

COMPLTD 6-09-03
BAF.

APPLICATION NO. 03DRB-00781	PROJECT NO. 1001997
PROJECT NAME MONTEREY PARK SUBD.	
EPC APPLICATION NO.	
APPLICANT / AGENT BOHANNAU HUSTON.	PHONE NO. 823-1000
ZONE ATLAS PAGE A-11	
ONE STOP COMMENT FORM LOG	

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>CS</i>	DATE <i>6/6/03</i>	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>ZJC</i>	DATE <i>6-9-03</i>	DATE
COMMENTS:		

(Return form with plat / site plan)

16

Completed 6-9-03

BA



DRB CASE ACTION LOG

REVISED 3/20/2003

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.: 03-00781 (FP)	Project # 1001997
Project Name: MONTEREY PARK SUB.	EPC Application No.:
Agent: Bohannan Huston Inc.	Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/28/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number

100 1997

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: CIL payment for park dedication 8

PLANNING (Last to sign): dx

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.

Include 3 copies of the approved site plan along with the originals.

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.

Copy of final plat AND a DXF File for AGIS is required.

Copy of recorded plat for Planning.

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1001997 Subdivision Name Monterey Park
Surveyor Tom Klingenhagen Company BHE
Contact person Ning Phone # email

Neal Wenberg Approved *Not Approved Date 6/5/03

DXF RECEIVED 6/5/03 DATE
HARD-COPY RECEIVED 6/4/03 DATE
DISCLOSURE STATEMENT

*Not Approved for one or more of the following reasons:

File Format and naming

- 1) Format is not DXF file in ASCII format
2) No hard copy of the final plat submitted
3) <DRB Project #>.dxf not used as a standard naming convention

Coordinate System

- 4) Submittal does not include a disclosure of the datum (NAD27 or NAD83)
5) Submittal does not specify if coordinates are based on ground or grid distances
6) Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
7) Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

- 8) Submittal is not single drawing in model space showing only parcel and easement lines
9) Digital submittal does not match final plat
10) Parcel lines are not in one separate layer
11) Access-easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
12) All other easement lines are not in a third separate layer

Comments: 1st dxf had no disclosure
Stray arcs mirrored to west
wrong location OK - NPW

AGIS Use Only: Copied cov to agiscov on Client Notified



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 28, 2003

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, 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. HEARING IMPAIRED USERS MAY CONTACT HER 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 ADMINISTRATIVE ASSISTANT 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: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 1:15 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002642**
03DRB-00730 Major-Vacation of Pub
Right-of-Way

CITY OF ALBUQUERQUE, DEPT. OF PUBLIC WORKS request(s) the above action(s) for all or a portion of Block(s) NA, Tract(s) NA, **WEST TOWER RD R.O.W. @ 98TH ST. SW, NA**, zoned NA, located on TOWER RD SW, between EUCARIZ AVE. SW and SAN YGNACIO RD. SW containing approximately 1 acre(s). (L-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1000546**
03DRB-00732 Major-SiteDev Plan
BldPermit
03DRB-00711 Major-Amnd SiteDev Plan
Subd

CHERRY / SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, PARKS & REC. request(s) the above action(s) for all or a portion of Lot(s) NA, Tract(s) NA, **PHIL CHACON PARK**, zoned SU-1, Municipal Park & Rel. Fac., located on LOUISIANA BLVD SE, between GIBSON BLVD SE and SOUTHERN BLVD SE containing approximately 50 acre(s). [REF: DRB-96-214, Z-96-96, Z-94-11, AA-00691, AA-00966, 02AA-00504] (L-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHANGE THE TITLE BLOCK ON THE COMBINED SITE PLAN FOR BUILDING PERMIT AND MASTER PLAN.**

3. **Project # 1000627**
03DRB-00675 Major-Vacation of Public Easements
03DRB-00678 Major-Vacation of Public Easements
03DRB-00679 Major-Vacation of Public Easements
03DRB-00677 Major-Vacation of Public Easements
03DRB-00676 Minor-Vacation of Private Easements

ISAACSON AND ARFMAN PA agent(s) for CALVARY CHAPEL request(s) the above action(s) for all or a portion of Tract(s) A, **CALVARY CHAPEL**, zoned O-1, M-1, located on NW CORNER OF OSUNA, between WASHINGTON NE and containing approximately 20 acre(s). [REF: DRB-94-142, DRB-94-143, 1000627 00440-00856] (E-17) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1001796**
03DRB-00716 Major-Vacation of Public Easements

SAMUEL C DE BACA agent(s) for SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION**, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD NW, between EAGLE RANCH RD NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: Z-98-17, Z-84-122, DRB-97-507/S-98-25] (C-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002479**
03DRB-00718 Major-Vacation of Public Easements

03DRB-00813 Minor-SiteDev Plan Subd/EPC
03DRB-00814 Minor-SiteDev Plan BldPermit/EPC
03DRB-00815 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA**, zoned SU-1, for PRD/8DU/AC, located on E. SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). [REF: 03DRB-00233] (E-12)

ISAACSON & ARFMAN agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA**, zoned SU-1 for PRD (8DU/ac), located on WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). [REF: 03EPC-00308, 03EPC-00309, 03DRB-00233, 03DRB-00718] [DEBBIE STOVER, EPC CASE PLANNER] [Deferred from 5/28/03] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 6/4/03.**

6. **Project # 1002638**
03DRB-00714 Major-Vacation of Pub Right-of-Way

CAM NGUYEN agent(s) for CAM NGUYEN request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 31, **BUENA VENTURA SUBDIVISION**, zoned R-1, located on ALTEZ ST NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). (K-20) TRANSPORTATION DEVELOPMENT REVISED THEIR COMMENT TO STATE 10 FEET OF RIGHT-OF-WAY NEEDS TO BE RETAINED FROM THE FACE OF CURB TO THE PROPERTY LINE. **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1002639**
03DRB-00719 Minor-Sidewalk Waiver
03DRB-00720 Minor-Temp Defer SDWK
03DRB-00721 Minor-Subd Design (DPM)
Variance
03DRB-00722 Major-SiteDev Plan Subd
03DRB-00717 Major-Preliminary Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, Tract(s) 2, North Albuquerque Acres, **TREMENTINA SUBDIVISION** zoned RD/SU-1, 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD. NE containing approximately 9 acre(s). [Deferred from 5/28/03] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/11/03.**

8. **Project # 1002640**
03DRB-00728 Minor-Temp Defer SDWK
03DRB-00723 Major-Preliminary Plat
Approval
03DRB-00726 Minor-Sidewalk Variance
03DRB-00725 Minor-Sidewalk Variance
03DRB-00724 Major-SiteDev Plan
BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQ. ACRES, **VISTA DEL AGUILA SUBDIVISON**, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). [Deferred from 5/28/03] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/11/03.**

**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.

9. **Project # 1001426**
03DRB-00812 Minor-Amnd SiteDev Plan
BldPermit4

JERRY DANIELE agent(s) for NEW LIFE BAPTIST CHURCH request(s) the above action(s) for all or a portion of Block(s) 2A & 2B, Tract(s) N, **ATRISCO BUSINESS PARK, UNIT 2**, zoned IP, located on LOS VOLCANES RD NW, between UNSER BLVD. NW and COORS NW containing approximately 5 acre(s). [REF: DRB 99-199, 01450-01196] [Deferred from 5/28/03] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/4/03.**

10. **Project # 1002666**
03DRB-00807 Minor-SiteDev Plan
BldPermit

DEKKER / PERICH / SABATINI agent(s) for T T & Y, LLC request(s) the above action(s) for all or a portion of Lot(s) A, Tract(s) P-1, **ATRISCO BUSINESS PARK, UNIT 1**, zoned SU-1 special use zone, located on the WEST SIDE OF COORS RD NW, between LOS VOLCANES RD NW and CLOUDCROFT RD NW containing approximately 2 acre(s). [REF: DRB-86-09] [Deferred from 5/28/03] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/4/03.**

11. **Project # 1002249**
03DRB-00635 Minor-SiteDev Plan
Subd/EPC
03DRB-00637 Minor-SiteDev Plan
BldPermit/EPC
03DRB-00770 Minor-Prelim & Final Plat

TIERRA WEST LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) F1 & E1, **AMERICAN SQUARE**, zoned C-2 community commercial zone, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC-01475 & 02EPC-01476, 03DRB-00445 VPE] [Debbie Stover, EPC Case Planner] [Deferred from 5/21/03] (H-16) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/28/03 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

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

12. **Project # 1002077**
03DRB-00792 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) B & C, **EL RANCHO GRANDE – UNIT 9A**, zoned R-2 residential zone, located on BUTCH CASSIDY DR SW, between JESSE JAMES DR SW and BILLY THE KID RD SW containing approximately 3 acre(s). [REF: 03DRB-00513] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project #1000692**
03DRB-00830 Minor – Amended
Infrastructure List for Amended SBP
- DESERT SKY DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) A-1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2**, zoned SU-1 for limited C-1, located on the corner of WYOMING BLVD NE between BURLISON DR NE and HARPER RD NE, containing approximately 4 acre(s). [REF: 01DRB-00180, 00EPC-01017, 00EPC-01181] (E-19) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT THAT WAS ASSOCIATED WITH THIS PROJECT #1000692 HAS BEEN VOIDED. THE INFRASTRUCTURE LIST DATED 3/7/01 HAS BEEN VOIDED.**
14. **Project # 1001453**
03DRB-00797 Minor-Final Plat Approval
- BOHANNAN HUSTON, INC. agent(s) for D. R. HORTON HOMES, INC. request(s) the above action(s) for all or a portion of Tract(s) E-1, CANTABELLA SUBDIVISION, (to be known as **SEDONA @ VENTANA RANCH**) zoned R-LT residential zone, located on the EAST SIDE OF UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA HILLS RD NW containing approximately 20 acre(s). [REF: 01DRB-01608, 01DRB-01470, 01DRB-01471] [Project # changed from 1000132 to Project #1001453] (B-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**
15. **Project # 1001852**
03DRB-00793 Minor-Ext of SIA for Temp
Defer SDWK
- MARK GOODWIN & ASSOCIATES P.A. agent(s) for A. S. I. - E. S. FRANCISCO MELENDEZ request(s) the above action(s) for all or a portion of Block(s) 34, Unit(s) B, **PUNO DE TIERRA ESTATES, UNITS 1 and 2 and TRACT A**, zoned R-1 residential zone, located WEST OF COORS BLVD SW, between ARENAL RD SW and the AMOLE DIVERSION CHANNEL containing approximately 29 acre(s). [REF: DRB-97-498, 02DRB-00490 P&F, 02DRB-01463] (M-10) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 5/24/03, AS IDENTIFIED ON THE MOST RECENT SIA, IS EXTENDED TO 5/24/05.**

16. **Project # 1001997**
03DRB-00781 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for THE HOMESITE GROUP ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) C, **MONTEREY PARK SUBDIVISION**, zoned R-LT residential zone, located NORTH OF MCMAHON BLVD NW, EAST OF UNSER BLVD NW and WEST OF STONEBRIDGE DR NE containing approximately 11 acre(s). [REF: 02DRB-01398, 02DRB-01402, 02DRB-00853 SK, 02-01400 (VPRIE) (A-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AND PLANNING FOR DXF FILE.**

17. **Project # 1002088**
03DRB-00803 Minor-Prelim&Final Plat Approval

HARRIS SURVEYING INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) 7A, 8A AND 9A, **JOHN BARON BURG PARK**, zoned S-R, located on 19TH ST NW, between ZEARING NW and I-40 NW containing approximately 1 acre(s). [REF: 02DRB-01755, 02DRB-001483, 02DRB-01484] (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

18. **Project # 1002538**
03DRB-00791 Minor-Prelim&Final Plat Approval

LAWRENCE GARCIA request(s) the above action(s) for all or a portion of Lot(s) 2A, 2B, 2C and 2D (to be known as **LANDS OF SANDRA ELENA GARCIA, LANDS OF AMARANTE & ESPERANZA SANCHEZ**, zoned R-3, located on DELAMAR AVE NW, between 4th ST NW and 2nd ST NW containing approximately 1 acre(s). [REF: 03DRB-00419] (F-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/28/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: THE GRADING AND DRAINAGE PLAN AND THE SIA NEED TO BE COMPLETED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

19. **Project # 1001523**
03DRB-00810 Minor-Sketch Plat or Plan
- COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, Lot(s) 1A, 1B, 2A thru 2E, **LADERA INDUSTRIAL CENTER**, zoned SU-1 Transit and Light Industrial, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and OURAY RD NW (LADERA CHANNEL) containing approximately 29 acre(s). [REF: 03DRB-00755, 03DRB-00756, 03DRB-00757, 03DRB-00758, EPC-00229, 00152 and 00153] (H-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. **Project # 1002659**
03DRB-00796 Minor-Sketch Plat or Plan
- MICHAEL SILBERT request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Tract(s) A1, **LANDS OF JACK CULLY, MRGCD MAP # 32**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between GUADALUPE TRAIL. NW and TIERRA VIVA PL NW containing approximately 4 acre(s). [REF: Z-79-134, AX 97-21] (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1002660**
03DRB-00799 Minor-Sketch Plat or Plan
- MICHAEL GALLEGOS agent(s) for ANGELICA GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) 4, Tract(s) 37-A4, **MRGCD MAP # 37**, zoned SU-2 special neighborhood zone, R-1, located on GOMEZ AVE NE, between BROADWAY BLVD NE and EDITH BLVD NE containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1002663**
03DRB-00804 Minor-Sketch Plat or Plan

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E, **NM CREDIT CORPORATION**, zoned SU-2 for C-3, located on ARNO NE, between LOMAS NE and MOUNTAIN RD NE containing approximately 2 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1002668**
03DRB-00811 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) C, Block(s) 5, Tract E, Block(s) 2, **VISTA MAGNIFICA** and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned SU-1 special use zone, PRD, and R-3, located on the EAST SIDE OF ATRISCO DR NW, between ILIFF RD NW and I-40 containing approximately 7 acre(s). [REF: SP-78-421] (H-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Other Matters: **PROJECT #1002135/APPL. #03DRB-00863 Preliminary & Final Plat approval. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT; TRACT DESIGNATION FOR RIGHT-OF-WAY NEEDS CLARIFICATION AND TO PLANNING FOR DXF FILE.**

ADJOURNED: 1:15 P.M.

CITY OF ALBUQUERQUE
Planning Department
Development Review Board
May, 28, 2003 Comments

Item : 16

Project : 1001997

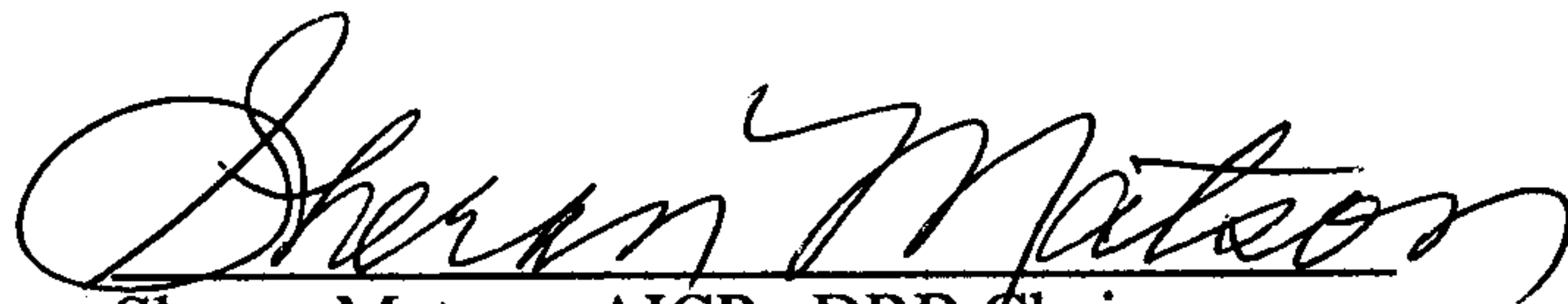
Application : 03DRB-00781

RE : Monterey Park Subdivision

No objection to the requested action.

Applicant may file this plat. Please be sure Planning gets a copy of the recorded plat for its file.

AGIX dxf approval is required.



Sheran Matson, AICP DRB Chairperson
924-3880 Fax 924-3864

16



DRB CASE ACTION LOG

REVISED 3/20/2003

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.: 03-00781 (FP)

Project # 1001997

Project Name: **MONTEREY PARK SUB.**

EPC Application No.:

Agent: Bohannan Huston Inc.

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/28/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: CI L payment for park dedication

PLANNING (Last to sign): dx

- 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.
- Include 3 copies of the approved site plan along with the originals.**
- 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.**
- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**

Project Number 1001997



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1001997
Application Number: 03DRB-00781

DRB Date: 5/28/03
Item Number: 16

Subdivision:

Tract C Monterey Park Subdivision

Zoning: R-LT

Zone Page: A-11

New Lots (or units) : 65

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 65 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: 

Christina Sandoval, (PRD)

Phone: 768-5328



City of Albuquerque
CITY OF ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001997

AGENDA ITEM NO: 16

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:() SIGN-OFF:(x) EXTN:() AMEND:()

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

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 28, 2003



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

10-24-02

9. Project # 1001997

02DRB-01398 Major-Preliminary Plat Approval
02DRB-01399 Major-Vacation of Public Easements
02DRB-01400 Minor-Vacation of Private
02DRB-01401 Minor-Sidewalk Waiver
02DRB-01402 Minor-Temp Defer SWK

BOHANNAN HUSTON, INC. agent(s) for CLEARBROOK INVESTMENTS, INC. request(s) the above action(s) for all or a portion of Tract(s) C, FINELAND DEVELOPMENT, (to be known as **MONTEREY PARK SUBDIVISION**, zoned R-LT residential zone, located north of MCMAHON BLVD NW east of UNSER BLVD NW and STONEBRIDGE DR NW containing approximately 11 acre(s). [REF: 1000875, 1000898, 1001997/ 02DRB-00853] [DEFERRED FROM 10/16/02] (A-11)

At the October 23, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 10/23/02 and approval of the grading plan engineer stamp dated 10/21/02 the preliminary plat was approved.

The Vacations were approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.



**OFFICIAL NOTICE
PAGE TWO**

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

Temporary deferral of construction of sidewalks was approved for the frontage and side yards of the developable lots on the interior streets as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by November 7, 2002 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Roger Green
Acting, DRB Chair

Cc: Clearbrook Investments Inc., 8901 Adams NE, 87113
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File



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: 1001997

AGENDA ITEM NO: 9

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 drainage report dated 10-21-02 is on file for Preliminary Plat approval. The Hydrology Section has no objection to the vacation requests.

RESOLUTION:

Signed I.L.

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: October 23, 2002

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001997 AGENDA#: 9 DATE: 10.23.02

1. Name: Tim Bell Address: Bhannan Zip: _____

2. Name: Mira Lewis Address: " Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

*Referred to
10/23/02*

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001997 AGENDA#: 2 DATE: 10-16-02

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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: 1001997

AGENDA ITEM NO: 2

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 drainage report is required for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X¹⁰⁻²³⁻⁰²; 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: October 16, 2002

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001997 AGENDA#: 1 DATE: 10.9.02

1. Name: Rick Beltr Address: 7500 Jellison Zip: 87109

2. Name: Nina Leung Address: 7500 Jellison Zip: 87109

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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: 1001997

AGENDA ITEM NO: 1

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 drainage report is required for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X; 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:

10-16-02

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: October 9, 2002



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
October 9, 2002
Project # 1001997

Project # 1001997

02DRB-01398 Major-Preliminary Plat Approval
02DRB-01399 Major-Vacation of Public Easements
02DRB-01400 Minor-Vacation of Private
02DRB-01401 Minor-Sidewalk Waiver
02DRB-01402 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for CLEARBROOK INVESTMENTS, INC. request(s) the above action(s) for all or a portion of Tract(s) C, FINELAND DEVELOPMENT, (to be known as **MONTEREY PARK SUBDIVISION**, zoned R-LT residential zone, located north of MCMAHON BLVD NW east of UNSER BLVD NW and STONEBRIDGE DR NW containing approximately 11 acre(s). [REF: 1000875, 1000898, 1001997/ 02DRB-00853] (A-11)

AMAFCA

No comment.

COG

The Long Range Roadway System designates McMahan Boulevard as a limited access principal arterial. Full intersections will be permitted at approximately 1000 foot intervals. It does not appear from the information provided that Monterey Park Drive would qualify as a full intersection. When McMahan is fully developed, Monterey Park Drive may be limited to right-in/right-out access to McMahan. The Long Range Bikeway System proposes a bike lane on McMahan. The developer should ensure that access to the bike lane from this subdivision is convenient.

Transit

No comments.

Zoning Enforcement

Reviewed, no comment.

Neighborhood Coord.

Letter sent to Horizon Hills (R) Neighborhood Assn.

APS

This development will affect Seven Bar Elementary School, James Monroe Middle School, and Cibola High School. **All the Schools above are currently enrolled and operating above their designed capacity. All the Schools above are projected to accrue substantial increases in students in the near future.**

10/9/02

Comments/Staff Report

APS

The APS facilities in the area have recently, and continue to be expanded and upgraded. An elementary school (Seven Bar) and middle school (Monroe) opened in the fall of 2001. All planned additions to existing educational facilities are contingent upon taxpayer approval. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. No comments.

Fire Department Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Gas Approves.

PNM Electric

No objection to preliminary plat and no objection Vacation of 20' easement and no comments on other requests.

Comcast No comments received.

QWEST No comments received.

Environmental Health Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D. No comments received.

Open Space Division No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval. No objection to sidewalk deferral or waiver. No objection to vacation request.

Transportation Development

1. The permanent improvements to McMahon need to be on the infrastructure list, or a copy of the agreement from City that releases the developer from these requirements.
2. The street intersection angles appear to be greater than the 10 degrees permitted by the DPM.
3. What is proposed or developed to the north of this site?
4. The public right-of-way needs to be dedicated to the north property line and may need to be widened for Monterey Pier Drive.
5. A pedestrian easement to the west appears to be needed.
6. Comments on the infrastructure list.
7. Who is served by the public roadway easement? Refer to the agencies having interest in the other easements requested to be vacated for comments.

Parks & Recreation

No Objection to vacation requests or sidewalk waiver and temporary deferral.

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 65 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

For informational purposes only: The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the Mc Mahon. There are no requirements for the trail associated with this request.

Utilities Development

1. No objection to Vacation requests.
2. Preliminary Plat must label the north 30' easement as public water and sanitary sewer easement dedicated to the City of Albuquerque.
3. No objection to Sidewalk Waiver & Deferral.

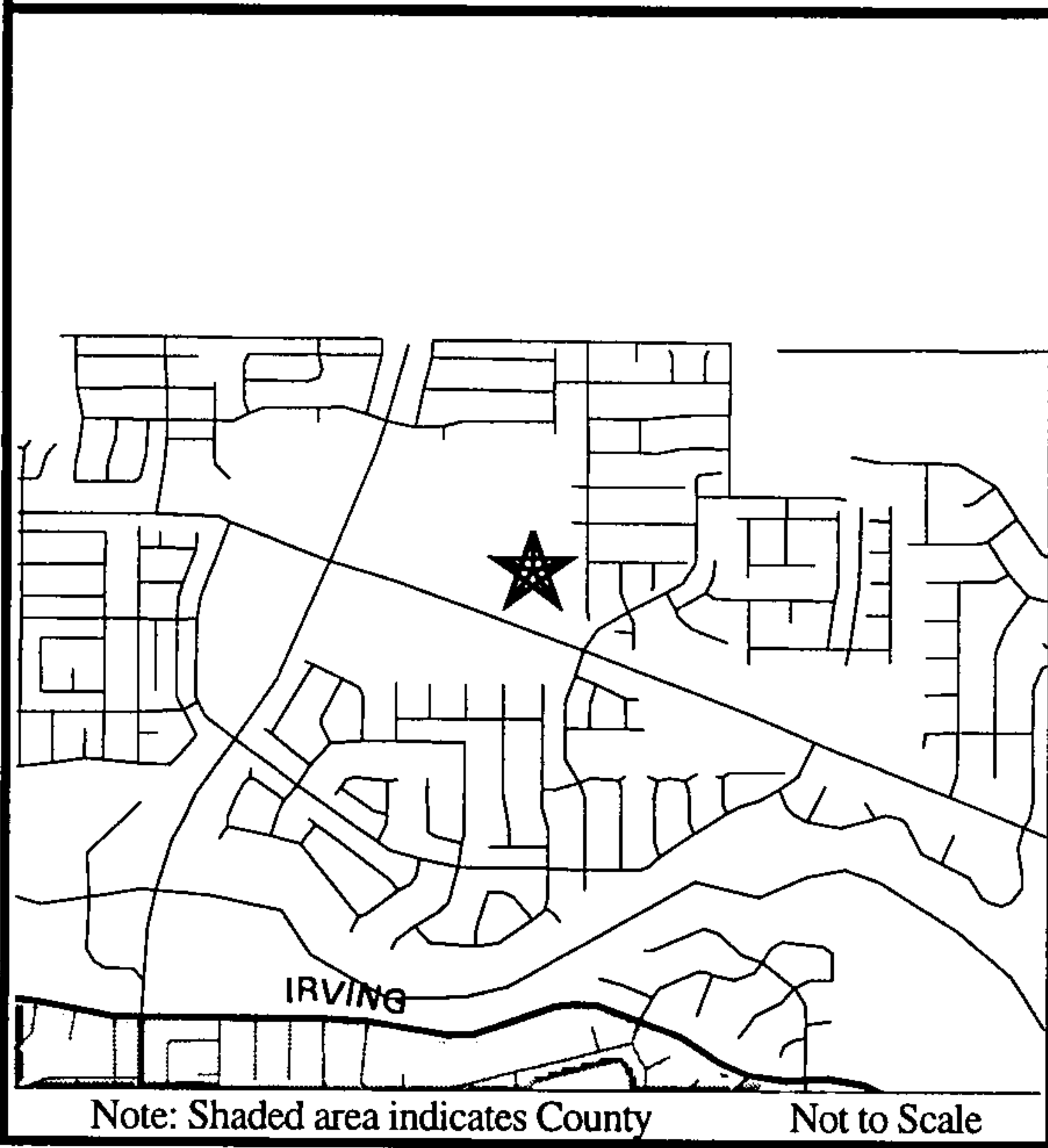
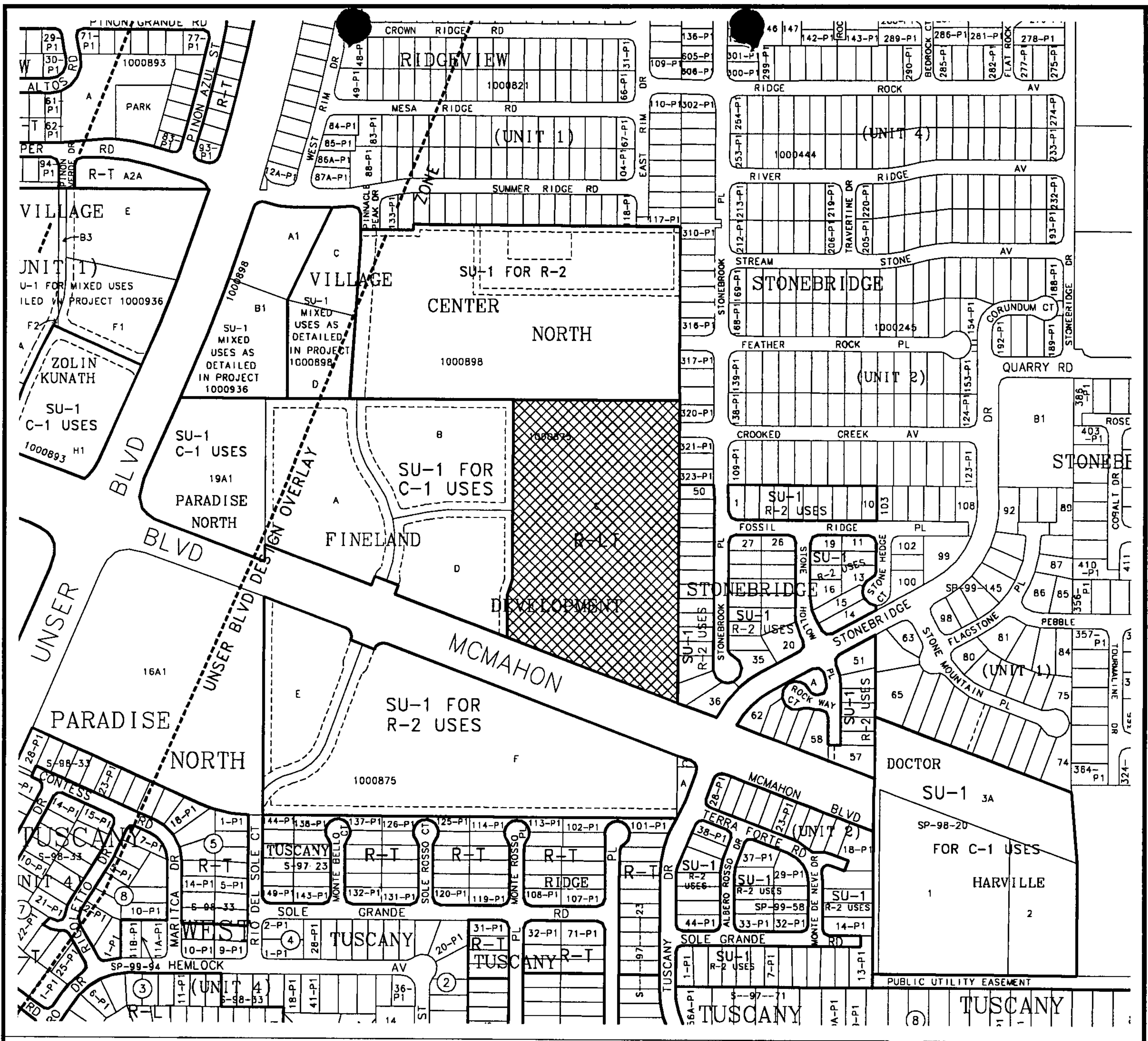
Planning Department

1. No objection to the temporary deferral of sidewalk construction. Defer to Transportation Development.
2. No objection to the sidewalk waiver request. Defer to Transportation Development.
3. No objection to the vacation of the public and private easements. Defer to those entities having an interest in the easements.
4. A Street Tree Plan must be provided at time of building permit for those parts of lots adjacent to a major street or another street where street trees are required. McMahan Boulevard is a major street.
5. Refer to the "Urban Design Series III – Design of Subdivision Access and Perimeter Walls for Arterial and Collector Streets" for recommended wall treatments.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Clearbrook Investments Inc., 8901 Adams NE, 87113

Bohannon Huston Inc., 7500 Jefferson NE, 87109



Note: Shaded area indicates County Not to Scale

ZONING MAP



Scale 1" = 454'

PROJECT NO.
1001997

HEARING DATE
10-9-02

MAP NO.
A-11

ADDITIONAL CASE NUMBER(S)
02DRB-01398
02DRB-01399
02DRB-01400



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 9, 2002, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001997
02DRB-01398 Major-Preliminary Plat
Approval
02DRB-01399 Major-Vacation of Public
Easements
02DRB-01400 Minor-Vacation of Private
02DRB-01401 Minor-Sidewalk Waiver
02DRB-01402 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for
CLEARBROOK INVESTMENTS, INC. request(s) the
above action(s) for all or a portion of Tract(s) C,
FINELAND DEVELOPMENT, (to be known as
MONTEREY PARK SUBDIVISION, zoned R-LT
residential zone, located north of MCMAHON BLVD
NW east of UNSER BLVD NW and STONEBRIDGE
DR NW containing approximately 11 acre(s). [REF:
1000875, 1000898, 1001997/ 02DRB-00853] (A-11)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing 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.

Janet Stephens, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 23, 2002.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST

Meeting Date: Oct 9, 2002

Zone Atlas Page: A-11-2

Notification Radius: 100 Ft.

App#	<u>02DRB-01398</u>
Proj#	<u>1001997</u>
Other#	<u>02DRB-01399</u> <u>02DRB-01400</u>
	<u>02DRB-01401</u> <u>02DRB-01402</u>

Cross Reference and Location: _____

Applicant: Clearbrook Investments, Inc ✓

Address: 8901 Belams NE, 87113

Agent: Bahanna Huston, Inc. ✓

Address: 2570 Jefferson St NE, 87109

SPECIAL INSTRUCTIONS

Notices Must be mailed from the
City 15 days prior to the meeting.

Date Mailed: 9-17-02

Signature: K. Wehlicker

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
A-11	1011066	470-335	101-20	✓
		484-423	25	✓
A-12	1012066	004-379	205-34	✓
		004-371	33	✓
		004-388	32	✓ "NO OWNERSHIP"
		004-364	01	✓
		004-360	02	✓
		004-355	03	✓
		004-351	04	✓
		004-346	05	✓
		004-342	06	✓
		004-337	07	✓
		004-333	08	✓
		004-329	09	✓
		004-324	10	✓
		004-320	11	✓
		004-315	12	✓
		004-310	13	✓
		005-304	14	✓
				1012066 010-300 205 15 ✓
				022-311 16 ✓
				019-317 17 ✓
				019-321 18 ✓
				019-326 19 ✓
				019-331 20 ✓
				019-335 21 ✓
				019-340 22 ✓
				019-344 23 ✓
				019-349 24 ✓
				004-388 210 01 ✓
				004-395 02 ✓
				004-400 03 ✓
				004-405 04 ✓
				010-402 211 10 ✓
				010-372 01 ✓ no ownership
				015-372 208 44 ✓
				010-341 01 ✓
				023-296 204 02 ✓

1011066 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106647033510120 LEGAL: SEC 2 T1 1N R2E 40.00 AC SE1/4 NE1/4 LAND USE:
PROPERTY ADDR: 00000 LYONS BLV NW
OWNER NAME: GLUCKMAN FRANCINE & ETAL
OWNER ADDR: 00420 W. 24TH ST NEW YORK NY 10011

101106648442310125 LEGAL: TRAC T G BULK LAND PLAT OF VILLAGE CENTER NORTH SUB LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: SMITH RICHARD E & EVA M A
OWNER ADDR: 00000 CEDAR CREST NM 87008

101206600437920534 LEGAL: LOT 321 P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 2 LAND USE:
PROPERTY ADDR: 00000 10819 STONEBROOK PL NW
OWNER NAME: HUNT RONNY F & ALLEN-HUNT MEIS
OWNER ADDR: 10819 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600437120533 LEGAL: LOT 322 P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 2 LAND USE:
PROPERTY ADDR: 00000 10813 STONEBROOK PL NW
OWNER NAME: HARDERN TARA L
OWNER ADDR: 10815 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600438820532 LEGAL: LAND USE:
PROPERTY ADDR: 00000
OWNER NAME:
OWNER ADDR: 00000

101206600436420501 LEGAL: LOT 50 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10805 STONEBROOK PL NW
OWNER NAME: OWENS A JOVAN & MANSOUR-OWENS
OWNER ADDR: 10805 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600436020502 LEGAL: LOT 49 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10801 STONEBROOK PL NW
OWNER NAME: SCHEI GORDON A & CHRISTINE U
OWNER ADDR: 10801 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600435520503 LEGAL: LOT 48 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10751 STONEBROOK PL NW
OWNER NAME: LUERA ANITA M
OWNER ADDR: 10751 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600435120504 LEGAL: LOT 47 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:

PROPERTY ADDR: 00000 10747 STONEBROOK PL NW
OWNER NAME: WESTGATE DAVID L JR & SHERI A
OWNER ADDR: 10747 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600434620505 LEGAL: LOT 46 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10743 STONEBROOK PL NW
OWNER NAME: HICKS MICHAEL R & JANET
OWNER ADDR: 10743 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600434220506 LEGAL: LOT 45 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10739 STONEBROOK PL NW
OWNER NAME: NICKERSON JOSEPH W & FARRAH J
OWNER ADDR: 10739 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600433720507 LEGAL: LOT 44 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10735 STONEBROOK PL NW
OWNER NAME: MARADIAGA EFRAIN G & EDITH R
OWNER ADDR: 10735 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600433320508 LEGAL: LOT 43 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10731 STONEBROOK PL NW
OWNER NAME: HEINRICH CHRISTYANN
OWNER ADDR: 10731 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600432920509 LEGAL: LOT 42 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10727 STONEBROOK PL NW
OWNER NAME: SCROGGIN AARON M & KELLY
OWNER ADDR: 10727 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600432420510 LEGAL: LOT 41 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10723 STONEBROOK PL NW
OWNER NAME: HOOVER JEANNA M
OWNER ADDR: 10723 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600432020511 LEGAL: LOT 40 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10719 STONEBROOK PL NW
OWNER NAME: BOK MICHAEL J & MARY E
OWNER ADDR: 10719 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600431520512 LEGAL: LOT 39 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10715 STONEBROOK PL NW
OWNER NAME: SHERARD-TSOODLE APRIL M
OWNER ADDR: 10715 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600431020513 LEGAL: LOT 38 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10709 STONEBROOK PL NW
OWNER NAME: SMITH ERIC W & MELISSA J
OWNER ADDR: 10709 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600530420514 LEGAL: LOT 37 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10705 STONEBROOK PL NW
OWNER NAME: LEE JOANN K
OWNER ADDR: 10705 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206601030020515 LEGAL: LOT 36 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10701 STONEBROOK PL NW
OWNER NAME: MEDINA HAROLD J & BEATRICE E

OWNER ADDR: 10701 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206602231120516 LEGAL: LOT 35 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10700 STONEBROOK PL NW
OWNER NAME: ABEYTA SYLVIA A
OWNER ADDR: 10700 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206601931720517 LEGAL: LOT 34 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10708 STONEBROOK PL NW
OWNER NAME: LUCERO FRANK J III & ANGELA F
OWNER ADDR: 10708 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206601932120518 LEGAL: LOT 33 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10716 STONEBROOK PL NW
OWNER NAME: MO GARY MICHAEL & LOUELLA
OWNER ADDR: 10716 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206601932620519 LEGAL: LOT 32 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10724 STONEBROOK PL NW
OWNER NAME: DENIO NELLIE J
OWNER ADDR: 10724 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206601933120520 LEGAL: LOT 31 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10732 STONEBROOK PL NW
OWNER NAME: PAIZ JEANETTE L
OWNER ADDR: 10732 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206601933520521 LEGAL: LOT 30 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10736 STONEBROOK PL NW
OWNER NAME: PAIZ ANDY E & MARIELLA
OWNER ADDR: 10736 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206601934020522 LEGAL: LOT 29 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10740 STONEBROOK PL NW
OWNER NAME: CABBELL THOMAS M
OWNER ADDR: 10740 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206601934420523 LEGAL: LOT 28 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10744 STONEBROOK PL NW
OWNER NAME: WHEELER MICHAEL A
OWNER ADDR: 10744 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206601934920524 LEGAL: LOT 27 C ORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 10748 STONEBROOK PL NW
OWNER NAME: LANDERS LYNNE D
OWNER ADDR: 10748 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600438821001 LEGAL: LOT 320 P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 2 LAND USE:
PROPERTY ADDR: 00000 10827 STONEBROOK PL NW
OWNER NAME: SALAS BILLY C & CECILIA
OWNER ADDR: 10827 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600439521002 LEGAL: LOT 319 P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 2 LAND USE:
PROPERTY ADDR: 00000 10831 STONEBROOK PL NW
OWNER NAME: MARR LISA P

OWNER ADDR: 10831 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600440021003 LEGAL: LOT 318 P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 2 LAND USE:
PROPERTY ADDR: 00000 10835 STONEBROOK PL NW
OWNER NAME: MARWAN KHALID H & RAED H
OWNER ADDR: 10835 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600440521004 LEGAL: LOT 317 P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 2 LAND USE:
PROPERTY ADDR: 00000 10839 STONEBROOK PL NW
OWNER NAME: CHAN DOUGLAS C
OWNER ADDR: 10839 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206601640221116 LEGAL: LOT 139 P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 2 LAND USE:
PROPERTY ADDR: 00000 5356 FEATHER ROCK PL NW
OWNER NAME: WHITE JAY B & DARSHA L
OWNER ADDR: 05356 FEATHER ROCK PL NW ALBUQUERQUE NM 87114

101206601637221101 LEGAL: LAND USE:
PROPERTY ADDR: 00000
OWNER NAME:
OWNER ADDR: 00000

101206601537220844 LEGAL: LOT 109 P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 2 LAND USE:
PROPERTY ADDR: 00000 5356 CROOKED CREEK AVE N
OWNER NAME: QUINTANA MATTHEW A & VALLEZ KI
OWNER ADDR: 05356 CROOKED CREEK AV NW ALBUQUERQUE NM 87114

101206601636120801 LEGAL: LOT 1 CORRECTED PLAT OF STONEBRIDGE SUBDIVISION UN LAND USE:
PROPERTY ADDR: 00000 5363 FOSSIL RIDGE PL NW
OWNER NAME: SLAY DAVID M
OWNER ADDR: 05363 FOSSIL RIDGE PL NW ALBUQUERQUE NM 87114

101206602329620602 LEGAL: LOT 62 CORRECTED PLAT OF STONEBRIDGE SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 5316 ROCK WAY CT NW
OWNER NAME: DEPOY JASON & MARLENE J
OWNER ADDR: 05316 ROCK WAY CT NW ALBUQUERQUE NM 87114

101206600127220155 LEGAL: LAND USE:
PROPERTY ADDR: 00000
OWNER NAME:
OWNER ADDR: 00000

101206600127920956 LEGAL: TRAC T C CORRECTED PLAT OF STONEBRIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: STONEBRIDGE HOMEOWNERS ASSOCIA
OWNER ADDR: 06700 JEFFERSON NE ALBUQUERQUE NM 87109

101206601126920228 LEGAL: LOT 28 P -1 CORRECTED PLAT OF TUSCANY RIDGE UNIT 2 LAND USE:
PROPERTY ADDR: 00000 5331 TERRA FORTE RD NW
OWNER NAME: RAMIREZ MILLER A
OWNER ADDR: 05331 TERRA FORTE RD NW ALBUQUERQUE NM 87114



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: September 4, 2002

TO CONTACT NAME: Mina Leung
 COMPANY/AGENCY: Bohannon Hutzler Inc
 ADDRESS/ZIP: 7500 Jefferson NE 87109
 PHONE/FAX #: 823 4000 / 798-7988

Thank you for your inquiry of 9-4-02 requesting the names of Recognized

(date)

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Parcel C of the Ireland Development located east of Unser Blvd and north of McMahon Blvd zone map page(s) A-11.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

Horizon Hills

Neighborhood Association

Contact: Julia M. Wilson

5705 Carmen Rd NW

899-4030 (h) 87114

Glenda G. Balmer

10590 Vista Bella Pl NW

898-9076 (h) 87114

Neighborhood Association

Contact: _____

See reverse side for additional Neighborhood Association Information: YES { } NO

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina S. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

.....
 : Attention: Both contacts per
 : neighborhood association
 : need to be notified.
 :

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 5, 2002

Ms. Julia M. Wilson
5705 Carmen Road NW
Albuquerque, NM 87114

Re: Monterey Subdivision
Preliminary Plat, Grading Plan, Vacation Requests, and Sidewalk Deferral and Waiver

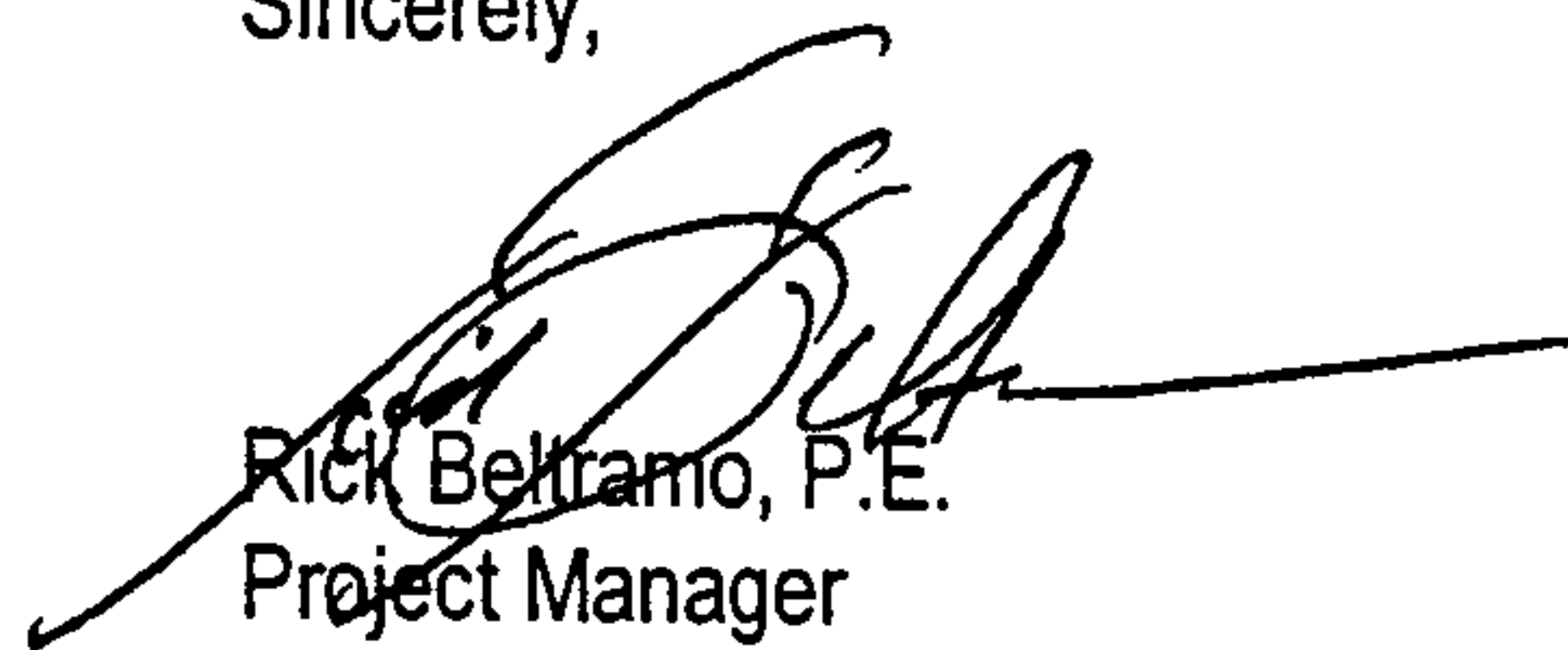
Dear Ms. Wilson:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Horizon Hills Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Clearbrook Homes, is seeking approval of a preliminary plat, grading plan, vacation requests, and sidewalk deferral and waiver for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Rick Beltramo, P.E.
Project Manager
Community Development and Planning Group

RB/NL/am
Enclosure

Proj# 1001997

Clearbrook Investment, Inc.
8901 Adams NE
Albuq., NM 87113

JOLINDA J. BALMER
Horizon Hills Neigh. Assoc.
10590 VISTA BELLA PL. NW
ALBUQ., NM 87114

101206600437920534

HUNT RONNY F & ALLEN-HUNT MEI
10819 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206600436020502

SCHEI GORDON A & CHRISTINE U
10801 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206600434620505

HICKS MICHAEL R & JANET
10743 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206600433320508

HEINRICH CHRISTYANN
10731 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206600432020511

BOK MICHAEL J & MARY E
10719 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206600530420514

LEE JOANN K
10705 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206601931720517

LUCERO FRANK J III & ANGELA F
10708 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206601933120520

PAIZ JEANETTE L
10732 STONEBROOK PL NW
ALBUQUERQUE NM 87114

Proj# 1001997

Bohannon Huston, Inc.
7500 Jefferson St. NE
Albuq., NM 87109

101106647033510120

GLUCKMAN FRANCINE & ETAL
420 W. 24TH ST
NEW YORK NY 10011

101206600437120533

HARDERN TARA L
10815 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206600435520503

LUERA ANITA M
10751 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206600434220506

NICKERSON JOSEPH W & FARRAH J
10739 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206600432920509

SCROGGIN AARON M & KELLY
10727 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206600431520512

SHERARD-TSOODLE APRIL M
10715 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206601030020515

MEDINA HAROLD J & BEATRICE E
10701 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206601932120518

MO GARY MICHAEL & LOUELLA
10716 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206601933520521

PAIZ ANDY E & MARIELLA
10736 STONEBROOK PL NW
ALBUQUERQUE NM 87114

JULIA M. WILSON
Horizon Hills Neigh. Assoc.
5705 CARMEN RD NW
ALBUQ., NM 87114

101106648442310125

SMITH RICHARD E & EVA M A
P.O. BOX 372
CEDAR CREST NM 87008

101206600436420501

OWENS A JOVAN &
MANSOUR-OWENS
10805 STONEBROOK PL NW
ALBUQUERQUE NM 87114
101206600435120504

WESTGATE DAVID L JR & SHERI A
10747 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206600433720507

MARADIAGA EFRAIN G & EDITH R
10735 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206600432420510

HOOVER JEANNA M
10723 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206600431020513

SMITH ERIC W & MELISSA J
10709 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206602231120516

ABEYTA SYLVIA A
10700 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206601932620519

DENIO NELLIE J
10724 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206601934020522

CAMBELL THOMAS M
10740 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206601934420523

WHEELER MICHAEL A
10744 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206600439521002

MARR LISA P
10831 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206601640221116

WHITE JAY B & DARSHA L
5356 FEATHER ROCK PL NW
ALBUQUERQUE NM 87114

101206602329620602

DEPOY JASON & MARLENE J
5316 ROCK WAY CT NW
ALBUQUERQUE NM 87114

101206601934920524

LANDERS LYNNE D
10748 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206600440021003

MARWAN KHALID H & RAED H
10835 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206601537220844

QUINTANA MATTHEW A & VALLEZ K
5356 CROOKED CREEK AV NW
ALBUQUERQUE NM 87114

101206600127920956

STONEBRIDGE HOMEOWNERS ASSOC
6700 JEFFERSON NE
ALBUQUERQUE NM 87109

101206600438821001

SALAS BILLY C & CECILIA
10827 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206600440521004

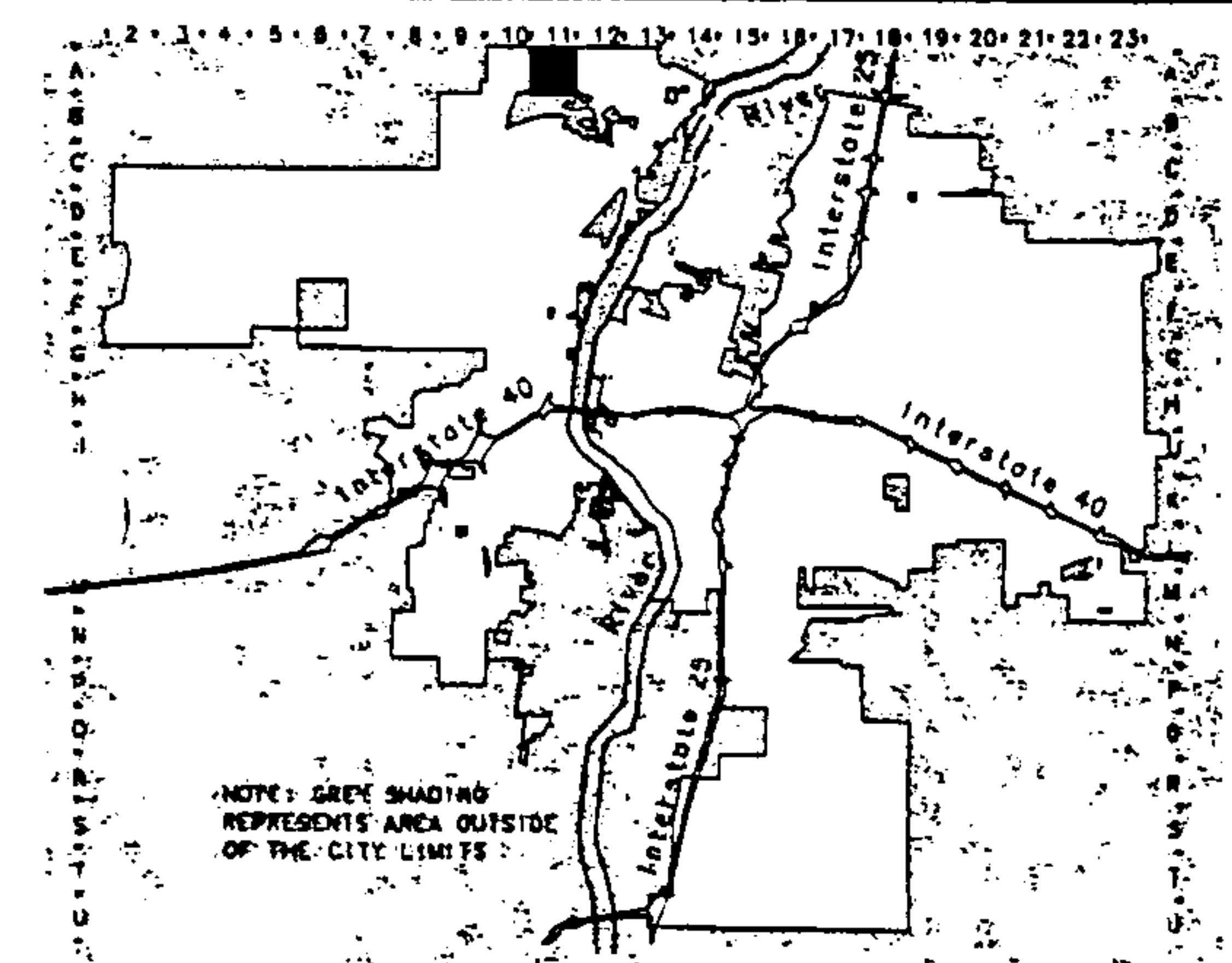
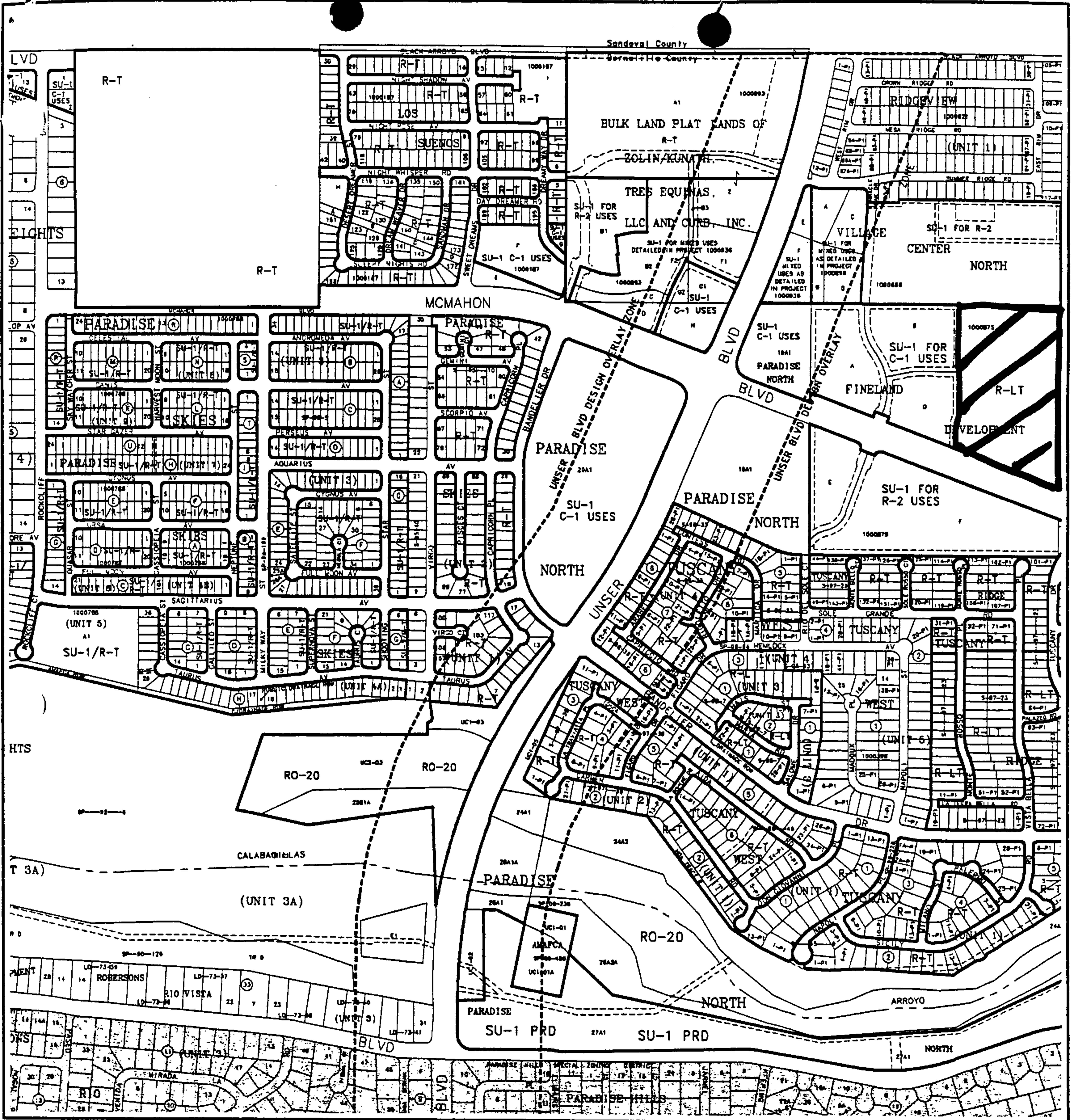
CHAN DOUGLAS C
10839 STONEBROOK PL NW
ALBUQUERQUE NM 87114

101206601636120801

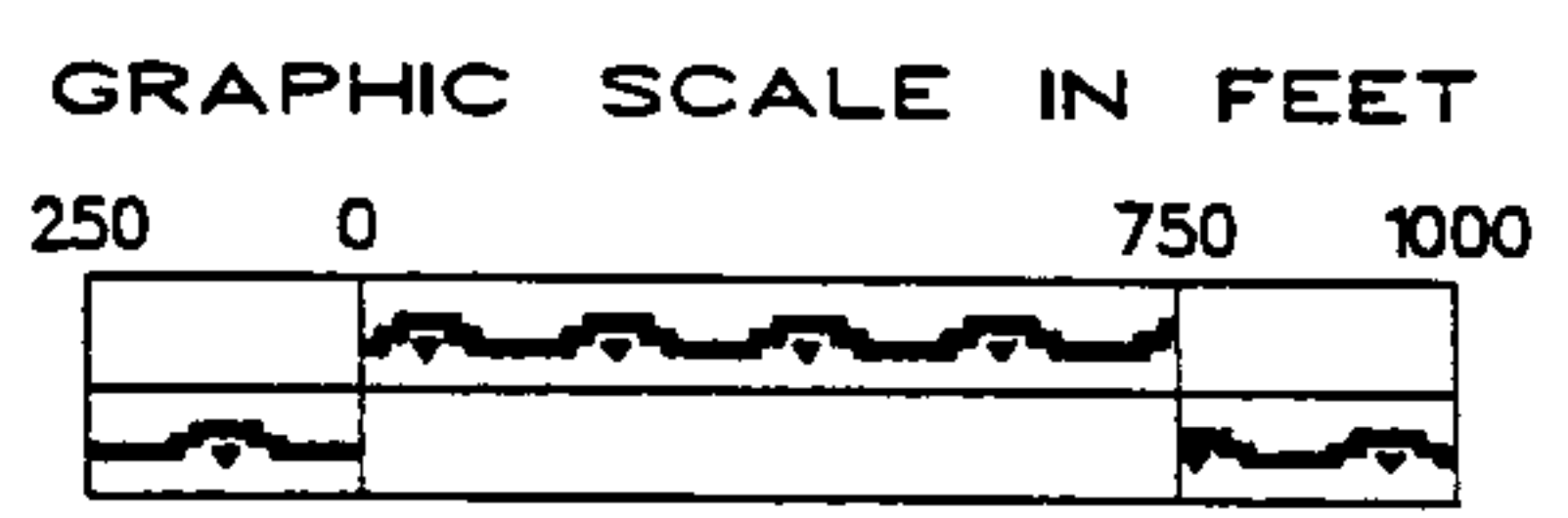
SLAY DAVID M
5363 FOSSIL RIDGE PL NW
ALBUQUERQUE NM 87114

101206601126920228

RAMIREZ MILLER A
5331 TERRA FORTE RD NW
ALBUQUERQUE NM 87114



CITY OF
Albuquerque
A G I S
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2002



Zone Atlas Page

A-11-Z

Map Amended through April 03, 2002

September 5, 2002

Ms. Janet Cunningham, Chair
Development Review Board
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Monterey Subdivision
Preliminary Plat, Grading Plan, Vacation Requests, and Sidewalk Deferral and Waiver

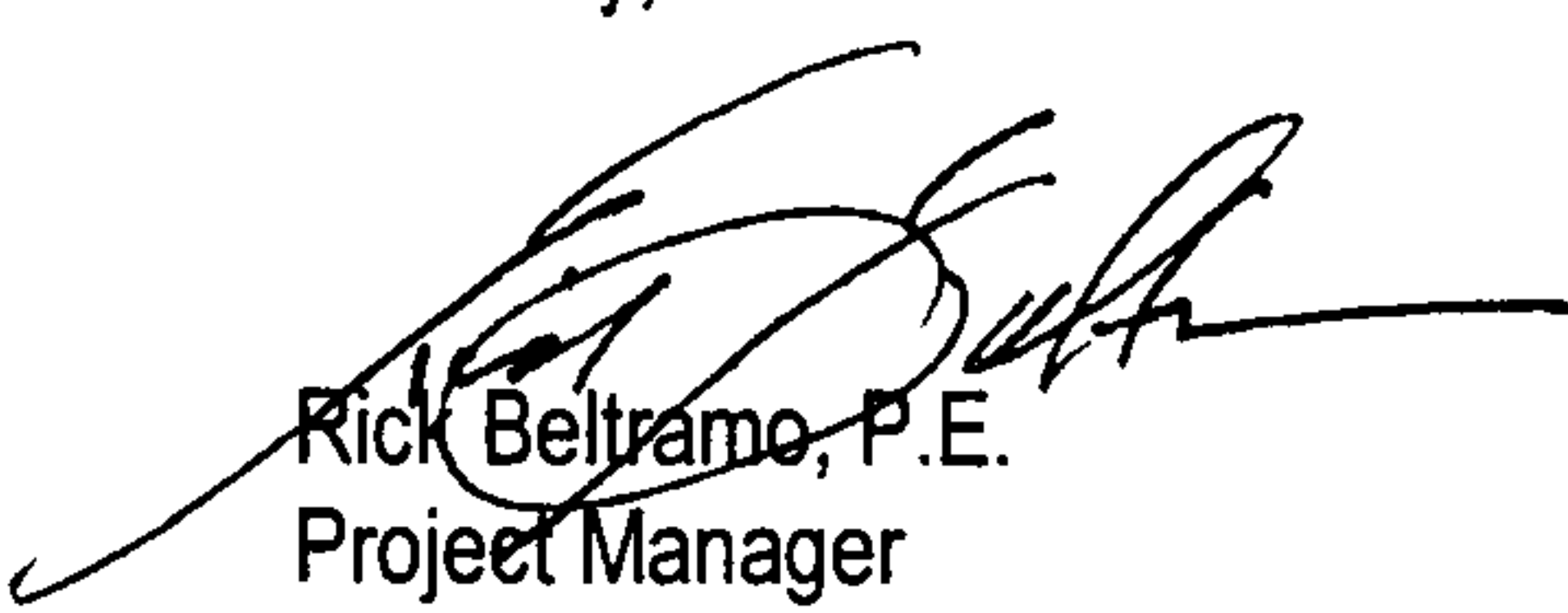
Dear Janet:

Enclosed for Development Review Board (DRB) review and approval are copies of the following information:

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List
- Letter from the Office of Neighborhood Coordination and related data
- Form DR/WS
- Reason/Location of Request for vacation of public easements (Exhibit A)
- Reason/Location of Request for sidewalk deferral and waiver (Exhibit B)
- Fee in the amount of \$2,085.00.

Please place this item on the DRB Agenda to be heard on October 9, 2002. If you have any questions or require further information, please call me at 823-1000.

Sincerely,



Rick Beltramo, P.E.
Project Manager
Community Development and Planning Group

RB/NL/am
Enclosures

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING & PLANNING	Z
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Text Amendment (Zoning Code/Subdivision Regulations)	
<input type="checkbox"/> ...for Subdivision Purposes			
<input type="checkbox"/> ...for Building Permit			
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	APPEAL / PROTEST of...	A
		<input type="checkbox"/> 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: THE HOMESITE GROUP ONE, LLC PHONE: 858-1800
 ADDRESS: 8901 ADAMS NE FAX: 858-1811
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: FINAL PLAT

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. PARCEL C Block: _____ Unit: _____
 Subdiv. / Addn. MONTEREY PARK SUBDIVISION
 Current Zoning: R-LT Proposed zoning: _____
 Zone Atlas page(s): A-11 No. of existing lots: 1 No. of proposed lots: 65
 Total area of site (acres): 10.5 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.) Within 1000FT of a landfill? NO
 UPC No. 101106647033510120 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: NORTH OF MCMAHON BLVD. NW
 Between: EAST OF UNSER BLVD. NW and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____
1001997/02DRB-00853 SK, 02DRB-01398 PP, 02DRB-01402 TD90

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

SIGNATURE Nina Leung DATE 5-15-03
 (Print) NINA LEUNG Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <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"/> E.H.D.P. density bonus <input type="checkbox"/> F.H.D.P. fee rebate	Application case numbers	Action	S.F.	Fees
	<u>03DRB - 00781</u>	<u>FPA</u>	<u>5(3)</u>	\$ <u>0</u>
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
	Hearing date	Total		
	<u>MAY 28TH</u>	\$ <u>0</u>		
Planner signature / date <u>Robert Kent 5/15/03</u>		Project # <u>1001997</u>		

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- ___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- ___ Preliminary Plat reduced to 8.5" x 11"
- ___ 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
- ___ Copy of previous D.R.B. approved infrastructure list
- ___ Copy of the Official D.R.B. Notice of approval
- ___ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ___ Any original and/or related file numbers are listed on the cover application

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (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
- ___ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ___ Property owner's and City Surveyor's signatures on the Mylar drawing
- ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application
- ___ Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**
- ___ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - ___ 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
 - ___ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - ___ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - ___ Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

NINA LEUNG

Nina Leung

Applicant name (print)

5-15-03

Applicant signature / date

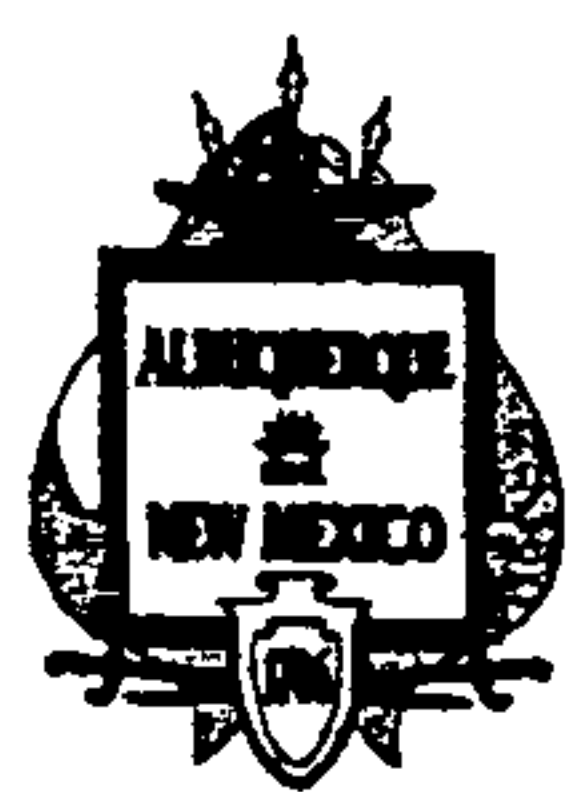
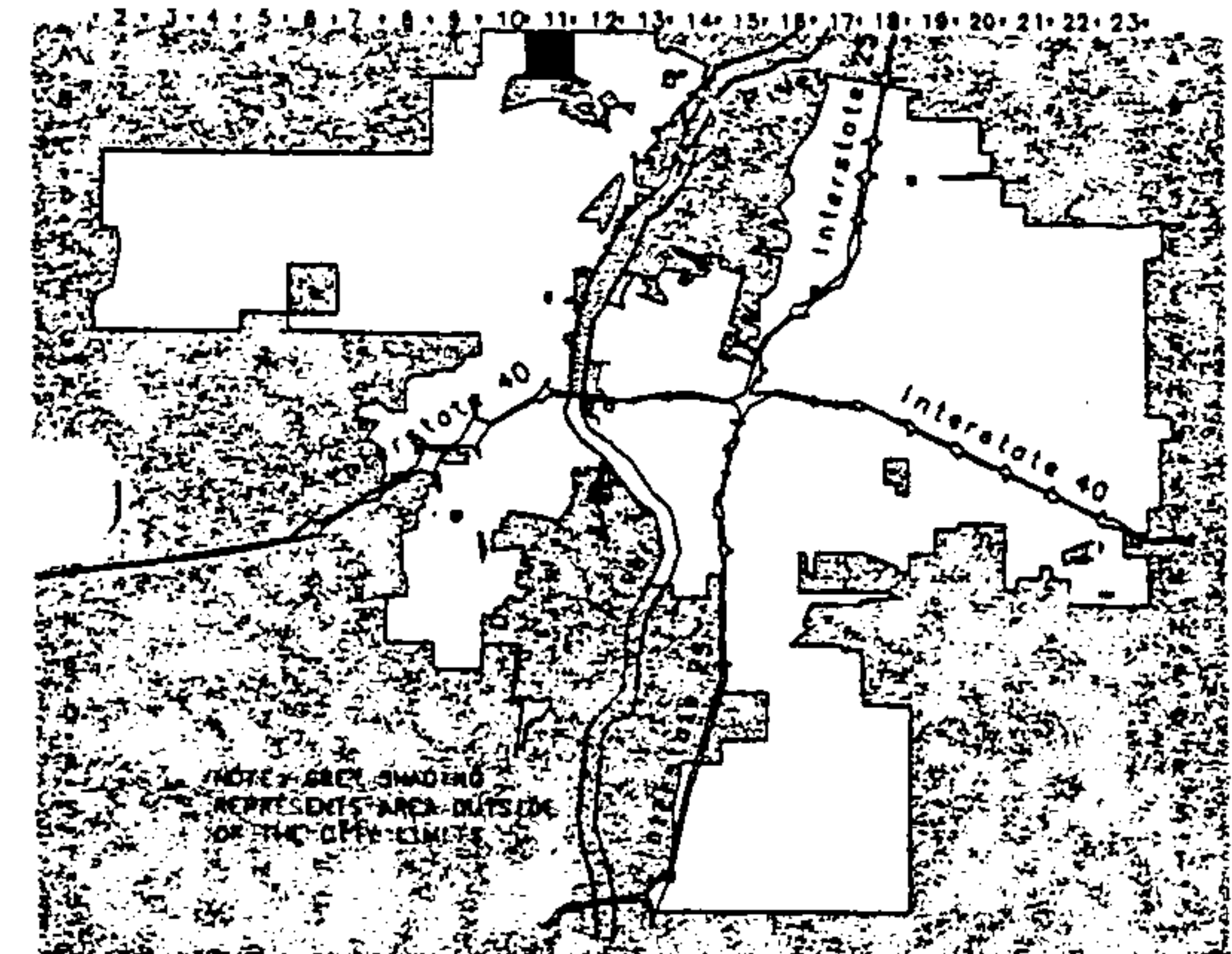
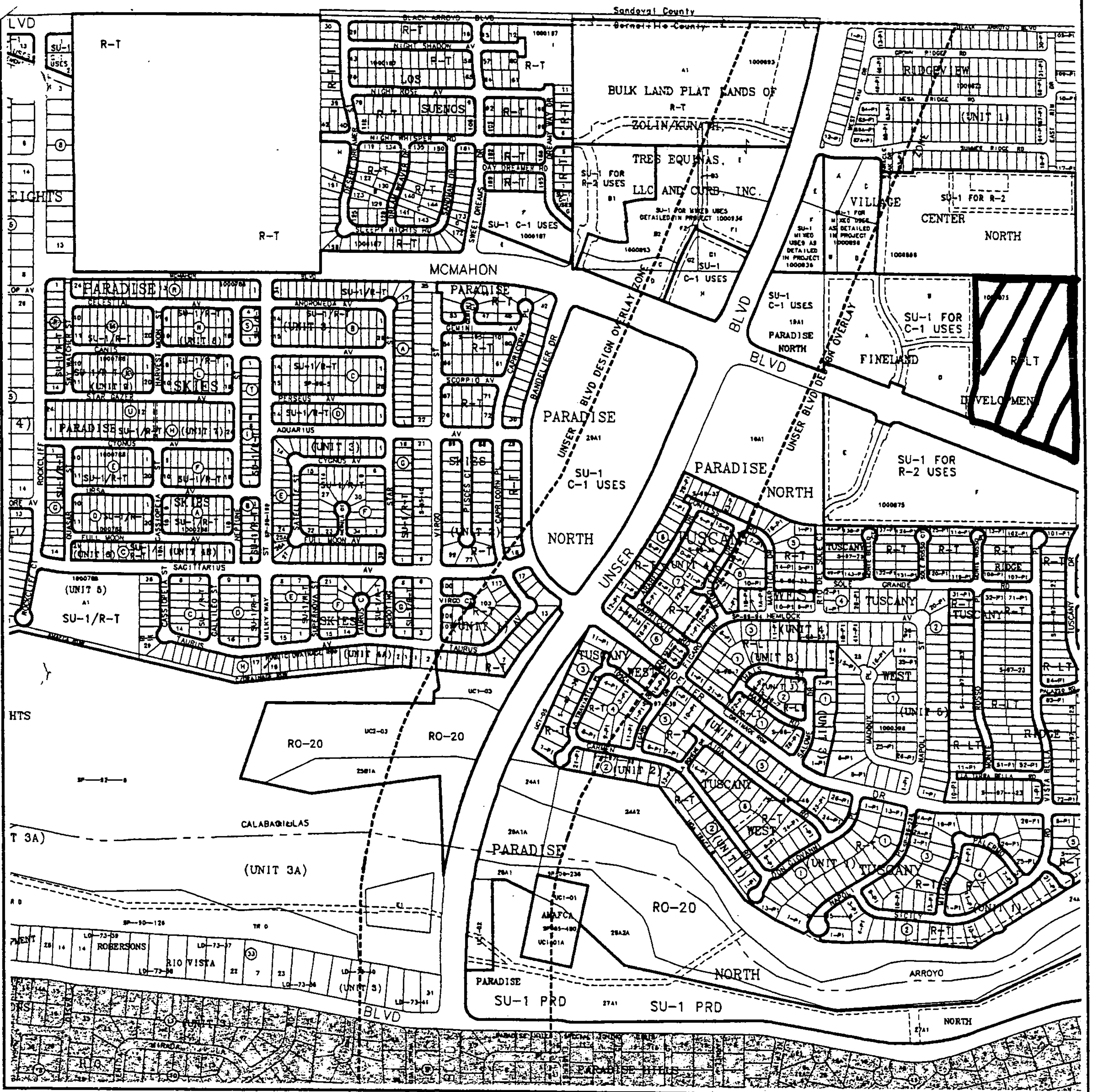


Form revised MARCH 2003

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

Application case numbers
 OS DRB - 00781

B. Perkin 5/15/03
 Planner signature / date
 Project # 1001997



CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page

A-11-Z

Map Amended through April 03, 2002

May 15, 2003

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Final Plat Approval
Monterey Park Subdivision (DRB No. 1001997)

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Six (6) copies of the Final Plat, and
- Zone Atlas Map showing the location of the property

The preliminary plat for this project was approved by the DRB on October 23, 2002. The SIA has been completed and was recorded on April 22, 2003. We are now requesting final plat approval for the Monterey Park Subdivision.

Please place this item on the DRB Agenda to be heard on Wednesday, May 28th 2003. If you have any questions or require additional information, please contact me.

Sincerely,



Nina Leung
Community Development and Planning Group

SS
Enclosure



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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

FACSIMILE TRANSMITTAL COVER SHEET

Date: May 15, 2003

To: R.J. Herbert

Company: City of Albuquerque

Fax No.: 924-3864

From: Nina Leung

Project No: ~~020067~~ Project Name: Monterey Park

1001997

Number of Pages (including Cover): 5

Re: Final Plat/SIA for City Project No. 701681

Comments:

Original to Follow: Yes

If you do not receive all pages, please contact _____ at 823-1000.

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

Of Lots 65
Nearest Major Streets Unser & McMahon

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 18th day of April, 2003, 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 The Homesite Group One, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.]: a limited liability company, whose address is 8901 Adams, NE, Albuquerque, NM 87113 and whose telephone number is (505) 858-3100, 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 [describe:] PARCEL "C" OF THE FINELAND DEVELOPMENT, recorded on January 11, 2002 in the records of the Bernalillo County Clerk at Book 20620, Folio 16 (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:] The Homesite Group One, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Monterey Park Subdivision describing Subdivider's Property.

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 23rd day of October, 2004 ("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. 701681.

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 the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement.



Subdivision Ordinance (Section 14-14-3.) If this Agreement, or any amendments does 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.

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's. 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 & Sidewalk Fees</u>	<u>As required per City-approved estimate</u>
<u>Street Restoration Fees</u>	<u>As required per City-approved estimate (Fig. 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 Surv-Tek, Inc., and construction surveying of the Private Improvements shall be performed by Surv-Tek, 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 Terra West, LLC, and inspection of the Private Improvements shall be performed by New Mexico Utilities, 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., and field testing of the Private Improvements shall be performed by VINYARD & ASSOC., 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 the 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 therefore.

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.

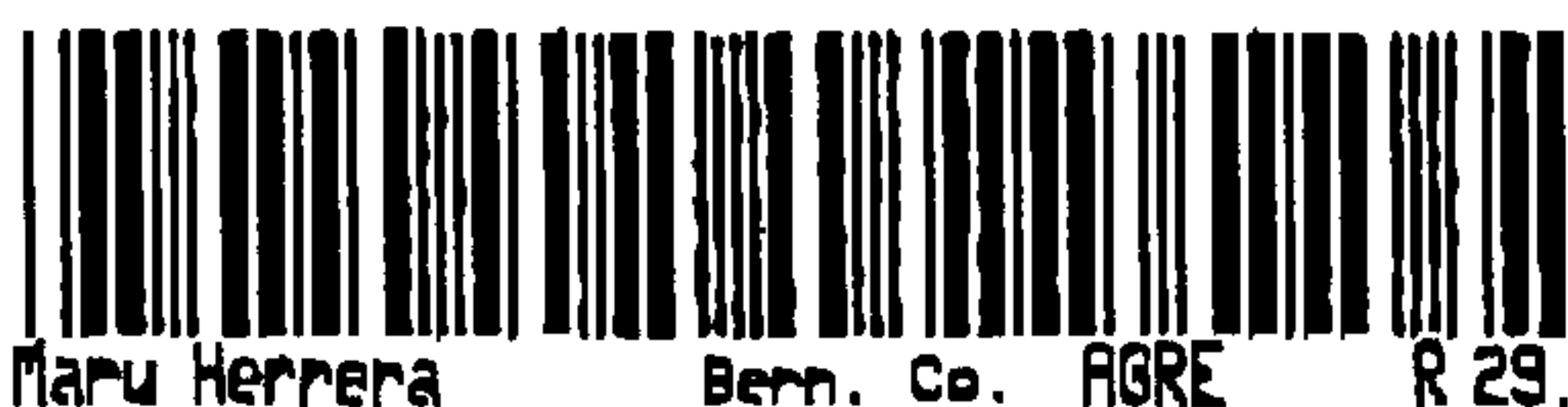
To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guarantee:"

Type of Financial Guaranty: Loan Reserve Letter Dated 4-10-03
Amount: \$ 234,161.13
Name of Financial Institution or Surety providing Guaranty: Bank of Oklahoma, N.A.
Date City first able to call Guaranty: October 23, 2004
[Construction Completion Deadline]: October 23, 2004
If Guarantee other than a Bond, last day City able to call on Guaranty is: December 23, 2004
Additional information: INFRASTRUCTURE

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

Figure 12 - name 3



2003065670
5848679
Page: 3 of 11 1/00
04/22/2003 01:58P
Bk-A54 Pd-5537

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.

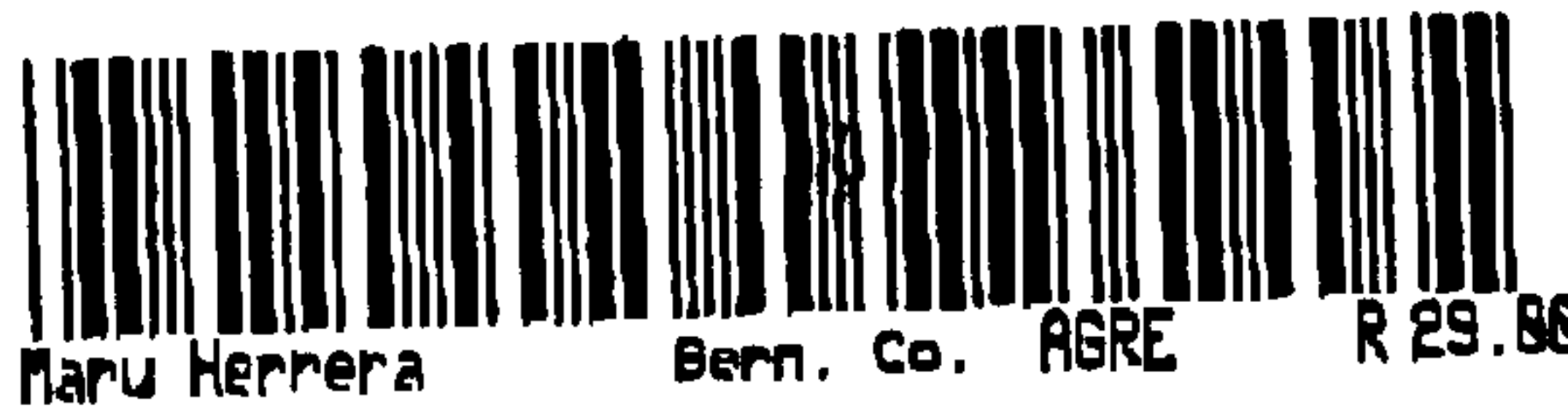
Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:
The Homesite Group One, LLC

By [Signature]: [Signature]
Name: Scott, Henry
Title: Managing Member
Dated: 04/10/03

CITY OF ALBUQUERQUE

Approved by: [Signature]
City Engineer
Dated: 4-18-03 4/17/03 4/17/03



2003065878
5848879
Page 6 of 11
04/22/2003 01:58P
Bk-A54 Pd-5537

Claire

Date Submitted: October 11, 2002
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 10-23-02
 Date Preliminary Plat Expires: 10-23-03
 DRB Project No. 1001997
 Application No. _____

Figure 12

INFRASTRUCTURE LIST

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

MONTEREY PARK SUBDIVISION
PRELIMINARY PLAT

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS									
		10' 47' F-F	<i>CONCRETE RUNDOWN</i> RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* WITH <i>5'</i> MEDIAN	<i>13' DRAINAGE EASEMENT</i> MONTEREY PARK DRIVE	MONTEREY BAY COURT MCMAHON BLVD.	MONTEREY PIER DRIVE MONTEREY COVE AVENUE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MONTEREY COVE AVENUE	MONTEREY BAY COURT	MONTEREY PIER DRIVE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE*	MONTEREY COVE AVENUE	MONTEREY BAY COURT	STUB TERMINUS	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE*	MONTEREY COVE AVENUE	MONTEREY PIER DRIVE	STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MONTEREY BAY COURT	MONTEREY COVE AVENUE	CUL-DE-SAC TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MONTEREY PIER DRIVE	MONTEREY COVE AVENUE	CROOKED CREEK AVE.	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MONTEREY PIER DRIVE	CROOKED CREEK AVENUE	STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CROOKED CREEK AVENUE	MONTEREY PIER DRIVE	EAST BOUNDARY LINE	/	/	/
		24' F-F	TEMPORARY PAVEMENT	MCMAHON BLVD.	MONTEREY PARK DRIVE	EAST BOUNDARY LINE	/	/	/
		2'	<i>ALLEY GUTTER</i> * SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALKS ON NORTH SIDE OF MONTEREY COVE AVENUE STUBS AND NORTH END OF CUL-DE-SAC TERMINUS AT MONTEREY BAY COURT	<i>LOTS 23-37</i>			/	/	/
			MODIFIED PROCEDURE 'C' OFFSITE TRAFFIC MITIGATION FEE = \$400 PER LOT X 65 LOTS = \$26,000				/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC WATERLINE IMPROVEMENTS

8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MONTEREY PARK DRIVE	MCMAHON BLVD.	MONTEREY COVE AVENUE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MONTEREY COVE AVENUE	EAST STUB TERMINUS	MONTEREY PIER DRIVE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MONTEREY COVE AVENUE	MONTEREY PIER DRIVE	WEST BOUNDARY LINE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MONTEREY BAY COURT	MONTEREY COVE AVENUE	CUL-DE-SAC TERMINUS
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MONTEREY PIER DRIVE	MONTEREY COVE AVENUE	STUB TERMINUS
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	30' PUBLIC DRAINAGE EASEMENT	MONTEREY BAY COURT	MONTEREY PIER DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CROOKED CREEK AVENUE	MONTEREY PIER DRIVE	EAST BOUNDARY LINE

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MONTEREY COVE AVENUE	EAST STUB TERMINUS	WEST STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MONTEREY BAY COURT	MONTEREY COVE AVENUE	CUL-DE-SAC TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	20' PUBLIC SAS EASEMENT	WEST BOUNDARY LINE	MONTEREY PIER DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MONTEREY PIER DRIVE	MONTEREY COVE AVENUE	STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CROOKED CREEK AVENUE	MONTEREY PIER DRIVE	EAST BOUNDARY LINE
8" DIA	SANITARY SEWER	25' EASEMENT	MONTEREY BAY COURT	MONTEREY PIER DRIVE

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES

RICK BELTRAMO
PREPARED BY:

Theresa Nelson 10/23/02
DRB CHAIR *Flamingo* DATE

Christina Sandoval 10/23/02
PARKS & RECREATION DEPARTMENT DATE

BOHANNAN HUSTON INC.
FIRM:

[Signature] 10-23-02
TRANSPORTATION DEVELOPMENT DATE

N/A
AMAFCA DATE

SIGNATURE

[Signature] 10/11/02
DATE

Rogel Queen 10/23/02
UTILITY DEVELOPMENT DATE

Brad D. Bigham 10/23/02
CITY ENGINEER DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

10-23-04

[Signature] 10-15-02
NEW MEXICO UTILITIES INC. DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



Courtyard
7500 Jefferson St. N
Albuquerque, NM
87109-433

www.bhinc.com

voice: 505.823.100
facsimile: 505.798.798
toll free: 800.877.533

#2

SENT VIA FAX

October 15, 2002

Janet Cunningham, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for Deferral
Monterey Park Subdivision - DRB 1001997

Dear Janet:

We wish to defer for one week the referenced application scheduled for Development Review Board (DRB) hearing as Item No. 2 on the agenda for October 16, 2002. Based on this request, we anticipate a hearing date of October 23, 2002.

If you have any questions or require further information, please call me.

Sincerely,

Rick Beltramo, P.E.
Project Manager
Community Development and Planning Group

mls

Post-it [®] Fax note		Date	# of pages 1
To	CLAIRE SENOVA	From	MARY SNYDER
Co./Dept.	PLANNING	Co.	BHI
Phone #	3685	Phone #	798-7891
Fax #	924-3864	Fax #	821-0892

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

ORIGINAL

Figure 12
INFRASTRUCTURE LIST
 EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
**MONTEREY PARK SUBDIVISION
 PRELIMINARY PLAT**

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer	
PUBLIC ROADWAY IMPROVEMENTS										
		47' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MONTEREY PARK DRIVE	MCPAHON BLVD.	MONTEREY COVE AVENUE	/	/	/	
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MONTEREY COVE AVENUE	MONTEREY BAY COURT	MONTEREY PIER DRIVE	/	/	/	
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE*	MONTEREY COVE AVENUE	MONTEREY BAY COURT	STUB TERMINUS	/	/	/	
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE*	MONTEREY COVE AVENUE	MONTEREY PIER DRIVE	STUB TERMINUS	/	/	/	
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MONTEREY BAY COURT	MONTEREY COVE AVENUE	CUL-DE-SAC TERMINUS	/	/	/	
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MONTEREY PIER DRIVE	MONTEREY COVE AVENUE	CROOKED CREEK AVE.	/	/	/	
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MONTEREY PIER DRIVE	CROOKED CREEK AVENUE	STUB TERMINUS	/	/	/	
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CROOKED CREEK AVENUE	MONTEREY PIER DRIVE	EAST BOUNDARY LINE	/	/	/	
		24' F-F	TEMPORARY PAVEMENT	MCPAHON BLVD.	MONTEREY PARK DRIVE	EAST BOUNDARY LINE	/	/	/	
		* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALKS ON NORTH SIDE OF MONTEREY COVE AVENUE STUBS AND NORTH END OF CUL-DE-SAC TERMINUS AT MONTEREY BAY COURT							/	/
		MODIFIED PROCEDURE 'C' OFFSITE TRAFFIC MITIGATION FEE = \$400 PER LOT							/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC WATERLINE IMPROVEMENTS

8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MONTEREY PARK DRIVE	MCPMAHON BLVD.	MONTEREY COVE AVENUE
4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MONTEREY COVE AVENUE	EAST STUB TERMINUS	MONTEREY PIER DRIVE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MONTEREY COVE AVENUE	MONTEREY PIER DRIVE	WEST BOUNDARY LINE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MONTEREY BAY COURT	MONTEREY COVE AVENUE	CUL-DE-SAC TERMINUS
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MONTEREY PIER DRIVE	MONTEREY COVE AVENUE	STUB TERMINUS
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	30' PUBLIC DRAINAGE EASEMENT	MONTEREY BAY COURT	MONTEREY PIER DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CROOKED CREEK AVENUE	MONTEREY PIER DRIVE	EAST BOUNDARY LINE

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MONTEREY COVE AVENUE	EAST STUB TERMINUS	WEST STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MONTEREY BAY COURT	MONTEREY COVE AVENUE	CUL-DE-SAC TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	20' PUBLIC SAS EASEMENT	WEST BOUNDARY LINE	MONTEREY PIER DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MONTEREY PIER DRIVE	MONTEREY COVE AVENUE	STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CROOKED CREEK AVENUE	MONTEREY PIER DRIVE	EAST BOUNDARY LINE

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

RICK BELTRAMO
 PREPARED BY: _____ DATE _____ DRB CHAIR _____ DATE _____ PARKS & RECREATION DEPARTMENT _____ DATE _____

BOHANNAN HUSTON INC.
 FIRM: _____ TRANSPORTATION DEVELOPMENT _____ DATE _____ N/A _____ DATE _____
 AMAFCA

SIGNATURE *[Signature]* DATE *9-13-02* _____ UTILITY DEVELOPMENT _____ DATE _____ CITY ENGINEER _____ DATE _____

MAXIMUM TIME ALLOW TO CONSTRUCT
 IMPROVEMENTS WITHOUT A DRB EXTENSION
 _____ NEW MEXICO UTILITIES INC. _____ DATE _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form
SUBDIVISION **S**
 Major Subdivision action
 Minor Subdivision action
 Vacation **V**
 Variance (Non-Zoning)

Supplemental form
ZONING **Z**
 Annexation & Zone Establishment
 Sector Plan
 Zone Change
 Text Amendment

SITE DEVELOPMENT PLAN **P**
 ...for Subdivision Purposes
 ...for Building Permit
 IP Master Development Plan
 Cert. of Appropriateness (LUCC) **L**

APPEAL / PROTEST of... **A**
 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: CLEARBROOK INVESTMENTS, INC. PHONE: 858-1800
 ADDRESS: 8901 ADAMS N.E. FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
 ADDRESS: 7500 JEFFERSON N.E. FAX: 798-7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: PRELIMINARY PLAT, GRADING PLAN, VACATION REQUESTS AND SIDEWALK DEFERRAL AND WAIVER

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. TRACT C Block: _____ Unit: _____
 Subdiv. / Adn. FINELAND DEVELOPMENT
 Current Zoning: R-LT Proposed zoning: _____
 Zone Atlas page(s): A-11 No. of existing lots: 1 No. of proposed lots: 65
 Total area of site (acres): 10.5 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. 101106647033510120 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: NORTH OF MC MAHON BLVD NW
 Between (EAST OF) UNSER BLVD NW and STONEBRIDGE DR NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1000875
1001997/02DRB-00853 (1000898)

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 9/13/02

SIGNATURE [Signature] DATE 9/13/02
 (Print) RICK BELTRAMO Applicant Agent

FOR OFFICIAL USE ONLY

.pdf Form revised Sept. 2001

INTERNAL ROUTING

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>02DRB - 01398</u>	<u>PPA</u>	<u>S(2)</u>	<u>\$ 1,920.00</u>
<u>02DRB - 01399</u>	<u>VPE</u>	<u>S(3)</u>	<u>\$ 45.00</u>
-	<u>Advertisement FEE</u>		<u>\$ 75.00</u>
<u>02DRB - 01400</u>	<u>VPRE</u>	<u>S(3)</u>	<u>\$ 45.00</u>
<u>02DRB - 01401</u>	<u>SW</u>	<u>S(3)</u>	<u>\$ 0</u>
<u>02DRB - 01402</u>	<u>TDS</u>	<u>S(3)</u>	<u>Total \$ 2,085</u>
Hearing date <u>October 9th 2002</u>			

[Signature] 9/13/02
 Planner signature / date

Project # 1001997
(1001997)

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
 - Proposed Infrastructure List.
 - 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
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule) *1920*
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

*4 X 95 = 380
65
565*

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

*675
975
380
565*

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
 - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
 - 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
 - Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
 - 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
 - Plat or plan reduced to 8.5" x 11"
 - Official D.R.B. Notice of the original approval
 - Approved Infrastructure List. If not applicable, please initial. _____
 - Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

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

RICK BELTRAMO

[Signature] Applicant name (print) 9/13/02
Applicant signature / date



Form revised September 2001

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

Application case numbers
02DRB-01398

[Signature] 9/13/02
Planner signature / date
Project # 1001997

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

- Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) 45
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, 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 vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule) 45
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

RICK BELTRAMO

Rick Beltramo Applicant name (print)
Rick Beltramo 9/13/02 Applicant signature / date

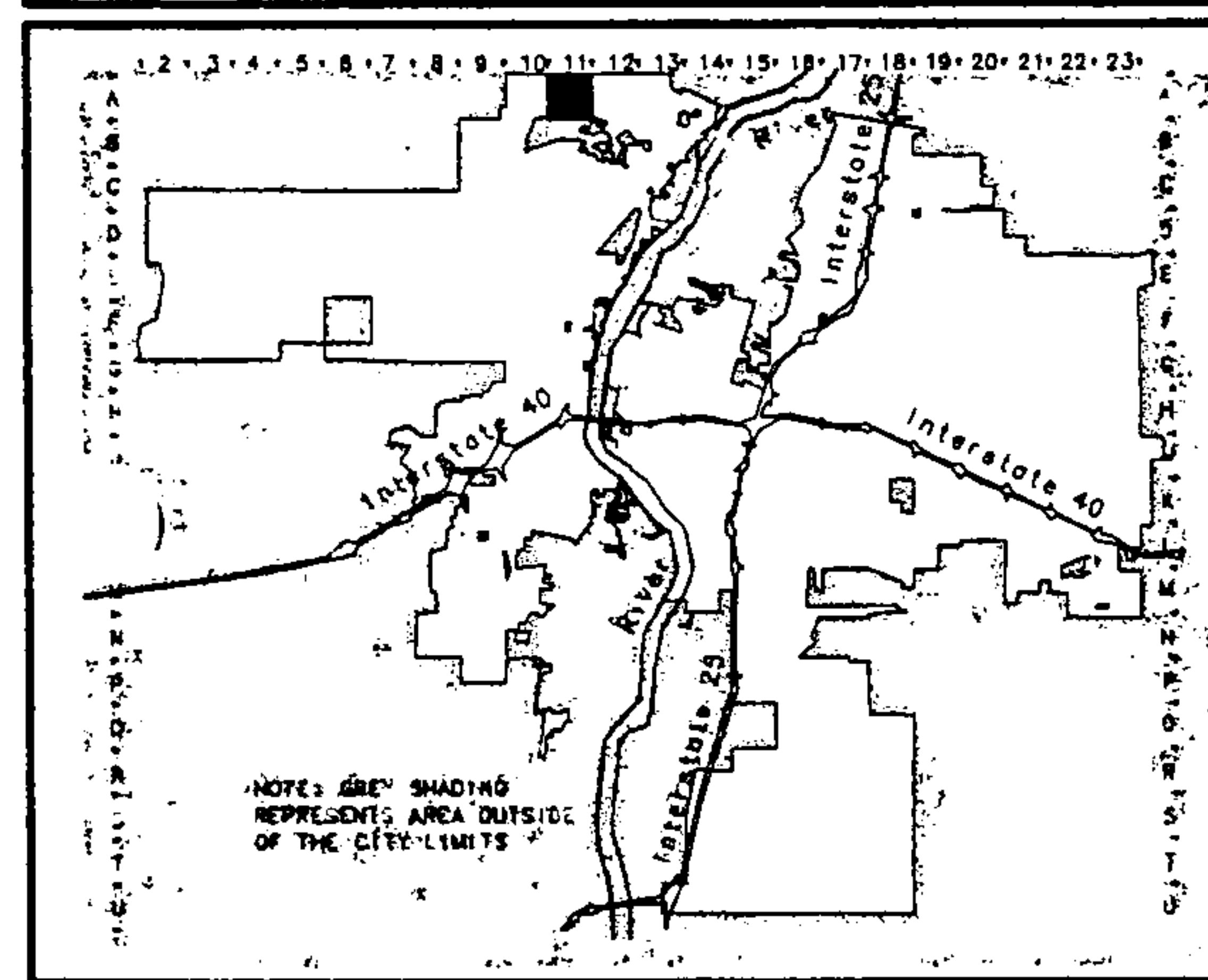
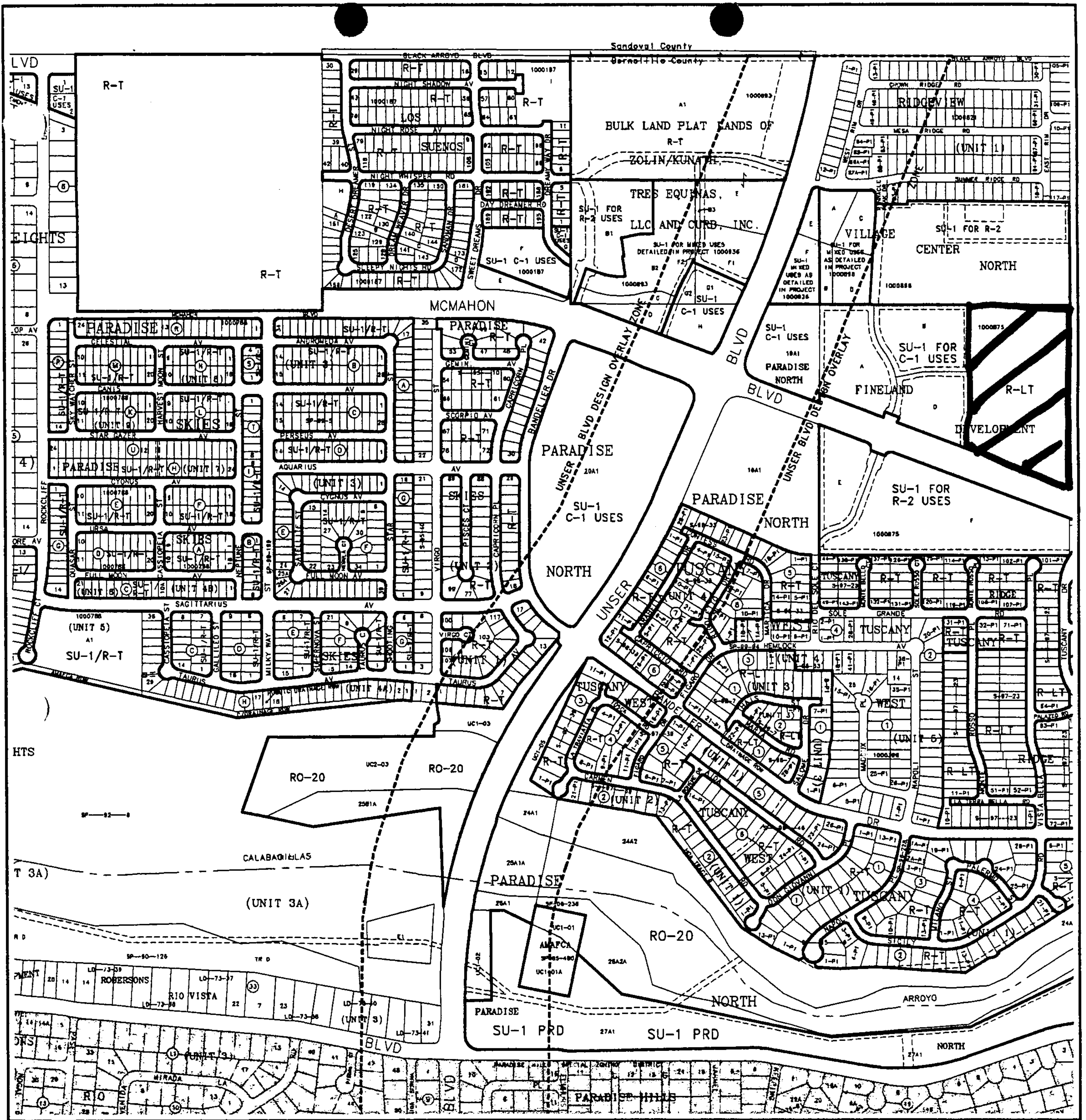


.pdf Form revised Sept. 2001

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

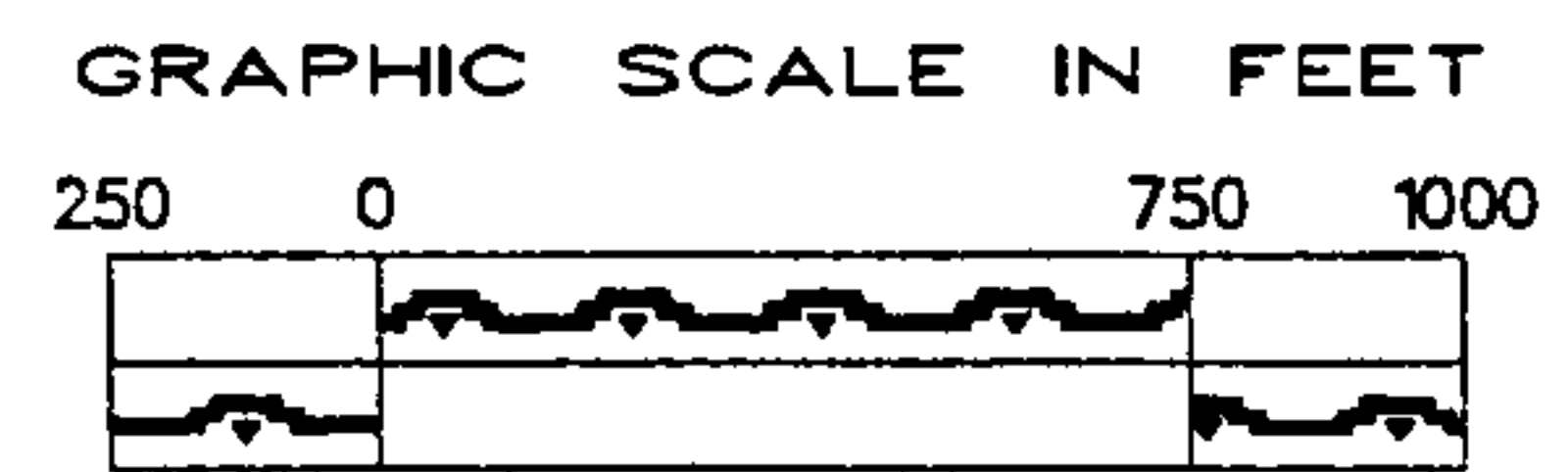
Application case numbers	
02DRB -	-01399
02DRB -	-01400
02DRB -	-01401
02DRB -	-01402

R. Bennett 9/13/02
 Planner signature / date
Project # 1001997



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002



Zone Atlas Page

A-11-Z

Map Amended through April 03, 2002

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 5, 2002

Ms. Janet Cunningham, Chair
Development Review Board
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Monterey Subdivision
Preliminary Plat, Grading Plan, Vacation Requests, and Sidewalk Deferral and Waiver

Dear Janet:

Enclosed for Development Review Board (DRB) review and approval are copies of the following information:

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List
- Letter from the Office of Neighborhood Coordination and related data
- Form DR/WS
- Reason/Location of Request for vacation of public easements (Exhibit A)
- Reason/Location of Request for sidewalk deferral and waiver (Exhibit B)
- Fee in the amount of \$2,085.00.

Please place this item on the DRB Agenda to be heard on October 9, 2002. If you have any questions or require further information, please call me at 823-1000.

Sincerely,



Rick Beltramo, P.E.

Project Manager
Community Development and Planning Group

RB/NL/am
Enclosures

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

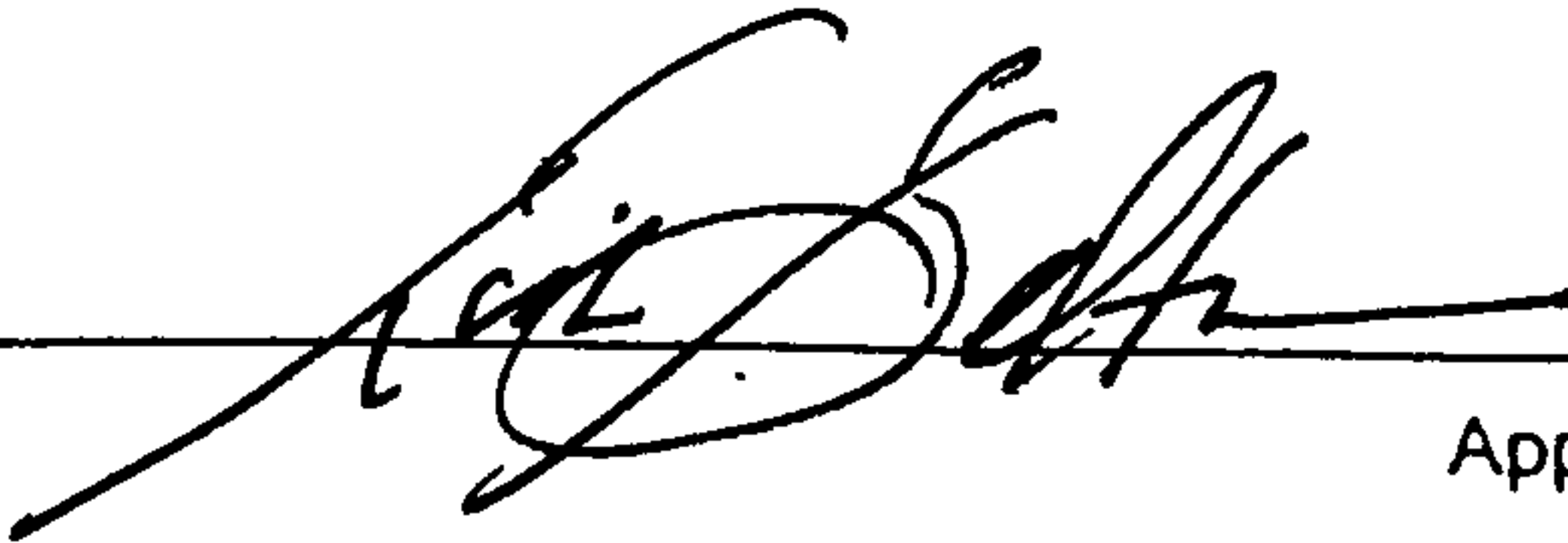
PROJECT NAME MONTEREY SUBDIVISION

AGIS MAP # A-11

LEGAL DESCRIPTION TRACT C, FINELAND DEVELOPMENT

XXX **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on _____ [date].


Applicant / Agent

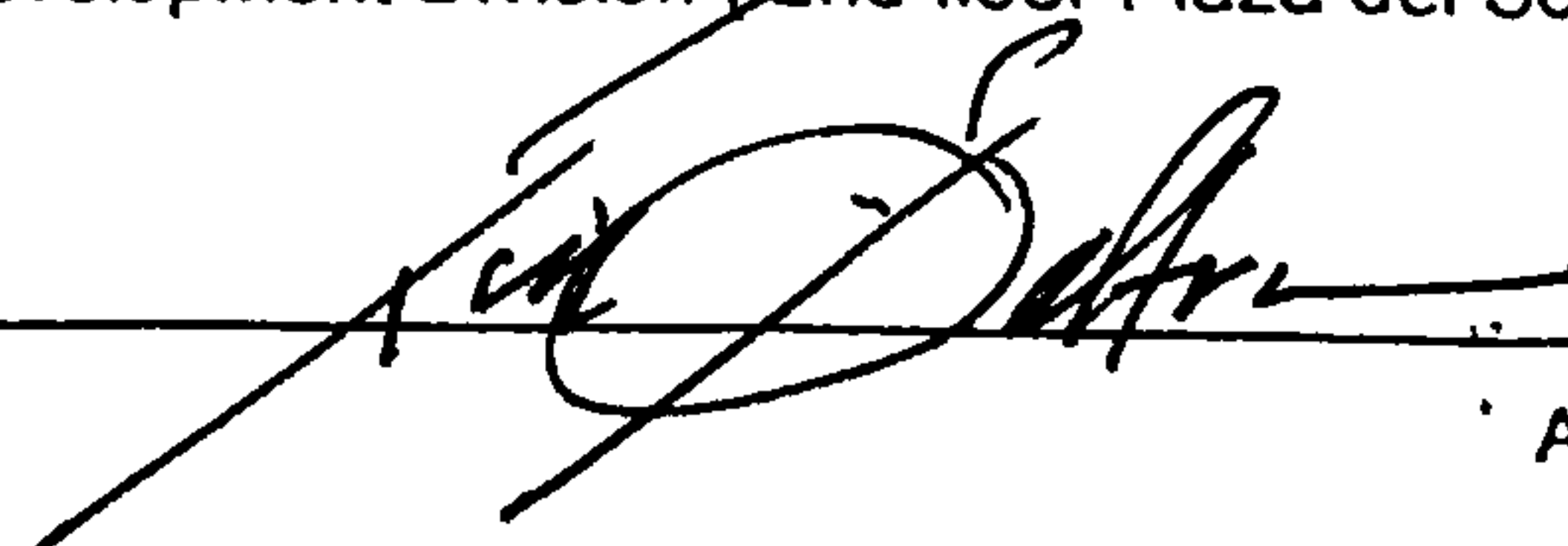
9/13/02
Date

Hydrology Division Representative

Date

XXX **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on SEE ATTACHED [date].

 9/13/02
Applicant / Agent

Date

Utilities Division Representative

Date

1000875

DRB# _____

TDZ #9

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
Plaza Del Sol -2nd Floor West - 600 2nd St NW
Land Development / Planning - Main Fax (505) 924-3685
Development Services / Public Works - Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME CLEARBROOK INVT.MT.
AGENT BOHANNAN HUSTON
ADDRESS 7500 JEFFERSON ST, NE 87109
PROJECT NO. 1001977
APPLICATION NO. 02DRB-01398-1402

DEFERRAL FEES 110⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)
\$ 110⁰⁰ **Total amount due**

Bohannan  Huston INC.

COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.1000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO 124864

95-32 / 1070

10/17/2002

NO. 124864

*****110

*****00

*****110.00

PAY

DOLLARS &

CENTS

\$

BOHANNAN-HUSTON INC.

CITY OF ALBUQUERQUE

PO BOX 1293

ALBUQUERQUE, NM 87103 US

City Of Albuquerque

Treasury Division SIGNATURE

10/23/2002

10/23/2002 SIGNATURE: ANE

⑈ 124864 ⑈ ⑆ 107000327⑆ 00286538940⑈

RECEIPT# 00029500 WS# 006 TRANS# 0006
Account 441006 Fund 0000
Activity 4983000 TRSKDM
Trans Amt \$110.00
J24 Misc \$110.00
CK 7/1/02 \$110.00
CHANGE \$0.00



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: September 4, 2002

TO CONTACT NAME: Mina Leung
COMPANY/AGENCY: Bohannon Historic Inc
ADDRESS/ZIP: 7500 Jefferson NE 87109
PHONE/FAX #: 823 4000 / 98-7988

Thank you for your inquiry of 9-4-02 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Parcel C of the Ireland Development located east of Unser Blvd and north of McMahon Blvd. zone map page(s) A-11.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Horizon Hills

Neighborhood Association

Contact: Julia M. Wilson

5705 Carmen Rd NW

899-4030 (w) 87114

Glenda G. Balmer

10590 Vista Bella Pl NW

898-9076 (w) 87114

Neighborhood Association

Contact: _____

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalana S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 5, 2002

Ms. Julia M. Wilson
5705 Carmen Road NW
Albuquerque, NM 87114

Re: Monterey Subdivision
Preliminary Plat, Grading Plan, Vacation Requests, and Sidewalk Deferral and Waiver

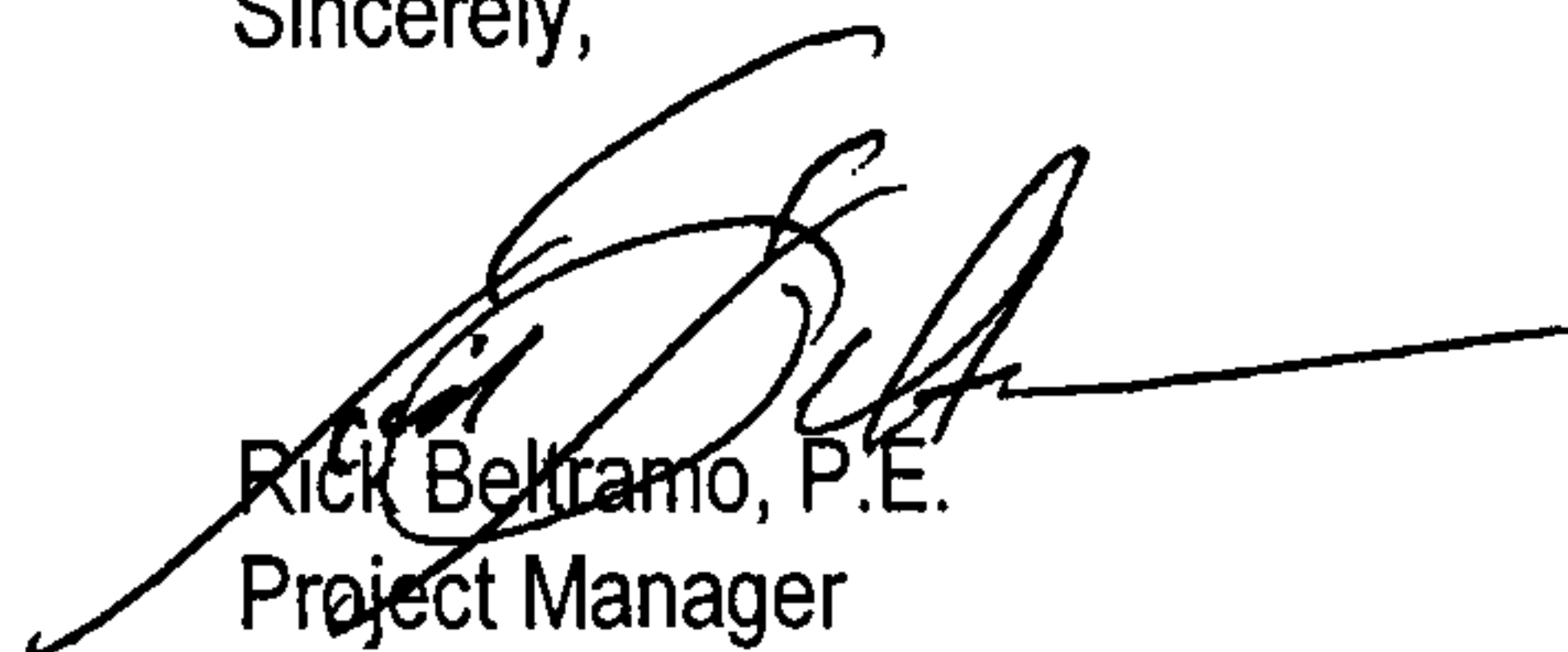
Dear Ms. Wilson:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Horizon Hills Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Clearbrook Homes, is seeking approval of a preliminary plat, grading plan, vacation requests, and sidewalk deferral and waiver for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Rick Beltramo, P.E.
Project Manager
Community Development and Planning Group

RB/NL/am
Enclosure

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 5, 2002

Ms. Jolinda J. Balmer
10590 Vista Bella Pl NW
Albuquerque, NM 87114

Re: Monterey Subdivision
Preliminary Plat, Grading Plan, Vacation Requests, and Sidewalk Deferral and Waiver

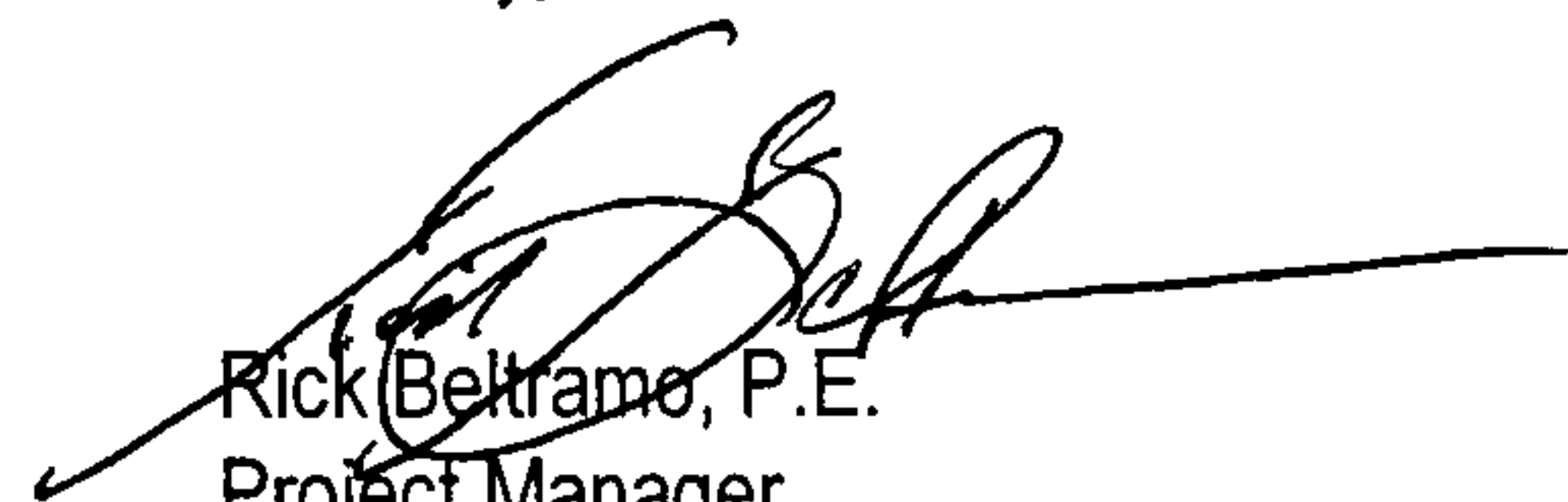
Dear Ms. Balmer:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Horizon Hills Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Clearbrook Homes, is seeking approval of a preliminary plat, grading plan, vacation requests, and sidewalk deferral and waiver for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Rick Beltramo, P.E.
Project Manager
Community Development and Planning Group

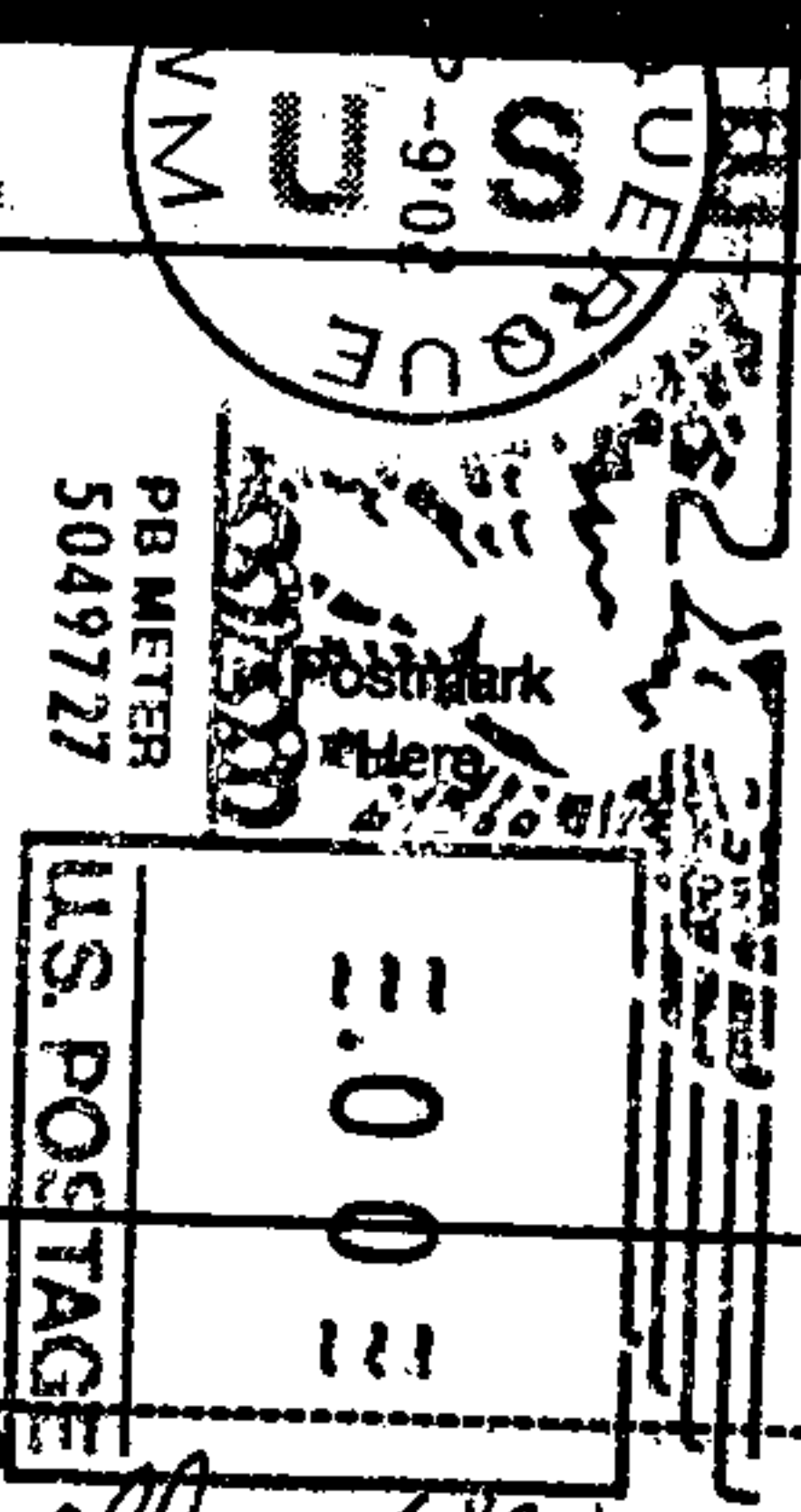
RB/NL/am
Enclosure

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

6405 9T56 9518 5049
 7001 1940 0005 5000 046T 1002

OFFICIAL U.S. MAIL

Postage	\$ 60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



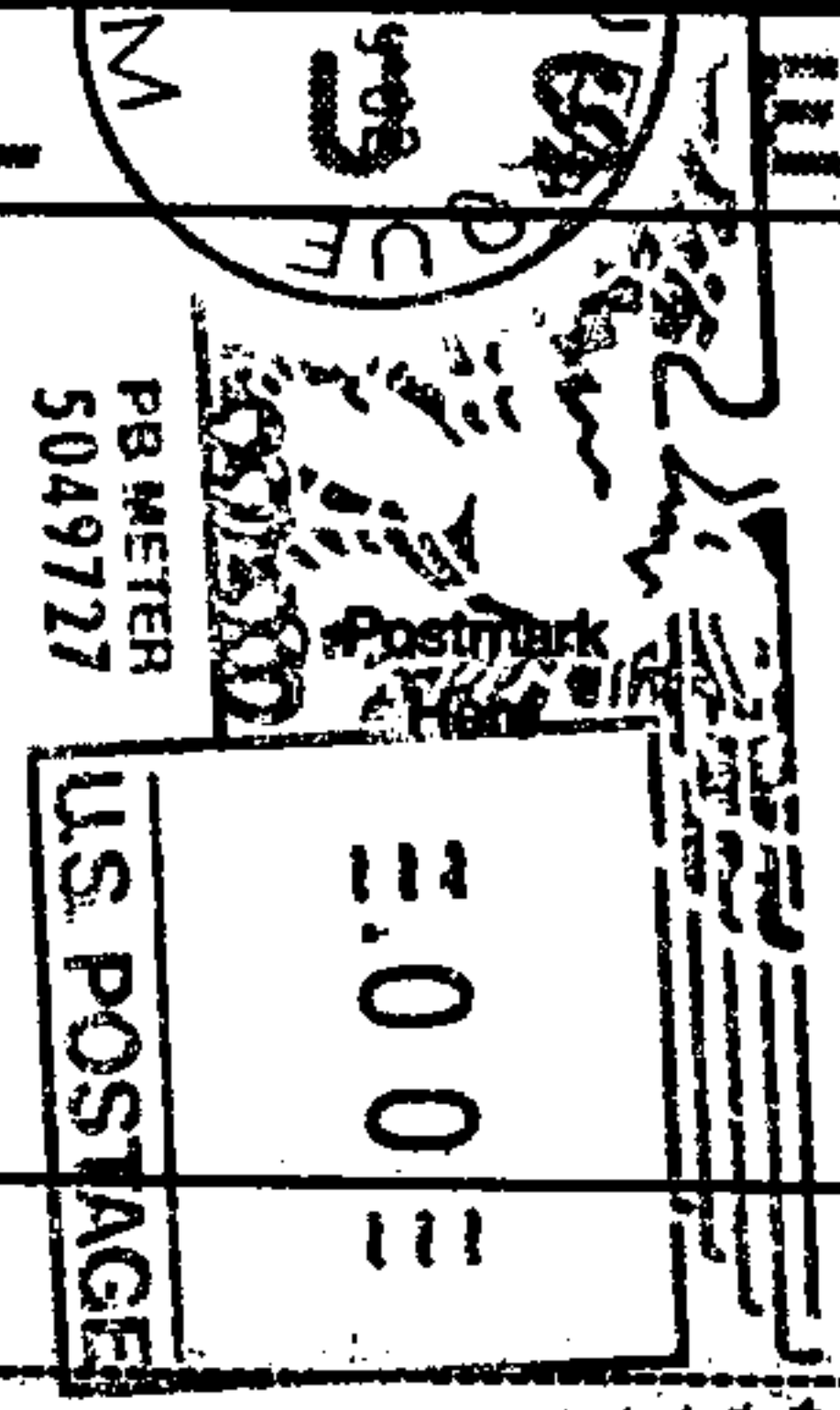
Sent To: *Valinda Balmer*
 Street, Apt. No., or PO Box No.: *10590 Vesta Boulevard*
 City, State, ZIP+4: *Atlanta GA 30328*

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

9505 9T56 9518 5056
 7001 1940 0005 5000 046T 1002

OFFICIAL U.S. MAIL

Postage	\$ 60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To: *Julia Wells*
 Street, Apt. No., or PO Box No.: *5705 Carmen Rd*
 City, State, ZIP+4: *Atlanta GA 30328*

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: CLEARBROOK INVESTMENTS Date of request: 9 / 13 / 02 Zone atlas page(s): A-11

CURRENT: Zoning R-LT Legal Description - Lot or Tract # TRACT C Block # _____
Parcel Size (acres / sq.ft.) 10.5 Subdivision Name FINELAND DEVELOPMENT

REQUESTED CITY ACTION(S):

Annexation [] Sector Plan [] Site Development Plan: Building Permit []
Comp. Plan [] Zone Change [] a) Subdivision [] Access Permit []
Amendment [] Conditional Use [] b) Build'g Purposes [] Other PRE Plat [XXX]
c) Amendment []

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 1

No construction / development [] # of units - 65
New Construction [XXX] Building Size - _____ (sq. ft.)
Expansion of existing development []

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative [Signature] Date 9/13/02
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

PUBLIC WORKS DEPT. Transportation Development Div. 3rd Floor / Room 304 City Hall 768-2680

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring TIS: Previously studied: []

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] Sept 13, 2002
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [] BORDERLINE []

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring AQIA: Previously studied: []

Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

ENVIRONMENTAL HEALTH DATE

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

TIS - SUBMITTED ___/___/___ TRAFFIC ENGINEER DATE
- FINALIZED ___/___/___
AQIA - SUBMITTED ___/___/___ ENVIRONMENTAL HEALTH DATE
- FINALIZED ___/___/___

Clearbrook Investments, Inc.

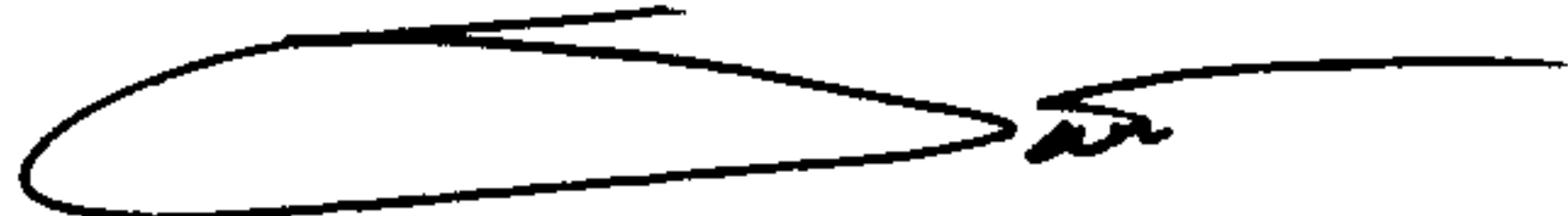
September 12, 2002

To Whom It May Concern:

As owners of the property known as Monterey Park Subdivision, or Parcel C of Fineland Development, Town of Atrisco Grant, located in the City of Albuquerque, County of Bernalillo, State of New Mexico, Clearbrook Investments, Inc. hereby authorizes the vacating of the private, temporary drainage easement designated on the east side of said property.

Should anyone have any further questions or concerns with regards to this authorization, I may be contacted at (505) 858-1800.

Sincerely,



Scott Henry
Clearbrook Investments, Inc.

ONE STOP SHOP . . . FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
Plaza Del Sol -2nd Floor West - 600 2nd St NW
Land Development / Planning - Main Fax (505) 924-3685
Development Services / Public Works - Main Fax (505) 924-3864

City of Albuquerque
Treasury Division

09/13/2002 X
10:42AM
LOC: ANE
RECEIPT# 00027241 WSH 006 TRANS# 0008
Account 441006 Fund 0000
Activity 4983000 TRSKDM
Trans Amt \$2,085.00
J24 Misc \$2,010.00

PAID RECEIPT

APPLICANT NAME CLEARBROOK INVEST, INC.
AGENT BOHANNAN HUSTON, INC.
ADDRESS 7500
PROJECT NO. 1001997
APPLICATION NO. 02DRB - 01398
02DRB - 01399

\$ 2010 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 15 441018 / 4971000 (Notification)

\$ 2085 **Total amount due**

Thank You

Clearbrook Investments, Inc.
8901 Adams NE
Suite A
Albuquerque, NM 87113

BANK OF ALBUQUERQUE, NA
ALBUQUERQUE, NM 87105
95-660/1070

1311

9/5/2002

PAY TO THE ORDER OF City of Albuquerque

\$ **2,085.00

Two Thousand Eighty-Five and 00/100*****

DOLLARS
Security features
Included.
Details on back.

City of Albuquerque

MEMO Preliminary Plat Fee

⑈001311⑈ ⑆107006606⑆ 78 27 2086 78⑈

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staple are best for attaching signs to a post or backing; the sign tears out less easily.

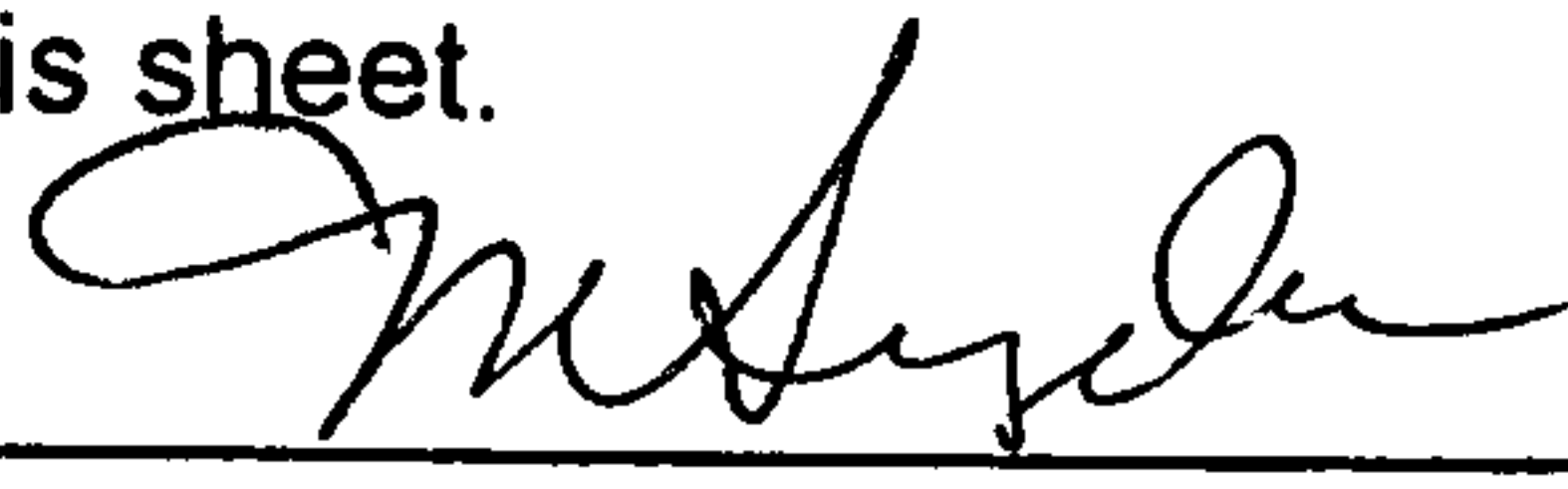
4. TIME

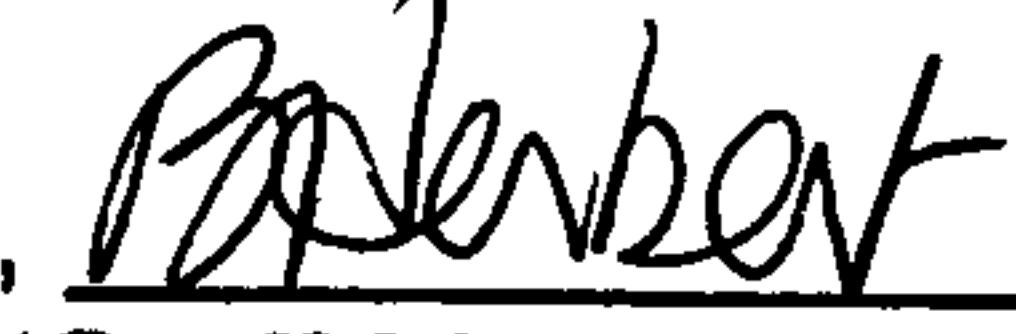
Signs must be posted from Sept. 24, 2002 To October 9th 2002.

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

, 9/13/02
(Applicant or Agent) (Date)

I issued 2 signs for this application, 9/13/02, 
(Date) (Staff Member)

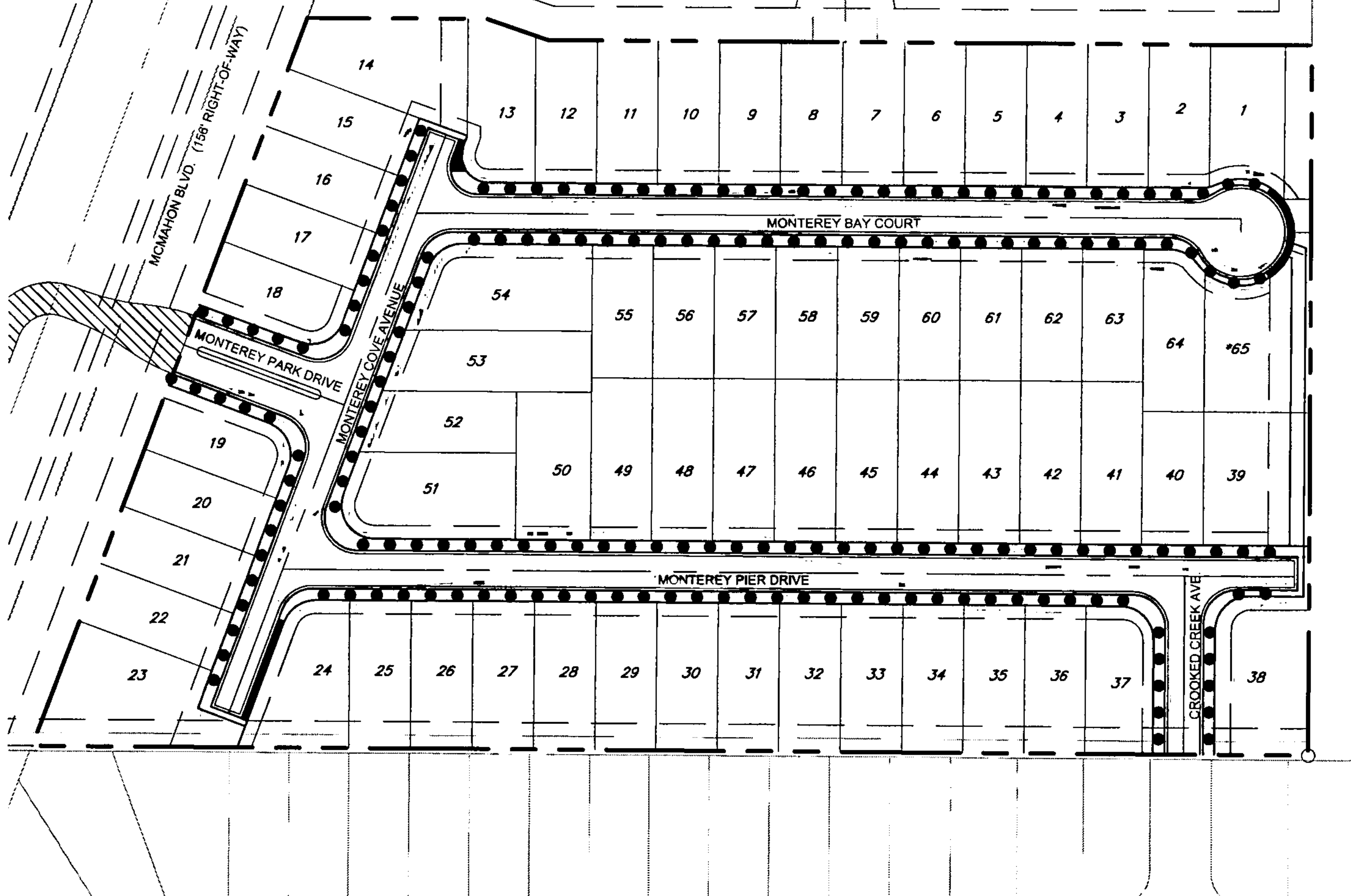
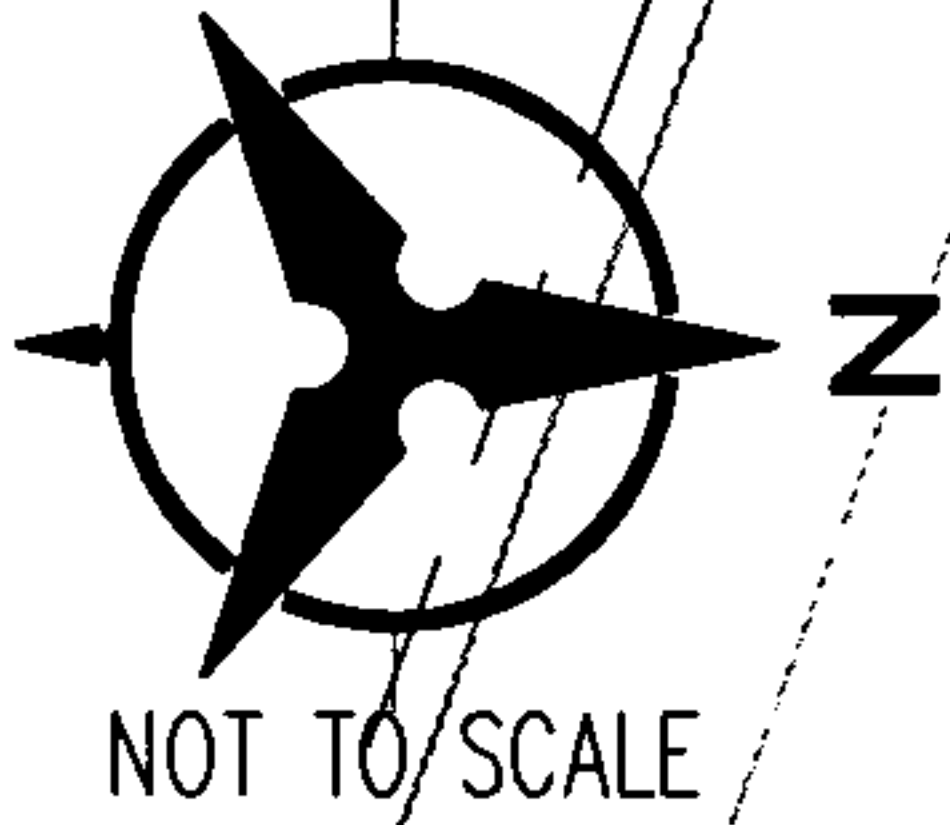


EXHIBIT ^C
 Date 10/23/02



DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.



WAIVED sidewalks are requested

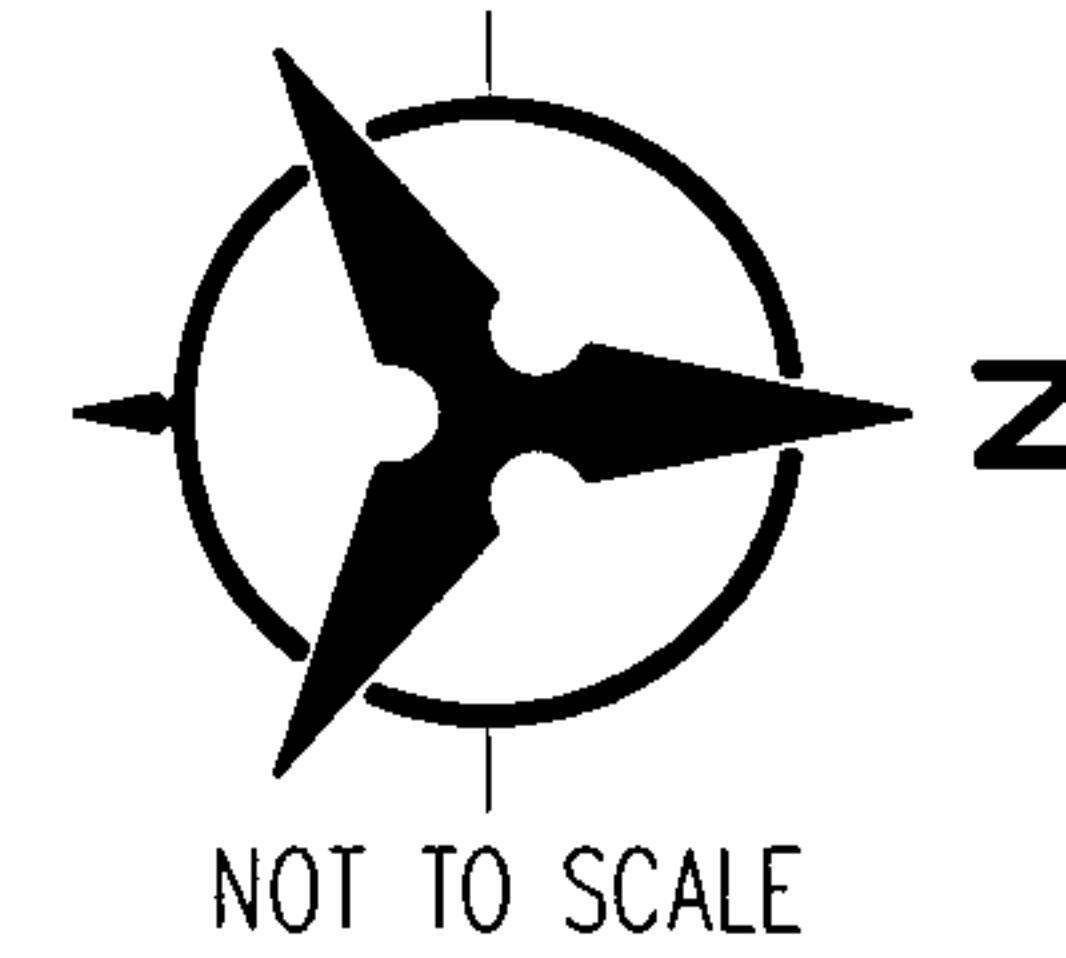
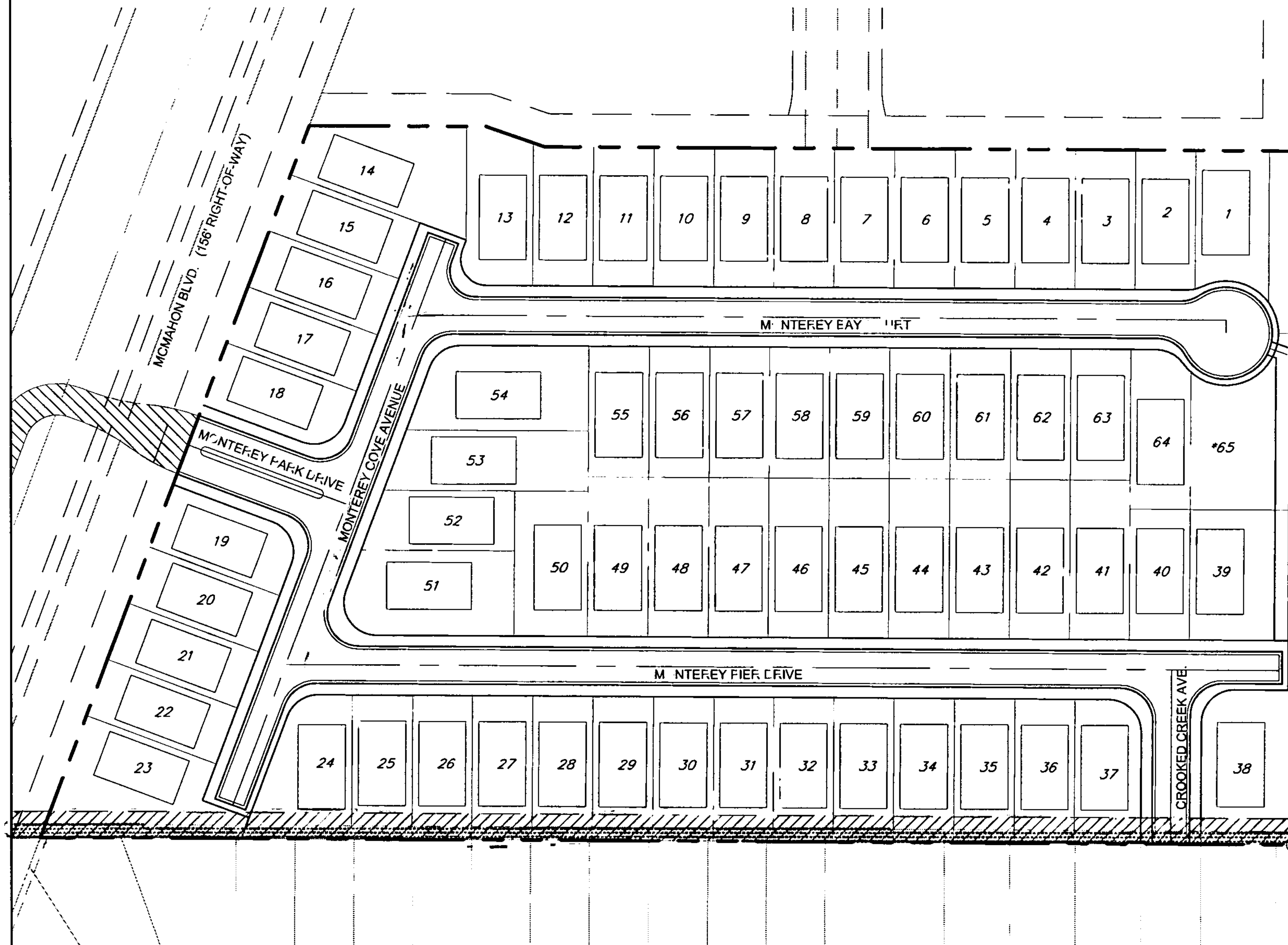
EXHIBIT "B"
MONTEREY PARK SUBDIVISION
SIDEWALK DEFERRAL/WAIVER
SEPTEMBER 2002

Bohannon  **Huston** INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

MONTEREY PARK SUBDIVISION

VACATION EXHIBIT
SEPTEMBER 2002



LEGEND



-  10' PRIVATE DRAINAGE EASEMENT TO BE VACATED BY THIS PLAT.
-  20' PUBLIC UTILITY AND ROADWAY EASEMENT

EXHIBIT B
Date 10/23/02

EXHIBIT A
REASON FOR REQUEST / LOCATION OF REQUEST

Bohannon & Huston
Court yard | 7500 Jefferson St. NE | Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Janet Stephens
DRB Chair
City of Albuquerque
Plaza Del Sol
600 2nd Street NW

Requested By: Rick Beltramo/Nina Leung

Date: **October 21, 2002**

Time Due: This A.M. This P.M.
 Rush By Tomorrow

Job No.: 030067

Job Name: Monterey Park Subdivision

<u>DELIVERY VIA</u>	
<input type="checkbox"/> Courier	<input type="checkbox"/> Federal Express
<input type="checkbox"/> Mail	<input type="checkbox"/> UPS
<input type="checkbox"/> Other _____	

<u>PICK UP</u>
Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Grade Blending Letter
2	1	Revised Infrastructure List
3	1	Revised Preliminary Plat
4	1	Revised Grading Plan
5	1	Development Agreement Letter from City of Albuquerque

COMMENTS / INSTRUCTIONS

Monterey Park (Project No. 1001997) is on the DRB agenda for Wednesday, October 23. Enclosed are items which have been revised in accordance with comments from DRB members.

If you have any questions or additional comments, please call us at 823-1000. Thank you for your time and consideration.

RECEIVED
OCT 21 2002
HYDROLOGY SECTION

REC'D BY: _____ DATE: _____ TIME: _____

ENGINEERING °

SPATIAL DATA °

ADVANCED TECHNOLOGIES °

October 21, 2002

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Ms. Janet Stephens, DRB Chair
City of Albuquerque
P O Box 1293
Albuquerque, NM 87103

Re: Monterey Park Subdivision – Grade Blending Letter
DRB Project No. 1001997

Dear Ms. Stephens:

This letter serves to address the blending of the grades of the Monterey Park Subdivision with the adjacent properties. This property is on the DRB agenda for Wednesday, October 23.

The subdivision generally slopes from south to north. A major land feature is the top of a hill that approximately bisects the site east to west. The intent of the grading plan is to follow the existing ground as closely as possible to minimize retaining walls. Because of the hill and the existing steep grades, some retaining walls are proposed for this site in addition to approximately 20,000 cubic yards of export.

South Boundary

The property is bounded on the south side by McMahon Blvd. The pads along this south boundary are approximately equal to the existing ground. There are no retaining walls proposed along this roadway. The grades have been set to match the existing ground and accommodate the proposed McMahon Blvd. grades.

West Boundary

On the west side, the property is adjacent to a proposed commercial site. The pads along the west boundary are slightly higher than the existing ground. There are retaining walls required along this boundary with a maximum height of four feet.

North Boundary

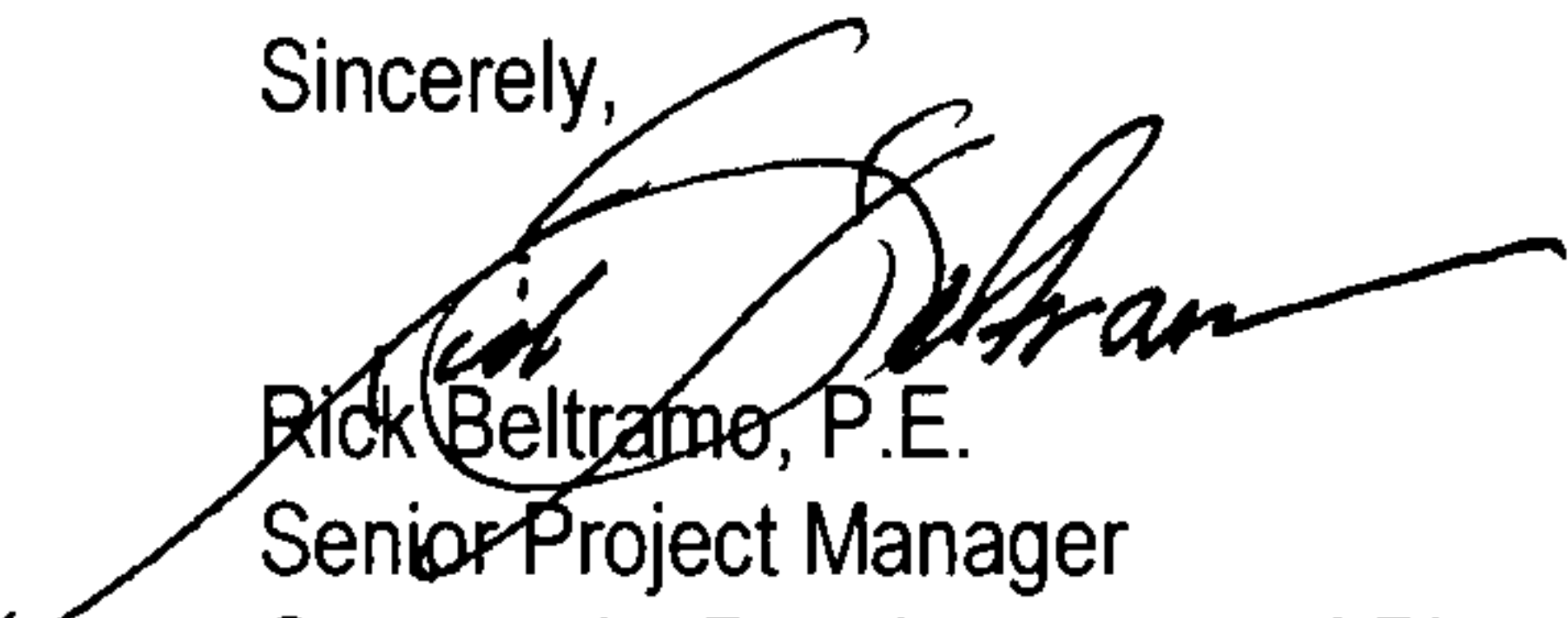
The north side of Monterey Park is adjacent to the proposed Villagio Subdivision. Along the west end of the boundary line, the pads are a few feet above existing ground. The maximum retaining wall height is four feet along the north boundary.

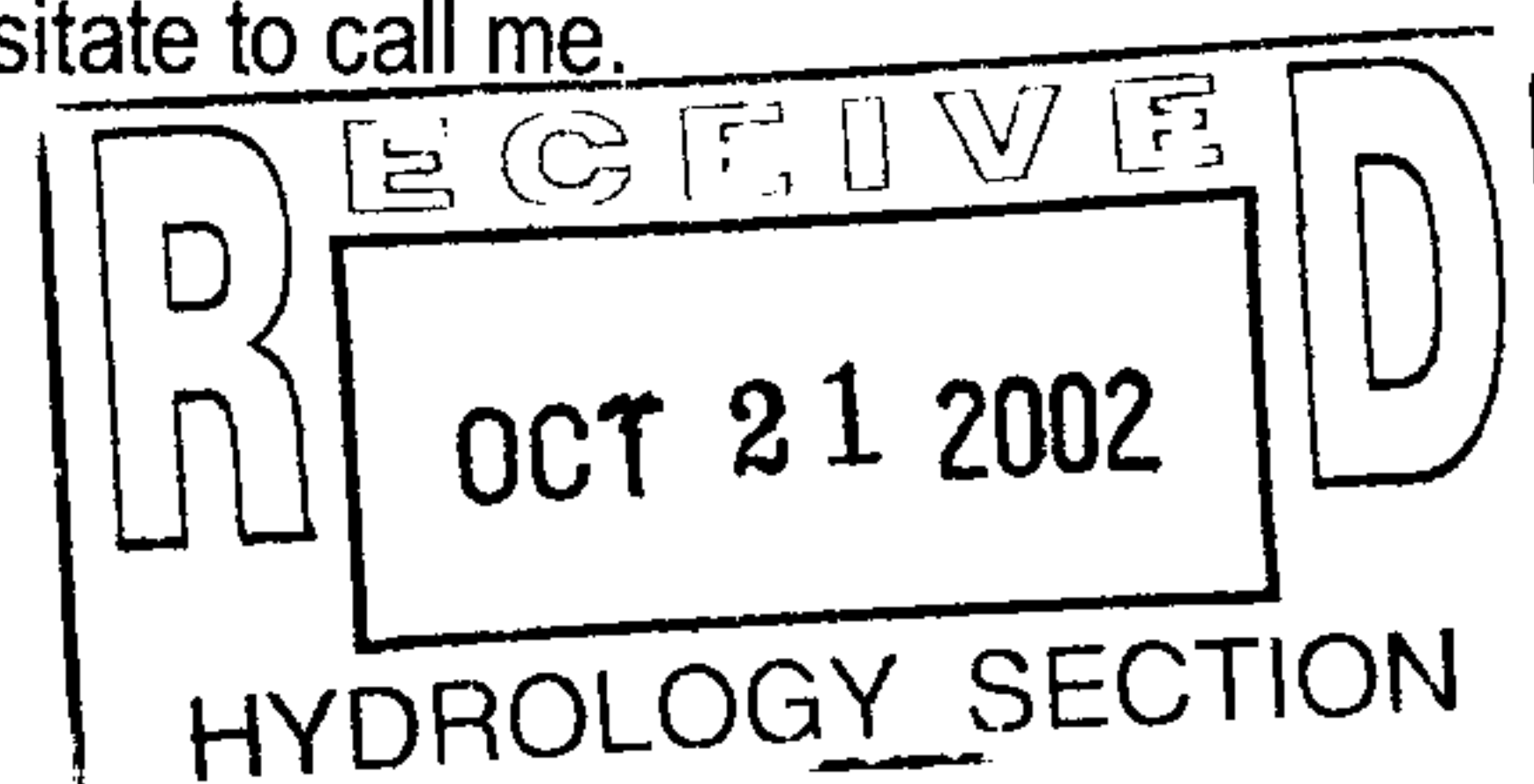
East Boundary

The existing Stonebridge Unit 1 Subdivision is the east boundary of the proposed development. The Stonebridge site had been graded to limit the amount of retaining walls built on the Stonebridge property. This was done by grading a swale west of Stonebridge. The Monterey Park Subdivision must now compensate for the difference. In addition, there is an existing hill that will be graded through to limit the retaining wall height. A backyard alley gutter is proposed to help shorten the height of the retaining wall. The maximum retaining wall height is three feet.

In summary, Monterey Park is planned to follow the natural ground on all sides as much as possible. If you have questions or require additional information, please do not hesitate to call me.

Sincerely,


Rick Beltrame, P.E.
Senior Project Manager
Community Development and Planning Group



ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

Figure 12

INFRASTRUCTURE LIST

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

MONTEREY PARK SUBDIVISION
PRELIMINARY PLAT

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS									
		47' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* WITH 7' MEDIAN	MONTEREY PARK DRIVE	MCPAHON BLVD.	MONTEREY COVE AVENUE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MONTEREY COVE AVENUE	MONTEREY BAY COURT	MONTEREY PIER DRIVE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE*	MONTEREY COVE AVENUE	MONTEREY BAY COURT	STUB TERMINUS	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE*	MONTEREY COVE AVENUE	MONTEREY PIER DRIVE	STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MONTEREY BAY COURT	MONTEREY COVE AVENUE	CUL-DE-SAC TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MONTEREY PIER DRIVE	MONTEREY COVE AVENUE	CROOKED CREEK AVE.	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MONTEREY PIER DRIVE	CROOKED CREEK AVENUE	STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CROOKED CREEK AVENUE	MONTEREY PIER DRIVE	EAST BOUNDARY LINE	/	/	/
		24' F-F	TEMPORARY PAVEMENT	MCPAHON BLVD.	MONTEREY PARK DRIVE	EAST BOUNDARY LINE	/	/	/
			* SIDEWALKS TO BE DEFERRED.				/	/	/
			WAIVER OF SIDEWALKS ON NORTH SIDE OF MONTEREY COVE AVENUE STUBS AND NORTH END OF CUL-DE-SAC TERMINUS AT MONTEREY BAY COURT				/	/	/
			MODIFIED PROCEDURE 'C'				/	/	/
			OFFSITE TRAFFIC MITIGATION FEE = \$400 PER LOT X 65 LOTS = \$26,000				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC WATERLINE IMPROVEMENTS									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MONTEREY PARK DRIVE	MCMAHON BLVD.	MONTEREY COVE AVENUE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MONTEREY COVE AVENUE	EAST STUB TERMINUS	MONTEREY PIER DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MONTEREY COVE AVENUE	MONTEREY PIER DRIVE	WEST BOUNDARY LINE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MONTEREY BAY COURT	MONTEREY COVE AVENUE	CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MONTEREY PIER DRIVE	MONTEREY COVE AVENUE	STUB TERMINUS	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	30' PUBLIC DRAINAGE EASEMENT	MONTEREY BAY COURT	MONTEREY PIER DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CROOKED CREEK AVENUE	MONTEREY PIER DRIVE	EAST BOUNDARY LINE	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MONTEREY COVE AVENUE	EAST STUB TERMINUS	WEST STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MONTEREY BAY COURT	MONTEREY COVE AVENUE	CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	20' PUBLIC SAS EASEMENT	WEST BOUNDARY LINE	MONTEREY PIER DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MONTEREY PIER DRIVE	MONTEREY COVE AVENUE	STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CROOKED CREEK AVENUE	MONTEREY PIER DRIVE	EAST BOUNDARY LINE	/	/	/

RICK BELTRAMO
PREPARED BY:

DRB CHAIR

DATE

PARKS & RECREATION DEPARTMENT

DATE

BOHANNAN HUSTON INC.
FIRM:

TRANSPORTATION DEVELOPMENT

DATE

N/A
AMAFCA

DATE

SIGNATURE

DATE

UTILITY DEVELOPMENT

DATE

CITY ENGINEER

DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

NEW MEXICO UTILITIES INC.

DATE

10-15-02

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 9, 2000

Dr. Jeffrey L. Fine, PhD CEDS, Fineland, LLC
401 West End Avenue
New York, New York 10024

SUBJECT: FINELAND DEVELOPMENT
EPC Case No: Z-98-31-1

Dear Dr. Fine:

This letter of agreement pertains solely to the 40-acre parcel commonly referred to as the Fineland Development adjoining McMahon Boulevard between Unser Boulevard and Bandelier Drive in North West Albuquerque. As you are aware, the City is pursuing the improvement of McMahon Boulevard from Golf Course Road through the intersection of Unser Boulevard. Although such improvements, including the dedication of rights-of-way is a standard requirement of the development process, the City is willing to agree to construct the ultimate roadway section of McMahon at our expense if the right-of-way is dedicated. In this case, since you have already initiated the development process by the preparation of a bulk land plat, we are proposing the acceleration of the filing of that plat in exchange for construction of the roadway.

In pursuit of a timely extension to McMahon Boulevard, the City agrees to exempt the Fineland Development of all roadway and roadway related storm drainage costs (including sidewalks, bike trails, bike lanes, streetscaping, and street lighting) associated with McMahon Boulevard that might normally be attached as a condition of the development of your property. In consideration of this waiver, you the developer, agree to file immediately with the City, a bulk land plat conveying a 156-foot wide right-of-way for McMahon Boulevard through the Fineland Development. The filing of the bulk land plat with the City's Development Review Board shall occur within 30 calendar days of your acknowledgement and agreement with this proposal.

Please acknowledge your acceptance below and return this letter to Mr. Ed Adams of my staff at the following address:


Mr. Ed Adams, Manager
Public Works Department
Transportation Division
P.O. Box 1293
Albuquerque, New Mexico 87103

PAGE 2

Should you have any questions or comments regarding this proposal, I can be reached at 505-768-3650.

Thank you for your cooperation on this matter.

Sincerely,

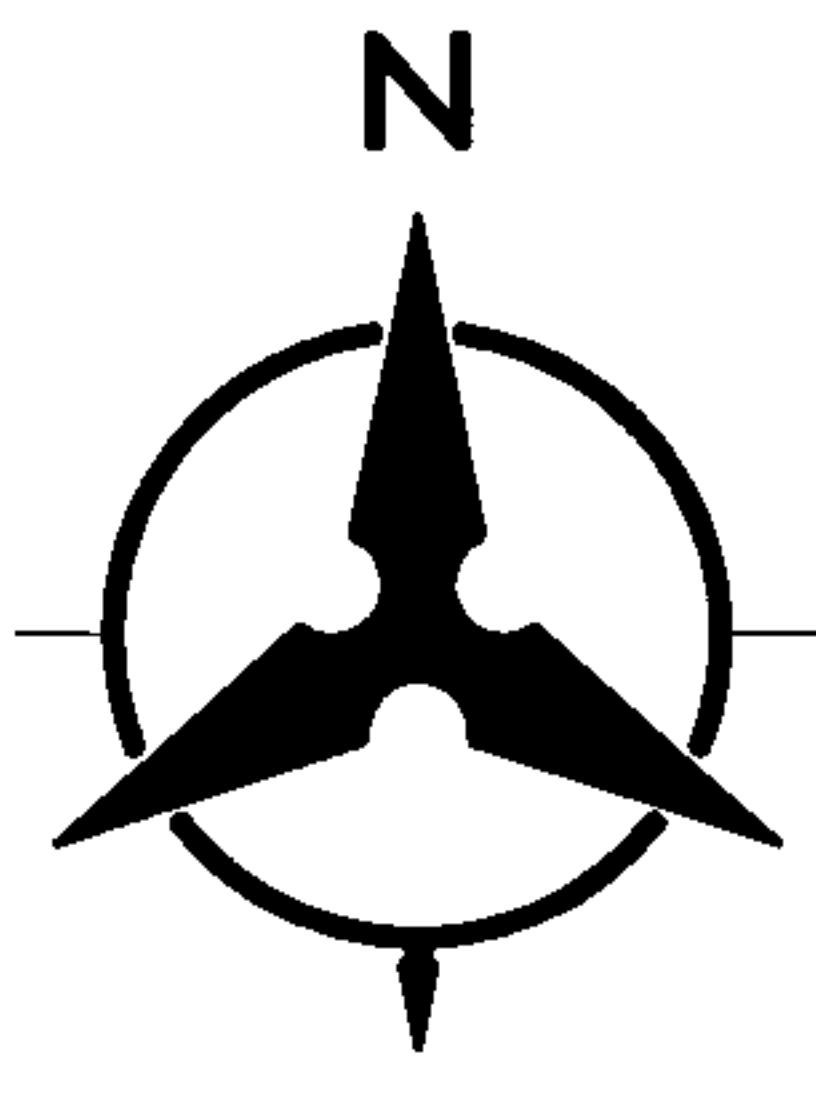
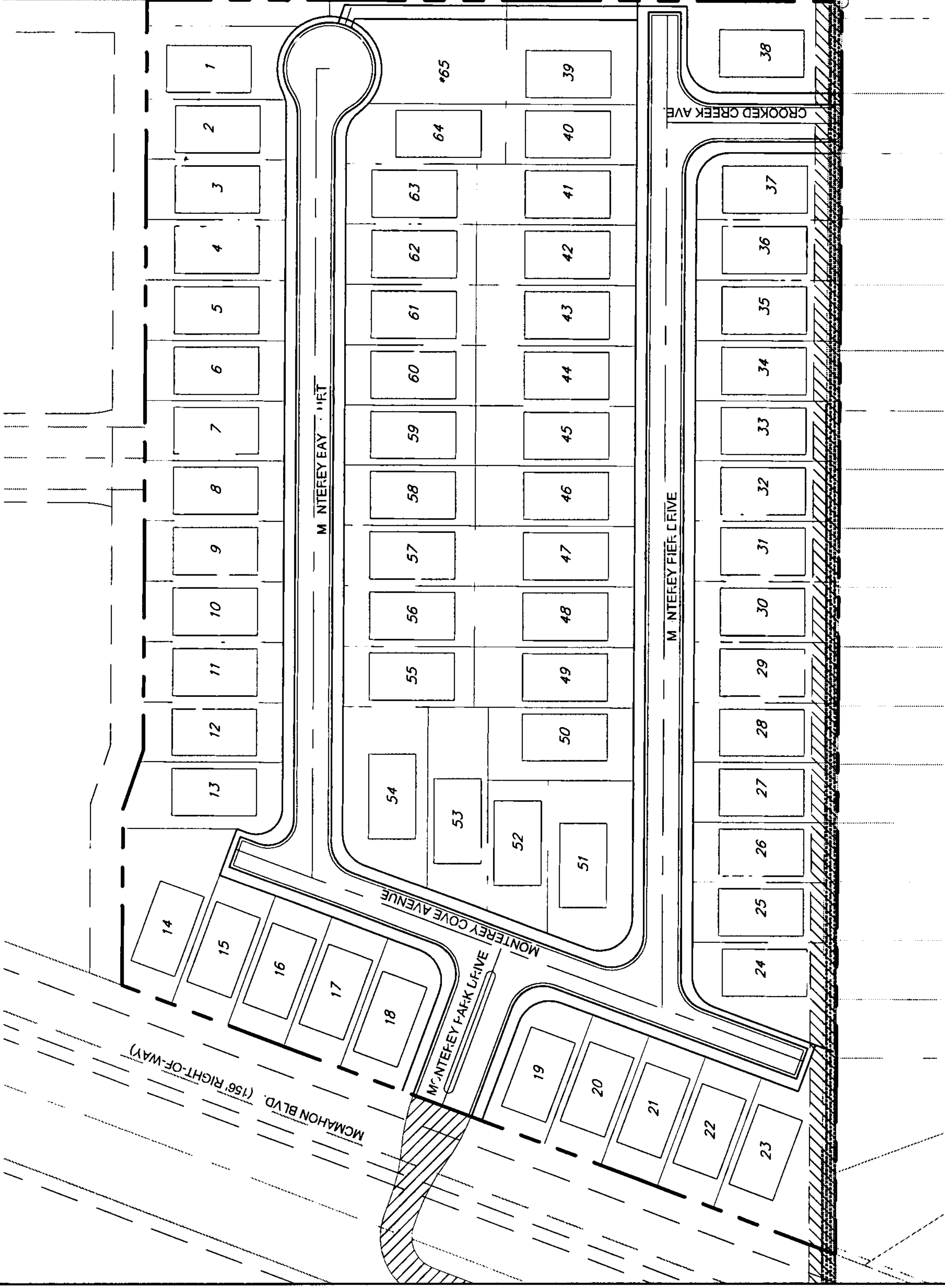

Larry L. Blair, Director
Public Works Department

 Date: 10/12/08
Dr. Jeffrey N. Fine, PhD CEDS, Fineland, LLC

- c: Alan B. Armijo, City Councilor, District 1
- Lawrence Rael, Chief Administrative Officer
- John R. Castillo, Assistant Public Works Director
- Ed Adams, Transportation Division Manager
- Annette Baca, Transportation Division
- Richard Dourte, Development Services, PWD
- Community Sciences

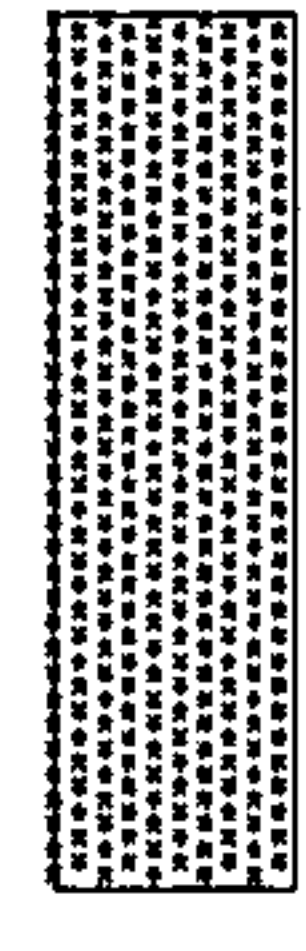
MONTEREY PARK SUBDIVISION

VACATION EXHIBIT
SEPTEMBER 2002

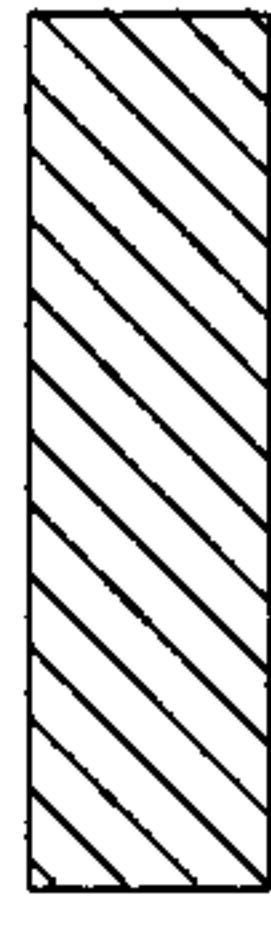


NOT TO SCALE

LEGEND



10' PRIVATE DRAINAGE EASEMENT
TO BE VACATED BY THIS PLAT.



20' PUBLIC UTILITY
AND ROADWAY EASEMENT

EXHIBIT 'A' REASON FOR REQUEST / LOCATION OF REQUEST

01981734 Ke

15

**EASEMENT
AND
TEMPORARY CONSTRUCTION EASEMENT**

THIS EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ("Agreement") is entered into as of this 18 day of March, 1999, by and between the FINE LAND LLC, A LIMITED LIABILITY CORPORATION INCORPORATED IN THE STATE OF DELAWARE WHOSE MANAGING MEMBER IS JEFFERY L. FINE, Ph.D., CEDS ("GRANTOR"), AND CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP ("GRANTEE").

RECITALS AND DEFINITIONS:

1. The Grantor is the owner of the following property (the "Property").

Tract C Lands of Simon Gluckman and Helen Fine
SE ¼ NE ¼, Section 2, Township 11 North, Range 2 East New Mexico Principal Meridian, which is more particularly described on Exhibit "A" attached hereto.

2. The Grantee has proposed to the City of Albuquerque ("City") a single family residential subdivision to be developed on the real property described on Exhibit B attached hereto (the "Subdivision"). The development proposal included a preliminary plat layout as described on Exhibit C attached hereto (the "Subdivision Plan") and a drainage plan including an on-site and off-site future conditions Basin Map as described on Exhibit D attached hereto. Additional real property which is shown on Exhibit E attached hereto (the "Future Subdivision") and is adjacent to the Subdivision, may be developed into a single family residential subdivision at a later date. As a condition of the final plat of the Subdivision the City has required Grantee to construct certain drainage improvements on a portion of the Property, which will benefit the Subdivision. Grantee has requested Grantor to grant certain easements, which will permit Grantee to grade portions of the Property and to construct a drainage basin and a sewer thereon (collectively, the "Drainage Improvements") in accordance with the requirements of the City and subject to the terms and conditions contained herein.

3. Grantor desires and intends to grant to the Grantee the following easements over portions of the Property as described below:

- 3.1 A ten (10) foot wide drainage easement which shall be the easterly ten feet of the Property extending from the northerly right of way line for McMahon Boulevard, as proposed, to the northeast corner of the Property as depicted on Exhibit F attached hereto (the "Easement").
- 3.2 A temporary easement for the construction of the Drainage Improvements which shall extend from the limits of the Easement westerly as generally depicted on Exhibit F attached hereto (the "Temporary Easement").

4. The Grantor desires to reserve the right to construct improvements upon the Property (the "Future Construction") provided the Future Construction does not hinder, impede, or alter the Drainage Improvements or the flow of water into the Easement unless such improvements are approved by the City of Albuquerque.

AGREEMENTS:

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for other good and valuable consideration, the parties agree to the following:

1. **GRANT OF EASEMENT and TEMPORARY EASEMENT.** The Grantor hereby grants to Grantee the Easement and Temporary Easement for the purpose of construction, reconstruction, operation, repair and maintenance of the Drainage Improvements as provided herein. The Temporary Easement may extend into additional areas of the Property if said extension is approved by Grantor in conjunction with the Drainage Improvements. The Grantor reserves the right to use the Easement and the Temporary Easement for development, recreational facilities and other such purposes that are not inconsistent with the Drainage Improvements, including the right to use the Easement and Temporary Easement for underground utilities provided such use does not affect the Drainage Improvements of the Subdivision and/or the Property (the "Grantor's Reserved Uses"). The use of the Easement for Grantor's Reserved Uses shall be governed by the requirements of Section 4 hereof.
2. **CONSTRUCTION WORK.** Grantee shall plan, design and construct the Drainage Improvements within the Easement and the Temporary Easement (the "Construction Work") at the Grantee's expense, as follows:

2.1 The Construction Work shall be performed pursuant to the grading and drainage plan as approved by the City and pursuant to the construction drawings for the Subdivision as approved by the City. The Grantee shall provide to the Grantor copies of all construction drawings as such construction drawings are approved by the City.



Judy D. Woodward Bern. Co. ERSE R 27.88

1999038955
519893
Page: 1 of 11
03/22/1999 03:22P
BK-9904 Pg-8834

2.2 After completion of the Construction Work, the Easement and Temporary Easement shall not be altered or impaired in such a manner as to create health or safety hazards to the public, downstream properties, or to neighboring properties.

2.3 Within thirty (30) days after issuance by the City of a letter accepting the Construction Work, the Grantee shall provide to the Grantor one set of "As Built" drawings as accepted by the City.

2.4 Grantee shall require the contractor performing the Construction Work to maintain in effect during the performance of the construction the following insurance with insurance companies authorized to do business in Bernalillo County, New Mexico, with the Grantor named as an additional insured:

- 2.4.1 Comprehensive general liability insurance for bodily injury and property damage in the amount of combined single limit of one million dollars (\$1,000,000.00) each occurrence; and
- 2.4.2 Worker's Compensation and Occupational Disability Insurance in accordance with the laws of the State of New Mexico.

2.5 Grantee agrees to complete the Construction Work on or before twenty four (24) months following the date of this Agreement.


3 CONSTRUCTION OF FUTURE SUBDIVISION. Grantee agrees to construct certain improvements upon the Subdivision and the Future Subdivision at the Grantee's expense as follows:

- 3.1 As now proposed, Grantee shall construct and extend water and sewer together with a twenty eight (28) foot wide residential roadway as shown on Exhibit E attached hereto. Said improvements shall be sized to capacity as required by the City or the utility provider to serve the "Future Subdivision" when it is developed. In addition, Grantor and Grantee acknowledge the location of the roadway has not been approved by the City and if for any reason the City fails to approve the location as depicted on Exhibit E, Grantee shall have no obligation to construct the roadway as provided herein. In addition, the Grantee is under no obligation to extend such roadway and water and sewer beyond the western boundary of the Future Subdivision into the Property at any time.
- 3.2 Grantee shall cause to be constructed within the Subdivision permanent and/or temporary drainage improvements, which shall be sized as required by the City. Grantor shall not create any condition on the Property which would cause the City to require the Grantee to construct any permanent or temporary drainage improvements to serve any developed conditions in excess of that which would be generated by a residential subdivision with a density not greater than 5 dwelling units per acre.
- 3.3 Notwithstanding anything contained in this Section 3 to the contrary, Grantee is under no obligation to commence construction of the items in 3.1 and 3.2 until three (3) months after the commencement of construction of a single family residence in the Future Subdivision. Grantee will complete the construction within twelve (12) months after construction of the items in 3.1 and 3.2 has commenced.

4 USE OF THE EASEMENT; OF EASEMENT; FUTURE CONSTRUCTION. The use of the Easement by Grantor for the Grantor's Reserved Uses, shall be secondary, subordinate and subservient to the use of the Easement for drainage and flood control purposes. Any construction by Grantor within the Easements shall comply with all applicable City codes and accepted City policies. Grantee shall have the right to compel Grantor to remove any landscaping planted within the Easement or any improvement that impedes the flow of water for the primary purpose of drainage and flood control. In the event that any improvement constructed by Grantee within the Easement is damaged as a result of drainage or as a result of Grantor's use of the Easement for maintenance of the Drainage Improvements, Grantor shall be under no obligation to repair the damage unless such damage is caused by Grantor or as a result of Grantor's Reserved Uses. The parties acknowledge that the City does not require an improved channel for drainage or a road for maintenance within the Easement. If Grantor constructs a concrete or asphalt drainage conveyance path or maintenance road within the Easement, Grantee shall be under no obligation to share in any maintenance or repair even if it is used or damaged by the City, Grantee or their maintenance vehicles.

Grantor is not obligated to perform any future construction on the Property. However, should such Future Construction be contemplated, it is envisioned to include the normal and customary land development improvements for grading, drainage, utilities, streets and developed parcels. Should such Future Construction necessitate an alternative to the Drainage Improvements constructed within the Easement, the Grantor may replace the Drainage Improvements at Grantor's sole cost and expense, provided the alternative drainage improvements are in place to adequately handle drainage flows from the Subdivision and the Property have been approved by the City before the Drainage Improvements within the Easement are altered.

The Grantee shall not be required to provide any maintenance for any drainage improvements constructed by the Grantor. Grantor agrees not to construct or create any impediment on the Property or the Easement that would (i) interfere with, obstruct or increase the flow of the storm drainage waters in the Easement, or (ii) disrupt or damage the wall on the western boundary line of the Subdivision.



Judy D. Woodward Bern. Co. EASE R 27.00
 1999038955
 5188983
 Page: 2 of 11
 03/22/1999 03:22P
 Bk-9904 Pg-8834

5. THE FINANCIAL GUARANTEE OF CONSTRUCTION OF DRAINAGE IMPROVEMENTS. Since the proposed Drainage Improvements within the Easement consist of minor earth slopes and a drainage swale adjacent to the Subdivision, no financial guarantee is required by the City. The City subdivision construction procedure including inspections and warranties will suffice.

6. MAINTENANCE OF DRAINAGE IMPROVEMENTS. The Easement and Temporary Easement are to remain in a natural, semi-vegetated state. As such, the only maintenance obligations are as follows:

6.1 Grantee's Maintenance Obligations

6.1.1 Grantee shall provide post-construction re-vegetation within the Easement and Temporary Easement as required by the City of Albuquerque Environmental Health Department. Said re-vegetation shall extend to periodic and continued maintenance as required by the Environmental Health Department only while the Easement and the Temporary Easement are in force and effect.

6.1.2 The Grantee shall maintain all vegetation within the Easement so as to (i) preserve vegetation which is incorporated into the Subdivision Plan and (ii) prevent vegetation which interferes with the functioning of the Drainage Improvements

6.1.3 In the event the Easement is adversely affected by erosion from the Subdivision, Grantee shall perform such work as may be necessary to return the Easement to the same condition which existed prior to such erosion.

6.2 Grantee's Failure to Perform Maintenance Obligation:

6.2.1 In the event that the Grantee fails to fulfill the Grantee's maintenance obligations, as set forth in Section 6.1, Grantor may send written notice to the Grantee (the "Maintenance Notice") requiring the Grantee to perform such maintenance within ninety (90) days of receipt of same.

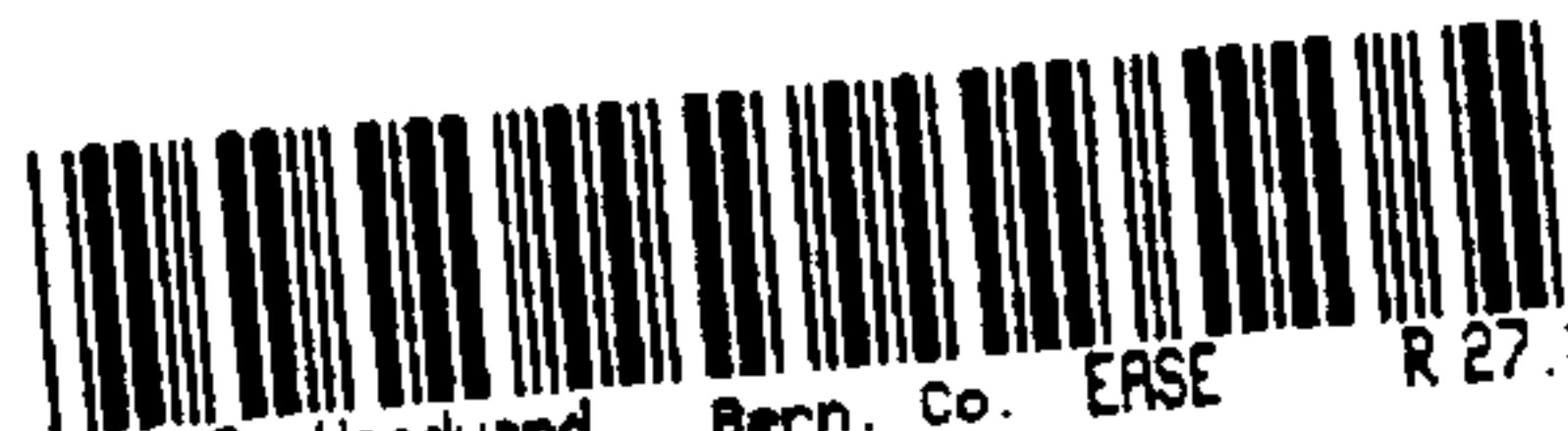
6.2.2 If the Grantee fails to comply with the terms of the Maintenance Notice within the agreed period, or if the City determines that an emergency condition exists, Grantor may cause the maintenance work to be performed and if Grantee, in fact, was obligated to perform such maintenance work pursuant to the terms of Section 6.1, Grantor may charge the Grantee for the cost of such maintenance work, together with any expenses or damages which result from the Grantee's failure to perform the required maintenance. The Grantee agrees to promptly repay such amounts within thirty (30) days after receipt of invoices detailing such amounts. If Grantee fails to pay Grantor within said thirty (30) days, Grantor may impose a lien against the lots within the Subdivision on which construction of a single family residence has not commenced.

6.2.3 Grantee shall indemnify, defend, and hold harmless Grantor from and against all claims, demands, actions, lawsuits, damages, liabilities, costs and attorney's fees (including without limitation such matters relating to injury to property and persons) arising from the design and engineering of the Drainage Improvements, the construction of and supervision of the Construction Work, or the Grantee's failure to satisfy its maintenance responsibilities set forth in Section 6.1 and shall reimburse Grantor all reasonable cost and expense incurred by it arising from same. To the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this obligation will not extend to (1) liability, claims, drawings, opinions, reports, surveys, change orders, designs or specifications by the Grantor, or the agents or employees of the Grantor or (2) the giving of or the failure to give direction or instructions by the Grantor, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

7. NOTICE. For purposes of giving formal written notice to the parties, the parties addresses are as follows:

Grantor:	Grantee:
Fine Land LLC	Centex Homes
	(a Nevada General Partnership)
Jeffrey L. Fine, PhD, CEDS	Tom Houser
401 West End Avenue	6700 Jefferson Building B
New York, NY 10024	Albuquerque, NM 87109

Any notice to be given hereunder shall be sufficient if in writing and delivered personally or by U.S. mail, certified or registered, postage prepaid, return receipt requested or by federal express or other recognized overnight courier. Notice will be considered to have been received by the parties upon actual receipt or, if mailed, within three (3) days after the notice is mailed if there is no actual evidence of receipt. The parties may change their addresses by giving like notice.



1999038955
5198983
Page: 3 of 11
03/22/1999 03:22P
BX-9904 Pg-8834
Judy D. Woodward Bern. Co. ERSE R 27.00

8. TERM The term of this Agreement shall be for a period of time as follows:

8.1 The Temporary Easement shall commence upon the commencement of construction. The Temporary Easement and Grantee's maintenance obligations under Section 6 shall terminate on the earlier to occur of a date (i) two (2) years after the City has accepted the engineer's certification of the drainage plans with respect to the Drainage Improvements or (ii) written notice by the Grantor is delivered to Grantee terminating this Agreement. Notwithstanding the foregoing, provided that Grantee has completed construction of the Drainage Improvements, if Grantor commences any future construction activities on the Property, the Temporary Easement, all maintenance obligations of Grantee hereunder and Grantee's indemnity as provided in Section 6.2.3 shall terminate immediately.

8.2 The Easement shall commence on the date hereof and shall terminate as such time as the Drainage Improvements are no longer required by the City or a release or similar document has been signed by Grantor or his designee and filed with the Bernalillo County Clerk.

9. RELEASE OF COVENANT At such time as the Temporary Easement, the Easement and Grantee's maintenance obligations are terminated as provided in Section 8, the Grantee shall be released from all obligations hereunder including, but not limited to, the maintenance responsibilities and the Indemnity provided herein.

10. LIABILITY INSURANCE Grantee will carry general liability insurance in the amount of not less than \$500,000.00, naming Grantor as additional named insured and with a Certificate of Insurance provided to Grantor.

11. BINDING ON THE PARTIES PROPERTY The covenants, rights, obligations, benefits and burdens of the parties set forth herein shall be binding on the parties, their heirs, personal representatives, assigns and successors and are appurtenant to and shall constitute covenants running with the Property, until released or terminated as provide herein.

12. MISCELLANEOUS PROVISIONS

12.1 Entire Agreement. This Agreement contains the entire agreement of the parties and supercedes any and all other agreements or understandings oral or written, whether previous to the execution hereof or contemporaneous herewith regarding this subject matter.

12.2 Changes to Agreement. Changes to this Agreement are not binding unless made in writing and signed by all parties.

12.3 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.

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

EXECUTED the day and year first set out above.

FINE LAND, LLC a Delaware Corporation

BY: [Signature]
Jeffrey L. Fine, Managing Member

New York
STATE OF NEW MEXICO)
New York SS)
COUNTY OF BERNALILLO)

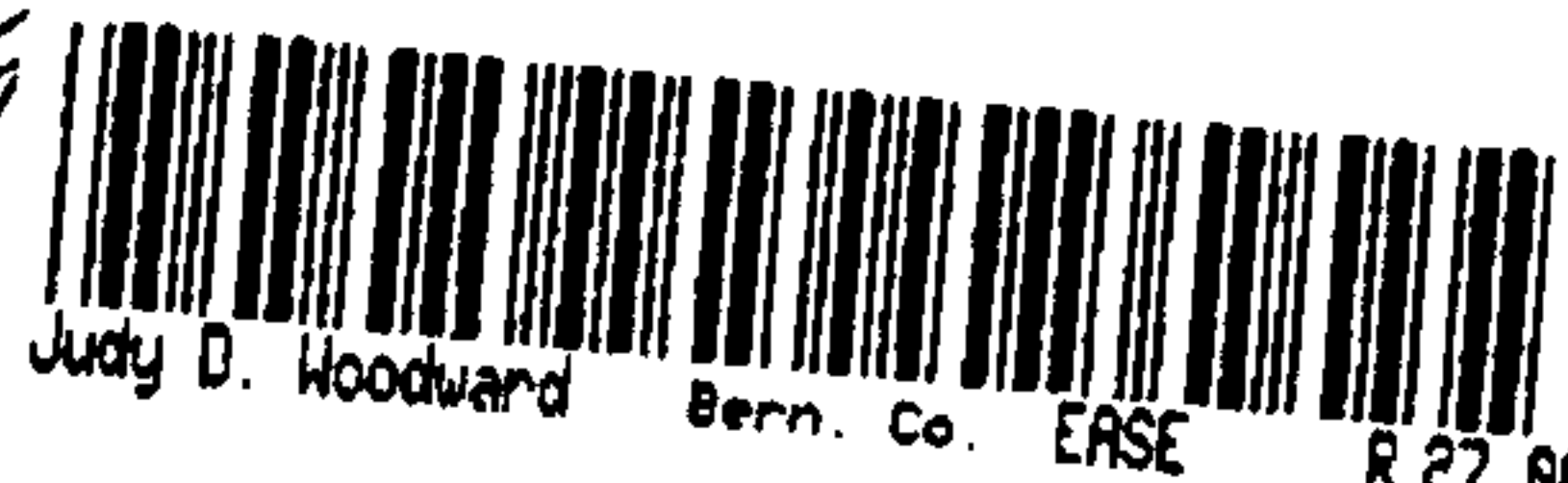
This instrument was acknowledged before me on March 18th, 1999, by Jeffrey L. Fine, Managing Member on behalf of Fine Land, LLC, a Delaware corporation.

[Signature]
Notary Public

My Commission Expires:

ANDREW GREEN
Notary Public, State of New York
Qualified in New York County
No. 01699718316
Commission Expires September 27, 1999

CENTEX HOMES, a Nevada General Partnership



1999038955
5198983
Page: 4 of 11
83/22/1999 03:22P
Bk-9984 Pg-8834

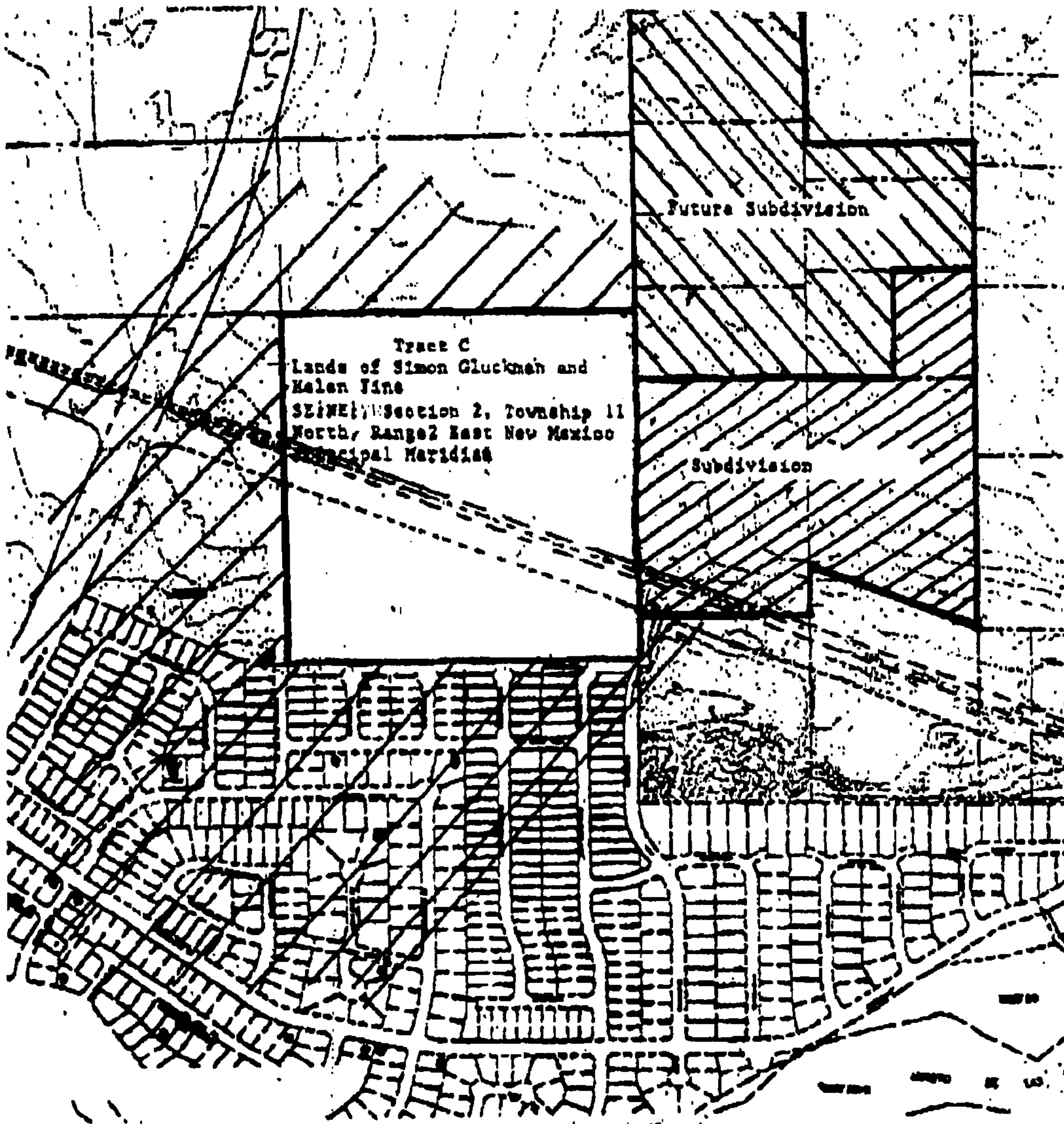
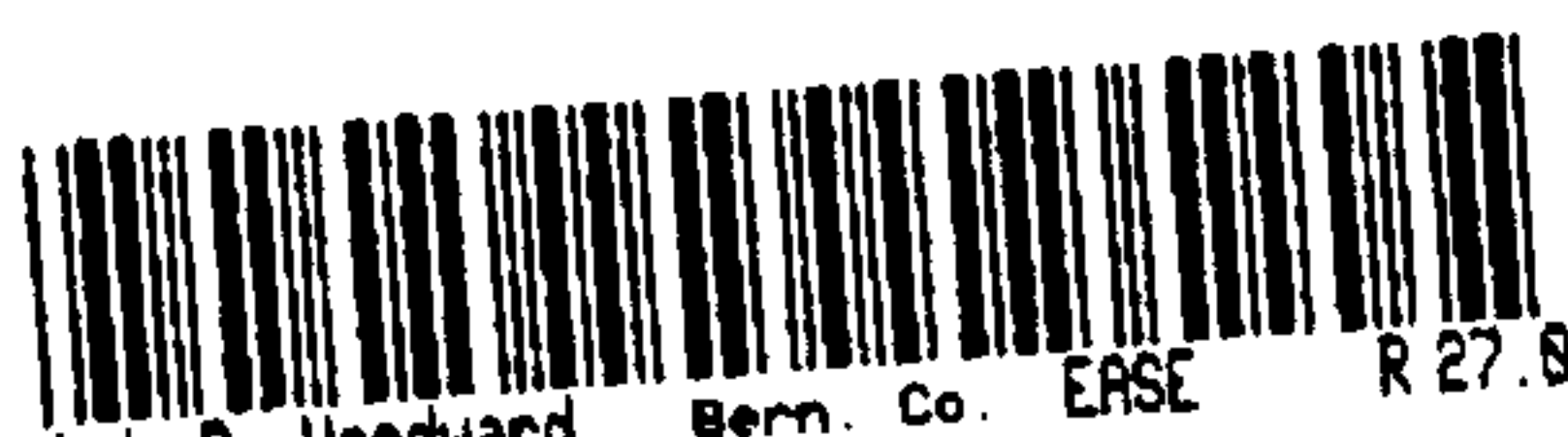


EXHIBIT A the "Property"



Judy D. Woodward

Bern. Co. ERSE

R 27.00

1999038955

519893

Page: 5 of 11

03/22/1999 03:22P

Bk-9994 Pg-8834

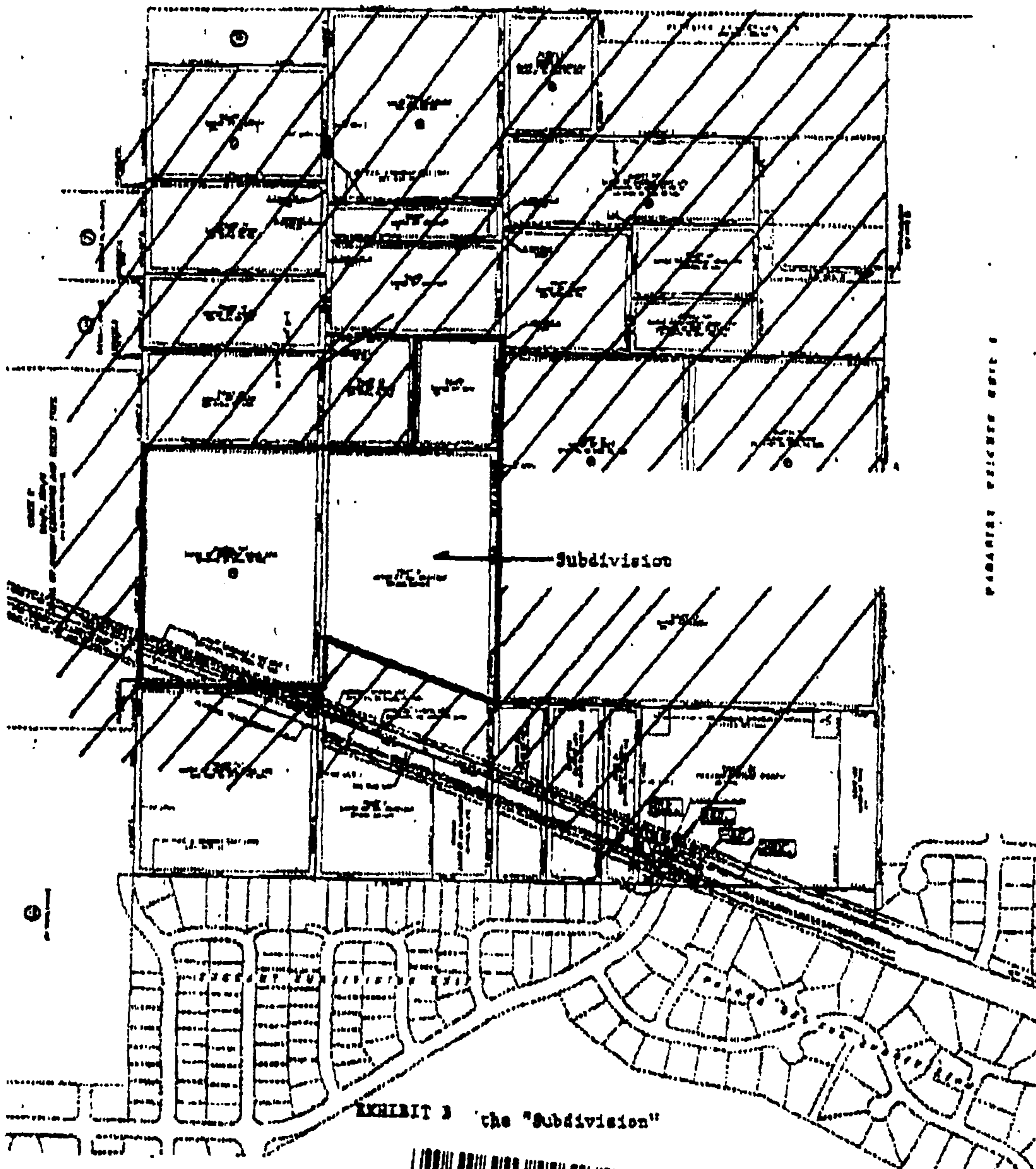
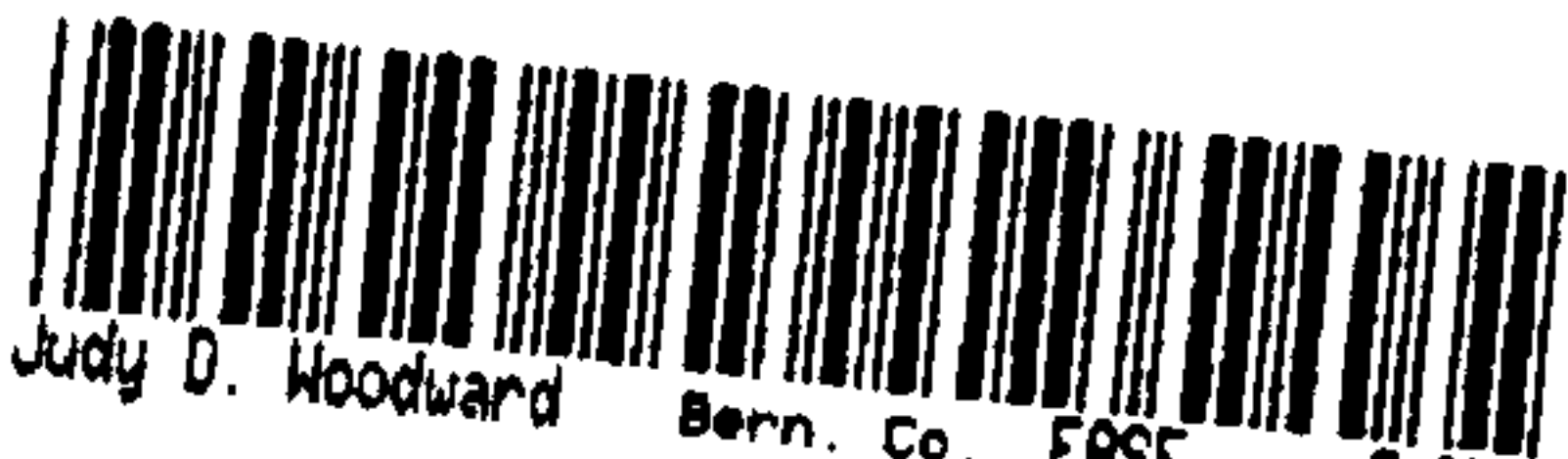


EXHIBIT B the "Subdivision"



Judy D. Woodward Bern. Co. ERSE

R 27.00

1999030955

5198983

Page: 6 of 11

03/22/1999 03:22P

Bk-9904 Pg-8834

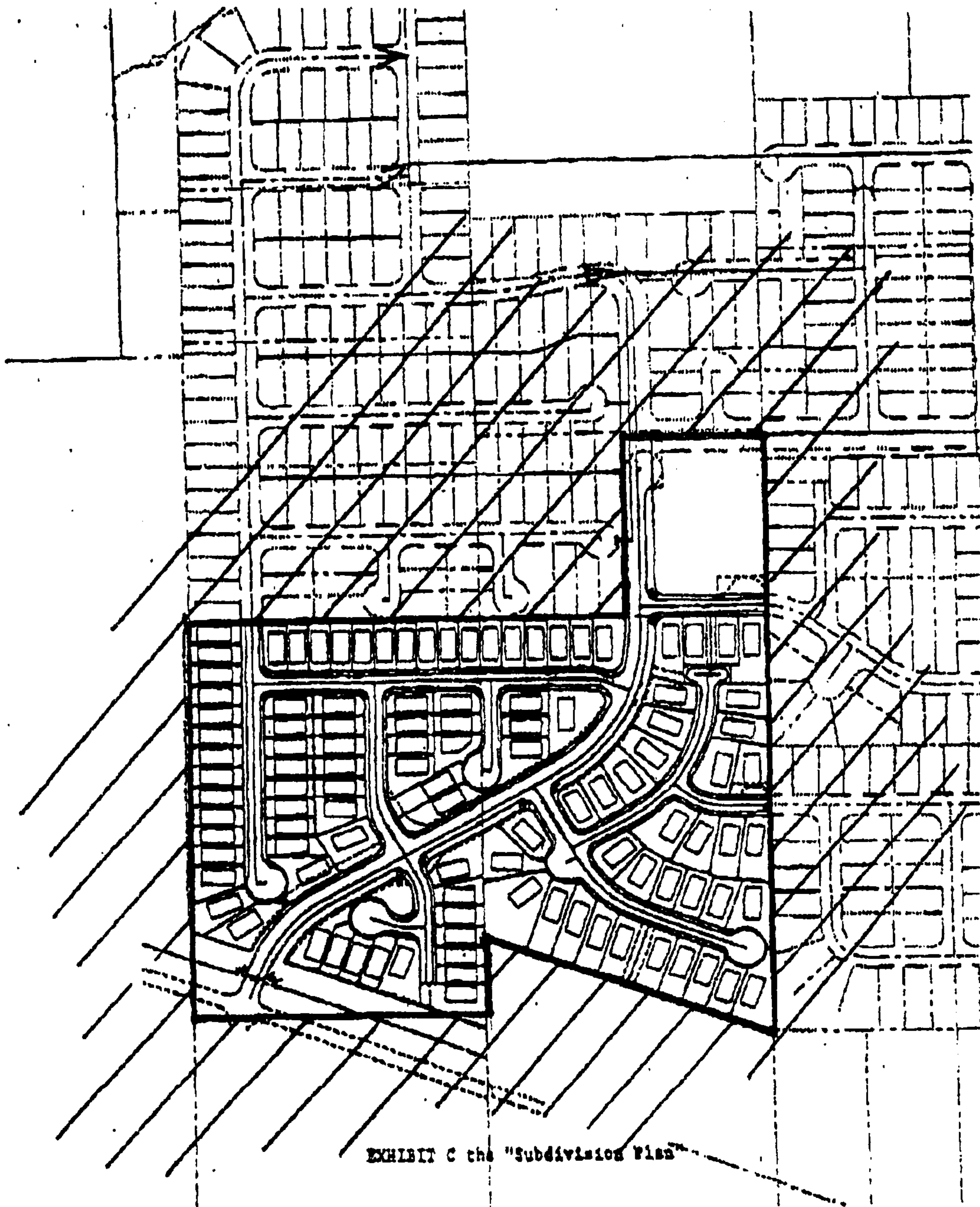
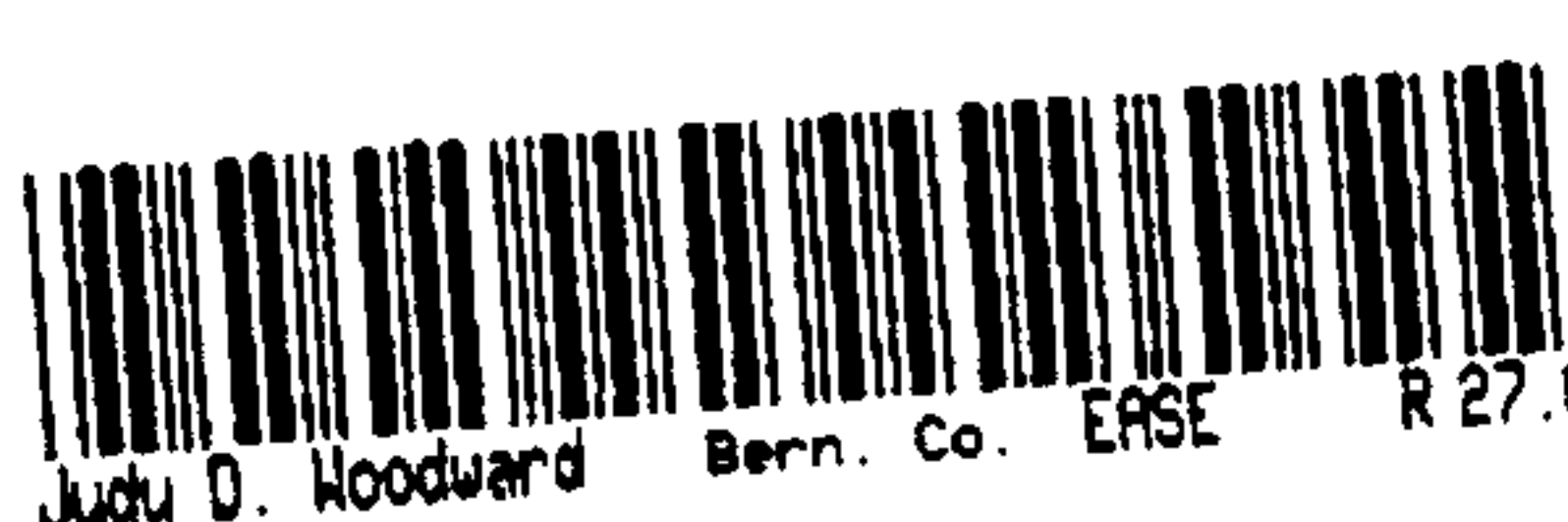


EXHIBIT C the "Subdivision Plan"



Judy D. Woodward

Bern. Co. EASE

R 27.66

1999038955

5198993

Page: 7 of 11

03/22/1999 03:22P

Bk-9904 Pg-8834

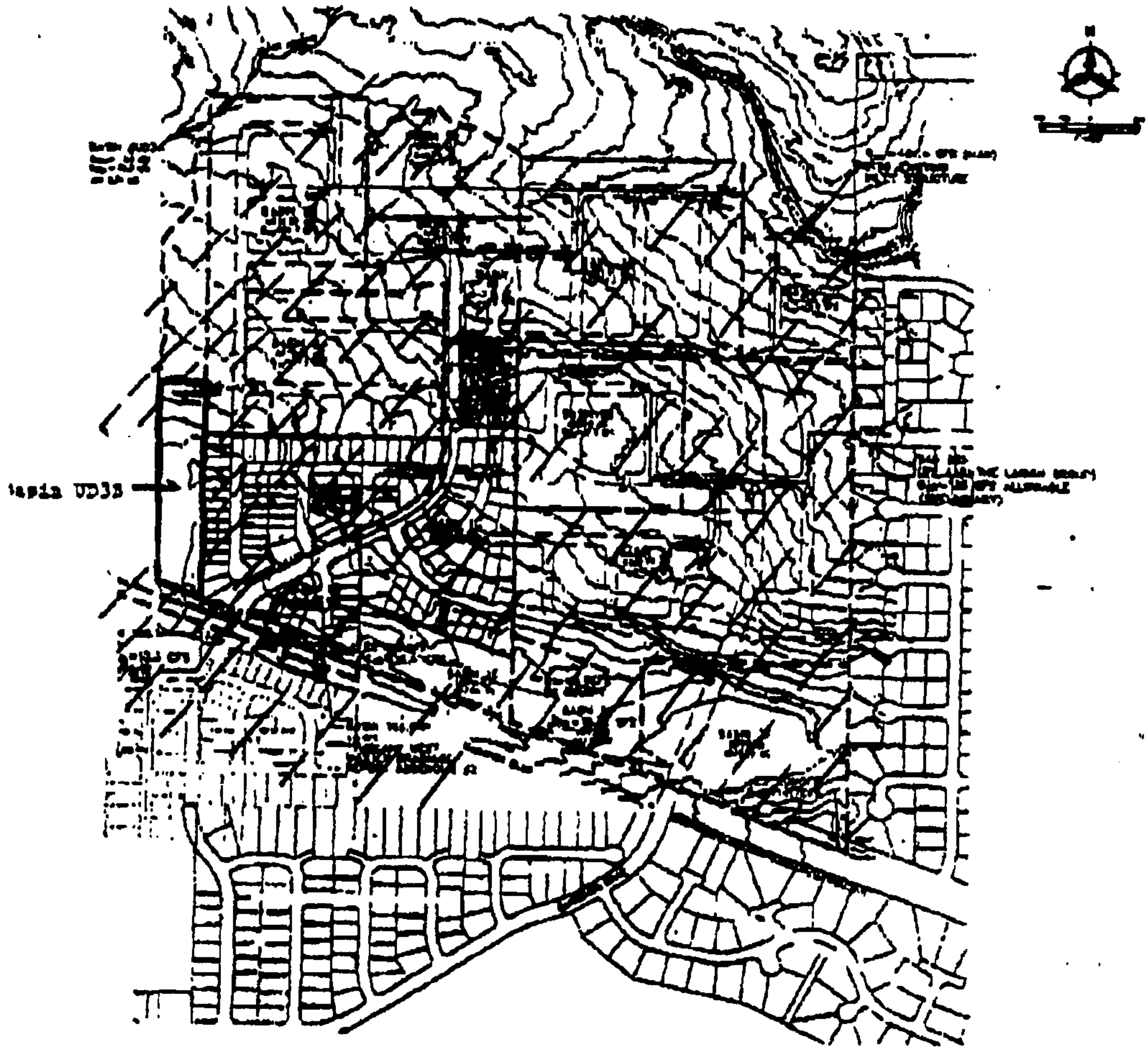
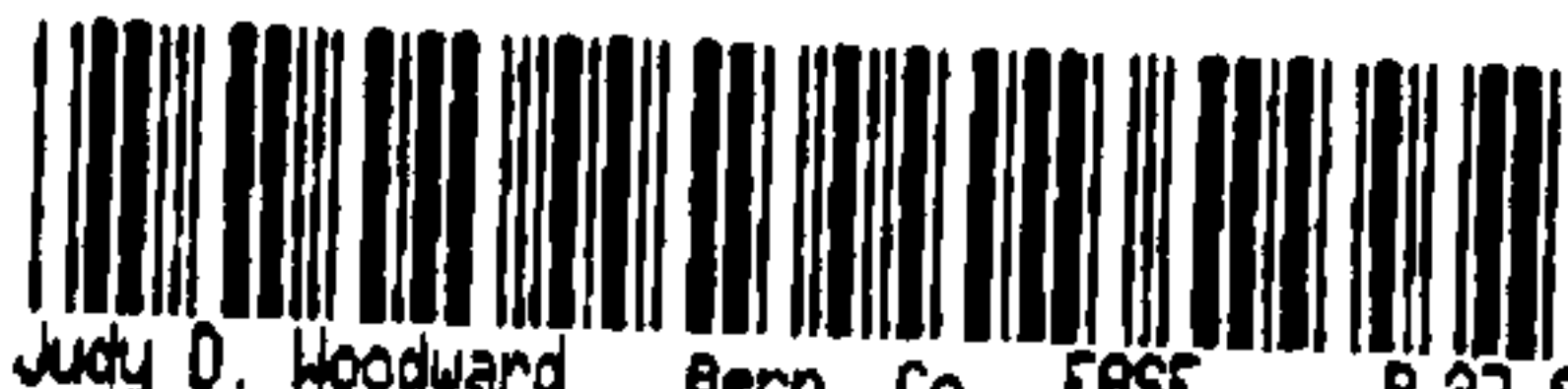
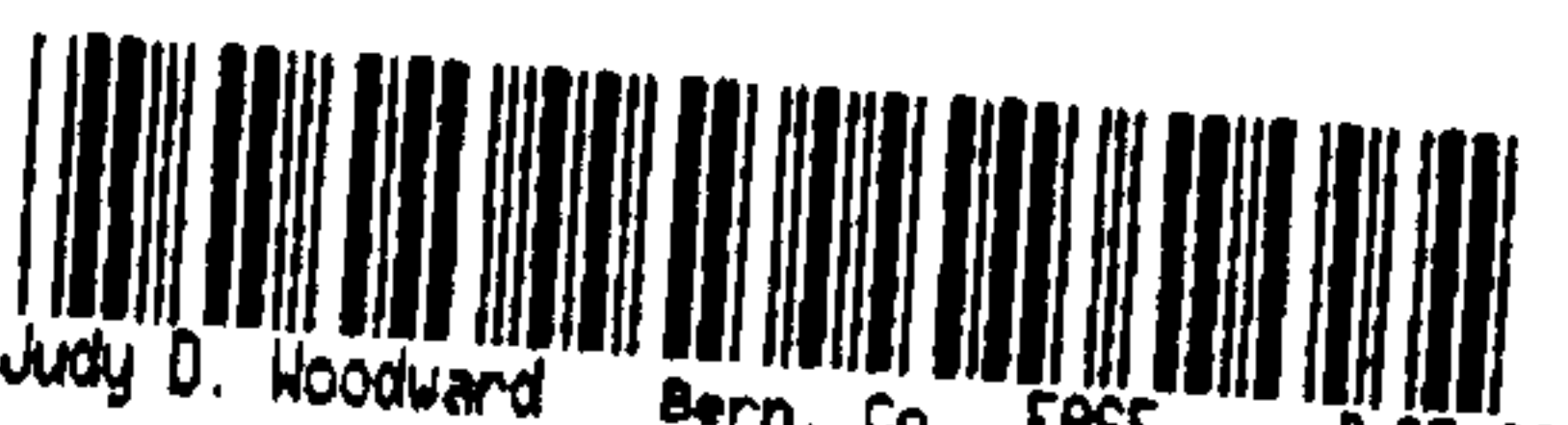
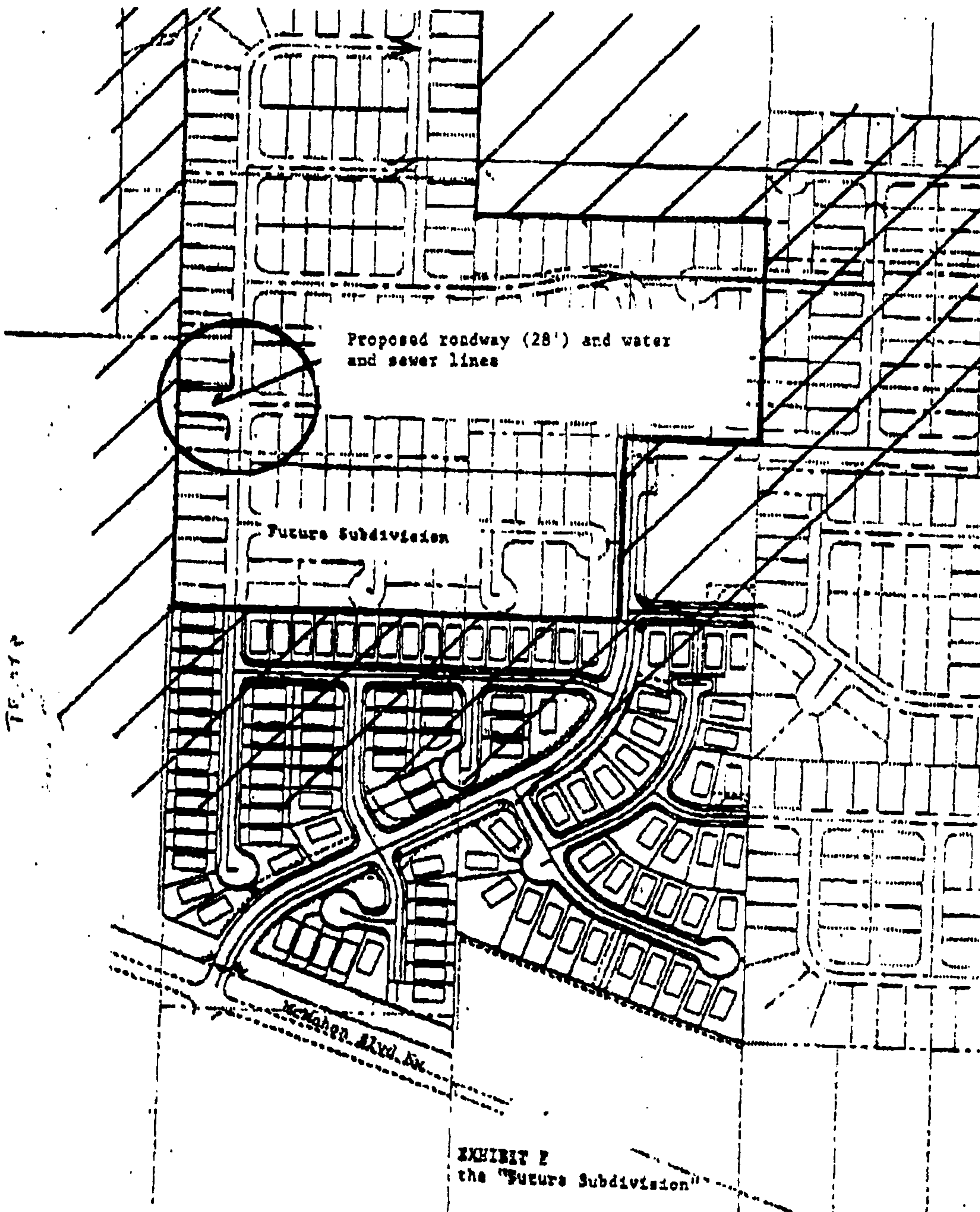


EXHIBIT D the "Basin Map"



1999038955
5198983
Page: 8 of 11
03/22/1999 03:22P
Bk-9984 Pg-8834

Judy D. Woodward Bern. Co. ERSE R 27.00



1999038955
518893
Page: 9 of 11
03/22/1999 03:22P
Bk-9904 Pg-8834

Judy D. Woodward Bern. Co. ERSE R 27.00

Traffic C Land of Sioux Glaciers and Helen Place

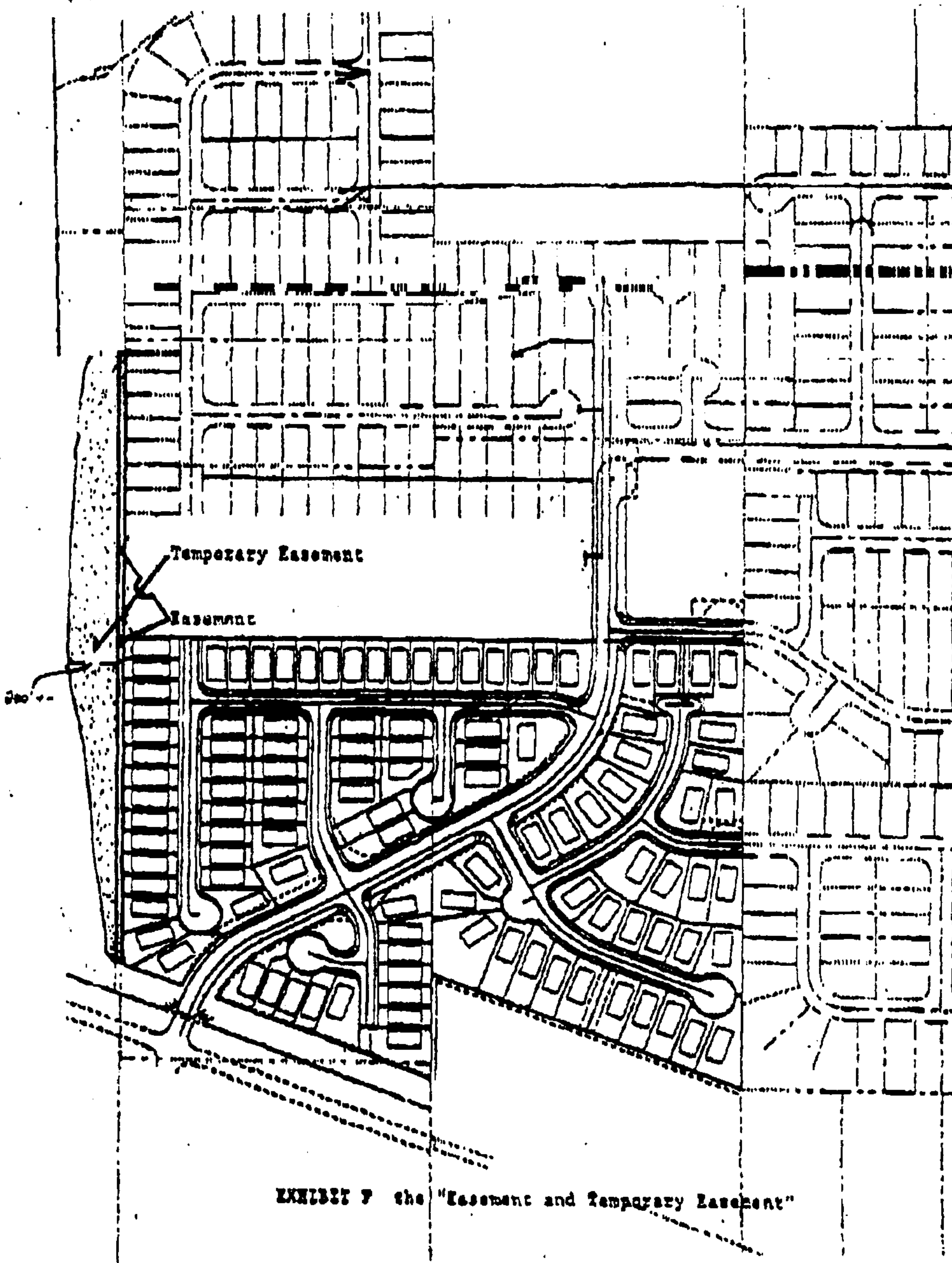


EXHIBIT F the "Easement and Temporary Easement"



Judy D. Woodward Bern. Co. ERSE R 27.00

1999038955
5188893
Page: 18 of 11
03/22/1999 03:22P
Bk-9904 Pg-8834

WARRANTY DEED

HORIZON-ALBUQUERQUE PROPERTIES CORP., for consideration paid, grants

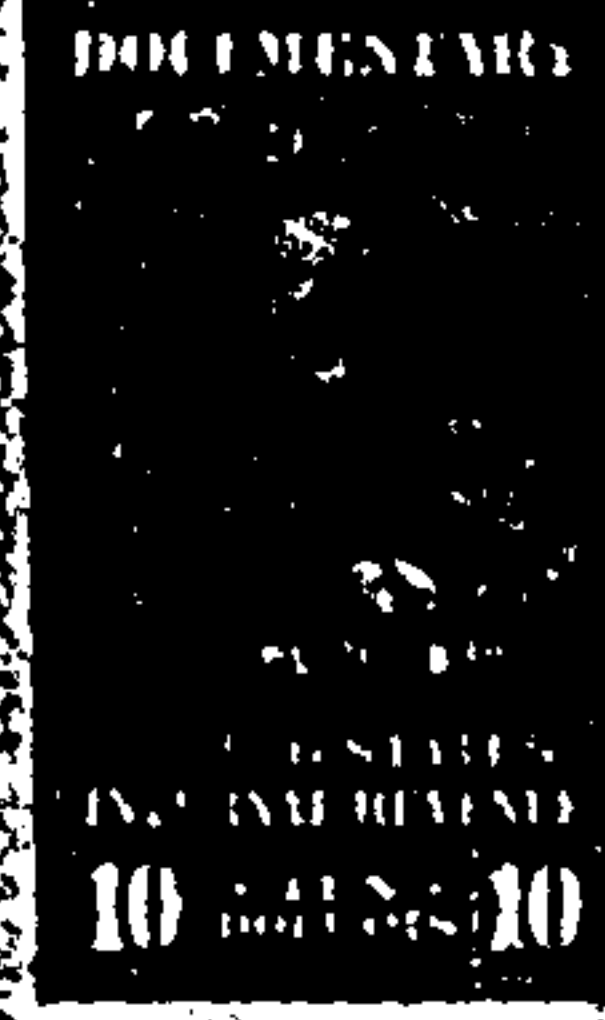
to SIMON GLUCKMAN the following described real

estate in Bernalillo County, New Mexico:

A tract of land situate within the Alameda Grant, Township 11 North, Range 2 East, N. M. P. M., more particularly described as:

The Southeast 1/4 of the Northeast 1/4 of Tract 12, a metes and bounds description of which is attached hereto as Appendix "A", being 40.0 acres more or less;

68 \$2640



SUBJECT TO:

- 1: Patent Reservations, if any;
- 2: Easements, if any, for gas line, telephone, telegraph and electric lines;
- 3: Any and all exceptions contained in owner's policy title insurance issued grantor by Lawyers' Title Insurance Company;
- 4: Easements and rights of way disclosed on the ground;
- 5: Mineral reservations in prior instruments of record, it being understood that grantor is conveying all mineral reservations owned by grantor;
- 6: First deed of trust which grantor herein shall keep in good standing. Grantor shall make all payments of principal and interest required by the note secured by said first deed of trust as the same become due and on or before the date when grantee shall pay in full the balance of the purchase price for the above real estate evidenced by a note secured by a second deed of trust, grantor shall cause the first deed of trust above mentioned to be released as to the property conveyed hereby. All payments on the note secured by said first deed of trust are required to be made to First National Bank in Albuquerque.
- 7: Right of grantor, its successors and assigns, to a fifty-foot right of way (or such width as may be approved by the appropriate authorities for a public road) adjacent to section lines for ingress and egress between Highway 448 and other land of grantor, it being understood that also grantee shall have a right of way adjacent to or along section lines between the

between the above described land and said Highway 448 over other lands of grantor; and

8: Taxes for 1960 and subsequent years.

with warranty covenants.

HORIZON-ALBUQUERQUE PROPERTIES CORP.

By: Joseph Timan
Joseph Timan, President

ATTEST:

Susan Kuba
Ass't. Secretary

STATE OF ARIZONA)

COUNTY OF PIMA)

The foregoing instrument was acknowledged before me this 1st day of June, 1960, by Joseph Timan, President of Horizon Albuquerque Properties Corp., a Delaware corporation, on behalf of the said corporation.

William K. [Signature]
Notary Public

My commission expires: 10/29/61

Warranty Deed agreed as to form:

Simon Gluckman
Simon Gluckman

TRACT 12

Beginning at the Northeast Corner of said tract, a point on the Bernalillo-Sandoval County Line, which is also the Township line between T11N and T12N, R2E, N. M. P. M., whence the intersection of the Township lines between T11N and T12N, and R2E and R3E, N. M. P. M., a point on the Bernalillo-Sandoval County Line, a U. S. L. O. marker (stone) in place, bears N89 degrees 55 minutes 30 seconds E, 5253.80 feet distant,

Thence South 0 degrees 2 minutes West, 5280.0 feet to the Southeast Corner of said tract,

Thence South 89 degrees 55 minutes 30 seconds West, 5290.40 feet to the Southwest Corner,

Thence North 0 degrees 2 minutes East, 5280.0 feet to the Northwest Corner, a point on the said Bernalillo-Sandoval County Line,

Thence North 89 degrees 55 minutes 30 seconds East, 5290.40 feet along said Bernalillo-Sandoval County Line to the Northwest Corner, and Point of Beginning.

CONTAINS: 641.26 Acres more or less.

Clifton H. Cole
New Mexico Registered Professional
Engineer and Land Surveyor No. 601

October 29, 1959

State of New Mexico
County of Bernalillo,
This instrument was filed for record on

9:06 DEC 29 1960
At 9:06 clock P.M. Recorded in Vol. 570
of records of said County, Folio 327
LUCY W. WAINWRIGHT, Clerk & Recorder
Dorothy Clark, Deputy Clerk



F

City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1001997
Application Number: 02DRB-00853

DRB Date: 6/12/02
Item Number: 17

Subdivision: Fineland Development

Tract C

Zoning: R-LT

Zone Page: A-11

New Lots (or units) : 65

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 65 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

For informational purposes only: The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the Mc Mahon. There are no requirements for the trail associated with this request.

Signed: 

Christina Sandoval, (PRD)

Phone: 768-5328



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 12, 2002

**17. Project #1001997
Application # 02DRB-00853
Fine Parcel Subdivision**

1. All zoning requirements (lot width, lot area, setbacks, open space, etc.) must be met unless granted a variance by the Zoning Hearing Examiner. If the requirements cannot be met, contact Tom Rojas at 924-3938 for further information regarding the variance process.
2. The City Surveyor and property owner/s must sign the plat prior to submittal to the DRB.
3. Grades are to be blended to the extent possible. Provide a letter of explanation/justification for the use of any retaining walls along with the preliminary plat submittal.
4. What are the proposed street names?
5. Verify the proposed product will fit the plat as shown or revise prior to preliminary plat approval.
6. Defer to Transportation Development regarding the accessibility of the subdivision.
7. The submittal deadline for major plats is every Friday at noon. Cases are heard by the DRB approximately 3 weeks later.

NOTE: Bernalillo County recording fees will increase on July 1, 2002. The new fees are \$ 9.00 for the first page and \$ 2.00 for each subsequent page.



Janet Cunningham-Stephens, DRB Chair
Planning Manager, Land Development Coordination
Tel: 505-924-3880 FAX: 505-924-3864

DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE

REVIEW COMMENTS

By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

DEVELOPMENT & BUILDING SERVICES DIVISION

PUBLIC WORKS DEPARTMENT

PHONE 924-3989

-3988 Nancy Musinski

D.R.B. CASE NO.: 1001997 DATE: 6/12/02 ITEM NO.: 17

ZONE ATLAS PAGE: A-11 LOCATION: NW. of McMahon Blvd / Stonebridge

REQUEST FOR: Sketch Plat

COMMENTS:

1. Needs up loop from ex. 6" in Crooked Creek to 16" in McMahon ; public up easement dedicated to City of Along. to connect to McMahon at the "24-ft. public Access Rd."
2. NMUI is the service provider.

SIGNED:

Nancy Musinski

DATE:

6/11/02



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1001997 Item No. 17 Zone Atlas A-11

DATE ON AGENDA 6-12-02

INFRASTRUCTURE REQUIRED (x)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	Access will need to provided in accordance with the McMahon corridor plan.
<input type="checkbox"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	The streets need to meet the requirements of the DPM.
<input type="checkbox"/>	A traffic distribution layout is needed.
<input type="checkbox"/>	Show the adjacent developments.
<input type="checkbox"/>	The improvements for McMahon need 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 4298 ALBUQUERQUE, NEW MEXICO 87103
 PUBLIC WORKS DEPARTMENT
 DEVELOPMENT SERVICE
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001997

AGENDA ITEM NO: 17

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:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

APPROVED _____; DENIED _____; DEFERRED _____; COMMENTS PROVIDED X *discussed*; 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: June 12, 2002



June 4, 2002, 2002

BOHANNAN-HUSTON, INC

Courtyard One

7500 JEFFERSON NE

Albuquerque

NM: 87109-4335

voice 505 823.1000

fax 505 798.7998

Janet Stephens, Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment
Fine Property

Dear Janet:

Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- Development Review Applications
- Six (6) copies each of the Sketch Plat, and
- Zone Atlas Map

This sketch is being presented to the Development Review Board for the purpose of obtaining City input and comment.

Please place this item on the DRB Agenda to be heard on June 12, 2002. If you have any questions or need further information, please call.

Sincerely,
Bohannon Huston, Inc.

Rick Beltramo, P.E.
Project Manager
Community Development and Planning Group

mls
Enclosures

a:\snyder\data/sketch.plat

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation *Sketch v*

Variance (Non-Zoning)

Supplemental form **Z**

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

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

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

APPLICANT INFORMATION:

NAME: CLEARBROOK INVESTMENTS, INC. PHONE: 858-1800

ADDRESS: 801 ADAMS N.E. FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000

ADDRESS: 7500 JEFFERSON N.E. FAX: 798-7988

CITY: ALBUQUERQUE, STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW AND COMMENTS

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. TRACT C Block: _____ Unit: _____

Subdiv. / Addn. FINELAND DEVELOPMENT

Current Zoning: R-LT Proposed zoning: _____

Zone Atlas page(s): A-11 No. of existing lots: 1 No. of proposed lots: 65

Total area of site (acres): 10.5 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. 101106647033510120 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: NORTH OF MC MAHON BLVD NW

Between: EAST OF UNSER BLVD.N.W. and STONEBRIDGE DR. NW.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 00410-01465, BLV (1000875) 01450-00102, SDP FAR SID

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

SIGNATURE *Rick Beltramo* DATE 6/3/02

(Print) RICK BELTRAMO Applicant Agent

FOR OFFICIAL USE ONLY

.pdf Form revised Sept. 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB - 00853</u>	<u>Sketch</u>	<u>SB</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>JUNE 12TH 2002</u>			Total <u>\$ 0</u>

Rick Beltramo
Planner signature / date

Project # 1001997

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.

~~VACANT~~ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (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

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

___ Preliminary Plat reduced to 8.5" x 11"

___ 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

___ Copy of previous D.R.B. approved infrastructure list

___ Copy of the Official D.R.B. Notice of approval

___ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.

___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

___ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.

___ Property owner's and City Surveyor's signatures on the Mylar drawing

___ SIA financial guaranty verification

___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer

___ Any original and/or related file numbers are listed on the cover application

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.

___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (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

___ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.

___ Property owner's and City Surveyor's signatures on the Mylar drawing

___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer

___ Fee (see schedule)

___ Any original and/or related file numbers are listed on the cover application

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.

___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.

___ 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

___ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.

___ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended

___ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

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

RICK BELTRAMO

[Signature]

Applicant name (print)

cd3/02

Applicant signature / date



Form revised September 2001

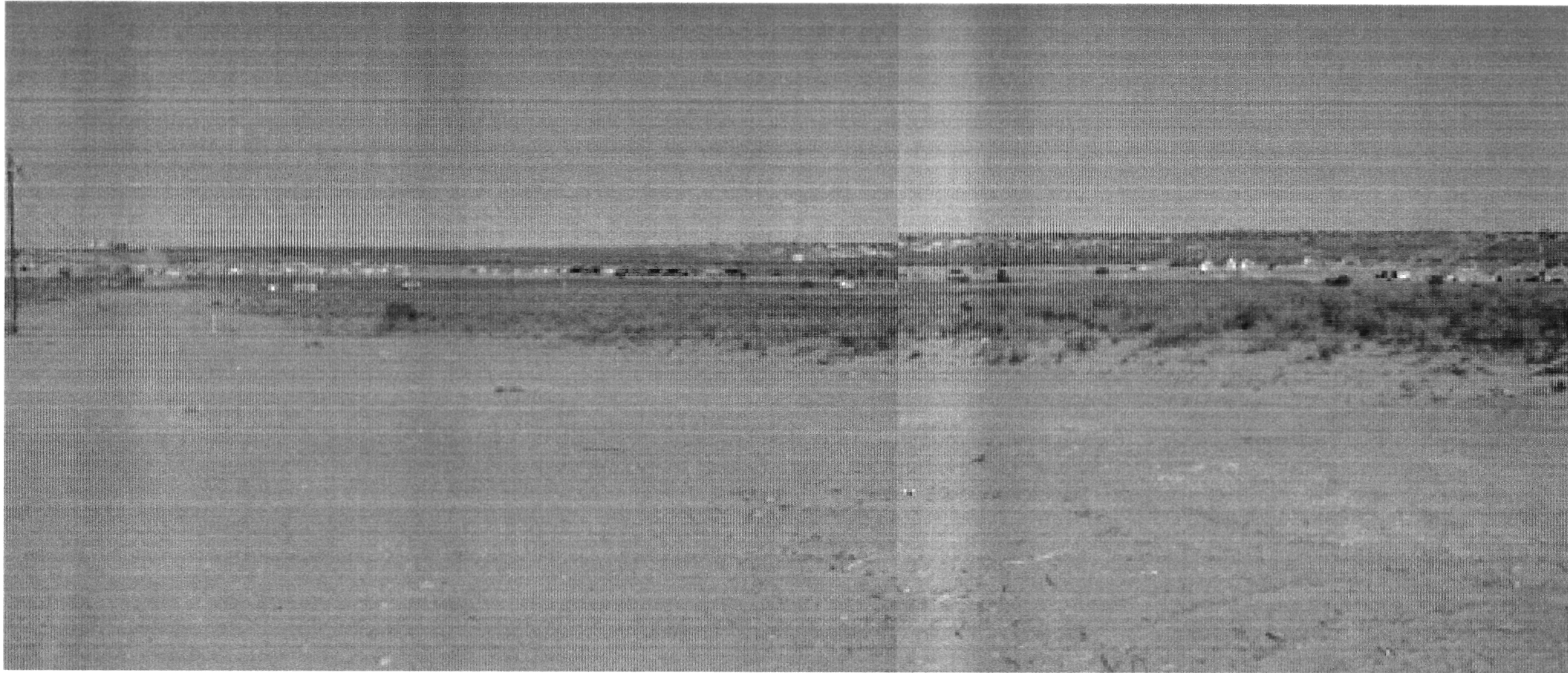
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 020RB - 00853

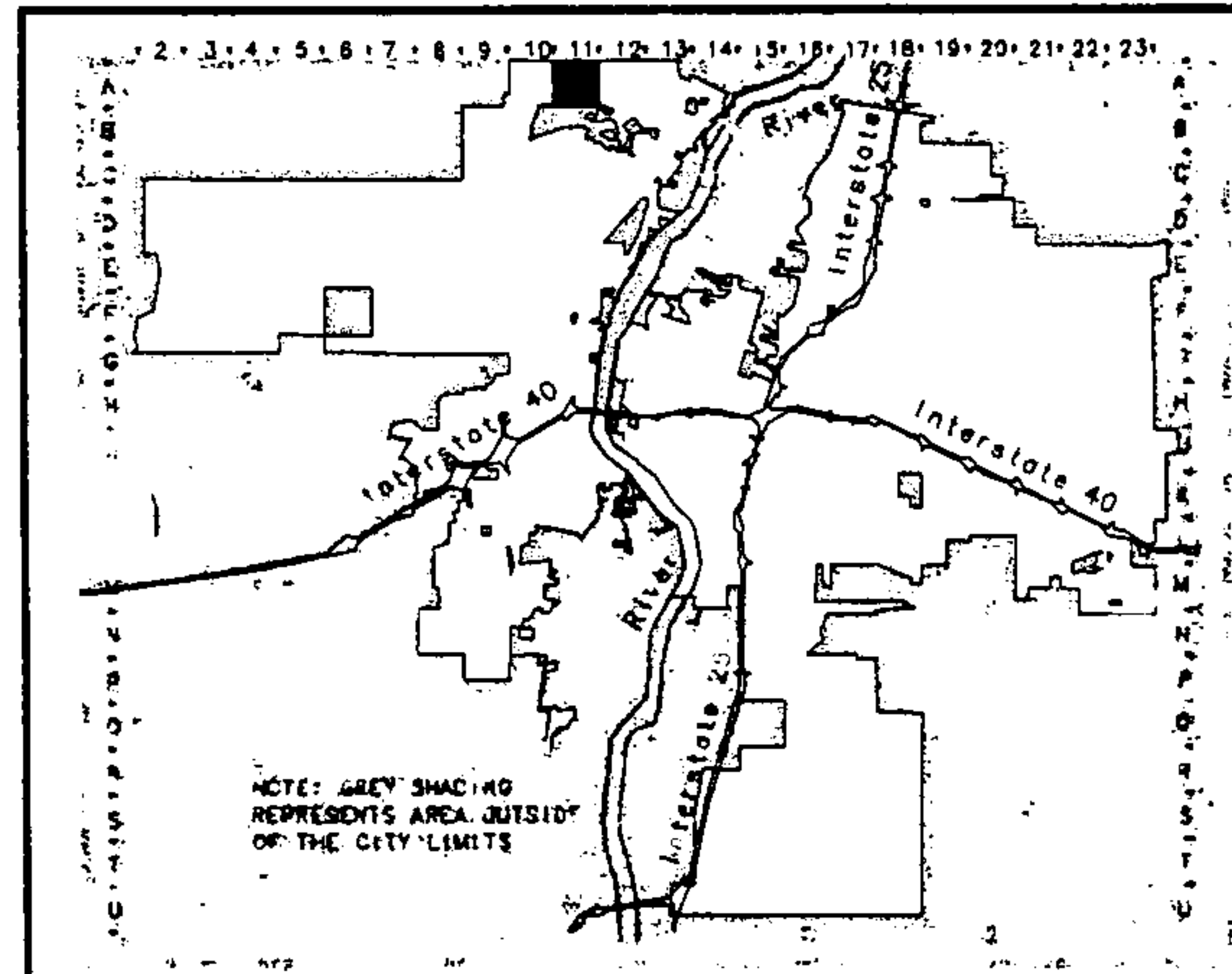
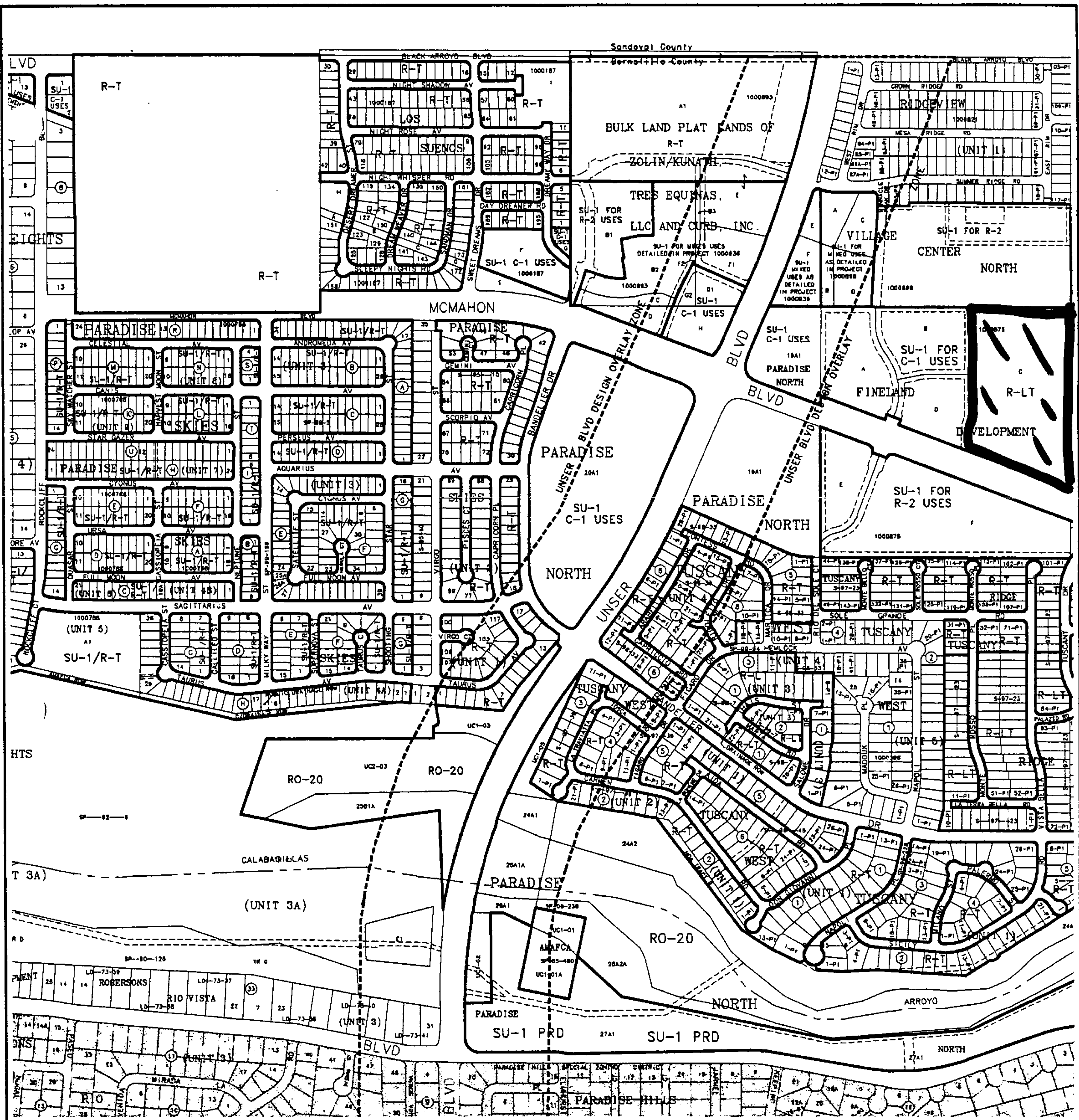
[Signature]

Planner signature / date

Project # 1001997



DRB October 9, 2002, #1001997
Looking North West.



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET



Zone Atlas Page

A-11-Z

Map Amended through April 03, 2002