### DXF Electronic Approval Form

DRB Project Case #:	: 1002588	
Subdivision Name:	IDEN-SAMORA COMPOU	ND
Surveyor:	CHRISTOPER DEHLER	
Contact Person:	CHRISTOPER DEHLER	
Contact Information:	414-8223	
DXF Received:	1/4/2011	Hard Copy Received: 1/4/2011
	NMSP Grid (NAD 83)	
	ulkon	1-4-2012
	Approved	Date
* The DXF file canno	ot be accepted (at this time) for	or the following reason(s):

to agiscov on 1/4/2012

Copied fc2588

Contact person notified on 1/4/2012

#### <u>DRB CASE ACTION LOG - BLUE SHEET</u>

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

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

_1	Project #: 1002588   Application #: 11028 - 70864
1	roject Name: Manchester Hace Alden
	Agent: Thul Hall
*:	Your request was approved on <u>2-25-12</u> by the DRB with delegation of signature(s) to the ollowing departments - outstanding comments to be addressed**
<b>_</b>	TRANSPORTATION:
	ABCWUA:
	CITY ENGINEER / AMAFCA:
_ _ 	PARKS / CIP:
	PLANNING (Last to sign):
<u>PL</u>	ATS: Planning must record this plat. Please submit the following items:
	-The original plat and a mylar copy for the County ClerkTax certificate from the County TreasurerRecording fee (checks payable to the County Clerk). RECORDED DATE: -Tax printout from the County AssessorCounty Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
	Property Management's signature must be obtained prior to Planning Department's signature.  AGIS DXF File approval required.  Copy of recorded plat for Planning.  L SITE PLANS:  □3 copies of the approved site plan. Include all pages.

### MINOR PLATS, FINAL (MAJOR LATS, AMENDED PLATS AND PLA

#### 10. Project# 1003004

12DRB-70057 EXT OF SIA FOR TEMP DEFR SDWK CONST

HOMESITE FIVE LTD request(s) the above action(s) for all or a portion of STINSON PARK zoned R-D 6 DU/AC, located on TOWER BETWEEN UNSER AND COORS (L-10)A TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT FOR THE TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION WAS APPROVED.

#### 11. Project# 1003886

12DRB-70056 EXT OF SIA FOR TEMP DEFR SDWK CONST

HOMESITE FIVE LTD request(s) the above action(s) for all or a portion of SILVER LEAF zoned R-3, located on LOMAS BETWEEN WYOMING AND EUBANK (J-20) A TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT FOR THE TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION WAS APPROVED.

12. Project# 1007139

12DRB-70052 AMENDMENT TO PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, JUAN TABO HILLS zoned RD SU-1, located on JUAN TABO BLVD SE GULFSTREAM DR SE AND TIJERAS ARROYO containing approximately 71.5424 acre(s). (M-22) DEFERRED TO 3/7/12 AT THE AGENT'S REQUEST.

13. Project# 1007140 12DRB-70051 AMENDMENT TO PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JUAN TABO HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 2A, JUAN TABO HILLS UNIT 1 zoned RD/SU-1, located on JUAN TABO BETWEEN MONACHOS AND TIJERAS ARROYO containing approximately 9.54 acre(s). (M-22) DEFERRED TO 3/7/12 AT THE AGENT'S REQUEST.

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

14. Project# 1009154
12DRB-70055 SKETCH PLAT REVIEW
AND COMMENT

TIERRA WEST LLC agent(s) for KIEWIT CORPORATION request(s) the above action(s) for all or a portion of UNPLATTED LANDS zoned M-1, located on CANDELARIA BETWEEN I-25 AND UIVERSITY containing approximately 8.6716 acre(s). (H-15)THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

- 15. Other Matters: Project # 1002588 Sidewalk Waiver and Preliminary Final Plat. Final Plat was approved.
- 16. Approval of the Development Review Board Minutes for October 2011 ADJOURNED:10:15

DRB 2/29/12

#### CITY OF ALBUQUERQUE PLANNING DEPARTMENT January 11, 2012 DRB Comments

**ITEM # 5** 

PROJECT # 1002588

**APPLICATION # 11-70364** 

RE: Portions of Lots 1 - 6, Blocks 1 & 2, Manchester Place Addition

APS Development Agreement needs to be recorded prior to final plat. The 'notch between proposed Lots B and C (line L9 and curve C6) does not appear appropriate – a more uniform boundary should be provided by extending the property line from the end of curve C5 up to the north side of the 7' public utility easement. Setback lines do not need to be shown on final plat.

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

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

#### 14. Project# 1002588

11DRB-70289 SKETCH PLAT REVIEW AND COMMENT

STEVE HALE (HALE & SUN CONSTRUCTION INC.) agent(s) for JAMES IDEN & EVANGELINE SAMORA request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 4, 5, & 6, MANCHESTER PLACE ADDITION zoned RA-2, located on MANCHESTER BETWEEN CANDELARIA AND HEADINGLY containing approximately 1.52 acre(s). (G-13)THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.

#### 15. Project# 1002632

11DRB-70292 SKETCH PLAT REVIEW AND COMMENT

TIERRA WEST LLC agent(s) for FLASH RESOURCES request(s) the above action(s) for all or a portion of Tract(s) 2, 3, & 7, BULK LAND PLAT OF SUNDANCE ESTATES zoned R-LT, located on UNSER BETWEEN PARADISE AND PASEO DEL NORTE containing approximately 73.1683 acre(s). (B-10 & 11) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED. THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.

#### 16. Project# 1003125

11DRB-70288 SKETCH PLAT REVIEW AND COMMENT

SANTIAGO ROMERO JR & ASSOC. INC. agent(s) for CITY OF ALBUQUERQUE AVIATION DEPT. request(s) the above action(s) for all or a portion of Tract(s) D-1-A-1 & D-1-A-2, AEROSPACE TECHNOLOGY PARK @ DE II AIRPORT zoned SU-1 AIRPORT & REL. FAC., located on N OF SHOOTING RANGE RD AND ATRISCO VISTA RD containing approximately 150 acre(s). (F-6)DEFERRED TO 11/2/11 AT THE AGENT'S REQUEST.

#### 17. Project# 1009027

11DRB-70290 SKETCH PLAT REVIEW AND COMMENT

DOUG SMITH agent(s) for DIANA TORRES request(s) the above action(s) for all or a portion of Lot(s) 6, 7, & 8, Block(s) 5, PARKLAND HILLS zoned R-1, located on CARLISLE BETWEEN BURTON AND PERSHING containing approximately .4649 acre(s). (L-16) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.

18. Other Matters: None.

Adjourned:



## DEVELOPMENT REVIEW BOARD ACTION SHEET

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

April 23, 2003

9:00 a.m.

**MEMBERS**:

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

Richard Dourte, Transportation Development Brad Bingham, Alternate City Engineer

Roger Green, Utility Development Christina Sandoval, Parks & Recreation

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

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

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (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: 10:50 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 # 1000945 03DRB-00485 Major-Two Year SIA EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 26, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, zoned SU-2 for IP, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 00236-01677, AA-99-21, Z-98-28] (C-18) A TWO-YEAR EXTENSION OF THE SIA WAS APRPOVED. THIS WILL BE THE LAST EXTENSION.

#### 2. Project # 1001004 03DRB-00521 Major-Two Year SIA Procedure B

TIERRA WEST LLC agent(s) for WEST BLUFF CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, Tract(s) 9, WEST BLUFF CENTER SUBDIVISION, zoned R-2, R-T, located on OURAY RD NW, between CORONA DR NW and ALAMOGORDO DR NW containing approximately 2 acre(s). [REF: 01410-00043/01410-00045, 01440-01056/01440-01055] (H-11) A TWO-YEAR EXTENSION OF THE SIA WAS APRPOVED.

### Project # 1000444 03DRB-00516 Major-Vacation of Public Easements

BOHANNAN HUSTON agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 294, STONEBRIDGE UNIT 4, zoned R-1, located on RIDGE ROCK AVE NW, SOUTH OF WESTSIDE BLVD NW and NORTH OF MCMAHON NW containing approximately 1 acre(s).[REF:1000444/1440-00826] (A-12) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

#### 4. Project # 1000635 03DRB-00454 Major-Amnd SiteDev Plan

Subd 03DRB-00455 Major-Amnd SiteDev Plan BldPermit TIERRA WEST LLC agent(s) for FORTIS ADVISORS LLC request(s) the above action(s) for TRACTS 38-1, 38-2, 38-3, 38-4, AND 27B-B1, TAYLOR RANCH - ECKERD DRUG PLAZA, zoned SU-1 FOR C-1 PERMISSIVE AND CONDITIONAL Uses, located on MONTANO RD NW between MONTANO PLAZA NW and COORS BLVD NW containing approximately 6 acre(s). [REF: DRB-98-106, AA-99-194] [Deferred from 4/23/03] (E-12) DEFERRED AT THE AGENT'S REQUEST TO 5/7/03.

5. Project # 1000933
03DRB-00515 Major-Preliminary Plat
Approval
03DRB-00517 Major-Vacation of Public
Easements
03DRB-00518 Minor-Sidewalk Variance
03DRB-00519 Minor-Sidewalk Waiver
03DRB-00520 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 5B, MANZANO MESA, zoned SU-1, located on SOUTHERN BLVD SE, between JUAN TABO BLVD SE and EUBANK BLVD SE containing approximately 13 acres. [REF: 01DRB-00169] [Deferred from 4/23/03] (L-21) DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.

6. Project # 1002462
03DRB-00166 Major-Vacation of Public Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAUL DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [Deferred from 4/23/03] (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 5/7/03.** 

## 7. **Project # 1002377**03DRB-00415 Major-Preliminary Plat Approval

03DRB-00416 Major-Vacation of Public Easements

03DRB-00417 Minor-Sidewalk Waiver

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

ISAACSON & ARFMAN, PA agent(s) for SANGRE DE CRISTO LLC request(s) the above action(s) for all or a portion of Tract(s) B, LAS CASITAS DEL RIO PHASE II, Albuquerque Christian Children's Home, zoned SU-1 PDA, located on WINTER HAVEN RD NW, NORTH OF MONTANO RD NW and SOUTH OF MONTANO PLAZA DR. NW, containing approximately 7 acre(s). [REF: 02DRB 01860, 03DRB 00126] [Deferred from 4/9/03] (E-12) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/23/03 AND APPROVAL OF THE GRADING PLAN **ENGINEER STAMP DATED 3/13/03 THE PRELIMINARY** PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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] [Debbie Stover, EPC Case Planner] (E-12) THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TRANSPORTATION DEVELOPMENT **FOR** PEDESTRIAN CONNECTION DETAILS AS NEEDED AND STREET WIDTHS NEED TO BE BUILT IN ACCORDANCE WITH THE APPROVED EPC SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT **FOR** PEDESTRIAN CONNECTION DETAILS AS NEEDED AND STREET WIDTHS NEED TO BE BUILT IN ACCORDANCE WITH THE APPROVED EPC SITE PLAN.

## 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 # 1000694 03DRB-00540 Minor-SiteDev Plan Subd/EPC JCG & ASSOCIATES agent(s) for FAMILY WORSHIP CENTER request(s) the above action(s) for all or a portion of Tract(s) 226-230, Block(s) 2, TOWN OF ATRISCO GRANT - AIRPORT UNIT, zoned SU-1 for Church, located on GLENRIO RD NW, between I-40 and 72<sup>nd</sup> ST NW containing approximately 8 acre(s). [REF: 00EPC-01020, 00EPC-01021] [Mary Piscitelli, EPC Case Planner] [Deferred from 4/9/03] (J-10) INDEFINITELY DEFERRED AT THE BOARD'S REQUEST.

9. 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] [Deferred from 4/16/03] (H-11) DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.

03DRB-00602 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA, agent(s) for SAYLOR PROPERTIES, request(s) the above action(s) for all or a portion of Lot(s) A-13 NE UNIT, TOWN OF ATRISCO GRANT Tract(s) 6, WESTBLUFF CENTER SUBDIVISION and a portion of Block(s) 9, PALISADES ADDITION, (to be known as HORIZON ACADEMY SUBDIVISION), zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 03DRB-00562 & 03DRB-00564] (H-11) DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.

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

10. Project # 1000485
03DRB-00601 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for D R HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) C, ENCANTO VILLAGE - UNIT 3, zoned R-D 9DU/Ac, located on EUCARIZ AVE SW, between UNSER BLVD SW and STINSON ST SW containing approximately 17 acre(s). [REF: 02DRB-01171, 02DRB-01172, 03DRB-00116, DRB-98-176] (L-10) FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.

11. Project # 1000720 03DRB-00603 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for BERNALILLO COUNTY METROPOLITAN COURT request(s) the above action(s) for all or a portion of Tract(s) A, BERNALILLO COUNTY METROPOLITAN COURT, zoned SU-3, located on LOMAS BLVD NW, between 4<sup>TH</sup> ST NW and 5<sup>TH</sup> ST NW containing approximately 4 acre(s). [REF: 03DRB-00065, 03DRB-00067] (J-14) PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.

12. Project # 1002002 03DRB-00605 Minor-Prelim&Final Plat Approval ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC., LLC request(s) the above action(s) for all or a portion of BEAR CANYON ARROYO, zoned C-3 heavy commercial zone, located on the WEST SIDE OF SAN MATEO BLVD NE, between OSUNA RD NE and ACADEMY RD NE containing approximately 5 acre(s). [REF: 02DRB-00889, 02DRB-01743, 03DRB-00168] (E-17) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/23/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/02 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST FOR SIA.

13. Project # 1000363
03DRB-00251 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) I, BALLOON FIESTA PARK, zoned SU-2, located on ALAMEDA BLVD NE, between ALAMEDA BLVD NE and PASEO DEL NORTE NE containing approximately 83 acre(s). (Indefinitely deferred 3/5/03 at the agent's request). (C-17) PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.

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

14. Project # 1002531 03DRB-00604 Minor-Sketch Plat or Plan SURVEYS SOUTHWEST LTD agent(s) for WAYNE MC FADDEN request(s) the above action(s) for all or a portion of Lot(s) 33 & 34, UNIT 1, ALVARADO GARDENS, zoned RA-2, located on RIO GRANDE BLVD NW, SOUTH OF MATTHEW NW, approximately 3 acre(s). [REF: 03DRB-00397] (G-12) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

15. Project # 1002588
03DRB-00599 Minor-Sketch Plat or Plan

HARRIS SURVEYING INC agent(s) for SHARLA BERTRAM request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, Block(s) 1 and portions of Lot(s) 3, 5 AND 6, Block(s) 2, MANCHESTER PLACE ADDITION, zoned RA-2, located on MANCHESTER PL NW, between CANDELARIA RD NW and GRIEGOS RD NW=containing approximately 2 acre(s). (G-13) THE ABOVE REQUEST=WAS\_REVIEWED AND COMMENTS WERE GIVEN.

16. Project # 1002590 03DRB-00607 Minor-Sketch Plat or Plan AMBROSE CHAVEZ, CONTRACT OWNER request(s) the above action(s) for all or a portion of Tract(s) B, COURSON BRACKSON, zoned R-D, located on 64<sup>TH</sup> ST NW, between MILNE NW and WAYNE NW containing approximately 4 acre(s). [REF: DRB-93-389] (F-10) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

17. Approval of the Development Review Board Minutes for April 9, 2003. MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.

ADJOURNED: 10:50 A.M.



## City of Albuquerque CITY Q.F. & LB & QUERQUE, NEW MEXICO 87103

### PUBLIC WORKS DEPARTMENT

#### DEVELOPMENT SERVICE

HYDROLOGY DEVELOPMENT SECTION

#### DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT	ΓNO: 1002588	AGENDA ITEM NO: 15
SUBJECT:		
<ul> <li>(01) Sketch Plat/Plan</li> <li>(02) Bulk Land Variance</li> <li>(03) Sidewalk Variance</li> <li>(03a) Sidewalk Deferral</li> <li>(04) Preliminary Plat</li> </ul>	<ul> <li>(05) Site Plan for Subo</li> <li>(06) Site Plan for BP</li> <li>(07) Vacation</li> <li>(08) Final Plat</li> <li>(09) Infrastructure List</li> </ul>	<ul><li>(11) Grading Plan</li><li>(12) SIA Extension</li><li>(13) Master Development Plan</li></ul>
ACTION REQUESTED:		
REV/CMT:(x) APP:() SIGN	I-OFF:() EXTN:() AMEN	VD:()
ENGINEERING COMMENTS:  An approved drainage plan is requ		oval.
RESOLUTION:	Mari	
APPROVED; DENIED	_; DEFERRED; COM	MENTS PROVIDED; WITHDRAWN
SIGNED-OFF: (SEC-PLN) (S	SP-SUB) (SP-BP) (FP)	BY: (UD) (CE) (TRANS) (PKS) (PLNG)
DELEGATED: (SEC-PLN) (S	SP-SUB) (SP-BP) (FP)	TO: (UD) (CE) (TRANS) (PKS) (PLNG)
FOR:		
SIGNED: Bradley L. Bingham		<u>DATE</u> : April 23, 2003

City Engineer/AMAFCA Designee



## City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

# DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

15f



## City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

# DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002588	Item No. 15	Zone Atlas G	-13
DATE ON AGENDA 4-2	3-03		
INFRASTRUCTURE REQ	UIRED (?)YES ( )NO	<b>3</b>	
CROSS REFERENCE: _			
TYPE OF APPROVAL F	EQUESTED:		
(x)SKETCH PLAT ()	PRELIMINARY PLAT	( )FINAL PLAT	
( )SITE PLAN REVIE	W AND COMMENT ( ) S	SITE PLAN FOR SUE	BDIVISION
( )SITE PLAN FOR E			
No.	Comment		
□ Are there sidewa	alks, curb and gut	ter on Mancheste	r?
□ The private acc	ess easement needs	s to be 22ft wid	e have a 15f
inside radius.	Include the maint	enance and benef	iciaries.
If you have any qu	estions or comment	s please call Ri	chard Dourte
at 924-3990. Meeti	ng notes:		
			<del></del>
			<del></del>
		······································	

## DEVELOPMENT REVIEW BOARD (DRB) CITY OF ALBUQUERQUE

### REVIEW COMMENTS

By the

## UTILITY DEVELOPMENT SECTION (WATER & SEWER)

# DEVELOPMENT & BUILDING SERVICES DIVISION PUBLIC WORKS DEPARTMENT PHONE 924-3989

D.R.B. CASE NO.: 1002588 DATE: 423/03 ITEM NO.: # 15
ZONE ATLAS PAGE: G-13 LOCATION: Manchester De N. 9
REQUEST FOR: Sketch Plat CANDACORIA
REQUESTION: SIETEN PLAT
COMMENTS:
De Need easements for private unter Seuse Service lines.
6) How will let R cet week Same Same
Many reed easement along north side of Lot A.
SIGNED: 2000 DATE: 4/23/03

# CITY OF ALBUQUERQUE PLANNING DEPARTMENT Development Review Board Comments 4/23/03

Item: 15

Project: 1002588 Application: 03DRB-00599

Re: Manchester Place Addition

The lots meet RA-2 size requirements.

Sheran Matson, AICP DRB Chairperson

924-3880 Fax 924-3864

Current DRC	
Project Number:	1002588

#### FIGURE 12

Date Submitted:	1/3/12
Date Site Plan Approved:	
Date Preliminary Plat Approved:	·
Date Preliminary Plat Expires:	· <del> </del>
DRB Project No.:	
DRB Application No.:	

#### INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

#### TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Lot	S A,	B, a C	Iden-	Samora	Comp	ound	
		PROPOSE	D NAME OF PLAT AND/O	R SITE DEVELOPMEN	T PLAN		
P/0	Lots	1-6	BIKS / 2	Manc	hester.	Place	Addition
			G LEGAL DESCRIPTION PI				

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.

							Const	ruction Cert	ification
Financially	Constructed	Size	Type of Improvement	Location	From	То	Priva		City Cnst
Guaranteed	Under						Inspector	P.E.	Engineer
DRC #	DRC#	61	340.02 Drive Rad 6"Thick W/Compacti	ManchosterDr	Curb	6 into prop. Z2'wide			
		2"	336,022 Asphalt Concrete 2"Thick	Odrive pad	Drive Pad	25' x 22'	/		
		6'	301.03 Subgradu ? Prep. 6'@ 95%	22'Private Drive	DriveRad	253			
		6	308.01 Natural Grave and base Course	122 Private Drive	End of Paving	2281	/		
			343.08 Remove Existing Curbe	Manchester	Driveway	12L.F.			
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							/		
				PAGE OF					

Financially	Constructed							truction Cert	ification
Guaranteed	Under	Size	Type of Improvement	Location	From	To	Priv	rate	City Cnst
DRC#	DRC#	1					Inspector	P.E.	Engineer
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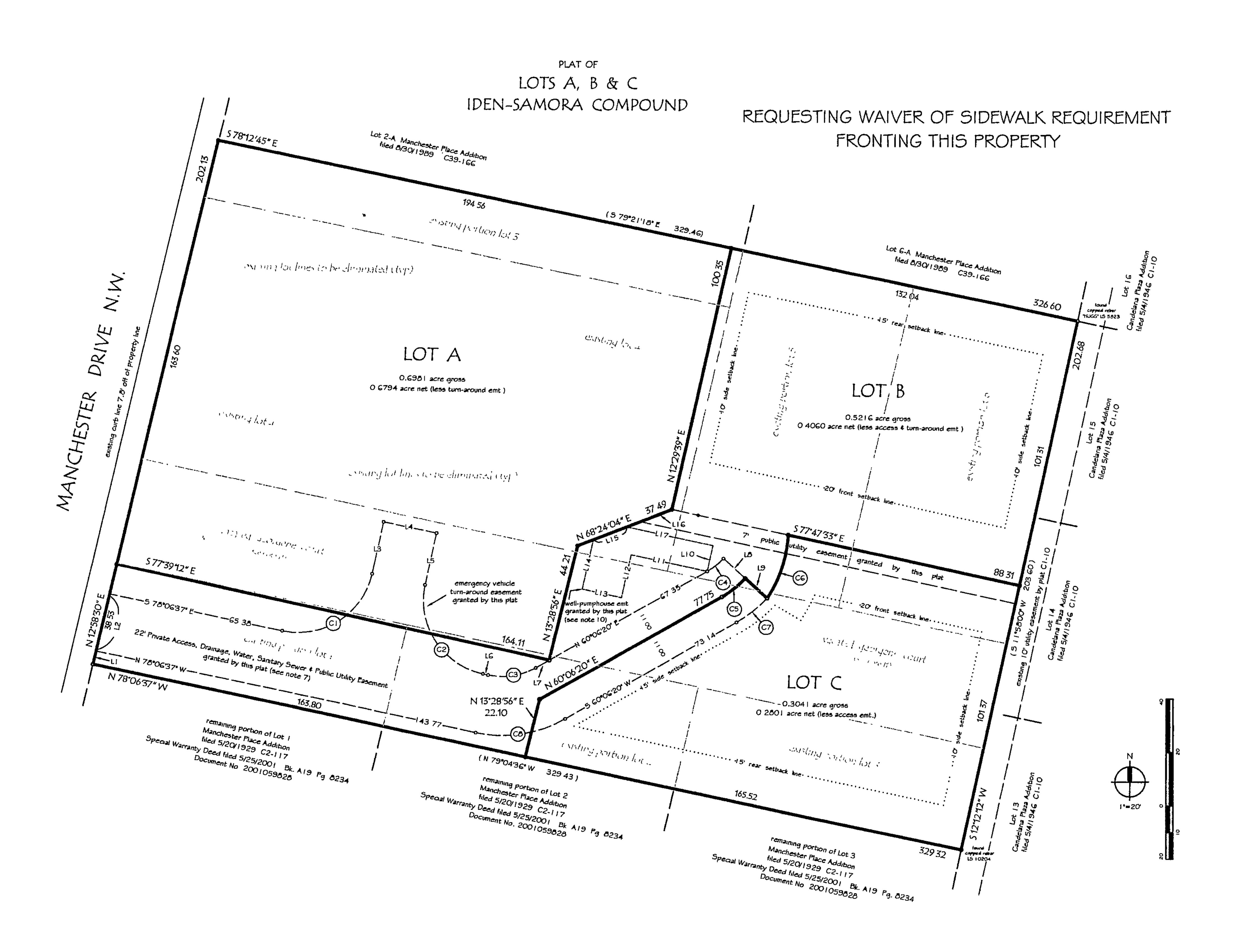
Financially	Constructed	le subject to the	standard SIA requirements.	·		<del></del>	Constru	uction Certi	fication
Guaranteed	Under	Size	Type of Improvement	Location	From	)	Privat	<u> </u>	City Cnst
DRC#	DRC#			•			Inspector	P.E.	Engineer
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			****					-	
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			<del></del>		Approval of Creditable Items:		Approval of C	Creditable It	ems:
					Impact Fee Admistrator Signature	e Date	City User De	ept. Signatu	re Date
				NOTES					
1		If the site is I	located in a floodplain, then the financi Street lig	ial guarantee will not be reghts per City rquirements.		y FEMA.			
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	AGENT / OWNER			DEVELOPMENT R	EVIEW BOARD MEMBER APPROVAL	.S			
	AGENT / OWNER			DEVELOPMENT R	EVIEW BOARD MEMBER APPROVAL	.S			
<u>Ste</u>	eve Hale								
<u>Ste</u>			DRB CH	DEVELOPMENT R	EVIEW BOARD MEMBER APPROVAL PARKS & REC		date		
Ste	Pue Hale NAME (print)	Lonst. In	DRB CH		PARKS & RECI	REATION -	date		
1	Pue Hale NAME (print)	Const. In			PARKS & RECI		date		
1	NAME (print)	ionst. In		IAIR - date	PARKS & RECI	REATION -	date		
Hali	NAME (print)	ionst. In	TRANSPORTATION	IAIR - date	PARKS & RECI	REATION -			
Hali	NAME (print)  e & Sun ( FIRM	ionst. In	TRANSPORTATION  UTILITY DEVE	IAIR - date  DEVELOPMENT - date  LOPMENT - date	PARKS & RECI	REATION - A - date date			
Hali	NAME (print)  e & Sun ( FIRM	ionst. In	TRANSPORTATION  UTILITY DEVE	IAIR - date  DEVELOPMENT - date  LOPMENT - date	PARKS & RECI	REATION -			
Hali	NAME (print)  e & Sun ( FIRM	ionst. In	TRANSPORTATION  UTILITY DEVE	IAIR - date  DEVELOPMENT - date  LOPMENT - date	PARKS & RECI	REATION - A - date date			
Hali	NAME (print)  E & Sun C  FIRM  SIGNATURE - date	ionst. Ind	TRANSPORTATION  UTILITY DEVE  CITY ENG	IAIR - date  DEVELOPMENT - date  LOPMENT - date  INEER - date  REVIEW COMMITTEE REV	PARKS & RECI	A - date  - date			
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Hali	NAME (print)  e & Sun (  FIRM  SIGNATURE - date  REVISION	20nst. In a	TRANSPORTATION  UTILITY DEVE  CITY ENG  DESIGN  DRC CHAIR	IAIR - date  DEVELOPMENT - date  LOPMENT - date  INEER - date  REVIEW COMMITTEE REV	PARKS & RECI	REATION -  A - date  - date  AGE	NT /OWNER		

#### DRB # 1002588 Iden – Samora Compound

#### Contents of this attachment

- 1) Infrastructure List without Sidewalk
- 2) Infrastructure List with Sidewalk if waiver is not granted
- 3) Sketch of design of 22' x 25' paved driveway between drive pad and graveled driveway.

Submitted 1/3/2012
By: Steve Hale
Hale & Sun Construction, Inc
m) 505-688-5335
O) 505-890-5335
halesun@comcast.net



DRR# 1002 588

No. of Lots:	
Nearest Maj	or Streets:

# 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 day of loruand, 20 12, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and <u>James L. Iden and M. Evangeline Samora</u> ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:], <u>owners</u>, whose address is <u>3806 Manchester Dr. NW; Albuquerque, NM 87107</u> and whose telephone number is <u>505-265-5021</u>, 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:] P/O Lots 1 - 6 Blks 1 & 2 Manchester Place Addition..., recorded on 3/8/2004 in the records of the Bernalillo County Clerk at Book R74, pages 324 through \_\_\_\_\_ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] James L. Iden and M. Evangeline Samora ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as <u>Iden-Samora Compound</u> describing Subdivider's Property ("Subdivider's Property").

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

2. <u>Improvements and Construction Deadline</u>. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the <u>31<sup>st</sup> of January</u>, 20<u>14</u>, ("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. <u>776482</u>.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can

be no later than two years after execution of this Agreement. (See S.O. Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See S.O. Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

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

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

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

Type of Fee	Amount
Engineering fee	3.25 % of actual construction cost
Excavation permit fees, Sidewalk Ordinance fees, and Street Restoration fees as required by City	approved estimate (Figure 7)

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

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

- A. <u>Construction Surveying</u>. Construction surveying for the construction of the public Improvements shall be performed by <u>Christopher J. Dehler P.L.S. (if any)</u> and construction surveying of the private Improvements shall be performed by <u>Christopher J. Dehler P.L.S.</u> 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 COA Code Officials and inspection of the private Improvements shall be performed by Joe B. Barela (JoeB Engineering, Inc; P.O. Box 5734, Santa Fe, NM 87502), 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. <u>Field Testing</u>. Field testing of the construction of the public Improvements shall be performed by <u>Joe B. Barela (JoeB Engineering, Inc.) and Earthworks Engineering Group, LLC</u>, and field testing of the private Improvements shall be performed by <u>Joe B. Barela (JoeB Engineering, Inc.) and Earthworks Engineering Group, LLC</u> 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 therefore.
- 5. <u>Financial Guaranty</u>. 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 City's S.O. requirements, the Subdivider has acquired, or is able to acquire, the following Financial Guaranty:

Amount: \$19,542.80	
Name of Financial Institution or Surety providing Guaranty:	
Date City first able to call Guaranty:	February 1, 2014
Construction Completion Deadline]:	January 31, 2014
f Guaranty other than a Bond, last day City able to call Guaranty Additional information:	is: <u>April 1</u> , 20 <u>14</u>

- 6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.
- 7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the S.O. 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 DPM, Volume 1, Chapter 5.

- B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Subdivider must submit the following documents to the City for review and approval:
- (1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;
- (2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the S.O.
- (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. <u>Indemnification</u>. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. 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.
- 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. <u>Binding on Subdivider's Property</u>. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.
- 15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.
- 16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.
- 17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.
- 18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.
- 19. <u>Captions</u>. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.
- 20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City Legal Department on this form.
- 21. <u>Authority to Execute</u>. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

- 20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City Legal Department on this form.
- 21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

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

SUBDIVIDER:	James L.	Iden and M.	Evangeline S	Samora
-------------	----------	-------------	--------------	--------

Husband and Wife

By [Signature]: M. Wanzelen

Name [Print]: James L. Title: Owners

M. Evangeline Samora 14/2012 Dated:

CITY OF ALBUQUERQUE

Richard Dourte, City Engineer

Dated: 7-2(-12

#### SUBDIVIDER'S NOTARY

STATE OF New Mexico	
COUNTY OF Birnalelle	) ss. <u>5</u> )
This instrument was acknowled [name of person:] James L. Iden and instance, "President" or "Owner":] [Subdivider:] James L. Iden and M.	
(SEAL)  My Commission Expires:	Notary Public Tours
OFFICIAL SEAL LISA CORNEJO NOTARY PUBLIC-STATE OF NEW MEXICO My commission expires 2:00//	CITY'S NOTARY
STATE OF NEW MEXICO	) ) cc
COUNTY OF BERNALILLO	) SS. )
This instrument was acknowle Richard Dourte, City Engineer of the corporation.	dged before me on this <u>2/</u> day of <u>fire little ()</u> , 20 1 3, by ne City of Albuquerque, a municipal corporation, on behalf of said
(SEAL)	Notary Public (Notary Public)
My Commission Expires:	
16 6 1 12	

[EXHIBIT A ATTACHED]

ROWER OF ATTORNEY ATTACHED IF SUBDIVIDER

IS NOT THE OWNER OF THE SUBDIVISION]

Review Design Review Forms\Figure 12 SIA B

	Constructed			<del></del>			Cons	truction Cert	ification
uaranteed	Under	Size	Type of improvement	Location	From	To		/ate	City Cns
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3	CENT / OWNED								
2 3	GENT / OWNER			DEVELOPMENT RE	VIEW BOARD MEMBER A	PPROVALS			
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Steu	e Hale NAME (print)		DRB CHA	1/25:/2 IR-date	Carel			25-/	
Steu	e Hale NAME (print)	onst. Inc	DRB CHA	/-25:/2 NIR - date 01-25-1	Carel	5.Dumo		-Z5-/	2
Stev Hale	PHALE NAME (print)  FIRM	/3/12	DRB CHA	/-25:/2 NIR - date 01-25-1	Carel	5. Dumo S & RECREATION - 6		- Z 5 - /	
Stev Hale	PHALE NAME (print)  FIRM	/3/12	TRANSPORTATION D	IR - date  Ol-25-1  EVELOPMENT - date  OPMENT - date	Carel. PARK	5. Dumo S & RECREATION - 6		-25-/	2
Stev Hale	PHALE NAME (print)  FIRM	/3/12	TRANSPORTATION D  UTILITY DEVEL  Lutte 6.	IR - date  O1-25-1  EVELOPMENT - date  OPMENT - date  August 1-25-	Carel. PARK	S& RECREATION - c  AMAFCA - date  - date		-25-/	
Stev Hale	PHALE NAME (print)  FIRM	/3/12	TRANSPORTATION D  UTILITY DEVEL  CITY ENGIN	AIR - date  O1-25-7  EVELOPMENT - date  O(25/1  OPMENT - date  J-25-  IEER - date	Carri, PARK 2  -/2	S & RECREATION - C		-25-/	
Stev Hale	PHALE NAME (print)  FIRM	/3/12	TRANSPORTATION D  UTILITY DEVEL  CITY ENGIN	IR - date  O1-25-1  EVELOPMENT - date  OPMENT - date  August 1-25-	Carri, PARK 2  -/2	S& RECREATION - c  AMAFCA - date  - date		-Z-5-/	

Current DKC				
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Project Number. 1005

#### FIGURE 12

nate annuitted: 1 -1
Date Sile Plan Approved:
Date Preliminary Plat Approved / - 2/-12
Date Preliminary Plat Expires: 1 - 27 - 13
DRB Project No.: / O 3 2582
DDR Application No.

INF

INFRASTRUCTURE LIST

EXHIBIT "A"

(Rev 5-20-05)

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

LOTS A, B, a C I den - Samora Compound

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

P/O Lots 1-6 Blks 1-2 Manchester Place Addition

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. Ouring 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.

Financially Guaranteed	Constructed Under	Şize	Type of improvement	Location	From	To	Priv Inspector	ruction Cerate P.E.	City Crist Engineer
DRC #	DRC#	6.1	340.02 Drive Pad 6"Thickw/compaction	Manchester Dr	Curb	6 into prop.			
		2"	336,022 Asphalt Concrete 2"Thick	ODrive pad	Drive Pad	25' x 22'	/		
		6'	301.03 Subgradu 2 Prep. 6'@ 9570	2'Private Drive	DriveRad	253			<i></i>
		6	308.01 Natural Gravel and base Course	22? nivate Drive	End & Paving	278'			
			343.08 Remove. Existing Curber.	Manchester	Driveway	12L.F.	/		
		4	340.01 Sidewalk 4"Thick			174 to P. N.			
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		<u></u>					,		
		<b>,</b>		PAGEOF 2					<u>~~~~~~~</u> ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~

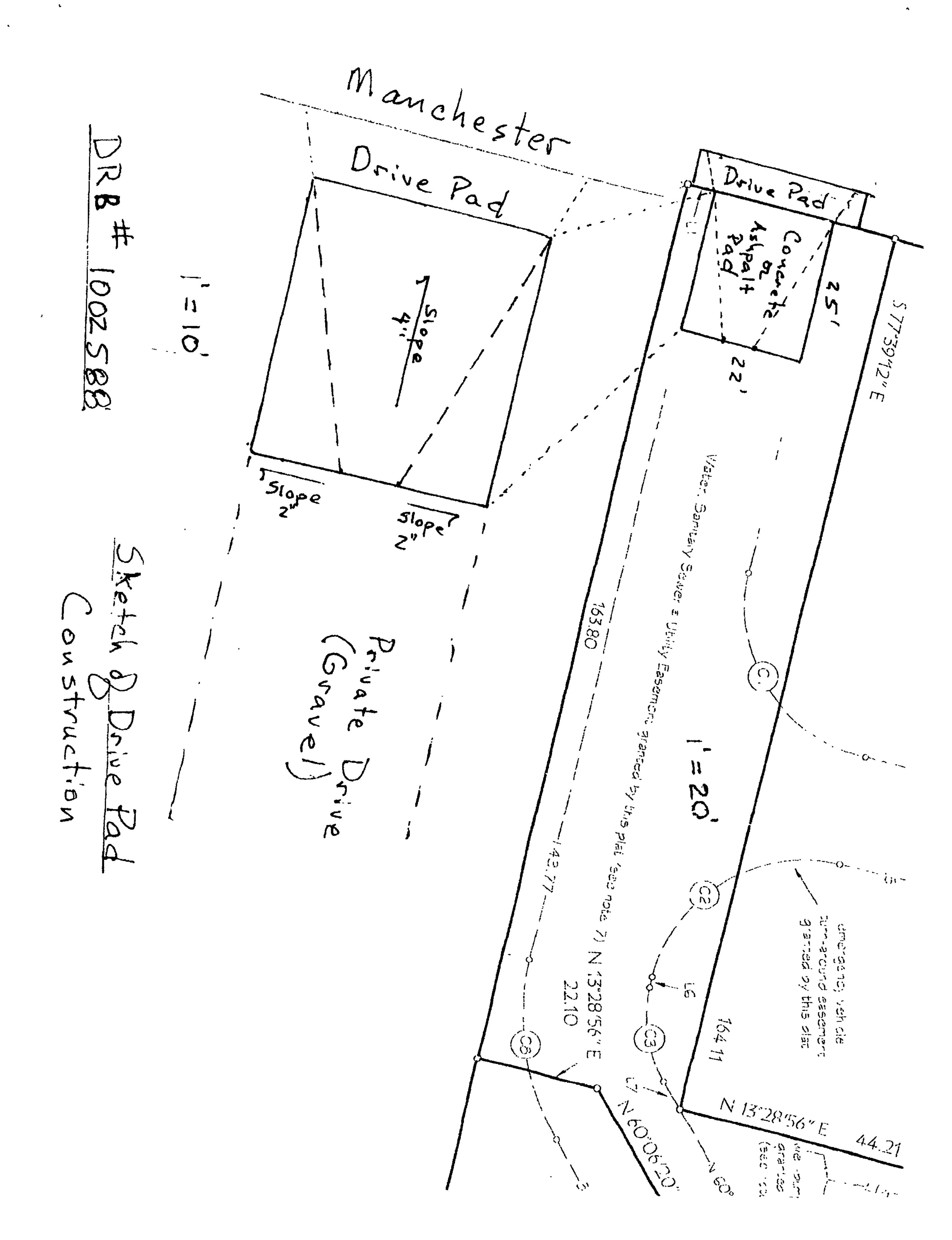
#### DR**6**# 1002588

IDEN - SAMORA Compound

Hale & Sun construction Inc

Infrastructure list take off

item#	Price	unit	Area (Ft)	quanity	price	
340.02	51.06	SY	6 x 30	20	1021.2	
336.022	9 52	SY	22 x 25	61	580.72	
301.03	1.64	SY	22 x 253	618	1013.52	
308.01	6.93	SY	22 x 228	5 <b>5</b> 7	3860.01	
343 08	6.42	LF	12	12	77.04	-6552.40 w/o sidewalk-
340 01	40.09	SY	4 x 174	77	3086.93	9639 42 With Sidewalk



#### TREASURER'S REPORT OF DEPOSITS

Remitter: James L. Iden

Project Name:

Iden-Samora Compound

Check No. 1075007

CPN: 776482

Comments: Financial Guaranty

SIA "B"

Account: 233100 Activity: 7781000

Fund: 110

Amount: \$19,542.80

Total Amount: \$19,542.80

Verified By: Marilyn Maldonado

Phone Number: (505)924-3997
Deposit Date: February 9, 2012

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THE ART THE STATE OF THE STATE

f .

#### Bernalillo County, NM

One Civic Plaza NW P.O. Box 542 Albuquerque, NM 87102

Receipt: 0340440

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	12
	Document #20	12017823
	# Of Entries	0
1	n Person/Interested	false
	Person	
Total		\$25.00
Tender (C	heck)	\$25.00
Check#	6899	
Paid By	james I iden	

Thank You!

2/23/12 10:01 AM em madrid



#### DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1002588 TO: Application No. **ALL MEMBERS** Jack Cloud, DRB Chairman, Planning Department Curtis Cherne, P.E., Hydrology Kristal Metro, P.E., Transportation Development Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA Carol Dumont, Parks/Municipal Development NEXT HEARING DATE: JANUARY 25, 2012 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. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW. SUBMITTAL DESCRIPTION DESCRIPT DREVISED SHEET 2 OF ALAT \* 3) COPY OF "RECORDED" APS FACILITIES FEE AGREEMENT \* REVISED TO REMOVE BLDG, SET-BACK LINES
FROM LOTS BYC AND TO ADD CROSS-LOT
DRAINAGE EASEMENT MOTE

CONTACT NAME: STEVE HALE

TELEPHONE: 688-5335 EMAIL: Malesun Domcast, net

Dŧ	roject #	1002588
APS	Cluster	

#### EXHIBIT B

## FINAL PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the	Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Counties, New M	lexico ("Albuquerque Public Schools"
or "APS"), a public school district organized and existing	pursuant to the laws of New Mexico,
and	
	veloper") effective as of this zethday
of December, 2011, and pertains to the subdivision	commonly known as MANCHESTER
PLAZE AOO, and more particularly described as	
Juse new legal description of	of subdivision]
IDENI-SAMORA COMPOUNE	<del>-</del>
(the "Subdivision".) The following individual lots compri- [List lots by street address and new legal description family residences should be marked "multifamily unit	ion; Lots which will be used for multi-
3806 MAMCHESTER OR. M.W., B7107;	EXISTING RESI LOTA
MANICHESTER OR. W.W., B7107;	VACANT LAND, LOT B
MANCHESTER DR. N.W., B7107,	VACANT LAND, LOT C

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

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

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

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

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

Doc# 2012002859

#### REQUEST LETTER

December 27, 2011 DRB Project #1002588 3806 Manchester Drive NW

Applicants request preliminary/final plat approval. No adverse comments were received at Sketch Plat hearing and all supporting documents requested by DRB have been provided to the best of our knowledge and belief.

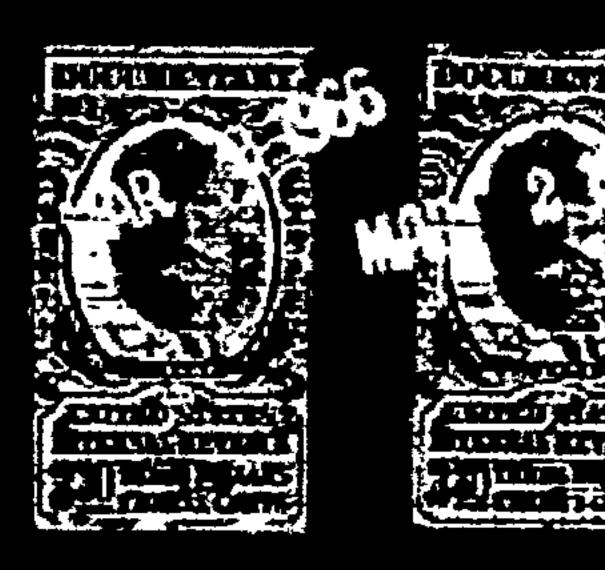
By Steve Hale, Agent

SF - 2 SHORT FORM WARRANTY DEED (Joint Tenants)—Rev. 11-55—Hew Mexico - Louisty Form	
WARRANTY DEED (Joint Tenants)	
	for consideration pand, gra
and Formation of the following described real estate in	- County, New Mex.
The real estate described on antibit "A" aproto antexed.	•
SUBJECT to the Collowing:	
1. Thirts for the year 1985 and subsequent years.	
1. Liono ol une Hiddle Rio Granda Conservano; Tierrias.	
with warranty covenants.  WITNESS Thand and seal this	:UQ::::

PORTION (SUBANUSION) OF LOTS







With warranty covenants.  WITNESS hand, and seal th	is	February 1963
	Jes.	n I. Kozre
	(Seal)	i Seal
ACKNOWLED	GMENT FOR NATURAL PER	RSONS
STATE OF NEW MENICO		
countros Bernalillo	5.5 3	
The foregoing instrument was acknowledged before  19 10070, 9 54-7  (Name or Names of Ferren or Fe  My Commission every res.  19-3/6-3	Frank Atanomic (ging)	Notary Public
*CR XICORDER'S USE ONLY	ACKNOWLEDGME	NT FOR CORPORATION
County of Bernalillo I ss Lins instrument was filed for record on	STATE OF NEW MEXICO  COUNTY OF  The foregoing instrument was ac	knowledged before me this
At o'clock m. Recorded in Vol. of records of said County Folio	day of (N	(ame of Officer)
Clark & Recorder Deputy Clark	(State of Incorporation) corporation.	(Sissae of Corporation Admonifedging)  corporation, on behalf of said
	My commission expires:	Netary Public

0798 ps 392

CA earlie ロロサ E O d d t (2) I-0 に ら り り し ら əq よってって 0 1 mm H nni ට 0 at the Do the doctor of the south of the sou らりまるもの 0 0 0 と ひまとよ ひそ によう ひ きうわ ちょうよりじょう E • .... 3 R 3 L C O さる 4 N Q 4J  $\mathbf{c}$ Vnei りょうべきり 自门工员 ととより さまりを別。 **リキソウウバル** よるけららよ nd Lo er er ちぎょしさん ほりまとに G るとよららもより **7** 000 CO I 今月日 田子り日 ひつ は ひらさ エ ひさ ・ 1 至 ― 戸 っ まらささ **•** 略下2 gg 0-4 ひまで 母目 宝七 宝月 工员主任工 e C みわこともっては国会民 Ī अंद्री क きらたいはちH 口口 らず きけい ららまり らま 0 0 0 0 0 つきていまいまり ニッ らつらず消まりはもの る よ に の は ト ちさいいしそし りつ S 8 0 + よってき ひさららまよの印 かなか 0 ・白田ら 今でるようま 日のい母とり 日 中田 るまれれ至まじるれ ひ ひ て ま り む さ **ままり**の してごよまりる人のいらく こんきょにの **ロロロロロ** ten danchantia danchanchantia 其 写真 はるり内とりまり • • カカナ 4 4 四湖 用湖 ロはよりは **8** 8 8 8 まっくしょ トソロハ ソロモ に こう ついう らいすち りょまご はいまりょ ららせ していばは又工上の口と・ とらとほう とけらく こま とりょう ロースロース はまらる ロー OF OODUMOEM DOTOT HATBUIDAME OF OF 今 下出まばむ ま はな 生的多合为中, 左生纪 X 例 生与内马口七几百年七 et Com oog etemenaxo X4me e mi the out HODE TEREOR S SHO U ·· WO H H F S S S H B O O O S · THE DESTAINS OF MENTED AND OUR MENTER HTH OZE END - WET OUCHED B BUZO - ECO UDEN てきらん ひロウメドド りつごと しょほじい・エをらさ より・0 144 に もら はらわい \* らさまらせせま えつよ \*よ ちょらしいがま \*1 0まえ \* もられぞ すいで・いき 人の人口 ひをいりる・を召下まれをまな 対す よ人りも回り DOK DECENTY \* \* CADOKE DOC 7 00 UNICHTO HAROLPUHPEHCHOT INCOOK ... SO OTHER PROPERTY ON THE PROPERTY OF THE ONE OF O MA O DAYNAA TOHMEDEEDWOOF \*OFEIO \* BUS SEBOBBHY BU HW EDWHUB A DHHUBO しにまばよりら はと せらられ ままずらつりと ものまざまけらまれほるれれ · MO HEUMO CAR BHHBBBCR HKH HOBB BOB HUMPER OF OLD OHOOP OF HO - MH AO しつらせもなせいいつきょうのように まりつ わきるまよば エダセイ ひょうし Fしょ らき るえ つ本以を・ハグつまに アセス 四段 り き じまら り も 内グ O CEOKEM COO LOOC M A DA OE MOLT YOOO COX O HO HOW SOLOH THO XCYC HEST SOLICHS りゅうり ぎせきゅうらびゅうけいごせ らりららせいりょうちょう まってい ようりょう ようわけのうちにゅう ないとなさ トエ よ しゅ まのろ よはよい・ do to otina shipsother by sold and cade ox PECOBRACE BUBBOOKED BUTTO PATE BUTTO PAGE BUTTO PAGE BUTTO PARE BUTTO PAGE BU PURCE OUR BUT THE CORRESPOND TO TO THE CORRESPOND TO THE CORRESPONDED TO THE CORRESPOND TO THE CORRESP し するも トトド さてよび こうらりりりりろうりょう りゃ らっ SOU CHESTACHO ACTOM A ZHEOCHETSST ASS The bows of the condition of the state of th 

DI	roject #_	1002588
APS	Cluster	

#### EXHIBIT B

## FINAL PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

IHIS AGREEMENT is made by and bet	ween the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Countie	s, New Mexico ("Albuquerque Public Schools"
or "APS"), a public school district organized and	· · · · · · · · · · · · · · · · · · ·
and	
dames L. Iden	("Developer") effective as of this zothday
	ibdivision commonly known as MANCHESTER
PLACE AOO, and more particularly descr	ibed as
[use new legal des	cription of subdivision]
IDENI-SAMORA COMA	
family residences should be marked "multifamily	description; Lots which will be used for multi- y units" with the number of units filled in.]
3804 MANCHESTER OR, MIW, B	7107, EXISTING RES, LOTA
MANICHESTER OR WILL, B	7107; VACANT LAND, LOT B
MANCHESTER DR. N.W., E	37107; VACANT LAND, LOT C

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

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

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

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

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

Dl	roject #_	1002588	

APS	Cluster

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

- 1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
- 2. The amount of the fee shall be:
  - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
  - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
  - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

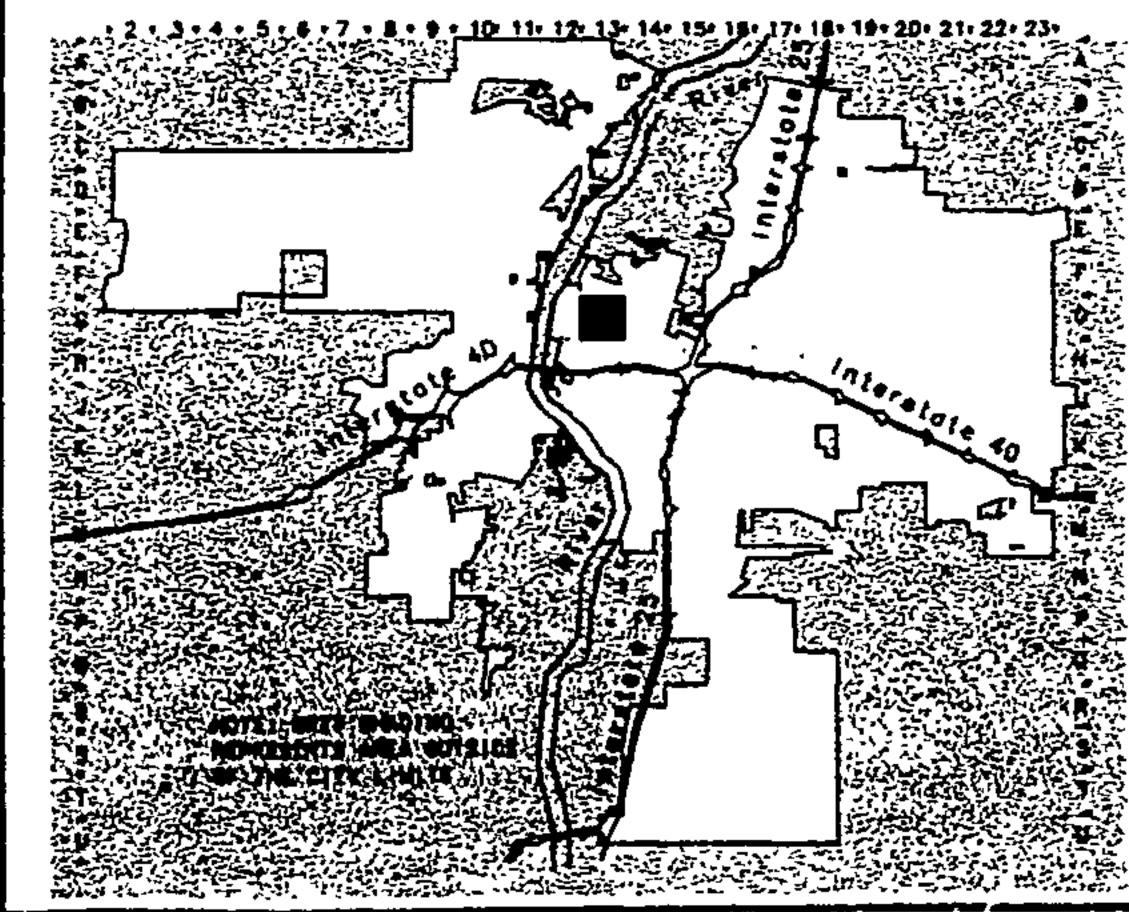
The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

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

	Dl roject # 1002588
	APS Cluster
Signature	
James L. Iden	
Name (typed or printed) and title	
Developer	
STATE OF NEW MEXICO	
COUNTY OF BERNALILLO	
This instrument was acknowledged	I before me on 122020, by James I Ide
as develope	of, a corporation.
(Seal) CFFICIAL SEAL VIVIAN SANCHEZ NOTARY PUBLIC-State of New Mexico	
Notcing for Jam ALBUQUERQUE PUBLIC SCHOOLS	My commission expires: 3/29/14 US L. Tden Signature.
By: While United Signature	
April L. Winters, Facilities = Name (typed or printed) and title	FeePlanney
STATE OF NEW MEXICO	
COUNTY OF BERNALILLO	
	before me on Dec. 22. 231, by April L. Winters lanner of the Albuquerque Municipal School
	Counties, a school district organized and existing under
the laws of the State of New Mexico.	
(Seal)	Notary Public  My commission expires: 122 / 2011
OFFICIAL SEAL Anastasia Wolfe	My commission expires: (2)

, 1







Albuquerque

Abquirque Geografic Information Systems
PLANNING DE PARIMENT

© Copyright 2001



Zone Atlas Page

G-13-Z

Map Amended through July 19, 2001

### DRB CASE ACTION LOG - BLUE SHEET

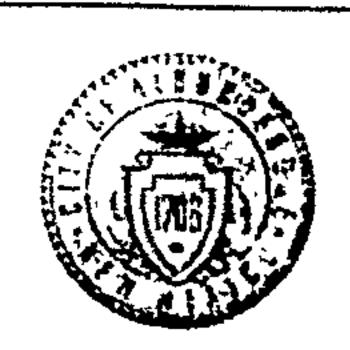
☑ Preliminary/Final Plat [FP]
 ☑ Site Plan - Subdivision [SPS]

🗆 Site Plan - Building Permit [SBP]

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

$\mathcal{P}$	roject #: 1002588
	roject Name: Manchister + Roce Addn
	gent: Stout + 100
**\	Your request was approved on $\frac{2^2 2^2 - 7^2}{2^2 - 7^2}$ by the DRB with delegation of signature(s) to the
to	llowing departments - outstanding comments to be addressed**
	TRANSPORTATION:
	ABCWUA:
Ч	ADCVVOA.
	CITY ENGINEER / AMAFCA:
<b>'</b>	CITTENORIALEIX / MINATON.
	PARKS / CIP:
<b>'</b>	
	4
<u>.                                    </u>	
A	PLANNING (Last to sign): , AZ GC-PACAGE by FJV/
	LANNINO (Last to sign).
PLA	ATS: Planning must record this plat. Please submit the following items:
-	i tatiling made root a time prise i transfer a transfer
	-The original plat and a mylar copy for the County Clerk.
	-Tax certificate from the County TreasurerRecording fee (checks payable to the County Clerk). RECORDED DATE:
	-Recording fee (checks payable to the county ofth). Recorded by the first seems of the county Assessor.
	-County Treasurer's signature must be obtained prior to the recording of the plat
L	with County Clerk.
	Property Management's signature must be obtained prior to Planning Department's signature.
4	AGIS DXF File approval required.  Copy of recorded plat for Planning.
AH	E-SITE PLANS:
	□3 copies of the approved site plan. Include all pages.

# Albuquerque



# DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental	Form (	SF)
SUBDIVISION  Major subdivision action	S	Z	ZONING & PLANNING
Minor subdivision action			Annexation
Vacation	V		Zone Map Amendment (Establish or Change
Variance (Non-Zoning)			Zoning, includes Zoning within Sector  Development Plan boundaries)
SITE DEVELOPMENT PLAN	P		Sector Plan (Phase I, II, III)
for Subdivision for Building Permit			Amendment to Sector, Area, Facility or Comprehensive Plan
Administrative Amendment/Approval	(AA)		Text Amendment (Zoning Code/Sub Regs)
IP Master Development Plan Cert. of Appropriateness (LUCC)	D		Street Name Change (Local & Collector)
	Ĺ	Α	APPEAL / PROTEST of
STORM DRAINAGE (Form D)  Storm Drainage Cost Allocation Plan			Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals
		aut	
Tairing Department Development Services Cent	er, 600 2''' St	reet N	ust submit the completed application in person to the W. Albuquerque. NM 87102.
ees must be paid at the time of application. Refe	er to suppleme	ental f	orms for submittal requirements.
APPLICATION INFORMATION:			
Professional/Agent (if any): S7色VE //A	<u>ر ج</u>		PHONE: 870 - 5335
ADDRESS: 9359 GUADALUPE	TEXIL L	ورر	
CITY: ALBUQUERQUE	STATE ~~	ZIP	
		. —.,	
APPLICANT: JAMES 10EX			PHONE: 505 - 263 -85/9
ADDRESS: 3800 MANCHESTER	02/VE 1	رسرر	FAX:
CITY: ALBUANERWE	STATE UM		
		_	
Proprietary interest in site:			ers: JAMES IDEN! FUANGELINE SAMO
DESCRIPTION OF REQUEST: 12/15/5/05 SUBJECT 15/05	R WA	UER	
<del></del>	<del></del>	<del></del> _	
Is the applicant seeking incentives pursuant to the Famil	ly Housing Deve	lopmen	it Program?Yes. 💹 No.
			CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.
Lot or Tract No. Plo LOTS 1-6, BLKS	5 /- 1		Block: / / 2 Unit: ~ ~ ~
Subdiv/Addn/TBKA: MANCHESTER A			
Existing Zoning: RA-V		<u> </u>	MRGCD Map No 34
	•		106020238720624
	OPC Code: Z	<u> </u>	10000000000000000000000000000000000000
CASE HISTORY:			
List <b>any</b> current or prior case number that may be relevanted to the content of	ant to your applic	cation (I	<sup>2</sup> roj., App., DRB-, AX_,Z_, V_, S_, etc.):
ASE INFORMATION:	1002-	<u> </u>	
tanut e de de de la	T of a landfill?	رر	
No. of existing lots:  No. of propos	sed lots:		Total site area (acres): ノク23
LOCATION OF PROPERTY BY STREETS On or Near			, , , , , , , , , , , , , , , , , , , ,
Between: CANOELARIA			HEADING LY
	and _		
Check if project was previously reviewed by: Sketch Plat	l/Plan or Pre-	applicat	tion Review Team(PRT)   Review Date:   19/25/201
IGNATURE SELECTION			DATE 12/27/2011
(Print Name) STEVE ルムに			
(Fillit Name) S/CC ///CC	<del></del>	······································	Applicant:  Agent:
OR OFFICIAL USE ONLY			Revised: 6/2011
, INTERNAL ROUTING Application	n case number	rs	Action S.F. Fees
- All checklists are complete UKB	- 70	363	500 500 \$_0
All case #s are assigned			CMF \$20.00
All case #s are assigned  AGIS copy has been sent  AGIS copy has been sent	703	64	P1F \$355.00
Case history #s are listed		<del></del>	<u></u> \$
Site is within 1000ft of a landfill	<u></u>	<del></del>	<u></u> \$
F.H.D.P. density bonus F.H.D.P. fee rebate		ìi	Total
Hearing	date Jan	1.11.	\$ <u>715.00</u>
12-27-	- <b>İ</b> (	Proi	ect# 1002588

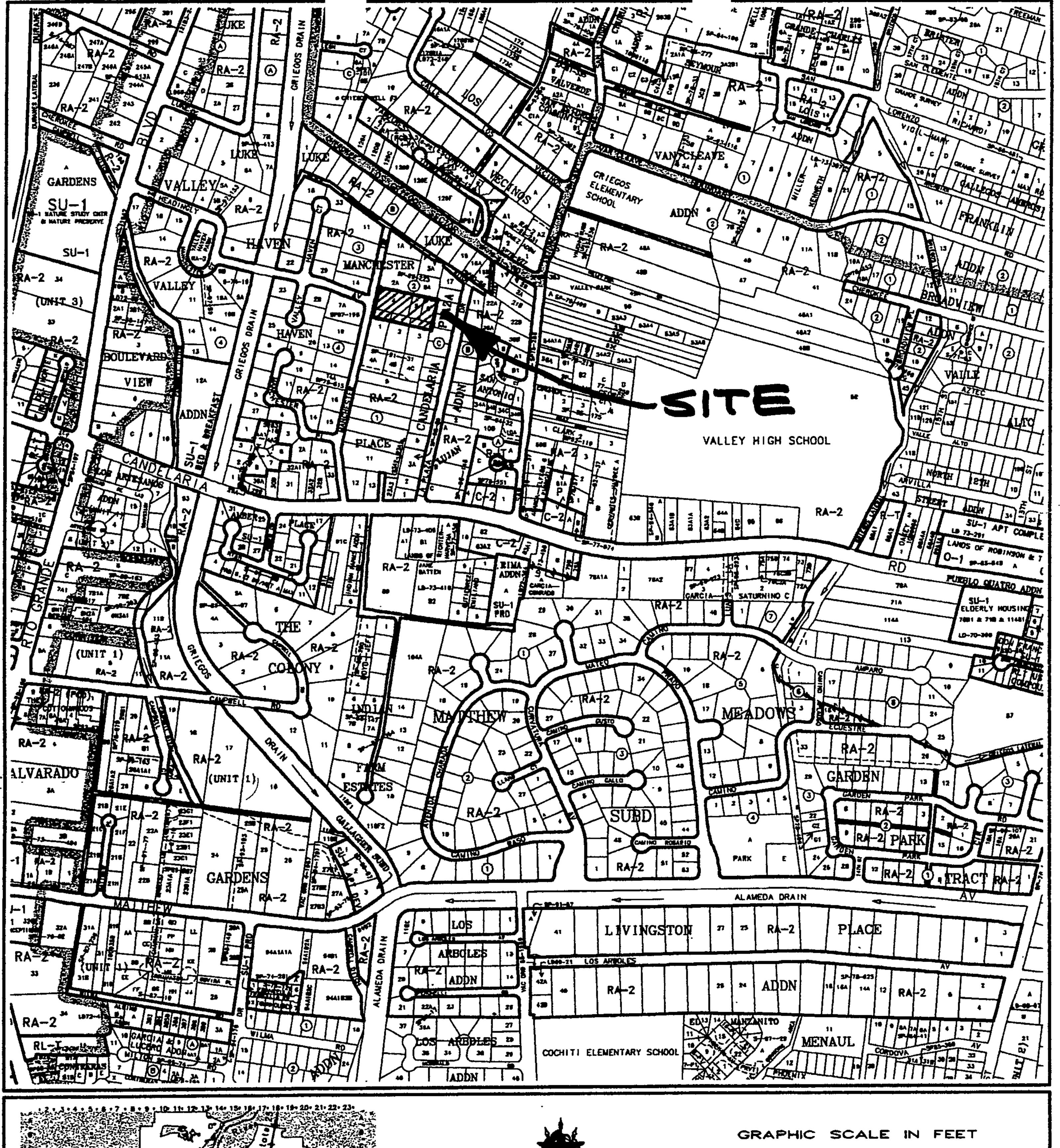
Staff signature & Date

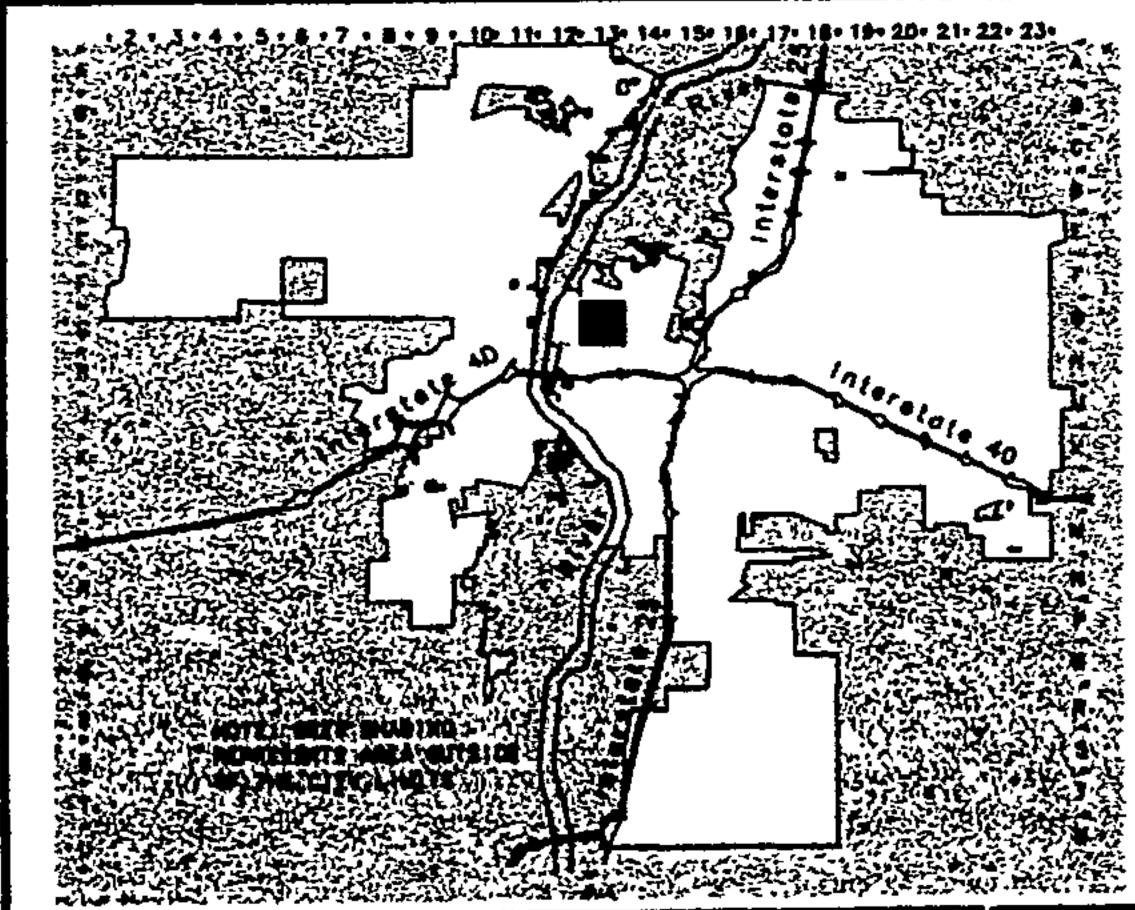
Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required. information required but not submitted Applicant pame (print) with this application will likely result in ALBUQUERQUE deferral of actions. NEW MEXICO Applicant signature / date Form revised 4/07 Application case numbers Checklists complete 12-27-11 Planner signature / date Fees collected Case #s assigned Project # Related #s listed

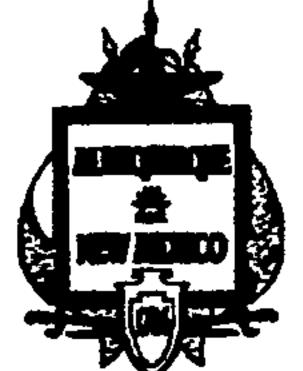
## FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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

	SKETCH PLAT REVIEW	AND COMMENT (DRB22)		V
	Scale drawing of the pro- Site sketch with measur improvements, if the	ements showing structures, parere is any existing land use (folder	to fit into an 8.5" by 1. king, Bldg. setbacks, ded to fit into an 8.5"	adjacent rights of way and street
	Letter briefly describing.	entire property(les) clearly outles, explaining, and justifying the re	ined acuest	
	List any original and/or i	elated file numbers on the cove	rapplication	
	EXTENSION OF MAJOR required.  Preliminant Plat reduced		(DRB08)	Your attendance is
	<ul> <li>Preliminary Plat reduced</li> <li>Zone Atlas map with the</li> <li>Letter briefly describing,</li> <li>Copy of DRB approved</li> </ul>	entire property(ies) clearly outlestifying the re	ined equest	
	<ul><li>Copy of the LATEST Of</li><li>List any original and/or r</li></ul>	ficial DRB Notice of approval for elated file numbers on the cover lated approval expires after one	r application	ension request
	MAJOR SUBDIVISION F	INAL PLAT APPROVAL (DI	RB12)	Your attendance is required.
	Proposed Final Plat (fold Signed & recorded Final	ded to fit into an 8.5" by 14" poc Pre-Development Facilities Fe	ket) <b>6 copies</b> e Agreement for <u>Res</u> i	•
	<ul> <li>Zone Atlas map with the</li> <li>Bring original Mylar of plan</li> </ul>	entire property(ies) clearly outli	3 copies ined owner's and City Surv	eyor's signatures are on the plat
	Copy of recorded SIA Landfill disclosure and E	HD signature line on the Mylar elated file numbers on the cove	if property is within a	
1	DXF file and hard copy of	of final plat data for AGIS is requ	ired.	
X	MINOR SUBDIVISION PI	RELIMINARY/FINAL PLAT A ate of No Effect or Approval	APPROVAL (DRB1	6) Your attendance is required.
	Proposed Preliminary / F	Final Plat (folded to fit into an 8.5	5" by 14" pocket) 6 c	opies for unadvertised meetings
	Signed & recorded Final	ner's and City Surveyor's signation of Pre-Development Facilities Fee	ures are on the plat page.  Agreement for Resi	rior to submittal  dential development only
•	امرين Design elevations and c	ross sections of perimeter walls	(11" by 17" maximun	n) 3 copies
	IMPROVEMENTS If the	ra is any avieting land use /fals	lad ta fit into on 0 fill b	adjacent rights-of-way and street by 14" pocket) 6 copies
	Zone Atlas map with the	entire property(ies) clearly outli explaining, and justifying the re	ned	
	Bring original Mylar of pl	at to meeting, ensure property of	wner's and City Surv	eyor's signatures are on the plat
	Fee (see schedule)	HD signature line on the Mylar	if property is within a	landfill buffer
	X List any original and/or related	elated file numbers on the cover	rapplication	
	Infrastructure list if requi	red (verify with DRB Engineer of final plat data for AGIS is requ	<b>-)</b>	
	AMENDMENT TO PRELI	MINARY PLAT (with minor	changes) (DRB03	Your attendance is required.
	amendments. Significant ch	anges are those deemed by the	DRB to require publi	nanges with regard to subdivision ic notice and public hearing.  (folded to fit into an 8.5" by 14"
	Original Preliminary Plat Zone Atlas map with the	entire property(ies) clearly outli	ned	into an 8.5" by 14" pocket) <b>6 copies</b>
	Letter briefly describing, Bring original Mylar of pl	explaining, and justifying the reat to meeting, ensure property of	quest owner's and City Surv	eyor's signatures are on the plat
	List any original and/or r	elated file numbers on the cove approval expires after one ye	r application	
j +	ne applicant, acknowledge	that any		
info	rmation required but not s	ubmitted		h. Iden
	this application will likely erral of actions.	result in —	Jan L.	cant signature / date
				cant signature / date
区区	Checklists complete Fees collected	Application case numbers - 70364		12-27-11
区	Case #s assigned		Project #	Planner signature / date 100358
	Related #s listed			



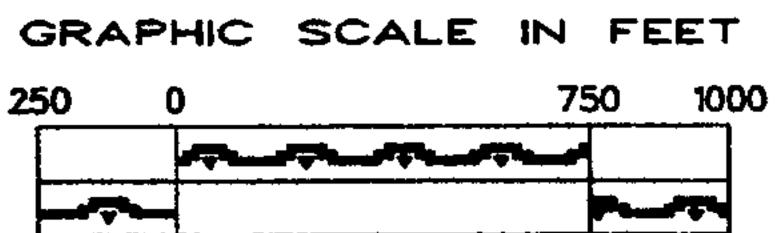




Albuquerque

Aimparque Geografie Information Systems
PLANNING DEPARIMENT

C Copyright 2001



Zone Atlas Page

G-13-Z

Map Amended through July 19, 2001

## Hale & Sun Construction, Inc

Steve Hale, President 9359 Guadalupe Tr. NW Albuquerque, NM 87114

halesun@comcast.net O) 505-890-5335 F) 505-897-0538 M) 505-688-5335

DRB Project # 1002588

Request for sidewalk variance

As Agent for this project I am requesting a side walk variance.

There are side walks in the area; however, none are close to this project.

- 1) To the south on Manchester the nearest sidewalk is 134' south of the project site on the same side of the street. Across the street the sidewalk starts 275' south of the site.
- 2) To the north on Manchester the street dead-ends into an MRGCD ditch and there are no sidewalks
- 3) To the west Headingly intersects with Manchester and the sidewalks do not start until 244' from the site.

There is a 4' to 5' graveled walkway along the site fronting Manchester.

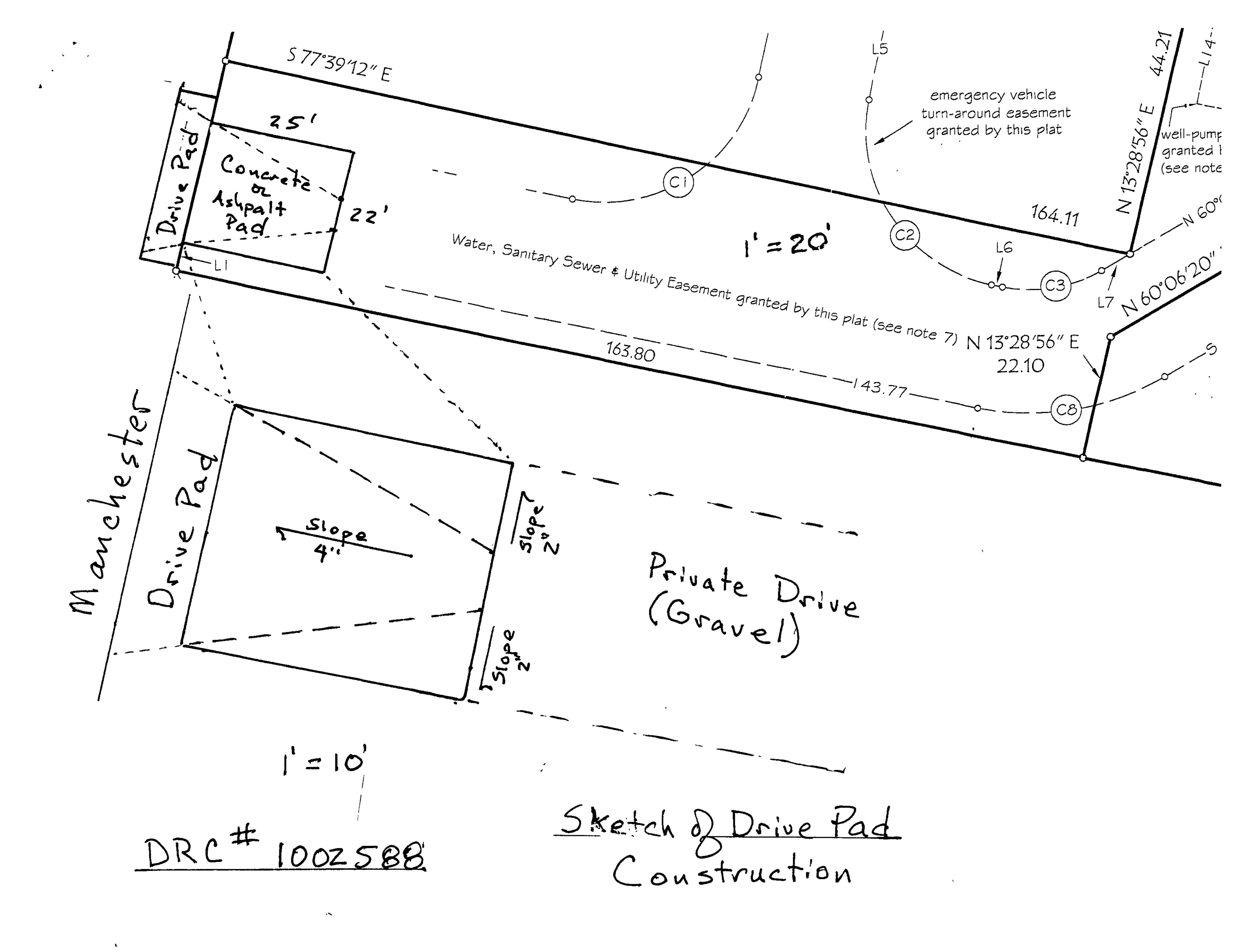
I feel the rural nature of this area, considering the unpaved trails along the MRGCD ditches and no sidewalks leading to those trails from the site should allow for a waiver of the sidewalk requirement.

Sincerely,

Steve Hale

Agent for James Iden and Evangeline Samora

LUKE 1200 64 GARDENS CRIPCO ALLEY/5A 120E ELEMENT SCHOU 120F RA-2MATURE STUDY CHIR Existing
Sidewalks
Closent
to E NATURE PRESERVE RA+2 HIVEN SU-1 (3)"RA:-!? RA-2MANCHESTER VALLEY VALLET - PLANK A SA-18-189 2A1 2B1. 122A1 Dite SP87-166 282 5.34 1 722 HAVEN 0 10 (4)13 (4) ႘ၟ B 8 10 VIEW 124 E 278-6157 R4-2 ESORGON 42 16 W 15 BRE CLARK 2 10 (/184 \$00 Seg SP78-1551 83 MICHAEL LO473-409/ AT 30-77-374 SJAZ ANDS OF a RA-2RIMA ADDN /BALA LD-73-410/-CARC I A.... 722 COHRADO SF-64-62 SU-1 EN3A1 Ze 118 PRD THE 28 RA-2 32 1044 RA-2



TREET V.O. 1941

PLAT

Consolidated Land Company's Replat of a portion of Franciscan Acres was approved and filed.

TREASURER'S RECEIPT #17205, Ed J. Donohue, Sheriff \$14.25 Feeding Immigration Prisoners for the month of August, credited to General Fund.

PAY ROLL:

Out	of	Roads	9/22 to 9/27	\$168.40
11	ii	71	9/16 to 9/30 9/29 to 10/6	810.50
11	**	11	10/6 to 10/10	106.00

CLAIMS:

Out	of	General				1,046.30
13	TŦ	C - 7				T, CHO. JU
		Salary				113.21
11	**	Roads	٠			
			·			141.75
77	11	Juvenile	Detention Home	Bldg	Fund	10 007 10
	*		DO COLLOTTOIL MONIO	n+n8•	r umu	10.273.18

#### TRANSFER OF FUNDS:

Motion made and seconded approving transfer of funds in the amount of \$3,000 from General to Health, to be paid back by December 31st, 1941. Motion carried.

#### v' RANCHO ROAD:

#### RESOLUTION

RESOLVED, by the County of Commissioners of Bernalillo County, State of New Mexico:

WHEREAS, heretofore and on or a out the 19th day of June, 1933, the Middle Rio Grande Conservancy District, on their amended Map #27 of the Survey of the Middle Rio Grande Conservancy District, showed a roadway called "Rancho Road", through the following described property, to-wit:

A tract of land in School District No. 4, Ranchos de Albuquerque, Bernallillo County, New Mexico, within the Elena Gallegos Grant, which is BOUNDED:

On the North by land of J. T. Hixon and of Dr. W. H. Long;
On the South by land formerly of Jessie Coffin Brown, now belonging to R. J. Nordhaus;
On the East by the Centerline of the Los Pueblos Lateral, also known as the Chamisal Lateral, and

Which said tract is shown by Survey made by New Mexico Engineering Company to be described as follows, to-wit

BEGINNING at the Northeast Corner, a point on the center line of said Los Pueblos Lateral, whence the quarter corner between Sections 20 and 21, Township 11 North, Range 3 East, N.M.P.M., bears North 72 degrees 29 minutes East 2559.22 feet distant, and running

Thence North 82 degrees 52 minutes West 1286.20 feet to the Northwest Corner; thence South 23 degrees 44 minutes West 25.80 feet to a point on the western line of Rio Grande Boulevard:

thence South 4 degrees 46 minutes West 537.20 feet to the Southwest corner; Thence South 82 degrees 03 minutes East 1034.15 feet to the Southeast corner; thence North 29 degrees 31 minutes East 623.13 feet to point of beginning, containing 15.22 acres more or less. and.

WHEREAS, there has never been a roadway actually constructed as shown on said Map, or a dedication of the land upon which to construct such a roadway to the County by the owners, and.

WHEREAS, the County Commissioners of Bernalillo County have not and will not accept any roadway,

IT IS HEREBY RESOLVED AND ORDERED That the County Commissioners of Bernalillo County will not accept the roadway mentioned, above through the above described and recorded, and,

IT IS HEREBY RESOLVED AND ORDERED That any and all right, interest and title acquired by the County of Bernalillo as a result of the aforesaid Map is hereby specifically surrendered and is hereby reconveyed to the present owner as shown by the records of Bernalillo County.

Motion made and seconded that the above resolution be approved as read.

#### MANCHESTER PLACE ADDITION:

Now: there came on for further hearing before the Board the matter of closing Georgene Drive between blocks one (1) and two (2) of Manchester Place Addition as more fully hereinafter described and thereupon Commissioner Baca made the following resolutions to-wit:

WHEREAS, there was heretofore presented to this Board the petition of Lawrence Stevens and wife stating that they were the sole owners of property on both sides of said street, that it was the best interests of all concerned that said street be closed and praying for the closing of the isame; and the Board after considering said petition and hearing the recommendation of the County Surveyor, determined that said street is not needed for public convenience and that the upkeep thereof would be unduly burdensome and did thereupon, on the 26th day of August, 1941, appoint a Board of Viewers consisting of Edmund Ross, A. J. Exter, and William J. Leverett to view said street hand make a recommendation to this Board as provided by law and

WHEREAS, said Board duly met and viewed said street and on the 23rd day of September, 1941, duly filed its report with this Board recommending the closing of said street, which resolution was approved and adopted by this Board and

WHEREAS, it is the desire of the property owners, commended to the transfer of title WHEREAS, it is the desire of the property owners, to-wit: Lawrence Stevens and wife, to have

NOW, THEREFORE, BE IT RESOLVED, what that certain street known as Georgene Drive, wherein same is located hetween blocks one (1) and two (2) of the Manchester Place Addition, a suburban addition of the City of Albuquerque, New Mexico, as the same is shown and designated on the map or plate of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 20th day of May, 1929, be and the same is hereby closed and vacated and that said street property quit claimed unto the said LawrenceStevens and wife, Stephanie Stevens, and that the Chairman of the spard is hereby authorized and directed to execute said deed which shall be attested by the County

Said resolution was duly seconded and, after due discussion, was unanimously plassed and declared by the Board.

> Board of County Commissioners of Bernalillo County, New Mexico thairman. Member

Now there came on for further hearing before the Board the matter of closing Vermont Street be-Wesnightocks five (5) and six (6) of Unity Addition as more fully hereinafter described and thereupon John Sioner Baca made the following resolution, to-wit:

Member

HEREAS, there was heretofore presented to this Board the petition of E. M. Geiger and wife ing that they were the sole owners of property on both sides of said street, that it was to the description the closing of the same; the Board after considering said petition and hearing the recommendation of the County Surveyor, the said street is not needed for public convenience and that the upkeep thereof would be burdensome and did thereupon, on the 26th day of August, 1941, appoint a Board of Viewers con-Edmund Ross, A. J. Exter, and William J. Leverett to view said street and make a recommendation Board as provided by law and

TEREAS, said Board duly met and viewed said street and on the 23rd day of September, 1941, duly reducts report with this Board recommending the closing of said street, which resolution was approved adopted by this Board and

AWHEREAS, it is the desire of the property owners, to-wit: E. M. Geiger and wife, to have the esary papers executed to show due and legal closing of said street and the transfer of title thereto

NOW THEREFORE, BE IT RESOLVED that that certain street known as Vermont Street, wherein the same located between blocks five (5) and six (6) of the Unity Addition, a suburban addition of the City Albriquerque, New Mexico, as the same is shown and designated on the map or plat of said addition Liberal The Office of the County Clerk of Bernalillo County, New Mexico, on the 28th be and the same is hereby closed and vacated and that said street property be quit ....ed unto the said E. M. Geiger and wife, Katherine Geiger, and that the Chairman of the Board is recordized and directed to execute said deed which shall be attested by the County Clerk.

diresolution was duly seconded and, after due discussion, was unanimously passed and declared by the Board.

> Board of County Commissioners of Bernalillo County, New Mexico.

В	<b>y</b>
	Chairman
	Member
,	Member

Sidewalk Waiver request DRB Project # 1002588 3806 Manchester NW

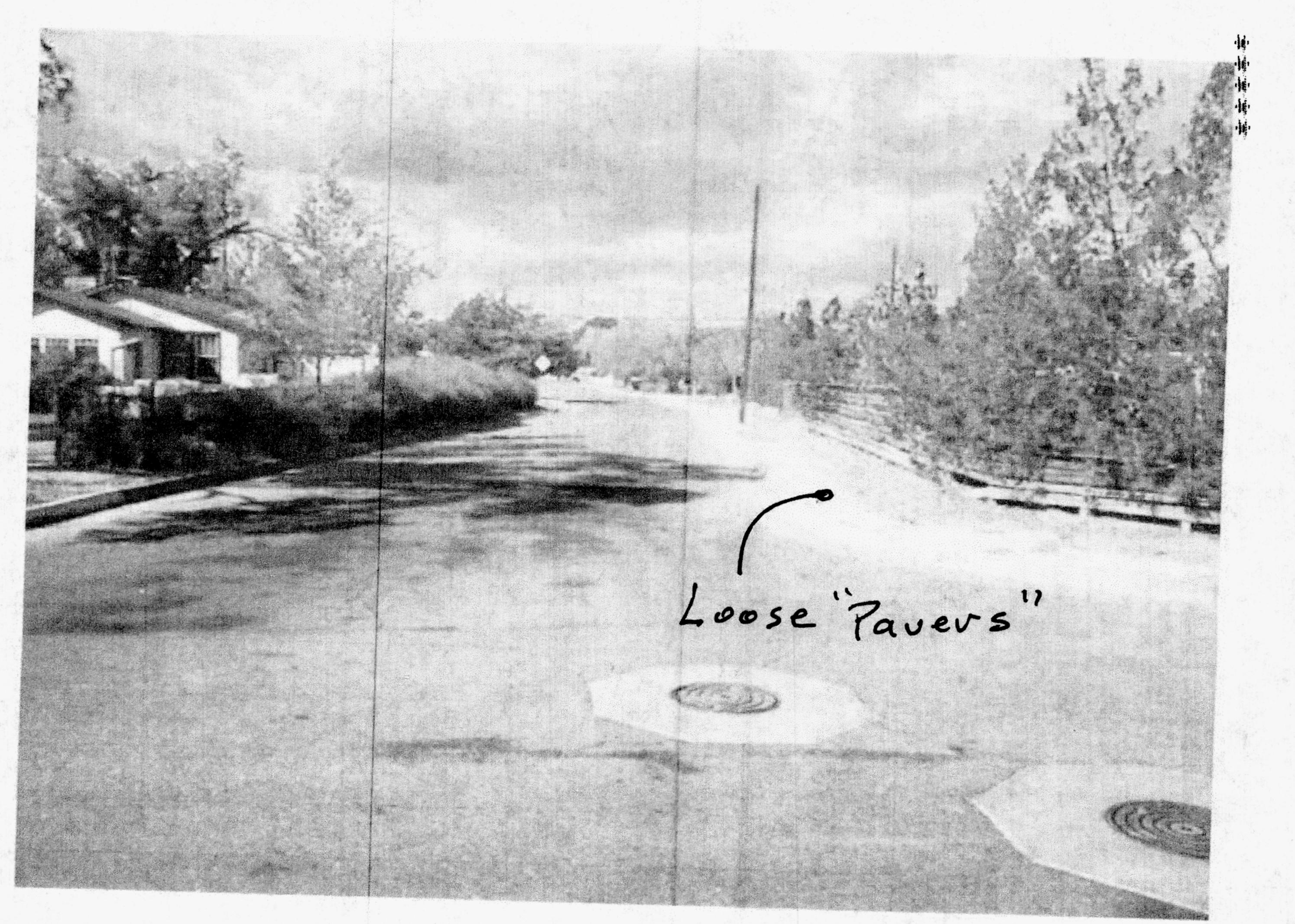
Photos of site;



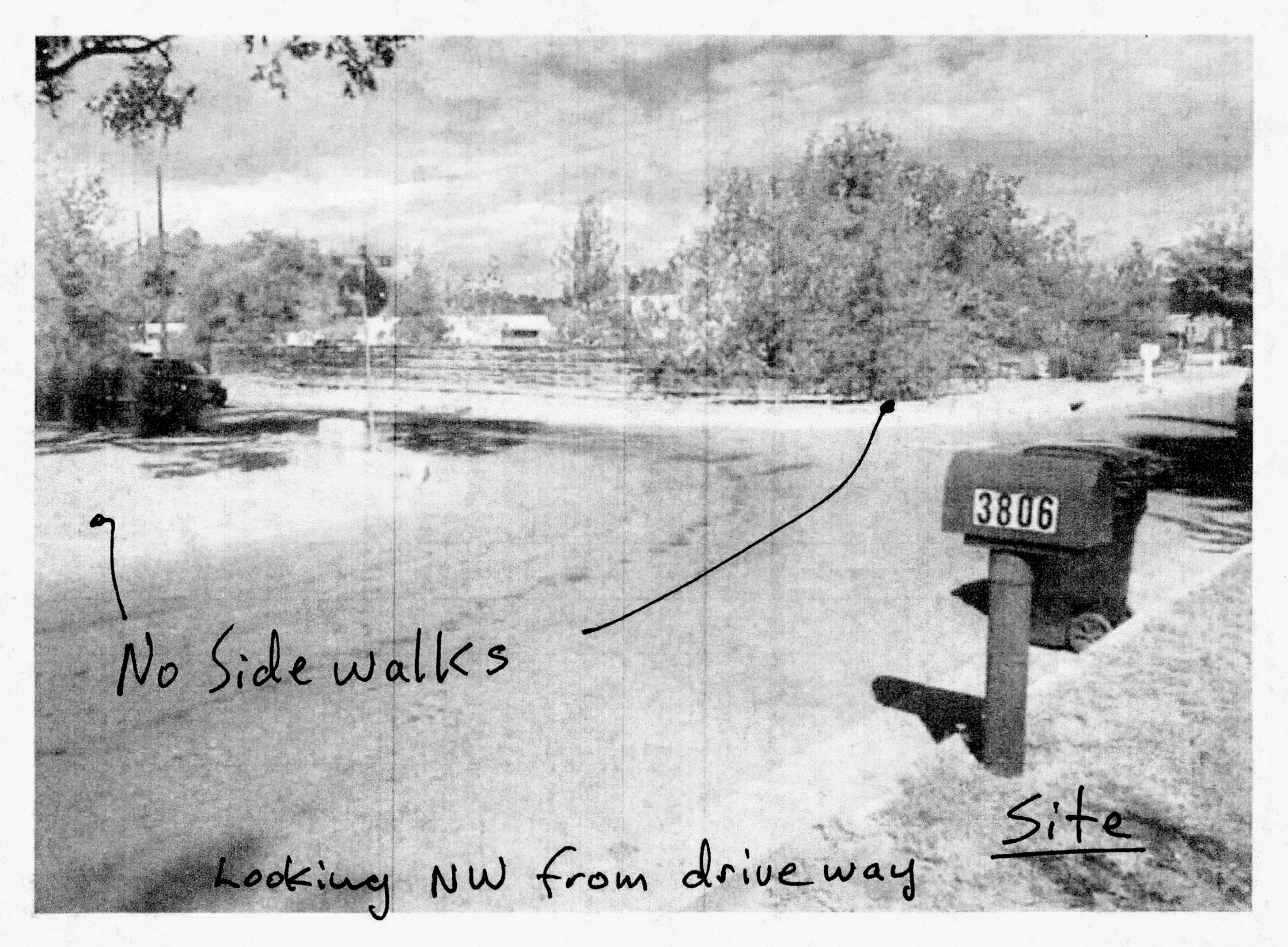
Looking south along the front of property. Note clear walking path. Also note that there is no sidewalk across or down the street for some distance.

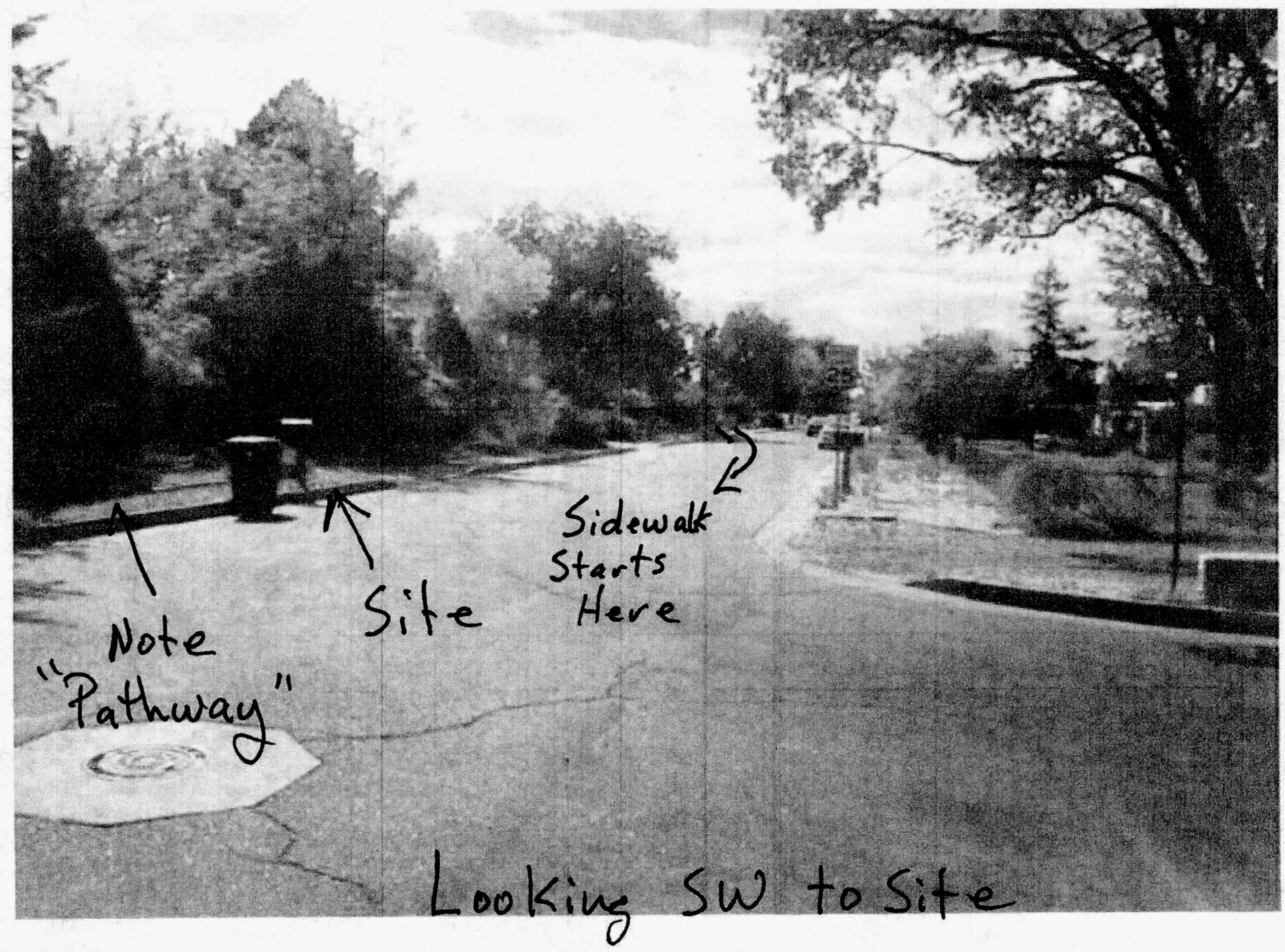


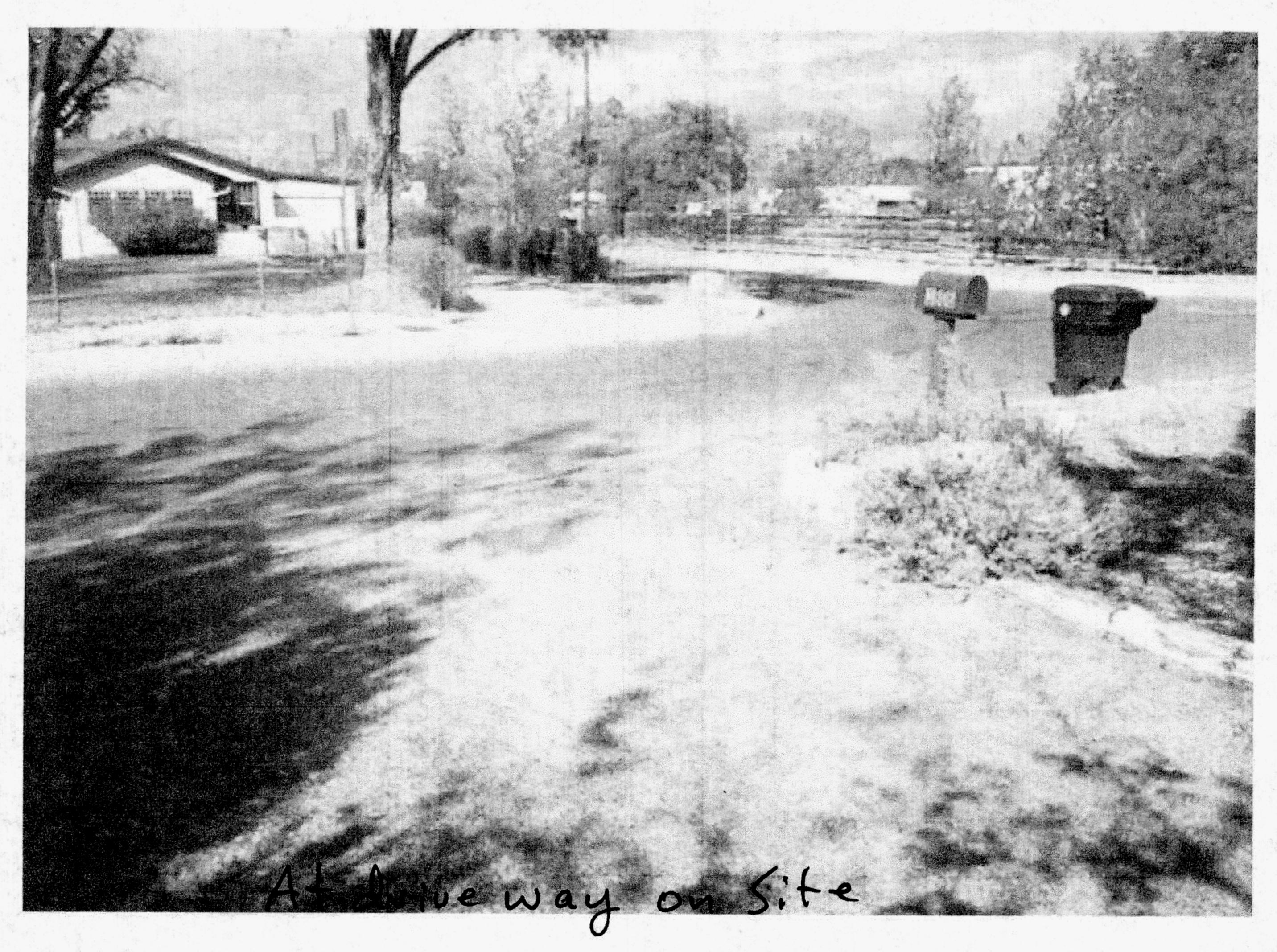
Taken at site looking north west across street. No sidewalks across the street but to the north west the owner has laid 12" x 12" pavers along the curb. There are no sidewalks to the north and the street end about 100 yards to the north into an MRGCD irrigation ditch.

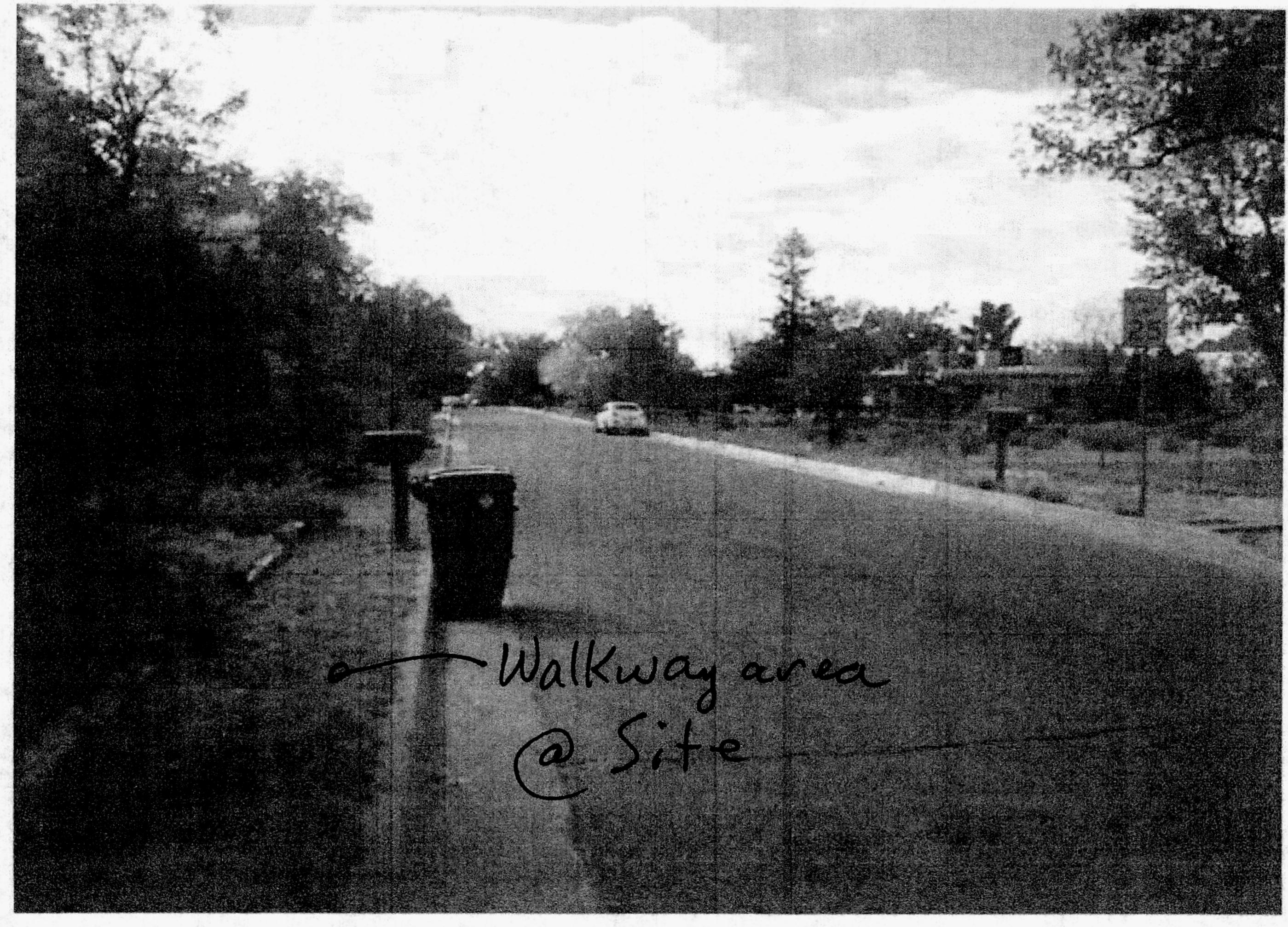


View to West of Sito Headingly Ave NW



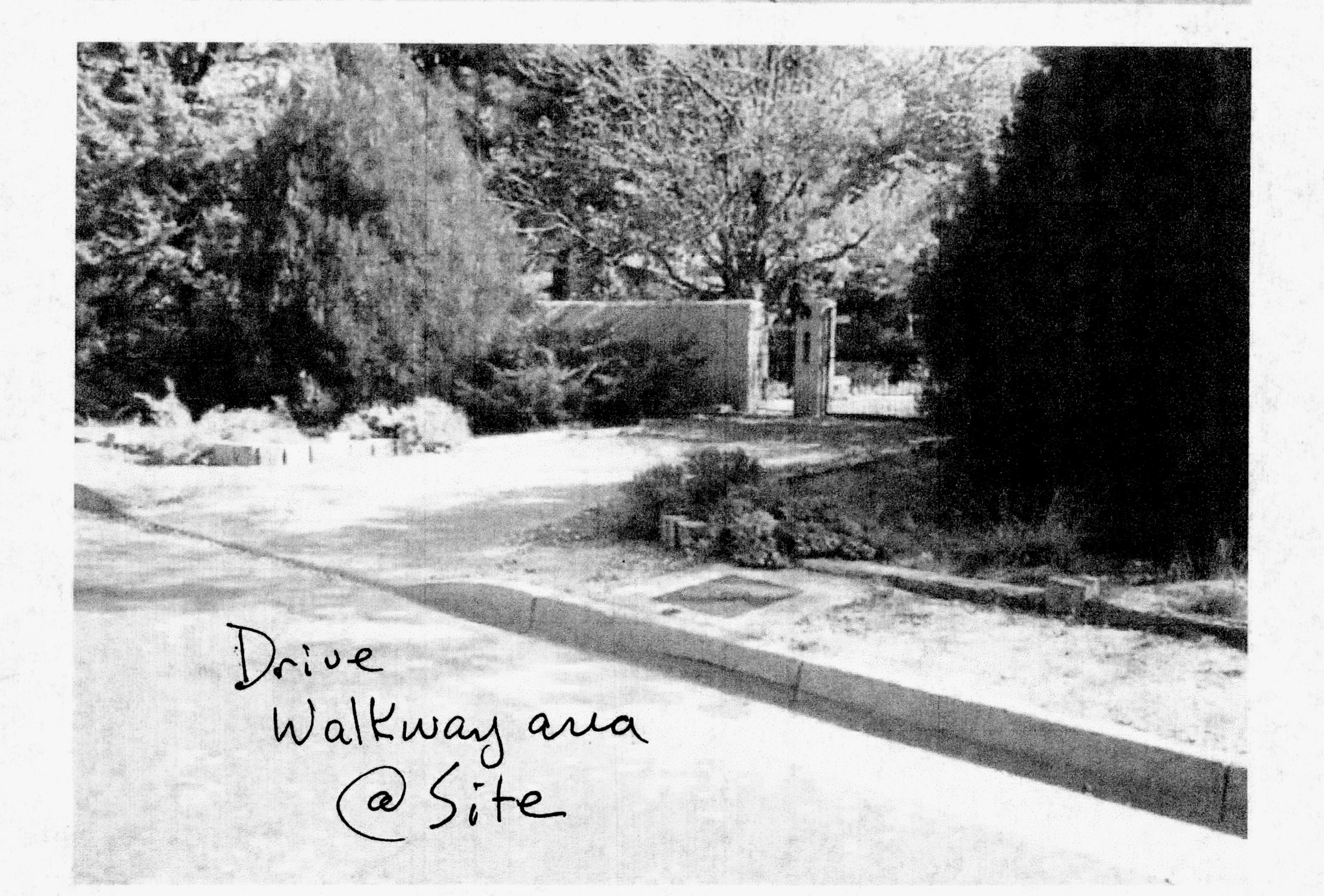








Walkway avea @ Site



## EXISTING LEGAL DESCRIPT:

GF # 03-01030657-B-CP Title Order No. 01030657

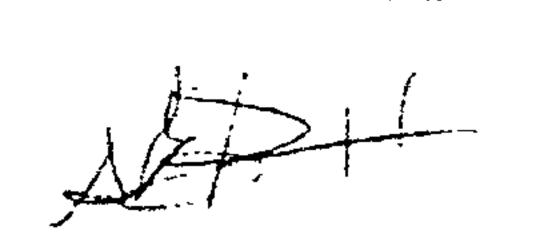
#### **EXHIBIT ONE**

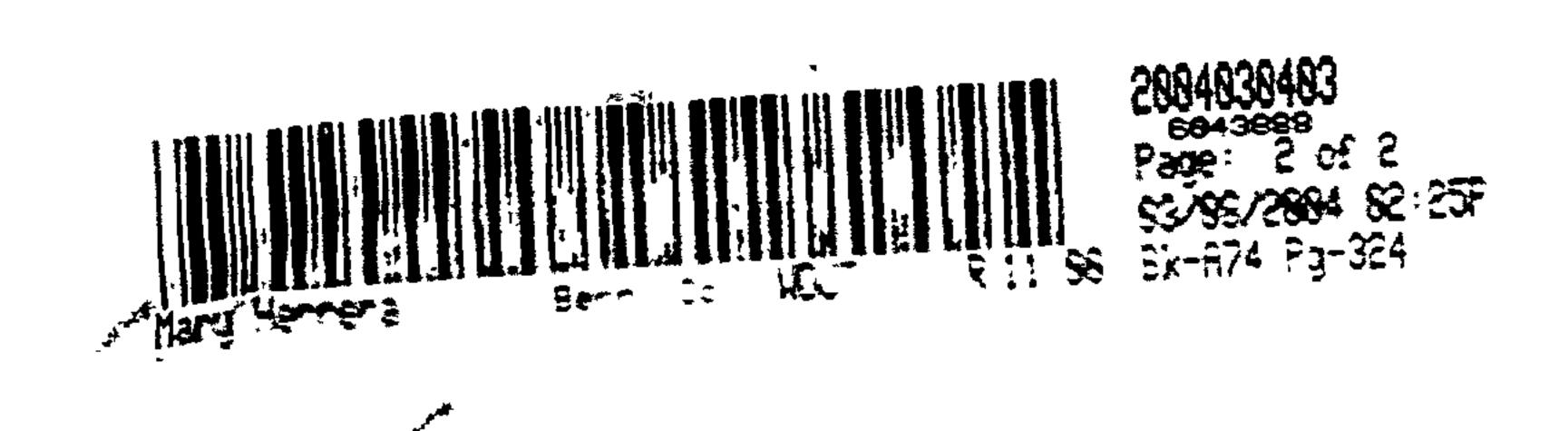
Lots numbered One (1), Two (2) and Three (3) in Block numbered One (1) and Lot numbered Four (4) and a portion of Lots numbered Three (3), Five (5) and Six (6) in Block numbered Two (2) of the MANCHESTER PLACE ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 20, 1929; ALSO that certain street known as Georgene Court lying between Blocks 1 and 2 of the Manchester Place Addition, to the City of Albuquerque, as the same is shown on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 20, 1929, which said street was closed and vacated by the County Commissioners of Bernalillo County, New Mexico, on October 14, 1941, the whole of which is more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 6 in Block 2 and running thence in a Southerly direction along the East line of said Lot 6, a distance of 200.5 feet to the Northeast corner of the property herein described; thence in a Southerly direction along the East line of Lot 6, Block 2 and Lot 3, Block 1, a distance of 336 feet to the Southeast corner of said Lot 3, Block 1; thence in a Westerly direction along the South line of Lots 1, 2 and 3, Block 1, a distance of 329 feet to the Southwest corner of Lot 1, Block 1; thence in a Northerly direction along the Easterly line of Manchester Drive and Lynn Court, a distance of 334.4 feet to the Northwest corner; thence in an Easterly direction 329 feet to the place of beginning.

EXCEPT, HOWEVER, THEREFROM the Southerly approximately one (1) acre of Lots numbered One (1), Two (2) and Three (3) in Block numbered One (1) of the Manchester Place Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 20, 1929, and being more particularly described as follows:

BEGINNING at the Southwest corner of the tract herein conveyed, which is identical with the Southwest corner of said Lot 1, Block 1, of said Manchester Place Addition; thence in a Northerly direction along the Westerly line of said Lot 1, a distance of 132.4 feet; thence in an Easterly direction through said Lots 1, 2 and 3, of said Block 1, to a point on the Easterly line of said Lot 3, Block 1, which is 132.4 feet distant from the Southeast corner of said Lot 3, Block 1; thence in a Southerly direction along the Easterly line of said Lot 3, a distance of 132.4 feet; thence in a Westerly direction along the Southerly line of said Lots 1, 2 and 3, of said Block, a distance of 329 feet to the point and place of beginning.





# A City of Albuquerque



# DEVELOPMENT/ PLAN REVIEW APPLICATION

		Supplemental	Form	(SF)				
	SUBDIVISION	S	Z	ZONING & P	· · · · · · · · · · · · · · · · · · ·			
	Major subdivision action  Minor subdivision action			Annex	xation			
	Vacation	V		Zone	Map Amendme	ent (Establ	ish or Change	
	Variance (Non-Zoning)			Zonin	g, includes Zor opment Plan b	ning within	Sector	
	SITE DEVELOPMENT PLAN	P			r Plan (Phase	•		
	for Subdivision				idment to Secto	· · · · · · · · · · · · · · · · · · ·	acılıty or	
	for Building Permit Administrative Amendme	ent/Approval (AA)		•	orehensive Plan Amendment (Zo		e/Sub Reas)	
	IP Master Development F	` ' ' ' '			t Name Change	•	• /	
	Cert. of Appropriateness	(LUCC)	Δ	APPEAL / PF	_	•	•	
	Storm Drainage Cost Alice			Decis	ion by: DRB, E for or Staff, ZHI	PC, LUCC	•	
	RINT OR TYPE IN BLACK INK ONL	Y. The applicant or ag			•	, -	in person to the	<u> </u>
	anning Department Development Seres must be paid at the time of applic			- · · · · · · · · · · · · · · · · · · ·	•			
DI					-			
VL L	Professional/Agent (if any): 54  ADDRESS: 9359 Guad	one Hala / Uala	+5.	. Constan	Line Trees DL	10NE: 50	5-890-53	) <b>4</b>
	Approximation and Approximation of the Approximatio	alua Tare	1111	N CDW3 1740	y mulue pr	V.	3-0/0-33 32-0-35	- - - -
	ADDRESS: 1-2 / COGG	arupe 10	1	Ø-1.11	F#	(X: <u>)                                    </u>	87/-02 6	<u>\$</u>
	CITY: Albuquevque	STATE NY	V( ZIP	0/114	E-MAIL: 19	esunk	3 Comcastiv	ļ
	APPLICANT: JAMES IDE				PHONE:	505-2	163-8519	k.
	ADDRESS: 3800 MANC				FAX:	· · · · · · · · · · · · · · · · · · ·		
	CITY: ALBUQUE	STATE N	人 ZIF	<u>87107</u>	E-MAIL:	dena	) unm, edu	Ţ
	Proprietary interest in site:	<u> </u>	all ow	ners: <u>A</u>	LICART	- -		_
)FS	SCRIPTION OF REQUEST: SKET							
/ I \	OUILII FIOIT OF THE GOLDIN							-
<b>)</b>	Lot or Tract No. PO LOTS 1, 2 Subdiv/Addn/TBKA: MANJEHES							_
	Existing Zoning: ピム- ン			<b>\</b>	<b>(</b>			
	Zone Atlas page(s): <u>G-13-7</u>							-
	Zone Alias page(s):	OFC Code				<u> </u>		-
CA	ASE HISTORY: List any current or prior case number that		lication	(Proj., App., DRB	-, AX_,Z_, V_, S	;_, etc.):	<u> </u>	_
CA	ASE INFORMATION:		<del></del>			<u>, , , _, , , , , , , , , , , , , , , , </u>		•
	Within city limits? <a>Yes</a>		<del></del>	<u>ان</u>				
	No. of existing lots:	No. of proposed lots:	<u> </u>	Total site area	(acres):	1.52		
	LOCATION OF PROPERTY BY STREET	S: On or Near:	MA	NCHESTE	TR 02	· 600		
	Between: CHIOELARIA							
	Check if project was previously reviewed	by: Sketch Plat/Plan ☑ or Pr	e-appli	cation Review Tea	ım(PRT) □. R	eview Date:	4/23/03	
SIC	GNATURE	Zale_			DAT	TE <u>/0/</u>	17/2011	
	(Print Name) Steve He	210	<u></u>	<u></u>	App	olicant: 🗆 🗡	Agent:	
OI	R OFFICIAL USE ONLY					Re	vised: 6/2011	
ì	INTERNAL ROUTING	Application case num	hers		Action	S.F.	Fees	
	All checklists are complete	• • •	)       	<b>ት</b>	50		\$ 8	
	All fees have been collected	<u></u>	<u> </u>	<b></b> \			\$	
K	All case #s are assigned			<del> </del>	<del></del>		\$	
	AGIS copy has been sent						\$	
	Case history #s are listed Site is within 1000ft of a landfill			· <del></del>			\$	
	F.H.D.P. density bonus			<del></del>			Total	
	F.H.D.P. fee rebate	Hearing date	+.2	6,2011			\$	
		<del>مستعین</del>		,				

Project #

18-18-11

Staff cianatura & Data

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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S. SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required. Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the request List any original and/or related file numbers on the cover application EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required. Preliminary Plat reduced to 8.5" x 11" Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the request Copy of DRB approved infrastructure list \_\_\_ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request List any original and/or related file numbers on the cover application Extension of preliminary plat approval expires after one year. MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required. Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only Design elevations & cross sections of perimeter walls 3 copies Zone Atlas map with the entire property(ies) clearly outlined Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat Copy of recorded SIA Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer List any original and/or related file numbers on the cover application DXF file and hard copy of final plat data for AGIS is required. MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required. 5 Acres or more: Certificate of No Effect or Approval Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the request Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer Fee (see schedule) List any original and/or related file numbers on the cover application Infrastructure list if required (verify with DRB Engineer) DXF file and hard copy of final plat data for AGIS is required. AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required. PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing. \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the request Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat List any original and/or related file numbers on the cover application Amended preliminary plat approval expires after one year I, the applicant, acknowledge that any James L. Iden M. Evangeline Samora information required but not submitted with this application will likely result in Applicant name (print) ALBUQUEBQUE deferral of actions. NEW MEXICO Applicant signat@re / date 10/18/11 Form revised October 2007 Application case numbers Checklists complete 10-18-11 DRB --70289 Fees collected Planner signature / date Case #s assigned

Project #

Related #s listed

October 7, 2011

City of Albuquerque
Development Review Board

Dear Board Members,

We purchased the property under consideration in 2003 with the intention of eventually developing it into a family compound in which we can "age in place." The home we presently live in is situated towards the front (west) of our lot. We would like to build two new "green" homes on the back (east) portion of our lot which is presently vacant. Consequently, we wish to subdivide our lot into three lots. This is the first step in achieving our goal and is the purpose of the sketch plat that we are submitting for review and comment.

For your information, we submitted a hastily prepared sketch plat for review and comment in 2003 (DRB case no. 1002588) just before we purchased the property to assure ourselves that there would be no major obstacles to carrying out our plans. We received no adverse comments at that time.

Thank you for your consideration.

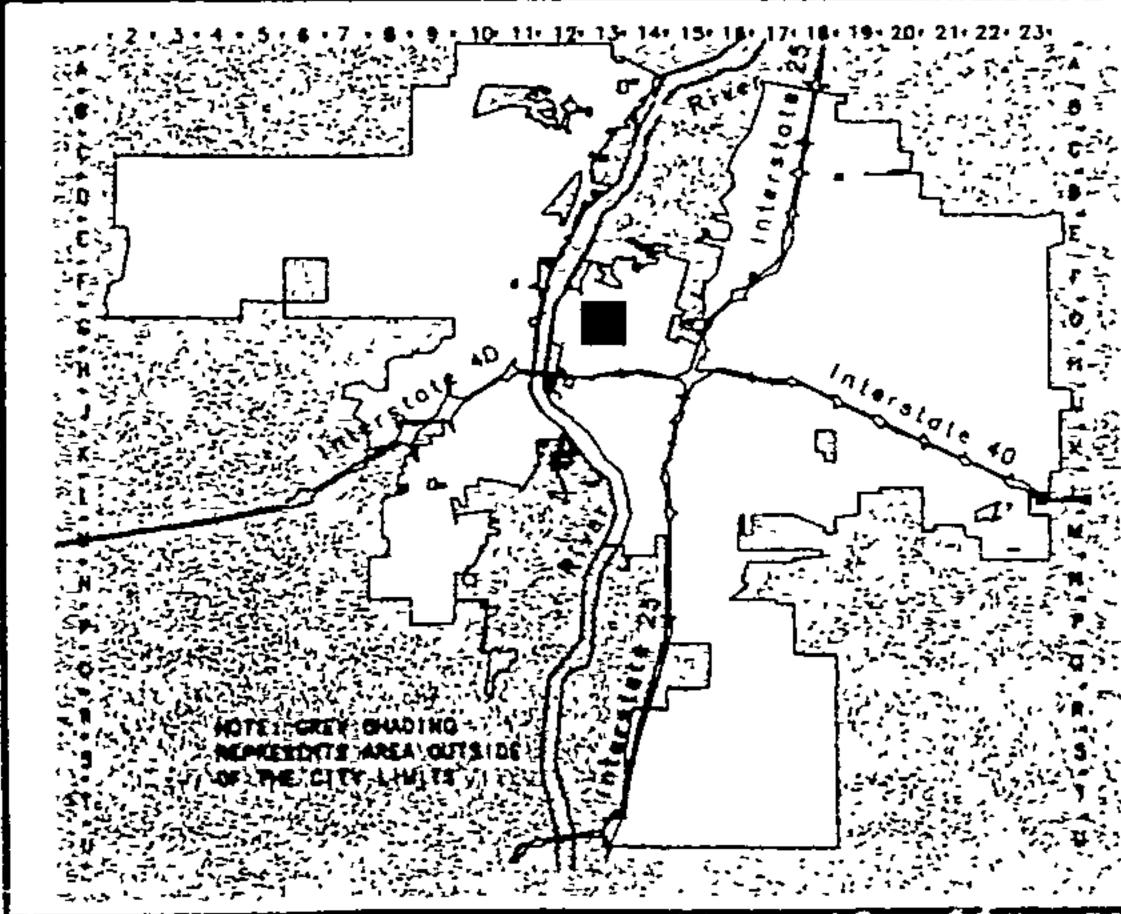
Sincerely,

James L. Iden and M. Evangeline Samora

cc: Steve Hale, Hale & Sun Construction Inc.

Agent for James L. Iden and M. Evangeline Samora







Albuquerque

Abuseran Geographic Information System
PLANNING DEPARTMEN

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Zone Atlas Page

G-13-Z

Map Amended through July 19, 2001

## EXISTING LEGAL DESCRIPT:

GF # 03-01030657-B-CP

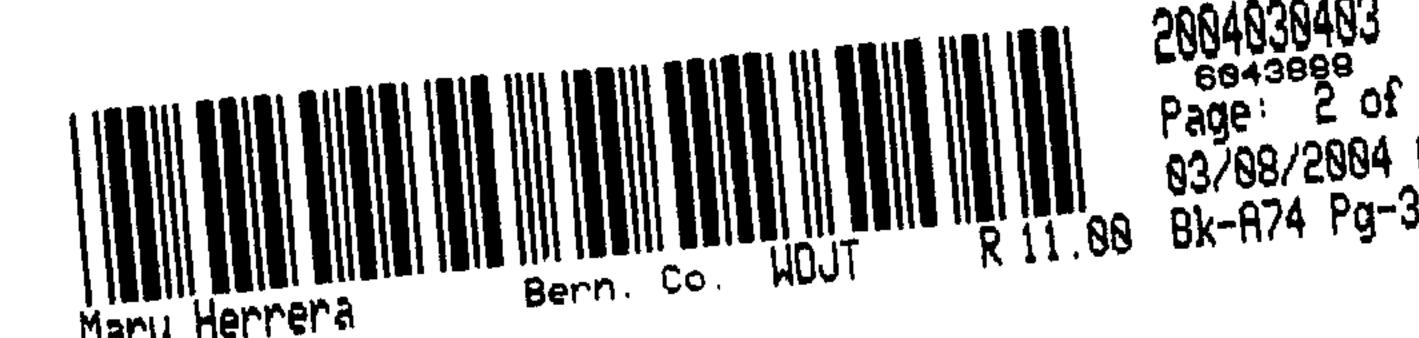
#### **EXHIBIT ONE**

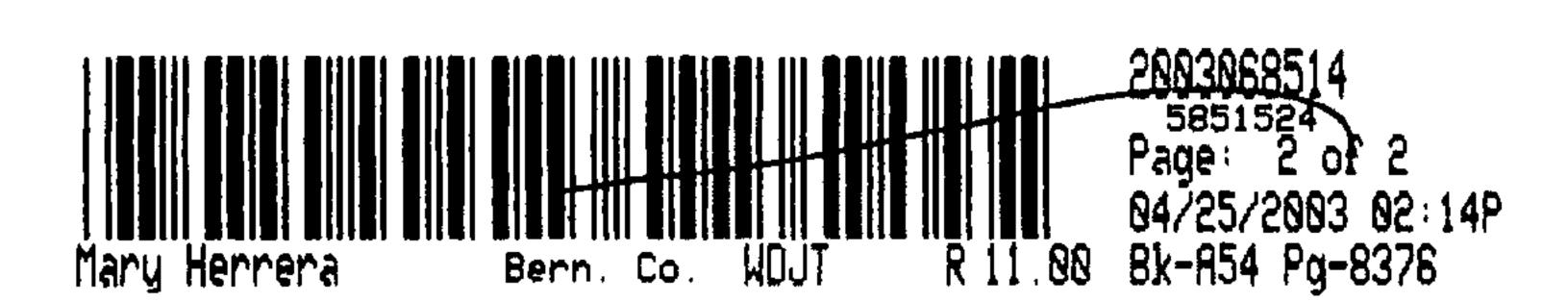
Lots numbered One (1), Two (2) and Three (3) in Block numbered One (1) and Lot numbered Four (4) and a portion of Lots numbered Three (3), Five (5) and Six (6) in Block numbered Two (2) of the MANCHESTER PLACE ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 20, 1929; ALSO that certain street known as Georgene Court lying between Blocks 1 and 2 of the Manchester Place Addition, to the City of Albuquerque, as the same is shown on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 20, 1929, which said street was closed and vacated by the County Commissioners of Bernalillo County, New Mexico, on October 14, 1941, the whole of which is more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 6 in Block 2 and running thence in a Southerly direction along the East line of said Lot 6, a distance of 200.5 feet to the Northeast corner of the property herein described; thence in a Southerly direction along the East line of Lot 6, Block 2 and Lot 3, Block 1, a distance of 336 feet to the Southeast corner of said Lot 3, Block 1; thence in a Westerly direction along the South line of Lots 1, 2 and 3, Block 1, a distance of 329 feet to the Southwest corner of Lot 1, Block 1; thence in a Northerly direction along the Easterly line of Manchester Drive and Lynn Court, a distance of 334.4 feet to the Northwest corner; thence in an Easterly direction 329 feet to the place of beginning.

EXCEPT, HOWEVER, THEREFROM the Southerly approximately one (1) acre of Lots numbered One (1), Two (2) and Three (3) in Block numbered One (1) of the Manchester Place Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 20, 1929, and being more particularly described as follows:

BEGINNING at the Southwest corner of the tract herein conveyed, which is identical with the Southwest corner of said Lot 1, Block 1, of said Manchester Place Addition; thence in a Northerly direction along the Westerly line of said Lot 1, a distance of 132.4 feet; thence in an Easterly direction through said Lots 1, 2 and 3, of said Block 1, to a point on the Easterly line of said Lot 3, Block 1, which is 132.4 feet distant from the Southeast corner of said Lot 3, Block 1; thence in a Southerly direction along the Easterly line of said Lot 3, a distance of 132.4 feet; thence in a Westerly direction along the Southerly line of said Lots 1, 2 and 3, of said Block, a distance of 329 feet to the point and place of beginning.





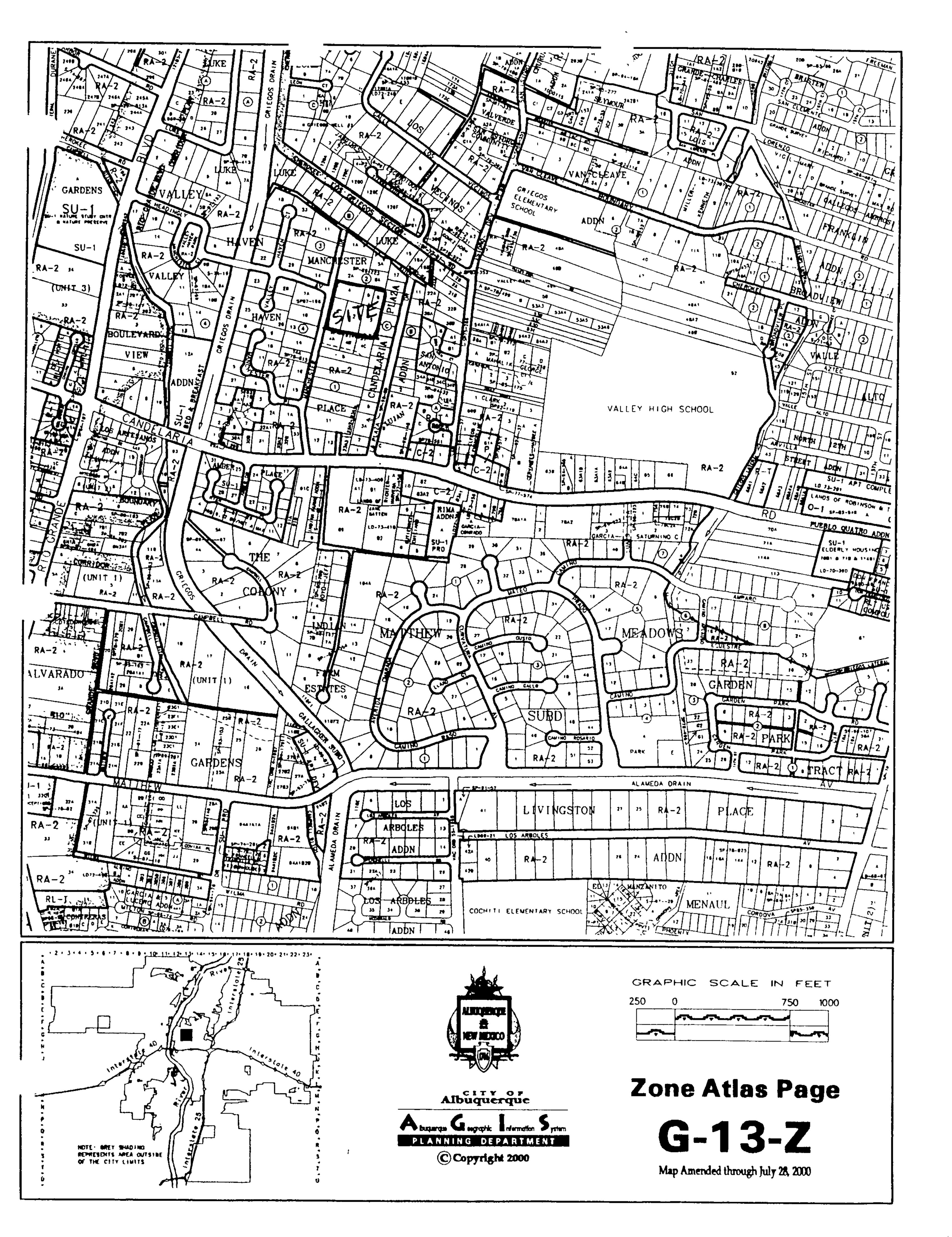
# A City of Ibuquerque

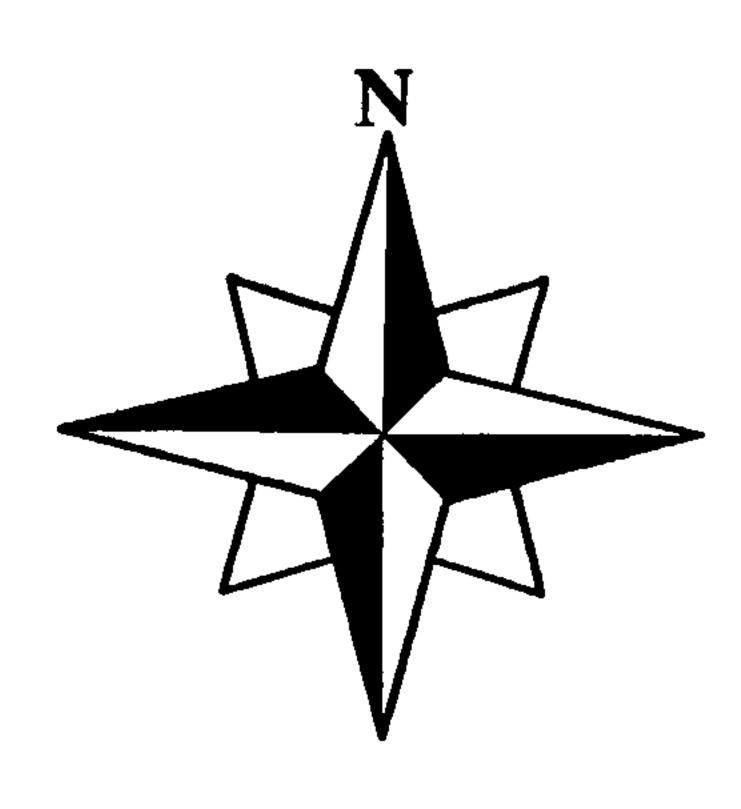


### DEVELOPMENT REVIEW APPLICATION

Supple	emental form		Supplem	ental form
SUBDIVISION	S	ZONING	-41 0 7 Cak	Z. abliahmant
Major Subdivision Plat			ation & Zone Esta	adustinent
X Minor Subdivision Plat		Sector	Change	
Vacation	<b>Y</b>	<del></del>	mendment	
Variance (Non-Zoning	<b>)</b>	<del>processor to the state of the </del>	al Exception	E
SITE DEVELOPMENT PLAN	P			
for Subdivision Purp	oses	APPEAL / PRO		Α
for Building Permit			on by: Planning E	
IP Master Developmen	nt Plan	•	EPC, Zoning Bo	ard of
Cert. of Appropriatene	ss (LUCC) L	Appeals, LUC	C:	
PRINT OR TYPE IN BLACK INK ONLY. Planning Department Development Service time of application. Refer to supplemental	s Center, 600 2 <sup>rd</sup> Stre	et NW, Albuquerque	ompleted application, NM 87102. Fees	on in person to the must be paid at the
APPLICANT INFORMATION:				<b>.</b>
NAME: Sharla Bertr	c.M		PHONE: 293-	1224
ADDRESS: 3806 Manches	ter Pl. Now.	•	FAX:	<u> </u>
CITY: Albuquerque		ZIP_87107	E-MAIL:	<u> </u>
Proprietary interest in site: <u>aus nes</u>	·			
AGENT (if any): Harcis Suc	sering Inc.	<u></u>	PHONE: 889-89	
ADDRESS: 24/2D Monroe St	WE &	<b>-</b>	FAX: 889-80	.45
	OTATE V/ MA	ZIP 87110	F-MAII · SURUPUL	e flash . net
CITY: A 16.	SIAIC MATE	ZII	T 1 -4-4	> 5 4 / RIF 7
DESCRIPTION OF REQUEST:	g 6075 1,243	12 1K 1 4 LOLLIO	12 12 12 12 12 12 12 12 12 12 12 12 12 1	5,516016.2
	· · · · · · · · · · · · · · · · · · ·			
Manchester Place Mdd.  SITE INFORMATION: ACCURACY OF THE LEGAL  Lots 1,2+3 BIE. 1 4	L DESCRIPTION IS CRU	ICIALI ATTACH A SEPA スーテレン	AHATE SHEET IT NEV	ESSANT.
		<del></del>	1+2	Unit:
Subdiv. / Addn. Manchester	Place Addi	tion		
		oposed zoning:	•	
Current Zoning: RA-2			No of prope	osed lots:3
Zone Atlas page(s): G-13		of existing lots:		
TOTAL CITY (STATE OF THE PROPERTY OF THE PROPE	sity if applicable: dwelling			r net acre:
Within city limits? X_Yes. No, but site is v	within 5 miles of the city lin	nits (DRB jurisdiction.)	Within 1000FT of a la	andfill?
UPC No. 101306020238	720624		MRGCD Map No	
LOCATION OF PROPERTY BY STREETS: O	Man (	-t-c Place	x(-1,1).	
LOCATION OF PROPERTY BY STREETS: O	n or ivear: <u>Irianana</u> f		0	1
Between: Cancle Caria Ra	and	Crr; 500	Ka.	
CASE HISTORY: List any current or prior case number that may				
Check-off if project was previously reviewed by	/ Sketch Plat/Plan □ , or F	Pre-application Review Te	am   Date of review	·
SIGNATURE Crack Duy 2			DATE	(5-03
				Applicant X Agent
(Print) Anthony Har	<u> </u>			
FOR OFFICIAL USE ONLY			Form	revised September 2000
	Application case nun	nbers	Action S.F.	Fees
<ul> <li>INTERNAL ROUTING</li> <li>All checklists are complete</li> </ul>	ハマ DPR.	-00599	SK 53	\$
All fees have been collected				\$
All case #s are assigned	<del></del>			\$
All case #5 are assigned  All case #5 are as				\$
Case history #s are listed				\$
Site is within 1000ft of a landfill				Total_
F.H.D.P. density bonus	Δ.	ar 23 7003	j.	\$ 4
F.H.D.P. fee rebate	Hearing date	1 6 5 100		Ψ
$-\frac{1}{2}$	/, -2	Project #	1002	1588
	r signature / date	··· ,		
[/ Figilite				

		Applicant signature / date
		Form revised December 2000
Checklists complete  Fees collected	Application case numbers - 00599	MM 4/15/03
Case #s assigned Related #s listed		Planner signature / date Project # /003588





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

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

April 15, 2003

To: DRB Board Members

The purpose of this request is to combine 5 lots into 3 lots and grant an access easement to the rear lots.

If there are any questions, please contact me at my office.

Sincerely,

Anthony L. Harris

ALH/ep



April 9, 2003

Re: 3806 Manchester NW, Albuquerque

As agents for Sharla Bertram, owner of the above-captioned property, we authorize Harris Survey to receive information and comments from the City of Albuquerque and County of Bernalillo as to the feasibility of dividing the land at the captioned property, legally described as Lots 1,2 and 3 in Block One and Lot 4 and a portion of Lots 3, 5 & 6 in Block 2 of Manchester Place Addition.

Thank you for your prompt attention in this matter. Please call us if you need additional information about this request.

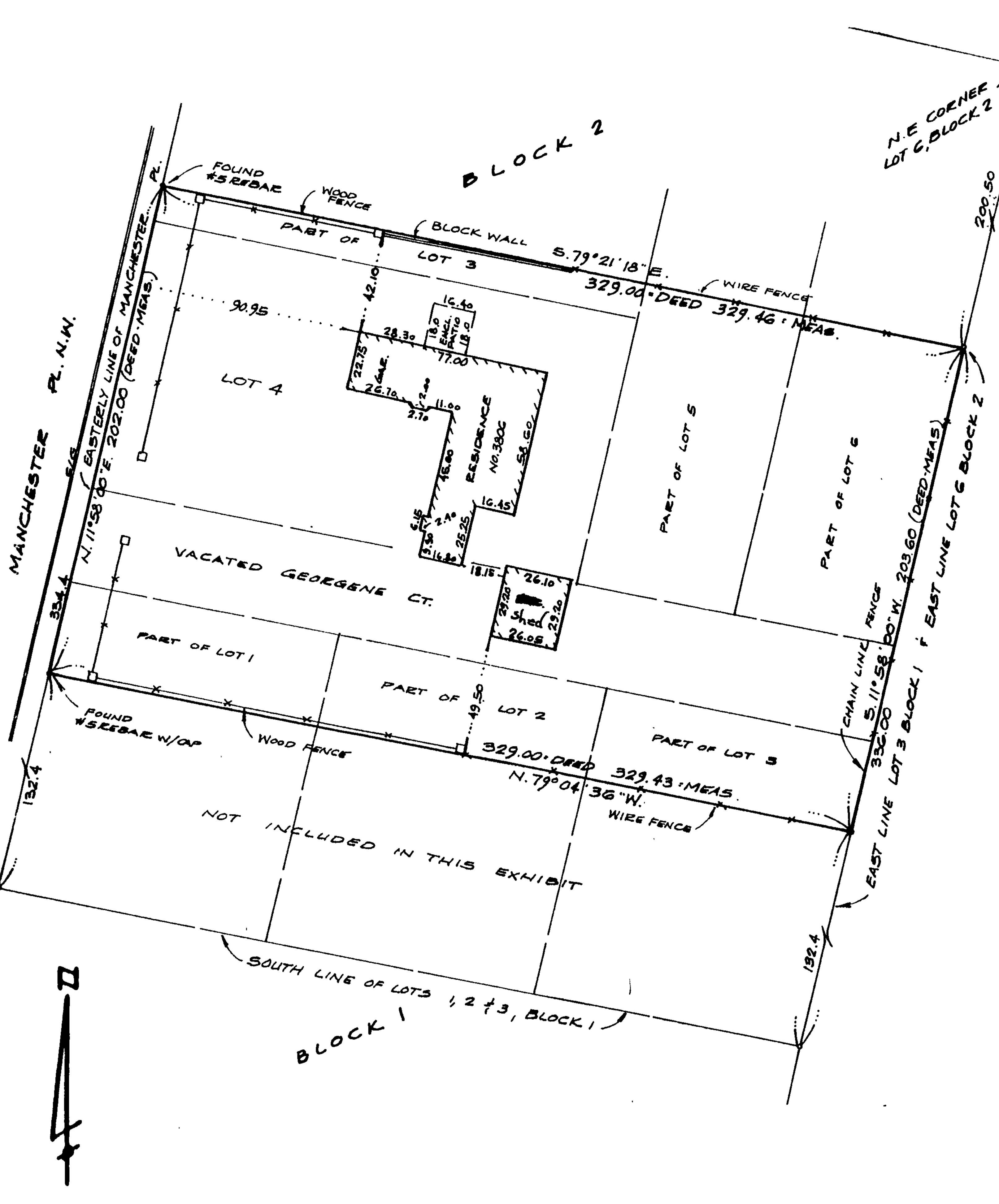
Varm fegards

Paul Wilson

## EXHIBIT "A"

# SURVEYOR'S INSPECTION REPORT

#### LEGAL DESCRIPTION:



Scale: | "= 50"
Order No: 93-2963
Field Book: Page:
Ordered By: Lawyers Title

Anthony L. Harris, N.M.P.S. #11463 HARRIS SURVEYING, INC. 2412-D Monroe Street, NE • Albuquerque, New Mexico 87110 Telephone (505) 889-8056 • FAX (505) 889-8645

• The property shown hereon is not within the 100 year flood plain. (Zone "\_\_B\_\_", FIRM Panel #\_\_\_350002-0022 C\_\_Dated: 10-14-83