

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1002074 Application #: 2DRB-70128
Project Name: Sauvignon Subdivision
Agent: Jacks High Country Phone #:

Your request was approved on 5-2-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): - AMAFCA signature
- deal - approved at the well by zoning

PLATS:

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 2, 2012
DRB Comments**

ITEM # 12

PROJECT # 1002074


APPLICATION # 12-70128

RE: Tract C-2-A-2, Sauvignon Subdivision


Verification from Zoning Enforcement is needed for attached
Condition of Approval.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

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

3. **Project# 1007798**
12DRB-70108 EPC APPROVED SDP
FOR SUBDIVISION 
- CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE/AMAFCA request(s) the above action(s) for all or a portion of Tract(s) A, Z, **VENTANA RANCH COMMUNITY PARK**, zoned R-LT, located on UNIVERS BETWEEN PARADISE AND VENTANA containing approximately 72.6 acre(s). (B-10) *[Deferred from 4/4/12]* **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH DELEGATION TO CITY ENGINEER AND TO PLANNING.**

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

4. **Project# 1002074**
12DRB-70128 MINOR -
PRELIMINARY/FINAL PLAT
APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for WILLIAM E GALBRETH request(s) the above action(s) for all or a portion of Tract(s) C-2-A-2, **SAUVIGNON SUBDIVISION** zoned R-D, located on SAN ANTONIO DR BETWEEN TRAMWAY BLVD AND BROWNING ST containing approximately .8561 acre(s). (E-22) 
- THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR VERIFICATION OF APPROVAL FROM ZONING AND FOR AMAFCA SIGNATURE.**
5. **Project# 1005280**
12DRB-70127 AMENDMENT TO
PRELIMINARY PLAT
- ISAACSON AND ARFMAN PA agent(s) for JMD MCMAHON, LLC request(s) the above action(s) for all or a portion of **MCMAHON MARKETPLACE PHASE 2** zoned SU-1 FOR C-1, located on MCMAHON BLVD NW BETWEEN UNSER BLVD NW AND FINELAND DR NW containing approximately 12.223 acre(s). (A-11) **DEFERRED TO 5/9/12 AT THE AGENT'S REQUEST.**

6. Other Matters: None

ADJOURNED: 9:40



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 11, 2012

Project# 1002074

11DRB-70332 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

11DRB-70355 SIDEWALK WAIVER

11DRB-70356 SUBDN DESIGN VARIANCE FROM MIN DPM STDS

BOHANNAN HUSTON INC agent(s) for GALBRETH LAND AND DEVELOPMENT COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) C-2-A-2, SAVIGNON zoned R-D, located on SAN ANTONIO BETWEEN LOWELL AND TENNYSON containing approximately .8561 acre(s). (E-22) [Deferred from 1/4/12]

At the January 11, 2012 Development Review Board meeting, a sidewalk variance for waiver of the sidewalk was approved as shown on Exhibit C in the Planning file. A subdivision design variance from minimum DPM design standards was approved as shown on exhibit in the planning file. With the signing of the Infrastructure List, the Preliminary Plat was approved with the following condition.

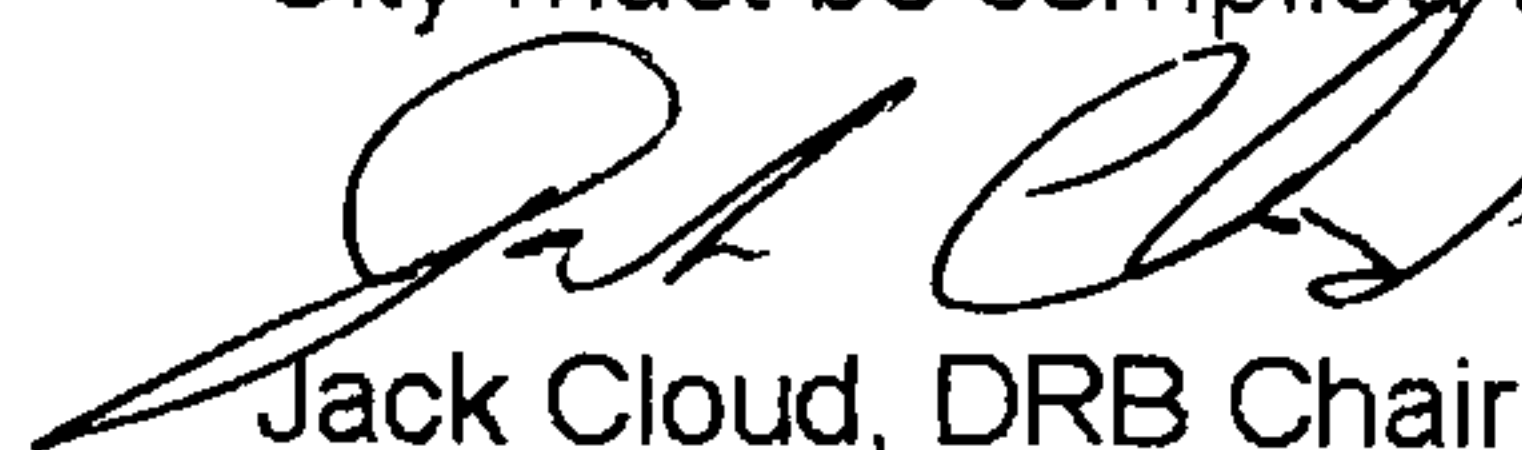
CONDITION:

1. The approval of the Grading Plan and Preliminary Plat is provisional and subject to a suitable solution for sideyard walls that can be endorsed by Zoning Enforcement.

If you wish to appeal this decision, you must do so by January 26, 2012, in the manner described below.

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

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing. You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Jack Cloud, DRB Chair

Cc: Bohannan Huston Inc. – 7500 Jefferson NE – Albuquerque, NM 87109

Cc: Galbreth Land and Development Company LLC – Albuquerque, NM 87109

Marilyn Maldonado

File

HEARINGS DATE: 12-21-11 (SU, SDV)
(ADSONS)

HEARINGS DATE: 12-7-11 ($P \rightarrow$ minor)



DRB CASE ACTION LOG (Preliminary/Final Plat)

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

DRB Application No.: 11DRB- 70041

Project # 1002074

Project Name: Savignon Subdivision

Agent: Jacks High Country Inc.

Phone No.: _____

Your request was approved on 9-21-11 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: address Open Space / note

PLANNING (Last to sign): dxp by AGIS
at 10-24-11

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

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

3. **Project# 1002337**
11DRB-70235 VACATION OF PUBLIC
DRAINAGE EASEMENT

SURV-TEK INC agent(s) for HUNT UPTOWN II LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A, **HUNT SPECTRUM DEVELOPMENT SITE** zoned SU-3/ MU-UPT, located on the southeast corner of LOUISIANA BLVD NE and INDIAN SCHOOL RD NE containing approximately 7.466 acre(s). (J-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

4. **Project# 1000111**
11DRB-70231 VACATION OF PUBLIC
RIGHT-OF-WAY

JOSHUA SKARSGARD agent(s) for ZIA RISING LTD CO request(s) vacation of a portion of public right-of-way for INDIAN SCHOOL ROAD NE adjacent to Tract B, **ALTURA COMPLEX, NETHERWOOD PARK ADDITION** located on the north side of INDIAN SCHOOL RD between WASHINGTON ST NE and CARLISLE BLVD NE. (H-17) **DEFERRED TO 9/28/11 AT THE AGENT'S REQUEST.**

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

5. **Project# 1005354**
11DRB-70252 EPC APPROVED SDP
FOR SUBDIVISION

DEKKER PERICH SABATINI agent(s) for KESHET DANCE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 1 &2, Tract(s) 2-D1, **ARBOLERA DE VIDA & SAWMILL VILLAGE Unit(s) 2B**, zoned SU-2/SU-1 FOR PRD WITH MICROBREWERY & SU-2 /SU-1 FOR PRD, located on NE COURNER OF BELLAMAH AND 18TH ST BETWEEN 19TH ST AND SAWMILL VILLAGE containing approximately 9.976 acre(s). (H&J-13) **DEFERRED TO 10/12/11 AT THE AGENT'S REQUEST.**

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

6. **Project# 1002074**
11DRB-70041 MINOR - FINAL PLAT
APPROVAL

JACKS HIGH COUNTRY INC agent(s) for WILLIAM E GALBRETH, LAND DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) C-2-A, **SAVIGNON SUB-DIVISION** located on SAN ANTONIO DR NE BETWEEN SAUVGNON AND TRAMWAY containing approximately 2.5707 acre(s). (E-22) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PARKS TO ADDRESS OPEN SPACE NOTE AND TO PLANNINGFOR AGIS DXF.**



DRB CASE ACTION LOG *(Preliminary/Final Plat)*

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

DRB Application No.: 11DRB-70041

Project # 1002074

Project Name: Savignon Subdivision

Agent: Jacks High Country Inc.

Phone No.: _____

Your request was approved on 9-21-11 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: address Open Space / note

PLANNING (Last to sign): done by AGIS

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

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

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

HEARJUNG DATE: 9-21-11 (Pif)

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 29, 2011
DRB Comments**

ITEM # 12

PROJECT # 1002074 APPLICATION # 11-70041/ 11-70081

RE: Tract C-2-A, Sauvignon Subdivision

Please provide a copy of adjoining plats to show that proposed utility easements align with existing easements.

It appears Temporary Deferral of Sidewalk construction may be appropriate, subject to a Subdivision Improvements Agreement.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

HEARINGS DATE: 6-29-11 (P₁F)

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 13, 2011
DRB Comments**

ITEM # 7

PROJECT # 1002074

APPLICATION # 11-70041/ 11-70081

RE: Tract C-2-A, Sauvignon Subdivision

Refer to comments from Transportation Development regarding proposed Sidewalk Waiver; is there a physical reason for not installing sidewalks?

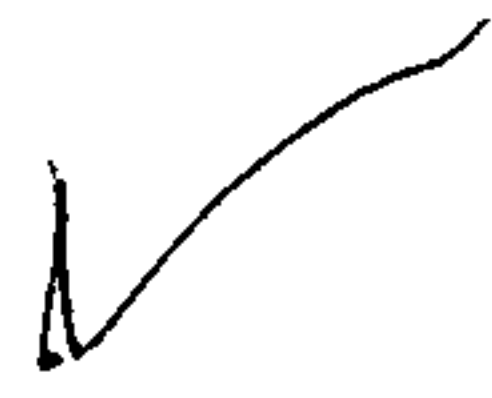
Please provide a copy of adjoining plats – do proposed easements align with existing easements? What is the basis for the non-standard Water and Sewer Easement?



Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

2010104852

10-14-2010



HEARING DATE: 4-13-11(SA)

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

3. **Project# 1002074**
11DRB-70041 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
JACKS HIGH COUNTRY INC agent(s) for WILLIAM E GALBRETH, LAND DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) C-2-A, **SAVIGNON SUB-DIVISION Unit(s)** , zoned , located on SAN ANTONIO DR NE BETWEEN SAUVGNON AND TRAMWAY containing approximately 2.5707 acre(s). [REF:] (E-22)**INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
4. **Project# 1006539**
11DRB-70042 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
BOHANNON HUSTON INC. agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) I-1 & I-2, **MESA DEL SOL INNOVATION PARK II Unit(s)** , zoned PC, located on UNIVERSITY BLVD BETWEEN CRICK CROSSING AND FRITTS CROSSING containing approximately 10.1099 acre(s). [REF:] (R-16)**WITH THE SIGNING OF THE INFRASTRUCTURE LISTE DATED 3/2/11, PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS DEFERRED FOR THE SIA.**
5. **Project# 1008691**
11DRB-70040 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
SURV-TEK, INC. agent(s) for SMITH'S FOOD & DRUG CENTER, INC. request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 4, Tract(s) , **UNIVERSITY HEIGHTS ADDITION Unit(s)** , zoned SU-2, located on YALE BLVD NE BETWEEN COAL AVE NE AND GARFIELD AVE NE containing approximately 1.0056 acre(s). [REF:] (K-15) **DEFERRED TO 3/9/11 AT THE AGENT'S REQUEST.**
6. Other Matters: None.

ADJOURNED: 10:25

HEARING DATE 3-2-11 (P₁F)



COMPLETED 03/17/10 ST
DRB CASE ACTION LOG
(Preliminary/Final)

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

DRB Application No.: 10DRB-70052

Project # 1002074

Project Name: *Sauvignon*

Agent: *Mark Burak*

Phone No.: *280-9820*

Your request was approved on 3-10-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: Exhibit for curb/property line

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): to record

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

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

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

2074

DXF Electronic Approval Form

DRB Project Case #: 1002074

Subdivision Name: SAUVIGNON TRACT C2A

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 3/10/2010

Hard Copy Received: 3/10/2010

Coordinate System: Ground rotated to NMSP Grid


Approved

03-10-2010
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only
Copied fc 2074 to agiscov on 3/10/2010 Contact person notified on 3/10/2010



DRB CASE ACTION LOG (Preliminary/Final)

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

DRB Application No.: 10DRB-70052

Project # 1002074

Project Name: *Sauvignon*

Agent: *Mark Burak*

Phone No.:

Your request was approved on 3-10-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: *Exhibit for curb/property line*

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): *to record*

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

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

12. ~~Project# 1002074~~
10DRB-70052 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

MARK BURAK request(s) the above action(s) for all or a portion of Tract(s) C-2, **SAUVIGNON**, zoned R-D, located on SAN ANTONIO DR NE BETWEEN LOWELL NE AND TRAMWAY NE containing approximately 2.57 acre(s). (E-22)[*Deferred from 2/24/10, 3/3/10*] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT INDICATING DISTANCE OF FACE OF CURB TO PROPERTY LINE AND TO PLANNING TO RECORD.**

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

13. **Project# 1002666**
10DRB-70070 SKETCH PLAT REVIEW
AND COMMENT

DOUG SMITH agent(s) for CHRIS FITZGERALD PRES & CEO request(s) the above action(s) for all or a portion of Tract(s) P-1, **ATRISCO BUSINESS PARK Unit(s) 3**, zoned SU-1 FOR PLANNED INDUSTRIAL PARK, located on COORS BLVD NW BETWEEN LOS VOLCANES RD NW AND BLUEWATER RD NW containing approximately 2 acre(s). (J-10)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project# 1007131**
10DRB-70069 SKETCH PLAT REVIEW
AND COMMENT

DOUG SMITH SURVEYING agent(s) for TERRIE HERTWECK request(s) the above action(s) for all or a portion of Lot(s) 24-28, Block(s) 9, **HOMESTEAD GARDENSPOT**, zoned SU-2, located on SLATE ST NW BETWEEN 2ND ST NW AND 3RD ST NW containing approximately 0.5927 acre(s). (J-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for March 10, 2010.

Other Matters: None.

ADJOURNED: 10:20

2074

DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

Contact Person:

Contact Information:

DXF Received: Hard Copy Received:

Coordinate System:


_____ Approved

3-17-2010
_____ Date

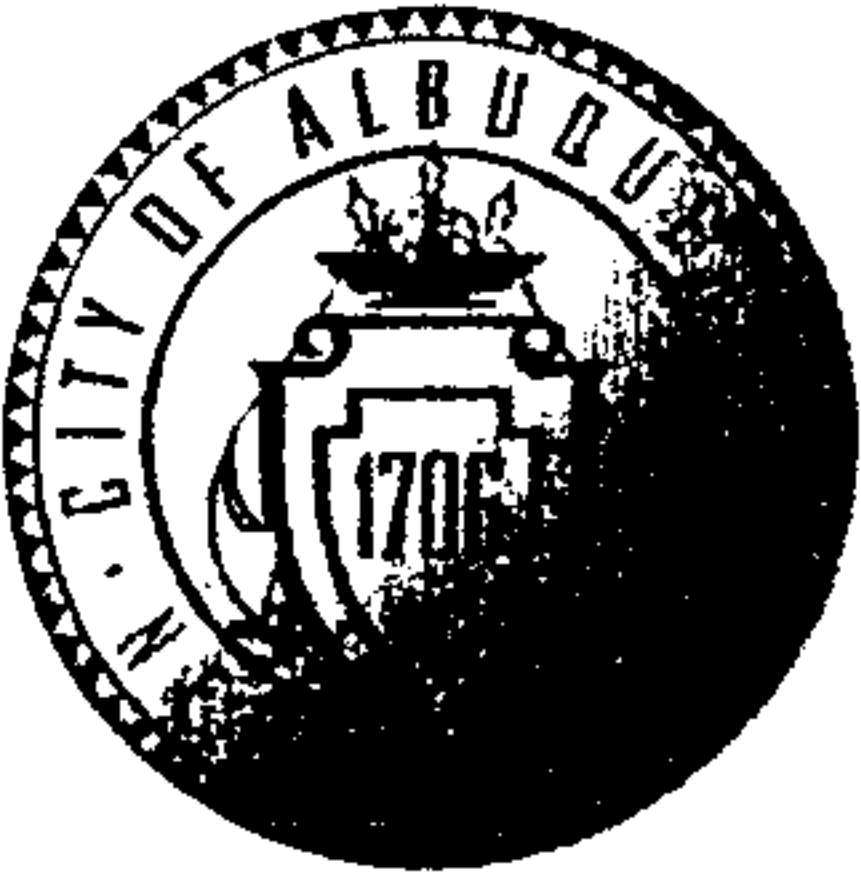
* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **2074** to agiscov on **3/17/2010** Contact person notified on **3/17/2010**

~~HEARING~~ DATE 2-24-10 (P:IF)

~~HEARINGS~~ DATE 2-24-10 (P:IF)



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

Development Review Board Comments

Project Number: 1002074
Application Number: 0 DRB-97036

DRB Date: 12/9/2009
Item Number: 9

Subdivision:
 Tract C2 Sauvignon Phase 2

- 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

Zoning: RD
Zone Page: E-22
New Lots (or units) : 9


Parks and Recreation Comments:

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Signed: 
 Christina Sandoval, (DMD)

Phone: 768-3808



Albuquerque Bernalillo County
Water Utility Authority

DEVELOPMENT REVIEW BOARD
Standard Comment Sheet

DRB-1002074 Item No. 9 Zone Atlas E-22

DATE ON AGENDA 12/09/09

INFRASTRUCTURE REQUIRED YES NO

CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: ANNEXATION

SKETCH PLAT PRELIMINARY PLAT FINAL PLAT

SITE PLAN FOR SUBDIVISION SITE PLAN FOR BUILDING PERMIT

Comments:

1. Need to request a Water/Sewer Availability Statement prior to Preliminary Plat approval as the previous one has expired. Public line extensions will be required.

If you have any questions or comments please call Roger Green at 924-3989.

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

9. **Project# 1002074**
09DRB-70369 SKETCH PLAT REVIEW
AND COMMENT

MARK BURAK agent(s) for DR BILL GALBRETH request(s) the above action(s) for all or a portion of Tract(s) C2, **SAUVIGNON PHASE 2 (TO BE KNOWN AS PHASE 3)** zoned R-D OPEN SPACE, located on SAN ANTONIO NE BETWEEN LOWELL NE AND TRAMWAY NE containing approximately 205707 acre(s). (E-22) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. **Project# 1007137**
09DRB-70335 SKETCH PLAT REVIEW
AND COMMENT

ISMELDA RAMIREZ request(s) the above action(s) for all or a portion of Lot(s) 1, **CACY** zoned R-2, located on CORONA NW BETWEEN PHEASANT NW AND FLAMINGO NW (G-11). *[Deferred from 10/28/09]* **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. Other Matters:

Project# 1001638
09DRB-70370 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

FORSTBAUER SURVEYING LLC agent(s) for GIBSON MEDICAL CENTER LLC request(s) the above action(s) for all or a portion of Tract(s) A-1-A-1, **LOVELACE HOSPITAL** zoned SU-1 HOSPITAL & REL FAC, located on GIBSON BLVD SE BETWEEN SAN MATEO SE AND SAN PEDRO SE containing approximately 20.4232 acre(s). (M-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

ADJOURNED: 10:00

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

December 9, 2009

DRB Comments

ITEM # 9

PROJECT # 1002074

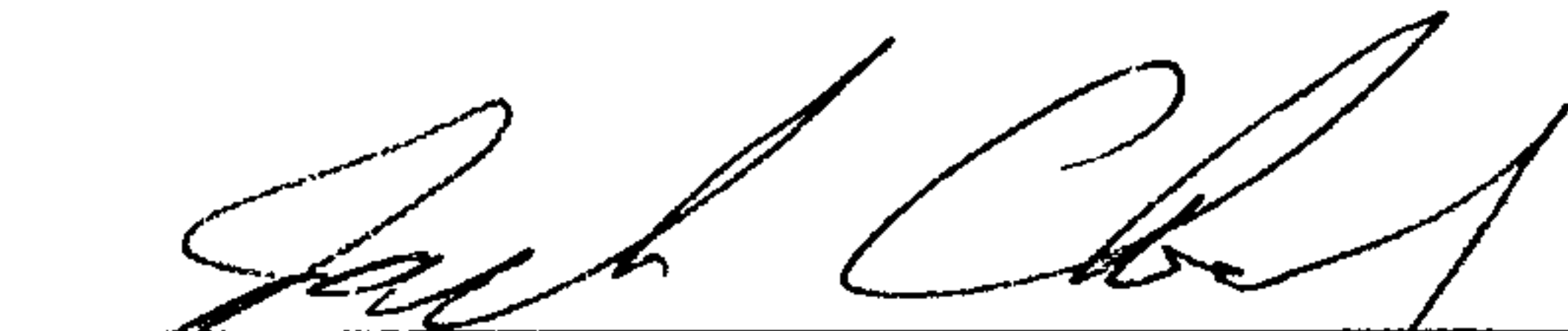
APPLICATION # 09-70369

RE: Tract C-2, Sauvignon Phase 2

Vacation of the PNM Easement was approved on March 18, 2009; the vacated easement must be shown on a replat within one year from the date of approval, or the vacation will expire.

The zoning for the site is R-D; per the Academy-Tramway-Eubank Sector Development Plan, this tract is designated for single-family detached residential, 4 Dwelling Units per Acre. The proposed plat is consistent with the sector plan, and because the density is less than 6 D.U./ Ac. a site development plan is not required (again, per the sector plan).

The graphic scale on the sketch plat needs to be corrected. A minimum of 300 sq ft of open space must be provided on each, and it appears this can be met with the rear yards as shown. Refer to the R-T zone for minimum lot area (3,600 sq ft), lot width (36 ft) and setbacks (15 ft front w/ 20 ft driveway and 15 ft rear). The minimum lot area must be net, i.e. exclusive of access easement(s). It appears additional area will be needed for proposed Lot 3, and a Special Exception/ Rear Setback Variance would be required for proposed Lots 2 – 5.



Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov



**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, March 18, 2009**, beginning at **9:00 a.m.** for the purpose of considering the following:

[Project# 1002074

09DRB-70067 VACATION OF PRIVATE
UTILITY EASEMENT
09DRB-70068 MAJOR – ELECTRIC
TRANSMISSION FACILITY PLAN/ SITE
PLAN FOR STRUCTURE CHANGE

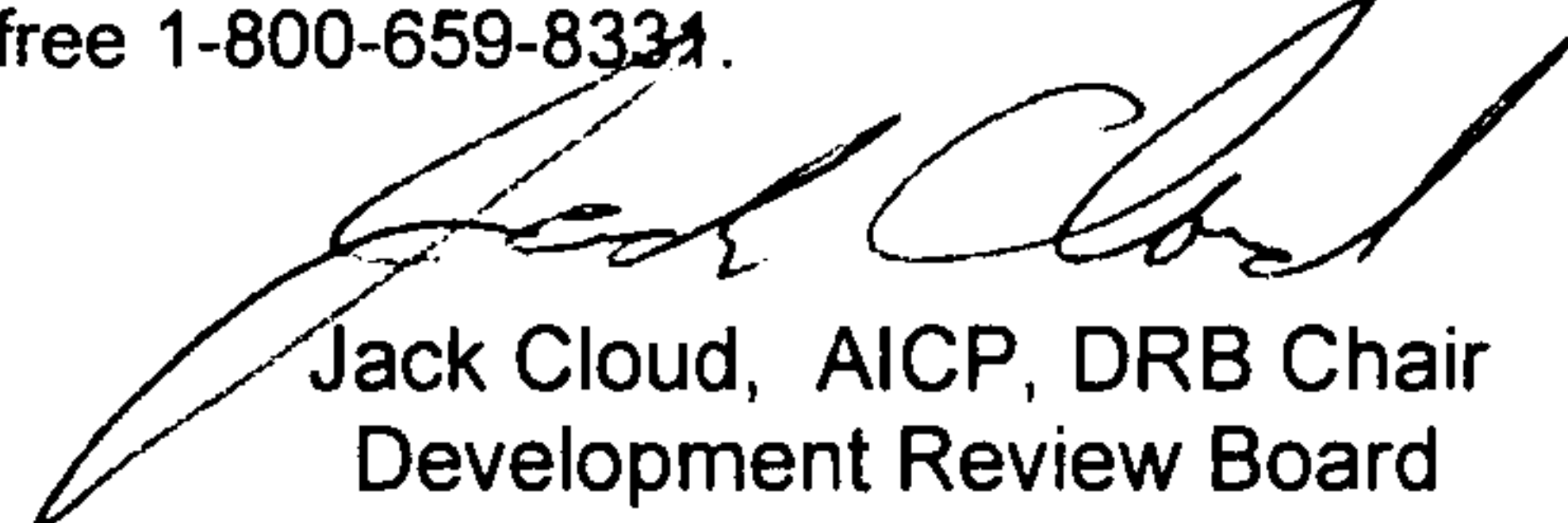
PUBLIC SERVICE COMPANY OF NEW MEXICO request(s) the referenced/ above action(s) for a portion of the 150 foot PNM Easement on Tract(s) C-1 & C-2, **SAUVIGNON PHASE 2**, and Tract N-3, **TANOAN PROPERTIES**, zoned R-D, located on the south side of SAN ANTONIO DR NE between BROWNING NE AND TRAMWAY BLVD NE. (E-22)

Project# 1002632

09DRB-70071 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT

TIERRA WEST LLC agent(s) for AMGO LLC & CAPITAL ALLIANCE INVESTMENTS request(s) the referenced/ above action(s) for all or a portion of **SUNDANCE ESTATES UNIT 1A**, zoned R-LT, located on the east side of UNSER BLVD NW between PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 32.2706 acre(s). (B-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 Angela Gomez, 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 1-800-659-8334.

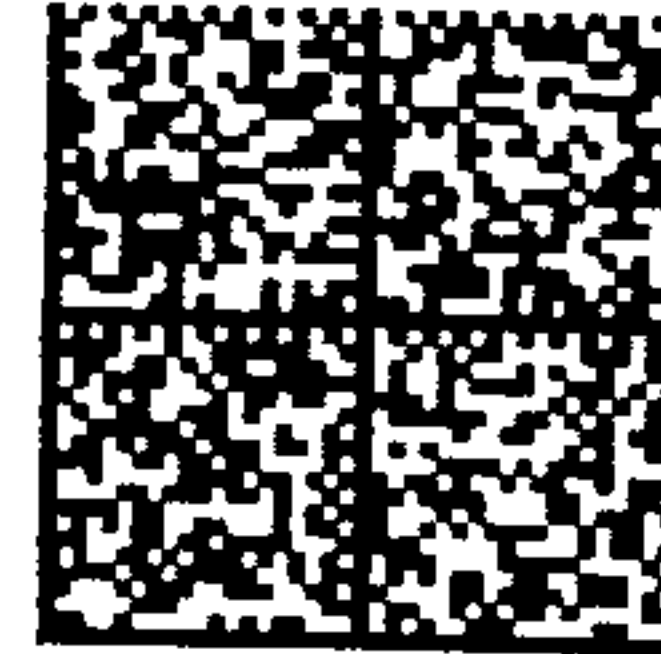

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 2, 2009.

CITY OF ALBUQUERQUE



Planning Department



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0004261639 FEB 27 2009
MAILED FROM ZIP CODE 87102

OR CURRENT RESIDENT
102206216247721205
TAYLOR RYAN
26861 TRABUCO RD
MISSION VIEJO, CA 92691

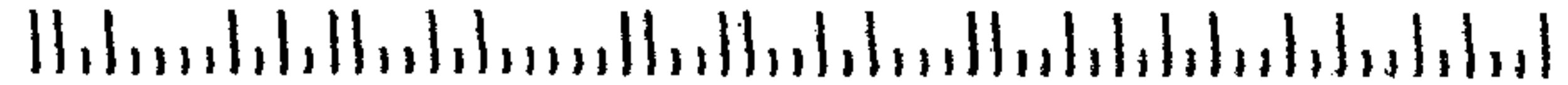
**“UNDELIVERABLE, COMMERCIAL
MAIL RECEIVING AGENCY, NO**

NIXIE 927 CC 1 02 03/05/05F

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92691353599 *0268-18164-27-34

[Redacted area]
926913535



DRB

P O Box 1293 Albuquerque New Mexico 87103



**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, March 18, 2009**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002074

09DRB-70067 VACATION OF PRIVATE
UTILITY EASEMENT
09DRB-70068 MAJOR - ELECTRIC
TRANSMISSION FACILITY PLAN/ SITE
PLAN FOR STRUCTURE CHANGE

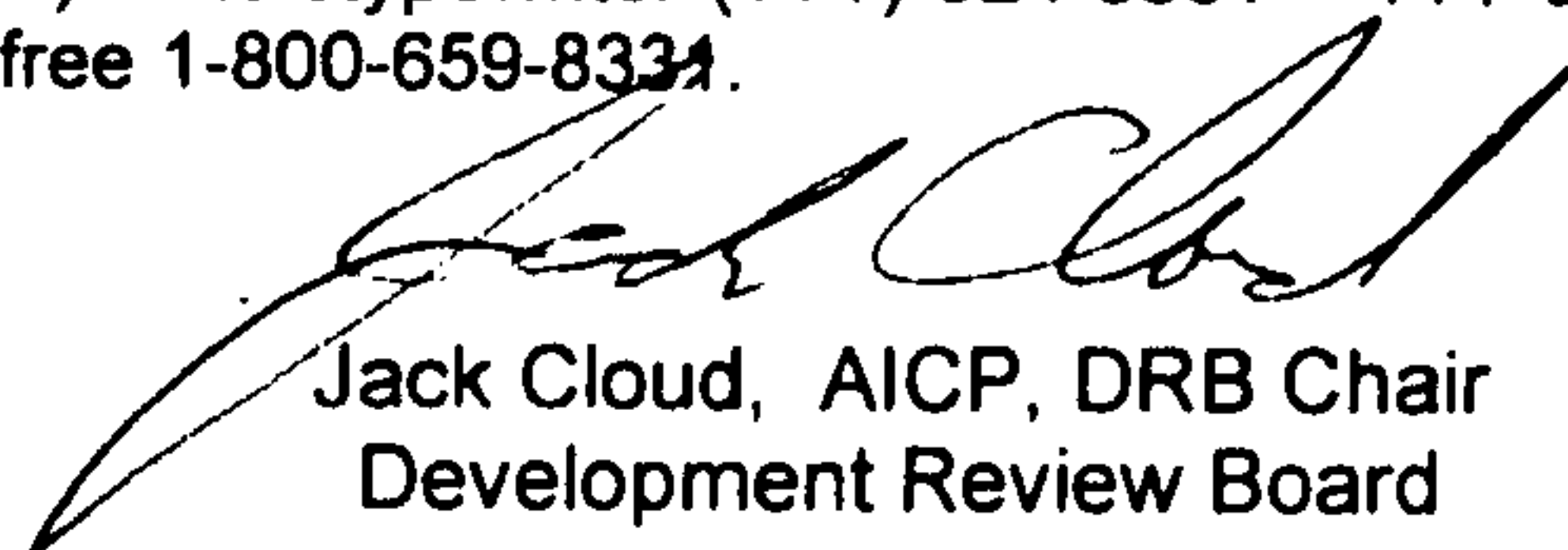
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Project# 1002632

09DRB-70071 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT

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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 Angela Gomez, 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 1-800-659-8334.

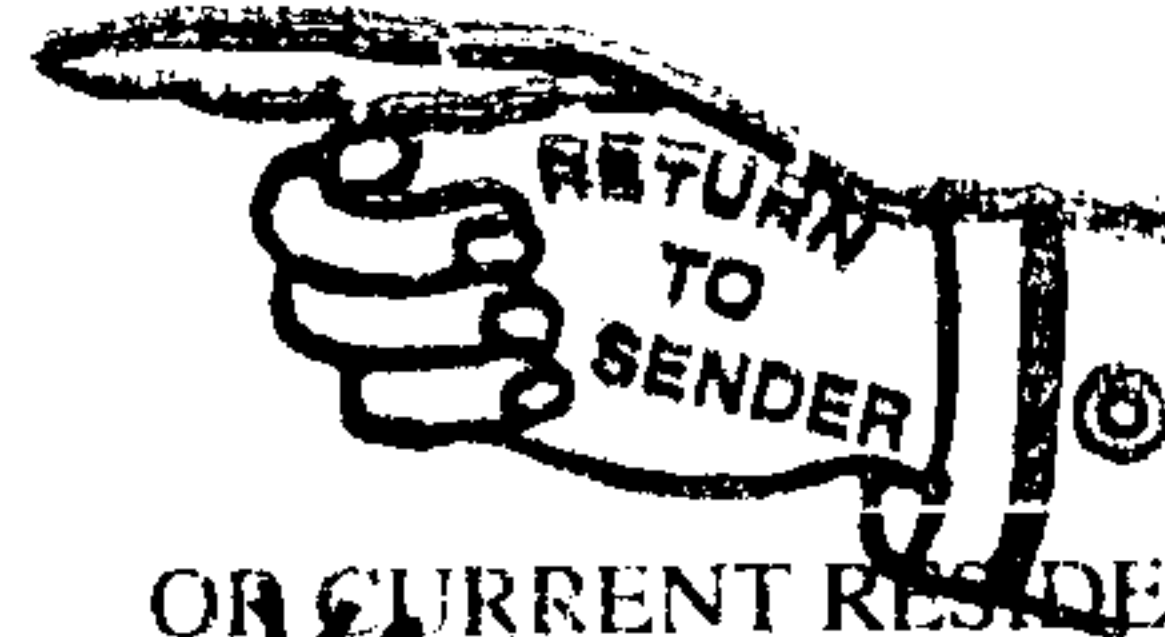

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 2, 2009.

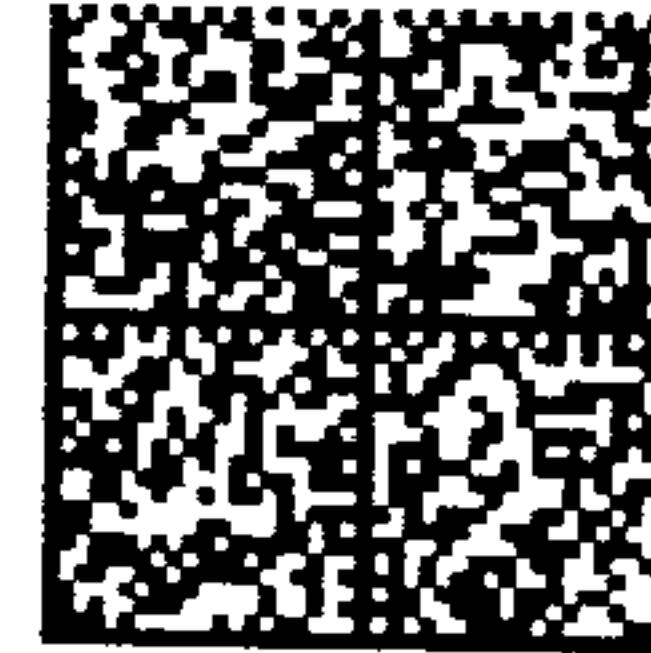
CITY OF ALBUQUERQUE



Planning Department



OR CURRENT RESIDENT
10220 **VACANT** 518621213
SAUVIGNON LIMITED PARTNERSHIP
4019 CALLE CASTANO CT NE
ALBUQUERQUE, NM 87111



02 1M
0004261639 FEB 27 2009
MAILED FROM ZIP CODE 87102

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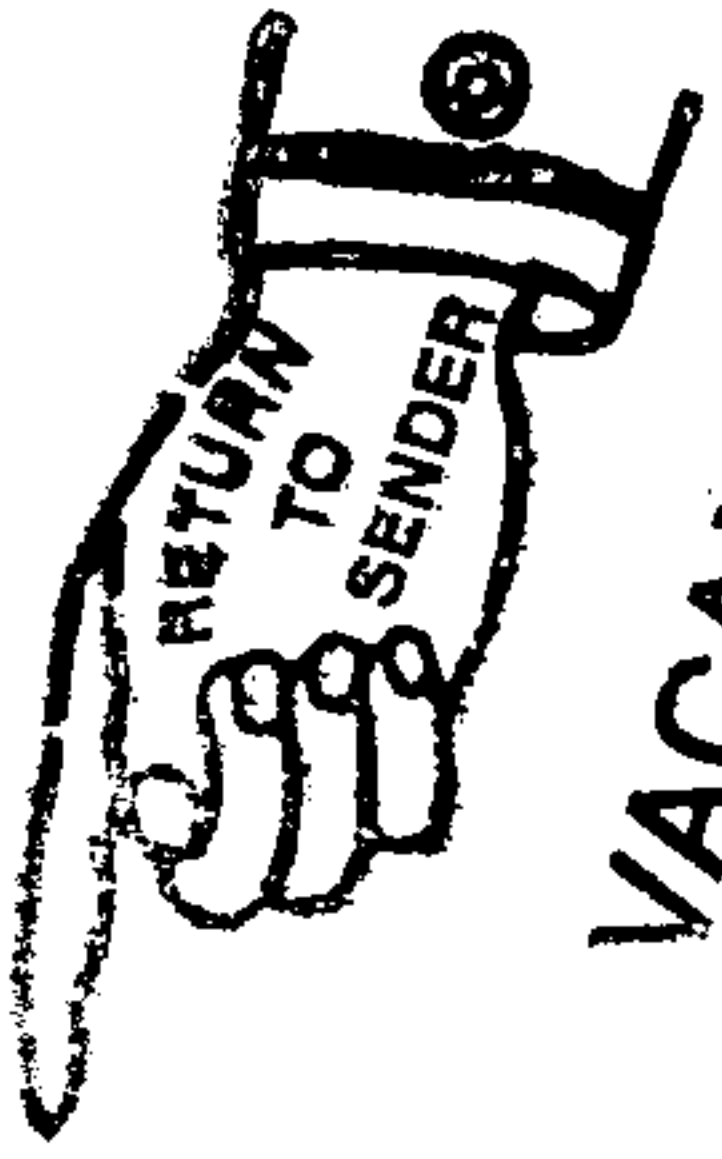
DRE

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VAC

P O Box 1293 Albuquerque New Mexico 87103



VACANT



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 18, 2009

Project# 1002074

09DRB-70067 VACATION OF PRIVATE UTILITY EASEMENT

09DRB-70068 MAJOR – ELECTRIC TRANSMISSION FACILITY PLAN/ SITE
PLAN FOR STRUCTURE CHANGE

PUBLIC SERVICE COMPANY OF NEW MEXICO request(s) the referenced/ above action(s) for a portion of the 150 foot PNM Easement on Tract(s) C-1 & C-2, **SAUVIGNON PHASE 2**, and Tract N-3, **TANOAN PROPERTIES**, zoned R-D, located on the south side of SAN ANTONIO DR NE between BROWNING NE AND TRAMWAY BLVD NE. (E-22)

At the March 18, 2009 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance. The electric transmission facility plan/ site plan for structure change was approved with final sign off delegated to Planning pending expiration of 15 day appeal period.

(A)(1) The vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) Based on the approved site plan, the public welfare is in no way served by retaining the portion of the easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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.

If you wish to appeal this decision, you must do so by April 2, 2009 in the manner described below.

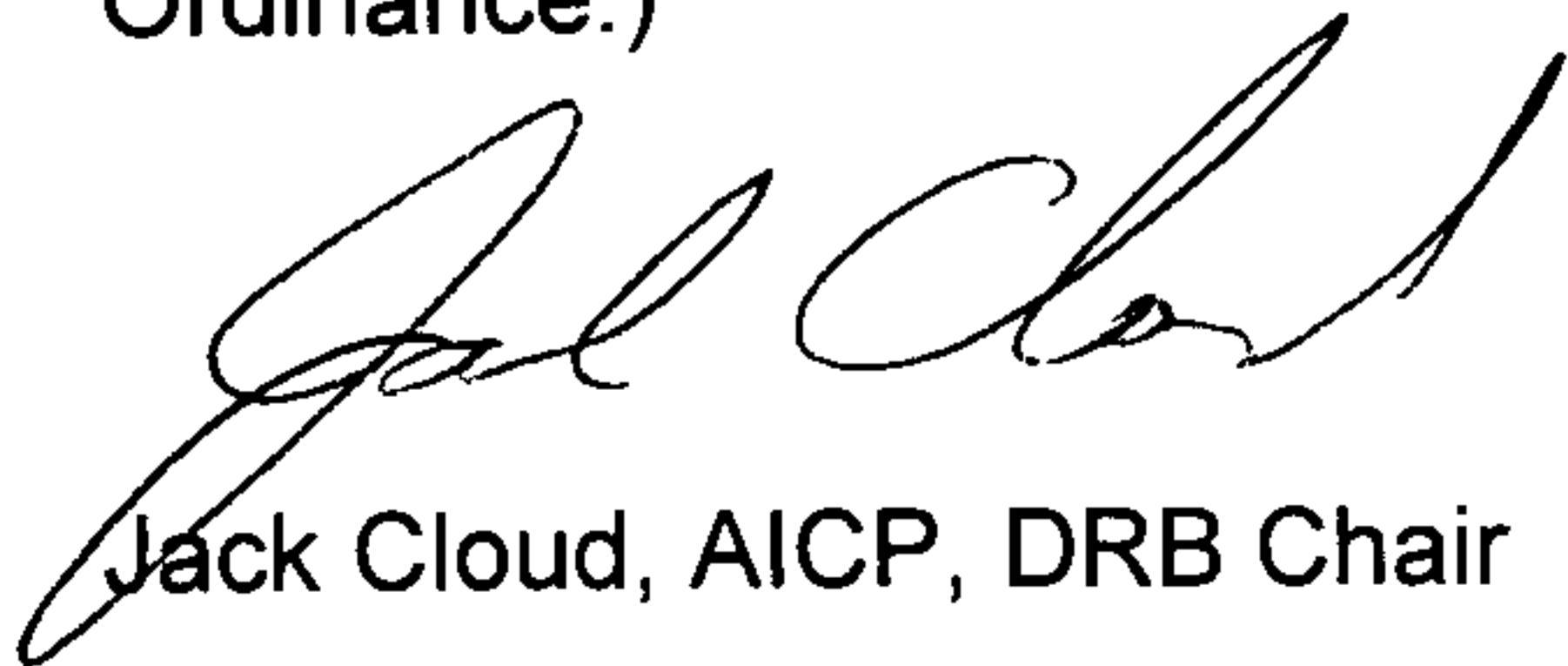
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

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.)



Jack Cloud, AICP, DRB Chair

Cc: Laurie Moyer – PNM Alvarado Square – Albuquerque, NM 87158

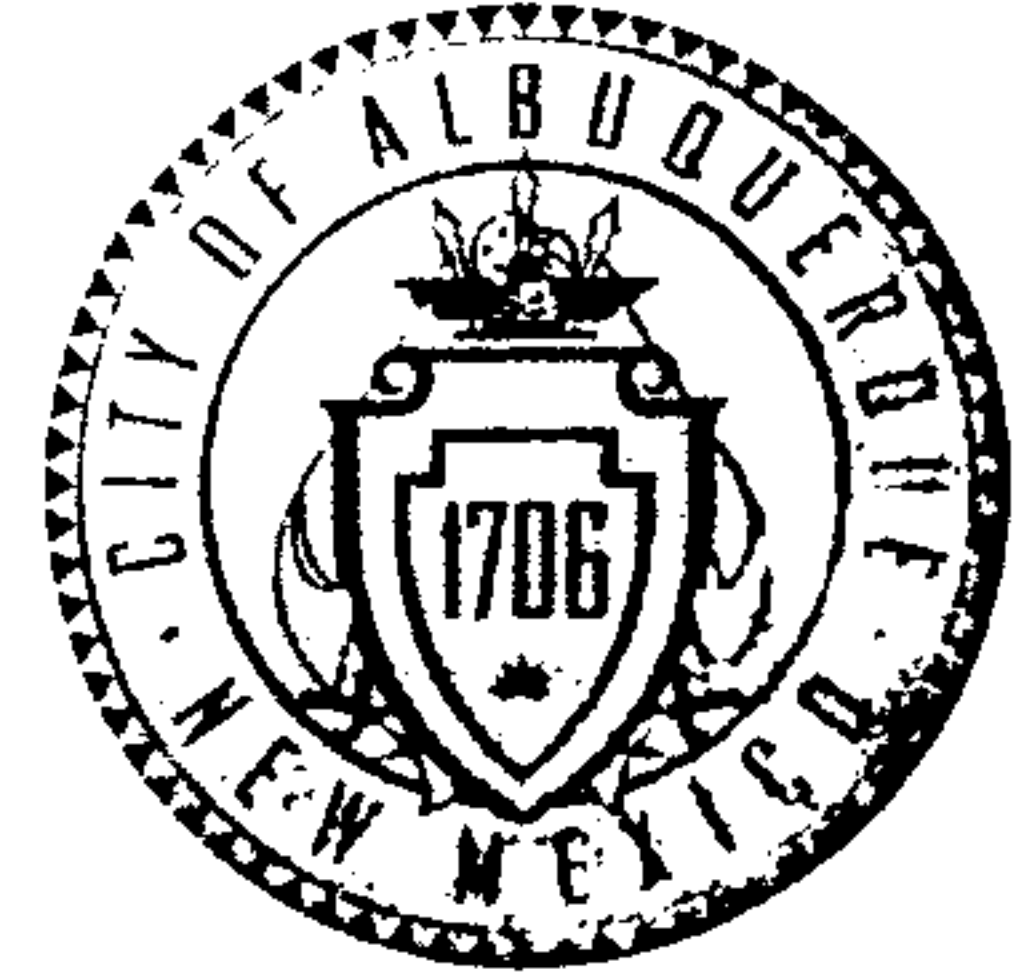
Cc: Andre Claudet – 11709 San Antonio – Albuquerque, NM 87122

Marilyn Maldonado

Scott Howell

File

CITY OF ALBUQUERQUE



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002074

AGENDA ITEM NO: 1

SUBJECT:

Vacation
Electric Transmission Facility Plan

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

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

DATE: March 18, 2009

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

Meeting Date: March 18, 2009
Zone Atlas Page: E-22
Notification Radius: 100 Ft.

Project# 1002074
App# 09DRB-70067
09DRB-70068

Cross Reference and Location: SAN ANTONIO NE BETWEEN BROWNING NE
TENNYSON ST NE

Applicant: PNM
ALVARADO SQUARE
ALBUQUERQUE, NM 87158

Agent: LAURIE MOYE
PNM ALVARADO SQUARE
ALBUQUERQUE, NM 87158

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: FEBRUARY 27, 2009
Signature: ERIN TREMLIN

R e c	UPC	OWNER	OWNADD	OWNCITY	OWNSTATE	OWNZIPCODE	PROPCLASS	TAXDIST	LEGALDESC	ACRES	OBJECTID
1	10220 62164 49821 104	ACHEN JAMES R & KAREN	4101 INDIAN SCHOOL RD NE	ALBUQUERQUE	NM	87110	R	A1A	LT 3 SAUVIGNON SUB UNIT 1 CONT 0.5243 AC M/L OR 22,839 SQ FT M/L	0.52530158	45799
2	10220 62176 49921 105	WEINGARDT HARRY J & MARIE A	11520 BERINGER AVE NE	ALBUQUERQUE	NM	87122	R	A1A	LT 2 SAUVIGNON SUB UNIT 1 CONT 0.4934 AC M/L OR 21,493 SQ FT M/L	0.49320326	45789
3	10220 62285 50221 608	ALFORD STEPHEN T & TANYA L	11804 BERINGER LN NE	ALBUQUERQUE	NM	87122	R	A1A	LOT 25 PLAT OF SAUVIGNON SUBDIVISION PHASE II CONT 0.4935 AC	0.49231964	45771
4	10220 62130 50221 101	MANGUM JASPER H & JANET M	PO BOX 16542	ALBUQUERQUE	NM	87191	R	A1A	LT 6 SAUVIGNON SUB UNIT 1 CONT 0.4207 AC M/L OR 18,326 SQ FT M/L	0.41821061	16043
5	10220 63405 01540 109	KNOWLSON RICHARD F & DANIELLE	12209 SAN ANTONIO DR NE	ALBUQUERQUE	NM	87122	R	X1A	* 025 019TR 2 UNIT 2 NO ALBUQ AC	0.72282331	15961
6	10220 63389 01540 108	WILLIAMS FLOYD & DONNA	12201 SAN ANTONIO DR NE	ALBUQUERQUE	NM	87122	R	X1A	* 024 019TR 2 UNIT 2 NO ALBUQ AC	0.84622170	15960
7	10220 63372 01540 107	WANG XINGIAO & XIAO MIN XIE	12109 SAN ANTONIO NE	ALBUQUERQUE	NM	87122	R	X1A	* 023 019TR 2 UNIT 2 NO ALBUQ AC	0.73681948	15959
8	10220 63356 01540 106	VIVIAN LEO J & MARY V	12105 SAN ANTONIO NE	ALBUQUERQUE	NM	87122	R	X1A	* 022 019TR 2 UNIT 2 NO ALBUQ AC	0.81528762	15958
9	10220 63340 01540 105	HAFT MARTIN L & SANDRA I	12101 SAN ANTONIO DR NE	ALBUQUERQUE	NM	87122	R	X1A	* 021 019TR 2 UNIT 2 NO ALBUQ AC	0.76948053	15957
10	10220 63207 01430 113	CLAUDET ANDRE & MARIA	11709 SAN ANTONIO NE	ALBUQUERQUE	NM	87122	R	X1A	* 029 020TR 2 UNIT 2 N ALBUQ AC	0.80662346	15148
11	10220 63190 01430 112	GUTIERREZ DANIEL E & STEPHANIE D	11701 SAN ANTONIO NE	ALBUQUERQUE	NM	87122	R	X1A	* 028 020TR 2 UNIT 2 N ALB AC	0.75583508	15147
12	10220 62127 48421 202	ESTERLY RICHARD W & CAROL L	11504 ZINFANDEL AVE NE	ALBUQUERQUE	NM	87111	R	A1A	LT 8 SAUVIGNON SUB UNIT 1 CONT 0.3898 AC M/L OR 16,980 SQ FT M/L	0.39074479	14076
13	10220 62116 48621 201	KOURY GEORGE J TRUSTEE KOURY RVT	11500 ZINFANDEL AVE NE	ALBUQUERQUE	NM	87122	R	A1A	LT 7 SAUVIGNON SUB UNIT 1 CONT 0.4417 AC M/L OR 19,240 SQ FT M/L	0.44218963	14018
14	10220 62186 48121 207	MOSSMAN FRED M & JANIE L	PO BOX 91360	ALBUQUERQUE	NM	87199	V	A1A	LT 13 SAUVIGNON SUB UNIT 1 CONT 0.4691 AC M/L OR 20,434 SQ FT M/L	0.46983011	45985
15	10220 62230 48221 211	LOPEZ JOE A & LYDIA	11700 ZINFANDEL AVE NE	ALBUQUERQUE	NM	87122	R	A1A	LOT 17 PLAT OF SAUVIGNON SUBDIVISION PHASE II CONT .3611 AC	0.36088594	45986
16	10220	CUMMINS ERNEST T	11524 BERINGER AVE NE	ALBUQUERQUE	NM	87122	R	A1A	LT 1 SAUVIGNON SUB UNIT 1 CONT	0.5	45

6	62188 50221 106		NGER AVE NE	UQU ERQ UE		22		A	0.5198 AC M/L OR 22,642 SQ FT M/L	197 9	78 6
1 7	10220 62153 50021 103	RIVERA EUGENIO JR & EVE DEMELLA-RIVERA	11508 BERI NGER AVE NE	ALB UQU ERQ UE	NM	871 22	R	A1 A	LT 4 SAUVIGNON SUB UNIT 1 CONT 0.5227 AC M/L OR 22,769 SQ FT M/L	0.5 227 214 8	45 78 2
1 8	10220 62141 50121 102	MEHLER LEE J AKA ME HLER LEE & TUCKER- MEHLER SHARI L AKA SHARI LYN MEHLER	11504 BERI NGER AVE NE	ALB UQU ERQ UE	NM	871 22	R	A1 A	LT 5 SAUVIGNON SUB UNIT 1 CONT 0.4991 AC M/L OR 21,741 SQ FT M/L	0.4 990 026 5	45 78 0
1 9	10220 62239 50321 604	BALL RICHARD & KARE N S	11704 BERI NGER AVE NE	ALB UQU ERQ UE	NM	871 22	R	A1 A	LOT 29 PLAT OF SAUVIGNON SUBDI VISION PHASE IICONT .3767 AC	0.3 773 363 3	45 77 5
2 0	10220 62207 48221 209	BADILLO CARMELITA & ERNEST W & OLSEN JO NMARI B & DALE A	10812 JEW EL CAVE R D SE	RIO RAN CHO	NM	871 24	R	A1 A	LOT 15 PLAT OF SAUVIGNON SUBDI VISION PHASE IICONT .3959 AC	0.3 933 741 9	45 98 8
2 1	10220 62091 51221 033	CENTEX REAL ESTATE CORP C/O TANOAN CO MMUNITY EAST ASSOC	PO BOX 94 748	ALB UQU ERQ UE	NM	871 99	V	A1 A	TR C PLAT OF THE ENCLAVE AT TA NOAN CONT 3.8875 AC M/L OR 169,3 40 SQ FT M/L	3.9 147 529 5	56 87 7
2 2	10220 62166 51821 107	SAUVIGNON HOMEOW NERS ASSOC % KOUR Y COMPANY	11504 ZINF ANDEL NE	ALB UQU ERQ UE	NM	871 22	V	A1 A	TR A SAUVIGNON SUB UNIT 1 CONT 1.3018 AC M/L OR 56,706 SQ FT M/L	1.2 997 047 9	56 87 9
2 3	10220 62192 44520 748	PRICE DAVID ETAL C/O AMERICAN GOLF CORP	2951 28TH ST	SAN TA MON ICA	CA	904 05	C	A1 A	OPEN SPACE 5A3A THIRD REVISIO N PLAT OF TANOAN PROPERTIES C ONT 24.24053 AC MLL	24. 293 950 06	31 82 8
2 4	10220 62218 48121 210	STOLLER HAROLD M & BARBARA J CO- TRUSTEES STOLLER T RUST	11608 ZINF ANDELL L N NE	ALB UQU ERQ UE	NM	871 22	R	A1 A	LOT 16 PLAT OF SAUVIGNON SUBDI VISION PHASE IICONT .3512 AC	0.3 521 896 5	31 82 6
2 5	10220 63158 01430 110	BURCHAM ROY F JR & ANN E	11621 SAN ANTONIO NE	ALB UQU ERQ UE	NM	871 22	R	X1 A	* 026 020TR 2 UNIT 2 N ALB AC	0.8 020 171 5	15 01 5
2 6	10220 62241 48421 212	SKLAR RONALD D & CE CELIA S	11704 ZINF ANDEL AV E NE	ALB UQU ERQ UE	NM	871 22	R	A1 A	LOT 18 PLAT OF SAUVIGNON SUBDI VISION PHASE IICONT .4270 AC	0.4 267 165 4	46 18 7
2 7	10220 62197 48121 208	O HARA SCOTT	11600 ZINF ANDEL AV E NE	ALB UQU ERQ UE	NM	871 22	R	A1 A	LT 14 SAUVIGNON SUB UNIT 1 CON T 0.4629 AC M/L OR 20,164 SQ FT M/ L	0.4 640 326 5	46 19 6
2 8	10220 62294 47910 602	ULTIMA HOMES INC	11804 ZINF ANDEL NE	ALB UQU ERQ UE	NM	871 22	R	A1 A	LOT 21 PLAT OF SAUVIGNON SUBDI VISION PHASE IICONT .5249 AC	0.5 243 605 6	46 20 2
2 9	10220 62140 48121 203	MCDONALD PAUL R & T HERESE A	11508 ZINF ANDEL AV E NE	ALB UQU ERQ UE	NM	871 22	R	A1 A	LT 9 SAUVIGNON SUB UNIT 1 CONT 0.3625 AC M/L OR 15,791 SQ FT M/L	0.3 631 512 2	46 20 4
3 0	10220 62279 48010 601	GALBRETH WILLIAM ED WARD	4830 JUAN TABO NE S UITE H	ALB UQU ERQ UE	NM	871 11	R	A1 A	LOT 20 PLAT OF SAUVIGNON SUBDI VISION PHASE IICONT .7079 AC	0.7 072 538 3	52 95 2
3 1	10220 62255 48621 213	SAUVIGNON LIMITED P ARTNERSHIP	4019 CALL E CASTAN O CT NE	ALB UQU ERQ UE	NM	871 11	R	A1 A	LOT 19 PLAT OF SAUVIGNON SUBDI VISION PHASE IICONT .5831 AC	0.5 825 881 8	52 95 3
3 2	10220 63174 01430	MERRIFIELD ROBERT E & JACKIE	11609 SAN ANTONIO DR NE	ALB UQU ERQ	NM	871 22	R	X1 A	* 027 020TR 2 UNIT 2 NO ALBUQ AC	0.7 812 380	53 29 4

	111			UE							3	
333	10220 63273 01440 101	FINLEY C DARRYL SUIT E 230	6501 WYO MING BLV D NE BLDG C	ALB UQU ERQ UE	NM	871 09	R	X1 A	* 017 019TR 2 UNIT 2 NO ALBUQ AC	0.6 314 713 4	53 30 6	
344	10220 63290 01440 102	AL- RAMADHAN MOHAHMA D E & JANET M	3021 VISTA GRANDE NW	ALB UQU ERQ UE	NM	871 20	V	X1 A	* 018 019TR 2 UNIT 2 NORTH ALBUQ UERQUE ACRES	0.7 975 573	53 30 7	
355	10220 63306 01540 103	REIS THERESE RUTH K ERSTING REIS FAMILY RVT	12001 SAN ANTONIO DR NE	ALB UQU ERQ UE	NM	871 22	R	X1 A	* 019 019TR 2 UNIT 2 NO ALBUQ AC	0.7 195 880 2	53 30 8	
366	10220 63322 01540 104	LADEWIG KIMBERLY S & DUSTYN D	PO BOX 81 30	ALB UQU ERQ UE	NM	871 98	R	X1 A	* 020 019TR 2 UNIT 2 NO ALBUQ AC	0.7 650 162 6	53 30 9	
377	10220 62079 47920 908	CENTEX REAL ESTATE CORP C/O TANOAN CO MMUNITY EAST ASSOC	PO BOX 94 748	ALB UQU ERQ UE	NM	871 99	V	A1 A	TR G PLAT OF THE ENCLAVE AT TA NOAN CONT 2.1390 AC M/L OR 93,17 5 SQ FT M/L	2.1 250 713 2	53 63 1	
388	10220 63123 01430 108	RIOS THOMAS A & DOL ORES P	11501 SAN ANTONIO NE	ALB UQU ERQ UE	NM	871 22	R	X1 A	* 024 020TR 2 UNIT 2 N ALBUQ AC	0.7 966 973 5	54 78 2	
399	10220 63223 01430 114	COX ROGER S	1717 LOUI SIANA BLV D NE 111	ALB UQU ERQ UE	NM	871 10	R	X1 A	* 030 020TR 2 UNIT 2 N ALBUQ AC	0.8 017 798 6	54 78 3	
400	10220 63245 01530 115	COX ROGER S TRUSTE E OF COX RVT & ELIZA BETH ANNE CANNON C OX RVT	1717 LOUI SIANA BLV D NE SUIT E 111	ALB UQU ERQ UE	NM	871 10	R	X1 A	LT 31- A BLK 20 TR 2 UNIT 2 NORTH ALBU QUERQUE ACRES REPL OF LTS 31 & 32 BLK 20 TR 2 UNIT 2 CONT 87,12 0 SQ FT M/L	1.5 112 818 3	54 78 4	
411	10220 62151 47921 204	WHITE PAUL L JR & ON ALEA	11512 ZINF ANDEL LN NE	ALB UQU ERQ UE	NM	871 11	R	A1 A	LT 10 SAUVIGNON SUB UNIT 1 CON T 0.3537 AC M/L OR 15,407 SQ FT M/ L	0.3 545 407 4	55 43 8	
422	10220 62162 47721 205	TAYLOR RYAN	26861 TRA BUCO RD	MIS SIO N VI EJO	CA	926 91	R	A1 A	LT 11 SAUVIGNON SUB UNIT 1 CON T 0.3927 AC M/L OR 17,106 SQ FT M/ L	0.3 942 869 1	55 77 5	
433	10220 62091 51221 033	CENTEX REAL ESTATE CORP C/O TANOAN CO MMUNITY EAST ASSOC	PO BOX 94 748	ALB UQU ERQ UE	NM	871 99	V	A1 A	TR C PLAT OF THE ENCLAVE AT TA NOAN CONT 3.8875 AC M/L OR 169,3 40 SQ FT M/L	3.9 147 529 5	56 87 7	
444	10220 62166 51821 107	SAUVIGNON HOMEOW NERS ASSOC % KOUR Y COMPANY	11504 ZINF ANDEL NE	ALB UQU ERQ UE	NM	871 22	V	A1 A	TR A SAUVIGNON SUB UNIT 1 CONT 1.3018 AC M/L OR 56,706 SQ FT M/L	1.2 997 047 9	56 87 9	
455	10220 62305 48710 603	EASTBURG RANDALL S & LISA BOWLING- EASTBURG	11808 ZINF ANDEL AV E NE	ALB UQU ERQ UE	NM	871 22	R	A1 A	LOT 22 PLAT OF SAUVIGNON SUBDI VISION PHASE IICONT .3713 AC	0.3 707 934 4	58 12 3	
466	10220 62174 47721 206	MOSSMAN FRED M & J ANIE L	PO BOX 91 360	ALB UQU ERQ UE	NM	871 99	V	A1 A	LT 12 SAUVIGNON SUB UNIT 1 CON T 0.4088 AC M/L OR 17,807 SQ FT M/ L	0.4 084 518 9	58 12 5	
477	10220 62316 49910 604	HELMICK TIMOTHY M & CHRISTINE L	8915 NORT H OAKLAN D CT NE	ALB UQU ERQ UE	NM	871 22	V	A1 A	LOT 23 PLAT OF SAUVIGNON SUBDI VISION PHASE IICONT .5152 AC	0.5 185 331 3	71 74 6	
488	10220 62496 49310 202	AMERICUS LLC	7736 JACO BO DR NE	ALB UQU ERQ UE	NM	871 09	V	A1 A	TR N- 3 REVISION PLAT OF TANOAN PRO PERTIES CONT 16.3499 AC ML	16. 532 255 6	71 74 7	

49	10220 62342 51410 606	GALBRETH WILLIAM E	11800 ZINF ANDEL NE	ALB UQU ERQ UE	NM	871 11	V	A1 A	TR C-2 PLAT OF TRACTS C-1 & C- 2 SAUVIGNON SUBDIVISIONPHASE I I CONT 2.5707 AC	2.5 496 151 9	71 74 8
50	10220 62252 51510 605	SAUVIGNON HOMEOW NERS ASSOC % KOUR Y COMPANY	11504 ZINF ANDEL NE	ALB UQU ERQ UE	NM	871 22	V	A1 A	TR C-1 PLAT OF TRACTS C-1 & C- 2 SAUVIGNON SUBDIVISIONPHASE I I CONT 1.7068 AC	1.6 907 654 5	71 74 9
51	10220 62324 41910 205	DAVID PRICE ETAL C/O AMERICAN GOLF CORP	2951 28TH ST	SAN TA MON ICA	CA	904 05	C	A1 A	OPEN SPACE 5-B- 2 THIRD REVISION PLAT TANOAN P ROPERTIES CONT29.1901 AC M/L	29. 182 580 62	71 75 1
52	10220 63140 01430 109	WILSON JAMES L & LIN DA	14326 MAR QUETTE D R NE	ALB UQU ERQ UE	NM	871 23	R	X1 A	* 025 020TR 2 UNIT 2 N ALBUQ AC	0.7 990 936 7	78 59 3
53	10220 62216 51321 610	SAUVIGNON HOMEOW NERS ASSOC % KOUR Y COMPANY	11504 ZINF ANDEL NE	ALB UQU ERQ UE	NM	871 22	V	A1 A	TRACT B- 1 PLAT OF SAUVIGNON SUBDIVISIO N PHASE IICONT 4.4691 AC	4.4 773 400 9	79 29 7
54	10220 62296 50221 609	VIGIL LISA K TRUSTEE VIGIL RVT	301 GOLD AVE SW 20 1	ALB UQU ERQ UE	NM	871 02	V	A1 A	LOT 24 PLAT OF SAUVIGNON SUBDI VISION PHASE IICONT .5074 AC	0.5 080 274 5	79 29 9
55	10220 62216 50121 602	VILLEGAS ANTHONY & HOPE	11808 ZINF ANDEL LN NE	ALB UQU ERQ UE	NM	871 22	R	A1 A	LOT 31 PLAT OF SAUVIGNON SUBDI VISION PHASE IICONT .4681 AC	0.4 674 117 1	79 30 0
56	10220 62227 50021 603	HIGHTOWER CHARLES T & GLORIA TRUSTEES OF HIGHTOWER LVT	9208 PEBB LE BEACH DR NE	ALB UQU ERQ UE	NM	871 11	V	A1 A	LOT 30 PLAT OF SAUVIGNON SUBDI VISION PHASE IICONT .4130 AC	0.4 110 374 8	79 30 1
57	10220 62204 50221 601	HIGHTOWER CHARLES T & GLORIA TRUSTEES OF HIGHTOWER LVT	9208 PEBB LE BEACH DR NE	ALB UQU ERQ UE	NM	871 11	V	A1 A	LOT 32 PLAT OF SAUVIGNON SUBDI VISION PHASE IICONT .4212 AC	0.4 250 778 8	79 30 2
58	10220 62272 50421 607	LESHER MARK P & DO NNA M	12713 COL ONY PL NE	ALB UQU ERQ UE	NM	871 22	V	A1 A	LOT 26 PLAT OF SAUVIGNON SUBDI VISION PHASE IICONT .3901 AC	0.3 894 196 3	79 30 3
59	10220 62250 50521 605	COMPTON J DOUGLAS & NINA H & COMPTON ALICE C	11709 ZINF ANDEL LN NE	ALB UQU ERQ UE	NM	871 22	R	A1 A	LOT 28 PLAT OF SAUVIGNON SUBDI VISION PHASE IICONT .3931 AC	0.3 917 788 3	79 35 5
60	10220 62262 50521 606	TEATER RICHARD MIC HAEL & PRANEE TRUS TEES TEATER TRUST	11412 WO ODMAR LN NE	ALB UQU ERQ UE	NM	871 11	V	A1 A	LOT 27 PLAT OF SAUVIGNON SUBDI VISION PHASE IICONT .3688 AC	0.3 693 309 5	79 35 6

OR CURRENT RESIDENT
102206216449821104
ACHEN JAMES R & KAREN
4101 INDIAN SCHOOL RD NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
102206249649310202
AMERICUS LLC
7736 JACOBO DR NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102206315801430110
BURCHAM ROY F JR & ANN E
11621 SAN ANTONIO NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206225050521605
COMPTON J DOUGLAS & NINA H &
COMPTON ALICE C
11709 ZINFANDEL LN NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206232441910205
DAVID PRICE ETAL C/O AMERICAN
GOLF CORP
2951 28TH ST
SANTA MONICA, CA 90405

OR CURRENT RESIDENT
102206327301440101
FINLEY C DARRYL SUITE 230
6501 WYOMING BLVD NE BLDG C
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
102206319001430112
GUTIERREZ DANIEL E & STEPHANIE
D
11701 SAN ANTONIO NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206222750021603
HIGHTOWER CHARLES T & GLORIA
TRUSTEES OF HIGHTOWER LVT
9208 PEBBLE BEACH DR NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102206332201540104
LADEWIG KIMBERLY S & DUSTYN D
PO BOX 8130
ALBUQUERQUE, NM 87198

OR CURRENT RESIDENT
102206213050221101
MANGUM JASPER H & JANET M
PO BOX 16542
ALBUQUERQUE, NM 87191

OR CURRENT RESIDENT
102206228550221608
ALFORD STEPHEN T & TANYA L
11804 BERINGER LN NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206220748221209
BADILLO CARMELITA & ERNEST W &
OLSEN JONMARI B & DALE A
10812 JEWEL CAVE RD SE
RIO RANCHO, NM 87124

OR CURRENT RESIDENT
102206209151221033
CENTEX REAL ESTATE CORP C/O
TANOAN COMMUNITY EAST ASSOC
PO BOX 94748
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT
102206322301430114
COX ROGER S
1717 LOUISIANA BLVD NE 111
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
102206230548710603
EASTBURG RANDALL S & LISA
BOWLING-EASTBURG
11808 ZINFANDEL AVE NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206234251410606
GALBRETH WILLIAM E
11800 ZINFANDEL NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102206334001540105
HAFT MARTIN L & SANDRA I
12101 SAN ANTONIO DR NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206340501540109
KNOWLSON RICHARD F & DANIELLE
12209 SAN ANTONIO DR NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206227250421607
LESHER MARK P & DONNA M
12713 COLONY PL NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206214048121203
MCDONALD PAUL R & THERESE A
11508 ZINFANDEL AVE NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206329001440102
AL-RAMADHAN MOHAHMAD E &
JANET M
3021 VISTA GRANDE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
102206223950321604
BALL RICHARD & KAREN S
11704 BERINGER AVE NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206320701430113
CLAUDET ANDRE & MARIA
11709 SAN ANTONIO NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206218850221106
CUMMINS ERNEST T
11524 BERINGER AVE NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206212748421202
ESTERLY RICHARD W & CAROL L
11504 ZINFANDEL AVE NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102206227948010601
GALBRETH WILLIAM EDWARD
4830 JUAN TABO NE SUITE H
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102206231649910604
HELMICK TIMOTHY M & CHRISTINE
L
8915 NORTH OAKLAND CT NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206211648621201
KOURY GEORGE J TRUSTEE KOURY
RVT
11500 ZINFANDEL AVE NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206223048221211
LOPEZ JOE A & LYDIA
11700 ZINFANDEL AVE NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206214150121102
MEHLER LEE J AKA MEHLER LEE &
TUCKER- MEHLER SHARI L AKA SHARI
LYN MEHLER
11504 BERINGER AVE NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206317401430111
MERRIFIELD ROBERT E & JACKIE
11609 SAN ANTONIO DR NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206219748121208
O HARA SCOTT
11600 ZINFANDEL AVE NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206312301430108
RIOS THOMAS A & DOLORES P
11501 SAN ANTONIO NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206225548621213
SAUVIGNON LIMITED PARTNERSHIP
4019 CALLE CASTANO CT NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102206216247721205
TAYLOR RYAN
26861 TRABUCO RD
MISSION VIEJO, CA 92691

OR CURRENT RESIDENT
102206229650221609
VIGIL LISA K TRUSTEE VIGIL RVT
301 GOLD AVE SW 201
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT
102206337201540107
WANG XINGIAO & XIAOMIN XIE
12109 SAN ANTONIO NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206338901540108
WILLIAMS FLOYD & DONNA
12201 SAN ANTONIO DR NE
ALBUQUERQUE, NM 87122

Project# 1002074
GARY BADMAN
Antelope Run NA
12029 CARIBU NE
ALBUQUERQUE, NM 87111

Project# 1002074
MIKE FLYNN
North ABQ Acres Comm Assoc.
10520 EAGLE ROCK NE
ALBUQUERQUE, NM87122

OR CURRENT RESIDENT
102206218648121207
MOSSMAN FRED M & JANIE L
PO BOX 91360
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT
102206219244520748
PRICE DAVID ETAL C/O AMERICAN
GOLF CORP
2951 28TH ST
SANTA MONICA, CA 90405

OR CURRENT RESIDENT
102206215350021103
RIVERA EUGENIO JR & EVE
DEMELLA-RIVERA
11508 BERINGER AVE NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206224148421212
SKLAR RONALD D & CECELIA S
11704 ZINFANDEL AVE NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206226250521606
TEATER RICHARD MICHAEL &
PRANEE TRUSTEES TEATER TRUST
11412 WOODMAR LN NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102206221650121602
VILLEGAS ANTHONY & HOPE
11808 ZINFANDEL LN NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206217649921105
WEINGARDT HARRY J & MARIE A
11520 BERINGER AVE NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206314001430109
WILSON JAMES L & LINDA
14326 MARQUETTE DR NE
ALBUQUERQUE, NM 87123

Project# 1002074
RICHARD SMITH
Antelope Run NA
11817 CARIBU NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
102206217447721206
MOSSMAN FRED M & JANIE L
PO BOX 91360
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT
102206330601540103
REIS THERESE RUTH KERSTING REIS
FAMILY RVT
12001 SAN ANTONIO DR NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206216651821107
SAUVIGNON HOMEOWNERS ASSOC
KOURY COMPANY
11504 ZINFANDEL NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206221848121210
STOLLER HAROLD M & BARBARA J
CO-TRUSTEES STOLLER TRUST
11608 ZINFANDELL LN NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206229447910602
ULTIMA HOMES INC
11804 ZINFANDEL NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206335601540106
VIVIAN LEO J & MARY V
12105 SAN ANTONIO NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
102206215147921204
WHITE PAUL L JR & ONALEA
11512 ZINFANDEL LN NE
ALBUQUERQUE, NM 87111

Project# 1002074
LAURIE MOYE
PNM AKVARADI SQUARE
ALBUQUERQUE, NM 87158

Project# 1002074
LINDA KITTERMAN
North ABQ Acres Comm Assoc.
10750 WILSHIRE NE
ALBUQUERQUE, NM8 87122



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

February 3, 2009

Paul Wymer
 Bohannon Huston Inc.
 7500 Jefferson NE/87109
 Phone: 798-7988/Fax: 798-7988

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

Dear Paul:

Thank you for your inquiry of February 3, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - LOT C-2, SAUVIGNON PHASE 2 SUBDIVISION, LCOATED ON SAN ANTONIO DRIVE NE BETWEEN LOWELL STREET NE AND TENNYSON STREET NE** zone map **E-22**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

ANTELOPE RUN N.A. (ATR)

Gary Bodman
 12029 Caribou NE/87111 294-4668 (h)
 Richard Smith
 11817 Caribou NE/87111 294-1956 (h)

NORTH ALBUQ. ACRES COMM. ASSOC. (NAA) "R"

Linda Kitterman
 10750 Wilshire NE/87122 301-0920 (h)
 Mike Flynn
 10520 Eagle Rock NE/87122 856-1540 (h)

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
 Neighborhood Liaison
 OFFICE OF NEIGHBORHOOD COORDINATION
 Planning Department

**LETTERS MUST BE SENT TO BOTH
 CONTACTS OF EACH
 NEIGHBORHOOD AND/OR
 HOMEOWNER ASSOCIATION.**

planningrnaform(12/06/07)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

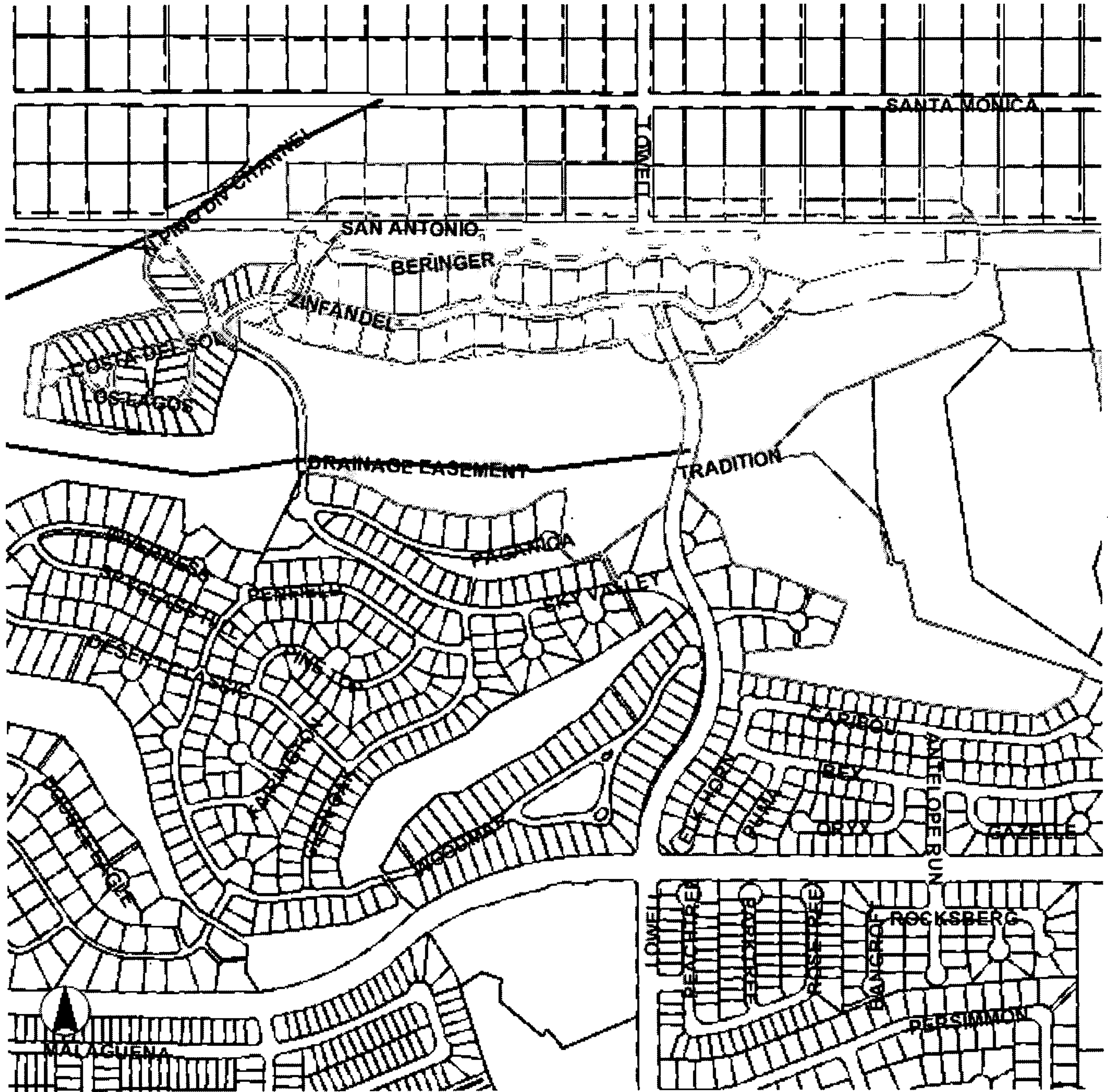
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

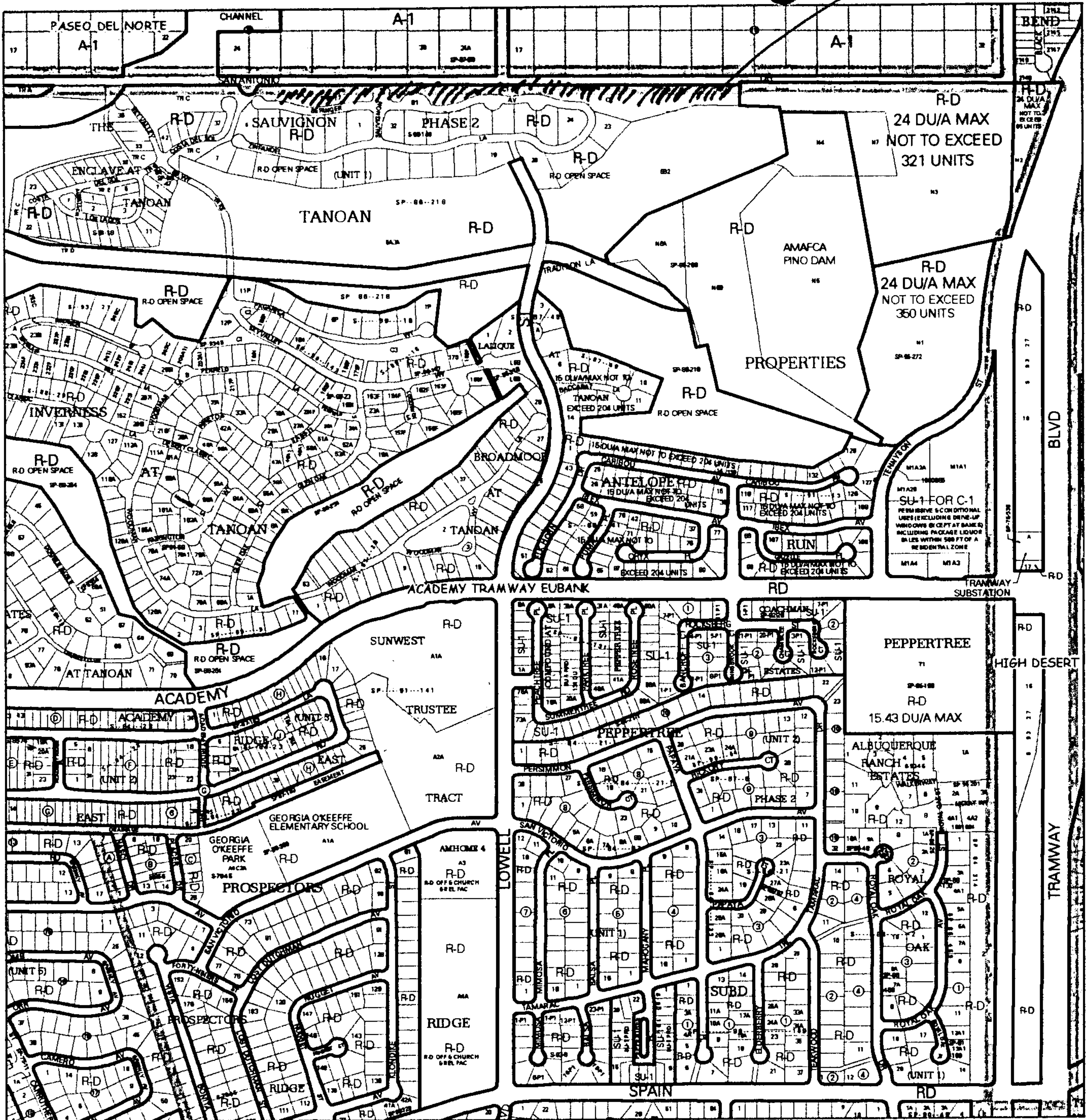
Thank you for your cooperation on this matter.

.....
(below this line for ONC use only)

Date of Inquiry: **02/03/09** Time Entered: **9:50 a.m.** ONC Rep. Initials: **SW**



site



For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-22-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet



400 Tijeras NW
Station 520
Albuquerque, NM 87102

March 09, 2009

Ms. Angela Gomez-Administrative Assistant
Plaza Del Sol
600 Second St. NW
Planning Dept.-Development Services
Albuquerque, NM 87102

Subject: Case Number(s) Project #1002074, Appl #09DRB-70067; 09DRB-70068

Dear Ms Gomez:

Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.

Sincerely,

A handwritten signature in cursive script that reads "Michele Ramirez".

Michele Ramirez
Qwest Corporation

DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1002074 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.

- Traffic volume/*Explain:*
- Traffic control devices/*Explain:*
- Burglaries/*Explain:*
- Speeding violations/*Explain:*
- Lighting issues/*Explain:*
- Maintenance of landscaping/*Explain:*
- Robbery/*Explain:*
- Assault/*Explain:*
- Shoplifting/*Explain:*
- Accidents in the parking lot/*Explain:*
- A higher probability of crimes during evening/weekend hours/*Explain:*
- Commercial burglary/*Explain:*
- Rape/*Explain:*
- Adequate security/*Explain:*
- Alarm security/*Explain:*
- Alarm response i.e. false alarms, etc/*Explain:*
- Transients/*Explain:*
- Need for neighborhood association/*Explain:*
- Other: *No Crime Prevention or CPTED comments concerning the proposed Vacation Request at this time.*

ROUTING SHEET FOR DRB & EPC REVIEWS

Date: 3/2/09

The following case or applications are being sent to your command and/or office for review:

DRB: 1002074

EPC: _____

Please return originals to Lupe Gallegos @ 768-2175, APD/Planning Division, by: 3/10/09 (to expedite fax comments forms to 768-2324 on/before date).

_____ **VALLEY AREA COMMAND**
Yvette Garcia

_____ **SOUTHEAST AREA COMMAND**
Laura Kuehn

_____ **WESTSIDE AREA COMMAND**
Bill Jackson

✓
_____ **CRIME PREVENTION**
(FH and NE) Steve Sink

REVIEWED BY: Steve Sink PHONE: 924-3600

DATE: 2/9/09

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002074 AGENDA# 1 DATE: 3/18/09

1. Name: Andre Claudet Address: 11709 San Anisio Zip: 87122
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: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____



DEVELOPMENT REVIEW BOARD
Action Sheet

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

March 18, 2009 9:00AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development

Brad Bingham, P.E., Hydrology/ Alternate City Engineer

Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA

Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project#-1002074**
09DRB-70067 VACATION OF PRIVATE UTILITY EASEMENT
09DRB-70068 MAJOR – ELECTRIC TRANSMISSION FACILITY PLAN/ SITE PLAN FOR STRUCTURE CHANGE
PUBLIC SERVICE COMPANY OF NEW MEXICO request(s) the referenced/ above action(s) for a portion of the 150 foot PNM Easement on Tract(s) C-1 & C-2, **SAUVIGNON PHASE 2**, and Tract N-3, **TANOAN PROPERTIES**, zoned R-D, located on the south side of SAN ANTONIO DR NE between BROWNING NE AND TRAMWAY BLVD NE. (E-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE ELECTRIC TRANSMISSION FACILITY PLAN/ SITE PLAN FOR STRUCTURE CHANGE WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING PENDING EXPIRATION OF 15 DAY APPEAL PERIOD.**

2. **Project# 1002632**
09DRB-70071 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
TIERRA WEST LLC agent(s) for AMGO LLC & CAPITAL ALLIANCE INVESTMENTS request(s) the referenced/ above action(s) for all or a portion of **SUNDANCE ESTATES UNIT 1A**, zoned R-LT, located on the east side of UNSER BLVD NW between PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 32.2706 acre(s). (B-11) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR THE PROCEDURE "B" MODIFIED WAS APPROVED, AND SET TO EXPIRE 6/1/2010. AN EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR THE PROCEDURE "B" WAS APPROVED, AND SET TO EXPIRE 10/1/2009.**



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

March 18, 2009

Project# 1002074

09DRB-70067 VACATION OF PRIVATE UTILITY EASEMENT

551

09DRB-70068 MAJOR – ELECTRIC TRANSMISSION FACILITY PLAN/ SITE PLAN FOR STRUCTURE CHANGE

PUBLIC SERVICE COMPANY OF NEW MEXICO request(s) the referenced/ above action(s) for a portion of the 150 foot PNM Easement on Tract(s) C-1 & C-2, **SAUVIGNON PHASE 2**, and Tract N-3, **TANOAN PROPERTIES**, zoned R-D, located on the south side of SAN ANTONIO DR NE between BROWNING NE AND TRAMWAY BLVD NE. (E-22)

<p>AMAFCA No comment.</p>
<p>COG MRCOG staff have no comment on the proposed development.</p>
<p>TRANSIT ELECTRIC TRANSMISSION FACILITY PLAN/ SITE PLAN FOR STRUCTURAL CHANGE. Adjacent and nearby routes</p> <p>None. Adjacent bus stops None. Site plan requirements None. Large site TDM suggestions None. Other information None.</p>
<p>ZONING ENFORCEMENT No comment</p>
<p>NEIGHBORHOOD COORDINATION Letters sent to: Antelope Run NA (R) North Albuquerque Acres Community Assoc. (R)</p>
<p>Sauvignon Phase 2 and Tanoan Properties, Tract C-1 and C-2 Sauvignon Phase 2, and Tract N-3, Tanoan Properties, is located on the south side of San Antonio Dr NE between Browning NE and Tramway Blvd NE. The owner of the above property requests a Vacation of Private Utility Easement, Major-Electric Transmission Facility Plan/Site Plan for Structure Change for a property zoned R-D. The developer plans to subdivide said property for the purpose of developing residential units at a later date. The above action will have no adverse impacts to the APS district. However, as the property is developed for residential units the following schools will be impacted, Georgia O’Keeffe Elementary School, Eisenhower Middle School, and La Cueva High School. Georgia O’Keeffe is exceeding capacity, Eisenhower Middle School and La Cueva High School currently have excess capacity.</p>

Loc No	School	2008-09 40th Day	2008-09 Capacity	Space Available
328	G. O'Keeffe	626	613	-13
480	Eisenhower	925	1,020	95
525	La Cueva	2,141	2,200	59

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

POLICE DEPARTMENT

No comment

FIRE DEPARTMENT

No comment

PNM ELECTRIC & GAS

No comment

COMCAST

No comment

QWEST

No comment

ENVIRONMENTAL HEALTH

No comment

M.R.G.C.D

No Adverse Comments

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

The Hydrology section has no objection to the vacation

TRANSPORTATION DEVELOPMENT

No adverse comments.

PARKS AND RECREATION

No objections.

ABCWUA

No objection to Vacaton request.
No objection to Facility Plan change.

PLANNING DEPARTMENT

Refer to any public hearing comments regarding proposed vacation.

The distance from public right of way to new pole location needs to be noted, along with distance (and height) for existing poles. There apparently is a structure in the existing easement at pole RE/ ER 42 – please note height and distance from pole for this structure.

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

*dimension
height
7
7
7
cell antenna*

#18



Completed
3/1/05
CS

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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.: 05DRB-00157 (P&F)
Project Name: SAUVIGNON SUBD. UNIT 2
Agent: Harris Surveying Inc.

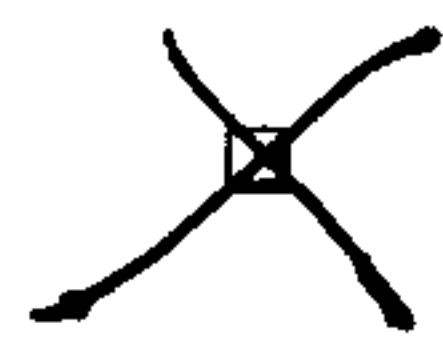
Project # 1002074
Phone No.: 889-8056

Project Number

1002074

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 2/9/05 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: _____
- _____
- _____
- _____
- PLANNING (Last to sign): _____
- _____
- _____
- _____



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

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

- 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.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Handwritten signature: Harris Surveying Inc.

2074

DXF Electronic Approval Form

DRB Project Case #: 1002074

Subdivision Name: SAUVIGNON PHASE 2 TRS C1 & C2

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information:

DXF Received: 2/10/2005

Hard Copy Received: 2/15/2005

Coordinate System: Ground rotated to NMSP Grid


Approved

2/15/05
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only
Copied cov 2074 to agiscov on 2/15/2005 Contact person notified on 2/15/2005

#18



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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.: 05DRB-00157 (P&F)

Project # 1002074

Project Name: SAUVIGNON SUBD. UNIT 2

Agent: Harris Surveying Inc.

Phone No.: 889-8056

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/9/05 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: _____

- _____
- _____

PLANNING (Last to sign): _____

- _____
- _____



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- Property Management's signature must be obtained prior to Planning Department's signature.

- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number 1002074



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 9, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
David Flores, 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. Adjourned: 12:55 p.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003673**
05DRB-00028 Major-Vacation of Pub Right-of-Way
05DRB-00029 Major-Vacation of Public Easements
RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s).
[Deferred from 2/2/05] (C-20) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS OF FINAL PLAT.**

2. **Project # 1003585**
05DRB-00087 Major-Vacation of
Pub Right-of-Way
05DRB-00088 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**) zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB01168, 04DRB01958] (K-17) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003585**
04DRB-01958 Major-Preliminary Plat
Approval

RIO GRANDE ENGINEERING agent(s) for PHILLIP RABY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 and 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 04DRB01168] [*Deferred from 1/12/05*] (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/04 THE PRELIMINARY PLAT WAS APPROVED.**

4. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [*Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04, 9/8/04, 10/6/04 & 11/3/04 & 1/12/05*] (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

5. **Project # 1003594**
05DRB-00086 Major-Vacation of
Public Easements

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION, UNIT 1**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW and VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199, 04DRB01444, 04DRB01445, 04DRB01446, 04DRB01447, 05DRB00166] (B-8/B-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 05DRB-00166 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION, UNIT 1**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199, 04DRB01444, 04DRB01445, 04DRB01446, 04DRB01447, 05DRB00086] (B-8/B-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE, ADJUSTMENT ON PLAT, QUIT CLAIM DEED AND TO FIX TRACT B AND TO PLANNING FOR 15-DAY APPEAL PERIOD.**

6. **Project # 1003471**
05DRB-00083 Major-Vacation of Pub
Right-of-Way
05DRB-00084 Major-Vacation of Public
Easements

SURV-TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION, UNIT 3A**, zoned R-1 residential zone, located on SEGOVIA NW and KAYENTA NW and containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225, 04DRB01948, 04DRB01949] (A-10) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1003790**
05DRB-00085 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF:04DRB01790] [Deferred from 2/9/05] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] [Deferred from 2/9/05] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

05DRB-00165 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] [Deferred from 2/9/05] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

8. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] [Deferred from 12/1/04, 12/15/04, 1/12/05 & 2/9/05] (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

9. **Project # 1003874**
05DRB-00032 Major-Preliminary Plat
Approval
05DRB-00033 Major-Vacation of Public
Easements
05DRB-00034 Minor-Sidewalk Waiver
05DRB-00035 Minor-Temp Defer
SDWK

ISAACSON & ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-A, 16-B, 16-C and 16-E, RIO BRAVO PARTNERS, (to be known as **EL RANCHO GRANDE, UNIT 16**) zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB01891, 04DRB01892, 04DRB00717] *[Deferred from 2/2/05]* (N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE APPLICANT MUST SUBMIT A SDV FOR BLOCK LENGTH. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 05DRB-00126 Minor-SiteDev Plan
Subd

ISAACSON AND ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 1, RIO BRAVO PARTNERS, to be known as **EL RANCHO GRANDE, UNIT 16**, zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF:04DRB01891,04DRB01892,04DRB00717,05DRB00032, 05DRB00033,05DRB00034, 05DRB00035] *[Deferred from 2/2/05]* (N-8) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002632**
04DRB-01991 Major-Preliminary Plat Approval
04DRB-01992 Major-Vacation of Pub Right-of-Way
04DRB-01993 Major-Vacation of Public Easements
04DRB-01994 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and 6, **SUNDANCE ESTATES, UNIT 1**, zoned R-D FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER BLVD NW containing approximately 32 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] [*Deferred from 1/26/05 & 2/2/05*] (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/8/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: REPLAT TRACT 5 TO DEDICATE PUBLIC ROADWAY EASEMENT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [*Deferred from 12/1/04, 1/26/05 & 2/9/05*] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

12. **Project # 1003688**
05DRB-00164 Minor- Amended
SiteDev Plan BldPermit/EPC
- BOHANNAN HUSTON INC agent(s) for NEW MEXICO UTILITIES INC request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between WOODMONT AVE NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 04EPC01832, 04EPC01833, 04DRB01463] [Elvira Lopez, EPC Case Planner] (C-9) **AN AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMMENTS BY ELVIRA LOPEZ.**
13. **Project # 1000816**
05DRB-00005 Minor-SiteDev Plan
Bld/Permit/EPC
- TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] [Chris Hyer, EPC Case Planner] [Deferred from 1/12/05, 1/19/05, 1/26/05 & 2/2/05] (M-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE AND THREE COPIES OF THE SITE PLAN FOR BUILDING PERMIT.**

14. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev
Plan BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan
Subd/EPC
05DRB-00163 Minor-SiteDev Plan
BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 2/9/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

- 05DRB-00160 Minor-Prelim&Final Plat
Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] *[Deferred from 2/9/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

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

15. **Project # 1002134**
05DRB-00142 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES, P.A. agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 AND U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 FOR IP, located on EL PUEBLO RD NE AND LAS LOMITAS NE between EDITH BLVD NE and JEFFERSON BLVD NE containing approximately 31 acre(s). [REF: Z-87-113] (D-16) **TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1003696**
05DRB-00096 Major-Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION and Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495, 04DRB01654, 04DRB01655, 04DRB01656] *[Deferred from 1/26/05 & 2/2/05]* (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

17. **Project # 1003685**
05DRB-00127 Major-Final Plat
Approval
05DRB-00128- Minor-Subd Design
(DPM) Variance

BOHANNAN HUSTON INC. agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST**, zoned R-LT, located on VENTANA RIDGE RD NW, between VENTANA WEST PARKWAY NW and containing approximately 30 acre(s). [REF: 04DRB01448, 04DRB01449, 04DRB01450, 04DRB01451, 04DRB01304, 04DRB01814] *[Deferred from 2/2/05]* (B-8) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED FOR MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

~~18. **Project # 1002074**~~
~~05DRB-00157 Minor-Prelim&Final Plat~~
~~Approval~~

HARRIS SURVEYING INC agent(s) for KEN HIGHTOWER, SAUVIGNON HOME OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Tract(s) C, **SAUVIGNON SUBDIVISION, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on BERINGER LN NE, between SAN ANTONIO NE and ACADEMY NE containing approximately 5 acre(s). [REF: S-99-140, 02AA01018, Project #1000126] (E-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL.**

19. **Project # 1003907**
05DRB-00136 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GERALD HAMILTON request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, UNIT 3**, zoned O-1, located on MONTANO RD NW, between WHITEMAN DR NW and PICTURE ROCK NW containing approximately 1 acre(s). [REF: DRB-98-361, V-98-97] (E-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR RECIPROCAL CROSS-LOT DRAINAGE EASEMENT.**

20. **Project # 1002743**
04DRB-00888 Minor-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF:Z-03-01007, 03DRB00989][*Final Plat was Indef Deferred for SIA 6/16/04*] [*Deferred from 2/9/05*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

21. **Project # 1002584**
05DRB-00168 Minor-Prelim&Final
Plat Approval

WILSON & COMPANY agent(s) for LOVELACE SANDIA request(s) the above action(s) for all or a portion of Tract(s) 1A and 2A, **ST. JOSEPH'S WEST MESA HOSPITAL, PARADISE HEIGHTS, UNIT 1**, zoned SU-1 FOR HOSPITAL, located on GOLF COURSE RD NW, between GOLF COURSE RD NW and MCMAHON BLVD NW containing approximately 21 acre(s). [REF: 04DRB01375,AA0300579,04EPC00696,04DRB01068, 04AA01458] (A-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO DEFINE ACCESS EASEMENT, RECORDING INFORMATION AND PARKING ISSUE AND TO PLANNING FOR AGIS DXF FILE AND NMU INC SIGNATURE.**

22. **Project # 1003913**
05DRB-00167 Minor-Prelim&Final
Plat Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for PETERSON - FOX, LLC request(s) the above action(s) for all or a portion of Tract(s) C-1 and C-2, **LAND OF TIJERAS PLACE IMPROVEMENT**, zoned C-2, located on SAN PEDRO SE, between CENTRAL AVE SE and ZUNI SE containing approximately 2 acre(s). (K-18) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

23. **Project # 1003904**
05DRB-00132 Minor-Sketch Plat or
Plan

ANASTASIA WOLFE agent(s) for RANDY DURSRY request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) 4, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned RD, located on WYOMING NE, between ALAMEDA NE and WILSHIRE NE containing approximately 1 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. ADJOURNED: 12: 55 P.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**February 4, 2005
DRB Comments**

ITEM # 18

PROJECT # 1002074

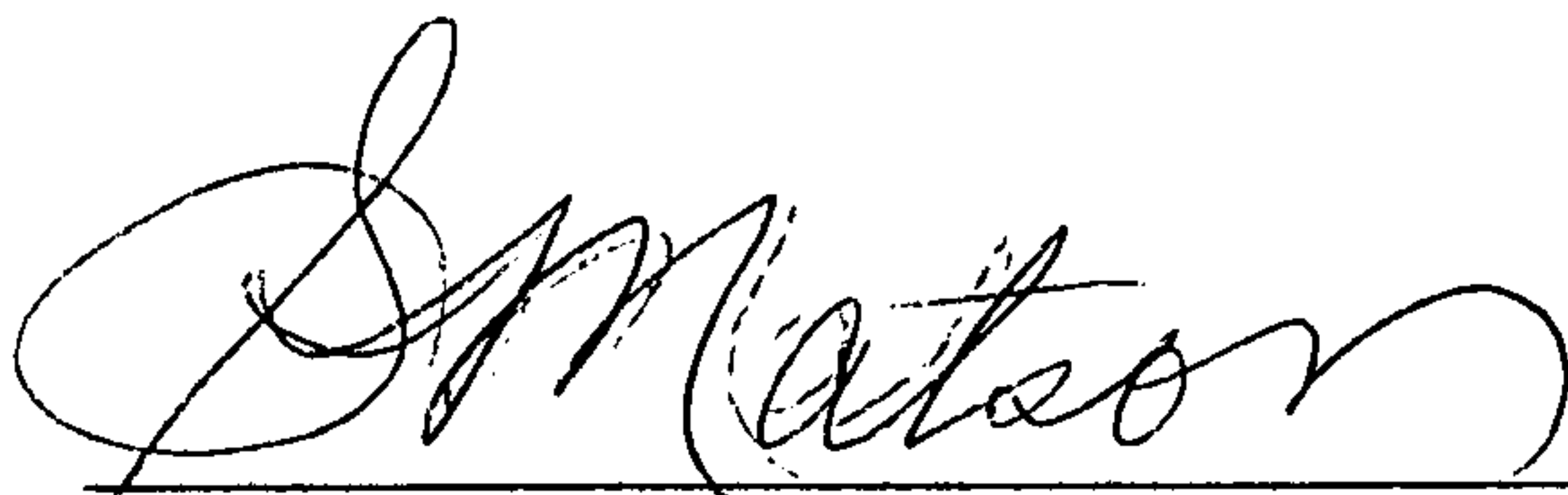
APPLICATION # 05-00157

RE: Sauvignon Subdivision, Unit 2/minor plat

No objection.

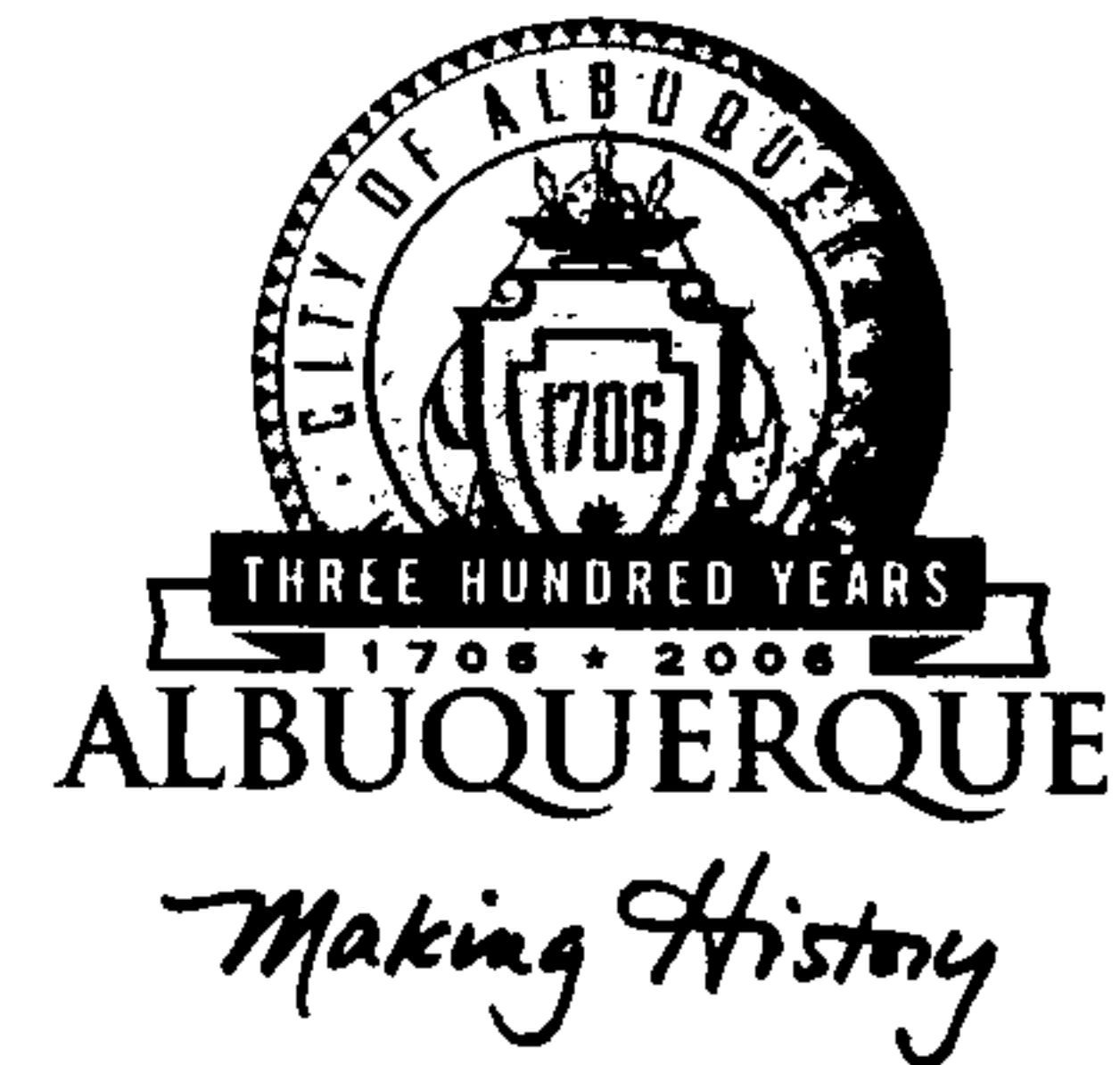
Planning will sign the plat.

AGLS



Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002074

AGENDA ITEM NO: 18

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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: February 9, 2005

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 5th day of April, 20 12, 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 Galbreth Land and Development Company LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:], New Mexico Corporation, whose address is 4830 Juan Tabo N.E Suite H, Albuquerque NM and whose telephone number is (505) 298-8103, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract C-2-A-2 Sauvignon Subdivision, recorded on October 26, 2011 in the records of the Bernalillo County Clerk as Document No. 2011097041, (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:] Galbreth Land and Development Company LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Tuscany Village describing Subdivider's Property ("Subdivider's Property").

As a result of the development of the City's 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, building permit 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 January 20, 2013, ("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. 740185.

Doc# 2012034767



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 S.O. 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 City's 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. (See S.O. Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

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

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in DPM, Volume 1, Chapter 5, Work Order Process, and Figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements, or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (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>
Engineering fee	3.25 % of actual construction cost
Excavation permit fees, Sidewalk Ordinance fees, and Street Restoration fees as required by City	approved estimate (Figure 7)

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:

SUBDIVIDER: Galbreth Land & Development Company CITY OF ALBUQUERQUE

By [Signature]: [Signature]
Name [Print]: William E. Galbreth
Title: MANAGING MEMBER
Dated: March 19, 2012


By: [Signature]
Richard Dourte, City Engineer
Dated: 4-5-12

an
3-29-2012

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on this 19th day of March, 2012,
by [name of person:] William E. Galbreth, [title or capacity, for instance,
"President" or "Owner":] Managing Member of
[Subdivider:] Galbreth Land & Development Company.

(SEAL)  OFFICIAL SEAL
Michelle L. Torres
NOTARY PUBLIC-STATE OF NEW MEXICO
September 23, 2015

[Signature]
Notary Public

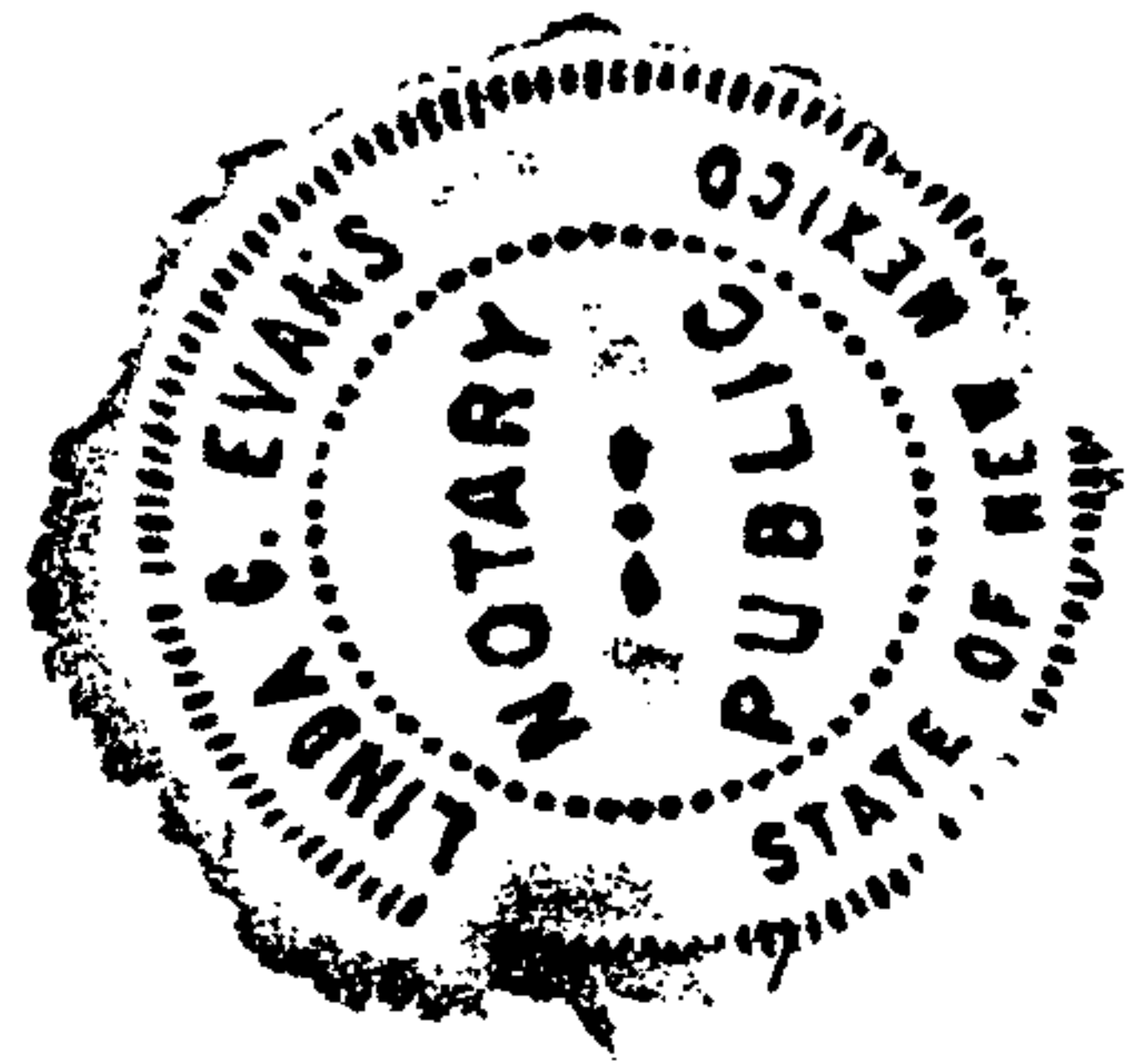
My Commission Expires:
September 23, 2015

CITY'S NOTARY

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

This instrument was acknowledged before me on this 5th day of April, 2012,
by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf
of said corporation.

(SEAL)
My Commission Expires:
10-07-12



[Signature]
Notary Public

Current DRC Project No. _____

Figure 12

INFRASTRUCTURE LIST

ORIGINAL

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

Tuscan Village

Date Submitted: 1-11-12
Date Site Plan for Blog Permit App: 1-11-12
Date Site Plan for Sub. Approved: 1-11-13
Date Preliminary Plat Approved: 1-11-12
Date Preliminary Plat Expires: 1-11-13
DRB Project No. 1902074

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 additional items and/or unforeseen items have not been included in this infrastructure listing, the DRC Chair may include those items in the listing and request financial guarantee. Likewise, if the DRC Chair determines that unimportant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantee. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which 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 Crest Engineer
		20' F-F	ACC PAVEMENT w/ CURB AND GUTTER (APPROX. 354 LF) ONE WAY. ALL SIDEWALK TO BE WAIVED	BURGLINDY WAY (TRACT A) PRIVATE ROADWAY	EAST ENTRANCE OFF OF SAN ANTONIO DRIVE (APPROX 95' EAST OF LOWELL ST.)	WEST ENTRANCE OFF OF SAN ANTONIO DRIVE			
			CURB AND GUTTER (APPROX 81 LF) AND NECESSARY SAWCUT AND	SOUTH SIDE OF SAN ANTONIO	EXISTING CONCRETE CURB AND GUTTER	EAST PROPERTY LINE			

PUBLIC GRADING AND DRAINAGE IMPROVEMENTS

			A GRADING AND DRAINAGE CERTIFICATION						
--	--	--	--------------------------------------	--	--	--	--	--	--

THERE IS NO LANDSCAPING PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AT THIS TIME.

AGENT/OWNER: _____ DATE: 1-11-12

YOLANDA PADILLA MOTER PREPARED BY: PRINT NAME DATE: 01-11-12

BOHANNAN HUSTON INC. FIRM: _____ DATE: 1-11-12

Signature: *Yolanda Padilla Moter* DATE: 1-11-12

Signature: *Carl S. Dumont* DATE: 1-11-12

Signature: *Chris S. Chen* DATE: 1-11-12

Signature: _____ DATE: _____

Signature: _____ DATE: _____

Signature: _____ DATE: _____

DESIGN REVIEW COMMITTEE REVISORS		USER DEPARTMENT	AGENT/OWNER
REVISION	DATE	REVISOR	DATE

FINANCIAL GUARANTY AMOUNT

03/22/2012

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

Project Description:

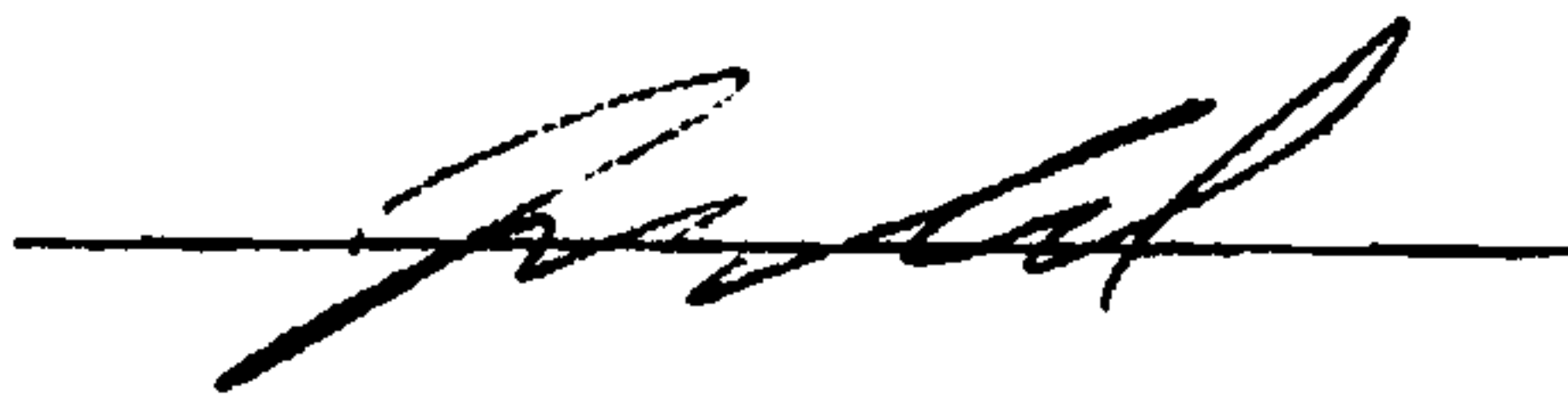
Project ID #: 740185, Tuscany Village, Phase/Unit #: 1

Requested By: Yolanda Padilla Moyer, P.E.

Approved estimate amount:		\$27,285.63
Contingency Amount:	15.00%	\$4,092.84
Subtotal:		\$31,378.47
NMGRT	7.00%	\$2,196.49
Subtotal:		\$33,574.96
Engineering Fee	6.60%	\$2,215.95
Testing Fee	4.00%	\$1,343.00
Subtotal:		\$37,133.91
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$46,417.39</u>

APPROVAL:

DATE:



3-22-2012

Notes: SIA B-2, 15% contingency, Plans and final engineers estimate have not been approved, Requires G& D cert prior to release of FG.

\$43,219.44
+ 3,197.96

\$46,417.40

TREASURER'S REPORT OF DEPOSITS

Remitter: Galbreth Land & Development Co. Wells Fargo Check No. 0507307551	Project Name: Sauvignon Ph III Tuscany Village CPN: 740185
Comments: Financial Guaranty for SIA B	Account: <u>233100</u> Activity: <u>7000110</u> Fund: Amount: <u>\$3,197.96</u>

Total Amount: \$3,197.96
Verified By: Marilyn Maldonado
Phone Number: 924-3997
Deposit Date: August 26, 2011

City Of Albuquerque
Treasury Division

8/26/2011 11:31AM LDC: ANNY
 RECEIPT# 00138137 WSN 006 TRANS# 0027
 Account 233100 Fund 0110
 Activity 7000110 TRSMCS
 Trans Amt \$3,197.96
 J24 Misc \$3,197.96
 CK \$3,197.96
 CHANGE \$0.00

Thank You

TREASURER'S REPORT OF DEPOSITS

Remitter: Galbreth Land and Development Company LLC Check No. 0507300110	Project Name: Tuscany Village CPN: 740185
Comments: Financial Guaranty SIA "B"	Account: 233100 Activity: 7000110 Fund: 0110 Amount: <u>\$43,219.44</u>

Total Amount: \$43,219.44
Verified By: Marilyn Maldonado
Phone Number: (505)924-3997
Deposit Date: March 23, 2012

No. of Lots: Five (5)
Nearest Major Streets: San Antonio Drive

FIGURE 12
SUBDIVISION IMPROVEMENTS AGREEMENT
PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

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1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract C-2-A-2 Sauvignon Subdivision, recorded on October 26, 2011 in the records of the Bernalillo County Clerk as Document No. 2011097041, (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:] Galbreth Land and Development Company LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Tuscany Village describing Subdivider's Property ("Subdivider's Property").

As a result of the development of the City's 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, building permit 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 January 20, 2013, ("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. 740185.

Doc# 2012034767

04/05/2012 01:51 PM Page: 1 of 8
AGRE R: \$25.00 M. Toulouse Oliver, Bernalillo County





Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

D L A APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Jacks High Country (Jack Spilman) PHONE: 898-3707
 ADDRESS: 8953 2nd St. NW. FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____

APPLICANT: William E. Galbreth PHONE: 298-8103
 ADDRESS: 4830 Juan Tabo N.E. Suite H FAX: _____
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Subdividing Tract C-2-A-2 into 5 lots

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

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

Lot or Tract No. Tract C-2-A-2 Block: — Unit: —
 Subdiv/Addn/TBKA: Sauvignon Subdivision
 Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No —
 Zone Atlas page(s): E-22 UPC Code: 102206234251410606

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
DRB Project No. 1102074

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 5 Total area of site (acres): 0.8561
 LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio Dr.
 Between: Tramway Blvd. and Browning St.
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 1-11-12

SIGNATURE Jack A. Spilman DATE April 29 2012
 (Print) _____ Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12DRB - 20128</u>	<u>PSE</u>	—	\$ <u>495.00</u>
<input checked="" type="checkbox"/> All fees have been collected	—	—	—	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	—	—	—	\$ —
<input checked="" type="checkbox"/> AGIS copy has been sent	—	—	—	\$ —
<input checked="" type="checkbox"/> Case history #s are listed	—	—	—	\$ —
<input type="checkbox"/> Site is within 1000ft of a landfill	—	—	—	\$ —
<input type="checkbox"/> F.H.D.P. density bonus	—	—	—	\$ —
<input type="checkbox"/> F.H.D.P. fee rebate	—	—	—	\$ —
	Hearing date <u>May 2, 2012</u>			Total \$ <u>515.00</u>

Key
 Planner signature / date 4-24-12

Project # 1002074

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- ~~NA~~ 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- ~~NA~~ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

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**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers 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.

Jack Spilman
Applicant name (print)
Jack A. Spilman 4/29/12
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12DRB- - 70128

V. Lopez 4-24-12
Planner signature / date
Project # 1002074



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Jacks High Country (Jack Spilman) PHONE: 898-3707
 ADDRESS: 8953 2nd St. N.W. FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____

APPLICANT: William E. Galbreath PHONE: 298-8103
 ADDRESS: 4830 Juan Tabo N.E. Suite H FAX: _____
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Subdividing Tract C-2-A-2 into 5 lots

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

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

Lot or Tract No. Tract C-2-A-2 Block: — Unit: —
 Subdiv/Addn/TBKA: Sauvignon Subdivision
 Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No —
 Zone Atlas page(s): E-22 UPC Code: 102206234251410606

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____
DRB Project No. 1102074

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 5 Total area of site (acres): 0.8561
 LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio Dr.
 Between: Tramway Blvd. and Browning St.
 Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team Date of review: 1-11-12

SIGNATURE Jack A. Spilman DATE April 29 2012
 (Print) _____ Applicant: Agent:

FOR OFFICIAL USE ONLY

- 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
12DRB - 20128

Action	S.F.	Fees
<u>PBF</u>	—	\$ <u>495.00</u>
—	—	\$ <u>20.00</u>
—	—	\$ _____
—	—	\$ _____
—	—	\$ _____
—	—	\$ _____
—	—	Total
—	—	\$ <u>515.00</u>

Hearing date May 2, 2012

N. Galbreath
 Planner signature / date 4-24-12

Project # 1002074

Form revised 4/07

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

- 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
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers 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.

Jack Spilman
Applicant name (print)
Jack A. Spilman 4/24/12
Applicant signature / date

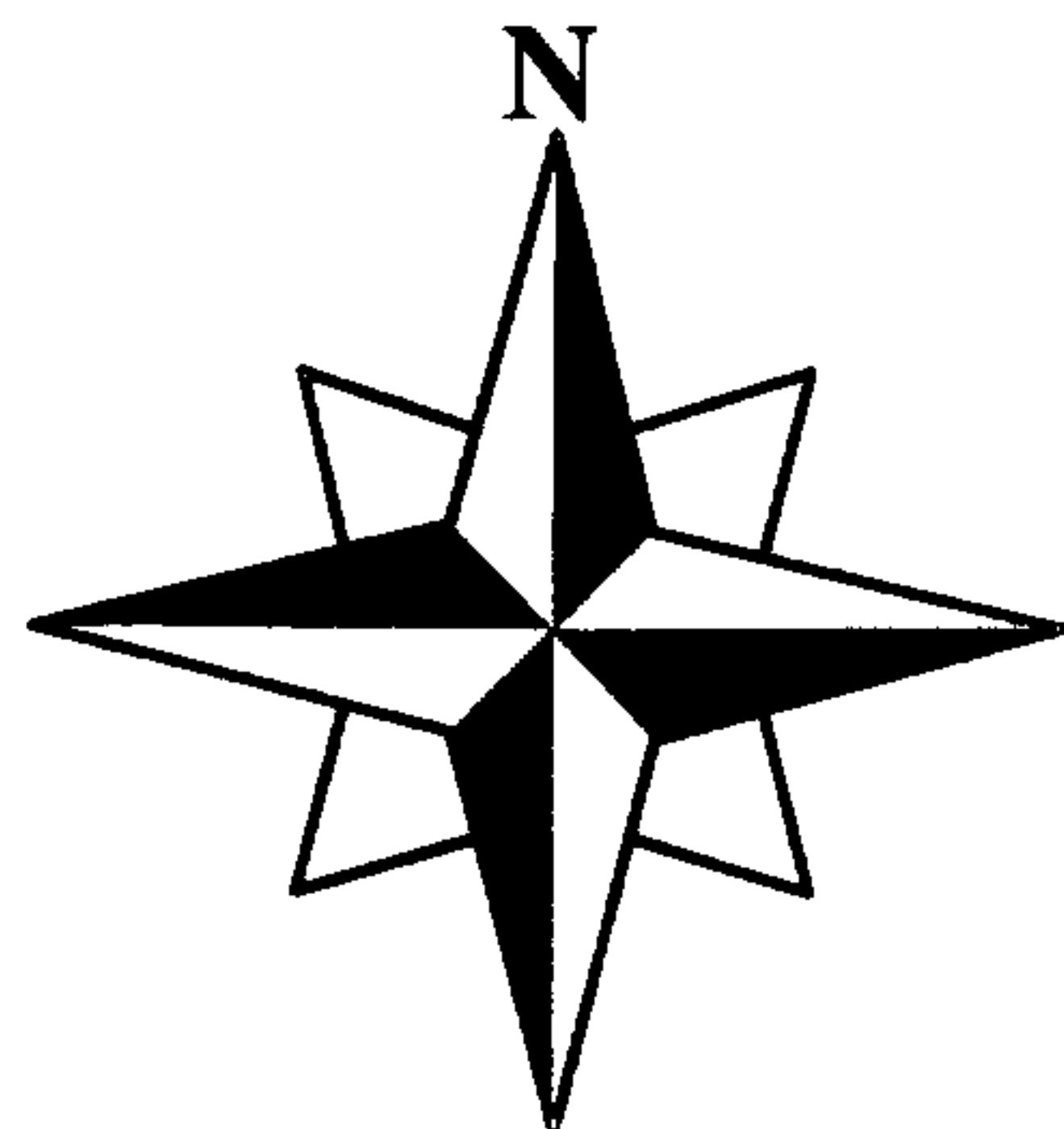


Form revised October 2007

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

Application case numbers
12DRB- -70128

V. [Signature] 4-24-12
Planner signature / date
Project # 1002074



Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110

*Phone (505) 889-8056 * Fax (505) 889-8645*

April 24, 2012

To: DRB Board Members

Re: Tuscany Village

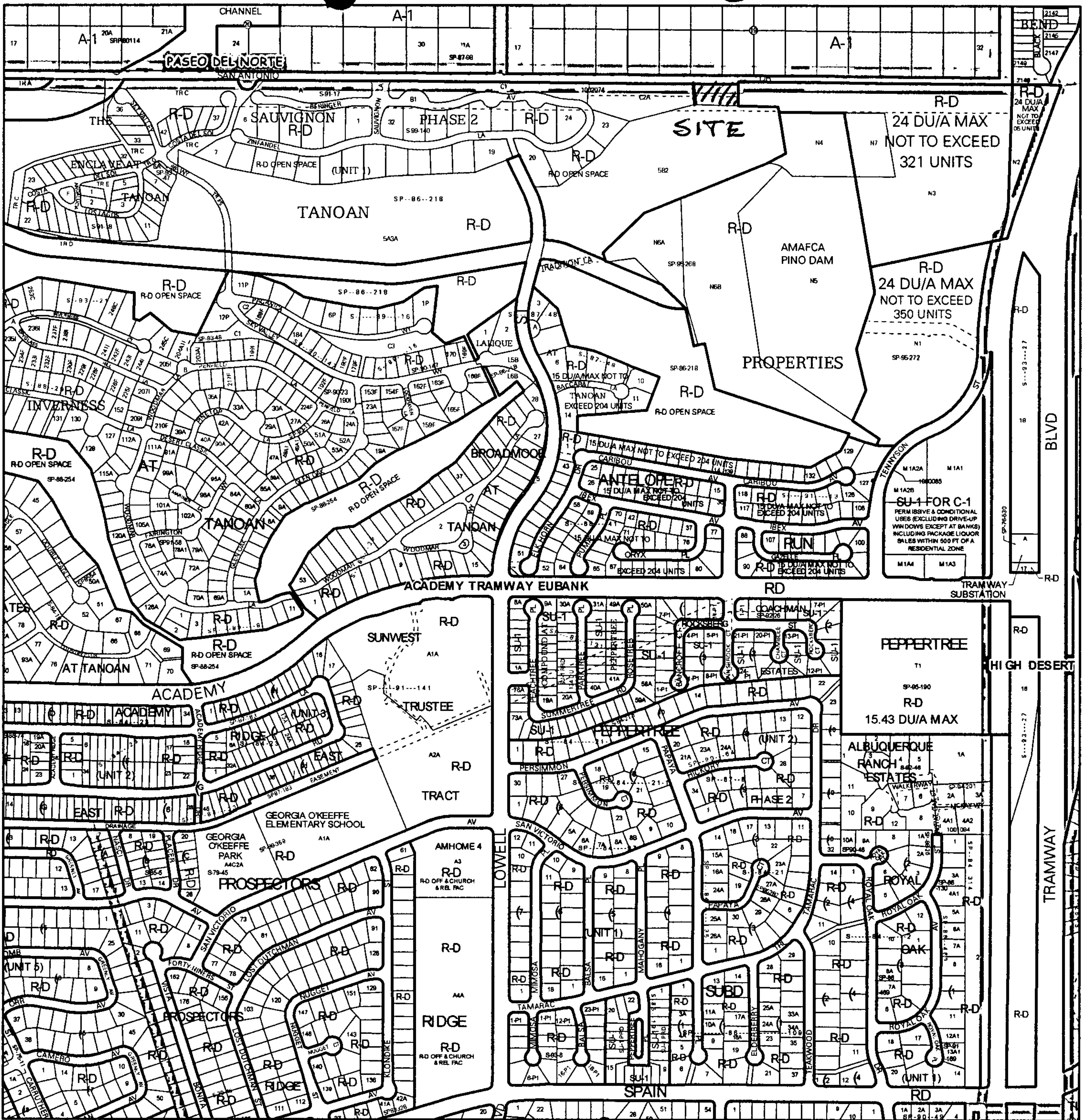
Dear: Members

The purpose of this submittal is to ask for final plat approval for the Tuscany Village Subdivision. The subdivision improvements agreement has been recorded and we are now ready to complete the project.

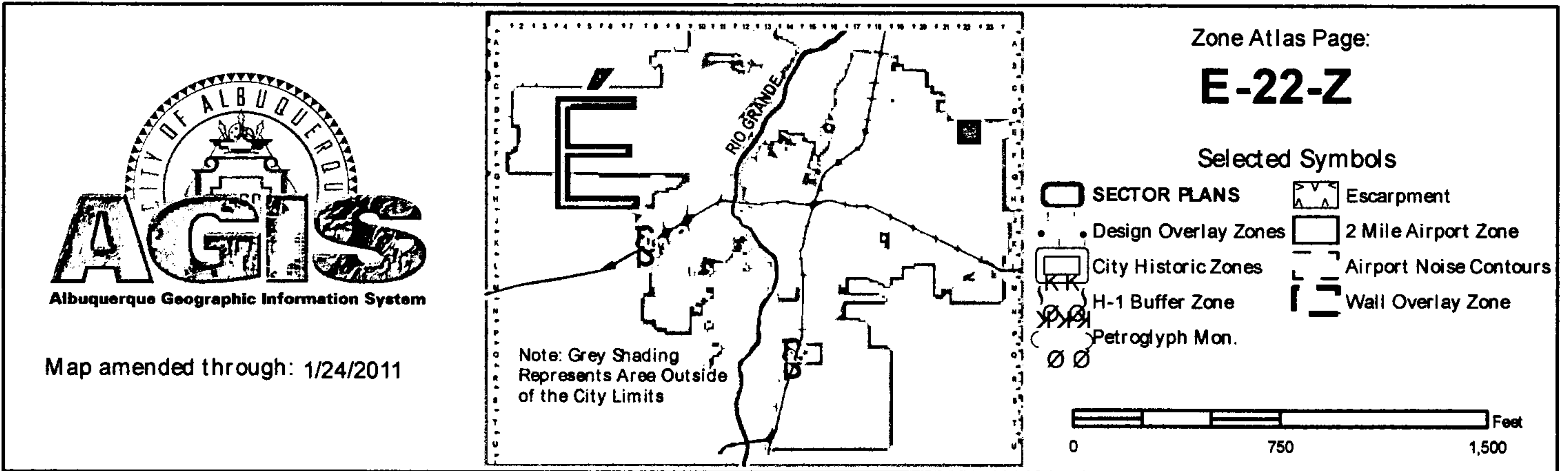
If there are any questions please feel free to contact me at my office.

Sincerely,

Anthony L. Harris



For more current information and more details visit: <http://www.cabq.gov/gis>



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z

V

P

D

L A

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc. PHONE: (505) 823-1000
 ADDRESS: 7500 Jefferson NE FAX (505) 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 APPLICANT: Galbreth Land and Development Company LLC PHONE: (505) 298-8103
 ADDRESS: 4830 Juan Tabo Blvd FAX: _____
 CITY: Albuquerque STATE NM ZIP 87111
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Preliminary 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. Tract C-2-A-2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: SAVIGNON SUBDIVISION
 Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No _____
 Zone Atlas page(s): E-22 UPC Code: 102200234251410606

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
1002074, 11DRB-70332

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 6 Total area of site (acres): 0.8561
 LOCATION PROPERTY BY STREETS: On or Near: San Antonio
 Between: Lowell and Tennyson

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

SIGNATURE [Signature] DATE 12-13-11
 (Print) Kevin Patten _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>11DRB - 70335</u>	<u>SW</u>		\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	<u>11DRB - 70336</u>	<u>SDV</u>		\$ <u>0</u>
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input 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>December 21, 2011</u>			Total \$ <u>0</u>

[Signature] 12-13-11
 Planner signature / date

Project # 1002074

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
- List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- 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)
- List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers 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.

KEVIN PATTON
Applicant name (print)
[Signature]
Applicant signature / date



Form revised 4/07

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

Application case numbers
 UDRB - 70355
 UDRB - 70356

[Signature] 12-13-11
Planner signature / date
 Project # 1002074

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1002074 Application #: 12DRB-70128
 Project Name: Sauvignon Subdivision
 Agent: Jacks High Country Phone #: _____

Your request was approved on 5-2-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): - of AMAFCA signature
[Signature] - Approval of side walls by zoning

PLATS:

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

December 13, 2011

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Tuscany Village – Preliminary Plat

Dear Mr. Cloud:

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

- Application for Development Review
- Form V: Subdivision Variances and Vacations
- Relating to our request for a sidewalk waiver and subdivision design variance
- Six (6) copies of each of the following:
 - Preliminary Plat and
 - Grading Plan and Revised Sheet 2 of Grading Plan
 - Infrastructure List (6 copies)
 - Proposed Design Variance Exhibit (24 copies)
 - Building Setback Exhibit (6 copies)
 - Sidewalk Waiver Exhibit (6 copies)
 - SU-30 Truck Turning Radius Exhibit (6 copies)
 - Site Sketch (6 copies)
 - Open Space Exhibit (6 copies)
 - Grading and Drainage Report Approval Letter (1 copy)
 - Submittal Fee

On December 7, 2011 the Development Review Board deferred the Preliminary Plat for two weeks in order for a revised grading plan, revised preliminary plat, variances and waivers to be submitted. Enclosed is the revised grading plan, which has already been submitted to city hydrology for their review, the revised preliminary plat based on the comments provided on the December 7th hearing as well as the necessary variances and waivers. As noted in our previous application this development located south of San

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Mr. Jack Cloud
City of Albuquerque
December 13, 2011
Page 2

Antonio and west of the existing Sauvignon Subdivision with access from San Antonio, consists of approximately five lots and a private, gated one-way street. Water and sanitary sewer have already been constructed to service these five lots. There is currently one home constructed on proposed Lot 5.

Revised Grading Plan: As stated previously the revised Grading Plan was updated to include revised spot elevations due to the revisions associated with shifting the lots lines three feet. The changes are minor and do not change the overall grading and drainage scheme. We have an approval letter from city hydrology for the previous grading plan and drainage report.

Sidewalk Waiver: We are requesting a sidewalk waiver along San Antonio Drive. There is currently no sidewalk built on either side of San Antonio Drive which extends 2200' to the west and 1400' to the east of the proposed site. The nearest sidewalk is on Tennyson Street approximately 1600' to east and north of the site. We are also requesting the waiver of sidewalks internal to the proposed subdivision. in that it is a proposed small, gated subdivision with a proposed one-way street with lots fronting on one side and with no connecting sidewalk on San Antonio Drive.

When this project was first conceived, we submitted a sketch plat to DRB for review. The sketch plat proposed five lots with individual gated driveways which reflects what is constructed on the existing lots/homes on the north side of San Antonio. At sketch plat review, we received comments from the Traffic Engineer and City Engineer; it was their suggestion that we provide a one-way private street with a single entrance and exit gate to help reduce the number of private driveways and gates each accessing San Antonio. The single street would better improve sight distance (not having to back out onto San Antonio) and create a small community rather than individual separate lots.

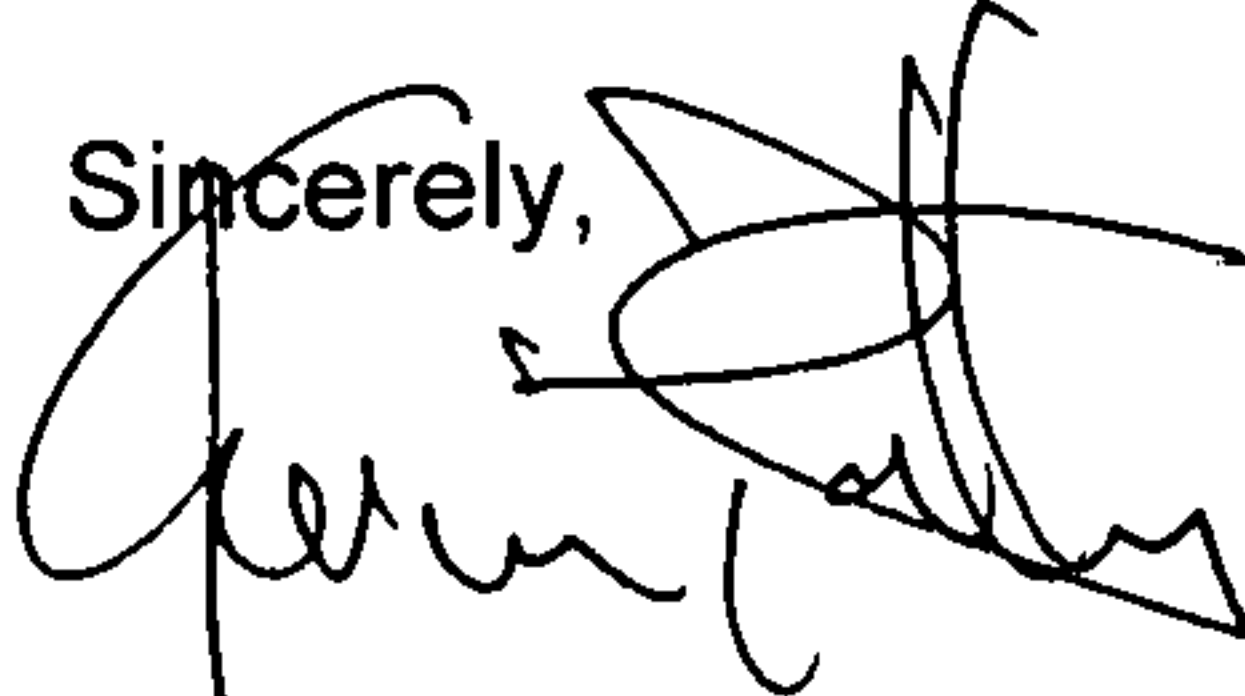
Design Variance: Therefore, we are requesting a design variance to provide a private, one-way roadway to access the proposed 5 lots. In reviewing the DPM we couldn't find criteria associated with one way roadways so we defaulted to Table 23.2.2 Private Way Width, Standards and Infrastructure. This table indicates that the minimum roadway (two way traffic) width should be a 24' gravel roadway width with a 32' minimum easement width for lots fronting one side. We are requesting a variance for the width of roadway to be reduced from 24' to 20' given that we are proposing one-way traffic. We are also requesting the easement width to be reduced from 32' to 21.25' (back of curb to back of curb width) for the same reason as above (proposing a one-way roadway) and the fact that we are requesting a sidewalk waiver on both side of the roadway. As indicated above, the table is associated with a roadway with two way traffic; so we felt it necessary to request a variance for the inside edge of the roadway easement radius to be reduced from 25' to 10' and 15' due to the site configuration where a 25' is not feasible (nor do we think it is necessary for a one way roadway configuration). For this purpose, we've included a truck turning radius exhibit (for a SU-30 trash truck) to show that it can safely maneuver the roadway configuration supporting our request. We were not sure how to

Mr. Jack Cloud
City of Albuquerque
December 13, 2011
Page 3

address the parking design given that this is a one way street. It is our opinion that the 20 foot width is sufficient to accommodate parking for lots fronting one side of a one way street. Note that twenty feet is the minimum width required for emergency vehicles on a divided roadway to accommodate passing a parked vehicle.

This item is currently scheduled for the DRB hearing on December 21, 2011 based on the two week deferral given the December 7th hearing. Please feel free to contact me at 823-1000 with questions or comments.

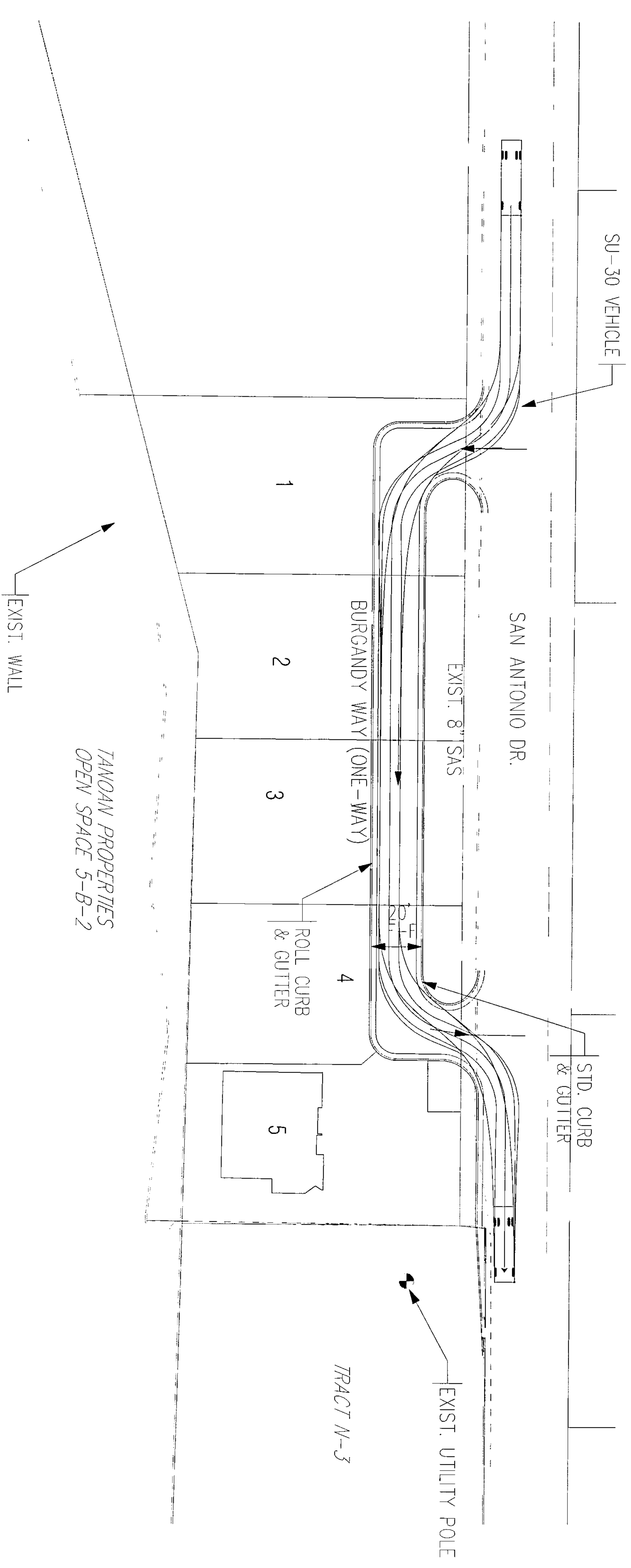
Sincerely,



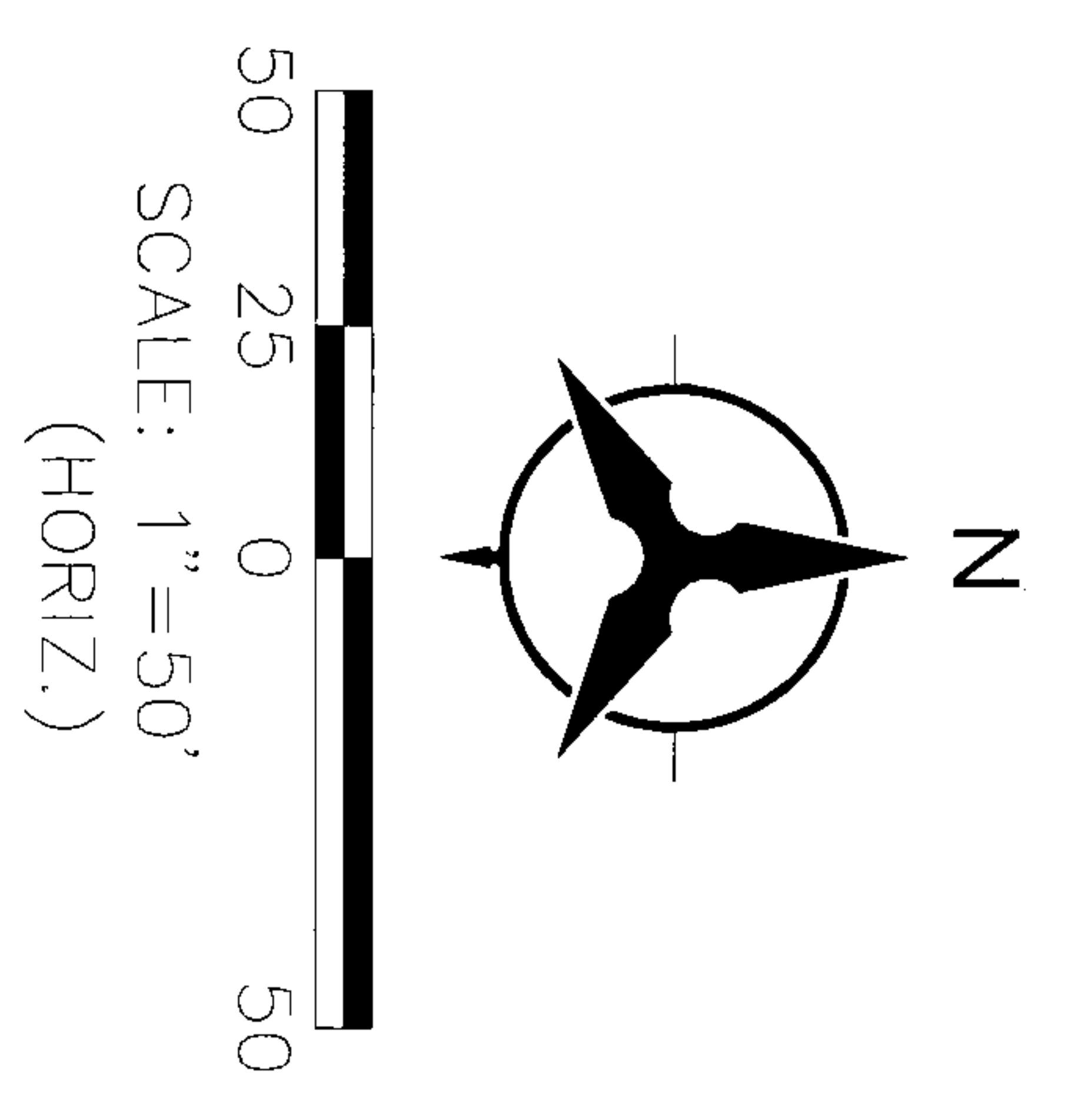
Kevin G Patton, P.E.
Senior Vice President
Community Development & Planning

KGP/tms
Enclosures

cc: Yolanda Padilla Moyer, BHI (w/o encl)
Dr. Galbreth (w/ encl)



TRUCK TURNING RADIUS EXHIBIT



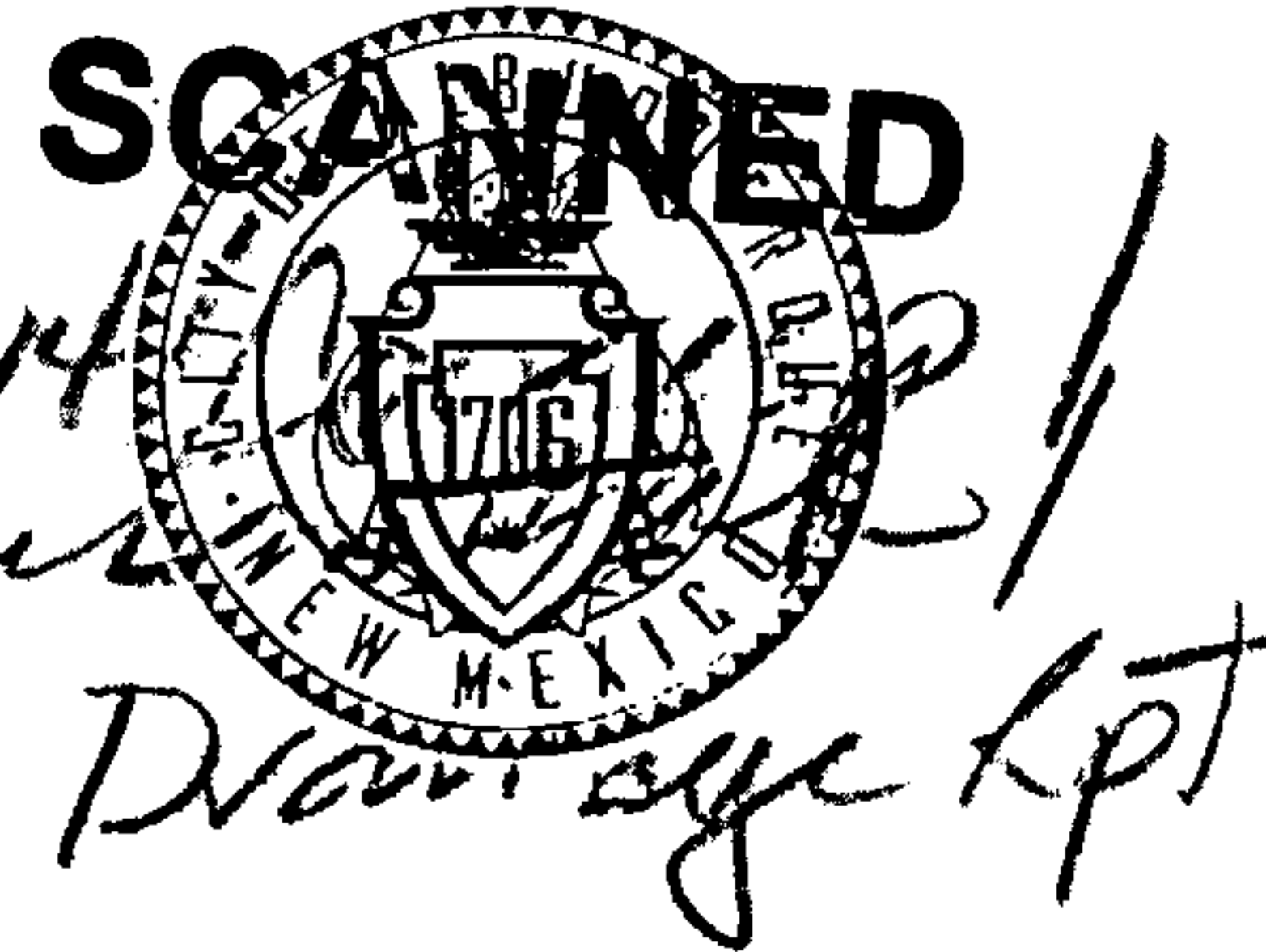
Bohannon & Huston
 Company 1750 Johnson St. NE Albuquerque, NM 87108-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE

January 13, 2011

Yolanda Padilla Moyer, PE
Bohannon Huston, Inc
7500 Jefferson NE
Albuquerque, NM 87109

20110114
RECEIVED JAN 18 2011
Suzanne
Dwan eye RPT



**Re: Sauvignon III/Tuscany Village Revised Grading Plan
Engineer's Stamp dated 1-6-11, (E22/D7G)**

Dear Ms. Moyer,

Based upon the information provided in your submittal dated 1-7-11, the above referenced plan is approved for Preliminary Plat action for **Tuscany Village only**. The plan is approved for Rough Grading approval for both Sauvignon III and Tuscany Village. However, the plan is not approved for Preliminary Plat approval for Sauvignon III and Hydrology cannot sign any Building Permit for that lot until the following comments are satisfied.

- The grading plan for lots 33,34,35 and 36 does not show necessary retaining walls between lots. Without the walls, development of the individual lots would require grading on the adjacent lot, which can't be done without permission from that owner. This will be problematic for each owner and I cannot approve this scheme accordingly.
- Lots 34-36 should be graded to drain directly to the golf course and not to the adjoining lot

If you have any questions, you can contact me at 924-3986.

Sincerely,

A handwritten signature in black ink that reads 'Bradley L. Bingham'.

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Building and Development Services

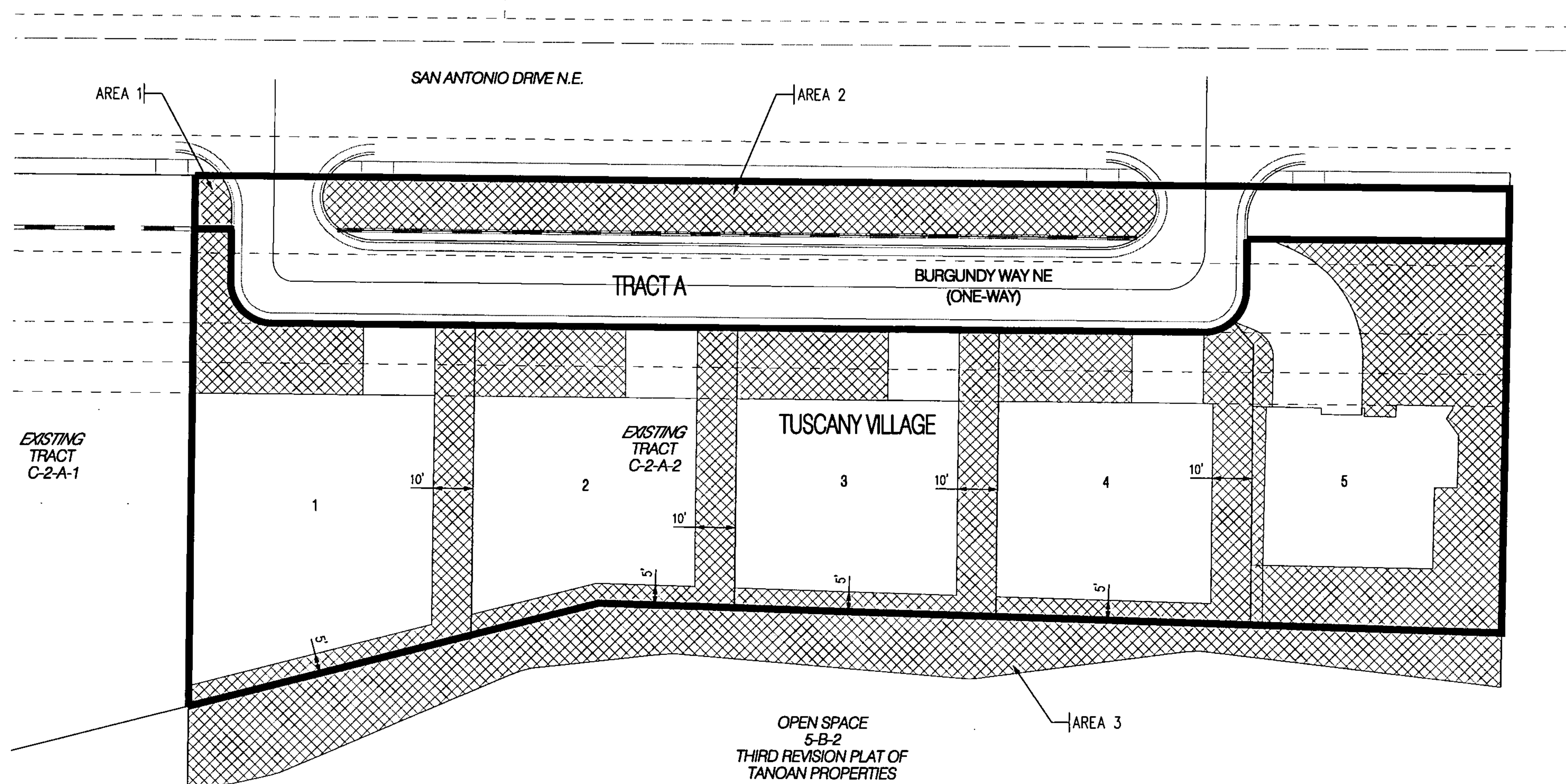
C: file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

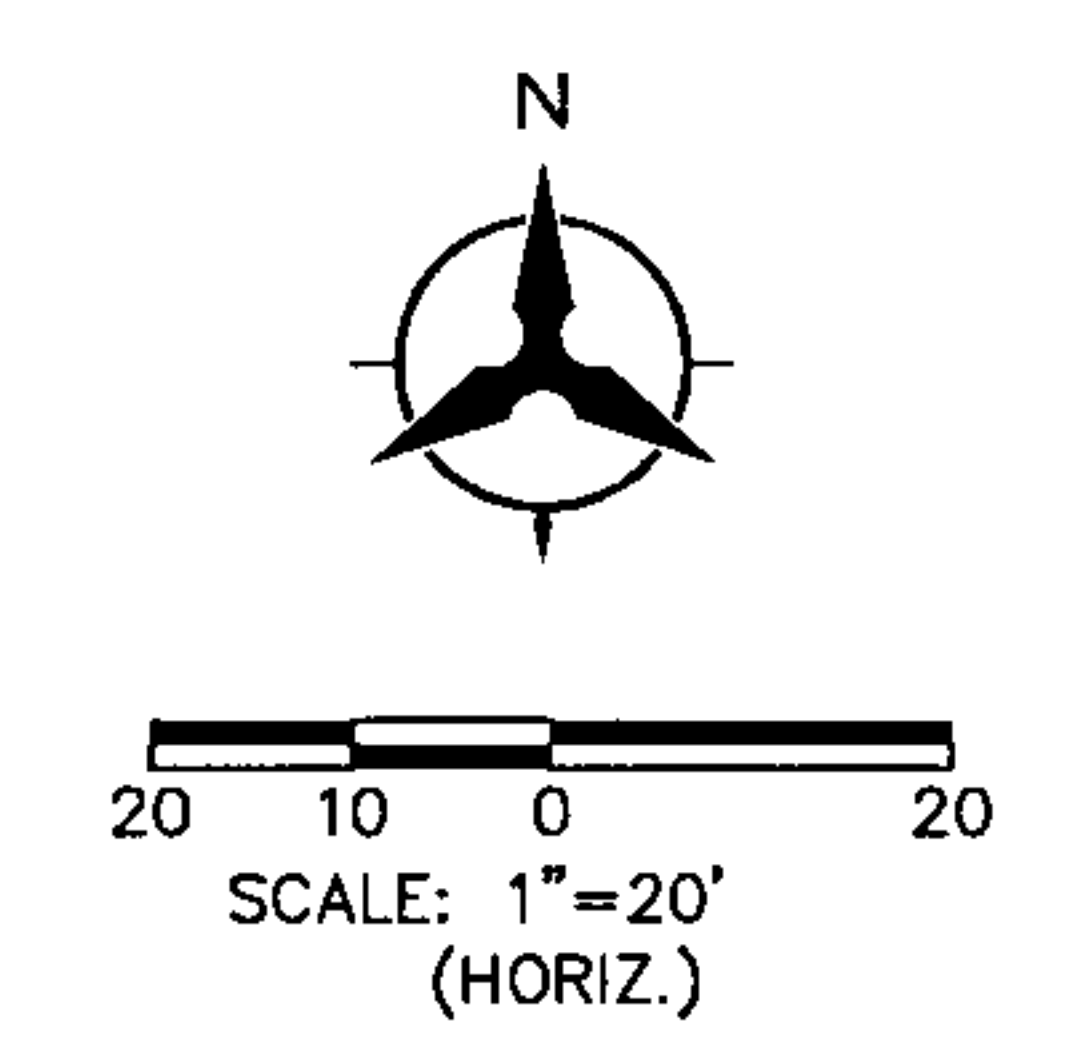


TRACT N-3
REVISION PLAT OF
TANOAN PROPERTIES

ONSITE OPEN SPACE CALC.

SITE	AREA (SF)
LOT 1	2121.1698
LOT 2	1669.6885
LOT 3	1681.3321
LOT 4	1657.8749
LOT 5	3537.9353
AREA 1	118.6705
AREA 2	2784.1993
AREA 3	4550.8234

OPEN SPACE:
TWO THOUSAND FOUR HUNDRED OR MORE SQUARE FEET
OF OPEN SPACE PER DWELLING SHALL BE PRESERVED.



ONSITE OPEN SPACE EXHIBIT

Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4395
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)	D	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	L A	APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal
STORM DRAINAGE (Form D)		
<input type="checkbox"/> Storm Drainage Cost Allocation Plan		

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc. PHONE: (505) 823-1000
 ADDRESS: 7500 Jefferson NE FAX: (505) 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 APPLICANT: Galbreth Land and Development Company LLC PHONE: (505) 298-8103
 ADDRESS: 4830 Juan Tabo Blvd FAX: _____
 CITY: Albuquerque STATE NM ZIP 87111
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Preliminary 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. Tract C-2-A-2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: SAVIGNON SUBDIVISION
 Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No _____
 Zone Atlas page(s): E-22 UPC Code: 102200234251410606

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
1002074

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 6 Total area of site (acres): 0.8561
 LOCATION PROPERTY BY STREETS: On or Near: San Antonio
 Between: Lowell and Tennyson

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

SIGNATURE Yolanda Padilla Morjan DATE 11/18/11
 (Print) Yolanda Padilla Morjan PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB</u>	<u>- 70332</u>		<u>\$ 565.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>Dec. 7, 2011</u>			<u>\$ 585.00</u>

[Signature] 11-18-11
 Planner signature / date

Project # 1002074

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB16) Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

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**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers 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.

Yolanda Padilla Moyer
 Applicant name (print)
Yolanda Padilla Moyer
 Applicant signature / date



Form revised **October 2007**

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

Application case numbers
11DRB - - - - - 70332
 - - - - -
 - - - - -

[Signature] - 11-18-11
 Planner signature / date
 Project # 1002074

Current DRC Project No. _____

Date Submitted: November 4, 2011
 Date Site Plan for Bldg Permit App: _____
 Date Site Plan for Sub. Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____

Figure 12
INFRASTRUCTURE LIST

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

DRB Project No. _____

Tuscany Village

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.

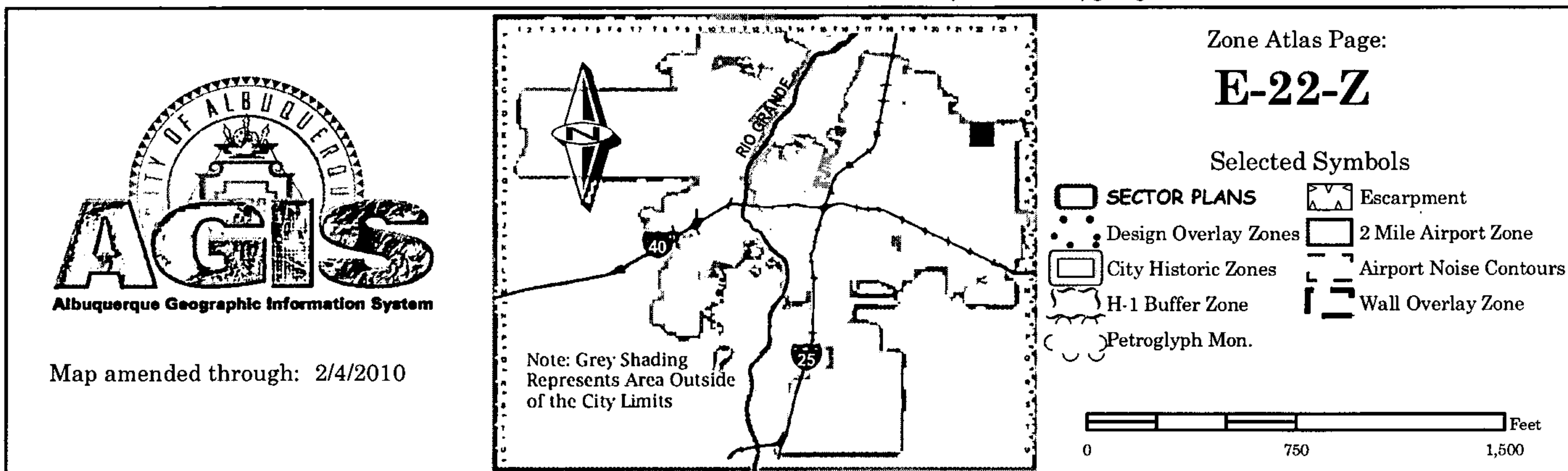
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS									
		20' F-F	ACC PAVEMENT w/ CURB AND GUTTER (APPROX. 354 LF) ONE-WAY. ALL SIDEWALK TO BE WAVIED	BURGUNDY WAY (TRACT A) PRIVATE ROADWAY	EAST ENTRANCE OFF OF SAN ANTONIO DRIVE (APPROX 950' EAST OF LOWELL ST.)	WEST ENTRANCE OFF OF SAN ANTONIO DRIVE	/	/	/
		4' WIDE	PCC SIDEWALK (APPROX. 778 LF)	SOUTH SIDE OF SAN ANTONIO	WEST PROPERTY LINE OF TRACT C-2-A-1	EAST PROPERTY LINE OF TRACT C-2-A-2	/	/	/
PUBLIC GRADING AND DRAINAGE IMPROVEMENTS									
			A GRADING AND DRAINAGE CERTIFICATION				/	/	/
			THERE IS NO LANDSCAPING PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AT THIS TIME.				/	/	/
							/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
<u>YOLANDA PADILLA MOYER</u>	<u>11/3/2011</u>	_____	_____	_____	_____
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
<u>BOHANNAN HUSTON INC.</u>	_____	_____	_____	_____	_____
FIRM:	_____	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE	_____	UTILITY DEVELOPMENT	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION	_____	_____	_____	_____	DATE

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



For more current information and more details visit: <http://www.cabq.gov/gis>



Bohannon Huston

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

November 18, 2011

www.bhinc.com

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Tuscany Village – Preliminary Plat

Dear Mr. Cloud:

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

- Application for Development Review
- Six (6) copies of each of the Preliminary Plat and Grading Plan and Revised Sheet 2 of Grading Plan
- One (1) copy of the Infrastructure List
- Site Sketch (6 copies)
- Open Space Exhibit (6 copies)
- Grading and Drainage Report Approval Letter
- Three (3) Perimeter Walls Design
- Submittal Fee

This preliminary plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. Proposed is a single-family development consisting of approximately five lots and a private, gated one-way street. Water and sanitary sewer have already been constructed to service these five lots. There is currently one home constructed on proposed Lot 5. Also included is a revised Sheet 2 of the Grading Plan, which shows updated spot elevation due to lot line revisions. The changes are minor and do not change the overall grading scheme. The site is located south of San Antonio and west of the existing Sauvignon Subdivision with access from San Antonio.

We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,


Yolanda Padilla Moyer, P.E.
Senior Project Manager
Community Development and Planning

YPM/di
Enclosures

cc: Kevin Patton, BHI (w/o encl)
Dr. Galbreth (w/ encl)

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

CITY OF ALBUQUERQUE



January 13, 2011

RECEIVED JAN 18 2011

Yolanda Padilla Moyer, PE
Bohannon Huston, Inc
7500 Jefferson NE
Albuquerque, NM 87109

Re: **Sauvignon III/Tuscany Village Revised Grading Plan**
Engineer's Stamp dated 1-6-11, (E22/D7G)

Dear Ms. Moyer,

Based upon the information provided in your submittal dated 1-7-11, the above referenced plan is approved for Preliminary Plat action for **Tuscany Village only**. The plan is approved for Rough Grading approval for both Sauvignon III and Tuscany Village. However, the plan is not approved for Preliminary Plat approval for Sauvignon III and Hydrology cannot sign any Building Permit for that lot until the following comments are satisfied.

- The grading plan for lots 33,34,35 and 36 does not show necessary retaining walls between lots. Without the walls, development of the individual lots would require grading on the adjacent lot, which can't be done without permission from that owner. This will be problematic for each owner and I cannot approve this scheme accordingly.
- Lots 34-36 should be graded to drain directly to the golf course and not to the adjoining lot

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Building and Development Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

C: file



Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

Project # (if already assigned by DRB/EPC) _____

Please check one:

Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Project Information

Subdivision Name Tuscany Village

Location of Project (address or major cross streets) San Antonio / Lowell

Proposed # of Units: 5 Single-Family _____ Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

Contact Information

Name Yolanda Moyer

Company Bohannon Huston Inc.

Phone 823-1000

E-mail ypadilla@bhinc.com

Please include with your submittal:

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICIAL USE ONLY

APS Cluster _____

Preliminary PDFF Date Submitted _____

Preliminary PDFF Date Completed _____

Final PDFF Date Submitted _____

Final PDFF Date Completed _____

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico (“Albuquerque Public Schools” or “APS”), a public school district organized and existing pursuant to the laws of New Mexico, and Galbreth Land and Development Company LLC (“Developer”) effective as of this ___ day of _____, 20___, and pertains to the subdivision commonly known as Tuscany Village, and more particularly described as [use current legal description] Tract C-2-A-2 Sauvignon Subdivision

_____ (the “Subdivision”.)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.

- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

William E Galbreth
Signature


William E Galbreth
Name (typed or printed) and title

Galbreth Land Development Co.
Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on November 3, 2011, by William Galbreth
as President of Galbreth Land Development, a corporation.

(Seal)  OFFICIAL SEAL
Michelle L. Torres
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 9/23/15

Michelle Torres
Notary Public

My commission expires: September 23, 2015

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on _____, by _____
as _____ of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under
the laws of the State of New Mexico.

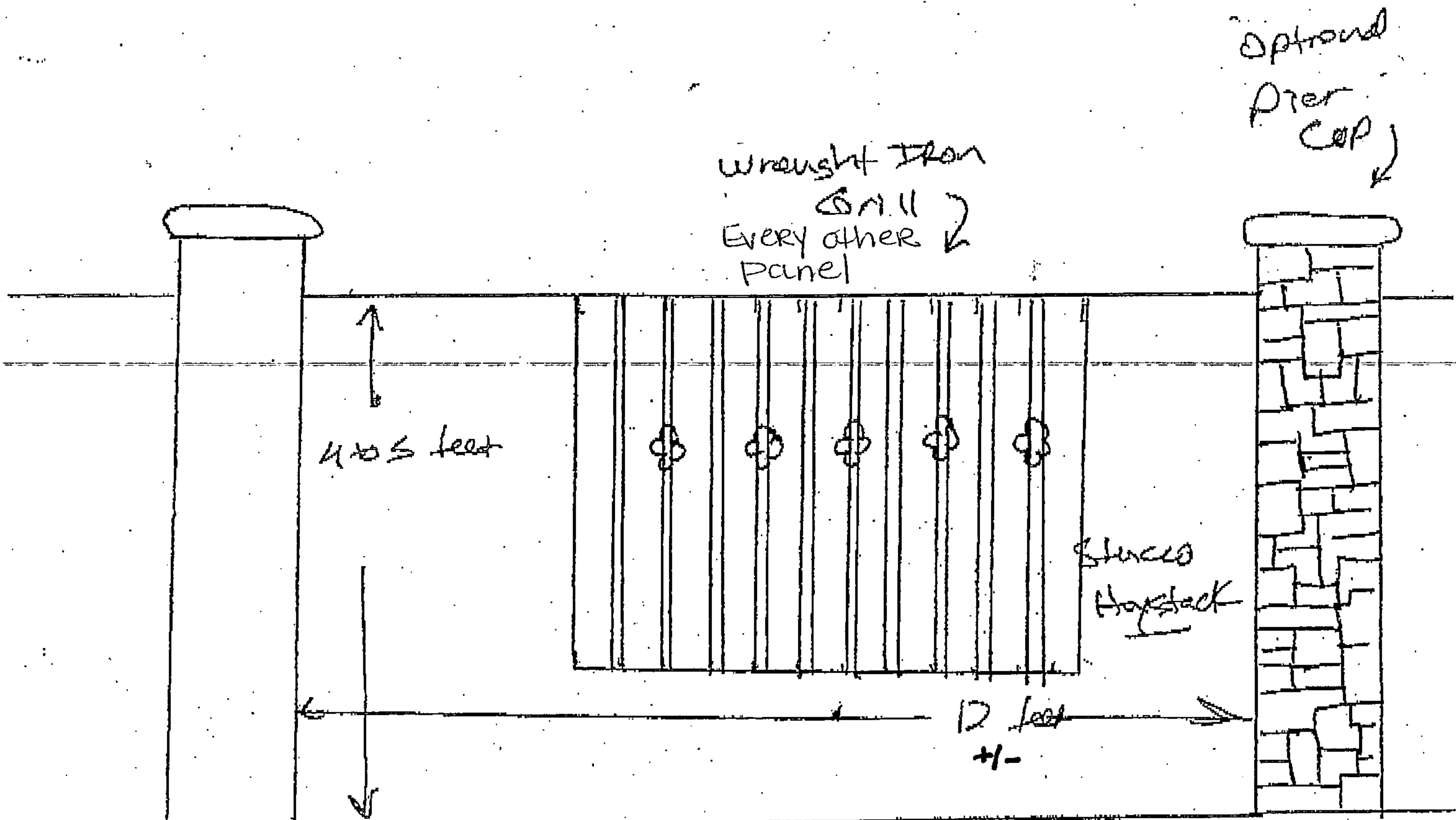
(Seal)

Notary Public

My commission expires: _____



BILL EDWARD GALBRETH, D.M.D., P.C.
General, Cosmetic, Reconstructive & Sports Dentistry



wrought Iron
on 11
Every other
Panel

Optional
Pier
Cap

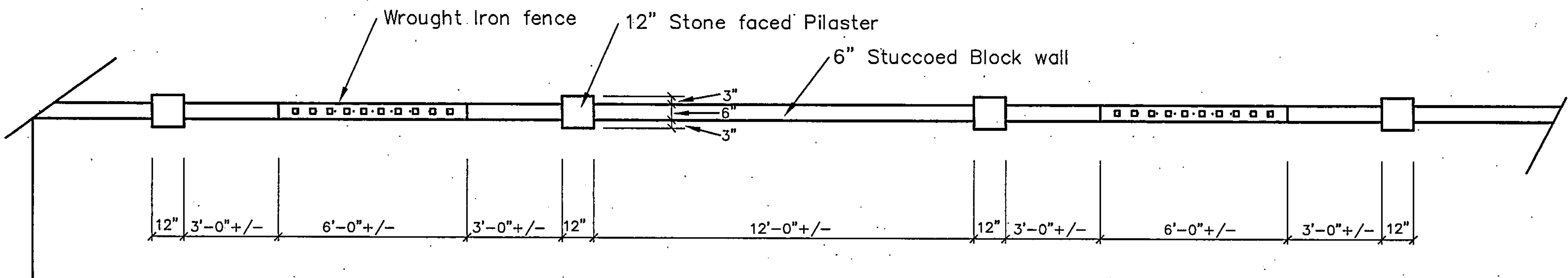
4 to 5 feet

Stucco
Halfstack

12 feet
+/-

Stone
Brown
tan

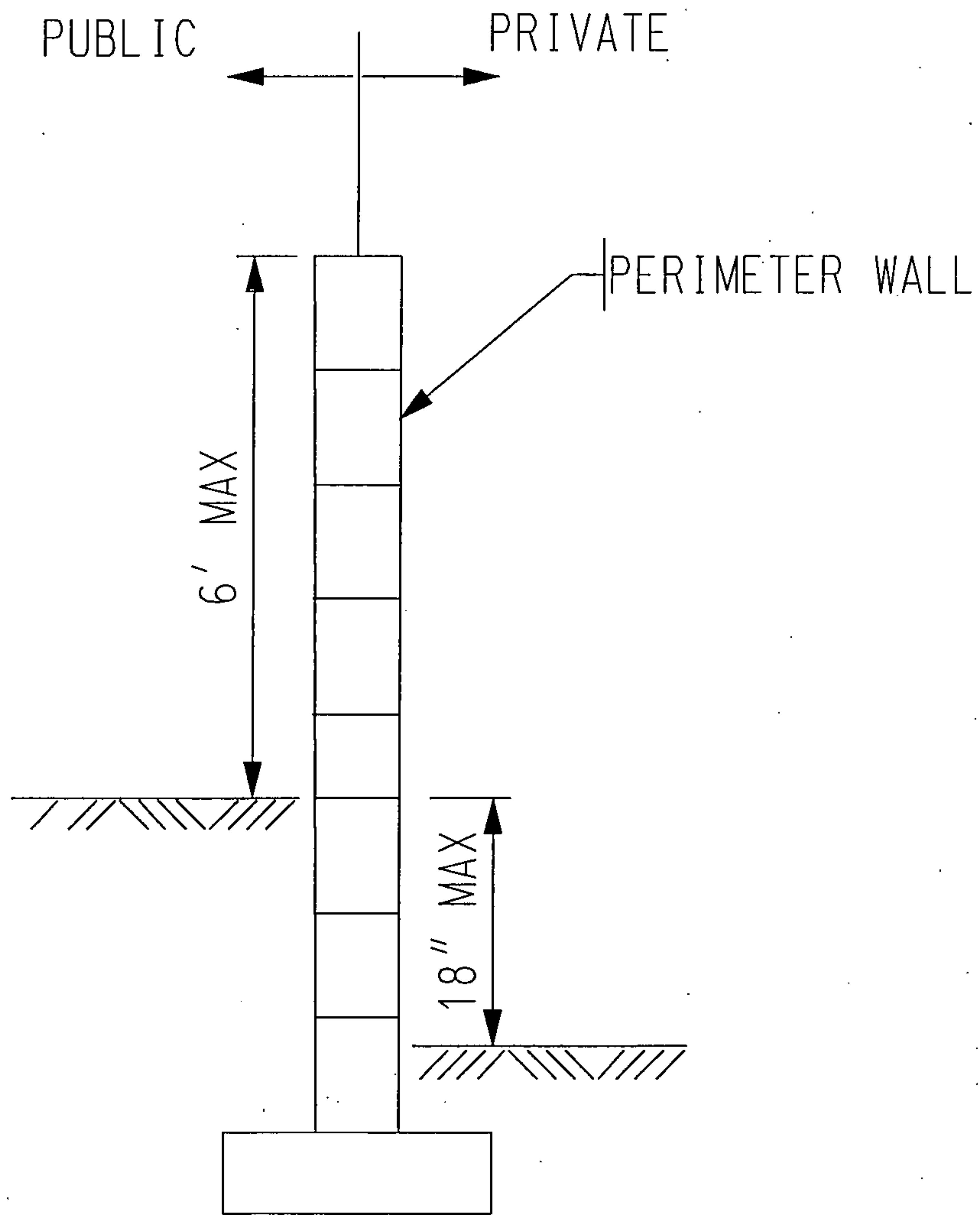
6" wide Block wall
w/ Stucco &
Stone Covered
Ballast stone - 12 feet apart



Note: Dimensions are approximate; actual field conditions will dictate final dimensions.

Wall Plan View

SCALE: None

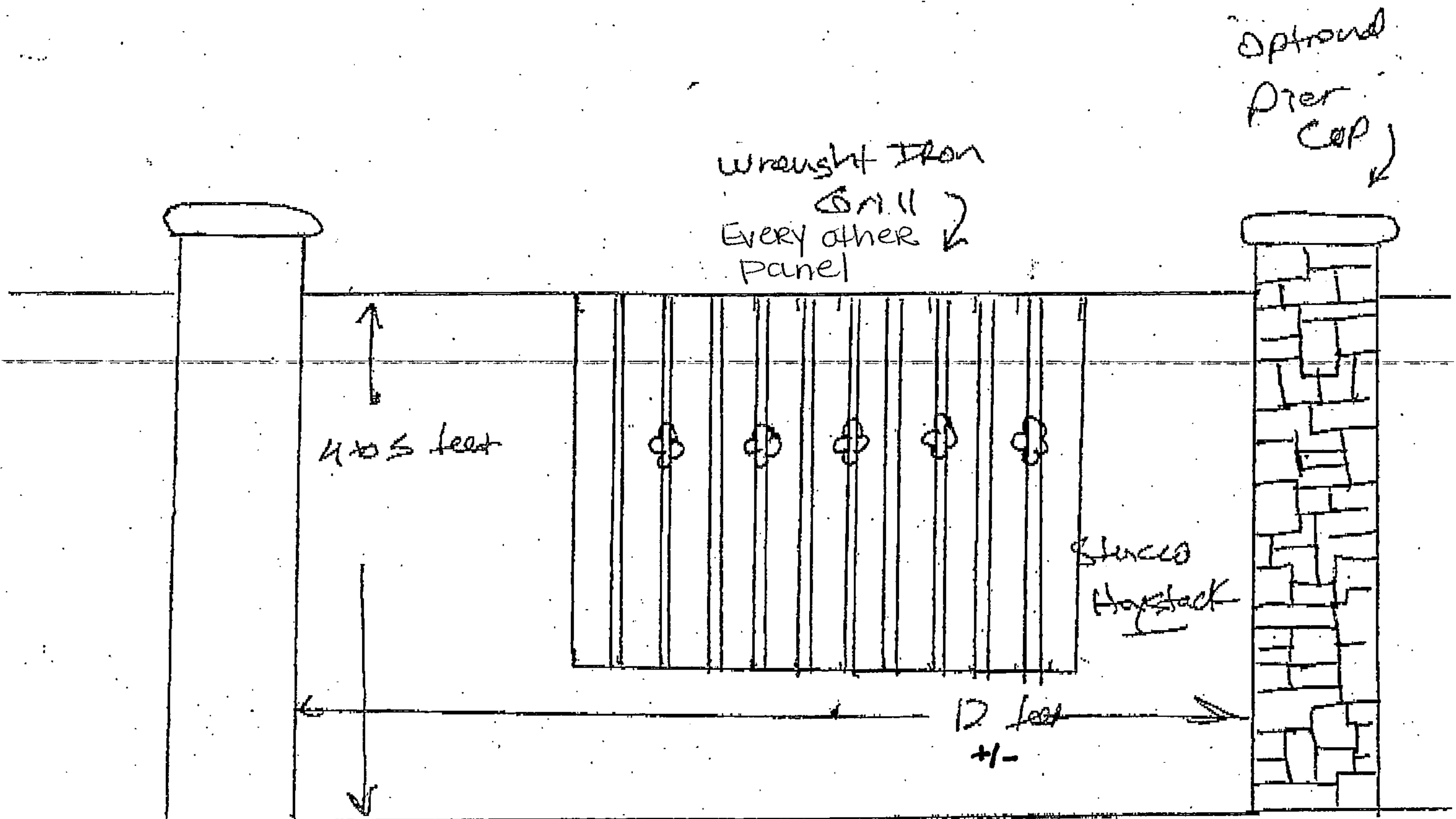


**TYPICAL PERIMETER WALL
CROSS-SECTION**

NOT TO SCALE

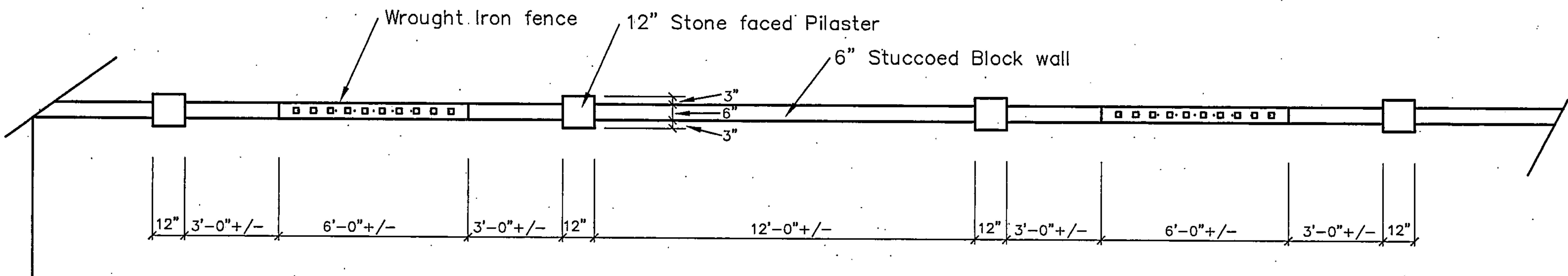


BILL EDWARD GALBRETH, D.M.D., P.C.
General, Cosmetic, Reconstructive & Sports Dentistry



6' wide Block wall
w/ Stucco &
Stone Covered
Ballastops - 12 feet apart

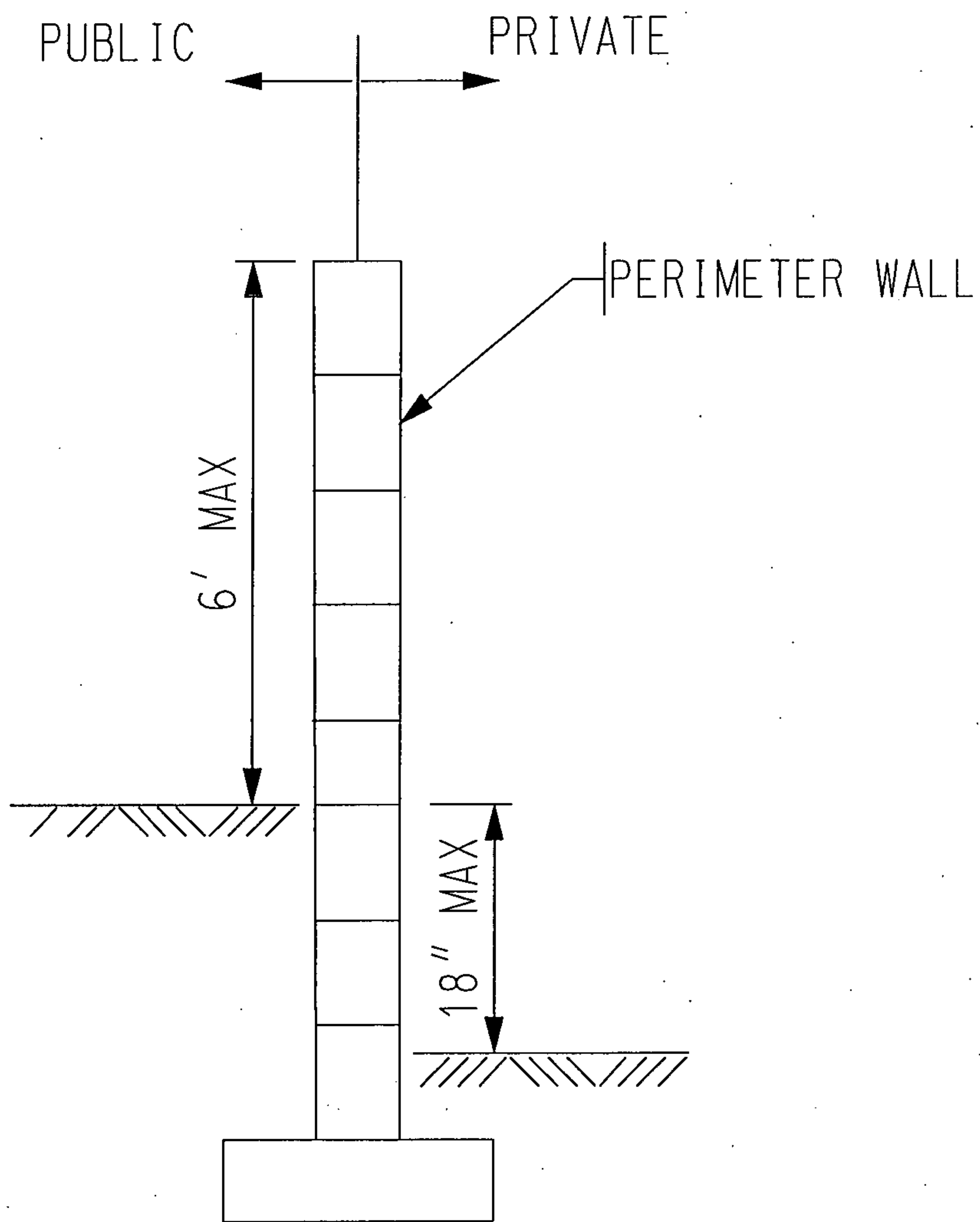
Stone
Brown
ton



Note: Dimensions are approximate; actual field conditions will dictate final dimensions.

Wall Plan View

SCALE: None

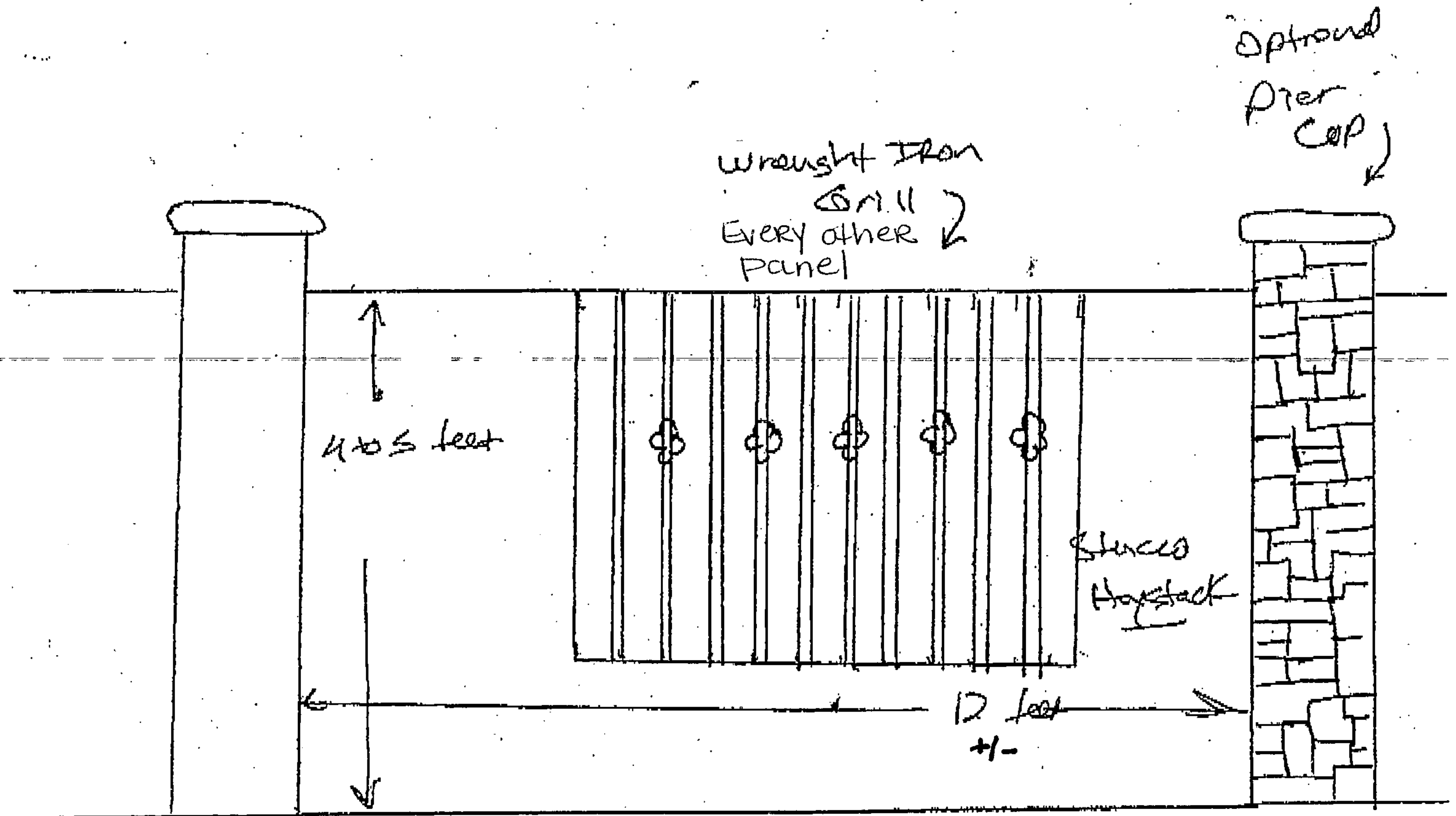


**TYPICAL PERIMETER WALL
CROSS-SECTION**

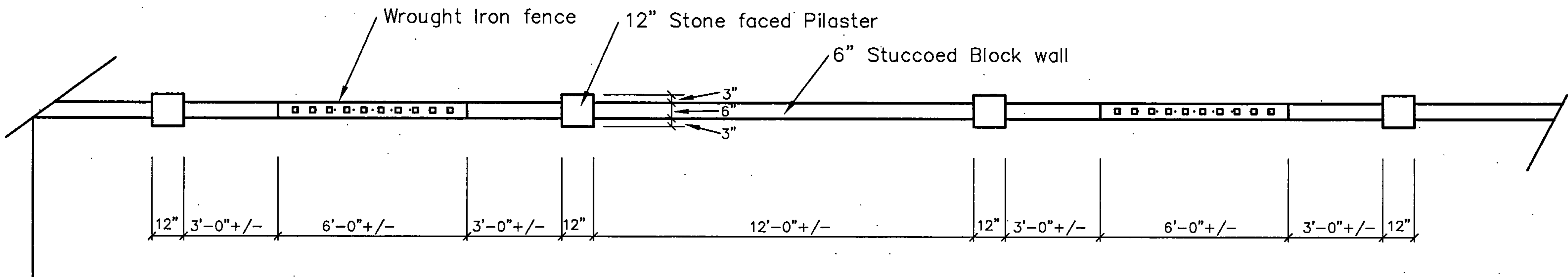
NOT TO SCALE



BILL EDWARD GALBRETH, D.M.D., P.C.
General, Cosmetic, Reconstructive & Sports Dentistry



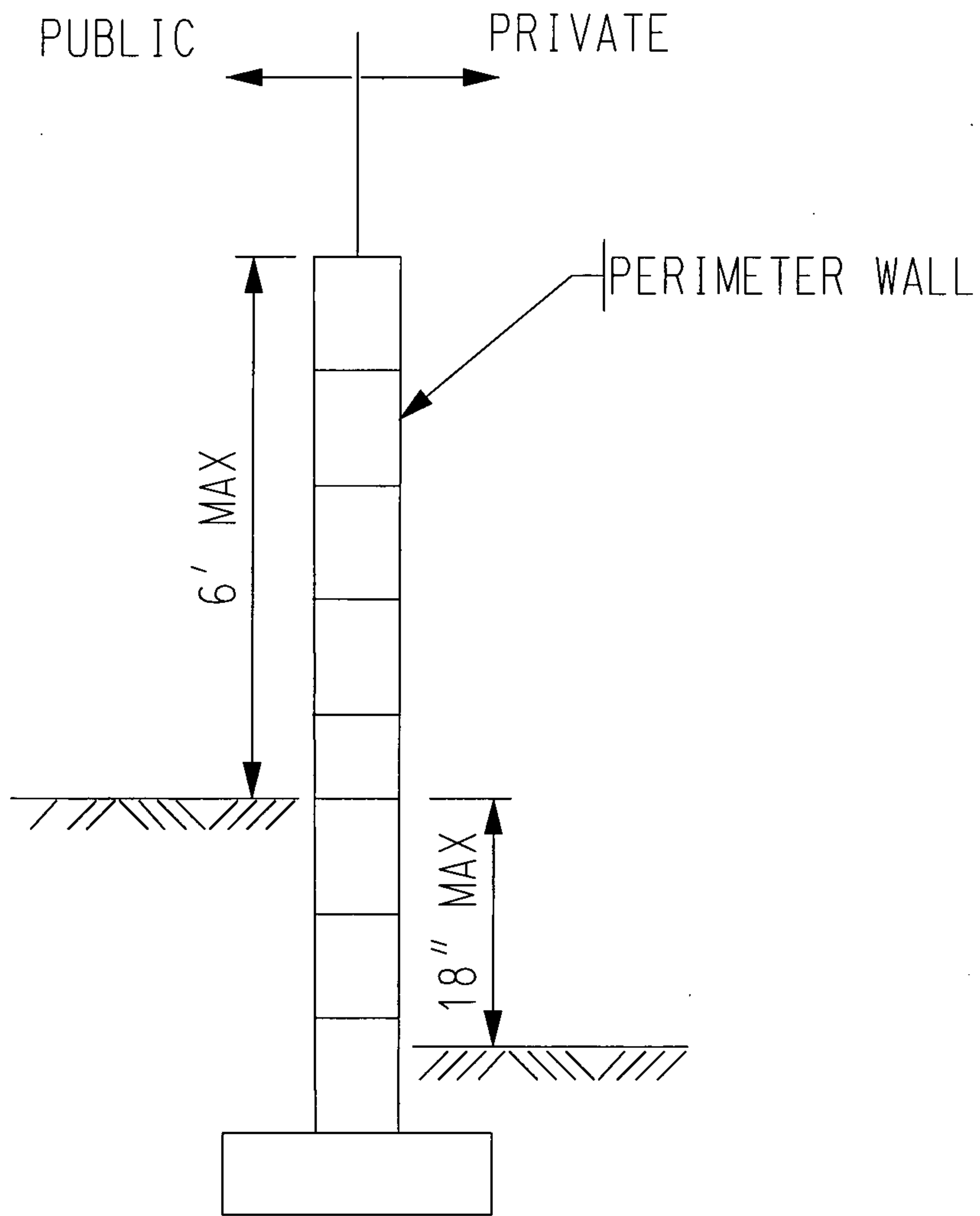
6" wide Block wall
w/ Stucco &
Stone Covered
Ballast - 12 feet open



Note: Dimensions are approximate; actual field conditions will dictate final dimensions.

Wall Plan View

SCALE: None



**TYPICAL PERIMETER WALL
CROSS-SECTION**

NOT TO SCALE

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 7, 2011
DRB Comments**

ITEM # 4

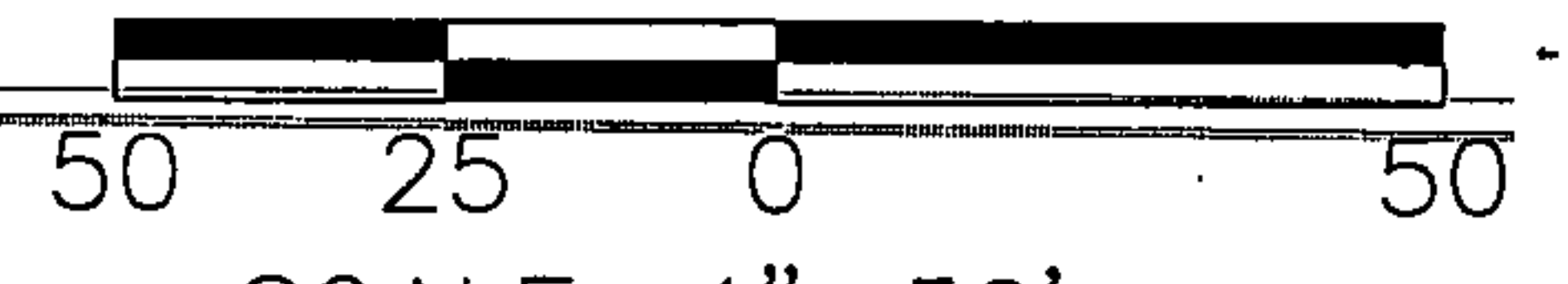
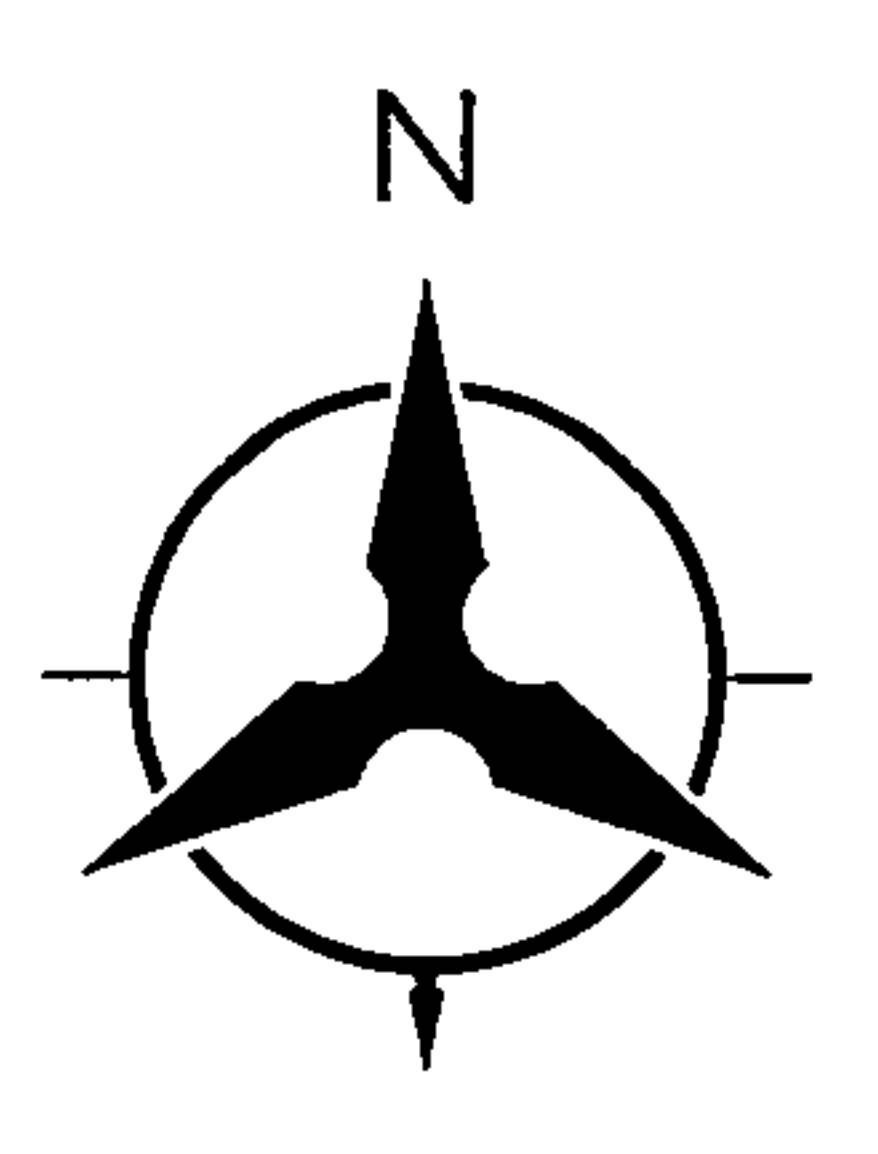
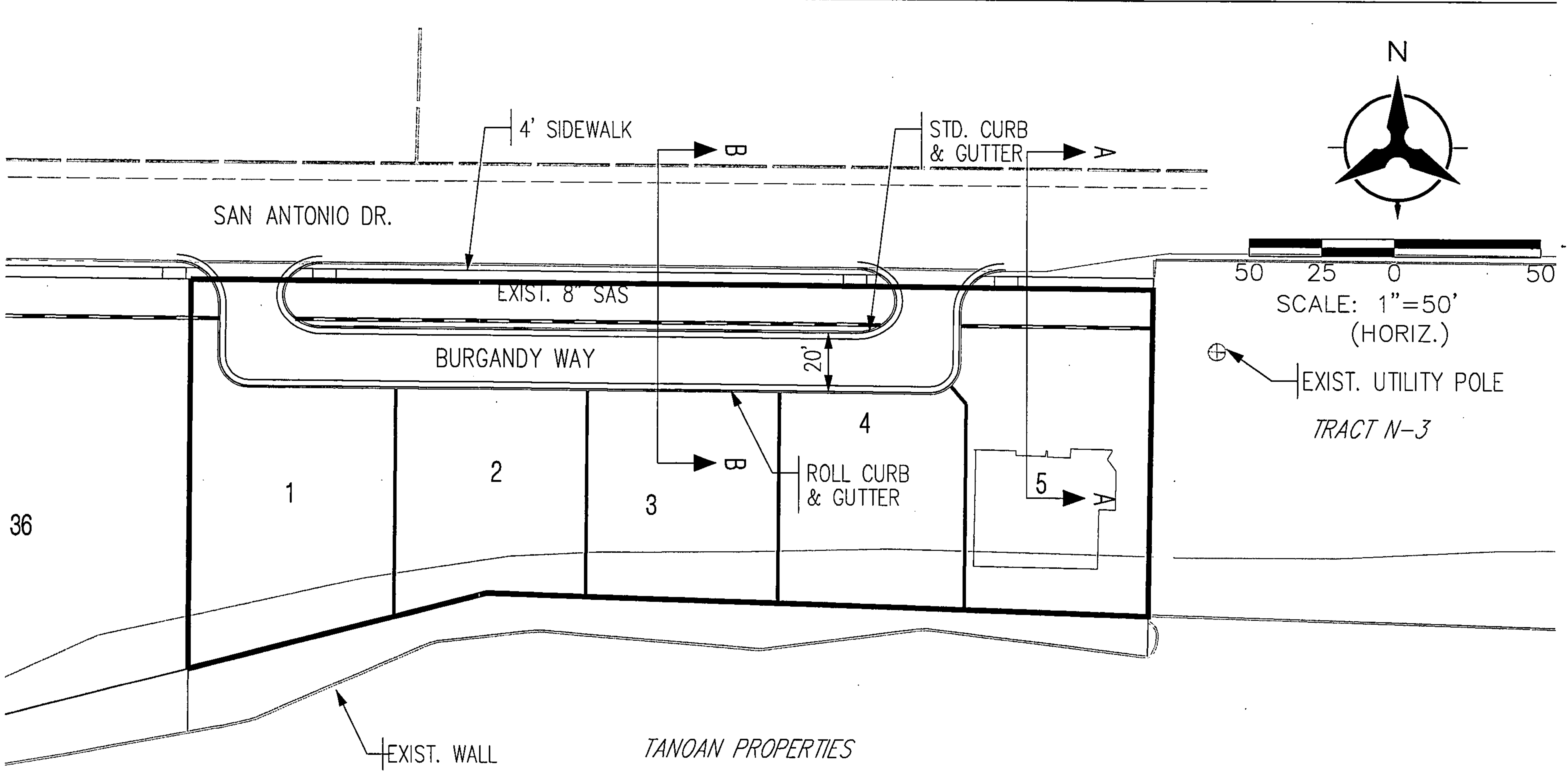
PROJECT # 1002074 APPLICATION # 11-70332

RE: Tract C-2-A-2, Sauvignon

For a subdivision of this size the access easement needs to be an encumbrance/ easement over the lots, not a separate tract; gross and net lot areas need to be noted. A sidewalk does not appear needed on San Antonio – a request for a Sidewalk Variance to waive this sidewalk should be submitted, however a sidewalk should be provided on proposed Burgundy Way.

The site is zoned R-D, and is subject to the controls of the R-T zone – based on Open Space Exhibit, it does not appear that front and rear setbacks can be met (see Sketch Plat comments from 12-9-09).

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

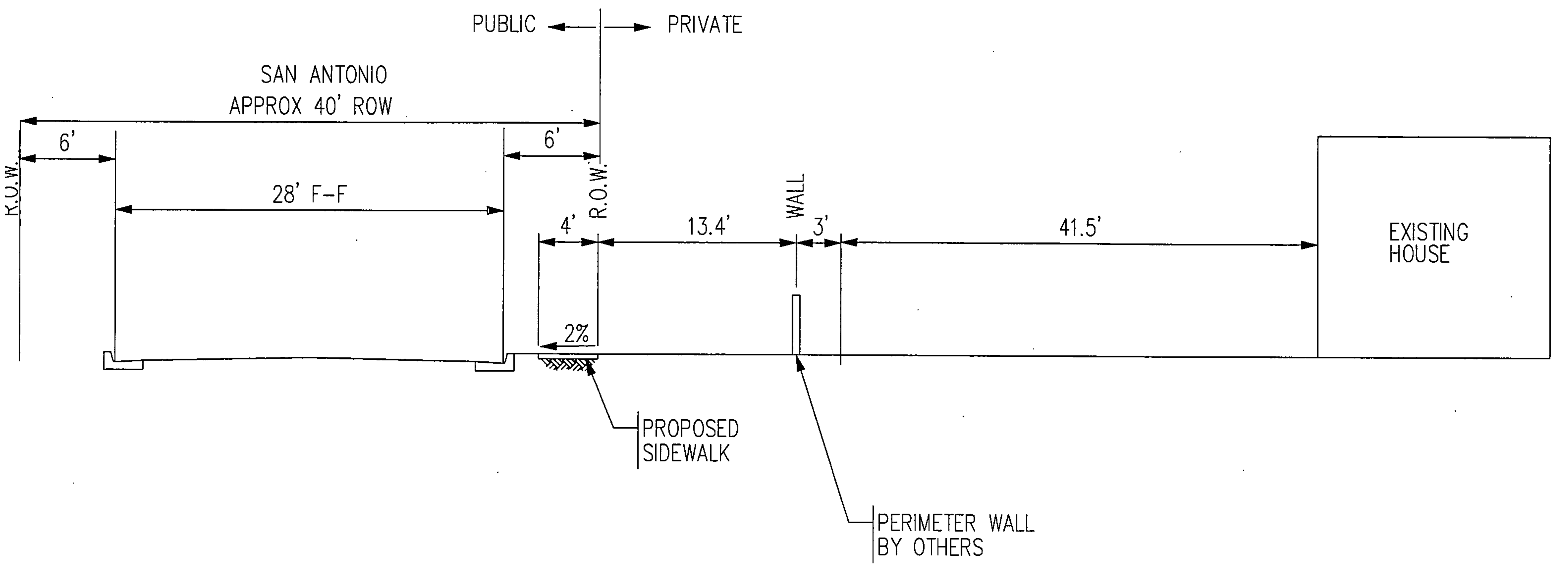


SCALE: 1"=50'
(HORIZ.)

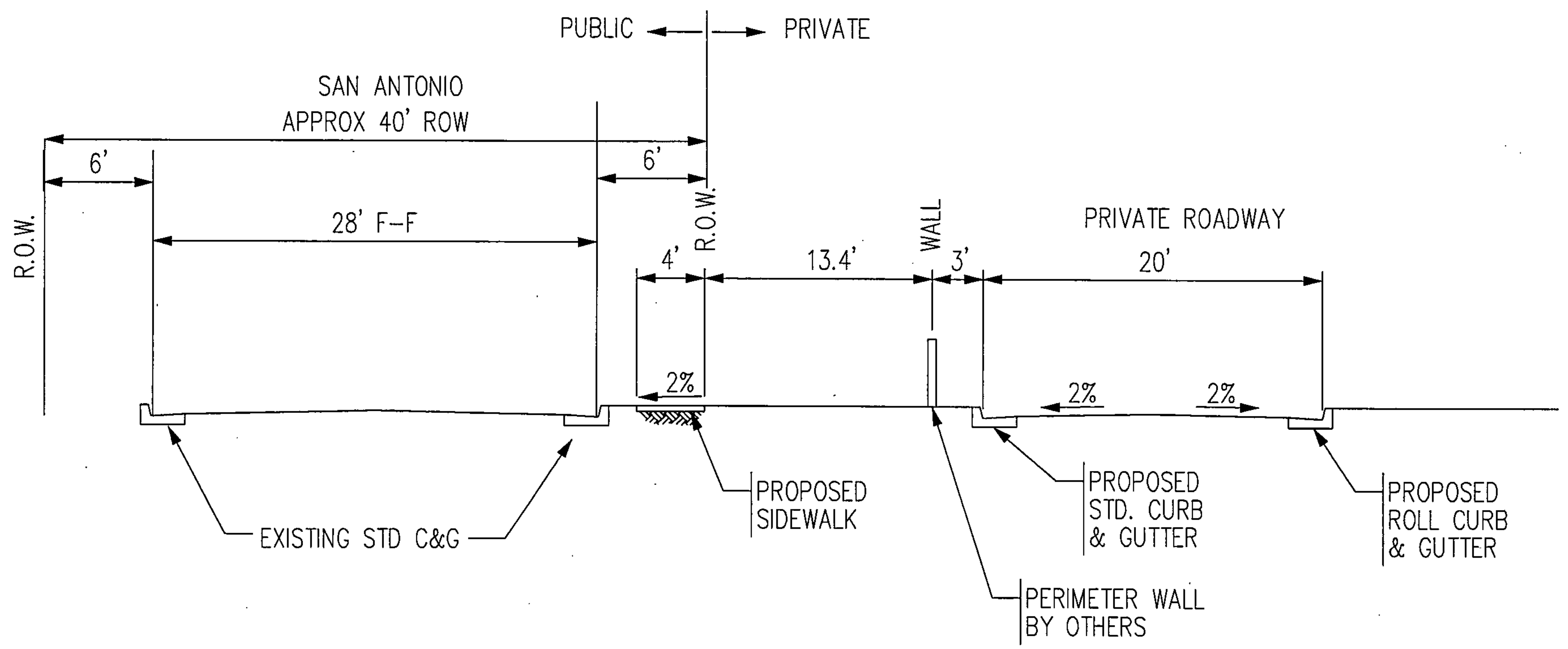
⊕ EXIST. UTILITY POLE
TRACT N-3

36

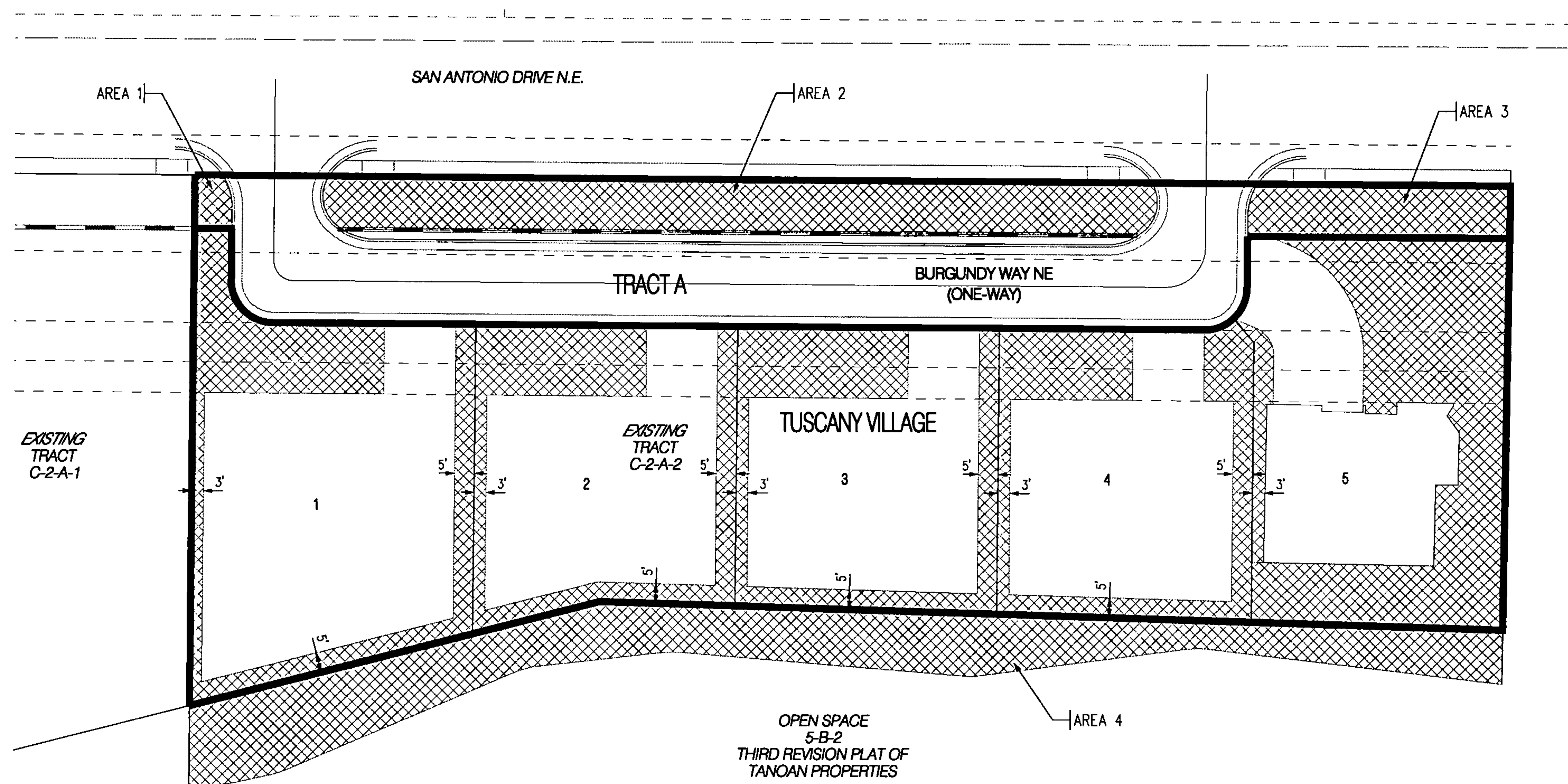
TANOAN PROPERTIES



TYPICAL STREET SECTION A-A
NOT TO SCALE



TYPICAL STREET SECTION B-B
NOT TO SCALE

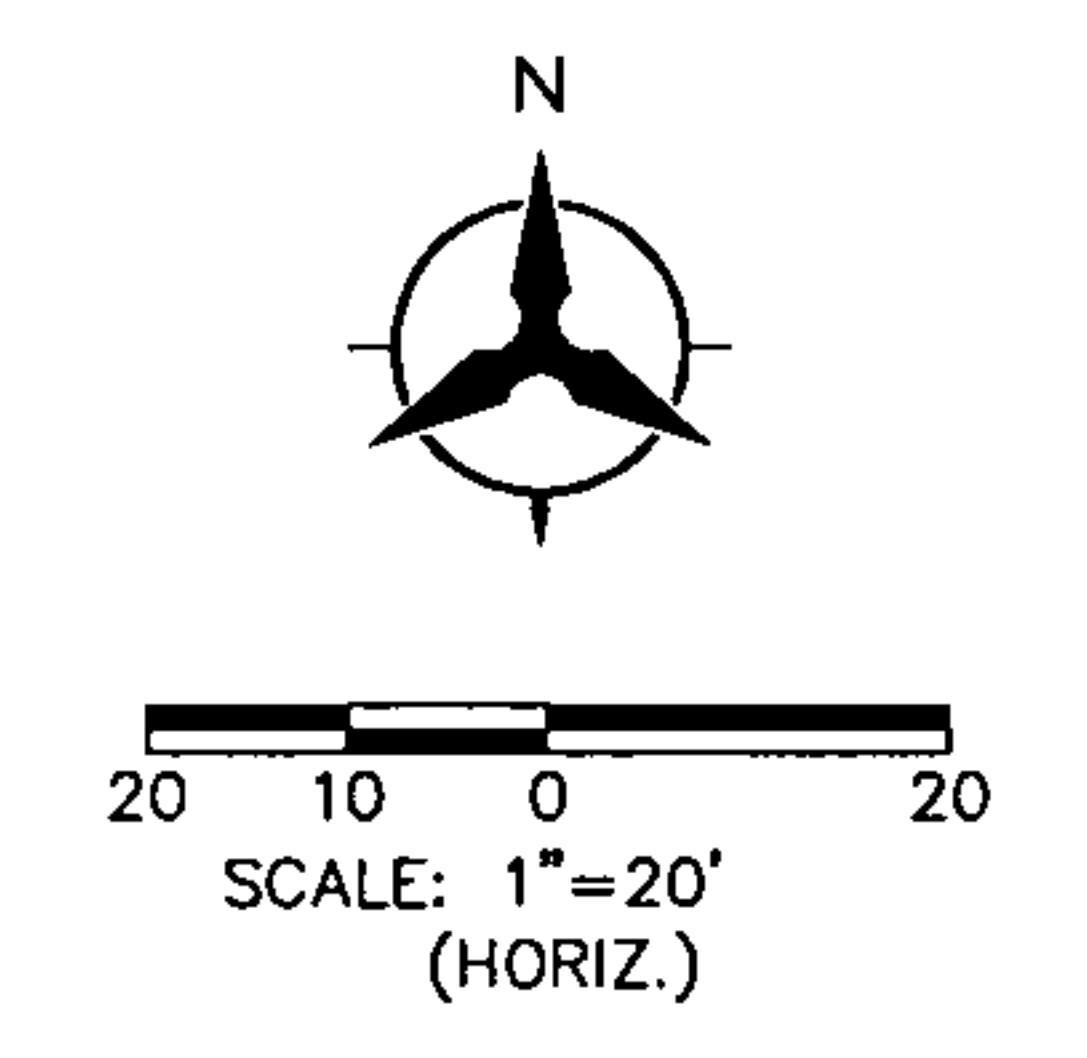


TRACT N-3
REVISION PLAT OF
TANOAN PROPERTIES

ONSITE OPEN SPACE CALC.

SITE	AREA (SF)
LOT 1	2055.7072
LOT 2	1595.7622
LOT 3	1579.0868
LOT 4	1552.8996
LOT 5	3537.9353
AREA 1	118.6705
AREA 2	2784.1993
AREA 3	867.1117
AREA 4	4550.8234

OPEN SPACE:
TWO THOUSAND FOUR HUNDRED OR MORE SQUARE FEET
OF OPEN SPACE PER DWELLING SHALL BE PRESERVED.



ONSITE OPEN SPACE EXHIBIT

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

FINAL PLAT
 SITE DEVELOPMENT PLAN
 for Subdivision
 for Building Permit
 Administrative Amendment (AA)
 IP Master Development Plan
 Cert. of Appropriateness (LUCC)
 STORM DRAINAGE
 Storm Drainage Cost Allocation Plan

Zoning)
 Sector Plan (Phase I, II, III)
 Amendment to Sector, Area, Facility or
 Comprehensive Plan
 Text Amendment (Zoning Code/Sub Regs)
 Street Name Change (Local & Collector)
 L A **APPEAL / PROTEST of...**
 D 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:

Professional/Agent (if any): Jacks High Country Inc (Jack Spilman Pres.) PHONE: 898-3707
 ADDRESS: 8953 2nd N.W., A FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____

APPLICANT: William E. Galbreth, Land development LLC PHONE: 298-8103
 ADDRESS: 4830 Juan Tabo NE STE. H FAX: _____
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: We wish to divide Tract C-2-A, into Two lots and grant any easements as shown.

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

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

Lot or Tract No. Tract C-Two-A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Sauvignon Sub-division
 Existing Zoning: _____ Proposed zoning: _____
 Zone Atlas page(s): E-22 UPC Code: 102 206 234 251 410 MRGCD Map No 606

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: One No. of proposed lots: Two Total area of site (acres): 2.5707
 LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio DR. NE.
 Between: Lowell ST. N.E. and Tennyison ST. N.E.

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

SIGNATURE Jack A. Spilman DATE _____
 (Print) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>11DRB 70041</u>	<u>PBE</u>		<u>\$ 265.00</u>
<input checked="" type="checkbox"/>	All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/>	All case #s are assigned				\$ _____
<input checked="" type="checkbox"/>	AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/>	Case history #s are listed				\$ _____
<input 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>Sept 21, 2011</u>			Total
		<u>1002074</u>			<u>\$ 305.00</u>

To Jack Cloud, DRB Chairman

From Bill Galbreth, Galbreth Land Development Company

I understand sidewalks will be required with the future subdivision and development of these 2 tracts. My representative at this meeting will be Tony Harris

*Thanks.
Bill Galbreth
wed 9:00*

75

889-8042

S.I.A.

No. of Lots: 1
Nearest Major Streets:
San Antonio Drive NE

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 7th day of September, 2011, 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 Galbreth Land & Development Company ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Corporation, whose address is 4830 Juan Tabo Blvd. NE and whose telephone number is 505-298-8103, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract C-2-A Sauvignon Subdivision, recorded on March 17, 2010 in the records of the Bernalillo County Clerk at Book 2010c, pages 33 through _____ (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:] Galbreth Land & Development Company ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Tract C-2-A Sauvignon 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, building permit 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 Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 22 day of July, 2013 ("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. 740185.

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

Doc# 2011081142

09/08/2011 09:12 AM Page: 1 of 7
AGRE R: \$25.00 M. Toulouse Oliver, Bernalillo County



Sauvignon
Dr. William Holbeth

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

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

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

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

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

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Harris Surveying, and construction surveying of the private Improvements shall be performed by Harris Surveying. 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 James Hewitt, and inspection of the private Improvements shall be performed by James Hewitt, 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 Geo Test Inc., and field testing of the private Improvements shall be performed by Geo Test Inc., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

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

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

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

Type of Financial Guaranty: Cashier's Check # 0507307551
Amount: \$3,197.96
Name of Financial Institution or Surety providing Guaranty:
N/A. Date City first able to call Guaranty: July 22, 2013
(Construction Completion Deadline): July 22, 2013
If Guaranty other than a Bond, last day City able to call Guaranty is:
September 22, 2013 Additional information:

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

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's

obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

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

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

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

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

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

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

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

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

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval

of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

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

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

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

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

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

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

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

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

enforceable if the remainder is reasonably capable of completion.

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

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City 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:

By [Signature]: Dr. William Galbreth
Name: Dr. William Galbreth
Title: President
Dated: 8-25-11
Galbreth Land and Development Company

CITY OF ALBUQUERQUE

[Signature]
City Engineer
Dated: 7-7-11
By Alicia

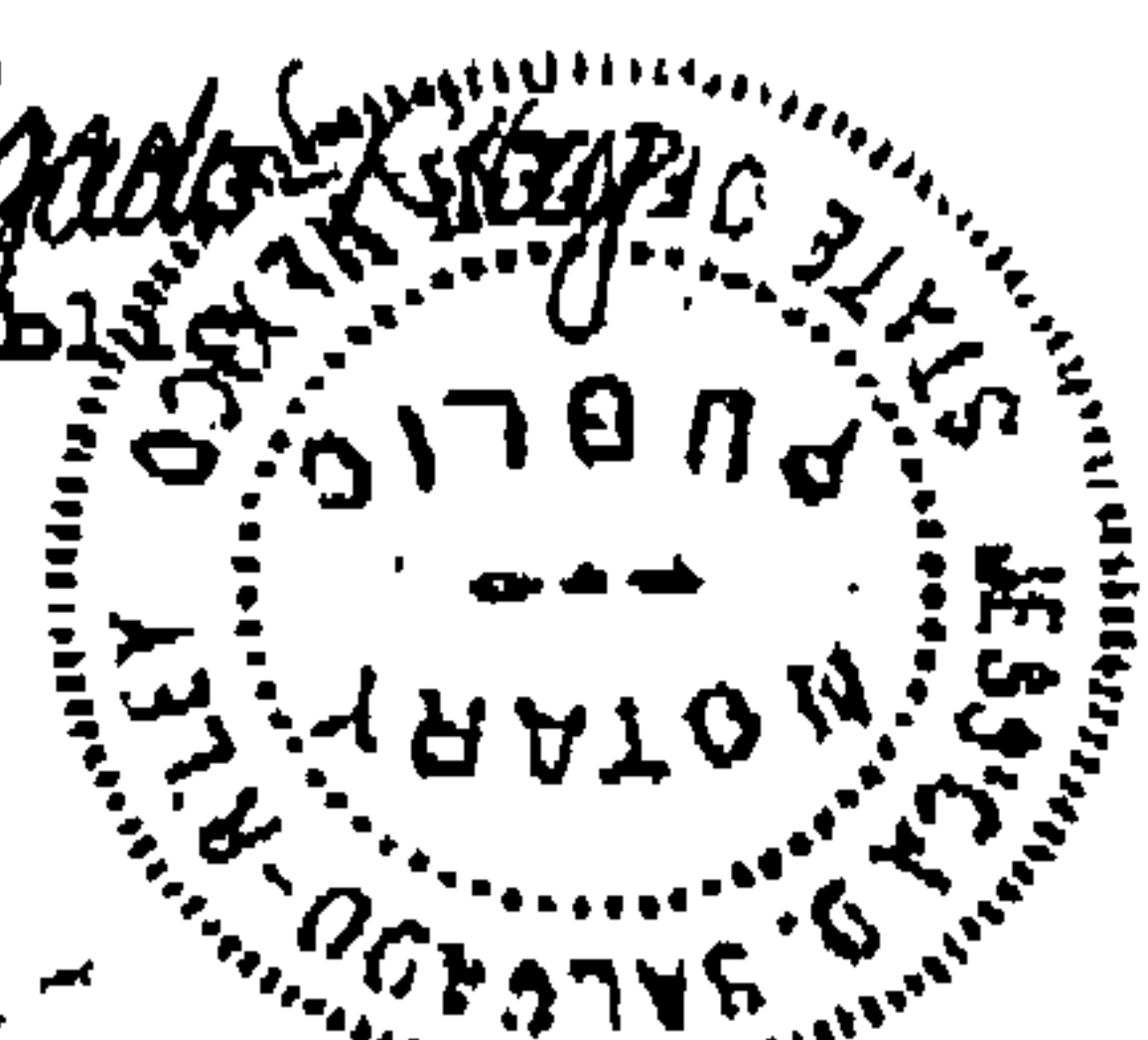
7-2-11

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 25th day of August, 20 11 by (name of person:) Dr. William Galbreth, [title or capacity, for instance, "President" or "Owner":] President of [Subdivider:] Galbreth Land and Development Company

My Commission Expires: 06/24/2015

Jessica D. Salgado
Notary Public


CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 7th day of September, 20 11 by Richard Duarte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Lisa Cornejo
Notary Public

My Commission Expires:

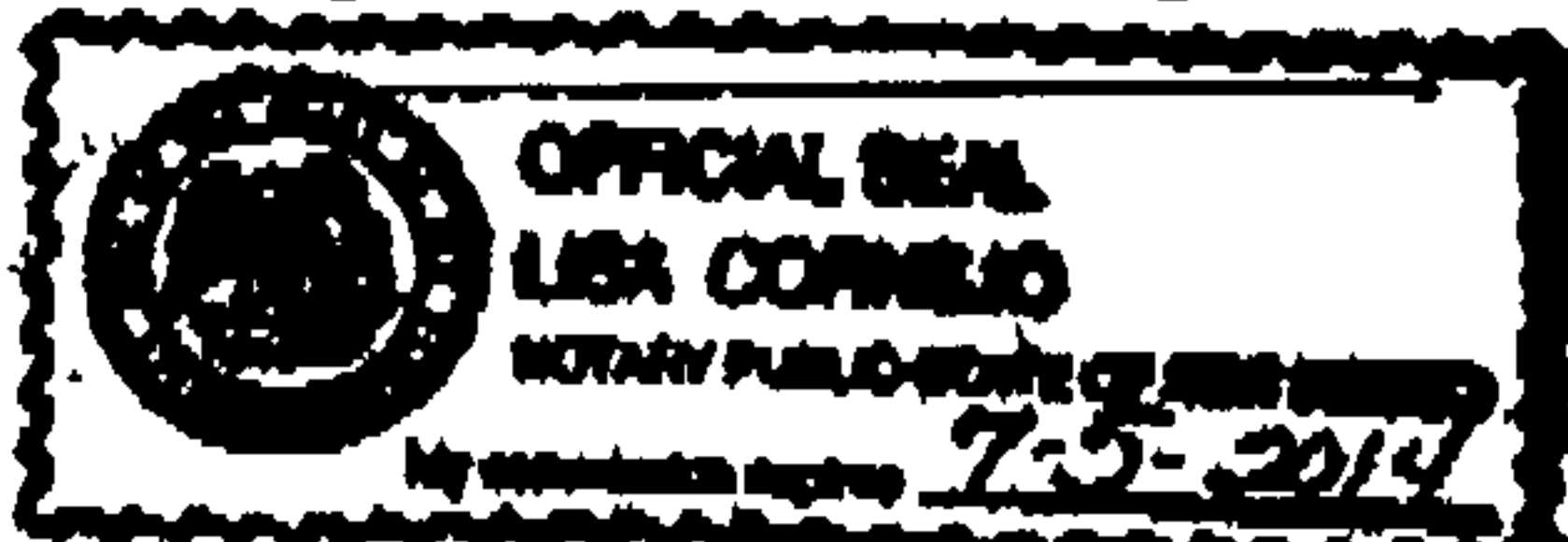


EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Current DRG
Project No.

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBSCRIPTION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LIST

7102002 / 8-10-11

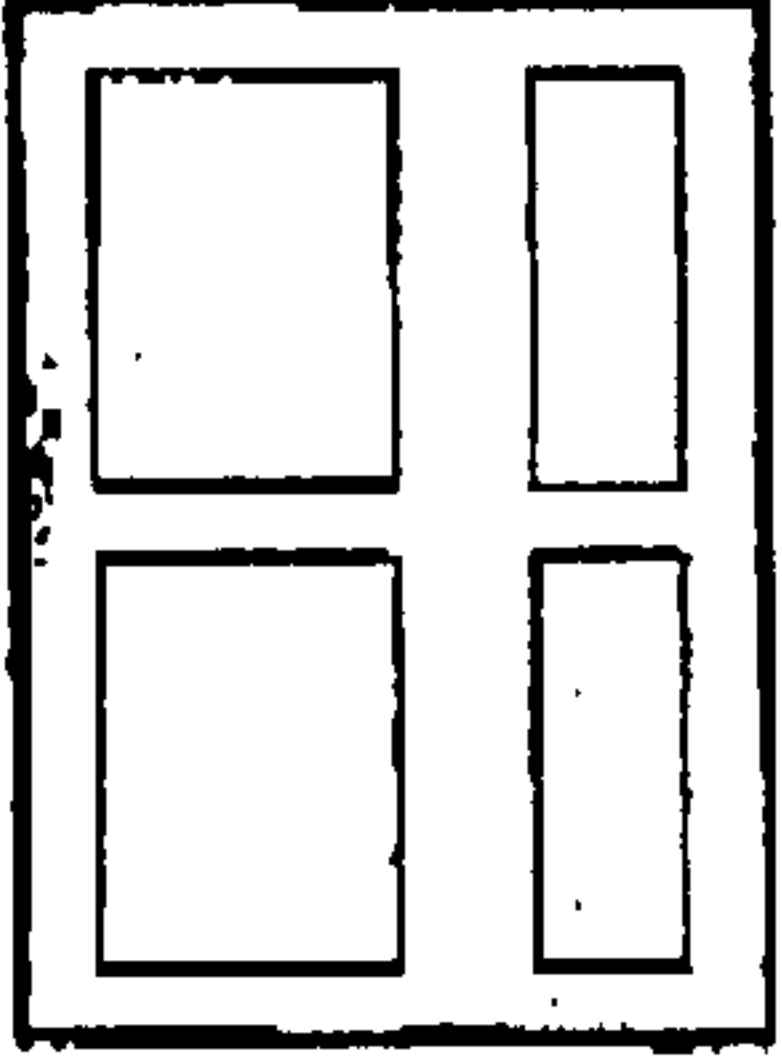
Date Submitted: 7-20-11
Date Site Plan by Bldg Permit App: 7-20-11
Date Site Plan for Sub. Approved: 7-20-11
Date Preliminary Plat Approved: 7-20-11
Date Preliminary Plat Expans: 7-20-11

DRB Project No. 7102002

Following is a summary of PUBLIC PROPERTY IMPROVEMENTS 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 DRG Chair determines that improvements and/or appurtenances are needed, the DRG Chair may include those items in the listing and request the applicant to provide. Likewise, if the DRG Chair determines that appurtenances 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 DRG Chair, the City Department and a sponsor. If such approvals are obtained, those revisions to the listing will be incorporated administratively. In addition, any information data which arises during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

MA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	City Inspector	City Clerk Engineer
		20' x 4'	CURB AND GUTTER (APPROX. 51 LF) AND NECESSARY SAWCUT AND PAVEMENT TO MATCH EXISTING PAVEMENT SECTION	SOUTH SIDE OF SAN ANTONIO	EXISTING CONCRETE CURB AND GUTTER	EAST PROPERTY LINE		
			PARADE	SOUTH SIDE OF SAN ANTONIO	WEST SIDE OF SAN ANTONIO	EAST PROPERTY LINE		

PUBLIC PROPERTY IMPROVEMENTS



8-10-11

AGENT OWNER: Anthony Harris DATE: 6-21-11

PREPARED BY (PRINT NAME): Anthony Harris DATE: 06-21-11

FIRM: Harris Surveying Inc.

AGENT OWNER SIGNATURE: [Signature] DATE: 7-20-11

AGENT OWNER TITLE: Partner

AGENT OWNER COMPANY: PARIS & GENERAL SERVICES

AGENT OWNER ADDRESS: Center St CITY/STATE: San Antonio, TX

AGENT OWNER PHONE: 210-810-1111

AGENT OWNER EMAIL: aharris@parisandgeneral.com

AGENT OWNER WEBSITE: www.parisandgeneral.com

AGENT OWNER CONTACT PERSON: Center St CITY/STATE: San Antonio, TX

AGENT OWNER PHONE: 210-810-1111

AGENT OWNER EMAIL: centerst@parisandgeneral.com

AGENT OWNER WEBSITE: www.parisandgeneral.com

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT OWNER

08/18/2011 14:20 5059243448

CONSTRUCTION & DRC

PAGE 01/01

FINANCIAL GUARANTY AMOUNT

08/18/2011

W
W

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

Project Description:

Project ID #: 740185, Sauvignon Ph III Tuscany Vilig Pav & SD, Phase/Unit

Requested By: Yolanda Moyer, P.E. with BHI

Approved estimate amount:		\$1,577.39
Contingency Amount:	30.00%	\$473.22
Subtotal:		\$2,050.61
NMGRT	7.00%	\$143.54
Subtotal:		\$2,194.15
Engineering Fee	6.60%	\$144.81
Testing Fee	10.00%	\$219.41
Subtotal:		\$2,558.37
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$3,197.96

APPROVAL:

DATE:

A Woodall

8/18/11

Notes: 30% Contingency, Final Plans and Engineers Estimate Have Not Been Approved.

TREASURER'S REPORT OF DEPOSITS

Remitter: Galbreth Land & Development Co. Wells Fargo Check No. 0507307551	Project Name: Sauvignon Ph III Tuscany Village CPN: 740185
Comments: Financial Guaranty for SIA B	Account: 233100 Activity: 7000110 Fund: Amount: \$3,197.96
Total Amount: \$3,197.96 Verified By: <u>Marilyn Maldonado</u> Phone Number: <u>924-3997</u> Deposit Date: <u>August 26, 2011</u>	

City Of Albuquerque
Treasury Division

```

8/26/2011      11:31AM      LOC: ANMX
RECEIP# 00136137 NSH 006 TRANS# 0027
Account 233100      Fund 0110
Activity 7000110      TRSMCS
Trans Amt          $3,197.96
J24 Misc          $3,197.96
CK                $3,197.96
CHANGE           $0.00
    
```

Thank You

Current DRC Project No. _____

Date Submitted: 7-20-11
 Date Site Plan for Bldg Permit App: _____
 Date Site Plan for Sub. Approved: _____
 Date Preliminary Plat Approved: 7-20-11
 Date Preliminary Plat Expires: 7-20-12

ORIGINAL

Figure 12
 INFRASTRUCTURE LIST

EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
 Tract C-2-A-1

DRB Project No. 1002074

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS									
		20' F-F	CURB AND GUTTER (APPROX. 51 LF) AND NECESSARY SAWCUT AND PAVEMENT TO MATCH EXISTING PAVEMENT SECTION	SOUTH SIDE OF SAN ANTONIO	EXISTING CONCRETE CURB AND GUTTER	EAST PROPERTY LINE			
		4' WIDE	PCC SIDEWALK (APPROX. 438 LF)	SOUTH SIDE OF SAN ANTONIO	WEST PROPERTY LINE	EAST PROPERTY LINE			

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Anthony Harris 6-21-11 PREPARED BY: PRINT NAME DATE	<i>[Signature]</i> DRB CHAIR	7-20-11 DATE	<i>[Signature]</i> PARKS & GENERAL SERVICES 7/20/11 DATE
Harris Surveying Inc. FIRM:	<i>[Signature]</i> TRANSPORTATION DEVELOPMENT	07-20-11 DATE	AMAFCA DATE
<i>[Signature]</i> SIGNATURE	<i>[Signature]</i> UTILITY DEVELOPMENT	07/20/11 DATE	<i>[Signature]</i> CITY ENGINEER 7-20-11 DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION	DATE		

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

Professional/Agent (if any): Jacks High Country Inc (Jack Spilman Pres.) PHONE: 898-3707
 ADDRESS: 8953 2nd N.W., A FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____

APPLICANT: William E. Galbreth, Land development LLC PHONE: 298-8103
 ADDRESS: 4830 Juan Tabo NE STE. H FAX: _____
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: We wish to divide Tract C-2-A, into Two lots and grant any easements as shown.

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

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

Lot or Tract No. Tract C-Two-A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Sauvignon Sub-division
 Existing Zoning: R-D Proposed zoning: _____
 Zone Atlas page(s): E-22 UPC Code: 102 206 234 25 1410 MRGCD Map No 606

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App., DRB-, AX, Z, V, S, etc.): _____
1002074 11DRB70041

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: One No. of proposed lots: Two Total area of site (acres): 2.5707
 LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio DR. NE.
 Between: Lowell ST. N.E and Tennyison ST. N.E.

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

SIGNATURE Jack A. Spilman DATE _____
 (Print) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB</u>	<u>PAF</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>70041</u>			\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input 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 29, 2011</u>			Total \$ <u>0</u>
	<u>6-21-11</u>	Project # <u>1002074</u>		

[Signature]
 Planner signature / date

Form revised 4/07

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- ^{N/A} 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

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**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers 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.

Jack Spilman
Applicant name (print)
Jack A. Spilman June 21 11
Applicant signature / date

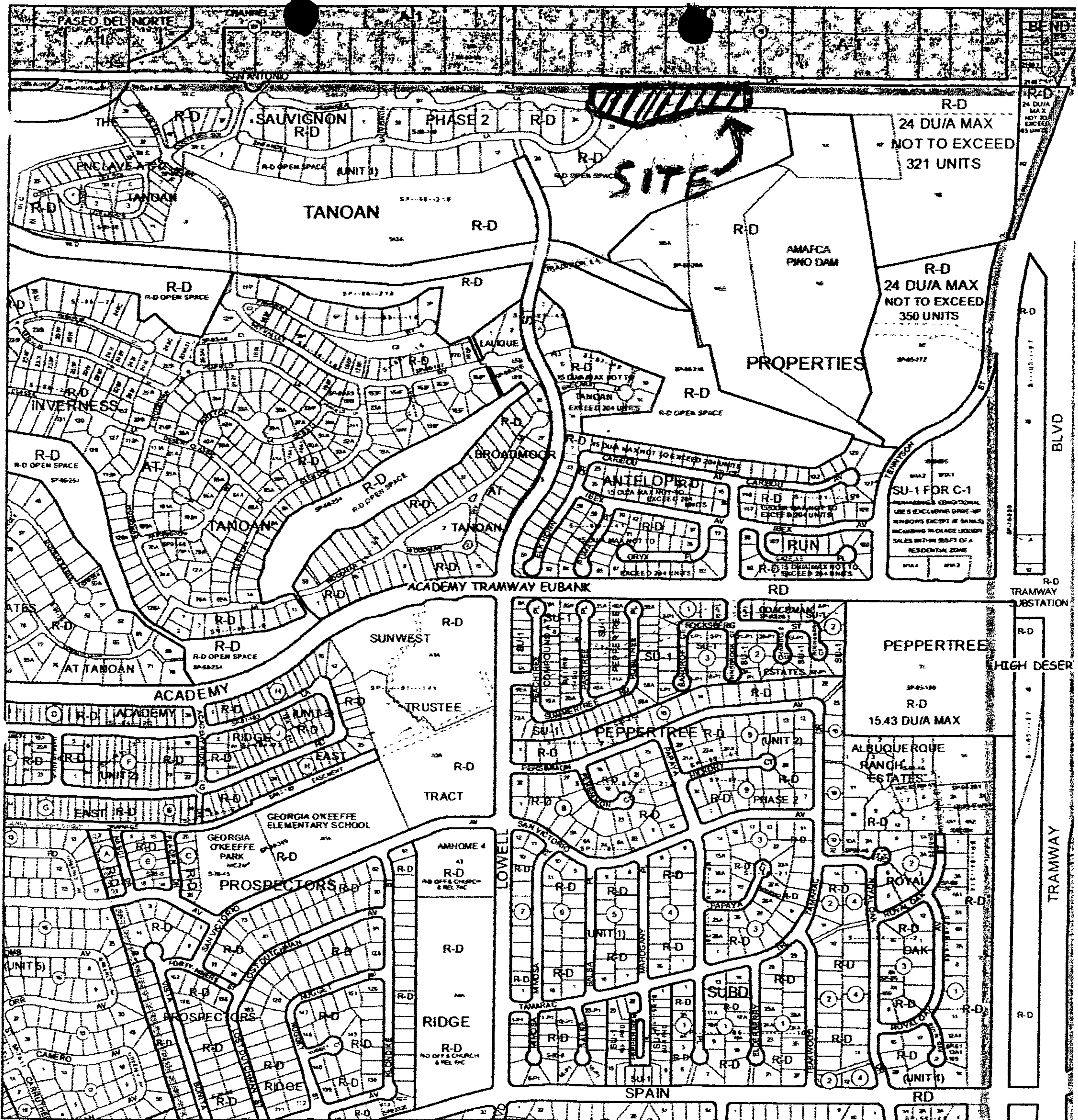


Form revised October 2007


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

Application case numbers
110283 - 70041

[Signature] 6-21-11
Planner signature / date
Project # 1002074

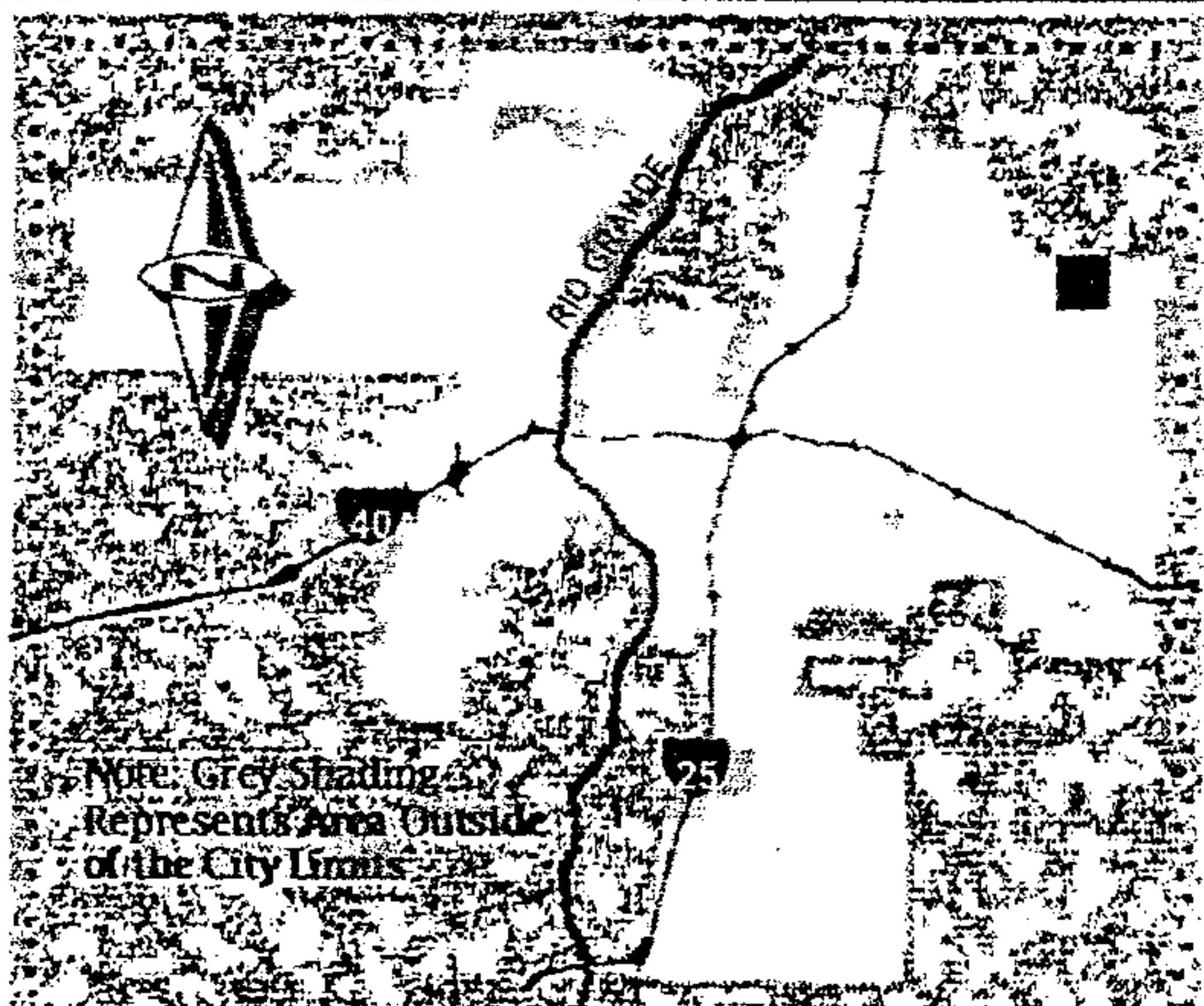


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 5/1/2006



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-22-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

TO; CITY OF ALBUQUERQUE, DEVELOPMENT REVIEW BOARD

RE; TRACT LETTERED C-TWO-A OF THE PLAT OF TRACT C-2-A OF
SAUVIGNON SUBDIVISION

SUBJECT: THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT C-2-A INTO
2 LOTS AND GRANT ANY EASEMENTS AS SHOWN.

GALBRETH

June 21, 2011

Current DRC Project No. _____

Date Submitted: _____
 Date Site Plan for Bldg Permit App: _____
 Date Site Plan for Sub. Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____

Figure 12

INFRASTRUCTURE LIST

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

DRB Project No. _____

Tract C-2-A-1

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS									
		20' F-F	CURB AND GUTTER (APPROX. 51 LF) AND NECESSARY SAWCUT AND PAVEMENT TO MATCH EXISTING PAVEMENT SECTION	SOUTH SIDE OF SAN ANTONIO	EXISTING CONCRETE CURB AND GUTTER	EAST PROPERTY LINE	____/____/____	____/____/____	____/____/____
		4' WIDE	PCC SIDEWALK (APPROX. 438 LF)	SOUTH SIDE OF SAN ANTONIO	WEST PROPERTY LINE	EAST PROPERTY LINE	____/____/____	____/____/____	____/____/____

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
PREPARED BY: <u>Anthony Harris</u> <u>6-21-11</u> PRINT NAME DATE FIRM: <u>Harris Surveying Inc.</u> SIGNATURE: <u>[Signature]</u>	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
	UTILITY DEVELOPMENT	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION _____				DATE

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Harris Surveying/Jacks High Country PHONE: 889-8056
 ADDRESS: 2412D Monroe St. N.E. FAX: 889-80645
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: tong@harrissurveying.comcastbiz.net

APPLICANT: William E. Galbreath/Land Development LLC PHONE: 298-8103
 ADDRESS: 4830 Juan Tabo N.E. Suite H FAX: _____
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: requesting waiver to building of sidewalk until further development.

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

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

Lot or Tract No. Tract C-2-A Block: — Unit: —
 Subdiv/Addn/TBKA: Sauvignon Subdivision
 Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No —
 Zone Atlas page(s): E-22 UPC Code: 102206234251410606

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____
Project No. 1002074 / 11 DRB-70041

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 2.5707
 LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio Drive
 Between: Lowell St. and Tennyson St.

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

SIGNATURE Anthony L. Harris DATE 3-28-11
 (Print) Anthony L. Harris Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB - 70081</u>	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>SW</u>	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input 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	_____	_____	_____	\$ _____
				Total
				\$ <u>20.00</u>

Hearing date April 13, 2011

[Signature]

4-5-11

Project # 1002074

Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ 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)
 ___ List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter briefly describing, explaining, and justifying the variance or waiver
 List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers 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.

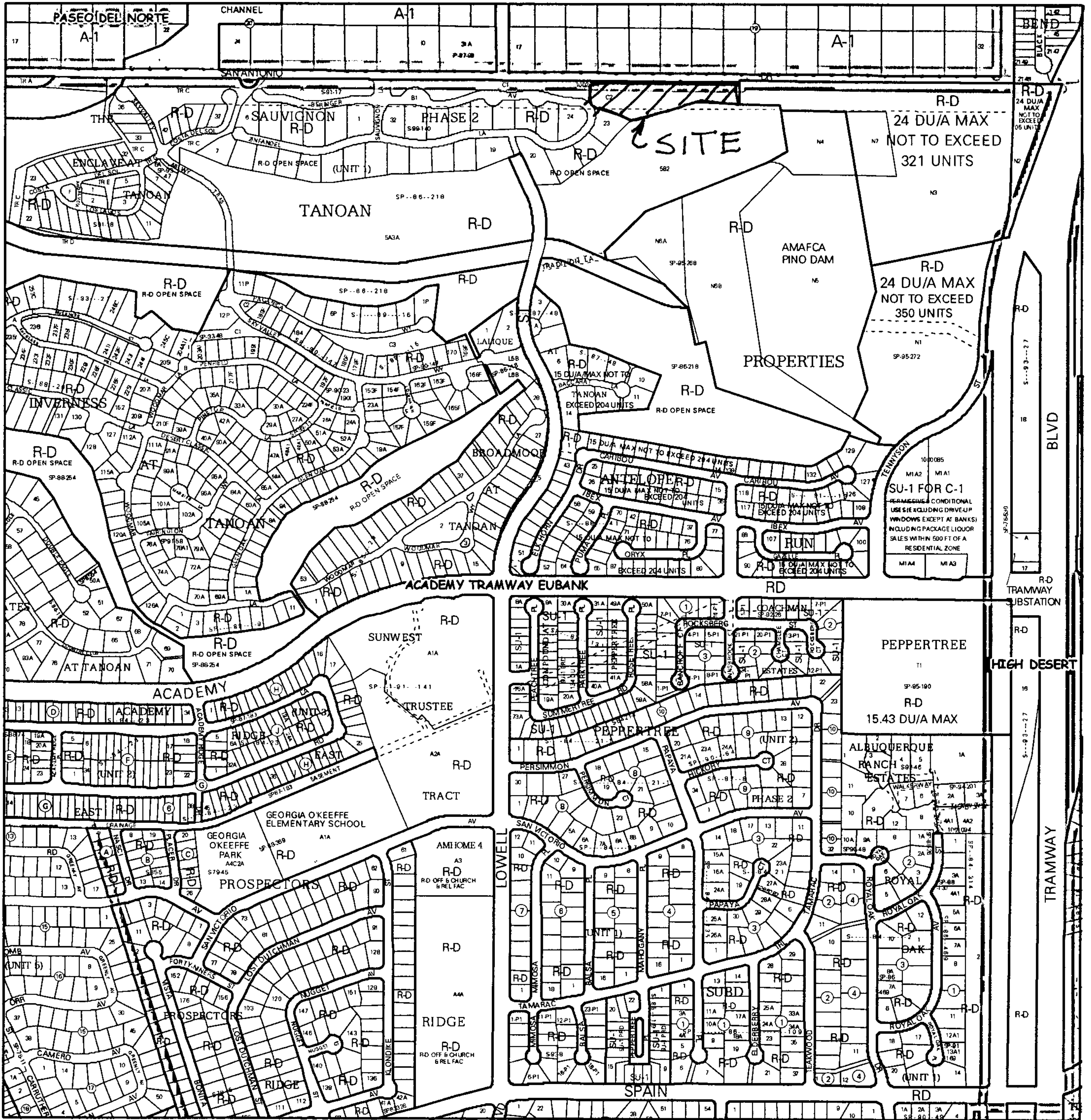
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Anthony Harris
 Applicant name (print)
Anthony Harris 3-29-11
 Applicant signature / date



- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
110RB - 70081

Form revised 4/07
[Signature] 4-5-11
 Planner signature / date
 Project # 1002074



For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Map amended through: 2/18/2007

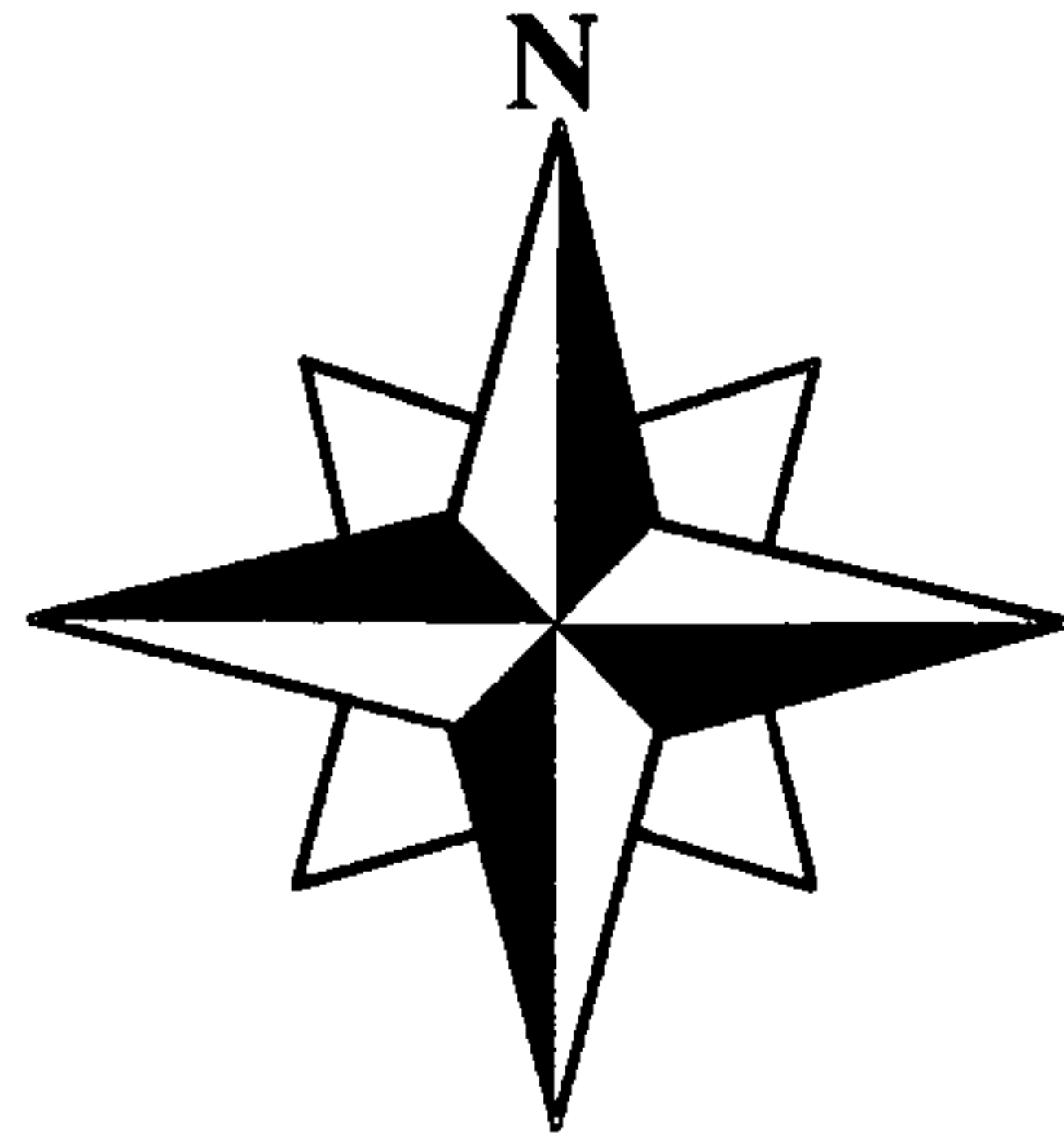
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-22-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet



Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110

*Phone (505) 889-8056 * Fax (505) 889-8645*

April 5, 2011

To: DRB Board

Re: Sidewalk Waiver

Dear: Board Members

Harris Surveying Inc. and Jacks High County at the request of our client, Dr. Bill Galbreth, is requesting a wavier to building the 4 foot sidewalk along San Antonio Drive until the next phase of development.

Due to the economy, Dr. Galbreth has had to adjust his plans to develop his property from the entire site into 2 phases. The first phase will be at the East end of the development. Once that has been completed, the West end or Phase 2 will be started. Phase 1 will be named Tuscany Village and Phase 2 will be a part of the Sauvignon Development. At the time of the plat being prepared for each phase is when Dr. Galbreth would like the sidewalk requirement to be part of the platting action.

If there are any questions please feel free to contact me at my office.

Thank you,

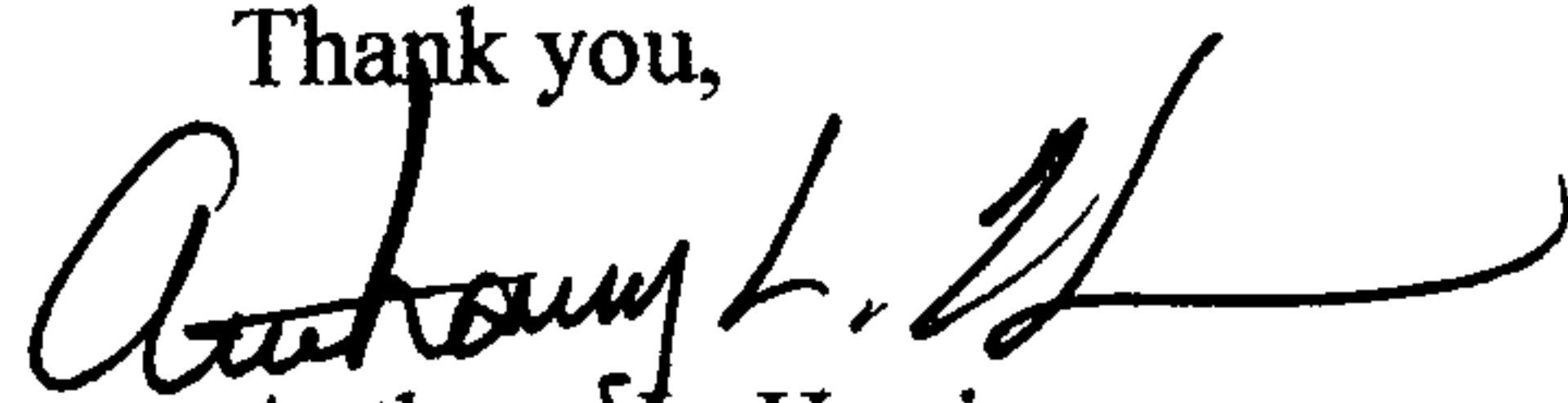
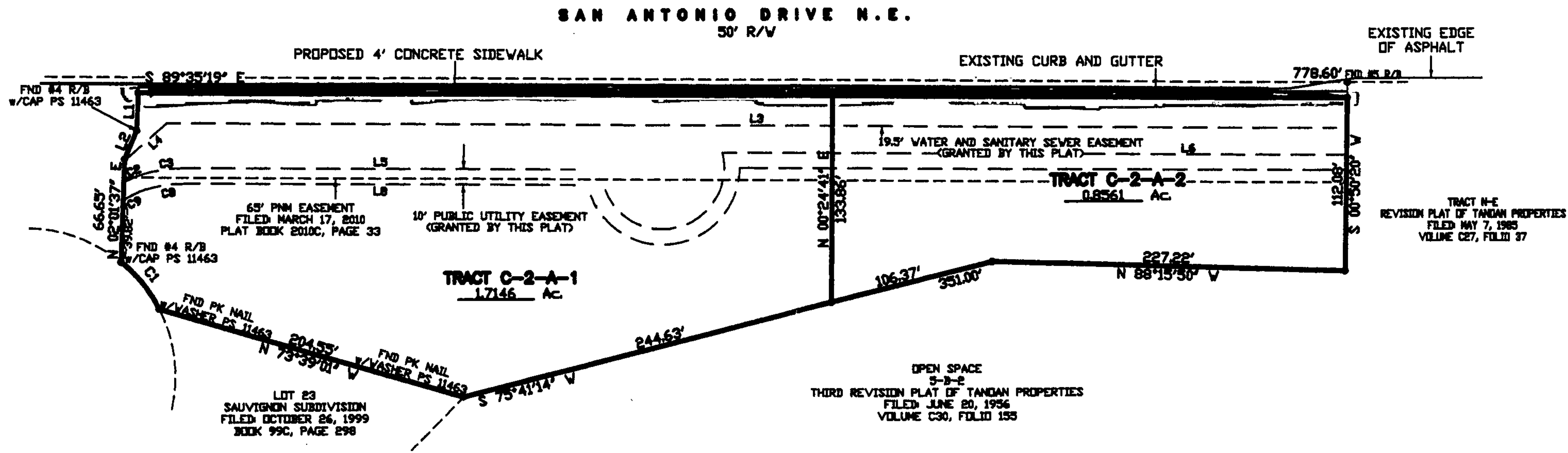

Anthony L. Harris

EXHIBIT SHOWING
SIDEWALK VARIANCE REQUEST
FOR
TRACTS C-2-A-1 AND C-2-A-2
SAUVIGNON SUBDIVISION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2011



Scale: 1" = 100'
Order No.: RE08-0114
Field Book: Page:



DRB CASE ACTION LOG
(Preliminary/Final)

EPLAN APPLICATION

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

DRB Application No.: *11DRB- 70041*

Project # *1002074*

Project Name: *Savignon Subdivision*

Agent: *Jack's High Country*

Phone No.:

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- TRANSPORTATION:** _____

- ABCWUA:** _____

- CITY ENGINEER / AMAFCA:** _____

- PARKS / CIP:** _____

- PLANNING (Last to sign):** _____

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

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



DRB CASE ACTION LOG *(Preliminary/Final)*

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

DRB Application No.: 11DRB-70041

Project # 1002074

Project Name: *Savignon Subdivision*

Agent: *Jacks High Country*

Phone No.:

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____

-Tax printout from the County Assessor.

3 copies of the approved site plan. Include all pages.

County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

March 2, 2011

DRB Comments

ITEM # 3

PROJECT # 1002074

APPLICATION # 11-70041

RE: Tract C-2-A, Sauvignon Subdivision

Refer to comments from Transportation Development regarding access on San Antonio.

Please provide a copy of adjoining plats – do proposed easements align with existing easements?



Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov



Supplemental form

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> for Subdivision</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment (AA)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>S Z ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>L A APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
--	--

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:

Professional/Agent (if any): Jacks High Country Inc (Jack Spilman Pres.) PHONE: 898-3707
 ADDRESS: 8953 2nd N.W., A FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____

APPLICANT: William E. Galbreth, Land development LLC PHONE: 298-8103
 ADDRESS: 4830 Juan Tabo NE STE. H FAX: _____
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: We wish to divide Tract C-2-A, into Two lots and grant any easements as shown.

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

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

Lot or Tract No. Tract C-Two-A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Sauvignon Sub-division
 Existing Zoning: _____ Proposed zoning: _____
 Zone Atlas page(s): E-22 UPC Code: 102 206 234 25 1410 MRGCD Map No 606

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: One No. of proposed lots: Two Total area of site (acres): 2.5707
 LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio DR. NE.
 Between: _____ and _____

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

SIGNATURE Jack A. Spilman DATE _____
 (Print) Jack Spilman Applicant: Agent

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB - 70041</u>	<u>P&F</u>	_____	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input 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>March 2, 2011</u>			Total <u>\$ 305.00</u>

Jack Spilman 2-17-11 Project # 1002074
 Planner signature / date

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- ~~NA~~ 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- ~~MA~~ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ~~MA~~ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

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**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers 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.

Jack Spilman
Applicant name (print)
Jack A. Spilman
Applicant signature / date

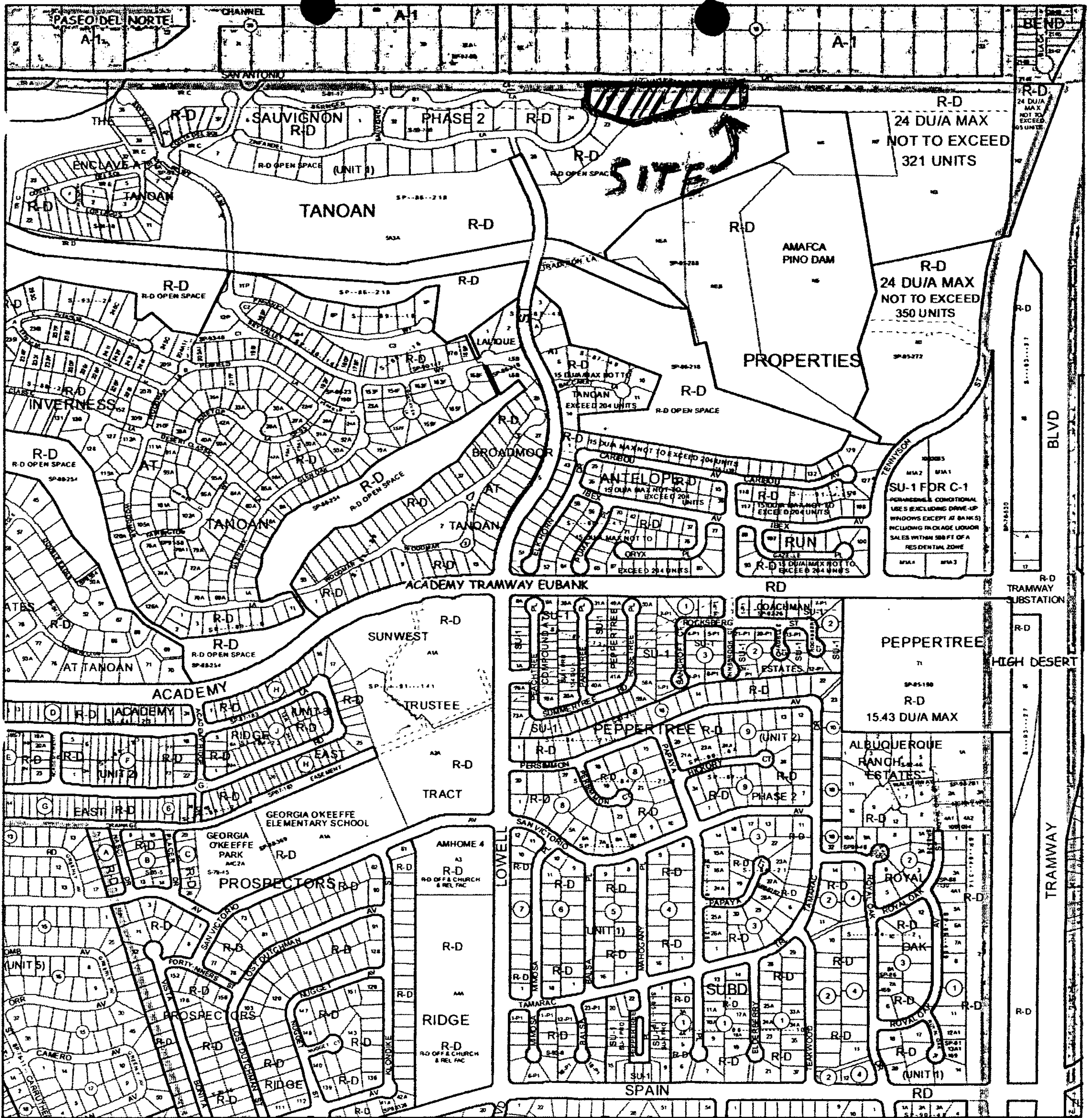


Form revised October 2007

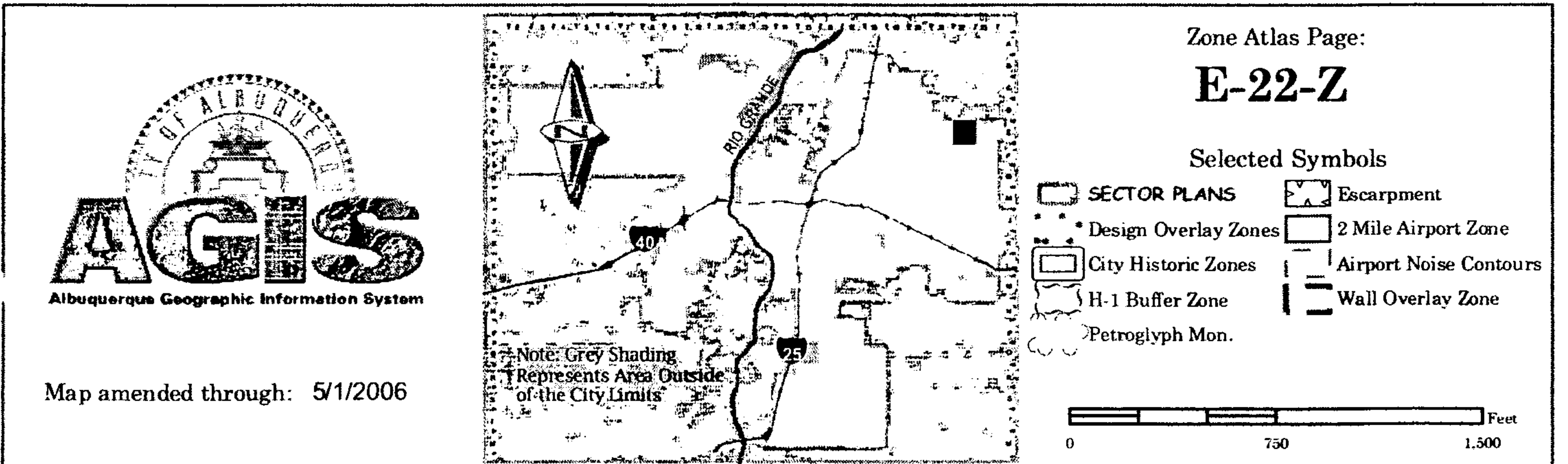
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
11DRB - 70041

[Signature] 2-12-11
Planner signature / date
Project # 1002074



For more current information and more details visit: <http://www.cabq.gov/gis>



Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

TO; CITY OF ALBUQUERQUE, DEVELOPMENT REVIEW BOARD

RE; TRACT LETTERED C-TWO-A OF THE PLAT OF TRACT C-2-A OF
SAUVIGNON SUBDIVISION

SUBJECT: THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT C-2-A INTO
2 LOTS AND GRANT ANY EASEMENTS AS SHOWN.

GALBRETH

FEBRUARY 17, 2011

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and William E. Galbreth, Land Development LLC ("Developer") effective as of this 17 day of February, 2011, and pertains to the subdivision commonly known as _____, and more particularly described as Sauvignon Sub-division
Tract C-2-A

(the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily- ___ units" with the number of units filled in.]

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

2. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
3. The amount of the fee shall be:

Doc# 2011016985

02/17/2011 01:58 PM Page: 1 of 3
AGRE R: \$13.00 M. Toulouse Oliver, Bernalillo County



- If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

4. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

5. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

6. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

7. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 5 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

William E. Galbreath
Signature

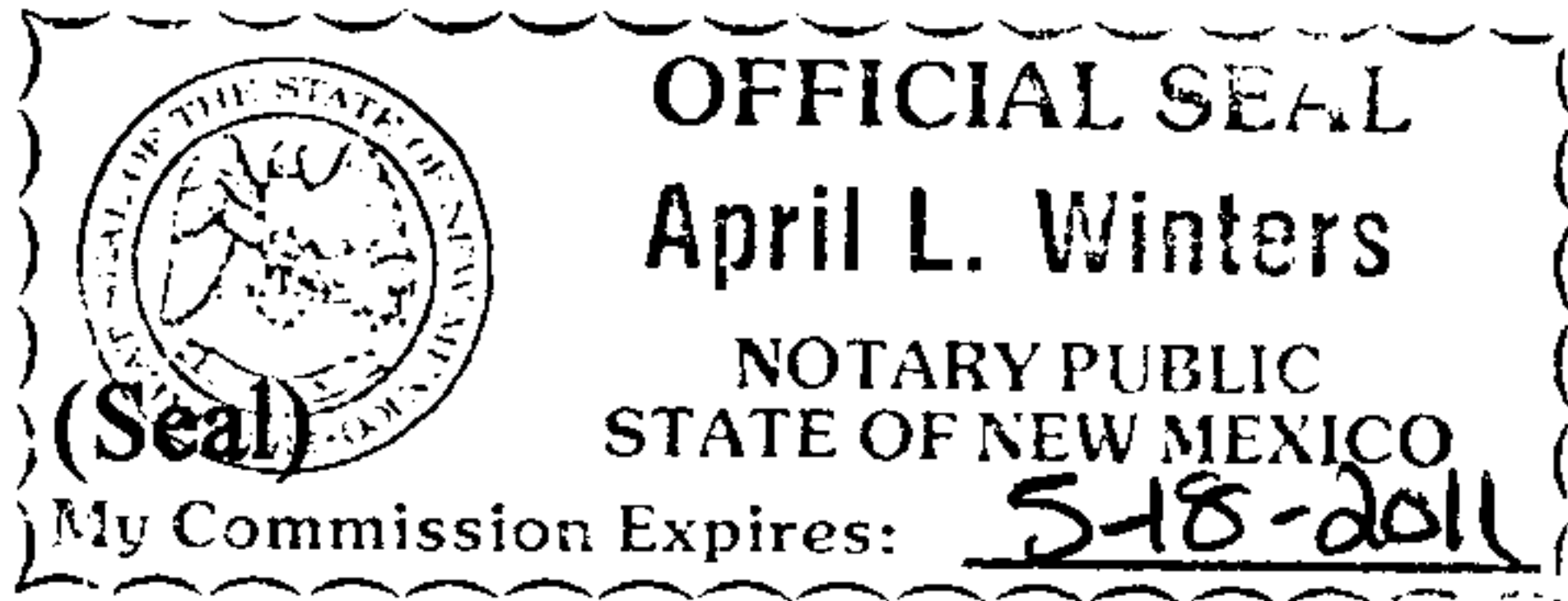
William E Galbreath President
Name (typed or printed) and title

Galbreath Land Development Co.

Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Feb. 17, 2011, by Dr. William Galbreth as President of Galbreth Land & Dev. Co., a corporation.



April L. Winters
Notary Public

My commission expires: May 18, 2011

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters, Facilities Fee Planner
Name (typed or printed) and title

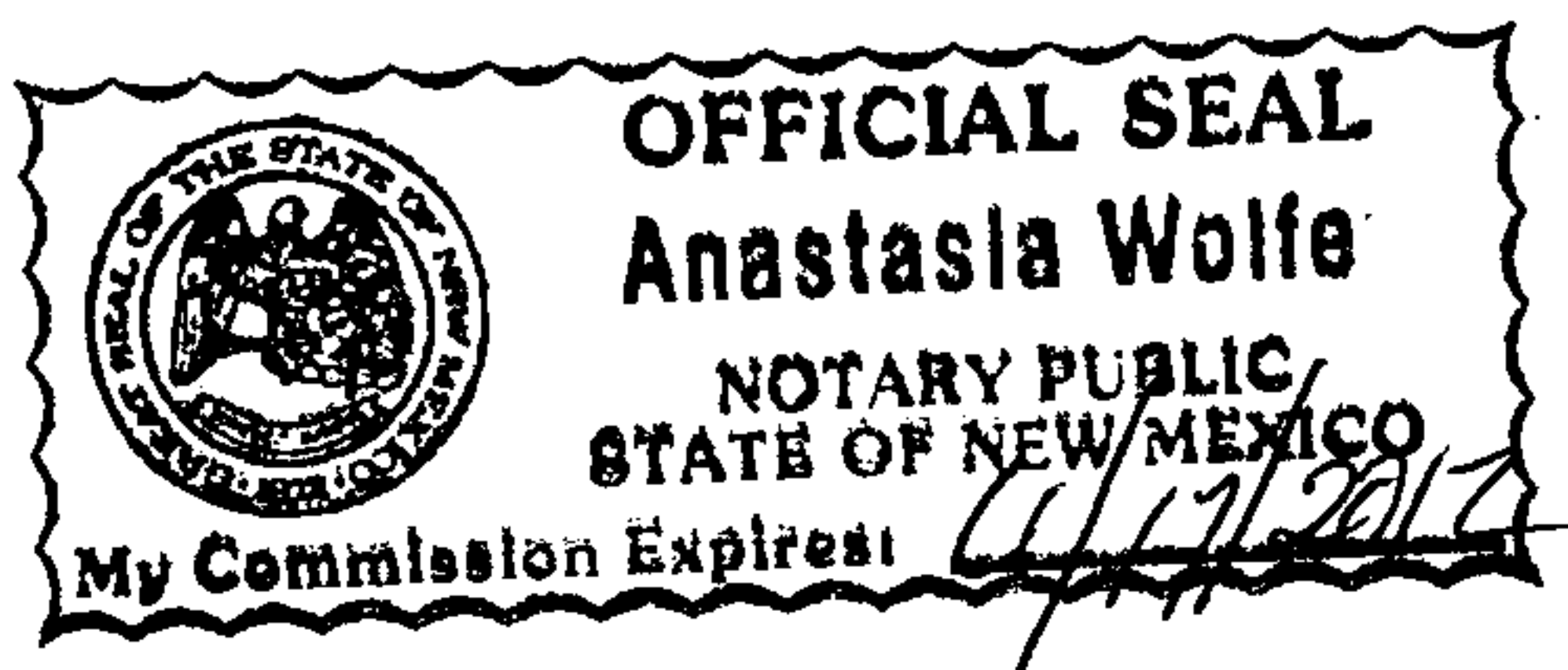
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 2/17/2011, by April L. Winters as Facilities Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

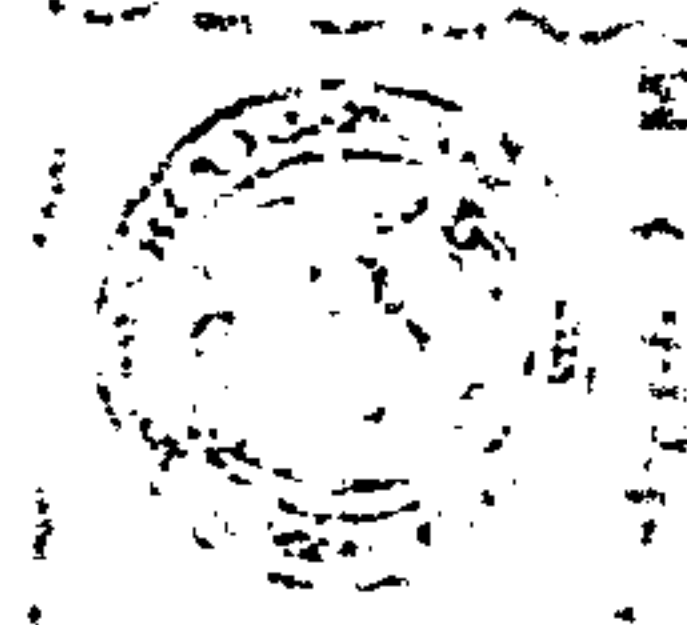
(Seal)

Anastasia Wolfe
Notary Public

My commission expires: 6/17/2012



Betty King
842-4574

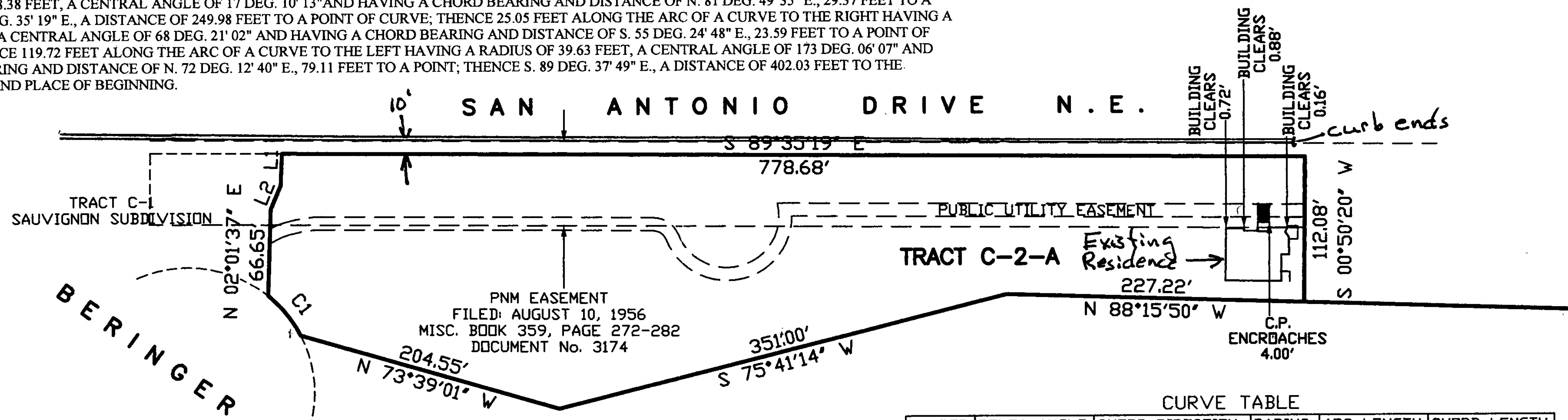


U.S. POSTAGE
FIRST CLASS
PERMIT NO. 100
NEW YORK, N.Y.

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING A PUBLIC UTILITY EASEMENT LOCATED WITHIN TRACT C-2-A, SAUVIGNON SUBDIVISION, PHASE 11, ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 17, 2010 IN PLAT BOOK 2010C, PAGE 33, SAID PUBLIC UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, WHENCE NORTHEAST CORNER OF SAID TRACT C-2-A, SAUVIGNON SUBDIVISION, BEARS N. 00 DEG. 50' 20" E., A DISTANCE OF 36.83 FEET RUNNING THENCE AS AN EASEMENT S. 00 DEG. 50' 20" W., A DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER; THENCE N. 89 DEG. 37' 49" W., A DISTANCE OF 390.73 FEET TO A POINT OF CURVE; THENCE 137.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 49.63 FEET, A CENTRAL ANGLE OF 158 DEG. 27' 48" AND HAVING A CHORD BEARING AND DISTANCE OF S. 79 DEG. 31' 49" W., 97.50 FEET TO A POINT OF REVERSE CURVE; THENCE 13.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 11.00 FEET, A CENTRAL ANGLE OF 68 DEG. 21' 02" AND HAVING A CHORD BEARING AND DISTANCE OF N. 55 DEG. 24' 48" W., 12.36 FEET TO A POINT; THENCE N. 89 DEG. 35' 19" W., A DISTANCE OF 249.99 FEET TO A POINT OF CURVE; THENCE 26.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 88.38 FEET, A CENTRAL ANGLE OF 17 DEG. 10' 03" AND HAVING A CHORD BEARING AND DISTANCE OF S. 81 DEG. 49' 30" W., 26.38 FEET TO A POINT OF A COMPOUND CURVE; THENCE 16.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 55.38 FEET, A CENTRAL ANGLE OF 17 DEG. 02' 39" AND HAVING A CHORD BEARING AND DISTANCE OF S. 64 DEG. 43' 09" W., 16.41 FEET TO THE SOUTHWEST CORNER; THENCE N. 02 DEG. 01' 37" E., A DISTANCE OF 11.88 FEET TO THE NORTHWEST CORNER, BEING A POINT OF CURVE; THENCE 12.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.38 FEET A CENTRAL ANGLE OF 10 DEG. 56' 22" AND HAVING A CHORD BEARING AND DISTANCE OF N. 67 DEG. 46' 18" E., 12.46 FEET TO A POINT OF A COMPOUND CURVE; THENCE 29.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 98.38 FEET, A CENTRAL ANGLE OF 17 DEG. 10' 13" AND HAVING A CHORD BEARING AND DISTANCE OF N. 81 DEG. 49' 35" E., 29.37 FEET TO A POINT; THENCE S. 89 DEG. 35' 19" E., A DISTANCE OF 249.98 FEET TO A POINT OF CURVE; THENCE 25.05 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 21.00 FEET, A CENTRAL ANGLE OF 68 DEG. 21' 02" AND HAVING A CHORD BEARING AND DISTANCE OF S. 55 DEG. 24' 48" E., 23.59 FEET TO A POINT OF REVERSE CURVE; THENCE 119.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 39.63 FEET, A CENTRAL ANGLE OF 173 DEG. 06' 07" AND HAVING A CHORD BEARING AND DISTANCE OF N. 72 DEG. 12' 40" E., 79.11 FEET TO A POINT; THENCE S. 89 DEG. 37' 49" E., A DISTANCE OF 402.03 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING.

EXHIBIT SHOWING
 10' PUBLIC UTILITY EASEMENT
 WITHIN
 TRACT C-2-A
 SAUVIGNON SUBDIVISION
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2010



PNM EASEMENT
 FILED: AUGUST 10, 1956
 MISC. BOOK 359, PAGE 272-282
 DOCUMENT No. 3174

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	23°35'54"	N 38°45'36" W	96.00	39.54	39.26
C2	10°56'22"	N 67°46'18" E	65.38	12.48	12.46
C3	17°10'13"	N 81°49'35" E	98.38	29.48	29.37
C4	68°21'02"	S 55°24'48" E	21.00	25.05	23.59
C5	173°06'07"	N 72°12'40" E	39.63	119.72	79.11
C6	158°27'48"	S 79°31'49" W	49.63	137.25	97.50
C7	68°21'02"	N 55°24'48" W	11.00	13.12	12.36
C8	17°10'03"	S 81°49'30" W	88.38	26.48	26.38
C9	17°02'39"	S 64°43'09" W	55.38	16.47	16.41

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 02°22'05" W	24.47'
L2	S 23°01'35" W	19.87'



Scale: 1" = 100'
 Order No.: 10-0557
 Field Book: Page:



Anthony L. Harris

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
 2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
 Telephone (505) 889-8056 • FAX (505) 889-8645

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): MARK BURAK PHONE: 235-2256
 ADDRESS: 1512 SAGEBRUSH TR SE FAX: _____
 CITY: ABQ STATE NM ZIP 87123 E-MAIL: mburak@comcast.net

APPLICANT: _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: SUBDIVIDE 1 LOT INTO 5 LOTS

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

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

Lot or Tract No. TR C-2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: SAUVIGNON IP2
 Existing Zoning: OPEN SPACE Proposed zoning: R-1 MRGCD Map No _____
 Zone Atlas page(s): E-22 UPC Code: _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 5 Total area of site (acres): 2.57
 LOCATION OF PROPERTY BY STREETS: On or Near: SAN ANTONIO DR
 Between: LOWELL and TRAMWAY

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

SIGNATURE Mark Burak DATE 2/4/10
 (Print) MARK BURAK Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- 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>1000RB 70052</u>	<u>PEP CMF</u>	<u>5(3)</u>	<u>\$ 495.00</u>
_____	_____	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>02/24/10</u>			Total <u>\$ 515.00</u>

Sandy Handley 02/12/10 Project # 1002074
 Planner signature / date

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- ~~N/A~~ 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - ~~N/A~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**
- 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**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers 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.

MARK BURAK
Applicant name (print)
Mark Burak 2/4/10
Applicant signature / date

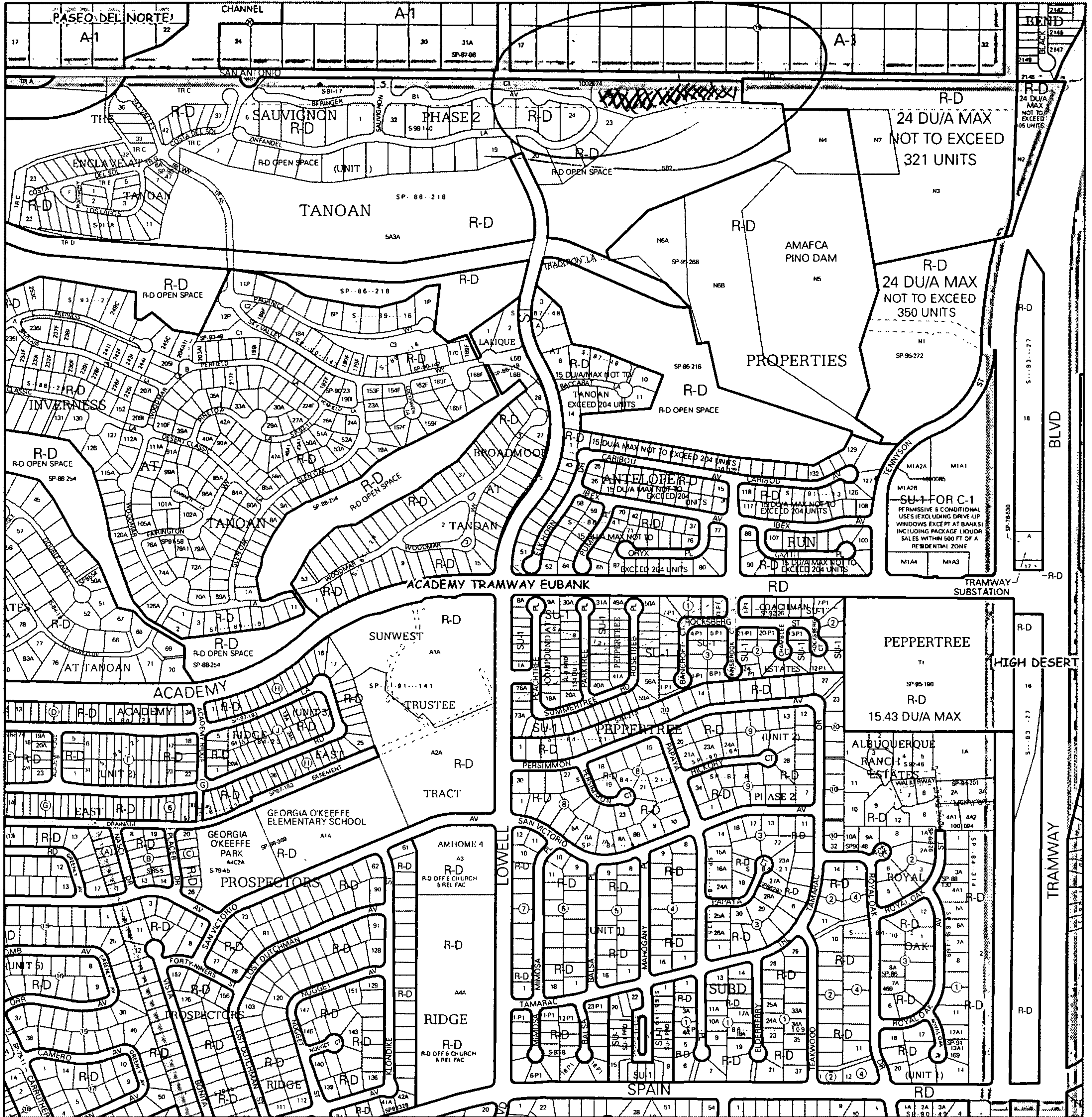


Form revised October 2007

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

Application case numbers
10DRB - 70052

Sandy Handley 02/12/10
Planner (signature / date)
Project # 1002074



For more current information and more details visit: <http://www.cabq.gov/gis>

Albuquerque Geographic Information System

Map amended through: 6/5/2009

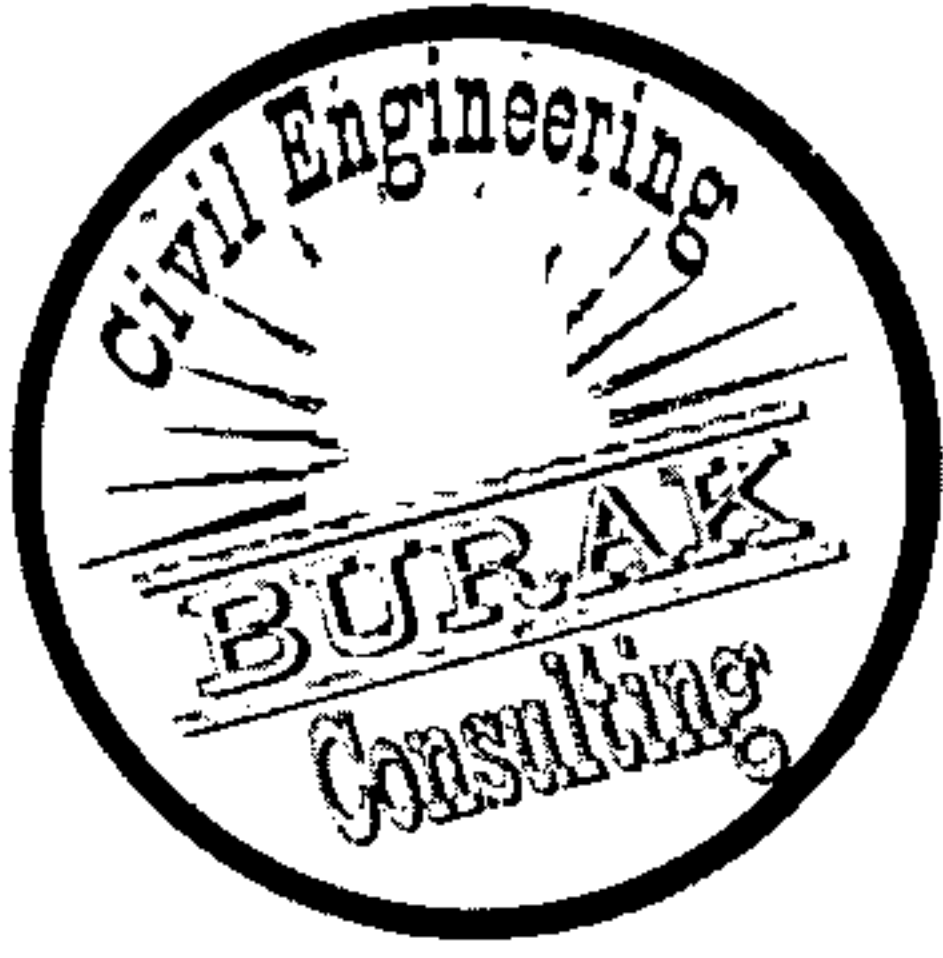
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-22-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1500 Feet



Mark H. Burak, P.E.

1512 Sagebrush Trail SE Albuquerque, NM 87123 (505) 296-0461 235-2256 cell 296-0467 fax

Date: February 8, 2010

To: Jack Cloud, DRB Chair
City of Albuquerque
Plaza Del Sol
600 2nd Street
Albuquerque, NM 87110

Re: Tuscany Village DRB Submittal

This letter is intended to note the purpose of the proposed platting of Lot C2 Sauvignon into four patio home lots and one larger remainder parcel. The subdivision will be known as Tuscany Village and contains a total area of 2.7 acres. The four patio home lots will average about 0.24 acres each and the remainder will comprise about 1.7 acres.

Please see attached for submittal:

6-sets	Proposed plat with signatures
1-copy	Zone Atlas Page E-22
1-copy	Signed APS fee letter

Thank you for your consideration regarding this matter and please feel free to contact me at 235-2256 if you have any questions.

Sincerely,
Mark Burak

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

and DR WILLIAM GALBRETH ("Developer") effective as of this 8th day of February, 2010, and pertains to the subdivision commonly known as TUSCANY VILLAGE and more particularly described as LOTS 1-5 TUSCANY VILLAGE *[use new legal description of subdivision]*

(the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- ___ units" with the number of units filled in.]

- LOT 1 - 10100 SAN ANTONIO DR NE
- LOT 2 - 10104 SAN ANTONIO DR NE
- LOT 3 - 10108 SAN ANTONIO DR NE
- LOT 4 - 10112 SAN ANTONIO DR NE
- LOT 5 - 10116 SAN ANTONIO DR NE

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
 - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

DRB Project # _____

APS Cluster La Cueva

Dr William Galbreath
Signature

Dr William Galbreath Developer
Name (typed or printed) and title

Dr William Galbreath
Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Feb 8th 2010, by Dr William Galbreath
Dr William Galbreath as Dr William Galbreath of Galbreath Land Development, a corporation.
Developer Developer LLC

(Seal) Jessica D. Salgado-Retty
Notary Public
My commission expires: 6/24/2011

ALBUQUERQUE PUBLIC SCHOOLS

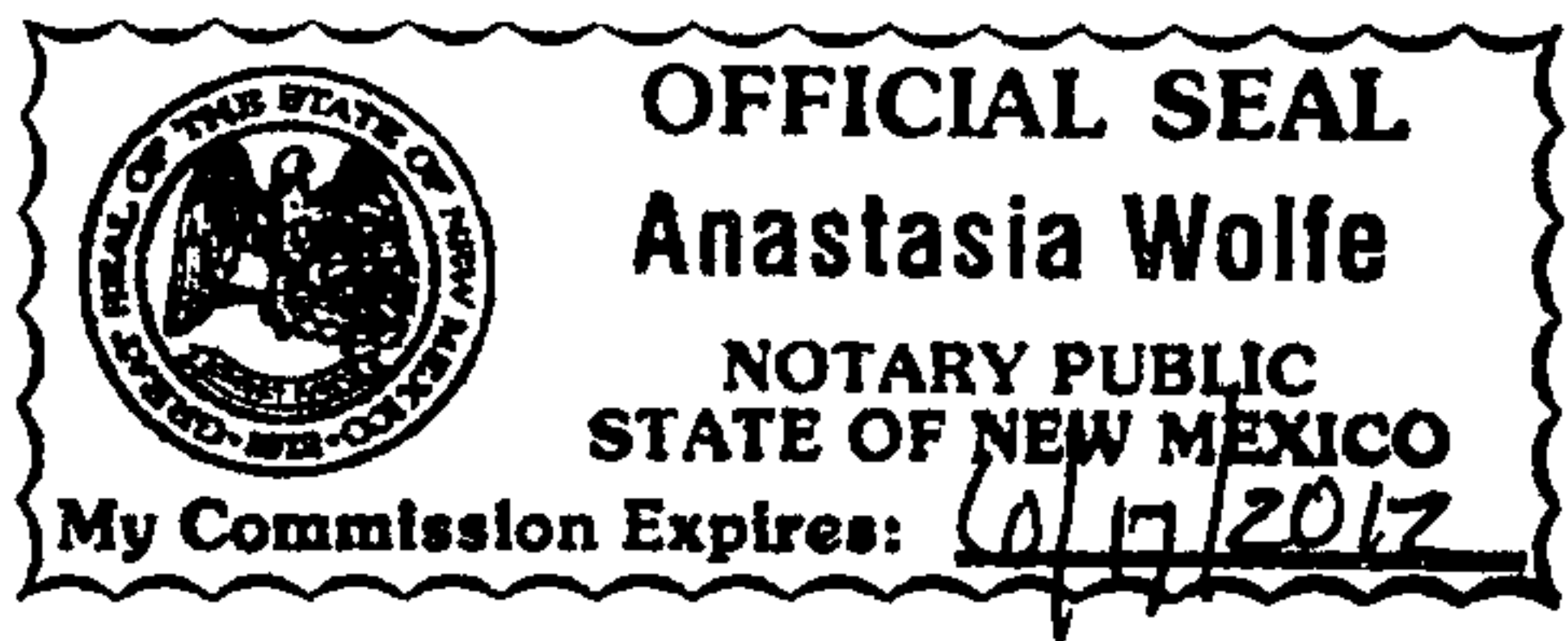
By: April L. Winters
Signature

April L. Winters, Facilities Fee Planner
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 2/17/2010, by April Winters
_____ as Facilities Fee Planner of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under
the laws of the State of New Mexico.

(Seal) Anastasia Wolfe-Baca
Notary Public
My commission expires: 6/17/2012



3/3/10

TO: JACK CLOUD

FR: MARK BURAK, AGENT

RE: PROJECT 1002074

Dear Mr. Cloud:

Please defer the above project for one week. We are still working out details with drainage.

Thank You.

Mark Burak

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

February 24, 2010

DRB Comments

ITEM # 8

PROJECT # 1002074

APPLICATION # 10-70052

RE: Tract C-2, Sauvignon Phase 2

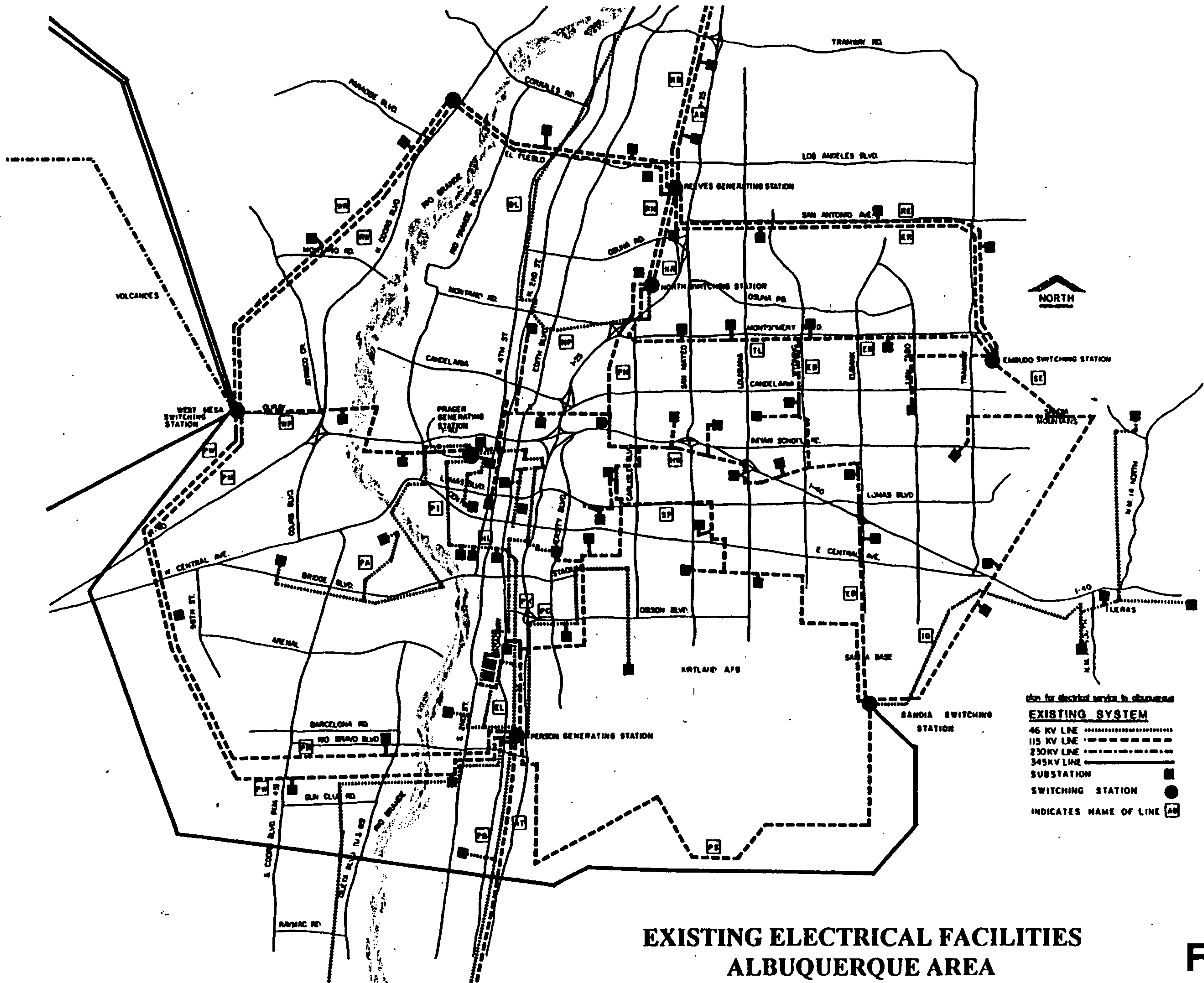
Vacation of the PNM Easement was approved on March 18, 2009; the vacated easement must be shown on a replat within one year from the date of approval, or the vacation will expire; what is the status of the other portions of the easement that was vacated?

The zoning for the site is R-D; the Albuquerque Geographic Information System (AGIS) indicates this property is for Open Space, but the Academy-Tramway-Eubank Sector Development Plan indicates this tract is designated for single-family detached residential, 4 Dwelling Units per Acre. AGIS and the Zoning Enforcement Division need to verify that the sector plan has not been amended.

A site sketch is needed to demonstrate setbacks can be met (particularly, 15 ft rear setback).



Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov



**EXISTING ELECTRICAL FACILITIES
ALBUQUERQUE AREA**

Figure 2

the existing wood H-frame structures. In order to maintain the correct safety clearances from the ground and from each of the three conductors per transmission line, the structure height will be typically 80 feet above ground.

Figure 5, Existing Conditions, illustrates the existing width of the PNM easement (identified in the blue screened area) and the existing structure locations for both transmission lines shown as green circles. Figure 6, Proposed Conditions, illustrates the proposed reduced width of the PNM easement (identified in the pink screened area) and the proposed structure locations shown as pink circles. PNM is notifying the affected neighborhood associations.

I appreciate that you and Russell Brito were able to meet with PNM prior to the submittal to discuss and confirm the appropriate action necessary for this developer-initiated project. If there are further questions or clarification necessary, please contact me at (505) 241-2792. I look forward to the approval of this request.

Sincerely,

A handwritten signature in cursive script that reads "Laurie Moye".

Laurie Moye,
Coordinator Regulatory Relations and Public Participation

Enclosures

PNM
Alvarado Square
Albuquerque, NM 87158-0600
505 241-2700
Fax 505 241-2363
www.pnm.com



*A personal commitment
to New Mexico*

February 16, 2009

Mr. Jack Cloud
DRB Chairman
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Subject: Proposed Relocation of the RE/ER 115kV Transmission Lines

Dear Mr. Cloud:

PNM is requesting DRB review and approval for a change in PNM's structure type due to a developer-initiated project in the far Northeast Heights (Figure 1, Project Area). On page 1 of the Rank II City of Albuquerque/Bernalillo County Electric Service Transmission & Subtransmission Facilities Plan (1995-2005) as amended in 2000, (Electric Facility Plan), this action is described as an Insignificant Change.

The developer's project will cause the need for PNM to reduce the size of its existing easement by 85 feet, currently at 150 feet, to a proposed 65 feet in width requiring PNM to relocate a small (4,200 feet) portion of two major transmission lines that form an important loop around the City of Albuquerque (Figure 2). The proposed reduction in easement will cause PNM to relocate and change the type of four sets of structures currently within the existing easement.

PNM has two separate 115 kV electric transmission facilities named the RE and the ER lines that consist of H-frame structures (Figure 3, H-Frame Structures). In order to reduce PNM's easement, the H-frame structures will be replaced with double-circuit steel single-pole structures, which can accommodate 115 kV transmission line conductors for both lines (Figure 4, New Structures). The typical structure type for double-circuit structures is shown in the Electric Facility Plan as Figure D-4, 115kV Steel Tangent Double-Circuit Structure; however, the proposed design has been changed to accommodate the reduction in easement width. The relocation of the two transmission lines can only occur during the month of March due to the heavy electric demand and critical nature of these important transmission lines. For PNM's crew safety, the transmission lines must be taken out of service and remain out of service until the work is complete.

The two existing transmission lines use the "H" frame structures. The requested action will place both transmission lines on single-pole structures. The single-pole structure type will be self-weathering steel, often referred to as Cor-ten, and brown in color, which will closely match

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

February 17, 2009

Mr. Jack Cloud
City of Albuquerque,
Development Review Board Chair
P.O. Box 1293
Albuquerque, NM 87103

Re: Vacation of Private Easement: Tract C2, Sauvignon Subdivision Phase 2

Dear Mr. Cloud:

The purpose of this submittal is to request the vacation of a portion of an existing PNM private easement depicted on the attached exhibit, and located on the referenced property. We have discussed this vacation with Ms. Laurie Moye and Mr. Blake Forbes of PNM. Additionally, the property owner, Dr. William Galbreth has negotiated an agreement with PNM to consolidate power lines in this area from 2 sets of wooden structures to single metal facilities. This consolidation will occur in 4 separate locations. Concurrent to this vacation request, PNM has requested approval of a Site Development Plan for Building Permit to allow for this consolidation.

We understand that, if approved, this vacation must be shown on a plat, approved by the D.R.B. within 1 year. We propose to subdivide the subject property into single family residential units in the near future. This future request will acknowledge the vacation.

Please schedule this request to be heard before the D.R.B. on Wednesday, March 18, 2009.

Sincerely,



Paul M. Wymer, AIA, AICP
Project Manager
Community Development and Planning

PMW/cc
Enclosures

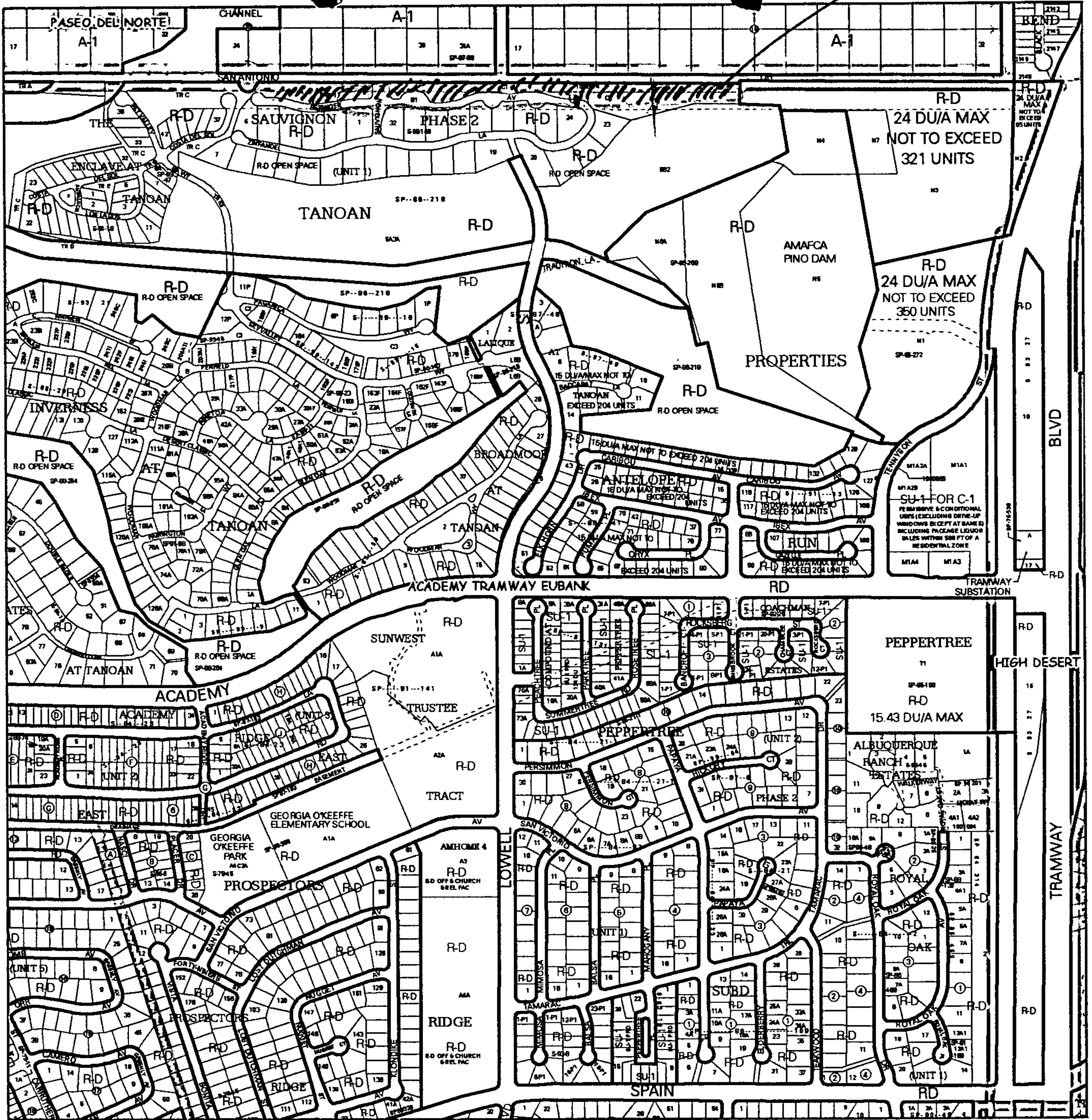
cc: Dr. William Galbreth
Laurie Moye, PNM
Blake Forbes, PNM
Craig Hoover, BHI

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

site



For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: 6/13/2008

Zone Atlas Page:
E-22-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

Feet

0 750 1,500

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
- List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- 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)
- List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers 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.

Laurie Moxe
Applicant name (print)
Laurie Moxe 2-17-09
Applicant signature / date



Form revised 4/07

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

Application case numbers
09 DEB- - Tax 67

Sandy Handley 02/17/09
Planner signature / date
Project # 1002074

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

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

Laurie Moye
 Applicant name (print)
Laurie Moye 2-17-09
 Applicant signature / date



Form revised October 2007

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

Application case numbers
09DRB - 70008

Sandy Handley 02/17/09
 Planner signature / date
 Project # 1002074

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** 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:

Professional/Agent (if any): Laurie Moye PHONE: 241-2792
 ADDRESS: PNM Alvarado Square FAX: 241-2363
 CITY: Albuquerque STATE NM ZIP 87158 E-MAIL: L.Moye@pnm.com

APPLICANT: PNM PHONE: _____
 ADDRESS: see above FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: leasehold owners List all owners: see attached

DESCRIPTION OF REQUEST: vacation/reduction of existing PNM electric transmission line easement to accommodate developer initiated project and relocation of electric transmission structure

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

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

Lot or Tract No. C-1 & C-2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: SAN VIGON & TANOAN
 Existing Zoning: _____ Proposed zoning: _____
 Zone Atlas page(s): E-22 UPC Code: 102206234251910604 MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
91-111-V-99-40; 1002074

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: N/A No. of proposed lots: N/A Total area of site (acres): N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio NE
 Between: Browning NE and Tennyson St NE

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

SIGNATURE Laurie Moye DATE 2-17-09
 (Print) Laurie Moye Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> 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 checked="" type="checkbox"/> F.H.D.P. density bonus <input checked="" type="checkbox"/> F.H.D.P. fee rebate	Application case numbers	Action	S.F.	Fees
	<u>09DRB 70067</u>	<u>VPRE</u>		<u>\$ 45.00</u>
	<u>09DRB 70068</u>	<u>SBP</u>		<u>\$385.00</u>
		<u>ADV</u>		<u>\$ 75.00</u>
		<u>CMF</u>		<u>\$ 20.00</u>
	Hearing date <u>03/18/09</u>			Total <u>\$ 525.00</u>

Sandy Handley 02/17/09 Project # 1002074
 Planner signature / date

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

02/17/2009 Issued By: PLNSDH

Permit Number: 2009 070 068 **Category Code 910**

Application Number: 09DRB-70068, Major - Sdp For Building Permit

Address:

Location Description: SAN ANTONIO NE BETWEEN BROWNING NE AND TENNYSON ST NE

Project Number: 1002074

Applicant

Public Service Company Of New Mexico
Laurie Moyer
Pnm Alvarado Square
Albuquerque NM 87158
241-2792
lmoyer@pnm.com

Agent / Contact

Public Service Company Of New Mexico
Laurie Moyer
Pnm Alvarado Square
Albuquerque NM 87158
241-2792
lmoyer@pnm.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$385.00
TOTAL:		\$460.00

City Of Albuquerque
Treasury Division

2/17/2009 10:27AM LOC: ANNX
US# 006 TRANSH 0016
RECEIPT# 00103135-00103135
PERMIT# 2009070068 TRSDMG
Trans Amt \$525.00
APN Fee \$75.00
DRB Actions \$385.00

Thank You

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

02/17/2009 Issued By: PLNSDH

Permit Number: 2009 070 067 **Category Code 910**

Application Number: 09DRB-70067, Vacation Of Private Easement

Address:

Location Description: SAN ANTONIO NE BETWEEN BROWNING NE AND TENNYSON ST NE

Project Number: 1002074

Applicant

Public Service Company Of New Mexico
 Laurie Moye
 Pnm Alvarado Square
 Albuquerque NM 87158
 241-2792
 lmoye@pnm.com

Agent / Contact

Public Service Company Of New Mexico
 Laurie Moye
 Pnm Alvarado Square
 Albuquerque NM 87158
 241-2792
 lmoye@pnm.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$45.00
	TOTAL:	\$65.00

City Of Albuquerque
 Treasury Division

2/17/2009 10:28AM LOC: ANNX
 WSH 006 TRANSH 0016
 RECEIPT# 00103135-00103136
 PERMIT# 2009070067 TRSDMG
 Trans Amt \$525.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$45.00
 MC \$525.00
 CHANGE \$0.00

Thank You

12/1/9

TO: JACK CLOUD
DRB CHAIR

FROM: MARK BURAK

1512 SAGE BRUSH TR SE

ALBUQUERQUE, NM 87123

(505) 235-2256 c

DEAR MR. CLOUD:

THIS LETTER IS TO INFORM YOU OF OUR INTENT TO SUBDIVIDE A VACANT 2 1/2 AC PARCEL INTO FOUR 1/3-AC LOTS ACCESSING THE SAUVAGNON SUBDIVISION FROM BERINGER LANE AND FIVE PATIO HOME LOTS ACCESSING SAN ANTONIO, THE PATIO HOME LOTS WILL RANGE IN SIZE FROM 112' X 60' TO 115' X 68' EACH, THE PROPOSED DEVELOPMENT IS ATTACHED FOR SKETCH PLAT SUBMITTAL.

SINCERELY,

Mark Burak

E-22-2

The information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque.

INFORMATION TECHNOLOGY
GIS SECTION



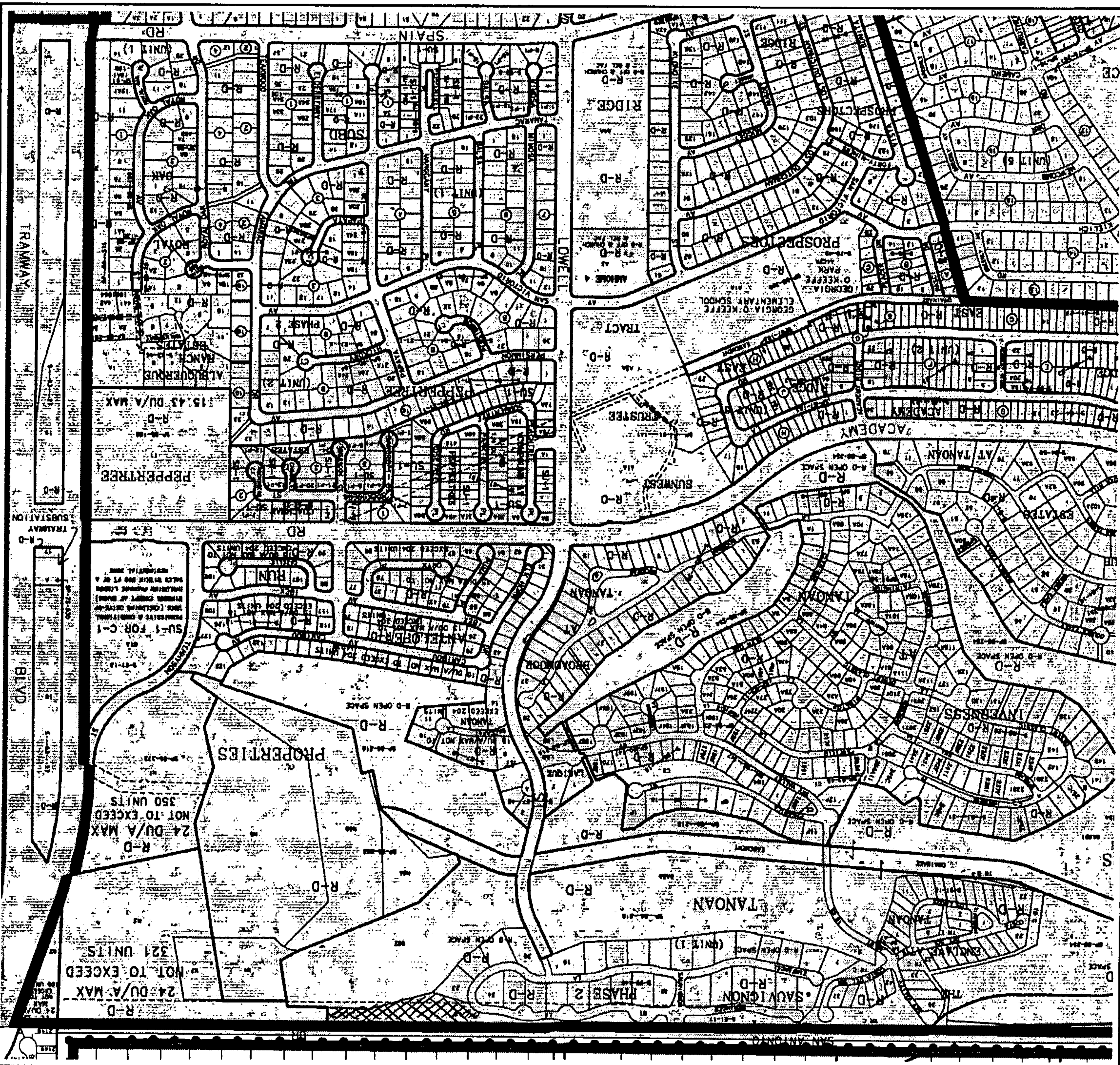
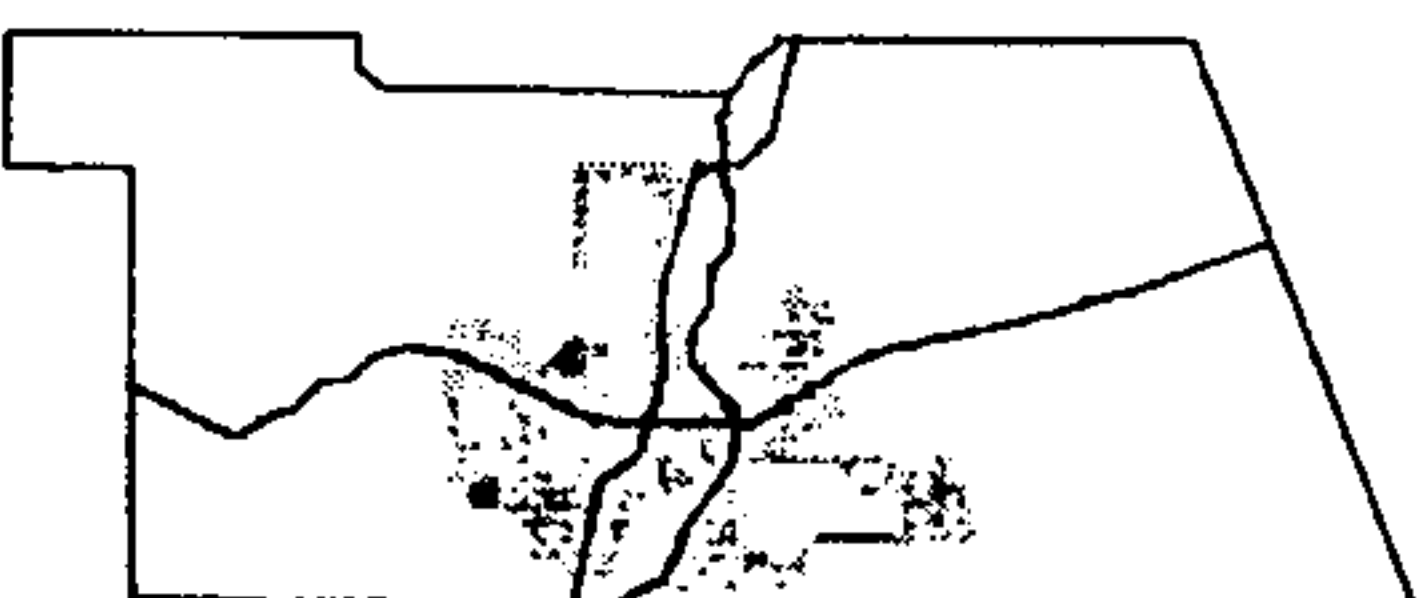
Map amended through August 2002

SCALE IN FEET



UNIFORM PROPERTY CODE
1-022-062

LEGAL DESCRIPTION
T1N
R4E
SEC 27



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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

- 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**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers 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.

MARK BURAK
Applicant name (print)
Mark Burak 12/11/09
Applicant signature / date



Form revised **October 2007**

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

Application case numbers
09DRB - 70369

Sandy Handley 12/01/09
Planner signature / date
Project # 1002074

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input checked="" type="checkbox"/> for Subdivision			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	L	A	APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
STORM DRAINAGE (Form D)			
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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

APPLICATION INFORMATION:

Professional/Agent (if any): MARK BURAK PHONE: 296-0461
 ADDRESS: 1512 SAGEBRUSH TR SE FAX: _____
 CITY: ABQ STATE NM ZIP 87123 E-MAIL: mburak@comcast.net

APPLICANT: DR. BILL GALBRETH PHONE: _____
 ADDRESS: 4830 JUAN TABO NE STE H FAX: _____
 CITY: ABQ STATE NM ZIP 87112 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: SUBDIVIDE ONE 2.5 AC PARCEL INTO FOUR 1/3 AC LOTS & FIVE PATIO HOME LOTS

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

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

Lot or Tract No. C-2... Block: _____ Unit: _____
 Subdiv/Addn/TBKA: SAUVIGNON (PHASE 3)
 Existing Zoning: R-D-OPEN SP Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): E-22 UPC Code: 102206 234251410606

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 9 Total area of site (acres): 2.5707
 LOCATION OF PROPERTY BY STREETS: On or Near: SAN ANTONIO NE
 Between: LOWELL NE and TRAMWAY NE

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

SIGNATURE Mark Burak DATE 12/1/9
 (Print) MARK BURAK Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>09DRB 70369</u>	<u>5(3)</u>	<u>SK</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 checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date		Total	\$ <u>0</u>

Sandy Handley 12/01/09 Project # 1002074
 Planner signature / date

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

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

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 5/24/06

Date Preliminary Plat Expires: 5/24/07

DRB Project No.: 1002632

DRB Application No.: DUDEB-00599

ORIGINAL

SUNDANCE ESTATES PHASE 1

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS 4, 5 & 8, SUNDANCE ESTATES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Jacks Creek Drive	Sundancer Drive	Blue Feather Ave.	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Cache Creek Drive	Blue Feather Ave.	South End	/	/	/
		28' F-F	Residential Paving Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Red River Court	Red River Rd.	North End	/	/	/
		38' F-F	Arterial Paving, Curb & Gutter 6' Sidewalk (East Side)	Unser Blvd.	Blue Feather Ave.	North Property Line	/	/	/
		24' F-E	Residential Paving Curb & Gutter (West Side) 6' Sidewalks (West Side)	Lyon Blvd.	Blue Feather Ave.	North Property Line	/	/	/

* - ON CCIP LIST SEE LAST PAGE

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		32' F-F	Residential Paving 4' Sidewalks (Both Sides) -Deferred	Blue Feather Avenue	Sun Dancer Drive	Lyon Boulevard	/	/	/
		24' E-E	Temporary Paving	Unser Blvd.	North Property Line	Paradise Blvd.	/	/	/
		8"	SAS Gravity Line	Jacks Creek Drive	Sundancer Drive	Blue Feather Ave.	/	/	/
		8"	SAS Gravity Line	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	SAS Gravity Line	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	SAS Gravity Line	Cache Creek Drive	Blue Feather Ave.	South End	/	/	/
		8"	SAS Gravity Line	Red River Court	Red River Rd.	North End	/	/	/
		8"	SAS Gravity Line	Lyon Blvd.	Blue Feather Ave.	Lilianthal Rd.	/	/	/
		6"	SAS Force Main	Lilianthal Rd.	Lyon Blvd.	Justin Rd.	/	/	/
		8"	SAS Gravity Line	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Jacks Creek Rd.	Sundancer Drive	Blue Feather Ave.	/	/	/
		8"	Water PVC Line	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Cache Creek Drive	Blue Feather Ave.	South End	/	/	/
		8"	Water PVC Line	Red River Court	Red River Rd.	North End	/	/	/
		8"	Water PVC Line	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/

<input type="checkbox"/>	<input type="checkbox"/>	30"	RCP Storm Sewer	Detention Pond Outfall	Detention Pond	South Property Line	/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>	2.5 Ac-Ft	Permanent Detention Pond	Tract A	Blue Feather Ave.	South Property Line	/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>	24"	RCP Storm Sewer (Deferred)	Unser Crossing @ South Property Line	Centerline of Unser	Unser East R.O.W Line	/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>	38' F-F	Arterial Paving, Curb & Gutter (Deferred) 6' Sidewalk (East Side)(Deferred)	Unser Blvd.	Blue Feather Ave.	South Property Line	/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>	50' F-F	Residential Paving 4' Sidewalks (Both Sides) -Deferred	Blue Feather Avenue	Unser Boulevard	Sun Dancer Drive	/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>	3.0 Ac-Ft	Temporary Retention Pond w/ Agreement and Covenant	Tract 6-A @ Unser			/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>	12"	Water PVC Line	Unser Blvd.	Blue Feather Ave.	Paradise Blvd.	/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>		Scour Wall	Tract 6-A Back of Lots 143 thru 147			/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>	TRAFFIC SIGNAL MODIFICATIONS				UNSER BLVD / PARADISE BLVD		/	/	/
<input type="checkbox"/>	<input type="checkbox"/>						/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>						/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>						/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>						/	/	/	
<input type="checkbox"/>	<input type="checkbox"/>						/	/	/	

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		38' F-F	156ft Right-of-way, Arterial Paving, Curb & Gutter 6' Sidewalk (East Side)	Unser Blvd.	South Property Line	North Property Line	/	/	/
		3.0 As-FI	PERMANENT Temporary Retention Pond w/ Agreement and Covenant	Tract G-A @ Unser	Approval of Creditable Items: <i>[Signature]</i> 5-24-06 Impact Fee Administrator Signature Date		Approval of Creditable Items: City User Dept. Signature Date		

NOTES

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

1. Water infrastructure to include valves, fittings, valve boxes & fire hydrants as required
2. Sanitary sewer to include manholes and service connections as required.
3. Residential street lights per DPM
4. Certified grading and drainage with private walls & private drainage (non-work order item) required for SIA/ Financial Release.
5. Perimeter Walls per DPM approved perimeter wall Design
6. Wall & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees
7. SIGNING PER DRC

AGENT / OWNER

VINCENT CARRICA
NAME (print)

TERRA WEST LLC
FIRM

[Signature] 5-18-06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 5/24/06 DRB CHAIR - date

Christina Sandoval 5/24/06 PARKS & GENERAL RECREATION - date

[Signature] 5-24-06 TRANSPORTATION DEVELOPMENT - date

William J. Baker 5/24/06 UTILITY DEVELOPMENT - date

Bradley J. Bingham 5/24/06 CITY ENGINEER - date

_____ AMAFCA - date

[Signature] 5-18-06 NMUI - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

February 3, 2009

Paul Wymer
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988

Dear Paul:

Thank you for your inquiry of February 3, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - LOT C-2, SAUVIGNON PHASE 2 SUBDIVISION, LCOATED ON SAN ANTONIO DRIVE NE BETWEEN LOWELL STREET NE AND TENNYSON STREET NE** zone map **E-22**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

ANTELOPE RUN N.A. (ATR)

Gary Bodman
12029 Caribou NE/87111 294-4668 (h)
Richard Smith
11817 Caribou NE/87111 294-1956 (h)

NORTH ALBUQ. ACRES COMM. ASSOC. (NAA) "R"

Linda Kitterman
10750 Wilshire NE/87122 301-0920 (h)
Mike Flynn
10520 Eagle Rock NE/87122 856-1540 (h)

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(12/06/07)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **02/03/09** Time Entered: **9:50 a.m.** ONC Rep. Initials: **SW**

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

February 17, 2009

Gary Bodeman
12029 Caribou NE
Albuquerque, NM 87111

Richard Smith
11817 Caribou NE
Albuquerque, NM, 87111

Linda Kitterman
10750 Wilshire NE
Albuquerque, NM, 87111

Mike Flynn
10520 Eagle Rock NE
Albuquerque, NM, 87111

Re: Vacation of Private Easement and Site Development Plan for Building Permit: Tract C2: Sauvignon
Subdivision Phase 2.

Dear Sir or Madam,

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Antelope Run Neighborhood Association or the North Albuquerque Acres Community Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Dr. William Galbreth, is seeking approval for the Vacation of a portion of a Private Easement and approval for a Site Plan for Building permit for the subject property. These requests are being made in conjunction with PNM. The purpose of these requests is to combine existing power lines that parallel San Antonio Drive onto single poles. This combination will occur in 4 locations abutting the Sauvignon Subdivision, the Tanoan Golf Course, and one set of poles east of this area. Please see the attached Zone Atlas page E-22 for a diagram depicting the approximate location of the project.

Please feel free to contact me or Ms. Laurie Moyer (241-2792) with PNM if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Paul M. Wymer, AIA
Project Manager
Community Development and Planning Group

Enclosure
MB/ssc

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

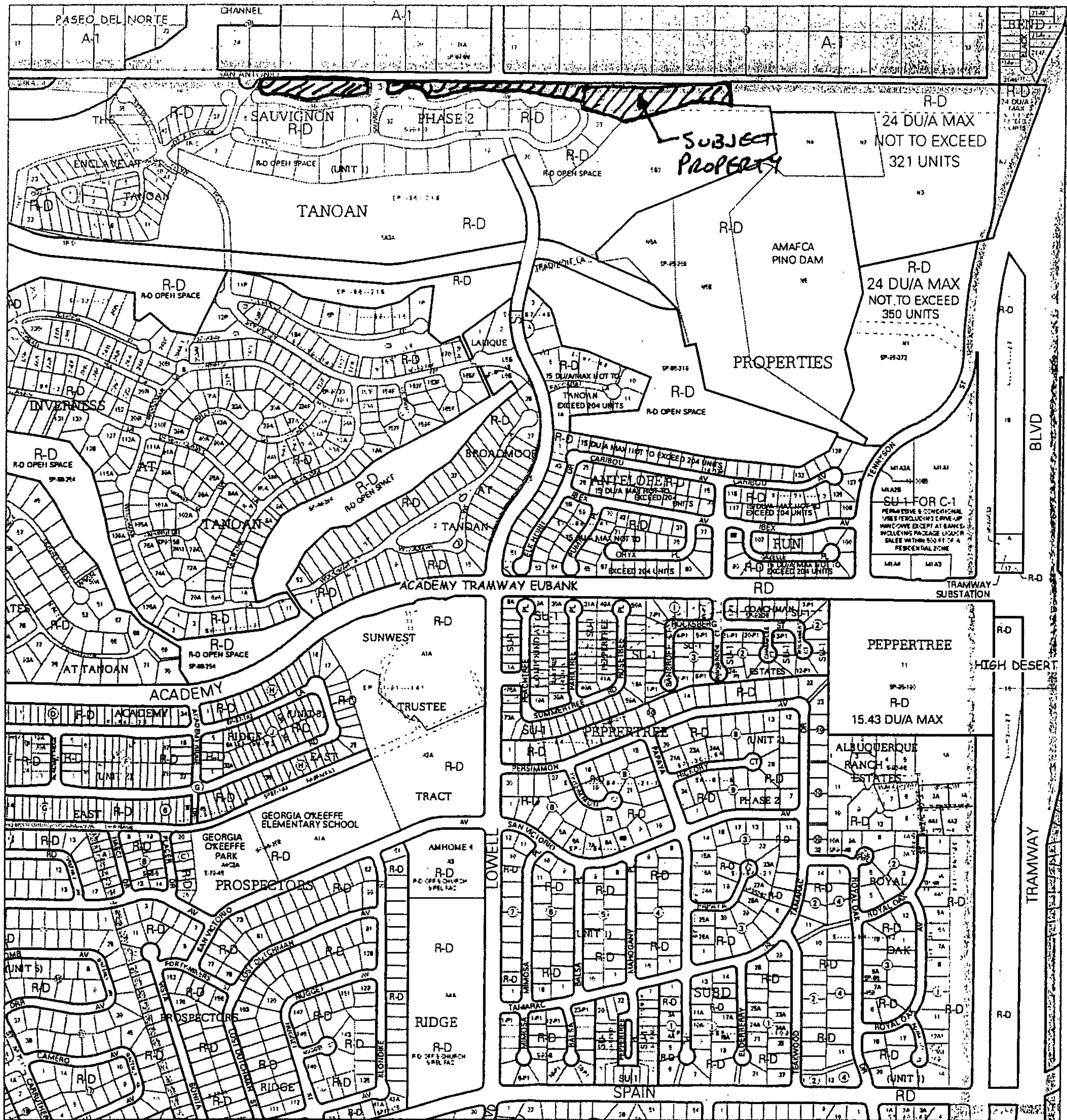
www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

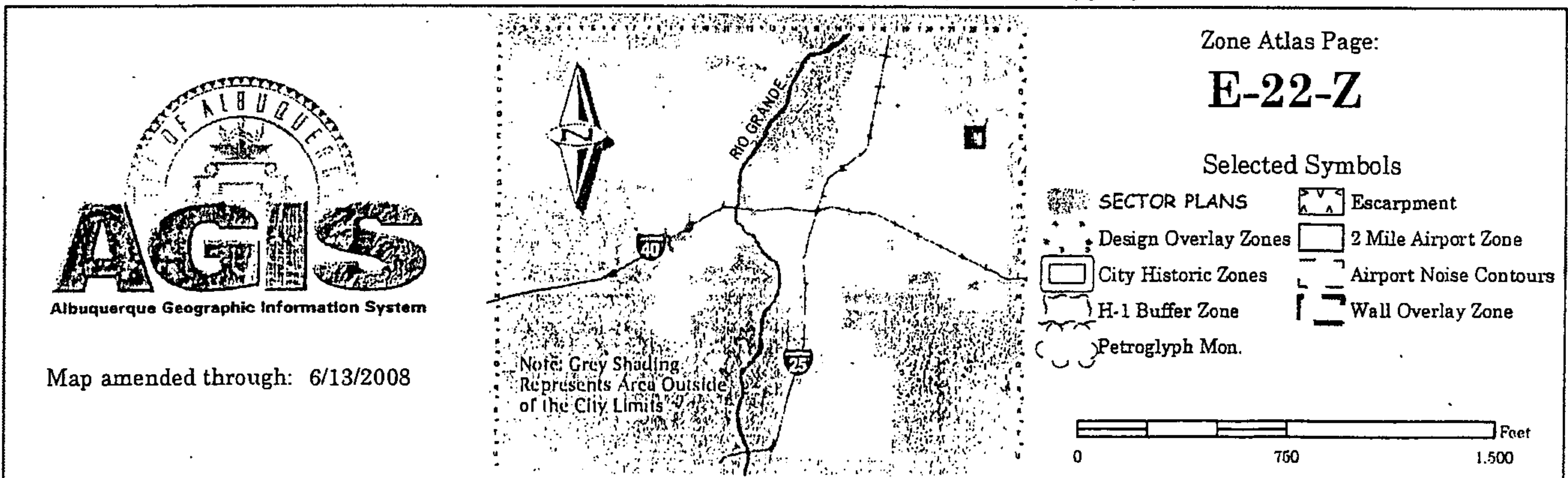
ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



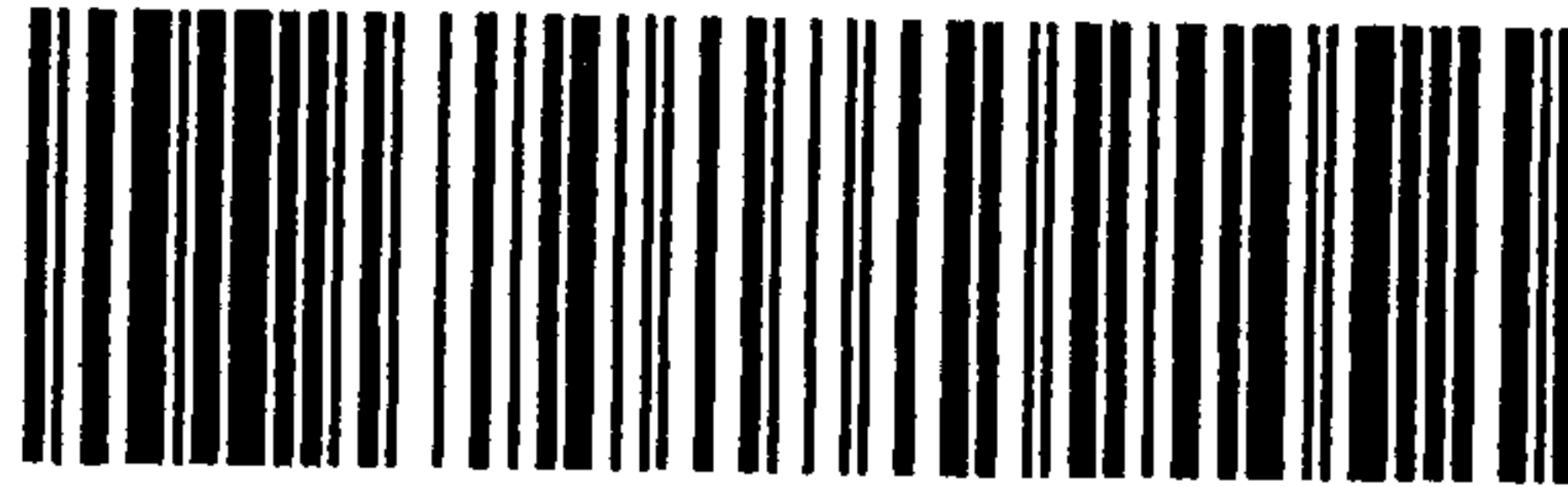
For more current information and more details visit: <http://www.cabq.gov/gis>



Bohannon **Huston**

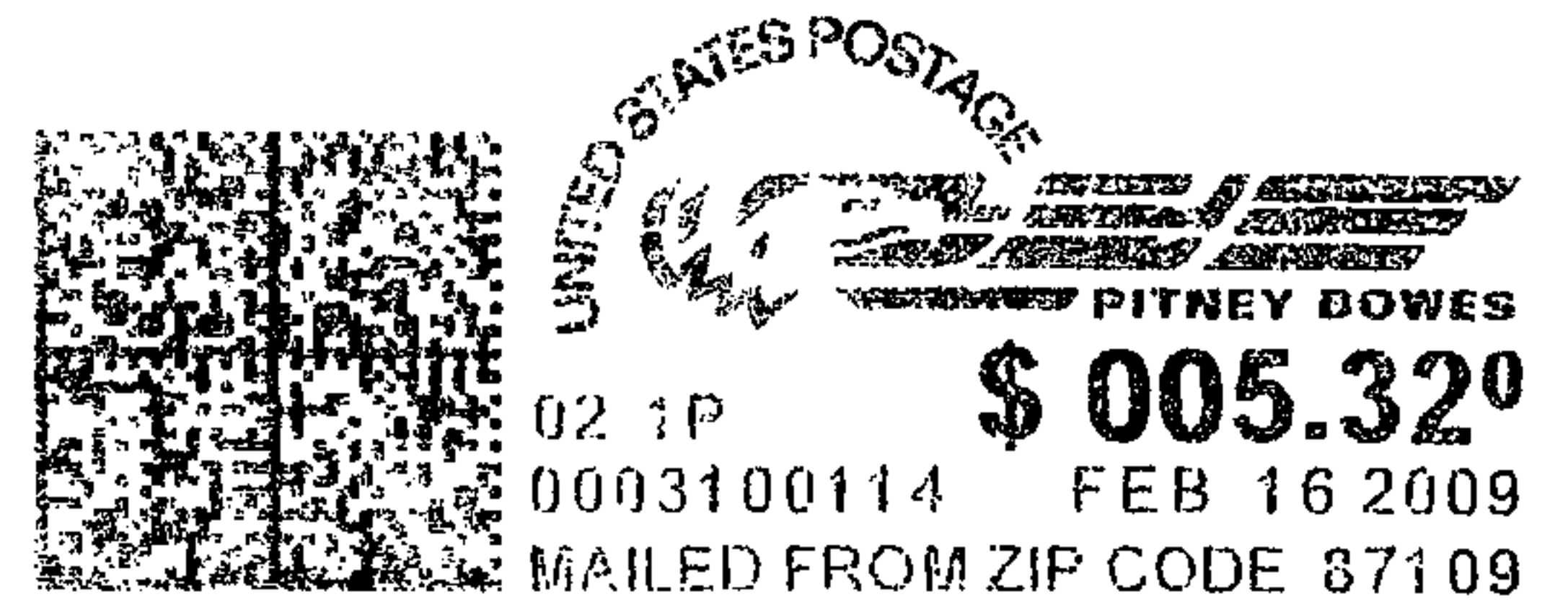
Courtyard I
7800 Jefferson St. NE
Albuquerque, NM
87109-4335

CERTIFIED MAIL



91 7108 2133 3933 5816 1787

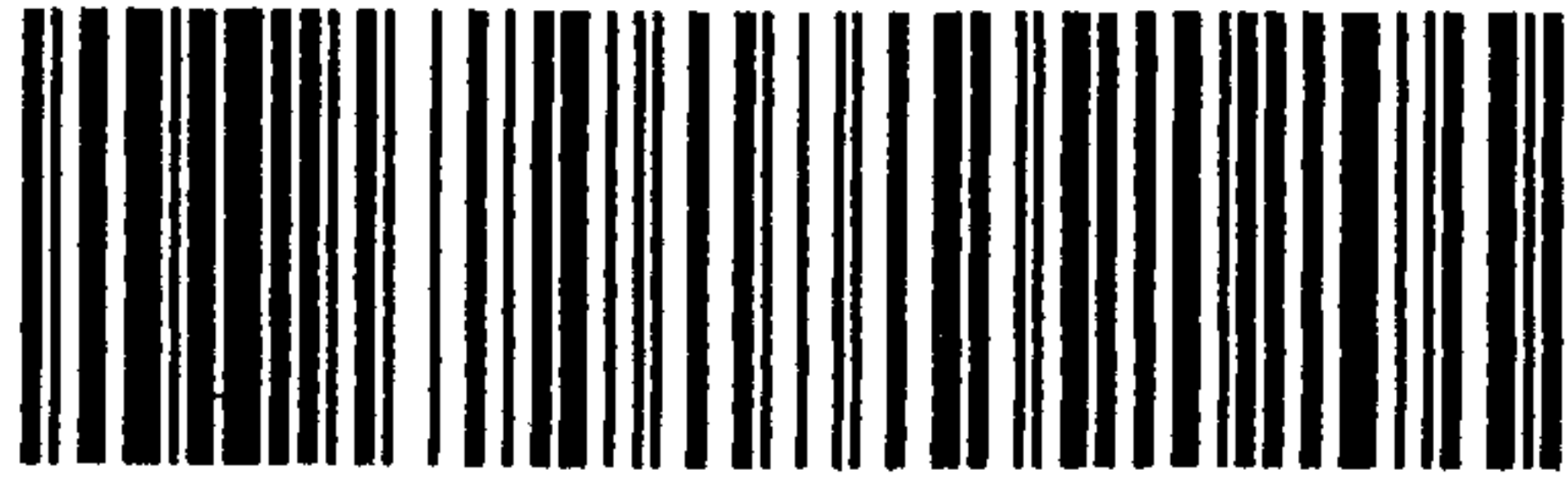
Richard Smith
11817 Caribou NE
Albuquerque, NM, 87111



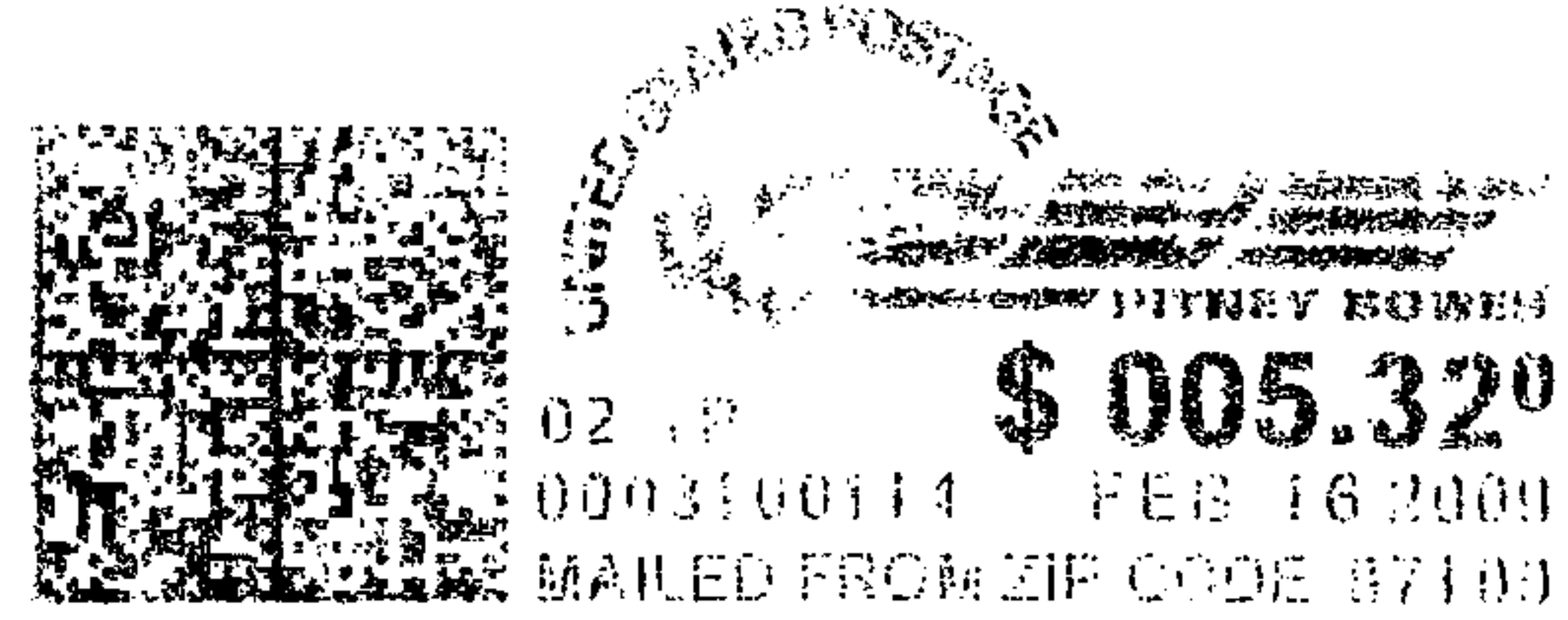
Bohannon **Huston**

CERTIFIED MAIL

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



91 7108 2133 3933 5816 1800



Mike Flynn
10520 Eagle Rock NE
Albuquerque, NM, 87111

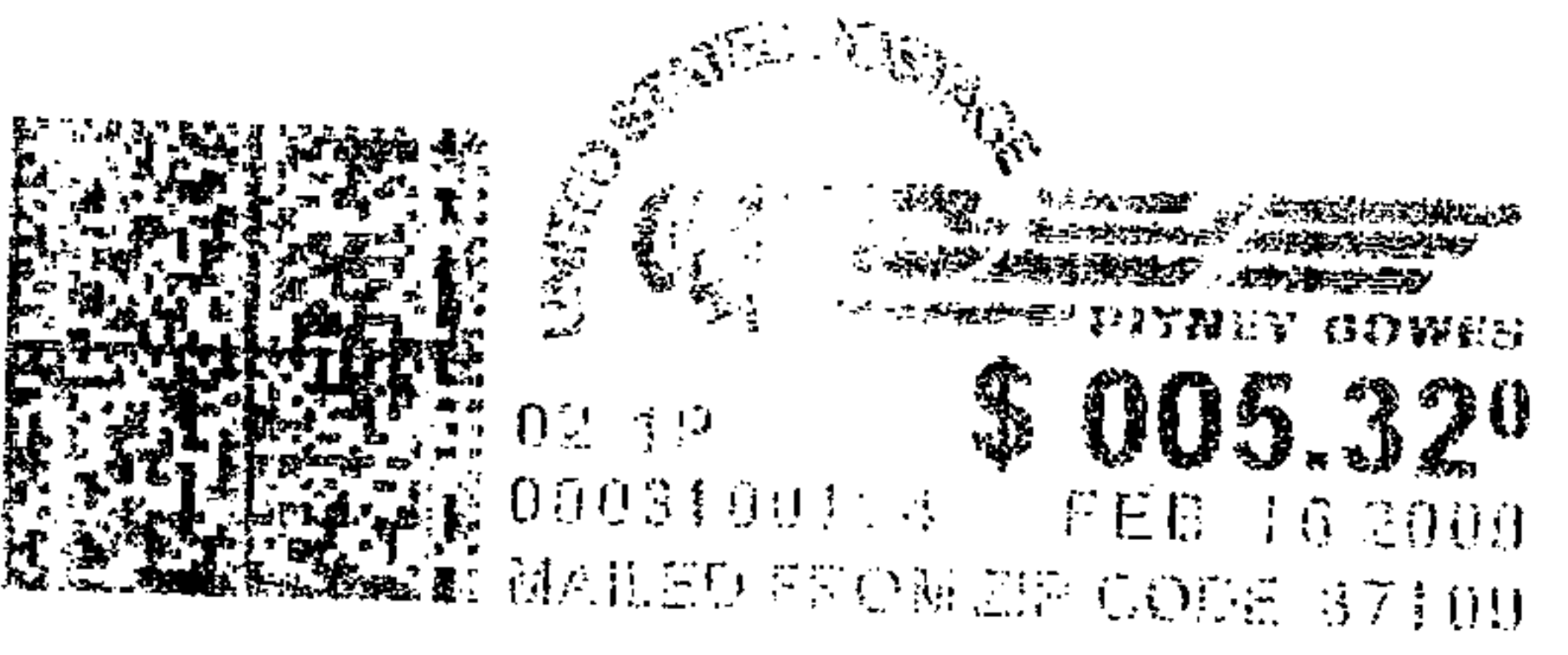
Bohman **Huston**

CERTIFIED MAIL

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
37109-4335



91 7108 2133 3933 5816 1794



Gary Bodeman
12029 Caribou NE
Albuquerque, NM 87111

Bohannon ~~Huston~~

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

CERTIFIED MAIL



91 7108 2133 3933 5816 1817

02 10
0903100114
MAILED FROM ZIP CODE 87104
\$ 005.32⁰⁰
PER 16 2000

Linda Kitterman
10750 Wilshire NE
Albuquerque, NM, 87111

FIGURE 18
3rd EXTENSION AGREEMENT
(Procedure B)

PROJECT NO. 761781

This Agreement made this day of ^{16th} April, 2008, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and [name of developer/subdivider:] Capital Alliance Investments ("Developer"), whose address is 6300 Jefferson St. NE, Albuquerque, NM 87109 and whose telephone number is 505-828-1100, is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 23 RD day of June, 2006, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on June 26, 2006 at Book Misc. A119, pages 3570 through --, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the day of September 16, 2006; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated April 9, 2007, recorded April 10, 2007, in Book Misc. A135, pages 2375 through ----, records of Bernalillo County, New Mexico, extending the construction deadline to April 23, 2008; and

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

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

WHEREAS, the Developer is able to provide the required financial guaranty:

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

1. The required completion date for construction of the improvements, as set forth in paragraph A of the Earlier Agreement, is extended [Complete either A or B:]

A. for all improvements, the 23rd day of April, 2009.

B. on portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
<u>Infrastructure Improvements</u>	_____
_____	_____
_____	_____

Doc# 2008043673

04/17/2008 01:30 PM Page: 1 of 3
AGRE R:\$13.00 M. Toulouse, Bernalillo County



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

AMENDMENT No. 4

Type of Financial Guaranty: Letter of Credit # 1660

Amount: \$ 1,045,894.66

Name of Financial Institution or Surety providing Guaranty:
Los Alamos National Bank

Date City first able to call Guaranty: April 23, 2009

[Construction Completion Deadline]: April 23, 2009

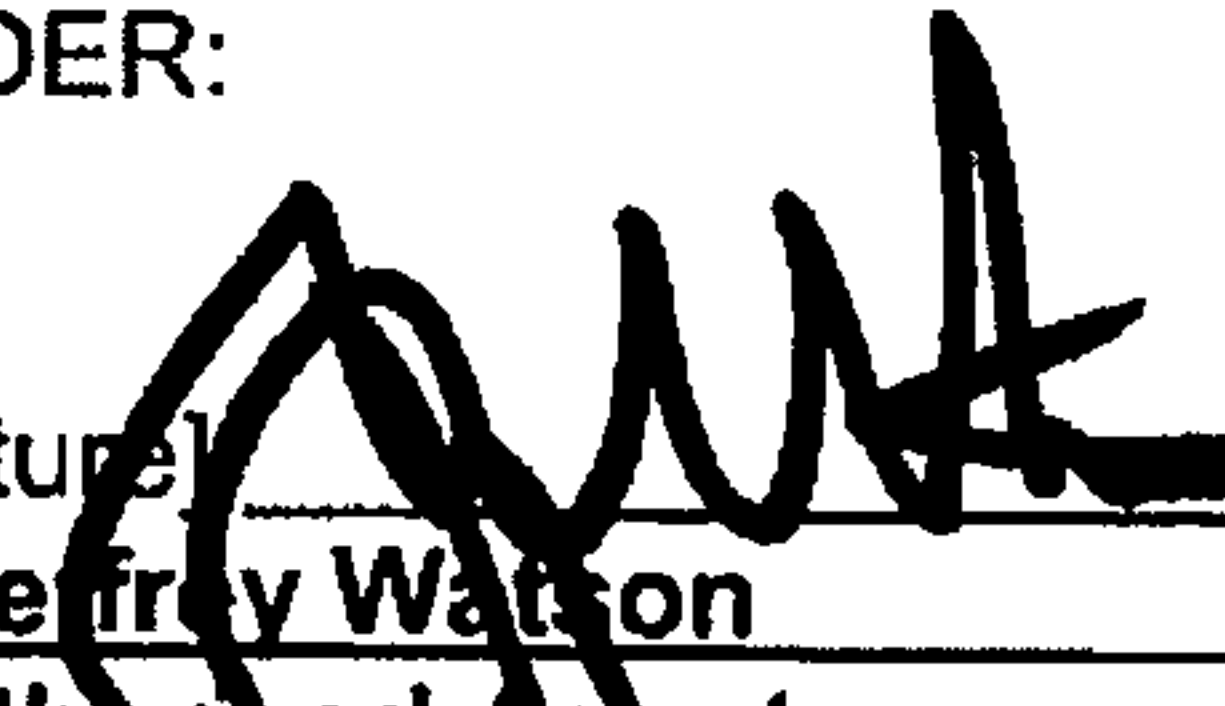
If Guarantee other than a Bond, last day City able to call on Guaranty is:
June 23, 2009


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

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

SUBDIVIDER:

CITY OF ALBUQUERQUE

By [Signature] 
Name: Jeffrey Watson
Title: Authorized Agent
Dated: April 8, 2008

Approved by: 
Dated: 4-16-08

File 4/14/08 an
4-11-08

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 8th day of April, 2008 by
[name(s) of person(s):] Jeffrey Watson, [title or capacity, for instance, "President" or "Owner":]
Authorized Agent of [Subdivider:] Capital Alliance Investments.

Annette A. Meier
Notary Public

My Commission Expires:

4-7-09



OFFICIAL SEAL
ANNETTE A. MEIER
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: _____

CITY'S NOTARY

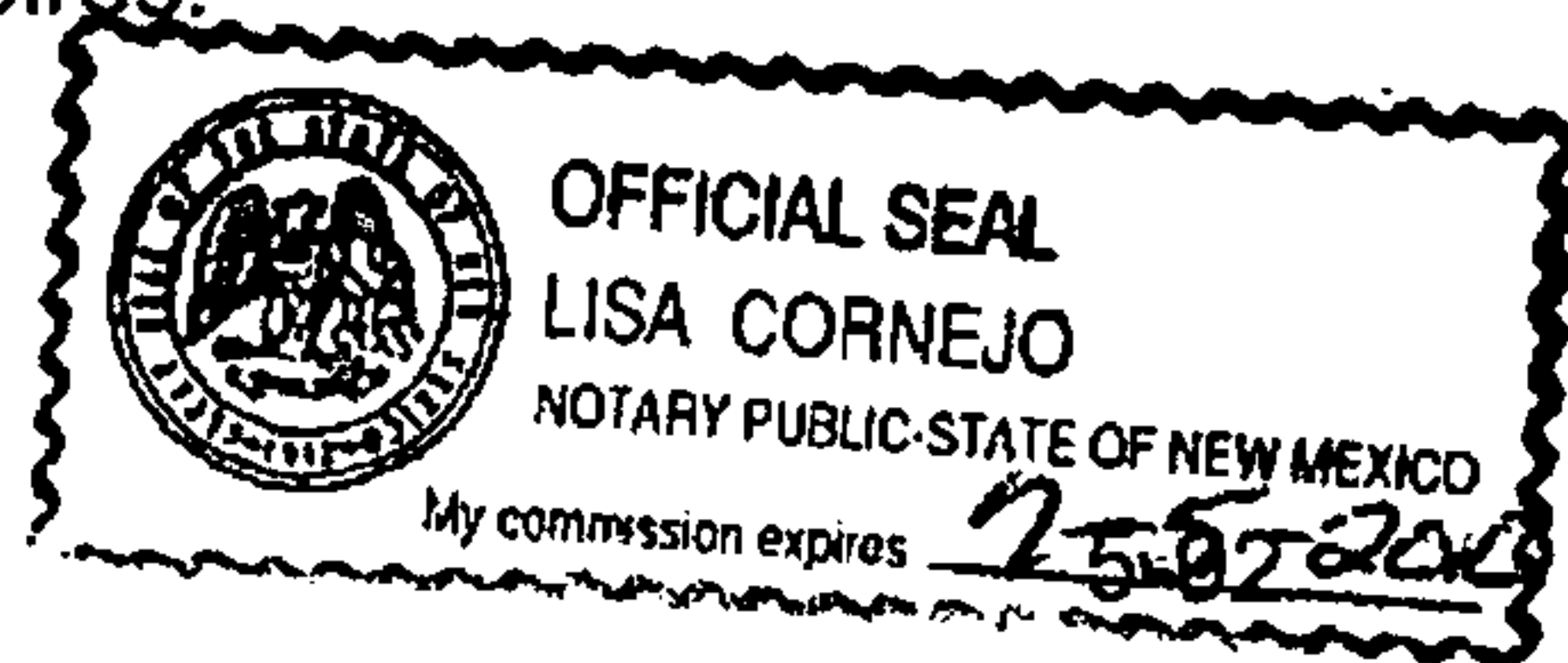
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 16 day of April, 2008 by
Richard Dourte City Engineer, of the City of Albuquerque, a municipal corporation, on
behalf of said corporation.

Lisa Cornejo
Notary Public

My Commission Expires:

7-5-2010



Site



For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

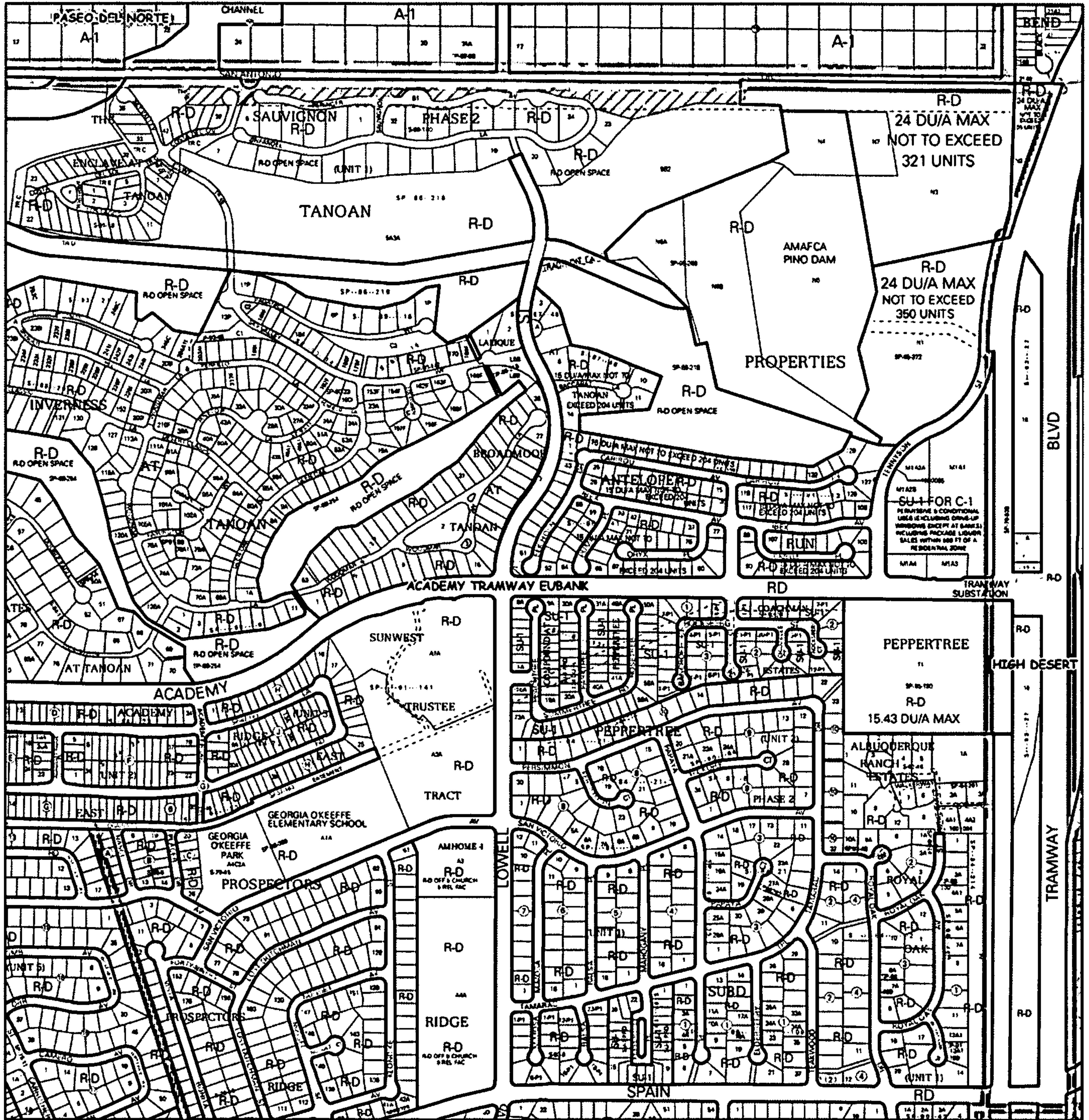
Zone Atlas Page:
E-22-Z

Selected Symbols

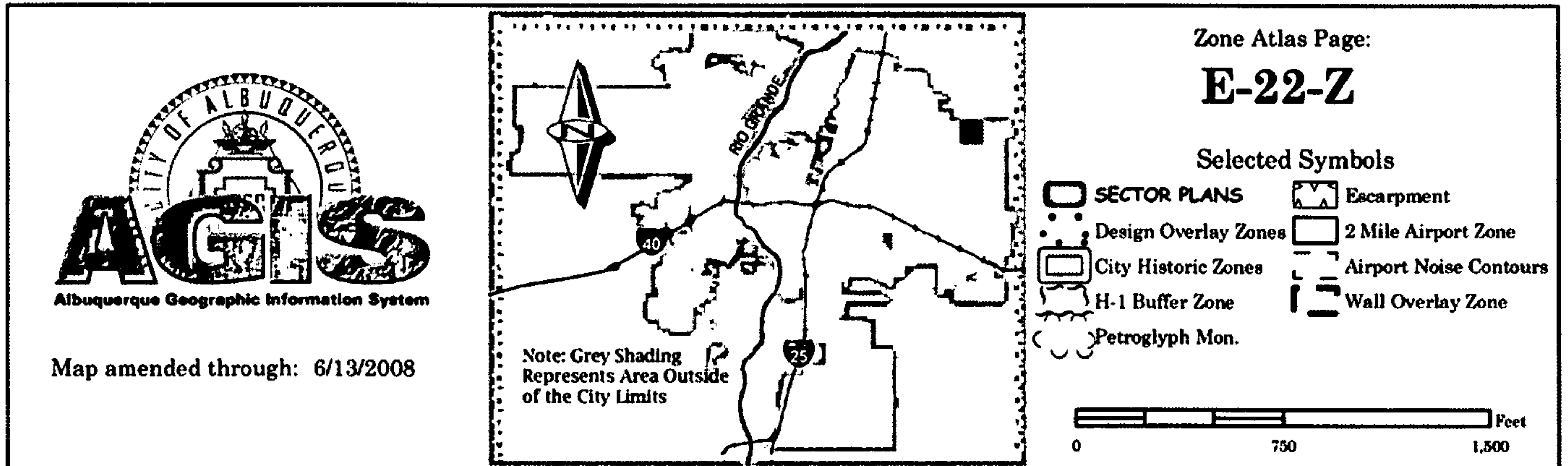
SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1500 Feet

Map amended through: 6/13/2008

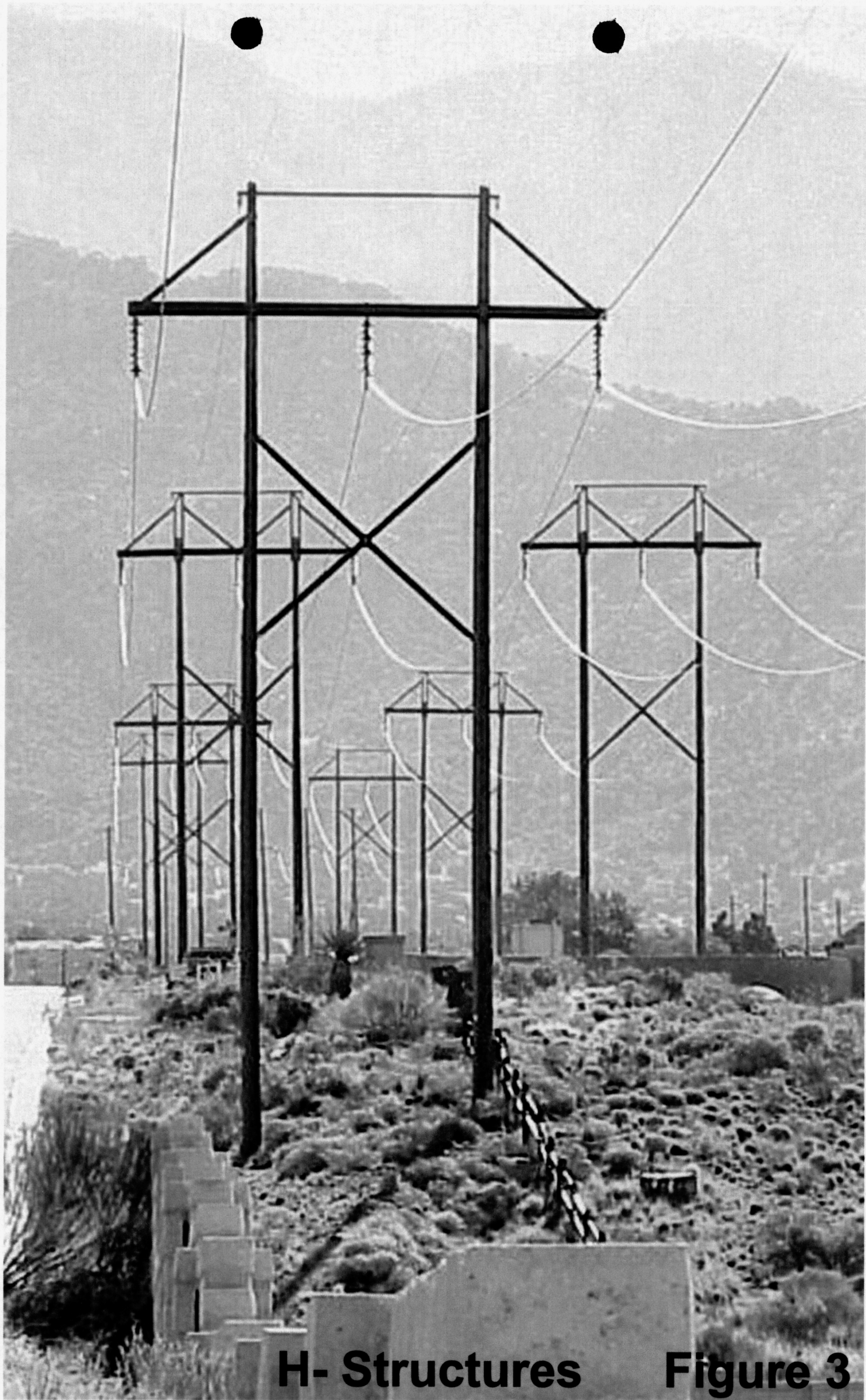


For more current information and more details visit: <http://www.cabq.gov/gis>



Project Area

Figure 1



H- Structures

Figure 3

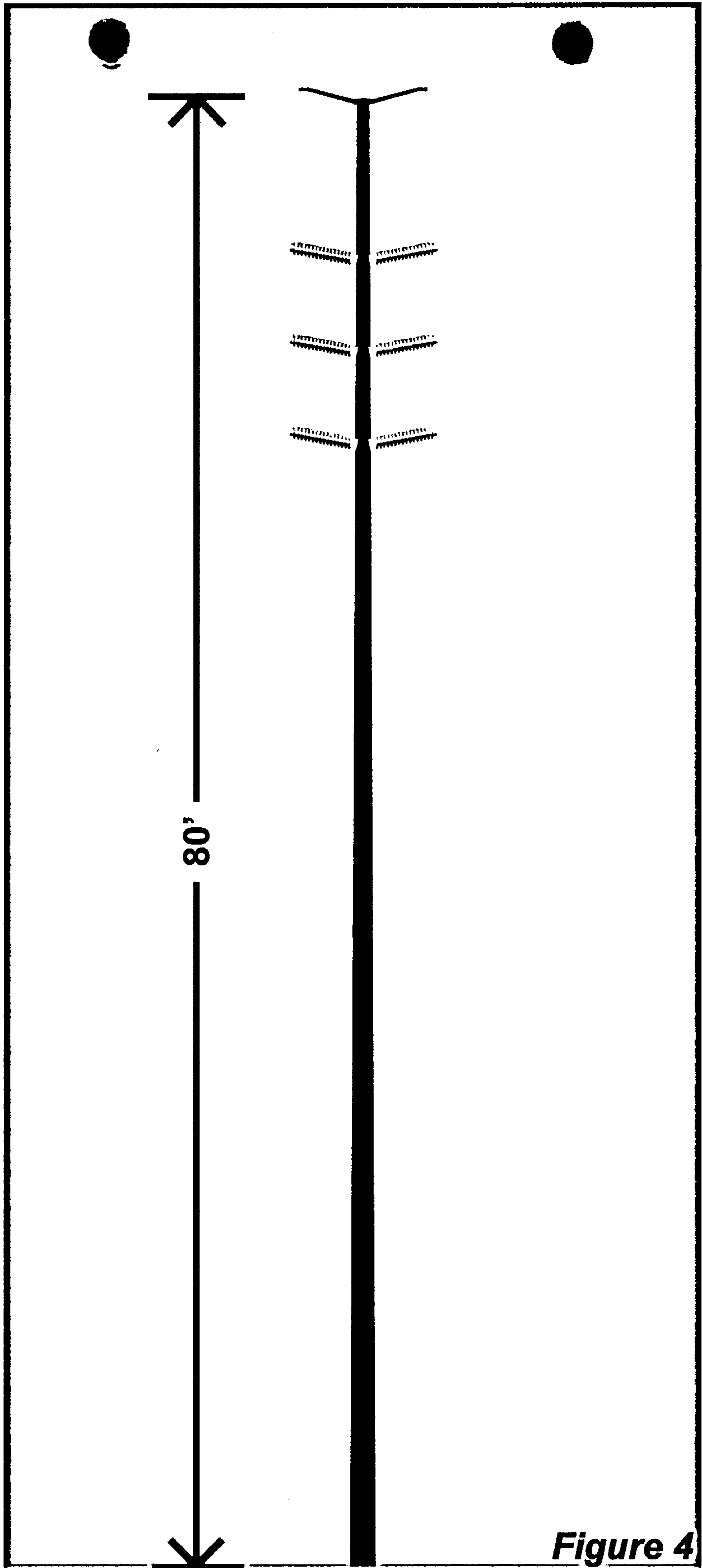
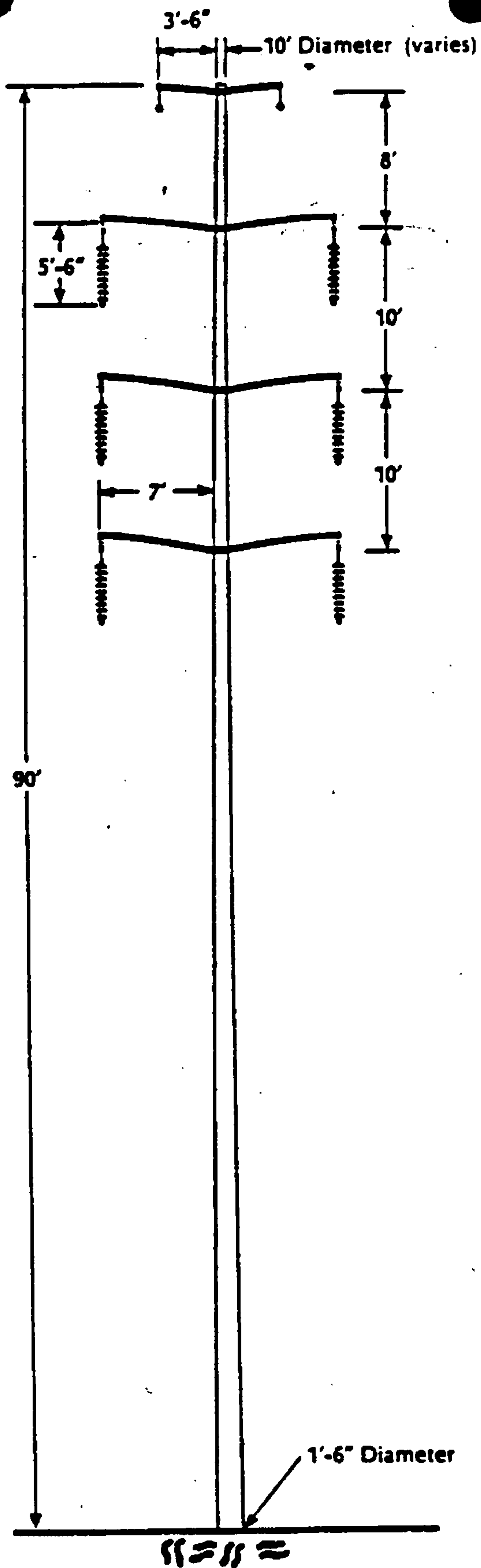


Figure 4

**Typical Brown Core-ten
Steel Transmission Structure**



115 kV STEEL TANGENT DOUBLE CIRCUIT STRUCTURE

FIGURE D-4



RE/ER Line Relocation

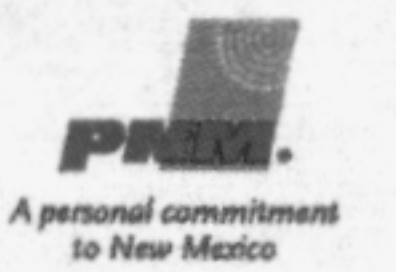
Existing Conditions

0 200 400 800 1,200 1,600 Feet

1 inch equals 300 feet

PNM is not responsible for the accuracy of the information shown on this map. The information is provided for informational purposes only. PNM reserves the right to change the information shown on this map without notice. © 2006 PNM Resources, Inc.

2006 Aerials





RE/ER Line Relocation

Proposed Conditions

0 100 200 400 600 800 Feet

1 inch equals 200 feet

2006 Aerials

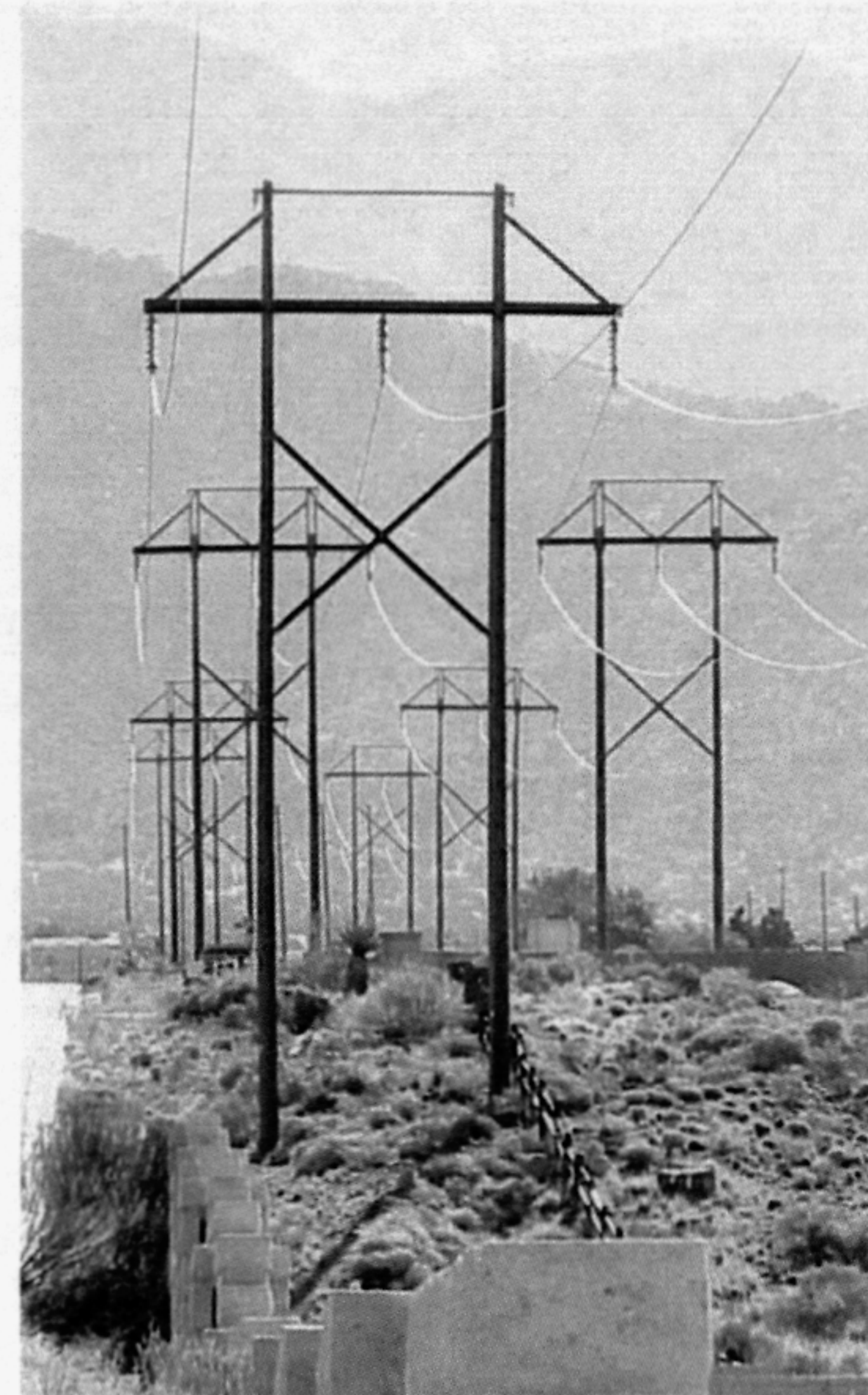




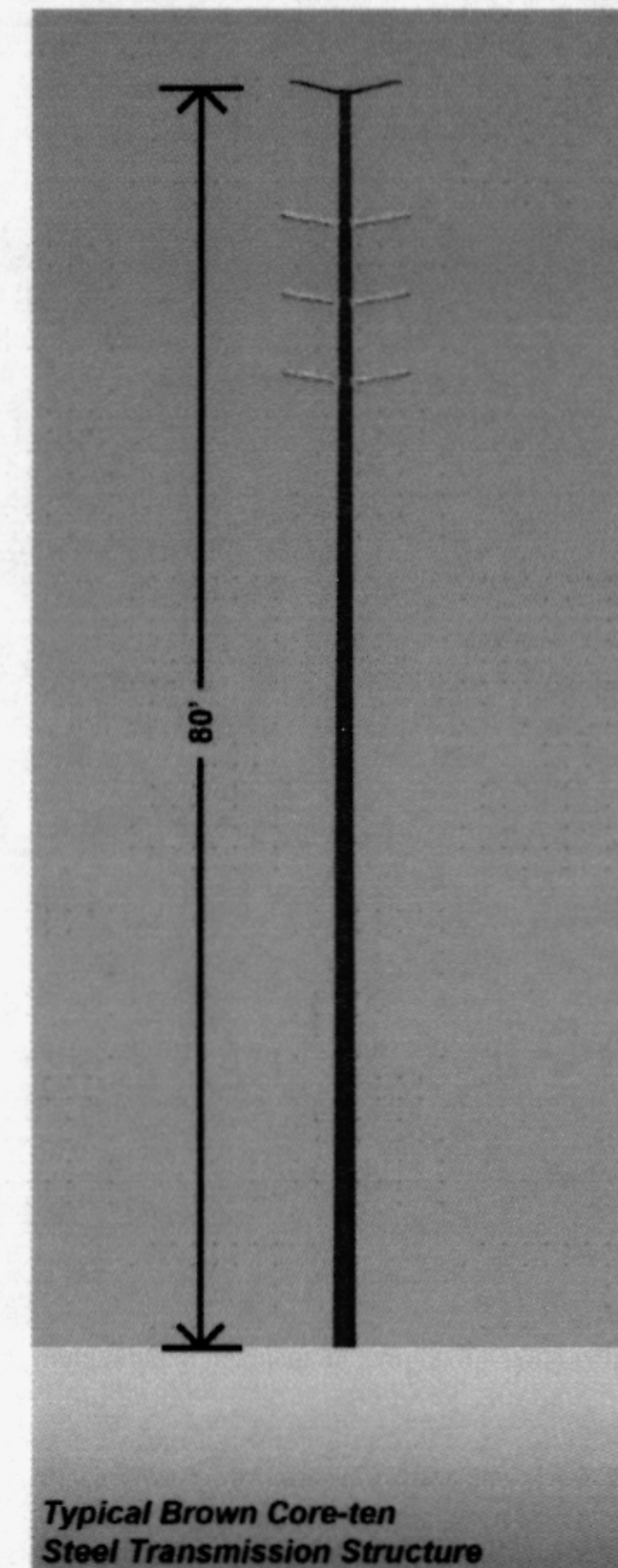
RE/ER Line Relocation
Existing Conditions



RE/ER Line Relocation
Proposed Conditions



Existing Structures



Typical Brown Core-ten
Steel Transmission Structure

New Structures

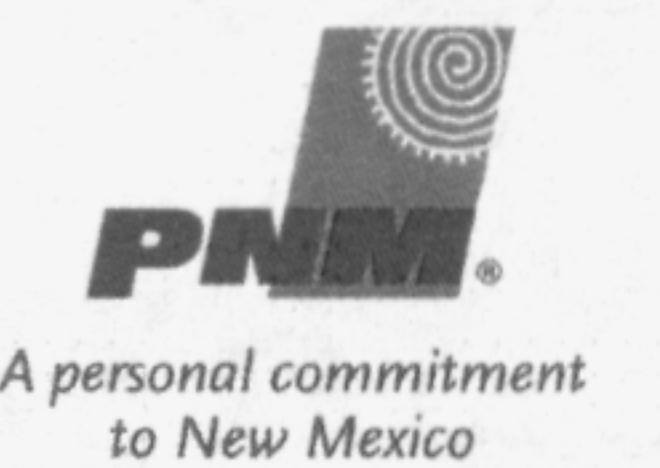


PROJECT NUMBER: _____
 Application Number: _____

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	_____	Date	_____
Water Authority	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
City Engineer	_____	Date	_____
N/A	_____	Date	_____
Solid Waste Management	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

Sheet #1 - Site Plan
Date 2/16/09



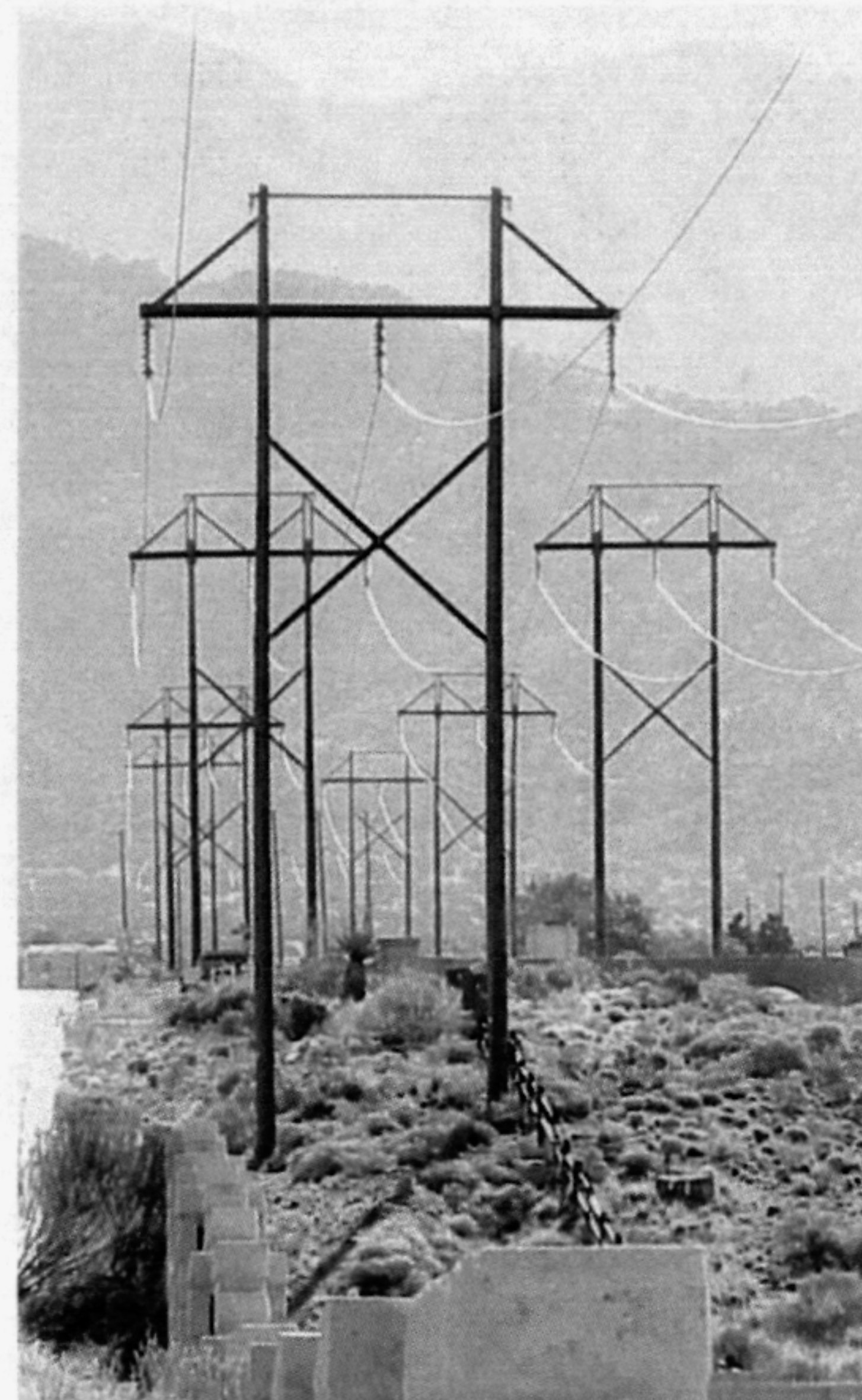
RE/ER LINE RELOCATION SITE PLAN



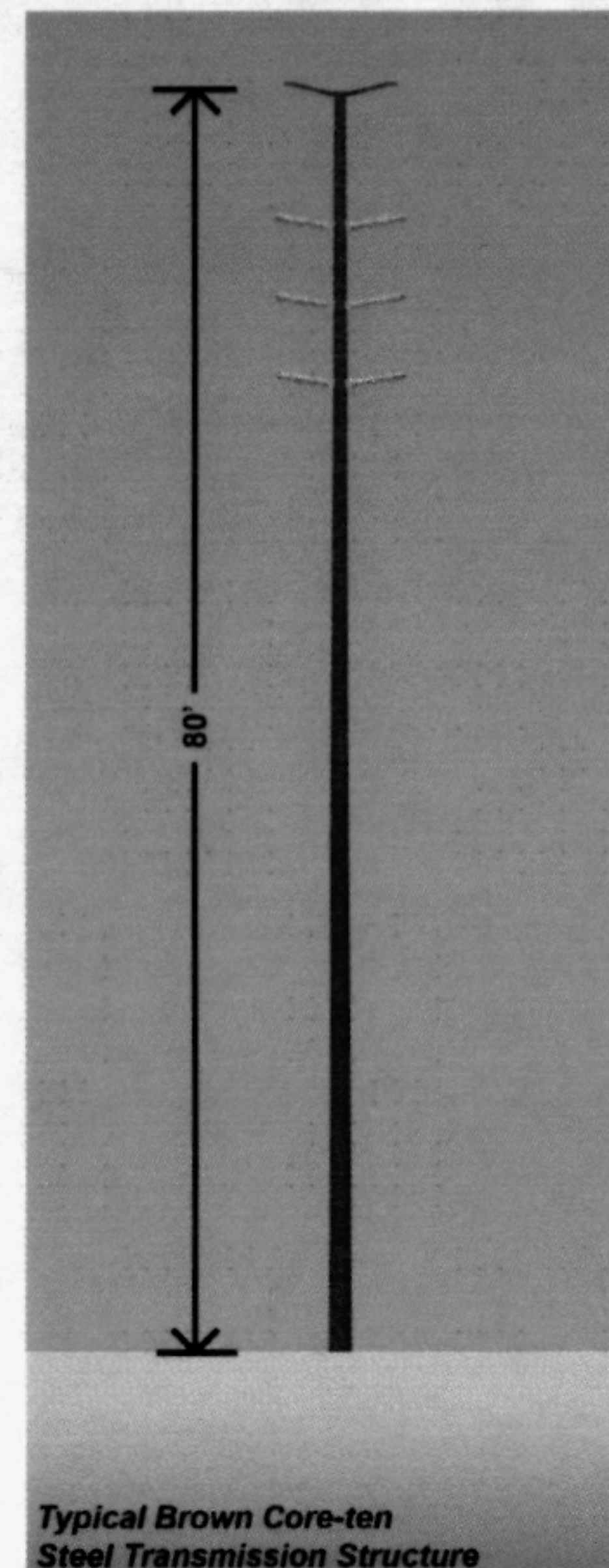
RE/ER Line Relocation
Existing Conditions

0 200 400 800 1,200 1,600 Feet
1 inch equals 300 feet

2006 Aerials



Existing Structures



Typical Brown Core-ten
Steel Transmission Structure

New Structures



RE/ER Line Relocation
Proposed Conditions

0 100 200 400 600 800 Feet
1 inch equals 200 feet

2006 Aerials

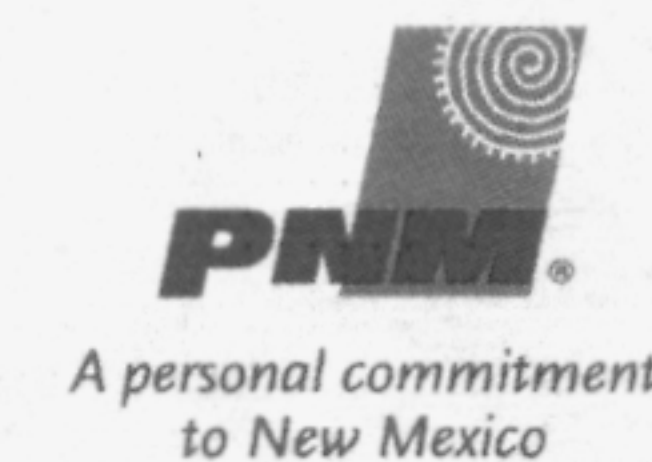


PROJECT NUMBER: _____
Application Number: _____

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	_____	Date	_____
Water Authority	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
City Engineer	_____	Date	_____
N/A	_____	Date	_____
Solid Waste Management	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

Sheet #1 - Site Plan
Date 2/16/09



RE/ER LINE RELOCATION SITE PLAN

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Jamie Moye 2-17-09
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**
6. **Previously approved Development Plan (if applicable)**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- | | | | |
|--------------------------|----|--------------------------------------|-----------|
| <input type="checkbox"/> | 1. | Date of drawing and/or last revision | |
| <input type="checkbox"/> | 2. | Scale: 1.0 acre or less | 1" = 10' |
| | | 1.0 - 5.0 acres | 1" = 20' |
| | | Over 5 acres | 1" = 50' |
| | | Over 20 acres | 1" = 100' |
- 1" = 200 feet*
1" = 300 feet
[Other scales as approved by staff]
- 3. Bar scale
 - 4. North arrow
 - 5. Scaled vicinity map
 - 6. Property lines (clearly identify)
 - 7. Existing and proposed easements (identify each)
 - 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

- A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- B. Square footage of each structure
- C. Proposed use of each structure - *Electric transmission structures*
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site - *see aerial*
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: _____ provided: _____
Handicapped spaces (included in required total) required: _____ provided: _____
Motorcycle spaces (in addition to required total) required: _____ provided: _____
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: _____ provided: _____
 - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
- E. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

N/A

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

3. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping. *N/A*

SHEET #2 LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system - Phase I & II . . .
- 9. Backflow prevention detail
- 10. Planting Beds, indicating square footage of each bed
- 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 12. Responsibility for Maintenance (statement)
- 13. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 15. Landscaped area provided; square footage and percent (specify clearly on plan)
- 16. Planting or tree well detail
- 17. Street Tree Plan as defined in the Street Tree Ord. *N/A*

SHEET # 3 PRELIMINARY GRADING PLAN

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1 with written approval from the Planning Department Staff.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
 - 2. Bar Scale
 - 3. North Arrow
 - 4. Property Lines
 - 5. Existing and proposed easements
- N/A*

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 UTILITY PLAN

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation (north, south, east, & west).
 - 2. Facade dimensions including overall height and width
 - 3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
 - 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations
- D. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

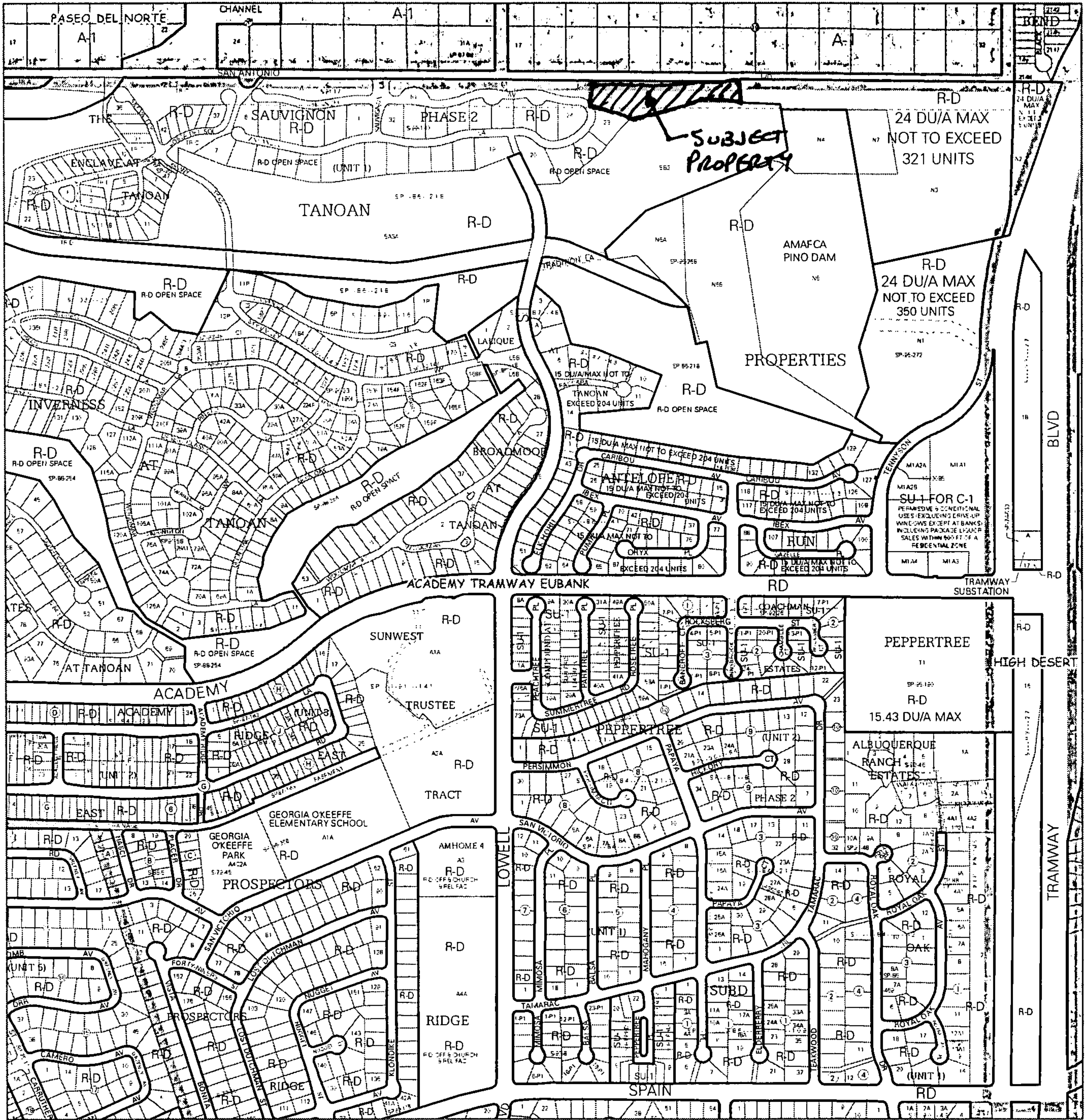
- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Property Owners and UPC Numbers

William E. Galbreth	Tract C-2	102206234251410606
Sauvignon Homeowner's Association	Tract C-1	102206225251510605
Americus LLC	Tract N-3	102206249649310202

Legal Description:

Tracts C-1 and C-2, Sauvignon Subdivision, Phase II and Tract N-3 Tanoan Properties



For more current information and more details visit: <http://www.cabq.gov/gis>

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-22-Z

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet

Map amended through: 6/13/2008

3174

275

GRANT OF RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS:

THAT HEMPSTEAD COMPANY, INC., a New Mexico corporation, and ALBERT G. SIMMS, a widower, both hereinafter called Grantor, in consideration of the sum of \$1.00 and other valuable considerations to the grantor in hand paid by PUBLIC SERVICE COMPANY OF NEW MEXICO, a corporation organized and existing under the laws of the State of New Mexico, hereinafter called Grantee, the receipt of which consideration is hereby acknowledged by the grantor, hereby grants to grantee, its successors and assigns, the easement and right-of-way to construct, maintain, change, renew and operate its line or lines for the transmission of electrical energy, and as incident thereto, and in connection therewith, to construct, maintain and operate a telephone line as may be found advisable, including the necessary steel and wood pole towers, poles, wires, guys, stubs and other fixtures, together with the right of ingress and egress and the right to trim or cut down any trees and remove any objects which may interfere with the construction and operation of such lines and structures, together with the right to construct and maintain a road along said right-of-way for the purpose of constructing and maintaining transmission lines over, upon and along certain strips of land situate in Bernalillo County, New Mexico, described as follows:

- I. Beginning at a point N. 89° 59' E., 17.00 feet from a brass capped pipe set by the U.S.G.L.O. for the closing corner between Sections 34 and 35 on the South boundary line of the Elena Gallegos Grant, running thence N. 0° 11' W., 8867.65 feet. 17.0 feet

276

East of and parallel to the West line of Section 35, and 26; running thence N. 75° 23' W., 697.99 feet; running thence N. 89° 49' W., 4640.57 feet to a point on the West line of Section 27; running thence N. 0° 11' E., 150.0 feet to the Section corner common to Sections 21, 22, 27 and 28; running thence along the North line of Section 27, S. 89° 49' E., 4659.57 feet; running thence S. 75° 23' E., 832.50 feet; running thence S. 0° 11' E., 8983.16 feet to a point on the Southerly boundary line of the Elena Gallegos Grant; running thence S. 89° 59' W., 150.0 feet along the South boundary line of the Elena Gallegos Grant to the place of beginning, containing 49.383 acres more or less.

- II. The North one hundred and fifty (150) feet of Section 28, containing 18.182 acres more or less.
- III. The North one hundred and fifty (150) feet of Section 29, containing 18.182 acres more or less.
- IV. The North one hundred and fifty (150) feet of Section 30, containing 18.182 acres more or less.
- V. The North one hundred and fifty (150) feet of Section 25, containing 18.182 acres more or less.

VI. Beginning at a point common to Sections 23, 24, 25, 277 and 26, T.11N., R.3E., N.M.P.M., and running thence S.0°03'E., 200.0 feet along the Easterly line of Section 26; running thence N.89°49'W., 117.2 feet to the Easterly right-of-way line of State Road 422; running thence along said right-of-way line N.10°29'E., 203.28 feet to the North line of Section 26; running thence along the North line of Section 26, 80.1 feet to the place of beginning, containing 0.453 acres more or less.

VII. Beginning at a point common to Sections 23 and 26 and the Westerly right-of-way of State Road 422, and running thence N.89°49'W., 3267.5 feet along the North line of Section 26; running thence N.28°52'W., 2467.1 feet; running thence N.0°03'W., 640.0 feet; running thence N.89°43'W., 200.0 feet along the Southerly boundary line of the Public Service Company of New Mexico North Plant Site; running thence S. 0°03'E., 692.57 feet; running thence S. 28°52'E., 2636.08 feet; running thence S.89°49'E., 3348.78 feet to the Westerly right-of-way line of State Road 422; running thence along said right-of-way line N.10°29'E., 203.28 feet to the place of beginning, containing 29.963 acres more or less.

VIII. Beginning for a tie at the Section corner common to Sections 14, 15, 22 and 23, and running thence S. $0^{\circ}03'E.$, 290.70 feet along the Section line common to Sections 22 and 23 to the beginning point of this easement; thence S. $89^{\circ}43'E.$, 378.92 feet; thence N. $17^{\circ}55'E.$, 304.60 feet to the North line of Section 23; thence S. $89^{\circ}43'E.$, 209.86 feet along the North line of Section 23; thence S. $17^{\circ}55'W.$, 592.20 feet; thence N. $89^{\circ}43'W.$, 500.00 feet; thence N. $0^{\circ}03'W.$, 66.75 feet along the East line of Section 22; thence N. $74^{\circ}33'W.$, 1038.80 feet; thence N. $0^{\circ}03'W.$, 207.55 feet along the Westerly boundary line of lands of the Hempstead Mortgage Co.; thence S. $74^{\circ}33'E.$, 1038.80 feet to the beginning point of this easement, containing 9.594 acres more or less, all as shown on Public Service Company of New Mexico Drawing No. A-658-D, attached hereto and made a part hereof.

TO HAVE AND TO HOLD said strips of land for so long as the grantee, its successors and assigns, shall use the same for the purposes aforesaid; the easement and right-of-way hereby granted to cease and revert to the grantor, their successors and assigns, if the grantee, its successors and assigns, shall have ceased to use said strips of land for said purposes for a continuous period of two years from and after the date of completion of such transmission lines and structures.

The grantor covenants and agrees for themselves, their successors and assigns, not to erect any building or structure within the limits of said strips of land, and the grantee, its successors and assigns, shall have the right to remove, at grantee's expense, objects interfering with the construction, maintenance, operation, control and use of said lines.

This grant is subject to the right of the grantor, their successors and assigns, to pass over said strips of land from one portion of grantor's land to the other portion thereof, and to otherwise use, pasture and cultivate the surface of said

strips of land consistent with the use of said strips of land by the grantee, its successors and assigns, for the purposes aforesaid.

Grantee, by the acceptance of this instrument and rights hereunder, agrees to hold grantor, and either of them, their successors and assigns, harmless from any claim or demand which may be asserted against them or either of them because or on account of grantee's use or occupancy of the right-of-way and easement hereby granted and the land covered hereby.

DATED on this 8th day of August, 1956.

Albert G. Simms

HEMPSTEAD COMPANY, INC.

By Albert G. Simms
President

ATTEST:

Elinor Johnson
Asst. Sec'y

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS.

me this 8th day of August, 1956, by ALBERT G. SIMMS, a widower.

My commission expires:
1-22-59

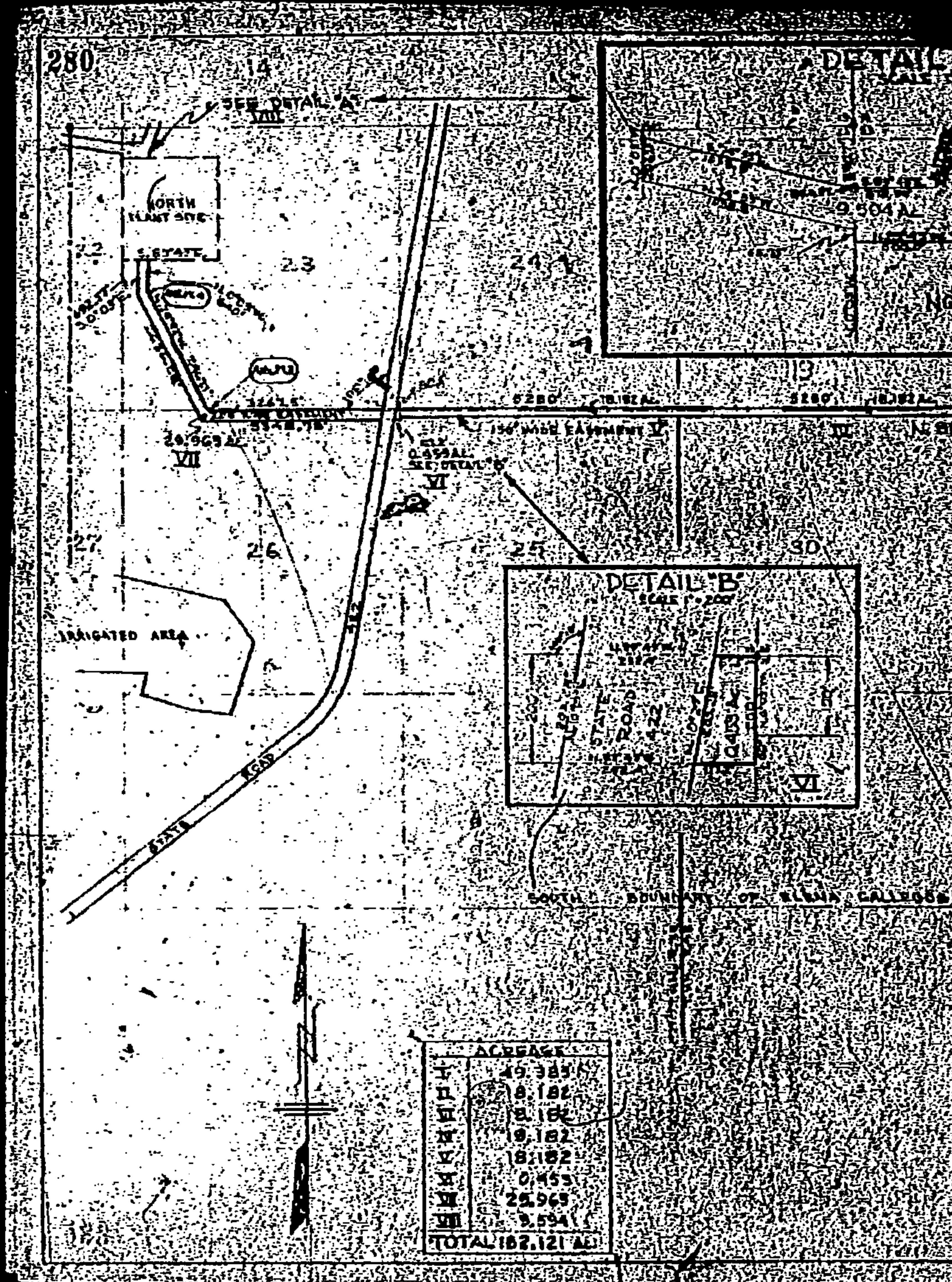
James E. Sperling
Notary Public

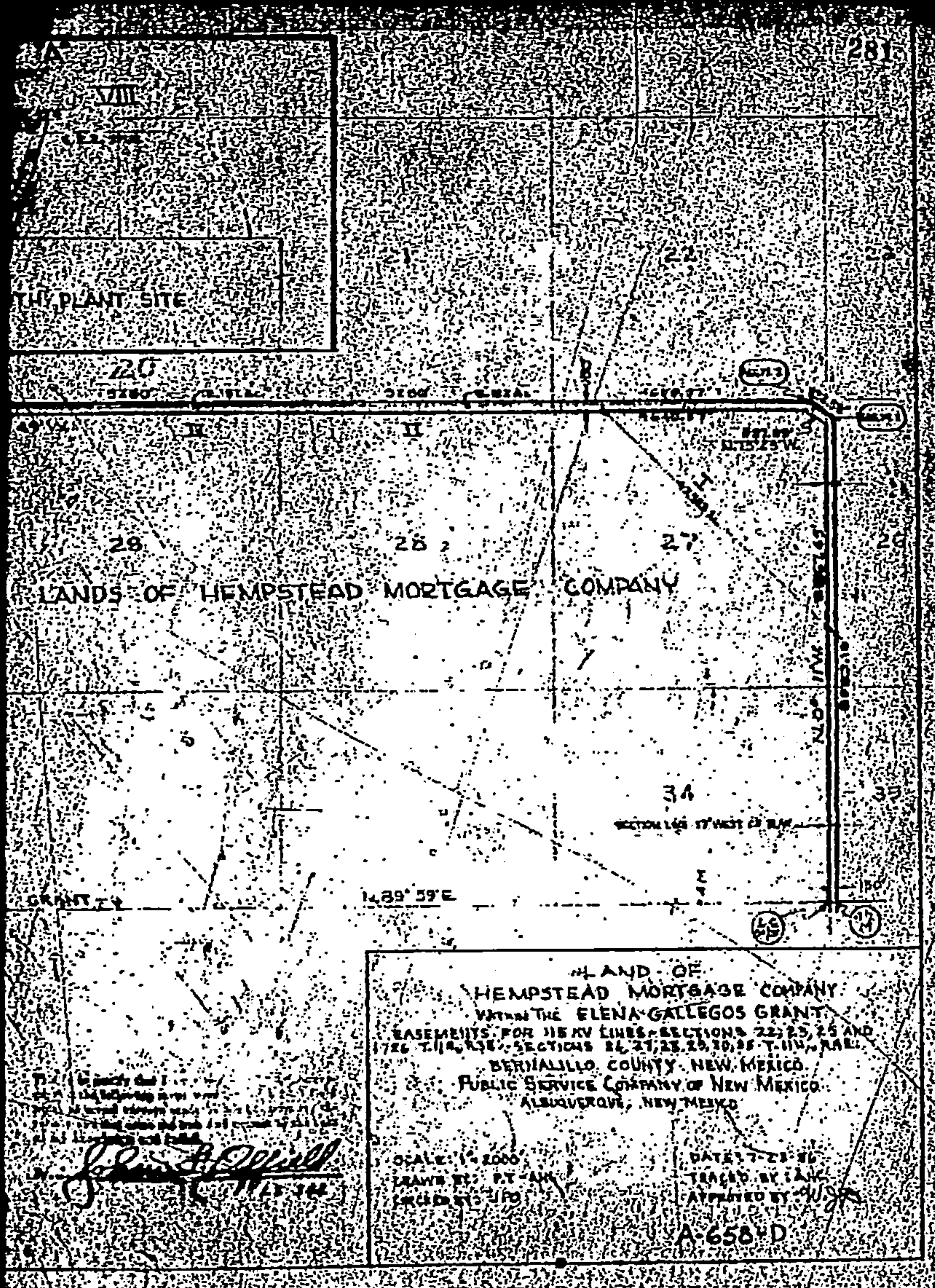
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS.

me this 8th day of August, 1956, by ALBERT G. SIMMS, President of HEMPSTEAD COMPANY, INC., a New Mexico corporation, on behalf of said corporation.

My commission expires:
1-22-59

James E. Sperling
Notary Public





VIII
 20
 PLANT SITE

LANDS OF HEMPSTEAD MORTGAGE COMPANY

LAND OF
 HEMPSTEAD MORTGAGE COMPANY
 WITHIN THE ELENA GALLEGOS GRANT
 EASEMENTS FOR HIGH LINES - SECTIONS 22, 23, 24 AND
 25 T.14N. R.10E - SECTIONS 26, 27, 28, 29, 30, 31 T.14N. R.10E
 BERNALILLO COUNTY, NEW MEXICO
 PUBLIC SERVICE COMPANY OF NEW MEXICO
 ALBUQUERQUE, NEW MEXICO

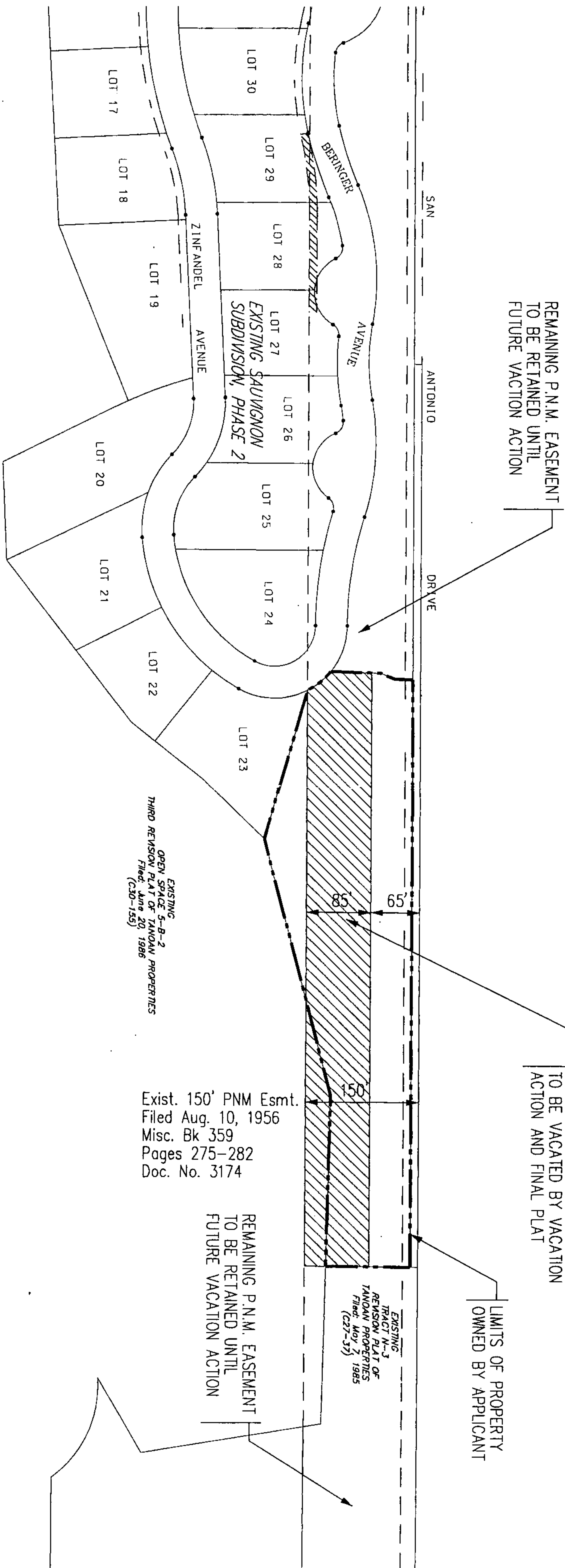
SCALE 1" = 2000'
 DRAWN BY: P.T. ANN
 CHECKED BY: J.P.D.

DATE: 7-23-50
 TRACED BY: J.A.W.
 APPROVED BY: W.S.

A-6584D

J.P. D.
 J.P. D.

State of New Mexico)
County of Bernalillo) SS
This instrument was filed for record on
3rd AUG 10 1956
At 9 o'clock in Recorded in Vol. 357
of records of said County for \$ 275
MAY ALBUQUERQUE Clerk & Recorder
[Signature]
5-10-56



REMAINING P.N.M. EASEMENT
TO BE RETAINED UNTIL
FUTURE VACATION ACTION

HATCHED PORTION OF
EXISTING 150' PNM EASEMENT
TO BE VACATED BY VACATION
ACTION AND FINAL PLAT

LIMITS OF PROPERTY
OWNED BY APPLICANT

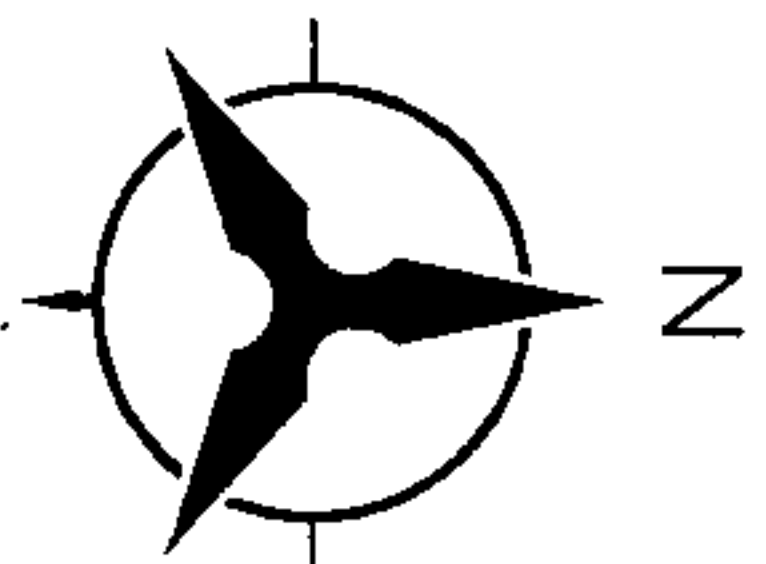
EXISTING
OPEN SPACE 5-B-2
THIRD REVISION PLAT OF TANONAN PROPERTIES
(C30-155)
Filed: June 20, 1986

Exist. 150' PNM Esmt.
Filed Aug. 10, 1956
Misc. Bk 359
Pages 275-282
Doc. No. 3174

EXISTING
TRACT N-3
REVISION PLAT OF
TANONAN PROPERTIES
Filed: May 7, 1985
(C27-37)

EXISTING
OPEN SPACE 5-A-1-1-4
THIRD REVISION PLAT OF TANONAN PROPERTIES
Filed: June 20, 1986
(C30-155)

P.N.M. EASEMENT
VACATION EXHIBIT
NO SCALE FEBRUARY 2009





Supplemental form

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

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

ZONING & PLANNING

Z
 Annexation
 Zone Map Amendment (Establish or Change Zoning)
 Sector Plan (Phase I, II, III)
 Amendment to Sector, Area, Facility or Comprehensive Plan
 Text Amendment (Zoning Code/Subdivision Regulations)

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

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

Supplemental form
Z

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: Ken Hightower/Sauvignon Homeowners Assoc. PHONE: 298-8103
 ADDRESS: 11804 Zinfandel N.E. FAX: _____
 CITY: Alb. STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: owner
 AGENT (if any): Harris Surveying Inc. PHONE: 889-8056
 ADDRESS: 2412 D Monroe St. N.E. FAX: 889-8645
 CITY: Alb. STATE NM ZIP 87110 E-MAIL: _____

DESCRIPTION OF REQUEST: Requesting to Divide a vacant tract of land into 2 tracts

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: N/A Unit: # 2
 Subdiv. / Addn. Sauvignon Subdivision
 Current Zoning: R-D Proposed zoning: N/A
 Zone Atlas page(s): E-22 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 4.2774 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 1022062116651821107 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: Beringer Lane NE
 Between: San Antonio NE and Academy NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
S-99-140 02AAC1018

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

SIGNATURE Anthony Harris DATE 1-24-05
 (Print) Anthony Harris Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

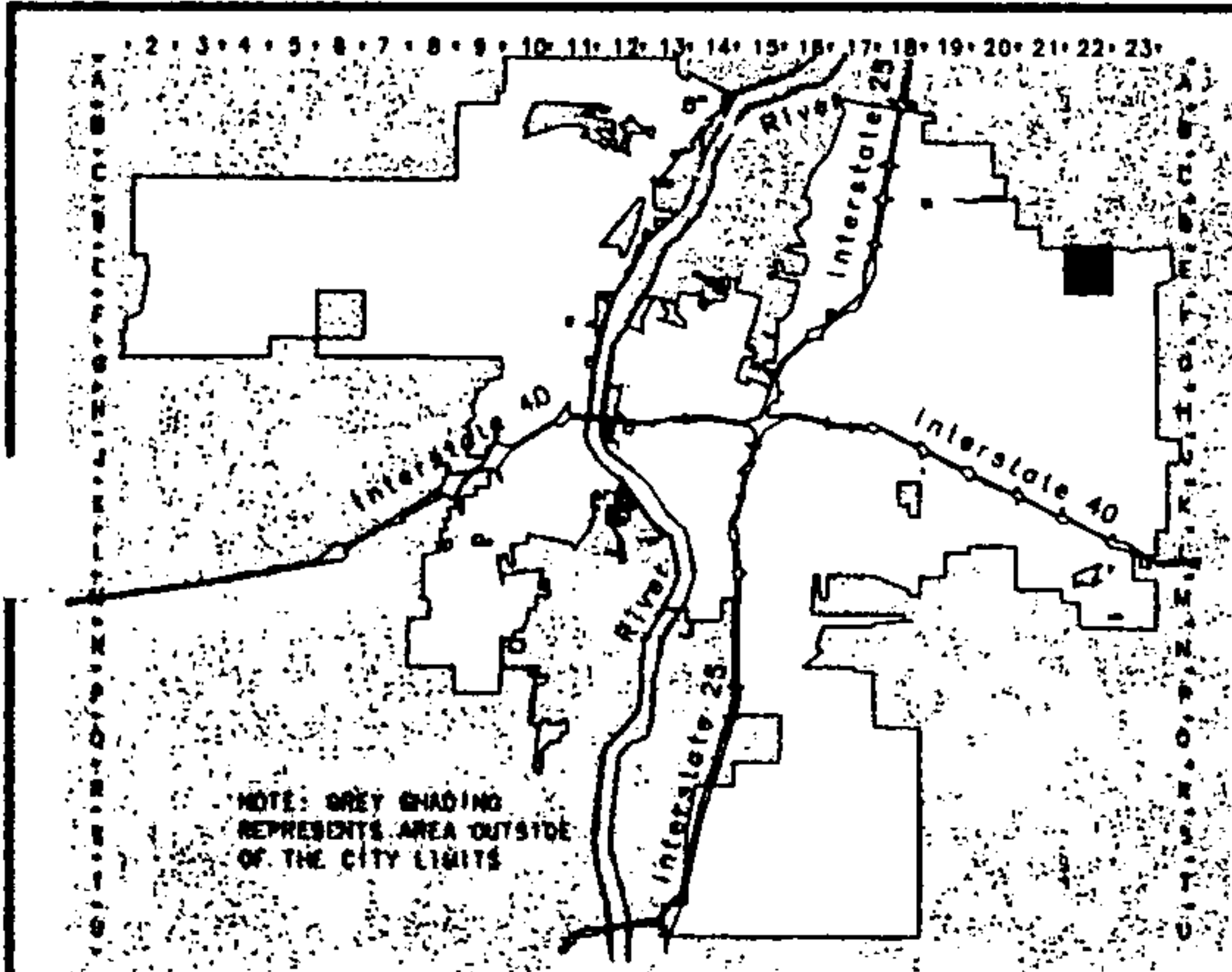
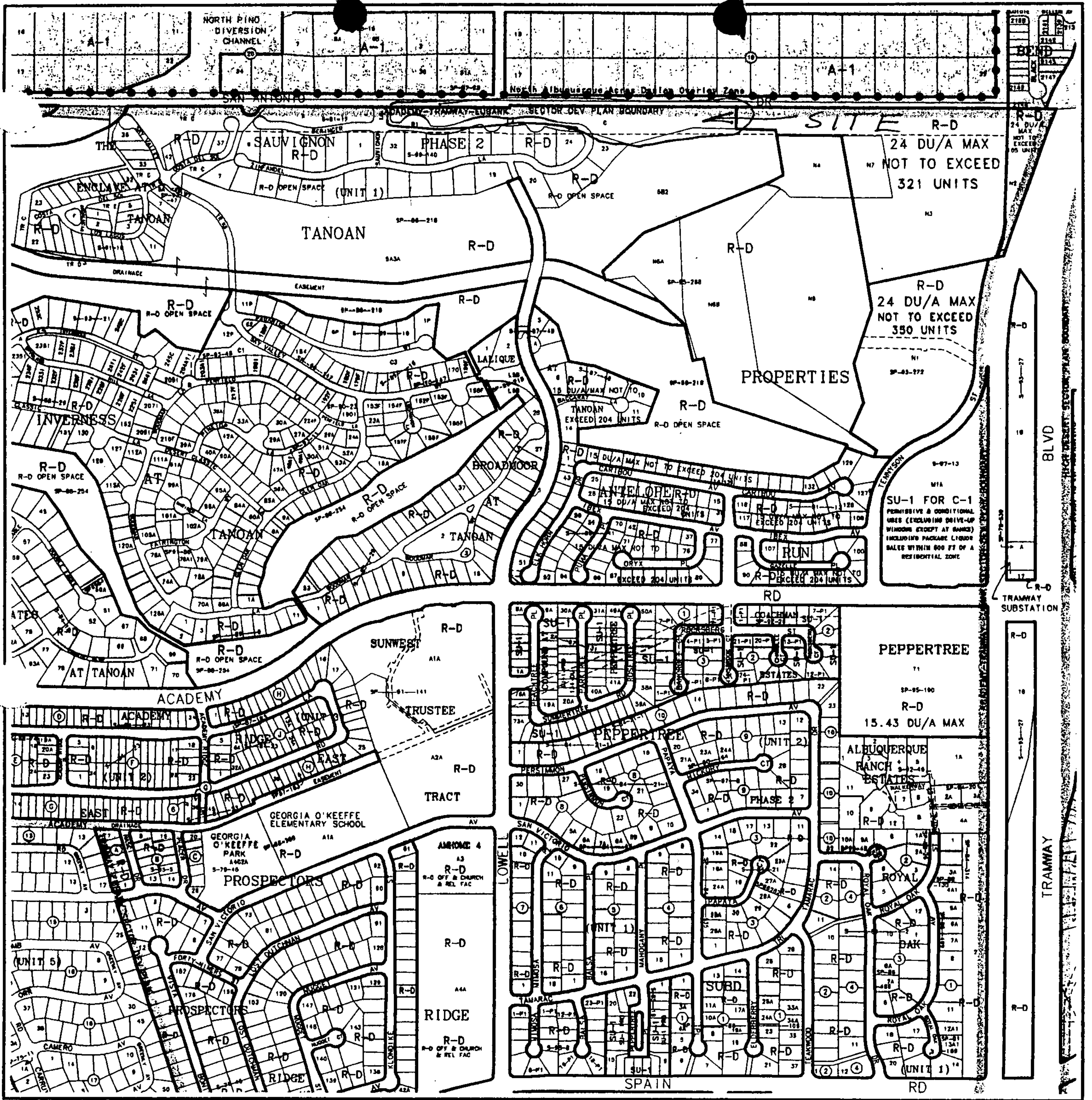
- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #'s are assigned
- AGIS copy has been sent
- Case history #'s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>05DRB - 00157</u>	<u>PLF</u>		\$ <u>285.00</u>
		<u>CMF</u>	\$ <u>20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			Total
			\$ <u>305.00</u>

Hearing date 2-9-05

Chase Lerona 1/31/05
 Planner signature / date

Project # 1002074

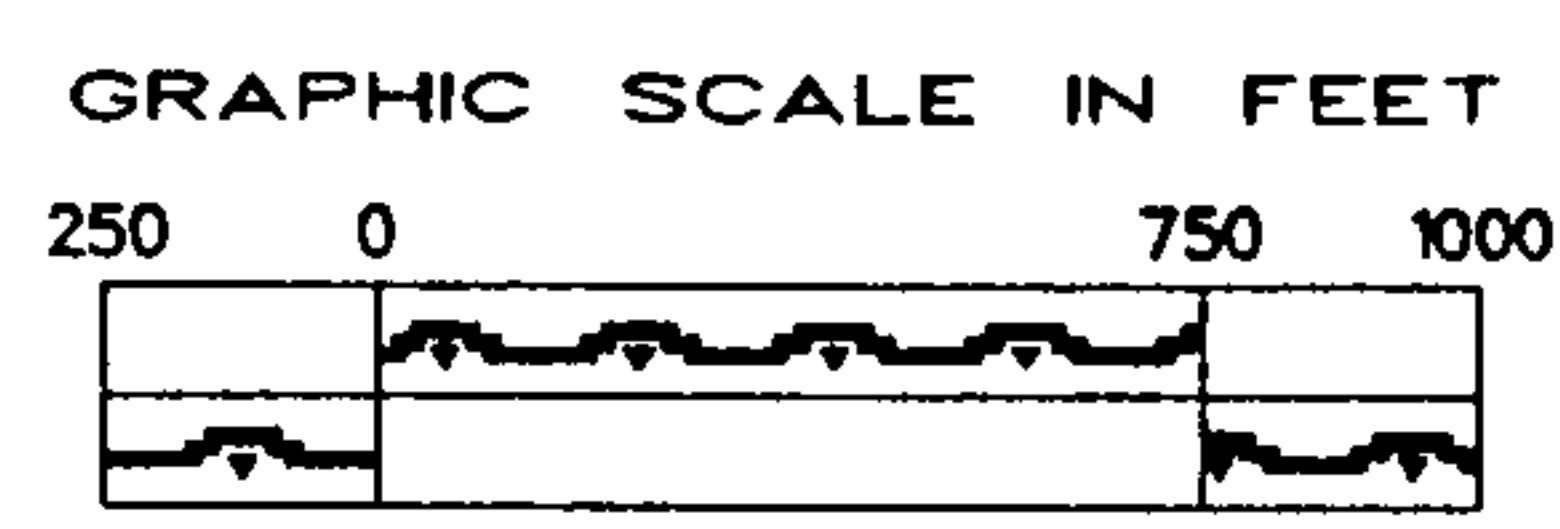


NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



CITY OF Albuquerque
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT

© Copyright 2000



Zone Atlas Page

E-22-Z

Map Amended through July 28, 2000

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, ~~6~~ 4 copies for internal routing.

Vacant Land

- 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.

Anthony Harris
Applicant name (print)
Anthony Harris
Applicant signature / date
1-31-05



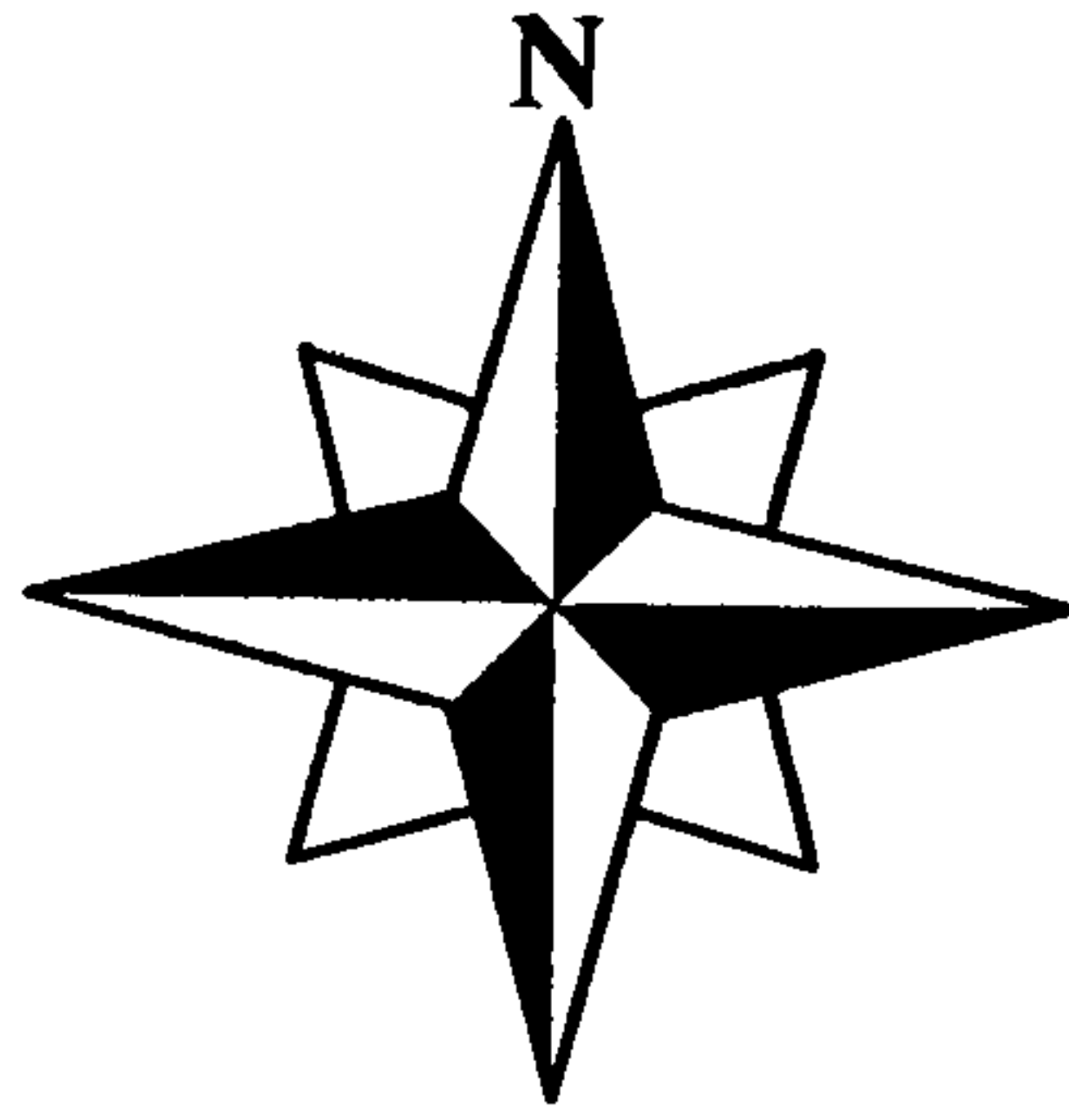
Form revised MARCH 2003

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

Application case numbers
05DRB - 00157

Clare Senora 1/31/05
Planner signature / date

Project # 1002074



Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110

*Phone (505) 889-8056 * Fax (505) 889-8645*

January 31, 2005

To: DRB Board Members

Re: Replat of Tract C, Sauvignon Subdivision

Dear: Members

The purpose of this plat is to divide tract C into 2 separate tracts. The property is vacant with San Antonio having asphalt pavement and Beringer is paved with curb and gutter.

If there are any questions, please contact me at my office.

Sincerely,

Anthony L. Harris

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Ken Hightower
AGENT Hansel Sudders
ADDRESS _____
PROJECT & APP # 1002074 / 05PRB00157
PROJECT NAME Saugon Subd.

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 285.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 305.00 TOTAL AMOUNT DUE

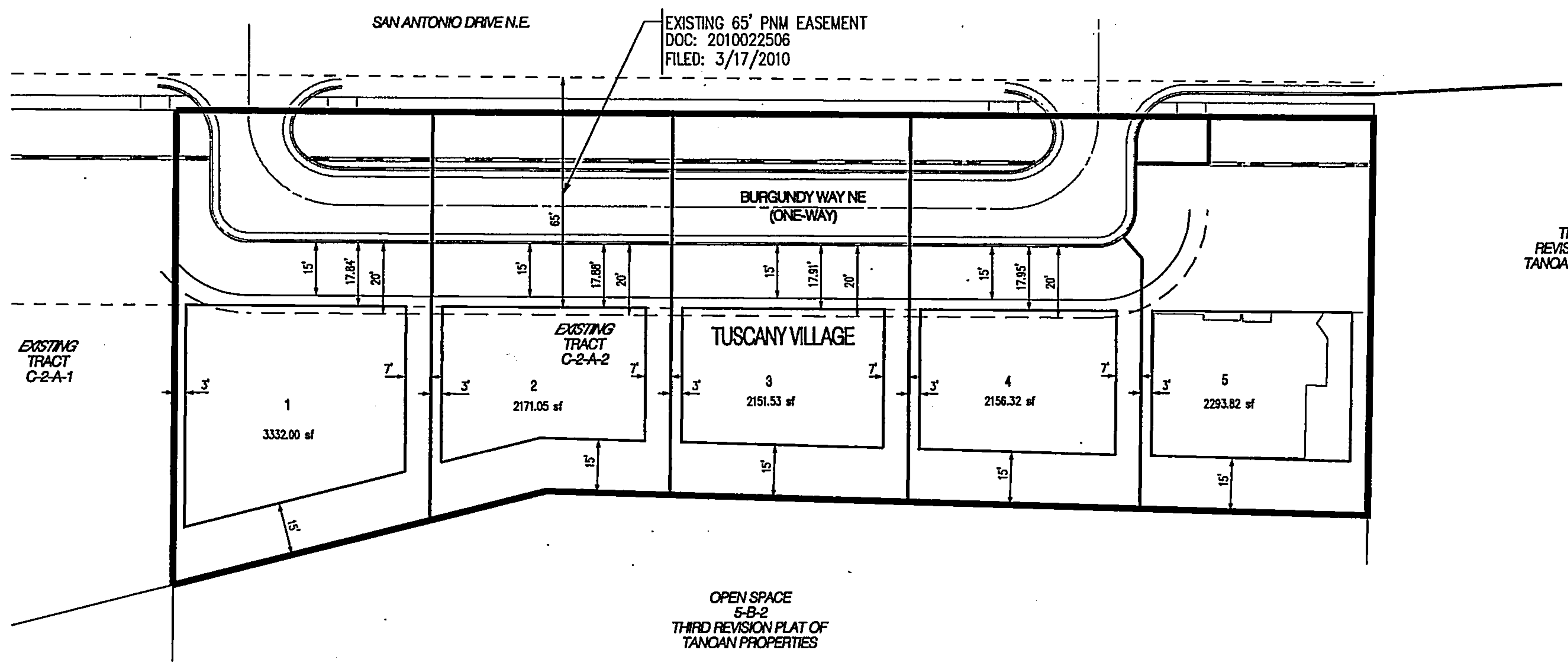
***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

DUPLICATE
City Of Albuquerque
Treasury Division

DUPLICATE
City Of Albuquerque
Treasury Division

1/31/2005 11:40AM LOC: ANNX
RECEIPT# 00035375 WSH 008 TRANS# 0015
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt Counter Receipt.doc 6/21/04 \$305.00
J24 Misc \$20.00
Thank You

1/31/2005 11:40AM LOC: ANNX
RECEIPT# 00035376 WSH 008 TRANS# 0015
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$305.00
J24 Misc \$285.00
VI \$305.00
CHANGE \$0.00
Thank You



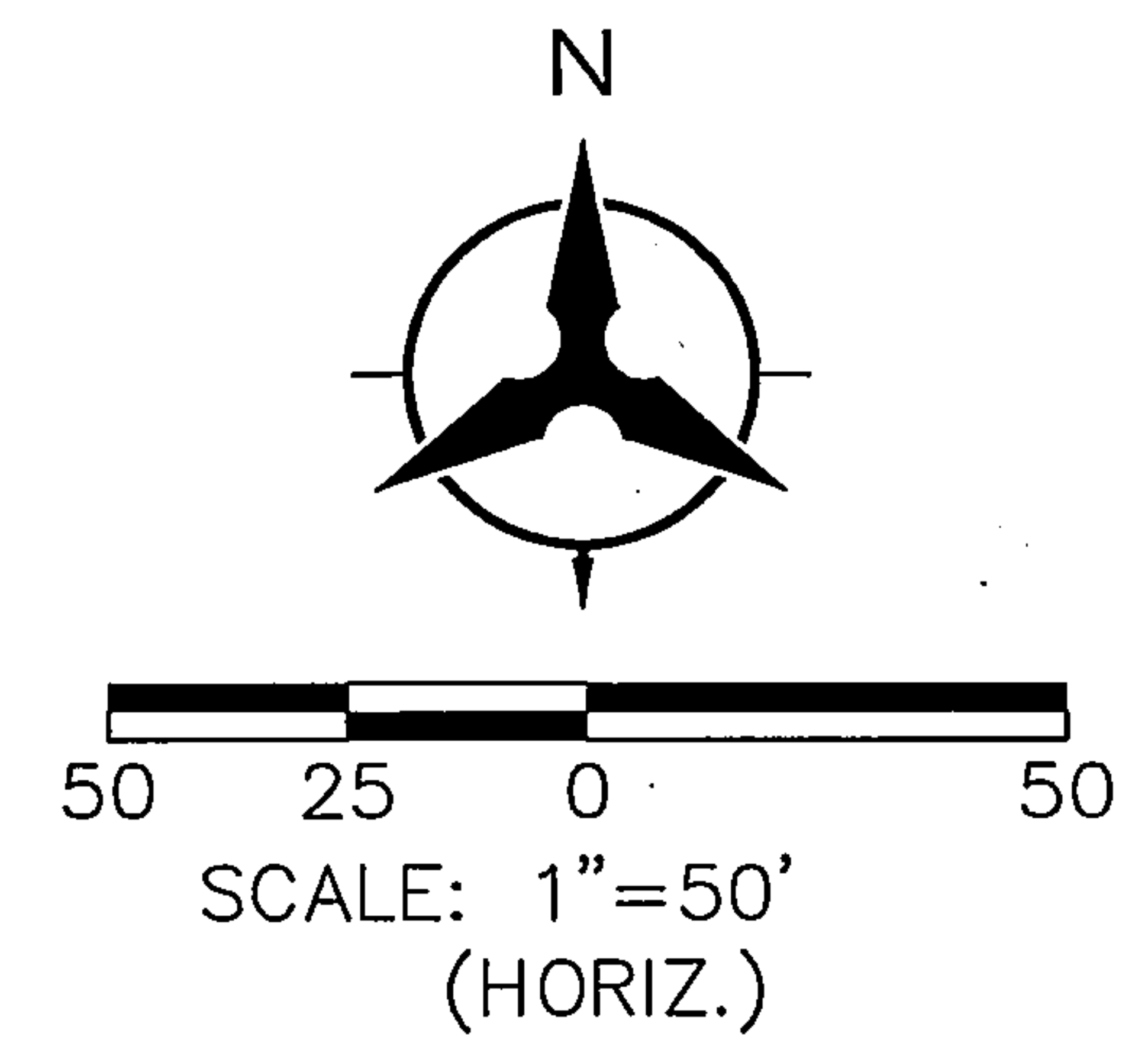
R-D ZONING
USING R-1

SIDEYARD SETBACK 0'

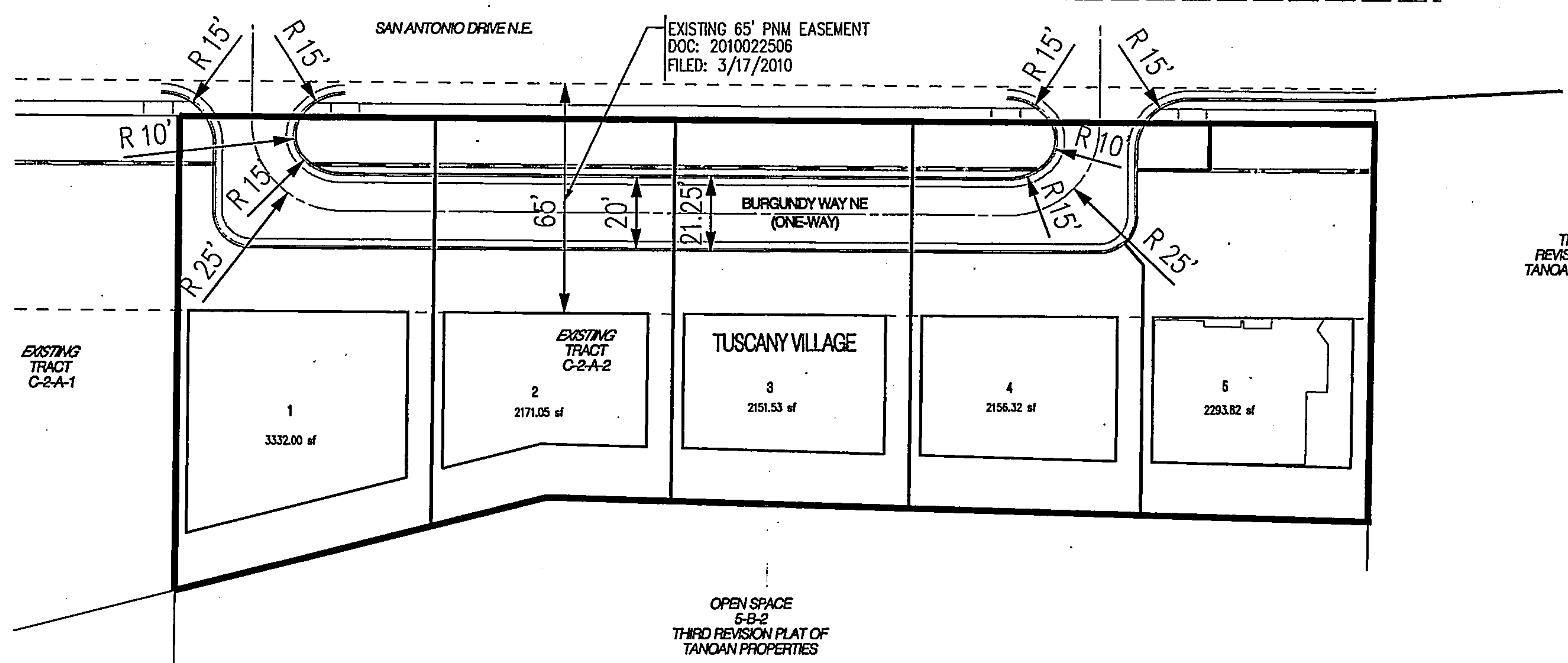
BACKYARD SETBACK 15'

FRONTYARD SETBACK 15'

GARAGE SETBACK 20'



SETBACK EXHIBIT

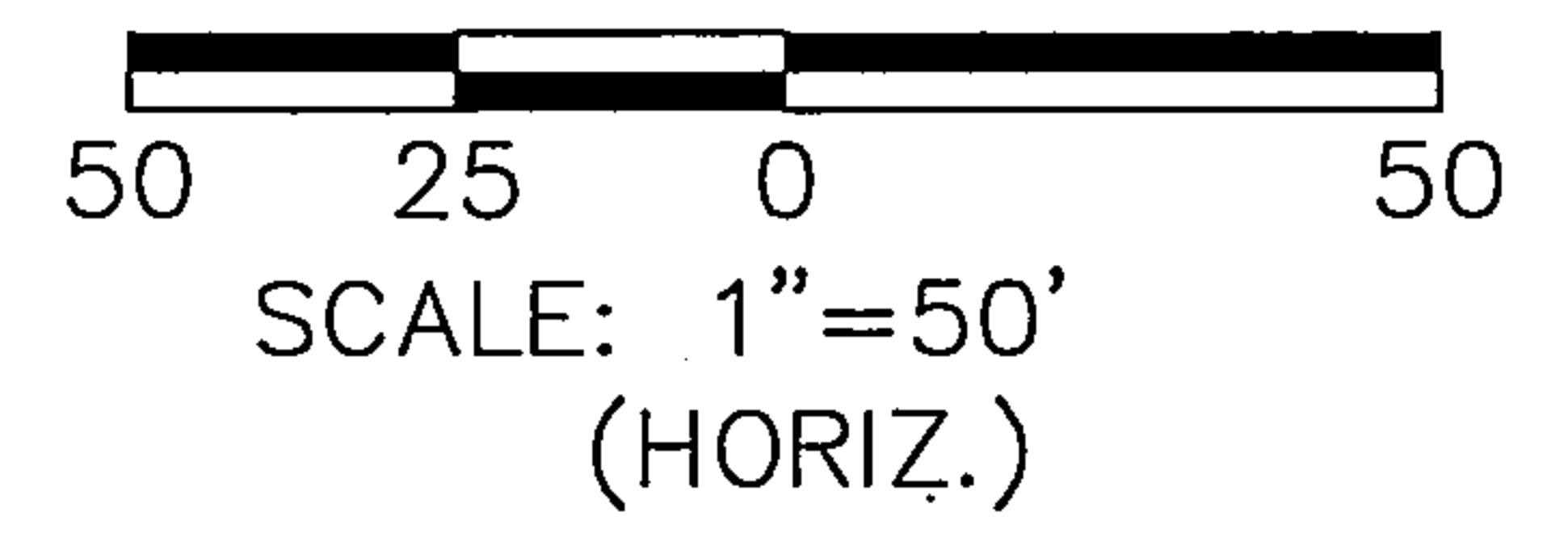
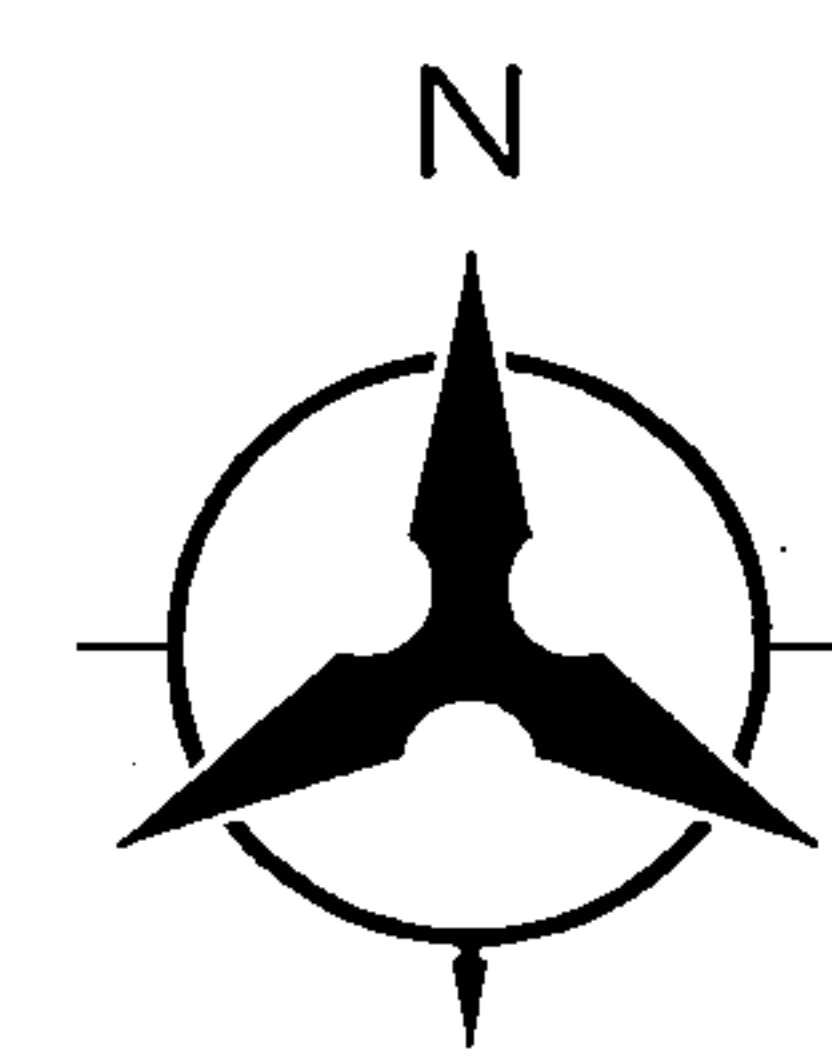


TRACT N-3
REVISION PLAT OF
TANQAN PROPERTIES

EXISTING
TRACT
C-2-A-1

OPEN SPACE
5-B-2
THIRD REVISION PLAT OF
TANQAN PROPERTIES

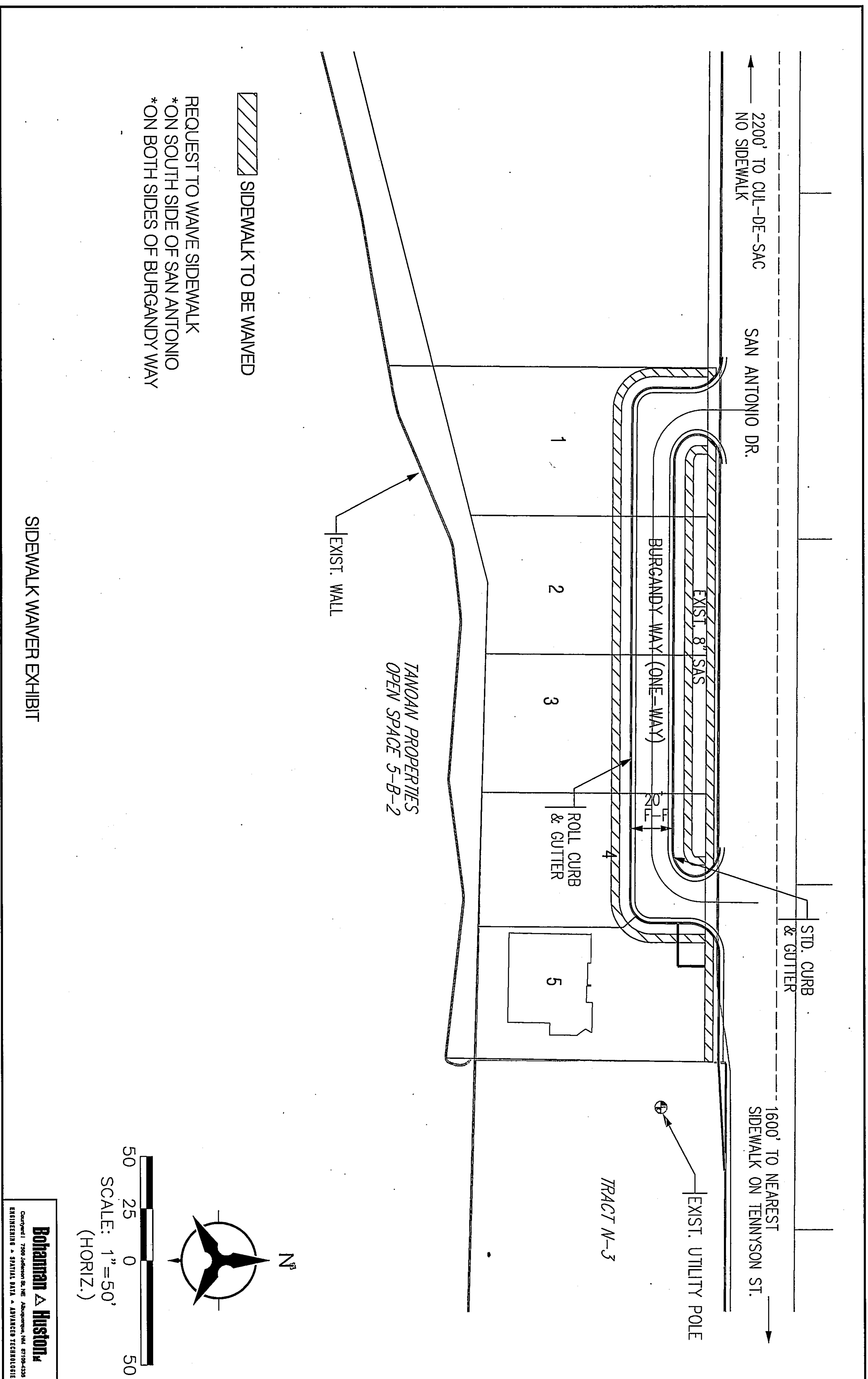
	DESIGN STANDARD	REQUESTED VARIANCE
ROADWAY	TWO-WAY	ONE-WAY
EASEMENT WIDTH	32'	21.25'
ROADWAY WIDTH	24'	20'
INSIDE EDGE OF EASEMENT	25'	10' AND 15'
CENTERLINE	50'	25'



VARIANCE EXHIBIT

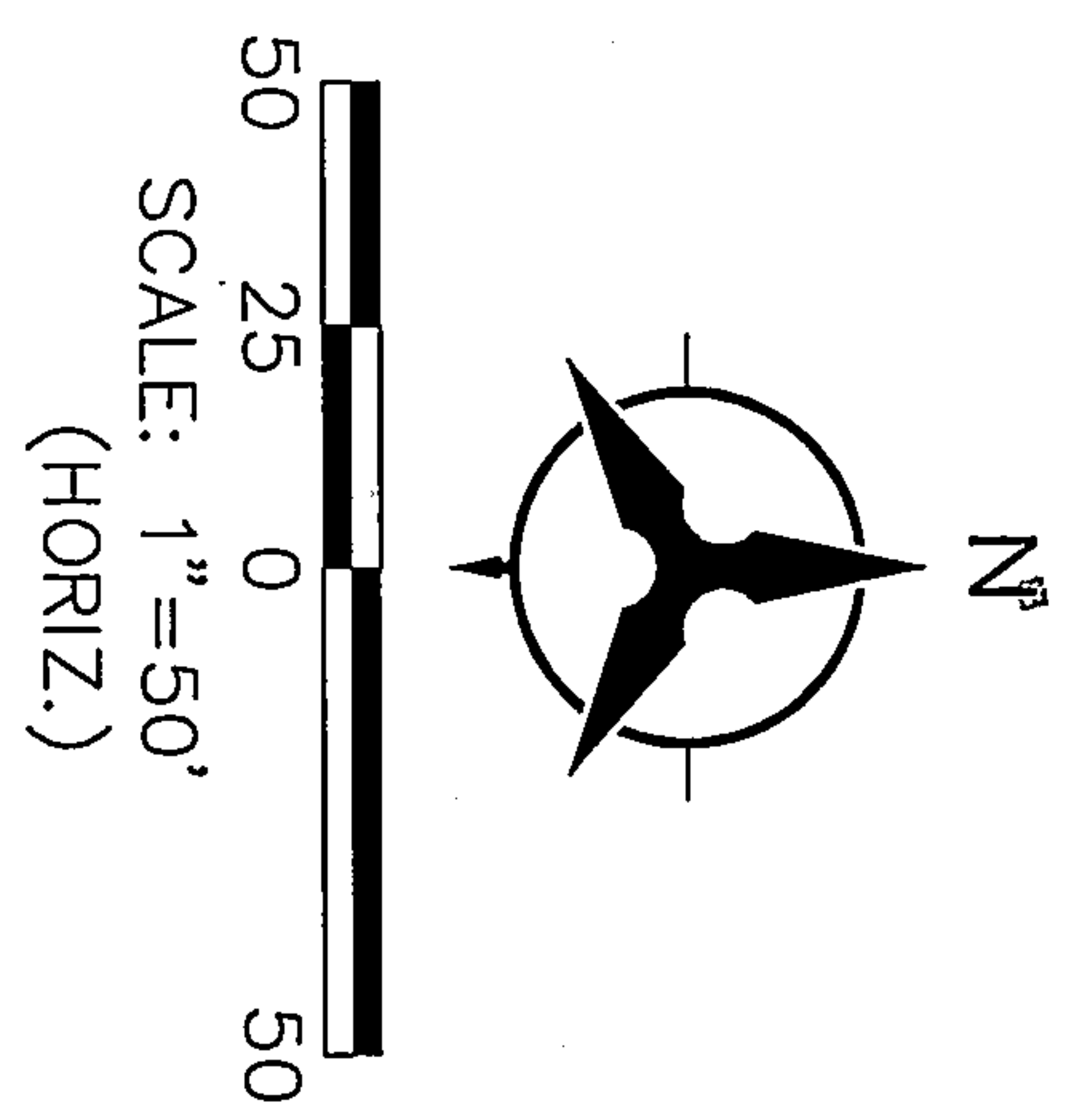
Bohannon & Huston
 Courtyard 1 7300 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

P:\20110114\CDP\Plans\Paving\General\20110114_gate_exhibit.dgn

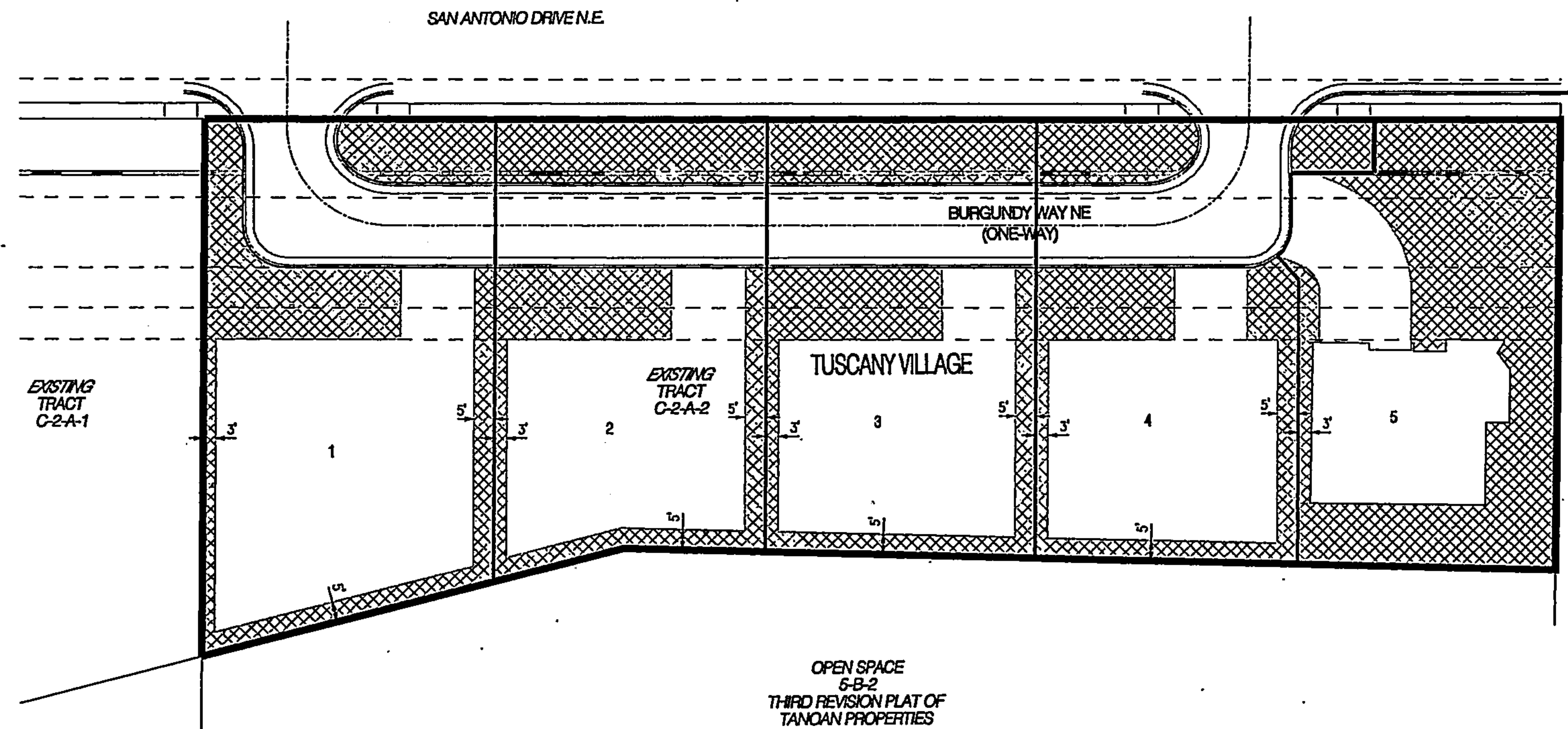


 SIDEWALK TO BE WAIVED

REQUEST TO WAIVE SIDEWALK
* ON SOUTH SIDE OF SAN ANTONIO
* ON BOTH SIDES OF BURGANDY WAY



SIDEWALK WAIVER EXHIBIT



TRACT N-3
REVISION PLAT OF
TANQAN PROPERTIES

EXISTING
TRACT
C-2-A-1

EXISTING
TRACT
C-2-A-2

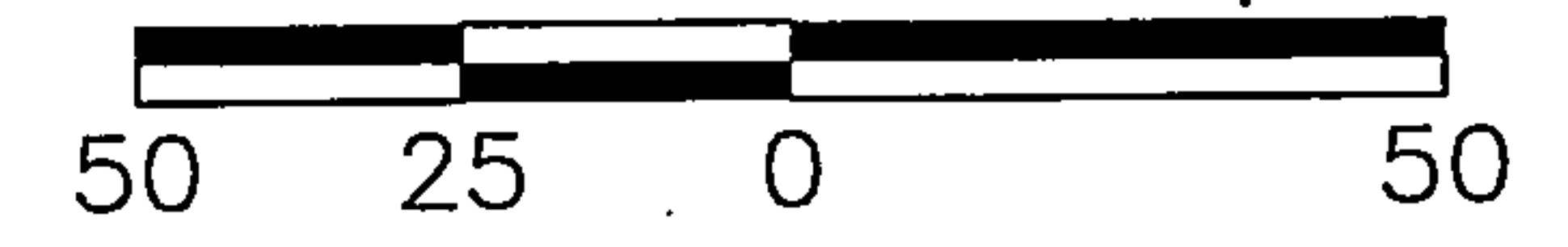
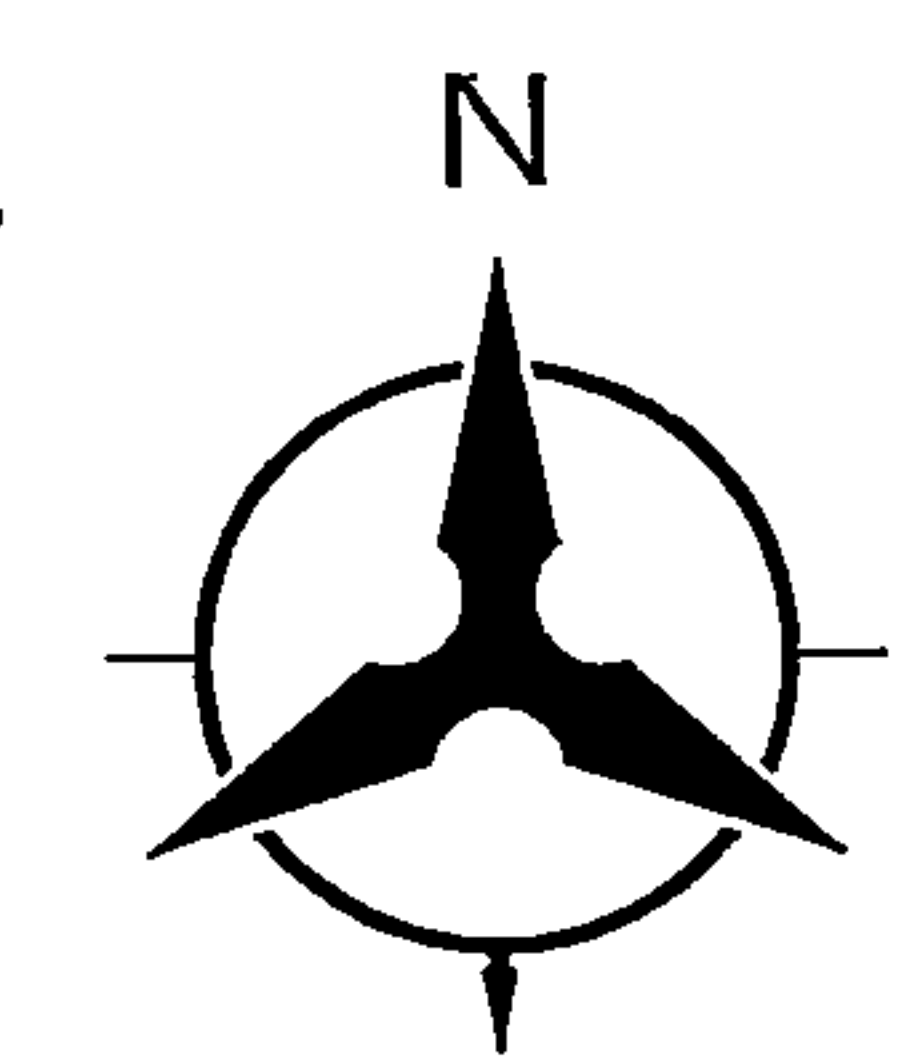
TUSCANY VILLAGE

OPEN SPACE
5-B-2
THIRD REVISION PLAT OF
TANQAN PROPERTIES

ONSITE OPEN SPACE CALC.

SITE	AREA (SF)
LOT 1	2757.6871
LOT 2	2638.0339
LOT 3	2618.1972
LOT 4	2400.1428
LOT 5	4142.7193

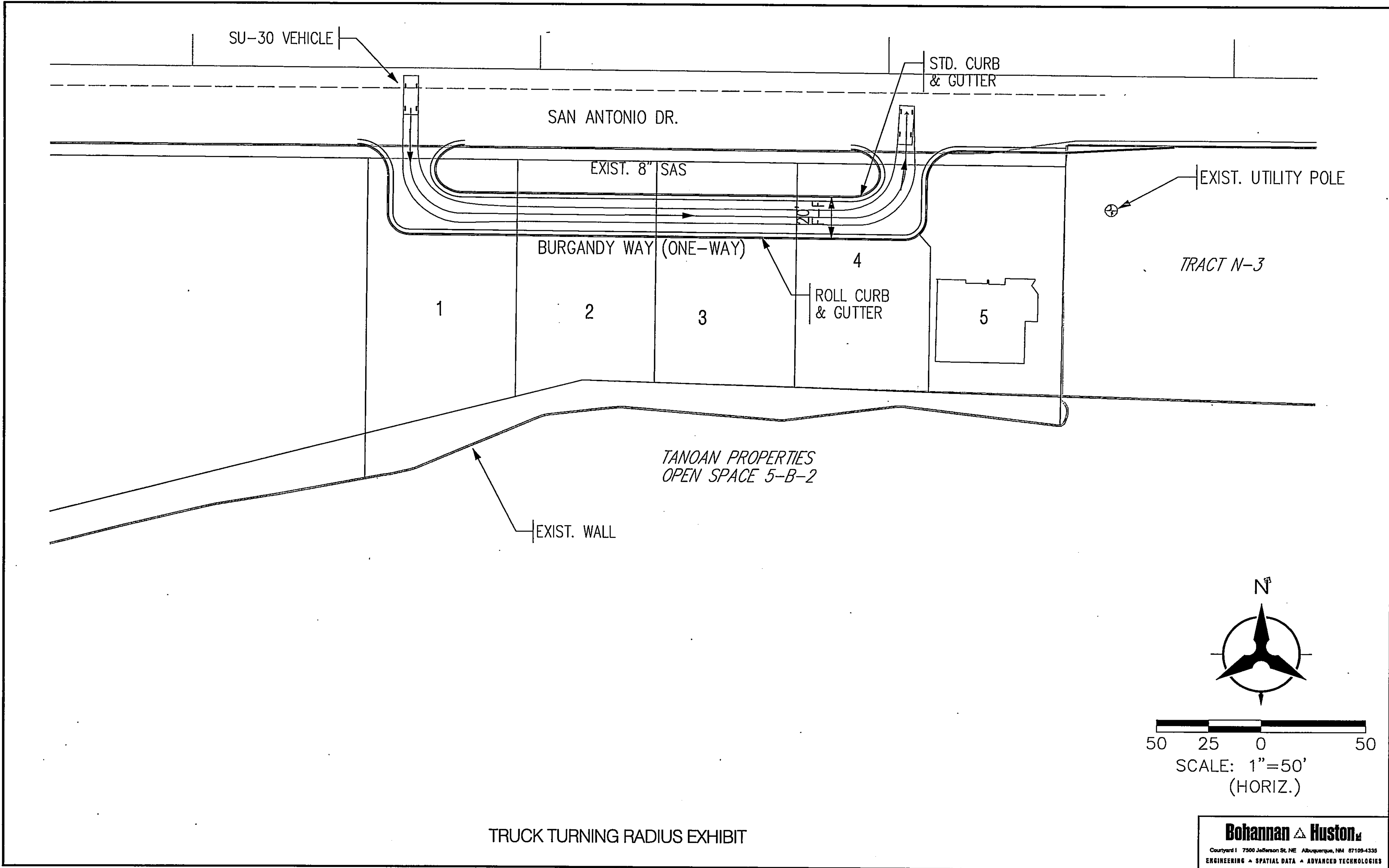
OPEN SPACE:
TWO THOUSAND FOUR HUNDRED OR MORE SQUARE FEET
OF OPEN SPACE PER DWELLING SHALL BE PRESERVED.



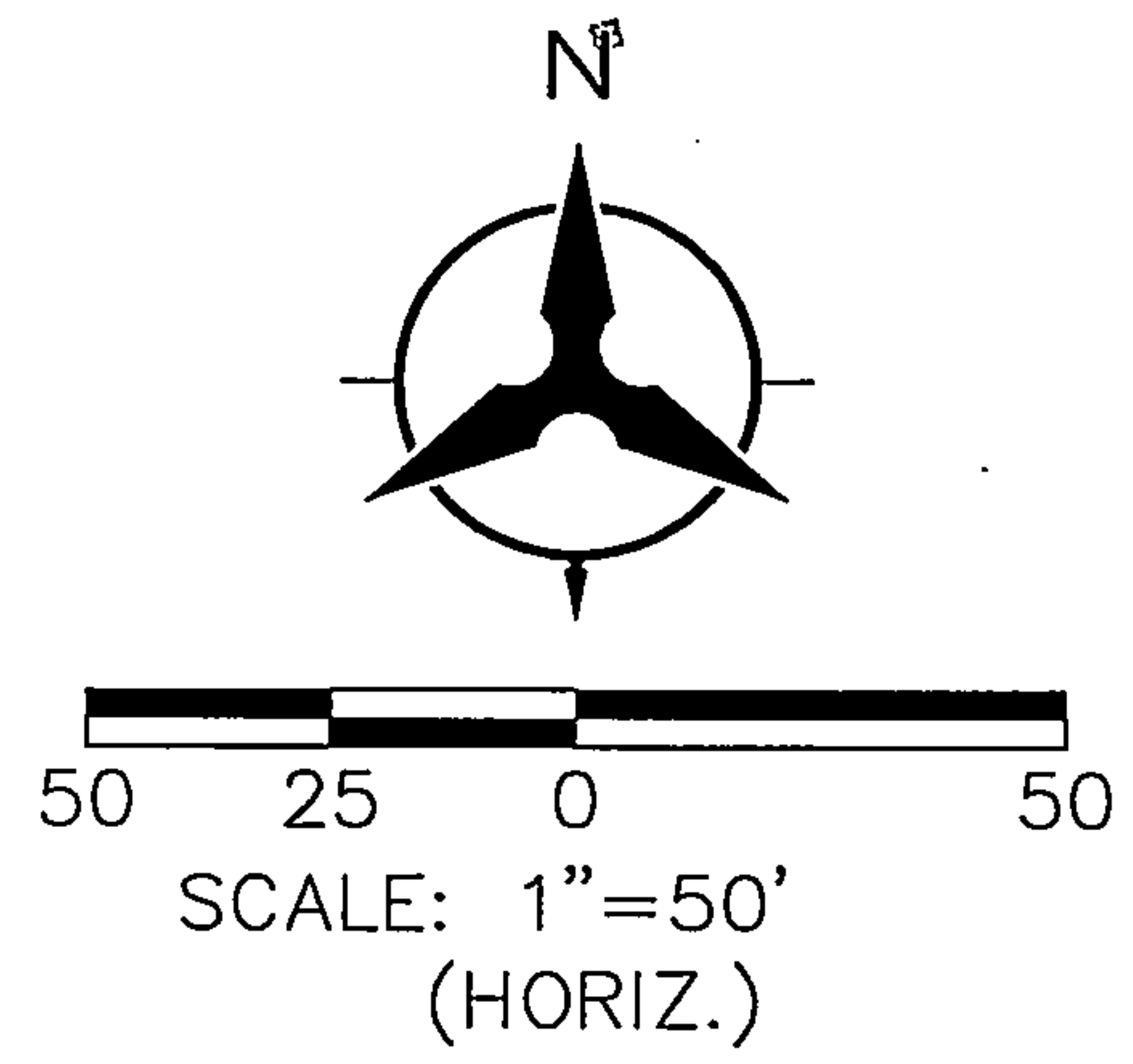
SCALE: 1"=50'
(HORIZ.)

ONSITE OPEN SPACE EXHIBIT

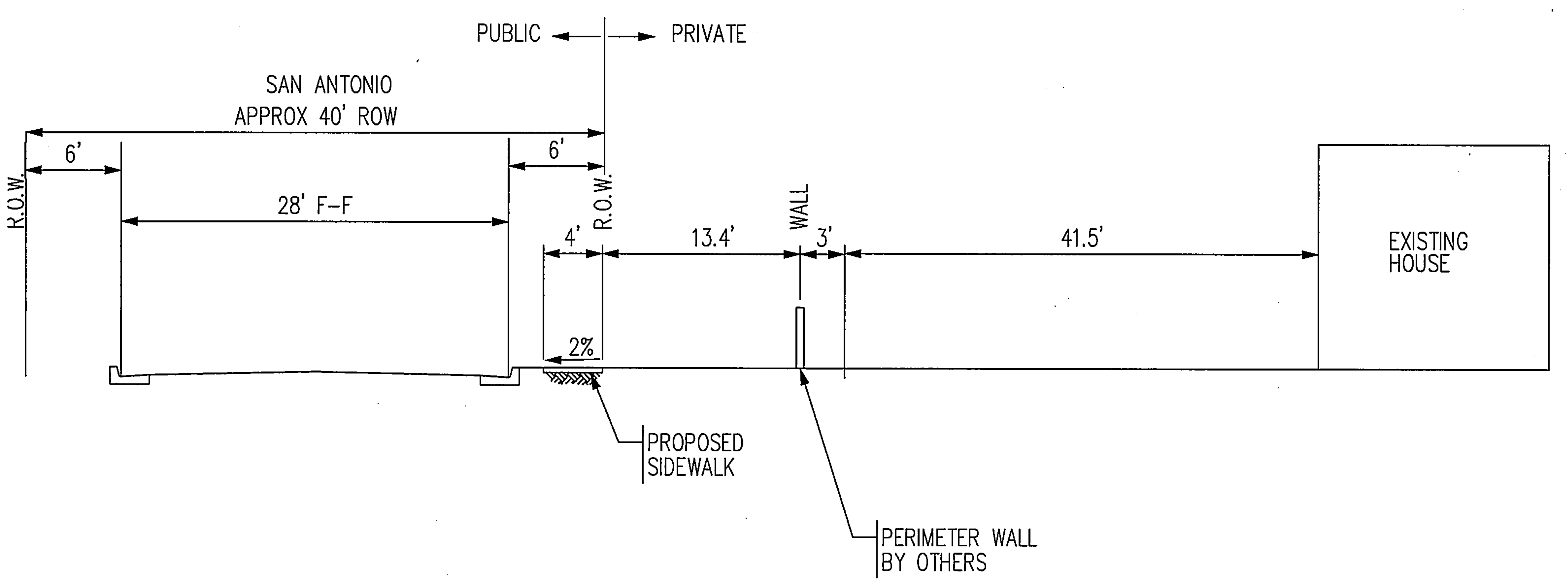
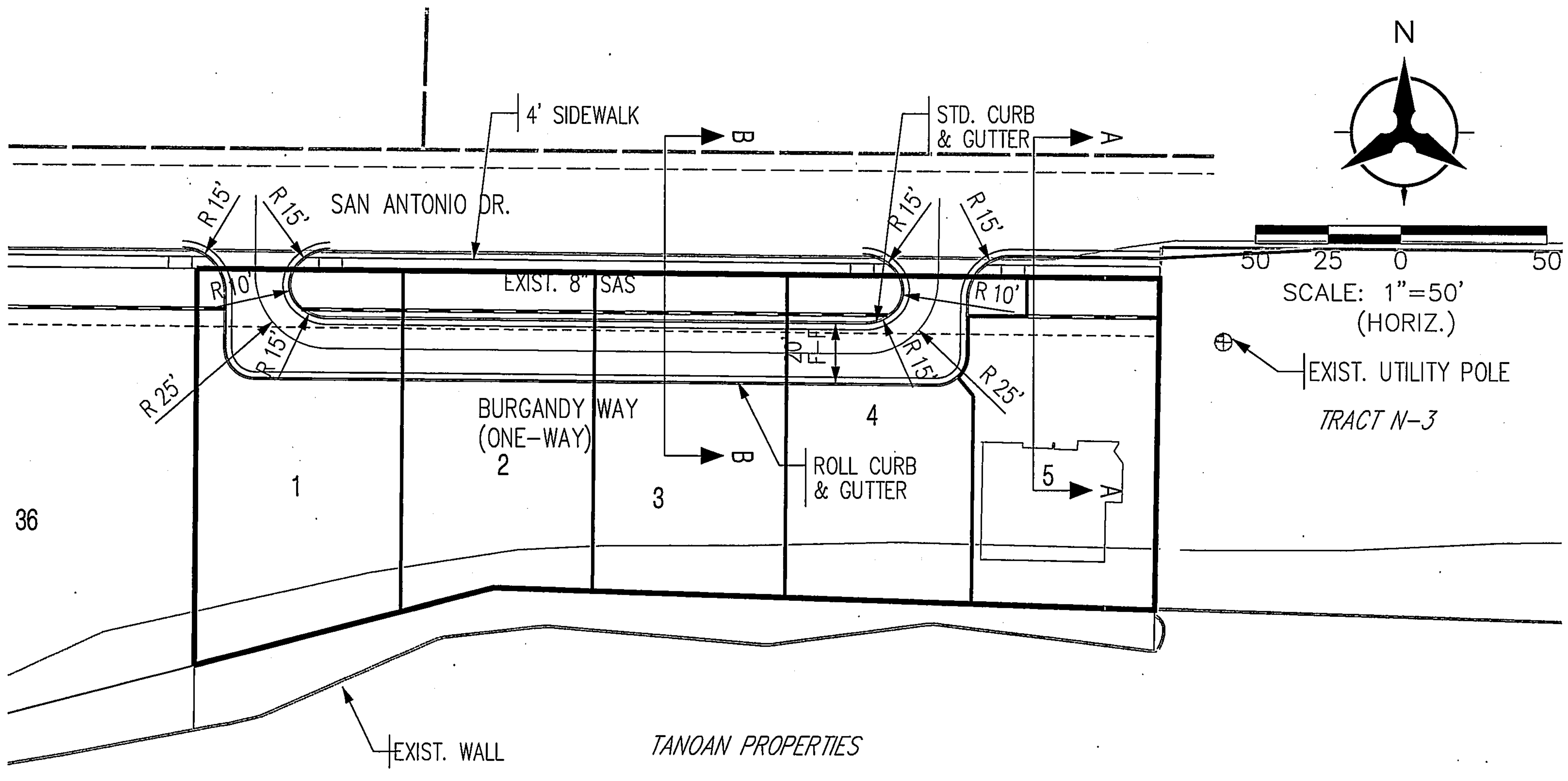
Bohannon & Huston
Courtyard | 7500 Jefferson Blvd NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



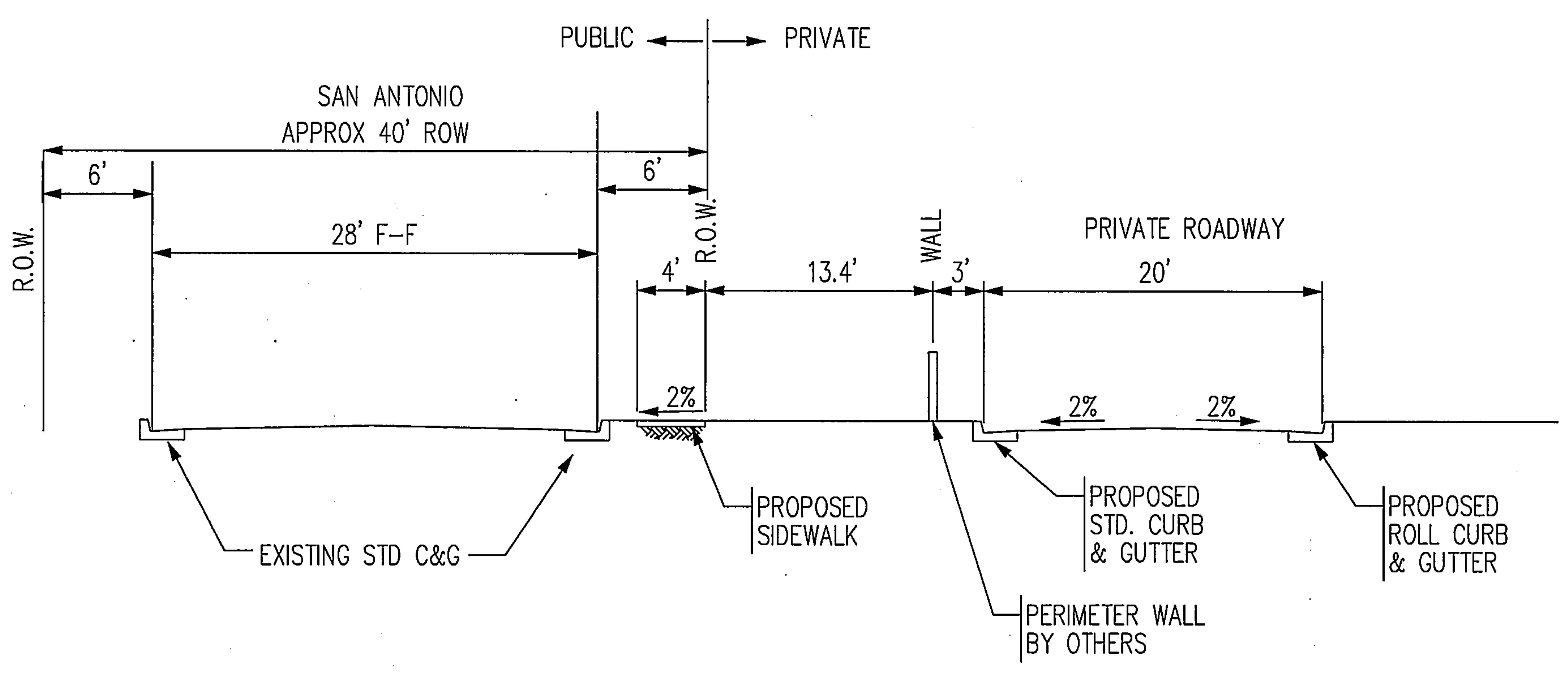
TRUCK TURNING RADIUS EXHIBIT



Bohannon Δ Huston
Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

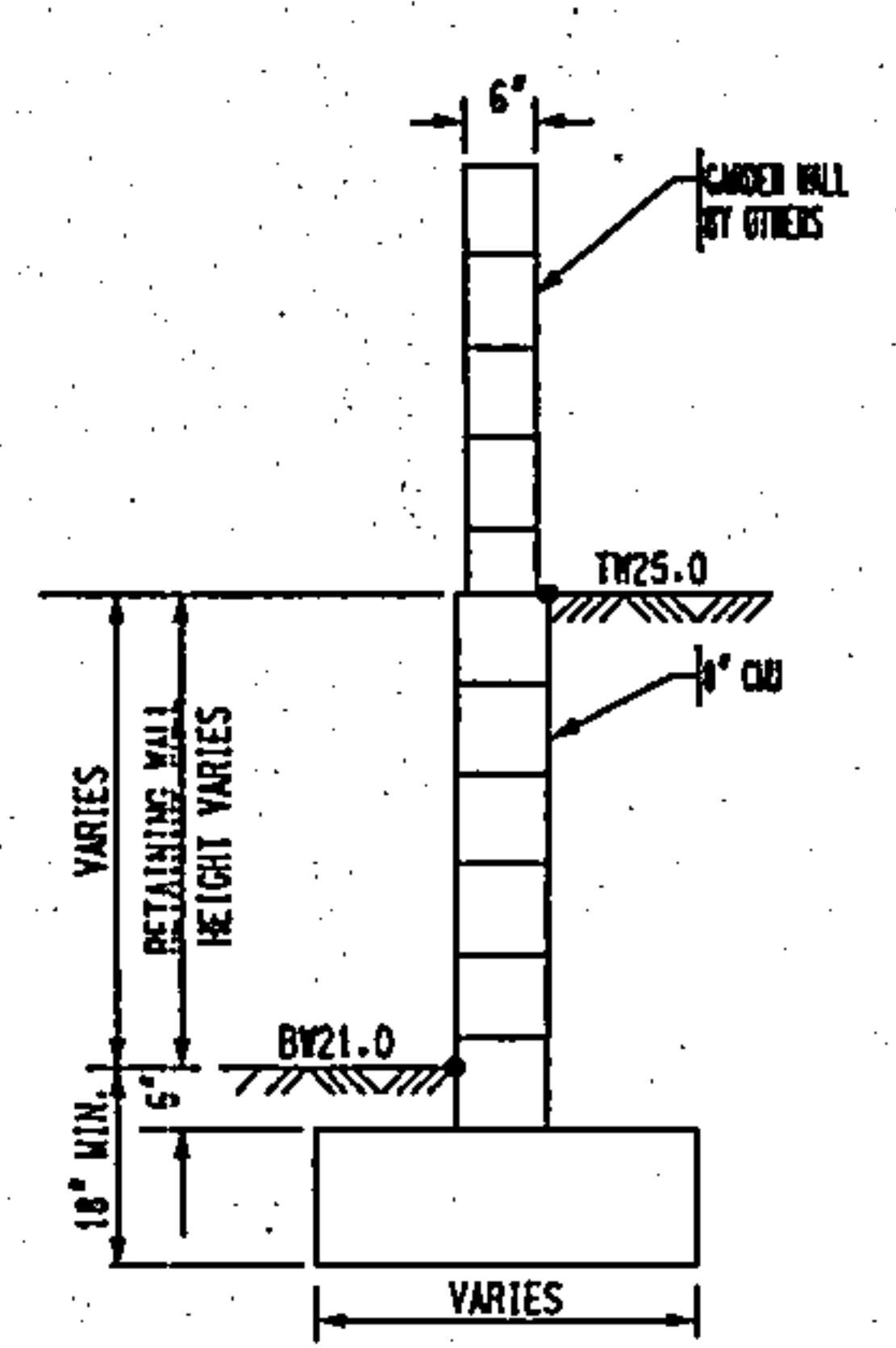
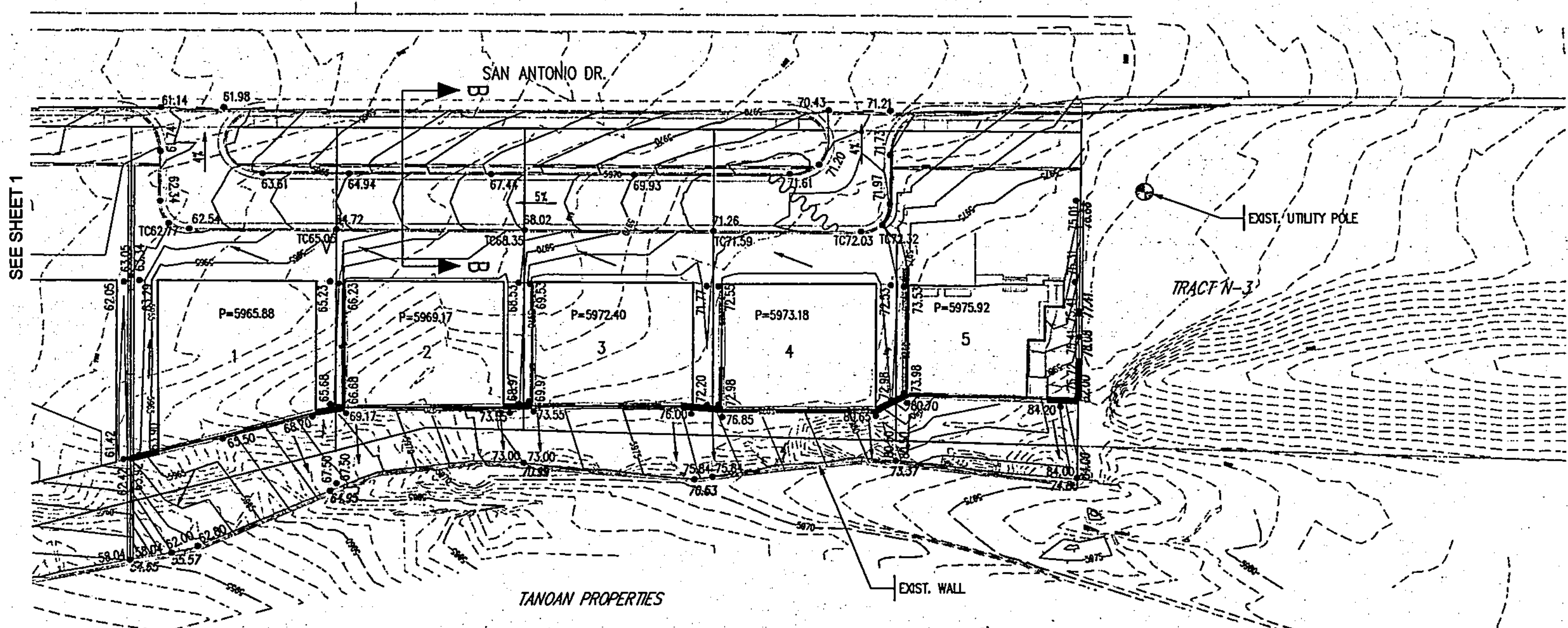


TYPICAL STREET SECTION A-A
NOT TO SCALE

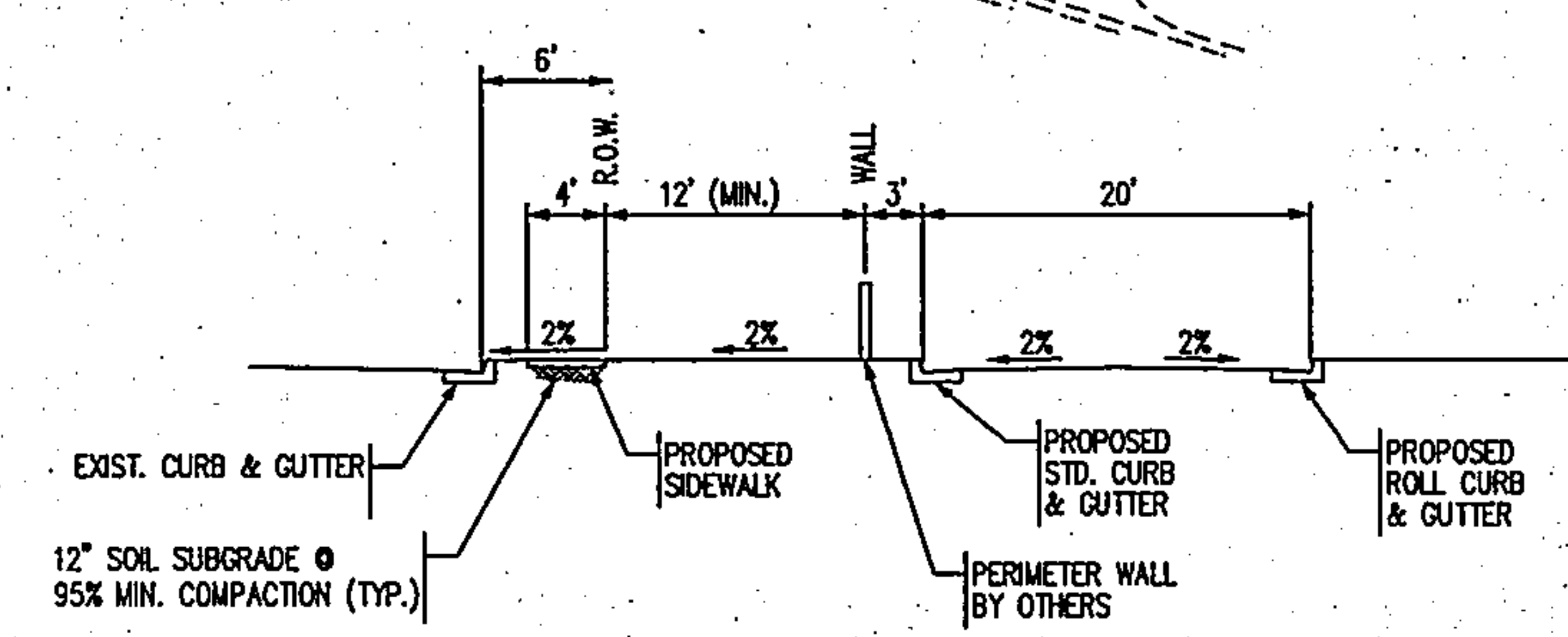


TYPICAL STREET SECTION B-B
NOT TO SCALE

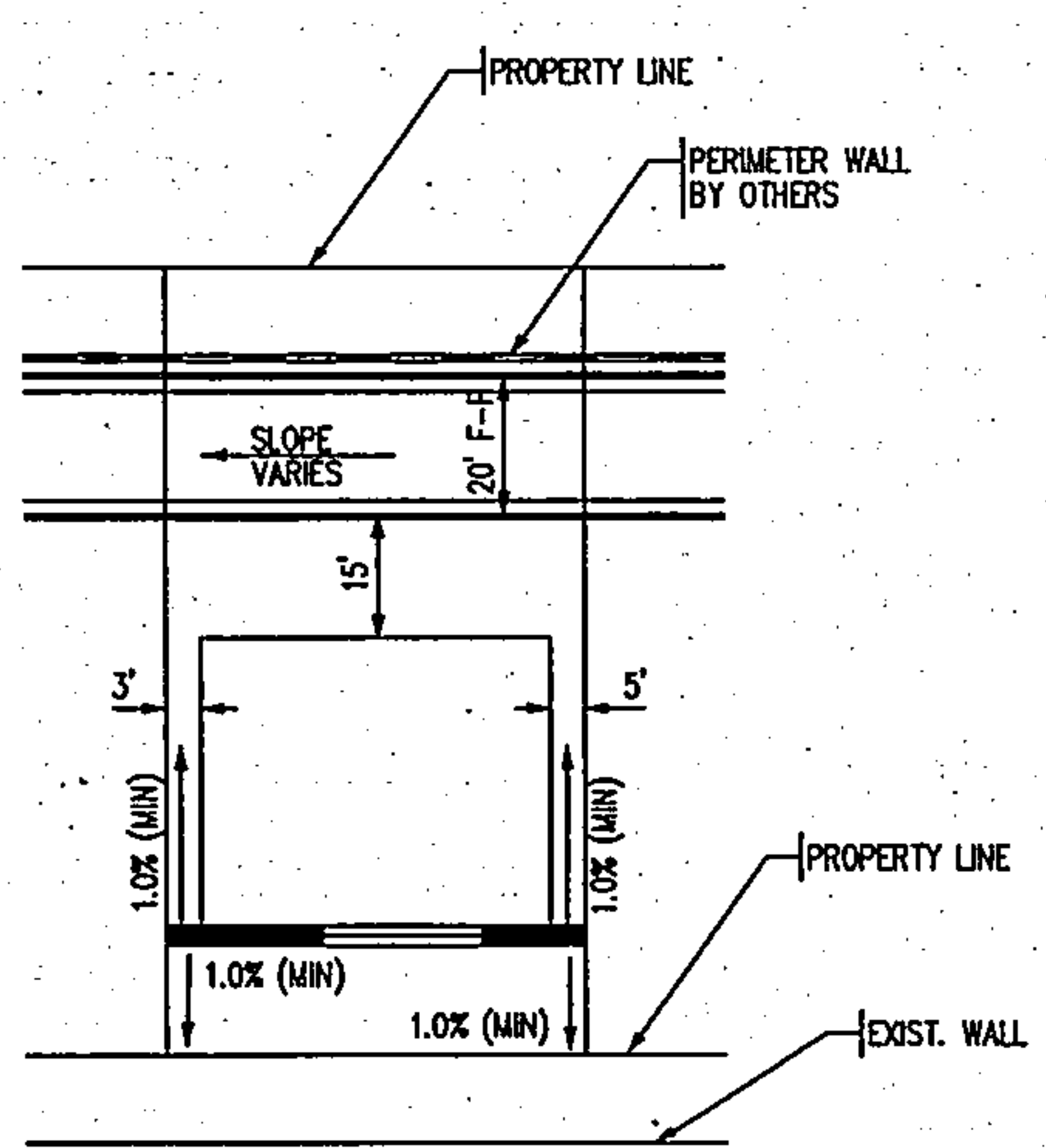
SITE SKETCH



TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
 BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL
TYPICAL RETAINING WALL NOMENCLATURE
 NOT TO SCALE
 (RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)



TYPICAL STREET SECTION B-B
 NOT TO SCALE

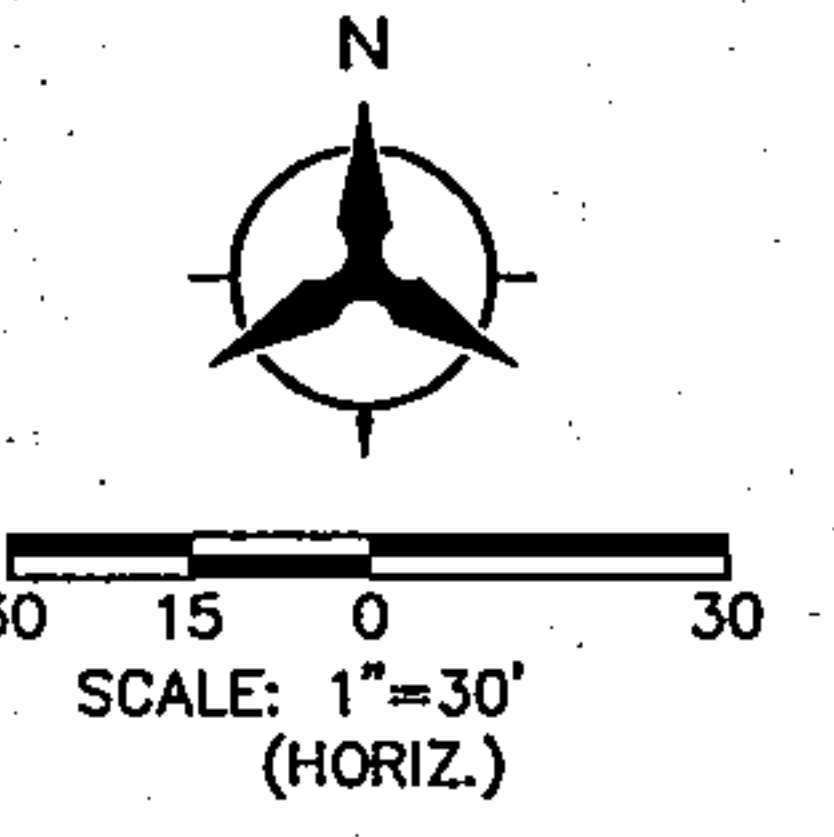


TYPICAL LOT GRADING PLAN
 NOT TO SCALE

LEGEND

PROPOSED SPOT	● 5235.25
EXISTING SPOT	○ 5235.25
LIMITS OF GRADING	-----
EXISTING CONTOUR	--- 5910 ---
PROPOSED CONTOUR	— 5910 —
FLOW DIRECTION ARROW	←
TRACT BOUNDARY	~~~~~
HIGH POINT	▲
LOW POINT	▼
RETAINING WALL	=====
GARDEN WALL	=====
WALL IN STEMMALL OF HOUSE	=====
EXISTING WALL	=====

- GENERAL NOTES**
1. A GRADING/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT.
 2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORTS
 3. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 4. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS, PERMITS, AND APPROVALS.
 5. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAY.
 6. THE CONTRACTOR SHALL NOT GRADE OR DISTURB GROUND BEYOND GRADING LIMITS SHOWN.
 7. ALL TIEBACKS ARE 4:1 UNLESS OTHERWISE NOTED
 8. PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.



Bohannon & Huston
 Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 SAUVIGNON PHASE III / TUSCANY VILLAGE
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO./DAY/HR.	NO./DAY/HR.
CITY PROJECT NO.		ZONE MAP NO.	SHEET 2 OF 2
		E-22-Z	

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	USC&GS BRASS DISC STAMPED "TUMBLE 1969"	CONTRACTOR	WORKED BY	DATE
		GEOGRAPHIC POSITION (NAD 83)	ACCEPTANCE BY	DATE	
		N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	REVISIONS BY	DATE	
		N=1513532.539 E=1565711.295	DATE		
		GROUND TO GRID = 0.999822682	RECORDED BY	DATE	
		DELTA ALPHA = -00'09"38.16"	NO.	DATE	