

done 5.03 Claire

IR 15

APPLICATION NO. 03023 00696	PROJECT NO. 1002351
PROJECT NAME Seville Subd. #5	
EPC APPLICATION NO. (Margo)	
APPLICANT / AGENT Suru - Tek Russ Hugg	PHONE NO. 897-3366
ZONE ATLAS PAGE A-10	

FINAL PLAT

# ONE STOP COMMENT FORM LOG

IR

TRANSPORTATION DEV (505) 924-3990			
PLANS DISAPPROVED	DATE 5-02-03	DATE	DATE
PLANS APPROVED	DATE 5-08-03	DATE	DATE
COMMENTS:			
1- <del>What</del> What department is TRACT 'A' dedicated to?			
2- Any changes since preliminary PLAT Approval.			

UTILITY DEV (505) 924-3989			
PLANS DISAPPROVED	DATE 5/5/03	DATE	DATE
PLANS APPROVED	DATE 5/5/03	DATE 5/9/03	DATE
COMMENTS:			
✓ - Dedication of parcel 'A' is unacceptable.			
✓ - Need to Release NMUT Sanitary Sewer Easement under Avenida Seville NW prior to / with Final Plat.			

HYDROLOGY DEV (505) 924-3986			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED Bub	DATE 5/16/03	DATE	DATE
COMMENTS:			
SIA complete			

PARKS AND REC (505) 768-5328			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED	DATE	DATE	DATE
COMMENTS:			

PLANNING (505) 924-3858			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED	DATE 5/12/03	DATE	DATE
COMMENTS:			
dx + AMAF signature			

(Return form with plat / site plan)

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1001306<sup>2351</sup> Subdivision Name SEVILLE UNIT 5

Surveyor Russ Hugg Company SURV-TEK, INC

Contact person SAME Phone # 897-3366 email hugg@SUCP.CO

Patricia M. Apt Approved \_\_\_\_\_ \*Not Approved \_\_\_\_\_ Date May 2, 2003

DXF RECEIVED 5/2/03 DATE  
 HARD-COPY RECEIVED 5/2/03 DATE  
 DISCLOSURE STATEMENT

See comment below (provided by Hugg)

**\*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:

BEARINGS ARE GRID NAD 27  
GROUND DISTANCES  
\*\* Next time label interior parcel lines as "Parcel", not "boundary".

AGIS Use Only: Copied cov 2351 to agiscov on 5/02/03 Client Notified 5/02/03

# SURV TEK, INC.

## Consulting Surveyors

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

April 23, 2003

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Ms. Sheran Matson, Chair

RE: Seville Subdivision Unit 6, City of Albuquerque, Bernalillo  
County, New Mexico (A-10-Z). Project # 1002351.

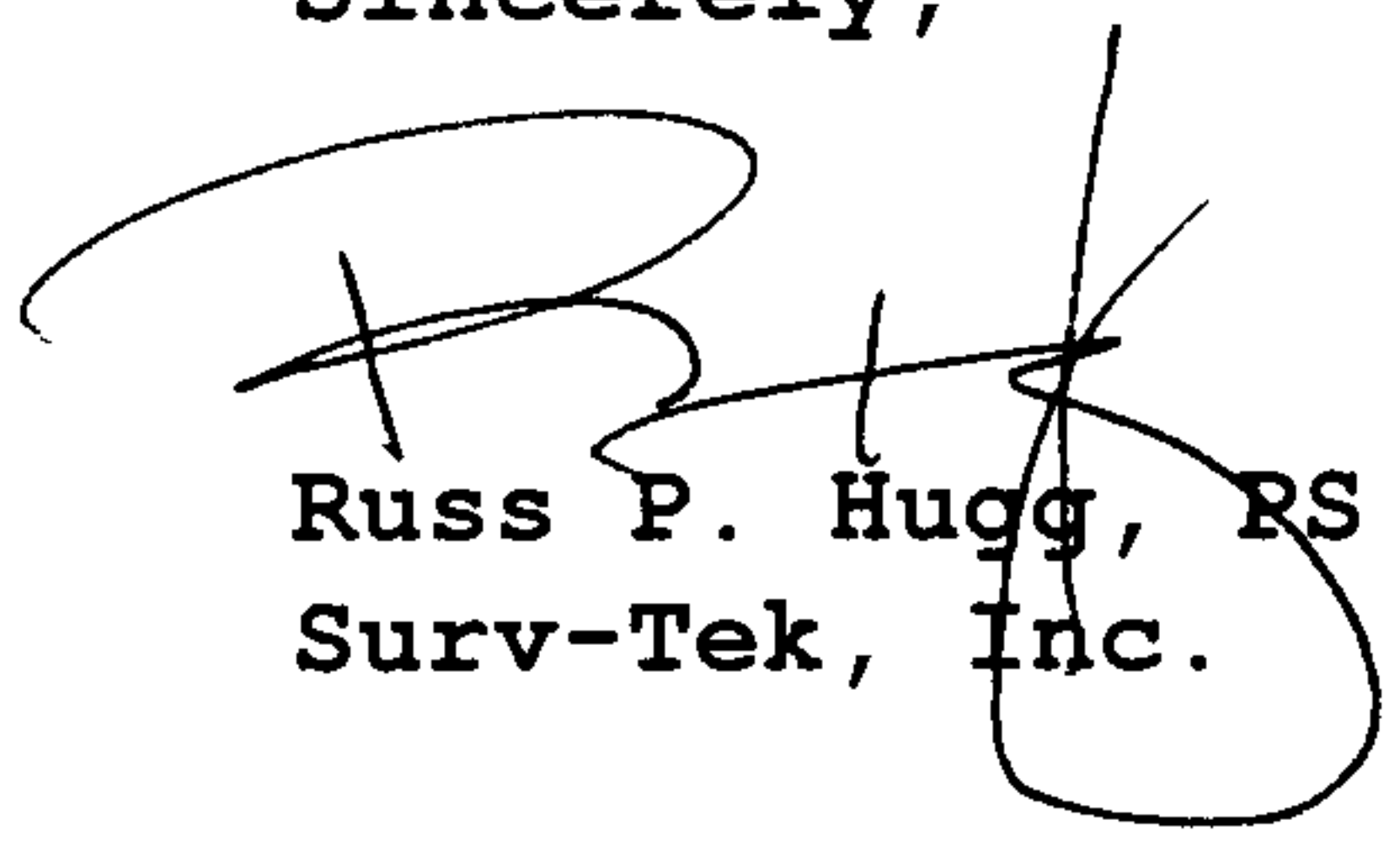
Dear Sheran,

I just wanted to follow up on our telephone conversation concerning the "P-1" designations which were omitted from our recently recorded subdivision plat of Seville Subdivision Unit 6.

It is my understanding that the existing zoning designation (In this instance R-LT) is the controlling factor and that the "P-1" designations do not need to appear on the subdivision plats. A "Corrected Plat" is not necessary.

Thank you for all your help on all our various projects.

Sincerely,



Russ P. Hugg, RS  
Surv-Tek, Inc.

cc: Stan Strickman- Curb West, Inc.





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

4-17-2003

**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)

At the April 16, 2003, Development Review Board meeting, 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.**

If you wish to appeal this decision, you must do so by May 1, 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 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.)

  
Sheran Matson, AICP, DRB Chair

cc: Curb West Inc. & West Fork Limited, 6301 Indian School Rd NE, 87110  
Surv-Tek Inc., 5643 Paradise Blvd NW, 87114  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



**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

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.**

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

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.



K

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

Development Review Board Comments

**Project Number:** 1002351  
**Application Number:** 03DRB-00560

**DRB Date:** 4/16/03  
**Item Number:** 19

**Subdivision:**

Tracts 1-B-1-C, 1-B-1-D, 1-B-1-E and 1-B-1-G Seville, Unit 5

**Zoning:** R-LT

**Zone Page:** A-10

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

**Request for:**

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

**Parks and Recreation Comments:**

No objection

**Signed:** 

Christina Sandoval, (PRD)

Phone: 768-5328



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002351**

**AGENDA ITEM NO: 19**

**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 amended drainage plan dated 4-3-03 is on file for Preliminary Plat approval.

**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

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# <sup>2351</sup> ~~1001306~~ Subdivision Name SEVILLE UNIT 5

Surveyor Russ Hugg Company SURV-TEK, INC

Contact person SAME Phone # 897-3366 email hugg@surv.com

Patricia M. Galt  
Approved

\*Not Approved

May 2, 2003  
Date

DXF RECEIVED 5/2/03 DATE  
 HARD-COPY RECEIVED 5/2/03 DATE  
 DISCLOSURE STATEMENT

See comment below (provided by Hugg)

**\*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:

BEARINGS ARE GRID NAD 27  
GROUND DISTANCES

\*\* Next time label interior parcel lines as "Parcel", not "boundary".

AGIS Use Only: Copied cov 23516 to agiscov on 5/02/03 Client Notified 5/02/03





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

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

**APPLICANT INFORMATION:**

NAME: CARB WEST, INC PHONE: 875-1721  
 ADDRESS: 6301 INDIAN SCHOOL RD NE FAX: 875-1723  
 CITY: ALBUQ STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNERS  
 AGENT (if any): SURV-TEK, INC. PHONE: 897-3366  
 ADDRESS: 5643 PARADISE BLVD NW FAX: 897-3377  
 CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: hugg@swcp.com

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT 1-B-1-D-1 Block: --- Unit: ---  
 Subdiv. / Adn. SEVILLE SUBDIVISION  
 Current Zoning: B-LT Proposed zoning: SAME  
 Zone Atlas page(s): A-10 No. of existing lots: 1 No. of proposed lots: 107  
 Total area of site (acres): 21.1 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? N/A  
 UPC No. 101006406712630101 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: UNIVERSE BLVD  
~~Between:~~ NORTH OF IRVING BLVD and WEST OF KAYENTA BLVD.

**CASE HISTORY:**

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

PROJ # 1002351 APP # 03DRB-00560

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

SIGNATURE [Signature] DATE 4/30/03  
 (Print) RUSSTHUGG Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03ERL - 00696</u>	<u>FP</u>	<u>83)</u>	\$ <u>[Signature]</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>1st. Round.</u>			Total \$ <u>[Signature]</u>

[Signature] 5/1/03 **Project #** 1002351  
 Planner signature / date



SKETCH PLAT REVIEW AND COMMENT

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

Russ HUGG  
 Applicant name (print)  
4/30/03  
 Applicant signature / date



Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
03EPC - - 00696

Paul Carder 5/1/03  
 Planner signature / date  
 Project # 1002351



No. of Lots: 107  
Nearest Major Streets  
Universe & Anenida Seville NW

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 April, 2003, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Curb West, Inc.

("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] a New Mexico corp. whose address is 6301 Indian School NE, Ste 208, A15., NM 87110 whose telephone number is 875-1721, 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" attached, recorded on February 11, 2003 the records of the Bernalillo County Clerk at Book 2003C, pages 30 through n/a (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:] Curb West, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Seville Subdivision Unit 5 describing Subdivider's Property.

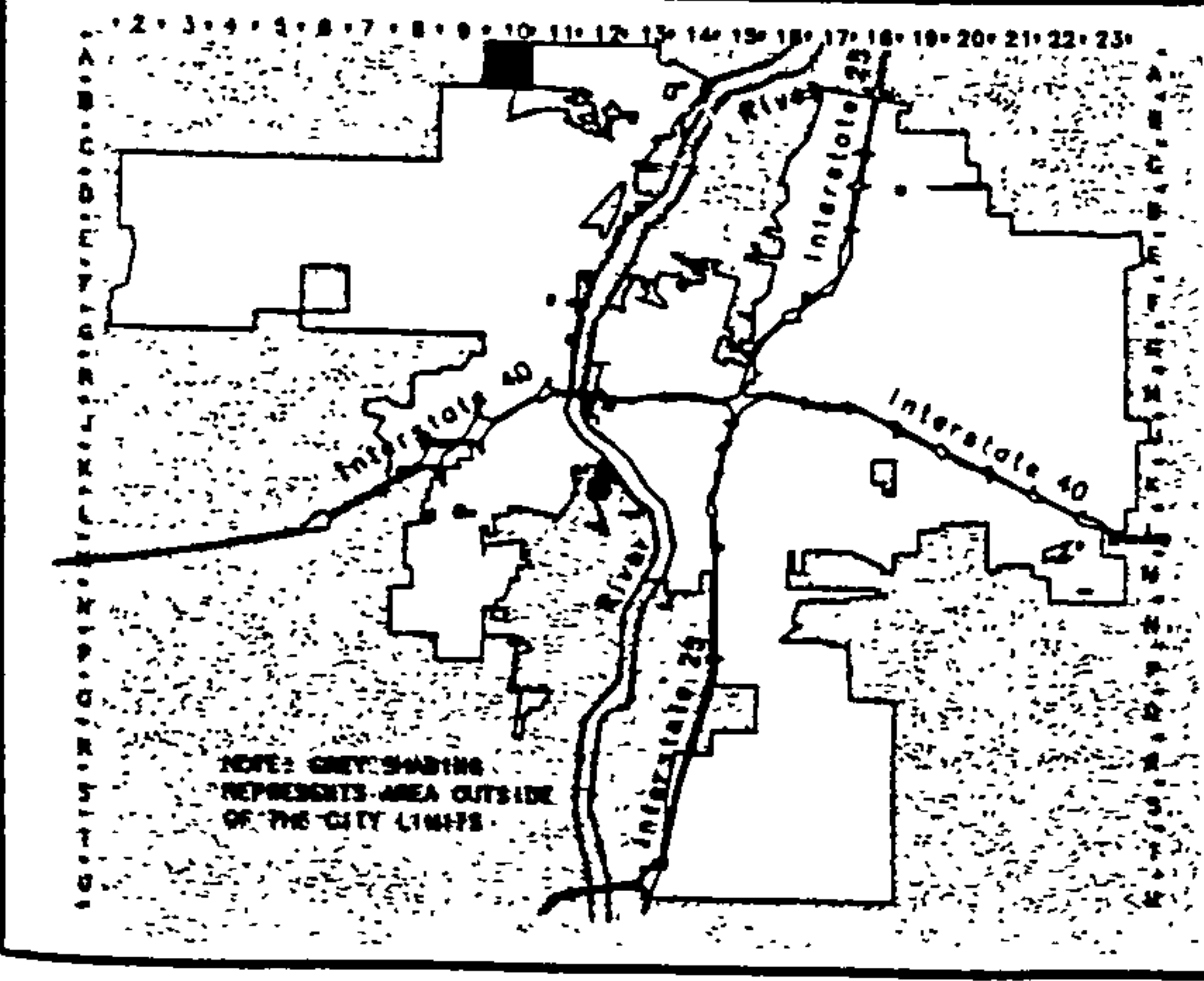
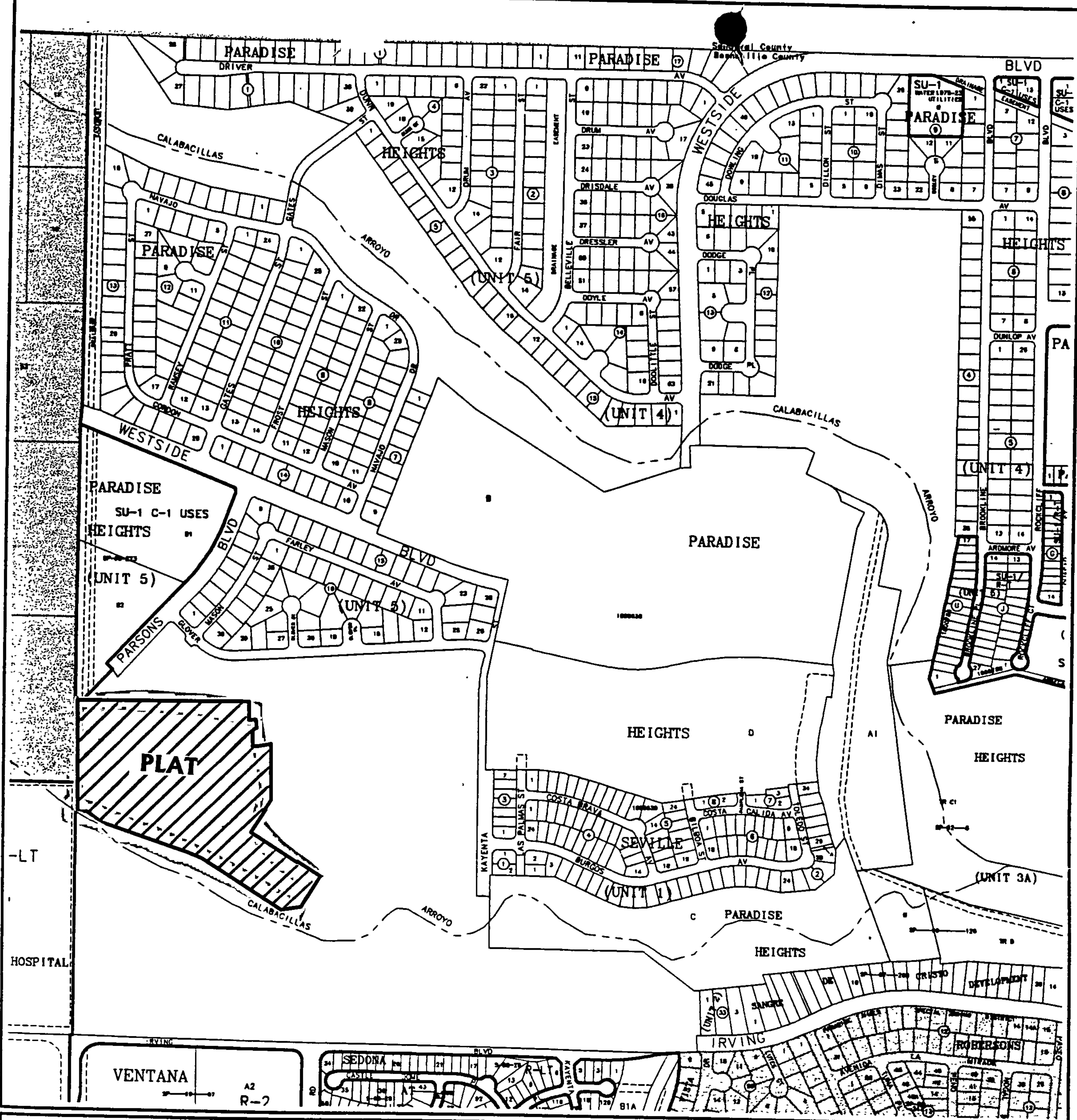
As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, 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 18th day of April, ~~xx~~2004 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 701981.

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 ("RB"), unless







CITY OF  
Albuquerque  
A. Garcia G. Lopez I. Hernandez S. Patten  
PLANNING DEPARTMENT  
© Copyright 2001



Zone Atlas Page  
**A-10-Z**  
Map Amended through July 20, 2001



# A City of Albuquerque



# DEVELOPMENT REVIEW APPLICATION

**SUBDIVISION** Supplemental form **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

**ZONING** Supplemental form **Z**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

**SITE DEVELOPMENT PLAN** **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Curb West, Inc. and West Fork Limited PHONE: 881-9190

ADDRESS: 4301 Indian School Rd NE FAX: 875-1723

CITY: Alb STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS

AGENT (if any): Suru-Tek Inc. PHONE: 897-3366

ADDRESS: 5643 Paradise Blvd NW FAX: 897-3377

CITY: Alb STATE NM ZIP 87114 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: AMENDED PRELIMINARY PLAT APPROVAL  
AMENDED GRADING & DRAINAGE PLAN

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. 1-B-10, 1-B-10, 1-B-1-E + 1-B-1-G Block: 8 Unit: 5

Subdiv. / Addn. Seville Subdivision

Current Zoning: R-LT Proposed zoning: Same

Zone Atlas page(s): A-10 No. of existing lots: 5 No. of proposed lots: 183

Total area of site (acres): 47.69 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

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

UPC No. 101006606712630101 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: On Kayenta Blvd. NW

Between: No. 05 Irving NW and East of Universe Blvd. NW.

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 02DRB-01381

Project 1001306, Project 1002351 App. 02DRB-01250

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

SIGNATURE [Signature] DATE 4-1-03

(Print) Mary Decker \_\_\_\_\_ 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>03DRB - 00560</u>	<u>APP</u>	<u>5(3)</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>April 16<sup>th</sup> '03</u>			Total <u>\$ 0</u>

[Signature] 4/7/03  
Planner signature / date

Project # 1002351



**FORM S(3): SUBDIVISION - D.I MEETING (UNADVERTISED) OF INTERNAL ROUTING**

**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

*Ross Hugg*  
 \_\_\_\_\_  
 \_\_\_\_\_

Applicant name (print)

4.1.03

Applicant signature / date

Form revised September 2001



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

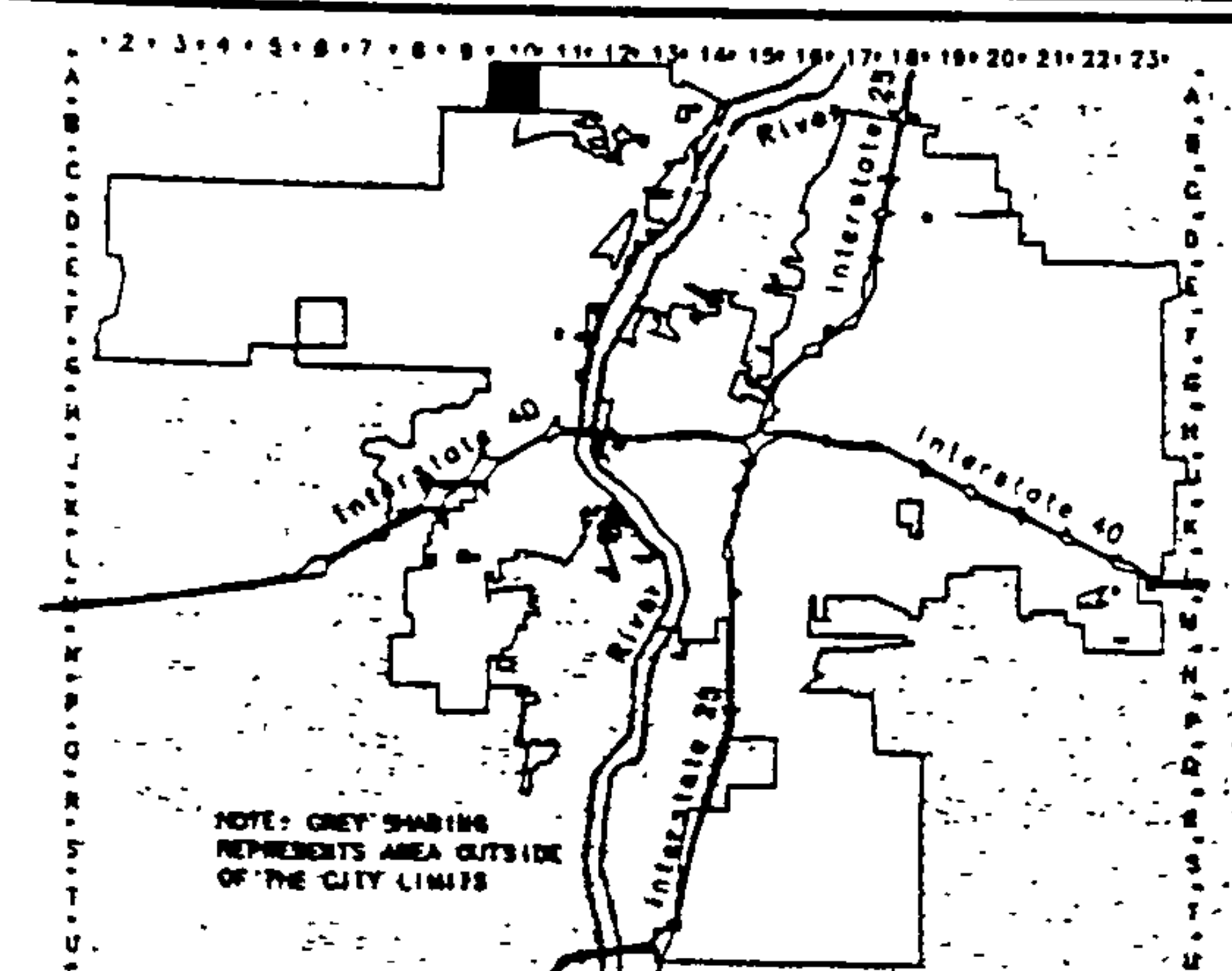
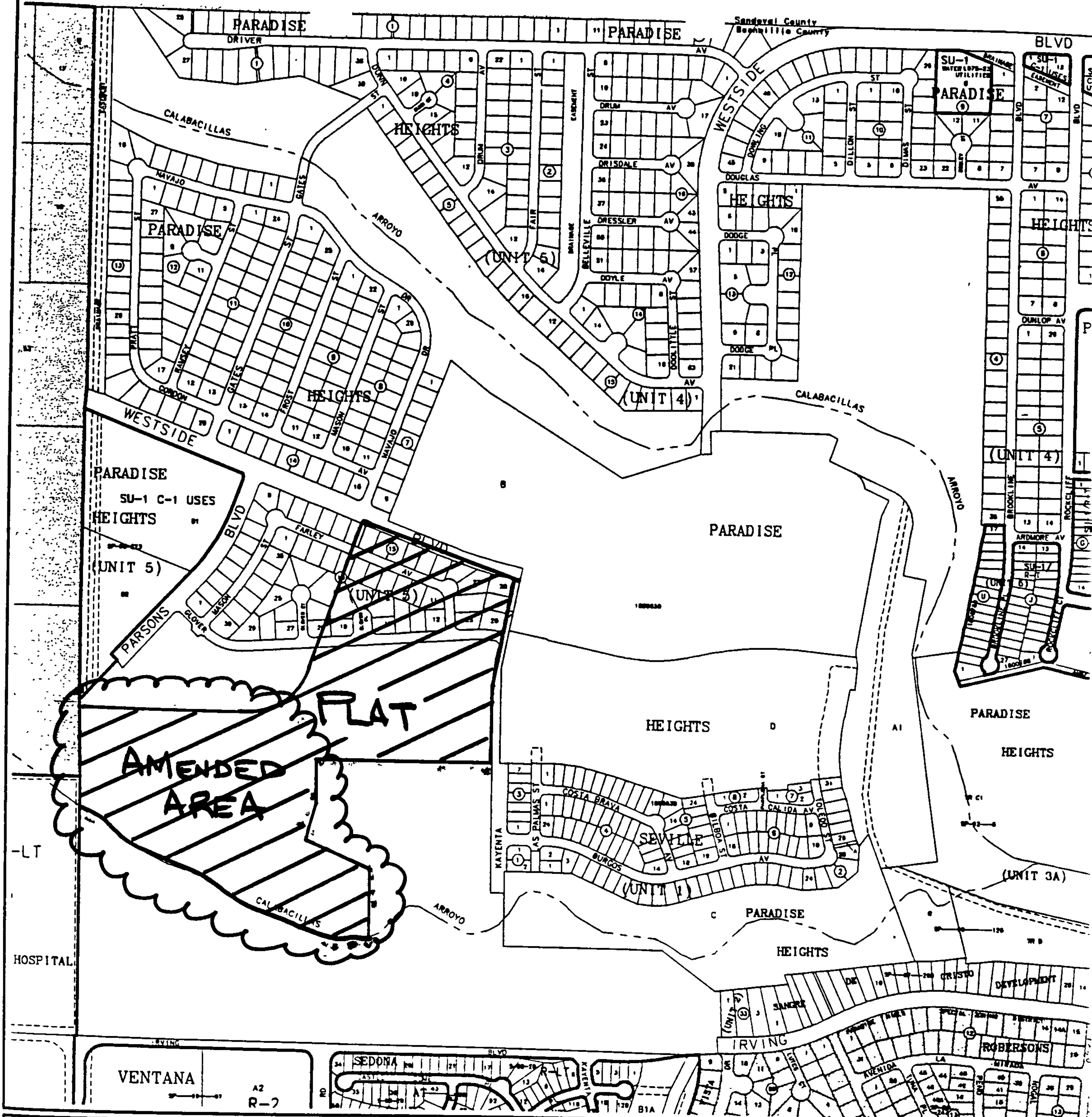
Application case numbers  
 03DRB - \_\_\_\_\_ - 00560  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

*Bolton 4/7/03*  
 \_\_\_\_\_

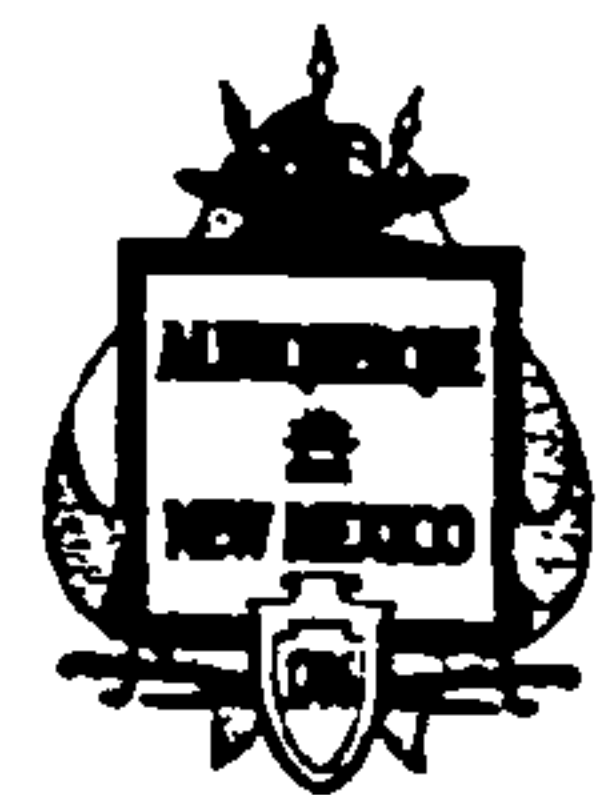
Planner signature / date

Project # 1002351

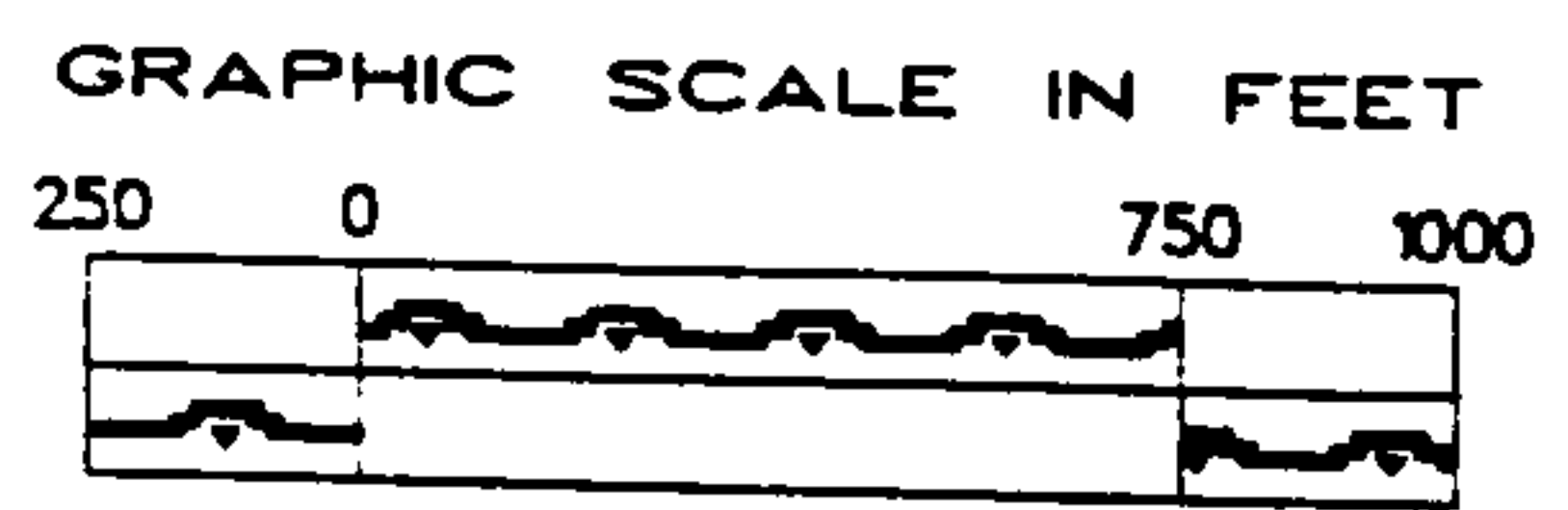




NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



CITY OF Albuquerque  
 A Business Growth Information System  
 PLANNING DEPARTMENT  
 © Copyright 2001

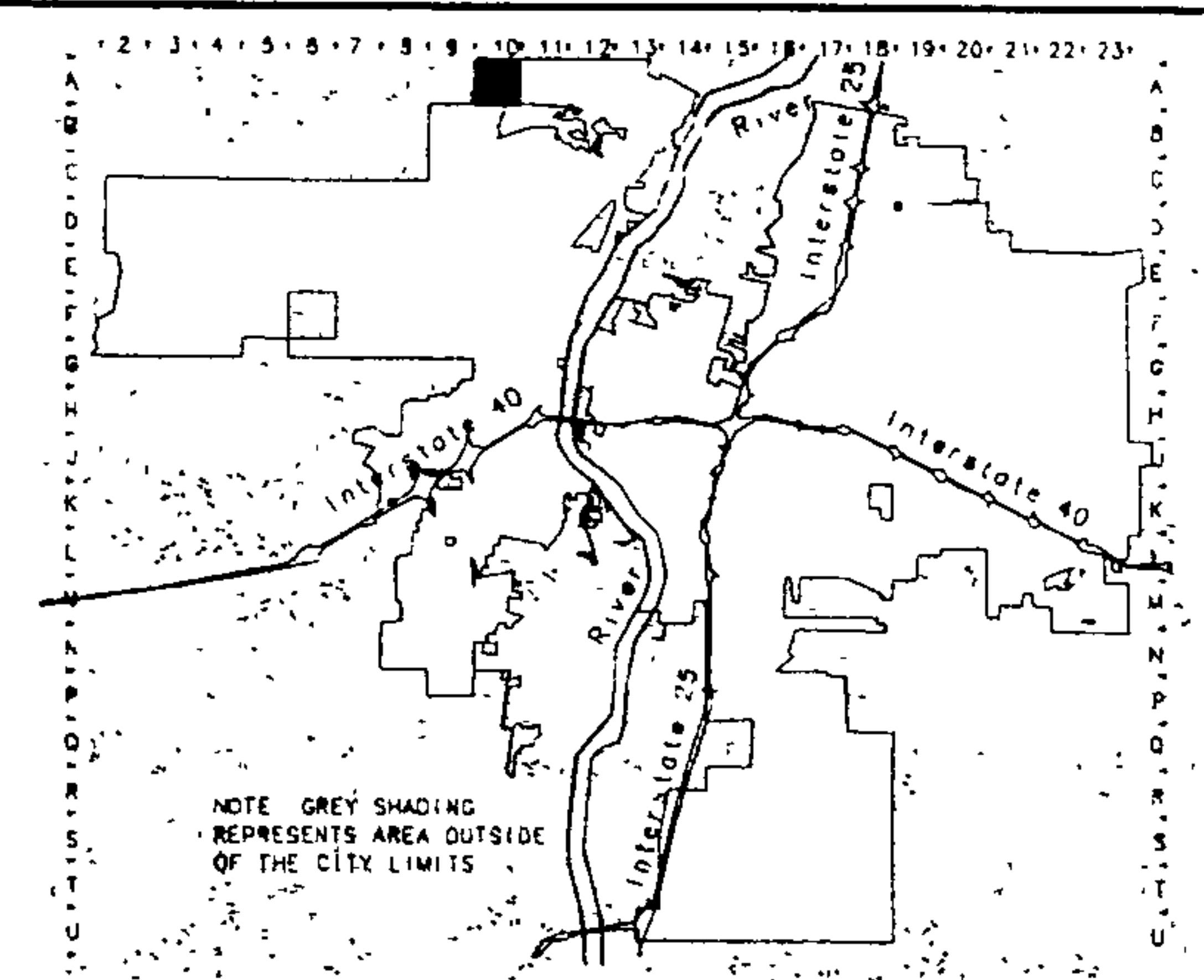
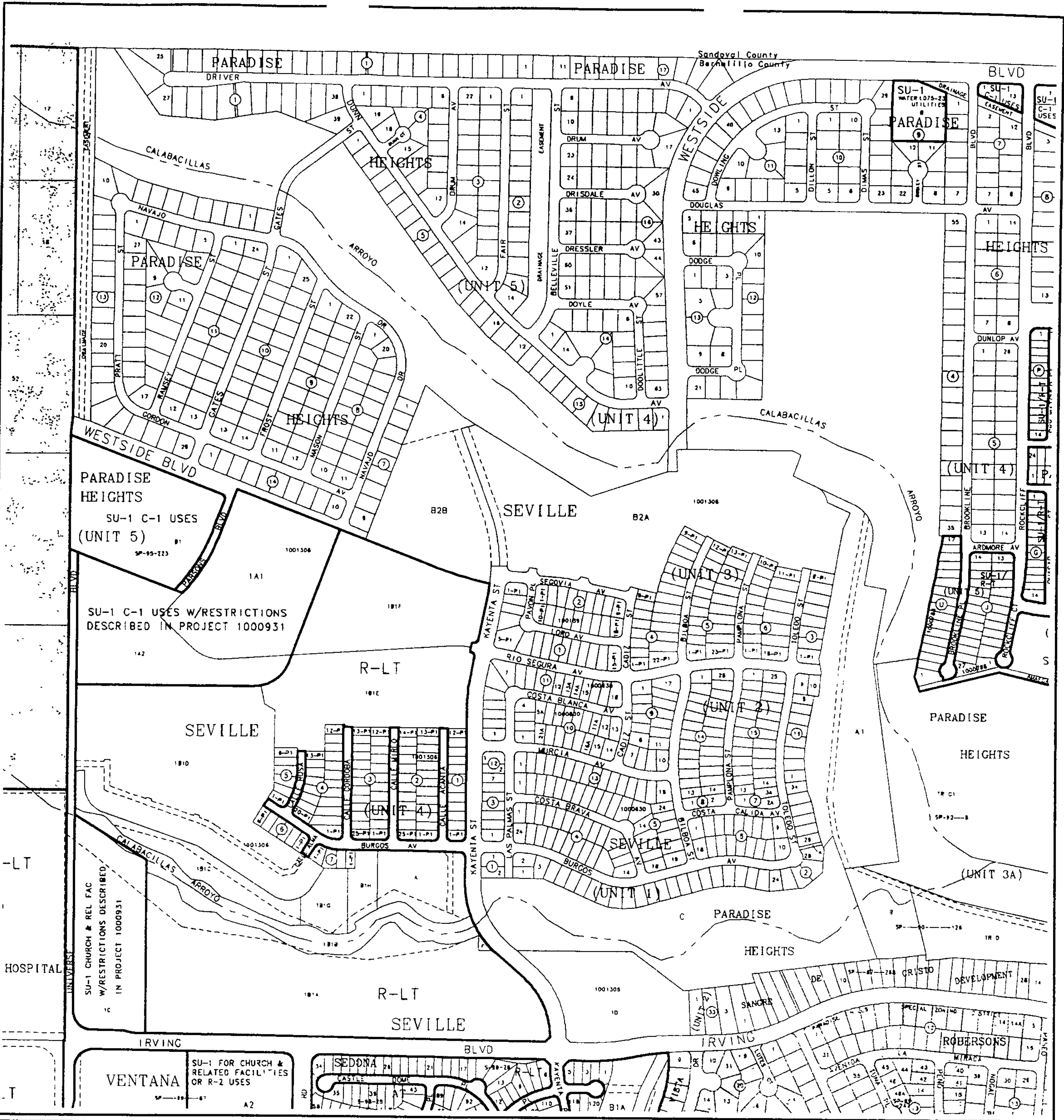


Zone Atlas Page

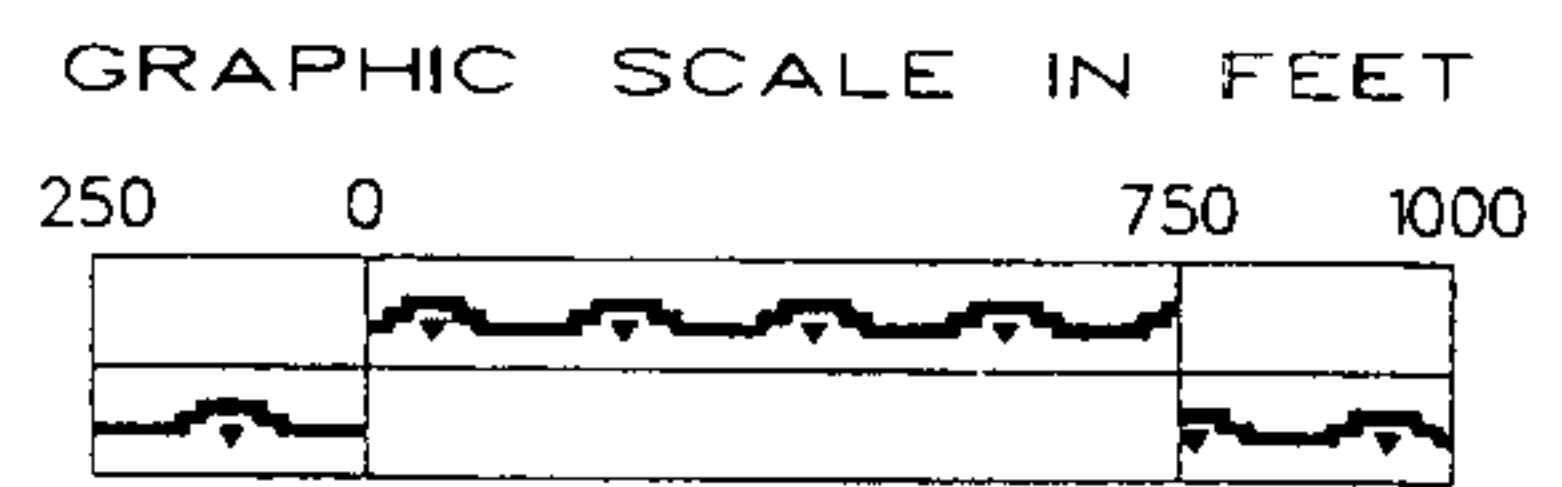
**A-10-Z**

Map Amended through July 20, 2001





CITY OF  
**Albuquerque**  
 Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
 © Copyright 2003



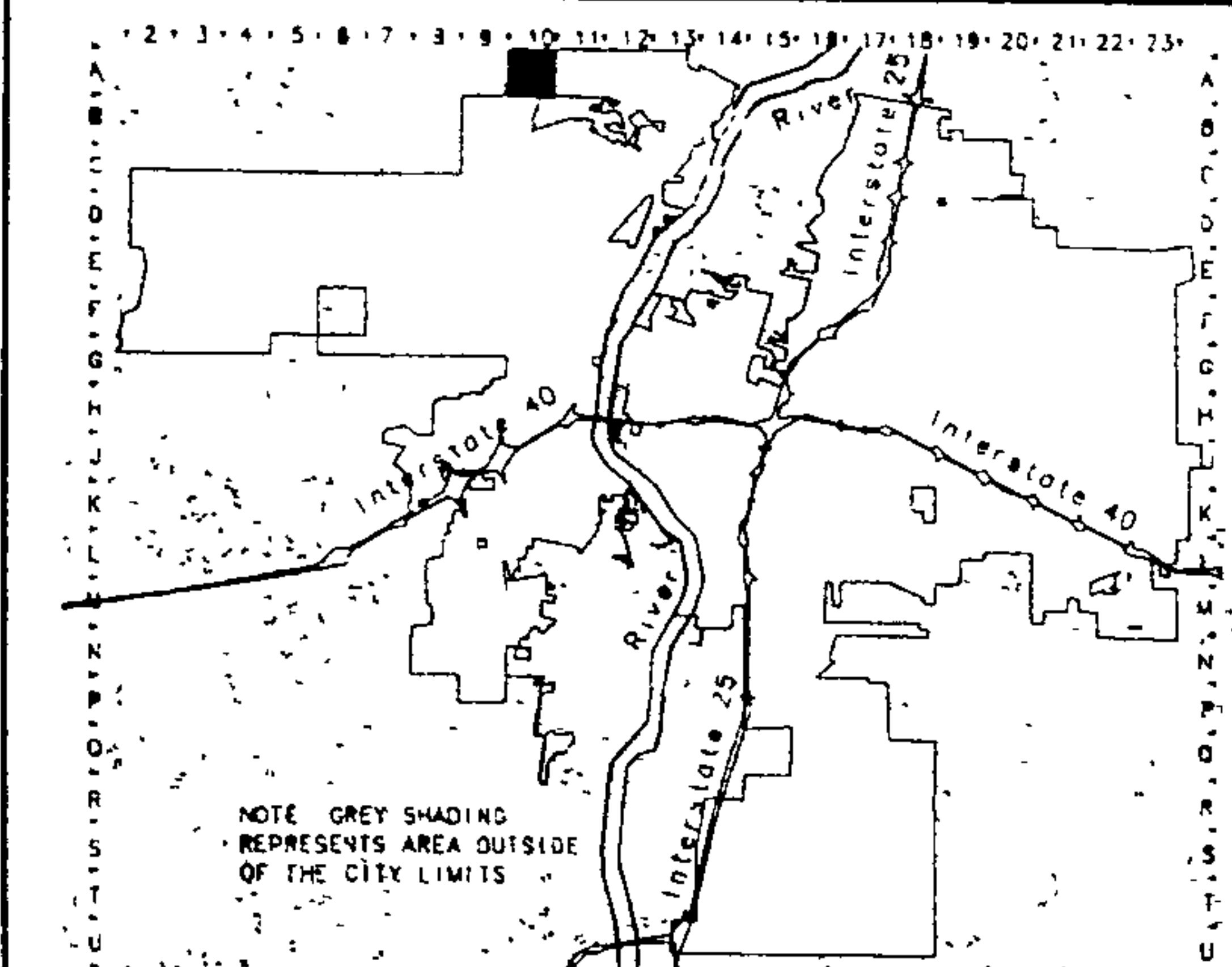
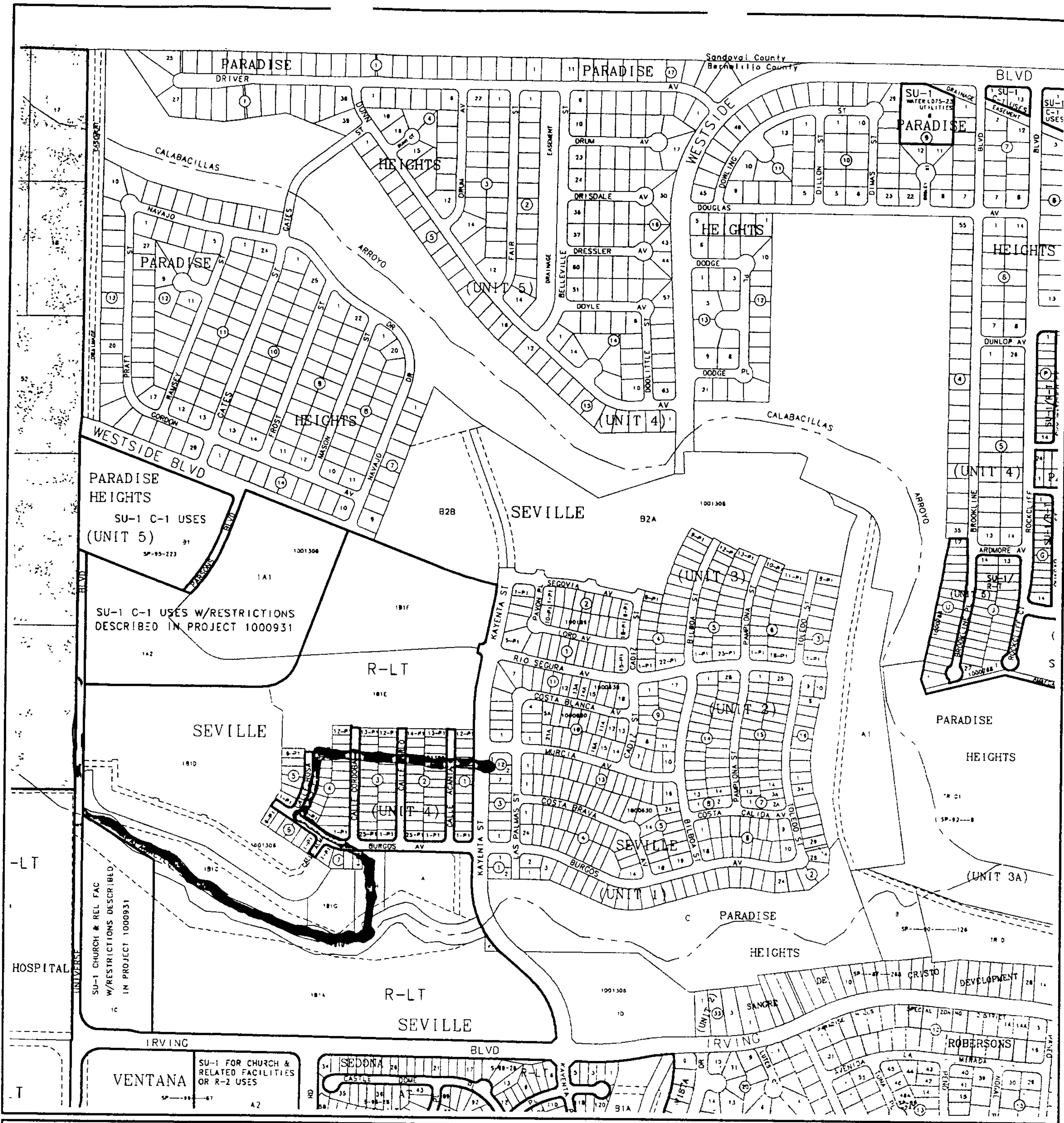
**Zone Atlas Page**

**A-10-Z**

Map Amended through January 21, 2003

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

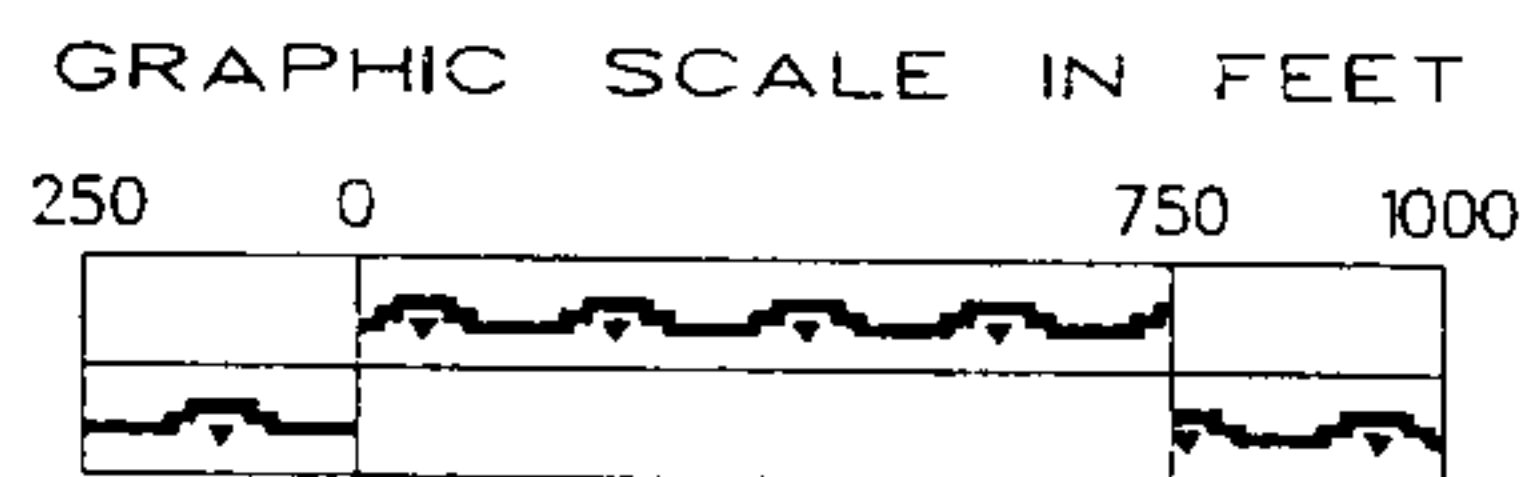




CITY OF  
Albuquerque

**A G I S**  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003



**Zone Atlas Page**

**A-10-Z**

Map Amended through January 21, 2003

# SURV TEK, INC.

*Consulting Surveyors*

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

April 1, 2003

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Ms. Sheran Matson, Chair

RE: Seville Subdivision Unit 5, City of Albuquerque, Bernalillo  
County, New Mexico (A-10-Z). Project # 1002351.

The owner(s) of the above captioned property, Curb West, Inc. and Westfork, Limited are hereby filing application with the City of Albuquerque Development Review Board for: Amended Preliminary plat approval of Seville Subdivision Unit 5 (Being a replat of Tract 1-B-1-D, Seville); .

The purpose of this amendment is to revise the lot widths for all interior lots within unit 5 to a minimum of 55' feet. The number of proposed lots will be reduced from 116 to 107. All street right of ways will remain unchanged.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.

**WESTFORK, LIMITED**  
6301 Indian School Road NE  
Suite 208  
Albuquerque, New Mexico 87110  
Telephone (505) 881-9190

November 14, 2002

Mr. Russ Hugg  
Surv-Tek, Inc.  
5643 Paradise Blvd. N.W.  
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Westfork Limited, for the purpose of re-platting Tracts 1-B-1-C thru 1-B-1-E, Seville, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,



Stan Strickman, Vice President  
Trails Management, Inc.  
General Partner  
6301 Indian School Road NE  
Albuquerque, New Mexico 87110



**CURB WEST, INC.**  
6301 Indian School Road NE  
Suite 208  
Albuquerque, New Mexico 87110  
Telephone (505) 881-9190

November 14, 2002

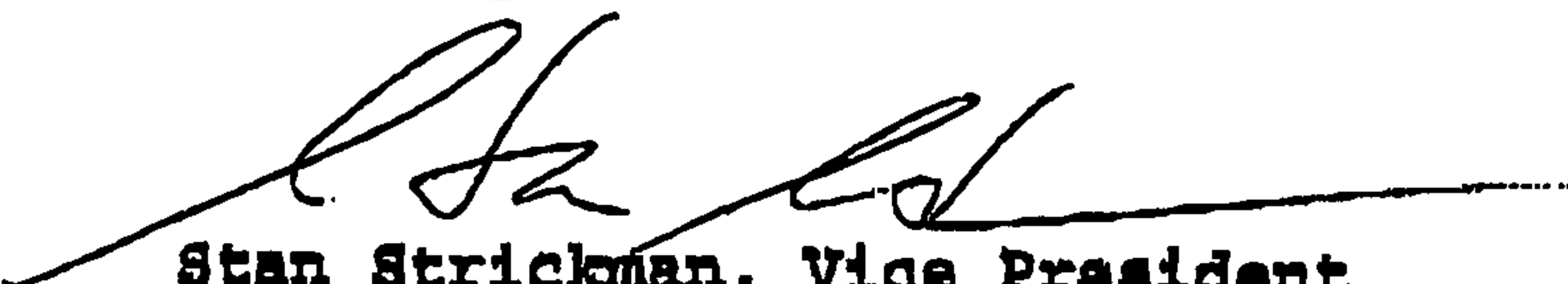
Mr. Russ Hugg  
Surv-Tek, Inc.  
5643 Paradise Blvd. N.W.  
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Curb West, Inc., for the purpose of re-platting Tract 1-B-1-F, Seville, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,



Stan Strickman, Vice President  
Curb West, Inc., a New Mexico Corporation  
6301 Indian School Road NE  
Albuquerque, New Mexico 87110





November 18, 2002

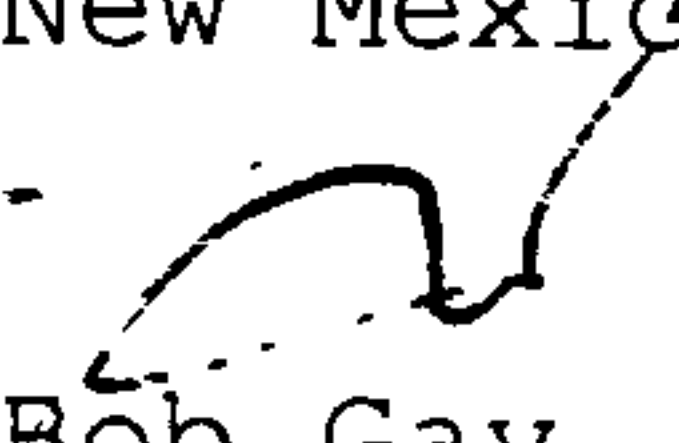
Russ P. Hugg  
Surv-Tek, Inc.  
5643 Paradise Blvd. NW  
Albuquerque NM 87114

Re: Seville Subdivision Units 5 and 6, City of  
Albuquerque, Bernalillo County, New Mexico (Zone Atlas  
Page A-10-Z).

Dear Mr. Hugg:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission and the tariffs and policies of New Mexico Utilities, Inc.

Sincerely,  
New Mexico Utilities, Inc.

  
Bob Gay  
Vice President

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

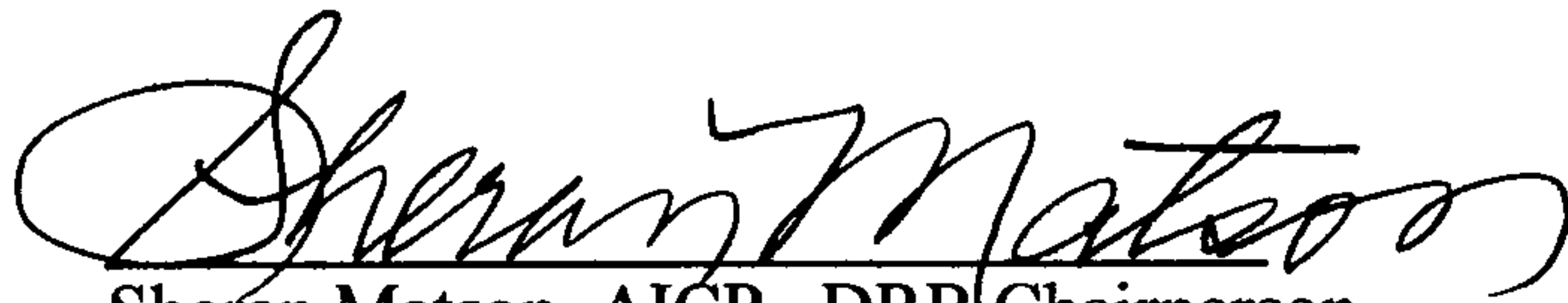
**Item # 19**

**Project # 1002351**

**Application # 03DRB-00560**

**Subject: Seville Subdivision Unit 5/amended prelim. plat**

No objection to the amended preliminary plat.

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

Done 3.19.0 CS

2-3-21-03  
800

APPLICATION NO.	030RB0043	PROJECT NO.	1002351
PROJECT NAME	Seville Subod		
EPC APPLICATION NO.			
APPLICANT / AGENT	Surv Tex	PHONE NO.	897-3366
ZONE ATLAS PAGE	A10		
(11)		ONE STOP COMMENT FORM LOG	
		IR	

<b>TRANSPORTATION DEV (505) 924-3990</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <b>70</b>	DATE <b>3-20-03</b>	DATE
COMMENTS:		

<b>UTILITY DEV (505) 924-3989</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <b>DAK</b>	DATE <b>3/21/03</b>	DATE
COMMENTS:		

<b>HYDROLOGY DEV (505) 924-3986</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <b>BLB</b>	DATE <b>3/25/03</b>	DATE
COMMENTS:		

<b>PARKS AND REC (505) 768-5328</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <b>CS</b>	DATE <b>3/28/03</b>	DATE
COMMENTS:		

<b>PLANNING (505) 924-3858</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <b>Am</b>	DATE <b>3/28/03</b>	DATE
COMMENTS:		
<b>AGI Sokan</b>		

(Return form with plat / site plan)

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002351 Subdivision Name Seville Unit 6-~~200~~

Surveyor Russ Hugg Company SURV-TEK inc

Contact person ~~Russ~~ Mary Decker Phone # 897-3366 email \_\_\_\_\_

933-4548 cell

Barbara A. Roman \_\_\_\_\_ 3-31-03  
Approved \*Not Approved Date

DXF RECEIVED /agisinfo 3-31-03 DATE VIA E-MAIL

HARD-COPY RECEIVED 3-31-03 DATE

DISCLOSURE STATEMENT

NAD 27 ground Coor. grid bearing

\*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 \_\_\_\_\_





## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

1-13-2003

**13. Project # 1002351**

02DRB-01758 Major-Preliminary Plat Approval  
02DRB-01759 Minor-Temp Defer SDWK

SURV-TEK, INC. agent(s) for CURB WEST, INC & WESTFORK LIMITED request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-C and Tracts 1-B-1-D, 1-B-1-E, 1-B-1-F, 1-B-1-G, **SEVILLE SUBDIVISION**, zoned R-LT, located on KAYENTA BLVD NW, between IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 48 acre(s). [REF: 1001306, 02-01250, 02-01381] [DEFERRED FROM 12/18/02] (A-10)

At the January 8, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 1/8/03 and approval of the grading plan engineer stamp dated 1/6/03 the preliminary plat is approved. 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 January 23, 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 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: Curb West Inc. and Westfork Limited, 6301 Indian School Rd NE, 87110  
Surv-Tek Inc., 5643 Paradise Blvd NW, 87114  
Arlene Portillo, Public Works Department, 2nd 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 1295 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002351**

**AGENDA ITEM NO: 13**

**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 1-6-03 is on file for Preliminary Plat approval.  
 Comments on infrastructure list.

**RESOLUTION:**

*Signal I.L.*

APPROVED X; 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 8, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002351 ~~1001932~~ AGENDA#: 13 ~~9~~ DATE: 1.8.03 ~~1-8-03~~

1. Name: Andy Tep Address: Cross West Zip: \_\_\_\_\_

2. Name: Alan Senckma Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: Sheldon Allen Address: Wilson Co 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: \_\_\_\_\_



# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002351 AGENDA#: 6 DATE: 12.18.02

1. Name: Rees Nuzzo Address: Sussex Jct Zip: \_\_\_\_\_

2. Name: Sheldon Green Address: Wilson St Zip: \_\_\_\_\_

3. Name: Steph Snelman Address: Curtis Dr 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 1299 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002351**

**AGENDA ITEM NO: 6**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

1-8-02

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

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

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

FOR:

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

**DATE:** December 18, 2002



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD  
December 18, 2002  
**Project # 1002351**

**Project # 1002351**

02DRB-01758 Major-Preliminary Plat Approval  
02DRB-01759 Minor-Temp Defer SDWK

SURV-TEK, INC. agent(s) for CURB WEST, INC & WESTFORK LIMITED request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-C and Tracts 1-B-1-D, 1-B-1-E, 1-B-1-F, 1-B-1-G, **SEVILLE SUBDIVISION**, zoned R-LT, located on KAYENTA BLVD NW, between IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 48 acre(s). [REF: 1001306, 02-01250, 02-01381] (A-10)

AMAFCA

No objection to requested actions. AMAFCA will sign work order plans and the Final Plat.

COG

No adverse comments.

Transit

No comments received.

Zoning Enforcement

Reviewed, no comment.

Neighborhood Coord.

No Association.

APS

This development will affect Sierra Vista Elementary School, James Monroe Middle School, and Cibola High School. The above Middle, and High schools are all currently enrolled close to their designed capacity. The High school is projected to accrue substantial increases in students in the near future. The APS facilities in the area have recently, and continue to be expanded and upgraded. An elementary school (7-Bar) and middle school (Monroe) opened in the fall of 2001. All planned additions to existing educational facilities are contingent upon taxpayer approval. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.



## Police Department

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

## Fire Department

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

## PNM Gas

Approves.

## PNM Electric

No objection to preliminary plat.

## 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 and Infrastructure List is required for Preliminary Plat approval. No objection to sidewalk deferral.

## Transportation Development

Is there a vacation action required? Comments on the infrastructure list.

## Parks & Recreation

The park dedication requirement is covered in the below referenced agreement. This request will be subject to the following requirements of the City 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 7/12/02, as follows: The developer shall dedicate to the City Parcel A as shown on the preliminary plat for Seville Unit 4 Subdivision and Tract 1-B-1.

## Parks & Recreation

The dedication entitles the developer to "credits" in the amount of 1044.93 single-family units to be applied within the Seville and Paradise Heights Subdivisions. The approval of this plat leaves credits for 752 single family units.

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

## Utilities Development

No objection to Preliminary Plat approval. NMUI must sign the infrastructure list. No objection to Sidewalk Deferral.

## Planning Department

Be sure to state the purpose of the plat on the plat. This property lies within the boundaries of the Westside Strategic Plan. No objection to the requested actions.

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

cc: Curb Inc. & Westfork Ltd., 6301 Indian School Rd NE, 87110

Surv-Tek Inc., 5643 Paradise Blvd NW, 87114



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

**Project # 1000455**

02DRB-01781 Major-Vacation of Public Easements

SURVEYS SOUTHWEST LTD agent(s) for RAYMOND COHEN request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF RAYCO**, zoned SU-2 MR / SU-2 HC, located on BROADWAY AVE SE, between WHEELER AVE SE and ALAMO SE containing approximately 8 acre(s). [REF: ZA-83-172, V-544 Z-1396, Z-78-34, Z-81-132, 02DRB-00513, 02DRB-00514 ] (M-14)

**Project # 1000922**

02DRB-01783 Major-Vacation of Pub Right-of-Way  
02DRB-01784 Major-Vacation of Public Easements  
02DRB-01785 Minor-Extension of Preliminary Plat

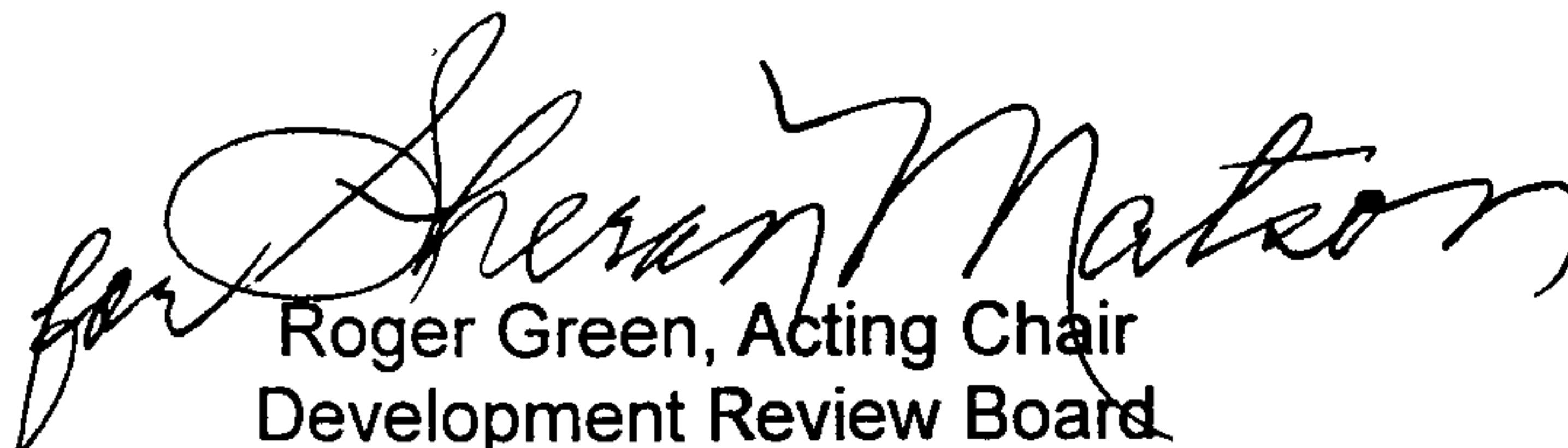
WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS AND **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5 (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and the south boundary of Town of Alameda Grant, containing approximately 237 acres. [REF: DRB-97-78, DRB-97-116] (C-10/11 & D-10/11)

**Project # 1002351**

02DRB-01758 Major-Preliminary Plat Approval  
02DRB-01759 Minor-Temp Defer SDWK

SURV-TEK, INC. agent(s) for CURB WEST, INC & WESTFORK LIMITED request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-C and Tracts 1-B-1-D, 1-B-1-E, 1-B-1-F, 1-B-1-G, **SEVILLE SUBDIVISION**, zoned R-LT, located on KAYENTA BLVD NW, between IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 48 acre(s). [REF: 1001306, 02-01250, 02-01381] (A-10)

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

  
Roger Green, Acting Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 2, 2002.**





**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, December 18, 2002**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000554**

02DRB-01789 Major-Two Year SIA

BRASHER & LORENZ INC agent(s) for EMCORE INC request(s) the above action(s) for W1/2 N1/2 SW1/4 SEC 33 T10N R4E, **EMCORE SITE, PHASE 1**, zoned IP, located on EUBANK BLVD SE AND INNOVATION PARKWAY SE and containing approximately 10 acre(s). [REF: 00DRB-01483] (M-21)

**Project # 1000712**

02DRB-01787 Major-Two Year SIA

TIERRA WEST LLC agent(s) for K B HOMES NM INC request(s) the above action(s) for all or a portion of Lot(s) 1-127, **DESERT PINE - UNIT 1**, zoned R-D, located on SUNSET GARDENS SW, between 98TH ST SW and 94TH ST SW containing approximately 17 acre(s). [REF: AX-87-5, 01DRB-00320] (L-9)

**Project # 1000217**

02DRB-01782 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of **UNITS 3 & 4, PAINTED SKY SUBDIVISION**, zoned SU-1/RT, located on LADERA DR NW, between I-40 and GAVIN RD NW containing approximately 14 acre(s). [REF: Z-99-8, S-98-65, 00460-00162, 00410-00931, 01440-00849 & 50] (J-9)

02DRB-01786 Major-Vacation of Public Easements

02DRB-01788 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, **PAINTED SKY SUBDIVISION**, zoned SU-1/RT, located on LADERA DR NW, between I-40 and GAVIN RD NW containing approximately 14 acre(s). [REF: Z-99-8, S-98-65, 00460-00162, 00410-00931, 01440-00849 & 50] (J-9)

**SEE PAGE 2...**

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

Meeting Date: 12/18/02

Zone Atlas Page: A-10-E

Notification Radius: 100 Ft.

App#	<u>02DRB-01758</u>
Proj#	<u>1002351</u>
Other#	<u>02DRB-01759</u>

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

Applicant: Curb west, INC & Westport Limited ✓

Address: 6301 Indian school Rd NE, 87110

Agent: SURV-TEK, INC. ✓

Address: 5643 Paradise Blvd NW, 87114

**SPECIAL INSTRUCTIONS**

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

Date Mailed: 11/27/02

Signature: K. Beth H. Ken

1010066 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006630724440501 LEGAL: TR B BUL KLAND PLAT OF TRS A-1, B, C, D, E & F PARA LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: PARADISE HEIGHTS LLC  
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

101006607521130103 LEGAL: TR 1 -A C ORRECTION PLAT BULKLAND PLAT OF TRACTS 1-A LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: CURB WEST INC & WEST FORK LIM  
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

101006614628521010 LEGAL: \*10 14 P ARADISE HEIGHTS UNIT 5 LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: HELFERD LYNN W ETUX  
OWNER ADDR: 05271 NAVAHO DR ALEXANDRIA VA 22312

101006616027810539 LEGAL: \*9 7 PAR ADISE HEIGHTS UNIT 5 LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: CHALLENGER NORMAN GENE  
OWNER ADDR: 03535 SANTA FE CORPUS CHRISTI TX 78411

101006606712630101 LEGAL: TRAC T 1- B-1 BULK LAND PLAT OF TRACTS 1-B-1 & 1-B-2 LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: CURB WEST INC & WEST FORK LIM  
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

100906639720340140 LEGAL: A TR BEI NG POR OF N/2 SE OF SEC 4 T11N R2E CONT 15 LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: ALB TECHNICAL VOCATIONAL INST  
OWNER ADDR: 00525 BUENA VISTA SE ALBUQUERQUE NM 87106

101006631415940601 LEGAL: TR D BUL KLAND PLAT OF TRS A-1, B, C, D, E & F PARA LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: PARADISE HEIGHTS LLC  
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

100906639715740141 LEGAL: A TR BEI NG POR OF N/2 SE & POR S/2 SE OF SEC 4 T11 LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: ALB TECHNICAL VOCATIONAL INST  
OWNER ADDR: 00525 BUENA VISTA SE ALBUQUERQUE NM 87106

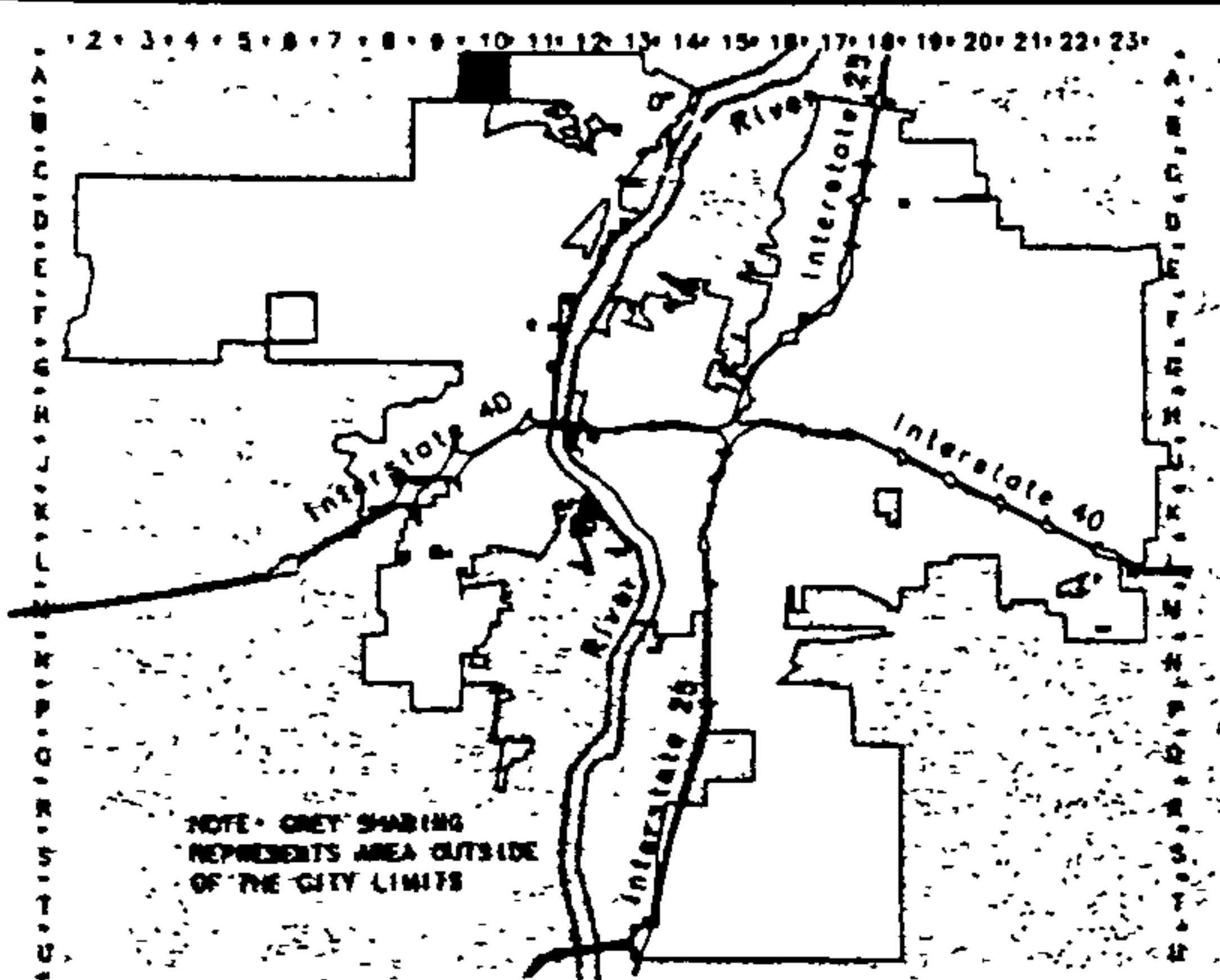
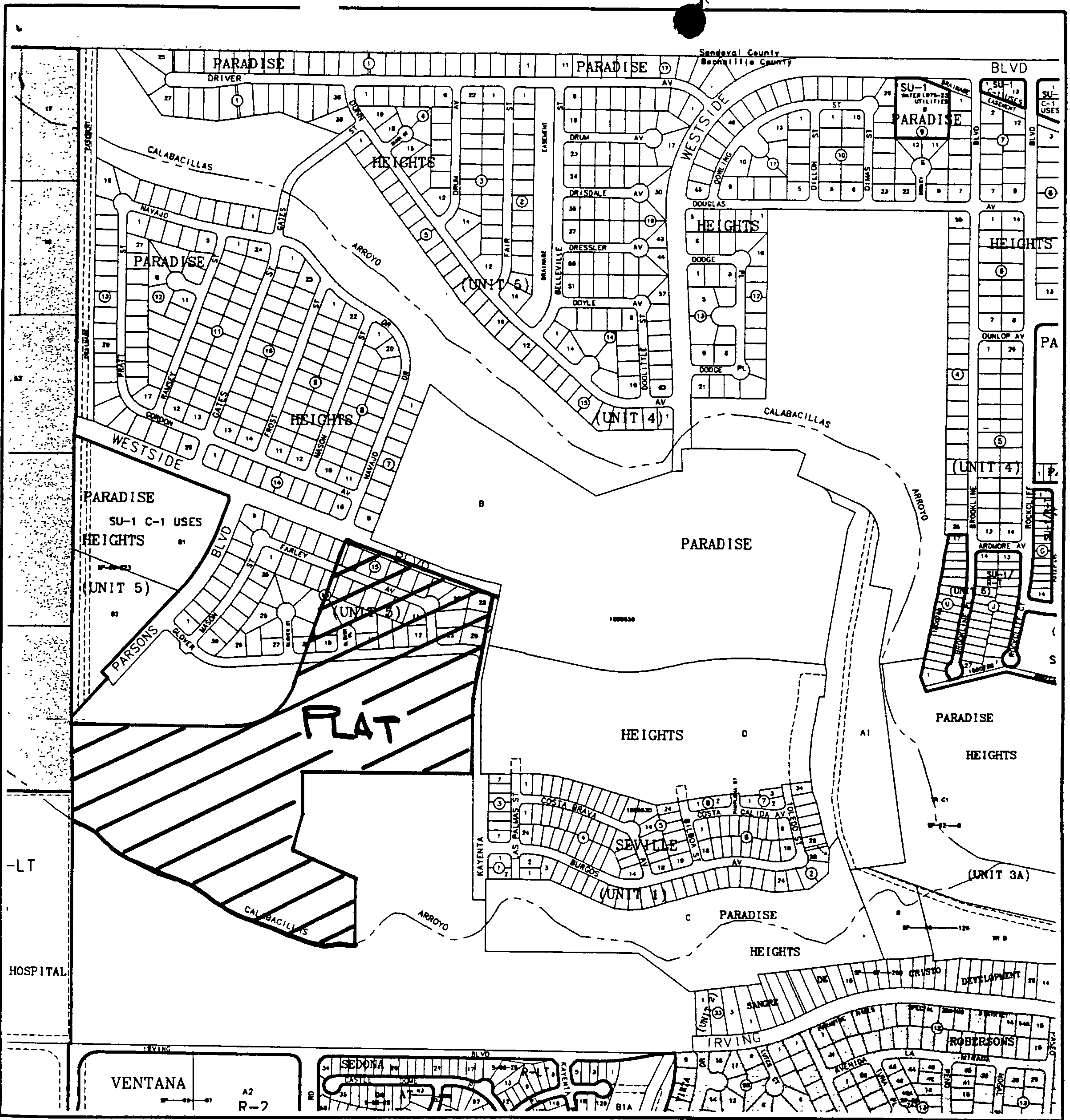
101006616811930104 LEGAL: TRAC T 1- B-2 BULK LAND PLAT OF TRACTS 1-B-1 & 1-B-2 LAND USE:



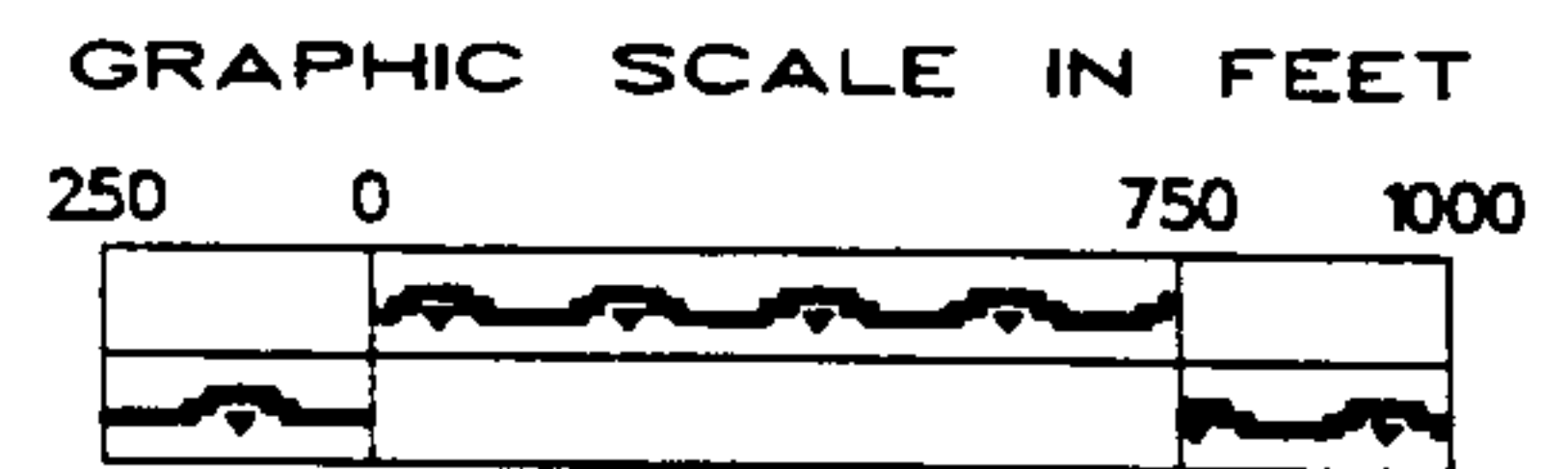
PROPERTY ADDR: 00000  
OWNER NAME: CURB WEST INC  
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

100906649606740125 LEGAL: TR " B" L AND DIVISION PLAT "LANDS OF MASSACHUSETTS LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: LAS VENTANAS LIMITED PARTNERSH  
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006602604830102 LEGAL: TR 1 -C C ORRECTION PLAT BULKLAND PLAT OF TRACTS 1-A LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: WEST FORK LIMITED  
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2001



Zone Atlas Page

**A-10-Z**

Map Amended through July 20, 2001

# SURV TER, INC.

## Consulting Surveyors

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

November 14, 2002

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Mr. Roger Green, Chair

RE: Seville Subdivision Unit 3, City of Albuquerque, Bernalillo  
County, New Mexico (A-10-Z).

The owner(s) of the above captioned property, Curb West, Inc. and Westfork, Limited are hereby filing application with the City of Albuquerque Development Review Board for: Preliminary plat approval of Seville Subdivision Units 5 and 6 (Being a replat of Tracts 1-B-1-C thru 1-B-1-G, Seville).

Said subdivisions propose to create 195 residential lots, dedicate public street right of ways and grant the necessary public utility easements to serve said lots in accordance with the Sketch Plat review, Project # 1001306.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.



# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

**SUBDIVISION**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

Supplemental form **Z**

**ZONING**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

**SITE DEVELOPMENT PLAN** **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: CURB WEST INC PHONE: 881-9190

ADDRESS: 6301 INDIAN SCHOOL RD NE FAX: 875-1723

CITY: ALB STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS

AGENT (if any): SURV-TEK, INC PHONE: 897-3366

ADDRESS: 5643 PARADISE BLVD NW FAX: 897-3377

CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT 1-B-1-E-1 Block: --- Unit: ---

Subdiv. / Addn. SEVILLE SUBDIVISION

Current Zoning: R-LT Proposed zoning: SAME

Zone Atlas page(s): A-10 No. of existing lots: 1 No. of proposed lots: 76

Total area of site (acres): 14.98 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 101006606712630101 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: ON KAYENTA BLVD

~~Between:~~ NORTH OF IRVING and EAST OF UNIVERSE BLVD

**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-01758 02DRB-1759 PROJ # 1002351

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

SIGNATURE [Signature] DATE 3.17.03

(Print) RUSS HUGG Applicant  Agent

**FOR OFFICIAL USE ONLY**

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>03DRB - 00443</u>	<u>FP</u>	<u>5(3)</u>	\$ <u>[Signature]</u>
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>Int. Post</u>				Total \$ <u>[Signature]</u>

[Signature] 3/18/03 Project # 1002351

Planner signature / date

Form revised September 2001



**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

*[Signature]*  
 Applicant name (print) Russ Hugg  
3.17.03  
 Applicant signature / date



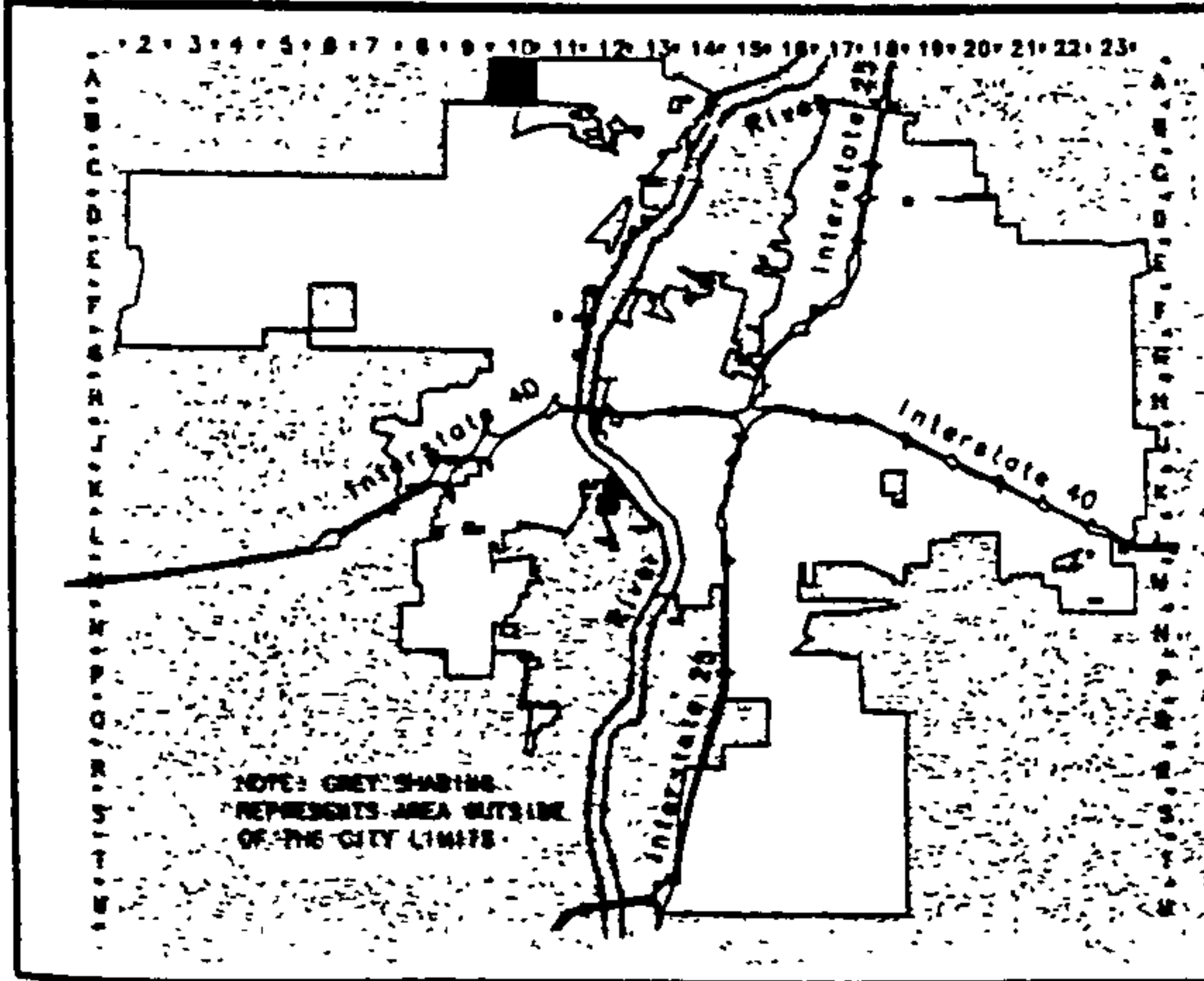
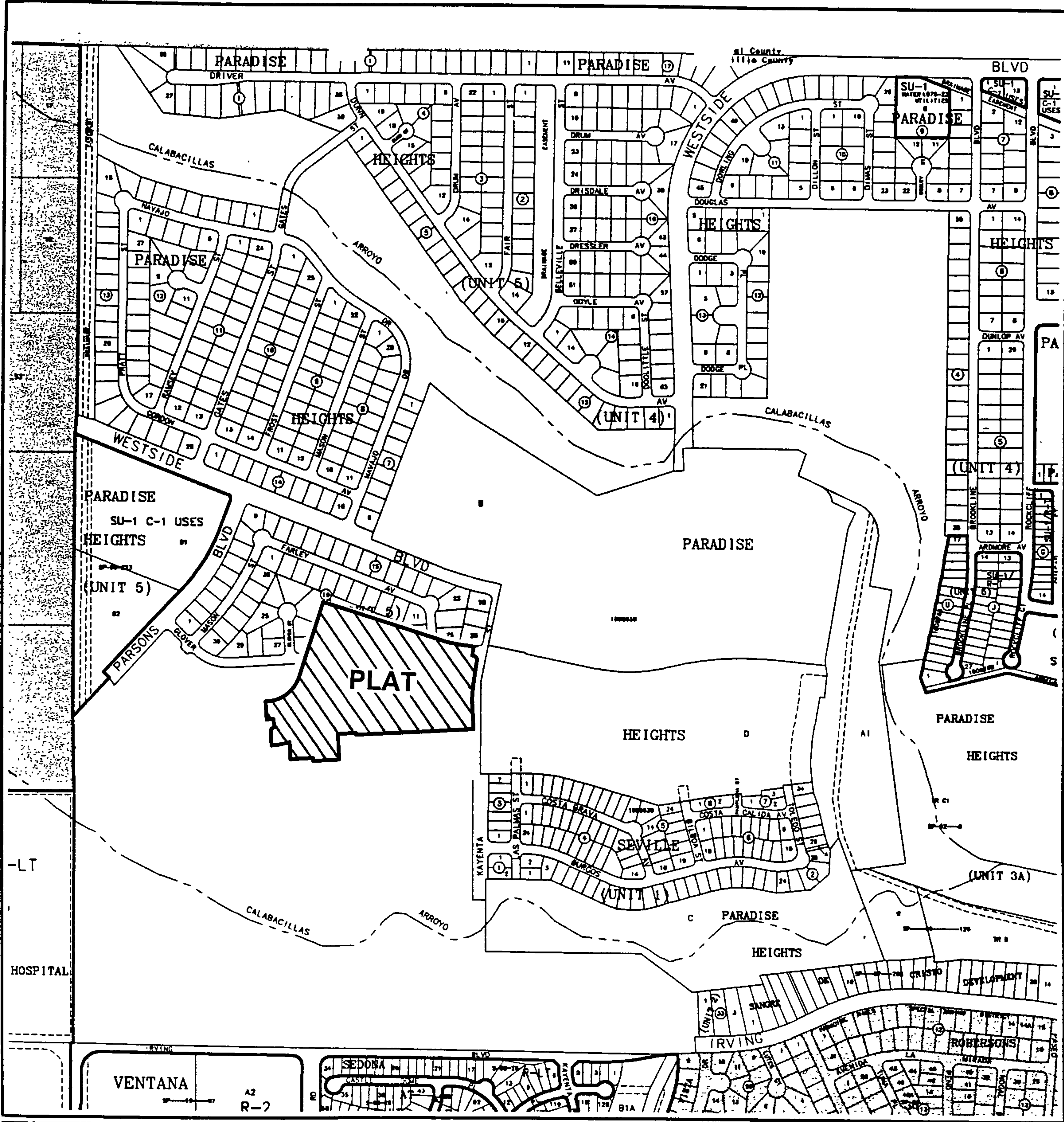
Form revised September 2001

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

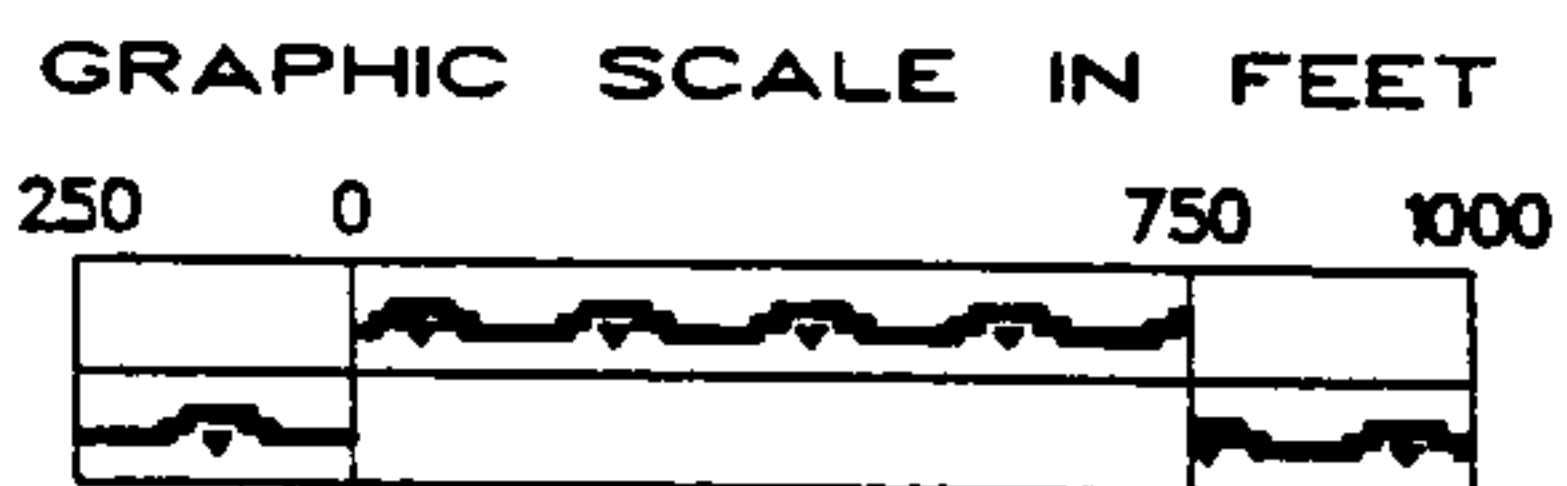
Application case numbers  
030203 - 00443  
 - -  
 - -

*[Signature]* 3/20/03  
 Planner signature / date  
**Project #** 1002351





CITY OF  
Albuquerque  
**A G I S**  
PLANNING DEPARTMENT  
© Copyright 2001



**Zone Atlas Page**

**A-10-Z**

Map Amended through July 20, 2001



No. of Lots: 76  
 Nearest Major Streets  
Kayenta & Rio Segura NW

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 12<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 \_\_\_\_\_  
Curb West, Inc.

("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.] \_\_\_\_\_  
a New Mexico Corp., whose address is 5301 Indian School NE, Ste 208, Alb., NM 87110 and whose telephone number is 881-9190, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

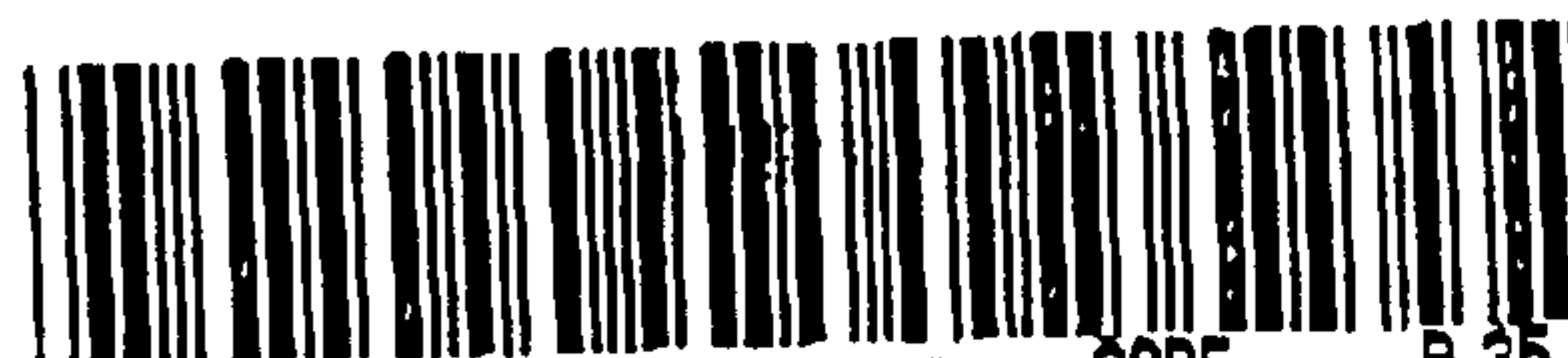
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:]  
See Exhibit "B" attached, recorded on February 11, 2003 the records of the Bernalillo County Clerk at Book 2003C, pages 30 through n/a (the "Subdivision"). 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:]  
Curb West, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Seville Subdivision Unit Six 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 15th day of March, 2004 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 702081.

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



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

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

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insureds. 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:

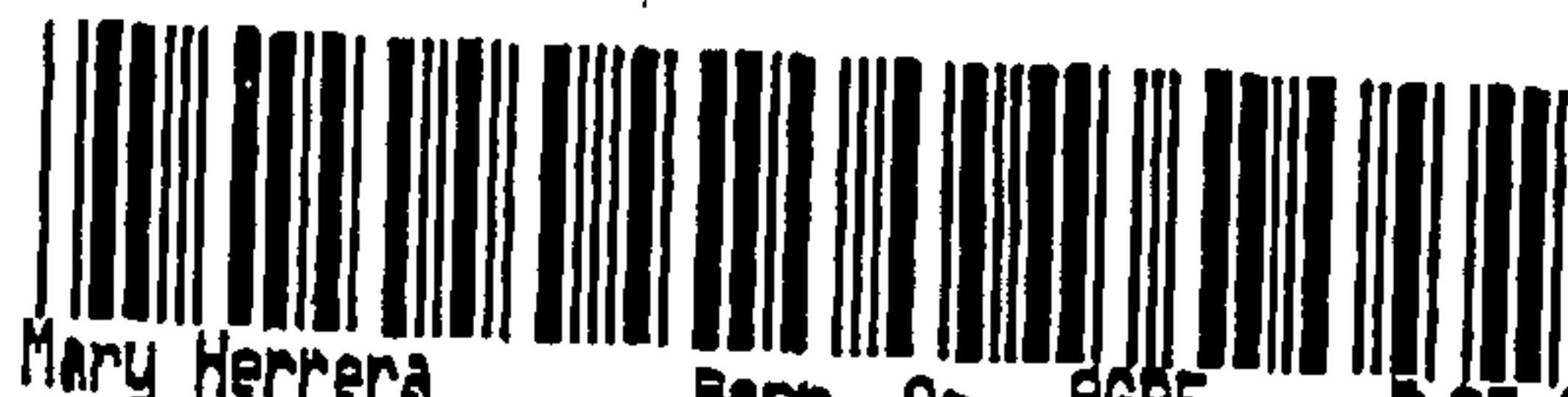
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of actual construction costs</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(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 SurvTek, Inc., and construction surveying of the private Improvements shall be performed by n/a. 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 Wilson & Company, and inspection of the private Improvements shall be performed by n/a, 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 n/a, 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 Guarantee:"

Type of Financial Guaranty: Letter of Credit # 300147  
 Amount: \$ 625,408.73 Name of Financial Institution or Surety  
 providing Guaranty: Charter Bank  
 Date City first able to call Guaranty: March 15, 2004  
 [Construction Completion Deadline]: March 15, 2004 ~~X~~  
 If Guaranty other than a Bond, last day City able to call Guaranty is:  
May 15, 2004, ~~X~~  
 Additional information: n/a

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

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





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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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





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

SUBDIVIDER: Curb West, Inc.

CITY OF ALBUQUERQUE

By [Signature]: [Signature]  
Name: Stan Strickman  
Title: Vice President  
Dated: February 27, 2003

[Signature]  
City Engineer,  
Dated: 3-12-03

@  
3-6-03 of 3/6/03

SUBDIVIDER'S NOTARY

STATE OF New Mexico  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on 27th day of February, 2003 by [name of person:] Stan Strickman, [title or capacity, for instance, "President" or "Owner":] Vice President of [Subdivider:] Curb West, Inc.



OFFICIAL SEAL  
MARY S. STRICKMAN  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 3-9-2003

Mary S. Strickman  
Notary Public

My Commission Expires: \_\_\_\_\_

CITY'S NOTARY

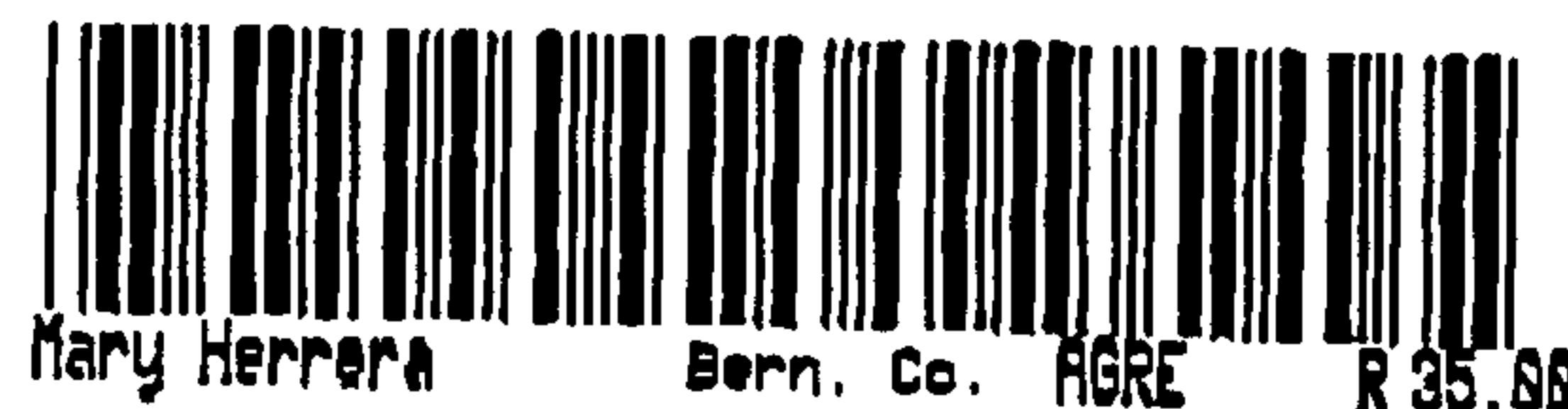
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss.

This instrument was acknowledged before me on 12<sup>th</sup> day of March, 2003 by Fred J. Aguirre, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra  
Notary Public

My Commission Expires: 11-15-2003

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

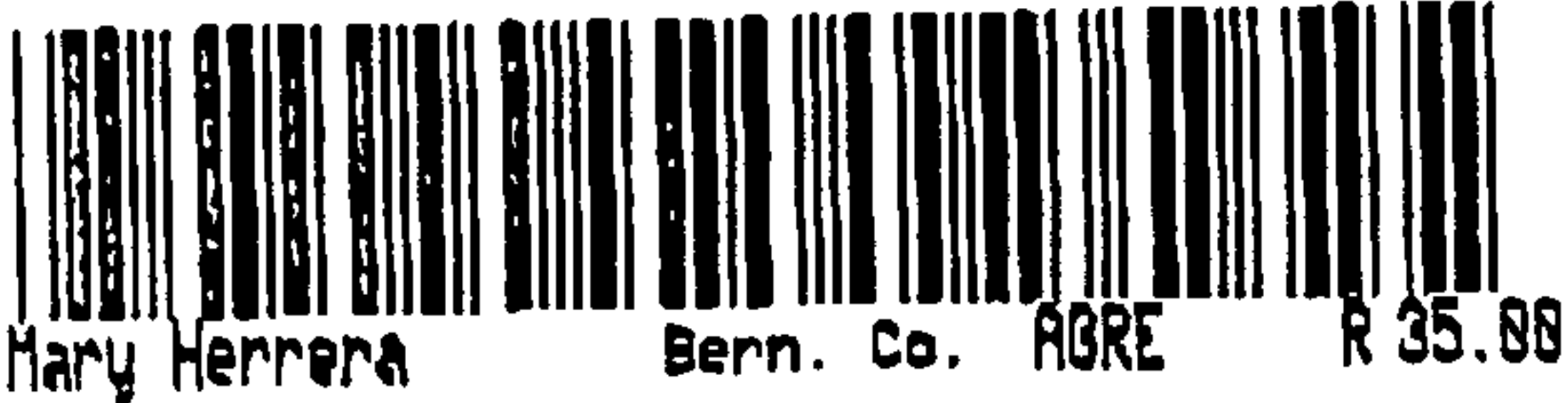


2003040843  
5623845  
Page: 6 of 14  
03/13/2003 02:19P  
BK-A52 Pg-664



**Exhibit B**

**Tract 1-B-1-E-1 as shown on the Bulk Plat of Tracts 1-B-1-C-1 Thru 1-B-1-G-1, Seville (Being a Replat of Tracts 1-B-1-C Thru 1-B-1-G, Seville) Within The Town Of Alameda Grant In Projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, January, 2003 recorded in the office of the Bernalillo County Clerk on February 11, 2003 in Book 200C, Page 30.**



2003040843  
5823845  
Page 7 of 14  
03/13/2003 02:18P  
BX-A52 Pg-064

# SURV TEK, INC.

## Consulting Surveyors

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377

### FACSIMILE COVER LETTER

DATE: 12-5-02

TIME: \_\_\_\_\_

TO: CITY PLANNING

ATTENTION: SHERAN MATSON

FROM: Russ HUGG

TOTAL NUMBER OF PAGES SENT, INCLUDING COVER LETTER ~~1~~ 2

SPECIAL INSTRUCTIONS: \_\_\_\_\_

EPC OFFICIAL DECISION

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

IF YOU ENCOUNTER ANY PROBLEMS RECEIVING THIS TRANSMISSION, OR IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CONTACT \_\_\_\_\_ AT 897-3366.

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

Date: February 23, 2001

Curb West, Inc.  
6301 Indian School NE, Suite 208  
Albuq. NM 87110

**AMENDED OFFICIAL NOTIFICATION OF  
DECISION**

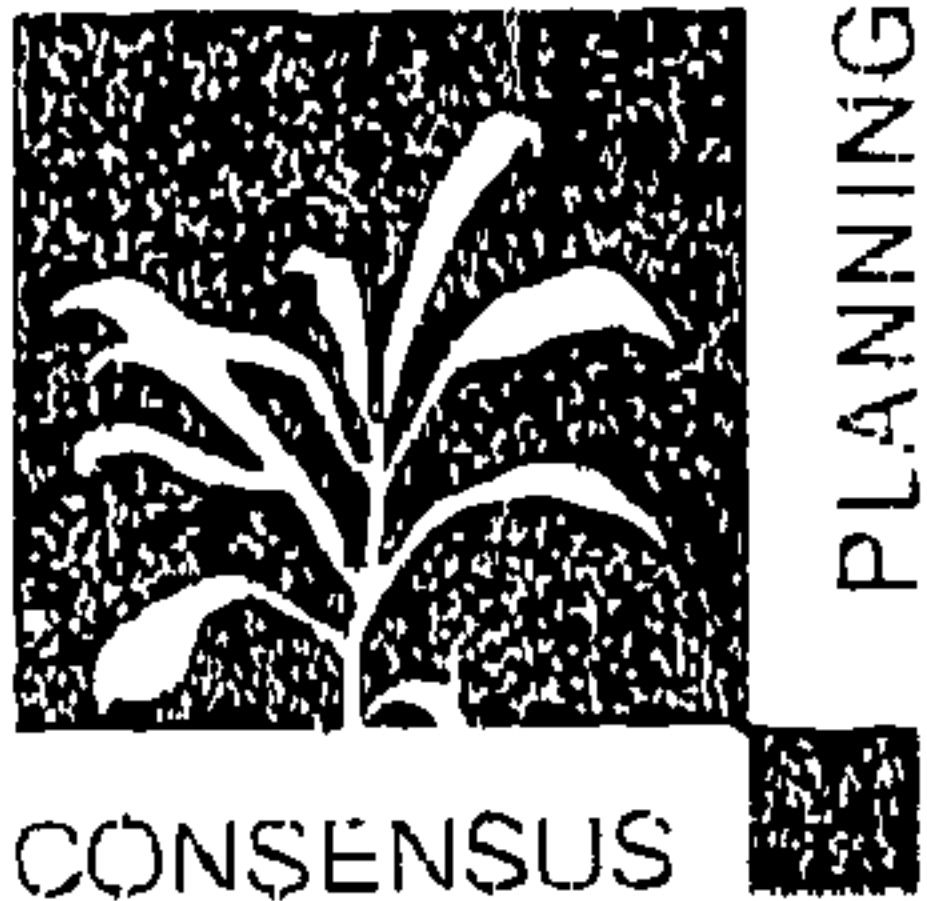
FILE: 00110 00000 01626/00128 00000 01625  
LEGAL DESCRIPTION: for Tract B-2 & Lots  
1-28 & Lots 1-29, Block 15 & 16, Paradise  
Heights Addition, located on Irving Boulevard  
between Universe Boulevard and Unser  
Boulevard, containing approximately 146.8 acres.  
(A-10) Mary Piscitelli, Staff Planner

On February 15, 2001, the Environmental Planning Commission voted to approve 00110 00000 01626, a request for zone map amendments from R-1 to R-LT, R-1 and SU-1 for C-1 Uses to SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to full service grocery store and limited to the building area where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1 and R-2 uses, and from R-1 to SU-1 for Church and Related Facilities restricted to office, day care, and school uses not to exceed 25% of the building square footage/O-1/R-2, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the following Findings:

**FINDINGS:**

1. This is a request for a zone map amendment from existing R-1 to R-LT, from existing R-1 and SU-1 for C-1 uses to SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor sales for consumption off-premises ancillary to a full-service grocery store with restaurants with full-service liquor and liquor sales for off-premise consumption and where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1/R-2 Uses, located at a vacant parcel at the northeast quadrant of Irving Boulevard and Universe Boulevard.
2. The existing zoning of R-1 was established as part of the Northwest Mesa Annexation. The existing zoning of SU-1 for C-1 uses was established as part of the Paradise Heights Unit 5 Subdivision in 1984.
3. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.





Landscape Architecture  
Urban Design  
Planning Services

924 Park Avenue SW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

June 25, 2001

Ms. Janet Stephens, Chairman  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: Project #1000931, EPC Case #s: 00110-01626 and 00128-01625

Dear Ms. Stephens:

The purpose of this letter is to respond and demonstrate compliance with the conditions for the approval of the following cases: 00110-01626, a zone map amendment from R-1 and SU-1 for C-1 to a combination of R-LT, SU-1 for Church and Related Facilities/O-1/R-2 uses, and SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off site consumption)/O-1/R-2 uses; 00110-01625, a Site Plan for Subdivision. These approvals were granted at the EPC hearing on February 15, 2001. Actions/responses to the conditions are in italics following the conditions:

**Conditions/Responses for 00128-001625:**

1. The submittal of this site plan to the DRB shall meet all EPC Conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

*This letter is intended to satisfy this condition.*

2. Site plan will be replatted to reflect new zone boundary lines.

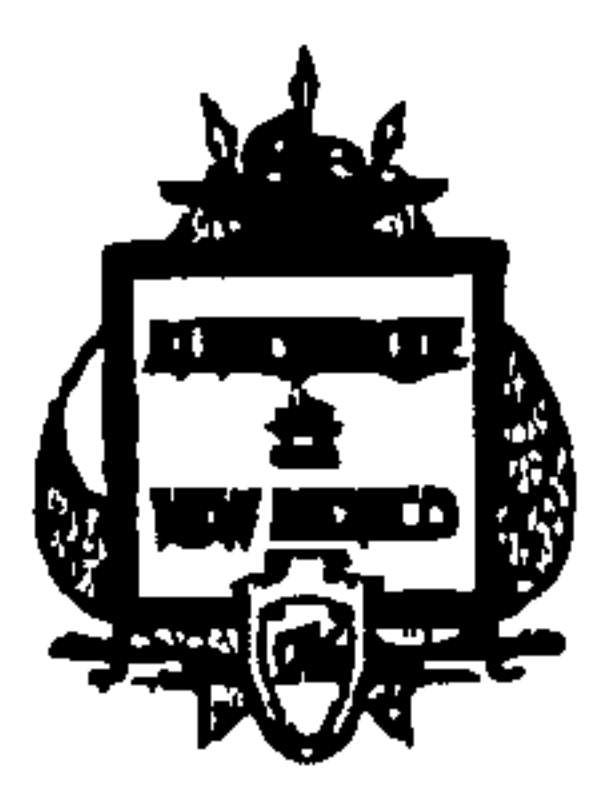
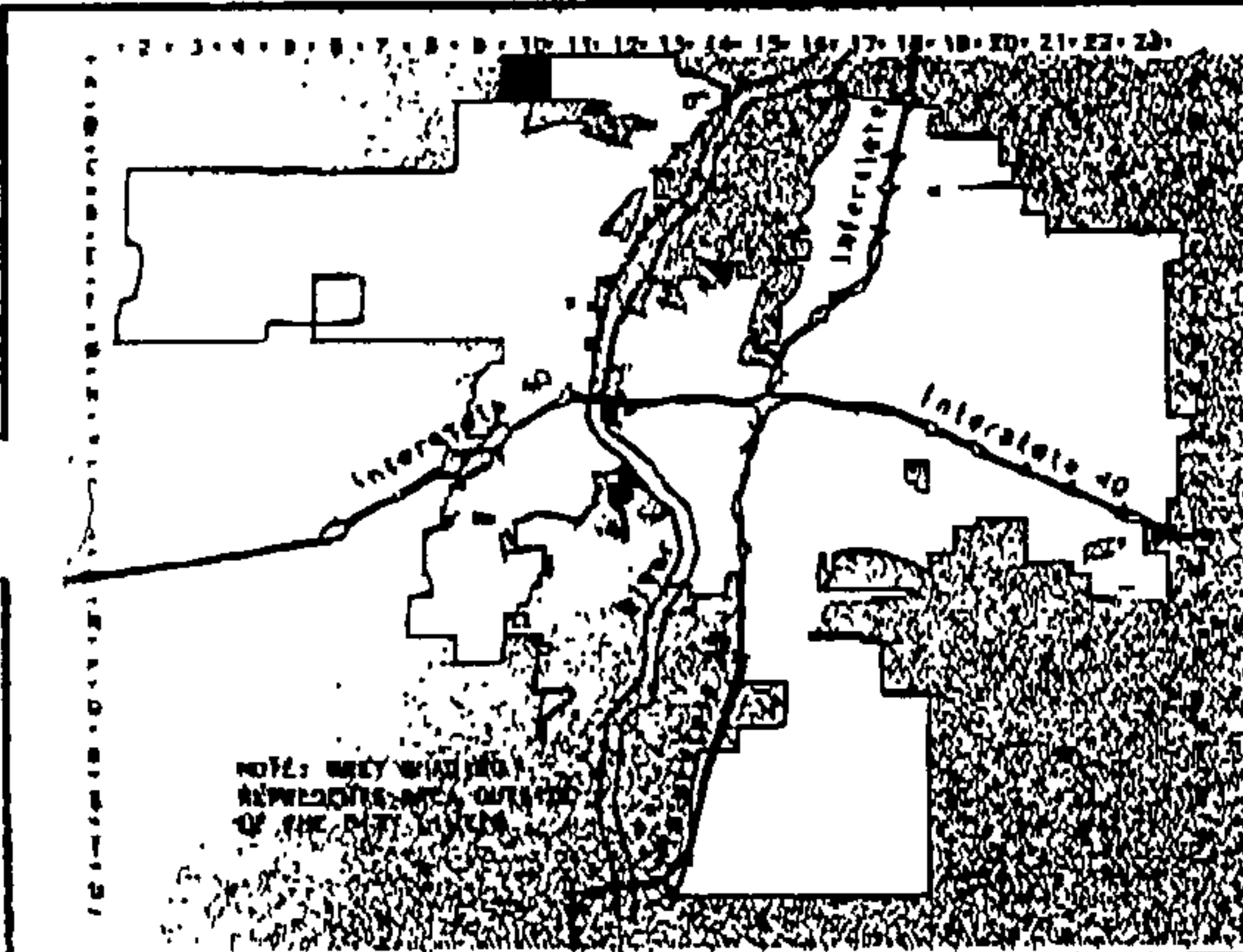
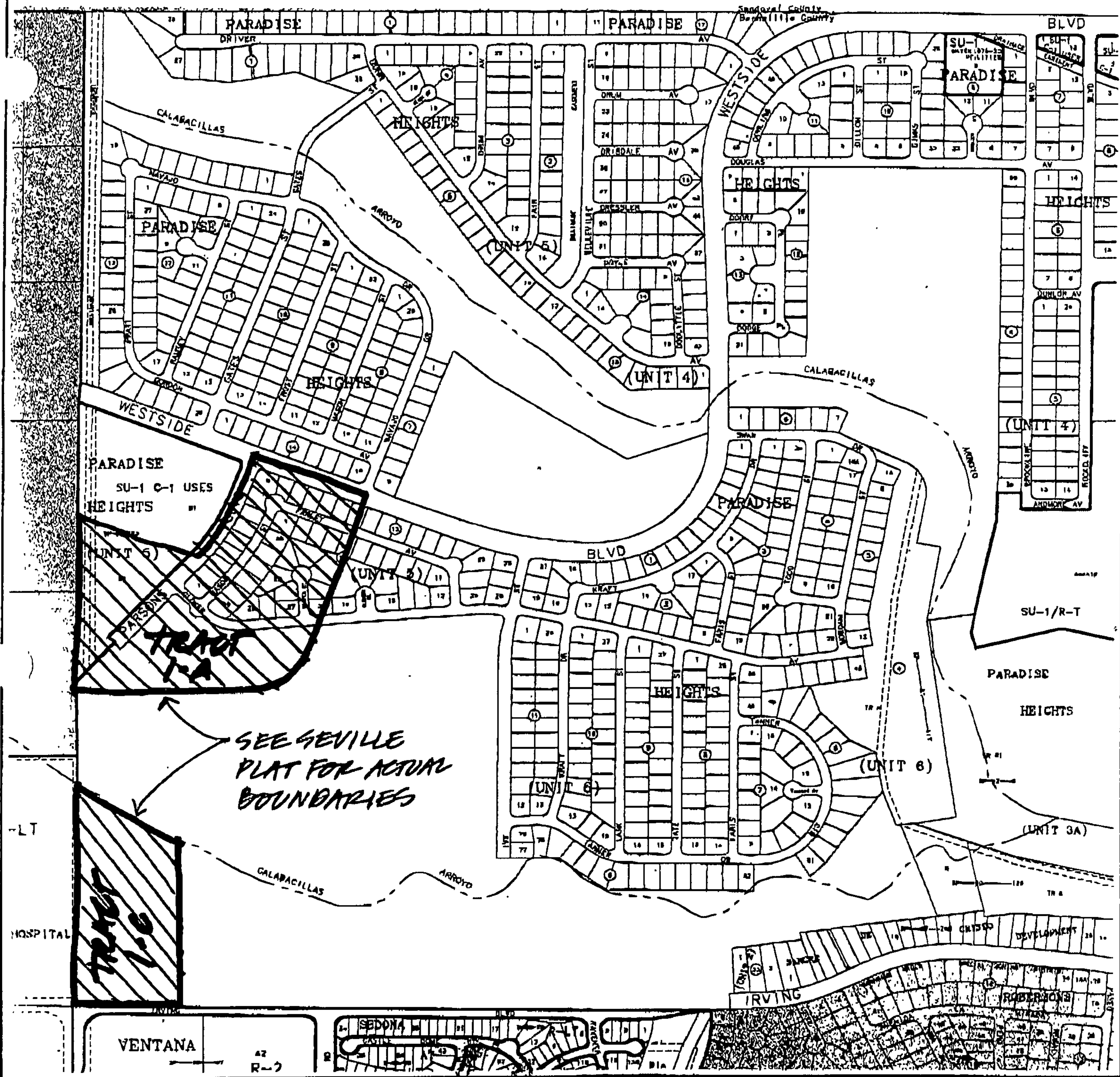
*A plat has been submitted by Surv-tek (Project #1001306) and has been included on the public hearing agenda for July 11, 2001.*

3. The design guidelines, as provided with the Site Development Plan for Subdivision, shall be considered mandatory for further development of the site. These design guidelines shall be mandated for all portions of the site, including Tract A-1 and Tract A-2 (*platted as Tract 1-A and Tract 1-C respectively*).

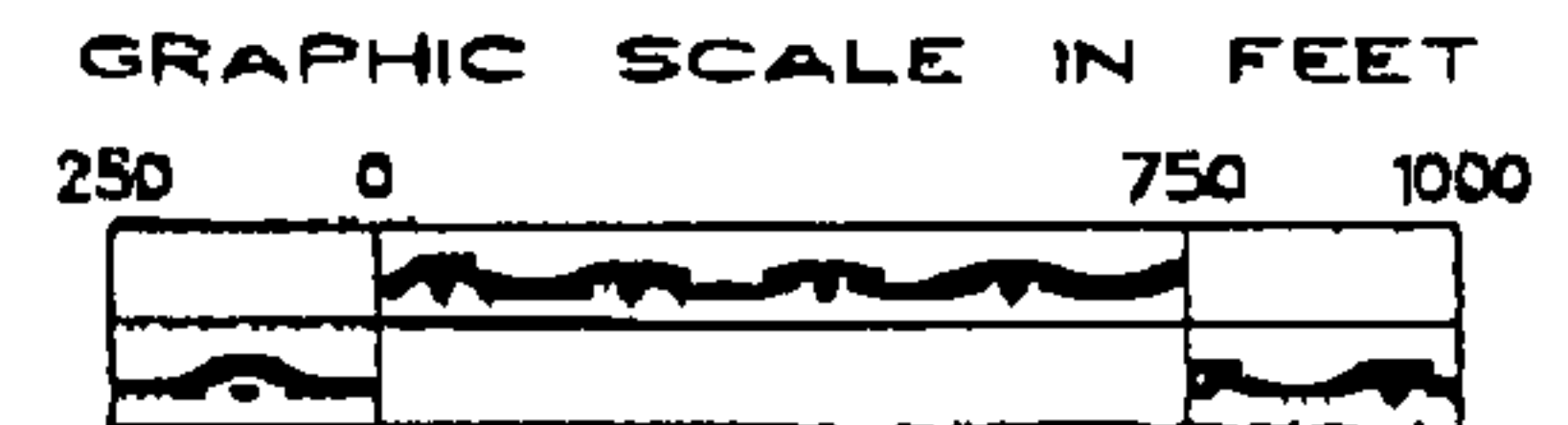
*A note has been added to Sheet 1.*

PRINCIPALS

Karen R. Marcotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA



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



**Zone Atlas Page**  
**A-10-Z**  
 Map Amended through July 26, 2000



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

**FIGURE 12  
INFRASTRUCTURE LIST**

Date Submitted: 11/19/02  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 1002351  
DRB Application No.: \_\_\_\_\_

**ORIGINAL**

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

Seville Subdivision Unit Five & Six  
-----  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**  
  
Tracts 1-B-1-C, 1-B-1-D, 1-B-1-E, 1-B-1-F, 1-B-1-G, Seville  
-----  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>		<b>PAVING (UNIT 5)</b>				/	/	/
<input type="text"/>	<input type="text"/>	25' F-F	Art. Paving, East Half, Std C&G, Median Curb, 4' Sidewalk East Side	Universe Blvd.	South Boundary of Lot 2 P-1, Block 2	North Boundary of Lot 7 P-1, Block 1	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Avenida Madrid	Calle Perdiz	Burgos Ave.	/	/	/
<input type="text"/>	<input type="text"/>	40' F-F	Res. Paving W/ C&G, 4' Sidewalk Both Sides	Avenida Seville	Universe Blvd.	Calle Perdiz	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Res. Paving W/ C&G, 4' Sidewalk Both Sides	Avenida Seville	Calle Perdiz	Calle Alma	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Calle Alma	Avenida Seville	North Boundary of Lot 26 P-1, Block 2	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Burgos Ave.	Avenida Madrid	South Boundary of Lot 1 P-1, Block 5	/	/	/



SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Calle Leon	Avenida Madrid	Avenida Seville	/	/	/
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Calle Avila	Avenida Madrid	Avenida Seville	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Calle Perdiz	Avenida Madrid	Avenida Seville	/	/	/
		<b>PAVING (UNIT 6)</b>					/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Avenida Madrid	Burgos Ave.	Calle Navarra	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Calle Acanta	Avenida Madrid	South Boundary of Lot 1 P-1, Block 4	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Calle Mirlo	Calle Cordoba	South Boundary of Lot 1 P-1, Block 5	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Calle Cordoba	Avenida Madrid	South Boundary of Lot 20 P-1, Block 3	/	/	/
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Calle Rosa	Avenida Madrid	South Boundary of Lot 1 P-1, Block 6	/	/	/
		32' F-F	Res. Paving W/ C&G, 4' Sidewalk Both Sides	Calle Navarra	Avenida Madrid	Rio Segura Ave.	/	/	/
		36' F-F	Res. Paving W/ C&G, 4' Sidewalk South Side	Rio Segura Ave.	West Boundary of Lot 11 P-1, Block 1	Kayenta Blvd.	/	/	/
		<b>DRAINAGE (UNIT 5)</b>					/	/	/
		36" Dia.	RCP W/ MH & Inlets	Avenida Seville	Calle Leon	North Boundary of Lot 26 P-1, Block 2	/	/	/
		<b>DRAINAGE (UNIT 6)</b>					/	/	/
		24" - 36" Dia.	RCP W/ MH & Inlets	Avenida Madrid	Calle Rosa	Calle Navarra	/	/	/
		42" Dia.	RCP W/ MH & Inlets	Calle Navarra	Avenida Madrid	Rio Segura Ave.	/	/	/

	48" - 54" Dia.	RCP W/ MH & Inlets	Rio Segura Ave.	West Boundary of Lot 11 P-1, Block 1	Kayenta Blvd.	/	/	/
<b>WATER (NMUI) UNIT 5</b>						/	/	/
	8" Dia.	Waterline W/ Appertenances	Burgos Ave.	Avenida Madrid	South Boundary of Lot 2 P-1, Block 6	/	/	/
	8" Dia.	Waterline W/ Appertenances	Calle Leon	Avenida Madrid	Avenida Seville	/	/	/
	8" Dia.	Waterline W/ Appertenances	Calle Avila	Avenida Madrid	Avenida Seville	/	/	/
	8" Dia.	Waterline W/ Appertenances	Calle Perdiz	Avenida Madrid	South Boundary of Lot 2 P-1, Block 1	/	/	/
	8" Dia.	Waterline W/ Appertenances	Avenida Madrid	Calle Perdiz	East Boundary of Lot 23 P-1, Block 9	/	/	/
<b>WATER (NMUI) UNIT 6</b>						/	/	/
	8" Dia.	Waterline W/ Appertenances	Avenida Madrid	East Boundary of Lot 2 P-1, Block 1	Calle Acanta	/	/	/
	8" Dia.	Waterline W/ Appertenances	Calle Acanta	Avenida Madrid	South Boundary of Lot 1 P-1, Block 4	/	/	/
	8" Dia.	Waterline W/ Appertenances	Calle Mirlo	Calle Cordoba	South Boundary of Lot 1 P-1, Block 5	/	/	/
	8" Dia.	Waterline W/ Appertenances	Calle Cordoba	Avenida Madrid	South Boundary of Lot 20 P-1, Block 3	/	/	/
	8" Dia.	Waterline W/ Appertenances	Calle Rosa	Avenida Madrid	South Boundary of Lot 1 P-1, Block 5	/	/	/
	8" Dia.	Waterline W/ Appertenances	Calle Navarra	Avenida Madrid	Rio Segura Ave.	/	/	/
	8" Dia.	Waterline W/ Appertenances	Rio Segura Ave.	West Boundary of Lot 9 P-1, Block 1	East Boundary of Lot 7 P-1, Block 2	/	/	/
<b>SANITARY SEWER (NMUI) UNIT 5</b>						/	/	/
	8" Dia.	Sanitary Sewer W/ MH & Appertenances	Avenida Madrid	Calle Perdiz	Burgos Ave.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Burgos Ave.	Avenida Madrid	South Boundary of Lot 2 P-1, Block 6	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Calle Leon	Avenida Madrid	Avenida Seville	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Calle Avila	Avenida Madrid	Avenida Seville	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Calle Perdiz	Avenida Madrid	South Boundary of Lot 1 P-1, Block 1	/	/	/
			<b>SANITARY SEWER (NMUI) UNIT 6</b>				/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Avenida Madrid	East Boundary of Lot 1 P-1, Block 1	Calle Acanta	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Calle Acanta	Avenida Madrid	South Boundary of Lot 1 P-1, Block 4	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Calle Mirlo	Calle Cordoba	South Boundary of Lot 1 P-1, Block 5	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Calle Cordoba	Avenida Madrid	South Boundary of Lot 20 P-1, Block 3	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Calle Rosa	Avenida Madrid	South Boundary of Lot 1 P-1, Block 3	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Calle Navarra	Avenida Madrid	Rio Segura Ave.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Rio Segura Ave.	West Boundary of Lot 9 P-1, Block 1	East Boundary of Lot 7 P-1, Block 2	/	/	/

**NOTES**

1 \* Sidewalk to be Defered

2 Offsite Mitigation = \$400/Unit x 192 Units = \$76,800

3 Engineers Grading & Drainage Certification is required for release of Finacial Guarantees.



**AGENT/OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Sheldon Greer (Agent)

**NAME(print)**  
Wilson & Co., 2600 American Rd., Rio Rancho NM  
87124

**FIRM**

**SIGNATURE**

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: \_\_\_\_\_

**DRB CHAIR -- date**

**TRANSPORTATION DEVELOPMENT -- date**

**UTILITY DEVELOPMENT -- date**

**CITY ENGINEER -- date**

**PARKS & GENERAL SERVICES -- date**

**AMAFCA -- date**

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

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

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



<b>SUBDIVISION</b>	Supplemental form <b>S</b>	<b>ZONING</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 type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC,	
<input type="checkbox"/> ...for Building Permit		LUCC, Planning Director or Staff,	
<input type="checkbox"/> IP Master Development Plan		ZHE, Zoning Board of Appeals	
<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: CURBWEST, INC AND WESTFORK LIMITED PHONE: 881-9190  
 ADDRESS: 6301 INDIAN SCHOOL RD NE FAX: 875-1723  
 CITY: ALBUQ. STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNERS  
 AGENT (if any): SURV-TEK, INC PHONE: 897-3366  
 ADDRESS: 5643 PARADISE BLVD NW FAX: 897-3377  
 CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: hugg@SWCP.COM

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL AND SIDEWALK DEFERRAL

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. TRACTS 1-B-1-C THRU 1-B-1-G Block: - Unit: -  
 Subdiv. / Addn. SEVILLE SUBDIVISION  
 Current Zoning: R-LT Proposed zoning: SAME  
 Zone Atlas page(s): A-10 No. of existing lots: 5 No. of proposed lots: 195  
 Total area of site (acres): 47.74 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? N/A  
 UPC No. 101006606712630101 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: ON KAYENTA BLVD  
 Between: NORTH OF IRVING and EAST OF UNIVERSE BLVD.

**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 1001306 APPLICATION # 02DRB-01250, 02DRB-01381

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

SIGNATURE \_\_\_\_\_ DATE 11.14.02  
 (Print) RUSS HUGG Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB - 01758</u>	<u>PP</u>		<u>\$ 3500<sup>00</sup></u>
<input checked="" type="checkbox"/> All fees have been collected	<u>02DRB - 01759</u>	<u>TDSW</u>		\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill		<u>Adv. Feb</u>		<u>\$ 75<sup>00</sup></u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>Dec. 18, 2002</u>			<u>\$ 3575<sup>00</sup></u>

[Signature] 11/19/02 Project # 1002351  
 Planner signature / date

**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.

Russ Hugg  
 Applicant name (print)  
[Signature] 11/14/02  
 Applicant signature / date  
 Form revised September 2001



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

Application case numbers  
020013 - \_\_\_\_\_ - 01250  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

[Signature] 11/19/02  
 Planner signature / date  
**Project #** 1002351



**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.
  - 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.

Russ Hugg  
 Applicant name (print)  
11.14.02  
 Applicant signature / date



Form revised September 2001

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

Application case numbers  
020023 - 01759

Paul Carder 11/19/02  
 Planner signature / date  
**Project #** 1002351



November 18, 2002

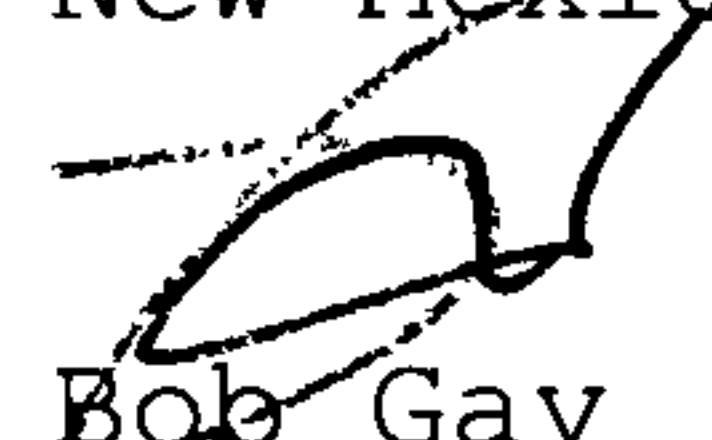
Russ P. Hugg  
Surv-Tek, Inc.  
5643 Paradise Blvd. NW  
Albuquerque NM 87114

Re: Seville Subdivision Units 5 and 6, City of  
Albuquerque, Bernalillo County, New Mexico (Zone Atlas  
Page A-10-Z).

Dear Mr. Hugg:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission and the tariffs and policies of New Mexico Utilities, Inc.

Sincerely,  
New Mexico Utilities, Inc.



Bob Gay  
Vice President

**WESTFORK , LIMITED**  
6301 Indian School Road NE  
Suite 208  
Albuquerque, New Mexico 87110  
Telephone (505) 881-9190

November 14, 2002

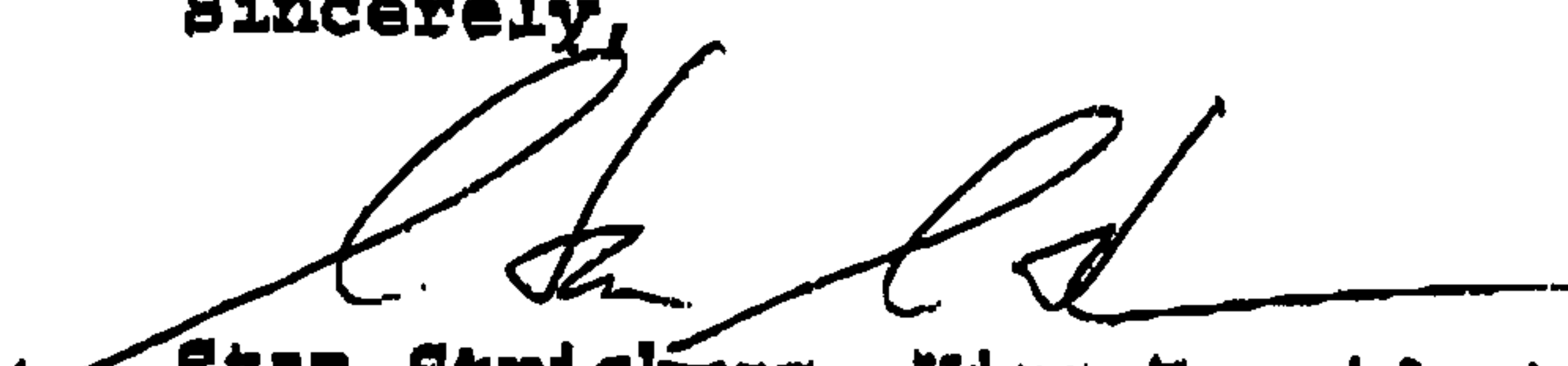
Mr. Russ Hugg  
Surv-Tek, Inc.  
5643 Paradise Blvd. N.W.  
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Westfork Limited, for the purpose of re-platting Tracts 1-B-1-C thru 1-B-1-E, Seville, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,



Stan Strickman, Vice President  
Trails Management, Inc.  
General Partner  
6301 Indian School Road NE  
Albuquerque, New Mexico 87110



**CURB WEST, INC.**  
6301 Indian School Road NE  
Suite 208  
Albuquerque, New Mexico 87110  
Telephone (505) 881-9190

November 14, 2002


Mr. Russ Hugg  
Surv-Tek, Inc.  
5643 Paradise Blvd. N.W.  
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Curb West, Inc., for the purpose of re-platting Tract 1-B-1-F, Seville, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,



Stan Strickman, Vice President  
Curb West, Inc., a New Mexico Corporation  
6301 Indian School Road NE  
Albuquerque, New Mexico 87110



# SURV TEK, INC.

---

## Consulting Surveyors

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

November 14, 2002

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

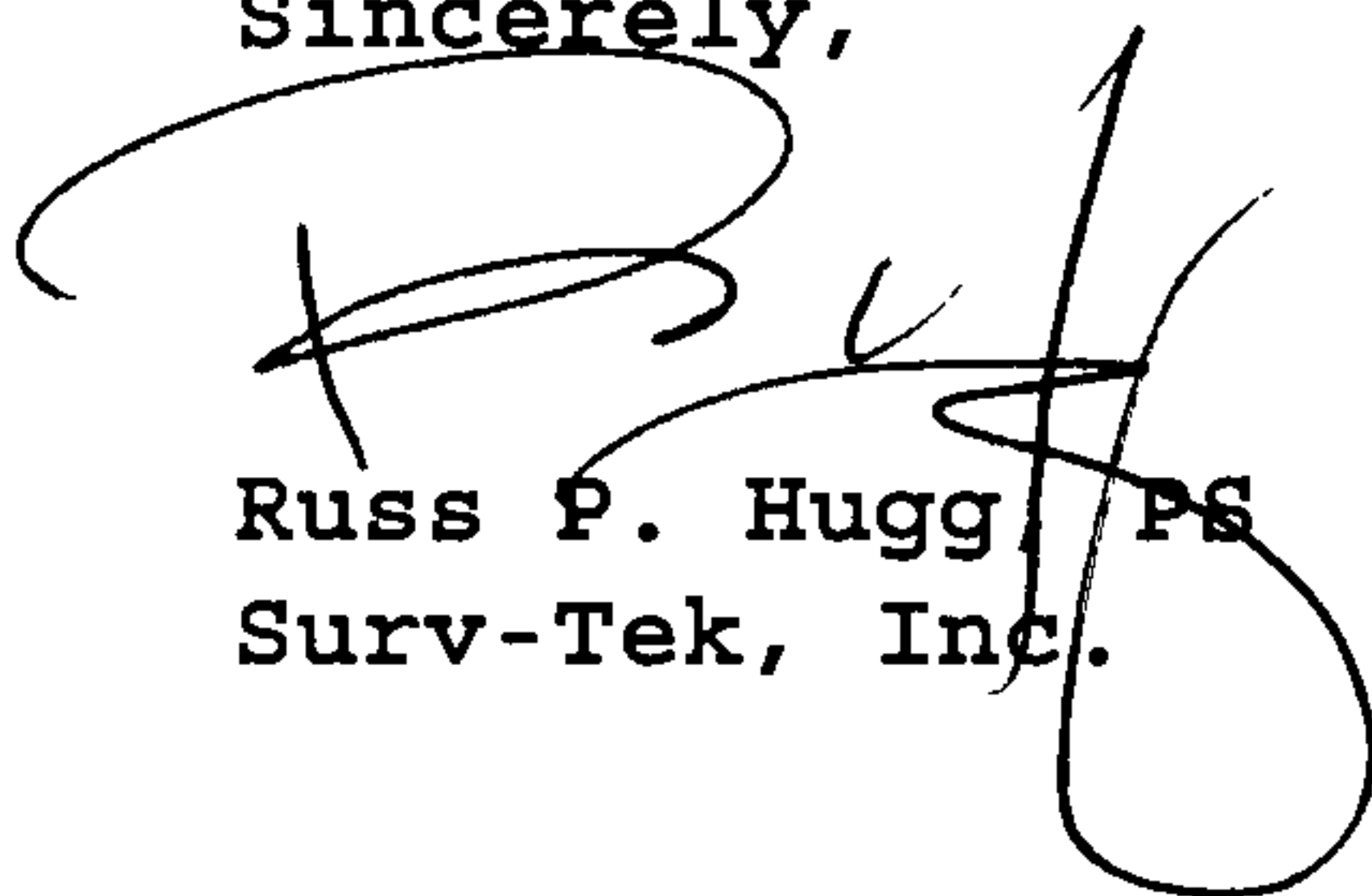
Attention: Mr. Roger Green, Chair

RE: Seville Subdivision Unit 3, City of Albuquerque, Bernalillo  
County, New Mexico (A-10-Z).

The owner(s) of the above captioned property, Curb West, Inc. and Westfork, Limited are hereby filing application with the City of Albuquerque Development Review Board for: Preliminary plat approval of Seville Subdivision Units 5 and 6 (Being a replat of Tracts 1-B-1-C thru 1-B-1-G, Seville).

Said subdivisions propose to create 195 residential lots, dedicate public street right of ways and grant the necessary public utility easements to serve said lots in accordance with the Sketch Plat review, Project # 1001306.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.





# 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: November 15, 2002

Planning Department  
Plaza Del Sol Building  
600 Second St. NW  
Second Floor (924-3860)

This letter will serve to notify you that on November 15, 2002  
(date)

TO CONTACT NAME: Margo  
COMPANY/AGENCY: SURITEK, INC.  
ADDRESS/ZIP: 5643 Paradise Blvd. NW 87114  
PHONE/FAX #: 897-3366 / 897-3377

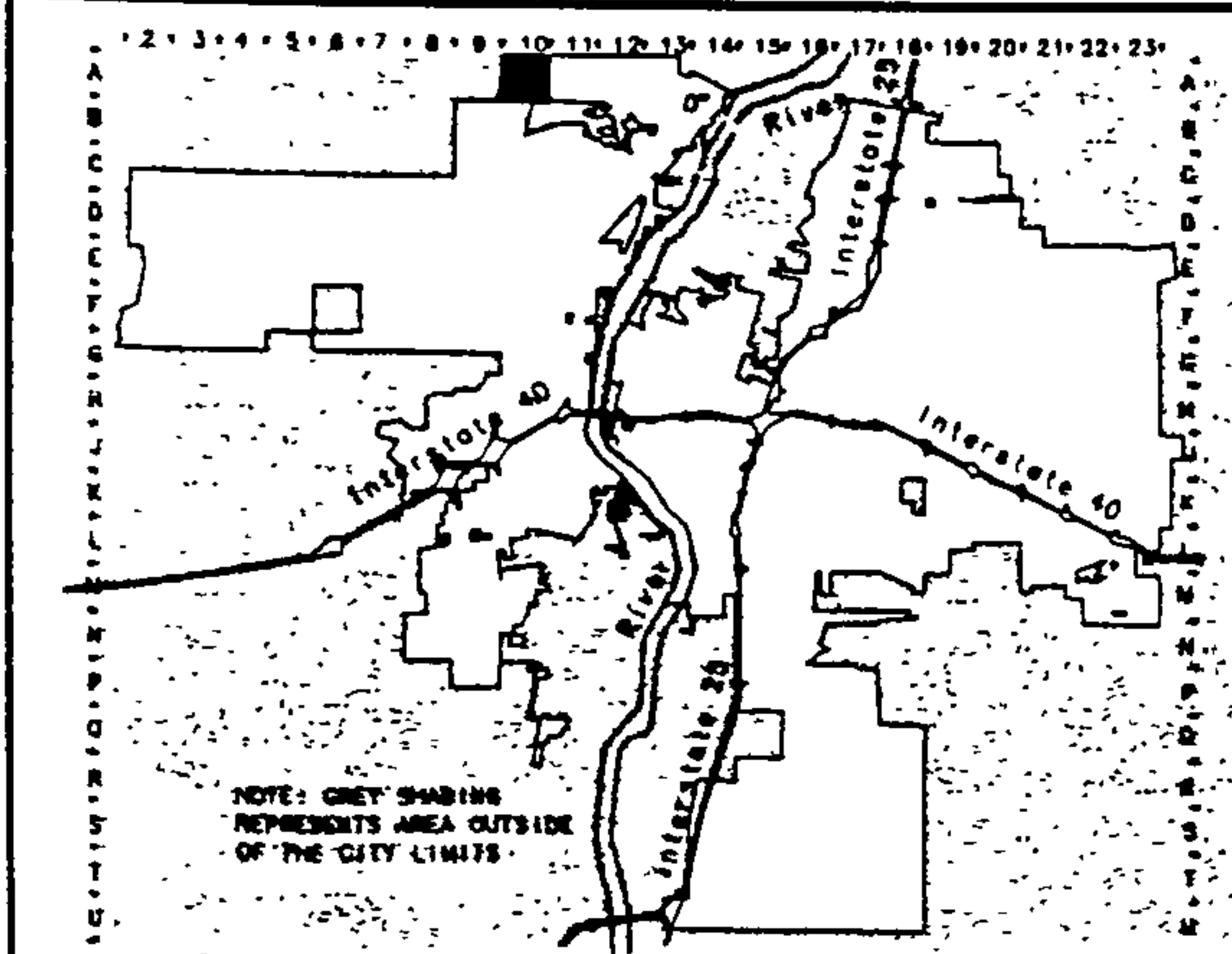
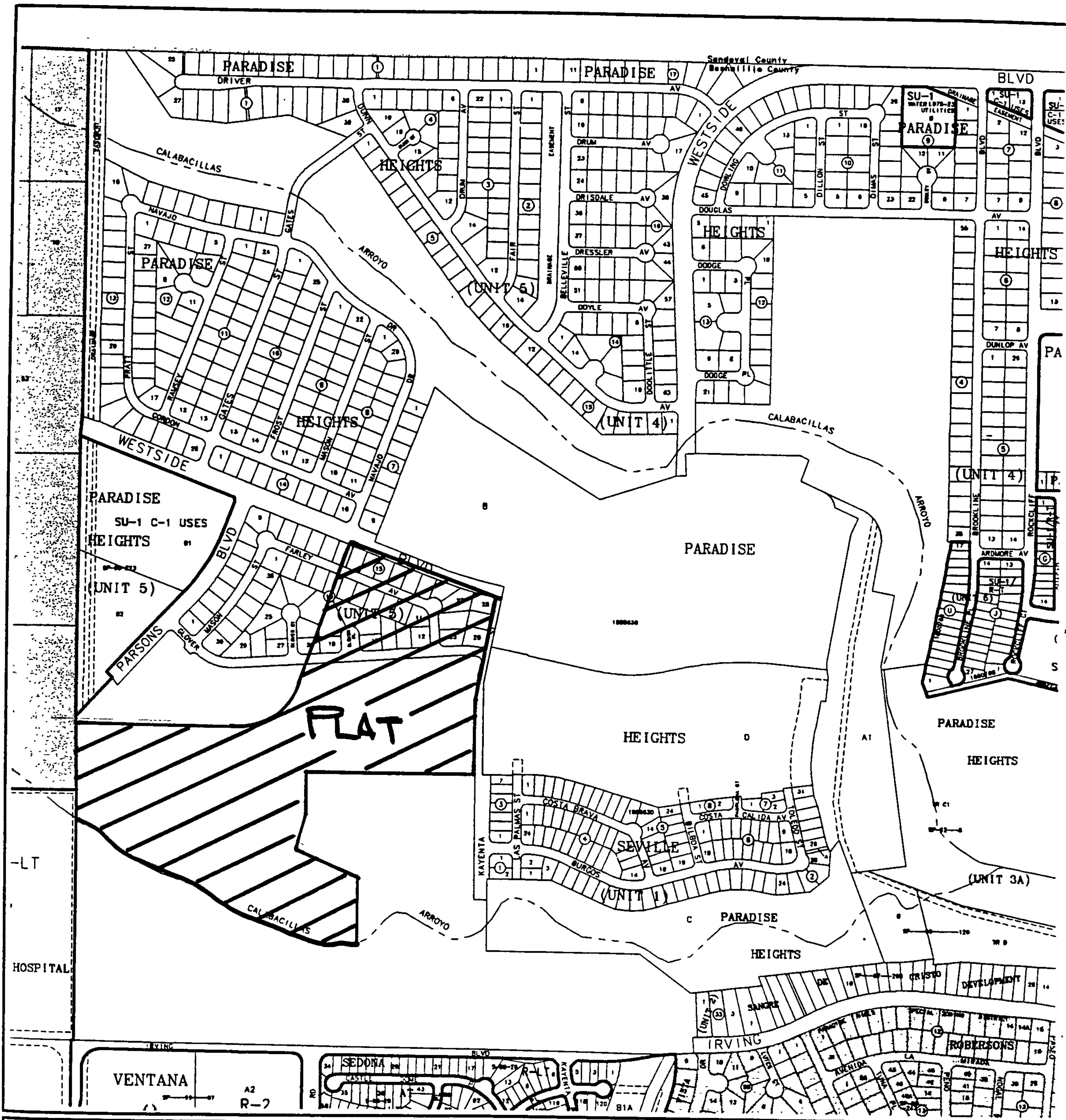
Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Subd. Units 5-6, Repat. of Tracts 1-B-C Thru 1-B-1-G, Seville within the Town of Alameda Grant zone map page(s) A-10 in sec. 3, T11N, R2E, W1M PM.

Our records indicate that as of 11-15-02, there were **no Recognized Neighborhood Associations** in this area.  
(date)

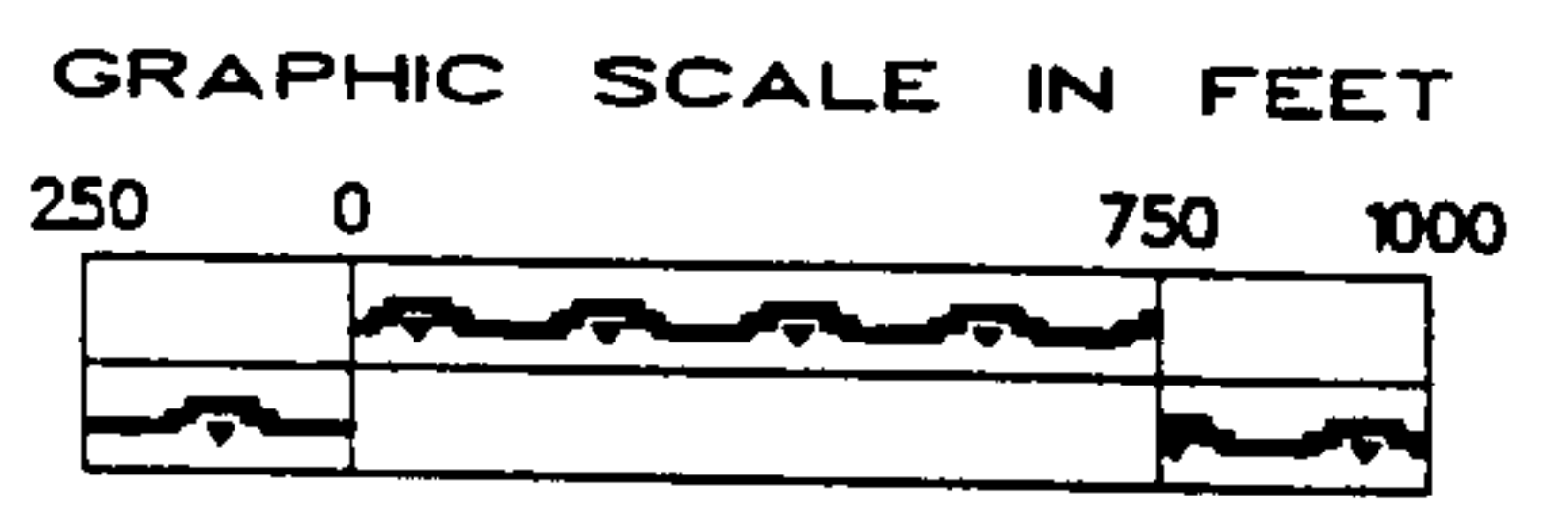
If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L. Camona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION



**CITY OF Albuquerque**  
**A** lbuquerque **G** eographic **I** nformation **S** ystem  
**PLANNING DEPARTMENT**  
 © Copyright 2001



**Zone Atlas Page**

**A-10-Z**

Map Amended through July 20, 2001



# CITY OF ALBUQUERQUE

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

APPLICANT: Servo-Tek Date of request: 11/19/02 Zone atlas page(s): A-10

CURRENT: Zoning RLT Legal Description Tracts 1-B-1C, 1-B-1D, 1-B-1E, 1-B-1F  
Parcel Size (acres / sq.ft.) Approx 35 Ac. Lot or Tract # 1-B-1-G Seville Block # ---  
Subdivision Name Seville Unit 5 & 6

### 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	[ ]
				c) Amendment		[ ]

### PROPOSED DEVELOPMENT:

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

### GENERAL DESCRIPTION OF ACTION: 1

# of units - N/A  
Building Size - N/A (sq. ft.) Pre-plan Plat.

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

Applicant or Representative [Signature] Date 11-19-02  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [  ] NO [ ] 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 [ ] Mitigating reasons for not requiring TIS: Previously studied: [ ]

Notes: Seville Unit / phase II

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] 11-19-02  
TRAFFIC ENGINEER DATE

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

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

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

Notes:

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

ENVIRONMENTAL HEALTH DATE

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

TIS	- SUBMITTED	<u>Aug 26, 2002</u>	<u>[Signature]</u>	<u>11-19-02</u>
	- FINALIZED	<u>1/1</u>	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	<u>1/1</u>	_____	_____
	- FINALIZED	<u>1/1</u>	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 Seville Subdivision Unit 5 & 6

AGIS MAP # A-10

LEGAL DESCRIPTION Tracts 1-B-1-C, 1-B-1-D, 1-B-1-E, 1-B-1-F, 1-B-1-G  
Seville

**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 11/21/02 [date].

[Signature]  
SHELDON GREER Applicant / Agent 11/19/02 Date

[Signature]  
Hydrology Division Representative 11-19-02 Date

**NMUT 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].

\_\_\_\_\_  
Applicant / Agent \_\_\_\_\_ Date

\_\_\_\_\_  
Utilities Division Representative \_\_\_\_\_ Date

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

**WILSON  
& COMPANY**

2600 American Rd. SE, Suite 100  
Rio Rancho, NM 87124  
505-898-8021  
505-898-8501 Fax

Albuquerque  
Colorado Springs  
Denver  
El Paso  
Fort Worth  
Houston  
Kansas City  
Las Cruces  
Lenexa  
Los Angeles  
Panama City, Pma  
Phoenix  
Rio Rancho  
Salina  
San Bernardino  
Wichita

November 18, 2002

Planning Department  
City of Albuquerque  
Plaza del Sol – 2<sup>nd</sup> Floor West  
600 2<sup>nd</sup> Street N.W.  
Albuquerque, NM

ATTN: Claire Senova, DRB Board Secretary

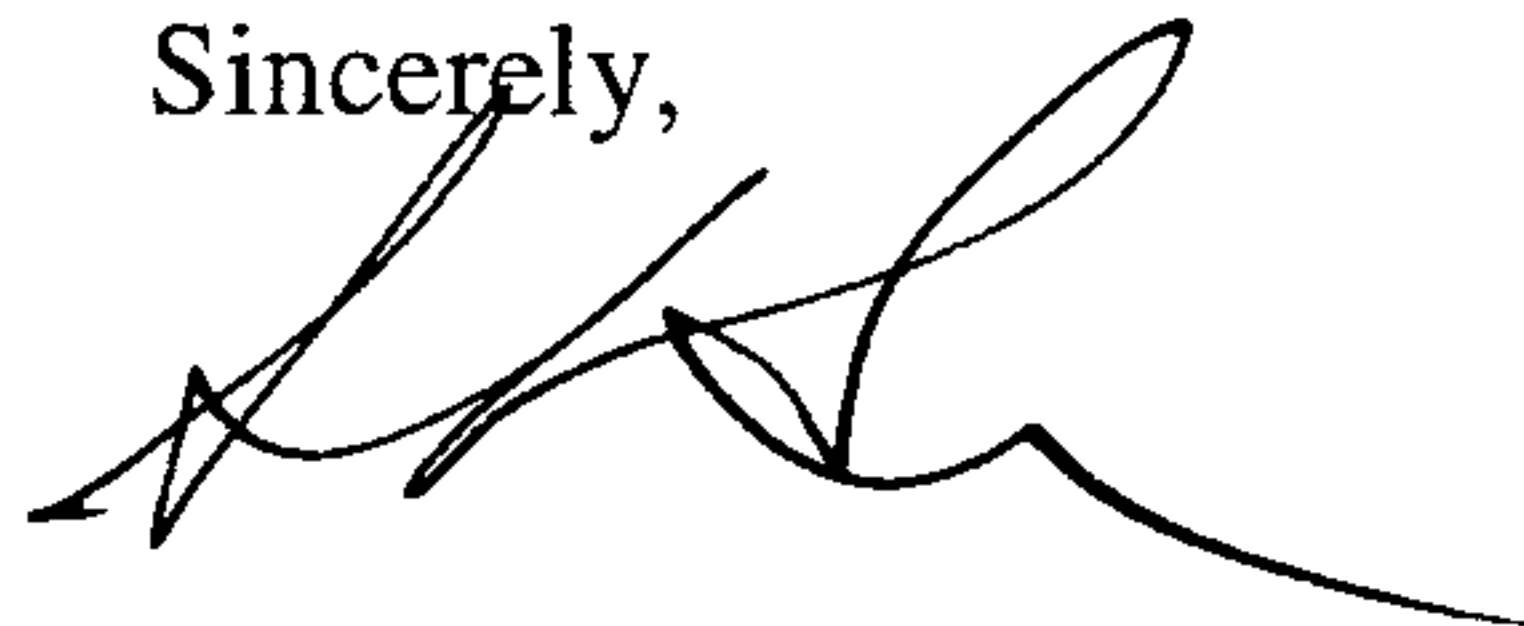
RE: Seville Subdivision Unit 5 & Unit 6

Dear Ms. Senova:

The owner, Curb West, Inc., of the property described above requests a temporary deferral of sidewalk construction per the Albuquerque Code of Ordinances. The sidewalk adjacent to individual lots will be constructed with the construction of each home. Enclosed is a zone atlas sheet and an exhibit of the sidewalk to be deferred.

The sidewalk construction deferral is requested for four (4) years.

Sincerely,



Sheldon Greer  
Project Manager

attachments

CELEBRATING  
**70**  
YEARS OF SERVICE  
1932 • 2002

Engineers & Architects  
A PARTNERSHIP OF CORPORATIONS



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

LOC: ANN  
11/19/2002 11:30AM  
RECEIPT# 00000642 WSH 006 TRANS# 0014  
Account 441006 Fund 0000  
Activity 4983000 TRSKDM  
Trans Amt \$3,575.00  
J24 Misc \$3,500.00

### PAID RECEIPT

APPLICANT NAME

Curb West

AGENT

Surv. Tek

ADDRESS

5643 Paradise Blvd.

PROJECT NO.

1002351

APPLICATION NO.

02 DRB 01758 / 01759

\$ 3500<sup>00</sup> 441006 / 4983000 (DRB Cases)

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

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

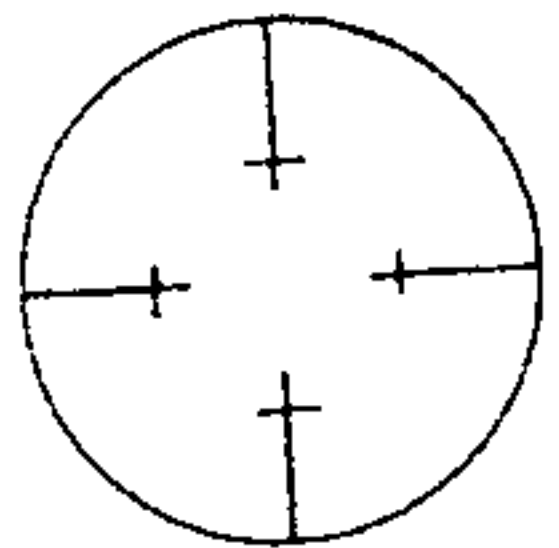
\$ 3575<sup>00</sup> Total amount due

THIS DOCUMENT HAS VISIBLE FIBERS DISCERNIBLE FROM BOTH SIDES AND A TRUE DOCUCHECK™ WATERMARK

FIRST STATE BANK

95-145  
1070

22221



## SURV-TEK, Inc.

Consulting Surveyors  
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377

11-19-02

\$ 3575<sup>00</sup>

PAY TO THE ORDER OF

City of AB

Three Thousand Five Hundred and Seventy-Five DOLLARS

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

City Of Albuquerque  
Treasury Division

Seville Sr

THIS DOCUMENT IS ALTERATION PROTECTED AND REFLECTS FLUORESCENT FIBERS UNDER UV LIGHT

⑈02222⑈ ⑈107001452⑈ 001361091802

11:30AM

LOC: ANN

RECEIPT# 00000643 WSH 006 TRANS# 0014  
Account 441018 Fund 0000  
Activity 4971000 TRSKDM  
Trans Amt \$3,575.00  
J24 Misc 10/28/02 \$75.00  
CK \$3,575.00  
CHANGE \$0.00

Thank You





*Clair*

**ORIGINAL**

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

Seville Subdivision Unit Five & Six  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts 1-B-1-C, 1-B-1-D, 1-B-1-E, 1-B-1-F, 1-B-1-G, Seville  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
			<b>PAVING (UNIT 5)</b>				/	/	/
		25' F-F	Art. Paving, East Half, Std C&G, Median Curb, 6' Sidewalk East Side	Universe Blvd.	South Boundary of Tract 1-B-1-B	North Boundary of Lot 7 P-1, Block 1	/	/	/
		24' F-F	**Temp. Pvmnt. With asphalt curb	Universe Blvd.	North Boundary of Lot 7 P-1, Block 1	Irving Blvd.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Avenida Madrid	Calle Perdiz	Calle Alava	/	/	/
		40' F-F	Res. Paving W/ C&G, 4' Sidewalk Both Sides	Avenida Seville	Universe Blvd.	Calle Perdiz	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Avenida Seville	Calle Perdiz	Calle Alma	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Calle Alma	Avenida Seville	North Boundary of Lot 26 P-1, Block 2	/	/	/

**ORIGINAL**

28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Calle Alava	Avenida Madrid	South Boundary of Lot 1 P-1, Block 5	/	/	/
26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Calle Leon	Avenida Madrid	Avenida Seville	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Calle Avila	Avenida Madrid	Avenida Seville	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Calle Perdiz	Avenida Madrid	Avenida Seville	/	/	/
			<b>PAVING (UNIT 6)</b>						
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Avenida Madrid	Burgos Ave.	Calle Navarra	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Calle Acanta	Avenida Madrid	South Boundary of Lot 1 P-1, Block 4	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Calle Mirlo	Calle Cordoba	South Boundary of Lot 1 P-1, Block 5	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Calle Cordoba	Avenida Madrid	South Boundary of Lot 20 P-1, Block 3	/	/	/
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Calle Rosa	Avenida Madrid	South Boundary of Lot 1 P-1, Block 6	/	/	/
		32' F-F	Res. Paving W/ C&G, 4' Sidewalk Both Sides	Calle Navarra	Avenida Madrid	Rio Segura Ave.	/	/	/
		36' F-F	Res. Paving W/ C&G, 4' Sidewalk South Side	Rio Segura Ave.	West Boundary of Lot 11 P-1, Block 1	Kayenta Blvd.	/	/	/
			<b>DRAINAGE (UNIT 5)</b>						
		24"-36" 36" Dia.	RCP W/ MH & Inlets	Avenida Seville	Calle Leon	Ex 36" SD North Boundary of Lot 26 P-1, Block 2 Calle F 4	/	/	/
			<b>DRAINAGE (UNIT 6)</b>						
		24" - 36" Dia.	RCP W/ MH & Inlets	Avenida Madrid	Calle Rosa	Calle Navarra	/	/	/







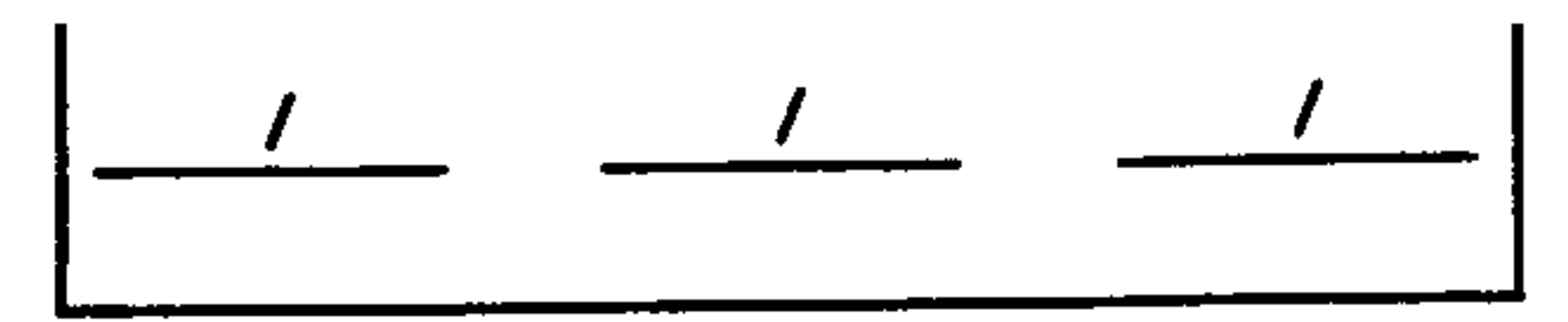
8" Dia.

Sanitary Sewer W/ MH &  
Appertenances

Avenida Madrid

Calle Perdiz

Calle Alava



**ORIGINAL**

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Calle Alava	Avenida Madrd	South Boundary of Lot 2 P-1, Block 6	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Calle Leon	Avenida Madrid	Avenida Seville	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Calle Avila	Avenida Madrid	Avenida Seville	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Calle Perdiz	Avenida Madrid	South Boundary of Lot 1 P-1, Block 1	/	/	/
		<b>SANITARY SEWER (NMUI) UNIT 6</b>					/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Avenida Madrid	East Boundary of Lot 1 P-1, Block 1	Calle Acanta	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Calle Acanta	Avenida Madrid	South Boundary of Lot 1 P-1, Block 4	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Calle Mirlo	Calle Cordoba	South Boundary of Lot 1 P-1, Block 5	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Calle Cordoba	Avenida Madrid	South Boundary of Lot 20 P-1, Block 3	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Calle Rosa	Avenida Madrid	South Boundary of Lot 1 P-1, Block 3	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Calle Navarra	Avenida Madrid	Rio Segura Ave.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Rio Segura Ave.	West Boundary of Lot 9 P-1, Block 1	East Boundary of Lot 7 P-1, Block 2	/	/	/

**NOTES**

1 \* Sidewalk to be Defered

\*\* Temporary pavement on Universe to Irving will not be required if of paving improvements on west side of Universe Blvd. are in place and have been accepted. *By City*

2 Unit 5 Offsite Mitigation = \$400/Unit x 116 Units = \$46,400

Unit 6 Offsite Mitigation = \$400/Unit x 76 Units = \$30,400

3 Engineers Grading & Drainage Certification is required for release of Finacial Guarantees.

4. Should Unit 5 be built seperately, a desilt pond and 10 temporary earthen channel (w/ Agr + Cov & Easement) is req'd.

5. Slope protection of W. Branch Drop Structure per AASHTO criteria.



AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sheldon Greer (Agent)

NAME(print)

Wilson & Co., 2600 American Rd., Rio Rancho NM  
87124

FIRM

SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: 1-08-03

*Sharon Matson* 1/8/03

DRB CHAIR -- date

*PLANING*

TRANSPORTATION DEVELOPMENT -- date

*Roger A. Hea* 1/8/03

UTILITY DEVELOPMENT -- date

*Bruce L. By* 1-8-03

CITY ENGINEER -- date

*Christina Sandoval* 1/8/03

PARKS & GENERAL SERVICES -- date

*Recreation*

AMAFCA -- date

*1-7-03*  
*NMUR* date

\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

**ORIGINAL**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

APPLICATION NO.	030RB 0043	PROJECT NO.	1002351
PROJECT NAME	Sewille Subct		
EPC APPLICATION NO.			
APPLICANT / AGENT	Supv Tex	PHONE NO.	897 3366
ZONE ATLAS PAGE	A10		
<b>ONE STOP COMMENT FORM LOG</b>			

<b>TRANSPORTATION DEV (505) 924-3990</b>			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED	DATE	DATE	
COMMENTS:			

<b>UTILITY DEV (505) 924-3989</b>			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED	DATE	DATE	
COMMENTS:			

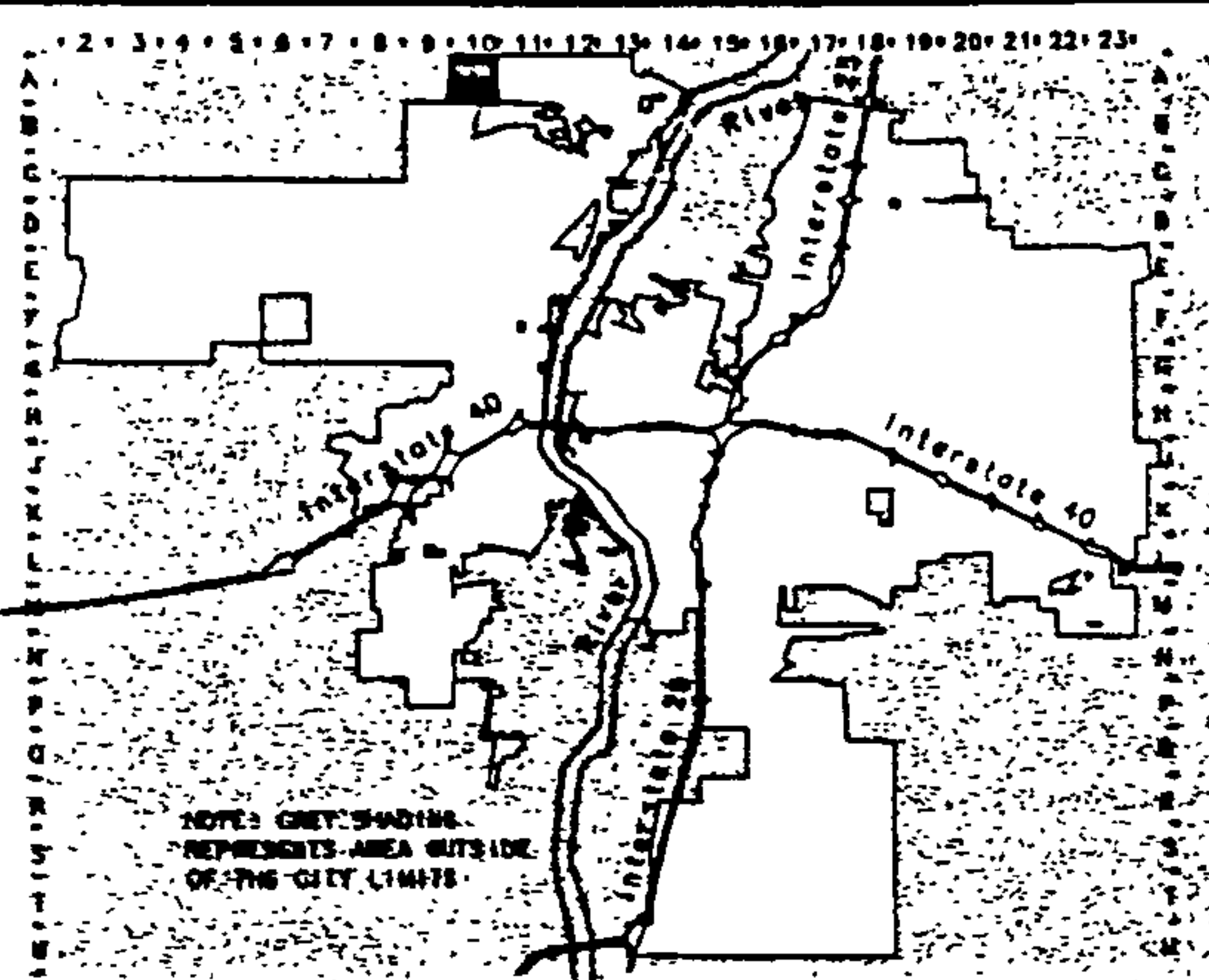
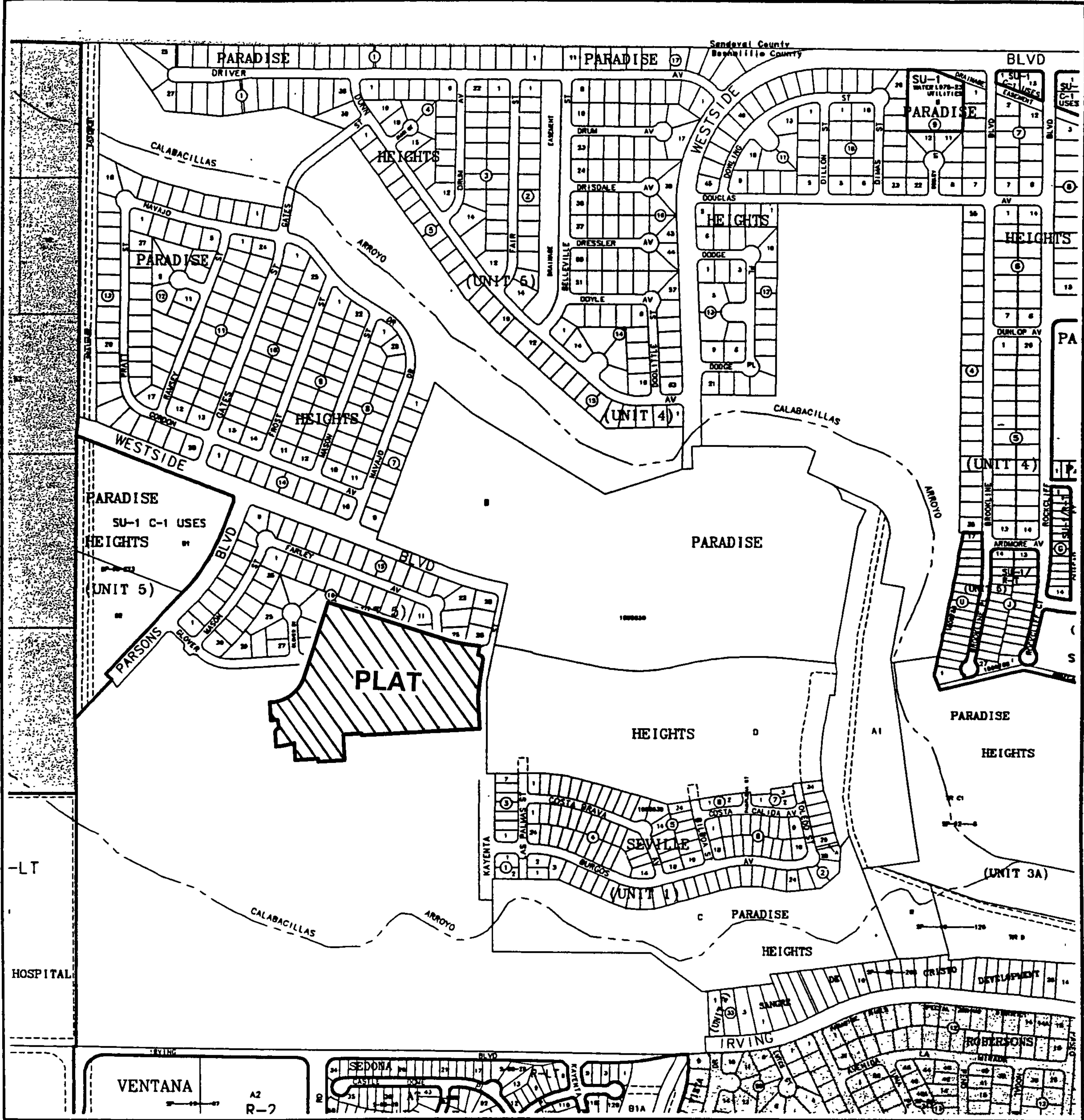
<b>HYDROLOGY DEV (505) 924-3986</b>			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED	DATE	DATE	
COMMENTS:			

<b>PARKS AND REC (505) 768-5328</b>			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED	DATE	DATE	
COMMENTS:			

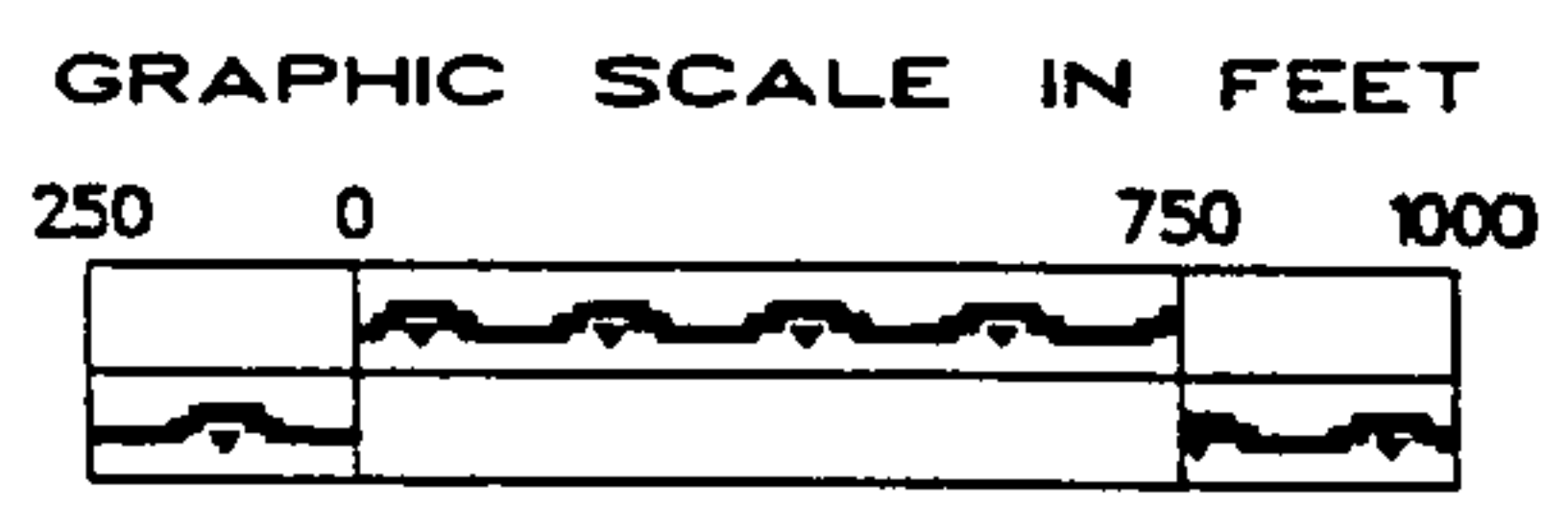
<b>PLANNING (505) 924-3858</b>			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED	DATE	DATE	
COMMENTS:			

(Return form with plat / site plan)





CITY OF  
Albuquerque  
**A** **G** **I** **S**  
PLANNING DEPARTMENT  
© Copyright 2001



**Zone Atlas Page**

**A-10-Z**

Map Amended through July 20, 2001

NOTES: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS.





Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING</b>	<b>Z</b>
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC, LUCG, Planning Director or Staff, ZHE, Zoning Board of Appeals	
<input type="checkbox"/> ...for Building Permit			
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCG) 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: CURB WEST INC PHONE: 881-9190  
 ADDRESS: 6301 INDIAN SCHOOL RD NE FAX: 875-1723  
 CITY: ALB STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNERS  
 AGENT (if any): SURV-TEK, INC PHONE: 897-3366  
 ADDRESS: 5643 PARADISE BLVD NW FAX: 897-3377  
 CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT 1-B-1-E-1 Block: --- Unit: ---  
 Subdiv. / Addn. SEVILLE SUBDIVISION  
 Current Zoning: R-LT Proposed zoning: SAME  
 Zone Atlas page(s): A-10 No. of existing lots: 1 No. of proposed lots: 76  
 Total area of site (acres): 14.98 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? N/A  
 UPC No. 101006606712630101 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: ON KAYENTA BLVD  
 Between: NORTH OF IRVING and EAST OF UNIVERSE BLVD

**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-01758 02DRB-1759 PROJ # 1002351

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

SIGNATURE [Signature] DATE 3.17.03  
 (Print) RUSS HUGG Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03023 - .00443</u>	<u>FP</u>	<u>5(3)</u>	\$ <u>[Signature]</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Int. Post</u>			Total \$ <u>[Signature]</u>

[Signature] 3/18/03  
 Planner signature / date

Project # 1002351



**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

*[Signature]*  
 Applicant name (print)  
Russ Hugg 3.17.03  
 Applicant signature / date



Form revised September 2001

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

Application case numbers  
030203 - 00443

*[Signature]* 3/18/03  
 Planner signature / date  
**Project #** 1002351



No. of Lots: 76  
 Nearest Major Streets  
Kayenta & Rio Segura NW

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 12<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 Curb West, Inc.

("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.] a New Mexico CORP, whose address is 6301 Indian School NE, Ste 208, Alb., NM 87110 and whose telephone number is 881-9190, 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" attached, recorded on February 11, 2003 the records of the Bernalillo County Clerk at Book 2003C, pages 30 through n/a (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:] Curb West, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Seville Subdivision Unit Six 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 15th day of March, 2004 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 702081.

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





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

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

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insureds. 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:

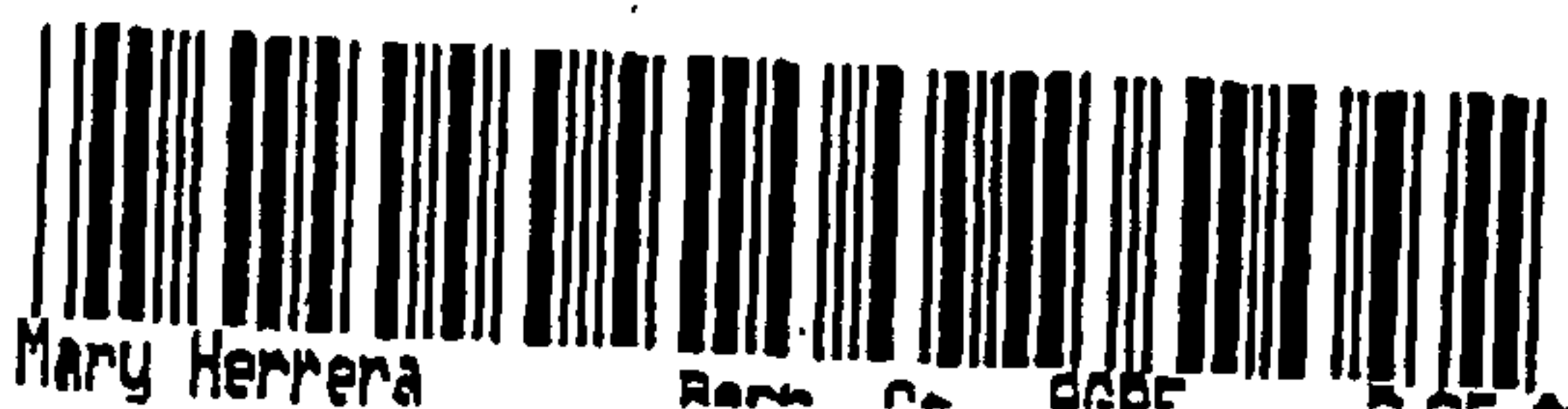
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of actual construction costs</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(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 SurvTek, Inc., and construction surveying of the private Improvements shall be performed by n/a. 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 Wilson & Company, and inspection of the private Improvements shall be performed by n/a, 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 n/a, 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 Guarantee:"

Type of Financial Guaranty: Letter of Credit # 300147  
 Amount: \$ 625,408.73 Name of Financial Institution or Surety  
 providing Guaranty: Charter Bank  
 Date City first able to call Guaranty: March 15, 2004  
 [Construction Completion Deadline]: March 15, 2004 ~~XX~~  
 If Guaranty other than a Bond, last day City able to call Guaranty is:  
May 15, 2004, ~~XX~~  
 Additional information: n/a

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

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





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

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

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

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

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

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

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

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

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





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

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

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

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

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

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

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

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

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

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

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



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

SUBDIVIDER: Curb West, Inc.

CITY OF ALBUQUERQUE

By [Signature]: [Signature]  
Name: Stan Strickman  
Title: Vice President  
Dated: February 27, 2003

[Signature]  
City Engineer,  
Dated: 3-12-03

@  
3-6-03 of 3/6/03

SUBDIVIDER'S NOTARY

STATE OF New Mexico  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on 27th day of February, 2003 by [name of person:] Stan Strickman, [title or capacity, for instance, "President" or "Owner":] Vice President of [Subdivider:] Curb West, Inc.



OFFICIAL SEAL  
MARY S. STRICKMAN  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 3-9-2003

Mary S. Strickman  
Notary Public

My Commission Expires: \_\_\_\_\_

CITY'S NOTARY

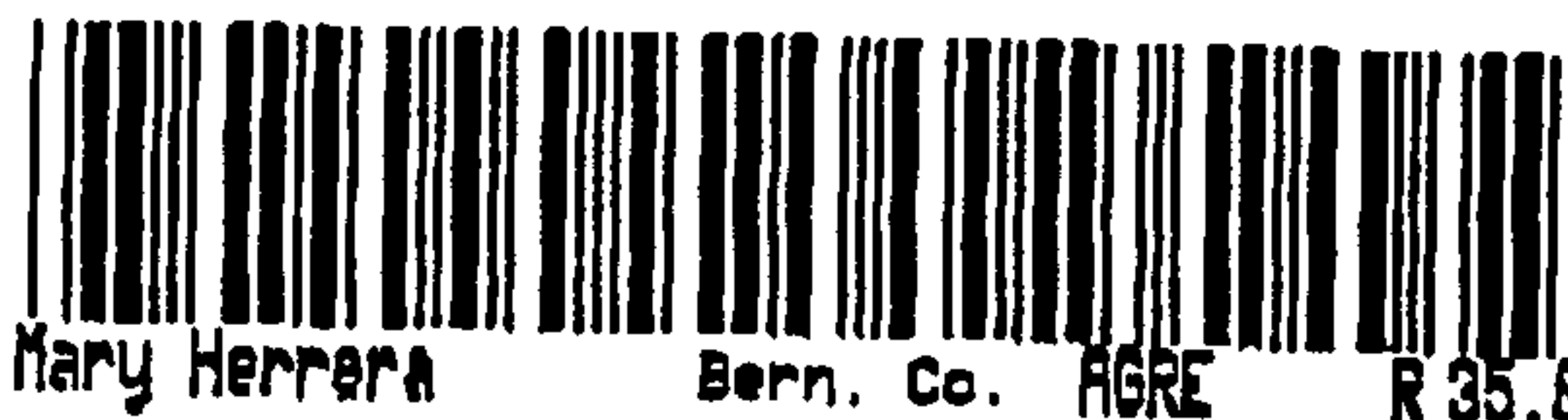
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 12<sup>th</sup> day of March, 2003 by Fred J. Aguirre, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra  
Notary Public

My Commission Expires: 11-15-2003

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

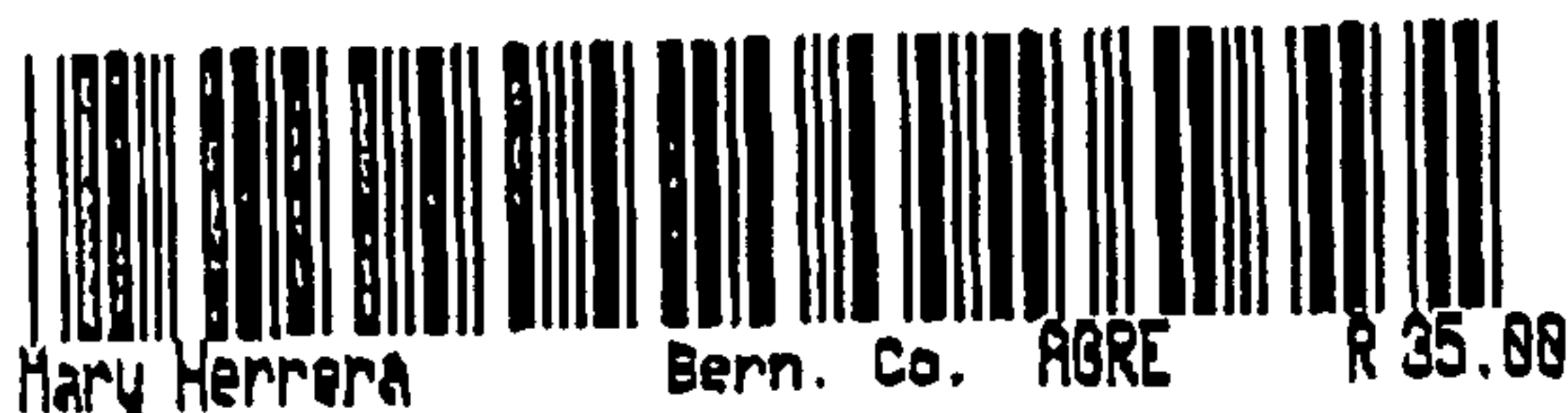


Mary Herrera Bern. Co. AGRE R 35.00

2003040843  
5023945  
Page: 8 of 14  
83/13/2003 02:19P  
Bk-A52 Pg-884

### Exhibit B

Tract 1-B-1-E-1 as shown on the Bulk Plat of Tracts 1-B-1-C-1 Thru 1-B-1-G-1, Seville (Being a Replat of Tracts 1-B-1-C Thru 1-B-1-G, Seville) Within The Town Of Alameda Grant In Projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, January, 2003 recorded in the office of the Bernalillo County Clerk on February 11, 2003 in Book 200C, Page 30.



2003040843  
5823845  
Page 7 of 14  
03/13/2003 02:18P  
Bx-A52 Pg-864