

2 of 0 /

AGIS ELECTRONIC SUBMITTAL CHECKLIST

Lots 1-14 thru 14-f

DRB Project# 1002207

Subdivision Name Vineyard Estates Unit 4A

Surveyor Charles Gata

Company JMA

Contact person \_\_\_\_\_ Phone # \_\_\_\_\_ email \_\_\_\_\_

Neal Weinberg

\*Not Approved

4/24/03  
Date

✓ DXF RECEIVED

4/24/03 DATE

✓ HARD-COPY RECEIVED

4/24/03 DATE

✓ DISCLOSURE STATEMENT

NAD 27 Grid Bearings Ground distances

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

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AGIS Use Only: Copied cov \_\_\_\_\_ to agiscov on \_\_\_\_\_ Client Notified \_\_\_\_\_

16

2001.051p.5

Completed

PA 4-30-03



### DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-00563 (FP)

Project # 1002207

Project Name: North Albq. Acres, Tract 3, Un 3

EPC Application No.: Z-94-6

Agent: Jeff Mortensen & Associates

Phone No.: 345-4250

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/16/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

PLANNING (Last to sign): Jim A/S 4/30/03

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

**Include 3 copies of the approved site plan along with the originals.**  
 **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**

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

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

Project Number

1002207

16



### DRB CASE ACTION LOG

REVISED 3/20/2003

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

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Agent: Jeff Mortensen & Associates	Phone No.: 345-4250

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TRANSPORTATION: \_\_\_\_\_  
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UTILITIES: \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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PARKS / CIP: \_\_\_\_\_  
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  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
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- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- Copy of final plat AND a DXF File for AGIS is required;**
- Copy of recorded plat for Planning.**

Project Number 1002207



F

**City of Albuquerque**  
**Parks and Recreation Department**  
PO Box 1293, Albuquerque, New Mexico 87103  
Inter-Office Correspondence  
Development Review Board Comments

**Project Number:** 1002207  
**Application Number:** 03DRB-00563

**DRB Date:** 4/16/03  
**Item Number:** 16

**Subdivision:** Vineyard Estates 4A  
Lots 24-27, Block 18, NAA, Tract 3, Unit 3

**Zoning:** RD

**Zone Page:**


**New Lots (or units) :** 0

**Request for:**

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

**Parks and Recreation Comments:**

This request is subject to the Park Dedication and Development Ordinance. The park dedication (and development) requirements will be met in accordance with the existing Park Dedication Agreement between the City and the developer for land purchased at North Domingo Baca Park. The previous balance of credits was 78,061sq.ft this project will use 2,550sq.ft leaving a remainder of 75,511sq.ft. This does not include any open space credits that will be needed for this project.

**Signed:** 

Christina Sandoval, (PRD)

Phone: 768-5328



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002207**

**AGENDA ITEM NO: 16**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

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

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

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

FOR:

*dx F*

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

**DATE:** April 16, 2003

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD  
4/16/03 Comments**

**Item # 16**

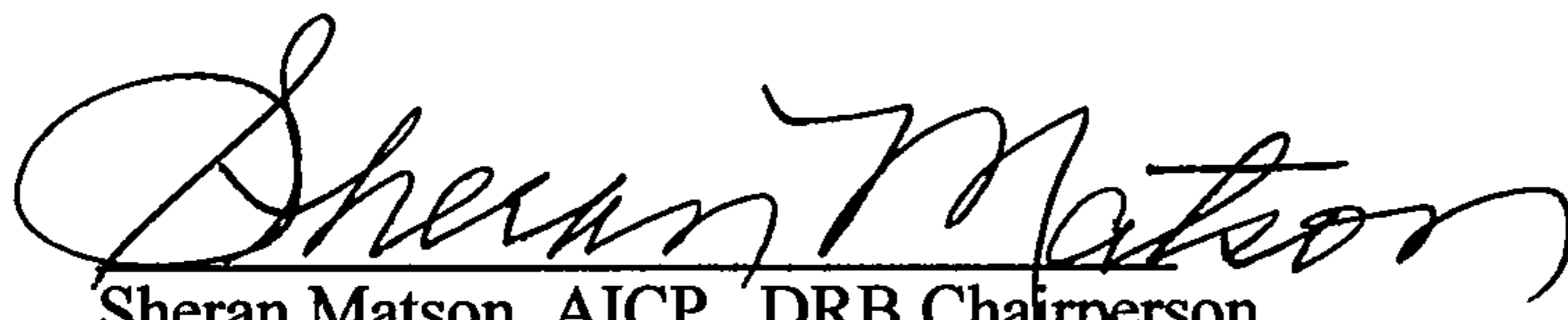
**Project # 1002207**

**Application # 03DRB-00563**

**Subject: North Albq. Acres, Tract 3, Unit 3/final plat approval**

No objection to the final action provided there were no significant changes from the DRB approved preliminary plat.

AGIS approval of the dxf file and a hard copy of the final plat are required prior to Planning signing the final plat. We cannot store the final mylar while this process is taking place as we have no storage room. Please bring in the final mylar along with the AGIS approval sheet for Planning's signature.

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

16. **Project # 1002207**  
03DRB-00563 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORP. request(s) the above action(s) for all or a portion of Lot(s) 24 - 27, Block(s) 18, (to be known as **VINEYARD ESTATES, UNIT IV-A**) NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, zoned R-D residential and related uses zone, developing area, located on the NORTH SIDE OF CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 02DRB-01391, Z-94-6] **(C-20)-FINAL-PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

17. **Project # 1002271**  
03DRB-00565 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC. agent(s) for HOECH REAL ESTATE CORP. request(s) the above action(s) for all or a portion of Lot(s) 7-9 & 24-27 AND Proposed Tract 6A, Block(s) 19, Unit(s) 3, **LOS VIGILS SUBDIVISION**, NORTH ALBUQUERQUE ACRES, TRACT 3, zoned SU-2 special neighborhood zone, / RT, located on the NORTH SIDE OF CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 8 acre(s). [REF: 02DRB-01365, 02DRB-01391, Z-94-6] **(C-20) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE AND TO CHECK FOR A HOMEOWNERS ASSOCIATION FOR LOS VIGILS SUBDIVISION TO BE CREATED AND SIGN THE PLAT AND FOR RECORDATION OF TRACT A - VENTURA VILLAGE.**

18. **Project # 1000355**  
03DRB-00568 Minor-Prelim&Final Plat  
Approval

CARTESIAN SURVEYS, INC. agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 14 & 15, **DESERT MOUNTAIN @ HIGH DESERT**, zoned SU-2 HD/R-T special neighborhood zone, located on SLATERIDGE PL NE, between ACADEMY RD NE AND SPAIN RD NE, EAST OF TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 02DRB-01589] (E-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGNOFF DELEGATED TO PLANNING FOR DXF FILE.**

19. **Project # 1002351**  
03DRB-00560 Minor-Amnd Prelim Plat  
Approval

SURV-TEK INC. agent(s) for CURB WEST INC. & WEST FORK LTD. request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-C, 1-B-1-D, 1-B-1-E and 1-B-1-G, **SEVILLE SUBDIVISION, UNIT 5**, zoned R-LT residential zone, located WEST OF KAYENTA BLVD NW, NORTH OF IRVING BLVD NW and EAST OF UNIVERSE BLVD NW containing approximately 48 acre(s). [REF: 02DRB-01381, 02DRB-01250] (A-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED GRADING PLAN DATED 4/3/03 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

20. **Project # 1002339**  
03DRB-00571 Minor-Sidewalk Waiver

WAYJOHN SURVEYING INC. agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Tract(s) 10-A, **ALVARADO GARDENS, UNIT 2**, zoned RA-2 residential and agricultural zone, W-7, located on CAMPBELL RD NW, between TRELIS DR NW and GLENWOOD ST NW containing approximately 2 acre(s). [REF: 02DRB-01711, 02DRB-01958] (G-12) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**



21. **Project # 1002528**  
03DRB-00567 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Lot(s) OS-4-A AND 13-C-1, **THE WILDERNESS @ HIGH DESERT**, zoned SU-2 HD / R-LT, located on EAST OF TRAMWAY NE, between GLENWOOD HILLS SUBDIVISION and U.S. GOVERNMENT LANDS containing approximately 11 acre(s). [REF: 03DRB-00374, 02DRB-01652] (F-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

22. **Project # 1001932**  
03DRB-00577 Minor-Final Plat  
Approval

MARK GOODWIN AND ASSOCIATES PA, agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 391-393, Lots A-1 and SE portion of B-1, TOWN OF ATRISCO GRANT, El Rancho Atrisco, Phase II, (to be known as **WEST RIDGE SUBDIVISION, UNIT 1**, zoned R-LT residential zone, located on UNSER BLVD NW AND OLD OURAY ROAD NW, and containing approximately 40 acre(s). [REF: 02DRB-01578, 02DRB-01579, 02DRB-01580] (G-9, G-10, H-9/H-10) **INDEFINITELY DEFERRED, TO WORK OUT ISSUES, AT THE AGENT'S REQUEST.**

23. **Project # 1001133**  
03DRB-00572 Minor-Ext of SIA for Temp  
Defer SDWK

THE TRIAD GROUP request(s) the above action(s) for all or a portion of Lot(s) 6, 9, 10, 11, 12, 13, 29, 35 AND 38, AND 18, **PARADISE TERRACE**, zoned R-1, located on GOLF COURSE RD NW, between MCMAHON NW and DRIFTWOOD NW containing approximately 10 acre(s). [REF: 01DRB-00373, DRB-94-166] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

24. **Project # 1002539**  
03DRB-00532 Minor-Prelim&Final Plat  
Approval

JERRY CULAK, SURVEYOR agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **ARIAS ACRES ADDITION**, zoned S-R, located on 15<sup>TH</sup> ST NW, between MOUNTAIN NW and BELLAMAH NW containing approximately 1 acre(s). [Deferred from 4/9/03] (J-13) **INDEFINITELY DEFERRED, TO ADDRESS INFRASTRUCTURE LIST COMMENTS, AT THE AGENT'S REQUEST.**

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

25. **Project # 1002571**  
03DRB-00542 Minor-Sketch Plat or  
Plan

STEVE WILLIAMS agent(s) for JIM GUTHRIE - STEVE WILLIAMS request(s) the above action(s) for all or a portion of Lot(s) 11-17 and MRGCD Map 32, Tract(s) 89A2 and 89B, **SUNRISE HEIGHTS SUBDIVISION**, zoned M-1, located on MONTANO NE, between EDITH NE and I-25 NE containing approximately 4 acre(s). (F-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1001413**  
03DRB-00570 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) Y-1A-1A-3 and Y-1A-1A-4, **PINON POINTE @ VENTANA RANCH, UNITS 5 & 6**, zoned R-LT, located on LAS VENTANAS RD NW, between RAINBOW BLVD NW and IRVING BLVD NW containing approximately 29 acre(s). [REF:02DRB-00517] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1002579**  
03DRB-00561 Minor-Sketch Plat or Plan

RALPH W. ORTIZ request(s) the above action(s) for all or a portion of Lot(s) 8, and 10 feet 8 inches of Lot(s) 6 and 9, Block(s) 4, **WITH ADDITION**, zoned SU-2 special neighborhood zone, S-R, located on FORRESTER AVE NW, between 12<sup>TH</sup> ST NW and 6<sup>TH</sup> ST NW containing approximately 1 acre(s). (J-13) **THE APPLICANT/AGENT WAS NOT PRESENT.**

28. **Project # 1002581**  
03DRB-00569 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for Z-COIL request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 4, 5, 6, 7 AND 9A, **SKYLINE HEIGHTS**, zoned M-1, located on EUBANK BLVD SE, between SOUTHERN AVE SE and TRUMBULL AVE SE containing approximately 2 acre(s). (L-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN**

29. Approval of the Development Review Board Minutes for April 2, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:20 A.M.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 16, 2003

9:00 a.m.

**MEMBERS:**

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

Richard Dourte, Transportation Development    Roger Green, Utility Development

Brad Bingham, Alternate City Engineer

Christina Sandoval, Parks &  
Recreation

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

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

**NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE 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: 11:20 A.M.
- B. Changes and/or Additions to the Agenda
- C. Announcements

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

1. **Project # 1000662**  
03DRB-00468 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 93-2, request(s) the above action(s) for all or a portion of **TRACT 3A-3A-1, RENAISSANCE CENTER**, zoned SU-1 special use zone, for IP, located on the SOUTH SIDE OF MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 01134-01549, 01450-00395 & 6, 00420-01283 & 4, DRB-98-227, Z-99-105] (F-16) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

03DRB-00469 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 93-2, request(s) the above action(s) for all or a portion of **TRACT 3A-3A-3, RENAISSANCE CENTER**, zoned SU-1 special use zone, for IP, located on the SOUTH SIDE OF MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 01134-01549, 01450-00395 & 6, 00420-01283 & 4, DRB-98-227, Z-99-105] (F-16) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000788**  
03DRB-00446 Major-Two Year SIA  
(Procedure B Modified)

BOHANNAN HUSTON, INC. agent(s) for LONGFORD @ PARADISE SKIES, LP request(s) the above action(s) for ALL Lot(s), **PARADISE SKIES, UNIT 9**, zoned SU-1 special use zone, R/T, located on MC MAHON BLVD NW, between ROCKCLIFF BLVD NW and STARGAZER AVE NW containing approximately 10 acre(s). [REF: 02DRB-00229] (A-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000874**  
03DRB-00444 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for UNION PENSION TRANSACTION TRUST, NM 2000-2 request(s) the above action(s) for all or a portion of Tract(s) B-1, C-2, C-3 & C-4, **RENAISSANCE CENTER III**, zoned SU-1 special use zone, for C-2 Permissive Uses, located on the SOUTH SIDE OF MONTANO RD NW, between PAN AMERICAN FRWY NE and DESERT SURF CIRCLE NE containing approximately 27 acre(s). [REF: 01DRB-00417, 01DRB-00836, 01DRB-01007, Z-86-66, Z-96-128, DRB-97-8](F-16) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1002249**  
03DRB-00445 Major-Vacation of  
Public Easements

TIERRA WEST, LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) E1 & F1, **AMERICAN SQUARE**, zoned C-2 community commercial zone; SC, Shopping Center Site, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 23 acre(s). [REF: 02EPC-01475, 02EPC-01476, Z-86-12] (H-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002377**  
03DRB-00415 Major-Preliminary Plat  
Approval  
03DRB-00416 Major-Vacation of Public  
Easements  
03DRB-00417 Minor-Sidewalk Waiver

03DRB-00574 Minor-SiteDev Plan  
Subd/EPC  
03DRB-00575 Minor-SiteDev Plan  
BldPermit/EPC

ISAACSON & ARFMAN, PA agent(s) for SANGRE DE CRISTO LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LAS CASITAS DEL RIO PHASE II**, Albuquerque Christian Children's Home, zoned SU-1 PDA, located on WINTER HAVEN RD NW, NORTH OF MONTANO RD NW and SOUTH OF MONTANO PLAZA DR. NW, containing approximately 7 acre(s). [REF: 02DRB 01860, 03DRB 00126] [Deferred from 4/9/03] (E-12) **AGENT WAS NOT PRESENT. DEFERRAL BELOW ALSO APPLIES TO THIS CASE.**

CONSENSUS PLANNING, INC. agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of Tract(s) B-1A, **UNPLATTED LANDS OF JOEL P. TAYLOR AND LANDS OF ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**, zoned SU-1 special use zone, PDA, located on EAST SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 7 acre(s). [REF: 02EPC-01772 & 01773 under Project #1002359 and 03DRB-00415, 00416 & 00417 under Project #1002377] [Deferred from 4/16/03] (E-12) **DEFERRED AT THE APPLICANT'S REQUEST TO 4/23/03.**

6. **Project # 1002243**  
03DRB-00121 Major-Preliminary Plat  
Approval  
03DRB-00122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 463, Town of Atrisco Grant, Unit 7, (to be known as **DESERT SAGE SUBDIVISION, UNIT 3**) zoned RD (9DU/AC), located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:02EPC01460] [DEFERRED FROM 4/9/03] (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/7/03 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1002379**  
03DRB-00269 Major-Preliminary Plat Approval  
03DRB-00270 Major-Vacation of Pub Right-of-Way  
03DRB-00271 Major-Vacation of Pub Right-of-Way  
03DRB-00272 Major-Vacation of Pub Right-of-Way  
03DRB-00273 Major-Vacation of Pub Right-of-Way  
03DRB-00274 Minor-Vacation of Private Easements  
03DRB-00275 Minor-Vacation of Private Easements  
03DRB-00276 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-26, Block 4 and Lot(s) 35-42, Block(s) 5, UNIT 4, PARADISE HEIGHTS, (to be known as **PARADISE SKIES, UNIT 10 SUBDIVISION**) zoned R-1 residential zone, located on Rockcliff Blvd NW, south of McMahan Blvd NW containing approximately 9 acre(s). [REF: 02-01867 (SK)] [Deferred from 4/2/03 AND 4/16/03] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 5/21/03.**

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

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

8. **Project # 1000831**  
03DRB-00562 Minor-SiteDev Plan Subd/EPC  
03DRB-00564 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for THOM JOSEPH - THUNDER WEST DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) A-13 and 6, TOWN OF ATRISCO GRANT, **WESTBLUFF CENTER** AND Lot(s) 9, **PALISADES**, Block(s) 9, zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 02EPC-00636 (SPS) 02EPC-00637 (SBP) **[Russell Brito, EPC Case Planner]** (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/23/03.**



9. **Project # 1002580**  
03DRB-00566 Minor-SiteDev Plan  
BldPermit

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for DUSTYN LADEWIG request(s) the above action(s) for all or a portion of Lot(s) 29, Block(s) 5, Tract(s) A, Unit(s) B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on SAN DIEGO AVE NE, between SAN MATEO NE and I-25 FRONTAGE RD containing approximately 1 acre(s). (B-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND ROADWAY EASEMENT AND PLANNING FOR LANDSCAPING REQUIREMENTS AND TO MAKE SURE ENVIRONMENTAL HEALTH CONCERNS ARE SATISFIED.**

10. **Project # 1001104**  
03DRB-00288 Minor- SiteDev Plan Subd  
03DRB-00289 Minor-Prelim&Final Plat  
Approval  
  
03DRB-00522 Minor-Sidewalk Waiver

RHOMBUS PA agent(s) for TOR & RAQUEL RASMUSSEN request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) 2, Tract(s) 3, Unit 3, **NORTH ALBUQUERQUE ACRES (to be known as OAKLAND MEADOWS SUBDIVISION)** zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and the NORTHEAST CORNER OF THE INTERSECTION, containing approximately 2 acre(s). [REF: 01DRB-00312] [Deferred from 3/5/03, 3/26/03 & 4/9/03] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/2/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1000074**  
03DRB-00392 Minor-SiteDev Plan  
Subd/EPC  
03DRB-00394 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-00395 Minor- Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) H-3-A, LA REINA DEL LOS ALTOS, to be known as **KRISPY KREME @ SANDIA PLAZA**, zoned C-2 (SC), located on JUAN TABO BLVD NE, between JANE PL. NE and CANDELARIA NE containing approximately 9 acre(s). [REF: 02EPC-01478 & 01479] [Russell Brito (for Len Malry) EPC Case Planner] [Deferred from 3/19/03 and 3/26/03 and 4/2/03] (G-21) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

12. **Project # 1002331**  
03DRB-00265 Minor-SiteDev Plan  
Subd/EPC  
03DRB-00263 Minor-SiteDev Plan  
BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for AMERICAN SOCIETY OF RADIOLOGIC TECHNOLOGISTS request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **CHANT PROPERTY ADDITION**, zoned SU-1 Industrial Development, located on CENTRAL AVE SE EAST OF CARMELLA DR SE, containing approximately 10 acre(s). [REF: 02EPC-01689, 02EPC-01686] [Deferred from 3/19/03 and 3/26/03, 4/2/03 Indefinitely Deferred] [Russell Brito, EPC Case Planner] (L-23) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR COMPLETION OF THE SIA AND CHECK FOR STATE HIGHWAY DEPARTMENT DRIVEWAY PERMIT WHICH IS REQUIRED PRIOR TO SIGNOFF BY TRANSPORTATION DEVELOPMENT AND TO PLANNING TO CHECK FOR SITE PLAN NUMBERING, LANGUAGE CLEAN-UP AND SITE PLAN SHEETS IN ORDER.**

- 03DRB-00400 Minor- Prel & Final Plat

SURVEYS SOUTHWEST LTD., agent(s) for JOHN PADILLA, request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 and A-3, **CHANT PROPERTY ADDITION**, zoned SU-1 Industrial Development, located on N.M. State Highway 333, containing approximately 10 acre(s). [REF: DRB-97-109, 02EPC-01689, 02EPC-01686, 03DRB-00263 & 00265] [Deferred from 3/19/03 and 3/26/03, 4/2/03 Indefinitely Deferred] (L-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

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

13. **Project # 1000501**  
03DRB-00546 Minor-Prelim&Final Plat  
Approval

BRASHER & LORENZ INC agent(s) for NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 17 and 18, Tract(s) A, Block(s) 8, **CASAS SERENAS SUBDIVISION**, zoned SU-1 for Church, located on PENNSYLVANIA SE, between BELL AVE SE and TRUMBELL AVE SE containing approximately 1 acre(s). [Deferred from 4/16/03]. (L-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**

14. **Project # 1001038**  
03DRB-00554 Minor-Ext of SIA for Temp  
Defer SDWK

HELMICK SPRADLIN DEVELOPMENT PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-34, **LA CUEVA TIERRA**, zoned R-D residential and related uses zone, developing area, located WEST OF VENTURA ST NE, between CARMEL AVE NE and ANAHEIM AVE NE containing approximately 8 acre(s). [REF: 01DRB-00139, DRB-94-436, S-95-3, V-95-14] (C-20) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT WAS APPROVED FOR THE DEFERRAL OF SIDEWALKS.**

15. **Project # 1002330**  
03DRB-00401 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for MONTGOMERY PLACE CHURCH OF GOD request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX**, zoned SU-1, located on MONTGOMERY BLVD NE, between AMAFCA NORTH DIVERSION CHANNEL and CARLISLE BLVD NE containing approximately 5 acre(s). [REF: 03DRB-00347] [Final Plat was indefinitely deferred] (F-16) **THE FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**



## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

1-31-2003

**6. Project # 1002207**

03DRB-00006 Major-Preliminary Plat Approval  
03DRB-00007 Major-Vacation of Public Easements  
03DRB-00008 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 24, 25 & 26, Block(s) 18 and Lot 27, Block 18, NORTH ALBUQUERQUE ACRES, Tract 3, Unit 3, (to be known as **VINEYARD ESTATES, UNIT 4A**, zoning is RD on all lots except RD 5DU/A for North Albuquerque Acres, Tract 3, Unit 3, Block 18, Lot 27 which is zoned various, located on CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). (C-20)

At the January 29, 2003, Development Review Board meeting, with the signing of the infrastructure listed dated 1/29/03 and approval of the grading plan engineer stamp dated 12/16/02 the preliminary plat was approved.

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

**FINDINGS:**

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

**CONDITIONS:**

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

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



**OFFICIAL NOTICE  
PAGE TWO**

If you wish to appeal this decision, you must do so by February 13, 2003, in the manner described below.

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

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

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

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

Roger Green  
Acting, DRB Chair

Cc: Hoech Real Estate Corp., 8300 Carmel Ave. NE, Suite 601, 87122  
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002207 AGENDA#: 6 DATE: 1.29.03

1. Name: Jeff Mowensen Assoc. Address: 6010 B Melway Park Zip: 87109

2. Name: Justin D. Hoeh Address: 8300 Carmel Ave NE Zip: 87122

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002207**

**AGENDA ITEM NO: 6**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report dated 12-16-02 is on file for Preliminary Plat approval.  
The Hydrology Section has no objection to the vacation request.  
Comment on infrastructure list.

**RESOLUTION:**

*Signal I.L*

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:

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

**DATE:** January 29, 2003



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD  
January 29, 2003  
Project # 1002207

**Project # 1002207**

03DRB-00006 Major-Preliminary Plat Approval  
03DRB-00007 Major-Vacation of Public Easements  
03DRB-00008 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 24, 25 & 26, Block(s) 18 and Lot 27, Block 18, NORTH ALBUQUERQUE ACRES, Tract 3, Unit 3, (to be known as **VINEYARD ESTATES, UNIT 4A**, zoning is RD on all lots except RD 5DU/A for North Albuquerque Acres, Tract 3, Unit 3, Block 18, Lot 27 which is zoned various, located on CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). (C-20)

AMAFCA

No objection to requested actions. AMAFCA has awarded the contract for the Carmel Avenue storm drain.

COG

No adverse comments.

Transit

No comments received.

Zoning Enforcement

Reviewed, no comment.

Neighborhood Coor.

Letter sent to North Albuquerque Acres (R) Neighborhood Assn.

APS

No comments received.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Need for a neighborhood association.



## Fire Department

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

PNM Gas

Approves.

PNM Electric

PNM has no objections to various vacations.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

## City Engineer

An approved drainage report is required prior to Preliminary Plat approval. No objection to vacation of public drainage easement with the condition that the Carmel SD project be under construction.

## Transportation Development

Comments on the infrastructure list. Refer to the agencies having interest in the easement vacation actins for comments. The eastern street right-of-way may be reduced, if a 28-foot street is to be used.

## Parks & Recreation

This request is subject to the Park Dedication and Development Ordinance. The park dedication (and development) requirements will be met in accordance with the existing Park Dedication Agreement between the City and the developer for land purchased at North Domingo Baca Park. The previous balance of credits was 78,061 sq.ft this project will use 2,550 sq.ft leaving a remainder of 75,511sq. ft. This does not include any open space credits that will be needed for this project.

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).

## Parks & Recreation

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 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.

## Utilities Development

1. No objection to Vacation requests. 2. Water line in Carmel must connect to Ventura. 3. Where is the sanitary sewer outfall? 4. No objection to Sidewalk Deferral.

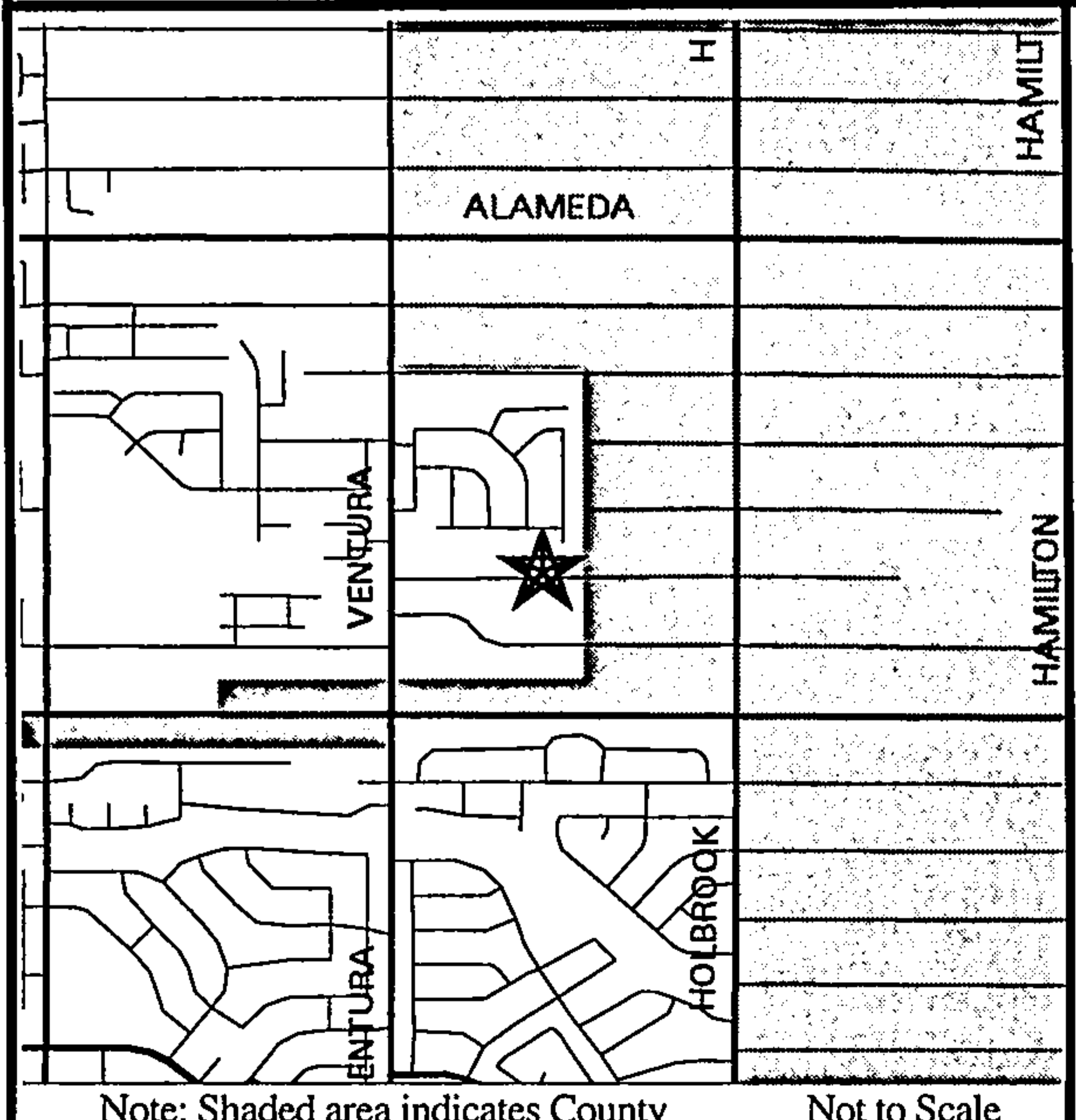
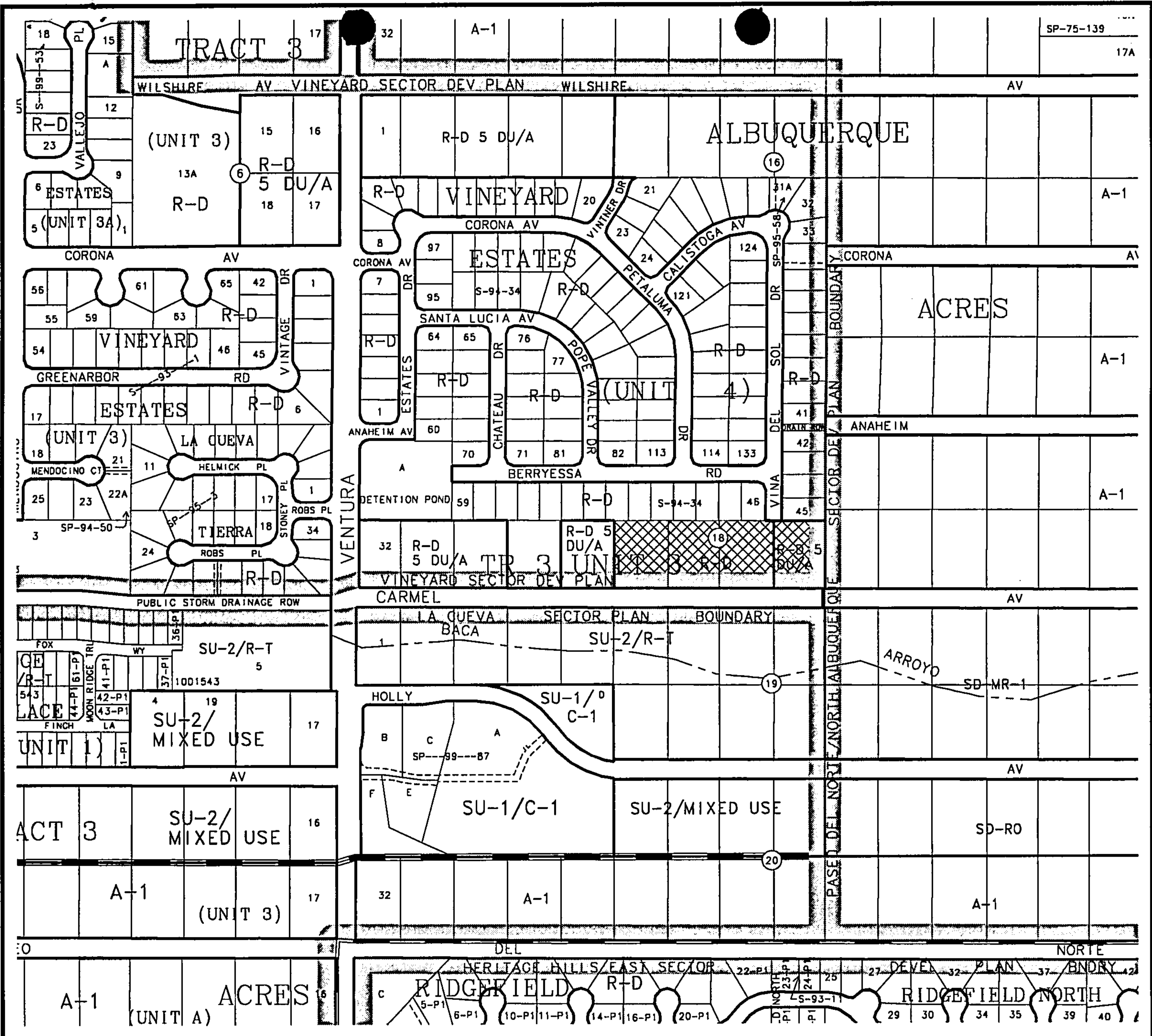
Planning Department

No. objection to any of the requested actions.

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

cc:Hoech Real Estate Corp., 8300 Carmel NE, Suite #601, 87122

Jeff Mortensen & Associates, 6010-B Midway Park NE, 87109



# ZONING MAP



Scale 1"=443'

PROJECT NO.  
1002207

HEARING DATE  
1-29-03

MAP NO.  
C-20

ADDITIONAL CASE NUMBER(S)  
03DRB-00006  
03DRB-00007  
03DRB-00008



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE  
PAGE 2**

**Project # 1002207**

03DRB-00006 Major-Preliminary Plat Approval  
03DRB-00007 Major-Vacation of Public Easements  
03DRB-00008 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 24, 25 & 26, Block(s) 18 and Lot 27, Block 18, NORTH ALBUQUERQUE ACRES, Tract 3, Unit 3, (to be known as **VINEYARD ESTATES, UNIT 4A**, zoning is RD on all lots except RD 5DU/A for North Albuquerque Acres, Tract 3, Unit 3, Block 18, Lot 27 which is zoned various, located on CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). (C-20)

**Project # 1002271**

03DRB-00002 Major-Preliminary Plat Approval  
03DRB-00003 Major-Vacation of Pub Right-of-Way  
03DRB-00004 Major-Vacation of Public Easements  
03DRB-00005 Minor-Temp Defer SDWK

JEFF MORTENSEN ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORP. request(s) the above action(s) for all or a portion of Lot(s) 6-9 & 24-27, Block 19, Unit 3, NORTH ALBUQUERQUE ACRES, Tract 3, (to be known as **LAS VIGILS SUBDIVISION**, zoned SU-2 special neighborhood zone, R-T, located SOUTH OF CARMEL, NORTH OF HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 8 acre(s). [REF: (1001463, 02DRB-01509), 02DRB-01365, 02DRB-01391, AX-94-1, Z-94-6](C-20)

**Project # 1002409**

03DRB-00010 Major-Vacation of Public Easements  
03DRB-00011 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, PARKS & RECREATION DEPT. request(s) the above action(s) for all or a portion of Lot(s) 19A & 20A, Block(s) C & 1, Tract(s) L & M, **INDIAN MESA SUBDIVISION, INDIAN REST ADDITION**, zoned R-2 residential zone, located WEST OF LAFAYETTE DR NE, between COMANCHE RD NE and AZTEC RD NE containing approximately 1 acre(s). [REF: Z-95-16, DRB-95-302] (G-16)

**Project # 1002410**

03DRB-00014 Major-SiteDev Plan BldPermit

STERLING CAPITAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A-1, B-1, **CRYER PROPERTIES**, zoned SU-1 for C-3 & IP Uses, located on OFFICE BLVD NE, between PAN AMERICAN FREEWAY and OFFICE BLVD NE containing approximately 1 acre(s). [REF: Z-97-121, Z-97-129, DRB-98-31, DRB-98-38] (F-17)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Roger Green, Acting Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 13, 2003.**



**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, January 29, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000187**

03DRB-00013 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for LOS SUENOS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-195, **LOS SUENOS, UNIT 1**, zoned R-T residential zone, located on MCMAHON BLVD NW, between PARK SOUTH PL. NW and PINON GRANDE RD NW containing approximately 41 acre(s). [REF: 00110-01234, 02DRB-01645] (A-11)

**Project # 1000420**

03DRB-00012 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for AGB ALBUQUERQUE, LLC request(s) the above action(s) for all or a portion of Tract(s) A, B1, B2, C, D, E, F, G, H1, H2, I, J, K, L, **THE 25**, zoned IP industrial park zone, located NORTH OF JEFFERSON ST NE, between JEFFERSON ST NE and NORTH I-25 containing approximately 50 acre(s). [REF: Z-99-9, 01410-00295] (E-17/ F-17)

**Project # 1001376**

02DRB-01965 Major-Preliminary Plat Approval  
02DRB-01966 Major-Vacation of Pub Right-of-Way

02DRB-01967 Minor-Sidewalk Waiver

02DRB-01968 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 8-25 & 10-23, Block(s) 3 & 4, Tract(s) 1, (to be known as **DESERT RIDGE TRAILS, NORTH, NORTH ALBUQUERQUE ACRES**, zoned R-D residential and related uses zone, developing area, 4 D/U per AC, located WEST OF WYOMING BLVD NE, between BEVERLY HILLS AVE NE and FLORENCE AVE NE containing approximately 32 acre(s). [REF: 02DRB-01363] (B-19)

**Project # 1001534**

03DRB-00009 Major-Vacation of Public Easements

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES - UNIT 4A**, zoned R-1, located on VENTURA NE, between ANAHEIM NE and CARMEL NE containing approximately 2 acre(s). [REF: 01DRB-01446] (C-20)

**SEE PAGE 2....**

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

Meeting Date: 1-29-03

Zone Atlas Page: C-20-E

Notification Radius: 100 Ft.

App#	<u>13DRB-11006</u>
Proj#	<u>1002207</u>
Other#	<u>13DRB-11007</u>
	<u>13DRB-11008</u>

Cross Reference and Location: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Applicant: Hoeh Real Estate Corp.

Address: 8300 Central NE, Ste # 601, 87122

Agent: Jeff Mortensen & Assoc.

Address: 6010-B Midway Park NE, 87109

SPECIAL INSTRUCTIONS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Date Mailed: 1-8-03

Signature: [Signature]

## RECORDS WITH BELLS

PAGE 1

102006442014340323	LEGAL: * 01 0 01 8NORTH ALBUQ ACRES UN 3 TR 3 PROPERTY ADDR: 00000 9324 ANAHEIM AVE NE OWNER NAME: BIGGER VAL J & TAMERA A OWNER ADDR: 09324 ANAHEIM	LAND USE: AV NE ALBUQUERQUE	NM 87122
102006440414240625	LEGAL: LT 4 4 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 PROPERTY ADDR: 00000 8320 VINA DEL SOL DR NE OWNER NAME: SCHUMACHER GERALD L & KATHRYN OWNER ADDR: 08320 VINA DEL SOL	LAND USE: DR NE ALBUQUERQUE	NM 87122
102006431913840343	LEGAL: LT 5 6 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 PROPERTY ADDR: 00000 9100 BERRYESSA NE OWNER NAME: OMS JOSE E & ELIZABETH J OWNER ADDR: 09100 BERRYESSA	LAND USE: RD NE ALBUQUERQUE	NM 87122
102006432613840342	LEGAL: LT 5 5 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 PROPERTY ADDR: 00000 N/A OWNER NAME: HARRISON JERRY N & ANITA M OWNER ADDR: 09104 BERRYESSA	LAND USE: RD NE ALBUQUERQUE	NM 87122
102006433313840341	LEGAL: LT 5 4 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 PROPERTY ADDR: 00000 9108 BERRYESSA NE OWNER NAME: KELLY ROBERT J JR & THERESA M OWNER ADDR: 09108 BERRYESSA	LAND USE: RD NE ALBUQUERQUE	NM 87122
102006434013840340	LEGAL: LT 5 3 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 PROPERTY ADDR: 00000 9112 BERRYESSA NE OWNER NAME: ARGENTA MARCUS O & DANIELLE R OWNER ADDR: 09112 BERRYESSA	LAND USE: RD NE ALBUQUERQUE	NM 87122
102006434613840339	LEGAL: LT 5 2 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 PROPERTY ADDR: 00000 9116 BERRYESSA RD NE OWNER NAME: ROBERTS THOMAS P & MELISSA H OWNER ADDR: 09116 BERRYESSA	LAND USE: RD NE ALBUQUERQUE	NM 87122
102006435313840338	LEGAL: LT 5 1 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 PROPERTY ADDR: 00000 9120 BERRYESSA NE OWNER NAME: ALEXANDERSON RUSSELL D & PAMEL OWNER ADDR: 09120 BERRYESSA	LAND USE: RD NE ALBUQUERQUE	NM 87122
102006436113840337	LEGAL: LT 5 0 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 PROPERTY ADDR: 00000 9124 BERRYESSA NE OWNER NAME: TREU WILLIAM D & STACEY M OWNER ADDR: 09124 BERRYESSA	LAND USE: RD NE ALBUQUERQUE	NM 87122
102006436713840336	LEGAL: LT 4 9 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 PROPERTY ADDR: 00000 9200 BERRYESSA NE OWNER NAME: BERNARD STEPHEN F & LANGE CARO OWNER ADDR: 09200 BERRYESSA	LAND USE: NE ALBUQUERQUE	NM 87122
102006437413840335	LEGAL: LT 4 8 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 PROPERTY ADDR: 00000 9204 BERRYESSA NE OWNER NAME: CRAWLEY CHARLES H & MISAYO C OWNER ADDR: 09204 BERRYESSA	LAND USE: RD NE ALBUQUERQUE	NM 87122

## RECORDS WITH LABELS

PAGE 2

102006438113840334	LEGAL: LT 4 7 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 PROPERTY ADDR: 00000 9208 BERRYESSA NE OWNER NAME: BRADY MARTIN J & DEBRA P OWNER ADDR: 09208 BERRYESSA	LAND USE: RD NE ALBUQUERQUE	NM 87122
102006438813840333	LEGAL: LT 4 6 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 PROPERTY ADDR: 00000 9212 BERRYESSA NE OWNER NAME: CHRISTENSON MARK N & BARBARA A OWNER ADDR: 09212 BERRYESSA	LAND USE: RD NE ALBUQUERQUE	NM 87122
102006440413540626	LEGAL: LT 4 5 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 PROPERTY ADDR: 00000 8316 VINA DEL SOL DR NE OWNER NAME: KRAUSS ELIZABETH D & DAVID OWNER ADDR: 08316 VINA DEL SOL	LAND USE: DR NE ALBUQUERQUE	NM 87122
102006442012040310	LEGAL: * 02 3 01 8NORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 9330 CARMEL NE OWNER NAME: CORMIER CHARLES A & BARBARA A OWNER ADDR: 09330 CARMEL	LAND USE: AV NE ALBUQUERQUE	NM 87122
102006432212040304	LEGAL: * 02 9 01 8NORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 CARMEL AVE NE OWNER NAME: LEUNG SHEK L & HELENA K OWNER ADDR: 07709 CALLE DE COBRE	LAND USE: NE ALBUQUERQUE	NM 87109
102006433812040305	LEGAL: * 02 8 01 8NORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 CARMEL AVE NE OWNER NAME: MONTGOMERY EMILY L ETAL OWNER ADDR: 07401 HARWOOD	LAND USE: AV NE ALBUQUERQUE	NM 87110
102006435512040306	LEGAL: * 02 7 01 8NORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 CARMEL AVE NE OWNER NAME: HOECH REAL ESTATE CORP OWNER ADDR: 08300 CARMEL	LAND USE: AV NE ALBUQUERQUE	NM 87122
102006437012040307	LEGAL: * 02 6 01 8NORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 CARMEL AVE NE OWNER NAME: HOECH REAL ESTATE CORP OWNER ADDR: 08300 CARMEL	LAND USE: AV NE ALBUQUERQUE	NM 87122
102006438712040308	LEGAL: * 02 5 01 8NORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 CARMEL AVE NE OWNER NAME: HOECH REAL ESTATE CORP OWNER ADDR: 08300 CARMEL	LAND USE: AV NE ALBUQUERQUE	NM 87122
102006440412040309	LEGAL: * 02 4 01 8NORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 CARMEL AVE NE OWNER NAME: VALENCIA LUPITA OWNER ADDR: 01301 ELFEGO BACA	LAND USE: DR SW ALBUQUERQUE	NM 87105
102006432209040229	LEGAL: * 00 4 01 9NORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 CARMEL AVE NE OWNER NAME: CLARK JIM L & CONNIE OWNER ADDR: 00000	LAND USE: TIJERAS	NM 87059

RECORDS WITH LABELS

102006433809040228	LEGAL: * 00 5 01 9NORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 CARMEL AVE NE OWNER NAME: VIGIL SANDRA M & PETE JR OWNER ADDR: 09300 HOLLYWOOD	LAND USE: NE ALBUQUERQUE NM 87122
102006435509040227	LEGAL: * 00 6 01 9NORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 CARMEL AVE NE OWNER NAME: VIGIL SANDRA M & PETE JR OWNER ADDR: 09300 HOLLYWOOD	LAND USE: NE ALBUQUERQUE NM 87122
102006437209040226	LEGAL: * 00 7 01 9NORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 CARMEL AVE NE OWNER NAME: VIGIL SANDRA M & PETE JR OWNER ADDR: 09300 HOLLYWOOD	LAND USE: NE ALBUQUERQUE NM 87122
102006438809040225	LEGAL: * 00 8 01 9NORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 CARMEL AVE NE OWNER NAME: VIGIL PETE JR & SANDRA M OWNER ADDR: 09300 HOLLYWOOD	LAND USE: AV NE ALBUQUERQUE NM 87122
102006440409040224	LEGAL: * 00 9 01 9QUERQUE ACRES TRACT 3 UNIT 3 NORTH ALBU PROPERTY ADDR: 00000 CARMEL AVE NE OWNER NAME: VIGIL SANDRA M & PETE JR OWNER ADDR: 09300 HOLLY	LAND USE: AV NE ALBUQUERQUE NM 87122
102006442009040223	LEGAL: * 01 0 01 9TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 CARMEL AVE NE OWNER NAME: VIGIL SANDRA M & PETE JR OWNER ADDR: 09300 HOLLY	LAND USE: AV NE ALBUQUERQUE NM 87122



2001.030.4



# City of Albuquerque

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

Date: December 9, 2002

TO CONTACT NAME: Debie LeBlanc Trujillo  
 COMPANY/AGENCY: Jeff Mortensen and Assoc. Inc  
 ADDRESS/ZIP: 12010-B Midway Park Blvd NE 87109  
 PHONE/FAX #: 345-4250 / 345-4254

Thank you for your inquiry of 12-9-02 requesting the names of Recognized

(date)  
 Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots 24-27, Block 18, North Albuquerque Acres, tract 3, Unit 3.  
 zone map page(s) C-20

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

North Albuquerque Acres  
 Neighborhood Association  
 Contact: Amy Janicke  
17505 Del Rey NE / 87122  
856-1136 (h)  
Doug Cloud  
9721 San Francisco NE / 87122  
296-9504 (h) 856-9100 (w)

\_\_\_\_\_  
 Neighborhood Association  
 Contact: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

Sincerely,

Dalaina S. Carmona  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

# 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 recognized neighborhood 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:

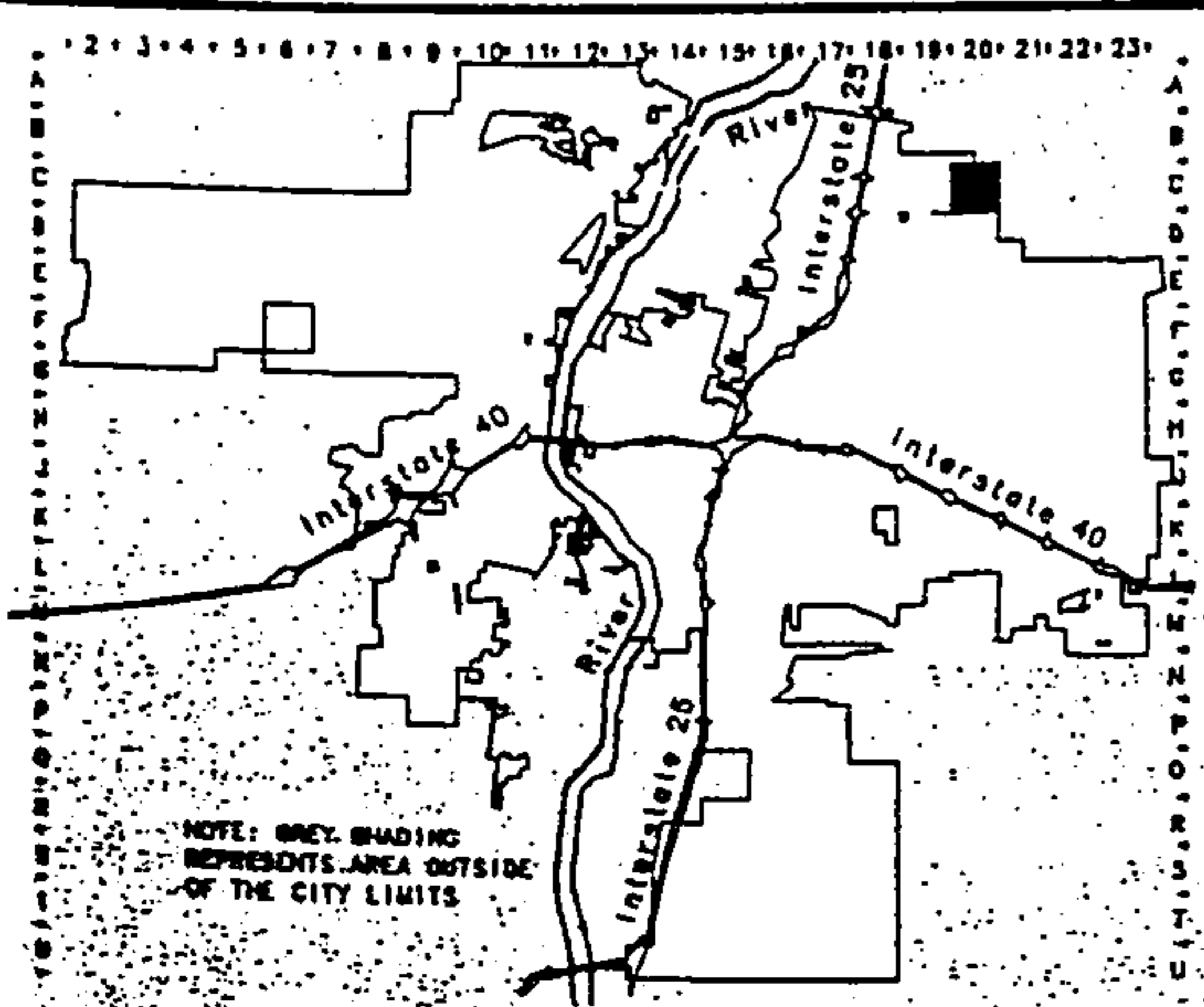
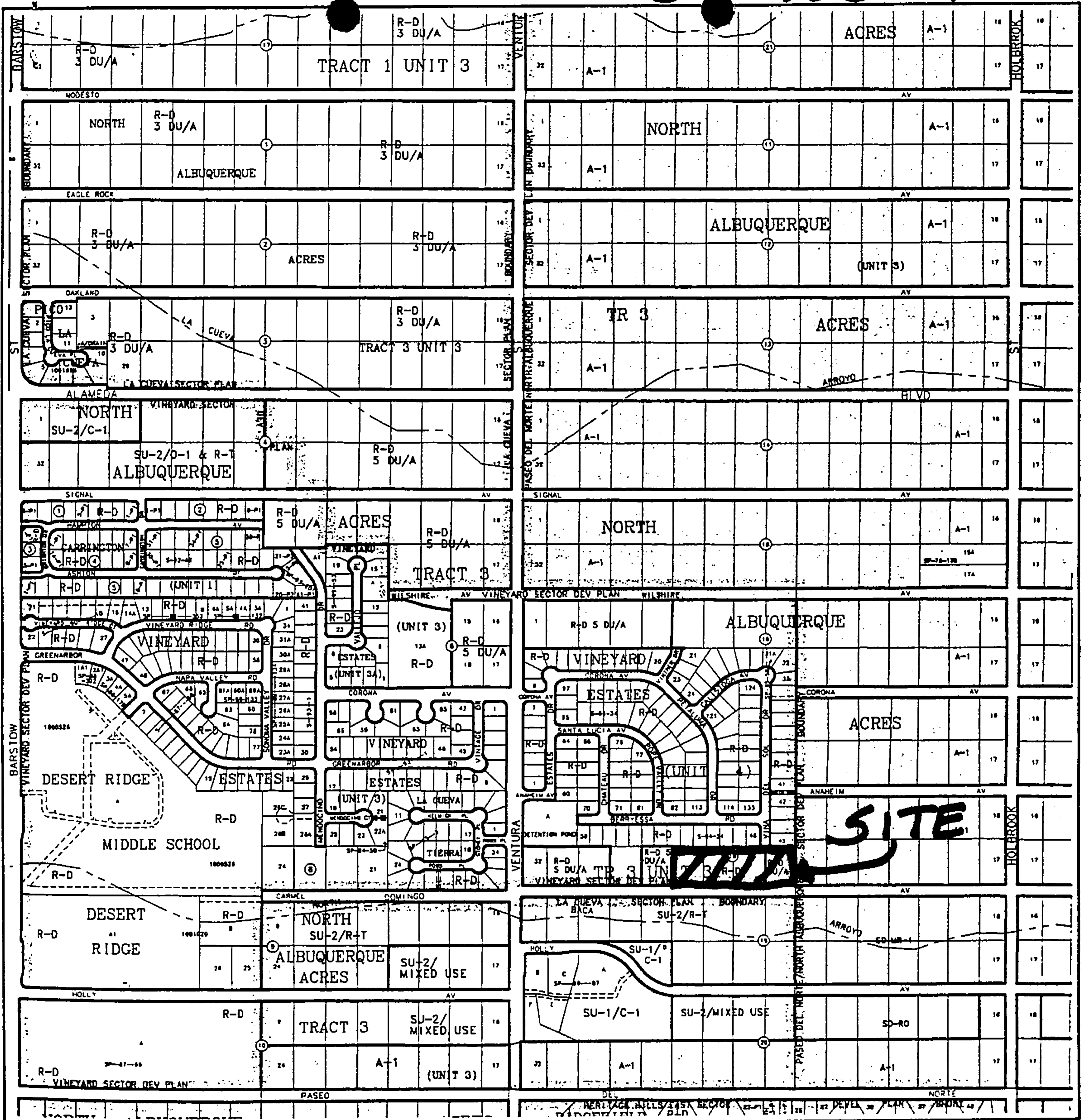
1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the 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 describe 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.
5. 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.

\*\*\*\*\*

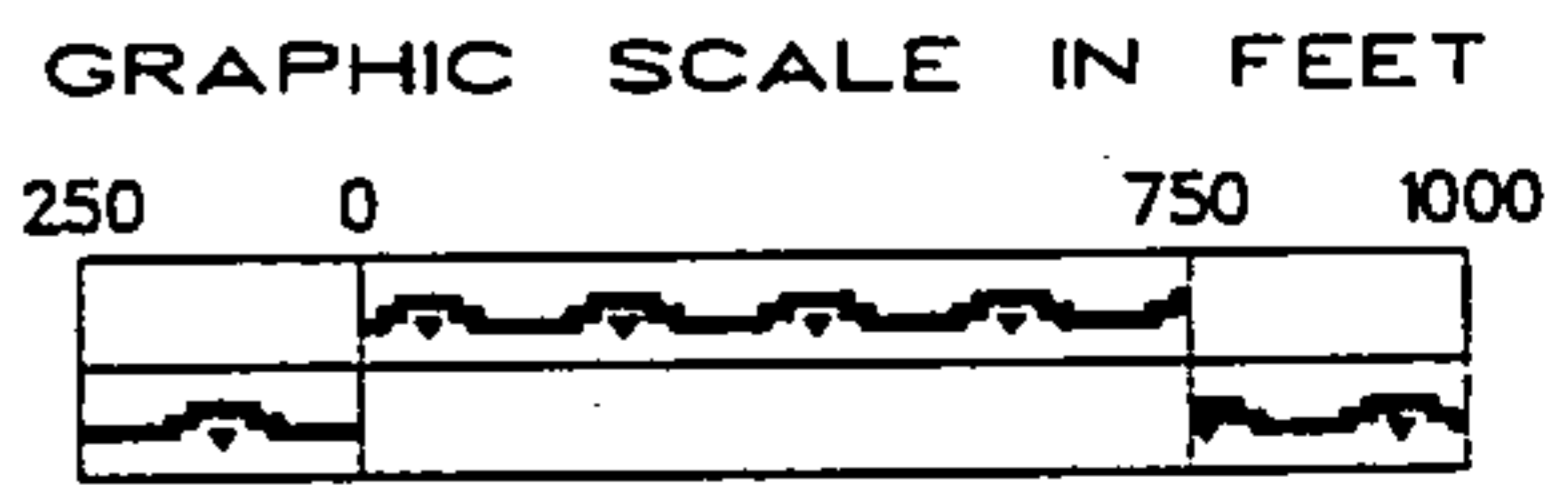
(below this line for OCNC use only)

Date of Inquiry: 12-9-02 Time Entered: 3:50 pm OCNC Rep. Initials: DC

2001.056.4



CITY OF  
Albuquerque  
A buquerque G eographic I nformation S ystem  
PLANNING DEPARTMENT  
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Zone Atlas Page

**C-20-Z**

Map Amended through April 03, 2002

2001-004-7

FORM V: SUBDIVISION VARIANCE & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule) 45 x 3 \$135. + 75
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

for Dobie LeBlanc Trails  
 Applicant name (print)  
[Signature]  
 Applicant signature / date



Form revised September 2001

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

Application case numbers  
03DRB-\_\_\_\_\_ - 00006  
 \_\_\_\_\_ - \_\_\_\_\_ - 7  
 \_\_\_\_\_ - \_\_\_\_\_ - 8

Jan 12/3  
 Planner signature / date  
 Project # 1002207

# ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

VINEYARD ESTATES, UNIT IV-A

LOTS 24-27, BLOCK 18, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES

<sup>1</sup> 04-24-03  
<sup>3</sup> 10-07-04

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
		16'	Permanent Pavement (1/2 Width) w/Std C&G (North Side Only)	Carmel Ave N.E.	SW Corner Lot 13-P1	SE Corner Lot 1-P1	/	/	/
		4'	Sidewalk (North Side)	Carmel Ave N.E.	SW Corner Lot 13-P1	SE Corner Lot 1-P1	/	/	/
		8'	Temporary Pavement	Carmel Ave N.E.	SW Corner Lot 13-P1	SE Corner Lot 1-P1	/	/	/
		8"	Water Line	Carmel Ave N.E.	SW Corner Lot 13-P1	SE Corner Lot 1-P1	/	/	/
		8"	Sanitary Sewer	Carmel Ave N.E.	SW Corner Lot 13-P1	SE Corner Lot 1-P1	/	/	/
		96" to 54"	RCP Public Storm Drain (GUARANTEED BY AMAFCA AGRMT)	Carmel Ave N.E.	1320 ft West of Ventura Street N.E.	NE Cor. Lot 10, Blk 18, Tr. 3, Unit 1, N.A.A	/	/	/
		8"	Water Line <i>Guar. by this project</i> <i>Also</i> <i>(To be Guaranteed by DRB # 1001463)</i>	Carmel Ave N.E.	Ventura Street N.E.	SW Corner Lot 13-P1	/	/	/
		8"	Sanitary Sewer <i>Req'd by this project</i> <i>Also</i> <i>(To be Guaranteed by DRB # 1001463)</i>	Carmel Ave N.E.	Ventura Street N.E.	SW Corner Lot 13-P1	/	/	/
		8"	Sanitary Sewer <i>Guaranteed by this project</i> <i>Also</i> <i>(To be Guaranteed by DRB # 1001463)</i>	Ventura Street N.E.	Holly Ave N.E.	Carmel Ave N.E.	/	/	/
		24'	Temporary Pavement <i>Guar. by this project</i> <i>Also</i> <i>(The permanent pavement and C&amp;G is</i> <i>to be Guaranteed by DRB # 1001463)</i>	Carmel Ave N.E.	Ventura Street N.E.	SW Corner Lot 13-P1	/	/	/
		24' f-f	Residential Pavement (Private) w/ mountable C&G	Fresno Way N.E.	Carmel Ave N.E.	Lot 8-P1	/	/	/
		4'	Sidewalk (Both Sides)	Fresno Way N.E.	Carmel Ave N.E.	Lot 8-P1	/	/	/
		4"	Water Line	Fresno Way N.E.	Carmel Ave N.E.	Lot 8-P1	/	/	/
		8"	Sanitary Sewer	Fresno Way N.E.	Carmel Ave N.E.	Lot 8-P1	/	/	/
		28' f-f	Residential Pavement (Public) w/ mountable C&G	Vina del Sol Pl N.E.	Carmel Ave N.E.	150' North of Carmel Centerline	/	/	/

<sup>3</sup> ITEMS NO LONGER REQUIRED DUE TO IMPROVEMENTS  
GUARANTEED + CONSTRUCTED BY CPN 6999.51  
(VENTURA VILLAGE)

# ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		4'	Sidewalk (East Side)	Vina del Sol PI N.E.	Carmel Ave N.E.	150' North of Carmel Centerline	/	/	/
		4'	Sidewalk (West Side)	Vina del Sol PI N.E.	Carmel Ave N.E.	Vina del Sol Dr. N.E.	/	/	/
		8"	Sanitary Sewer	Vina del Sol PI N.E.	Carmel Ave N.E.	210' North of Carmel Centerline	/	/	/
		6"	Public Water Line	Vina del Sol PI N.E.	Carmel Ave N.E.	Vina del Sol Dr. N.E.	/	/	/
		54"	Public RCP Storm Drain	Vina del Sol PI N.E.	Carmel Ave N.E.	Vina del Sol Dr. N.E.	/	/	/
		12' WIDE	Public Drainage Channel	Public Drainage ROW	Vina del Sol PI N.E.	Lot 23, Blk 18, NAA	/	/	/

54" Removal of Exist. RCP

### NOTES

- 1 Engineer's Certification per D.P.M is required for Financial Guarantee Release.
- 2 A Letter of Map Revision (LOMR) from FEMA is required for Financial Guaranty Release. This LOMR is Guaranteed by the AFAMCA Agreement
- 3 Street Lights are required per D.P.M. Requirements and subject to DRC Review and Approval.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
<p><b>J. Graeme Means</b> NAME (print)</p> <p><b>Jeff Mortensen &amp; Assoc.</b> FIRM</p> <p><i>J. Graeme Means</i> 1/27/03 SIGNATURE - date</p> <p>MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 1-29-05</p>	<p><i>Sharon Matson</i> 1/29/03 DRB CHAIR - date</p> <p><i>Christina Sanderol</i> 1/29/03 PARKS &amp; GENERAL SERVICES - date Recreation</p> <p><i>Plannin</i> 1-29-03 TRANSPORTATION DEVELOPMENT - date</p> <p><i>Roger Allen</i> 1/29/03 UTILITY DEVELOPMENT - date</p> <p><i>Becky L. Bihan</i> 1-29-03 CITY ENGINEER - date</p> <p>_____ AMAFCA - date</p> <p>_____ - date</p> <p>_____ - date</p>
DESIGN REVIEW COMMITTEE REVISIONS	

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
①	4/24/03	<i>[Signature]</i>	Roger Allen	Debbie Blauc Trujillo
②	8/05/04	<i>[Signature]</i>	Nancy Hufnagel	J. Graeme Means
③	10-07-04	<i>[Signature]</i>	Musinski Dept 556	Debbie Blauc Trujillo

Claire

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

1 04-24-03

VINEYARD ESTATES, UNIT IV-A

LOTS 24-27, BLOCK 18, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES

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		4'	Sidewalk (North Side)	Carmel Ave N.E.	SW Corner Lot 13-P1	SE Corner Lot 1-P1	/	/	/
		8'	Temporary Pavement	Carmel Ave N.E.	SW Corner Lot 13-P1	SE Corner Lot 1-P1	/	/	/
		8"	Water Line	Carmel Ave N.E.	SW Corner Lot 13-P1	SE Corner Lot 1-P1	/	/	/
		8"	Sanitary Sewer	Carmel Ave N.E.	SW Corner Lot 13-P1	SE Corner Lot 1-P1	/	/	/
		96" to 54"	RCP Public Storm Drain (GUARANTEED BY AMAFCA AGRMT)	Carmel Ave N.E.	1320 ft West of Ventura Street N.E.	NE Cor. Lot 10, Blk 18, Tr. 3, Unit 1, N.A.A	/	/	/
		8"	Water Line <i>Guar. by this project</i> <i>Also</i> (To be Guaranteed by DRB # 1001463)	Carmel Ave N.E.	Ventura Street N.E.	SW Corner Lot 13-P1	/	/	/
		8"	Sanitary Sewer <i>Req'd by this project</i> <i>Also</i> (To be Guaranteed by DRB # 1001463)	Carmel Ave N.E.	Ventura Street N.E.	SW Corner Lot 13-P1	/	/	/
		8"	Sanitary Sewer <i>Guaranteed by this project</i> <i>Also</i> (To be Guaranteed by DRB # 1001463)	Ventura Street N.E.	Holly Ave N.E.	Carmel Ave N.E.	/	/	/
		24'	Temporary Pavement <i>Guar. by this project</i> (The permanent pavement and C&G is to be Guaranteed by DRB # 1001463)	Carmel Ave N.E.	Ventura Street N.E.	SW Corner Lot 13-P1	/	/	/
		24' f-f	Residential Pavement (Private) w/ mountable C&G	Fresno Way N.E.	Carmel Ave N.E.	Lot 8-P1	/	/	/
		4'	Sidewalk (Both Sides)	Fresno Way N.E.	Carmel Ave N.E.	Lot 8-P1	/	/	/
		4"	Water Line	Fresno Way N.E.	Carmel Ave N.E.	Lot 8-P1	/	/	/
		8"	Sanitary Sewer	Fresno Way N.E.	Carmel Ave N.E.	Lot 8-P1	/	/	/
		28' f-f	Residential Pavement (Public) w/ mountable C&G	Vina del Sol PI N.E.	Carmel Ave N.E.	150' North of Carmel Centerline	/	/	/

# ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
4'	Sidewalk (East Side)	Vina del Sol PI N.E.	Carmel Ave N.E.	150' North of Carmel Centerline
4'	Sidewalk (West Side)	Vina del Sol PI N.E.	Carmel Ave N.E.	Vina del Sol Dr. N.E.
8"	Sanitary Sewer	Vina del Sol PI N.E.	Carmel Ave N.E.	210' North of Carmel Centerline
6"	Public Water Line	Vina del Sol PI N.E.	Carmel Ave N.E.	Vina del Sol Dr. N.E.
54"	Public RCP Storm Drain	Vina del Sol PI N.E.	Carmel Ave N.E.	Vina del Sol Dr. N.E.
12' WIDE	Public Drainage Channel	Public Drainage ROW	Vina del Sol PI N.E.	Lot 23, Blk 18, NAA
54" Removal of Exist. RCP				

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

**NOTES**

- 1 Engineer's Certification per D.P.M is required for Financial Guarantee Release.
- 2 A Letter of Map Revision (LOMR) from FEMA is required for Financial Guaranty Release. This LOMR is Guaranteed by the AFAMCA Agreement
- 3 Street Lights are required per D.P.M. Requirements and subject to DRC Review and Approval.

**AGENT / OWNER**

**J. Graeme Means**  
NAME (print)

**Jeff Mortensen & Assoc.**  
FIRM

*J. Graeme Means 1/27/03*  
SIGNATURE - date

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

*Sharon Matson 1/29/03*  
DRB CHAIR - date

*Christina Sanderol 1/29/03*  
PARKS & GENERAL SERVICES - date  
Recreation

*[Signature] 1-29-03*  
TRANSPORTATION DEVELOPMENT - date

*Roger Allen 1/29/03*  
UTILITY DEVELOPMENT - date

*Becky L. Bihan 1-29-03*  
CITY ENGINEER - date

\_\_\_\_\_ - date

\_\_\_\_\_ - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 1-29-05

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	4/24/03	<i>[Signature]</i>	Roger Allen	<i>Debrae Stanc Lujelle</i>
2	8/05/04	<i>[Signature]</i>	<i>[Signature]</i>	J. Graeme Means



# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

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

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

### APPLICANT INFORMATION:

NAME: Hoech Real Estate Corporation PHONE: (505) 821-4440  
 ADDRESS: 8300 Carmel Avenue, NE, Suite 601 FAX:  
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL:  
 Proprietary interest in site: Owner  
 AGENT (if any): JEFF MORTENSEN & ASSOCIATES, INC. PHONE: 345-4250  
 ADDRESS: 6010-B Midway Park Blvd. NE FAX: 345-4254  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: jmainc@swcp.com

### DESCRIPTION OF REQUEST: Final Plat approval

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. Lots 24-27 Block: 18 Unit: 3  
 Subdiv. / Addn. North Albuquerque Acres, Tract 3  
 Current Zoning: See Attached RD Proposed zoning: n/a  
 Zone Atlas page(s): C-20 No. of existing lots: 4 No. of proposed lots: 15  
 Total area of site (acres): +/- 3.9974 Density if applicable: dwellings per gross acre: 3.5 dwellings per net acre: 4.7  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? n/a  
 UPC No. See Attached 1022064 387 12040308 MRGCD Map No. n/a  
 LOCATION OF PROPERTY BY STREETS: On or Near: Carmel Avenue, NE  
 Between: Ventura Street, NE and Holbrook Street, 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.): 02DRB - 01391, Proj. # 1002207, Proj. # 1001463, SD-86-6-3, AX-94-1 and Z-94-6

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 09-18-02

SIGNATURE Debie LeBlanc Trujillo DATE 04-08-03  
 (Print) Debie LeBlanc Trujillo for JEFF MORTENSEN & ASSOCIATES, INC.  Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 00563</u>	<u>FPA</u>	<u>9 (3)</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 type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>April 16<sup>th</sup> '03</u>			<u>\$ 0</u>
<u>Planner signature / date</u>	Project # <u>1002207</u>			

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

SKETCH PLAT REVIEW AND COMMENT

Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request
Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request
Copy of previous D.R.B. approved infrastructure list
Copy of the Official D.R.B. Notice of approval
Any original and/or related file numbers are listed on the cover application

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
Property owner's and City Surveyor's signatures on the Mylar drawing
SIA financial guaranty verification
Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer N/A
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 UPON REQUEST OF SIGNATURE BY PLANNING

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request
Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
Property owner's and City Surveyor's signatures on the Mylar drawing
Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
Fee (see schedule)
Any original and/or related file numbers are listed on the cover application
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.

JEFF MORTENSEN & ASSOC., INC.

DEBIE LEBLANC TRUJILLO

Debie LeBlanc Trujillo 04-08-03
Applicant signature / date



Form revised February 2003

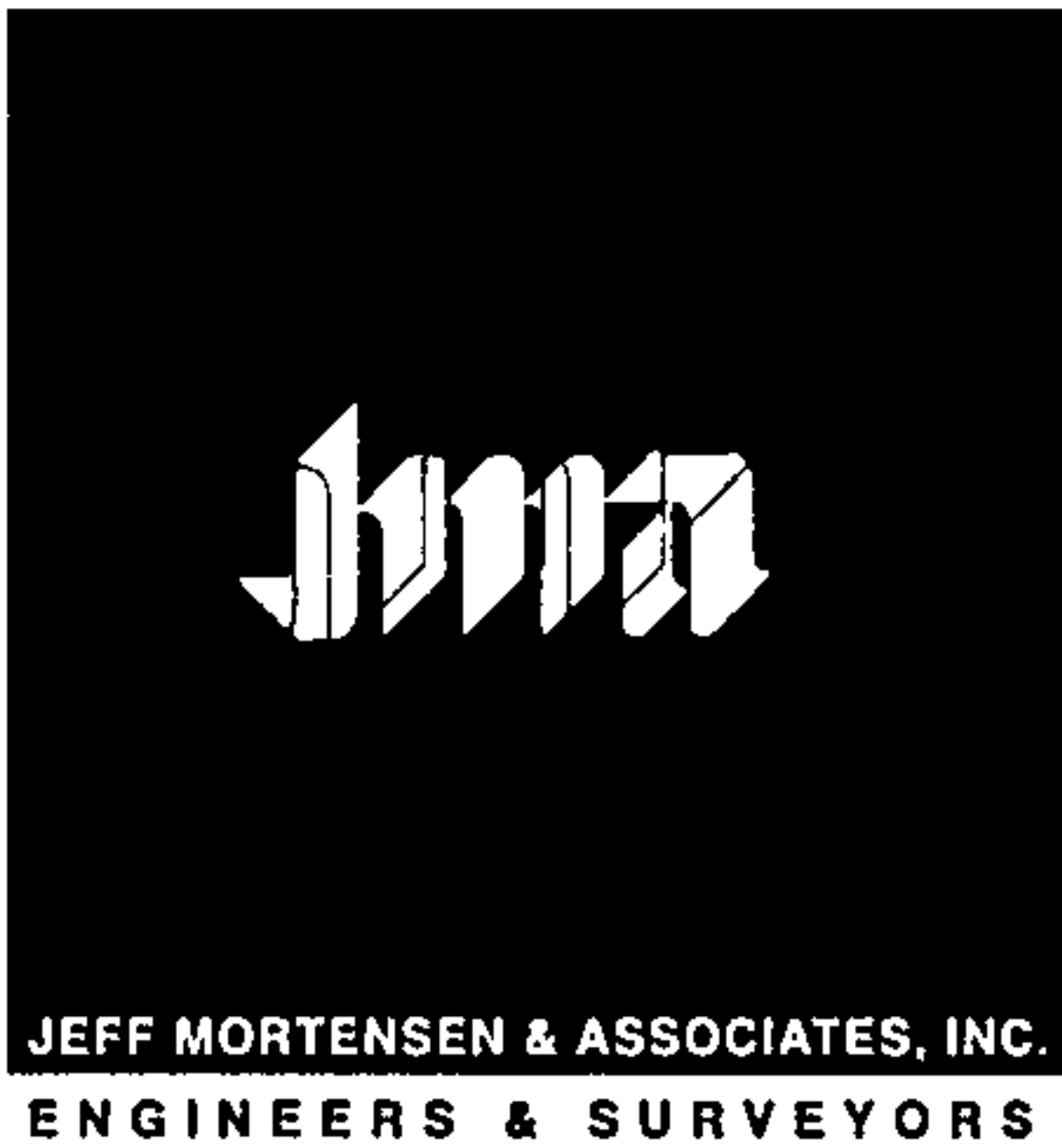
- Checklists complete
Fees collected
Case #s assigned
Related #s listed

Application case numbers
03DRB - 00563

Planner signature / date
B. Jankus 4/8/03

Project # 1002207





6010-B MIDWAY  
PARK BLVD. NE  
ALBUQUERQUE  
NEW MEXICO  
8 7 1 0 9

P R I N C I P A L S  
\_\_\_\_\_  
JEFFREY G. MORTENSEN, P.E.  
CHARLES G. CALA, JR., P.S.  
J U A N M . C A L A

TEL:505-345-4250  
FAX:505-345-4254  
jmainc@swcp.com



2001.056.5  
April 4, 2003

Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
Albuquerque, NM 87103

Re: Request for Final Plat Sign-off  
Lots 24-27, Block 18, North Albuquerque Acres, Tract 3, Unit 3  
DRB Project No. 1002207 (Proposed Vineyard Estates, Unit IV-A)

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) along with the related Fees
- Six (6) copies of the Final Plat for Subdivision
- City of Albuquerque Zone Atlas C – 20 (site area highlighted)
- Copy of Executed Subdivision Improvement Agreement (SIA)

On behalf of our client Hoech Real Estate Corporation, we are requesting final plat approval for the subject project. Please schedule this matter for the next appropriate DRB Hearing. In the meantime, if I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

  
Debie LeBlanc Trujillo

DLT  
Enclosures

Xc: Don Hoech – Hoech Real Estate Corporation w/enc.

**Development Review Application Attachment Listing**  
**Current Zoning and UPC No.s**

<b><u>Legal Description</u></b>	<b><u>Current Zoning</u></b>	<b><u>UPC No.s</u></b>
North Albuquerque Acres Tract 3, Unit 3, Block 18, Lot 24	R-D	1-020-064-404-120-4-03-09
North Albuquerque Acres Tract 3, Unit 3, Block 18, Lot 25	R-D	1-020-064-387-120-4-03-08
North Albuquerque Acres Tract 3, Unit 3, Block 18, Lot 26	R-D	1-020-064-370-120-4-03-07
North Albuquerque Acres Tract 3, Unit 3, Block 18, Lot 27	R-D 5DU/A	1-020-064-355-120-4-03-06

2001.086.5

No. of Lots:14  
Nearest Major Streets  
Ventura St. NE & Carmel Ave. NE  
On Site

FIGURE 12

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

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 24<sup>th</sup> day of March, 2003, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Hoech Real Estate Corporation ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] a New Mexico corporation, whose address is 8300 Carmel Ave. NE, Suite 601, Alb., NM 87122 and whose telephone number is 505 821-4440, 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:] See Exhibit "B", recorded on September 10, 1931 in the records of the Bernalillo County Clerk at Book unknown, pages unknown through unknown (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:] Hoech Real Estate Corporation ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Vineyard Estates Unit IV-A describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 29th day of January, 2005 ("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. 705282.

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 (ADRB), unless



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the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 10-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

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

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

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

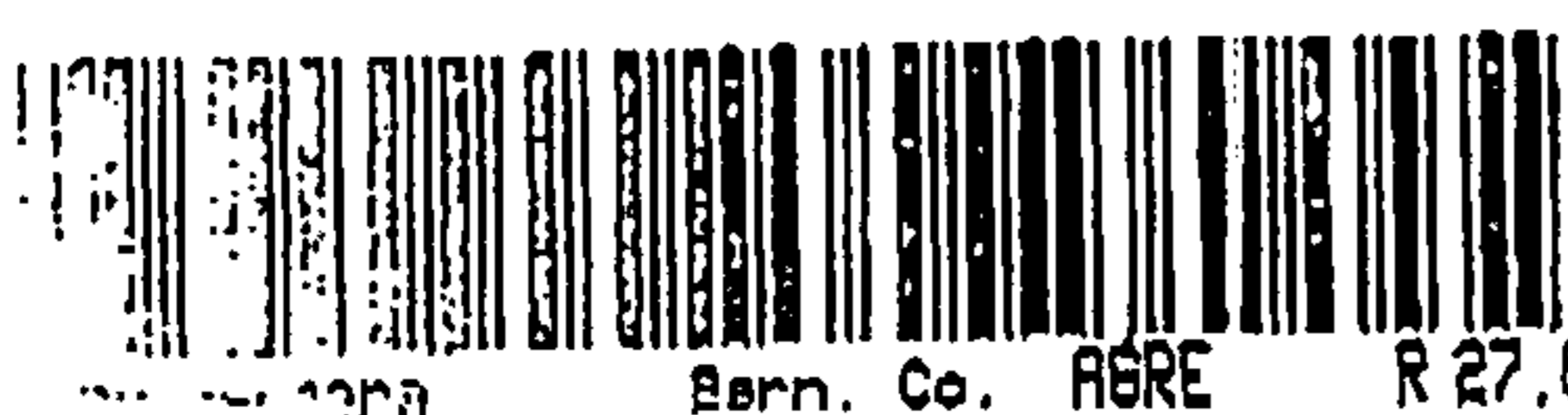
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City approved estimate (Figure 7)</u>

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Jeff Mortensen & Associates, and construction surveying of the private Improvements shall be performed by Jeff Mortensen & Associates. 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, plans, 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 Jeff Mortensen & Associates, and inspection of the private Improvements shall be performed by Jeff Mortensen & Associates, 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



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

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

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

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

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

Type of Financial Guaranty: Letter of Credit #200150, dated 3-14-03  
Amount: \$ 337,866.85 Name of Financial Institution or Surety  
providing Guaranty: Charter Bank  
Date City first able to call Guaranty: January 29, 2005  
[Construction Completion Deadline]: January 29, 2005  
If Guaranty other than a Bond, last day City able to call Guaranty is:  
March 29, 2005  
Additional information: None

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

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



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07/02



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

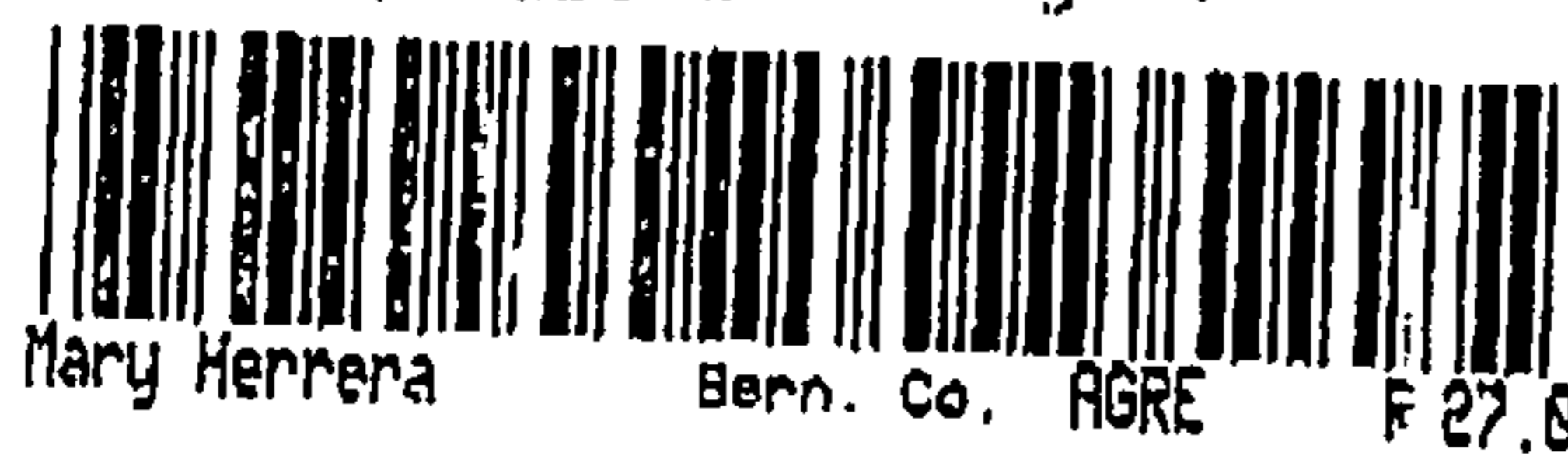
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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

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

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

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



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

SUBDIVIDER:

By [Signature]: Donald G. Hoeh  
Name: Donald G. Hoeh  
Title: President  
Dated: March 12, 2003

CITY OF ALBUQUERQUE  
Fred J. Aguirre 3/24/03  
City Engineer  
Dated:

9/19/03  
4/2/03

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 12th day of March, 2003 by [name of person:] Donald G. Hoeh, [title or capacity, for instance, "President" or "Owner":] President of [Subdivider:] Hoeh Real Estate Corporation.

[Signature]  
Notary Public

My Commission Expires:  
August 31, 2004

CITY'S NOTARY

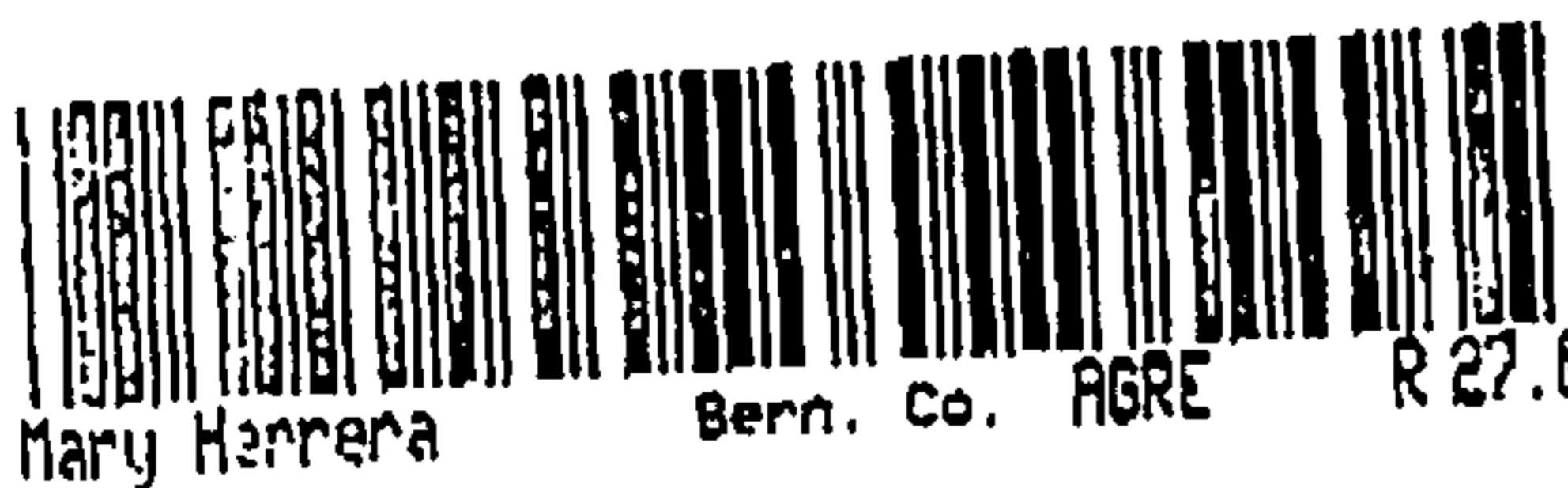
STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 24<sup>th</sup> day of March, 2003 by Fred J. Aguirre, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]  
Notary Public

My Commission Expires:  
11-15-2003

EXHIBIT A AND B ATTACHED



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EXHIBIT "B" - DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots number Twenty-four (24), Twenty-five (25), Twenty-six (26) and Twenty-seven (27) in Block number Eighteen (18), all in Tract Three (3) Unit Three (3), North Albuquerque Acres, a subdivision of a tract of land in School Districts 3 and 4, Bernalillo County, New Mexico. As the same is shown and designated on the map of said subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931.



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ORIGINAL

INFRASTRUCTURE LIST

2001.05.46

Date Submittal Approved: 1-29-03  
 Date Preliminary Plat Approved: 1-29-03  
 Date Preliminary Plat Expires: 1-29-04  
 DRB Project No.: 1002207  
 DRB Application No.: QJDRB-0006

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

VINEYARD ESTATES, UNIT IV-A

LOTS 24-27, BLOCK 18, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES

This 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 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 guarantees. 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 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 accordingly. 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 acceptance and close out by the City.

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COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnat Engineer
705282	18'	Permanent Pavement (1/2 Width) w/Std C&G (North Side Only)	Carmel Ave N.E.	SW Corner Lot 13-P1	SE Corner Lot 1-P1	/	/	/
	4'	Sidewalk (North Side)	Carmel Ave N.E.	SW Corner Lot 13-P1	SE Corner Lot 1-P1	/	/	/
	8"	Temporary Pavement	Carmel Ave N.E.	SW Corner Lot 13-P1	SE Corner Lot 1-P1	/	/	/
	8"	Water Line	Carmel Ave N.E.	SW Corner Lot 13-P1	SE Corner Lot 1-P1	/	/	/
	8"	Sanitary Sewer	Carmel Ave N.E.	SW Corner Lot 13-P1	SE Corner Lot 1-P1	/	/	/
693481	36" to 54"	RCP Public Storm Drain (GUARANTEED BY AMAFCA AGRMT)	Carmel Ave N.E.	1320 ft West of Ventura Street N.E.	NE Cor. Lot 10, Blk 18, Tr. 3, Unit 1, N.A.A	/	/	/
B-2 699951	8"	Water Line (To be Guaranteed by DRB # 1001463)	Carmel Ave N.E.	Ventura Street N.E.	SW Corner Lot 13-P1	/	/	/
	8"	Sanitary Sewer (To be Guaranteed by DRB # 1001463)	Carmel Ave N.E.	Ventura Street N.E.	SW Corner Lot 13-P1	/	/	/
	8"	Sanitary Sewer (To be Guaranteed by DRB # 1001463)	Ventura Street N.E.	Holly Ave N.E.	Carmel Ave N.E.	/	/	/
D-1 705282	24'	Temporary Pavement (The permanent pavement and C&G is to be Guaranteed by DRB # 1001463)	Carmel Ave N.E.	Ventura Street N.E.	SW Corner Lot 13-P1	/	/	/
	24' x 1'	Residential Pavement (Private) w/ mountable C&G	Fresno Way N.E.	Carmel Ave N.E.	Lot 8-P1	/	/	/
	4'	Sidewalk (Both Sides)	Fresno Way N.E.	Carmel Ave N.E.	Lot 8-P1	/	/	/
	4"	Water Line	Fresno Way N.E.	Carmel Ave N.E.	Lot 8-P1	/	/	/
	8"	Sanitary Sewer	Fresno Way N.E.	Carmel Ave N.E.	Lot 8-P1	/	/	/
	28' x 1'	Residential Pavement (Public) w/ mountable C&G	Vina del Sol Pl N.E.	Carmel Ave N.E.	150' North of Carmel Centerline	/	/	/

APR-07-2003 15:30 FROM:HREC OFFICE SUITES 505 8579774 T 45-4254 P.009/035

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Eng.
		4'	Sidewalk (East Side)	Vina del Sol PI N.E.	Carmel Ave N.E.	150' North of Carmel Centerline	1	1	1
		4'	Sidewalk (West Side)	Vina del Sol PI N.E.	Carmel Ave N.E.	Vina del Sol Dr. N.E.	1	1	1
		8"	Sanitary Sewer	Vina del Sol PI N.E.	Carmel Ave N.E.	210' North of Carmel Centerline	1	1	1
		6"	Public Water Line	Vina del Sol PI N.E.	Carmel Ave N.E.	Vina del Sol Dr. N.E.	1	1	1
		54"	Public RCP Storm Drain	Vina del Sol PI N.E.	Carmel Ave N.E.	Vina del Sol Dr. N.E.	1	1	1
		12' WIDE	Public Drainage Channel	Public Drainage ROW	Vina del Sol PI N.E.	Lot 23, Bk 18, NAA	1	1	-1

54" Removal of Exist. RCP


NOTES

- Engineer's Certification per D.P.M is required for Financial Guarantees Release.
- A Letter of Map Revision (LOMR) from FEMA is required for Financial Guaranty Release. This LOMR is Guaranteed by the AFANCA Agreement
- Street Lights are required per D.P.M. Requirements and subject to DRC Review and Approval.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
J. Graeme Means NAME (print)	<i>Sharon Mateon</i> 1/29/03 DRC CHAIR - date	<i>Christina Sanderol</i> 1/29/03 PARKS & GENERAL SERVICES - date Recreation
Jeff Mortensen & Assoc. FIRM	<i>[Signature]</i> 1-29-03 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
<i>J. Graeme Means</i> 1/27/03 SIGNATURE - date	<i>Roger Blue</i> 1/29/03 UTILITY DEVELOPMENT - date	- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 1-29-05	<i>Beady L. Byham</i> 1-29-03 CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT OWNER


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APR-07-2003 15:30 FROM:HREC OFFICE SUITES 505 8579774 T 45-4254 P.010/035

# FINANCIAL GUARANTY AMOUNT

(ON SITE)

03/06/2003

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

Project Description:

Project ID #: 705282, Vineyard Estates Subd., Unit 4A, Phase/Unit #: 1

Requested By: J. Graeme Means, PE w/ Jeff Mortensen & Associates

Approved estimate amount:		\$213,833.65
Contingency Amount:	10.00%	\$21,383.37
Subtotal:		\$235,217.02
NMGFT	5.8125%	\$13,671.99
Subtotal:		\$248,889.01
Engineering Fee	6.60%	\$16,423.68
Testing Fee	2.00%	\$4,977.78
Subtotal:		\$270,293.48
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		3.00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b>\$337,866.85</b>

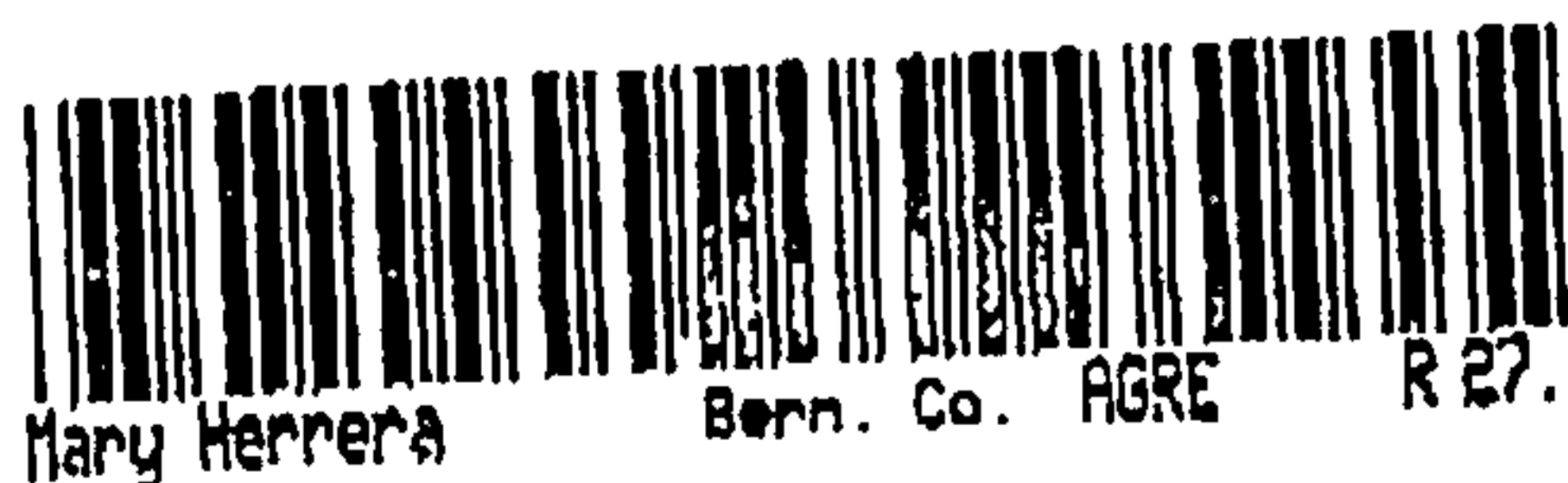
APPROVAL:

DATE:



3-6-2003

Notes: 10% contingency, plans not approved. Certification for grading & drainage prior to release of FG. This FG is for on-site, frontage, & temp paving.



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March 14, 2003

**CHARTER  
BANK**

## IRREVOCABLE LETTER OF CREDIT NO. 300150

AMOUNT: \$337,866.85

Mr. Jay J. Czar  
 Chief Administrative Officer  
 City of Albuquerque  
 P. O. Box 1293  
 Albuquerque, NM 87103

Re: Letter of Credit for Hoech Real Estate Corporation  
 City of Albuquerque Project No. 705282 (Subdivision Improvements)  
 Project Name: Vineyard Estates Subdivision, Unit 4A, Phase/Unit 1

Dear Mr. Czar:

This is to advise the City of Albuquerque, New Mexico ("City") that, at the request of Hoech Real Estate Corporation, Charter Bank in Albuquerque, New Mexico, has established an Irrevocable Letter Of Credit ("Letter of Credit") in the sum of Three Hundred Thirty Seven Thousand Eight Hundred Sixty Six and 85/100 (\$337,866.85) for the exclusive purpose of providing the financial guarantee which the City requires Hoech Real Estate Corporation ("Developer") to provide for the installation of the improvements which must be constructed at Vineyard Estates, Unit 4A, City Project No. 705282 ("Project"), Subdivision Improvements. The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Developer, which was recorded on 5/26/03, 2003 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. AC3, at pages 905 to 908, as amended ("Agreement").

A Draft or Drafts for any amount up to but not in excess of Three Hundred Thirty Seven Thousand Eight Hundred Sixty Six and 85/100 (\$337,866.85) is/are available at sight at Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109 between January 29, 2005, and March 29, 2005. When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating:

a) Hoech Real Estate Corporation, has failed to comply with the terms of the Agreement; b) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and c) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement.

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between January 29, 2005, and March 29, 2005.



Hoech Real Estate Corporation  
Letter of Credit No. 300150  
Page 2

The Draft(s) drawn under this credit must contain the Clause: "Drawn under Letter of Credit and Agreement No. 300150 of Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109, dated March 14, 2003, and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

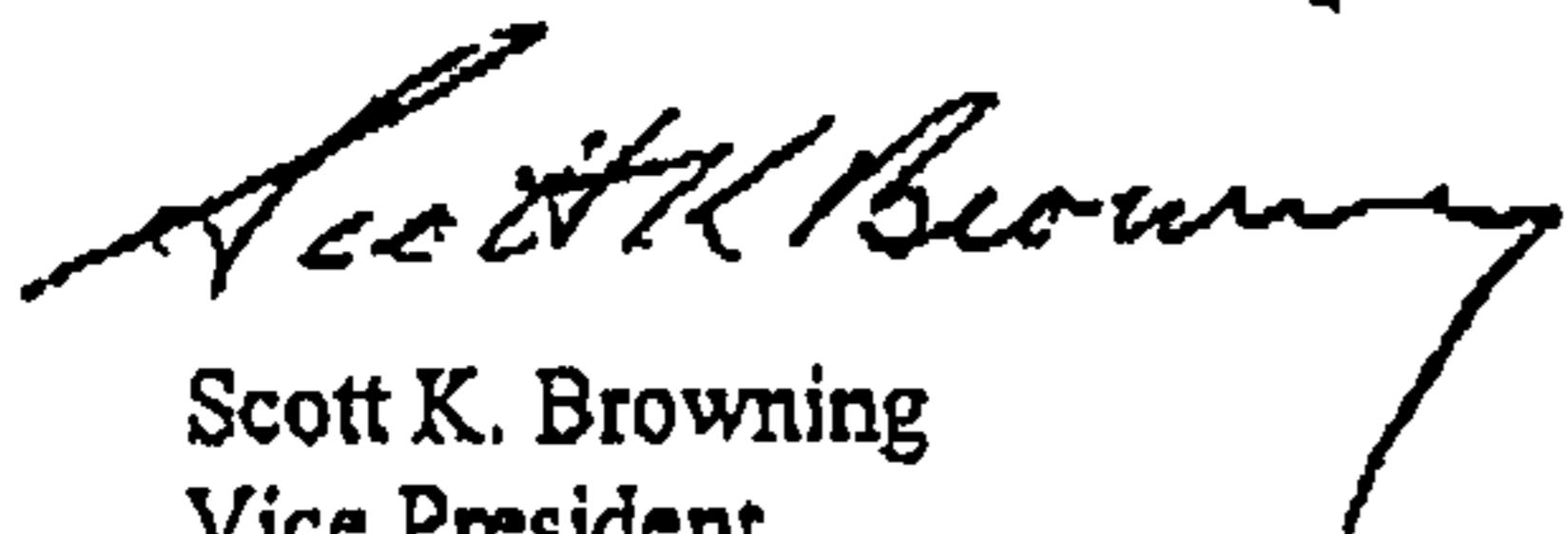
This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of the failure by Hoech Real Estate Corporation, to comply with the terms of the Agreement, and payment by Certified check from Charter Bank, to the City of Albuquerque of 125% of the City estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the Date, March 29, 2005.
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 2:00 o'clock p.m., New Mexico time, March 29, 2005.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce Publication No. 500.

Sincerely,



Scott K. Browning  
Vice President  
Charter Bank

ACCEPTED:

CITY OF ALBUQUERQUE

BY:   
Chief Administrative Officer

*Handwritten notes:*  
3/14/03  
3/20/03

DATED: 3-24-03

2001.056.5

No. of Lots:14  
Nearest Major Streets  
Ventura St. NE & Carmel Ave. NE  
Offsite

FIGURE 12

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

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 24<sup>th</sup> day of March, 2005, 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 Hoech Real Estate Corporation ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] a New Mexico corporation, whose address is 8300 Carmel Ave. NE, Suite 601, Alb., NM 87122 and whose telephone number is 505 831-4440, 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:] See Exhibit "B", recorded on September 10, 1931 in the records of the Bernalillo County Clerk at Book unknown, pages unknown through unknown (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:] Hoech Real Estate Corporation ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Vineyard Estates Unit IV-A describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 29th day of January, 2005 ("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. 705282.

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 (ADRB), unless

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

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

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

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

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

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Jeff Mortensen & Associates, and construction surveying of the private Improvements shall be performed by Jeff Mortensen & Associates. 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 Jeff Mortensen & Associates, and inspection of the private Improvements shall be performed by Jeff Mortensen & Associates, 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

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

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

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

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

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

Type of Financial Guaranty: Letter of Credit # 300149, dated 3-14-03  
Amount: \$ 76,877.10 Name of Financial Institution or Surety  
providing Guaranty: Charter Bank  
Date City first able to call Guaranty: January 29, 2005  
[Construction Completion Deadline]: January 29, 2005  
If Guaranty other than a Bond, last day City able to call Guaranty is:  
March 29, 2005  
Additional information: None

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

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

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Bk-A52 Pg-9059

07/02

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

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

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

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

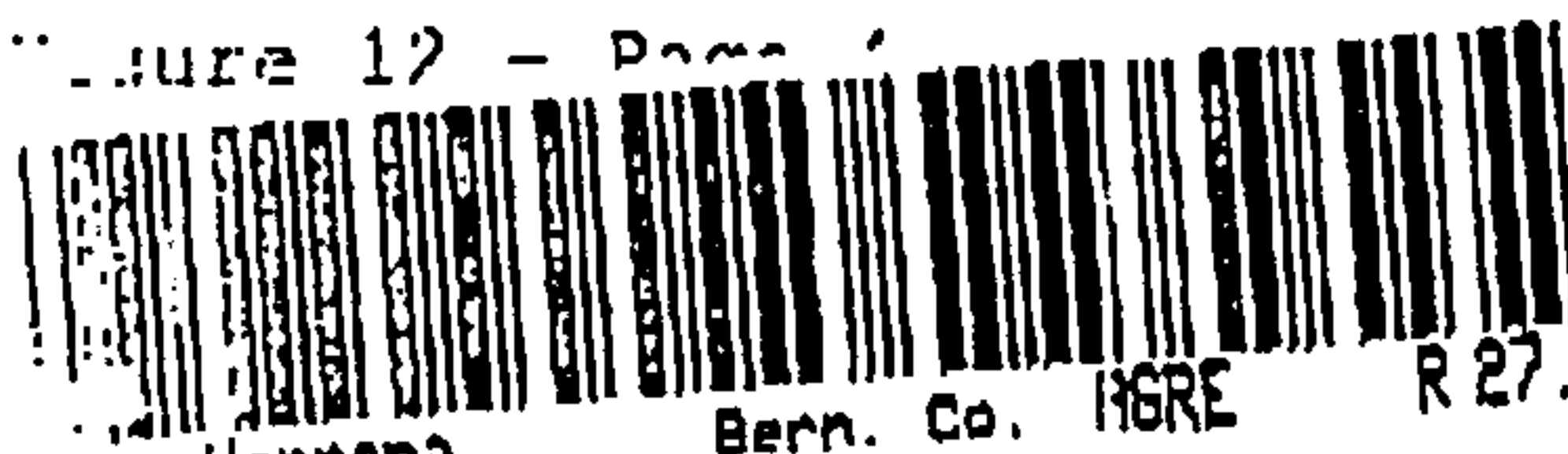
(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

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

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

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

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



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

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

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

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

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

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

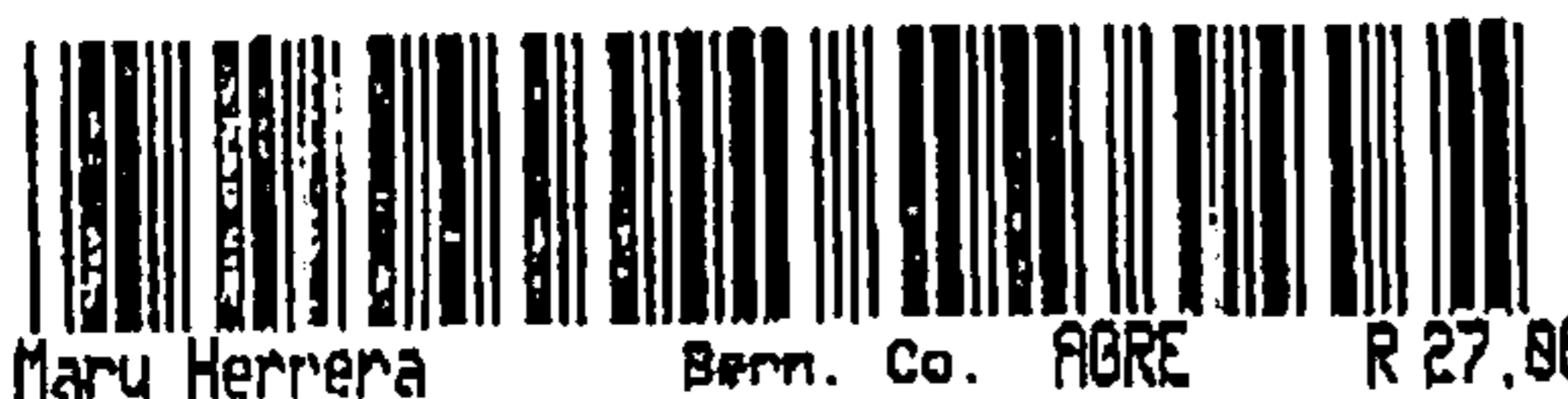
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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

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

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

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



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

SUBDIVIDER:

By [Signature: Donald G. Hoeh]  
Name: Donald G. Hoeh  
Title: President  
Dated: March 12, 2003

CITY OF ALBUQUERQUE  
[Signature] 3/24/03  
City Engineer  
Dated:

07/31/03

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 12th day of March, 20 03 by [name of person:] Donald G. Hoeh, [title or capacity, for instance, "President" or "Owner":] President of [Subdivider:] Hoeh Real Estate Corporation.

[Signature]  
Notary Public

My Commission Expires:  
August 31, 2004

CITY'S NOTARY

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

This instrument was acknowledged before me on 24th day of March, 20 03 by Fred G. Aguirre, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]  
Notary Public

My Commission Expires:  
11-15-2003

EXHIBIT A AND B ATTACHED

Figure 1

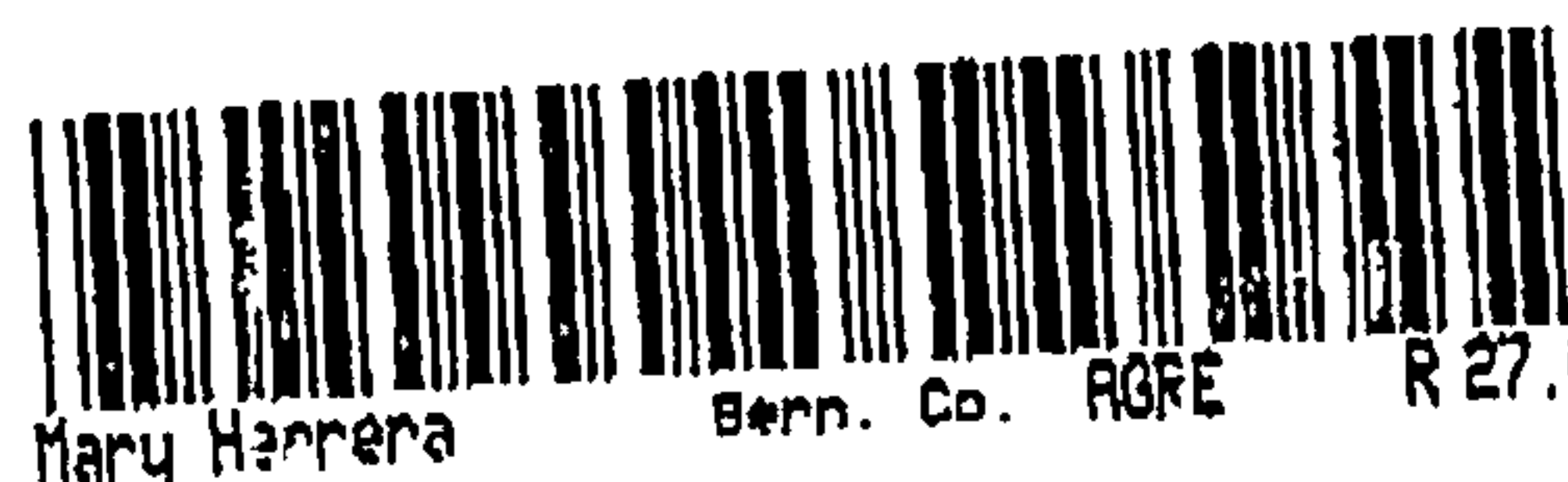


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07/02

EXHIBIT "B" - DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots number Twenty-four (24), Twenty-five (25), Twenty-six (26) and Twenty-seven (27) in Block number Eighteen (18), all in Tract Three (3) Unit Three (3), North Albuquerque Acres, a subdivision of a tract of land in School Districts 3 and 4, Bernalillo County, New Mexico. As the same is shown and designated on the map of said subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931.



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R 27.00



ORIGINAL

INFRASTRUCTURE LIST

2001.05.14/16

Date SIA Plan Approved: 1-29-03
Date Preliminary Plat Approved: 1-29-03
Date Preliminary Plat Expires: 1-29-04
DRB Project No.: 1002207
DRB Application No.: 03DRB-0006

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

VINEYARD ESTATES, UNIT IV-A

LOTS 24-27, BLOCK 1B, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES

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 a 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 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 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 fully. 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 acceptance and close out by the City.

Marty Herrera
Barr. Co. RDRR
R 27.00 BK-A52 Pg-9059
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Table with columns: COA DRG Project #, Size, Type of Improvement, Location, From, To, Private Inspector, City Inspector, City Cnst Engineer. Includes handwritten notes like '660', '500', '490', 'plus show' and various project numbers like '705282', '693481', '699481', '705262'.

APR-07-2003 15:34 FROM:HREC OFFICE SUITES 505 8579774 TD 45-4254 P.021/035

SIA Sequence #  
 COA DRC Project #  
 Mary Herrera  
 Bern. Co. FIGRE  
 R 27.09

Size	Type of Improvement	Location	From	To
4"	Sidewalk (East Side)	Vina del Sol PI N.E.	Carmel Ave N.E.	150' North of Carmel Centerline
4"	Sidewalk (West Side)	Vina del Sol PI N.E.	Carmel Ave N.E.	Vina del Sol Dr. N.E.
8"	Sanitary Sewer 240	Vina del Sol PI N.E.	Carmel Ave N.E.	210' North of Carmel Centerline
6"	Public Water Line 240	Vina del Sol PI N.E.	Carmel Ave N.E.	Vina del Sol Dr. N.E.
54"	Public RCP Storm Drain 255 + 50	Vina del Sol PI N.E.	Carmel Ave N.E.	Vina del Sol Dr. N.E.
12' WIDE	Public Drainage Channel 180	Public Drainage ROW	Vina del Sol PI N.E.	Lct 23, Bk 18, NAA

Inspector	Inspector	Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

54" Removal of Exist. RCP

NOTES

Engineer's Certification per D.P.M is required for Financial Guarantees Release.

A Letter of Map Revision (LOMR) from FEMA is required for Financial Guaranty Release. This LOMR is Guaranteed by the AFAMCA Agreement

Street Lights are required per D.P.M. Requirements and subject to DRC Review and Approval.

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AGENT / OWNER

J. Graeme Means  
 NAME (print)

Jed Mortensen & Assoc.  
 FIRM

*J. Graeme Means* 1/27/03  
 SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
 THE IMPROVEMENTS WITHOUT A DRB  
 EXTENSION: 1-29-05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Sharon Matson* 1/29/03  
 DRB CHAIR - date

*Christina Sandoval* 1/29/03  
 PARKS & GENERAL SERVICES - date  
 Recreation

*Flannery* 1-29-03  
 TRANSPORTATION DEVELOPMENT - date

*Roger Blue* 1/29/03  
 UTILITY DEVELOPMENT - date

*Becky L. Bihan* 1-29-03  
 CITY ENGINEER - date

AMAFCA - date

\_\_\_\_\_ - date

\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER

2001.056.6

# FINANCIAL GUARANTY AMOUNT (OFFSITE)

03/06/2003

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

Project Description:

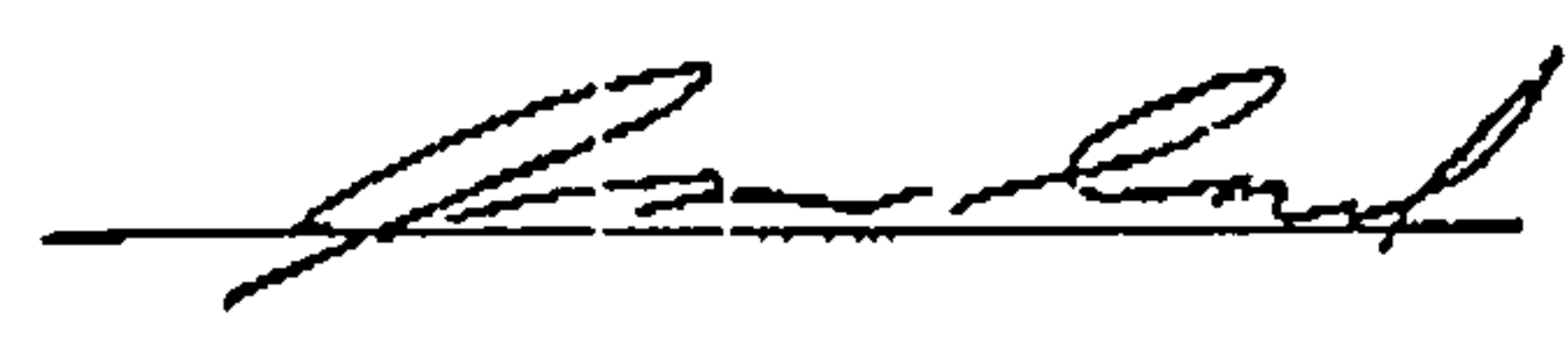
Project ID #: 705282, Vineyard Estates Subd., Unit 4A, Phase/Unit #: 1

Requested By: J. Graeme Means, PE w/ Jeff Mortensen & Associates

Approved estimate amount:		\$48,635.00
Contingency Amount:	10.00%	\$4,863.50
Subtotal:		\$53,500.50
NMGRT	5.8125%	\$3,110.88
Subtotal:		\$56,611.38
Engineering Fee	6.60%	\$3,737.67
Testing Fee	2.00%	\$1,132.63
Subtotal:		\$61,501.68
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b>\$76,817.10</b>

APPROVAL:

DATE:



3-6-2003

Notes: 10% contingency, plans not approved. This financial guaranty is for wtr, SAS, & perm. paving in Carmel from Ventura to S. P/L & SAS in Ventura. These items are to be built w/ 699981.



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Mary Ferrera

Bern. Co. AGRE

R 27.00

March 14, 2003

**CHARTER  
BANK**

## IRREVOCABLE LETTER OF CREDIT NO. 300149

AMOUNT: \$76,877.10

Mr. Jay J. Czar  
Chief Administrative Officer  
City of Albuquerque  
P. O. Box 1293  
Albuquerque, NM 87103

Re: Letter of Credit for Hoech Real Estate Corporation  
City of Albuquerque Project No. 705282 (Subdivision Improvements)  
Project Name: Vineyard Estates Subdivision, Unit 4A, Phase/Unit 1

Dear Mr. Czar:

This is to advise the City of Albuquerque, New Mexico ("City") that, at the request of Hoech Real Estate Corporation, Charter Bank in Albuquerque, New Mexico, has established an Irrevocable Letter Of Credit ("Letter of Credit") in the sum of Seventy Six Thousand Eight Hundred Seventy Seven and 10/100 (\$76,877.10) for the exclusive purpose of providing the financial guarantee which the City requires Hoech Real Estate Corporation ("Developer") to provide for the installation of the improvements which must be constructed at Vineyard Estates, Unit 4A, City Project No. 705282 ("Project"), Subdivision Improvements. The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Developer, which was recorded on 3/26, 2003 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A 52, at pages 90.57 to \_\_\_\_\_, as amended ("Agreement").

A Draft or Drafts for any amount up to but not in excess of Seventy Six Thousand Eight Hundred Seventy Seven and 10/100 (\$76,877.10) is/are available at sight at Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109 between January 29, 2005, and March 29, 2005. When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating:

a) Hoech Real Estate Corporation, has failed to comply with the terms of the Agreement; b) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and c) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement.

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between January 29, 2005, and March 29, 2005.

Hoech Real Estate Corporation  
Letter of Credit No. 300149  
Page 2

The Draft(s) drawn under this credit must contain the Clause: "Drawn under Letter of Credit and Agreement No. 300149 of Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109, dated March 14, 2003, and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

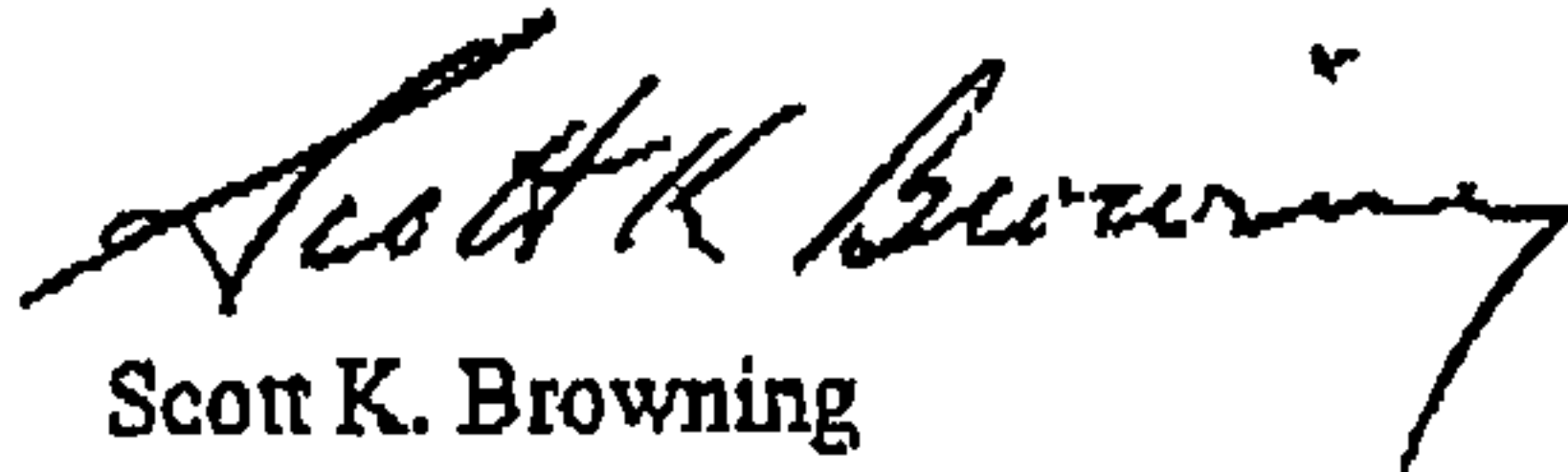
This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of the failure by Hoech Real Estate Corporation to comply with the terms of the Agreement, and payment by Certified check from Charter Bank, to the City of Albuquerque of 125% of the City estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the Date, March 29, 2005.
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 2:00 o'clock p.m., New Mexico time, March 29, 2005.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce Publication No. 500.


Sincerely,



Scott K. Browning  
Vice President  
Charter Bank

ACCEPTED:

CITY OF ALBUQUERQUE

BY:   
Chief Administrative Officer

*Handwritten notes:*  
3/19/03  
ef: 3/20/03

DATED: 3-24-03

**ORIGINAL**

INFRASTRUCTURE LIST

Date Site Plan Approved: N/A  
Date Preliminary Plat Approved: 1-29-03  
Date Preliminary Plat Expires: 1-29-04  
DRB Project No.: 1002207  
DRB Application No.: 03DRB-0006

U

EXHIBIT "A"

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

**VINEYARD ESTATES, UNIT IV-A**

**LOTS 24-27, BLOCK 18, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES**

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
		16'	Permanent Pavement (1/2 Width) w/Std C&G (North Side Only)	Carmel Ave N.E.	SW Corner Lot 13-P1	SE Corner Lot 1-P1	/	/	/
		4'	Sidewalk (North Side)	Carmel Ave N.E.	SW Corner Lot 13-P1	SE Corner Lot 1-P1	/	/	/
		8'	Temporary Pavement	Carmel Ave N.E.	SW Corner Lot 13-P1	SE Corner Lot 1-P1	/	/	/
		8"	Water Line	Carmel Ave N.E.	SW Corner Lot 13-P1	SE Corner Lot 1-P1	/	/	/
		8"	Sanitary Sewer	Carmel Ave N.E.	SW Corner Lot 13-P1	SE Corner Lot 1-P1	/	/	/
		96" to 54"	RCP Public Storm Drain (GUARANTEED BY AMAFCA AGRMT)	Carmel Ave N.E.	1320 ft West of Ventura Street N.E.	NE Cor. Lot 10, Blk 18, Tr. 3, Unit 1, N.A.A	/	/	/
		8"	Water Line (To be Guaranteed by DRB # 1001463)	Carmel Ave N.E.	Ventura Street N.E.	SW Corner Lot 13-P1	/	/	/
		8"	Sanitary Sewer (To be Guaranteed by DRB # 1001463)	Carmel Ave N.E.	Ventura Street N.E.	SW Corner Lot 13-P1	/	/	/
		8"	Sanitary Sewer (To be Guaranteed by DRB # 1001463)	Ventura Street N.E.	Holly Ave N.E.	Carmel Ave N.E.	/	/	/
		24'	Temporary Pavement (The permanent pavement and C&G is to be Guaranteed by DRB # 1001463)	Carmel Ave N.E.	Ventura Street N.E.	SW Corner Lot 13-P1	/	/	/
		24' f-f	Residential Pavement (Private) w/ mountable C&G	Fresno Way N.E.	Carmel Ave N.E.	Lot 8-P1	/	/	/
		4'	Sidewalk (Both Sides)	Fresno Way N.E.	Carmel Ave N.E.	Lot 8-P1	/	/	/
		4"	Water Line	Fresno Way N.E.	Carmel Ave N.E.	Lot 8-P1	/	/	/
		8"	Sanitary Sewer	Fresno Way N.E.	Carmel Ave N.E.	Lot 8-P1	/	/	/
		28' f-f	Residential Pavement (Public) w/ mountable C&G	Vina del Sol Pl N.E.	Carmel Ave N.E.	150' North of Carmel Centerline	/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
4'	Sidewalk (East Side)	Vina del Sol PI N.E.	Carmel Ave N.E.	150' North of Carmel Centerline
4'	Sidewalk (West Side)	Vina del Sol PI N.E.	Carmel Ave N.E.	Vina del Sol Dr. N.E.
8"	Sanitary Sewer	Vina del Sol PI N.E.	Carmel Ave N.E.	210' North of Carmel Centerline
6"	Public Water Line	Vina del Sol PI N.E.	Carmel Ave N.E.	Vina del Sol Dr. N.E.
54"	Public RCP Storm Drain	Vina del Sol PI N.E.	Carmel Ave N.E.	Vina del Sol Dr. N.E.
12' WIDE	Public Drainage Channel	Public Drainage ROW	Vina del Sol PI N.E.	Lot 23, Blk 18, NAA

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

54" Removal of Exist. RCP

**NOTES**

- 1 Engineer's Certification per D.P.M is required for Financial Guarantee Release.
- 2 A Letter of Map Revision (LOMR) from FEMA is required for Financial Guaranty Release. This LOMR is Guaranteed by the AFAMCA Agreement
- 3 Street Lights are required per D.P.M. Requirements and subject to DRC Review and Approval.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<b>J. Graeme Means</b> NAME (print)	<i>Sharon Matson</i> 1/29/03 DRB CHAIR - date	<i>Christina Sanderol</i> 1/29/03 PARKS & GENERAL SERVICES - date Recreation
<b>Jeff Mortensen &amp; Assoc.</b> FIRM	<i>[Signature]</i> 1-29-03 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
<i>J. Graeme Means</i> 1/27/03 SIGNATURE - date	<i>Roger Lee</i> 1/29/03 UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: <u>1-29-05</u>	<i>Becky L. Bihan</i> 1-29-03 CITY ENGINEER - date	_____ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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

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

**APPLICANT INFORMATION:**

NAME: <u>Hoech Real Estate Corporation</u>	PHONE: <u>(505) 821-4440</u>
ADDRESS: <u>8300 Carmel Avenue, NE, Suite 601</u>	FAX:
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87122</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>JEFF MORTENSEN &amp; ASSOCIATES, INC.</u>	PHONE: <u>345-4250</u>
ADDRESS: <u>6010-B Midway Park Blvd. NE</u>	FAX: <u>345-4254</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>jmainc@swcp.com</u>

**DESCRIPTION OF REQUEST:** Vacation of Public Drainage Easement, Vacation of Non Specific Easements for Pipeline Purposes and Telephone and Electrical Energy Easements, Preliminary Plat approval, Temporary Deferral of Sidewalk Construction

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. Lots 24-27 Block: 18 Unit: 3

Subdiv. / Addn. North Albuquerque Acres, Tract 3

Current Zoning: See Attached Proposed zoning: n/a

Zone Atlas page(s): C - 20 No. of existing lots: 4 No. of proposed lots: 15

Total area of site (acres): +/- 3.9974 Density if applicable: dwellings per gross acre: 3.5 dwellings per net acre: 4.7

Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? n/a

UPC No. See Attached MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: Carmel Avenue, NE  
Between: Ventura Street, NE and Holbrook Street, 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.): 02DRB - 01391, Proj. # 1002207, Proj. # 1001463, SD-86-6-3, AX-94-1 and Z-94-6

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 09-18-02

SIGNATURE Debie LeBlanc Trujillo DATE \_\_\_\_\_  
for (Print) Debie LeBlanc Trujillo for JEFF MORTENSEN & ASSOCIATES, INC.  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03DRB - 60006</u>	<u>PP</u>		\$ <u>980.-</u>
<input type="checkbox"/> All fees have been collected	<u>03DRB - 00007</u>	<u>VPE</u>		\$ <u>135.-</u>
<input type="checkbox"/> All case #s are assigned	<u>03DRB - 00008</u>	<u>TDSW</u>		\$ _____
<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	_____	<u>Notice</u>		\$ <u>75.-</u>
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>JAN 29 2003</u>			\$ <u>1190.-</u>

JM 1/2/3  
Planner signature / date

Project # 1002207



2001.05.04

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Proposed Infrastructure List.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)  $(15 \times 15) + (2 \times 95) + 565 = 225 + 190 + 565$
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**

**MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**

**MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

for Debie LeBlanc Trujillo  
 Applicant name (print)

[Signature] 01/02/03  
 Applicant signature / date



Form revised September 2001

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

Application case numbers	
03 DRB -	00006
-	7
-	8

[Signature] 1/2/03  
 Planner signature / date

**Project #** 1002207

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule) 45 x 3 \$135. + 75
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

for Debie LeBlanc Trujillo  
 Applicant name (print)  
J. Jerome Meier 01/02/03  
 Applicant signature / date



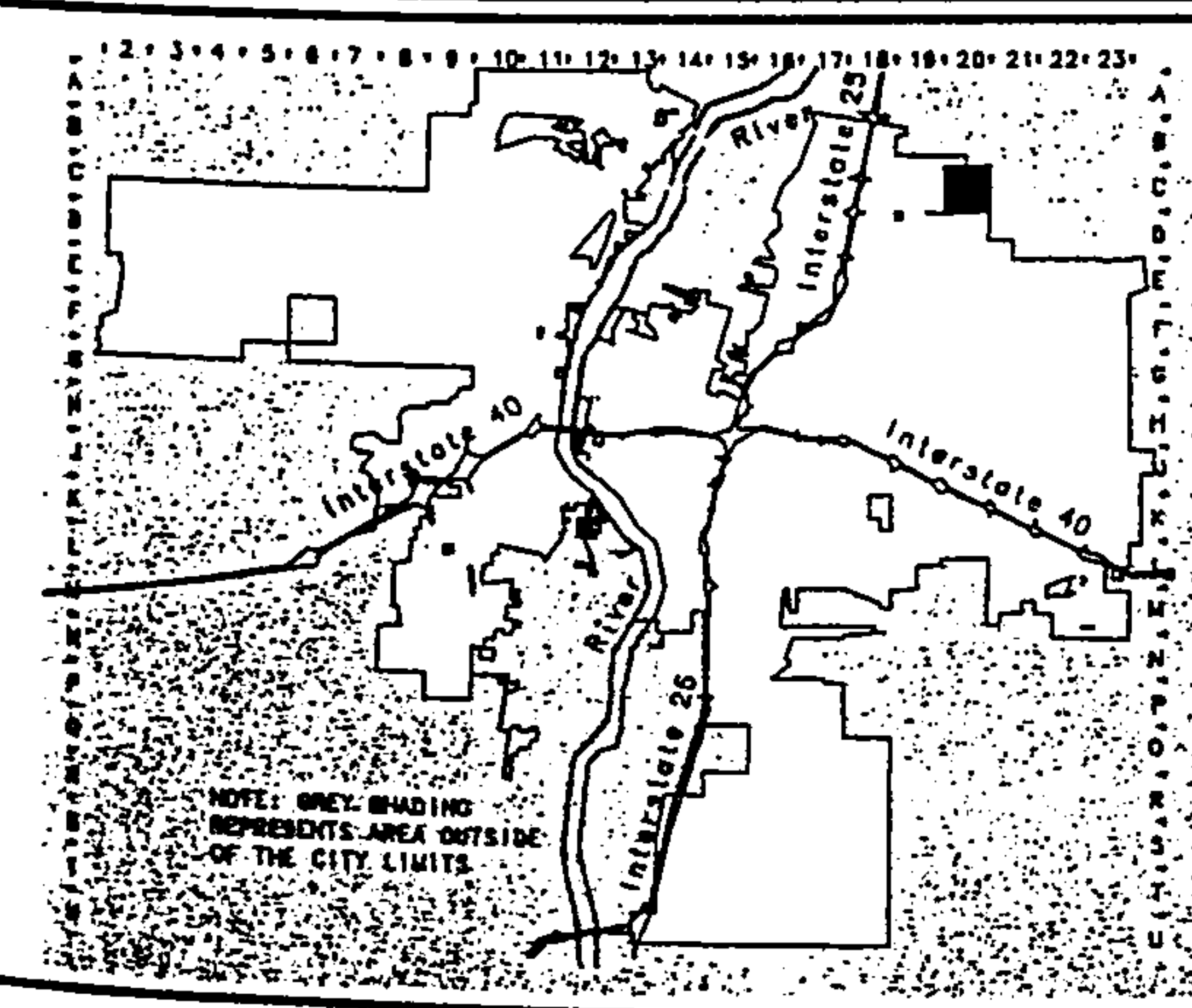
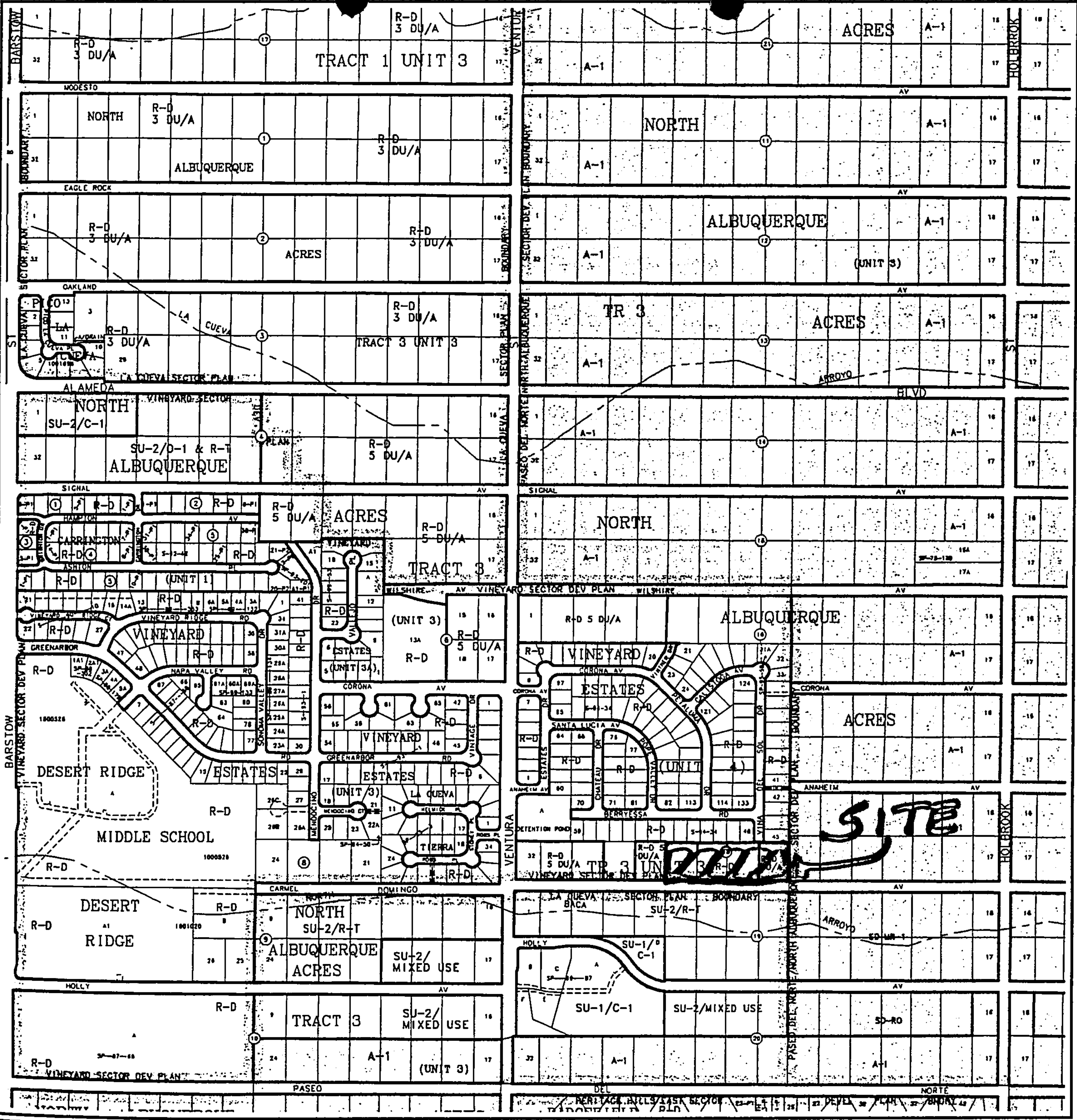
Form revised September 2001

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

Application case numbers  
 03DRB- \_\_\_\_\_ - 00006  
 \_\_\_\_\_ - \_\_\_\_\_ - 7  
 \_\_\_\_\_ - \_\_\_\_\_ - 8

JM 1/2/3  
 Planner signature / date  
**Project #** 1002207

2001.056.4



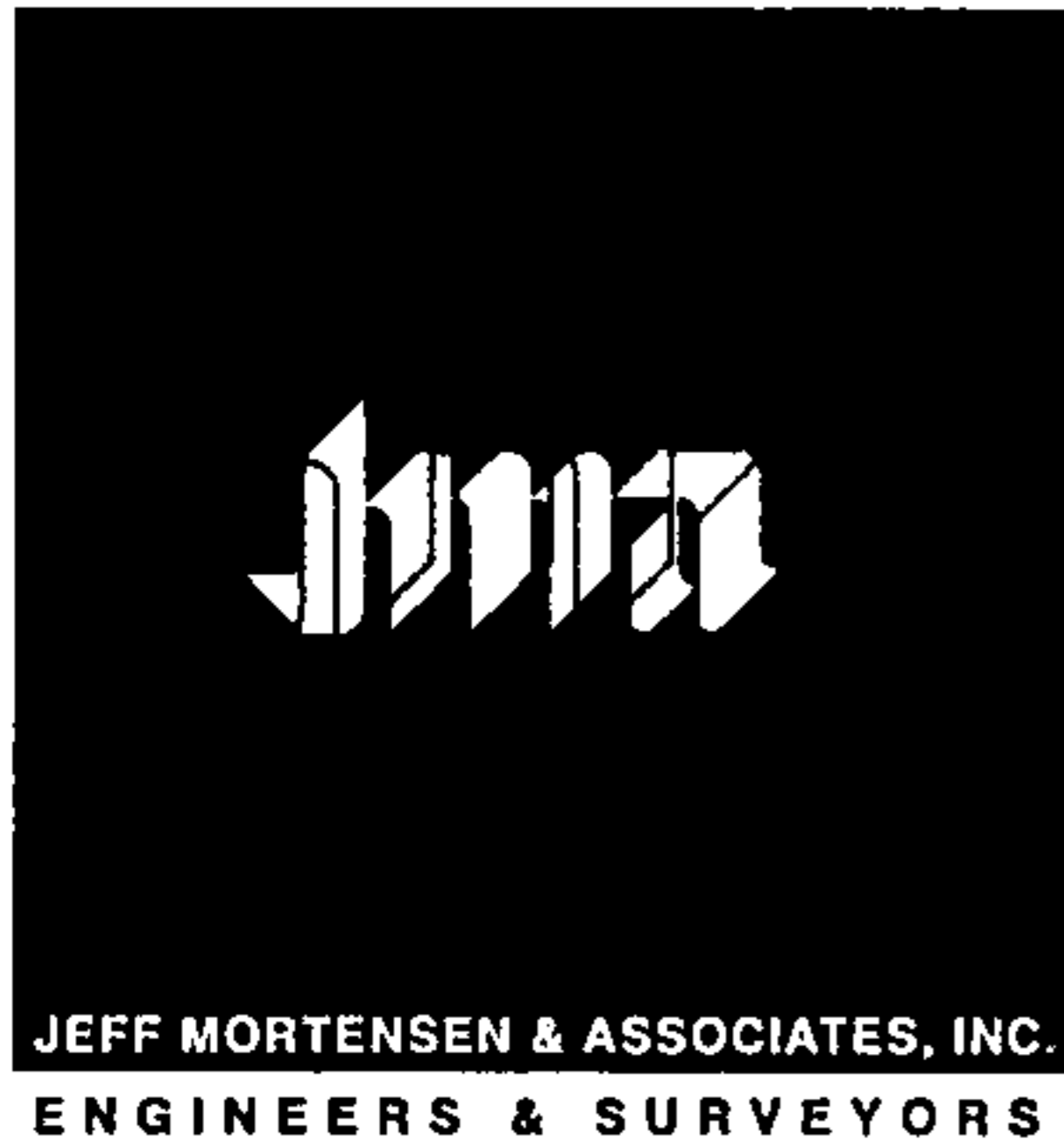
CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2002



Zone Atlas Page

C-20-Z

Map Amended through April 03, 2002



6010-B MIDWAY  
PARK BLVD. NE  
ALBUQUERQUE  
NEW MEXICO  
8 7 1 0 9

P R I N C I P A L S  
\_\_\_\_\_  
JEFFREY G. MORTENSEN, P.E.  
CHARLES G. CALA, JR., P.S.  
J U A N M . C A L A

TEL:505-345-4250

FAX:505-345-4254

jmainc@swcp.com



2001.056.4  
January 2, 2003

Roger Green, Acting DRB Chair  
Development Review Board  
City of Albuquerque  
Albuquerque, NM 87103

Re: Vineyard Estates, Unit IV-A – DRB Project No. 1002207  
*Request for Vacation of Public Drainage Easement and Non Specific Easements, Major  
Subdivision Plat Preliminary Plat Approval, and Temporary Deferral of Sidewalk  
Construction.*  
*Lots 24-27, Block 18, North Albuquerque Acres, Tract 3, Unit 3*

Dear Roger:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms V and S(2)
- Twenty Four (24) copies of the Proposed Preliminary Plat including the Grading Plan
- Twenty Four (24) copies of the documents creating the easements to be vacated
- Six (6) exhibits showing the sidewalks to be temporarily deferred
- Proposed Infrastructure List
- City of Albuquerque Zone Atlas C-20
- Form DRWS
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts
- TIS/AQIA Form
- Appropriate Fee

On behalf of Hoech Real Estate Corporation, we are requesting vacation of a public (City of Albuquerque) drainage easement and the non-specific easements for pipeline purposes and telephone and electrical energy easements reserved by deed on the original NAA lots. We are proposing to create 15 lots (14 residential and one common tract) from 4 existing NAA lots. This project was heard as a sketch plat on September 18, 2002 as 02DRB-01391, Project No. 1002207.

Roger Green  
Development Review Board  
January 2, 2003.  
Page 2

We are requesting a temporary deferral of sidewalk construction to allow for the construction of sidewalks in conjunction with home development.

Please schedule this matter for the next appropriate DRB Hearing. In the meantime, if I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.



for J. James Means  
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Don Hoech – Hoech Real Estate Corporation

**Development Review Application Attachment Listing**  
**Current Zoning and UPC No.s**

<b><u>Legal Description</u></b>	<b><u>Current Zoning</u></b>	<b><u>UPC No.s</u></b>
North Albuquerque Acres Tract 3, Unit 3, Block 18, Lot 24	R-D	1-020-064-404-120-4-03-09
North Albuquerque Acres Tract 3, Unit 3, Block 18, Lot 25	R-D	1-020-064-387-120-4-03-08
North Albuquerque Acres Tract 3, Unit 3, Block 18, Lot 26	R-D	1-020-064-370-120-4-03-07
North Albuquerque Acres Tract 3, Unit 3, Block 18, Lot 27	R-D 5DU/A	1-020-064-355-120-4-03-06

# CITY OF ALBUQUERQUE

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

TO BE COMPLETED BY APPLICANT

APPLICANT: Hoech Real Est. Corp Date of request: 12/20/02 Zone atlas page(s): C-20

CURRENT: Zoning R-D and R-D 5DU/A  
Parcel Size (acres / sq.ft.) \_\_\_\_\_

Legal Description - Lot or Tract # Lots 24-27 Block # 18  
Subdivision Name North Albuquerque Acres, Tr.3,U.3

### REQUESTED CITY ACTION(S):

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

### PROPOSED DEVELOPMENT:

- No construction / development [ ]  
 New Construction [ X ]  
 Expansion of existing development [ ]

### GENERAL DESCRIPTION OF ACTION: 1

# of units - 14  
Building Size - various (sq.ft.)  
Single Family Housing

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

Applicant or Representative Jeff Mortensen & Associates, Inc. Date 12-20-02  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [ X ] BORDERLINE [ ]  
PWD, Dev. & Bldg. Services Div., Transportation Dev. Section 2nd FL, 600 2nd St. NW Plaza del Sol Bldg/ 924 3991 or 3994

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

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

Tony J. [Signature] 12-20-02  
TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [ X ] BORDERLINE [ ]  
ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [ ] NO [ X ] Mitigating reasons for not requiring AQIA: Previously studied: [ ]  
Notes: PER SEC. 14-16-14-3 COA ZONE CODE. TL  
12-20-02

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

\_\_\_\_\_  
ENVIRONMENTAL HEALTH DATE

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

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

# FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME Vineyard Estates Unit IV-A

AGIS MAP # C-20

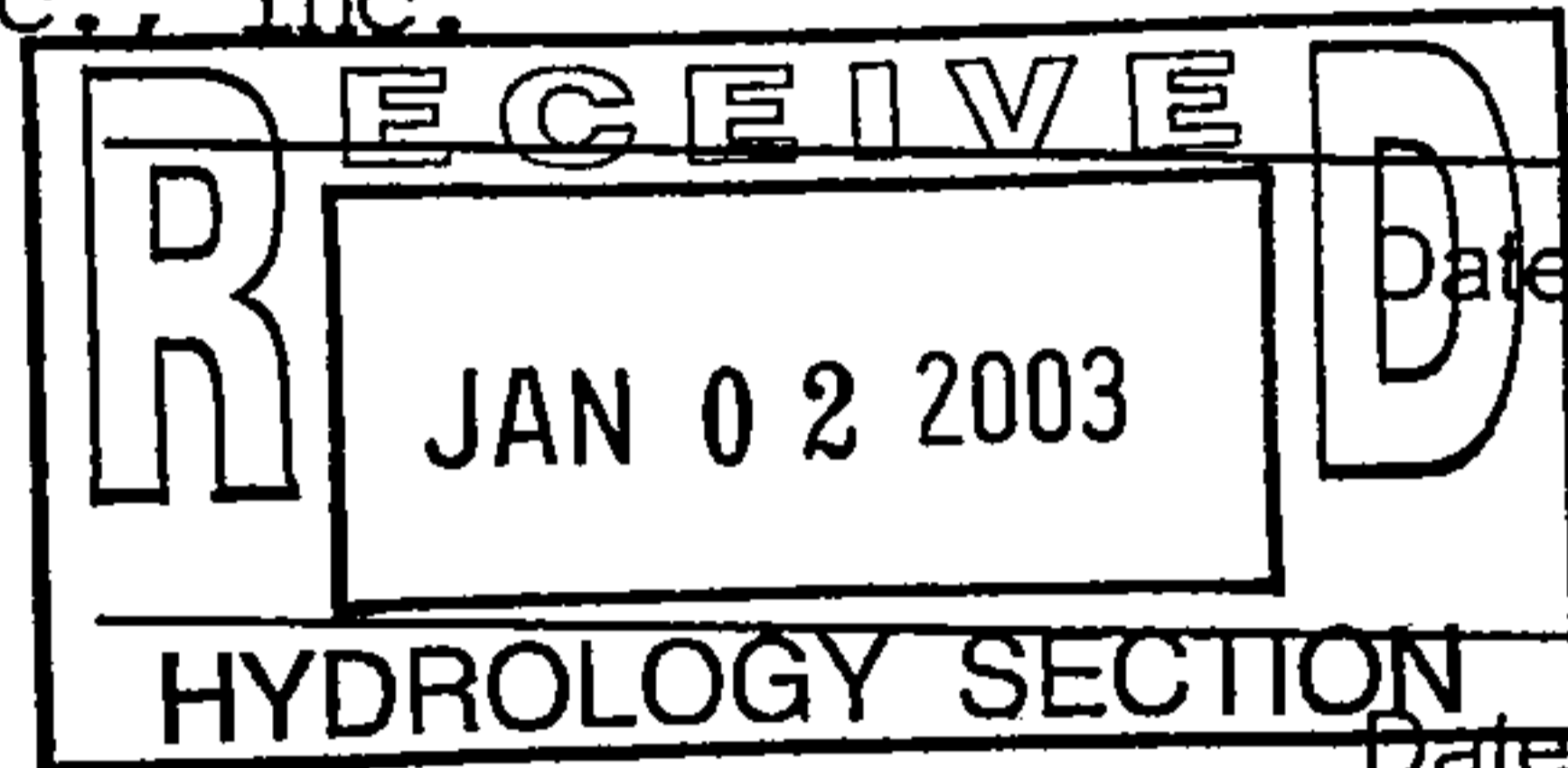
LEGAL DESCRIPTION Lots 24-27, Block 18, North Albuquerque Acres, Tract 3  
Unit 3

X **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division ( 2nd floor Plaza del Sol ) on 12/19/2002 [date].

for J. Duane Meen  
Debie LeBlanc Trujillo for Jeff Mortensen & Assoc., Inc.

Rec'd 12/20/02 JM  
Applicant / Agent  
Hydrology Division Representative



X **WATER AND SEWER AVAILABILITY STATEMENT**

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

Debie LeBlanc Trujillo  
Debie LeBlanc Trujillo for Jeff Mortensen & Assoc., Inc. 12-13-02  
Applicant / Agent Date

Brady L. Bish 12/13/02  
Utilities Division Representative Date

DRB# \_\_\_\_\_



PARTIAL RELEASE AND TERMINATION OF PUBLIC WATERLINE EASEMENT

THIS PARTIAL RELEASE AND TERMINATION OF PUBLIC WATERLINE EASEMENT IS EXECUTED THIS 19th DAY OF April, 1995.

WHEREAS, the CITY OF ALBUQUERQUE, New Mexico, a municipal corporation ("City") and HOECH REAL ESTATE CORPORATION, ("Grantor"), entered into a PERMANENT EASEMENT dated August 17, 1994, recorded in the records of the Clerk of Bernalillo County, New Mexico at Book 94-27, pages 7077 through 7082, whereby the Grantor granted to the City a Permanent Easement in, over, and across Grantors real property for the purpose of using the property for construction of a 20" Master Plan Waterline; and

WHEREAS, the City has withdrawn its requirement for construction of the 20" Master Plan Waterline and releases that portion of the Easement, described as:

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising a portion of Lot 25, Block 18, Tract 3, Unit 3, North Albuquerque Acres, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, Book D, Page 121, and being more particularly described as follows:

Beginning at the northeast corner of the easement herein described, being the northeast corner of said Lot 25; thence S 00 deg. 10' 32"W a distance of 233.93 feet to the southeast corner of the easement herein described, being the southeast corner of said Lot 25, and also being a point on the north right-of-way line of Carmel Avenue N.E.; thence N 89 deg. 39' 17"W a distance of 20.00 feet along said right-of-way line to the southwest corner of the easement herein described; thence N 00 deg. 10' 32"E a distance of 233.93 feet to the northwest corner of the easement herein described, being a point on the north property line of said Lot 25; thence S 89 deg. 39' 17"E a distance of 20.00 feet to the point of beginning and containing 0.1074 acres more or less.

NOW THEREFORE, in consideration of the above, the City does hereby release and discharge Grantor's real property from the effect and operation of the above mentioned Waterline Easement.

APPROVED BY:

Robert E. Gurule, Director Public Works Department Works Department

Irene F. Garcia, Director Department of Finance and Management

STATE OF NEW MEXICO COUNTY OF BERNALILLO FILED FOR RECORD

1995 APR 20 AM 9:35

95-9 PG 2350-2351 JUDY D. WOODRUFF CO. CLERK & RECORDER



FIRST TITLE GUARANTEE AND TRUST COMPANY TO

CHARLES A. S. HOWARD and ALICE R. HOWARD, of LOS ANGELES COUNTY, CALIFORNIA.

Contract Number: \$1500.

Dated: March 4th, 1932.

NORTH ALBUQUERQUE ACRES NORINS REALTY CO., INC.

STATE OF NEW MEXICO, County of Bernalillo

I hereby certify that this instrument was filed for record on the 24th day of May, 1932, at 9:15 o'clock A.M., and was duly recorded in Book 132 of Deeds and Conveyances, page 94 on this 24th day of May, 1932.

Edna Monahan, Probate Clerk and Ex-Officio Recorder.

Deputy.

TRUSTEE'S DEED

THIS INDENTURE, Made this 20th day of SEPTEMBER, 1932.

between FIRST TITLE GUARANTEE AND TRUST COMPANY, a corporation in Albuquerque, New Mexico; as Trustee, and pursuant to the terms and conditions of a certain security deed made and executed the 26th day of December, 1930, between Mutual Investment and Agency Company, a corporation, as party of the first part, and First Title Guaranty and Trust Company, a corporation in Albuquerque, New Mexico, as Trustee, as party of the second part, and recorded in Book 117 at Page 45 of the Records of Deeds and Conveyances in the Office of the County Clerk of Bernalillo County, New Mexico, January 12th, 1931, and in part executed of the trust imposed in this grantor, the party of the first part, is said deed, and CHARLES A. S. HOWARD and ALICE R. HOWARD, as Joint Tenants, of LOS ANGELES COUNTY, CALIFORNIA,

the part 100 of the second part;

WITNESSETH: That the party of the first part, for and in consideration of the sum of \$1500, lawful money of the United States, and other good and valuable consideration, to it in hand paid by the part 100 of the second part, the receipt whereof is hereby confirmed and acknowledged, has received, conveyed, released and confirmed, and by these presents does remise, convey, release and confirm unto the part 100 of the second part. THEIR heirs or assigns, forever, all the following described lot or parcel of land and real estate, situate, lying and being in the County of Bernalillo and State of New Mexico, to-wit: containing ONE acre or more, of North Albuquerque Acres in Bernalillo County, New Mexico, as per map of record in said county.

All of Lot 24, in Block 18, Tract 3, Unit 3, as per map recorded September 10th, 1931, in Book 2, Page 117, of Map Book, County of Bernalillo, State of New Mexico; U.S.A.

(\$0.50 Cents Revenue Stamps Cancelled)

Together with all and singular the hereditaments and appurtenances thereto belonging or in any wise appertaining, and the reversions and reversions, remainders and remainders, rents, issues and profits; and all the estate, right, title, interest, claim and demand whatsoever of the party of the first part, either in law or equity, of, in and to the above remised premises with the hereditaments and appurtenances.

Subject to a right of way for pipe-line purposes, also (right to) build, construct and maintain and operate a telephone line or lines, and subject to all reservations of the United States Government, as contained in the original patent from the United States of America; and

Subject to an easement for street purposes, as the same is shown and delineated upon the official map or maps thereof now on file and of record in the office of the County Clerk of Bernalillo County, State of New Mexico; and

Subject to all covenants and conditions, restrictions, privileges, rights and exceptions of record, as a servitude in favor of each and every lot in said tract as a dominant tenement or tenements, which covenants and conditions, restrictions, privileges, rights and exceptions of record shall constitute and be a mutual covenant between the various purchasers and buyers in said tract.

Party of the first part hereby reserves a right-of-way, with right of entry upon, over, under, along, across, and through the said land for the purpose of erecting, constructing, operating and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone poles, and/or for laying, repairing, operating and renewing, any pipe-line or lines for water, gas, or steam, and any conduits for electric or telephone wires, and reserving to the party of the first part herein the sole right to convey the rights hereby reserved.

No part of said premises shall at any time be used or occupied by any person not of the Caucasian race, except while serving, for hire, as a servant of some person of the Caucasian race; nor shall any noxious or offensive factory or business be operated or carried on upon said premises.

To have and to hold the said premises above remised and described, with the appurtenances, unto the part 100 of the second part, THEIR heirs or assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed and its corporate seal affixed by its officers duly authorized, the day and year first above written.

FIRST TITLE GUARANTEE AND TRUST COMPANY, Trustee.

ATTEST:

W. R. Coplan,

Secretary.

(Corporate Seal)

By M. L. Coyle,

President.

STATE OF NEW MEXICO, County of Bernalillo

On this 17th day of September, 1932, before me, personally appeared

M. L. Coyle,

I, the undersigned, a Notary Public in and for the State of New Mexico, do hereby certify that the within and foregoing instrument is the true and correct copy of the original instrument as the same appears from the records of my office, and that the same was duly recorded in my office on the 17th day of September, 1932, at 10:30 o'clock A.M.

My commission expires on the 1st day of January, 1933.

FIRST TITLE GUARANTEE AND TRUST COMPANY TO Norins Realty Company, Inc., of Los Angeles, California.

Contract Number ----- Dated, ----- 1937 NORTH ALBUQUERQUE ACRES NORINS REALTY CO., INC.

STATE OF NEW MEXICO, County of Bernalillo. I hereby certify that this instrument was filed for record on the 26 day of July 1937 at 8:02 o'clock A.M., and was duly recorded in Book 132 of Deeds and Conveyances, page 397 on this 26th day of July 1937. Valma Dowdy Probate Clerk and Ex-Officio Recorder.

TRUSTEE'S DEED

THIS INSTRUMENT, Made this 17th day of July, 1937, between FIRST TITLE GUARANTEE AND TRUST COMPANY, a corporation in Albuquerque, New Mexico, as Trustee, and pursuant to the terms and conditions of a certain security heretofore duly made and executed the 25th day of December, 1935, between First Investment and Agency Company, a corporation, as party of the first part, and First Title Guaranty and Trust Company, a corporation in Albuquerque, New Mexico, as party of the second part, and recorded in Book 140 Page 106 of the Records of Deeds and Conveyances in the Office of the County Clerk of Bernalillo County, New Mexico, January 4th, 1936, and in part execution of the trust imposed in this grantor, the party of the first part, is said deed, and NORINS REALTY COMPANY, INC. of Los Angeles, California.

WITNESSETH: That the party of the first part, for and in consideration of the sum of \$100, lawful money of the United States, and other good and valuable consideration, to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged and acknowledged, has certain conveyed, released and confirmed, and by these presents does remise, convey, release and confirm unto the party of the second part, its heirs or assigns, forever, all the following described lot or parcel of land and real estate, situate, lying and being in the County of Bernalillo and State of New Mexico, to-wit: SEE ATTACHED DESCRIPTION FOR 102 ACRES IN THAT TRACT OF LAND KNOWN AS ELENA GALEZGOS GRANT, IN THE COUNTY OF BERNALILLO, STATE OF NEW MEXICO, N. M. P. N., All of Lot 25, Block 10, and Lots 10 and 28, Block 12, and Lots 23 and 25, Block 18, Tract 3, Unit 2 as per map recorded June 8, 1931 in Book 2 Page 110 of Map Book; Also all of Lots 28, 29, 30, Block 18, Tract 3, Unit 3, as per map recorded September 10th 1931 in Book 2, Page 117 of Map Book; Also all of Lots 30, 31 and 32, Block 1, Tract 1, Unit 2, as per map recorded June 8th 1931, in Book 2, Page 109 of Map Book; also all of Lots 1, 2, 3, 4, 5, 25, 26, 31, 32, Block 15, and all of Lots 1, 2, 30, 31, and 32, Block 16, Tract 1, Unit 3, as per map recorded September 10th, 1931 in Book 2, Page 116 of Map Book; also all of Lots 1, 2, 3, 4, 5, 25, 26, 30, Block 11, Tract 2, Unit 1, as per map recorded March 23, 1931 in Book 2, Page 106 of Map Book; Also all of Lots 15, 16, Block 6, and all of Lot 23, Block 10, Tract 3, Unit 1, as per map recorded September 10th 1931 in Book 2, Page 117 of Map Book; also all of Lots 14, 15, 17, 18, 19, 20, 21, Block 10, Tract 2, Unit 3, as per map recorded September 10th, 1931, in Book 2, Page 116 of Map Book; Also all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 25, 26, 27, 28, 29, 30, Block 14, Tract 2, Unit 3, as per map recorded September 10th 1931, in Book 2, Page 116 of Map Book; also all of Lots 1, 2, 3, 4, 5, 25, 26, 30, Block 9, Tract 1, Unit 2, as per map recorded June 8, 1931, in Book 2, Page 108 of Map Book; also all of Lots 22, 23, 24, 25, 26, 27, 28, 29, 30, Block 4, Tract 3, Unit 3, as per map recorded September 10th, 1931, in Book 2, Page 117 of Map Book; also all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 12, 15, 16, Block 1, Tract 2, Unit 1, as per map recorded March 23, 1931 in Book 2, Page 105 of Map Book; also all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, Block 7, Tract 1, Unit 2, as per map recorded June 8th, 1931 in Book 2, Page 108 of Map Book; County of Bernalillo, State of New Mexico, N.M.P.N., containing 102 acres, more or less.

(\$1.00 REVENUE STAMPS CANCELLED)

Together with all and singular the hereditaments and appurtenances thereto belonging or in any wise appertaining, and the revenues and customs, rents, issues and profits; and all the estate, right, title, interest, claim and demand whatsoever of the party of the first part, either in law or equity, of, in and to the above recited premises with the hereditaments and appurtenances; Subject to a right of way for fire-line purposes, also the right to build, construct and maintain and operate a telephone line or lines, and subject to all restrictions of the United States Government, as contained in the original patent from the United States of America; and for said Grant Lands Subject to an easement for stream purposes, as the same is shown and delineated upon the official map or maps filed on file and of record in the office of the County Clerk of Bernalillo County, State of New Mexico; and Subject to all covenants and conditions, restrictions, privileges, rights and exceptions of record, as a servitude in favor of each and every lot in said tract as a dominant tenement or tenements, which covenants and conditions, restrictions, privileges, rights and exceptions of record shall constitute and be a mutual covenant between the various purchasers and buyers in said tract. Party of the first part hereby reserves a right-of-way, with right of entry upon, over, under, along, across, and through the said land for the purpose of creating, constructing, operating and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone poles, and/or for laying, installing, operating and removing, any pipe line or lines for water, gas, or sewage, and any conduits for electric or telephone wires, and according to the party of the first part herein the sole right to exercise the rights hereby reserved. No part of said premises shall at any time be used or occupied by any person not of the Canadian race, except while serving, for hire, as a servant of some person of the Canadian race; nor shall any noxious or offensive factory or business be operated or carried on upon said premises. To have and to hold the said premises above remised and described, with the appurtenances, unto the party of the second part, its heirs or assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed and its corporate seal affixed by its officers in and to the authorized, the day and year first above written. ATTEST: FIRST TITLE GUARANTEE AND TRUST COMPANY, by M. L. Coplan Secretary.

STATE OF NEW MEXICO, County of Bernalillo. On this 17th day of July 1937 M. L. Coplan

Notary Public in and for the State of New Mexico. My commission expires on the 1st day of July 1938.



JEFF MORTENSEN AND ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE  NEW MEXICO 87109  
 ENGINEERS  SURVEYORS (505) 345-4250

## FAX TRANSMITTAL:

**To:** Stephanie Winkelpeck (OCNC) **From:** Debie LeBlanc Trujillo

---

**Fax:** 924-3913 **Pages:** 3

---

**Phone:** 924-3914 **Date:** 12/09/02

---

**Re:** Neighborhood Association Information **CC:** 2001.056.4

---

**Urgent**  **For Review**  **For Your Info.**  **Please Reply**  **As Requested**

---

Please provide any information on the Neighborhood Associations that are in the area on the following Zone Atlas C-20.

The legal description : Lots 24-27, Block 18, North Albuquerque Acres, Tract 3, Unit 3

If you have any further questions or need additional information, please do not hesitate to contact me at 345-4250 or 220-7157.

Thank-you

---

2001.05p.4



City of Albuquerque

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

Date: December 9, 2002

TO CONTACT NAME: Debie LeBlanc Trujillo  
COMPANY/AGENCY: Jeff Montensen and Assoc. Inc  
ADDRESS/ZIP: 16010-B Midway Park Blvd NE 87109  
PHONE/FAX #: 345-4250 / 345-4254

Thank you for your inquiry of 12-9-02 requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lots 24-27, Block 18, North Albuquerque Acres, Tract 3, Unit 3.  
zone map page(s) C-20

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

North Albuquerque Acres  
Neighborhood Association  
Contact: Myrjan Janicke  
17505 Del Rey NE / 87122  
856-1136 (w)  
Douglas Cloud  
9721 San Francisco NE / 87122  
296-9504 (w) 856-9100 (w)

Neighborhood Association  
Contacts:

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

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

Sincerely,  
Dalaina S. Carmona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

# 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 recognized neighborhood 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 describe 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.
5. 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.

\*\*\*\*\*

(below this line for OCNC use only)

Date of Inquiry: 12-9-02 Time Entered: 3:50pm OCNC Rep. Initials: DC

JEFF MORTENSEN & ASSOCIATES, INC.  
ENGINEERS & SURVEYORS

6010-B MIDWAY  
PARK BLVD. NE  
ALBUQUERQUE  
NEW MEXICO  
8 7 1 0 9

P R I N C I P A L S  
\_\_\_\_\_  
JEFFREY G. MORTENSEN, P.E.  
CHARLES G. CALA, JR., P.S.  
J U A N M . C A L A

TEL:505-345-4250  
FAX:505-345-4254  
jmainc@swcp.com



2001.056.4  
January 2, 2003

Mr. Jerry Janicke  
North Albuquerque Acres Neighborhood Association  
12505 Del Rey Avenue, NE  
Albuquerque, NM 87122

*Via Certified Mail – Return Receipt Requested*

And

Mr. Doug Cloud  
North Albuquerque Acres Neighborhood Association  
9721 San Francisco Road, NE  
Albuquerque, NM 87111

*Via Certified Mail – Return Receipt Requested*

Project Title: Vineyard Estates, Unit IV-A

Type of Request: Vacation of Public Easements and Preliminary Plat

Current Legal Description: Lots 24-27, Block 18, North Albuquerque Acres, Tract 3, Unit 3.

Location: The subject property lies on the north side of Carmel Avenue, NE between Ventura Street, NE and Holbrook Street, NE

Property Owners: Hoech Real Estate Corporation  
Donald G. Hoech, President

Agent/Engineer: Jeff Mortensen & Associates, Inc.

Contact: J. Graeme Means, P.E., Principal and Project Engineer or  
Debie LeBlanc Trujillo, Project Coordinator

Gentlemen:

Transmitted herewith is a copy of the subject application including the Vacation Request Exhibit / Preliminary Plat, and the Grading Plan. This project is scheduled to be heard at the Development Review Board hearing on January 29, 2003. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.



North Albuquerque Acres Neighborhood Association  
January 2, 2003  
Page 2

This project consists of vacation of a Public Drainage Easement and of Non Specific Easements, Major Subdivision Plat approval (including Grading Plan approval) and Temporary Deferral of Sidewalk Construction.

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

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

*for*   
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Don Hoech, Hoech Real Estate Corporation

JEFF MORTENSEN & ASSOCIATES, INC.  
ENGINEERS & SURVEYORS

6010-B MIDWAY  
PARK BLVD. NE  
ALBUQUERQUE  
NEW MEXICO  
8 7 1 0 9

P R I N C I P A L S  
\_\_\_\_\_  
JEFFREY G. MORTENSEN, P.E.  
CHARLES G. CALA, JR., P.S.  
J U A N M . C A L A

TEL:505-345-4250  
FAX:505-345-4254  
jmainc@swcp.com



2001.056.4  
January 2, 2003

Mr. Jerry Janicke  
North Albuquerque Acres Neighborhood Association  
12505 Del Rey Avenue, NE  
Albuquerque, NM 87122

*Via Certified Mail – Return Receipt Requested*

And

Mr. Doug Cloud  
North Albuquerque Acres Neighborhood Association  
9721 San Francisco Road, NE  
Albuquerque, NM 87111

*Via Certified Mail – Return Receipt Requested*

Project Title: Vineyard Estates, Unit IV-A

Type of Request: Vacation of Public Easements and Preliminary Plat

Current Legal Description: Lots 24-27, Block 18, North Albuquerque Acres, Tract 3, Unit 3.

Location: The subject property lies on the north side of Carmel Avenue, NE between Ventura Street, NE and Holbrook Street, NE

Property Owners: Hoech Real Estate Corporation  
Donald G. Hoech, President

Agent/Engineer: Jeff Mortensen & Associates, Inc.

Contact: J. Graeme Means, P.E., Principal and Project Engineer or  
Debie LeBlanc Trujillo, Project Coordinator

Gentlemen:

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North Albuquerque Acres Neighborhood Association

January 2, 2003

Page 2

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Sincerely,

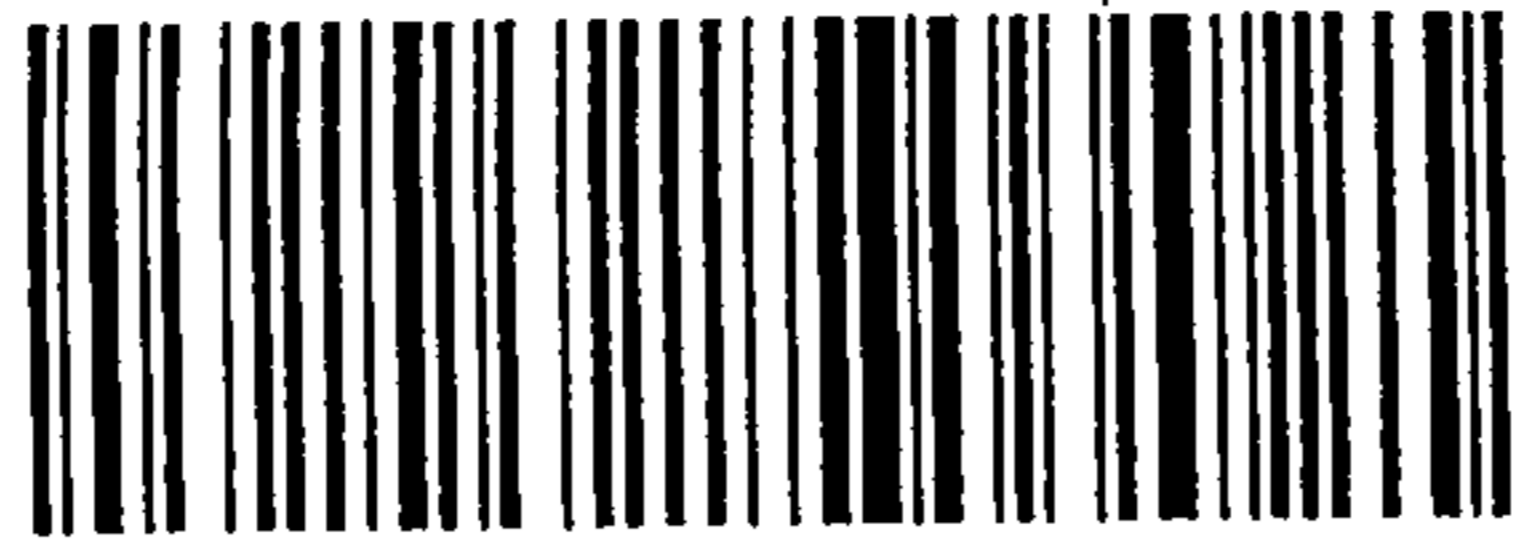
JEFF MORTENSEN & ASSOCIATES, INC.

*for*   
Debie LeBlanc Trujillo

DLT

Enclosures

xc: Don Hoech, Hoech Real Estate Corporation



7000 1670 0010 6056 6788

UNITED STATES POSTAGE  
★ ★ ★  
195  
5831 06.720 PB8638986  
0080 POSTAL REGISTRATION REQUIRED  
JAN 02 03

# First Class Mail

# First Class Mail

### SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Doug Cloud  
North Albuq. Acres, N.A.  
9721 San Francisco Road, NE  
Albuquerque, NM 87111

2. Article Number

(Transfer from service label) 7000 1670 0010 6056 6788

### COMPLETE THIS SECTION ON DELIVERY

A. Signature  
X  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

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

7000 1670 0010 6056 6788

Postage	\$ 2.67
Certified Fee	\$2.30
Return Receipt Fee (Endorsement Required)	\$1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.72</b>

Postmark  
Here

Sent To  
Mr. Doug Cloud  
Street, Apt. No., or PO Box No.  
9721 San Francisco Road, NE  
City, State, ZIP+4  
Albuquerque, NM 87111

PS Form 3800, May 2000

See Reverse for Instructions

PS Form 3811, August 2001

Domestic Return Receipt

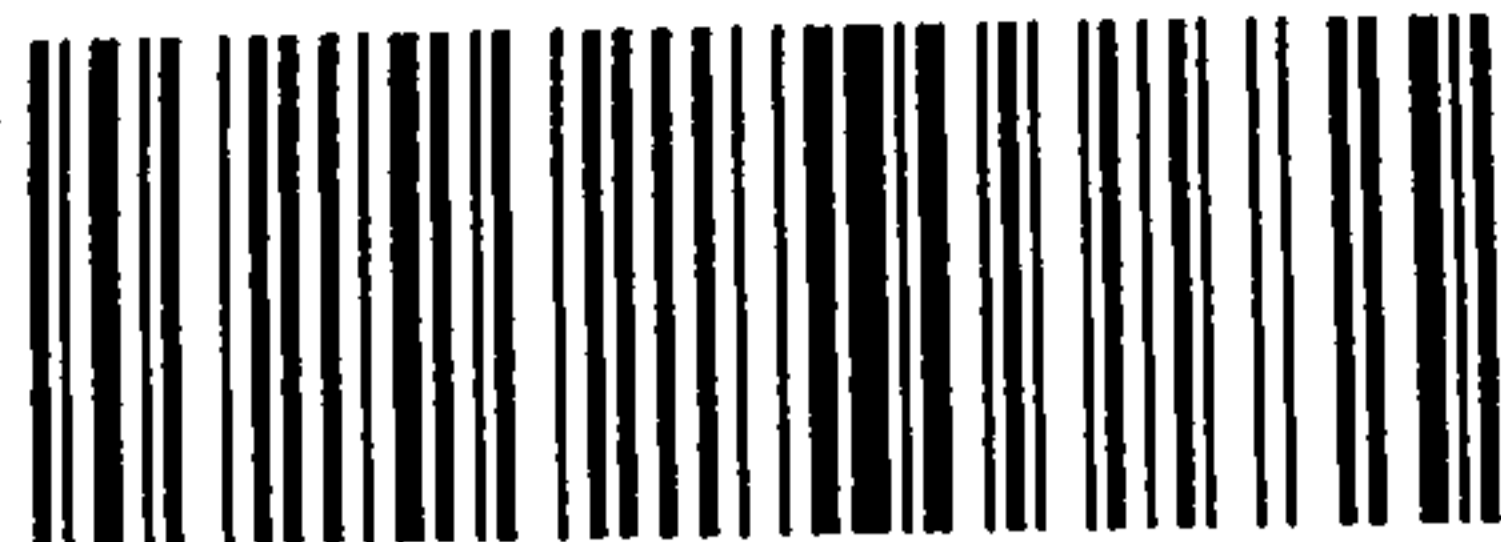
102595-01-M-2509



CERTIFIED MAIL

FIRST CLASS

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



UNITED STATES POSTAGE  
131  
5841 \$ 06.72<sup>0</sup> PB8638986  
0081 POSTAL REGISTRATION REQUIRED  
JAN 02 03

7000 1670 0010 6056 6771

056.4

7000 1670 0010 6056 6771

Postage	\$ 2.67
Certified Fee	\$ 2.30
Return Receipt Fee (Endorsement Required)	\$ 1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.72</b>

Postmark  
Here

**First Class Mail**  
**First Class Mail**

Sent To  
**Mr. Jerry Janicke**  
Street, Apt. No., or PO Box No.  
**12505 Del Rey Avenue, NE**  
City, State, ZIP+4  
**Albuquerque, NM 87122**

PS Form 3800, May 2000

See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**Mr. Jerry Janicke**  
**North Albuquerque N.A.**  
**12505 Del Rey Avenue, NE**  
**Albuquerque, NM 87122**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
**X**  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
(Transfer from service label) **7000 1670 0010 6056 6771**

PS Form 3811, August 2001

Domestic Return Receipt

102595-01-M-2509

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

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)  
LAND DEVELOPMENT COORDINATION SECTION (LDC)  
Plaza Del Sol -2nd & 4<sup>TH</sup> Floor West - 600 2nd St NW 87102  
Front Counter Main Number (505) 924-3858 or 924-3895  
Main Fax (505) 924-3864

City Of Albuquerque  
Treasury Division

01/02/2003 3:57PM LOC: ANNX  
RECEIPT# 00002252 WSH 006 TRANSH 0028  
Account 441006 Fund 0110 TRSKDM  
Activity 4983000 \$1,190.00  
Trans Amt \$1,115.00  
J24 Misc

Thank You

**PAID RECEIPT**

**APPLICANT NAME**

Hoeh Real Estate

**AGENT**

JMA

**ADDRESS**

**PROJECT NO.**

100 2207

**APPLICATION NO.**

03DRB < 00006  
00007  
00008

\$ 1115. 441006 / 4983000 (DRB Cases)

\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ 75. 441018 / 4971000 (Notification)

\$ 1190. Total amount due

9498

**HOECH REAL ESTATE CORPORATION**

8300 CARMEL AVENUE N.E., SUITE 601  
ALBUQUERQUE, NM 87122

**BANK OF AMERICA**

06760 NM  
95-32-1070

1/2/2003

PAY TO THE ORDER OF City of Albuquerque

\$ 1190.<sup>00</sup>

ONE THOUSAND, ONE HUNDRED, NINETY AND <sup>00</sup>/<sub>100</sub> DOLLARS

City of Albuquerque

MEMO Vineyard IV-A submittal

\*\*\*DUPLICATE\*\*\*

City Of Albuquerque  
Treasury Division  
*Donald K. Hoeh*

⑈009498⑈ ⑈107000327⑈ 000143898315⑈ 01/02/2003 3:57PM LOC: ANNX  
RECEIPT# 00002253 WSH 006 TRANSH 0028  
Account 441018 Fund 0110  
Activity 4971000 TRSKDM  
Trans Amt \$1,190.00  
J24 Misc \$75.00  
CK 10/28/02 \$1,190.00  
CHANGE \$0.00

# SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

### 1. LOCATION

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

### 2. NUMBER

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

### 3. PHYSICAL POSTING

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

### 4. TIME

Signs must be posted from JAN 14 2003 To JAN 29 2003.

### 5. REMOVAL

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

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

J. Freeman/Men (Applicant or Agent)      01/02/03 (Date)

I issued 2 signs for this application, 1/2/3 (Date), JM (Staff Member)

03 DRB < 00006  
— 7  
— 8

4A  
Easement Note # 1,2

(1,2)

94118-7

930845

3391.E1  
7077

PERMANENT EASEMENT

Grant of Permanent Easement, between Hoech Real Estate Corporation ("Grantor"), whose address is 6729 Academy Road N.E., Suite B, Albuquerque, NM 87109 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico, 87103.

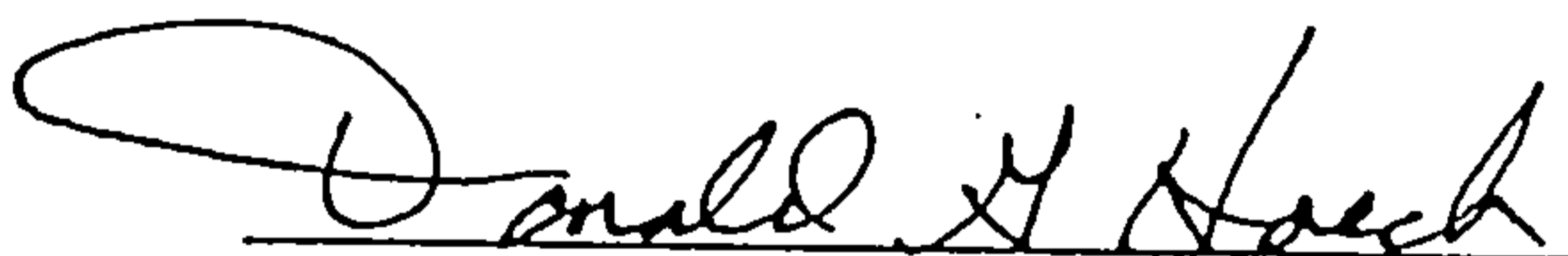
Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of public drainage, and public waterline, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the City and its successors and assigns until terminated.

WITNESS my hand and seal this 17<sup>th</sup> day of AUGUST, 1994.

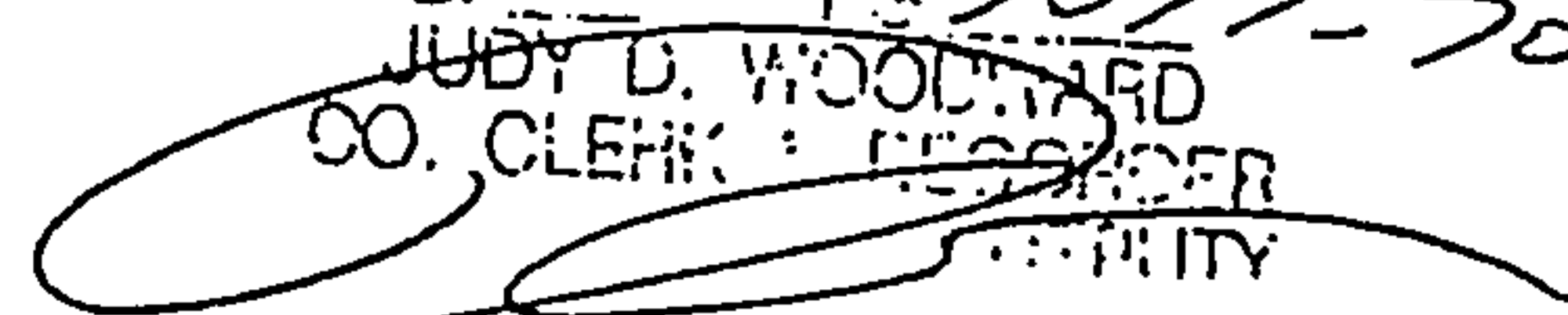
GRANTOR:

  
Donald G. Hoech, President  
Hoech Real Estate Corporation  
Board of Education

By: DONALD G. HOECH  
Its: PRESIDENT  
(Corporation or Partnership)

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

94 SEP 29 AM 9:02

94-27 PG 2077-7082  
JUDY D. WOODWARD  
CO. CLERK - RECORDER  






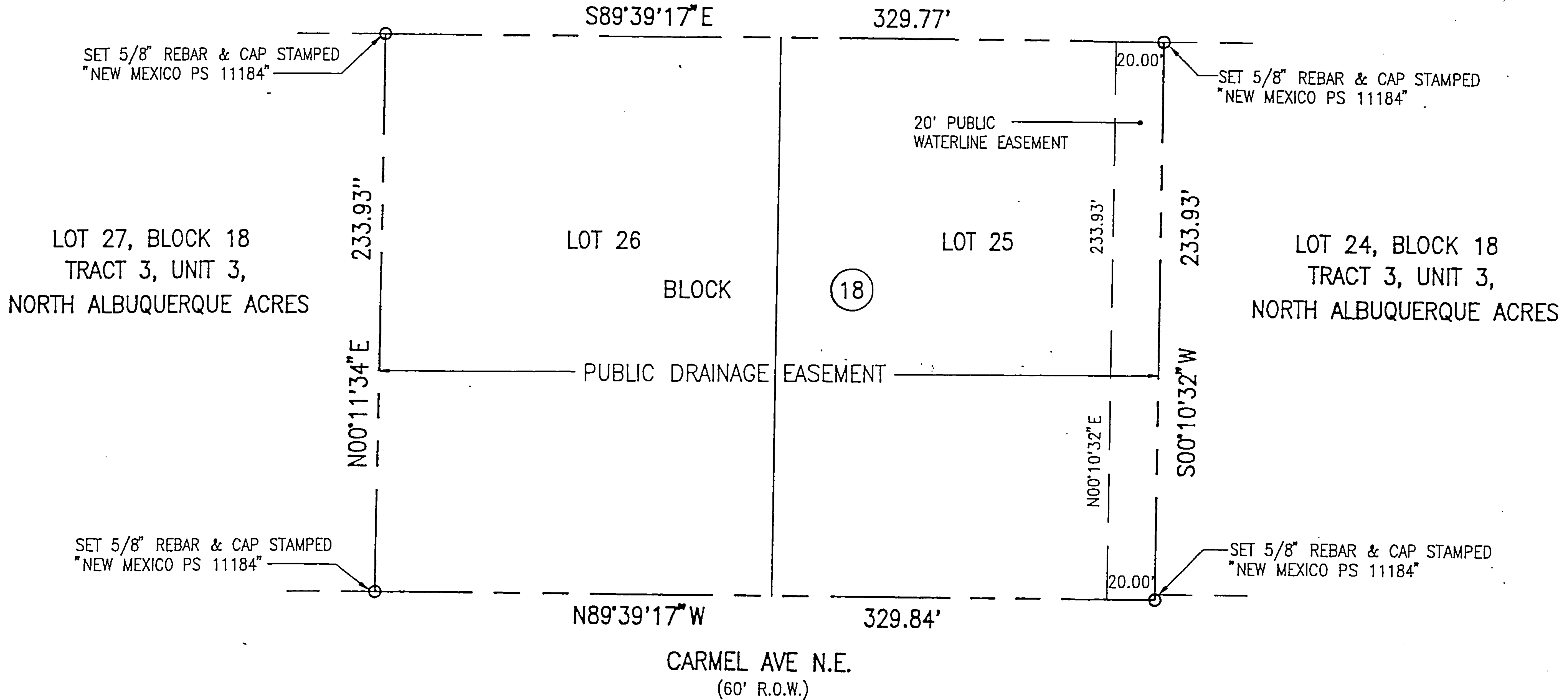




SCALE: 1" = 50'

VINEYARD ESTATES, UNIT IV

7080



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE, NEW MEXICO 87109

EXHIBIT A

## PUBLIC WATERLINE EASEMENT DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising a portion of Lot 25, Block 18, Tract 3, Unit 3, North Albuquerque Acres, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, Book D, Page 121, and being more particularly described as follows:

Beginning at the northeast corner of the easement herein described, being the northeast corner of said Lot 25; thence S 00°10'32" W a distance of 233.93 feet to the southeast corner of the easement herein described, being the southeast corner of said Lot 25, and also being a point on the north right-of-way line of Carmel Avenue N.E.; thence N 89°39'17" W a distance of 20.00 feet along said right-of-way line to the southwest corner of the easement herein described; thence N 00°10'32" E a distance of 233.93 feet to the northwest corner of the easement herein described, being a point on the north property line of said Lot 25; thence S 89°39'17" E a distance of 20.00 feet to the point of beginning and containing 0.1074 acres more or less.

## PUBLIC DRAINAGE EASEMENT DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 25 and 26, Block 18, Tract 3, Unit 3, North Albuquerque Acres, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, Book D, Page 121, and being more particularly described as follows:

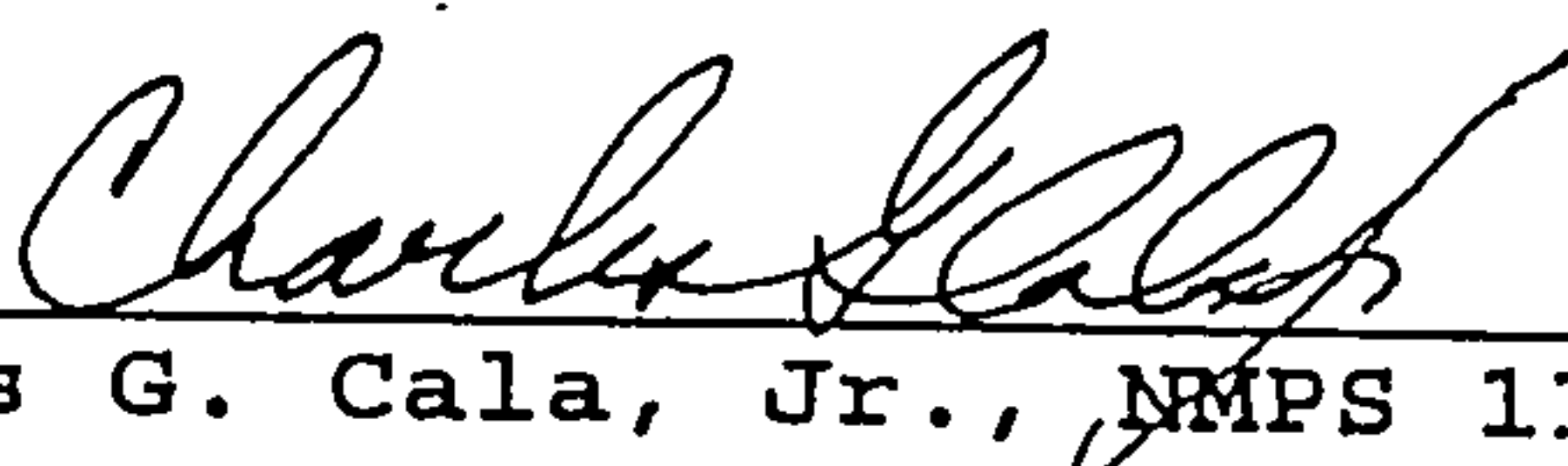
Beginning at the northeast corner of the easement herein described, being the northeast corner of said Lot 25; thence S 00°10'32" W a distance of 233.93 feet to the southeast corner of the easement herein described, being the southeast corner of said Lot 25, and also being a point on the north right-of-way line of Carmel Avenue N.E.; thence N 89°39'17" W a distance of 329.84 feet along said right-of-way line to the southwest corner of the easement herein described, being the southwest corner of said Lot 26, Block 18; thence N 00°11'34" E a distance of 233.93 feet to the northwest corner of the easement herein described, being the northwest corner of said Lot 26; thence S 89°39'17" E a distance of 329.77 feet to the point of beginning and containing 1.7712 acres more or less.

## Notes:

1. A Boundary Survey was performed in February and March, 1994. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 11 North, Range 4 East, N.M.P.M.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone.
5. The purpose of this survey is to define the public easement corridors as described hereon.

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., a registered Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this easement survey was prepared by me or under my supervision, shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; complies with the minimum standards for surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.



Charles G. Cala, Jr., NMPS 11184



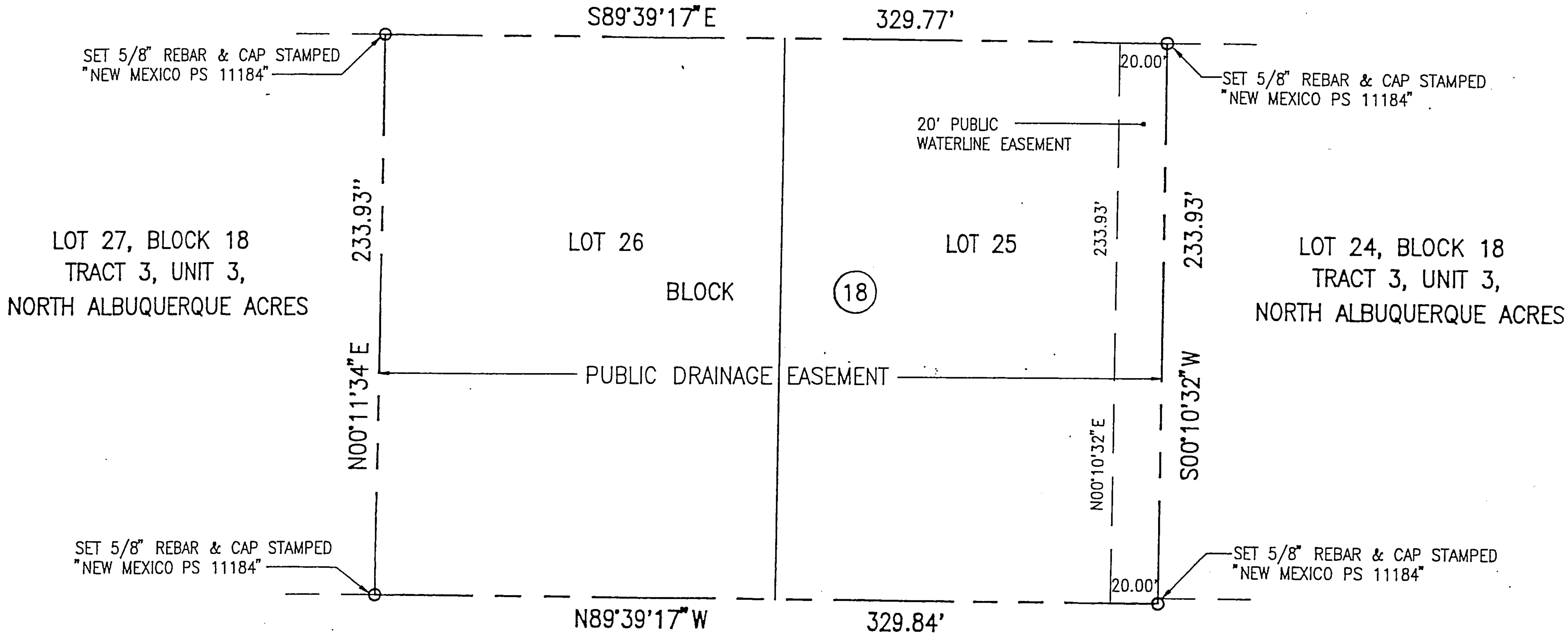
8-17-1994  
Date



SCALE: 1" = 50'

VINEYARD ESTATES, UNIT IV

7080



CARMEL AVE N.E.  
(60' R.O.W.)

EXHIBIT B  
Date 1/29/03

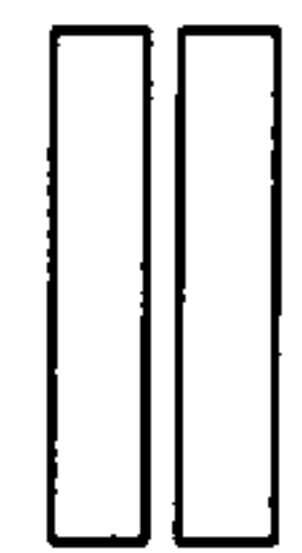



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.

EXHIBIT A

# VINEYARD ESTATES, UNIT 4--A SIDEWALK DEFERRAL EXHIBIT (nts)

## LEGEND

-  SIDEWALK TO BE GUARANTEED AND CONSTRUCTED BY WORK ORDER
-  SIDEWALK TO BE GUARANTEED AND TEMPORARILY DEFERRED

BERRYESSA ROAD N.E.  
(50' R.O.W.)

VINA DEL SOL DRIVE N.E.  
50' R.O.W.

LOT 28, BLOCK 18,  
NORTH ALBUQUERQUE ACRES  
TRACT 3, UNIT 3  
(FILED 09-10-1931; D-121)

LOT 53  
VINEYARD ESTATES,  
UNIT IV  
(FILED 09-15-1994, 94C-309)

LOT 44  
VINEYARD ESTATES, UNIT IV  
(FILED 09-15-1994, 94C-309)

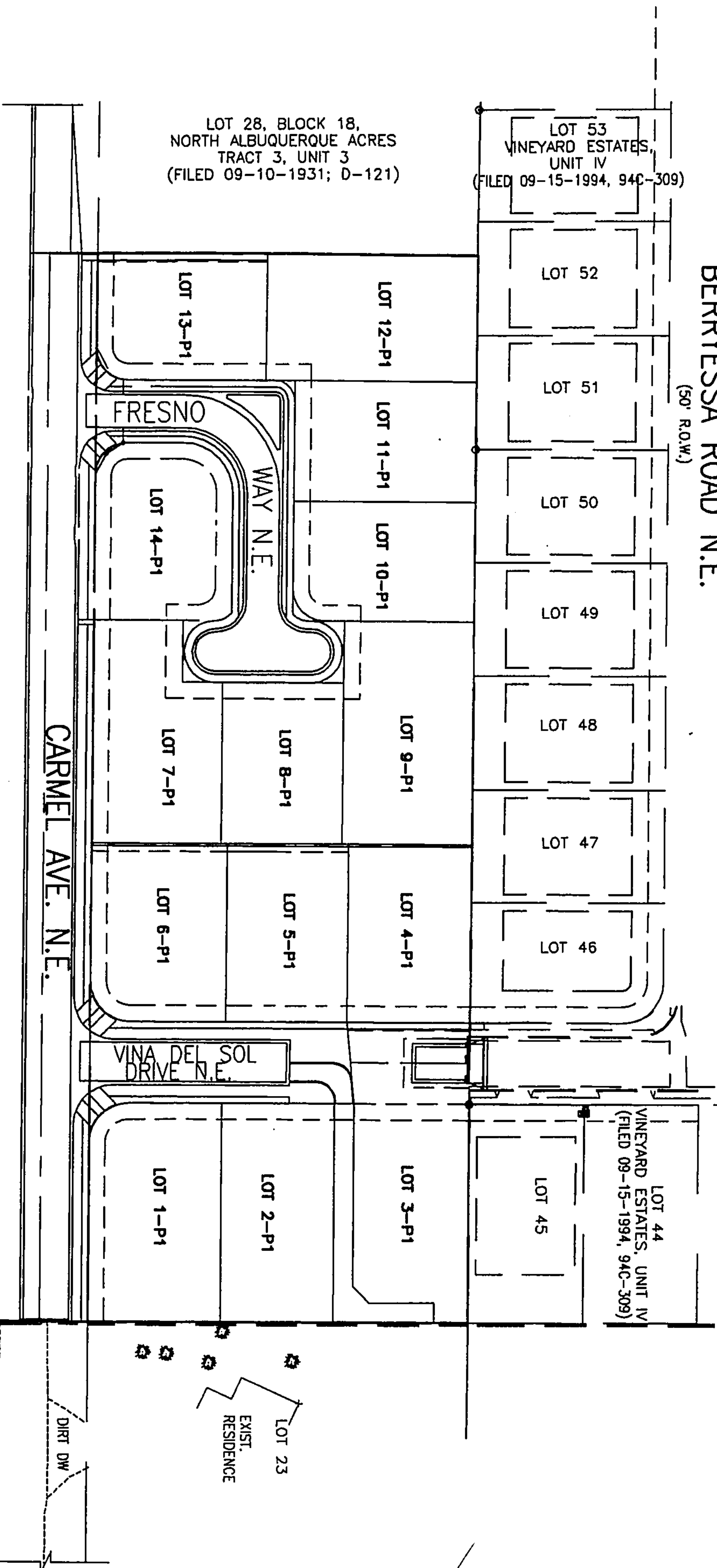


EXHIBIT C

1/29/03

1002207

FIRST TITLE GUARANTEE AND TRUST COMPANY

TO CHARLES A. S. HOWARD and ALICE R. HOWARD, of LOS ANGELES COUNTY, CALIFORNIA.

Contract Number 1808. Dated: March 4th, 1934. NORTH ALBUQUERQUE ACRES NORINS REALTY CO., INC.

STATE OF NEW MEXICO, County of Bernalillo. I hereby certify that this instrument was filed for record on the 24th day of May, 1934, at 2:15 o'clock A.M., and was duly recorded in Book 132 of Deeds and Conveyances, page 94 on this 24th day of May, 1934. Edna Monahan, Probate Clerk and Ex-Officio Recorder. Deputy.

TRUSTEE'S DEED

THIS INDENTURE, Made this 20th day of SEPTEMBER, 1932, between FIRST TITLE GUARANTEE AND TRUST COMPANY, a corporation in Albuquerque, New Mexico, as Trustee, and pursuant to the terms and conditions of a certain security deed made and executed the 20th day of December, 1930, between Mutual Investment and Agency Company, a corporation, as party of the first part, and First Title Guaranty and Trust Company, a corporation in Albuquerque, New Mexico, as Trustee, as party of the second part, and recorded in Book 117 at Page 45 of the Records of Deeds and Conveyances in the Office of the County Clerk of Bernalillo County, New Mexico, January 12th, 1931, and in part execution of the trust imposed in this grantor, the party of the first part, in said deed, and CHARLES A. S. HOWARD and ALICE R. HOWARD, as Joint Tenants, of LOS ANGELES COUNTY, CALIFORNIA,

WITNESSETH: That the party of the first part, for and in consideration of the sum of \$1.00, lawful money of the United States, and other good and valuable consideration, to it in hand paid by the part 108 of the second part, the receipt whereof is hereby confessed and acknowledged, has received, conveyed, released and confirmed, and by these presents does remise, convey, release and confirm unto the part 108 of the second part, their heirs or assigns, forever, all the following described lot or parcel of land and real estate, situate, lying and being in the County of Bernalillo and State of New Mexico, to-wit: containing ONE acre = , of North Albuquerque Acres in Bernalillo County, New Mexico, as per map of record in said county.

All of Lot 24, in Block 18, Tract 3, Unit 3, as per map recorded September 10th, 1931, in Book 2, Page 117, of Map Book, County of Bernalillo, State of New Mexico; U.S.A.

(\$0.50 Cents Revenue Stamps Cancelled)

Together with all and singular the hereditaments and appurtenances thereto belonging or in any wise appertaining, and the reversions and reversion, remainders and remainders, rents, issues and profits; and all the estate, right, title, interest, claim and demand whatsoever of the party of the first part, either in law or equity, of, in and to the above remised premises with the hereditaments and appurtenances.

Subject to a right of way for pipe-line purposes, also (i. e. right to) build, construct, and maintain and operate a telephone line or lines, and subject to all restrictions of the United States Government, as contained in the original patent from the United States of America; and

Subject to an easement for street purposes, as the same is shown and delineated upon the official map or maps thereof now on file and of record in the office of the County Clerk of Bernalillo County, State of New Mexico; and

Subject to all covenants and conditions, restrictions, privileges, rights and exceptions of record, as a servitude in favor of each and every lot in said tract as a dominant tenement or tenements, which covenants and conditions, restrictions, privileges, rights and exceptions of record shall constitute and be a mutual covenant between the various purchasers and buyers in said tract.

Party of the first part hereby reserves a right-of-way, with right of entry upon, over, under, along, across, and through the said land for the purpose of erecting, constructing, operating and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone poles, and/or for laying, repairing, operating and renewing, any pipe-line or lines for water, gas, or sewage, and any conduits for electric or telephone wires, and reserving to the party of the first part herein the sole right to convey the rights hereby reserved.

No part of said premises shall at any time be used or occupied by any person not of the Caucasian race, except while serving, for hire, as a servant of some person of the Caucasian race; nor shall any noxious or offensive factory or business be operated or carried on upon said premises.

To have and to hold the said premises above remised and described, with the appurtenances, unto the part 108 of the second part, their heirs or assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed and its corporate seal and affixed by its officers thereto duly authorized, the day and year first above written.

FIRST TITLE GUARANTEE AND TRUST COMPANY, Trustee.

ATTEST:

W. R. Coplen,

Secretary. (Corporate Seal)

By M. L. Conlan,

President. Vice-President

STATE OF NEW MEXICO, County of Bernalillo

On this 17th day of September, 1934, M. L. Conlan,

M. L. Conlan,

I, the undersigned, who being by me duly sworn, do hereby certify that M. L. Conlan is the President of the FIRST TITLE GUARANTEE AND TRUST COMPANY, a New Mexico corporation, and that the seal of said corporation is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by the said M. L. Conlan, and that the said instrument was duly recorded in the office of the County Clerk of Bernalillo County, New Mexico, on the 17th day of September, 1934.



4A  
Easement note  
# 14

FIRST TITLE GUARANTEE AND TRUST COMPANY TO Norins Realty Company, Inc., of Los Angeles, California.

Contract Number \_\_\_\_\_ Dated \_\_\_\_\_ 1937

NORTH ALBUQUERQUE ACRES NORINS REALTY CO., INC.

STATE OF NEW MEXICO, County of Bernalillo. I hereby certify that this instrument was filed for record on the 28th day of July 1937 at 8:02 o'clock A.M. and was duly recorded in Book 132 of Deeds and Conveyances, page 397 on this 26th day of July 1937. Valma Dandy, Probate Clerk and Ex-Officio Recorder.

TRUSTEE'S DEED

THIS INSTRUMENT, Made this 17th day of July, 1937, between FIRST TITLE GUARANTEE AND TRUST COMPANY a corporation in Albuquerque, New Mexico, as Trustee, and pursuant to the terms and conditions of a certain security heretofore duly made and executed the 28th day of December, 1934, between said Trustee and Agency Company, a corporation, as party of the first part, and First Title Guaranty and Trust Company, a corporation in Albuquerque, New Mexico, as Trustee, as party of the second part, and recorded in Book 140 Page 106 of the Records of Deeds and Conveyances in the Office of the County Clerk of Bernalillo County, New Mexico, January 4th, 1935, and in part execution of the trust imposed in this grant, the party of the first part, is said deed, and NORINS REALTY COMPANY, INC. of Los Angeles, California.

WITNESSETH: That the party of the first part, for and in consideration of the sum of \$1.00, lawful money of the United States, and other good and valuable consideration, to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, has covenanted, conveyed, released and confirmed, and by these presents does remise, convey, release and confirm unto the party of the second part, its heirs or assigns, forever, all the following described lot or parcel of land and real estate, situate, lying and being in the County of Bernalillo and State of New Mexico, to-wit: SEE ATTACHED DESCRIPTION FOR 102 ACRES IN THAT TRACT OF LAND KNOWN AS ELENA GALEZOS GRANT, IN THE COUNTY OF BERNALILLO, STATE OF NEW MEXICO, N. M. P. N., All of Lot 25, Block 10, and Lots 10 and 28, Block 12, and Lots 23 and 25, Block 18, Tract 3, Unit 2 as per map recorded June 8, 1931 in Book 2 Page 110 of Map Book; Also all of Lot 23, Block 18, Tract 3, Unit 3, as per map recorded September 10th 1931 in Book 2, Page 116 of Map Book; Also all of Lots 1, 2, 3, Block 9, and all of Lots 16, 17, 18, Block 12, Tract 2, Unit 2, as per map recorded June 8th 1931, in Book 2, Page 109 of Map Book; also all of Lots 1, 2, 3, 4, 5, 26, 27, 31, 32, Block 15, and all of Lots 1, 2, 30, 31, and 32, Block 16, Tract 1, Unit 3, as per map recorded September 10th, 1931 in Book 2, Page 116 of Map Book; also all of Lots 9, 10, 23, 24, 25, 26, 27, 28, 29, 30, Block 11, Tract 2, Unit 1, as per map recorded March 23, 1931 in Book 2, Page 106 of Map Book; Also all of Lots 15, 16, Block 6, and all of Lot 23, Block 10, Tract 3, Unit 3, as per map recorded September 10th 1931 in Book 2, Page 117 of Map Book; also all of Lots 14, 15, 17, 18, 19, 20, 21, Block 10, Tract 2, Unit 3, as per map recorded September 10th, 1931, in Book 2, Page 116 of Map Book; Also all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 26, 27, 28, 29, 30, Block 14, Tract 2, Unit 3, as per map recorded September 10th 1931, in Book 2, Page 116 of Map Book; also all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 26, 27, 28, 29, 30, Block 9, Tract 1, Unit 2, as per map recorded June 8, 1931, in Book 2, Page 106 of Map Book; also all of Lots 22, and 23, Block 4, Tract 3, Unit 3, as per map recorded September 10th, 1931, in Book 2, Page 117 of Map Book; Also all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 12, 15, 16, Block 1, Tract 2, Unit 1, as per map recorded March 23, 1931 in Book 2, Page 106 of Map Book; Also all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, Block 7, Tract 1, Unit 2, as per map recorded June 8th, 1931 in Book 2, Page 108 of Map Book; County of Bernalillo, State of New Mexico, N.M.P.N., containing 102 acres, more or less.

(\$1.00 REVENUE STAMPS CANCELLED)

Together with all and singular the hereditaments and appurtenances thereto in anywise appertaining, and the revenues and revenues, rents, issues and profits; and all the estate, right, title, interest, claim and demand whatsoever of the party of the first part, either in law or equity, of, in and to the above remised premises with the hereditaments and appurtenances; Subject to a right of way for fire-line purposes, also the right to build, construct, and maintain and operate a telephone line or lines, and subject to all restrictions of the United States Government, as contained in the original grant from the United States of America; and for said Grant Lands Subject to all covenants and conditions, restrictions, privileges, rights and exceptions of record, as a servitude in favor of each and every lot in said tract as a dominant tenement or tenements, which covenants and conditions, restrictions, privileges, rights and exceptions of record shall constitute and be a material contract between the various purchasers and buyers in said tract. Party of the first part hereby reserves a right-of-way, with right of entry upon, over, under, along, across, and through the said land for the purpose of erecting, constructing, operating and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone poles, and/or for laying, operating, operating and running, any pipe line or lines for water, gas, or sewage, and any conduits for electric or telephone wires, and reserving to the party of the first part therein the sole right to convey the rights hereby reserved. No part of said premises shall at any time be used or occupied by any person not of the Canadian race, except while serving, for hire, as a servant of some person of the Canadian race; nor shall any noxious or offensive factory or business be operated or carried on upon said premises. To have and to hold the said premises above remised and described, with the appurtenances, unto the party of the second part, its heirs or assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed and its corporate seal affixed by its officers in and to the effect authorized, the day and year first above written.

ATTEST: W. B. Goplen Secretary

FIRST TITLE GUARANTEE AND TRUST COMPANY, INC. By: M. L. Goplen

STATE OF NEW MEXICO, County of Bernalillo. On this 17th day of July 1937 M. L. Goplen

By the undersigned, I, the undersigned, do hereby certify that the above is a true and correct copy of the original instrument as recorded in the office of the County Clerk of Bernalillo County, New Mexico, and that the same instrument was duly recorded in the office of the County Clerk of Bernalillo County, New Mexico, on the 17th day of July, 1937.

AD

Casehurst  
NOTE

# 15

95038600

-120124

(2)

5350

PARTIAL RELEASE AND TERMINATION OF PUBLIC WATERLINE EASEMENT

THIS PARTIAL RELEASE AND TERMINATION OF PUBLIC WATERLINE EASEMENT IS EXECUTED THIS 19<sup>th</sup> DAY OF April, 1995.

WHEREAS, the CITY OF ALBUQUERQUE, New Mexico, a municipal corporation ("City") and HOECH REAL ESTATE CORPORATION, ("Grantor"), entered into a PERMANENT EASEMENT dated August 17, 1994, recorded in the records of the Clerk of Bernalillo County, New Mexico at Book 94-27, pages 7077 through 7082, whereby the Grantor granted to the City a Permanent Easement in, over, and across Grantors real property for the purpose of using the property for construction of a 20" Master Plan Waterline; and

WHEREAS, the City has withdrawn its requirement for construction of the 20" Master Plan Waterline and releases that portion of the Easement, described as:

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising a portion of Lot 25, Block 18, Tract 3, Unit 3, North Albuquerque Acres, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, Book D, Page 121, and being more particularly described as follows:

Beginning at the northeast corner of the easement herein described, being the northeast corner of said Lot 25; thence S 00 deg. 10' 32"W a distance of 233.93 feet to the southeast corner of the easement herein described, being the southeast corner of said Lot 25, and also being a point on the north right-of-way line of Carmel Avenue N.E.; thence N 89 deg. 39' 17"W a distance of 20.00 feet along said right-of-way line to the southwest corner of the easement herein described; thence N 00 deg. 10' 32"E a distance of 233.93 feet to the northwest corner of the easement herein described, being a point on the north property line of said Lot 25; thence S 89 deg. 39' 17"E a distance of 20.00 feet to the point of beginning and containing 0.1074 acres more or less.

NOW THEREFORE, in consideration of the above, the City does hereby release and discharge Grantor's real property from the effect and operation of the above mentioned Waterline Easement.

APPROVED BY:

*Robert E. Gurule*

Robert E. Gurule, Director  
Public Works Department  
Works Department

*Irene F. Garcia*

Irene F. Garcia, Director  
Department of Finance and  
Management

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

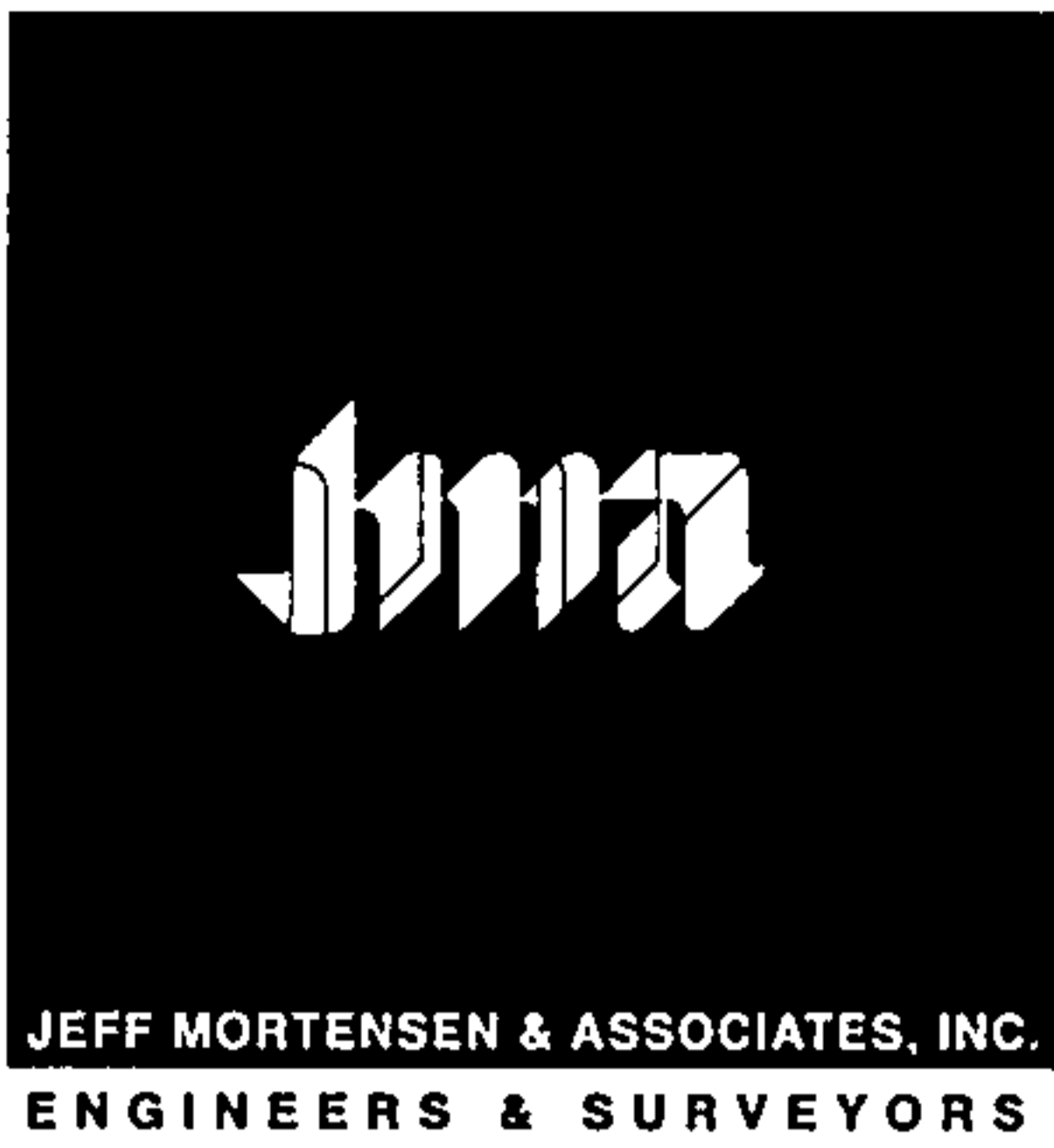
1995 APR 20 AM 9:35

95-9 PG 2350  
JUDY D. WOOD  
CO. CLERK & REC'D

*Jedillo*

4A  
Easement note # 7





6010-B MIDWAY

PARK BLVD. NE

ALBUQUERQUE

NEW MEXICO

8 7 1 0 9

P R I N C I P A L S

JEFFREY G. MORTENSEN, P.E.

CHARLES G. CALA, JR., P.S.

J U A N M . C A L A

TEL:505-345-4250

FAX:505-345-4254

jmalnc@swcp.com



2001.056.5  
May 2, 2003

Ms. Sheran Matson  
Development Review Board  
City of Albuquerque  
Albuquerque, NM 87103

*Hand Delivery*

Re: Vineyard Estates Unit IV-A (DRB Project # 1002207)

Dear Sheran:

Transmitted herewith is the following item relating to the subject platting action:

One (1) copy of the recorded Plat

This concludes our surveying efforts for this project. If you have questions regarding this information, or if we can be of further assistance on this project, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

  
Debie LeBlanc Trujillo

DLT  
Enclosures



**City of Albuquerque**  
**Parks and Recreation Department**  
PO Box 1293, Albuquerque, New Mexico 87103  
Inter-Office Correspondence  
Development Review Board Comments

**Project Number:** 1002207  
**Application Number:** 02DRB-01391

**DRB Date:** 9/18/02  
**Item Number:** 09

**Subdivision:**

Tract 3, Unit 3, NAA

**Zoning:** R-D

**Zone Page:** C-20

**New Lots (or units) :** 15

**Request for:**

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

**Parks and Recreation Comments:**

This request is subject to the Park Dedication and Development Ordinance. The park dedication (and development) requirements will be met in accordance with the existing Park Dedication Agreement between the City and the developer for land purchased at North Domingo Baca Park. The previous balance of credits was 78,061sq.ft this project will use 15,470sq.ft leaving a remainder of 62,591sq.ft. This does not include any open space credits that will be needed for this project.


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, (PRD)

Phone: 768-5328



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002207

Item No. 9

Zone Atlas C-20

DATE ON AGENDA 9-18-02

INFRASTRUCTURE REQUIRED (x)YES ( )NO

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

### TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	The streets need to meet the requirements of the DPM.
<input type="checkbox"/>	Is Carmel paved just to the west of this site?

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

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



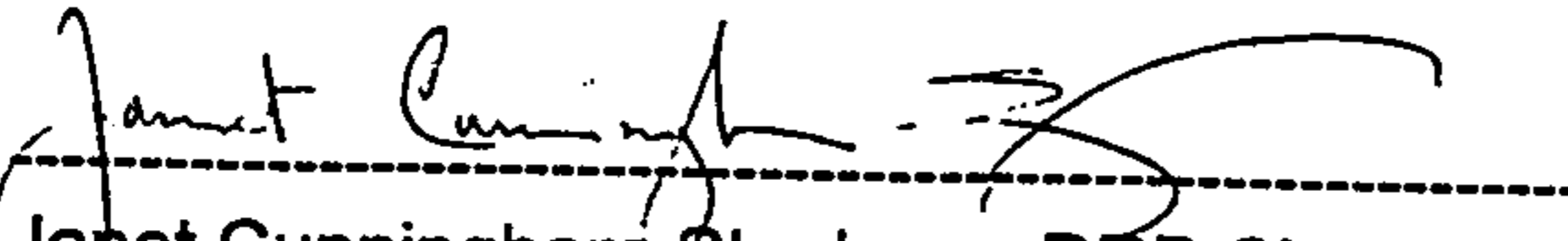
**CITY OF ALBUQUERQUE**  
**PLANNING DEPARTMENT**  
*Development Review Board Comments*

**Meeting Date:** September 18, 2002

**Agenda Item:** 9    **Project #:** 1002207  
**Application #:** 02DRB-01391  
**Subject:** North Albuquerque Acres, Unit 3

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1. The zoning is identified on former Lots 25-27 as R-D. Former Lot 24 is shown as R-D/5 du acre in AGIS. Please confirm.
2. The vacation of the public drainage easement will require a public hearing before the DRB. The deadline for submittals is every Friday at noon. Cases are heard approximately 3 weeks later.
3. Will there be any retaining walls adjacent to existing development? If so, refer to Sections 14-14-2-4(E) and 14-14-3-4(C)(2) *of the Subdivision Regulations.*

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

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

<p><b>SUBDIVISION</b></p> <p><input checked="" 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><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> ... for Subdivision Purposes</p> <p><input type="checkbox"/> ... for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form</p> <p><b>S</b></p> <p><b>V</b></p> <p><b>P</b></p> <p><b>L</b></p>	<p><b>ZONING</b></p> <p><input type="checkbox"/> Annexation &amp; Zone Establishment</p> <p><input type="checkbox"/> Sector Plan</p> <p><input type="checkbox"/> Zone Change</p> <p><input type="checkbox"/> Text Amendment</p> <p><b>APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal</p>	<p><b>Z</b></p>    <p><b>A</b></p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

<p>NAME: <u>Hoech Real Estate Corporation</u></p> <p>ADDRESS: <u>8300 Carmel Ave N.E., Suite 601</u></p> <p>CITY: <u>Albuquerque</u></p> <p>Proprietary interest in site: _____</p> <p>AGENT (if any): <u>Jeff Mortensen &amp; Associates</u></p> <p>ADDRESS: <u>6010-B Midway Park Blvd. NE</u></p> <p>CITY: <u>Albuquerque</u></p>	<p>STATE <u>NM</u></p> <p>STATE <u>NM</u></p>	<p>ZIP <u>87122</u></p> <p>ZIP <u>87109</u></p>	<p>PHONE: <u>505-821-4440</u></p> <p>FAX: <u>505-857-9774</u></p> <p>E-MAIL: _____</p> <p>PHONE: <u>345-4250</u></p> <p>FAX: <u>345-4254</u></p> <p>E-MAIL: <u>jmainc@swcp.com</u></p>
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**DESCRIPTION OF REQUEST:** Sketch Plat Review and Comment

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. 24-27 Block: 18 Unit: \_\_\_\_\_

Subdiv. / Addn. Tract 3, Unit 3, North Albuquerque Acres

Current Zoning: R-D Proposed zoning: No Change

Zone Atlas page(s): C-20 No. of existing lots: 4 No. of proposed lots: 15

Total area of site (acres): 4.0 Density if applicable: dwellings per gross acre: 3.5 dwellings per net acre: 4.7

Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 102006435512040306.102006437012040307.102006438712040308.102006440412040309 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Carmel Avenue N.E.

Between: Ventura Street N.E. and Holbrook St. N.E.

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): SD-86-6-3/AX-94-1/Z-94-6

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

SIGNATURE J. Graeme Means DATE 9/10/02

(Print) J. Graeme Means  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<p><input checked="" type="checkbox"/> <b>INTERNAL ROUTING</b></p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>02DRB - 01391</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>Sept. 18<sup>th</sup>, 2002</u></p> <p>Project # <u>1002207</u></p>	<p>Action</p> <p><u>Sketch</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>9(3)</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p><u>\$ 0</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Total</p> <p><u>\$ 0</u></p>
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B. Benker 9/10/02  
Planner signature / date

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

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the Official D.R.B. Notice of approval
  - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.  
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - SIA financial guaranty verification
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

J. Graeme Means Applicant name (print)  
J. Graeme Means 9/10/02 Applicant signature / date



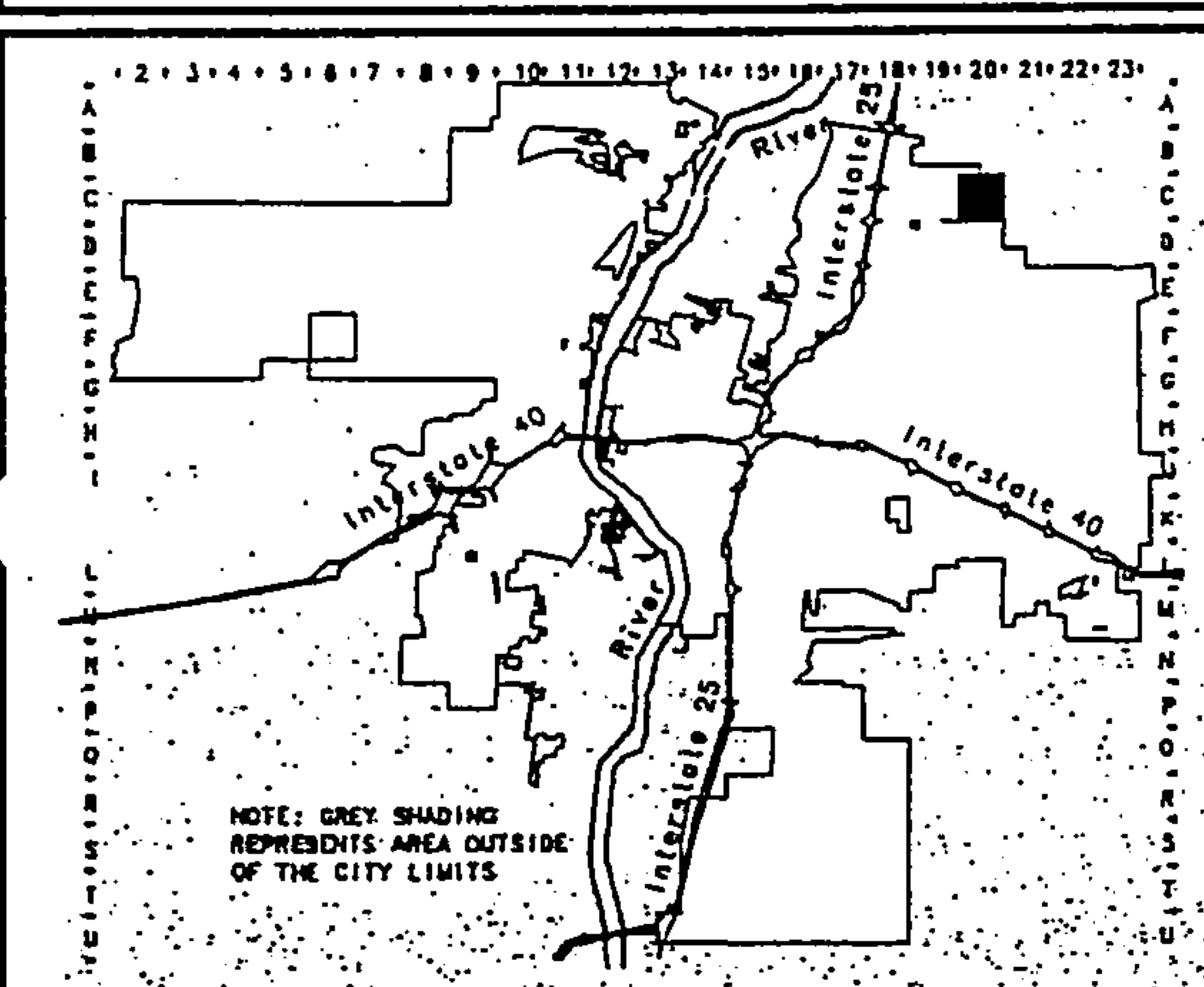
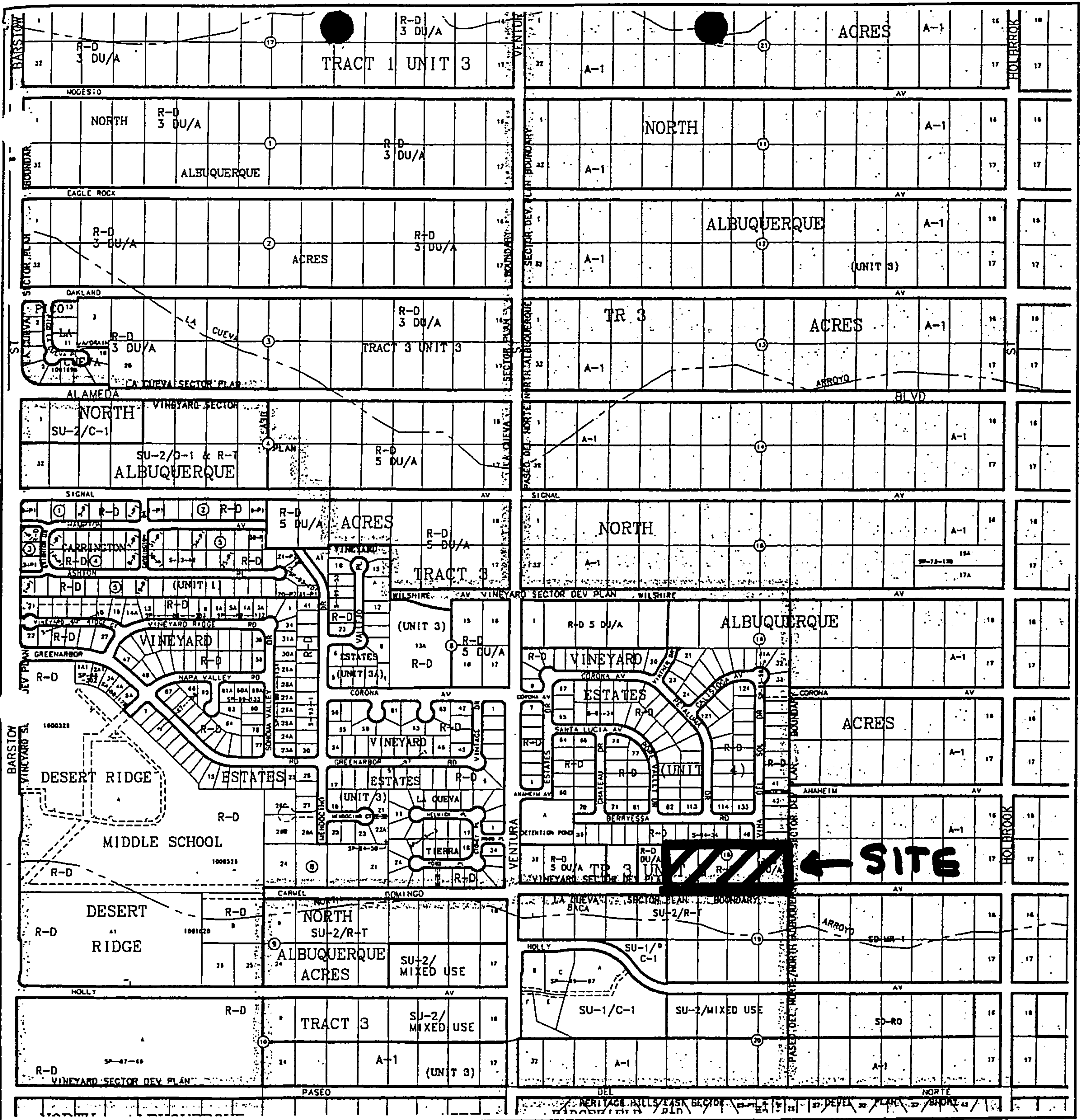
Form revised September 2001

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

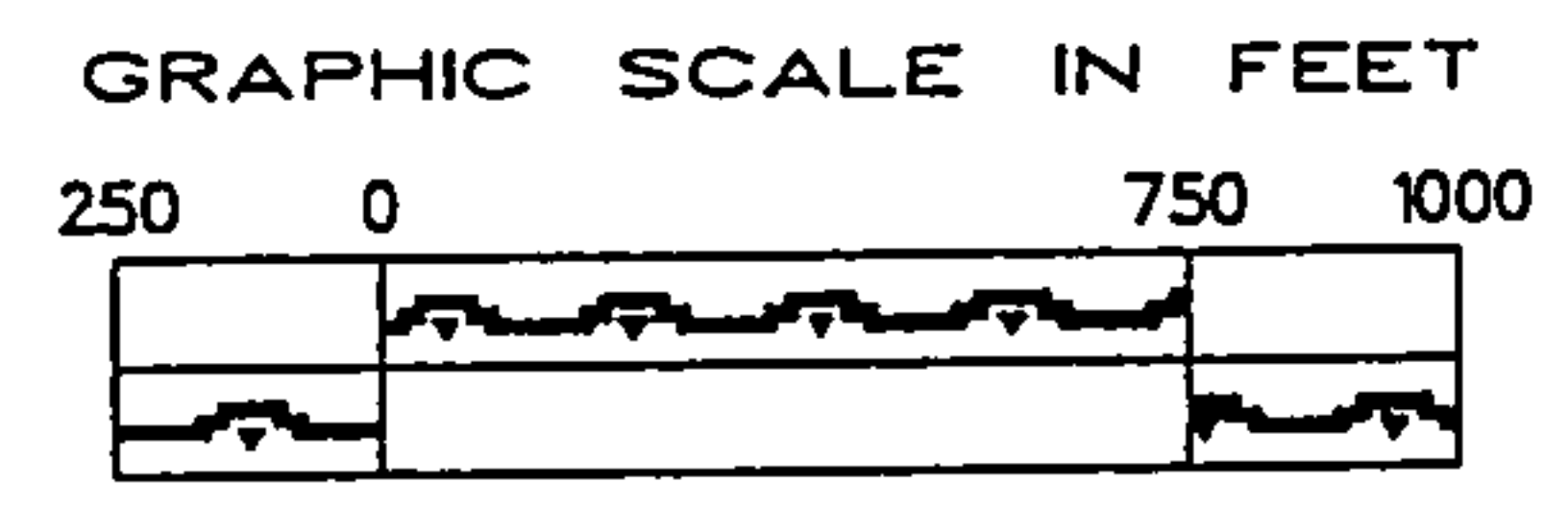
Application case numbers  
 02DRB - 01391

[Signature] 9/10/02  
 Planner signature / date

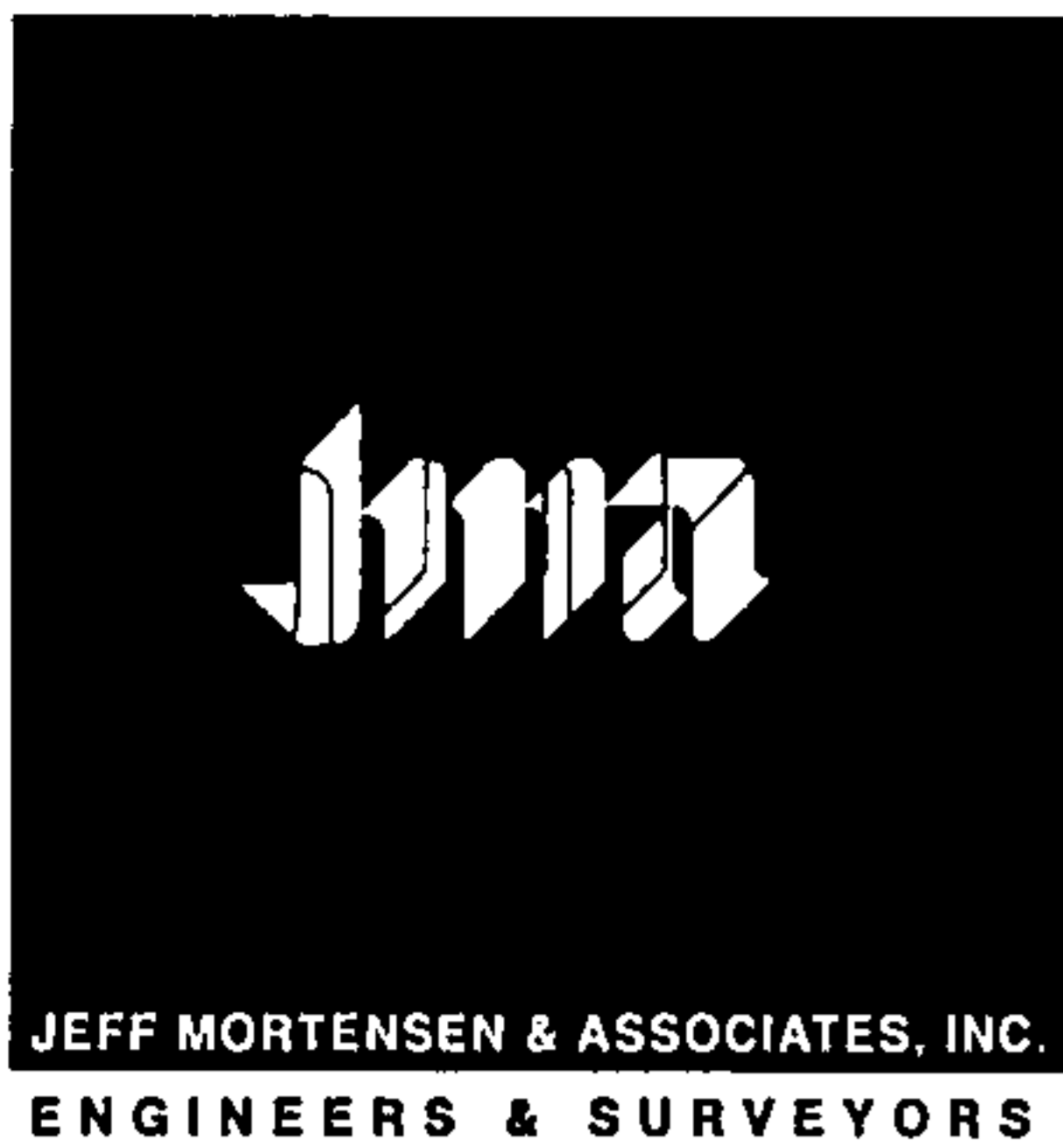
Project # 1002207



**CITY OF Albuquerque**  
**AGIS**  
 Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
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**Zone Atlas Page**  
**C-20-Z**  
 Map Amended through April 03, 2002



6010-B MIDWAY  
PARK BLVD. NE  
ALBUQUERQUE  
NEW MEXICO  
8 7 1 0 9

P R I N C I P A L S  

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JEFFREY G. MORTENSEN, P.E.  
CHARLES G. CALA, JR., P.S.  
J U A N M . C A L A

TEL:505-345-4250  
FAX:505-345-4254  
jmainc@swcp.com



2001.056.1  
September 9, 2002

Janet Stephens  
Development Review Board Chair  
City of Albuquerque Planning Department  
600 Second Street N.W.  
Albuquerque, NM 87102

Re: Vineyard Estates Unit 4-A

Dear Janet,

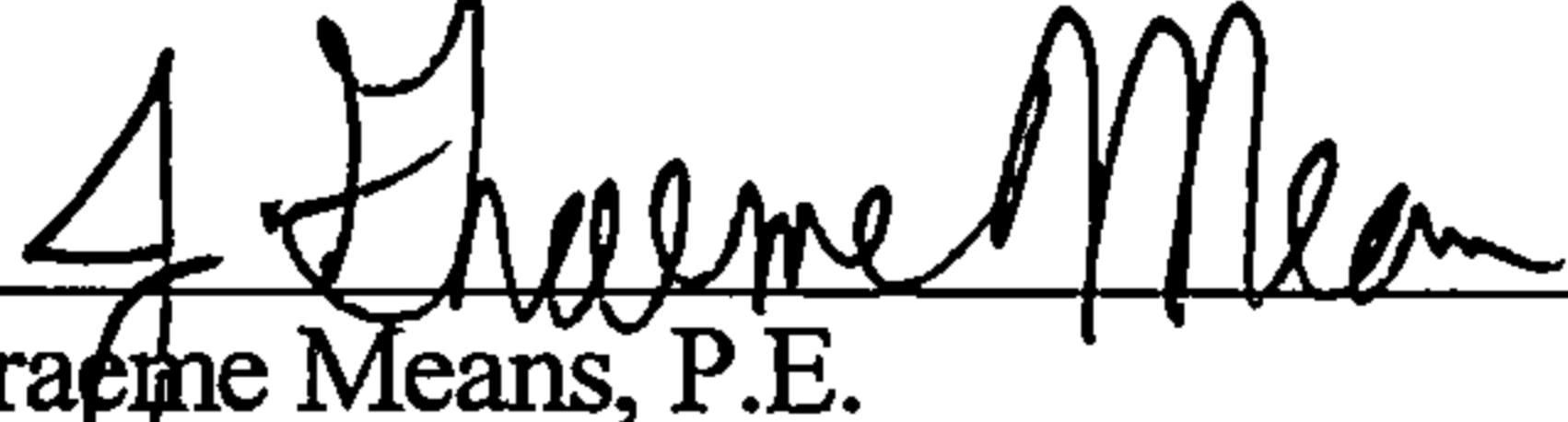
Transmitted herewith for sketch plat review and comment are the following:

- Six (6) Bluelines of Sketch plat
- Zone Atlas Map C-20 with the Entire Property Clearly Outlined
- Application Forms

The site is undeveloped and lies within the Vineyard Sector Plan limits. Please schedule this project for the next appropriate DRB hearing. If you should have any questions or comments concerning this information, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

  
\_\_\_\_\_  
J. Graeme Means, P.E.

GM:\*