white trim and "Galvalume" metallic grey roof. Addition to match existing."
- 8.a. It is our belief that we accomplished this desire.
- 8.b. All city standards will be met.
- 8.c. The site plan complies with and is designed per DPM Standards.
9. The plan was shown to and the design of the trash enclosure was discussed with Michael Horton who signed one plan and stamped the remaining 5 plans.
10. The test report "Landfill Gas Survey Grace Church Unaffiliated 6901 San Antonio Drive, NE Albuquerque, New Mexico" and the plans specifying gas mitigation measures have been provided to ~~Suzan~~ *SUZANNE* Busch, Environmental Health Department on August 29, 2008.
11. The exterior elevations have been reviewed and the elevation sheet has been "cleaned - up" to remove errors and inconsistencies.



## How Conditions of Approval are Met

1. A letter was provided by the architect Bill Burk.
2. The contractor/agent for Grace Church met with Russell Brito on August 4, 10:00 am to discuss conditions of approval.
3. All areas within the site not proposed for development with buildings, parking and/or permanent landscaping have been labeled as "Future Development Phase".
4. The only new pedestrian walkway is from Santa Monica which will be 6' wide of textured pattern concrete (See note on Site Development Plan).  
The light is designed to not conflict with landscaping.
5. All existing lighting pole lighting that needs to be replaced and new pole lighting are down lights w/ 45 degree cut-off (See note on Site Development Plan).
- 6.a. The landscape areas is designed to ensure 75% ground coverage by living material at full maturity (See LANDSCAPE NOTES 4 on Site Development Plan).
- 6.b. All areas labeled as "Future Development Phase" have existing native grasses (See notes next to these labels).
- 6.c. When possible we will incorporate roof run-off where technically possible (See LANDSCAPE NOTES 1 on Site Development Plan).
- 6.d. Street trees at 30' on center with native grasses regal mist or equivalent will be planted the entire frontage of San Antonio, Louisiana, and along the pedestrian walkway from Louisiana to the interior of the site (See notes adjacent to these designated areas on the Site Development Plan as well as the LANDSCAPING LEGEND - NEW).
- 6.e. To accomplish this condition we added the designation "FUTURE DEVELOPMENT PHASE" and a NOTE: Ground Elevation would hide a "Landscape Buffer". Landscaping taller than the existing 6' Wall would obstruct view of the mountains.
- 6.f. We have addressed this condition.
- 6.g. These locations have some existing trees and additional new trees will be added (See Site Development Plan).
- 6.h. Trees have been changed to have variety.
- 6.i. A detail was obtained from the city forester and included on the plan.



**LANDSCAPE NOTES**

1. All plant material to be watered by automatic drip irrigation system. Incorporate Roof Run-Off where technically possible.
2. Owner agrees to maintain all landscaping and promptly replace dead plant material.
3. There is no high-water-use turf (except 150 sf in Play Area).
4. Landscaping at maturity will cover 75% of required landscape area.
5. Landscaping to comply with City of Albuquerque Water Ordinance Art 8-1-1-1
6. Gravel over Barrier = 3/4" Gravel Mulch over Landscape Fabric.

Current DRC \_\_\_\_\_  
 Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: \_\_\_\_\_  
 Date Site Plan Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No.: \_\_\_\_\_  
 DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**

(Rev. 8-20-05)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

ADDITION TO GRACE CHURCH 6901 SAN ANTONIO DR NE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

PORTION OF BLK 20, TRACTS CDS-1A, NORTH ALBUQUERQUE ACRES UNIT A

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
		20' F-E	LOCAL PVMT, C+G, 4' SW (S. SIDE)	SANTA MONCA	W. PROP LINE	LOUISIANA	/	/	/
		1 ea	FIRE HYDRANT 34'-6" line 6" w/ Tapping Sleeve	S. Side SANTA MONCA	EXIST WATER LINE	HYDRANT	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/



No. of Lots: \_\_\_\_\_  
Nearest Major Streets: \_\_\_\_\_

**FIGURE 12**

**SUBDIVISION IMPROVEMENTS  
AGREEMENT-PUBLIC AND/OR PRIVATE  
(Procedure B)**

**AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 24<sup>th</sup> day of November, 2008, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and GRACE CHURCH UNAFFILIATED ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Non Profit, whose address is 6901 SAN ANTONIO, ALBUQUERQUE, NM 87109 and whose telephone number is 821-8800, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Portion of Blk 20, Tracts CDS-1A, North Albuquerque Acres, UNITA recorded on October 8, 1992 in the records of the Bernalillo County Clerk at Book VOLUME 92-C pages FOLIO through 217 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] GRACE CHURCH UNAFFILIATED (owner).

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as ADDITION TO GRACE CHURCH describing Subdivider's Property. WIDENING OF SANTA MONICA

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 18 day of November, 2009 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 457781. JH

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

Doc# 2008125741

11/25/2008 01:06 PM Page: 1 of 8  
AGRE R: \$23.00 M. Toulouse Oliver, Bernalillo County



the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As per required City - approved estimate. (Figure 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by WAYJOHN SURVEYING INC and construction surveying of the private Improvements shall be performed by WAYJOHN SURVEYING, INC. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by ADVANCED ENGINEERING, and inspection of the private Improvements shall be performed by ADVANCED ENGINEERING, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by VINYARD & ASSOC. INC., and field testing of the private Improvements shall be performed by VINYARD & ASSOC. INC., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field-testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field-testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Developers Surety Bond # 883942  
Amount: \$ 138,793.45 Name of Financial Institution or Surety  
providing Guaranty: WESTERN ASSURANCE (Developers Surety 79H)  
Date City first able to call Guaranty: NOV 18, 2009 (and surety Co.)  
[Construction Completion Deadline]: NOV 18, 2009 20\_\_\_\_\_  
If Guaranty other than a Bond, last day City able to call Guaranty is:  
\_\_\_\_\_, 20\_\_\_\_\_  
Additional information: \_\_\_\_\_

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.



11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety, which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

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

SUBDIVIDER:

CITY OF ALBUQUERQUE

By [Signature]: Bruce Lininger  
Name: Bruce Lininger  
Title: EXECUTIVE PASTOR  
Dated: OCTOBER 6, 2008

[Signature]  
City Engineer

Dated: 11-24-08

[Signature]  
11-20-08

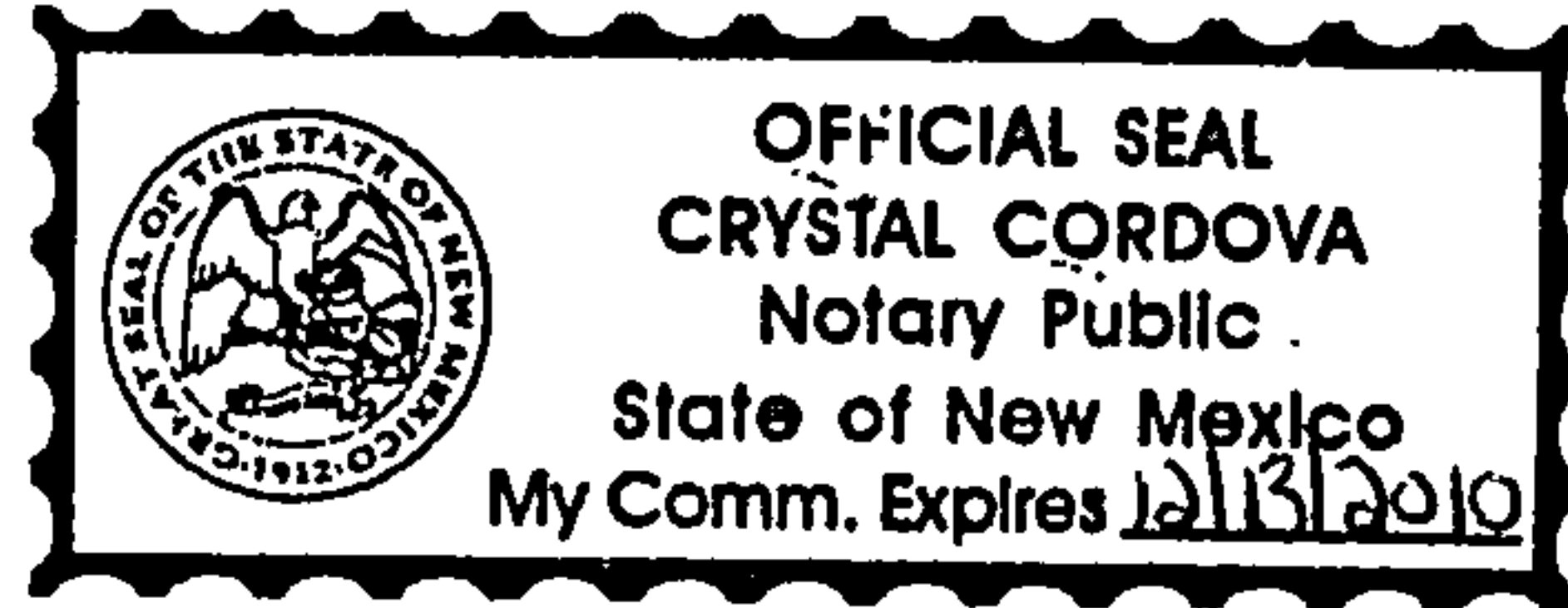
SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 6 day of October, 20 08 by [name of person:] Bruce Lininger, [title or capacity, for instance, "President" or "Owner":] Executive Pastor of [Subdivider:] Grace Church

[Signature]  
Notary Public

My Commission Expires: 12/31/2010



CITY'S NOTARY

STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 24 day of November, 20 08 by Richard Douste, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]  
Notary Public

My Commission Expires:

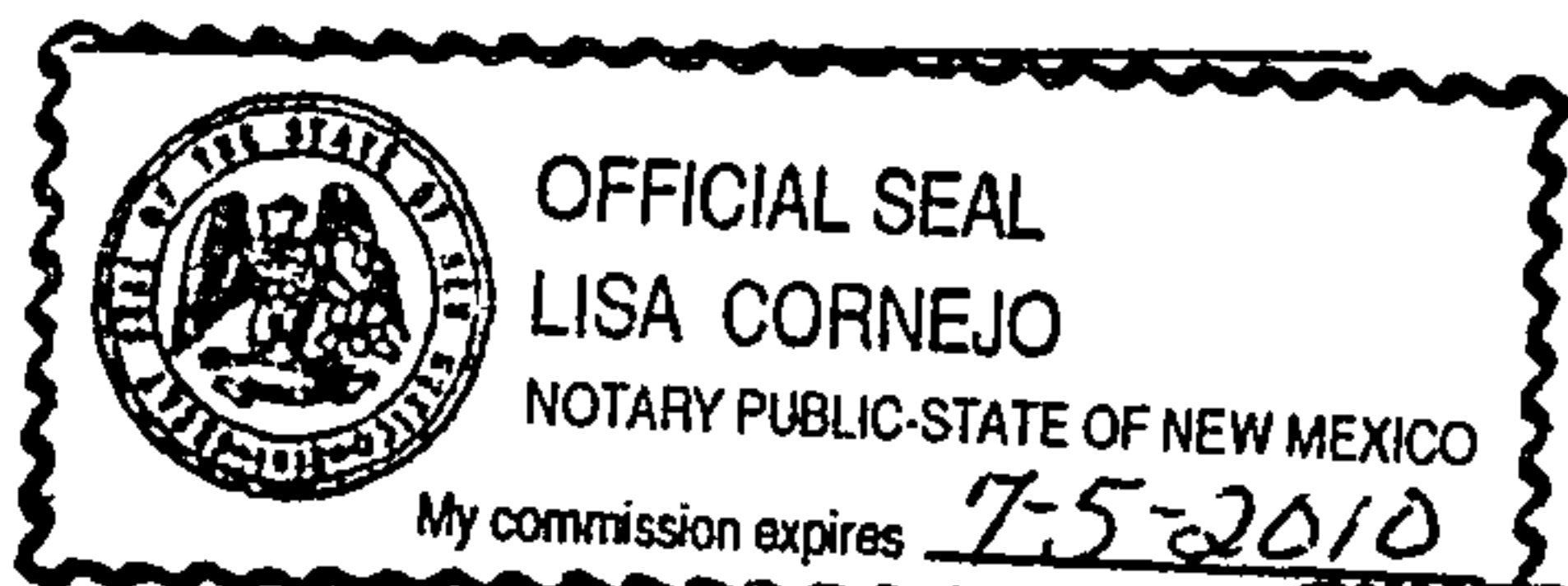


EXHIBIT A AND POWER OF ATTORNEY ATTACHED

POWER OF ATTORNEY

NOTE: Must be signed and notarized

Current DRC  
Project Number:

FIGURE 12

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 1001904  
DRB Application No.: \_\_\_\_\_

**ORIGINAL**

**INFRASTRUCTURE LIST**  
(Rev. 9-20-05)  
EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

ADDITION TO GRACE CHURCH 6901 SAN ANTONIO DR NE  
PORTION OF BLK 20, TRACTS CDS-1A NORTH ALBUQUERQUE ACRES UNIT A  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed	DRC #	DRC #	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Cnst Engineer
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20' F-E LOCAL PYMT CITY, A'S W (S. SIDE)	SANTA MONICA	W.I.	LOUISIANA	/	/
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 ea FIRE HYDRANT 34"-6" line 6" w/ Tapping Sleeve	S. Side SANTA MONICA	WATER	HYDRANT	/	/
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					/	/
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					/	/
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					/	/
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					/	/
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					/	/
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					/	/
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					/	/

*DRC Notes:*

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Const Engineer
							1	1	1
							1	1	1
							1	1	1

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER \_\_\_\_\_ DEVELOPMENT REVIEW BOARD MEMBER APPROVALS \_\_\_\_\_

**LYLE HOFFERTH** NAME (phn) \_\_\_\_\_ **DRB CHAIR - date** 8/29/08 **Christina Randall** 8/20/08 **PARKS & RECREATION - date**

**MAIN STREET CONST LLC** FIRM \_\_\_\_\_ **TRANSPORTATION DEVELOPMENT - date** 8/20/08 **AMAFCA - date**

**John J. Hodguth** 8/12/08 **UTILITY DEVELOPMENT - date** 8/20/08 **- date**

**Bradley J. Bishop** 8/20/08 **CITY ENGINEER - date** \_\_\_\_\_ **- date**

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER

FIGURE 16

CIRCLE ONE:  
...SUBDIVISION BOND FOR:  
SIA, SW'S, SPCL.AGRMT.

BOND NO. (SURETYS NO. :) 883942  
CONTACT PERSON'S NAME: \_\_\_\_\_

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we Grace Church, Unaffiliated  
a [state type of business entity, for  
instance, "New Mexico corporation," "general partnership", "joint venture",  
"individual", etc.:] Non-Profit Corporation as  
"Principal", and Developers Surety and Indemnity Company  
a corporation organized and existing under and by virtue of the laws of the  
State of California and authorized to do business in the  
State of New Mexico, as "Surety," whose address is 17780 Fitch, Suite 200,  
Irvine CA 92614 and whose telephone number is 800-782-1546,  
are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of  
One Hundred Thirty Eight Thousand Seven Hundred Ninety Three and 45/100  
Dollars, ) \$ 138,793.45, as amended by change orders  
approved by the Surety or changes to the infrastructure list approved by the  
City Development Review Board, the payment of which is well and truly to be  
made, and each of us bind ourselves, our and each of our heirs, executors,  
administrators, successors and assigns, jointly and severally, and firmly by  
these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is  
developing land and premises known as Tracts CDS-1A Portion of Block 20  
Subdivision in North Albuquerque Acres, Unit A  
\_\_\_\_\_ ; and

WHEREAS, said Subdivision is subject to the provisions and conditions of  
the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance,  
the requirements of which include the installation of various other  
improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to  
install and construct the following improvements at the Subdivision: [list the  
improvements, e.g., water, sewer, pavement, sidewalks:] Project NO. 457781  
Construction of Road and Fire Hydrant

All construction shall be performed in accordance with the Agreement to  
Construct Public and/or Private Subdivision Improvements Agreement entered  
into between Grace Church, Unaffiliated  
and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of  
Bernalillo County, New Mexico, in Book Misc. (leave blank), pages \_\_\_\_\_  
through \_\_\_\_\_, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements  
and facilitates and performs the work herein above specified to be performed,  
all on or before

18th day of November, 2009 ("the Construction  
Completion Deadline"), then this obligation shall be null and void; if the  
Principal does not complete construction by or before the Construction  
Completion Deadline, the City may call on this obligation until released by  
the City.

IN WITNESS WHEREOF, this bond has been executed this 10th day of November, 2008.

Principal:

By [signature:] Bruce Lininger  
Name: Bruce Lininger  
Title: C.O.O.  
Dated: 11-12-08

SURETY:

By [signature:] Charles O. Brown  
Name: Charles O. Brown  
Title: Attorney-In-Fact  
Dated: November 10, 2008

STATE OF New Mexico )  
                                  ) ss.  
COUNTY OF Bernalillo )

Subscribed and sworn to before me this 10th day of November, 2008.

[Signature]  
Notary Public

My Commission Expires:  
March 27, 2011

\*NOTE: Power of Attorney for Surety must be attached.

**POWER OF ATTORNEY FOR  
DEVELOPERS SURETY AND INDEMNITY COMPANY**  
PO BOX 19725, IRVINE, CA 92623 (949) 263-3300  
www.InscoDico.com

KNOW ALL MEN BY THESE PRESENTS, that except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY does hereby make, constitute and appoint:

\*\*\*Gordon Macaulay, Charles O. Brown, Denise Gordon, jointly or severally\*\*\*


as its true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporation as surety, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as the corporation could do, but reserving to the corporation full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolution adopted by the Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY effective as of November 1, 2000:

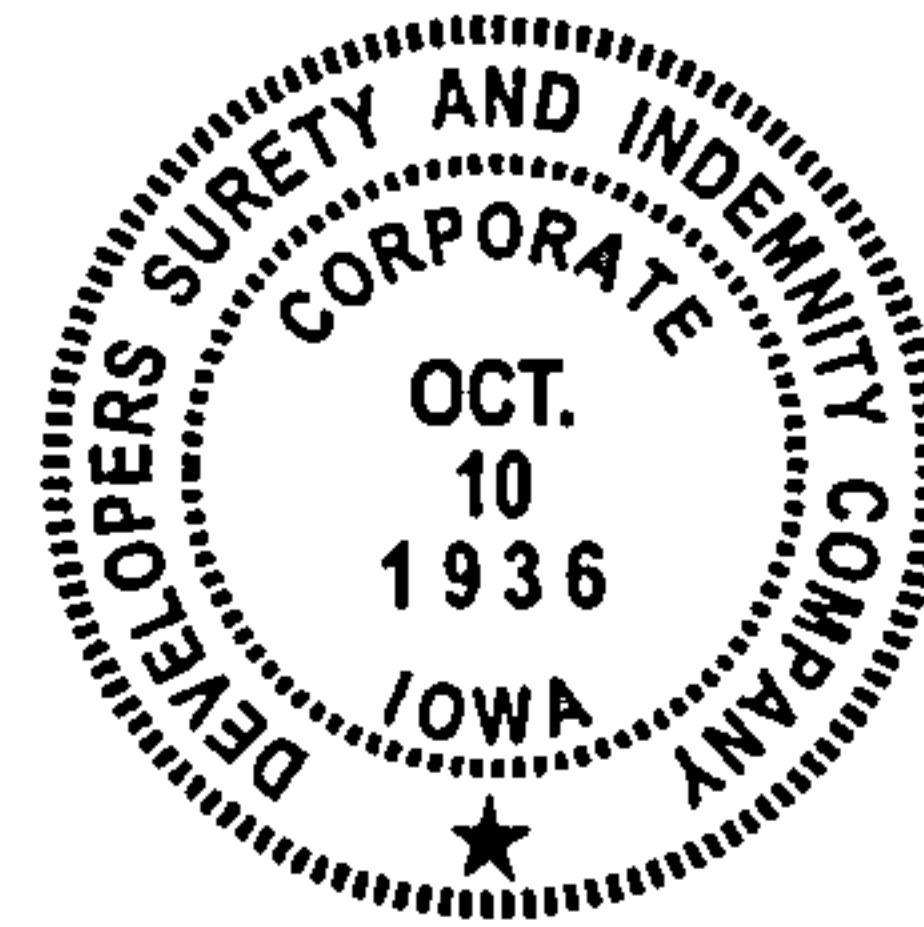
RESOLVED, that the Chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the Attorney(s)-in-Fact named in the Powers of Attorney to execute, on behalf of the corporation, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of the corporation be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporation when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY has caused these presents to be signed by its respective Executive Vice President and attested by its Secretary this 1st day of December, 2005.

By:   
David H. Rhodes, Executive Vice-President

By:   
Walter A. Crowell, Secretary



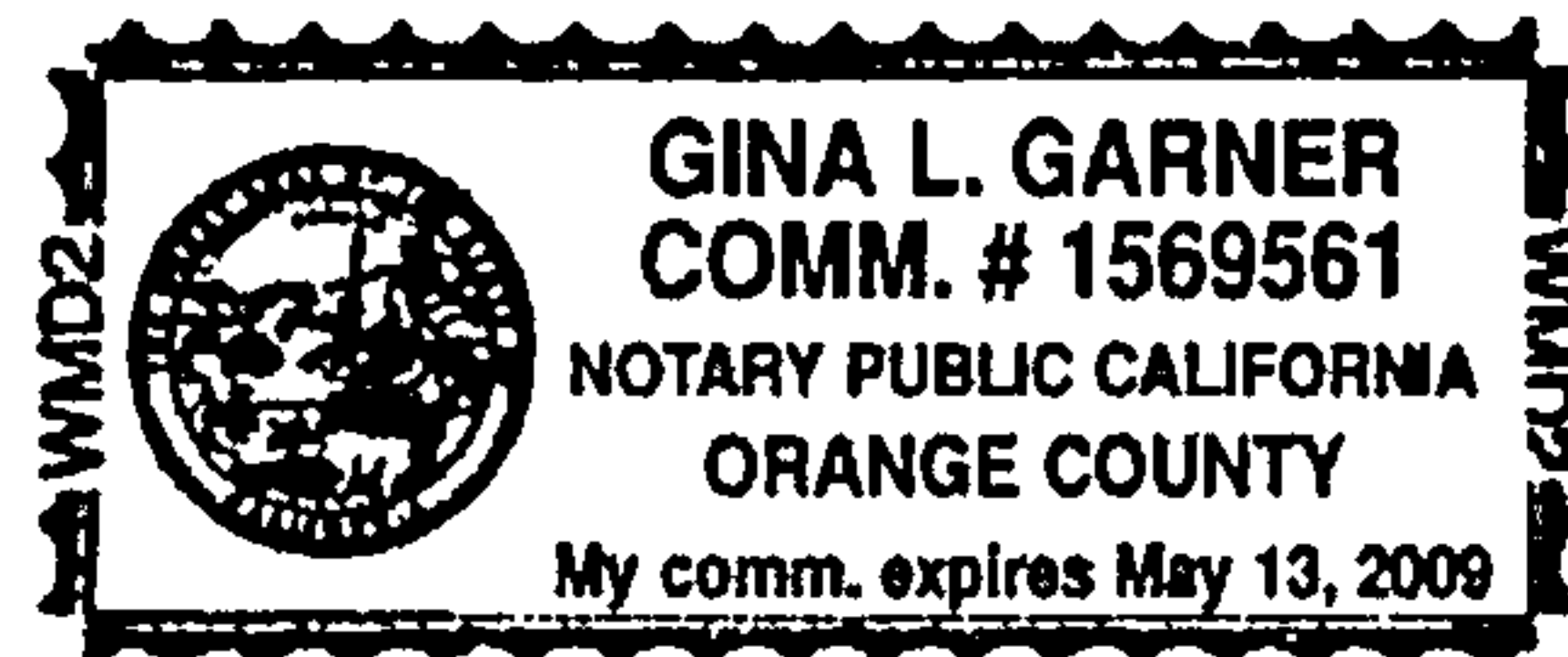
STATE OF CALIFORNIA ]  
COUNTY OF ORANGE ]

On December 1, 2005 before me, Gina L. Garner, Notary Public (here insert name and title of the officer), personally appeared David H. Rhodes and Walter A. Crowell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 

(SEAL)



**CERTIFICATE**

The undersigned, as Assistant Secretary, of DEVELOPERS SURETY AND INDEMNITY COMPANY, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked, and furthermore, that the provisions of the resolution of the respective Boards of Directors of said corporation set forth in the Power of Attorney, is in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, the 10th day of November, 2008.

By:   
Albert Hillebrand, Assistant Secretary

# FINANCIAL GUARANTY AMOUNT

10/06/2008

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

**Project ID #: 457781, Widening of Santa Monica Ave NE, Phase/Unit #: 1**

Requested By: **Lyle Hofferth**

Approved estimate amount:		\$87,070.00
Contingency Amount:	10.00%	\$8,707.00
Subtotal:		\$95,777.00
NMGRT	6.75%	\$6,464.95
Subtotal:		\$102,241.95
Engineering Fee	6.60%	\$6,747.97
Testing Fee	2.00%	\$2,044.84
Subtotal:		\$111,034.76
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b><u>\$138,793.45</u></b>

APPROVAL:

DATE:

*L Woodall*

10-6-08

Notes: 10% contingency, Final plans and Eng estimate have not been approved





# NONPROFIT CORPORATE REPORT

TO THE STATE PUBLIC REGULATION COMMISSION OF NEW MEXICO

TAXABLE YEAR CLOSING DATE

Due on or before the fifteenth day of the fifth month following the end of its taxable year.

12/31/07

INSTRUCTIONS ON BACK PAGE  
 PLEASE TYPE OR PRINT LEGIBLY

MAIL TO:

EXACT  
 CORPORATE  
 NAME  
 AND  
 U.S. MAILING  
 ADDRESS

GRACE CHURCH, UNAFFILIATED

6901 SAN ANTONIO NE  
 ALBUQUERQUE NM 87109

Please use this computer pre-addressed form when filing to avoid a delay in processing. If unable to use a pre-addressed form, print NMPRC Certificate of Incorporation/Authority Number, New Mexico Taxation and Revenue ID Number, Corporate Name and Mailing Address and Zip Code in the spaces provided. If pre-printed information is not correct, print the corrected information.

DNP

2. PRINCIPAL PLACE OF BUSINESSES IN NEW MEXICO

6901 SAN ANTONIO NE

STREET \_\_\_\_\_

CITY, STATE, ZIP ALBUQUERQUE NM 87109

3. PRINCIPAL OFFICE OUTSIDE NEW MEXICO (If different from registered office in state of Incorporation)

STREET \_\_\_\_\_

CITY, STATE, ZIP \_\_\_\_\_

4. NMSPRC Certificate of Incorporation/Authority Number

0218123

Refer to above number in all correspondence

5. NM Taxation & Revenue ID No.

6. FOREIGN CORPORATION--REGISTERED OFFICE IN STATE OF INCORPORATION

STREET \_\_\_\_\_

CITY, STATE, ZIP \_\_\_\_\_

7. STATE OR COUNTRY OF INCORPORATION

NM

8. REGISTERED AGENT AND OFFICE LOCATED WITHIN NEW MEXICO FOR SERVICE OF PROCESS (Filing corporation cannot be its own agent)

NAME ~~JOHN P HOHIMER~~ Bruce L. Linger (C.O.O.)

STREET ~~9612 TANDAN DRIVE NE~~ 11405 Richfield Ave NE

CITY, ZIP ALBUQUERQUE NM ~~87111~~ Albuquerque NM 87122

9. The names and address of ALL the directors and officers (identify each elected director from an officer's position, and a New Mexico Corporation shall have not less than three directors. Refer to instruction No.9) of the Corporation.

OFFICE/TITLE	NAME AND ADDRESS
Chairman	Dennis Vik - 2702 Vista Larga Ave., NE, Albuquerque, NM 87106
Vice Chairman	Mike Thompson - 9400 Pebble Beach Dr., NE, Albuquerque, NM 87111
Director	Treasurer - Jim MacGillivray - 12046 Irish Mist Road, NE, Albuquerque, NM 87122
Director	Secretary - John Doughty - 532 Calle de Los Hijos, NW, Albuquerque, NM 87114
Director	_____

(Attach Schedule if needed)

The character of its business in New Mexico, briefly stated, is \_\_\_\_\_

10. Under penalties of perjury, I declare and affirm that I have examined this report, including the accompanying schedules and statements contained therein are true and correct.

Dated 2/26/08

*Dennis Vik* Chairman  
 Signature and Title  
*Michael R. Thompson* Vice-Chairman  
 Signature and Title

The Report shall be signed and sworn to by any two of its directors or officers. If the corporation is in the hands of a receiver, the Report shall be executed on behalf of the corporation by the receiver or trustee.

11. PAYMENT OF FILING FEE AND LATE FILING PENALTY:

(a) Filing fee due on Corporate Report .....(a) \$ 10.00  
 (b) \$10.00 Late Filing Fee Penalty .....(b) \_\_\_\_\_  
 IRS or PRC Valid extension, if any must be submitted with report at time of submission.)  
 (c) Total Amount due with Corporate Report (lines a+b) ... (c) \$ \_\_\_\_\_  
 PLEASE DO NOT SUBMIT CASH FOR PAYMENT

NMSPRC Office Use Only

Amount Remitted Postmark Date

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING</b>	<b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	
<input checked="" type="checkbox"/> ...for Building Permit <i>Final S-O</i>			
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC) L			

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Grace Church - Nick Winowich PHONE: 844-8256  
 ADDRESS: 6901 San Antonia Dr. NE FAX: 277-1394  
 CITY: ABQ STATE NM ZIP 87 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_  
 AGENT (if any): Dave Cook - SMPC Architects PHONE: 255-8668  
 ADDRESS: 115 Amherst Dr. SE FAX: 268-4665  
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: DAC@smpcarch.com

DESCRIPTION OF REQUEST: Phase I + Total Development Site Plan approved by EPC in 1994 + Phase I by DRB in 1994. This submittal is for Phase II

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

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

Lot or Tract No. CDS-1A Block: 20 Unit: A  
 Subdiv. / Addn. North ABQ. Acres - TR A  
 Current Zoning: C1-SC Proposed zoning: C1-SC (Same)  
 Zone Atlas page(s): D-18-2 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 8.4 Density if applicable: dwellings per gross acre: - dwellings per net acre: -  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No  
 UPC No. 101806347602840115 MRGCD Map No. D-18  
 LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio Drive, NE  
 Between: Louisiana Blvd. NE and Santa Monica Dr. NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 2-94-34 2-87-128  
and DRB-94-181 (Attached) 2-92-47 12-87-128 12-72-222

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 4-3-02

SIGNATURE Katrina Spencer DATE 4-23-02  
 (Print) Katrina Spencer Applicant  Agent

**FOR OFFICIAL USE ONLY**

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02 DRB - 00626</u>	<u>Final Sign off</u>	<u>P3</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>MAY 1 2002</u>			Total \$ <u>0</u>

JM 4/23/01 Project # 1001904  
 Planner signature / date

.pdf Form revised Sept. 2001

**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

**SKETCH PLAN REVIEW AND COMMENT**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - 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
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - 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
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
  - Solid Waste Management Department signature on Site Plan
  - 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
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Blue-line copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
  - 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
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

*will have at meeting*

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

Katrina Spencer  
Applicant name (print)  
Katrina Spencer 4-23-02  
Applicant signature / date

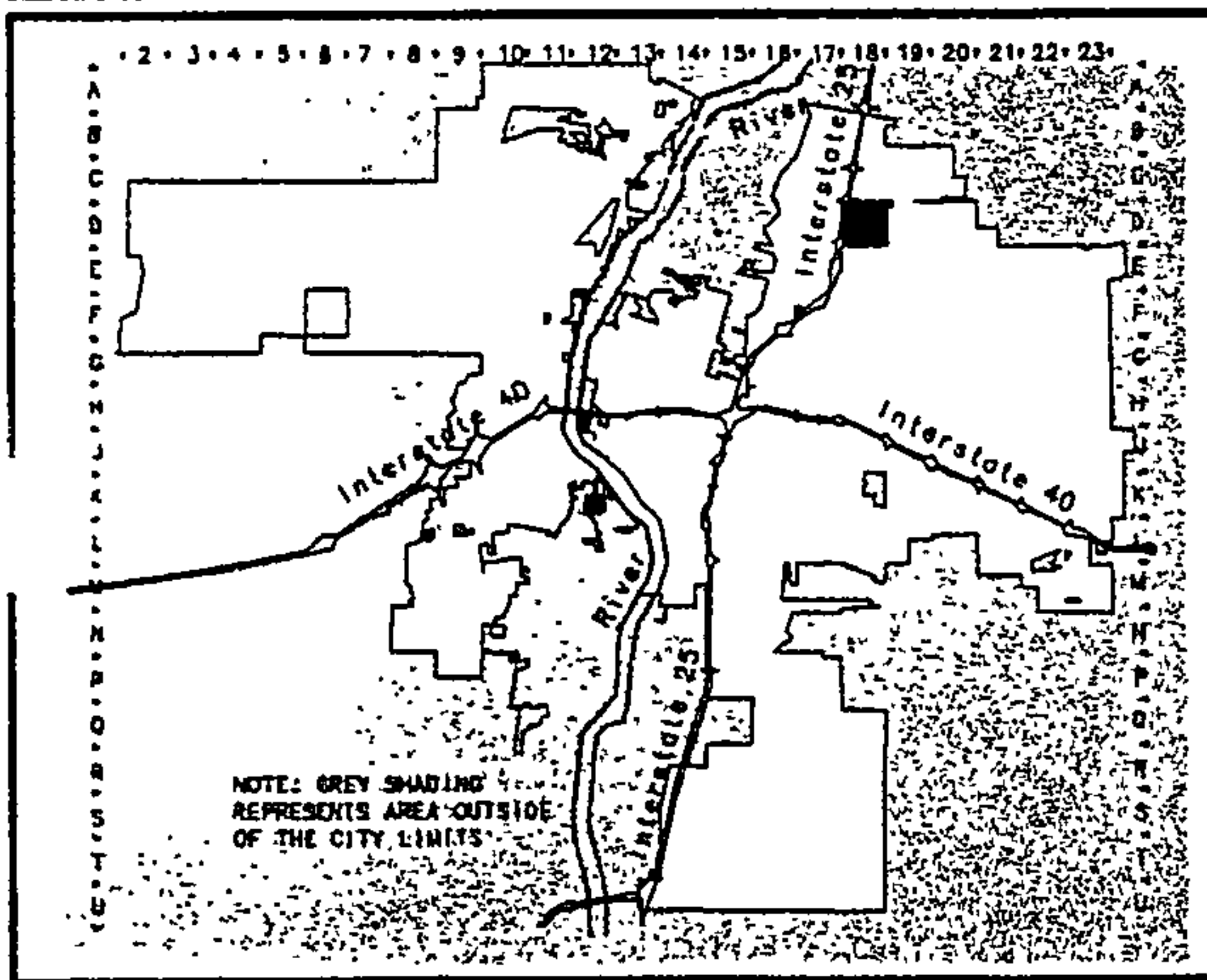
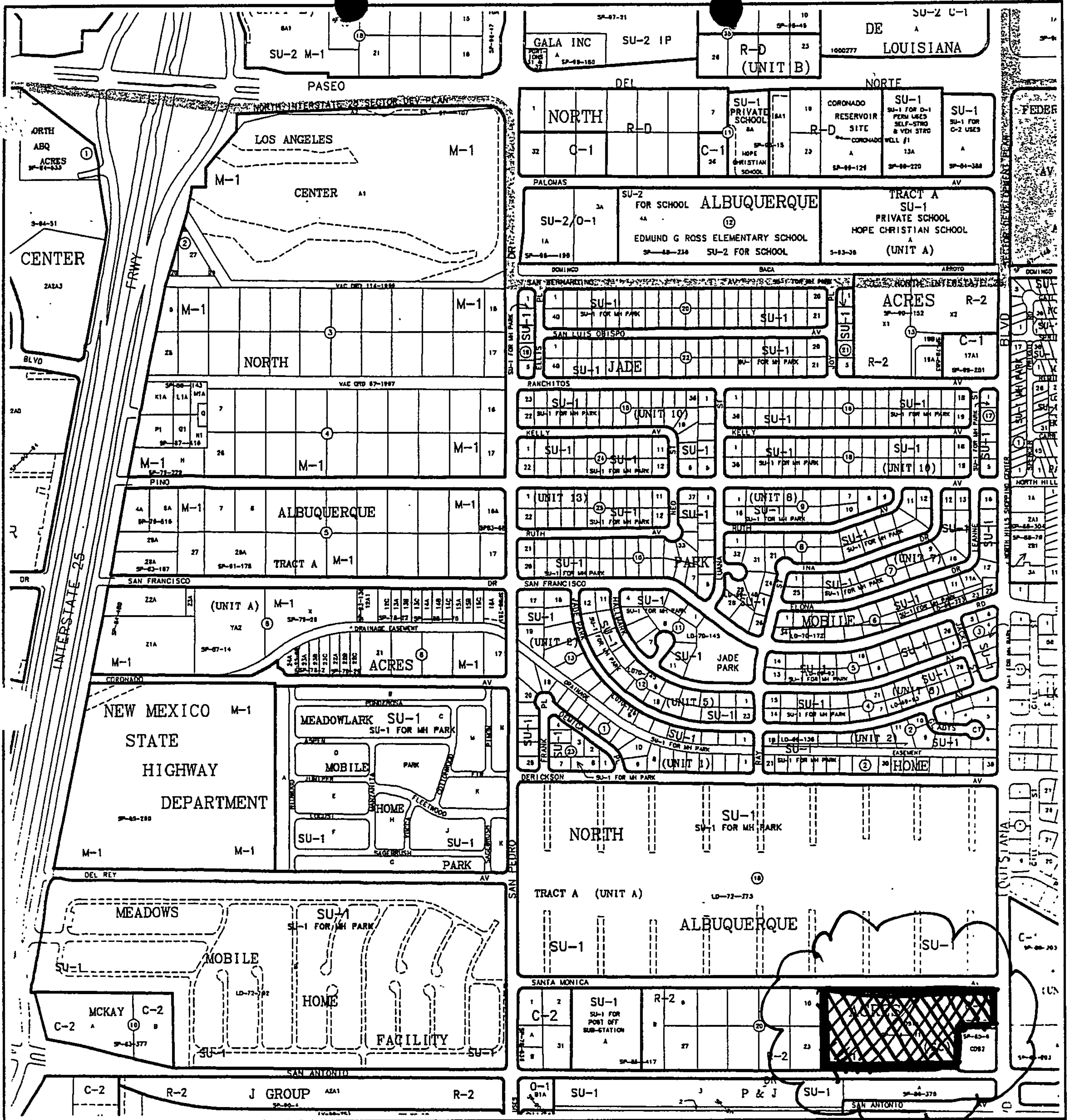


Form revised September 2001

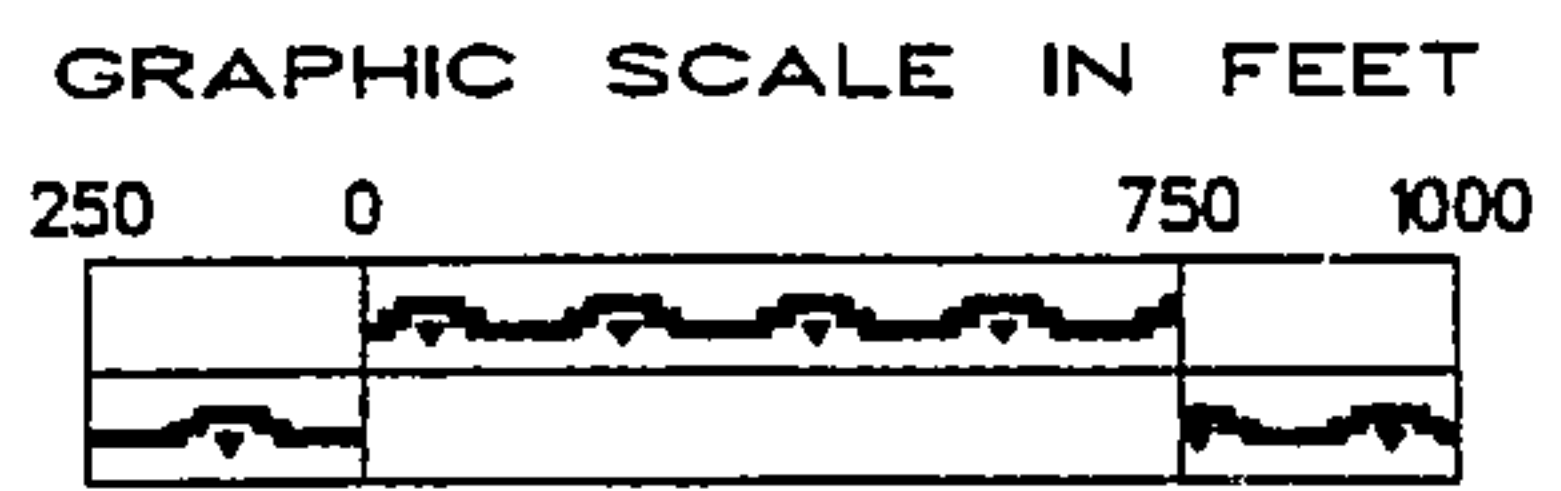
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
02 DRB- 00626

[Signature] 4/23/02  
Planner signature / date  
**Project #** 1001904



CITY OF  
Albuquerque  
A Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2000



# Zone Atlas Page

# D-18-Z

Map Amended through July 27, 2000

April 23, 2002

Janet Stephens, Chair DRB  
City Planning & Development Services  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87103

Re: EPC Project Z-94-34, DRB-94-181  
Grace Church  
Site Development Plan Approval for Phase 2 Construction

Dear Ms. Stephens:

The Phase 1 and Total Development site plan were approved by the EPC in 1994, and the Phase 1 was also approved by the DRB. This submittal is for DRB approval of Phase 2 construction. We have modified the site plan to meet the EPC conditions as follows:

1. Conditions of the traffic engineer were met in the Phase 1 plan, and further modified in the Phase 2 construction plan. The proposed layout is slightly different from the total development plan in that it includes an additional alcove of accessible parking. This has been preliminarily reviewed by Richard Dourte with Traffic Engineering.
2. The refuse enclosure bin is being relocated in Phase 2 construction and will be designed to the approval of the Solid Waste Department.
3. Landscape plan provides landscaping that exceeds the 15% requirement based on the area of Phase 2 construction (shown on plan). This is proportionate to each construction phase of the project. The condition for a ten foot buffer to the west will be provided in a future construction phase when the west parking lot is built out. The juniper is the allowed species.
4. The building elevations are identical to the existing building in terms of height, windows, materials, and colors.

Please call if you have questions prior to the DRB hearing.

Sincerely,



Dave Cook AIA  
Principal, SMPC Architects



Michael Ligon Dickson AIA  
Glenn H. Fellows AIA  
Robert A. Moraga AIA  
J. Chris Willadsen AIA

Allison Abraham AIA, ASLA  
David A. Cook AIA  
Patricia H. Hancock AIA  
David M. Hassard AIA  
Karl Schindwolf AIA

SMPC, PA  
115 Amherst Drive SE  
Albuquerque  
New Mexico 87106  
505 255 8668  
FAX 268 6665  
smpc@smpcarch.com  
www.smpcarch.com

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

Date: March 18, 1994

**OFFICIAL NOTIFICATION OF DECISION**

Grace Church  
115 Ceday NE  
Albuq., NM; 87106

FILE: Z-94-34  
LEGAL DESCRIPTION: Lot CDS-1 (SP-85-6), located on the northwest corner of Louisiana Boulevard NE and San Antonio Drive NE, containing approximately 8.5 acres. (D-18) WALTER GELB, CASE PLANNER

On March 17, 1994 the Environmental Planning Commission voted to approve Z-94-34, your request for site development plan approval, based on the following Findings and subject to the following Conditions:

**Findings: Site Development Plan Approval:**

1. Concerns of Transportation Development have to be met.
2. Other site development plan problems such as the solid waste requirements and the landscape plan have to be met.
3. The proposed use of a church and daycare facility is a permissive use in the C-1 zone and therefore no zone change is required.

**Conditions:**

1. Concerns of the traffic engineer must be met which include:
  - Dedication of up to a total of 86 feet of right-of-way for Louisiana Boulevard. PI
  - Provisions for improvements to Santa Monica Drive including up to 24 feet of pavement, curb, gutter and 6 foot sidewalk in Phase II when access is provided along Santa Monica. future F
  - Construction of a full 6 foot sidewalk on San Antonio and also on Louisiana when other street improvements on Louisiana are made. PI OK
  - Provision of a continuous pedestrian link from the church to Louisiana Boulevard. PI
  - Redesign of the parking lot layout, e.g., orientation, drive aisles, handicapped spaces and drop-off area to the satisfaction of the Traffic Engineer. PI + PI
  - Construction of end islands for the parking aisles of a minimum width of 10 feet. See DPH standards. PI + PI
2. Refuse enclosure and bin must be acceptable to the Solid Waste Department. PI
3. Site development plan modifications to the landscape plan to include mountain ashes along San Antonio, and a ten-foot buffer landscape barrier between the church and the residential zone to the west. future PI
4. The applicant has agreed to use only the female variety of Junipers in order to reduce hay fever problems.

THIS CASE IS SCHEDULED FOR FINAL SITE DEVELOPMENT PLAN SIGN-OFF BY THE DEVELOPMENT REVIEW BOARD ON APRIL 5, 1994.

YOUR DRB CASE NUMBER IS DRB-94-181. IN ORDER TO RECEIVE FINAL SIGN-OFF AT THE APRIL 5 DRB MEETING, THE FOLLOWING ITEMS NEED TO BE SUBMITTED TO THE PLANNING DEPARTMENT BY MARCH 28, 1994:

1. A NARRATIVE DESCRIPTION (A 'COMPLIANCE LETTER') STATING HOW THE EPC'S CONDITIONS OF APPROVAL HAVE BEEN MET;

**NOTIFICATION OF DECISION**  
**MARCH 18, 1994**  
**Z-94-34**  
**PAGE 2**

2. AN INFRASTRUCTURE LIST FOR ANY REQUIRED PUBLIC IMPROVEMENTS (STREETS, UTILITY LINES, ETC.);
3. SIX COPIES OF YOUR REVISED SITE DEVELOPMENT PLAN WHICH INCORPORATES THE CHANGES REQUIRED BY EPC.

**PRIOR TO SUBDIVISION AND/OR OBTAINING A BUILDING PERMIT, YOU MUST HAVE YOUR SITE DEVELOPMENT PLAN SIGNED-OFF BY THE DEVELOPMENT REVIEW BOARD (DRB); ANY APPEAL WILL REQUIRE DEFERRAL OF SITE PLAN SIGN-OFF UNTIL THE APPEAL IS RESOLVED.**

**IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY APRIL 1, 1994, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

**Appeal to the City Council:** Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 7-14-45.B.2.c of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

Sincerely,

*Susan J. Connors*  
for **Rex King**  
Acting Planning Director

RK/WG/lq

15383

(2)

cc: Dave Cook, FMSM Architects, P.O. Box 8266, Albuquerque, NM; 87198  
Bill Barry, North Wyoming Neigh., Assoc., 8124 Siguard NE, Albuquerque, NM; 87109  
David McCoy, North Wyoming Neigh., Assoc., 7104 Patricia NE, Albuquerque, NM; 87109  
Richard Skolfield, 7112-128 Pan American NE, Albuquerque, NM

# 7

DRB

1 MAY 02

PROJECT # 1001964

LOOKING WEST





# 7 DRB 1 MAY 02 PROJECT # 1001904

LOOKING WEST

