



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

7-11-2003

**17. Project # 1002271**  
03DRB-01043 Minor-Sidewalk Waiver

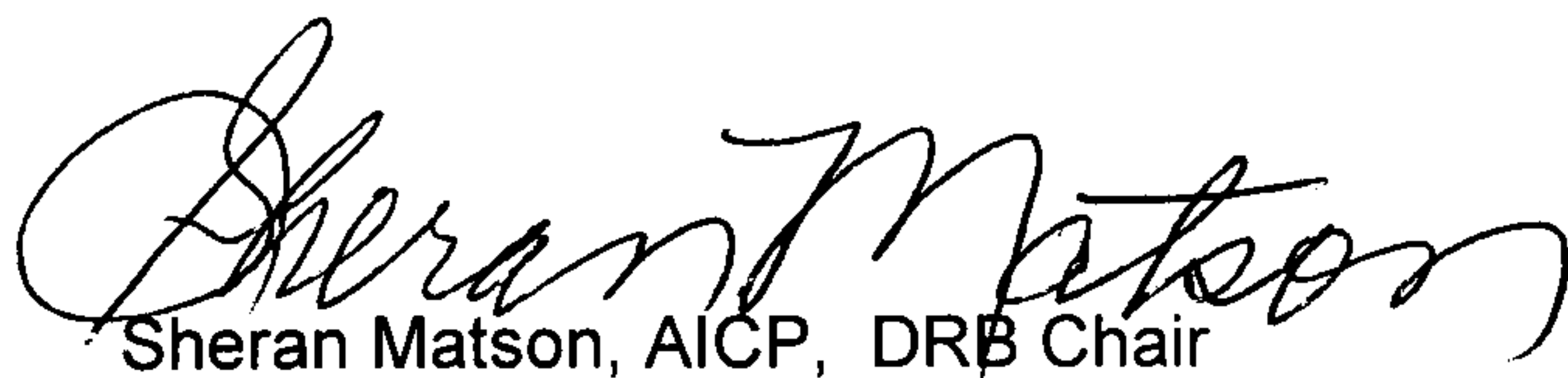
JEFF MORTENSEN AND ASSOCIATES, agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1P1-45P1, Tract(s) A, **LOS VIGILS SUBDIVISION**, zoned SU-2/RT, located on HOLLY AVE NE, between HOLBROOK ST NE and VENTURA ST NE containing approximately 8 acre(s). [REF: 1002271, 03DRB-00565] (C-20)

At the July 9, 2003, Development Review Board meeting, a sidewalk variance was approved as shown on Exhibit C for the waiver of sidewalks.

If you wish to appeal this decision, you must do so by July 24, 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).

  
Sheran Matson, AICP, DRB Chair

cc:Hoech Real Estate Corp., 8300 Carmel Ave NE, Suite 601, 87122  
Jeff Mortensen & Associates, 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



**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: 1002271**

**AGENDA ITEM NO: 17**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

APPROVED ; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** July 9, 2003

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board Comments  
July 9, 2003**

**Item # 17**

**Project # 1002271**

**Application # 03DRB-01043**

**RE: Los Vigils Subdivision**

No objection to the sidewalk waiver. Defer to Transportation.

A handwritten signature in cursive script that reads "Sheran Matson". The signature is written in black ink and is positioned above the printed name and contact information.

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

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 100227 | Subdivision Name Los Vigils Lot 1-Pl thru 45-1

Surveyor Charles Galca Company Jma

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

Neal Weinberg \_\_\_\_\_ 4/24/03  
Approved \*Not Approved Date

- DXF RECEIVED 4/24/03 DATE
- HARD-COPY RECEIVED 4/24/03 DATE
- DISCLOSURE STATEMENT

NAD 1927 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:

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

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

17



2007 015.6

Completed  
BA

### DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-00565 (FP)  
Project Name: **North Albuq. Acres Tract 3**  
Agent: Jeff Mortensen & Associates

Project # **1002271**  
EPC Application No.: Z-94-6  
Phone No.: **345-4250**

Project Number

**1002271**

Your request for (SDP for SUB), (SDP for BPI), **(FINAL PLATS)** (MASTER DEVELOP. PLAN), was approved on **4/16/09** by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- UTILITIES: \_\_\_\_\_  
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- CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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- PARKS / CIP: \_\_\_\_\_  
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PLANNING (Last to sign): **Home owners, Assn sign plat + dxf**

- 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.

**Threat A  
Recorded Plat  
(need copy)**

- 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.**



17



# 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.: 03-00565 (FP)  
Project Name: **North Albuquerque Acres Tract 3**  
Agent: Jeff Mortensen & Associates

Project # **1002271**  
EPC Application No.: Z-94-6  
Phone No.: **345-4250**

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)** (MASTER DEVELOP. PLAN), was approved on 4/16/09 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
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UTILITIES: \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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PARKS / CIP: \_\_\_\_\_  
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 \_\_\_\_\_

- PLANNING (Last to sign): Home owners/son sign plat + DXF  
**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: 4/16/09
  - 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 1002271



**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 McMahon 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 SUBDIVISON)** 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.**

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.

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,~~ **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)

*Charles*  
*to change*

*and*  
*TRACT 1*  
*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)

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)



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)

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)

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)

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

**Item # 17**

**Project # 1002271**

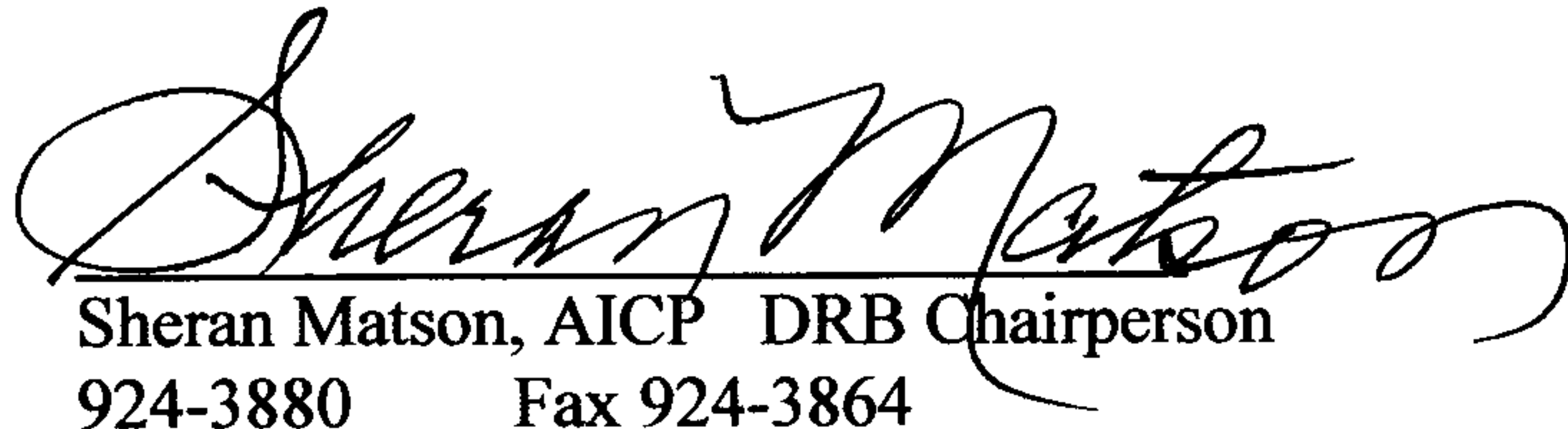
**Application # 03DRB-00565**

**Subject: North Albuquerque Acres, Tract 3/final plat**

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

Planning must record this plat as it vacates public right of way. Please see Claire if you are unsure of the process.

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



**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: 1002271**

**AGENDA ITEM NO: 17**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off. No adverse comments on plat.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** April 16, 2003



F

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

Development Review Board Comments

**Project Number:** 1002271  
**Application Number:** 03DRB-00565

**DRB Date:** 4/16/03  
**Item Number:** 17

**Subdivision:**

Lots 7-9 & 24-27 and proposed tract 6A, Block 19, Unit 3, NAA, Tract 3

**Zoning:** SU-2/RT

**Zone Page:** C-20

**New Lots (or units) :** 46

**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 75,511.ft this project will use 7,820sq.ft leaving a remainder of 67,691sq.ft.

**Signed:** 

Christina Sandoval, (PRD)

Phone: 768-5328





## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

1-31-2003

### 7. 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)

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 12/31/02 the preliminary plat was approved.

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

#### FINDINGS:

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

#### CONDITIONS:

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



OFFICIAL NOTICE  
PAGE TWO

MON

1:30

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.

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: 1002271 AGENDA#: 7 DATE: 1.29.03

1. Name: Jeff McHenry & Assoc. Address: 6010 Broadway Plaza Zip: 87109

2. Name: Justin D. Hoeft Address: 8300 Camel 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: 1002271**

**AGENDA ITEM NO: 7**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report dated 12-31-02 is on file for Preliminary Plat approval.  
The Hydrology Section has no objection to the vacation request.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** January 29, 2003





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD  
January 29, 2003  
Project # 1002271

**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)

**AMAFCA**

No objection to requested actions. AMAFCA has awarded the contract for the Carmel Avenue storm drain, and a Temporary Construction Easement (TCE) south of the Carmel Avenue right-of-way has been granted. Grading within the TCE is restricted until AMAFCA releases the easement.

COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	

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. Traffic volume, burglaries, lighting issues, 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. No objection to the vacation of right-of-way. Refer to the agencies having interest in the easements for comments on those vacation requests. No objection to the deferral of sidewalk construction. Clear sight distance needs to be verified.

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 75, 511 ft this project will use 7, 820 sq. ft leaving a remainder of 7,691 sq.ft.

Utilities Development

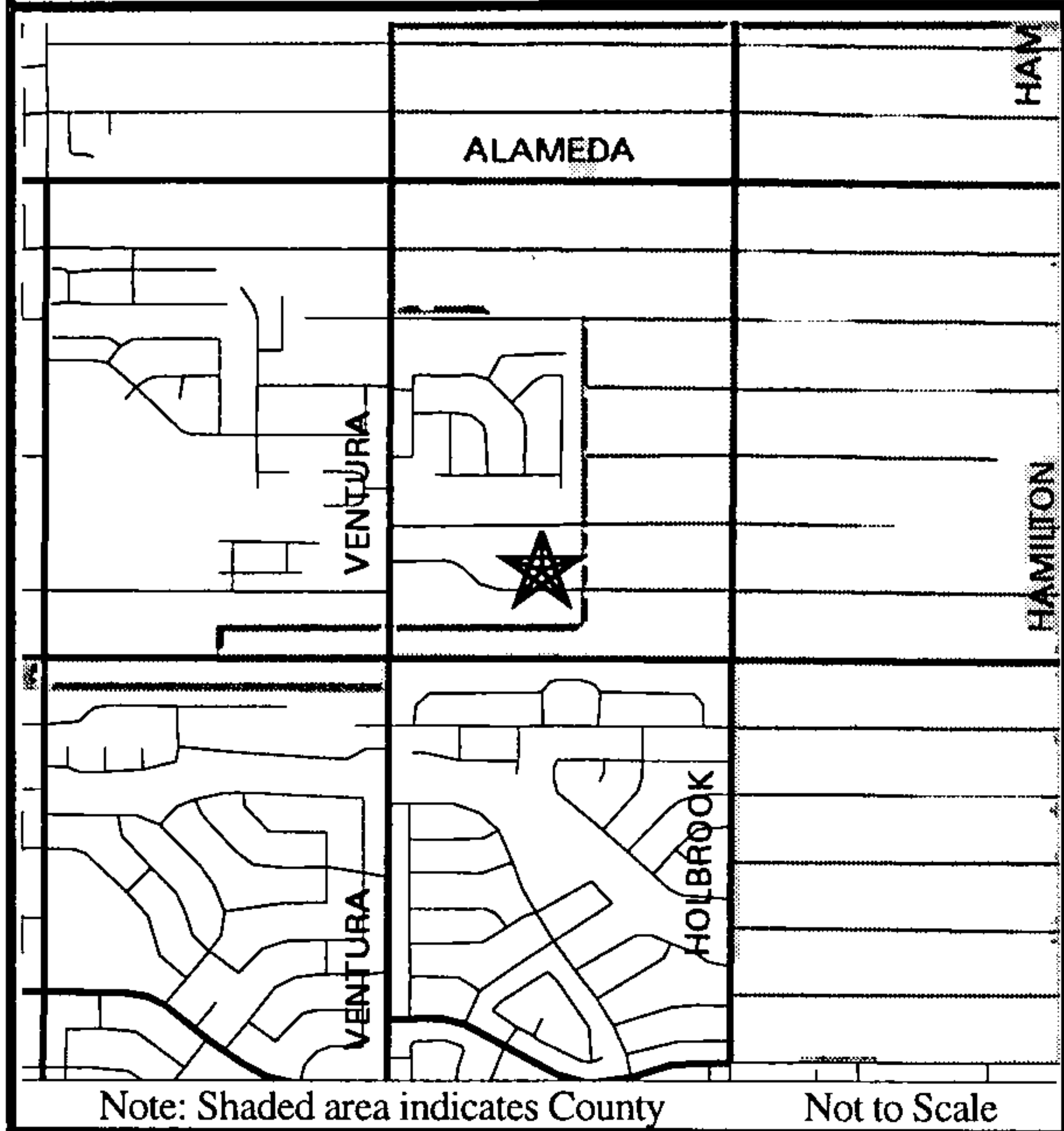
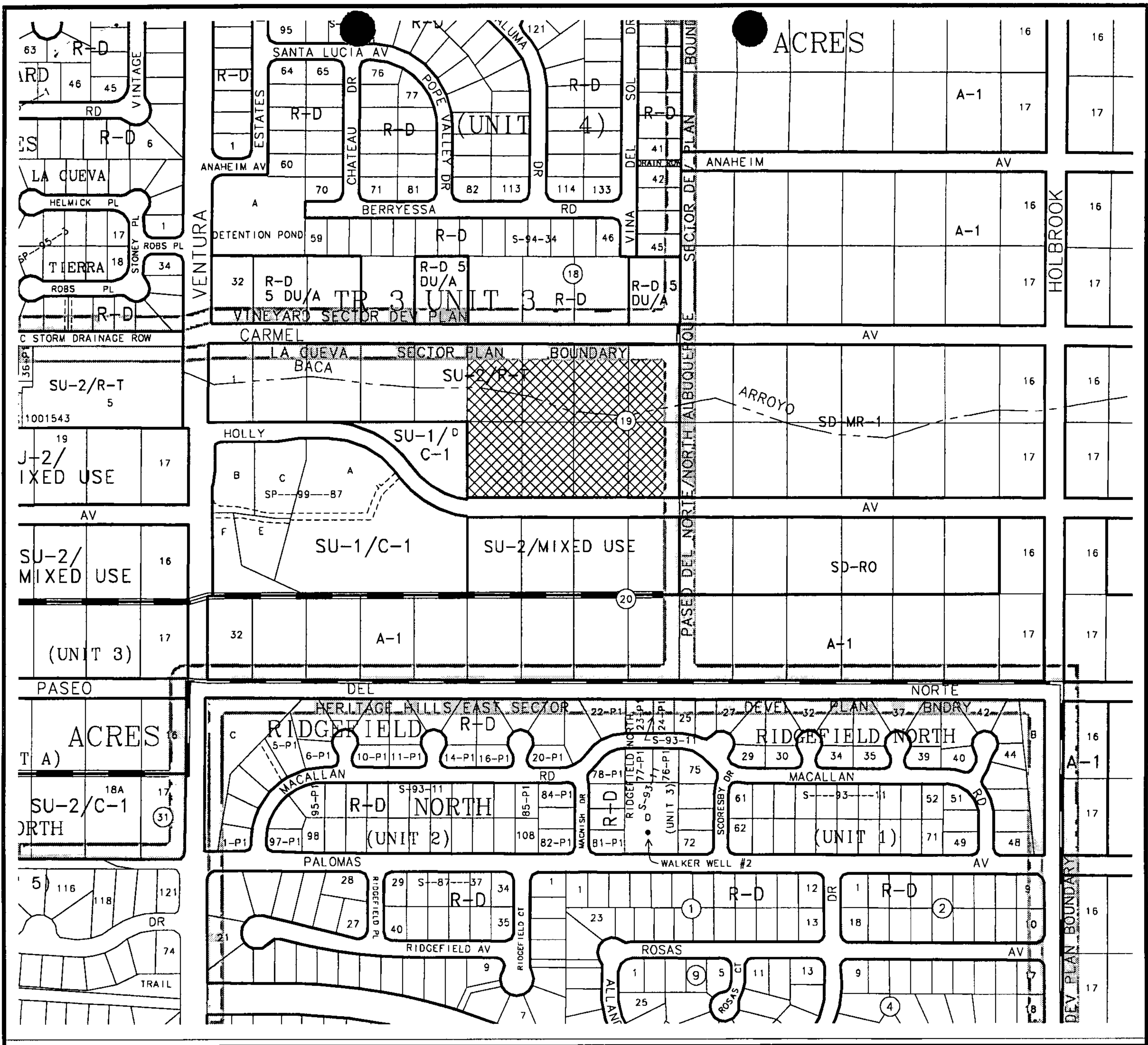
No objection to Vacation requests. Comments on infrastructure list. No objection to Sidewalk Deferral request.

Planning Department

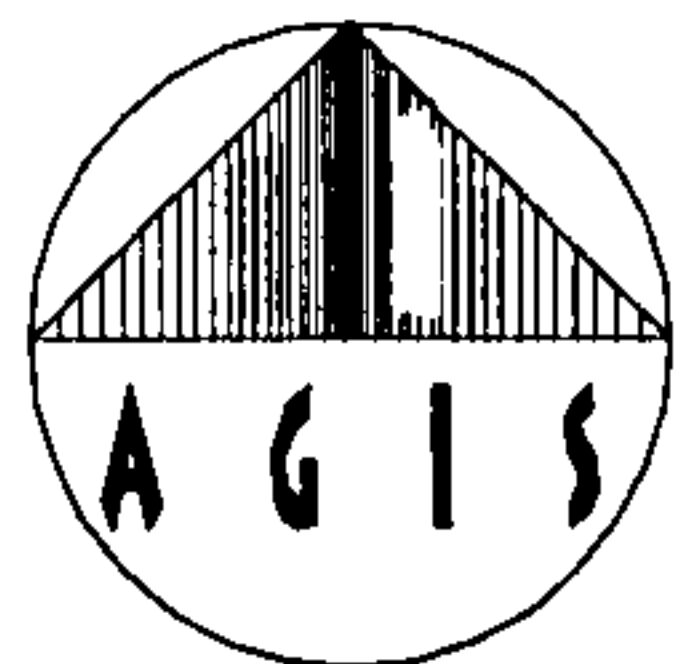
No objection to any of the requested actions.

**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" = 438'

PROJECT NO.  
1002271

HEARING DATE  
1-29-03

MAP NO.  
C-20

ADDITIONAL CASE NUMBER(S)  
03DRB-00002  
03DRB-00003  
03DRB-00004

*03DRB-00005*

Note: Shaded area indicates County Not to Scale





**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 # 1002274**

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





**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>BDRB-0000</u>
Proj#	<u>1002271</u>
Other#	<u>BDRB-00003</u>
	<u>BDRB-00004</u>
	<u>BDRB-00005</u>

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

Applicant: Hoch Real Estate Corporation

Address: 8300 Carmel NE, Ste # 600, 87122

Agent: Jeff Mortensen & Assoc., Inc.

Address: 1010-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: K. Seabright

RECORDS WITH BELLS

PAGE 1

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
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
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

RECORDS WITH LABELS

PAGE 2

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
102006433707240205	LEGAL: TRAC T D BLOCK 19 PLAT OF TRACTS A.B.C.D.E AND F, B PROPERTY ADDR: 00000 OWNER NAME: BROADWAY VISTA PARTNERS OWNER ADDR: 00559 SOUTH PALM CANYON	LAND USE: DR PALM SPRINGS	CA 92264
102006435606640206	LEGAL: * 02 7 01 9NORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 9271 HOLLY AVE NE OWNER NAME: VIGIL SANDRA M & PETE JR OWNER ADDR: 09300 HOLLYWOOD	LAND USE: AV NE ALBUQUERQUE	NM 87122
102006437106740207	LEGAL: * 02 6 01 9NORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 9275 HOLLY AVE NE OWNER NAME: VIGIL PETE JR & ETUX OWNER ADDR: 09300 HOLLYWOOD	LAND USE: NE ALBUQUERQUE	NM 87122
102006438806740208	LEGAL: * 02 5 01 9NORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 HOLLY AVE NE OWNER NAME: CHAVEZ MARGARET S DR MARIAN V OWNER ADDR: 00655 LA PLATA	LAND USE: DR BOSQUE FARMS	NM 87068
102006440306740209	LEGAL: * 02 4 01 9QUERQUE ACRES TRACT 3 UNIT 3 NORTH ALBU PROPERTY ADDR: 00000 HOLLY AVE NE OWNER NAME: VIGIL SANDRA M & PETE JR OWNER ADDR: 09300 HOLLY	LAND USE: AV NE ALBUQUERQUE	NM 87122
102006442006640210	LEGAL: * 02 3 01 9TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 HOLLY AVE NE OWNER NAME: VIGIL SANDRA M & PETE JR OWNER ADDR: 09300 HOLLY	LAND USE: AV NE ALBUQUERQUE	NM 87122
102006430905040103	LEGAL: TRAC T A BLOCK 19 PLAT OF TRACTS A.B.C.D.E AND F, B PROPERTY ADDR: 00000 8100 VENTURA OWNER NAME: KK VISTA PARTNERS OWNER ADDR: 00559 SOUTH PALM CANYON	LAND USE: DR PALM SPRINGS	CA 92264
102006435503740127	LEGAL: * 00 6 02 ONORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 HOLLY AVE NE OWNER NAME: HANN ALMA C TRUSTEE HANN LIVIN OWNER ADDR: 01208 PARSIFAL	LAND USE: ST NE ALBUQUERQUE	NM 87112
102006437103740126	LEGAL: * 00 7 02 ONORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 HOLLY AVE NE OWNER NAME: SELBY CHARLES F % LYNDA HAHN OWNER ADDR: 10909 HAGEN	LAND USE: NE ALBUQUERQUE	NM 87111
102006439103740125	LEGAL: LOT 8 & THE W1/2 OF LT 9 BLOCK 20 TR 3 UNIT 3 NORT PROPERTY ADDR: 00000 9300 HOLLY AVE NE OWNER NAME: VIGIL SANDRA M & VIGIL PETE JR OWNER ADDR: 09300 HOLLYWOOD	LAND USE: NE ALBUQUERQUE	NM 87122

102006441403740123

LEGAL: LT 10 & THE E1/2 OF LT 9 BLK 20 NORTH ALBUQ ACRES LAND USE:  
PROPERTY ADDR: 00000 HOLLY AVE NE  
OWNER NAME: GARCIA WALTER  
OWNER ADDR: 03004 8TH

ST NW ALBUQUERQUE

NM 87104



2002.045.4



# 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: 16010-B Midway Park Blvd NE 87109  
PHONE/FAX #: 345-4250 / 345-4254

Thank you for your inquiry of 12-9-02 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lots 1-9 and Lots 24-27, Block 19, 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:

<p><u>North Albuquerque Acres</u> Neighborhood Association Contacts: <u>Olivia Janicke</u> <u>17505 Del Rey NE / 87122</u> <u>852-1136 (w)</u></p> <p><u>Douglas Cloud</u> <u>9721 San Francisco NE / 87122</u> <u>296-9504 (w) 852-9100 (w)</u></p>	<p>_____ Neighborhood Association Contacts: _____ _____ _____</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------

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 B. Carmona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

North Albuquerque Acres Neighborhood Association  
December 31, 2002  
Page 2

This project consists of vacation of Public Rights-of-Way and Non Specific Easements, Major Subdivision Plat approval (including Grading Plan approval) and Temporary Deferral of Sidewalk Construction. The public street right-of-way that will be vacated will be incorporated into the new tracts.

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

Sincerely,

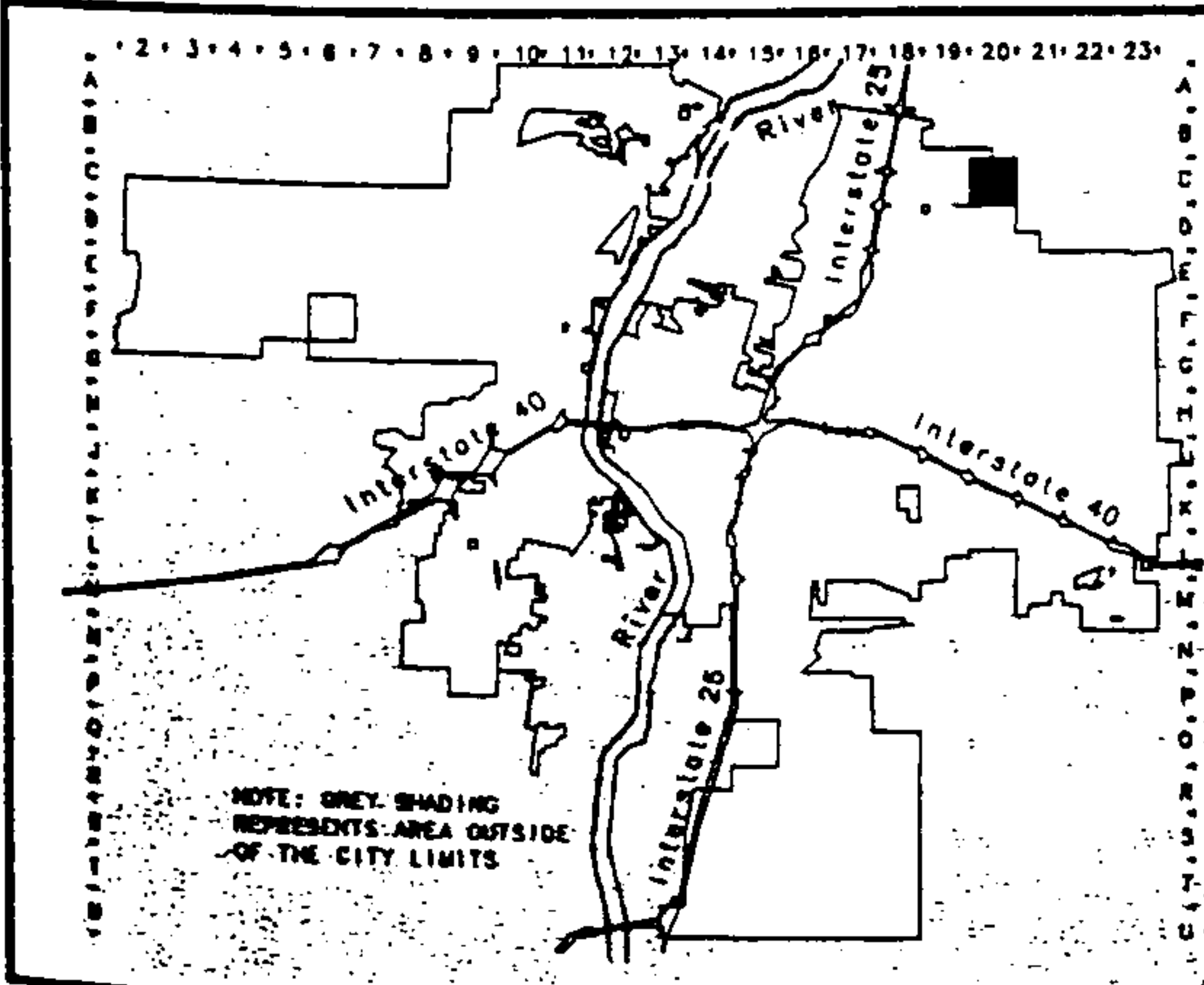
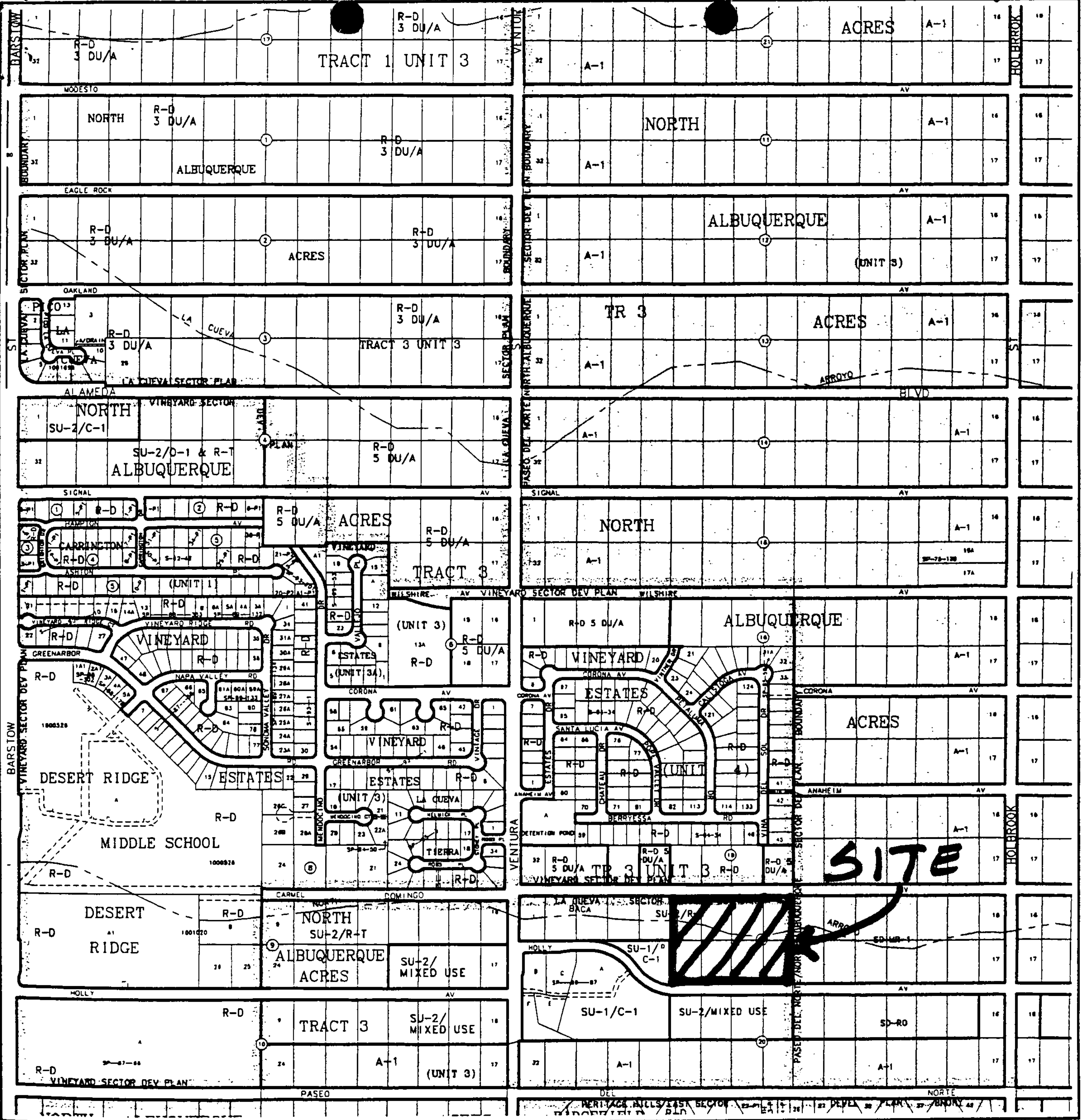
JEFF MORTENSEN & ASSOCIATES, INC.

for   
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Don Hoech, Hoech Real Estate Corporation

2002.045.4

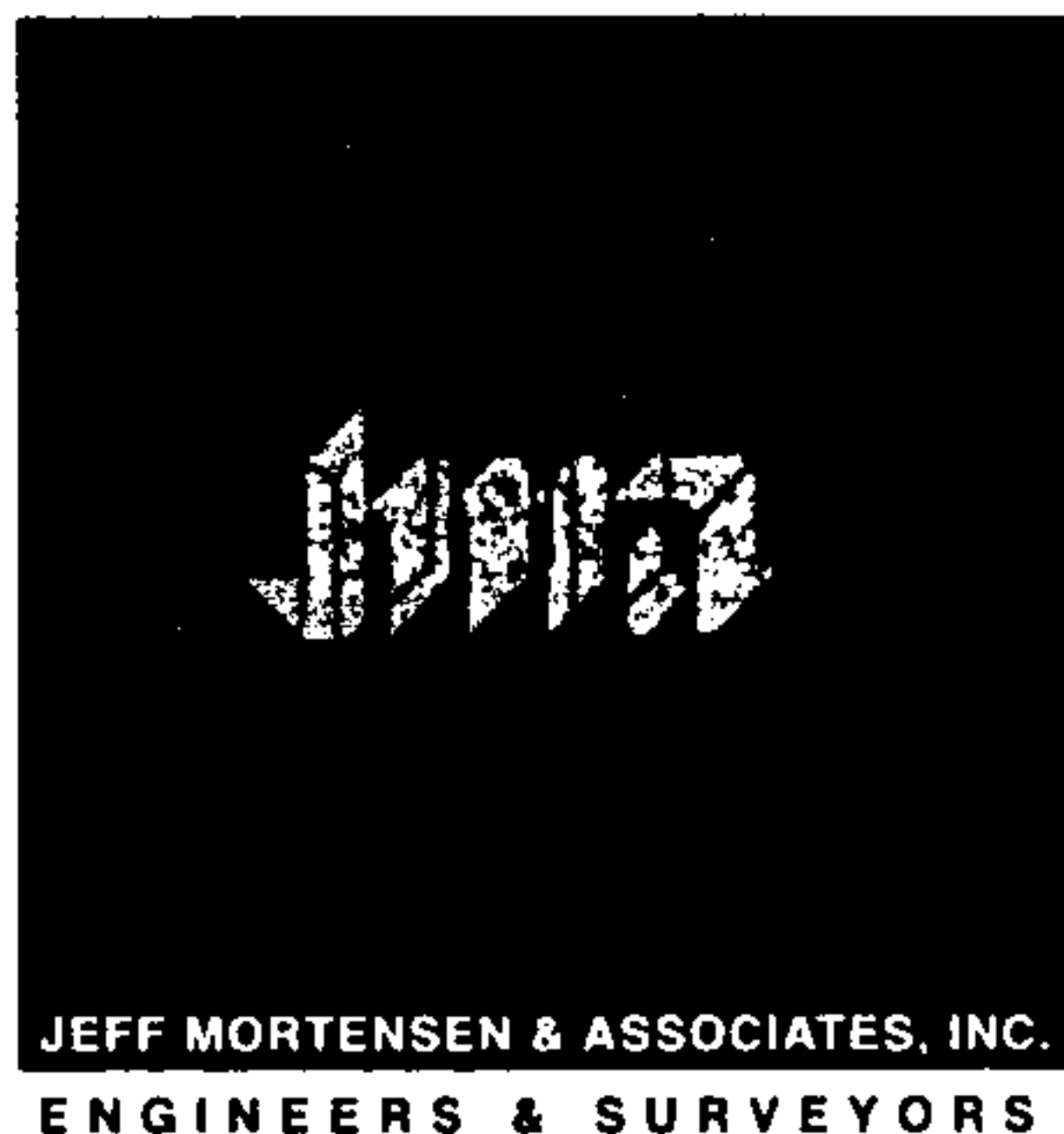


CITY OF  
Albuquerque  
**A G I S**  
buquerque eographic nformation s ystem  
PLANNING DEPARTMENT  
© Copyright 2002



**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



2002.045.4  
January 2, 2003

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

Re: Las Vigils Subdivision – DRB Project No. 1002271  
*Request for Vacation of Public Rights-of-Way, Non Specific Easements, Major Subdivision Plat Preliminary Plat Approval, and Temporary Deferral of Sidewalk Construction Lots 7-9 and Lots 24-27, Block 19, North Albuquerque Acres, Tract 3, Unit 3 along with PROPOSED Tract 6A, Ventura Village (DRB Project # 1001463)*

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
- Letter from Victor Chavez, Director Planning Department stating that no Site Plan or EPC hearing will be required for this development
- Appropriate Fee

On behalf of Hoech Real Estate Corporation, we are requesting vacation of the southerly 6' of Public Right-of-Way on Carmel Avenue N.E., the northerly 2' of Public Right-of-Way on Holly Avenue N.E., 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 46 lots (45 residential and one common tract) from 8 existing NAA lots and the vacated portion of Carmel Avenue, N.E. This project was heard as a sketch plat on October 9, 2002 as 02DRB-01509, Project No. 1002271.



**ORIGINAL**

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: 01/29/2003

Date Site Plan Approved: 1-29-03 N14

Date Preliminary Plat Approved: 1-29-03

Date Preliminary Plat Expires: 1-29-04

DRB Project No.: 1002271

DRB Application No.: 03DRB-00002

△ 4-24-03  
△ 7-10-03  
△ 10-7-04

**LAS VIGILS**

LOTS 6-9, 24-27, BLOCK 19, 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 (South Side Only)	Carmel Ave N.E.	NW Corner of Site	NE Corner Lot 12-P1	/	/	/
		4'	Sidewalk (South Side)	Carmel Ave N.E.	NW Corner of Site	NE Corner Lot 12-P1	/	/	/
		8'	Temporary Pavement	Carmel Ave N.E.	NW Corner of Site	NE Corner Lot 12-P1	/	/	/
		8"	Water Line	Carmel Ave N.E.	NW Corner of Site	NE Corner Lot 9-P1	/	/	/
		8"	Sanitary Sewer	Carmel Ave N.E.	NW Corner of Site	NE Corner Lot 12-P1	/	/	/
		96" to 54"	RCP Public Storm Drain (GUARANTEED BY AMAFCA AGRMT)	Carmel Ave N.E.	1320' West of Ventura Street N.E.	NE Cor. Lot 10, Blk 18, Tr. 3, Unit 1, N.A.A	/	/	/
		8"	<del>Water Line</del> (To be Guaranteed by DRB # 1001463)	<del>Carmel Ave N.E.</del>	<del>Ventura Street N.E.</del>	<del>SW Corner Lot 13-P1</del>	/	/	/
		8"	<del>Sanitary Sewer</del> (To be Guaranteed by DRB # 1001463)	<del>Carmel Ave N.E.</del>	<del>Ventura Street N.E.</del>	<del>SW Corner Lot 13-P1</del>	/	/	/
		8"	<del>Sanitary Sewer</del> (To be Guaranteed by DRB # 1001463)	<del>Ventura Street N.E.</del>	<del>Holly Ave N.E.</del>	<del>Carmel Ave N.E.</del>	/	/	/
		4'	Sidewalk (North Side)	Holly Ave N.E.	SW Corner of Site	SE Corner Lot 35-P1	/	/	/
		6'	Temporary Pavement	Holly Ave N.E.	SW Corner of Site	SE Corner Lot 35-P1	/	/	/
		8"	Water Line	Holly Ave N.E.	SW Corner of Site	SE Corner Lot 35-P1	/	/	/
		8"	Sanitary Sewer	Holly Ave N.E.	SW Corner of Site	SE Corner Lot 35-P1	/	/	/
		30" f-f 26"	RCP Public Storm Drain	Holly Ave N.E.	SW Corner of Site	SE Corner Lot 35-P1	/	/	/
		50' f-f	Residential Pavement (Private) w/ mountable C&G and 6' median with median C&G	Copperleaf Tr N.E. (Entry Street)	Holly Ave N.E.	Bluewood Ln N.E.	/	/	/
		18'	Permanent Pavement (1/2 width - North)	Holly Ave NE	SW Corner of Site	SE Corner Lot 35P1	/	/	/

# ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	5'	Sidewalk (Both Sides)	Copperleaf Tr N.E. (Entry Street)	Holly Ave N.E.	Bluewood Ln N.E.	/	/	/
<input type="text"/>	<input type="text"/>	8"	Water Line	Copperleaf Tr N.E. (Entry Street)	Holly Ave N.E.	Bluewood Ln N.E.	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer	Copperleaf Tr N.E. (Entry Street)	Holly Ave N.E.	Bluewood Ln N.E.	/	/	/
<input type="text"/>	<input type="text"/>	26' f-f	Residential Pavement (Private) w/ mountable C&G	Bluewood Ln N.E.	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	/	/	/
<input type="text"/>	<input type="text"/>	5'	Sidewalk (Both Sides)	Bluewood Ln N.E.	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	/	/	/
<input type="text"/>	<input type="text"/>	22' f-f	Residential Pavement (Private) w/ mountable C&G	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	NE Corner Lot 35-P1	/	/	/
<input type="text"/>	<input type="text"/>	5'	Sidewalk (South Side Only)	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	NE Corner Lot 35-P1	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer	Bluewood Ln N.E.	Apache Pine Way NE	Lot 35-P1	/	/	/
<input type="text"/>	<input type="text"/>	6"	Public Water Line	Bluewood Ln N.E.	Apache Pine Way NE	Copperleaf Tr N.E. (Entry Street)	/	/	/
<input type="text"/>	<input type="text"/>	8"	Public Water Line	Bluewood Ln N.E.	Copperleaf Tr N.E. (Entry Street)	Copperleaf Tr N.E. (Eastern Street)	/	/	/
<input type="text"/>	<input type="text"/>	4"	Public Water Line	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	Lot 35-P1	/	/	/
<input type="text"/>	<input type="text"/>	18"	RCP Private Storm Drain	Bluewood Ln N.E.	Apache Pine Way NE	SE Corner Lot 27-P1	/	/	/
<input type="text"/>	<input type="text"/>	24"	RCP Private Storm Drain	Tract A (easement)	Carmel Ave NE	Bluewood Ln N.E.	/	/	/
<input type="text"/>	<input type="text"/>	26' f-f	Residential Pavement (Private) w/ mountable C&G	Copperleaf Tr N.E. (Eastern Street)	Bluewood Ln N.E.	Apache Pine Way NE	/	/	/
<input type="text"/>	<input type="text"/>	5'	Sidewalk (Both Sides)	Copperleaf Tr N.E. (Eastern Street)	Bluewood Ln N.E.	Apache Pine Way NE	/	/	/
<input type="text"/>	<input type="text"/>	8"	Water Line	Copperleaf Tr N.E. (Eastern Street)	Bluewood Ln N.E.	Apache Pine Way NE	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer	Copperleaf Tr N.E. (Eastern Street)	Bluewood Ln N.E.	Lot 14-P1	/	/	/
<input type="text"/>	<input type="text"/>	26' f-f	Residential Pavement (Private) w/ mountable C&G	Apache Pine Way NE	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	/	/	/

# ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24"	RCP SD	Holly	SE, Corner Lot 36	E. PL	/	/	/
		5'	Sidewalk (Both Sides)	Apache Pine Way NE	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	/	/	/
		22' f-f	Residential Pavement (Private) w/ mountable C&G	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	NE Corner Lot 13-P1	/	/	/
		5'	Sidewalk (North Side Only)	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	NE Corner Lot 13-P1	/	/	/
		8"	Public Water Line	Apache Pine Way NE	<del>Bluewood Ln N.E.</del> CARMEL	Copperleaf Tr N.E. (Eastern Street)	/	/	/
		8"	Sanitary Sewer	Apache Pine Way NE	Bluewood Ln N.E.	Lot 12-P1	/	/	/
		4"	Public Water Line	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	Lot 12-P1	/	/	/
		18"	RCP Private Storm Drain	Apache Pine Way NE	SE Corner Lot 2-P1	SW Corner Lot 1-P1	/	/	/
		8"	Sanitary Sewer	Tract A (Easement)	NW Corner Lot 45-P1	Holly Ave NE	/	/	/
		2.5 ac-ft	Public Temporary Detention Pond w/ 42" RCP outlet and Emergency Spillway	Lots 10&23, Blk 19	Not req'd due to upstream dev.		/	/	/

**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 Temporary Public Drainage Easement and Private Facility Drainage Covenant is required for Temporary Detention Pond on Lots 10 and 23.
- 4 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 01/27/03</i> SIGNATURE - date</p> <p>MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: <u>1-29-05</u></p>	<p><i>Sheran Milton 1/29/03</i> DRB CHAIR - date Planning</p> <p><i>R.D. [Signature] 1-29-03</i> TRANSPORTATION DEVELOPMENT - date</p> <p><i>Roged [Signature] 1/29/03</i> UTILITY DEVELOPMENT - date</p> <p><i>Brad D. Bihan 1-29-03</i> CITY ENGINEER - date</p>	<p><i>Christina Sandoval 1/29/03</i> PARKS &amp; GENERAL SERVICES - date Recreation</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>	<i>[Signature]</i>	<i>Deborah Blanc Tugler</i>
2	7-10-03	<i>[Signature]</i>	<i>Paul Bih</i>	<i>J. Graeme Means</i>
3	05-12-04	<i>[Signature]</i>	<i>Brad Bihan</i>	<i>Deborah Blanc Tugler</i>
4	10-07-04	<i>[Signature]</i>	<i>[Signature]</i>	<i>Deborah Blanc Tugler</i>



# ORIGINAL

*Clair*

### INFRASTRUCTURE LIST

#### EXHIBIT "A"

#### TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

### LAS VIGILS

#### LOTS 6-9, 24-27, BLOCK 19, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES

△ 4-24-03  
△ 7-10-03

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 Crst Engineer
		16'	Permanent Pavement (1/2 Width) w/Std C&G (South Side Only)	Carmel Ave N.E.	NW Corner of Site	NE Corner Lot 12-P1	/	/	/
		4'	Sidewalk (South Side)	Carmel Ave N.E.	NW Corner of Site	NE Corner Lot 12-P1	/	/	/
		8'	Temporary Pavement	Carmel Ave N.E.	NW Corner of Site	NE Corner Lot 12-P1	/	/	/
		8"	Water Line	Carmel Ave N.E.	NW Corner of Site	NE Corner Lot 9-P1	/	/	/
		8"	Sanitary Sewer	Carmel Ave N.E.	NW Corner of Site	NE Corner Lot 12-P1	/	/	/
		96" to 54"	RCP Public Storm Drain (GUARANTEED BY AMAFCA AGRMT)	Carmel Ave N.E.	1320' 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.	/	/	/
		4'	Sidewalk (North Side)	Holly Ave N.E.	SW Corner of Site	SE Corner Lot 35-P1	/	/	/
		6'	Temporary Pavement	Holly Ave N.E.	SW Corner of Site	SE Corner Lot 35-P1	/	/	/
		8"	Water Line	Holly Ave N.E.	SW Corner of Site	SE Corner Lot 35-P1	/	/	/
		8"	Sanitary Sewer	Holly Ave N.E.	SW Corner of Site	SE Corner Lot 35-P1	/	/	/
		30" / 26"	RCP Public Storm Drain	Holly Ave N.E.	SW Corner of Site	SE Corner Lot 36-P1	/	/	/
		50' f-f	Residential Pavement (Private) w/ mountable C&G and 6' median with median C&G	Copperleaf Tr N.E. (Entry Street)	Holly Ave N.E.	Bluewood Ln N.E.	/	/	/
		18'	Permanent Pavement (1/2 width - North)	Holly Ave NE	SW Corner of Site	SE Corner Lot 35P1	/	/	/



# ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		5'	Sidewalk (Both Sides)	Copperleaf Tr N.E. (Entry Street)	Holly Ave N.E.	Bluewood Ln N.E.	/	/	/
		8"	Water Line	Copperleaf Tr N.E. (Entry Street)	Holly Ave N.E.	Bluewood Ln N.E.	/	/	/
		8"	Sanitary Sewer	Copperleaf Tr N.E. (Entry Street)	Holly Ave N.E.	Bluewood Ln N.E.	/	/	/
		26' f-f	Residential Pavement (Private) w/ mountable C&G	Bluewood Ln N.E.	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	/	/	/
		5'	Sidewalk (Both Sides)	Bluewood Ln N.E.	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	/	/	/
		22' f-f	Residential Pavement (Private) w/ mountable C&G	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	NE Corner Lot 35-P1	/	/	/
		5'	Sidewalk (South Side Only)	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	NE Corner Lot 35-P1	/	/	/
		8"	Sanitary Sewer	Bluewood Ln N.E.	Apache Pine Way NE	Lot 35-P1	/	/	/
		6"	Public Water Line	Bluewood Ln N.E.	Apache Pine Way NE	Copperleaf Tr N.E. (Entry Street)	/	/	/
		8"	Public Water Line	Bluewood Ln N.E.	Copperleaf Tr N.E. (Entry Street)	Copperleaf Tr N.E. (Eastern Street)	/	/	/
		4"	Public Water Line	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	Lot 35-P1	/	/	/
		18"	RCP Private Storm Drain	Bluewood Ln N.E.	Apache Pine Way NE	SE Corner Lot 27-P1	/	/	/
		24"	RCP Private Storm Drain	Tract A (easement)	Carmel Ave NE	Bluewood Ln N.E.	/	/	/
		26' f-f	Residential Pavement (Private) w/ mountable C&G	Copperleaf Tr N.E. (Eastern Street)	Bluewood Ln N.E.	Apache Pine Way NE	/	/	/
		5'	Sidewalk (Both Sides)	Copperleaf Tr N.E. (Eastern Street)	Bluewood Ln N.E.	Apache Pine Way NE	/	/	/
		8"	Water Line	Copperleaf Tr N.E. (Eastern Street)	Bluewood Ln N.E.	Apache Pine Way NE	/	/	/
		8"	Sanitary Sewer	Copperleaf Tr N.E. (Eastern Street)	Bluewood Ln N.E.	Lot 14-P1	/	/	/
		26' f-f	Residential Pavement (Private) w/ mountable C&G	Apache Pine Way NE	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	/	/	/





DEVELOPMENT REVIEW APPLICATION

Supplemental form **S** Supplemental form **Z**

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**ZONING**

- Annexation & Zone Establishment
- Sector Plan
- Zone Change
- Text Amendment

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

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

Supplemental form **V** Supplemental form **P** Supplemental form **L**

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

APPLICANT INFORMATION:

NAME: Hoech Real Estate Corporation PHONE: 505-821-4440  
 ADDRESS: 8300 Carmel Ave NE, Suite 601 FAX: 857-9774  
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: hoech@aol.com  
 Proprietary interest in site: Owner  
 AGENT (if any): Jeff Mortensen & Associates 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: Sidewalk Waiver

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

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

Lot or Tract No. Lots 1-P1 through 45-P1 and Parcel A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Los Vigils  
 Current Zoning: SU-2/RT Proposed zoning: No Change  
 Zone Atlas page(s): C-20 No. of existing lots: 46 No. of proposed lots: N/C  
 Total area of site (acres): 7.386 Density if applicable: dwellings per gross acre: 5.72 dwellings per net acre: 8.23  
 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. 10200644040090040224 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Holly Avenue NE  
 Between: Holbrook Street NE and Ventura 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.): Project # 1002271 03DRB-00565

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 10-09-2002

SIGNATURE J. Graeme Means DATE 06/25/2003  
 (Print) J. Graeme Means  Applicant  Agent

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>03500</u>	<u>SW</u>		\$ <u>0</u>
<u>03026</u> - <u>01043</u>			\$ _____
_____			\$ _____
_____			\$ _____
_____			\$ _____
_____			\$ _____
Hearing date <u>July 9, 2003</u>			Total \$ <u>0</u>
Project # <u>1002271</u>			

Melika Hill 6/25/03  
Planner signature / date



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)
  - 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.

J. Graeme Means Applicant name (print)  
J. Graeme Means 06/25/03 Applicant signature / date



Form revised September 2001

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

Application case numbers  
 03028 - 01043

Melita Hill 6/25/03  
 Planner signature / date

Project # 1002271







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



2002.045.5

June 24, 2003

Sheran Matson  
Development Review Board Chair  
City of Albuquerque Public Works Department  
600 Second Street N.W.  
Albuquerque, NM 87102

Re: Request for Sidewalk Waiver – Los Vigils Subdivision

Dear Sheran,

Transmitted herewith are the following items to support the subject request:

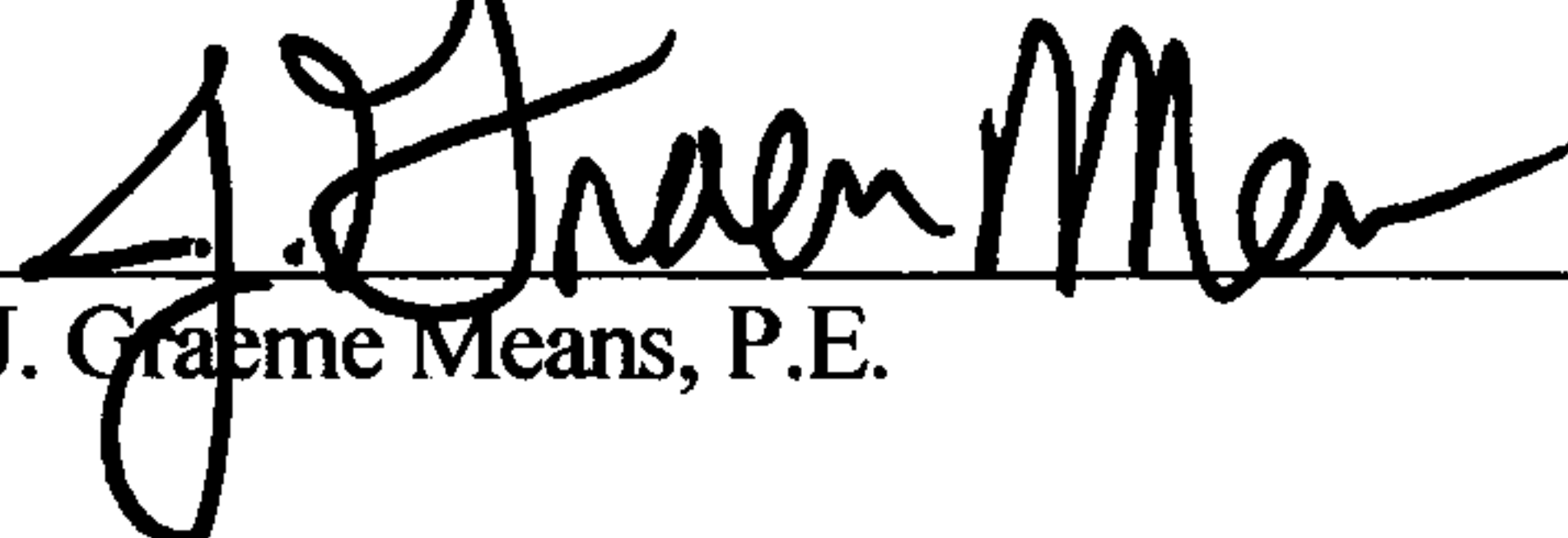
- Six (6) copies of the proposed Waiver
- Zone Atlas Map C-20 with the property outlined
- Application Forms

We are requesting a waiver of sidewalk requirement along the side yard frontages of Lots 13-P1 and 16P1 because they would serve no purpose. These side yards are on stub streets that will not be extended. The final plat has already been approved and recorded for this project. The DRB approved infrastructure listing and sidewalk deferral exhibit did not identify sidewalks proposed in these locations, but I did not officially request a waiver at the time of our original DRB hearing and sidewalk deferral.

If you should have any questions or comments concerning this information, please do not hesitate to call.

Sincerely,

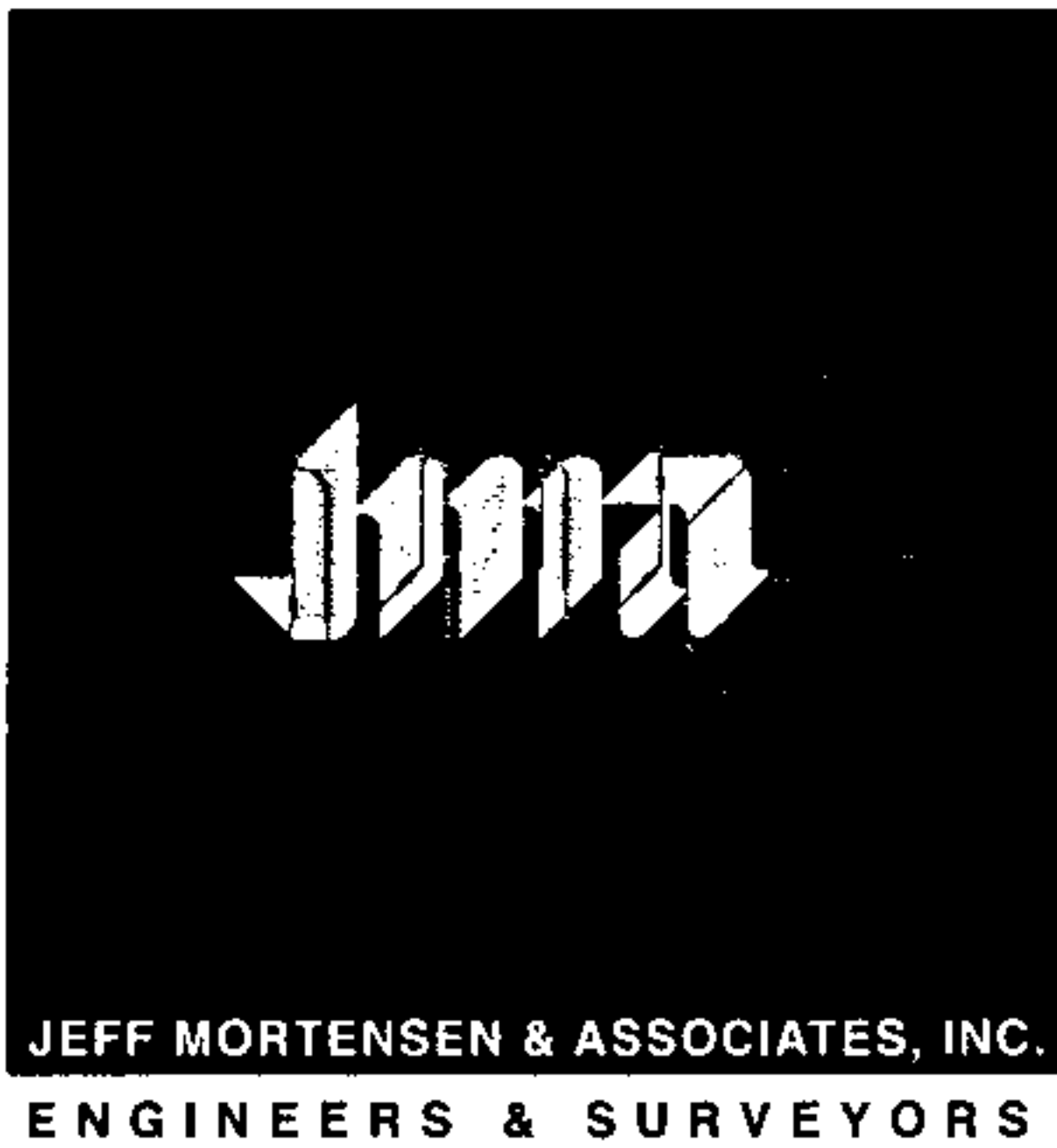
JEFF MORTENSEN & ASSOCIATES, INC.

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

GM:\*

Enclosures

xc: Don Hoech w/encl



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



2002.045.6  
May 2, 2003

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

Hand Delivery

Re: Los Vigils (DRB Project # 1002271)

Dear Sheran:

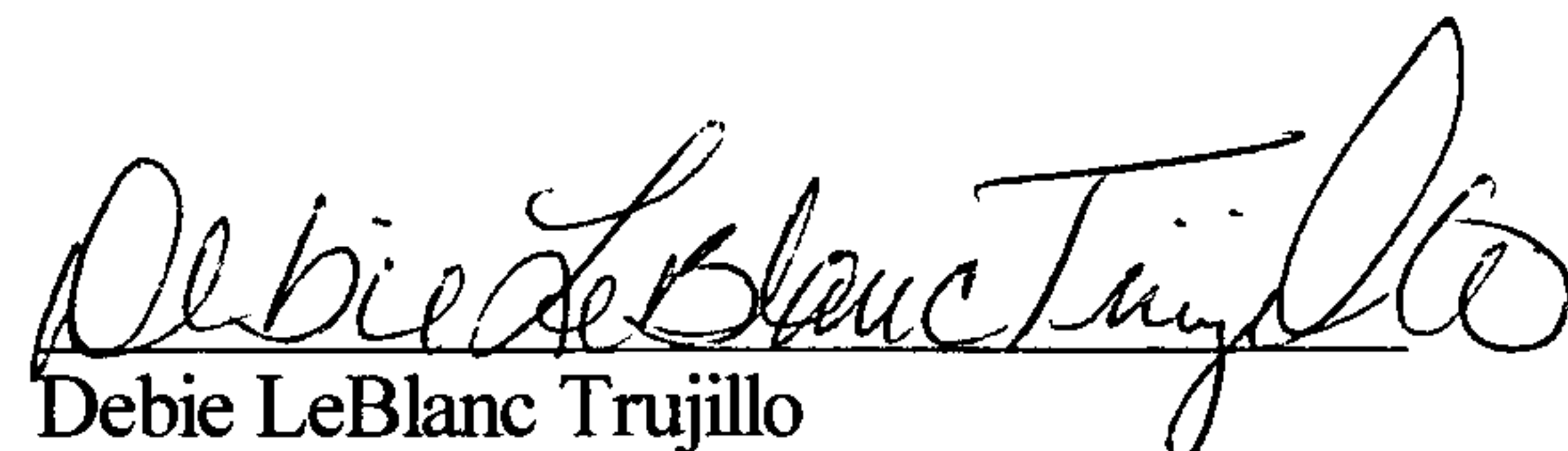
Transmitted herewith is the following item relating to the subject platting action:

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.

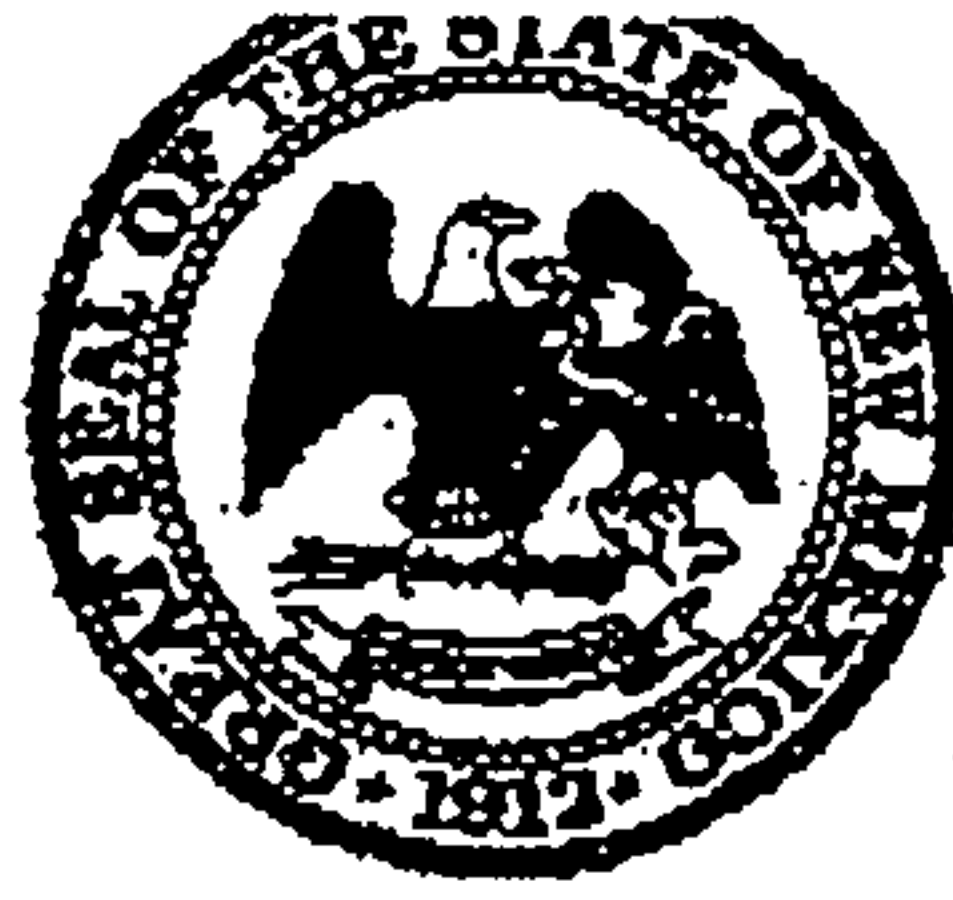
Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

  
Debie LeBlanc Trujillo

DLT  
Enclosures





OFFICE OF THE  
PUBLIC REGULATION COMMISSION

CERTIFICATE OF INCORPORATION

OF

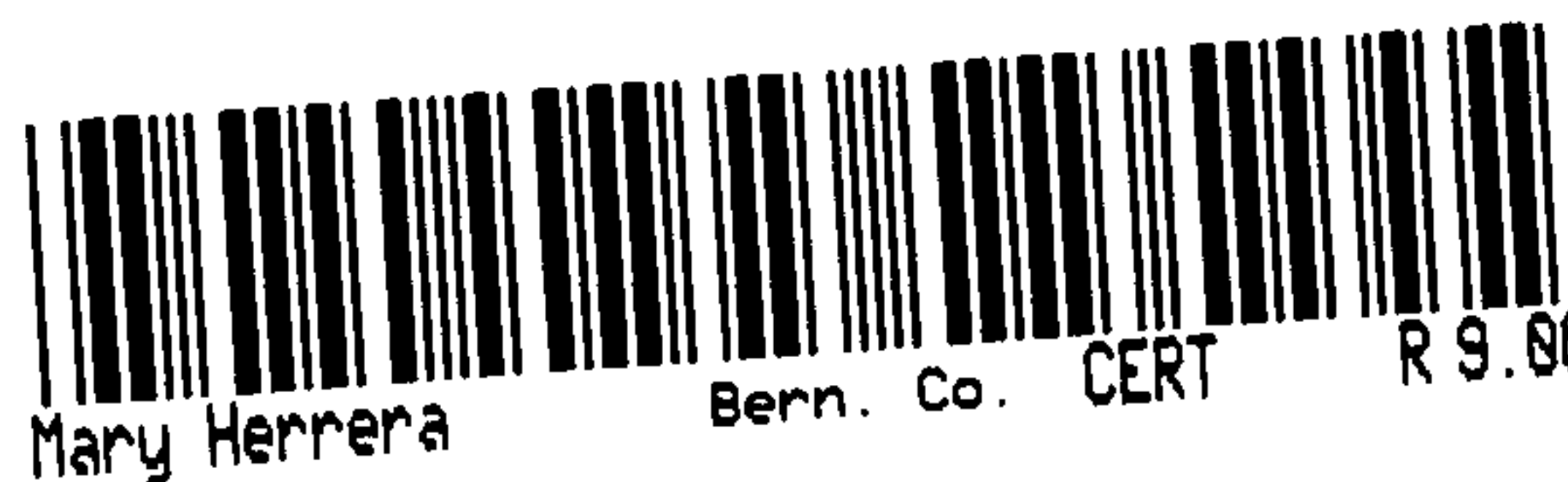
LOS VIGILS HOMEOWNERS ASSOCIATION, INC.

2337996

The Public Regulation Commission certifies that the Articles of Incorporation, duly signed and verified pursuant to the provisions of the  
NONPROFIT CORPORATION ACT  
(53-8-1 to 53-8-99 NMSA 1978)  
have been received by it & are found to conform to law.

Accordingly, by virtue of the authority vested in it by law, the Public Regulation Commission issues this Certificate of Incorporation & attaches hereto, a duplicate of the Articles of Incorporation.

Dated: APRIL 7, 2003



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5855632  
Page: 1 of 1  
05/01/2003 09:52A  
Bk-A55 Pg-2477



In testimony whereof, the Public Regulation of the State of New Mexico has caused this certificate to be signed by its Chairman and the seal of said Commission to affixed at the City of Santa Fe.

*Lynda Loring*

Chairwoman

*Ron Chavez*

Bureau Chief





JEFF MORTENSEN AND ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. NE  
 ALBUQUERQUE  NEW MEXICO 87109  
 ENGINEERS  SURVEYORS (505) 345-4250  
 FAX (505) 345-4254  e-mail: jma@ncswcp.com

### FAX TRANSMITTAL:

To:	Sheran Matson Custer - Basarich Architects	From:	J. Graeme Means Jeff Mortensen & Associates, Inc.
Fax:	924-3864	Pages:	4
Phone:		Date:	04/17/03
Re:	Los Vigils Subdivision DRB Project # 1002271	CC:	2002.045.6

Urgent     For Review     For Your Info.     Please Reply     As Previously Discussed

Dear Sheran,

Transmitted herewith for your information is the Certification of Incorporation for the Los Vigils Homeowner's Association. This Certification demonstrates that the entity responsible for maintaining the private streets and storm drains now exists for the subject project.

It is my understanding that this is one of the three items for which you have accepted delegation for the final plat. The other two items are recordation of the Ventura Village plat and provision of the DXF file. Please let us know when the Ventura Village Plat has been recorded, and we will then provide the final plat and DXF file which will reference the recording data.

Please call if you should have any questions or comments.

**HUNT &  
DAVIS, P.C.**  
ATTORNEYS AT LAW

**KENNETH A. HUNT  
CATHERINE F. DAVIS  
JULIE J. VARGAS**

◆ Also Member of California Bar

2632 Mesilla, N.E., Albuquerque, New Mexico 87110  
Telephone: (505) 881-3191 Telefax: (505) 881-4255

Mailing address:  
P.O. Box 30088, Albuquerque, NM 87190-0088

E-mail: firm@hrd-law.com

# FAX COVER PAGE

Date: April 17, 2003

To:  
GRAEME MEANS @ Fax No. (505) 345-4254  
DONALD G. HOECH @ Fax No. 857-9774

From: KENNETH A. HUNT, Esq.

Our Fax: (505) 881-4255

File No: 4282.015

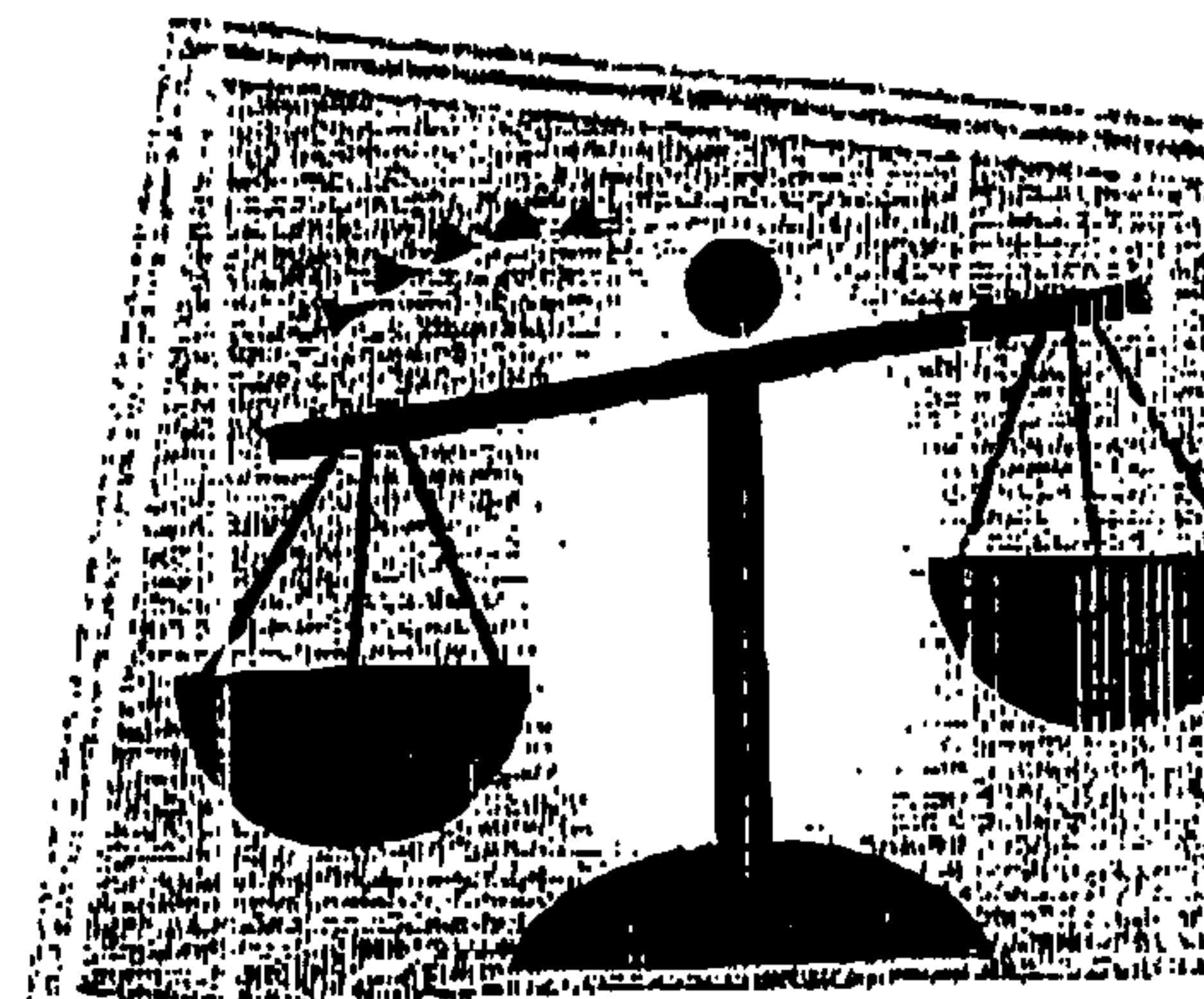
Re: LOS VIGILS HOMEOWNERS ASSOCIATION, INC.

Operator: Bernadette Keswater

TOTAL NUMBER OF PAGES TRANSMITTED, INCLUDING THIS PAGE: 3

If you do not receive any of these pages, please call the Operator at (505) 881-3191 between the hours of 8:00 a.m. and 5:00 p.m. (Mountain Time).

**MESSAGE: Attached is my letter together with the Certification of Incorporation of Los Vigils Homeowners Association, Inc.**



(ALL INFORMATION CONTAINED HEREIN IS TO BE USED IN STRICT CONFIDENCE AND IS PROTECTED UNDER THE ATTORNEY/CLIENT RELATIONSHIP. IF YOU RECEIVED THIS TRANSMISSION IN ERROR, PLEASE CONTACT OUR OFFICE.)

**HUNT &  
DAVIS, P.C.**  
ATTORNEYS AT LAW

**KENNETH A. HUNT •  
CATHERINE F. DAVIS  
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P.O. Box 30088, Albuquerque, NM 87190-0088

E-mail: [firm@hrd-law.com](mailto:firm@hrd-law.com)

Please refer to: 4282.015

April 17, 2003

**VIA TELEFAX**  
Donald G. Hoech

**VIA TELEFAX**  
Graeme Means  
Jeff Mortensen & Associates

**RE: LOS VIGILS HOMEOWNERS ASSOCIATION, INC.**


Dear Don and Graeme:

Enclosed please find the Certification of Incorporation of Los Vigils Homeowners Association, Inc. I am only including the first page from the Public Regulation Commission. If you need the filed Articles and By-Laws, please let me know, otherwise I will simply mail a copy to Don.

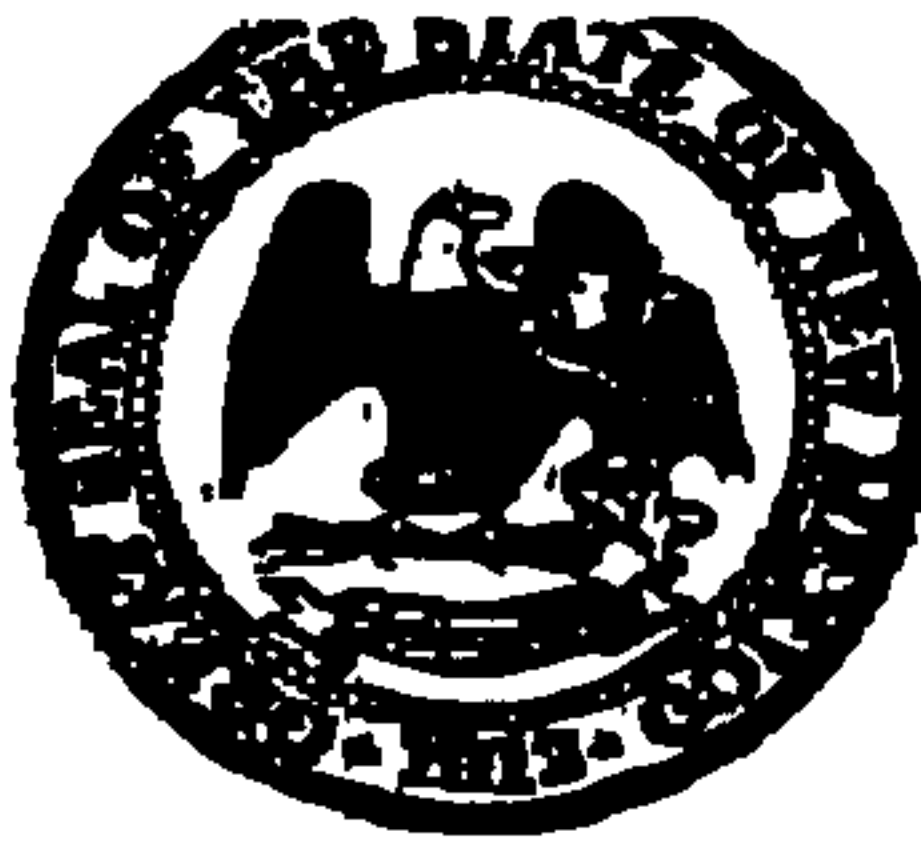
Thank you for your cooperation in this matter.

Sincerely yours,

HUNT & DAVIS, PC

  
Kenneth A. Hunt  
KAH:blk

Enclosure as noted.



OFFICE OF THE  
PUBLIC REGULATION COMMISSION

CERTIFICATE OF INCORPORATION

OF

LOS VIGILS HOMEOWNERS ASSOCIATION, INC.

2337996

The Public Regulation Commission certifies that the Articles of Incorporation, duly signed and verified pursuant to the provisions of the  
NONPROFIT CORPORATION ACT  
(53-8-1 to 53-8-99 NMSA 1978)  
have been received by it & are found to conform to law.

Accordingly, by virtue of the authority vested in it by law, the Public Regulation Commission issues this Certificate of Incorporation & attaches hereto, a duplicate of the Articles of Incorporation.

Dated: APRIL 7, 2003

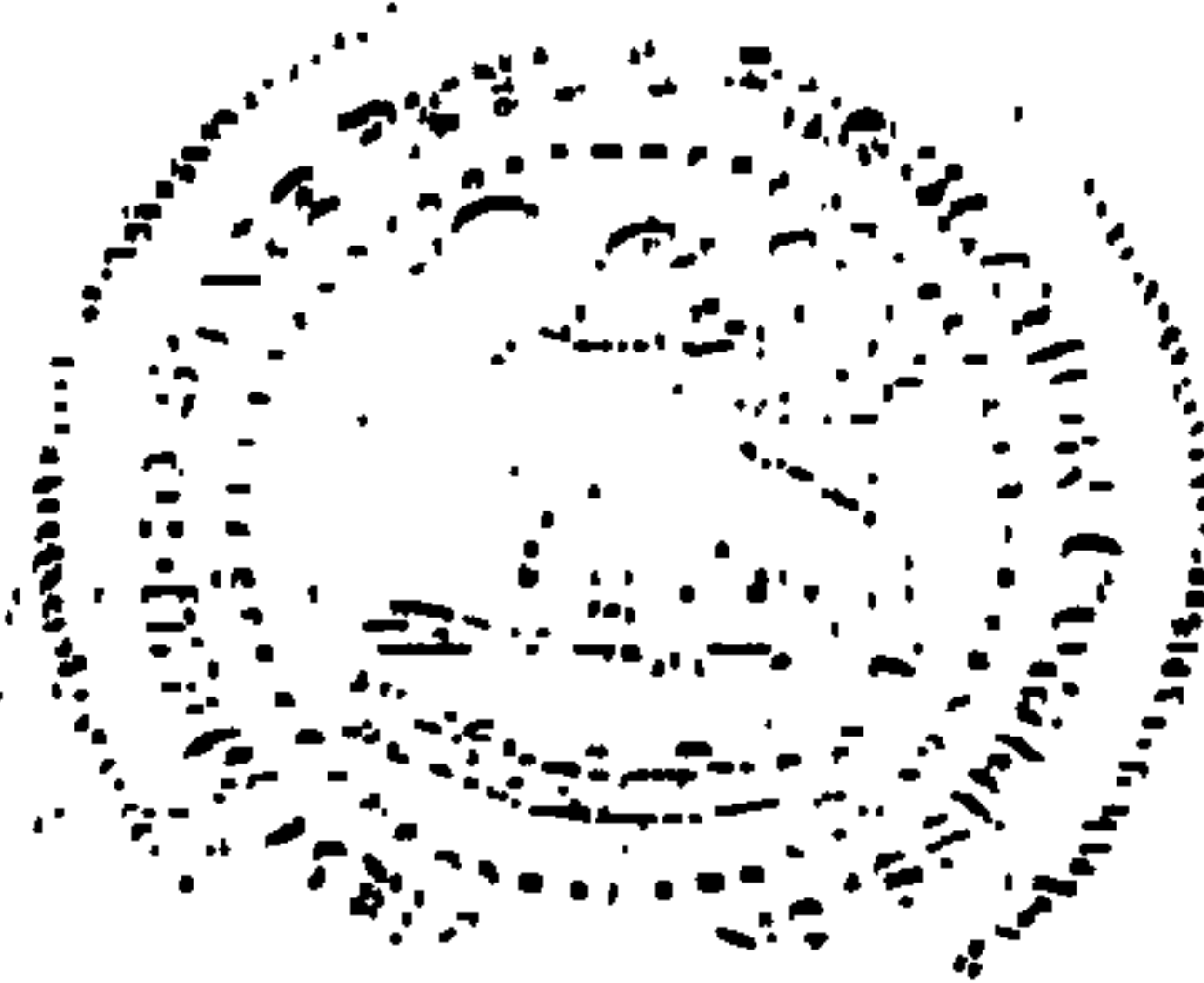
In testimony whereof, the Public Regulation of the State of New Mexico has caused this certificate to be signed by its Chairman and the seal of said Commission to affixed at the City of Santa Fe.

*Lynda Loring*

Chairwoman

*Ran E. Chalk*

Business Chief





\*\*\*\*\*  
\*\*\* RX REPORT \*\*\*  
\*\*\*\*\*

RECEPTION OK

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CONNECTION ID		
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PGS.	4	
RESULT	OK	



JEFF MORTENSEN AND ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE  NEW MEXICO 87109  
 ENGINEERS  SURVEYORS (505) 345-4250  
 FAX (505) 345-4254  e-mail: jmainc@swcp.com

## FAX TRANSMITTAL:

To:	Sheran Matson	From:	J. Graeme Means Jeff Mortensen & Associates, Inc.
Fax:	924-3864	Pages:	4
Phone:		Date:	04/17/03
Re:	Los Vigils Subdivision DRB Project # 1002271	CC:	2002.045.6

<input type="checkbox"/> Urgent <input type="checkbox"/> For Review <input checked="" type="checkbox"/> For Your Info. <input type="checkbox"/> Please Reply <input type="checkbox"/> As Previously Discussed
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Dear Sheran,

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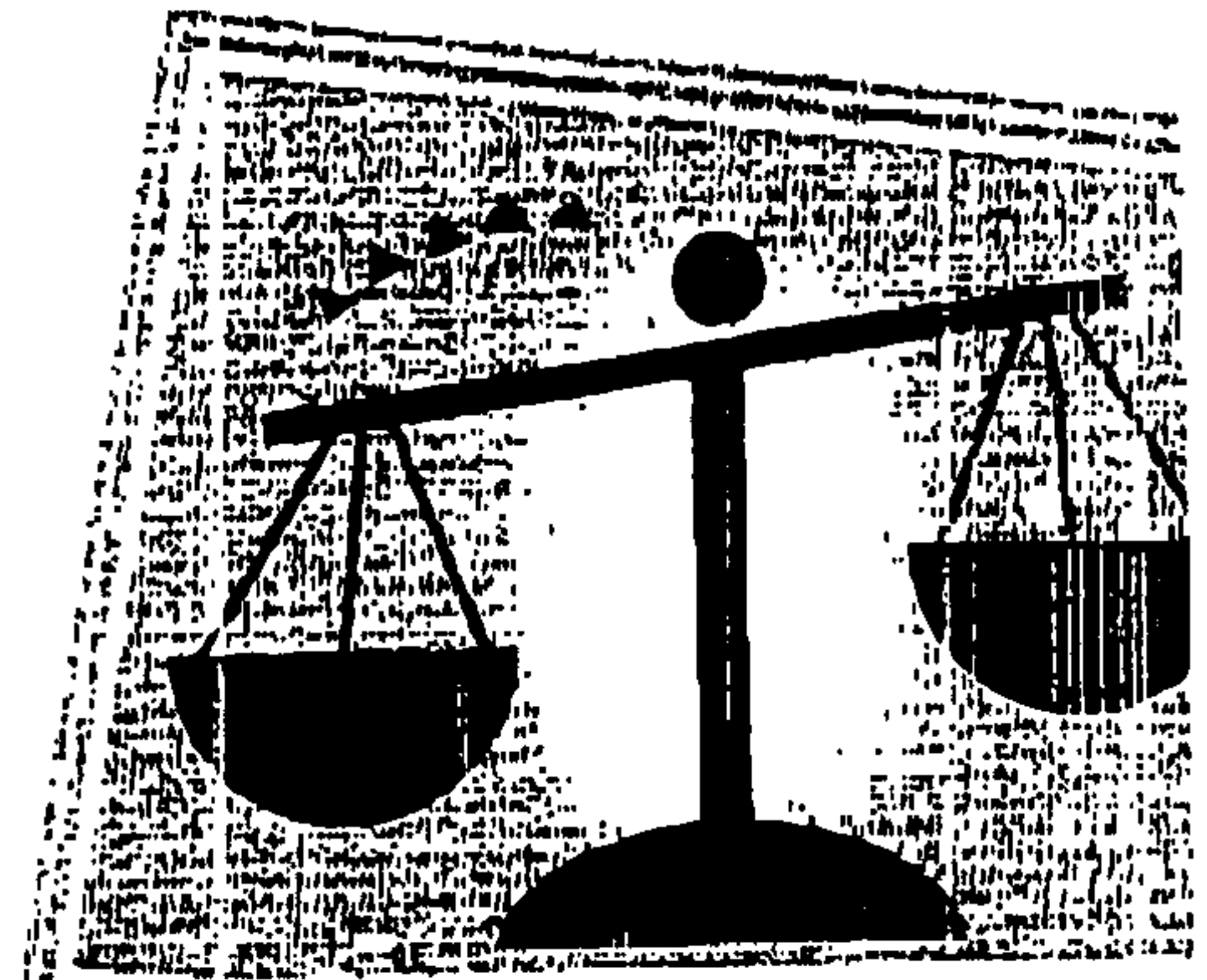
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P.O. Box 30088, Albuquerque, NM 87190-0088

Email: firm@hrd-law.com

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Operator: Bernadette Keswater

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**Please refer to: 4282.015**

April 17, 2003

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Jeff Mortensen & Associates

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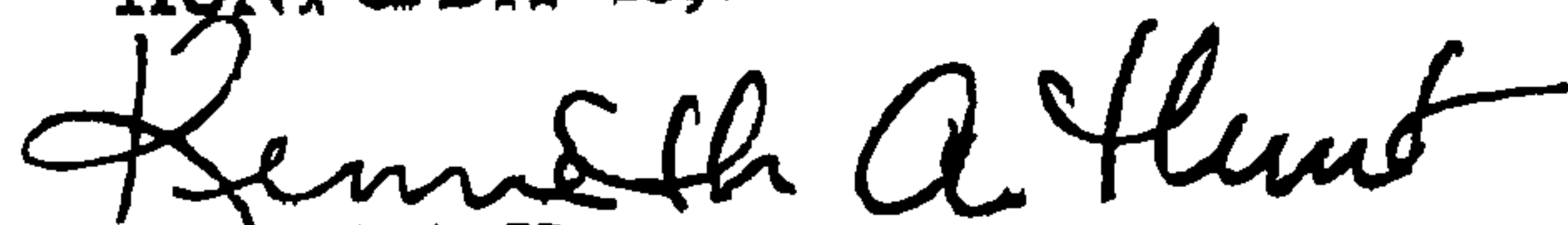
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Sincerely yours,

HUNT & DAVIS, PC



Kenneth A. Hunt

KAH:blk

Enclosure as noted.





# OFFICE OF THE PUBLIC REGULATION COMMISSION

## CERTIFICATE OF INCORPORATION

OF

LOS VIGILS HOMEOWNERS ASSOCIATION, INC.

2337996

The Public Regulation Commission certifies that the Articles of Incorporation, duly signed and verified pursuant to the provisions of the  
NONPROFIT CORPORATION ACT  
(53-8-1 to 53-8-99 NMSA 1978)  
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Dated: APRIL 7, 2003

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Chairwoman

Business Chief



\*\*\*\*\*  
\*\*\* RX REPORT \*\*\*  
\*\*\*\*\*

RECEPTION OK

TX/RX NO	5571	
CONNECTION TEL		5053454254
SUBADDRESS		
CONNECTION ID		
ST. TIME	04/17 17:03	
USAGE T	01'10	
PGS.	4	
RESULT	OK	

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

**SUBDIVISION**

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

... for Subdivision Purposes

... for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC)

Supplemental form **Z**

**ZONING**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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 / Signoff

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 7-9 and 24-27 (along with PROPOSED Tr. 6A) Block: 19 Unit: 3

Subdiv. / Addn. North Albuquerque Acres, Tract 3 (Ventura Village DRB# 1001463) TRACT A Ventura Village

Current Zoning: SU-2/R-T Proposed zoning: n/a

Zone Atlas page(s): C - 20 No. of existing lots: 8 No. of proposed lots: 46

Total area of site (acres): +/- 7386 Density if applicable: dwellings per gross acre: 5.72 dwellings per net acre: 8.23

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 102006440409040224 MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: Holly Avenue, NE and 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.): (Drb Project # 1001463) 02DRB-01509 Proj. # 1002271, 02DRB-01365, 02DRB-01391, 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: 10-09-02

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

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

Application case numbers	Action	S.F.	Fees
<u>03DRB - 00565</u>	<u>FPA</u>	<u>580</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>April 16, 2003</u>			Total \$ <u>0</u>

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

Project # 1002271



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

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

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

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

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

- MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** Your attendance is required.
  - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
  - 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 & ASSOCIATES, INC.  
 DEBIE LEBLANC TRUJILLO 04-08-03  
 Applicant name (print)  
 Debie LeBlanc Trujillo 04-08-03  
 Applicant signature / date

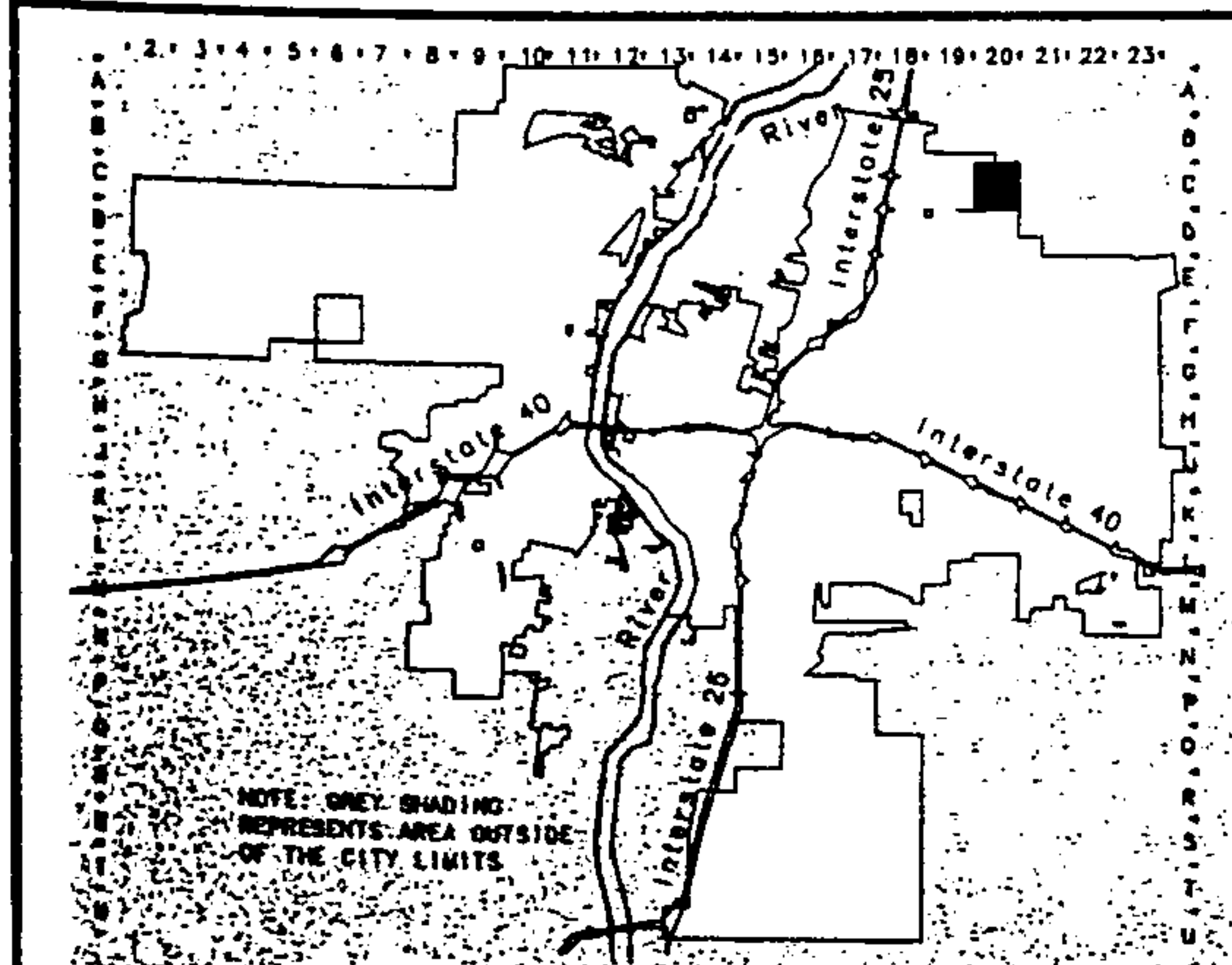
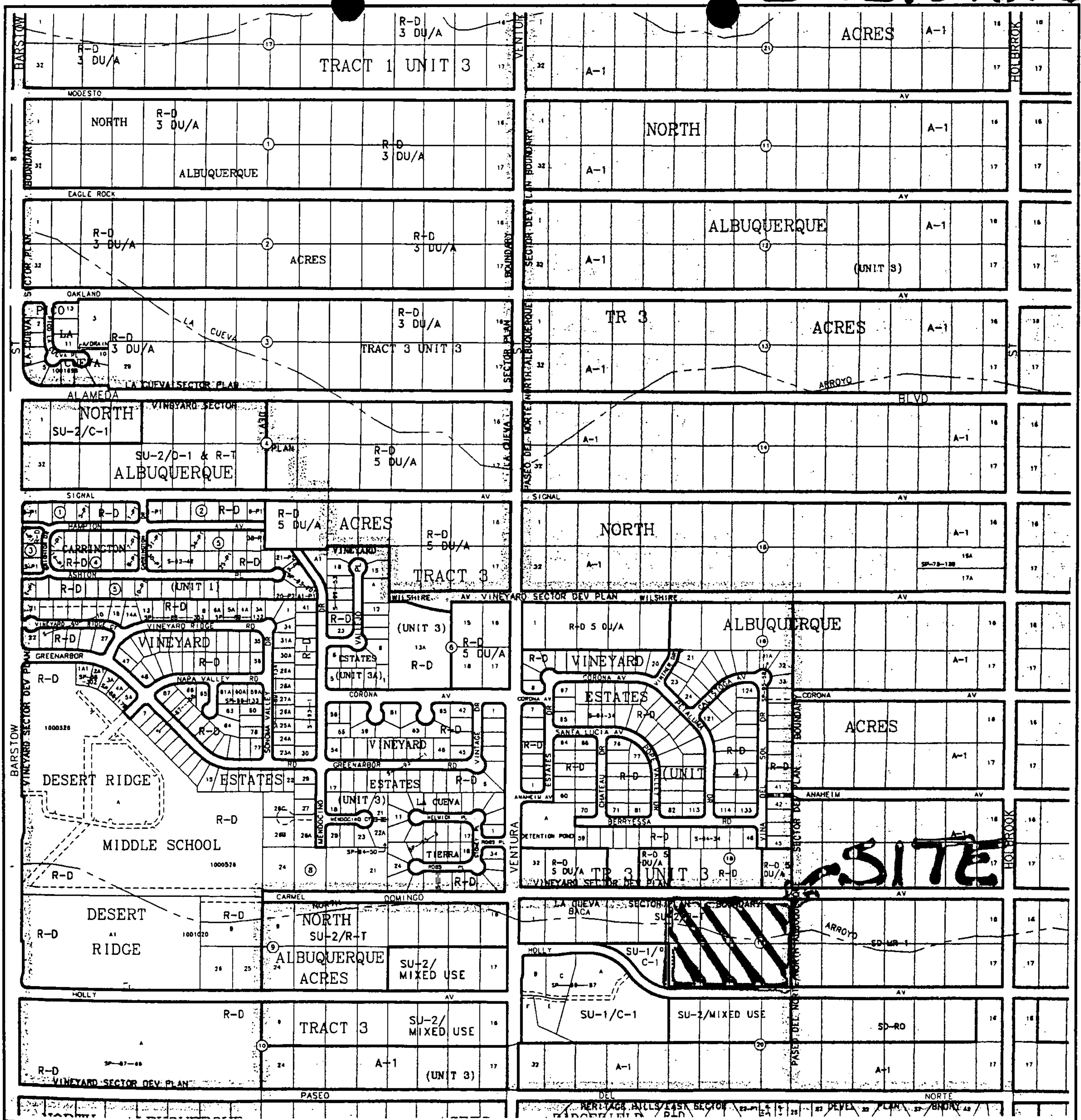


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

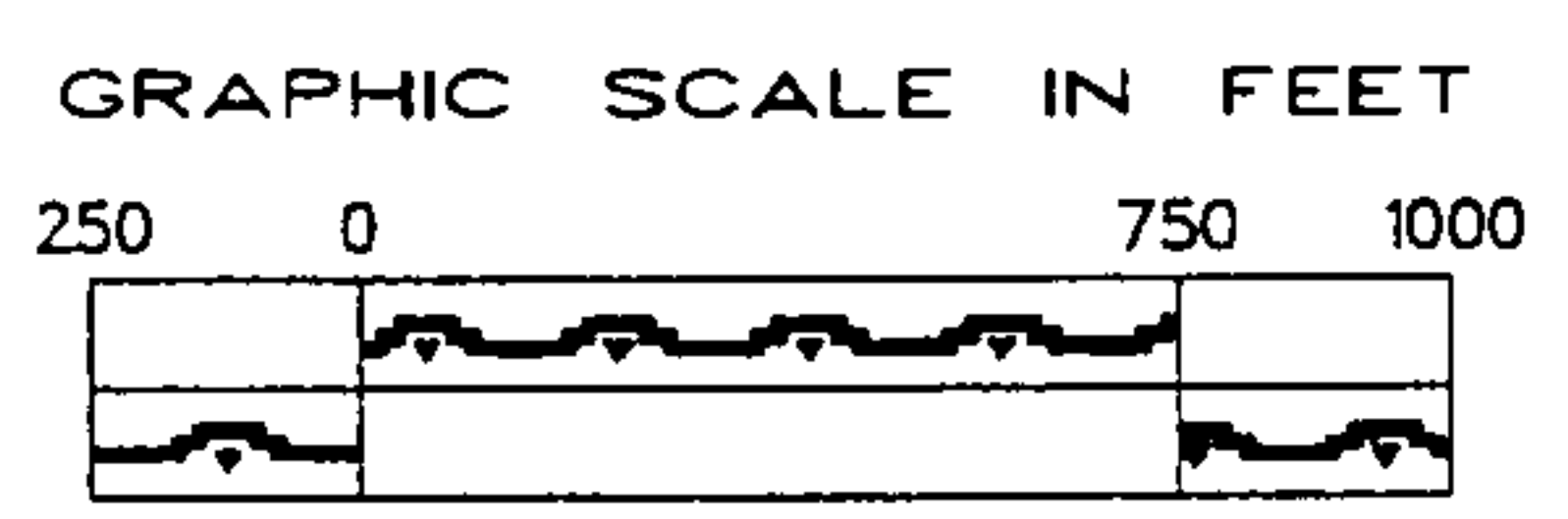
Application case numbers  
 03DRB- 00565

Form revised February 2003  
 [Signature] 4/08/03  
 Planner signature / date  
 Project # 1002271





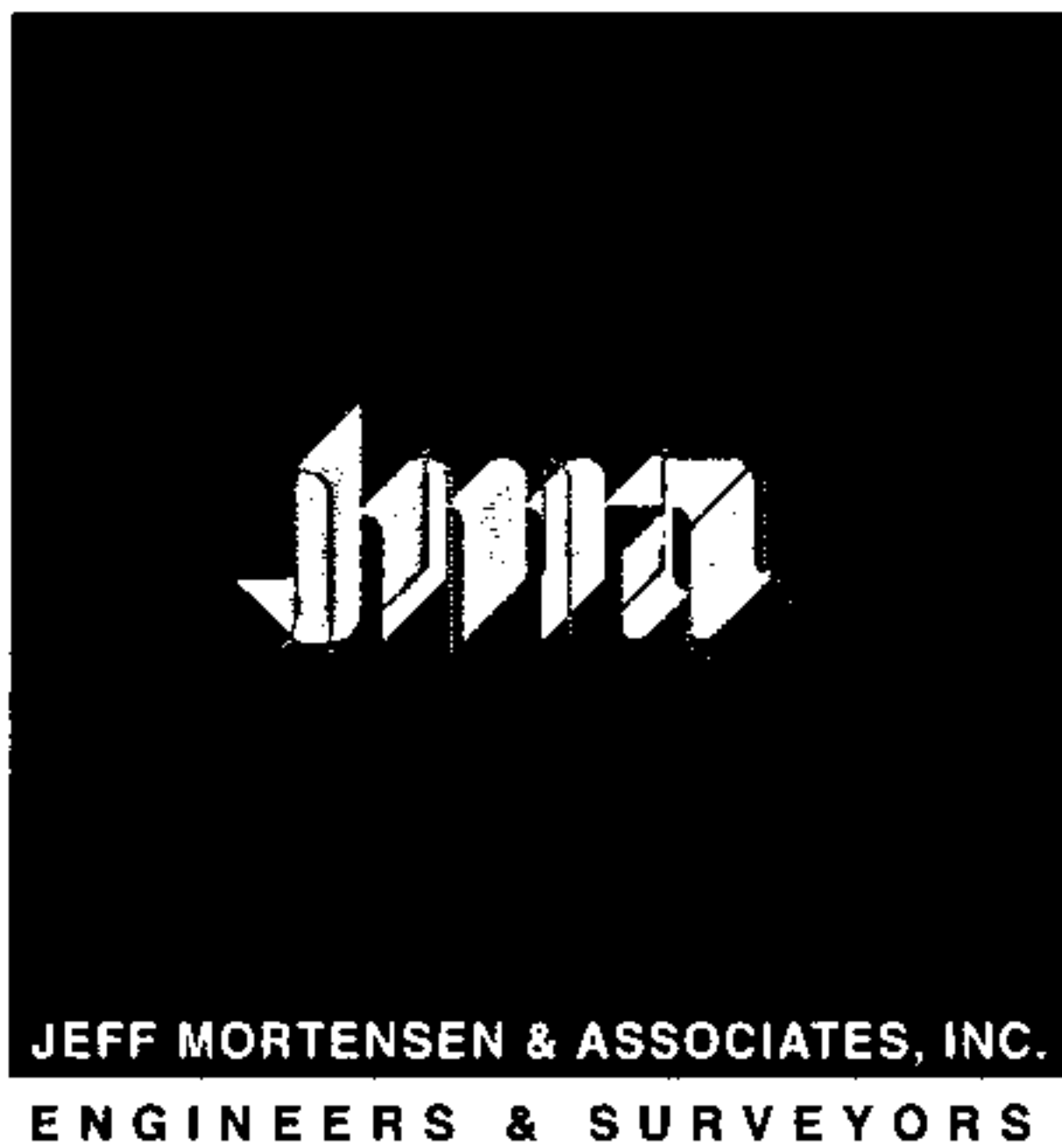
CITY OF  
Albuquerque  
A buquerque G eographic I nformation S ystem  
PLANNING DEPARTMENT  
© Copyright 2002



**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



2002.045.6  
April 7, 2003

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

Re: Request for Final Plat Sign-off  
Lots 7 - 9 and 24 - 27, Block 19, North Albuquerque Acres, Tract 3, Unit 3  
DRB Project No. 1002271 (Proposed Los Vigils Subdivision)

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3)
- 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.



No. of Lots: 45  
Nearest Major Streets

Ventura St. NE & Carmel/Holly Ave. NE

FIGURE 12

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

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 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 Las Vigils 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. 708481.

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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5832168  
Page: 1 of 11  
03/26/2003 03:25P  
Bk-A52 Pg-9067  
Bern. Co. AGRE R 29.00  
Maru Herrera

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 occurrence which cause bodily injury, death or property damage as a result of any condition or 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





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 # 300152, dated 3-14-03  
Amount: \$ 748,175.26 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:

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

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



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

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

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided in lieu of 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 of immunity under the laws of the State of New Mexico.

07/02



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

CITY OF ALBUQUERQUE  
[Signature] 3/12/03  
City Engineer  
Dated:  
3/14/03

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. Hoech, [title or capacity, for instance, "President" or "Owner":] President of [Subdivider:] Hoech 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, 20 03 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

EXHIBITS A AND B ATTACHED

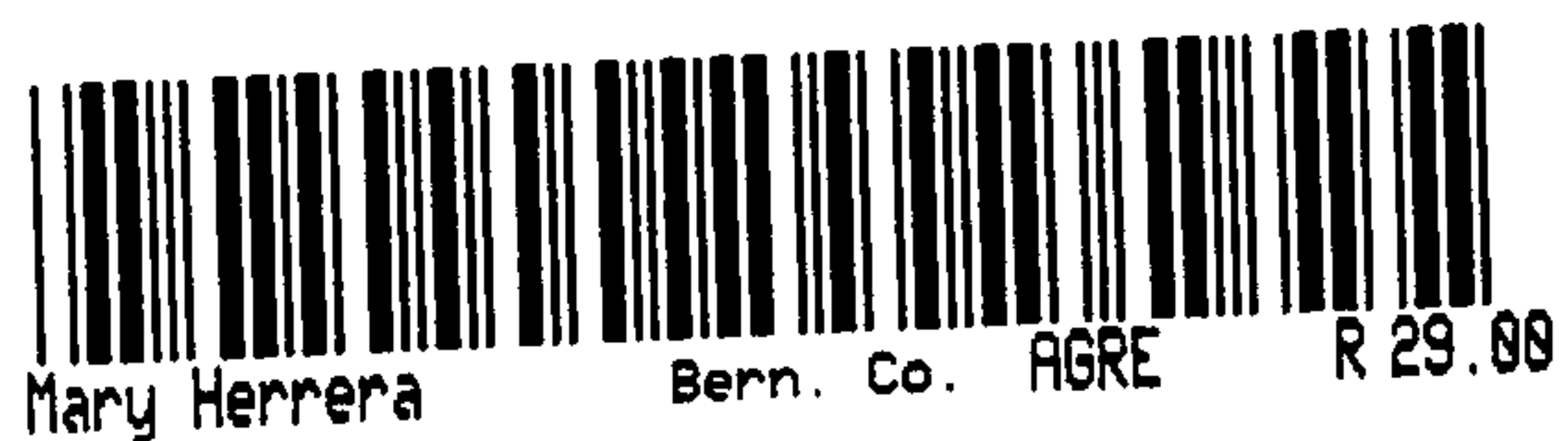


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Page: 6 of 11  
03/26/2003 03:25P  
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EXHIBIT "B" – DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots number Six (6), Seven (7) Eight (8) Nine (9), Twenty-four (24), Twenty-five (25), Twenty-six (26) and Twenty-seven (27) in Block number Nineteen (19), 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.



2003049165  
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Page: 7 of 11  
03/26/2003 03:25P  
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**ORIGINAL**

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

**LAS VIGILS**

LOTS 6-9, 24-27, BLOCK 19, 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.

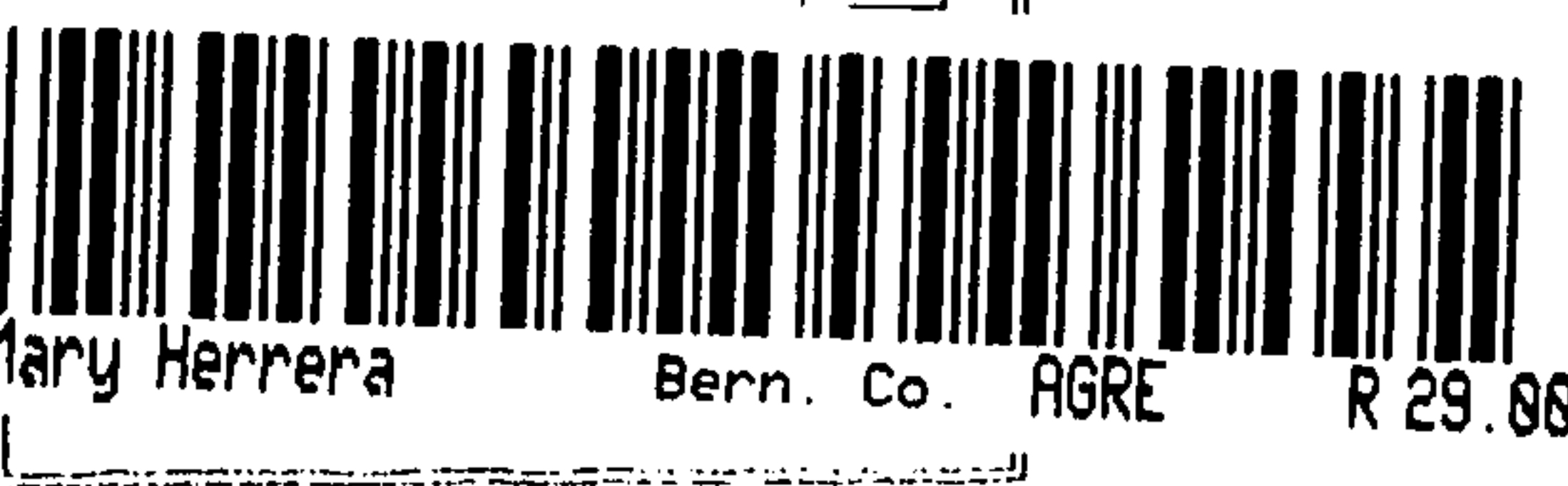
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
B-1	708481	16'	Permanent Pavement (1/2 Width) w/Std C&G (South Side Only)	Carmel Ave N.E.	NW Corner of Site	NE Corner Lot 12-P1	/	/	/
		4'	Sidewalk (South Side)	Carmel Ave N.E.	NW Corner of Site	NE Corner Lot 12-P1	/	/	/
		8'	Temporary Pavement	Carmel Ave N.E.	NW Corner of Site	NE Corner Lot 12-P1	/	/	/
		8"	Water Line	Carmel Ave N.E.	NW Corner of Site	NE Corner Lot 9-P1	/	/	/
		8"	Sanitary Sewer	Carmel Ave N.E.	NW Corner of Site	NE Corner Lot 12-P1	/	/	/
		96" to 54"	RCP Public Storm Drain (GUARANTEED BY AMAFCA AGRMT)	Carmel Ave N.E.	1320' 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.	/	/	/
		4'	Sidewalk (North Side)	Holly Ave N.E.	SW Corner of Site	SE Corner Lot 35-P1	/	/	/
		6'	Temporary Pavement	Holly Ave N.E.	SW Corner of Site	SE Corner Lot 35-P1	/	/	/
		8"	Water Line	Holly Ave N.E.	SW Corner of Site	SE Corner Lot 35-P1	/	/	/
		8"	Sanitary Sewer	Holly Ave N.E.	SW Corner of Site	SE Corner Lot 35-P1	/	/	/
		36"	RCP Public Storm Drain	Holly Ave N.E.	SW Corner of Site	SE Corner Lot 35-P1	/	/	/
		50' f-f	Residential Pavement (Private) w/ mountable C&G and 6' median with median C&G	Copperleaf Tr N.E. (Entry Street)	Holly Ave N.E.	Bluewood Ln N.E.	/	/	/

To be built  
w/ 699981 - Ventura  
Hilltop, FG'd  
w/ 699981 &  
705282



# ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
SW-1	708481	5'	Sidewalk (Both Sides)	Copperleaf Tr N.E. (Entry Street)	Holly Ave N.E.	Bluewood Ln N.E.	/	/	/
B-1	708481	8"	Water Line	Copperleaf Tr N.E. (Entry Street)	Holly Ave N.E.	Bluewood Ln N.E.	/	/	/
		8"	Sanitary Sewer	Copperleaf Tr N.E. (Entry Street)	Holly Ave N.E.	Bluewood Ln N.E.	/	/	/
		26' f-f	Residential Pavement (Private) w/ mountable C&G	Bluewood Ln N.E.	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	/	/	/
		5'	Sidewalk (Both Sides)	Bluewood Ln N.E.	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	/	/	/
		22' f-f	Residential Pavement (Private) w/ mountable C&G	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	NE Corner Lot 35-P1	/	/	/
		5'	Sidewalk (South Side Only)	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	NE Corner Lot 35-P1	/	/	/
		8"	Sanitary Sewer	Bluewood Ln N.E.	Apache Pine Way NE	Lot 35-P1	/	/	/
		8"	Public Water Line	Bluewood Ln N.E.	Apache Pine Way NE	Copperleaf Tr N.E. (Entry Street)	/	/	/
		8"	Public Water Line	Bluewood Ln N.E.	Copperleaf Tr N.E. (Entry Street)	Copperleaf Tr N.E. (Eastern Street)	/	/	/
		4"	Public Water Line	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	Lot 35-P1	/	/	/
		18"	RCP Private Storm Drain	Bluewood Ln N.E.	Apache Pine Way NE	SE Corner Lot 27-P1	/	/	/
		24"	RCP Private Storm Drain	Tract A (easement)	Carmel Ave NE	Bluewood Ln N.E.	/	/	/
		26' f-f	Residential Pavement (Private) w/ mountable C&G	Copperleaf Tr N.E. (Eastern Street)	Bluewood Ln N.E.	Apache Pine Way NE	/	/	/
		5'	Sidewalk (Both Sides)	Copperleaf Tr N.E. (Eastern Street)	Bluewood Ln N.E.	Apache Pine Way NE	/	/	/
		8"	Water Line	Copperleaf Tr N.E. (Eastern Street)	Bluewood Ln N.E.	Apache Pine Way NE	/	/	/
		8"	Sanitary Sewer	Copperleaf Tr N.E. (Eastern Street)	Bluewood Ln N.E.	Lot 14-P1	/	/	/
				Apache Pine Way NE	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	/	/	/



2003049165  
 5832168  
 Page: 9 of 11 )  
 03/26/2003 03:25P  
 Bk-A52 Pg-9067



**ORIGINAL**

SIA Sequence #	COA DRC Project #
SW-1	708481
P2-1	

Size	Type of Improvement	Location	From	To
5'	Sidewalk (Both Sides)	Apache Pine Way NE	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)
22' f-f	Residential Pavement (Private) w/ mountable C&G	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	NE Corner Lot 13-P1
5'	Sidewalk (North Side Only)	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	NE Corner Lot 13-P1
8"	Public Water Line	Apache Pine Way NE	<del>Bluewood Ln N.E.</del> CARMEL	Copperleaf Tr N.E. (Eastern Street)
8"	Sanitary Sewer	Apache Pine Way NE	Bluewood Ln N.E.	Lot 12-P1
4"	Public Water Line	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	Lot 12-P1
18"	RCP Private Storm Drain	Apache Pine Way NE	SE Corner Lot 2-P1	SW Corner Lot 1-P1
8"	Sanitary Sewer	Tract A (Easement)	NW Corner Lot 45-P1	Holly Ave NE
2.5 ac-ft	Public Temporary Detention Pond w/ 42" RCP outlet and Emergency Spillway	Lots 10&23, Blk 19		

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

**NOTES**

- Engineer's Certification per D.P.M is required for Financial Guarantee Release.
- A Letter of Map Revision (LOMR) from FEMA is required for Financial Guaranty Release. This LOMR is Guaranteed by the AFAMCA Agreement
- Temporary Public Drainage Easement and Private Facility Drainage Covenant is required for Temporary Detention Pond on Lots 10 and 23.
- 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)

*Sheran Nelson* 1/29/03  
DRB CHAIR - date

*Christina Sandoval* 1/24/03  
PARKS & GENERAL SERVICES - date  
Recitation

Jeff Mortensen & Assoc.  
FIRM

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

AMAFCA - date

*J. Graeme Means* 01/27/03  
SIGNATURE - date

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

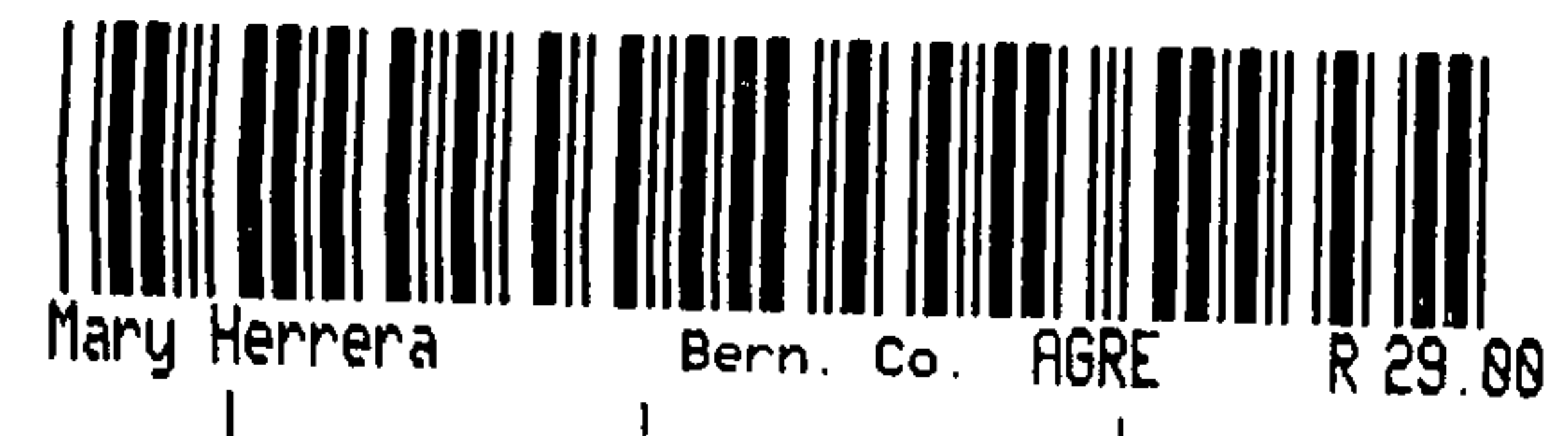
- date

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

*Brad D. Bigham* 1-29-03  
CITY ENGINEER - date

- date

**DESIGN REVIEW COMMITTEE REVISIONS**



2003049165  
5832168  
Page: 10 of 11  
03/26/2003 03:25P  
Bk-A52 Pg-9067

USER DEPARTMENT	AGENT / OWNER

2

# FINANCIAL GUARANTY AMOUNT

03/07/2003

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

Project Description:

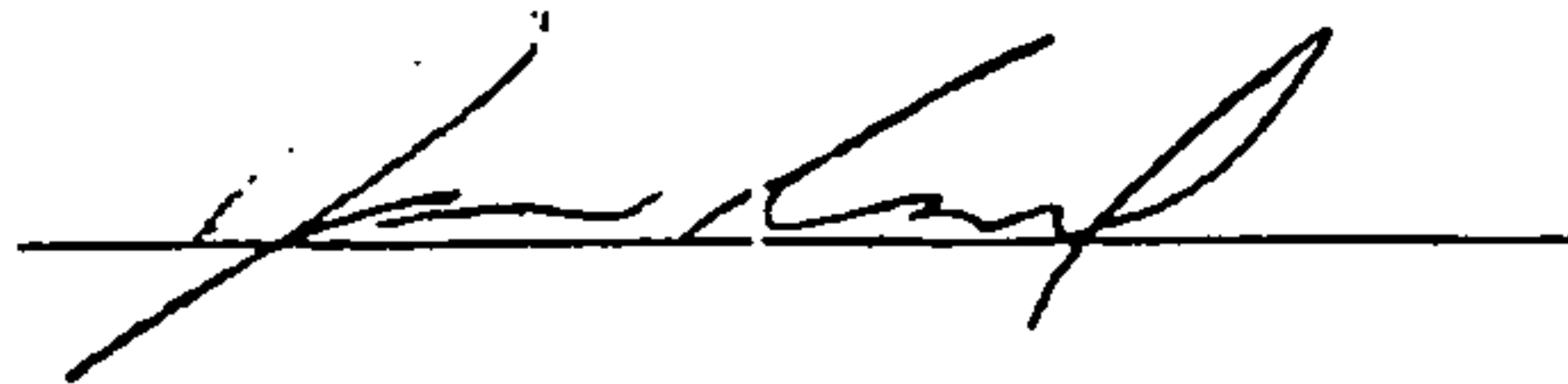
Project ID #: 708481, Las Vigils Subdivision, Phase/Unit #: 1

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

Approved estimate amount:		\$473,515.13
Contingency Amount:	10.00%	\$47,351.51
Subtotal:		\$520,866.64
NMGRT	5.8125%	\$30,275.37
Subtotal:		\$551,142.01
Engineering Fee	6.60%	\$36,375.37
Testing Fee	2.00%	\$11,022.84
Subtotal:		\$598,540.21
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b><u>\$748,175.26</u></b>

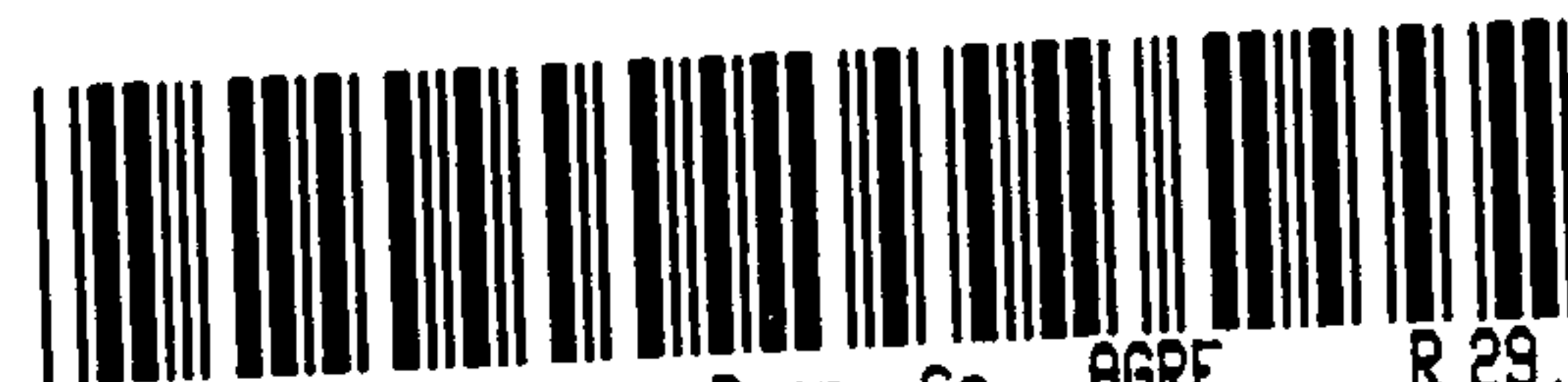
APPROVAL:

DATE:



3-7-2003

Notes: 10% contingency, plans not approved. Certification for grading & drainage required prior to release of financial guaranty.


 2003049165  
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 Page: 11 of 11  
 03/26/2003 03:25P  
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 Mary Herrera      Bern. Co.      AGRE      R 29.00



March 14, 2003

IRREVOCABLE LETTER OF CREDIT NO. 300152

AMOUNT: \$748,175.26

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. **708481 (Subdivision Improvements)**  
Project Name: **Las Vigils Subdivision, 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 **Seven Hundred Forty Eight Thousand One Hundred Seventy Five and 26/100 (748,175.26)** 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 **Las Vigils Subdivision, Unit 1, City Project No. 708481** ("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 3/26/03, 2003 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A52-86, at pages 9067 to 9067, as amended ("Agreement").

A Draft or Drafts for any amount up to but not in excess of **Seven Hundred Forty Eight Thousand One Hundred Seventy Five and 26/100 (748,175.26)** 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. 300152  
Page 2

The Draft(s) drawn under this credit must contain the Clause: "Drawn under Letter of Credit and Agreement No. 300152 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.

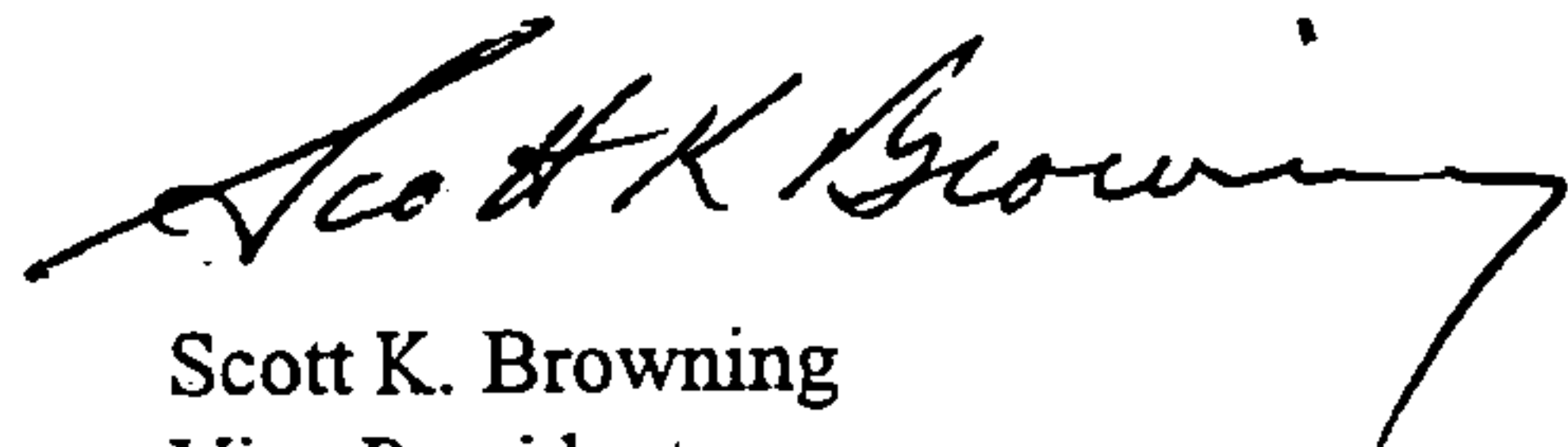
This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

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

DATED: \_\_\_\_\_

3-24-03

3/19/03 of 3/20/03

**Development Review Application Attachment Listing**  
**UPC No.s**

North Albuquerque Acres Tract 3, Unit 3, Block 19

Lot 6 – 1-020-064-355-090-4-02-27

Lot 7 – 1-020-064-372-090-4-02-26

Lot 8 – 1-020-064-388-090-4-02-25

Lot 9 – 1-020-064-404-090-4-02-24

Lot 24 – 1-020-064-403-067-4-02-09

Lot 25 – 1-020-064-388-067-4-02-08

Lot 26 – 1-020-064-371-067-4-02-07

Lot 27 – 1-020-064-356-066-4-02-06

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

**ORIGINAL**

**FIGURE 12**

**INFRASTRUCTURE LIST**

Date Submitted: 01/29/2003

Date Site Plan Approved: 1-29-03

Date Preliminary Plat Approved: 1-29-03

Date Preliminary Plat Expires: 1-29-04

DRB Project No.: 1002271

DRB Application No.: 03DRB-00002

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

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

**LAS VIGILS**

**LOTS 6-9, 24-27, BLOCK 19, 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 (South Side Only)	Carmel Ave N.E.	NW Corner of Site	NE Corner Lot 12-P1	/	/	/
		4'	Sidewalk (South Side)	Carmel Ave N.E.	NW Corner of Site	NE Corner Lot 12-P1	/	/	/
		8'	Temporary Pavement	Carmel Ave N.E.	NW Corner of Site	NE Corner Lot 12-P1	/	/	/
		8"	Water Line	Carmel Ave N.E.	NW Corner of Site	NE Corner Lot 9-P1	/	/	/
		8"	Sanitary Sewer	Carmel Ave N.E.	NW Corner of Site	NE Corner Lot 12-P1	/	/	/
		96" to 54"	RCP Public Storm Drain (GUARANTEED BY AMAFCA AGRMT)	Carmel Ave N.E.	1320' 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.	/	/	/
		4'	Sidewalk (North Side)	Holly Ave N.E.	SW Corner of Site	SE Corner Lot 35-P1	/	/	/
		6'	Temporary Pavement	Holly Ave N.E.	SW Corner of Site	SE Corner Lot 35-P1	/	/	/
		8"	Water Line	Holly Ave N.E.	SW Corner of Site	SE Corner Lot 35-P1	/	/	/
		8"	Sanitary Sewer	Holly Ave N.E.	SW Corner of Site	SE Corner Lot 35-P1	/	/	/
		36"	RCP Public Storm Drain	Holly Ave N.E.	SW Corner of Site	SE Corner Lot 35-P1	/	/	/
		50' f-f	Residential Pavement (Private) w/ mountable C&G and 6' median with median C&G	Copperleaf Tr N.E. (Entry Street)	Holly Ave N.E.	Bluewood Ln N.E.	/	/	/



# ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	5'	Sidewalk (Both Sides)	Copperleaf Tr N.E. (Entry Street)	Holly Ave N.E.	Bluewood Ln N.E.	/	/	/
<input type="text"/>	<input type="text"/>	8"	Water Line	Copperleaf Tr N.E. (Entry Street)	Holly Ave N.E.	Bluewood Ln N.E.	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer	Copperleaf Tr N.E. (Entry Street)	Holly Ave N.E.	Bluewood Ln N.E.	/	/	/
<input type="text"/>	<input type="text"/>	26' f-f	Residential Pavement (Private) w/ mountable C&G	Bluewood Ln N.E.	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	/	/	/
<input type="text"/>	<input type="text"/>	5'	Sidewalk (Both Sides)	Bluewood Ln N.E.	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	/	/	/
<input type="text"/>	<input type="text"/>	22' f-f	Residential Pavement (Private) w/ mountable C&G	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	NE Corner Lot 35-P1	/	/	/
<input type="text"/>	<input type="text"/>	5'	Sidewalk (South Side Only)	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	NE Corner Lot 35-P1	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer	Bluewood Ln N.E.	Apache Pine Way NE	Lot 35-P1	/	/	/
<input type="text"/>	<input type="text"/>	6"	Public Water Line	Bluewood Ln N.E.	Apache Pine Way NE	Copperleaf Tr N.E. (Entry Street)	/	/	/
<input type="text"/>	<input type="text"/>	8"	Public Water Line	Bluewood Ln N.E.	Copperleaf Tr N.E. (Entry Street)	Copperleaf Tr N.E. (Eastern Street)	/	/	/
<input type="text"/>	<input type="text"/>	4"	Public Water Line	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	Lot 35-P1	/	/	/
<input type="text"/>	<input type="text"/>	18"	RCP Private Storm Drain	Bluewood Ln N.E.	Apache Pine Way NE	SE Corner Lot 27-P1	/	/	/
<input type="text"/>	<input type="text"/>	24"	RCP Private Storm Drain	Tract A (easement)	Carmel Ave NE	Bluewood Ln N.E.	/	/	/
<input type="text"/>	<input type="text"/>	26' f-f	Residential Pavement (Private) w/ mountable C&G	Copperleaf Tr N.E. (Eastern Street)	Bluewood Ln N.E.	Apache Pine Way NE	/	/	/
<input type="text"/>	<input type="text"/>	5'	Sidewalk (Both Sides)	Copperleaf Tr N.E. (Eastern Street)	Bluewood Ln N.E.	Apache Pine Way NE	/	/	/
<input type="text"/>	<input type="text"/>	8"	Water Line	Copperleaf Tr N.E. (Eastern Street)	Bluewood Ln N.E.	Apache Pine Way NE	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer	Copperleaf Tr N.E. (Eastern Street)	Bluewood Ln N.E.	Lot 14-P1	/	/	/
<input type="text"/>	<input type="text"/>	26' f-f	Residential Pavement (Private) w/ mountable C&G	Apache Pine Way NE	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	/	/	/

# ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
5'	Sidewalk (Both Sides)	Apache Pine Way NE	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)
22' f-f	Residential Pavement (Private) w/ mountable C&G	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	NE Corner Lot 13-P1
5'	Sidewalk (North Side Only)	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	NE Corner Lot 13-P1
8"	Public Water Line	Apache Pine Way NE	<del>Bluewood Ln N.E.</del> <b>CARMEL</b>	Copperleaf Tr N.E. (Eastern Street)
8"	Sanitary Sewer	Apache Pine Way NE	Bluewood Ln N.E.	Lot 12-P1
4"	Public Water Line	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	Lot 12-P1
18"	RCP Private Storm Drain	Apache Pine Way NE	SE Corner Lot 2-P1	SW Corner Lot 1-P1
8"	Sanitary Sewer	Tract A (Easement)	NW Corner Lot 45-P1	Holly Ave NE
2.5 ac-ft	Public Temporary Detention Pond w/ 42" RCP outlet and Emergency Spillway	Lots 10&23, Blk 19		

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

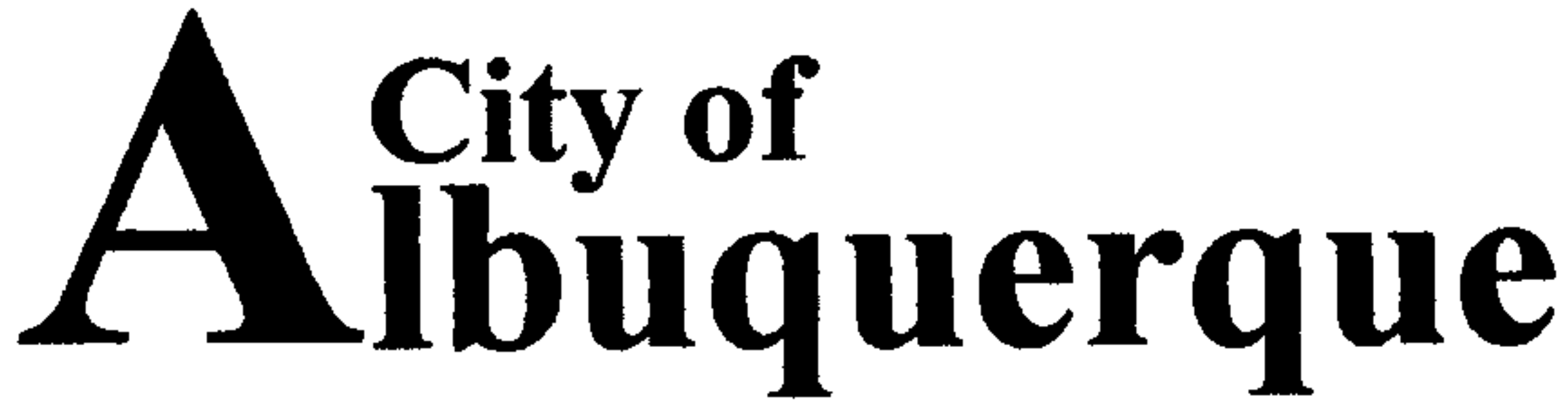
**NOTES**

- 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 Temporary Public Drainage Easement and Private Facility Drainage Covenant is required for Temporary Detention Pond on Lots 10 and 23.
- 4 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> 01/27/03 SIGNATURE - date</p> <p>MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: <u>1-29-05</u></p>	<p><i>Sheran Matson</i> 1/29/03 DRB CHAIR - date <b>Planning</b></p> <p><i>[Signature]</i> 1-29-03 TRANSPORTATION DEVELOPMENT - date</p> <p><i>Roger Lee</i> 1/29/03 UTILITY DEVELOPMENT - date</p> <p><i>Brad L. Bigham</i> 1-29-03 CITY ENGINEER - date</p>	<p><i>Christina Sandoval</i> 1/29/03 PARKS &amp; GENERAL SERVICES - date <i>Recreation</i></p> <p>_____ AMAFCA - date</p> <p>_____ - date</p> <p>_____ - date</p>

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



# DEVELOPMENT REVIEW APPLICATION

<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 Rights-of-Way, Vacation of Non Specific Easement for Pipeline Purposes (Water, Gas and Sewage) Telephone and Electrical Energy Easements, Preliminary Plat approval, and 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 6-9 and 24-27 Block: 19 Unit: 3

Subdiv. / Addn. North Albuquerque Acres, Tract 3 AKA LAS VIGILS ST

Current Zoning: SU-2/R-T Proposed zoning: n/a

Zone Atlas page(s): C - 20 No. of existing lots: 8 No. of proposed lots: 46

Total area of site (acres): +/- 7.386 Density if applicable: dwellings per gross acre: 5.72 dwellings per net acre: 8.23

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: Holly Avenue, NE and 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.): (Drb Project # 1001463) 02DRB-01509 Proj. # 1002271, 02DRB-01365, 02DRB-01391, SD-86-6-3, AX-94-1and Z-94-6

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 10-09-02

SIGNATURE [Signature] DATE 01/02/03

For (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 type="checkbox"/> All checklists are complete	<u>03DRB - 00002</u>	<u>PP</u>		<u>\$ 1,350.00</u>
<input type="checkbox"/> All fees have been collected	<u>03DRB - 00003</u>	<u>VROW</u>		<u>\$ 600.00</u>
<input type="checkbox"/> All case #s are assigned	<u>03DRB - 00004</u>	<u>VPE</u>		<u>\$ 180.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>NOTIF. fee</u>		<u>\$ 75.00</u>
<input type="checkbox"/> Case history #s are listed		<u>TDSC</u>		<u>\$ 0</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	<u>03DRB - 00005</u>			
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>JAN. 29, 2003</u>			<u>\$ 2,205.00</u>

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

Project # 1002271



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)
  - 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)

J. J. Maene/Men

12/31/2002  
Applicant signature / date



Form revised September 2001

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

Application case numbers  
03 DRB - 00002  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

Robert 1/02/03  
 Planner signature / date  
 Project # 1002271



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) \$ 300 x 2 / 145 x 4
    - 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. Inesme Men 12/31/02  
 Applicant signature / date



Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
03DRB- - 00003  
03DRB- - 00004  
03DRB- - 00005

B. Schubert 1/02/03  
 Planner signature / date  
**Project #** 1002271

# 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<sup>th</sup>, 2003 To JAN. 29<sup>th</sup>, 2003.

### 5. REMOVAL

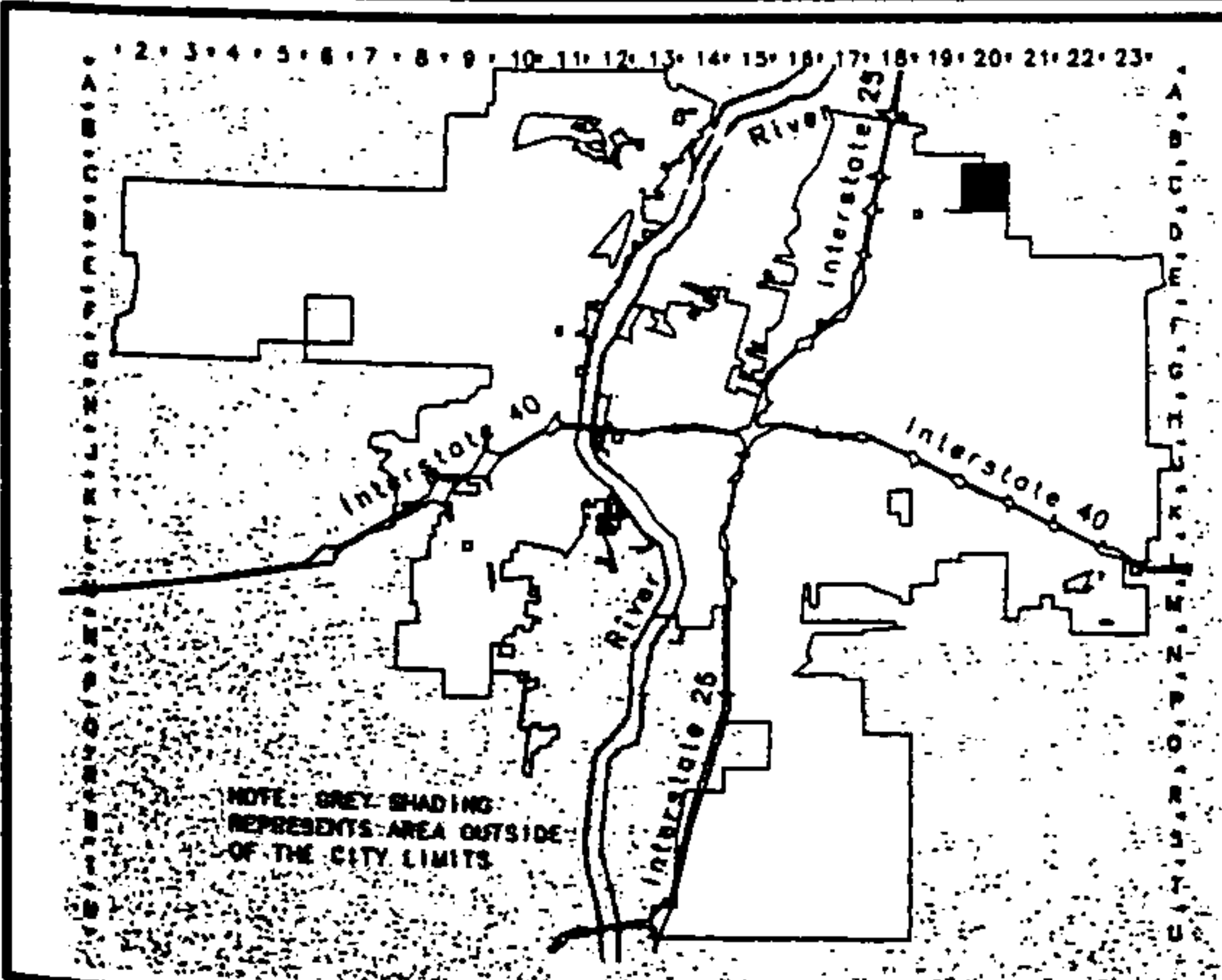
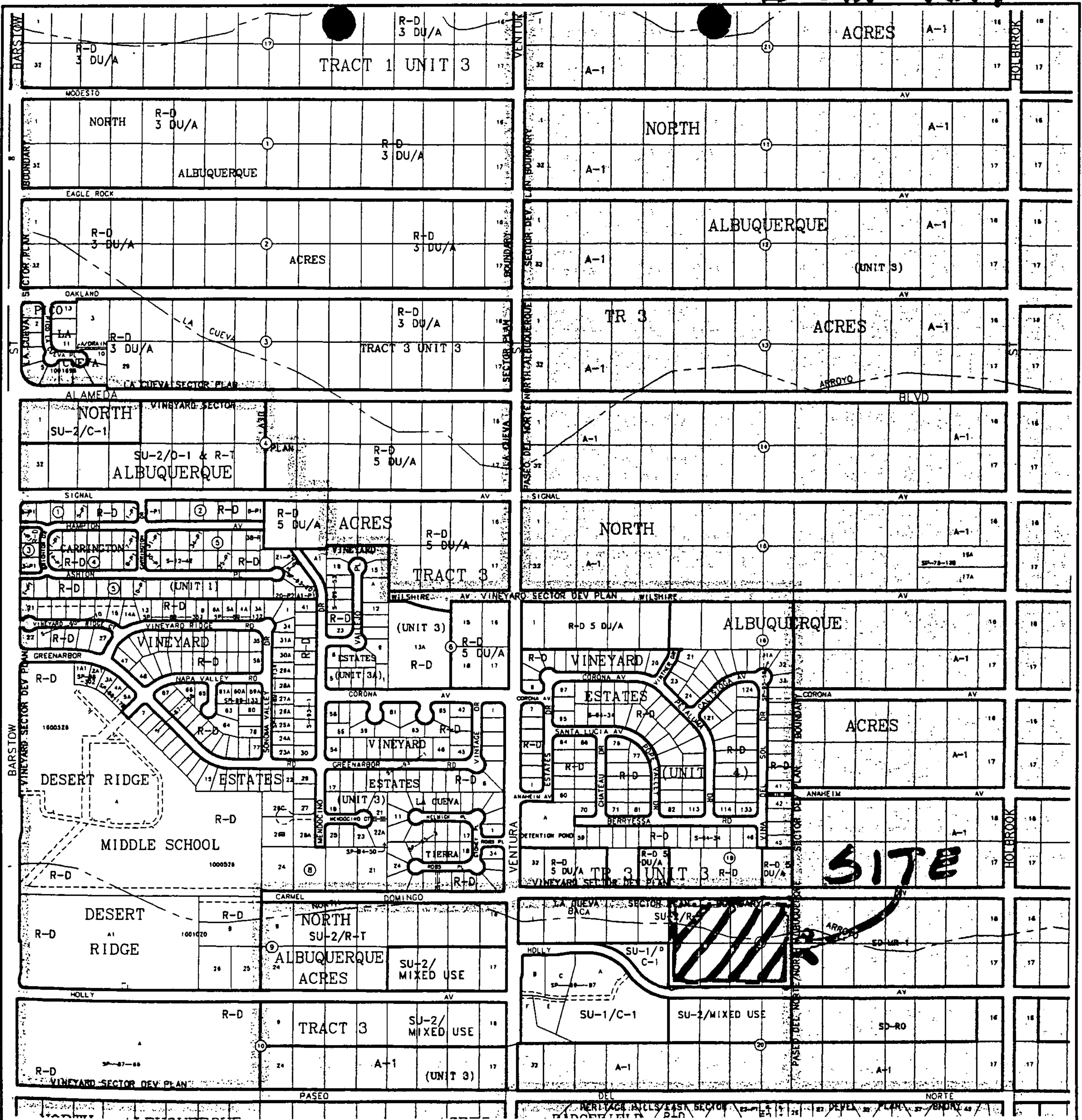
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

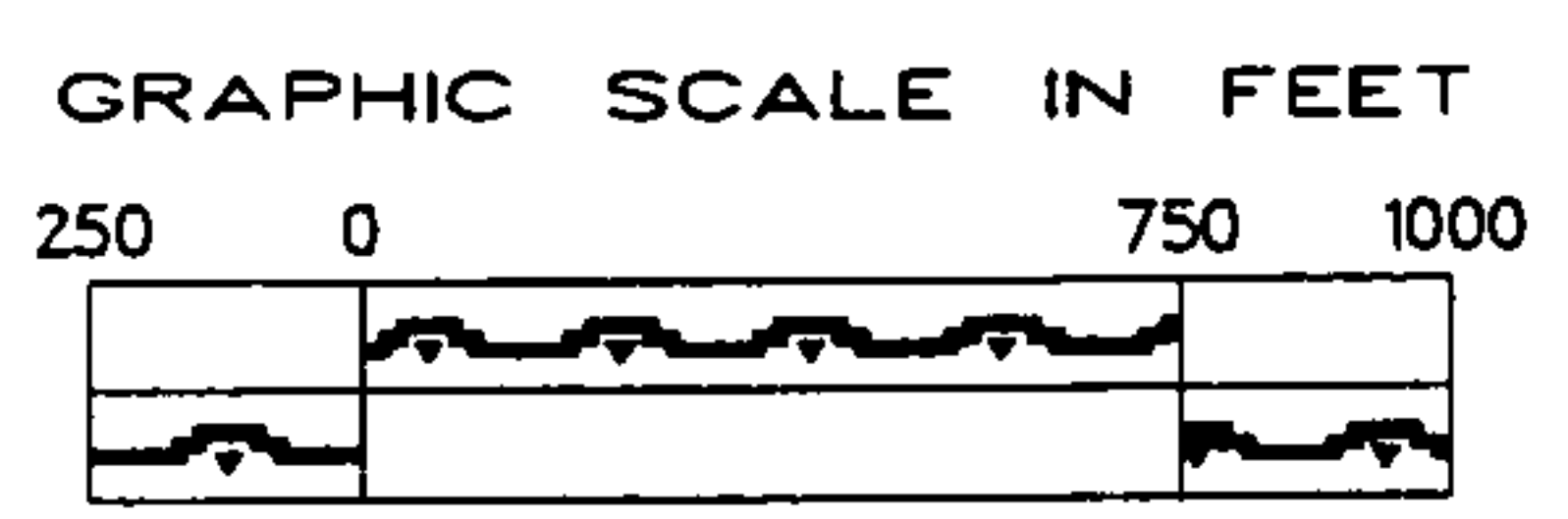
J. Shaen Meen (Applicant or Agent), 01/02/03 (Date)

I issued 2 signs for this application, 1/02/03 (Date), Bobbert (Staff Member)

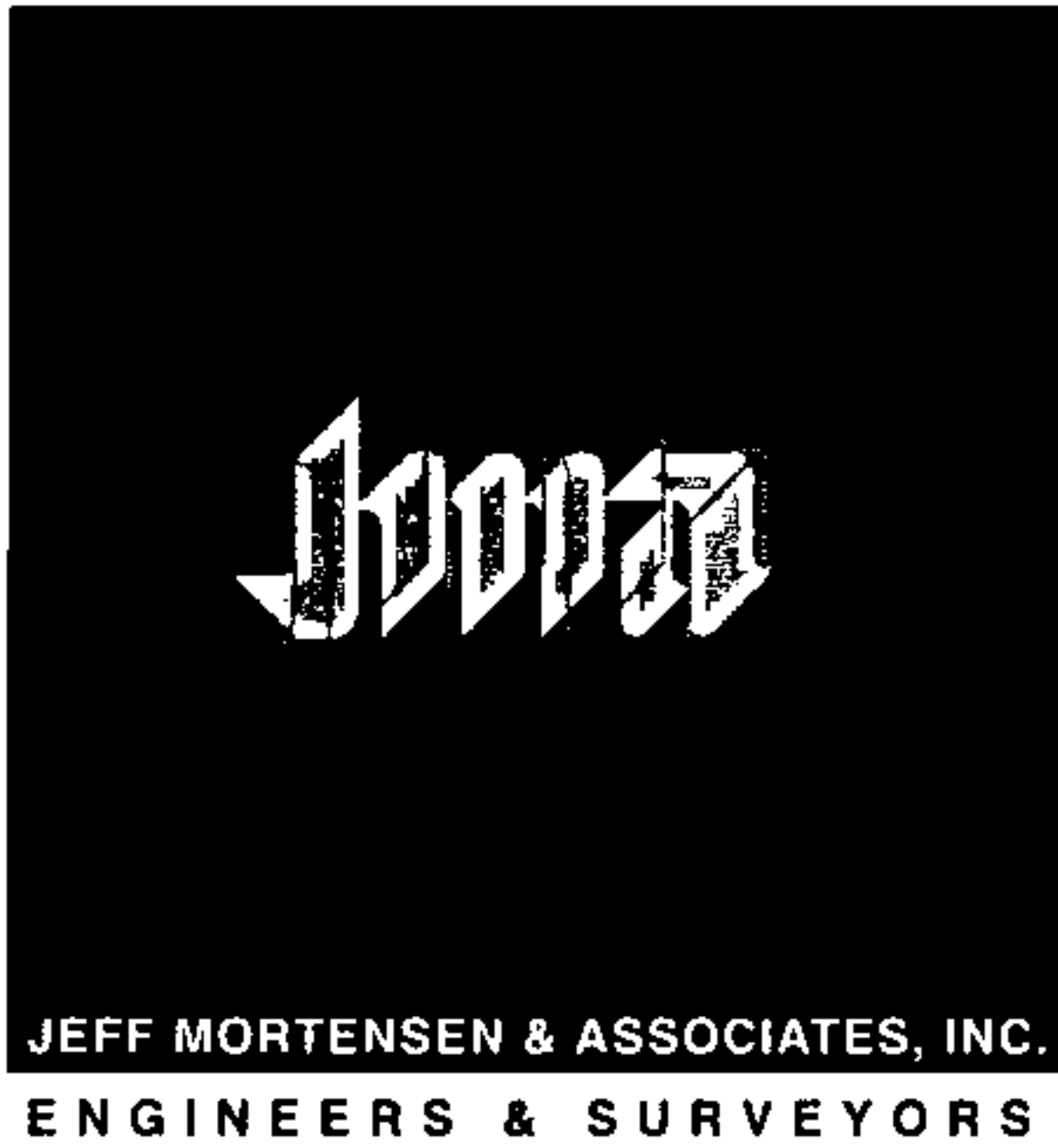




CITY OF  
Albuquerque  
A Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2002



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



2002.045.4  
January 2, 2003

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

Re: Las Vigils Subdivision – DRB Project No. 1002271  
*Request for Vacation of Public Rights-of-Way, Non Specific Easements, Major Subdivision Plat Preliminary Plat Approval, and Temporary Deferral of Sidewalk Construction Lots 7-9 and Lots 24-27, Block 19, North Albuquerque Acres, Tract 3, Unit 3 along with PROPOSED Tract 6A, Ventura Village (DRB Project # 1001463)*

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
- Letter from Victor Chavez, Director Planning Department stating that no Site Plan or EPC hearing will be required for this development
- Appropriate Fee

On behalf of Hoech Real Estate Corporation, we are requesting vacation of the southerly 6' of Public Right-of-Way on Carmel Avenue N.E., the northerly 2' of Public Right-of-Way on Holly Avenue N.E., 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 46 lots (45 residential and one common tract) from 8 existing NAA lots and the vacated portion of Carmel Avenue, N.E. This project was heard as a sketch plat on October 9, 2002 as 02DRB-01509, Project No. 1002271.

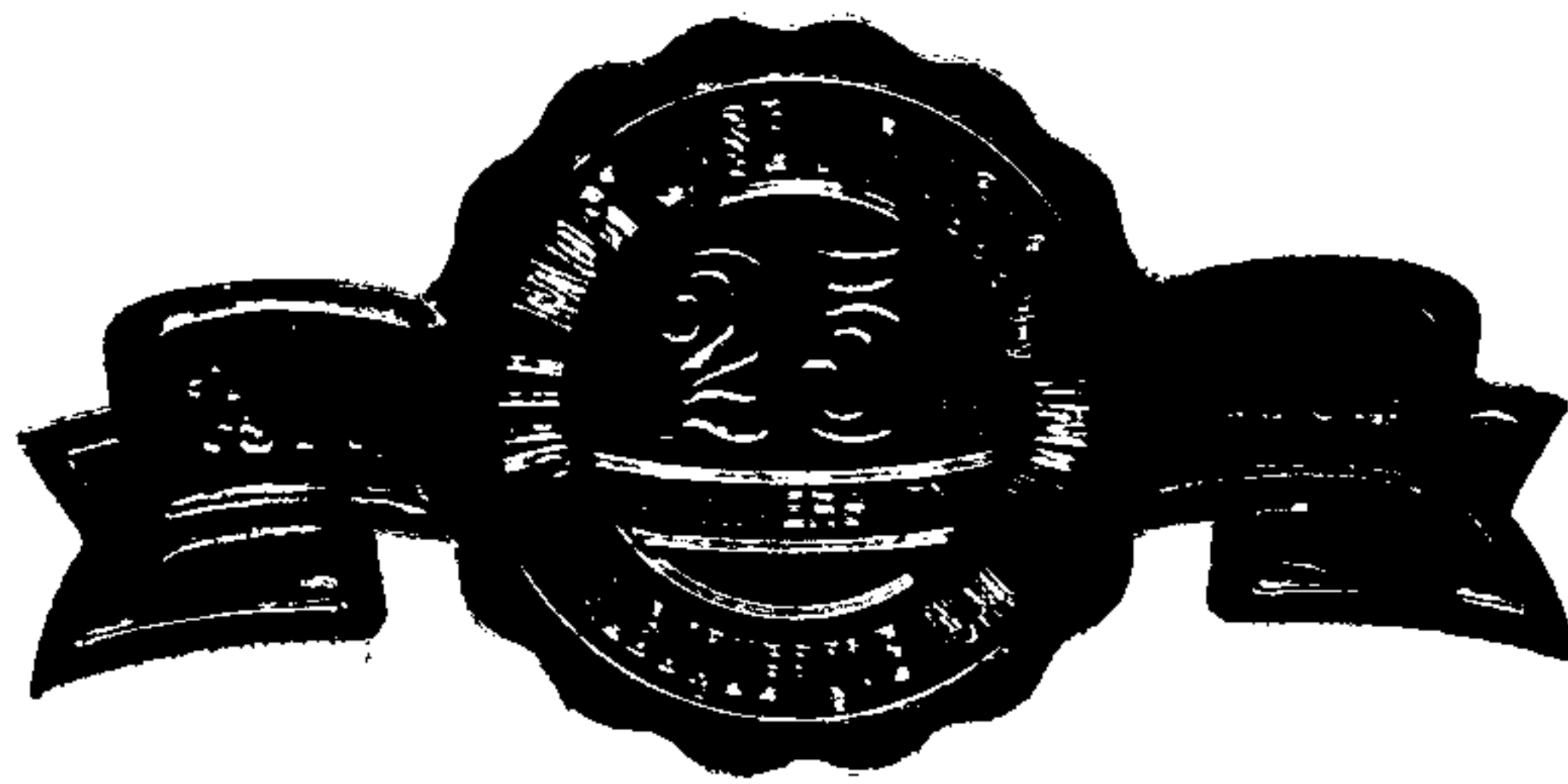
Roger Green  
Development Review Board  
January 2, 2003.  
Page 2

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.



fer

  
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Don Hoech – Hoech Real Estate Corporation





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 2, 2002

Mr. Donald G. Hoech, President  
Hoech Real Estate Corporation  
8300 Carmel Ave. NE, Suite 601  
Albuquerque, New Mexico 87122

RE: La Cueva Sector Development Plan

Dear Mr. Hoech:

In reference to your letter of June 10, 2002, you question whether or not your subdivision plat will be required to be reviewed by the EPC per the SU-2 Zoning Requirements of the La Cueva Sector Plan. The intention of EPC review of SU-2 zoned sites is to "ensure compatibility of higher density land uses." Since you are proposing low-density residential development on lots greater than 5,000 square feet, the intent of EPC review becomes moot.

If you are planning to develop single family detached homes under this zoning, your only requirement will be to submit a Subdivision Plat for DRB review and approval. If you have any further questions, please do not hesitate to contact Carmen Marrone at 924-3814.

Sincerely,

Victor Chavez, Director  
Planning Department

**Development Review Application Attachment Listing**  
**UPC No.s**

North Albuquerque Acres Tract 3, Unit 3, Block 19

Lot 6 – 1-020-064-355-090-4-02-27

Lot 7 – 1-020-064-372-090-4-02-26

Lot 8 – 1-020-064-388-090-4-02-25

Lot 9 – 1-020-064-404-090-4-02-24

Lot 24 – 1-020-064-403-067-4-02-09

Lot 25 – 1-020-064-388-067-4-02-08

Lot 26 – 1-020-064-371-067-4-02-07

Lot 27 – 1-020-064-356-066-4-02-06

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 SU-2/R-T

Legal Description - Lot or Tract # 6-9&24-27 Block # 19

Parcel Size (acres / sq.ft.)

Subdivision Name North Albuquerque Acres, TR.3, U3

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 - 45
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: [Signature] 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.

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

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 Las Vigils

AGIS MAP # C-20

LEGAL DESCRIPTION Lots 6-9 and 24-27, Block 19, North Albuquerque Acres,  
Tract 3, Unit 3

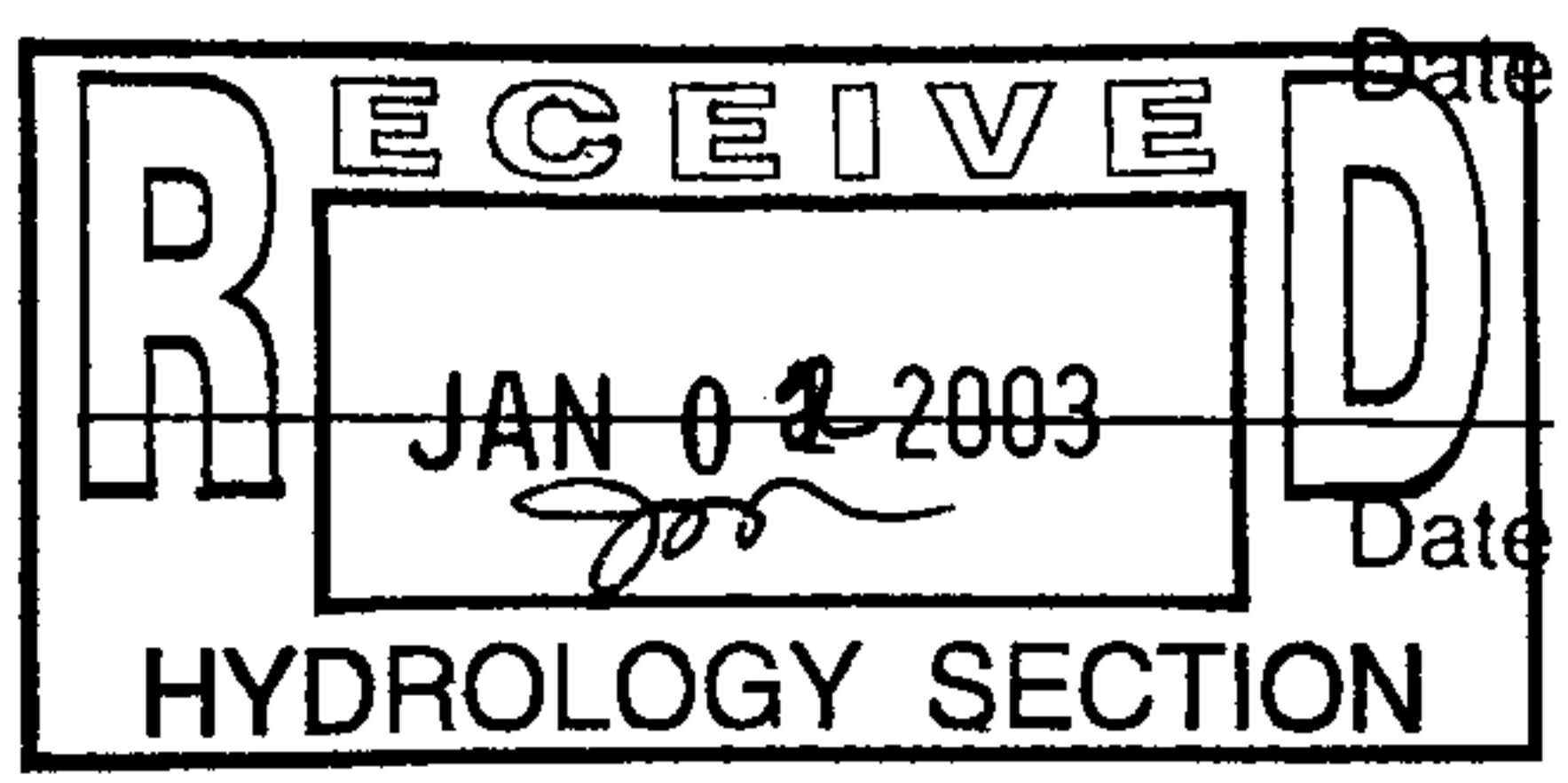
X **DRAINAGE REPORT**

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 01-02-2003 [date].

*J. Groem Mer*  
for Debie LeBlanc Trujillo for Jeff Mortensen & Assoc., Inc.

Applicant / Agent

~~for~~ Rund 1/2/03  
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

Bruce Byle  
Utilities Division Representative 12/13/02  
Date

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

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



2002.045.4  
December 31, 2002

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: Las Vigils Subdivision

Type of Request: Vacation of Public Street Right-of-Way and Preliminary Plat

Current Legal Description: Lots 6-9 and Lots 24-27, Block 19, North Albuquerque Acres, Tract 3, Unit 3.

Location: The subject property lies between Carmel Avenue, NE and Holly 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 the related 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  
December 31, 2002  
Page 2

This project consists of vacation of Public Rights-of-Way and Non Specific Easements, Major Subdivision Plat approval (including Grading Plan approval) and Temporary Deferral of Sidewalk Construction. The public street right-of-way that will be vacated will be incorporated into the new tracts.

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

Sincerely,

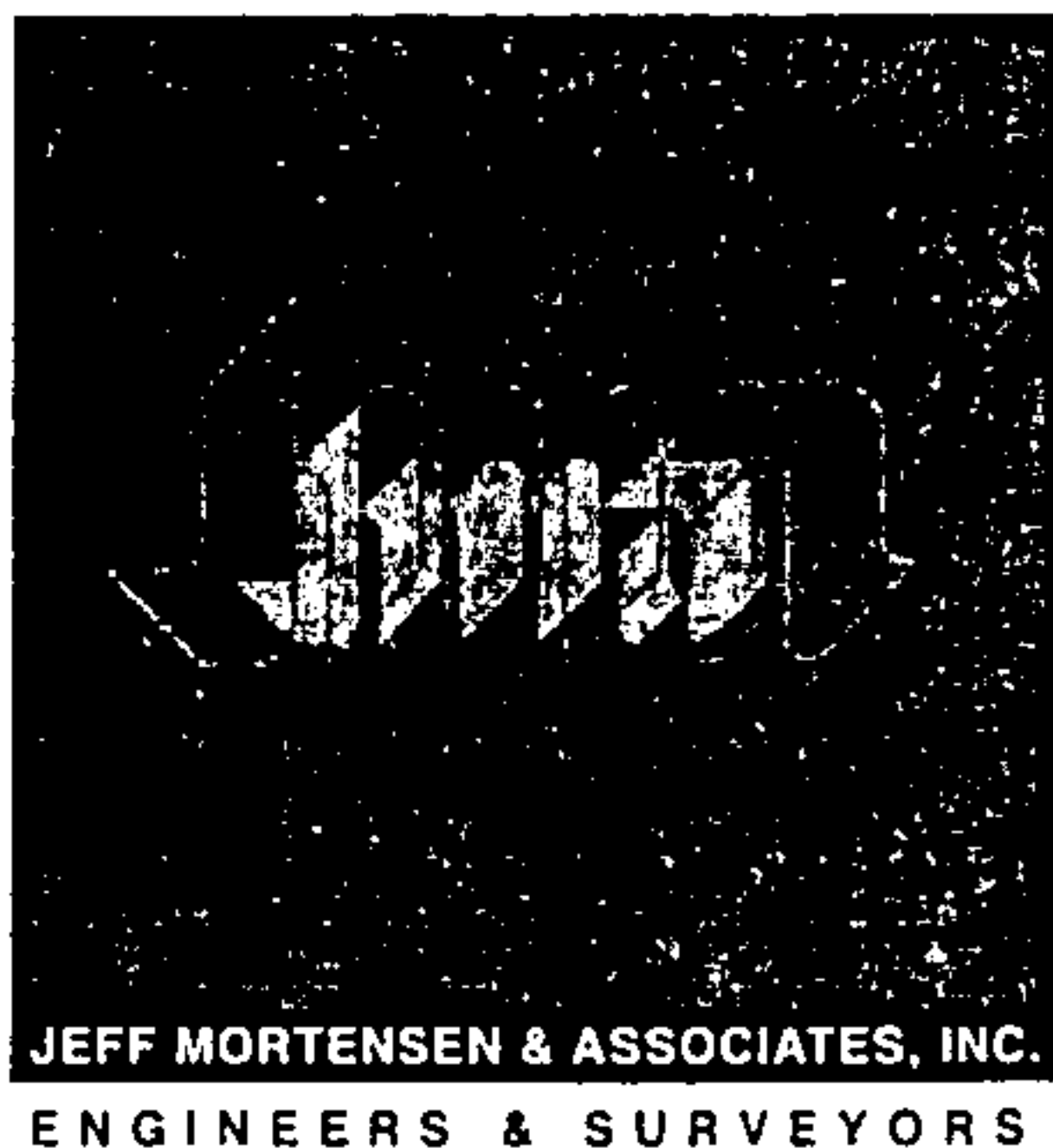
JEFF MORTENSEN & ASSOCIATES, INC.

for   
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Don Hoech, Hoech Real Estate Corporation





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



2002.045.4  
December 31, 2002

Mr. Jerry Janicke  
North Albuquerque Acres Neighborhood Association  
12505 Del Rey Avenue, NE  
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Agent/Engineer: Jeff Mortensen & Associates, Inc.

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North Albuquerque Acres Neighborhood Association  
December 31, 2002  
Page 2

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

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

*for*   
Debbie LeBlanc Trujillo

DLT  
Enclosures

xc: Don Hoech, Hoech Real Estate Corporation

2002.045.4



# 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: 16010-B Midway Park Blvd NE 87109  
PHONE/FAX #: 345-4250 / 345-4254

Thank you for your inquiry of 12-9-02 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lots 6-9 and Lots 24-27, Block 19, 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

Contacts: Off My Janicke  
17505 Del Rey NE / 87122  
852-1136 (w)

Douglas Cloud  
9721 San Francisco NE / 87122  
296-9504 (w) 852-9100 (w)

Neighborhood Association

Contacts: \_\_\_\_\_

**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 R. 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.

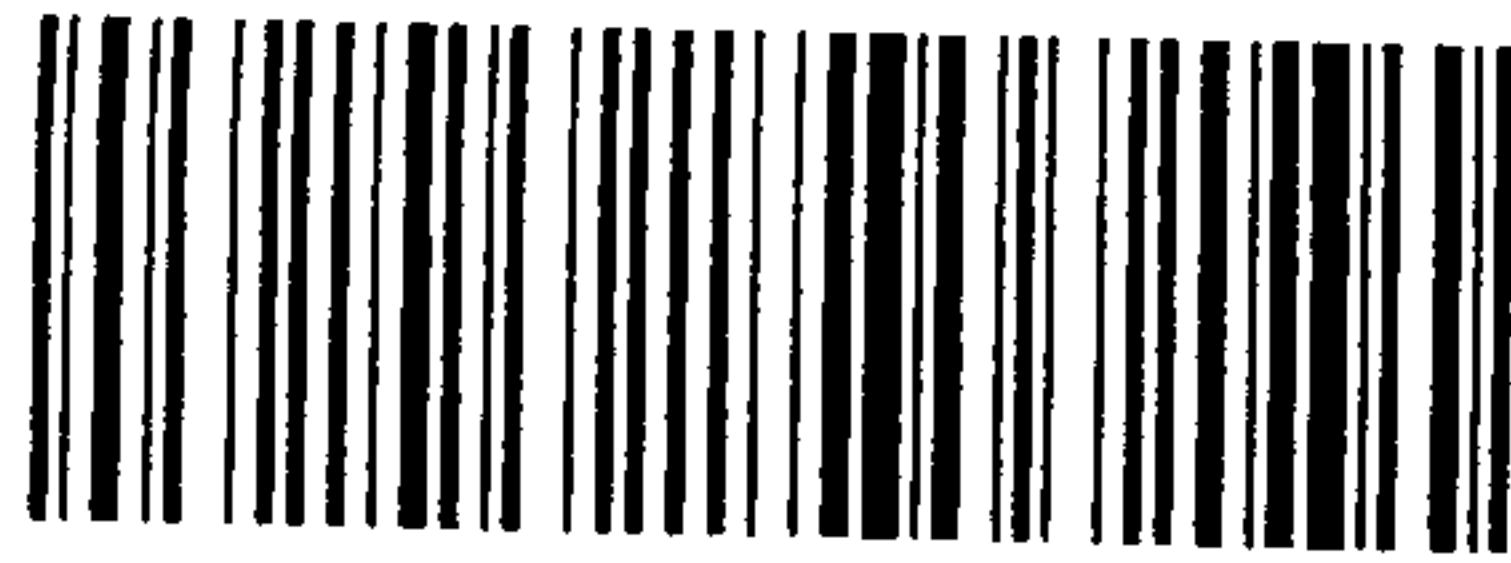
### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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



7000 1670 0010 6056 6818

UNITED STATES POSTAGE  
130 PB8638986  
5801 \$ 06.72<sup>0</sup> JAN 02 03  
0078 POSTAL REGISTRATION REQUIRED

# 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 Albuquerque Acres N.A.  
 9721 San Francisco Road, NE  
 Albuquerque, NM 87111

2. Article Number  
 (Transfer from service label) 7000 1670 0010 6056 6818

### 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

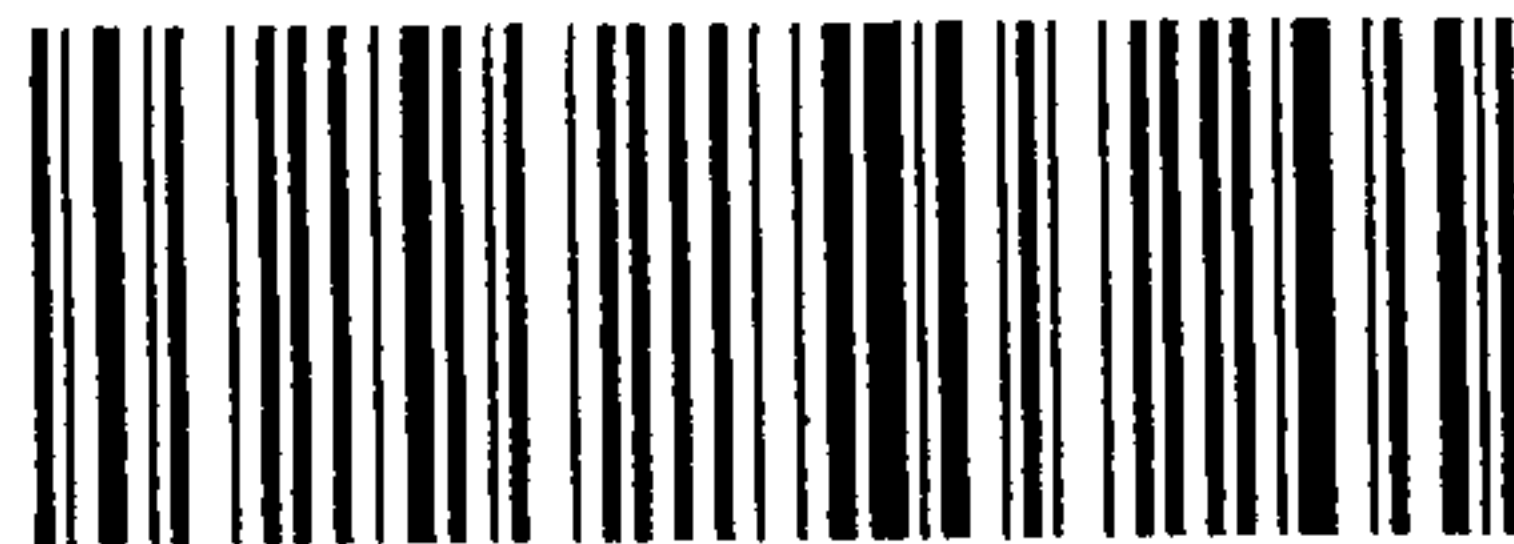
### U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)

Postage	\$ 2.67	Postmark Here
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>	

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

7000 1670 0010 6056 6818





7000 1670 0010 6056 6801

UNITED STATES POSTAGE  
175 5871 \$ 06.72<sup>0</sup> PB8638986 JAN 02 03  
0079 POSTAL REGISTRATION REQUIRED

# 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. Jerry Janicke  
 North Albuquerque Acres N.A.  
 12505 Del Rey Avenue, NE  
 Albuquerque, NM 87122

2. Article Number  
 (Transfer from service label) 7000 1670 0010 6056 6801

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2509

### 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 6801

Postage	\$ 2.67	Postmark Here
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>	

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 Inst





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 3:56PM LOC: ANNX  
RECEIPT# 00002251 WSH 006 TRANSH 0027  
Account 441018 Fund 0110  
Activity 4971000 TRSKDM  
Trans Amt \$2,205.00  
J24 MISC \$75.00  
CK \$2,205.00  
CHANGE \$0.00

### PAID RECEIPT

APPLICANT NAME

HOECH REAL EST, CORP.

AGENT

JEFF MORTENSEN & ASSOC. INC.

ADDRESS

6010-B MIDWAY PRK. BLVD. NE.

PROJECT NO.

1002271

APPLICATION NO.

00002 - 00005

\$ 2130 441006 / 4983000 (DRB Cases)

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

\$ 75<sup>00</sup> 441018 / 4971000 (Notification)

\$ 2205<sup>00</sup> **Total amount due**

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

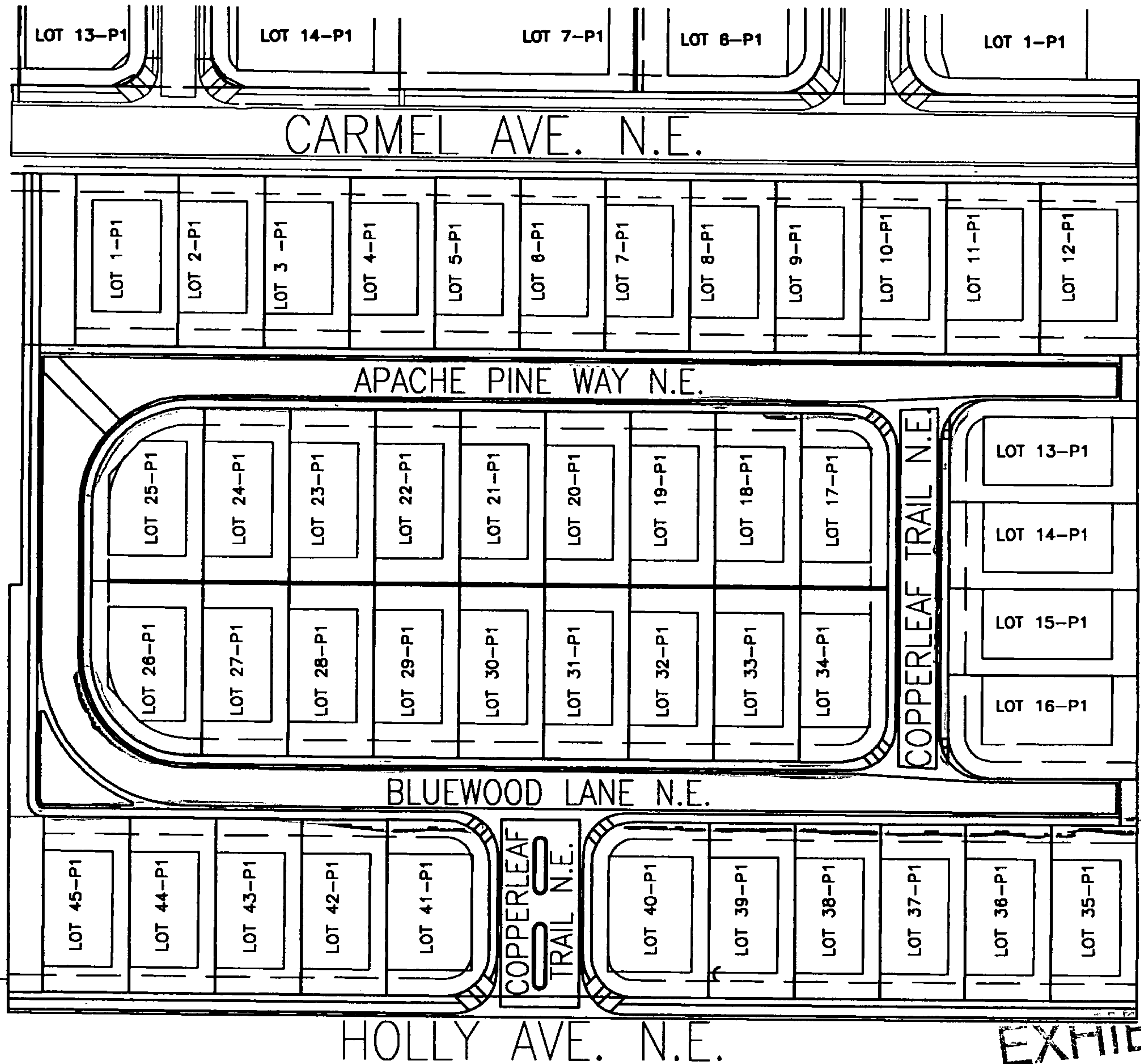
01/02/2003 3:55PM LOC: ANNX  
RECEIPT# 00002250 WSH 006 TRANSH 0027  
Account 441006 Fund 0110  
Activity 4983000 TRSKDM  
Trans Amt \$2,205.00  
J24 Misc \$2,130.00

# LAS VIGILS SUBDIVISION SIDEWALK DEFERRAL EXHIBIT (nts)

## LEGEND

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

6 Sw.  
Deferral  
Exhibits



**EXHIBIT**  
Date

No. E 1120-3  
 NORINS REALTY COMPANY, INC  
 TO  
ANTHONY CITARELLO & GIACOMO BONANNO,  
 Contract No. 7128-L  
 Dated November 23, 1934.  
 STATE OF NEW MEXICO,  
 County of Bernalillo.  
 I hereby certify that this instrument was filed for record  
 on the 18 day of Feb., A. D. 1938  
 at 8:31 o'clock A. M. and was duly recorded  
 in Book No. 141 of Records of Deeds and Conveyances, Page  
247 on this 18 day of Feb.  
 A. D. 1938.  
Velma Dowdy,  
 Probate Clerk and Ex-Officio Recorder.  
 By May S. Scull Deputy.

THIS INDENTURE, Made this 17th day of June, 1937,  
 between Norins Realty Company, Inc., a corporation, as party of the first part, and  
ANTHONY CITARELLO & GIACOMO BONANNO of  
LOS ANGELES, CALIFORNIA,  
 as part. 1st of the second part;

WITNESSETH: That the party of the first part, for and in consideration  
 the sum of \$1.00, lawful money of the United States, and other good and valuable  
 consideration, so it in hand paid by the said parties of the second part  
 whereof is hereby confessed and acknowledged, has remised, conveyed,  
 confirmed and by these presents does remise, convey, release, confirm and warrant  
 unto the parties of the second part, their heirs or assigns, forever, all  
 of the following described tract, lot or parcel of land and real estate, situated, lying  
 and being in the County of Bernalillo, State of New Mexico, to-wit:

All of Lots 22, 23, and 24, Block 19, and all of Lots 1, and 2, Block 20, Tract 3,  
 Unit 3, as per Map recorded September 10, 1931, in Book 2, Page 117 of Map Book,  
 County of Bernalillo, State of New Mexico, N.M.P.M., containing Five (5) Acres more  
 or less.

(\$0.50 Cts. Revenue Stamp Cancelled)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder 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 road and pipe-line purposes; also the 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 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 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, 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 parties of the second part, their heirs or assigns forever, and the said party of the first part does hereby covenant with the said parties of the second part and their legal representatives, that the said real estate is free from all encumbrances; and that it has good right and lawful authority to sell the same to the said parties of the second part; and that it will, and its heirs, executors and administrators shall warrant and defend the title to said premises against the just and lawful claims and demands of all persons whomsoever.

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

NORINS REALTY COMPANY, Inc.  
 By M. Norins, President.  
 ATTEST:  
J. W. Dewey Secretary. (Corporate Seal)

STATE OF CALIFORNIA )  
 County of Los Angeles ) ss.  
 Or this 14th day of February, 1938, before me, personally appeared  
M. Norins, and J. W. Dewey  
 to me personally known, who being by me duly sworn, did say that they are President and Secretary, respectively, of the Norins Realty Company, Inc., a corporation organized under the laws of the State of California, and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said President and Secretary acknowledged said instrument to be the free act and deed of said corporation.

WITNESS my hand and seal on this day and year first above written.  
 My commission expires March 27, 1941.  
Edna H. Stewart,  
 Notary Public in and for Los Angeles County, State of California.

(Notarial Seal)



LAS VIKUS

24 copies

Easement note # 13

No. ~~E1152-1~~ E1153-1, #1140-1

NORINS REALTY COMPANY, INC.

TO  
Mae Krayenbuhl and  
Carolyn Krayenbuhl

Contract No. 7742, 7099

Dated \_\_\_\_\_, 19\_\_

STATE OF NEW MEXICO,  
County of Bernalillo,

I hereby certify that this instrument was filed for record on the 11th day of December, A. D. 1937, at 6:21 o'clock A. M. and was duly recorded in Book No. 141 of Records of Deeds and Conveyances, Page 229 on this 11th day of December, A. D. 1937.

Velma Dowdy  
Probate Clerk and Ex-Officio Recorder.

By May S. Scull  
Deputy.

THIS INDENTURE, Made this 30th day of November, 1937

between Norins Realty Company, Inc., a corporation, as party of the first part, and  
MAE KRAYENBUHL and CAROLYN LOUISE KRAYENBUHL  
of OAKLAND, CALIFORNIA

as parties of the second part;

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 said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, conveyed, released and confirmed and by these presents does remise, convey, release, confirm and warrant unto the parties of the second part, their heirs or assigns, forever, all of the following described tract, lot or parcel of land and real estate, situated, lying and being in the County of Bernalillo, State of New Mexico, to-wit:

All of lots one (1), two (2), three (3), four (4), five (5), six (6), seven (7), eight (8), nine (9), ten (10), fifteen (15), sixteen (16), seventeen (17), eighteen (18), Block Nineteen (19); and all of lots eight (8), nine (9), thirty-one (31), and thirty-two (32), Block Seventeen (17), Tract three (3), Unit three (3), as per map recorded September 10, 1931, in Book 2, Page 117 of Map Book; Also all of Block Fifteen (15), Tract two (2), Unit three (3), as per map recorded September 10, 1931, in Book 2, Page 116 of Map Book, County of Bernalillo, State of New Mexico, N.M.P.M., containing Fifty (50) acres more or less.

( NO REVENUE STAMPS ATTACHED )

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder 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 road and pipe-line purposes; also the 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 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 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, 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 parties of the second part, their heirs or assigns forever, and the said party of the first part does hereby covenant with the said parties of the second part and their legal representatives, that the said real estate is free from all encumbrances; and that it has good right and lawful authority to sell the same to the said parties of the second part; and that it will, and its heirs, executors and administrators shall warrant and defend the title to said premises against the just and lawful claims and demands of all persons whomsoever.

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

NORINS REALTY COMPANY, Inc.

ATTEST:

J. W. Dewey

Secretary.

(Corporate Seal)

By M. Norina

President.

STATE OF CALIFORNIA,  
County of Los Angeles

On this 9th day of December, 1937, before me, personally appeared

M. Norina

and J. W. Dewey

to me personally known, who being by me duly sworn, did say that they are President and Secretary, respectively, of the Norins Realty Company, Inc., a corporation organized under the laws of the State of California, and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said President and Secretary acknowledged said instrument to be the free act and deed of said corporation.

WITNESS my hand and seal on this day and year first above written.

EINA H. Stewart

My commission expires March 27, 1941

Notary Public in and for Los Angeles County, State of California.

(Notarial Seal)

LV

24 copies

Easement # 14  
note



FIRST TITLE GUARANTEE AND TRUST COMPANY TO HAROLD GODDARD and CECIL GODDARD,

TRUSTEE'S DEED

THIS INDENTURE, Made this 20th day of October, 1938, 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 warranty heretofore made and executed...

Contract Number 574 Dated June 4, 1938. 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 24 day of Apr. 1938 at 8:42 o'clock A.M. and was duly recorded in Book 112 of Deeds and Conveyances, page 532 on this 24 day of Apr. 1938. Velma Dowdy, Probate Clerk and Ex-Officio Recorder. May S. Scull, Deputy.

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 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...

All of Lots Three (3), Four (4), Five (5), Six (6), Eight (8), Nine (9), Block Nineteen (19), Tract Three (3), as per map recorded September 10, 1931, in Book 2, Page 119 of Map Book, County of Bernalillo, State of New Mexico, N.M.P.M., containing Six (6) Acres More or less.

(50¢ REVENUE STAMP CANCELLED)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining, and the reversions and reversion, remainder 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 the 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 for said Grant lands. 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 coordinate and be a mutual 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, 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 affixed by its officers therunto duly authorized, the day and year first above written.

ATTEST: W. R. Coplan Secretary. (CORPORATE SEAL) M. L. Coplan President

STATE OF NEW MEXICO County of Bernalillo On this 3rd day of December, 1938, before me, personally appeared M. L. Coplan,

to me personally known, who being by me duly sworn, did say that he is the President of the FIRST TITLE GUARANTEE AND TRUST COMPANY, a New Mexico corporation, and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said M. L. Coplan acknowledged said instrument to be the free act and deed of said corporation. WITNESS my hand and seal on this day and year first above written. My commission expires: April 22, 1937. (NOTARIAL SEAL) W. R. Coplan Notary Public in and for Bernalillo County, State of New Mexico.

LV  
Easement Note # 15  
24 copies



(90636) MS

FIRST TITLE GUARANTEE AND TRUST COMPANY TO

Corina Realty Company, Inc.

Contract Number 7740-7090-I

Dated 1937

NORTH ALBUQUERQUE ACRES MORINS REALTY CO., INC.

STATE OF NEW MEXICO, County of Bernalillo

I hereby certify that this instrument was filed for record on the 11 day of December 1937 at 9:25 o'clock A.M. and was duly recorded in Book 132 of Deeds and Conveyances, page 446 on this 11th day of Dec. 1937. Valma Douby Probate Clerk and Ex-Officio Recorder.

TRUSTEE'S DEED

THIS INSTRUMENT, Made this 6th day of December, 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 mortgage heretofore made and recorded the 22nd day of December, 1934, 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 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 22nd, 1931, and in full execution of the trust imposed in this grantor, the party of the first part, is sold deed, and

MORINS 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 confessed and acknowledged, has granted, 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: containing

All of lots twenty-three (23), twenty-four (24), twenty-five (25), twenty-six (26), twenty-seven (27), twenty-eight (28), twenty-nine (29), thirty (30), thirty-one (31), and thirty-two (32), Block fifteen (15), Tract No. (2), Unit three (3), as per map recorded September 10, 1931, in Book 2, Page 116 of Map Book; Also all of Lots thirty-one (31), thirty-two (32), Block seventeen (17), and all of lots one (1), two (2), seven (7), ten (10), fifteen (15), sixteen (16), seventeen (17), eighteen (18), Block nineteen (19), Tract three (3) Unit three (3), as per map recorded September 10, 1931, in Book 2, Page 117 of Map Book, County of Bernalillo, State of New Mexico, N.M.P.M., containing twenty (20) acres more or less.

(50% revenue stamps attached and cancelled)

Together with all and singular the hereditaments and appurtenances thereto belonging or in any wise appertaining, and the reversions and remainders, remainder 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 road and pipe-line purposes, also the 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 for said grant lands.

Subject to 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 continue and be a mutual encumbrance between the various purchasers and buyers in said tract.

Party of the first part hereby reserves a right-of-way, viz. 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, repairing, 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 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 moving, for fire, as a court of some person of the Caucasian race; nor shall any malicious 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 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 the same day aforesaid, this day and year first above written.

FIRST TITLE GUARANTEE AND TRUST COMPANY, Trustee. By E. L. Coplan, Secretary.

STATE OF NEW MEXICO, County of Bernalillo. On this 6th day of December, 1937, at Albuquerque, N.M., before me, personally appeared E. L. Coplan, Secretary of the FIRST TITLE GUARANTEE AND TRUST COMPANY, a corporation organized under the laws of the State of New Mexico, and acknowledged to me that he executed the foregoing instrument as his true and lawful act and deed, and that the same instrument was signed and sealed by him in the presence of me, a Notary Public in and for the County of Bernalillo, State of New Mexico.

Notary Public in and for the County of Bernalillo, State of New Mexico. My commission expires the 1st day of December, 1938.



LV

24 copies

Easement note # 16

|



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002207                      Item No. 12                      Zone Atlas C-20

DATE ON AGENDA 10-09-02

INFRASTRUCTURE REQUIRED (x)YES ( )NO

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

### TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	The streets need to meet the requirements of the DPM.
<input type="checkbox"/>	A traffic distribution layout is needed.
<input type="checkbox"/>	Private street widths are narrow, justification for this is needed.
<input type="checkbox"/>	The proposed street section for Holly is needed.
<input type="checkbox"/>	The easement vacation along Carmel needs further discussion.

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

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



**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-1509

**DRB Date:** 10/9/02  
**Item Number:** 12

**Subdivision:** La Cueva Place  
Lots 6-9, 24-27, Block 19, NAA, Unit 3, Tract 3

**Zoning:** SU-2/RT

**Zone Page:** C-20

**New Lots (or units) :** 46


**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 requirements will be met in accordance with the existing Park Dedication Agreement between the City and the developer, effective 9/15/97, for North Domingo Park.

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

**Signed:**   
\_\_\_\_\_  
Christina Sandoval, (PRD)

Phone: 768-5328



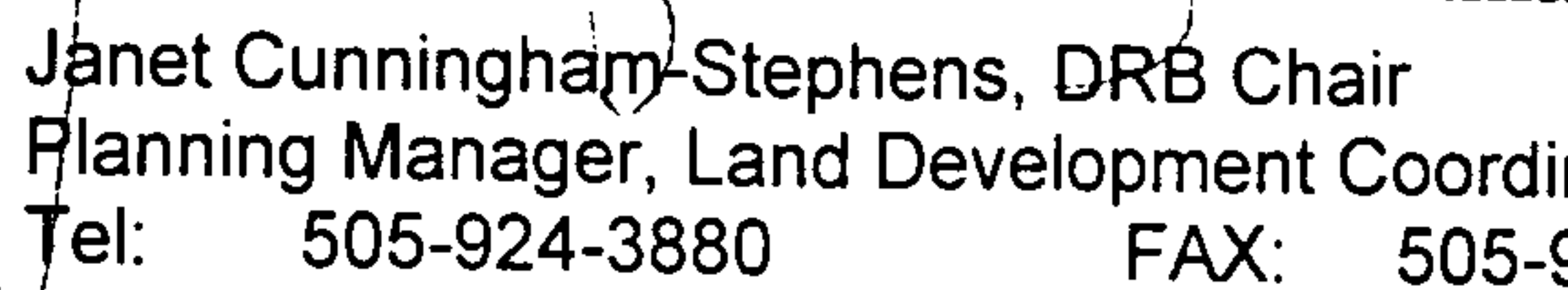


CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
*Development Review Board Comments*

**Meeting Date:** October 9, 2002  
**Agenda Item:** 12                               **Project #:** 1002207  
**Application #:** 02DRB-01509  
**Subject:** La Cueva Place

---

1. The property lies within the boundaries of the La Cueva Sector Development Plan. According to AGIS, the zoning of the property is SU-2/RT. Therefore, the sector plan requires a site development plan and landscaping plan to be approved by the EPC. Refer also to the design regulations for SU-2 zoned property contained in Section 5.4.6 of the La Cueva Sector Development Plan.
2. Preliminary plats for major subdivisions must be heard at a public hearing before the DRB. The deadline for submittal is every Friday at noon. Cases are heard approximately 3 weeks later. Signs must be posted on the property notifying the general public of the hearing and the agent/applicant must notify two representatives of recognized neighborhood associations by certified mail. Proof of notification is required at the time of submittal.
3. The City Surveyor's and property owner/s signatures must be obtained prior to submittal of the preliminary plat. Until these signatures have been affixed, the DRB cannot take approval action.
4. Submittals must be complete and of acceptable quality for review.

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



**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:** <sup>2271</sup> 100-~~237~~

**AGENDA ITEM NO:** 12

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

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

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

**DATE:** October 9, 2002

# **HOECH**

**REAL ESTATE CORPORATION**

8300 CARMEL AVE. NE, SUITE 601

ALBUQUERQUE • NEW MEXICO 87122

Janet Cunningham-Stephens  
Development Review Board Chair  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102



**HOECH**  
REAL ESTATE CORPORATION

October 10, 2002

Janet Cunningham-Stephens  
Development Review Board Chair  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

RE: Desert Ridge Place – Project # 1002271

Dear Janet:

In response to your DRB comments regarding the above project number, the attached letter should provide the answer.

If you need more information please call me at 821-4440.

Sincerely,



Donald G. Hoech  
President

enclosure



# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 2, 2002

Mr. Donald G. Hoech, President  
Hoech Real Estate Corporation  
8300 Carmel Ave. NE, Suite 601  
Albuquerque, New Mexico 87122

RE: La Cueva Sector Development Plan

Dear Mr. Hoech:

In reference to your letter of June 10, 2002, you question whether or not your subdivision plat will be required to be reviewed by the EPC per the SU-2 Zoning Requirements of the La Cueva Sector Plan. The intention of EPC review of SU-2 zoned sites is to "ensure compatibility of higher density land uses." Since you are proposing low-density residential development on lots greater than 5,000 square feet, the intent of EPC review becomes moot.

If you are planning to develop single family detached homes under this zoning, your only requirement will be to submit a Subdivision Plat for DRB review and approval. If you have any further questions, please do not hesitate to contact Carmen Marrone at 924-3814.

Sincerely,

Victor Chavez, Director  
Planning Department



# DEVELOPMENT REVIEW APPLICATION

Supplemental form **S** Supplemental form **Z**

**SUBDIVISION**

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

... for Subdivision Purposes

... for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC)

**ZONING**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

**APPEAL / PROTEST of...**

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

Supplemental form **V** Supplemental form **A**

Supplemental form **P** Supplemental form **L**

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

**APPLICANT INFORMATION:**

NAME: Hoech Real Estate Corporation PHONE: 505-821-4440

ADDRESS: 8300 Carmel Ave N.E., Suite 601 FAX: 505-857-9774

CITY: Albuquerque STATE NM ZIP 87122 E-MAIL:

Proprietary interest in site: Owner / Contract Purchaser

AGENT (if any): Jeff Mortensen & Associates 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:** 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. 6-9, 24-27 Block: 19 Unit:       

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

Current Zoning: SU-2/RT (Townhome) Proposed zoning: No Change

Zone Atlas page(s): C-20 No. of existing lots: 8 No. of proposed lots: 46

Total area of site (acres): 7.09 Density if applicable: dwellings per gross acre: 6.35 dwellings per net acre: 8.36

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. See Attached Listing 1026064 355090 402 27 MRGCD Map No.       

LOCATION OF PROPERTY BY STREETS: On or Near: Holly 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.): 02DRB-01365, 02DRB 01391, 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 9/30/02

(Print) J. Graeme Means  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB - 01509</u>	<u>SK</u>	<u>(S3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>0</u>

Hearing date Oct 9 2002

Project # 1002271

JM 10/1/02  
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.

*N/A*  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. *NO EXIST. IMPROVEMENTS*

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 9/30/02  
Applicant signature / date



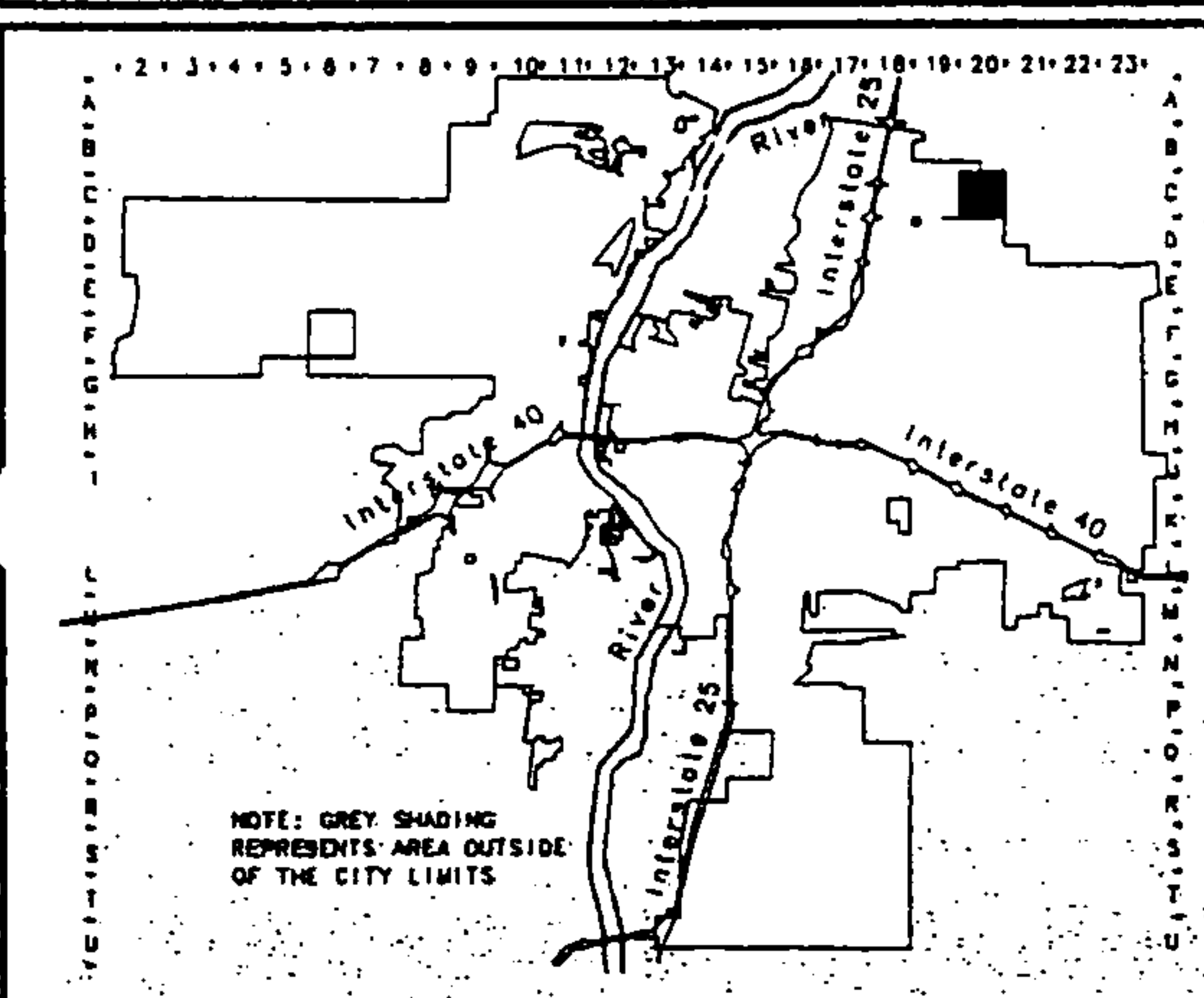
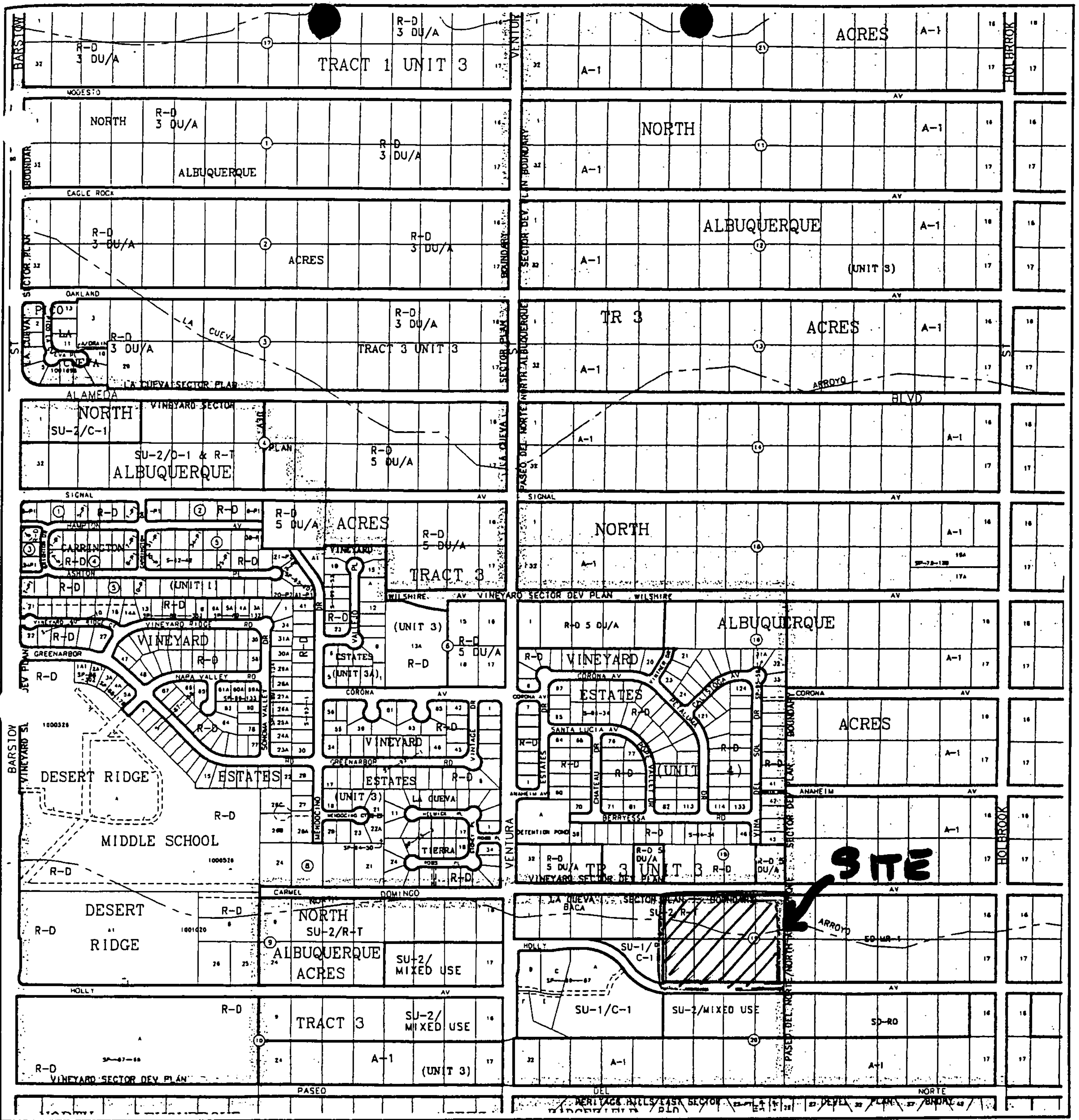
Form revised September 2001

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

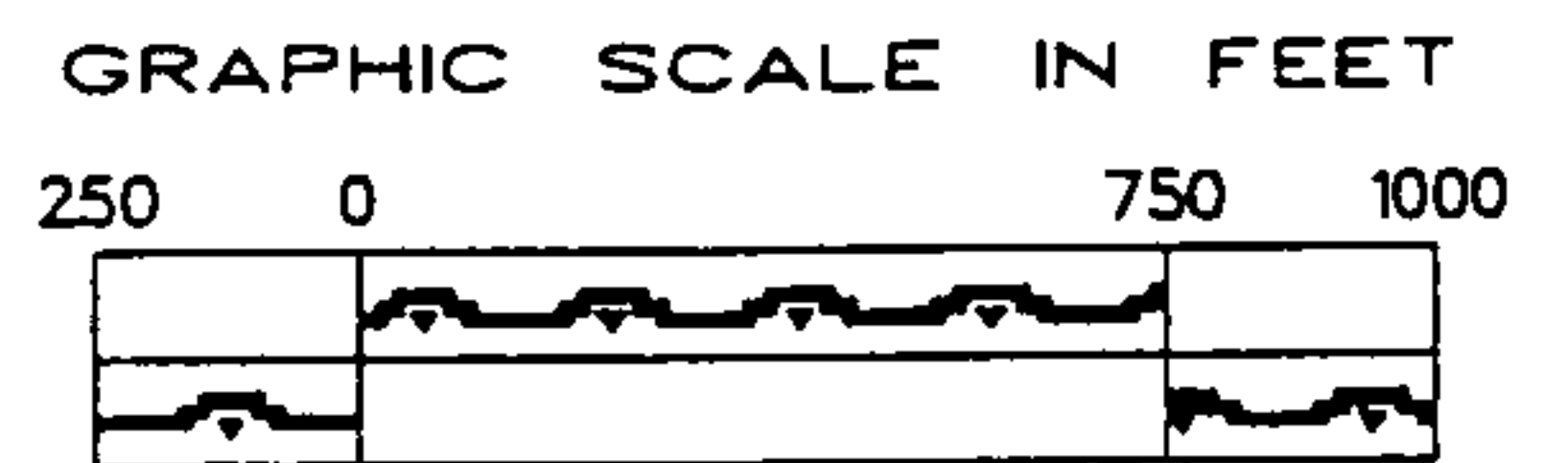
Application case numbers  
02 DRB - 01509  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

AAA 10/1/02  
 Planner signature / date  
**Project #** 1002271





CITY OF  
Albuquerque  
**A G I S**  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
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**Zone Atlas Page**

**C-20-Z**

Map Amended through April 03, 2002

**Development Review Application Attachment Listing**  
**UPC No.s**

North Albuquerque Acres Tract 3, Unit 3

Lot 6 – 1-020-064-355-090-4-02-27

Lot 7 – 1-020-064-372-090-4-02-26

Lot 8 – 1-020-064-388-090-4-02-25

Lot 9 – 1-020-064-404-090-4-02-24

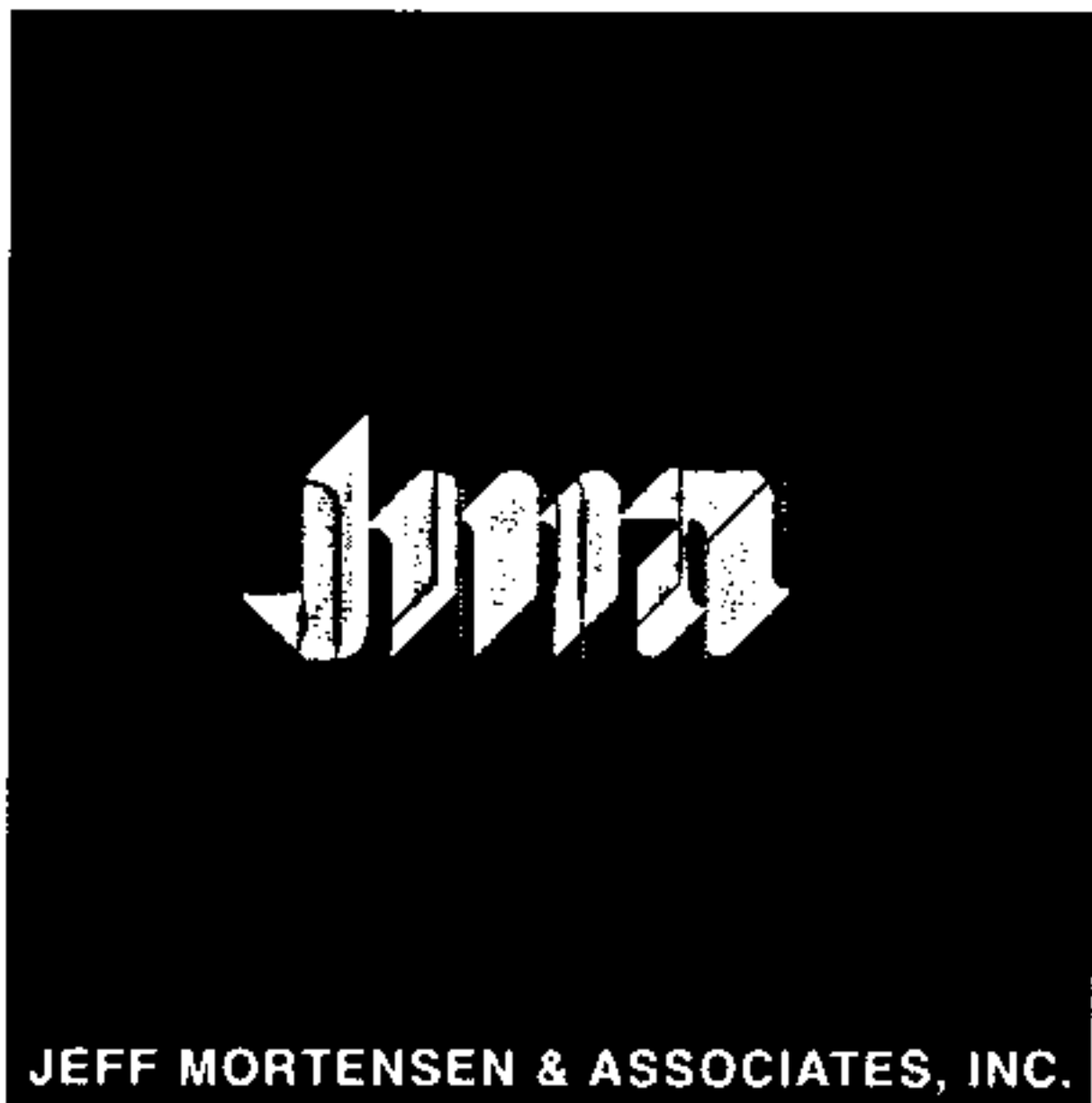
Lot 24 – 1-020-064-403-067-4-02-09

Lot 25 – 1-020-064-388-067-4-02-08

Lot 26 – 1-020-064-371-067-4-02-07

Lot 27 – 1-020-064-356-066-4-02-06





JEFF MORTENSEN & ASSOCIATES, INC.  
ENGINEERS & SURVEYORS

2002.045.1

~~2001.056.1~~

September 30, 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



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

Re: La Cueva Place – Sketch Plat Review and Comment

Dear Janet,

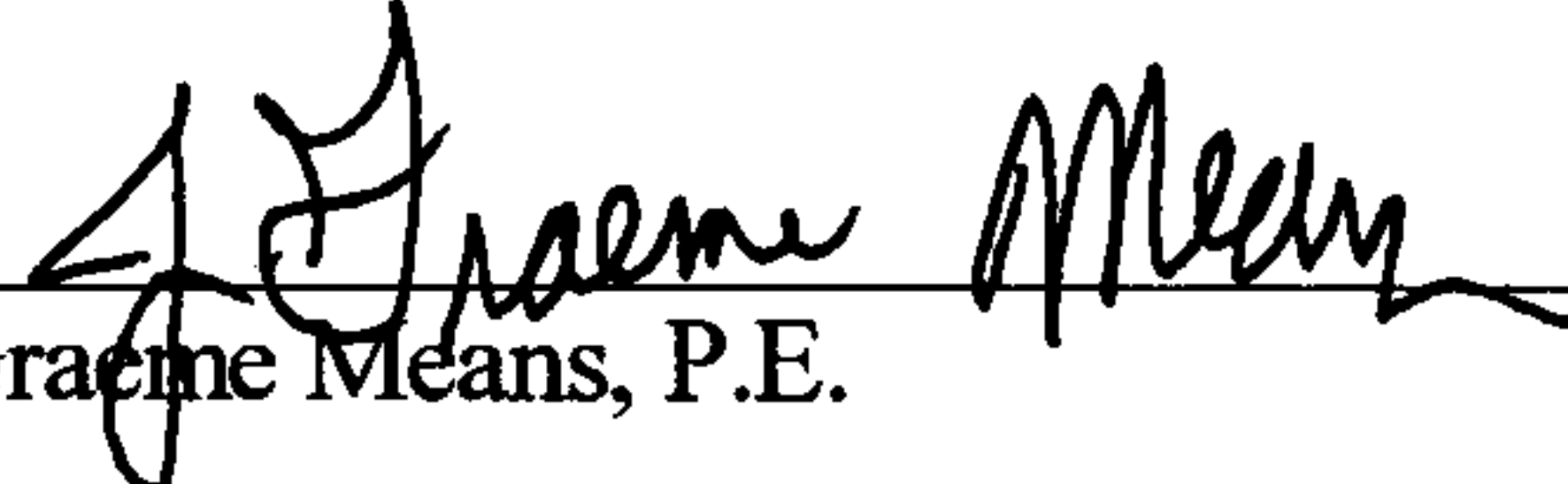
Transmitted herewith for sketch plat review and comment are the following:

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

The site is undeveloped and lies within the La Cueva 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. Gracie Means, P.E.

GM:\*

xc: Don Hoech

Enclosures

**HOECH**  
REAL ESTATE CORPORATION

September 30, 2002

VIA FACSIMILE  
345-4254

Chuck Cala, PE  
Jeff Mortensen & Associates  
6010-B Midway Park Blvd. NE  
Albuquerque, New Mexico 87109

RE: Sketch Plat, Preliminary Plat & Final Plat Submittal for La Cueva Place Subdivision

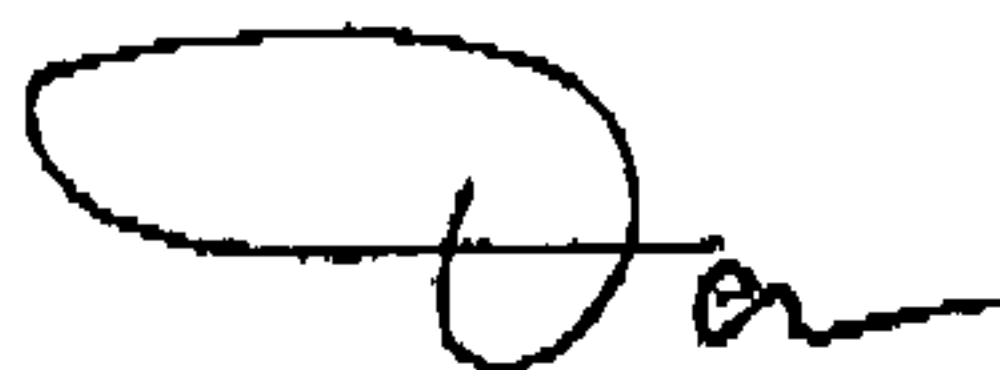
Dear Chuck:

This letter is to authorize you to make preliminary plat, sketch plat, and final plat submittal for the La Cueva Place Subdivision. The following NAA lots comprise the La Cueva Place Subdivision:

Lots 6, 7, 8, 9, 24, 25, 26, & 27, Block 19, Tract 3, Unit 3,  
North Albuquerque Acres.

Hoech Real Estate Corporation is presently contract owner of the lots with Deed transfers expected to be complete within 30 days.

Sincerely,



Donald G. Hoech  
President

UNIT IV  
(FILED 09-15-1994, 94C-309)

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 52  
VINEYARD ESTATES,  
UNIT IV  
(FILED 09-15-1994, 94C-309)

LOT 51  
VINEYARD ESTATES,  
UNIT IV  
(FILED 09-15-1994, 94C-309)

LOT 50  
VINEYARD ESTATES,  
UNIT IV  
(FILED 09-15-1994, 94C-309)

LOT 49  
VINEYARD ESTATES,  
UNIT IV  
(FILED 09-15-1994, 94C-309)

LOT 48  
VINEYARD ESTATES,  
UNIT IV  
(FILED 09-15-1994, 94C-309)

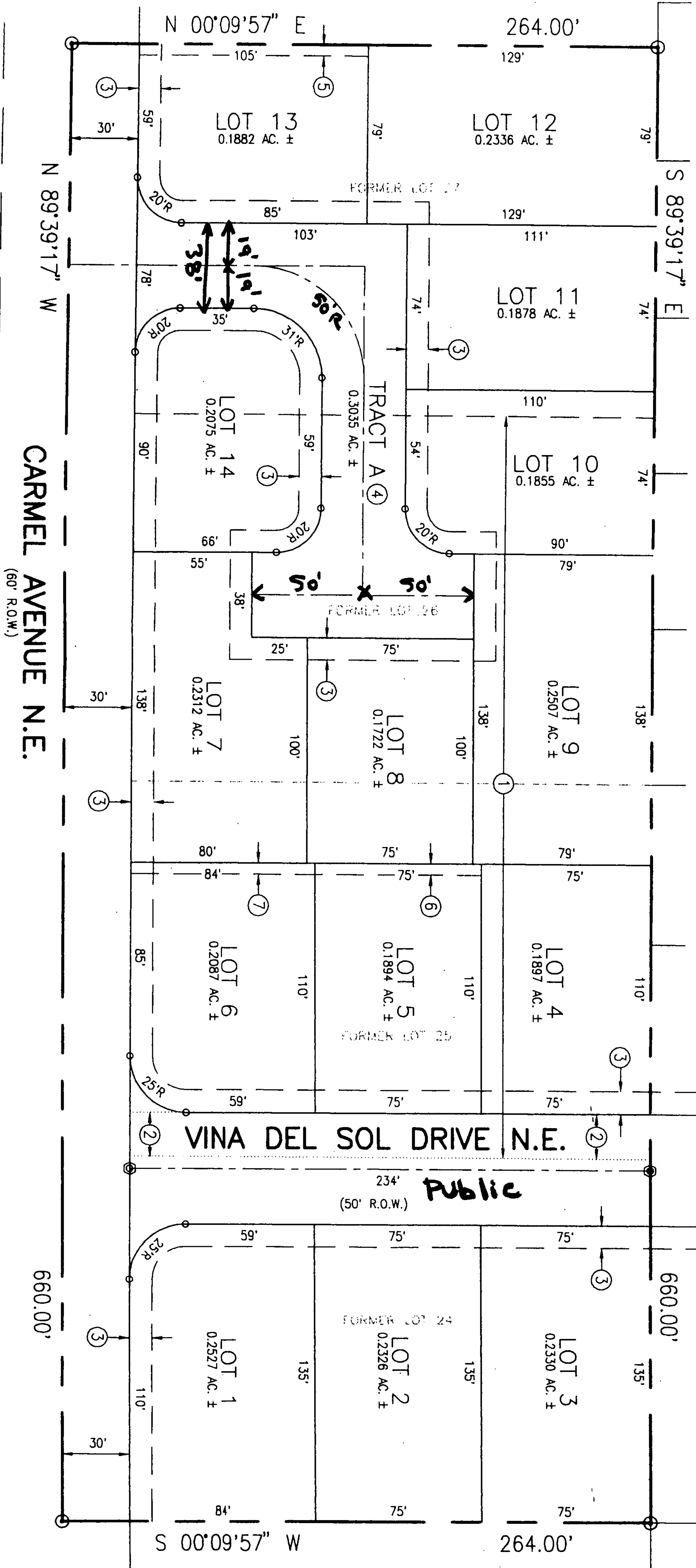
LOT 47  
VINEYARD ESTATES,  
UNIT IV  
(FILED 09-15-1994, 94C-309)

LOT 46  
VINEYARD ESTATES,  
UNIT IV  
(FILED 09-15-1994, 94C-309)

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

LOT 45  
VINEYARD ESTATES, UNIT IV  
(FILED 09-15-1994, 94C-309)

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



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

660.00'

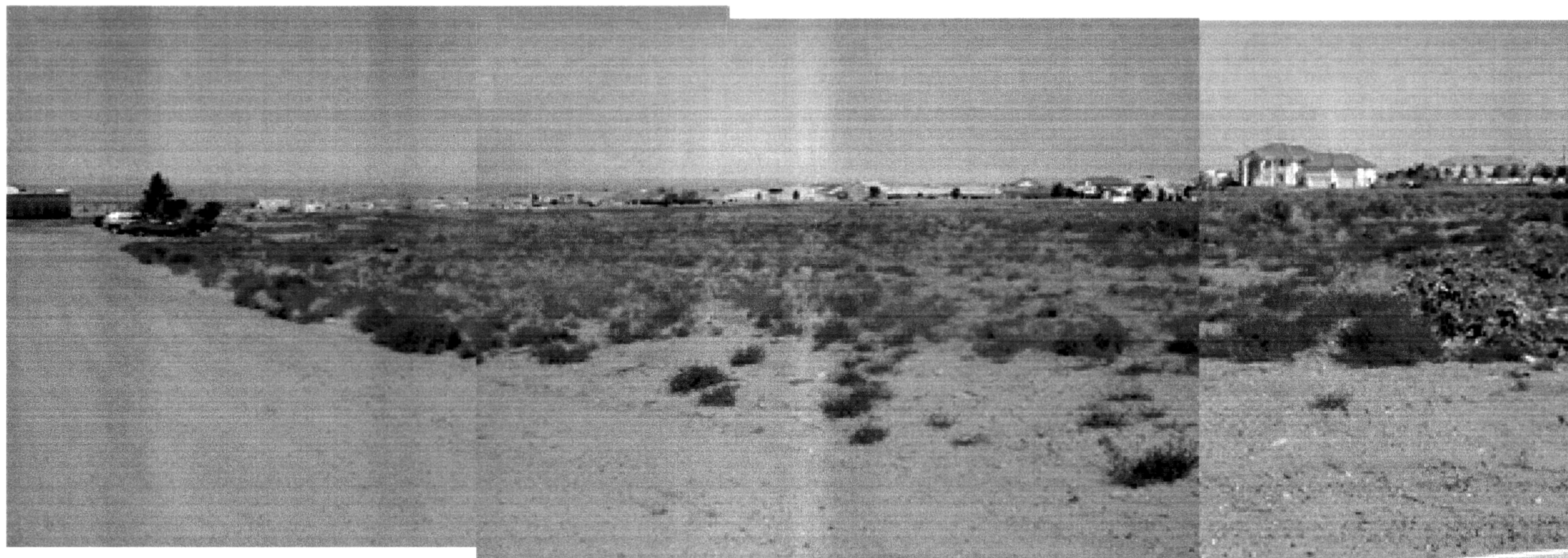
S 89°39'17" E

660.00'

N 00°09'57" E 264.00'

S 00°09'57" W 264.00'





#12 DRB Oct 9'2002 # 1002207

Looking North West