

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

3. **Project# 1000015**
11DRB-70340 AMENDED SDP FOR BP
CONSENSUS PLANNING agent(s) for GENERAL MILLS request(s) the above action(s) for all or a portion of Lot(s) C-1-A, **LANDS OF SPRINGER BUILDING MATERIALS CORP.** zoned SU-2 IP-EP, located on PASEO DEL NORTE BETWEEN EDITH BLVD AND N DIVERSON CHANNEL containing approximately 54.48 acre(s). (C-16) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR WRITTEN COMMENTS AND TO PLANNING FOR VERIFICATION FROM ZONING OF I-25 SECTOR PLAN.**

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

4. **Project# 1002074**
11DRB-70332 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
BOHANNAN HUSTON INC agent(s) for GALBRETH LAND AND DEVELOPMENT COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) C-2-A-2, **SAVIGNON** zoned R-D, located on SAN ANTONIO BETWEEN LOWELL AND TENNYSON containing approximately .8561 acre(s). (E-22) **DEFERRED TO 12/21/11 AT THE AGENT'S REQUEST.**
5. **Project# 1002629**
11DRB-70268 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
RIO GRANDE ENGINEERING agent(s) for BOB MCKINLE AND JASON BUCHANAN request(s) the above action(s) for all or a portion of Lot(s) A&B, Block(s) C, **DAVIDSON** zoned SU-2 RT, located on CANDELARIA BETWEEN 10TH ST AND 7TH ST containing approximately .869 acre(s). (G-14) **THE FINAL PLAT WAS APPROVED.**
6. **Project# 1003551**
11DRB-70333 EXT OF SIA FOR TEMP
DEFR SDWK CONST
KEITH NAYLOR agent(s) for KEITH NAYLOR request(s) the above action(s) for all or a portion of Lot(s) 1-P1 THRU 13-P1, **LA CUEVA ESTATES** zoned R-1, located on LA TIERRA COURT NE BETWEEN WYOMING NE AND BARSTOW NE (B-19) **TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
7. **Project# 1006006**
11DRB-70339 MAJOR - FINAL PLAT
APPROVAL
BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) A-2, **MESA DEL SOL INNOVATION PARK** zoned PC, located on STRYKER RD AND UNIVERSITY BLVD SW containing approximately 67.3 acre(s). (R-15 & 16, S-15 & 16) **DEFERRED TO 12/14/11 AT THE AGENT'S REQUEST.**

DRB CASE ACTION LOG - BLUE SHEET

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

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

Project #: 1002629 Application #: 11DRB-70268
Project Name: Davidson
Agent: Rio Grande Engineering Phone #:

****Your request was approved on 7-27-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

- TRANSPORTATION:
- ABCWUA:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:
- PLANNING (Last to sign):

PLATS:

- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

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

DRB CASE ACTION LOG - BLUE SHEET

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

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

Project #: 1002629 Application #: 11DRB-70268

Project Name: Davidson

Agent: Rio Grande Engineering Phone #:

****Your request was approved on 7-7-11 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

PLATS:

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

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

ALL SITE PLANS:

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

HEARINGS DATE: 9-28-11

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

10. **Project# 1002629**
11DRB-70233 SKETCH PLAT REVIEW
AND COMMENT

KEN HOVEY agent(s) for ROB MCKINLEY request(s) the above action(s) for all or a portion of Lot(s) 916 & 922, Block(s) C, **DAVIDSON** zoned SU-2 RT, located on CANDELARIA BETWEEN 10TH AND 7TH containing approximately .869 acre(s). (G-14)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

11. Other Matters: None

Adjourned: 10:35

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 31, 2011
DRB Comments**

ITEM # 10

PROJECT # 1002629

APPLICATION # 11-70093

RE: Lots 10 & 11, Davidson Addition No.1

Refer to comments from Transportation Development regarding proposed access. It does not appear that the proposed easement meets DPM requirements for a stub street (needs turnaround) or for separate pedestrian access for the proposed southernmost buildings (for the southeastern lot, a sidewalk connection and Pedestrian Easement would be needed across the southwestern lot).

The proposed plat of four lots could be approved but the proposed development for the two southern lots would require a Setback Variance (Minimum 20 feet for southwestern lot where abuts the R-1 zone to the south – Section 14-16-2-13(F)(2) of the Zoning Code). It appears from aerial photos that the R-1 properties to the south do not meet the 20 foot setback.

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 27, 2011
DRB Comments**

ITEM # 8

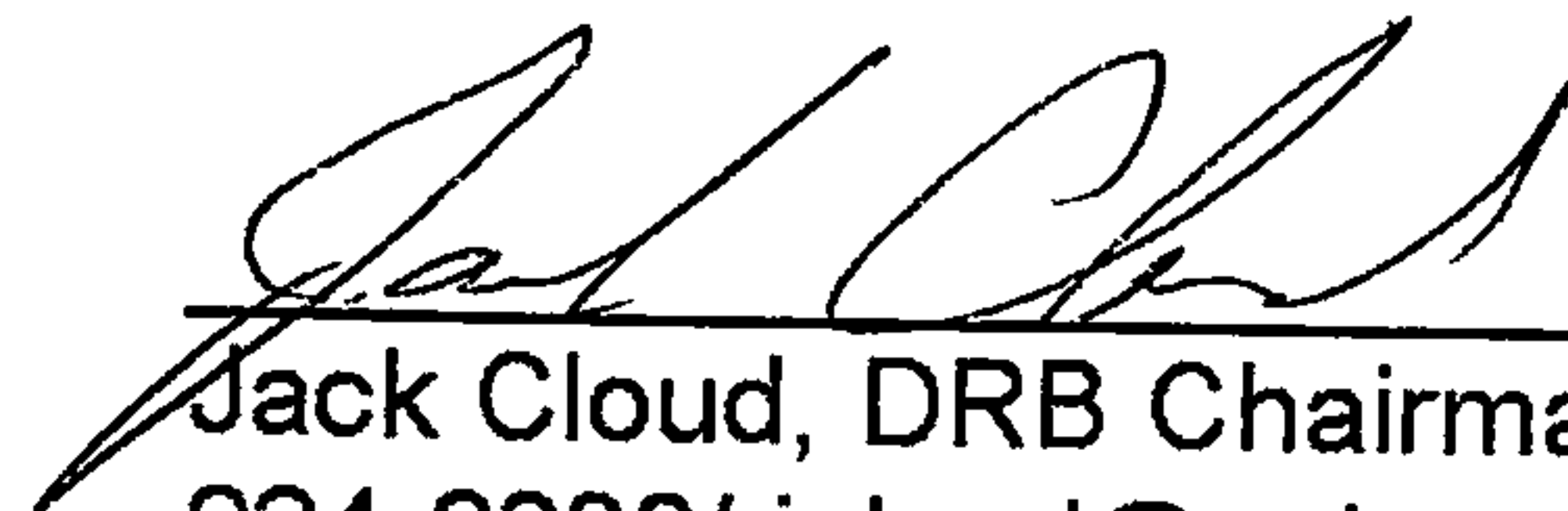
PROJECT # 1002629

APPLICATION # 11-70093

RE: Lots 10 & 11, Davidson Addition No.1

Refer to comments from Transportation Development regarding proposed access; there does not appear to be a separate pedestrian connection for the proposed southernmost buildings.

The proposed plat of four lots could be approved but the proposed development for the two southern lots would require a Lot Width Variance (Minimum 22 feet per dwelling unit – Section 14-16-2-9(D) of the Subdivision Ordinance). The two northern lots qualify for 'rear yard access' and only require 18 feet width (lot lines would need to be slightly adjusted to provide minimum of 76 feet for northeastern lot).



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

HEARINGS DATE: 4-27-11 (SK)



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 6, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
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. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M. Adjourned: 11:30 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001085**
05DRB-00402 Major-Two Year SIA
ANTHONY E DECK request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, Block(s) B, **ROSEWOOD SUBDIVISION, UNIT 1**, zoned R-D, located on BLOSSOMWOOD PL NW, between HANOVER RD NW and AMAFCA ROW/I-40 containing approximately 10 acre(s).[REF: 01DRB00261, 03DRB00372] (J-10) **TWO-YEAR SIA WAS APPROVED.**

6. **Project # 1004010**
05DRB-00404 Major-Vacation of Public Easements

MARK & MICHELLE GALLEGOS request(s) the above action(s) for all or a portion of Tract(s) A-1-A, A-1-B, A-1-C & A-1-D, **LANDS OF ROBERT N GARCIA**, zoned RA-2, located on DON ONOFRE TRAIL NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). [REF: [DRB-94-022] (F-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524
Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [*Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05*] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

8. **Project # 1002636**
05DRB-00373 Major-Vacation of Public Easements
05DRB-00372 Minor-Prelim&Final Plat Approval
05DRB-00374 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for LOTS 24-A, 24-B, 24-C & 24-D, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-00371] [*Deferred from 3/30/05*] (H-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: UTILITY DEVELOPMENT NEEDS TO RECEIVE A RECORDED COPY OF RELEASE OF EASEMENT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

Project # 1002636
05DRB-00371 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for all or a portion of Lot(s) 23-B, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW and RIO GRANDE BLVD NW and containing approximately 1 acre(s). [*Deferred from 3/16/05 & 3/30/05*] (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND UTILITIES, PROJECT DEPENDS ON INFRASTRUCTURE BEING INSTALLED WITH LOTS 24A-D. UTILITIES CANNOT SIGN PLAT UNTIL AFTER PLAT FOR 24A-D.**

12. **Project # 1000560**
05DRB-00527 Minor-Prelim&Final Plat
Approval
- PRECISION SURVEYS INC agent(s) for DESIGN GROUP request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B1, **JOURNAL CENTER**, zoned IP, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE NE containing approximately 6 acre(s). [Deferred from 4/6/05] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**
13. **Project # 1001409**
05DRB-00531 Minor-Prelim&Final Plat
Approval
- ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1**, zoned R-1, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] [Deferred from 4/6/05] (J-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**
14. **Project # 1003554**
05DRB-00530 Minor-Prelim&Final Plat
Approval
- TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, **SKYLINE HEIGHTS**, (to be known as **CENTRAL PARK PLACE, PHASE 1**) zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] [Deferred from 4/6/05] (L-20) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**
15. **Project # 1003971**
05DRB-00506 Minor- Prelim&Final Plat
Approval
- WAYJOHN SURVEYING, INC agent(s) for LUBRICAR INC. request(s) the above action(s) for all or a portion of Tract(s) A & B, **ROBERT H. MOTT ADDITION**, zoned C-2, located on 4TH STREET NW, between GENE AVE NW and GAVILAN PLACE NW containing approximately 1 acre(s). [REF: 05DRB-00293] (F-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1002629**
05DRB-00497 Minor-Prelim&Final Plat
Approval

LYLE C LOSACK, PE agent(s) for BRENDAN T. O'SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) C, DAVIDSON ADDITION, (to be known as DON JUAN DE ONATE ALBUQUERQUE REDEVELOPMENT DEVELOPMENT OWNED AND BUILT BY BRENDAN T. O' SULLIVAN SUBDIVISION, zoned SU-2 FOR RT, located on CANDELARIA NW, between 10TH STREET NW and 7TH STREET NW containing approximately 1 acre(s). [REF: 03DRB00683, 03DRB02124] [Deferred from 3/30/05] (G-14) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/17/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

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

20. **Project # 1004076**
05DRB-00526 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for ROY SOLOMON request(s) the above action(s) for all or a portion of Lot(s) 11 THRU 14, Block(s) 23, THOMAS ADDITION, zoned R-LT residential zone, located on HILTON AVE NE and HENDRIX RD NE and containing approximately 1 acre(s). (G-20) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

21. **Project # 1003828**
05DRB-00520 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, MRGCD MAP #34, zoned R-1, located on CANDELARIA RD NW, between 12TH ST NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01904] (G-13) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 30, 2005
DRB Comments**

ITEM # 17

PROJECT # 1002629

APPLICATION # 05-00497

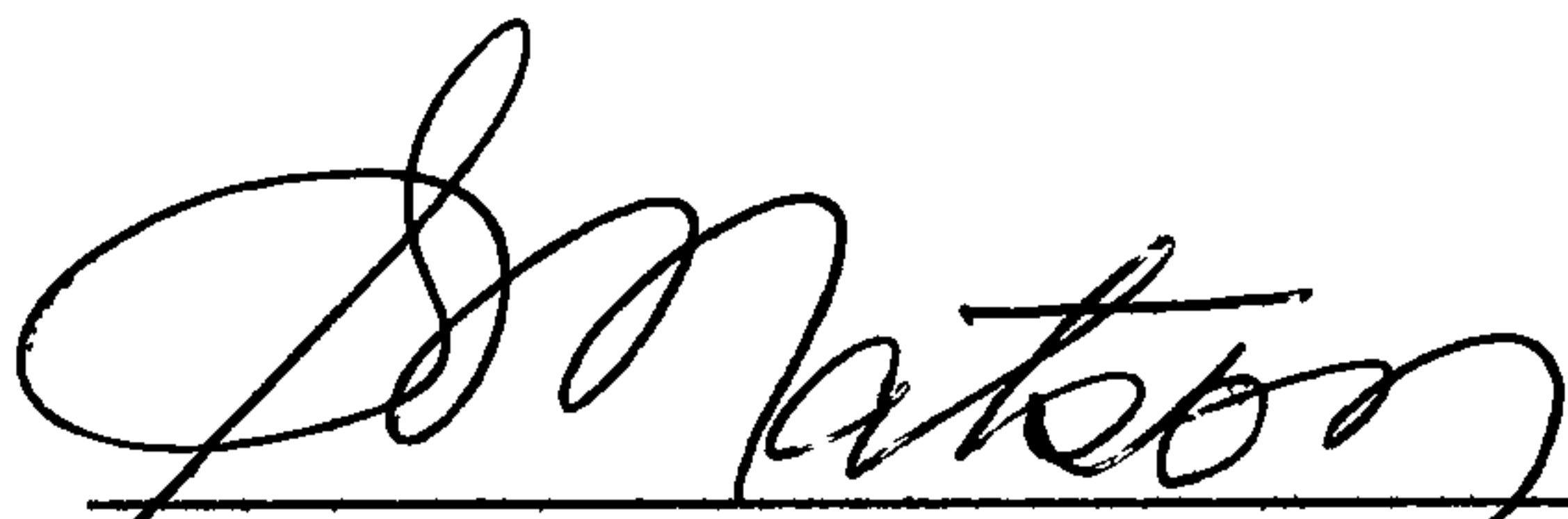
RE: Lot 10 & 11, Block C, Davidson Addition/minor plat

✓ The current zoning should be listed on the plat under Subdivision / Data.

The Los Candelarias Village Center & MRP states that, for RT zoning, the setback & lot size requirements in the RC zone as outlined in the Zone Code apply. Therefore, Planning has no objection to the lot sizes as shown.

✓ The signature of Brendan T. O'Sullivan appears under Don Juan de Onate, Albuquerque Redevelopment Development. If he is an owner as the plat title indicates, this status must be indicated under the line where his signature appears.

AGIS dxf approval is required before Planning signs the plat.



Sheran Matson, AICP DRB Chair
924-3880 fax 924-3863 smatson@cabq.gov

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 6, 2005
DRB Comments**

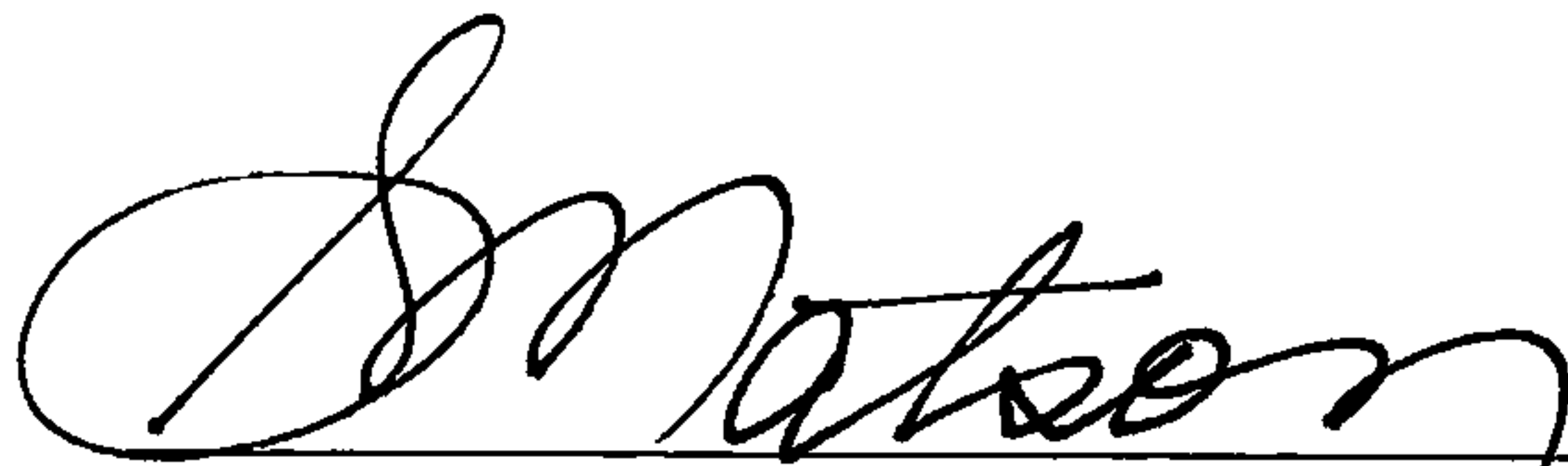
ITEM # 19

PROJECT # 10002629

APPLICATION # 05-000497/minor plat

AGIS dxf approval is required before Planning signs the plat.

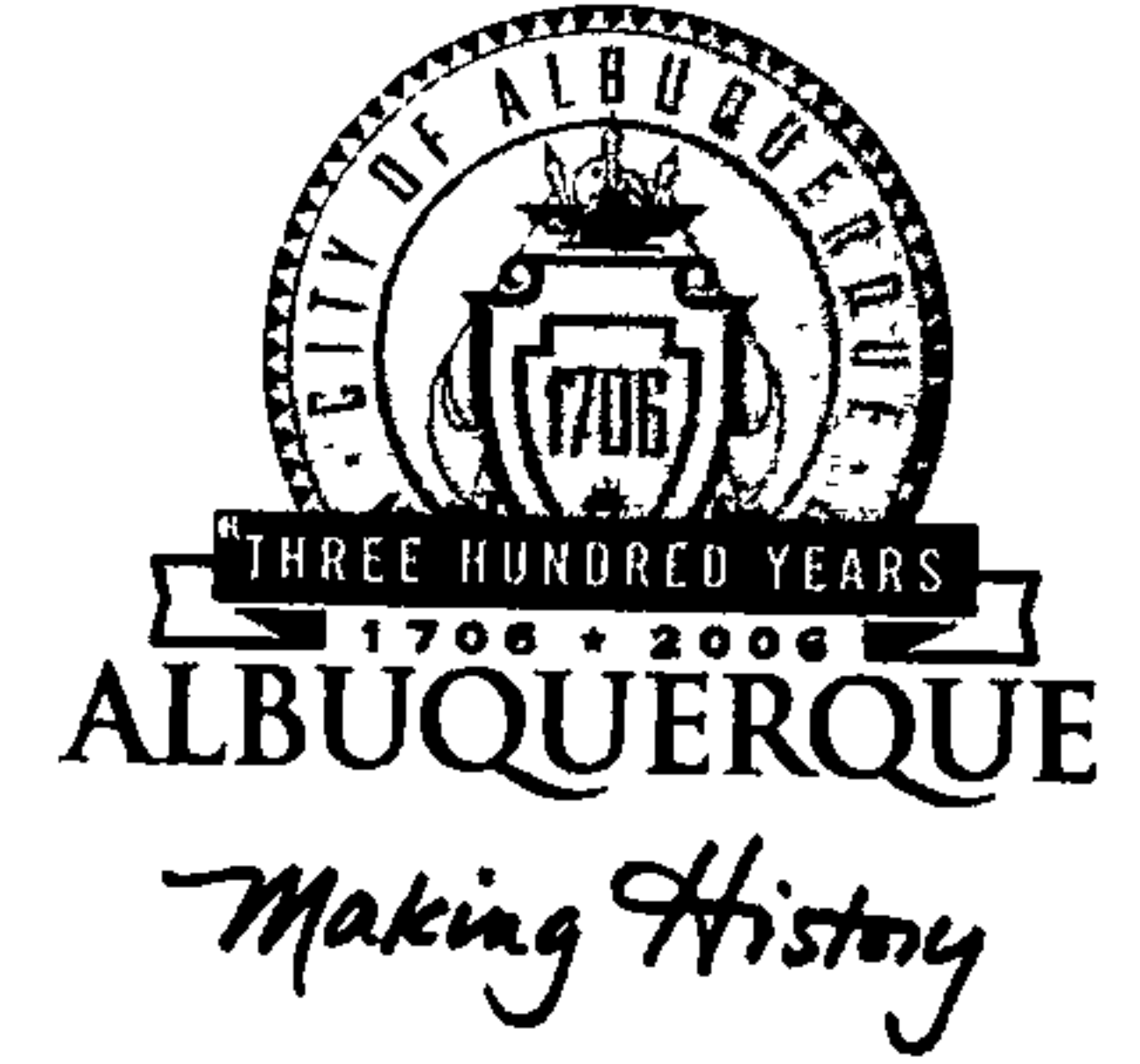
Planning will sign the plat when 2 mylars are brought into Planning for recording.



Sheran Matson, AICP DRB Chair

924-3880 Fax 924-3864 smatson@cabq.gov

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002629

AGENDA ITEM NO: 19

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report dated 2-17-04 is on file for Preliminary Plat approval.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 6, 2005

PLANNING TRACKING LOG

| Date | Project Name & # | Action Request | Action Taken |
|----------|-------------------------------|----------------|---|
| 12/31/03 | Davidson Cdd. Prty 1002629 | Sketch Plat | Comments given |
| 3/30/05 | Same | Prel + Final | Deferred + loss |
| 4/06/05 | Same | P + F | final ind. deferred for SIA. (P.P.) approved |



11
12
13
14

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 30, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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- A. Call to Order: 9:00 A.M. Adjourned: 10:55 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1001569**
05DRB-00376 Major-Two Year SIA CHANT FAMILY III LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1-6. **JEFFERSON COMMONS II**, zoned IP, located on JEFFERSON NE, between SINGER NE and PAN AMERICAN FRWY NE containing approximately 18 acre(s). [REF: 02DRB00231, 02DRB00927, 03DRB00205, 03DRB00206, 04AA00223, 03AA02031] (F-17) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JUNE 1, 2006.**

05DRB-00490 Minor-Amnd Prelim Plat
Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on SAN MATEO BLVD NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB-01790] (B-18) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

5. **Project # 1003821**
05DRB-00334 Major-Preliminary Plat
Approval
05DRB-00335 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK UNIT 2 (to be known as **EMBUDO CANYON SOUTH**), zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 04DRB01887, DRB-97-49] [*Deferred from 3/23/05*] (G-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/30/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/05 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1001946**
05DRB-00492 Minor-SiteDev Plan
BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for WALGREENS CO. request(s) the above action(s) for all or a portion of LOT A, LOS ANGELES CENTER, zoned M-1, located on the southwest corner of PASEO DEL NORTE NE and SAN PEDRO NE and containing approximately 2 acre(s). [REF: 05EPC-00176] [Makita Hill, EPC Case Planner] (D-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR UTILITY PLAN – FIRELINE (PRIVATE) SHOULD BE FIRE HYDRANT (PUBLIC) AT SOUTH ENTRANCE AND LANDSCAPE PLAN – REMOVE TREE THAT IS IN PUBLIC WATER EASEMENT AND TO PLANNING FOR MAKITA HILL’S INITIALS ON THE SITE PLAN AND 3 COPIES OF THE SITE PLAN.**

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

9. **Project # 1003573**
05DRB-00481 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, OAKLAND NORTH SUBDIVISION, zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 05DRB01417] (C-20) **TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002858**
05DRB-00488 Minor-Extension of
Preliminary Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 and I-1, MESA @ ANDERSON HILLS, UNIT 1, (to be known as MESA @ ANDERSON HILLS, UNIT 2, zoned SU-1, C-1 & R-1 USES, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL SW containing approximately 36 acre(s).(P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

14. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat
Approval
- PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25C and 25D, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). *[Deferred from 3/30/05]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**
15. **Project # 1004036**
05DRB-00446 Minor-Prelim&Final Plat
Approval
- HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). (H-12/H-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
16. **Project # 1003247**
05DRB-00498 Minor-Prelim&Final Plat
Approval
- LYLE C LOSACK, PE agent(s) for MARK D VALENCIA request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **CORONA DEL SOL**, zoned R-2, located on ALAMAGORDO NW, between ST. JOSEPHS NW and TUCSON NW containing approximately 2 acre(s). [REF: DRB-98-18, Z-98-38, 04DRB00190] *[Deferred from 3/30/05]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**

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

20. **Project # 1004058**
05DRB-00486 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST agent(s) for SANDIA FOUNDATION / PATRICK GLENNON request(s) the above action(s) for all or a portion of Tract(s) A & B, LOMAS AND BROADWAY, UNIT 2, and Tract(s) P-1, LANDS OF NEW MEXICO CREDIT CORPORATION, UNIT 2, zoned SU-2, M-1, located on MARBLE AVE NE, between BROADWAY BLVD NE and LOMAS BLVD NE containing approximately 4 acre(s). [REF: DRB-90-186, DRB-93-164] (J-14) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.
21. Approval of the Development Review Board Minutes for March 16, 2005. THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 16, 2005 WERE APPROVED.

ADJOURNED: 10:55 A.M.



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

Project Number: 1002629
Application Number: 05DRB-00497

DRB Date: 3/30/2005
Item Number: 17

Subdivision:

Lots 10 & 11, Block C, Davidson Addition

Zoning: SU-2

Zone Page: G-14

New Lots (or units) : 8

Request for:

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

Parks and Recreation Comments:

This request has no park dedication requirement per the City Park Dedication and Development Ordinance. The ordinance states "All neighborhood park requirements for residential development in Urban Centers and Redevelopment Plan areas shall be controlled by Sector Development Plans or by development plans and not this article." The Los Candelarias Village Center & Metropolitan Redevelopment Plan does not have neighborhood park dedication requirements, due to this no park dedication is required.

Signed: CS
 Christina Sandoval, (DMD)

Phone: 768-3808

**DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE**

REVIEW COMMENTS

By the

**UTILITY DEVELOPMENT SECTION (WATER & SEWER)
DEVELOPMENT & BUILDING SERVICES**

PHONE 924-3989 Roger Green
924-3988 Nancy Musinski

D.R.B. CASE NO.: 1002629

DATE: 3/30/05 ITEM NO.: 17

ZONE ATLAS PAGE: G-14

LOCATION: SE corner Candelaria/Tenth

REQUEST FOR: Prelim/Final Plat

COMMENTS:

1. Public easement for water and sewer must be **EXCLUSIVE**. The dry utility easement (P.U.E.) may NOT share the public water and sewer easement.
2. How does the sewer work? Sewer services are typically minimum 4 feet bury at the curb line, but your manhole is only 2.5 feet deep.
3. Comments on the infrastructure list.

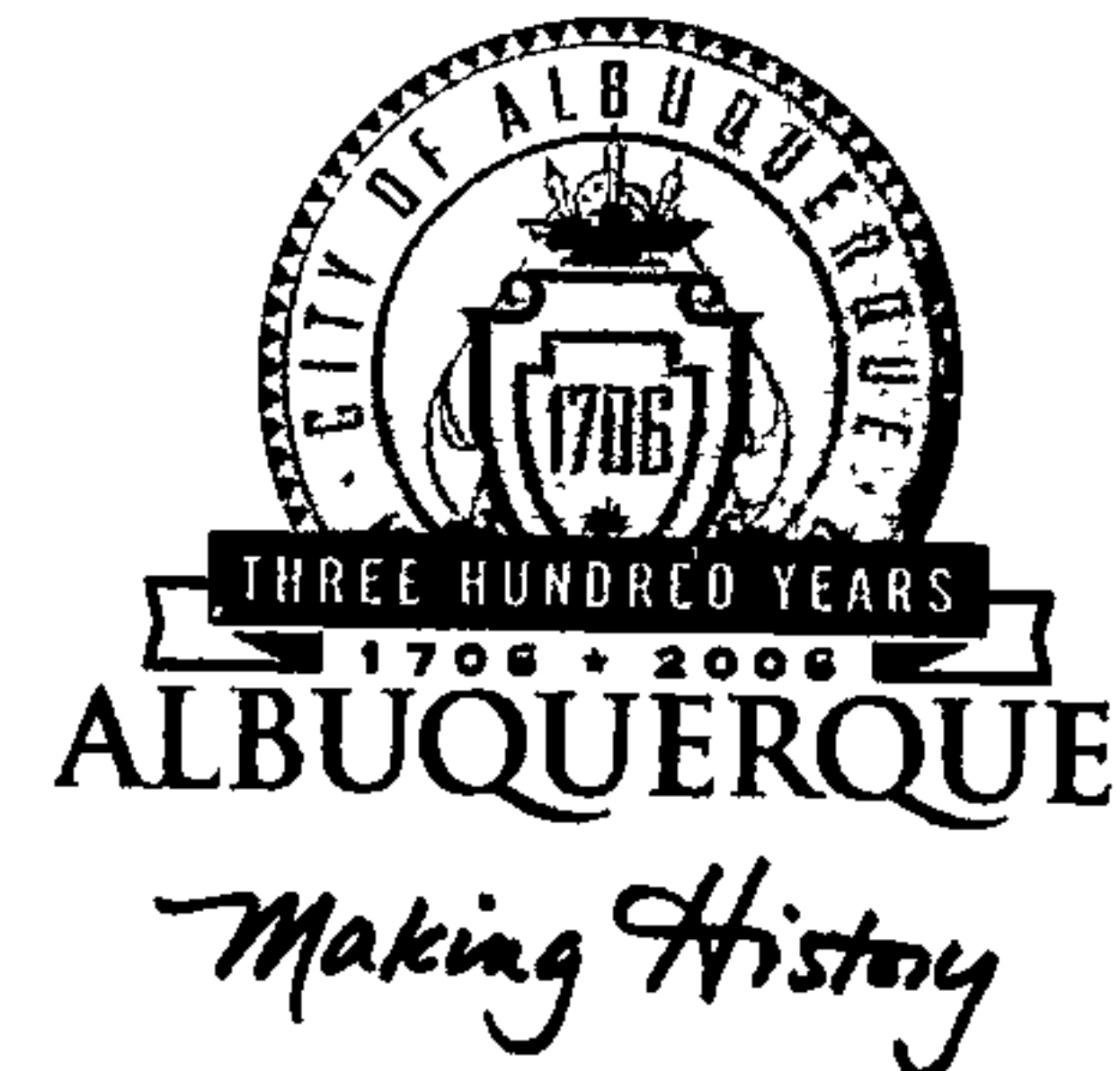
SIGNED: _____

Nancy Musinski

DATE: _____

3/29/05

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002629

AGENDA ITEM NO: 17

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report dated 2-17-04 is on file for Preliminary Plat approval.
Comments on the infrastructure list.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

4-6-05

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 30, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 31, 2003, 09:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
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. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE: 1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order Adjourned:
B. Changes and/or Additions to the Agenda
C. New or Old Business

4. **Project # 1002518**
03DRB-02014 Major-Vacation of Pub
Right-of-Way
03DRB-02015 Major-Vacation of Public
Easements
03DRB-02016 Minor-Amnd Prelim Plat
Approval
- COMMUNITY SCIENCES CORPORATION agent(s) for THOMAS & MARGARET KRYFKO, TEDDY & BARBARA POLK & GWENDOLYN VANDAMME request(s) the above action(s) for all or a portion of Lot(s) 41, **ALVARADO GARDENS, UNIT 3**, zoned RA-2, located on DECKER AVE. NW, between GLENWOOD ROAD NW and TRELIS DR. NW containing approximately 1 acre(s). (G-12)
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE AMENDED FINAL PLAT WAS APPROVED.
5. **Project # 1003113**
03DRB-01995 Major-Vacation of Public
Easements
- DARRELL RATCHNER request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 6, **REBONITO SUBDIVISION**, zoned R-1, located on WELLS DR. NE, between INDIAN SCHOOL RD. NE and HAINES NE containing approximately 1 acre(s). [REF: DRB-94932, V-87-71] (J-23)
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.
6. **Project # 1000922**
03DRB-01953 Major-Preliminary Plat
Approval
03DRB-01954 Minor-Temp Defer
SDWK
- WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for, **LA CUENTISTA SUBDIVISION**, zoned R-1, located on KIMMICK DRIVE NW, between URRACA STREET NW and CAMINO DE PAZ containing approximately 50 acre(s). [REF: 1000922, DRB-97-98, V-97-116, 02DRB-01783, 03DRB-01725] (C-10)
DEFERRED AT THE AGENT'S REQUEST TO 1-7-04

9. **Project # 1002929**
03DRB-01531 Major-Preliminary Plat
Approval
03DRB-01535 Minor-Sidewalk Waiver
03DRB-01533 Minor-Temp Defer
SDWK

DENISH - KLINE agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) C < aka Santa Fe @ The Trails >, **THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). (C-9)

DEFERRED AT THE AGENT'S REQUEST TO 1-7-04

**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.**

11. **Project # 1003009**
03DRB-02149 Minor-SiteDev Plan
BldPermit/EPC
- TIERRA WEST LLC agent(s) for SANDIA FOOD GROUP request(s) the above action(s) for all or a portion of Lot(s) 2, **JEFFERSON COMMONS II**, zoned IP, located on PAN AMERICAN FRWY NE, between OFFICE BLVD. NE and JEFFERSON ST. NE containing approximately 3 acre(s). [REF: Z-97-20, DRB-97-366] (F-17)
THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES AND TRANSPORTATION TO REVISE UTILITY MASTER PLAN AND CHANGE DIMENSIONS FOR THE PARKING SPACES WITH AN UPDATED LANDSCAPING PLAN.

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

12. **Project # 1001796**
03DRB-02078 Minor-Prelim&Final Plat
Approval
- SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION**, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD. NW, between EAGLE RANCH RD. NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: 03DRB 00916, Z-98-17, Z-84-122, S-98-25] (C-13)
DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.

15. **Project # 1000716**
03DRB-02110 Minor-Ext of SIA for
Temp Defer SDWK
03DRB-02111 Minor-Extension of
Preliminary Plat

LARRY READ & ASSOCIATES, INC. agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned R-D residential and related uses zone, developing area, located on ALEXANDRIA AVE. NE, between EUBANK BLVD. NE and HOLBROOK NE containing approximately 1 acre(s). (D-20)

A ONE-YEAR EXTENSION TO THE SIA FOR A TEMPORARY DEFERRAL SIDEWALK WAS APPROVED. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

16. **Project # 1002743**
03DRB-02083 Minor-Prelim Plat
Approval

BORDENAVE DESIGNS agent(s) for OVENWEST CORP request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: Z-77-28, 03DRB-00989] (F-11)

NO ACTION TAKEN. PRELIMINARY PLAT PREVIOUSLY APPROVED.

20. **Project # 1003026**
03DRB-02099 Minor-Prelim&Final Plat
Approval

ABQ. ENGINEERING agent(s) for INFILL SOLUTIONS (JAY REMBE) request(s) the above action(s) for all or a portion of Lot(s) POR. 2&3, **ALVARADO GARDENS SUBDIVISION**, zoned R-LT residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD. NW containing approximately 1 acre(s). [REF: 03DRB-01712] (G-12)

WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-31-03 AND THE GRADING PLAN ENGINEER STAMP DATED 10-20-03 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING, AND UTILITIES FOR AGIS APPROVAL OF DXF FILE AND TRANSPORTATION FOR CLEAR SIGHT TRIANGLE. CONDITION OF FINAL PLAT: PUBLIC WATER AND SEWER EASEMENTS WILL BE SEPARATE FROM PUE. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.

21. **Project # 1003156**
03DRB-02153 Minor-Prelim&Final Plat
Approval

C/O ROBBIN WOODALL agent(s) for RALPH & MARY LUCERO request(s) the above action(s) for all or a portion of Lot(s) 5-A, **LAURELWOOD S/D**, zoned R-D residential and related uses zone, developing area, located on SHERWOOD DR. NW, between LAURELWOOD PARKWAY NW and LAURELWOOD AVE. NW containing approximately 1 acre(s). [REF: Z-84-28, DRB-94-576, SP-94-207] (H-10)

THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.

25. **Project # 1002629**
03DRB-02124 Minor-Sketch Plat or Plan

LYLE C LOSACK agent(s) for BRENDAN T O'SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, **DAVIDSON EDITION**, zoned DI-2 for RT, located on 10TH ST NW, between CANDELARIA NW and containing approximately 1 acre(s). [REF: 03DRB-00683, 03DRB-01413] (G-14)
THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.

26. Other Matters:

Adjourned: 12:20 P.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002629

AGENDA ITEM NO: 14

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

discussal

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: September 3, 2003



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

Project Number: 1002629
Application Number: 03DRB-01413

DRB Date: 9/3/03
Item Number: 14

Subdivision:

Lots 10 & 11, Block 2, Davidson Addition

Zoning: SU-2/RT

Zone Page: G-14

New Lots (or units) : 8

Request for:

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

Parks and Recreation Comments:

The Zone map doesn't match the site sketch.

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 8 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed:

Christina Sandoval, (PRD)

Phone: 768-5328



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002629

AGENDA ITEM NO: 16

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

discussed

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: May 7, 2003



City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1002629 Item No. 14 Zone Atlas G-14

DATE ON AGENDA 9-03-03

INFRASTRUCTURE REQUIRED (x)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

| No. | Comment |
|--------------------------|--|
| <input type="checkbox"/> | The roadway will need to be gravel. |
| <input type="checkbox"/> | A sidewalk waiver (variance) is needed. |
| <input type="checkbox"/> | The access road onto Candelaria will need to be 24ft wide and perpendicular to the street. |

- The roadway will need to be gravel.
- A sidewalk waiver (variance) is needed.
- The access road onto Candelaria will need to be 24ft wide and perpendicular to the street.

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

**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

9/3/03

D.R.B. CASE NO.: 1002629 DATE: ~~5/7/03~~ ITEM NO.: ~~16~~ 14

ZONE ATLAS PAGE: G-14 LOCATION: Candelaria Rd

REQUEST FOR: Sketch Plat 10th Street

COMMENTS:

① Need to request a Water/Sewer Availability Statement

② Adjacent Water lines may need to be replaced and upsized because they are inadequate to support a townhouse development.

SIGNED: Roger Albee

DATE: ~~5/7/03~~
9/3/03

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
September 3, 2003 Comments**

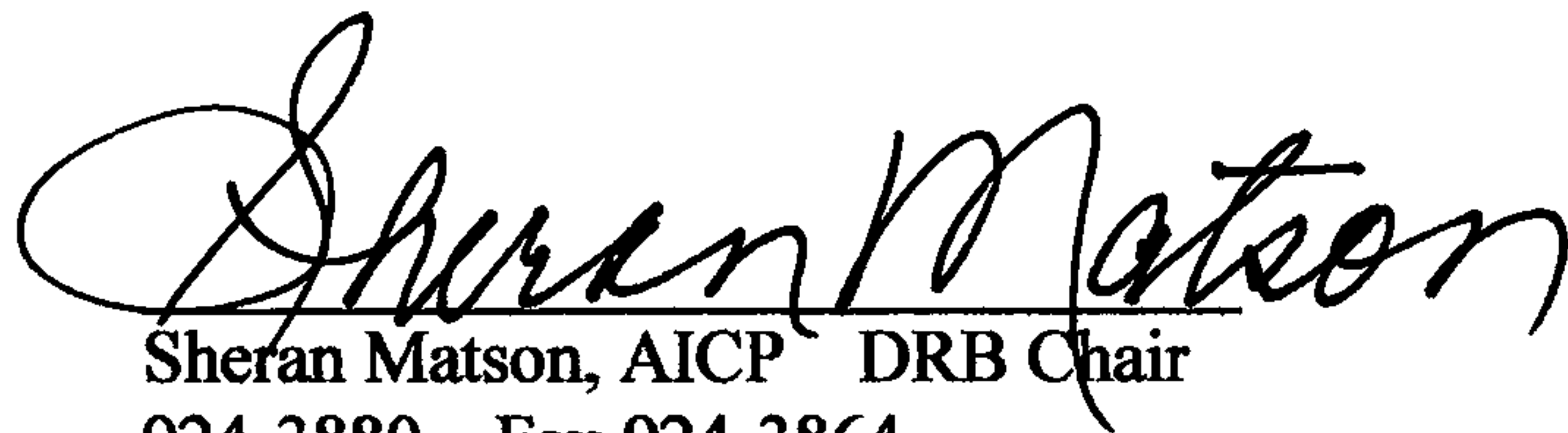
ITEM: 14

PROJECT: 1002629 APPLICATION: 03DRB-01413

RE: Davidson Addition/ 2nd Sketch

Be sure to follow the requirements of the Los Candelarias Sector Plan in developing the property.

*LA. 2/2/03
See final plan for review when*


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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002629

Item No. 16

Zone Atlas G-14

DATE ON AGENDA 5-07-03

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

| No. | Comment |
|-----|--|
| | <ul style="list-style-type: none"> ▪ A site sketch showing the street infrastructure for Candelaria and 12th street is needed. Right-of-way dedication will be required for both streets. ▪ The standard street improvements are required on an infrastructure list. ▪ The streets need to meet the requirements of the DPM. |

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

**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.: 1002629 DATE: 5/7/03 ITEM NO.: 16

ZONE ATLAS PAGE: G-14 LOCATION: Candelaria Rd

REQUEST FOR: Sketch Plat 10th Street

COMMENTS:

① Need to request a Water/Sewer Availability Statement

② Adjacent Water lines may need to be replaced and upsized because they are inadequate to support a townhouse development.

SIGNED:

Roger A. Hues

DATE:

5/7/03

*Wants
file*



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

Development Review Board Comments

Project Number: 1002629
Application Number: 03DRB-00683

DRB Date: 5/7/03
Item Number: 16

Subdivision:

Lots 10 & 11, Block C, Davidson Addition

Request for:

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

Zoning: RT

Zone Page: G-14

New Lots (or units) : 13

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 13 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed:

Christina Sandoval, (PRD)

Phone: 768-5328

CITY OF ALBUQUERQUE
Planning Department
Development Review Board
5/7/03 Comments

Item : 16


Project : 1002629

Application: 03DRB-00683

RE : Davidson Addition

This plan lies within the boundaries of the Los Candelarias Village Center & MRP. You should have a pre-application meeting with Albuquerque Development Services. See pages 36-40 of the plan.

A minimum lot width is 22' and minimum square footage is 2200 for RT zoning per Section 14-16-2-9 of the City Zone Code.



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

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

November 27, 2011

Mr. Jack Cloud
Chair
Development Review Board
Planning Department
City of Albuquerque

**RE: Final Plat
(Project #1002629)**

Dear Sir:

The purpose of this letter is to request final plat approval. The preliminary plat was approved and final indefinitely deferred. The SIA was recorded and the City surveyor reviewed the plat again at DRB request and initialed his signature

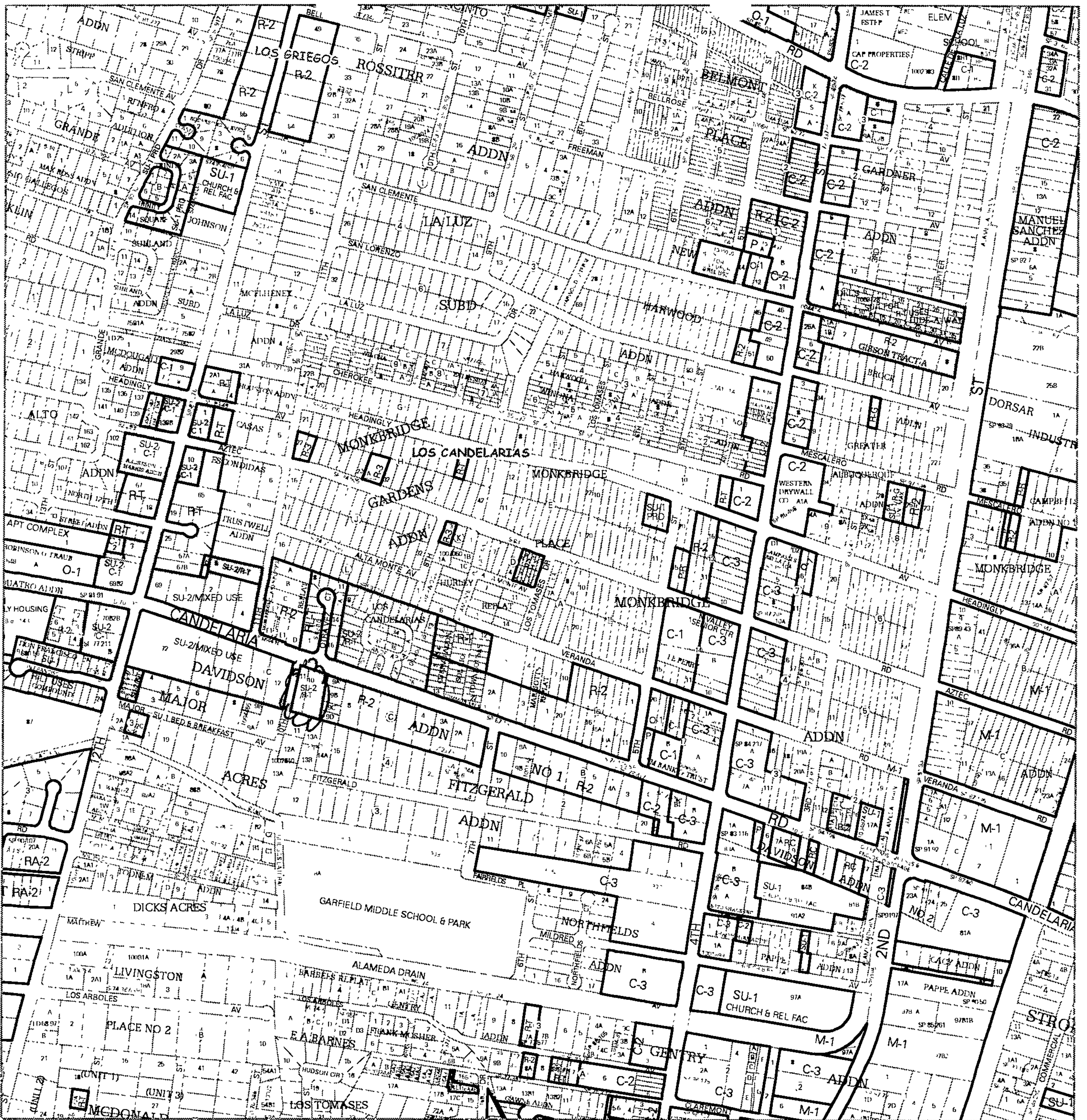
Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,




David Soule, PE

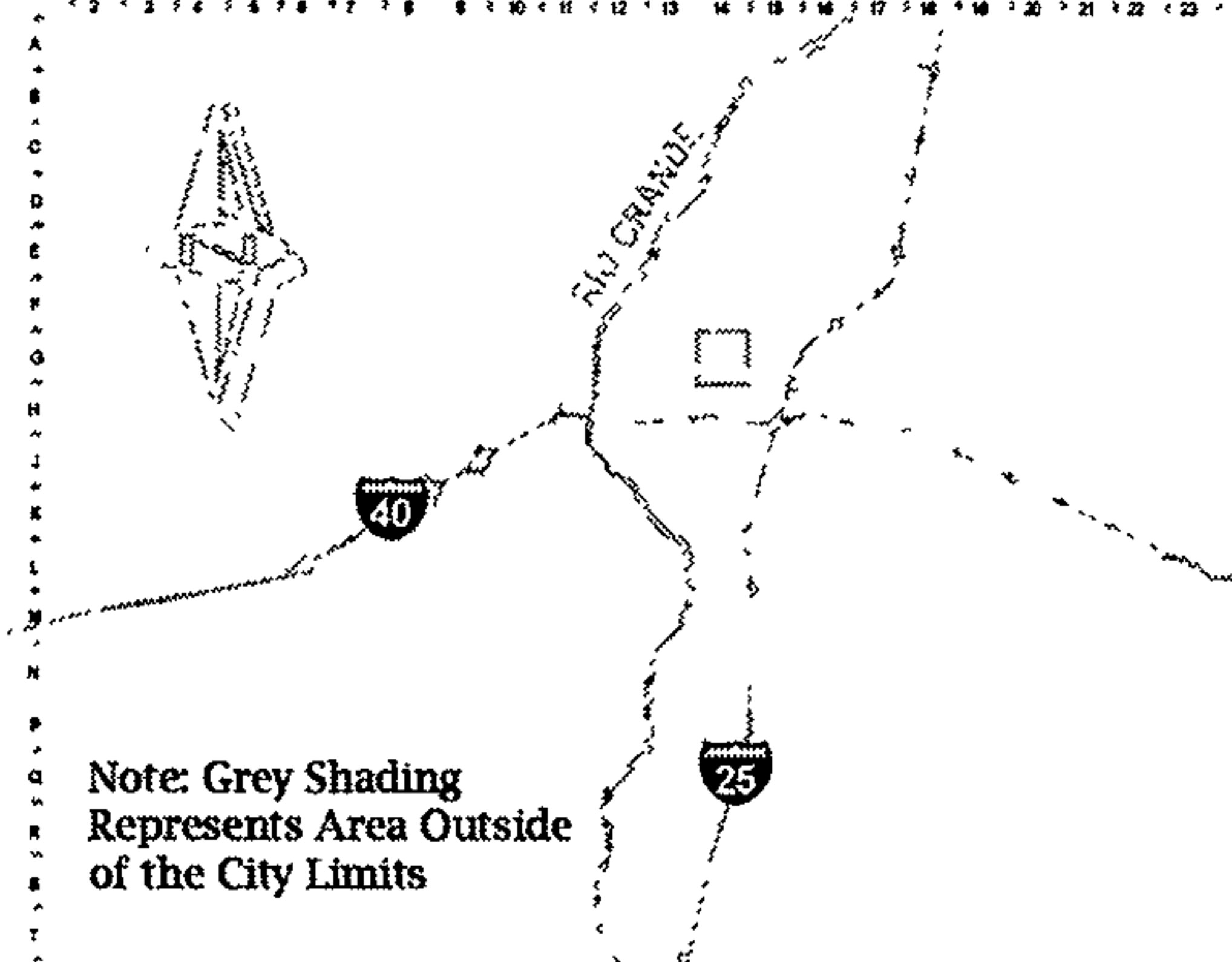
Enclosures



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



Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-14-Z

Selected Symbols

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

0 750 1,500 Feet

45

Figure 12

Nearest Major Streets: Tenth and Candelaria

No. of Lots: 4

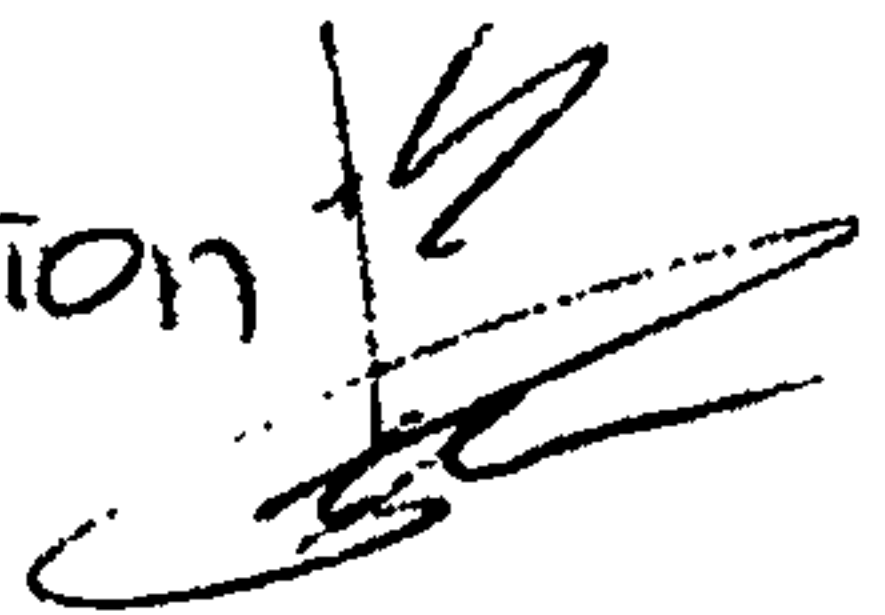
SUBDIVISION IMPROVEMENTS AGREEMENT
PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 21st day of November, 2011, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, Fair and Square Builders, LLC and Worque, LLC ("Subdividers"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:], New Mexico Limited Liability Companies, whose address is 30 Vista De Oro, Placitas NM, 87043 and 25 Forest View Drive, Alb. NM, 87122 respectively and whose telephone number is 505-977-1332, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement. **The Infrastructure obligation on this Project shall be joint and several to both subdividers referenced above**

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 10 and 11, Block C, Davidson Addition, recorded on Sept, 1928 in the records of the Bernalillo County Clerk at Book D1, pages 38 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:] Jason M Buchanan and Colleen Buchanan (Husband and Wife) and Rob and Banu McKinley (Husband and wife) ("Owners").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Lots 10A, 10B, 11A, 11B describing Subdivider's Property ("Subdivider's Property").

Davidson Subdivision


As a result of the development of the Subdivision, the City's 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.


Oct 31st

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the November 16, 2012, ("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. 765681.

Doc# 2011107215

11/23/2011 10:58 AM Page 1 of 11
AGRE R \$25 00 M Toulouse Oliver, Bernalillo County



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. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

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

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("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. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insureds. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 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 total cost |
| | |
| Street Excavation and Barricading Ordinance and street restoration fees | As required per City-approved estimate (Figure 7) |

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by __Construction Survey Technologies, Inc., and construction surveying of the private Improvements shall be performed by _____Construction Survey Technologies, Inc.. 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 __Rio Grande Engineering__ and inspection of the private Improvements shall be performed by _____Rio Grande Engineering __, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

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

To meet the City's S.O. requirements, the Subdivider has acquired, or is able to acquire, the following "Financial Guaranty":

Type of Financial Guaranty: Letter of Credit no. 36

Amount: \$ 40,358.96

Name of Financial Institution or Surety providing Guaranty: USB

Date City first able to call Guaranty (Construction Completion Deadline):

October 31st ~~Nov Sixteenth, 2012~~

If Guaranty other than a Bond, last day City able to call Guaranty is:

December 31st ~~January, fifteenth 2013~~ 2012

Additional information: _____

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

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the 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. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to 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.

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

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

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

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

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

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

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

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

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

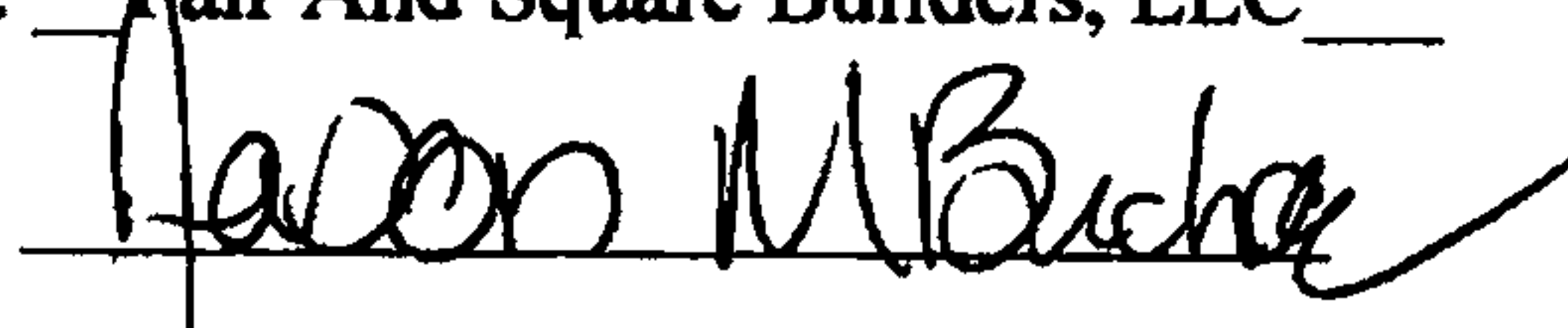
20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.
Executed on the date stated in the first paragraph of this Agreement.

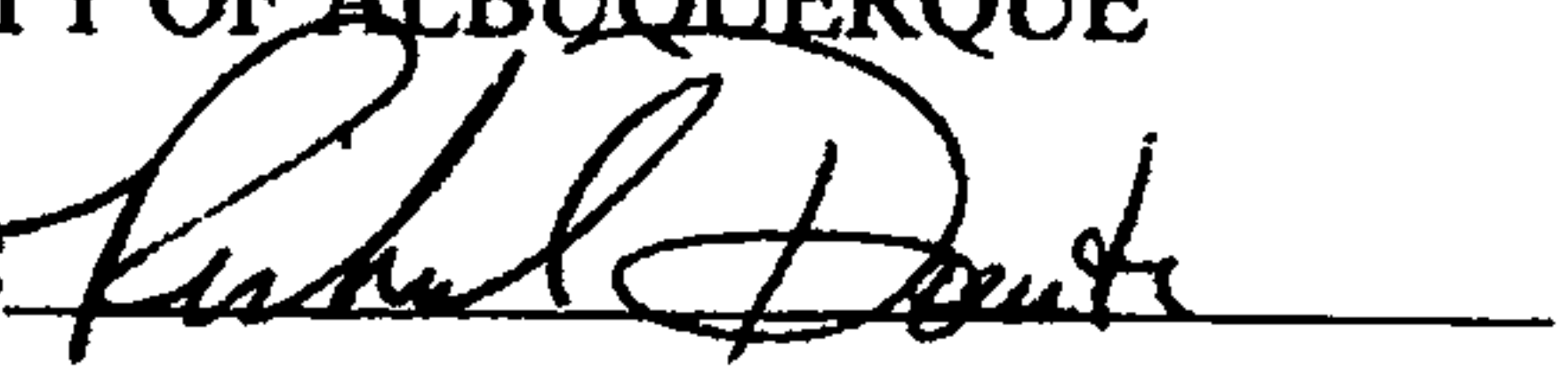
SUBDIVIDER: Fair And Square Builders, LLC

CITY OF ALBUQUERQUE

By [Signature]:



By:



Name [Print]: Jason M Buchanan

Richard Dourte, City Engineer

ve 11/17/11

Title: Owner member

Dated: 11-21-11

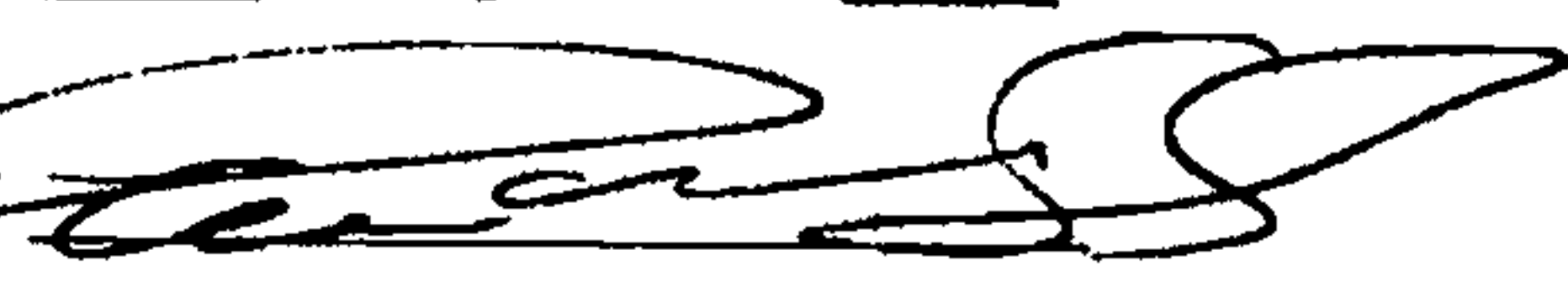
or
11-17-2011

Dated: 11/16/2011

SUBDIVIDER: Worque, LLC

CITY OF ALBUQUERQUE

By [Signature]:



By:

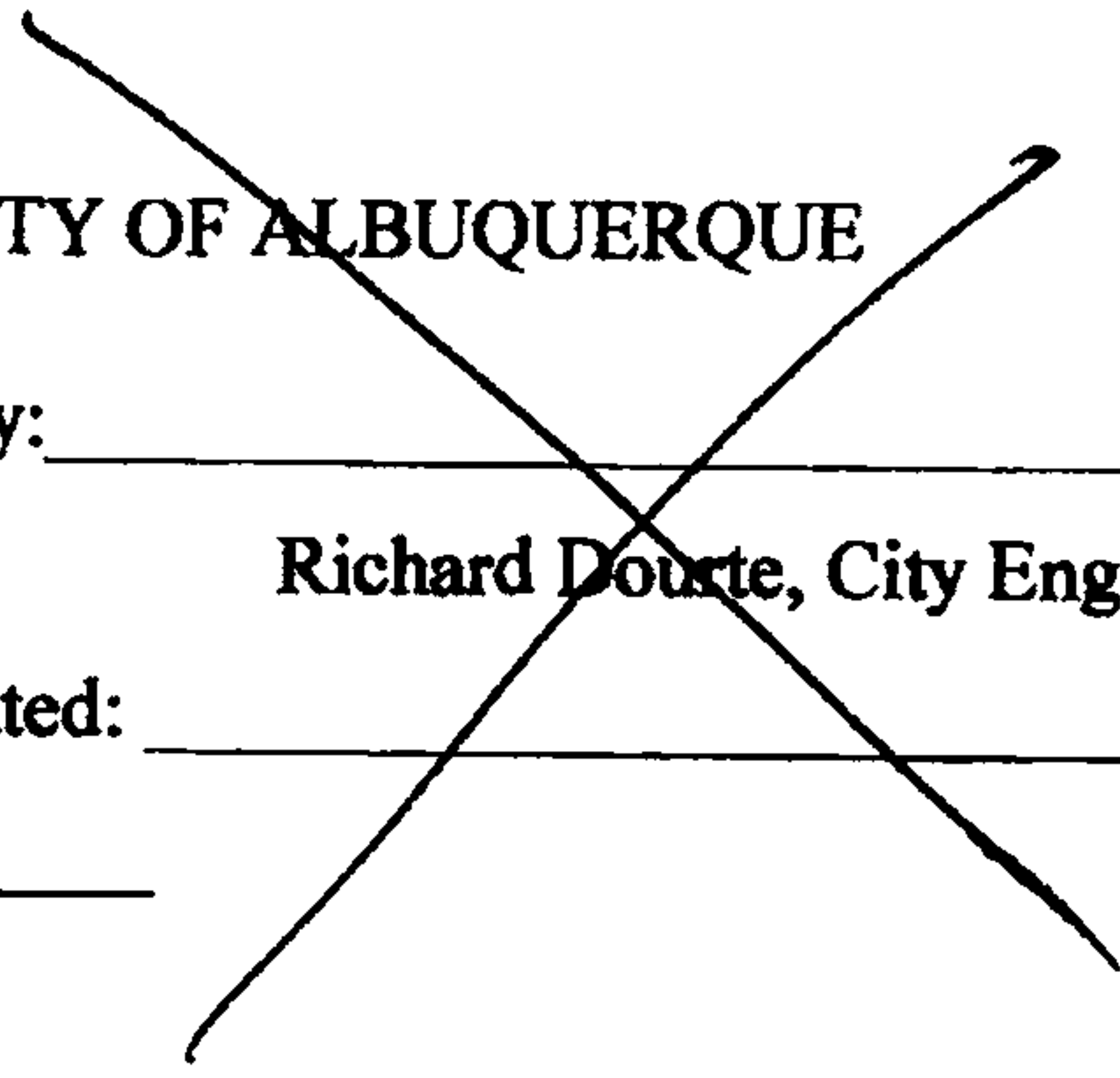
Richard Dourte, City Engineer

Name [Print]: Rob McKinley

Title: ~~Owner~~ member

Dated: _____

Dated: 11/16/2011



SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on this 16th day of Nov., 2011,
by [name of person:] Jason M. Buchanan, [title or capacity, for instance,
"President" or "Owner":] Member of
[Subdivider:] Fair and Square Builders, LLC.

(SEAL)

Maria E. Colella
Notary Public

My Commission Expires:

2-9-14



OFFICIAL SEAL
MARIA E. COLELLA
Notary Public
State of New Mexico

My Commission Expires: 2-9-14

CITY'S NOTARY

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

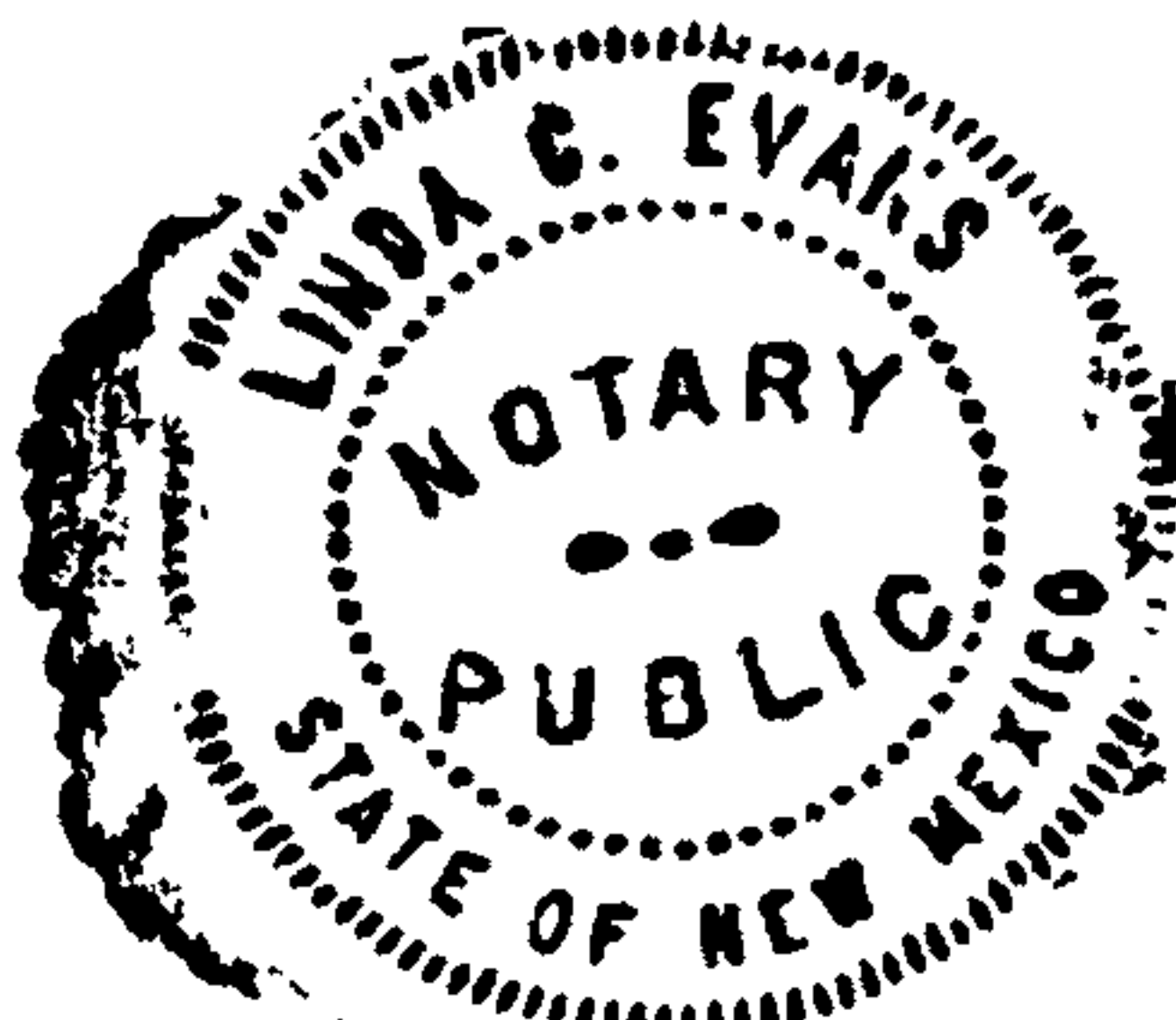
This instrument was acknowledged before me on this 21st day of November, 2011,
by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf
of said corporation.

(SEAL)

Linda C. Evans
Notary Public

My Commission Expires:

10-07-12



[EXHIBIT A ATTACHED]
POWER OF ATTORNEY ATACHED IF SUBDIVIDER
IS NOT THE OWNER OF THE SUBDIVISION]

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on this 16th day of Nov., 2011,
by [name of person:] Charles "Rob" McKinley, [title or capacity, for instance,
"President" or "Owner":] Member of
[Subdivider:] Wargue, LLC.

(SEAL)

My Commission Expires:

2-9-14

Maria E. Coella
Notary Public



OFFICIAL SEAL
MARIA E. COELLA
Notary Public
State of New Mexico

My Commission Expires: 2-9-14

CITY'S NOTARY

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

This instrument was acknowledged before me on this _____ day of _____, 20____,
by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf
of said corporation.

(SEAL)

My Commission Expires:

Notary Public

[EXHIBIT A ATTACHED]
[POWER OF ATTORNEY ATACHED IF SUBDIVIDER
IS NOT THE OWNER OF THE SUBDIVISION]

Project Number: 765681

Date Site Plan Approved: 10/26/23
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____

INFRASTRUCTURE LIST

(Rev. 9-09)

EXHIBIT "A"

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

DRB Application No.: _____

Lots 10A,B and 11A,B Davidson Subdivision
PROPOSED NAME OF PLAT AND/OR SUBDIVISION IMPROVEMENT

Lots 10, eastern portion of 11, Block C, Davidson 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. 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 guarantee. All such revisions require approval by the DRC Chair, the User Department and signowner. 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 DRC # | Constructed Under DRC # | Shim | Type of Improvement | Location | From | To | Construction Certification | | |
|------------------------------|-------------------------|--------------------|----------------------------|------------------------------------|-------------|--------------------------------|----------------------------|------|--------------------|
| | | | | | | | Inspector | P.E. | City Cret Engineer |
| <u>765681</u> | | <u>4'</u> | ADA sidewalk(Both sides) ✓ | private pedestrian access easement | 10th Street | 10' west of east property line | / | / | / |
| <u>765681</u> | | <u>24' E-E MIN</u> | Asphalt roadway w/curb | Private access easement | 10th Street | 10' west of east property line | / | / | / |
| | | | | | | | / | / | / |
| | | | | | | | / | / | / |
| | | | | | | | / | / | / |
| | | | | | | | / | / | / |
| | | | | | | | / | / | / |
| | | | | | | | / | / | / |

The items listed below are on the CCJP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification | | Approval of Creditable Items: | City User Dept. Signature | Date |
|---------------------------------|----------------------------|------|---------------------|----------|------|----|----------------------------|------|-------------------------------|---------------------------|------|
| | | | | | | | Inspector | P.E. | | | |
| | | | | | | | / | / | / | | |
| | | | | | | | / | / | / | | |

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 Engineers Certification of Grading Plan required for release of SIA and Financial Guarantee
- 2
- 3

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DAVID SOULE
NAME (print)
RIOGRANDE ENGINEERING
FIRM
SIGNATURE - date

David Soule
10-19-11
DRB CHAIR - date

Carl S. Dumont
10/19/11
PARKS & GENERAL RECREATION - date

AMAFCA - date

TRANSPORTATION DEVELOPMENT - date

Carl S. Soule
10-19-11
CITY ENGINEER - date

UTILITY DEVELOPMENT - date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRB CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
| | | | | |
| | | | | |
| | | | | |

FINANCIAL GUARANTY AMOUNT

11/01/2011

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

Project Description:

Project ID #: 765681, Lots 10A, B & 11A, B Davidson Sub, Phase/Unit #: 1

Requested By: **David Soule**

| | | |
|--|--------|---------------------------|
| Approved estimate amount: | | \$23,724.29 |
| Contingency Amount: | 15.00% | \$3,558.64 |
| Subtotal: | | \$27,282.93 |
| NMGRT | 7.00% | \$1,909.81 |
| Subtotal: | | \$29,192.74 |
| Engineering Fee | 6.60% | \$1,926.72 |
| Testing Fee | 4.00% | \$1,167.71 |
| Subtotal: | | \$32,287.17 |
| FINANCIAL GUARANTY RATE | | 1.25 |
| Retainage Amount: | | \$0.00 |
| TOTAL FINANCIAL GUARANTY REQUIRED | | <u>\$40,358.96</u> |

APPROVAL:

DATE:





Notes: 15% Contingency, Plans and Final Eng Estimate have not been approved, Eng cert of G&D and LOMR are required prior to release of FG.



UNION SAVINGS BANK
November 1, 2011

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 36

AMOUNT: \$40,358.96

Robert J. Perry
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87107

RE: Letter of Credit for **Fair And Square Builders, LLC and Worque, LLC**
City of Albuquerque Project No. **765681**
Project Name: **Lots 10A, B & 11A, B Davidson Sub. Phase/Unit 1**

Dear Mr. Perry

This letter is to advise the City of Albuquerque ("City") that, at the request of, **Fair and Square Builders, LLC and Worque, LLC, and Union Savings Bank in Albuquerque, NM**, has established an Irrevocable Letter of Credit in the sum of **Forty thousand, three hundred fifty-eight dollars and ninety-six cents (\$40,358.96)**. ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires, **Fair and Square Builders, LLC and Worque, LLC** ("Subdivider") to provide for the installation of the improvements which must be constructed at **Lots 10A, B & 11A, B Davidson Sub. Phase/Unit#: 1 Project No. 765681** ("Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and the Subdivider, which was recorded on Nov 23, 2011 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. Dec # 2011/07215, at pages 1 to 11, as amended ("Agreement").



A Draft or Drafts for any amount up to, but not in excess of **Forty thousand, three hundred fifty-eight dollars and ninety-six cents (\$40,358.96)** is/are available at sight at **Union Savings Bank, 1500 Mercantile NE, Albuquerque, NM 87107** between **November 1, 2011 and December 31, 2012.**

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "1) **Fair and Square Builders, LLC and Worque, LLC.** has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Drafts(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between **November 1, 2011 and December 31, 2012.**

The Draft(s) drawn under this credit must contain the clause "**Drawn under Letter of Credit and Agreement No. 36 of Union Savings Bank, Albuquerque, NM 87107, dated November 1, 2011** and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

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

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of **Fair and Square Builders, LLC and Worque, LLC** failure to comply with the terms of the Agreement, and payment by Certified Check from **Union Savings Bank** to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date **December 31, 2012**; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Credit Administrative Officer.

This letter will terminate at five o'clock p.m., New Mexico time, December 31, 2012





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

Very truly yours,

UNION SAVINGS BANK

Maria Colella

By: Maria Colella
Title: Vice President

ACCEPTED:

CITY OF ALBUQUERQUE

By: *[Signature]*
Chief Administrative Officer

11/18/11

Dated: 11-21-11

11-17-2011



[To be used with SIA Procedure B, B-Modified, or Sidewalk Deferral]

POWER OF ATTORNEY

NOTE: Must be signed and notarized by the owner if the Subdivider is not the owner of the Subdivision.

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

[State name of present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Jason M. Buchanan and Colleen Buchanan (husband and wife) and Rob and Banu McKinley ("Owner"), of [address:] 916 & 922 Candelaria [City:] Albuquerque, [State:] NM [zip code:] 87107, hereby makes, constitutes and appoints [name of Subdivider:] Worque, LLC ("Subdivider") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Subdivider full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") subdivision requirements regarding the real estate owned by me and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Subdivider lawfully does or causes to be done by virtue of the power herein conferred upon the Subdivider.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Engineer in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not the Subdivider. If Owner is a corporation, the Power of Attorney must be signed by the president or by someone specifically empowered by the Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

Doc# 2011107216

11/23/2011 10:59 AM Page: 1 of 3
PAT R: \$25.00 M Toulouse Oliver, Bernalillo County



OWNER: Jason M Buchanan

By [Signature:]: *Jason M. Buchanan* Dated: 11/16/2011

Name[Print]: Jason M Buchanan, Title: Owner

OWNER: Colleen Buchanan

By [Signature:]: *Colleen Buchanan* Dated: 11/16/2011

Name[Print]: Colleen Buchanan, Title: Owner

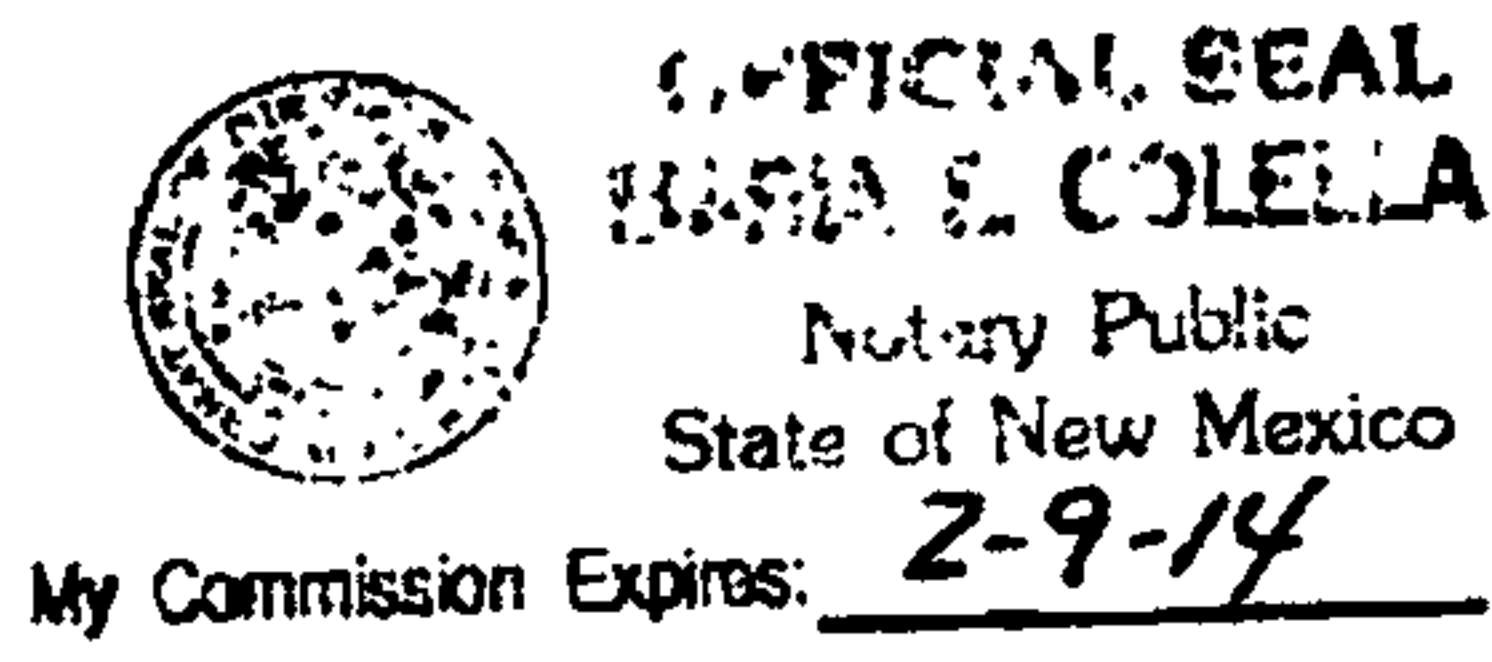
The foregoing Power of Attorney was acknowledged before me on 20__ by [name of person:] Jason M & Colleen Buchanan (Husband & Wife), [title or capacity, for instance "President":] Owners of [Owner:] Lots 10 & 11, Block C, Davidson Addition on behalf of the Owner.

(SEAL)

Maria E Colella
Notary Public

My Commission Expires:

2-9-14




OWNER: Charles "Rob" and Bann McKinley
By [Signature:]: [Signature] Dated: 11/16/11
Name[Print]: Bann McKinley Title Owners

The foregoing Power of Attorney was acknowledged before me on
20__ by [name of person:] Charles "Rob" & Bann McKinley (husband & wife) (owners) [title or capacity, for
instance "President":] Owner s. of [Owner:]
lots 10 & 11, Block C, Davidson addition on behalf of the Owner

(SEAL)

Maria E. Colella
Notary Public

My Commission Expires:
2-9-14

 OFFICIAL SEAL
MARIA E. COLLELLA
Notary Public
State of New Mexico
My Commission Expires: 2-9-14

POWER OF ATTORNEY

NOTE: Must be signed and notarized by the owner if the Subdivider is not the owner of the Subdivision.

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

[State name of present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Jason M Buchanan and Colleen Buchanan (husband and wife) and Rob and Banu Mckinley (husband and wife) ("Owner"), of [address:] 916 and 922 Candelaria rd. NW, [City:] Albuquerque, [State:] New Mexico [zip code:] 87107, hereby makes, constitutes and appoints [name of Subdivider:] Fair and Square Builders, LLC ("Subdivider") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Subdivider full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") subdivision requirements regarding the real estate owned by me and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Subdivider lawfully does or causes to be done by virtue of the power herein conferred upon the Subdivider.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Engineer in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not the Subdivider. If Owner is a corporation, the Power of Attorney must be signed by the president or by someone specifically empowered by the Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

Doc# 2011107217
11/23/2011 10:59 AM Page: 1 of 3
PAT R: \$25.00 M. Toulouse Oliver, Bernalillo County

OWNER: Charles "Rob" and Benn McKinley

By [Signature: *[Signature]*] Dated: 11/16/11

Name[Print]: Charles R McKinley
Benn McKinley, Title: OWNERS

The foregoing Power of Attorney was acknowledged before me on
20__ by [name of person:] Charles "Rob" & Benn McKinley (Husband & Wife),
instance "President":] Owners of [Owner:]
Lots 10 & 11, Block C, Davidson addition on behalf of the Owner.

(SEAL)

Maria E Colella
Notary Public

My Commission Expires:
2-9-14

 OFFICIAL SEAL
MARIA E. COLLELLA
Notary Public
State of New Mexico
My Commission Expires: 2-9-14

OWNER: Jason M Buchanan

By [Signature:]: [Signature] Dated: 11/16/2011

Name[Print]: Jason M Buchanan, Title: Owner

OWNER: Colleen Buchanan

By [Signature:]: Colleen Buchanan Dated: 11/16/2011

Name[Print]: Colleen Buchanan, Title: Owner

The foregoing Power of Attorney was acknowledged before me on 20__ by [name of person:] Jason & Colleen Buchanan (Husband & wife) Owners, [title or capacity, for instance "President":] Owners of [Owner:] Lots 10 & 11, Block C, Davidson Addition on behalf of the Owner.

(SEAL)

[Signature]
Notary Public

My Commission Expires:
2-9-14

OFFICIAL SEAL
MARIA E. COLELLA
Notary Public
State of New Mexico
My Commission Expires: 2-9-14

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

Receipt: 0318847

| Product | Name | Extended |
|----------------------------------|----------------------|----------------|
| PAT | Power Of Attorney | \$25.00 |
| | # Pages | 3 |
| | Document #2011107216 | |
| | # Of Entries | 0 |
| | In Person/Interested | false |
| | Person | |
| PAT | Power Of Attorney | \$25.00 |
| | # Pages | 3 |
| | Document #2011107217 | |
| | # Of Entries | 0 |
| | In Person/Interested | false |
| | Person | |
| <hr/> | | |
| Total | | \$50.00 |
| Tender (Check) | | \$50.00 |
| Check# 240 | | |
| Paid By fair and square builders | | |

Thank You!

11/23/11 10:59 AM sgallegos



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1002629

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

Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 10/26/11

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 INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: ~~Amended~~ ① modified Int. List. ② Revis. Plat

CONTACT NAME: David Salk

TELEPHONE: 321-9097 EMAIL: dauid@riograndeengineering.com

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

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

Lots 10A,B and 11A,B Davidson Subdivision
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 10, easterly portion of 11, Block C, Davidson 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. 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.

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification | | |
|---------------------------------|----------------------------|----------------|--------------------------|------------------------------------|-------------|--------------------------------|----------------------------|------|--------------------|
| | | | | | | | Private Inspector | P.E. | City Cnst Engineer |
| | | | | | | | / | / | / |
| | | 4' | ADA sidewalk(Both sides) | private pedestrian access easement | 10th Street | 10' west of east property line | / | / | / |
| | | 24' E-E MIN | Asphalt roadway w/curb | Private access easement | 10th Street | 10' west of east property line | / | / | / |
| | | | | | | | / | / | / |
| | | | | | | | / | / | / |
| | | | | | | | / | / | / |
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| | | | | | | | / | / | / |
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| | | | | | | | / | / | / |

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification | | | |
|---------------------------------|----------------------------|------|---------------------|----------|------|----|--|------|-------------------------------------|--|
| | | | | | | | Private Inspector | P.E. | City Cnst Engineer | |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / | |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / | |
| | | | | | | | Approval of Creditable Items: | | Approval of Creditable Items: | |
| | | | | | | | Impact Fee Administrator Signature Date | | City User Dept. Signature Date | |

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 Engineers Certification of Grading Plan required for release of SIA and Financial Guarantee
- 2 _____
- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DAVID SOULE
NAME (print)

RIOGRANDE ENGINEERING
FIRM

SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT /OWNER |
|----------|------|-----------|-----------------|--------------|
| | | | | |
| | | | | |
| | | | | |



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1002624

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

Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 10/12/11

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 INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Additional Exhibits & Infiles?

CONTACT NAME: David Soto

TELEPHONE: 321-9099 EMAIL: David@RioGrandeEngineering.com

Current DRC
Project Number: _____

FIGURE 12

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

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

Lots 10A,B and 11A,B Davidson Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 10, easterly portion of 11, Block C, Davidson 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. 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.

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification | | |
|---------------------------------|----------------------------|--------------------------|---|------------------------------------|-------------|---------------------------------|----------------------------|------|--------------------|
| | | | | | | | Private Inspector | P.E. | City Cnst Engineer |
| | | 1-1/4" water 4" sewer | Private water and sewer service for benefit of lots 10A&B , 11A&B | private water and sewer easement | 10th street | Lots 11A & 11 B | / | / | / |
| | | 4' | ADA sidewalk | private pedestrian access easement | 10th Street | 145' east of west property line | / | / | / |
| | | 24' E-E MIN | Asphalt roadway w/curb | Private access easement | 10th Street | 145' east of west property line | / | / | / |
| | | | | | | | / | / | / |
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The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification | | | |
|------------------------------------|----------------------------|------|---------------------|----------|------|----|-------------------------------|---------------------------|--------------------|------|
| | | | | | | | Private Inspector | P.E. | City Cnst Engineer | |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / | |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / | |
| Approval of Creditable Items: | | | | | | | Approval of Creditable Items: | | | |
| Impact Fee Administrator Signature | | | | | | | Date | City User Dept. Signature | | Date |

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 Engineers Certification of Grading Plan required for release of SIA and Financial Guarantee
- 2 _____
- 3 _____

| | |
|----------------------|--|
| AGENT / OWNER | DEVELOPMENT REVIEW BOARD MEMBER APPROVALS |
|----------------------|--|

DAVID SOULE
NAME (print)

RIOGRANDE ENGINEERING
FIRM

_____ DRB CHAIR - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ UTILITY DEVELOPMENT - date

_____ CITY ENGINEER - date

_____ PARKS & GENERAL RECREATION - date

_____ AMAFCA - date

_____ - date

_____ - date

_____ SIGNATURE - date

| |
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| DESIGN REVIEW COMMITTEE REVISIONS |
|--|

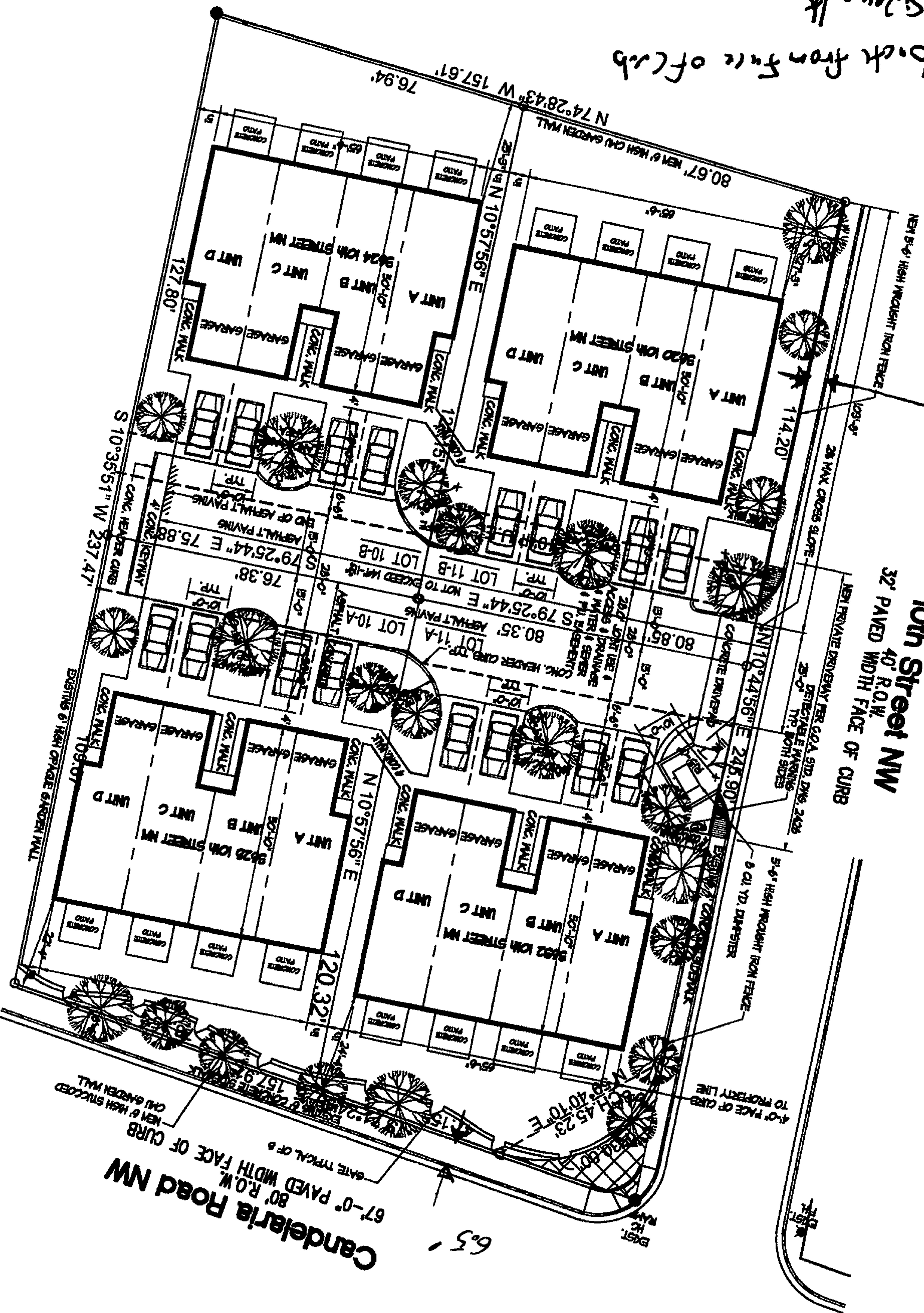
| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT /OWNER |
|----------|------|-----------|-----------------|--------------|
| | | | | |
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Site Plan

28' Access easement

4' Sidewalk

Set back from face of curb



10th Street NW
40' R.O.W.
32' PAVED WIDTH FACE OF CURB

Candalaria Road NW
80' R.O.W.
67'-0" PAVED WIDTH FACE OF CURB

4.5'

6.5'

NEW PRIVATE DRIVEWAY PER C.O.A. STD. DWS. 2439

NEW 6'-6" HIGH WEIGHT IRON FENCE

4'-0" FACE OF CURB TO PROPERTY LINE

5'-6" HIGH WEIGHT IRON FENCE

8' O.D. YD. DUMPSTER

20' LOT USE & DRAINAGE ACCESS & WATER & SEWER RISER & FULL SUBMITTAL

EXIST. 6" CONC. SIDEWALK

EXIST. CONC. DRIVEWAY

EXIST. CONC. WALK

EXIST. CONC. WALK

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DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1002629

- 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
- Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 10/26/11

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 INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: ~~Asmt~~ ① mod. fire Int. Lgt. ② Revis. Plat

CONTACT NAME: David Salk

TELEPHONE: 321-9097 EMAIL: david@riograndeengineering.com

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

October 19, 2011

Mr. Jack Cloud
Chair
Development Review Board
Planning Department
City of Albuquerque

**RE: Variance to DPM standard
(Project #1002629)**

Dear Sir:

The purpose of this letter is to request variance to the minimum DPM Standards for a private stub street, sidewalk location and distance from existing curb and gutter to right of way line. As show the submitted exhibit, the site will have a minimum 24' paved access to all of the lots. The private access will be bound by 6" curbs unless otherwise bound by driveways. The length of this 'stub- street is just under 150 long as measured from face of curb, approximately 170 as measured from centerline of 10th street. In addition we request not standard location of pedestrian walk ways from 10th to each unit. The location of the 4' pedestrian access will be adjacent to the buildings. We also request the existing distance from face of curb on 10th of 4.5' and on Candelaria of 6.5' to remain, without additional right of way dedication.

This site is located within the Los Candelarias Municipal Redevelopment Area. In conjunction with the MRA, the zoning was designated SU2. The guidelines encourage the buildings to be as close to the roadway as possible. The site is an infill development the development of this is consistent with the goals and policies of the governing MRA sector plan. The project has neighbor hood support. And the proposed variance will allow the project to proceed as shown to the neighbors which is consistent with the relevant city planning documents Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,


David Soule, PE

Enclosures

Current DRC
Project Number: _____

FIGURE 12

Date Site Plan Approved: 1002629

INFRASTRUCTURE LIST

Date Preliminary Plat Approved: _____

(Rev 9-05)

Date Preliminary Plat Expires: _____

EXHIBIT "A"

DRB Application No.: _____

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

Lots 10A,B and 11A,B Davidson Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 10, easterly portion of 11, Block C, Davidson 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. 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.

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification | | |
|---------------------------------|----------------------------|----------------|--------------------------|------------------------------------|-------------|--------------------------------|----------------------------|------|--------------------|
| | | | | | | | Private Inspector | P.E. | City Cnst Engineer |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | 4' | ADA sidewalk(Both sides) | private pedestrian access easement | 10th Street | 10' west of east property line | / | / | / |
| <input type="text"/> | <input type="text"/> | 24' E-E MIN | Asphalt roadway w/curb | Private access easement | 10th Street | 10' west of east property line | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification | | | |
|------------------------------------|-------------------------|------|---------------------|----------|------|----|-------------------------------|---------------------------|--------------------|------|
| | | | | | | | Private Inspector | P.E. | City Cnst Engineer | |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / | |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / | |
| Approval of Creditable Items: | | | | | | | Approval of Creditable Items: | | | |
| Impact Fee Administrator Signature | | | | | | | Date | City User Dept. Signature | | Date |

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 Engineers Certification of Grading Plan required for release of SIA and Financial Guarantee
- 2 _____
- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DAVID SOULE
NAME (print)

RIOGRANDE ENGINEERING
FIRM

SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT /OWNER |
|----------|------|-----------|-----------------|--------------|
| | | | | |
| | | | | |
| | | | | |



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

L A APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): ~~Ken Hovey~~ Rio Grande Engineers PHONE: ~~321-9097~~
 ADDRESS: 1006 Central Ave Suite 101 FAX:
 CITY: Alb STATE NM ZIP 87106 E-MAIL: Ken_hovey@msn.com

APPLICANT: Bob McKinley & Jason Buchanan PHONE: 220-1457
 ADDRESS: 25 Forest View Dr FAX:
 CITY: ABQ STATE NM ZIP 87127 E-MAIL: Bob@Work.com

Proprietary interest in site: _____ List all owners: Bob McKinley, Jason Buchanan

DESCRIPTION OF REQUEST: Variance from the stub Road Requirements

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

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

Lot or Tract No. Parcels A&B Block: C Unit:
 Subdiv/Addn/TBKA: Davidson
 Existing Zoning: SU-ZBT Proposed zoning: SU-ZBT MRGCD Map No
 Zone Atlas page(s): G-14-2 UPC Code: 101406014417930654

CASE HISTORY:

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

Project # 1002629, 1008731, 1008732

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 4 Total site area (acres): .869

LOCATION OF PROPERTY BY STREETS: On or Near: Candalaria
 Between: 10th and 17th

Check if project was previously reviewed by: Sketch Plan/Plan or Pre-application Review Team(PRT) Review Date:

SIGNATURE: Jason M. Buchanan DATE: 9/6/11
 (Print Name) Jason M. Buchanan Applicant: Agent:

FOR OFFICIAL USE ONLY

| | Application case numbers | Action | S.F. | Fees |
|--|----------------------------------|----------------|------|-----------------|
| <input type="checkbox"/> INTERNAL ROUTING | 11DRB 70267 | SDP | | \$ 0 |
| <input type="checkbox"/> All checklists are complete | 11DRB 70268 | P&F | | \$ 425.00 |
| <input type="checkbox"/> All fees have been collected | | CMF | | \$ 20.00 |
| <input type="checkbox"/> All case #s are assigned | | | | \$ |
| <input type="checkbox"/> AGIS copy has been sent | | | | \$ |
| <input type="checkbox"/> Case history #s are listed | | | | \$ |
| <input type="checkbox"/> Site is within 1000ft of a landfill | | | | \$ |
| <input type="checkbox"/> F.H.D.P. density bonus | | | | \$ |
| <input type="checkbox"/> F.H.D.P. fee rebate | | | | \$ |
| | Hearing date: September 28, 2011 | | | Total \$ 445.00 |

Project # 1002629



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

L A APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): ~~Ken Hovey~~ Rio Grande Engineers PHONE: ~~321-9097~~
 ADDRESS: 1006 Central Ave Suite 101 FAX:
 CITY: Alb STATE NM ZIP 87106 E-MAIL: ken.hovey@msn.com

APPLICANT: Bob McKinley & Jason Buchanan PHONE: 270-1457
 ADDRESS: 25 Forest View Dr FAX:
 CITY: ABQ STATE NM ZIP 87122 E-MAIL: Bob@Worlue.com

Proprietary interest in site: List all owners: Bob McKinley, Jason Buchanan

DESCRIPTION OF REQUEST: Variance from the street Road Requirements

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

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

Lot or Tract No. Parcels A&B Block: C Unit:
 Subdiv/Addn/TBKA: Davidson
 Existing Zoning: SU-ZBT Proposed zoning: SU-ZBT MRGCD Map No
 Zone Atlas page(s): G-14-2 UPC Code: 101406014417930654

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
 Project # 1002629, 1008731, 1008732

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 4 Total site area (acres): .869
 LOCATION OF PROPERTY BY STREETS: On or Near: Candalaria
 Between: 10th and 7th

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date:

SIGNATURE: Jason M. Buchanan DATE: 9/6/11
 (Print Name) Jason M. Buchanan Applicant: Agent:

FOR OFFICIAL USE ONLY

| INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
|--|--|----------------|------|----------------------|
| <input type="checkbox"/> All checklists are complete | 11DRB - 70267 | SDY | | \$ 0 |
| <input type="checkbox"/> All fees have been collected | 11DRB - 70268 | PRT | | \$ 425.00 |
| <input type="checkbox"/> All case #s are assigned | | CMF | | \$ 20.00 |
| <input type="checkbox"/> AGIS copy has been sent | | | | \$ |
| <input type="checkbox"/> Case history #s are listed | | | | \$ |
| <input type="checkbox"/> Site is within 1000ft of a landfill | | | | \$ |
| <input type="checkbox"/> F.H.D.P. density bonus | | | | \$ |
| <input type="checkbox"/> F.H.D.P. fee rebate | | | | \$ |
| | Hearing date: SEPTEMBER 28 2011 | | | Total \$ 445.00 |

Staff signature & Date: 9-20-11 Project # 1002629

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

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

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

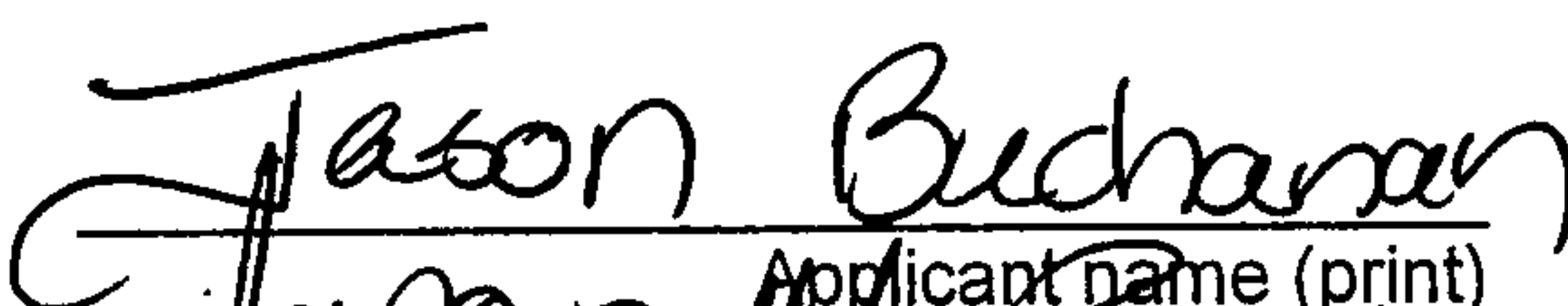
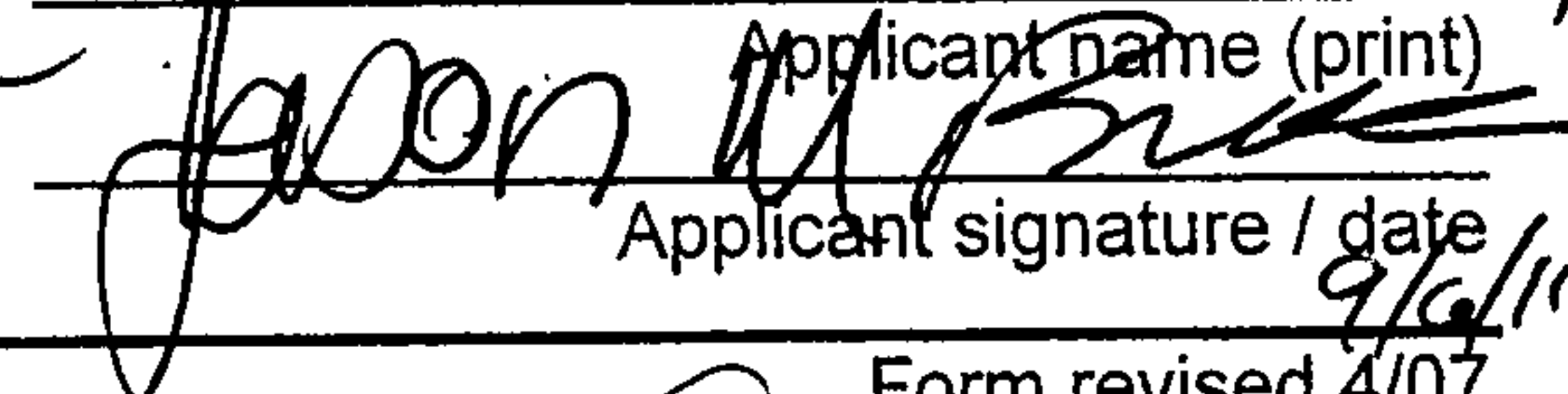
- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver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

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

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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



 Applicant name (print)

 Applicant signature / date 9/6/11



Form revised 4/07

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

Application case numbers
 1 DRB - 70267


 Planner signature / date 9-20-11
 Project # 1002629

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

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

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

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

Amended preliminary plat approval expires after one year

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

David Sork
 Applicant name (print)
[Signature]
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 11DRB - _____ - 70268

[Signature] 9-20-11
 Planner signature / date
 Project # 1002629

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from October 4, 2011 To October 19, 2011

5. REMOVAL

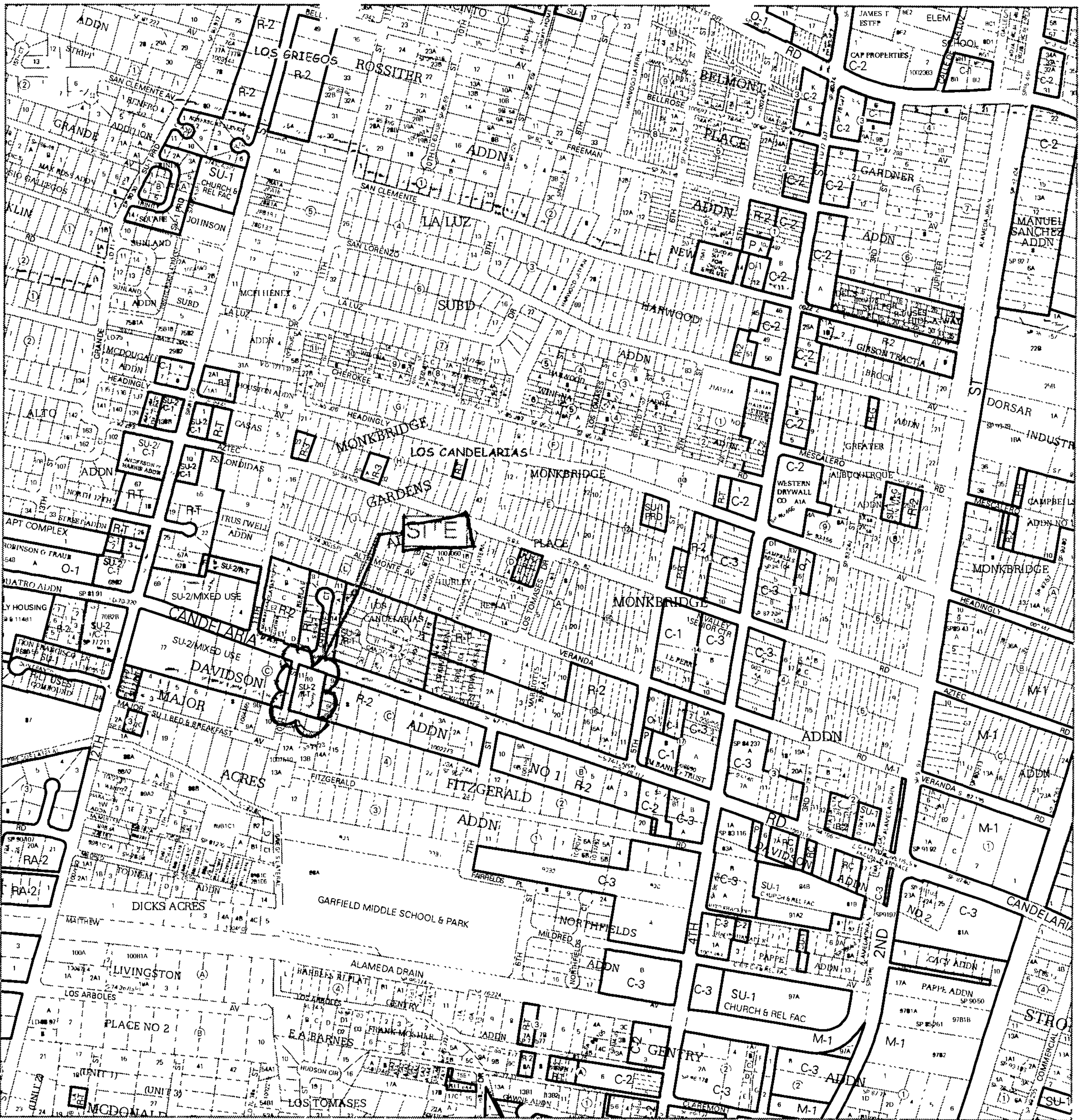
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

[Signature] (Applicant or Agent) 9/20/11 (Date)

I issued 1 signs for this application, 9-20-11 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1002629



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-14-Z

Selected Symbols

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

0 750 1,500 Feet

WORQUE, LLC

25 Forest View Dr.
Albuquerque, NM 87122

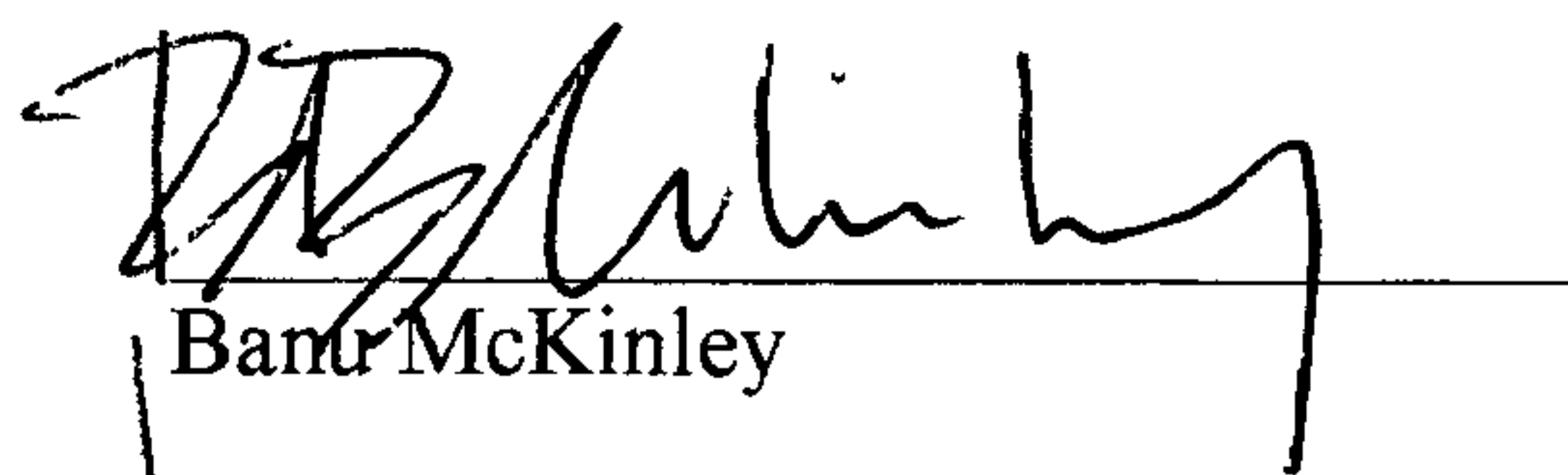
September 14, 2011

To Whom It May Concern:

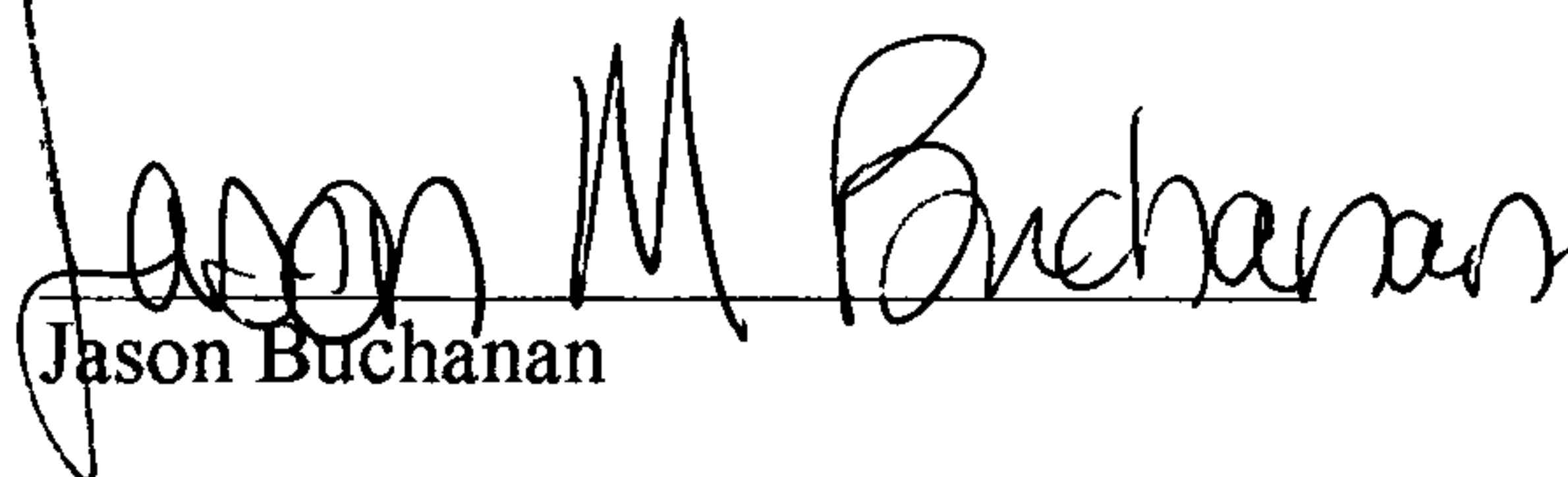
We authorize Rio Grande Engineering to work on our behalf for the plat/re-plat of lots 922 and 916, 10th Street and Candelaria.



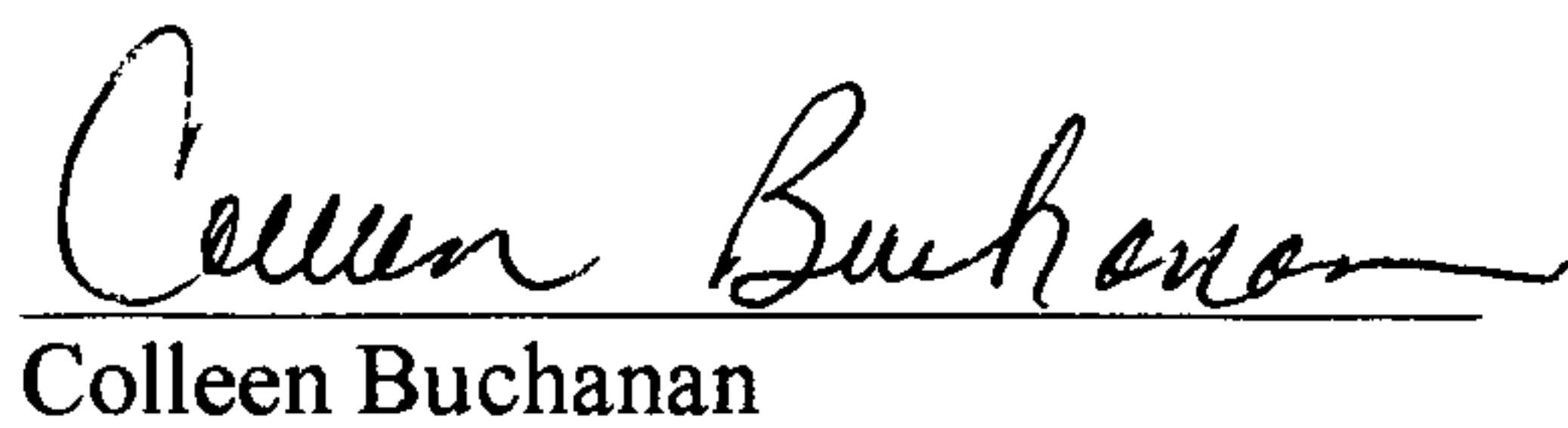
Charles R. McKinley



Brent McKinley



Jason M. Buchanan



Colleen Buchanan



**Pre-Development Facilities Fee (PDFF)
Cover Sheet**

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS Capital Master Plan office. The office is located in Suite 9, 2nd Floor of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://apsfacilities.org/capital/map.php>

Project # (if already assigned by DRB) _____

Please check one:

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

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

Waiver/Deferral
(Must provide reason for Waiver/deferral)

Project Information

Subdivision Name: Davidson Addn No. 1

Legal Description: Lots 10A, 10B, 11A, and 11B

Location of Project (address or major cross streets) 916 29th Candelaria

Proposed Number of Units _____ Single-Family _____ Multi-Family _____ Total Units

Waiver Information

Property Owner: Jason Buchanan Legal Description: Lots 10A, 10B, 11A, and 11B

Zoning: SU-2 for R-T

Reason for Waiver/Deferral: The property owner proposes to add additional lot lines to an existing plan for townhomes. There will be no change in unit numbers.

Contact Information

Name: David Soule

Company: Rio Grande Engineering

Phone:

E-Mail: david@riograndengineering.com

Please include with your submittal:

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

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 10A, 10B, 11A, and 11B Davidson Addition which is zoned as SU-2 for R-T, on September 20, 2011 submitted by Jason Buchanan, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) the property owner proposes to add additional lot lines to an existing plan for townhomes. There will be no change in unit numbers.

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

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

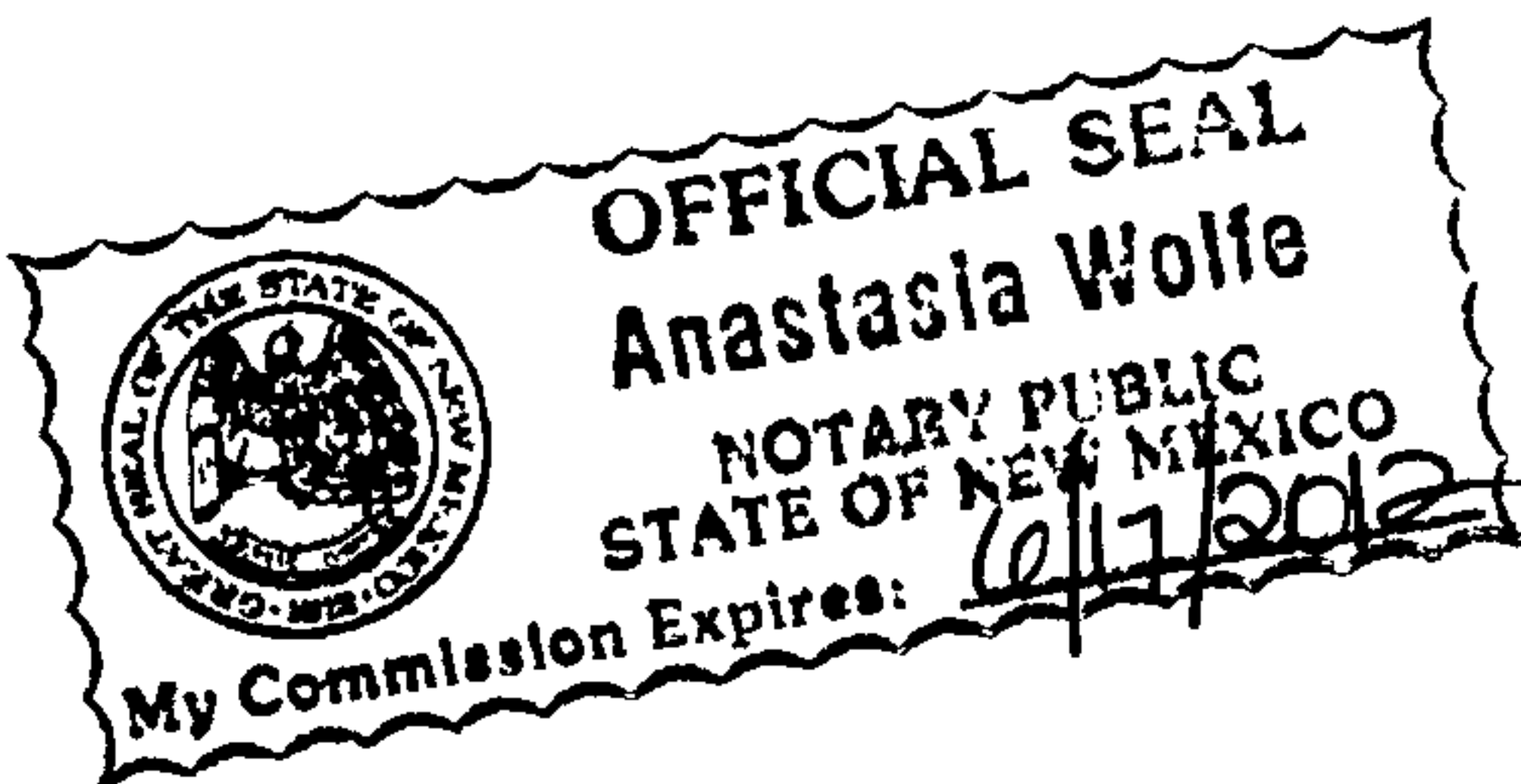
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on September 20, 2011, by April L. Winters as Facilities Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Anastasia Wolfe
Notary Public

My commission expires: 6/17/2012



1410 0000 0141 4134 1997

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ALBUQUERQUE NM 87107 **OFFICIAL USE**

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| Postage | \$ 1.28 | 0101 15 Postmark Here SEP 20 2011 ALBUQUERQUE NM |
| Certified Fee | \$2.85 | |
| Return Receipt Fee (Endorsement Required) | \$0.00 | |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 | |
| Total Postage & Fees | \$ 4.13 | |

Sent To Joe Subytni
 Street, Apt. No., or PO Box No. 3543 6th St NW
 City, State, ZIP+4 Alb NM 87107

PS Form 3800, August 2006 See Reverse for Instructions

1410 0000 0141 4134 2002

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| Return Receipt Fee (Endorsement Required) | \$0.00 | |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 | |
| Total Postage & Fees | \$ 4.13 | |

Sent To Julie Persch
 Street, Apt. No., or PO Box No. PO Box 93498
 City, State, ZIP+4 Alb NM 87199

PS Form 3800, August 2006 See Reverse for Instructions

1410 0000 0141 4134 1997

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| Certified Fee | \$2.85 | |
| Return Receipt Fee (Endorsement Required) | \$0.00 | |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 | |
| Total Postage & Fees | \$ 4.13 | |

Sent To David Benavidez
 Street, Apt. No., or PO Box No. 3809 5th NW
 City, State, ZIP+4 Alb NM 87107

PS Form 3800, August 2006 See Reverse for Instructions

1410 0000 0141 4134 1980

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ALBUQUERQUE NM 87197 **OFFICIAL USE**

| | | |
|--|---------|--|
| Postage | \$ 1.28 | 0101 15 Postmark Here SEP 20 2011 ALBUQUERQUE NM |
| Certified Fee | \$2.85 | |
| Return Receipt Fee (Endorsement Required) | \$0.00 | |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 | |
| Total Postage & Fees | \$ 4.13 | |

Sent To Susan Lister
 Street, Apt. No., or PO Box No. PO Box 6953/87197
 City, State, ZIP+4 Alb NM 87197

PS Form 3800, August 2006 See Reverse for Instructions

1410 0000 0141 4134 2017

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(Domestic Mail Only; No Insurance Coverage Provided)

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ALBUQUERQUE NM 87199 **OFFICIAL USE**

| | | |
|--|---------|--|
| Postage | \$ 1.28 | 0101 15 Postmark Here SEP 20 2011 ALBUQUERQUE NM |
| Certified Fee | \$2.85 | |
| Return Receipt Fee (Endorsement Required) | \$0.00 | |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 | |
| Total Postage & Fees | \$ 4.13 | |

Sent To Joseph Alarid
 Street, Apt. No., or PO Box No. PO Box 93406
 City, State, ZIP+4 Alb NM 87199

PS Form 3800, August 2006 See Reverse for Instructions

1410 0000 0141 4134 2002

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

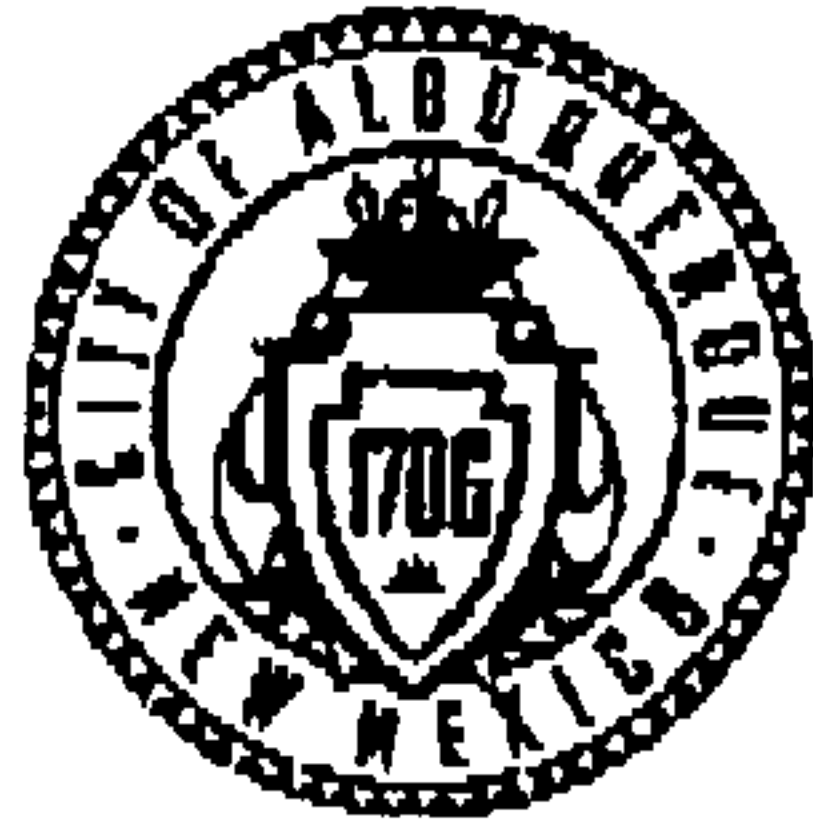
For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87107 **OFFICIAL USE**

| | | |
|--|---------|--|
| Postage | \$ 1.28 | 0101 15 Postmark Here SEP 20 2011 ALBUQUERQUE NM |
| Certified Fee | \$2.85 | |
| Return Receipt Fee (Endorsement Required) | \$0.00 | |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 | |
| Total Postage & Fees | \$ 4.13 | |

Sent To Tamara Thideman
 Street, Apt. No., or PO Box No. 605 Headings Ln NW
 City, State, ZIP+4 Alb NM 87107

PS Form 3800, August 2006 See Reverse for Instructions



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

September 19, 2011

David Soule
Rio Grande Engineering
P.O. Box 67305
Phone: 505-872-0999/Fax: 505-872-2205

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

Dear David:

Thank you for your inquiry of September 19, 2011 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - LOTS 10 AND 11, DAVID SOU ADDITION, LOCATED ON 10TH STREET NW BETWEEN CANDELARIA ROAD NW AND MAJOR STREET NW** zone map **G-14**.

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

NEAR NORTH VALLEY N.A. "R"

Joe Sabatini, 3514 6th St. NW/87107 344-9212 (h)
Susan Lester, P.O. Box 6953/87197

MONKBRIDGE GARDENS N.A.

*David Benavidez, 3809 5th St. NW/87107 345-3765 (h)
Tamara Thiedeman, 605 Headingly NW/87107 463-3317 (h)

LOS CANDELARIAS H.O.A., INC.

*Joseph Alarid, P.O. Box 93488/87199
Jerry Parsons, P.O. Box 93488/87199 342-2797 ext. 126 (o)

* Denotes President of Neighborhood and/or Homeowner Association(s)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 09/19/11 Time Entered: 10 a.m. ONC Rep. Initials: siw



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Ken Hovey PHONE: 242-6610
 ADDRESS: 1606 Central Ave. Suite 101 FAX: _____
 CITY: ABQ STATE NM ZIP 87106 E-MAIL: Ken-Hovey@msn.com
 APPLICANT: Rob McKinley PHONE: 220-1457
 ADDRESS: 25 Forestview Dr. FAX: _____
 CITY: ABQ STATE NM ZIP 87122 E-MAIL: Rob@worgue.net
 Proprietary interest in site: _____ List all owners: Rob McKinley & Jason Buchanan

DESCRIPTION OF REQUEST:

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

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

Lot or Tract No. Parcels A93 916 & 922 Candelaria Block: C Unit: _____
 Subdiv/Addn/TBKA: Davidson
 Existing Zoning: SU-2RT Proposed zoning: SU-2RT MRGCD Map No _____
 Zone Atlas page(s): G-14-2 UPC Code: 101406014417930654

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
Project # 1002629, 1008731, 1008732

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 4 Total site area (acres): .869
 LOCATION OF PROPERTY BY STREETS: On or Near: Candelaria
 Between: 10th and 7th

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 8/22/11
 (Print Name) Rob McKinley Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

| <input type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
|--|--------------------------|-----------|------|-------------|
| <input checked="" type="checkbox"/> All checklists are complete | <u>11 DRB - 70233</u> | <u>sk</u> | | \$ <u>0</u> |
| <input checked="" type="checkbox"/> All fees have been collected | | | | \$ |
| <input checked="" type="checkbox"/> All case #s are assigned | | | | \$ |
| <input checked="" type="checkbox"/> AGIS copy has been sent | | | | \$ |
| <input checked="" type="checkbox"/> Case history #s are listed | | | | \$ |
| <input type="checkbox"/> Site is within 1000ft of a landfill | | | | \$ <u>0</u> |
| <input type="checkbox"/> F.H.D.P. density bonus | | | | Total |
| <input type="checkbox"/> F.H.D.P. fee rebate | | | | \$ <u>0</u> |

Hearing date August 31, 2011

[Signature]

8-23-11
Staff signature & Date

Project # 1002629

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

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

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

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

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

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

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

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


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

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

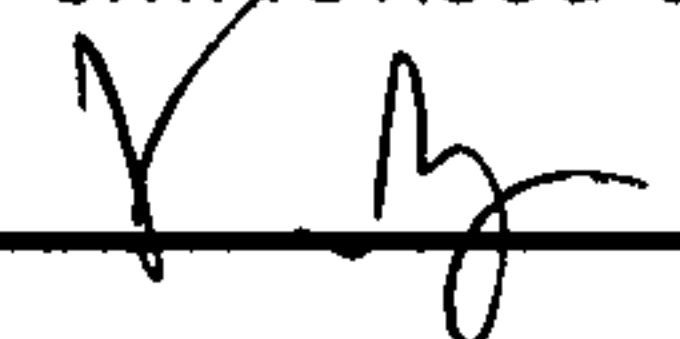
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

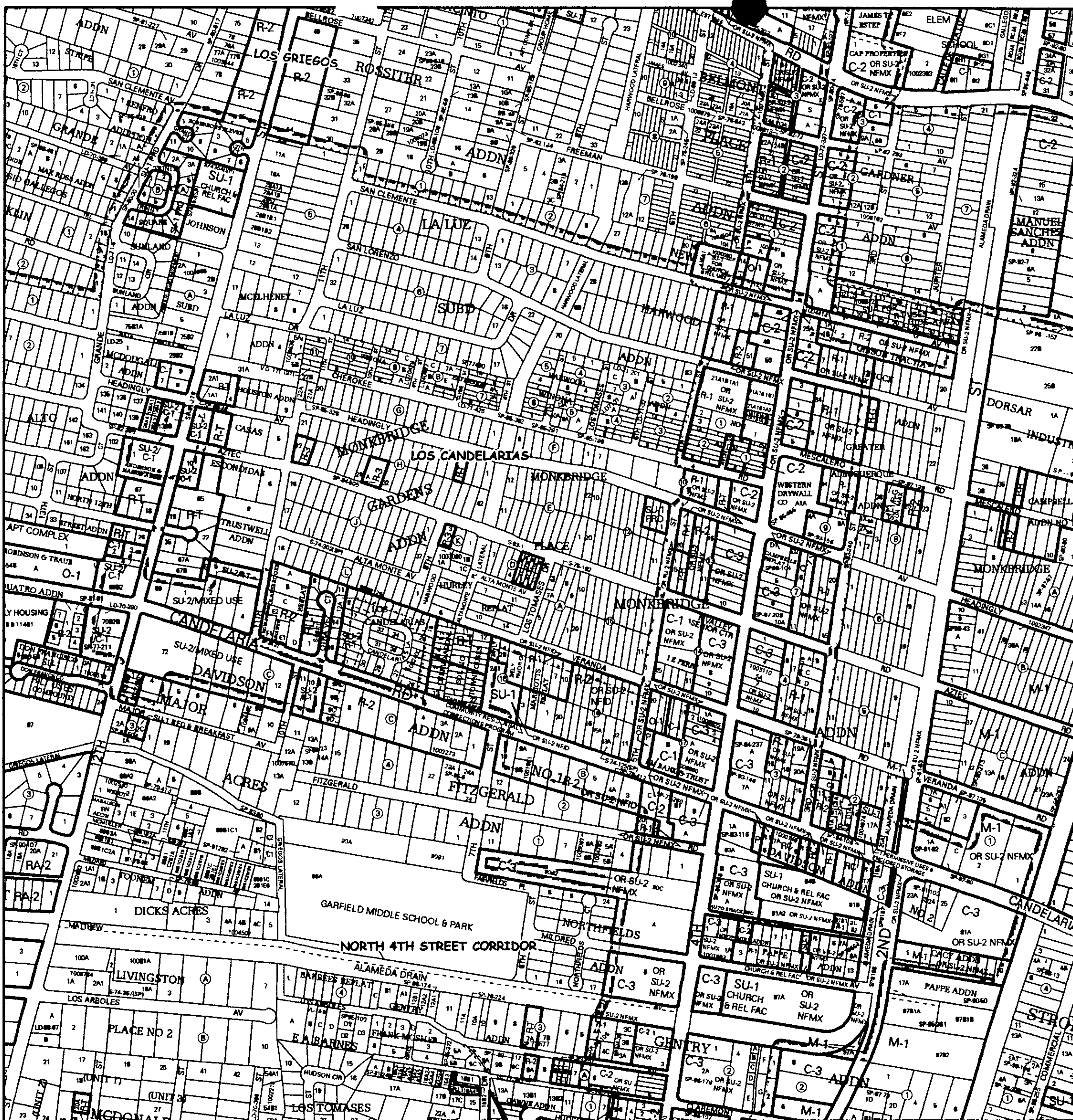

 Applicant name (print)

 Applicant signature / date



Form revised **October 2007**

- | | |
|---|--------------------------|
| <input checked="" type="checkbox"/> Checklists complete | Application case numbers |
| <input checked="" type="checkbox"/> Fees collected | 11DRB - 70233 |
| <input checked="" type="checkbox"/> Case #s assigned | _____ |
| <input checked="" type="checkbox"/> Related #s listed | _____ |

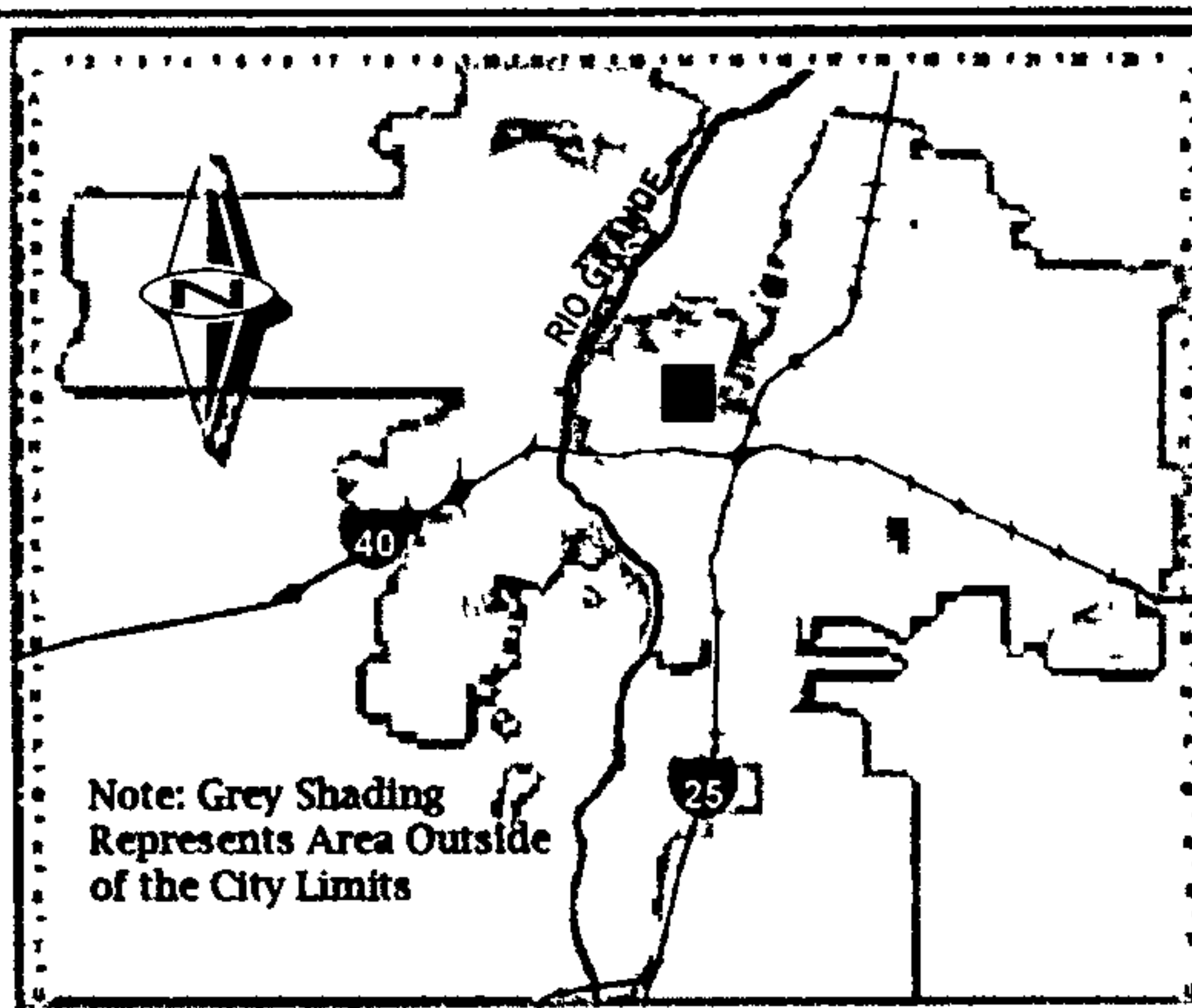
 8-23-11
 Planner signature / date
 Project # 1002629



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:
G-14-Z

Selected Symbols

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

0 750 1500 Feet

KEN HOVEY, ARCHITECT



architecture

1606 CENTRAL AVENUE SE, SUITE 101 ALBUQUERQUE, NM 87106
B 505.242.6610 F 505.243.2129 ken_hovey@msn.com

August 23, 2011

City of Albuquerque
Development Review Board
600 2nd Street NW
Albuquerque, New Mexico

To Whom It May Concern:

The subject property is located at the SE quadrant of Candelaria at 10th Street NW, being 916 and 922 Candelaria Rd. NW and more particularly described as Parcels A and B of Block C, Davidson Addition formerly known as Lot 10 and portion of Lot 11, Block C, Davidson Addition. The property is 0.869 acres in area and is zoned SU-2 RT. The property falls under the Los Candelarias Village Center & Metropolitan Redevelopment Plan and is designated as part of the "Village Core" and is included within the Metropolitan Redevelopment Area boundary.

The Los Candelarias Village Center & Metropolitan Redevelopment Plan (hereinafter, "The Plan") designates the land use for this property to be medium density residential and that it may have uses which are permissive and conditional under RT zoning (page 35) with the addition of allowing, as a permissive use, home occupation (Live/Work) with some limitations. The Plan provides (page 36) that the development regulations (lot size, setbacks, building height, open space, etc.) as regulated in the RC zone apply to this property.

The Plan was created in 2001. The subject site remains undeveloped after a decade. We are proposing to construct four buildings with each containing four townhomes.

We want to subdivide the two lots into four lots. This will require relocating the existing north/south lot line between Parcel "A" and Parcel "B" and adding a new east/west line lot line. One reason for the proposed lot split is that under the RC zone setback requirements, because this property abuts the front yard of an R-1 lot, the setback along 10th Street is required to be 20 foot wide. Parcel "B" is 75 feet wide and because of the requirement for a 20' setback, there is insufficient width to make the development work. All other requirements such as minimum lot size, open space requirements and off-street parking have been met.

Our plan provides for site access from 10th Street. If we are unable to subdivide, the site access to Parcel "A" would be from Candelaria. At this location, Candelaria Road is an arterial, while 10th Street is merely a minor local street. No one familiar with this property and this proposed development, including the neighborhood association, wants to see access from Candelaria.

Another important reason for the proposed subdivision is a practical one. With the property divided into four lots, it is easier to obtain permanent financing on a single four-plex building. It also allows the developer the flexibility to construct one four-plex at time.

A joint use and access easement is being provided for the purpose of internal circulation, utilities and drainage. Refer to the attached Exhibit "A" for the lines and limits of the proposed lot split and easement.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Hovey". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Ken Hovey, Architect
1606 Central Avenue SE, Suite 101
Albuquerque, New Mexico 87106



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Ken Hovey PHONE: (505) 242-6610
 ADDRESS: 1606 Central Ave SE, suite 101 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: Ken-Hovey@msn.com

APPLICANT: Jason M. Buchanan PHONE: (505) 977-1332
 ADDRESS: 13370 Slate Ridge Ph. N.E.
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: Jason@FandisBuilders.com
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: subdivide property from 2 lots into 4 lots & adjust existing lot line
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Parcels AEB

Lot or Tract No. 916 and 922 Candalaria Rd Block: C Unit: _____
 Subdiv/Addn/TBKA: Davidson
 Existing Zoning: SU-2 RT Proposed zoning: SU-2 RT MRGCD Map No _____
 Zone Atlas page(s): G-H-2 UPC Code: 101406 014417 930654

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 4 Total area of site (acres): 869
 LOCATION OF PROPERTY BY STREETS: On or Near: The corner of 10th & Candalaria
 Between: _____ and _____

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

SIGNATURE Jason M. Buchanan DATE 4/11/2011
 (Print) Jason M. Buchanan Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

| INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
|--|--------------------------|-----------|------|-------------|
| <input checked="" type="checkbox"/> All checklists are complete | <u>110RB-70093</u> | <u>SK</u> | | \$ <u>0</u> |
| <input checked="" type="checkbox"/> All fees have been collected | | | | \$ _____ |
| <input checked="" type="checkbox"/> All case #s are assigned | | | | \$ _____ |
| <input type="checkbox"/> AGIS copy has been sent | | | | \$ _____ |
| <input checked="" type="checkbox"/> Case history #s are listed | | | | \$ _____ |
| <input type="checkbox"/> Site is within 1000ft of a landfill | | | | \$ _____ |
| <input type="checkbox"/> F.H.D.P. density bonus | | | | \$ _____ |
| <input type="checkbox"/> F.H.D.P. fee rebate | | | | \$ _____ |
| | | | | Total |
| | | | | \$ <u>0</u> |

Hearing date April 27, 2011

[Signature]
 4-19-11
 Planner signature / date

Project # 1002629

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application



- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.


- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

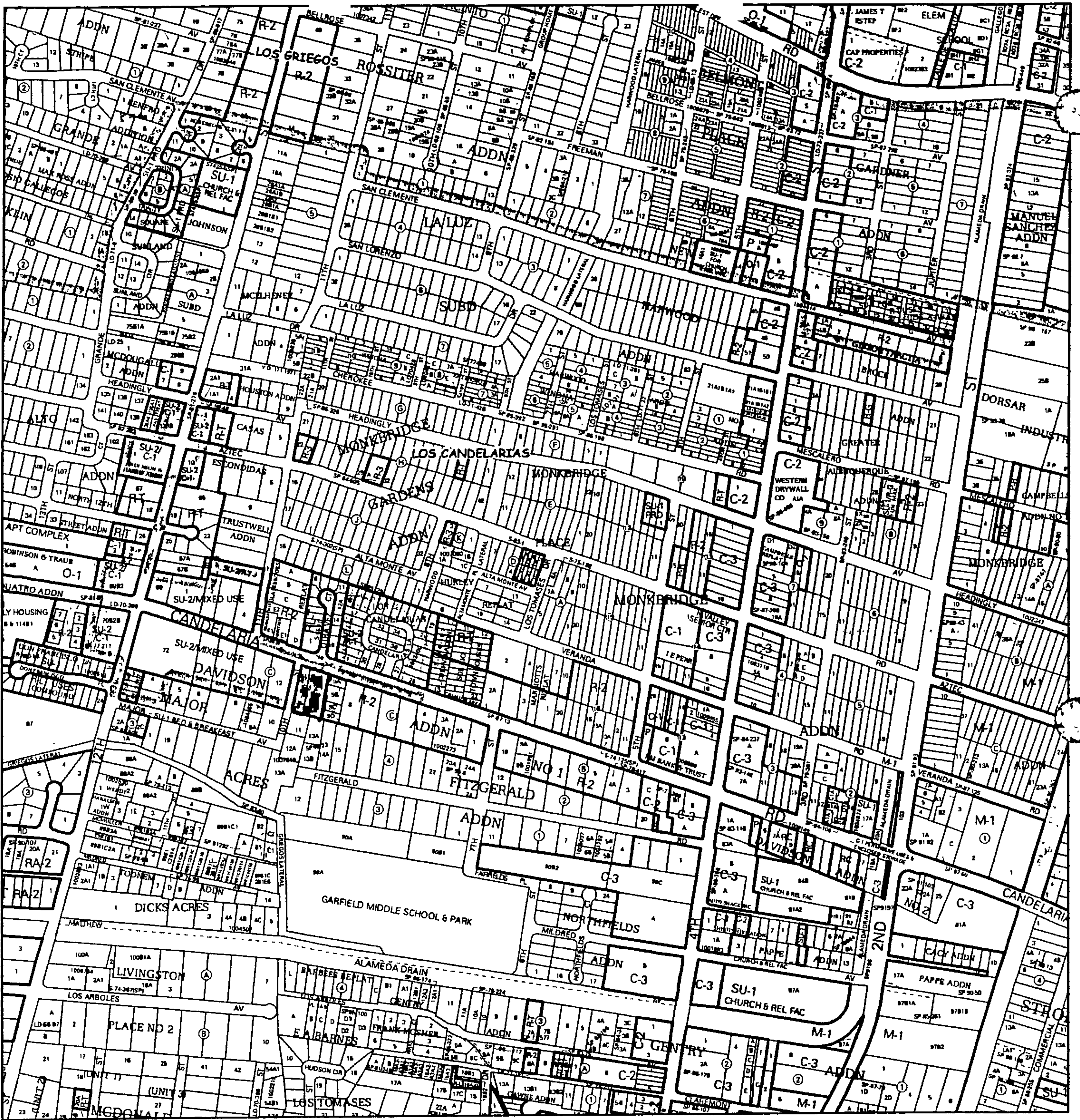
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


 Applicant name (print)
4/11/2011
 Applicant signature / date


Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
11DRB- - 70093

 4-19-11
 Planner signature / date
 Project # 1002629



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

AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-14-Z

Selected Symbols

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

0 750 1,500 Feet

ZONE GRID

No Features found.

OWNERSHIP

| Rec | UPC CODE | OWNER | OWNER ADDRESS | OWNER CITY | OWNER STATE | OWNE ZIPCOI |
|-----|--------------------|---|---------------|-------------|-------------|-------------|
| 1 | 101406014417930654 | IRVING PARTNERS LLC & KRAEMER WILLIAM L & MARYLOU | 200 LOMAS NW | ALBUQUERQUE | NM | 87102 |

ZONING

| Rec | ZONING | DESCRIPTION |
|-----|--------|-------------|
| 1 | SU-2 | R-T |

ZONE GRID

| Rec | ZONE ATLAS GRID |
|-----|-----------------|
| 1 | G14 |

PARCELS

| Rec | NUMBER | NAME | DESIGNATION | QUADRANT | LOT | BLOCK | SUBDIVISION | PIN |
|-----|--------|------------|-------------|----------|-----|-------|--------------------|----------|
| 1 | 916 | CANDELARIA | RD | NW | 10 | C | DAVIDSON ADDN NO 1 | ABQ76199 |
| 2 | 922 | CANDELARIA | RD | NW | 11 | C | DAVIDSON ADDN NO 1 | ABQ76006 |

CENTERS

| Rec | CENTER | TYPE | STATUS |
|-----|-----------------|------|----------|
| 1 | 12TH/CANDELARIA | COMM | EXISTING |

ZONE GRID

No Features found.

NEIGHBORHOODS

| Rec | COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME | COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIO |
|-----|--|---|
| 1 | NEAR NORTH VALLEY | R |

SECTOR PLANS

| Rec | SECTOR PLAN NAME |
|-----|------------------|
| 1 | LOS CANDELARIAS |

COUNCIL

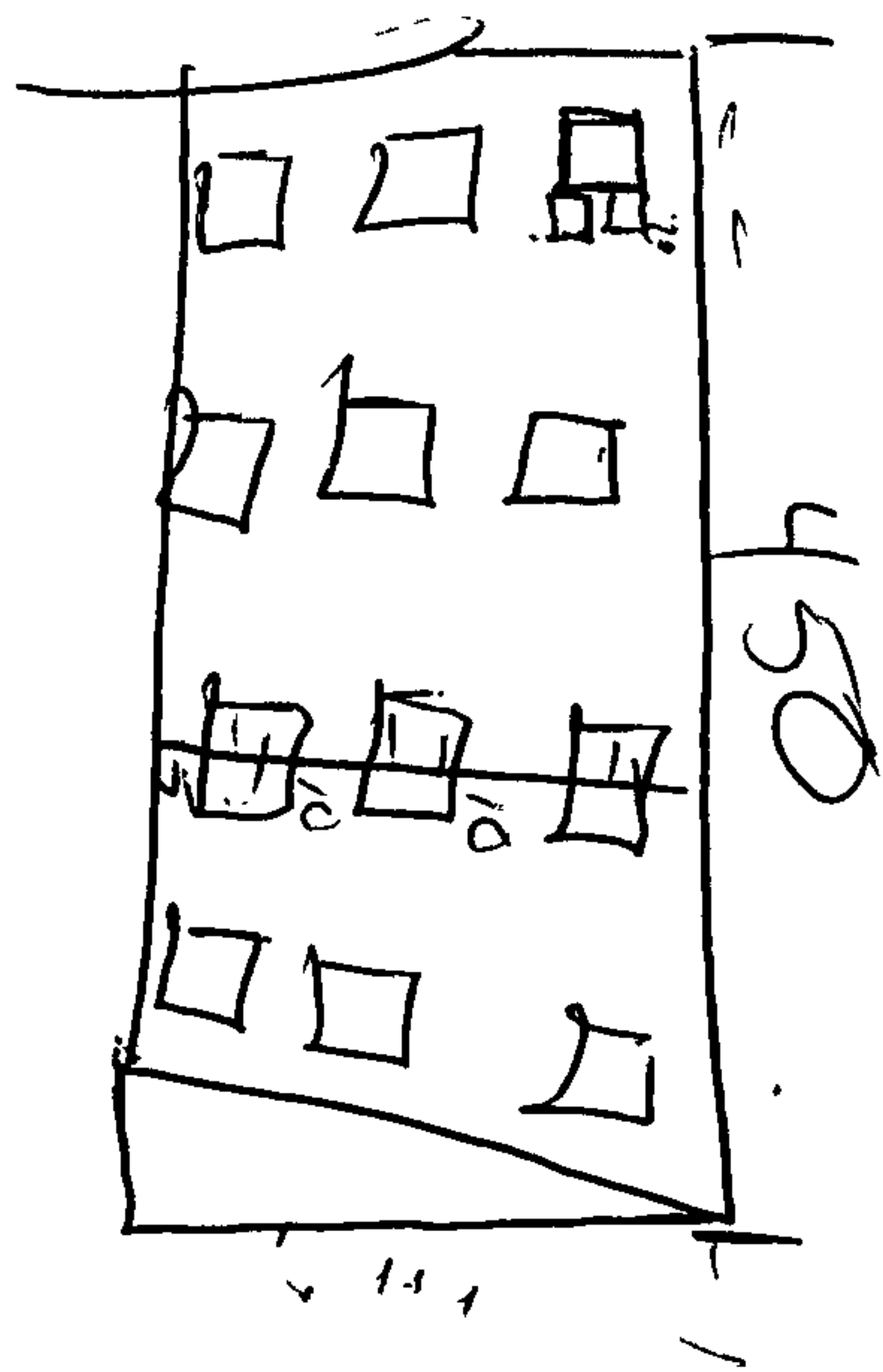
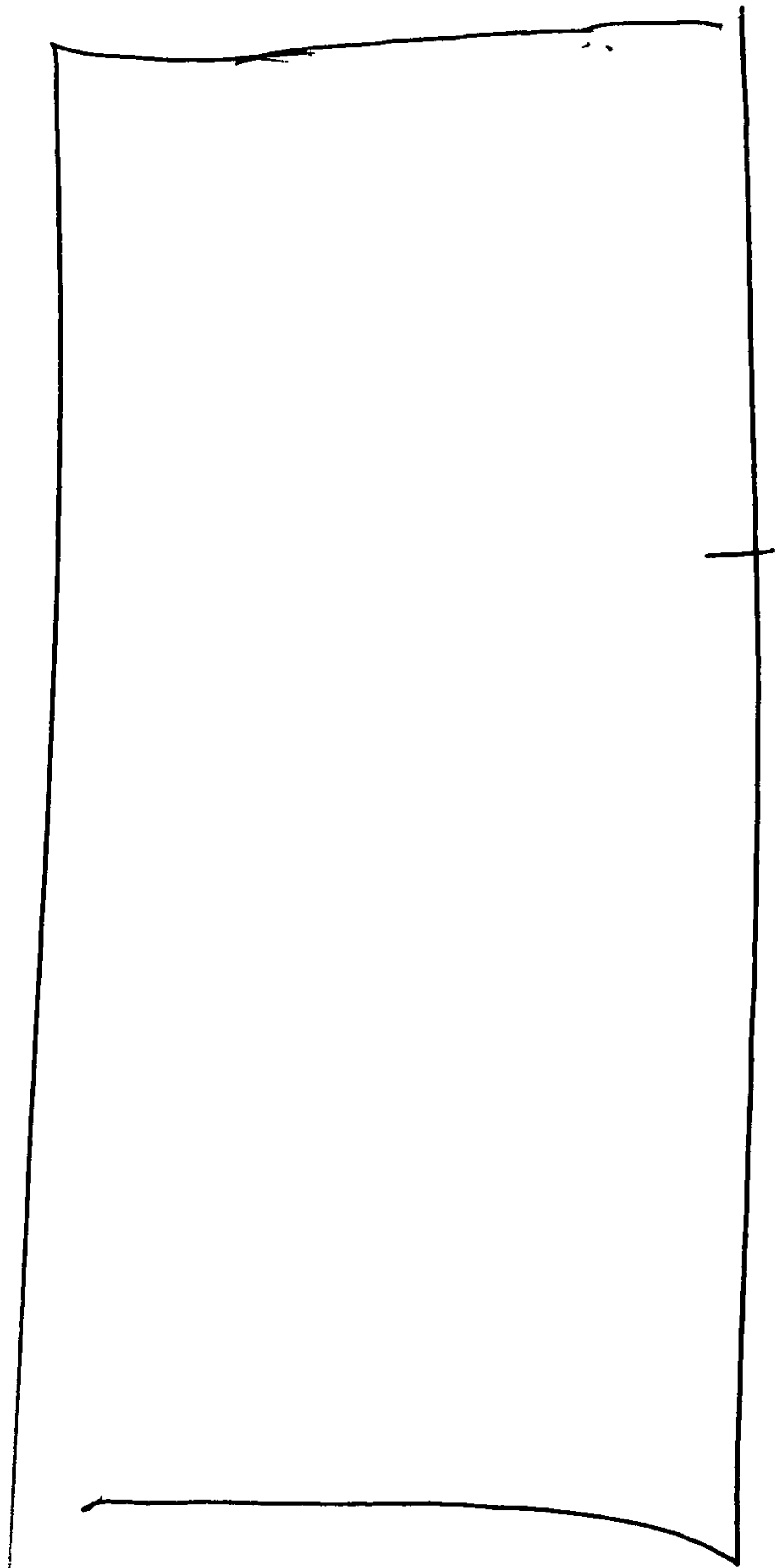
| Rec | COUNCILOR NAME | COUNCIL DISTRICT |
|-----|-----------------|------------------|
| 1 | Debbie O'Malley | 2 |

ZIPCODES

| Rec | ZIPCODE |
|-----|---------|
| 1 | 87107 |

ZONE GRID

No Features found.



522

KEN HOVEY, ARCHITECT



architecture

1606 CENTRAL AVENUE SE, SUITE 101 ALBUQUERQUE, NM 87106
B 505.242.6610 F 505.243.2129 ken_hovey@msn.com

April 18, 2011

City of Albuquerque
Development Review Board
600 2nd Street NW
Albuquerque, New Mexico

To Whom It May Concern:

The subject property is located at the SE quadrant of Candelaria at 10th Street NW, being 916 and 922 Candelaria Rd. NW and more particularly described as Parcels A and B of Block C, Davidson Addition formerly known as Lot 10 and portion of Lot 11, Block C, Davidson Addition. The property is 0.869 acres in area and is zoned SU-2 RT. The property falls under the Los Candelarias Village Center & Metropolitan Redevelopment Plan and is designated as part of the "Village Core" and is included within the Metropolitan Redevelopment Area boundary.

The Los Candelarias Village Center & Metropolitan Redevelopment Plan (hereinafter, "The Plan") designates the land use for this property to be medium density residential and that it may have uses which are permissive and conditional under RT zoning (page 35) with the addition of allowing, as a permissive use, home occupation (Live/Work) with some limitations. The Plan provides (page 36) that the development regulations (lot size, setbacks, building height, open space, etc.) as regulated in the RC zone apply to this property.

The Plan was created in 2001. The subject site remains undeveloped after a decade. We are proposing to construct four buildings with each containing four townhomes.

We want to subdivide the two lots into four lots. This will require relocating the existing north/south lot line between Parcel "A" and Parcel "B" and adding a new east/west line lot line. One reason for the proposed lot split is that under the RC zone setback requirements, because this property abuts the front yard of an R-1 lot, the setback along 10th Street is required to be 20 foot wide. Parcel "B" is 75 feet wide and because of the requirement for a 20' setback, there is insufficient width to make the development work. All other requirements such as minimum lot size, open space requirements and off-street parking have been met.

Our plan provides for site access from 10th Street. If we are unable to subdivide, the site access to Parcel "A" would be from Candelaria. At this location, Candelaria Road is an arterial, while 10th Street is merely a minor local street. No one familiar with this property and this proposed development, including the neighborhood association, wants to see access from Candelaria.

Another important reason for the proposed subdivision is a practical one. With the property divided into four lots, it is easier to obtain permanent financing on a single four-plex building. It also allows the developer the flexibility to construct one four-plex at time.

A joint use and access easement is being provided for the purpose of internal circulation, utilities and drainage. Refer to the attached Exhibit "A" for the lines and limits of the proposed lot split and easement.

Sincerely,

Ken Hovey, Architect
1606 Central Avenue SE, Suite 101
Albuquerque, New Mexico 87106



DRB CASE ACTION LOG (PRELIMINARY FINAL)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00497 (PART) FINAL Project # 1002629
 Project Name: DAVIDSON ADDITION
 Agent: Lyle Losack Phone No.: 898-0389

Project Number

1002629

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign) *Bring required document, etc for filing.*

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

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

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

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

Current D
Project Number:

FIGURE 12

Date Submitted: 4/06/05

Date Site Plan Approved: 4/06/05

Date Preliminary Plat Approved: 4/06/05

Date Preliminary Plat Expires: 4/06/06

DRB Project No.: 1002629

DRB Application No.: 052 RB-00497

#19 ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

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

O'SULLIVAN SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 10 & 11, BLOCK C, DAVIDSON EDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATING ACTION

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

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|---------|---|---------------------------------------|--------------------------|-----------------------------|-------------------|----------------|--------------------|
| | | 22' F-F | RESIDENTIAL PAVEMENT W/PCC STANDARD C&G, AS REQUIRED | PRIVATE DRIVE (H/S) | LOTS 1/3 10TH STREET | LOTS 4/5 CANDELARIA BLVD | / | / | / |
| | | 4' | SIDEWALK AS REQUIRED | 10TH STREET & CANDELARIA | SOUTH P/L | NORTH EAST P/L | / | / | / |
| | | 6' | " " " | CANDELARIA | WEST P/L | EAST P/L | / | / | / |
| | | 24' | PRIVATE DRIVEWAY | 10TH STREET | | NORTH SIDE | / | / | / |
| | | 4' | S.W. BOTSIDE'S | | | | / | / | / |
| | | 6" | WATERLINE & (APRUTANCES) | PRIVATE DRIVE, WEST AND NORTH LEGS | 10TH STREET | CANDELARIA | / | / | / |
| | | 6" | WATERLINE & (APRUTANCES), FH | CANDERIA ROAD | 10TH STREET | EAST P/L | / | / | / |
| | | 4" | WATERLINE & APRUTANCES | PRIVATE DRIVE, SOUTH LEG | PRIVATE LEG, WEST LEG | LOTS 4 & 5 | / | / | / |
| | | 8" | SAS WITH APRUTANCES / FORCE MAIN | PRIVATE DRIVE, NORTH & SOUTH LEGS | LOTS 4 & 5 | CANDELARIA | / | / | / |
| | | | | | | | / | / | / |
| | | | | | | | / | / | / |
| | | | | | | | / | / | / |
| | | | | | | | / | / | / |

| SIA | COA DRC | Size | Type of Improvement | Location | From | To | Private | City | City Cnst |
|-----|---------|------|---------------------|----------|------|----|---------|------|-----------|
|-----|---------|------|---------------------|----------|------|----|---------|------|-----------|

ORIGINAL

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NOTES

- 1 A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARATEE
- 2
- 3

AGENT / OWNER

Lyle Chesack P.E.
 NAME (print)

PKDRAW
 FIRM

Lyle C. Chesack P.E.
 SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Matson 4/6/05
 DRB CHAIR - date

Christina Sandoval 4/6/05
 PARKS & GENERAL SERVICES - date

4-6-05
 TRANSPORTATION DEVELOPMENT - date

Nancy S. Dunsen 4/6/05
 UTILITY DEVELOPMENT - date

Bradley & Bighan 4/6/05
 CITY ENGINEER - date

 AMAFCA - date

 - date

 - date

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

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
| | | | | |
| | | | | |
| | | | | |

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Brendan T. O'Sullivan PHONE: 505-897-6930
 ADDRESS: PO Box 7823 FAX: _____
 CITY: Alb STATE: NM ZIP: 87194 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): Lyle C. Losack, PE PHONE: 505-898-0389
 ADDRESS: PO Box 729 FAX: 505-897-0389
 CITY: Corralles STATE: NM ZIP: 87048 E-MAIL: lwikdrawnsr@aol.co

DESCRIPTION OF REQUEST: Preliminary Plat Approval

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

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

Lot or Tract No. 10+11 Block: C Unit: _____
 Subdiv. / Addn. Davidson Edition
 Current Zoning: SU-2 For RT Proposed zoning: N/A
 Zone Atlas page(s): G1-14 No. of existing lots: 2 No. of proposed lots: 8
 Total area of site (acres): .87 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: 9.2
 Within city limits? Yes. No but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101406014417930654 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 10th & Candelaria
 Between: _____ and 7th NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 1002629

03 DRB - 00653 03 DRB 02124

Check-off if project was previously reviewed by Sketch/Plat/Plan or Pre-application Review Team . Date of review: 12/18/03

SIGNATURE Lyle C. Losack, PE DATE 3/22/05
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

| | | | | |
|--|-----------------------------|------------|------------|------------------------|
| <input type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
| <input type="checkbox"/> All checklists are complete | <u>05 DRB - 00497</u> | <u>PEF</u> | <u>SC3</u> | <u>\$ 705.00</u> |
| <input type="checkbox"/> All fees have been collected | _____ | <u>CMF</u> | _____ | <u>\$ 20.00</u> |
| <input type="checkbox"/> All case #s are assigned | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> AGIS copy has been sent | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> Case history #s are listed | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> Site is within 1000ft of a landfill | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> F.H.D.P. density bonus | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> F.H.D.P. fee rebate | _____ | _____ | _____ | \$ _____ |
| | Hearing date <u>3/30/05</u> | | | Total <u>\$ 725.00</u> |

Michael 3-22-05

PROJ# 1002629

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

SKETCH PLAT REVIEW AND COMMENT **YOUR ATTENDANCE IS REQUIRED.**

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT **Your attendance is required.**

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL **Your attendance is required.**

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

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

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** *Pending*

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

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Lyle C. Losack, PE
 Applicant name (print)
Lyle C. Losack, PE 3/22/05
 Applicant signature / date



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

Application case numbers
 05 DRB _____ 00497

Form revised 10/03
[Signature] 3-22-05
 Planner signature / date
Project # 1002629



QuikDraw
Engineering, L.L.C.
Post Office Box 729
Corrales, New Mexico 87048
505-898-0389WK 505-8970389FAX
quikdrawengr@aol.com

Date: March 22, 2005

To: City Of Albuquerque
Design Review Board (DRB)
City Of Albuquerque

From: Lyle C. Losack, P.E.

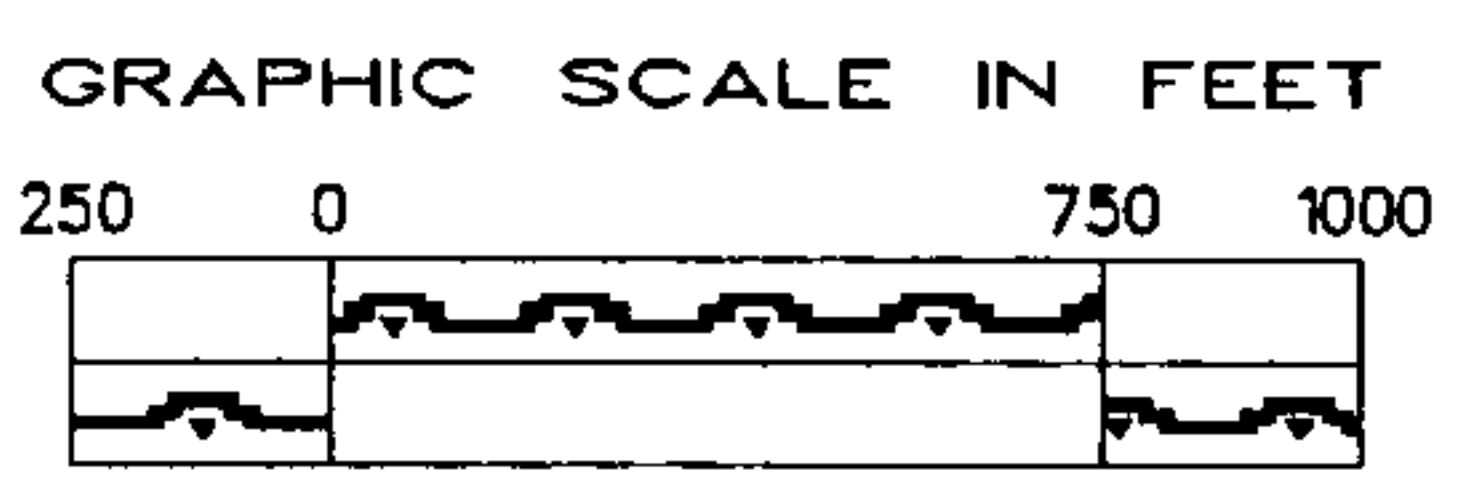
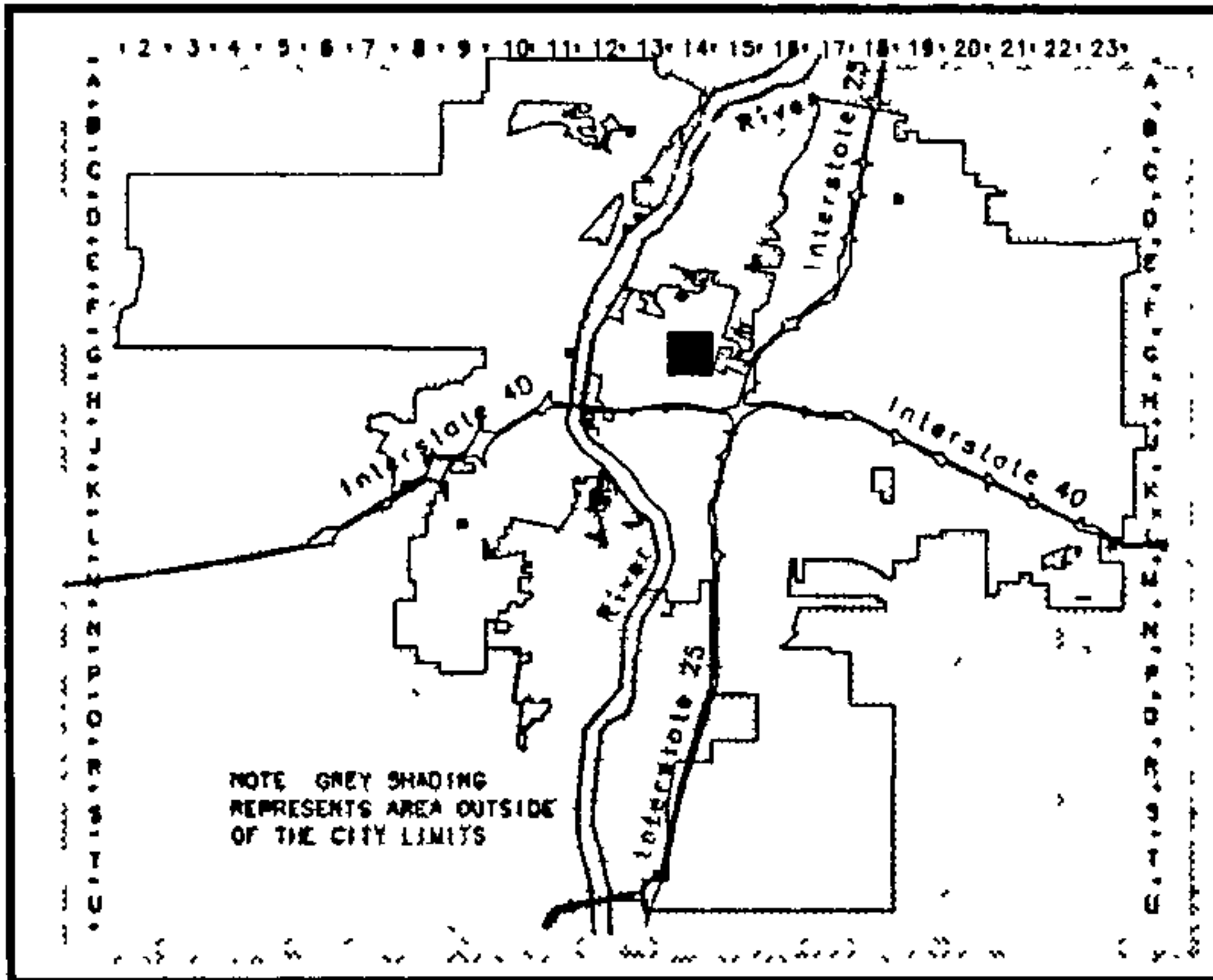
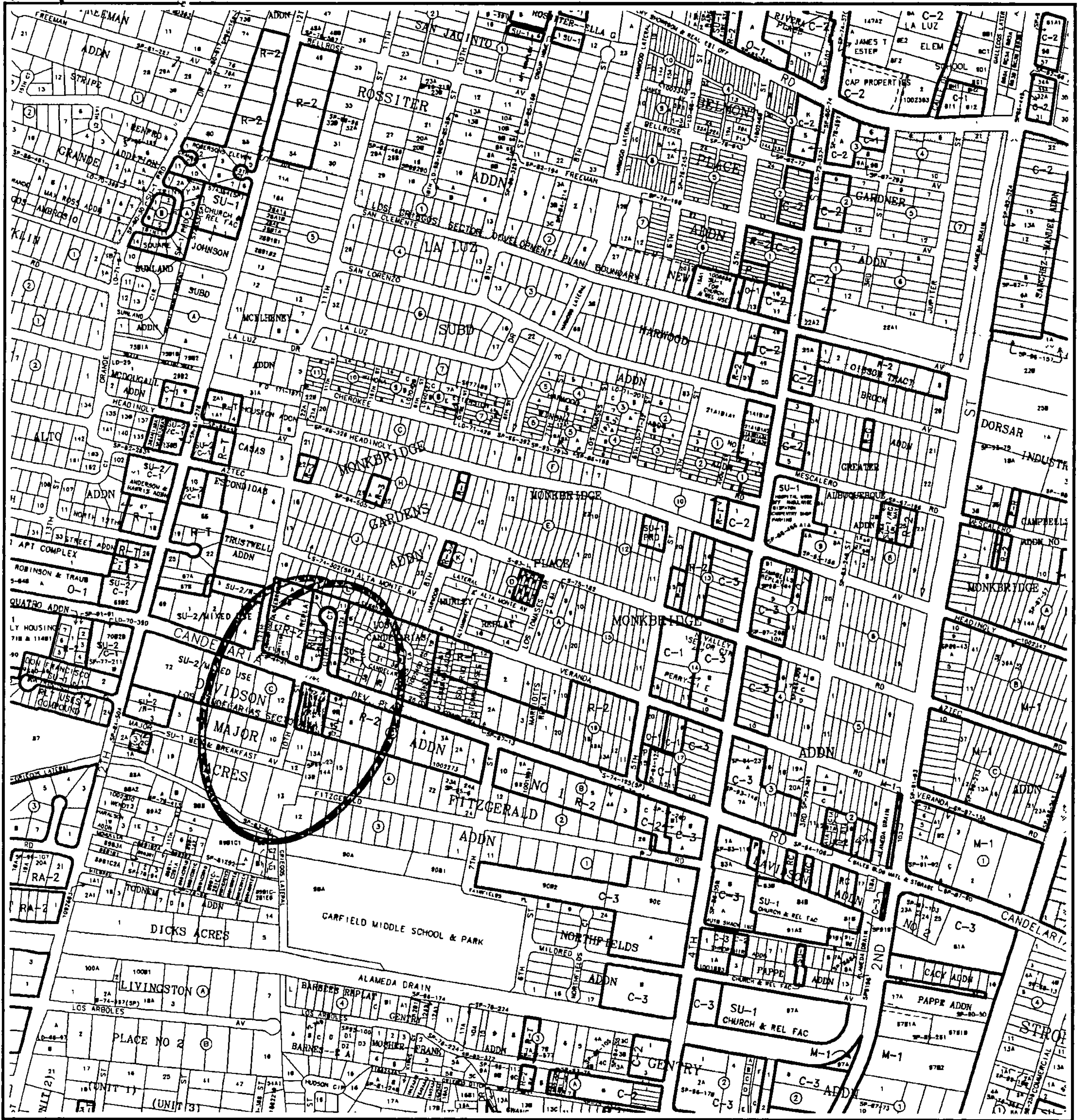
Re: Project #1002629

- We are requesting a Minor Subdivision Preliminary Plat sign-off and approval of infrastructure list.
- We are not aware of any Zoning restriction.
- Provided Site 4/ Sketch plans to demonstrate intended purpose of property.

Very Respectfully,


Lyle C. Losack, PE

C: File



A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003

Zone Atlas Page
G-14-Z
Map Amended through December 01, 2003

**ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services**

PAID RECEIPT

City of Albuquerque
Treasury Division
12:27PM LCC: ANX
RECEIPT# 0002932 WS# 007 TRANS# 0011
ACCOUNT 441006 FUND 0110
ACTIVITY 4983000 TRSCLS
TRANS AMT \$725.00
LCC MISC \$705.00
CA \$725.00
C-CASE \$0.00

APPLICANT NAME BRENDAN T. O'SULLIVAN
AGENT Lyle C. Losack
ADDRESS PO Box 729
PROJECT & APP # 1002629/05DRB0049
PROJECT NAME DAVIDSON EDITON

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 705.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ _____ 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study
- \$ 725.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

Quikdraw Engineering, LLC
P.O. Box 729 505-898-0389
Corrales, NM 87048

95-219 281
1070
1350708258
Date 3/22/05 1750

Pay to the Order of City of Albuquerque City of Albuquerque
Treasury Division

Seven Hundred Twenty Five / 100 Dollars \$ 725.00

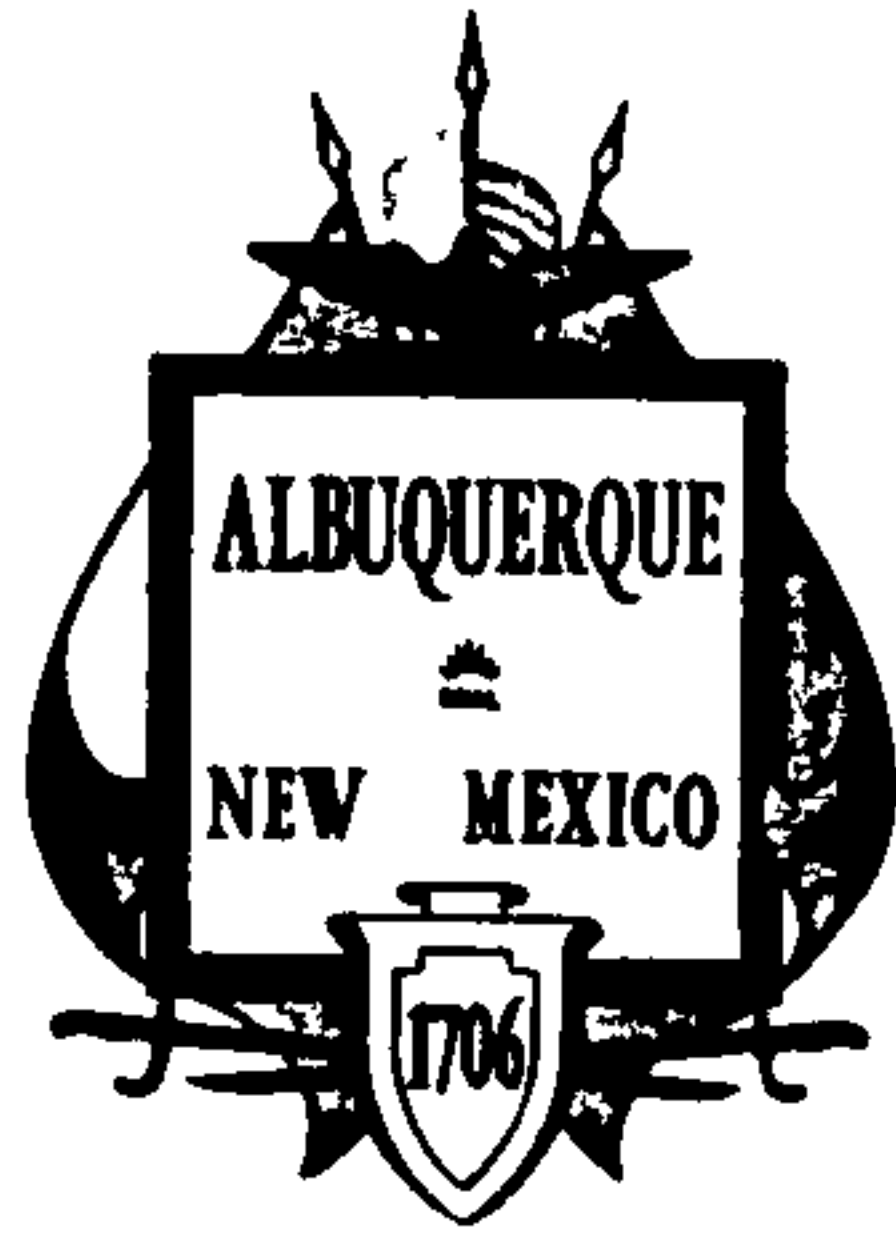
Wells Fargo Bank, N.A.
4341 Corrales Rd
Corrales, NM 87048
wellsfargo.com

Project # 1002629
Memo Fee For DRB O'Sullivan Lyle C. Losack

Account 441032
Activity 3424000
Trans Am
2/ Misc

12:27PM LCC: ANX
WS# 007 TRANS# 0011
Fund 0110
TRSCLS
\$725.00
\$20.00

+1 1070021921 1350708258 01750



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002629

AGENDA ITEM NO: 25

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

discussed

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: December 31, 2003

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

Major Subdivision action

Minor Subdivision action *SK*

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

ZONING & PLANNING Supplemental form **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: BRENDAN T. O'SULLIVAN PHONE: 897-6930

ADDRESS: P.O. BOX 7823 FAX: _____

CITY: ALBQ STATE NM ZIP 87194 E-MAIL: _____

Proprietary interest in site: OWNER ↑

AGENT (if any): Wyle C. LOSACK PE PHONE: 898-0389

ADDRESS: P.O. BOX 729 FAX: 897-0389

CITY: CORRALES STATE NM ZIP 87048 E-MAIL: QUICKDRAWENG@

DESCRIPTION OF REQUEST: SKETCH PLAT

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

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

Lot or Tract No. 10 & 11 Block: C Unit: _____

Subdiv. / Addn. DAVIDSON EDITION

Current Zoning: SU-2 FOR RT Proposed zoning: N/A

Zone Atlas page(s): 6-14 No. of existing lots: 2 No. of proposed lots: 8

Total area of site (acres): 0.87 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: 9.2

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

UPC No. 101406014417930654 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 10th AND CANDELARIA

Between: _____ and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1002629

03 DRB-00683

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 12/18/03

SIGNATURE Wyle C. Losack DATE 12/18/03

(Print) Wyle C. LOSACK Applicant Agent

FOR OFFICIAL USE ONLY

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

| INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
|---|--------------------------|-----------|----------|-------------------|
| <input checked="" type="checkbox"/> All checklists are complete | <u>03 DRB - 02124</u> | <u>SK</u> | <u>5</u> | \$ <u>0</u> |
| <input checked="" type="checkbox"/> All fees have been collected | _____ | _____ | _____ | \$ _____ |
| <input checked="" type="checkbox"/> All case #s are assigned | _____ | _____ | _____ | \$ _____ |
| <input checked="" type="checkbox"/> AGIS copy has been sent | _____ | _____ | _____ | \$ _____ |
| <input checked="" type="checkbox"/> Case history #s are listed | _____ | _____ | _____ | \$ _____ |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> F.H.D.P. density bonus | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> F.H.D.P. fee rebate | _____ | _____ | _____ | \$ _____ |
| Hearing date <u>Dec 31 2003</u> | | | | Total \$ <u>0</u> |

AM 12/19/03
Planner signature / date

Project # 1002629

FORM S(3): SUBDIVISION - L.R.B. MEETING (UNADVERTISED, _ R INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

Gyle C. Fosack PE
Applicant name (print)
Gyle C. Fosack 12/19/03
Applicant signature / date



Form revised 3/03, 8/03 and 11/03

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

Application case numbers
03DRB- _____ - 02124
_____- _____ - _____
_____- _____ - _____

JMM 12/19/03
Planner signature / date
Project # 1002629



QuikDraw
Engineering, L.L.C.

Post Office Box 729
Corrales, New Mexico 87048
505-898-0389 WK 505-897-0389 FAX
quikdrawengr@aol.com

Date 12/18/03

From: Lyle Losack, PE

To: Development review board

Re: Sketch Plat

Dear Chair and Members,

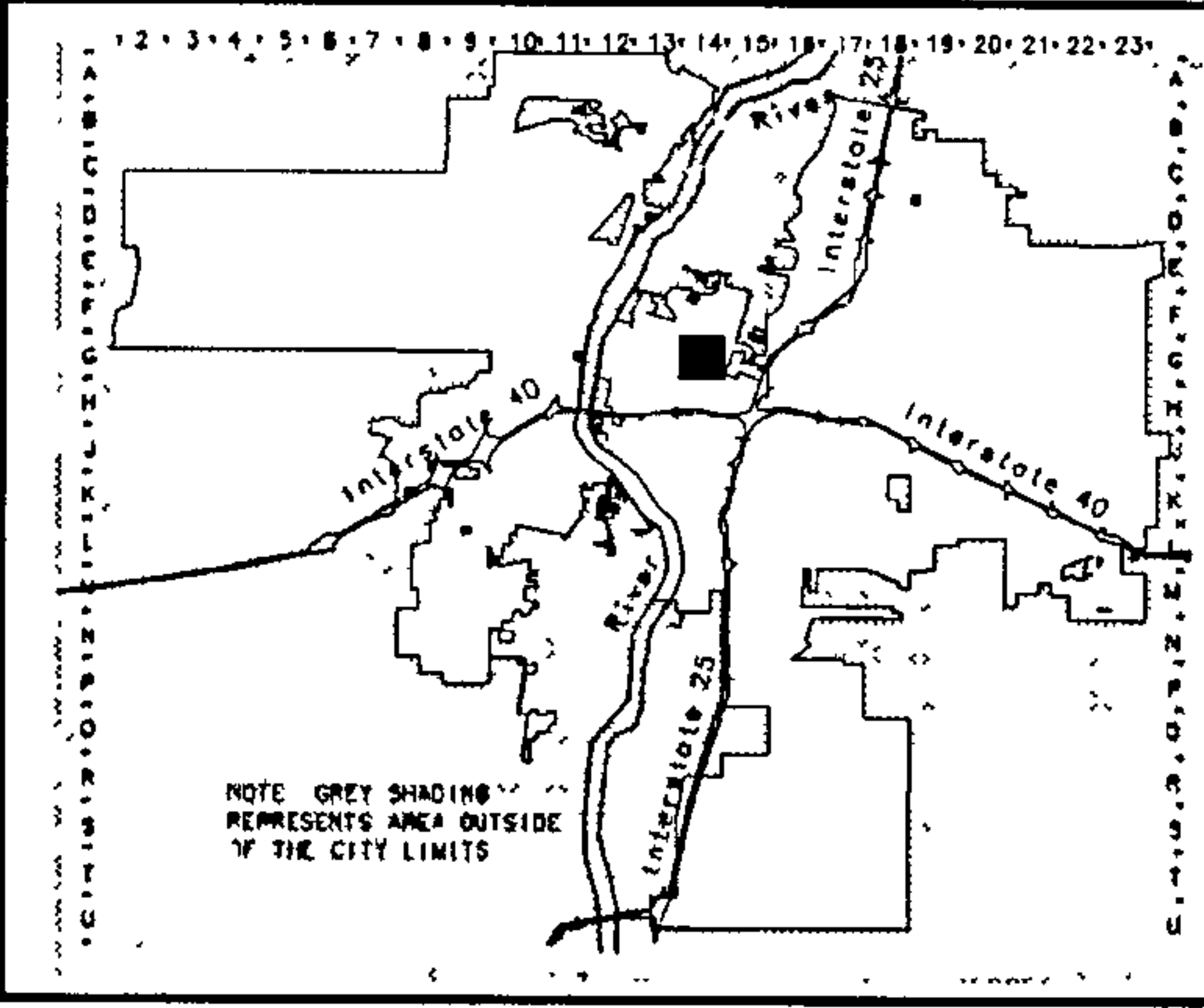
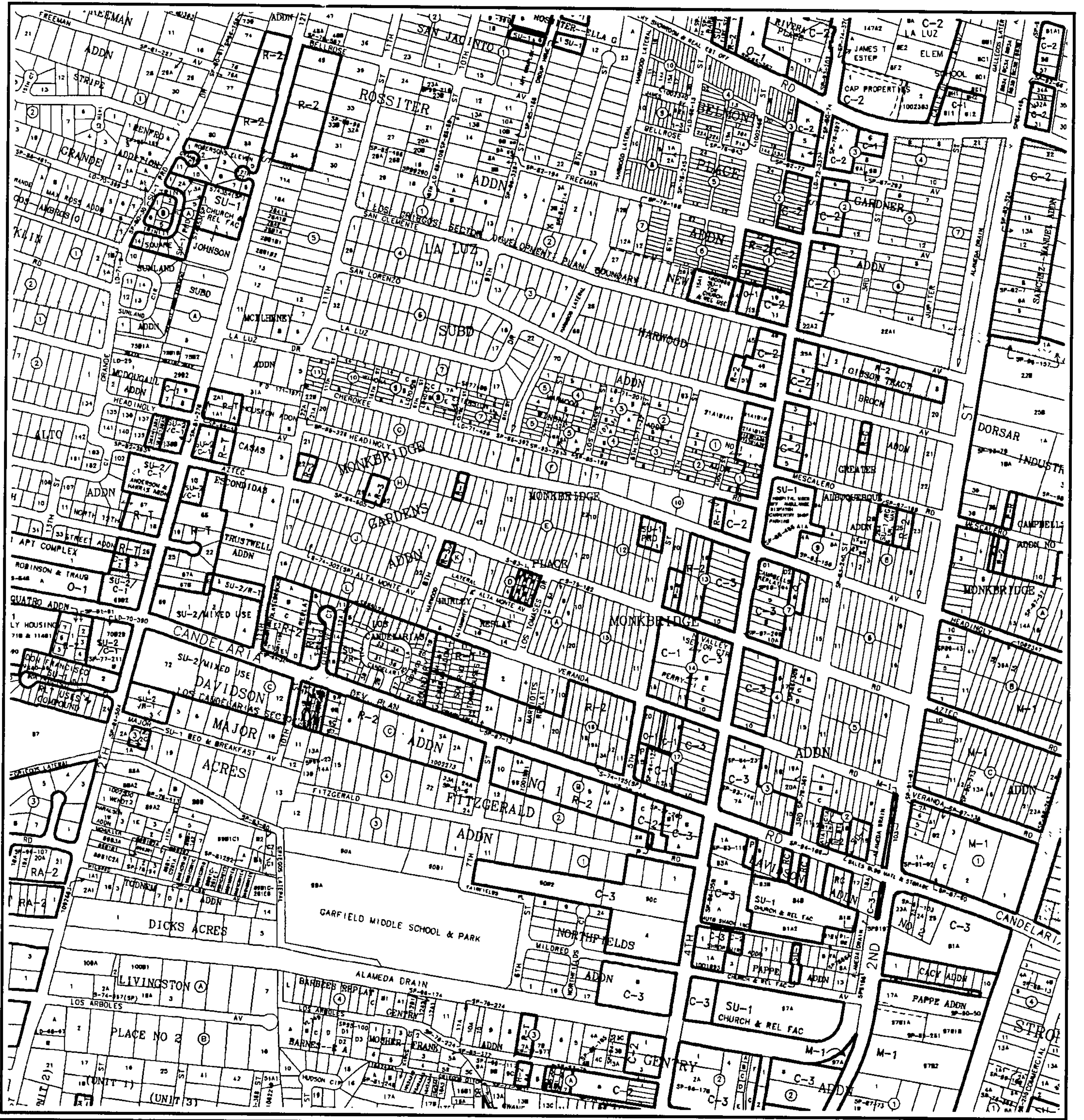
Please review sketch and provide comment as necessary for completion of Preliminary Plat requirements.

Very Respectfully,

A handwritten signature in black ink that reads "Lyle C. Losack PE." The signature is written in a cursive, flowing style.

Lyle C. Losack, PE

Copy to: File



A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

Zone Atlas Page

G-14-Z

Map Amended through December 01, 2003

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

| | | | |
|--|----------|--|----------|
| Supplemental form | | Supplemental form | |
| SUBDIVISION | S | ZONING & PLANNING | Z |
| <input type="checkbox"/> Major Subdivision action | | <input type="checkbox"/> Annexation | |
| <input checked="" type="checkbox"/> Minor Subdivision action <i>SK</i> | | <input type="checkbox"/> County Submittal | |
| <input type="checkbox"/> Vacation | V | <input type="checkbox"/> EPC Submittal | |
| <input type="checkbox"/> Variance (Non-Zoning) | | <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning) | |
| SITE DEVELOPMENT PLAN | P | <input type="checkbox"/> Sector Plan (Phase I, II, III) | |
| <input type="checkbox"/> ...for Subdivision Purposes | | <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan | |
| <input type="checkbox"/> ...for Building Permit | | <input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs) | |
| <input type="checkbox"/> IP Master Development Plan | | | |
| <input type="checkbox"/> Cert. of Appropriateness (LUCC) | L | | |
| | | APPEAL / PROTEST of... | A |
| | | <input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals | |

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

APPLICANT INFORMATION:

NAME: Brendan O'Sullivan PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: Albuquerque STATE NM ZIP 8 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): Wallace L Bingham PHONE: 797-4699
 ADDRESS: 6344 Belcher NE FAX: _____
 CITY: Albuq. STATE NM ZIP 87109 E-MAIL: Wlbingham@comcast.net

DESCRIPTION OF REQUEST: 8 lot single family sub development SKETCH

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

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

Lot or Tract No. lots 10 & 11 Block: 2 Unit: _____
 Subdiv. / Addn. Davidson Addition
 Current Zoning: SU2/RT Proposed zoning: _____
 Zone Atlas page(s): G 14 No. of existing lots: _____ No. of proposed lots: 8
 Total area of site (acres): .89 Density if applicable: dwellings per gross acre: 9 dwellings per net acre: 9
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. _____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: S.E. cor. 10th and Candalaria NW
 Between: _____ and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1002629
03DRB - 00683

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

SIGNATURE Wallace L Bingham DATE 8/20/03
 (Print) Wallace L Bingham _____ Applicant Agent

| | | | |
|---|--------------------------------|-------------------------------|----------------|
| FOR OFFICIAL USE ONLY | | Form revised 9/01, 3/03, 7/03 | |
| <input type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action | S.F. Fees |
| <input checked="" type="checkbox"/> All checklists are complete | <u>03DRB - 01413</u> | <u>SK</u> | <u>S3 \$ 0</u> |
| <input checked="" type="checkbox"/> All fees have been collected | _____ | _____ | \$ _____ |
| <input checked="" type="checkbox"/> All case #s are assigned | _____ | _____ | \$ _____ |
| <input checked="" type="checkbox"/> AGIS copy has been sent | _____ | _____ | \$ _____ |
| <input checked="" type="checkbox"/> Case history #s are listed | _____ | _____ | \$ _____ |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill <u>NO</u> | _____ | _____ | \$ _____ |
| <input type="checkbox"/> F.H.D.P. density bonus | | | Total |
| <input type="checkbox"/> F.H.D.P. fee rebate | | | \$ <u>0</u> |
| <u>JM</u> <u>8/20/03</u> | Hearing date <u>SEP 3 2003</u> | | |
| Planner signature / date | Project # <u>1002629</u> | | |

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

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

Wallace L Bingham
Applicant name (print)

Wallace L Bingham
Applicant signature / date



Form revised MARCH 2003

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

Application case numbers
03 DRB - 01413
_____-_____
_____-_____

Jm 8/20/03
Planner signature / date
Project # 1002629

BINGHAM
ENGINEERING
6344 Belcher Ave.
Albuquerque, NM 87109
Of. 505 797 4699
Fax 505 797 4699

8/20/03

Sheran Matson DRB Chair
City of Albuquerque Planning Dept.
600 2nd Street NW
Albuquerque, NM 87102

Dear Ms Matson:

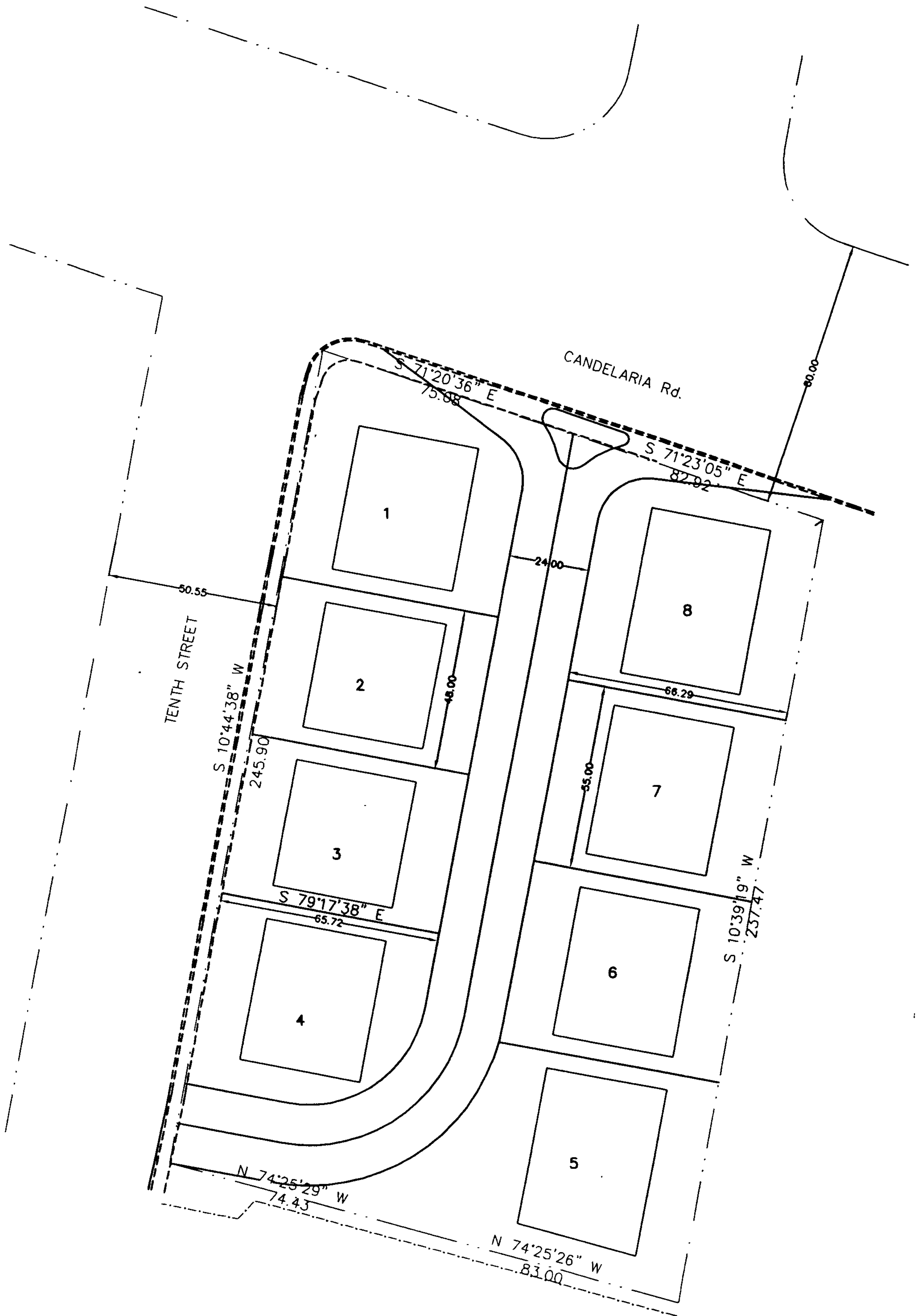
Please include the enclosed Sketch Plan on the next available DRB agenda. The Developer's name is Brendan T. O'Sullivan

Sincerely,

Wallace L Bingham

Wallace L Bingham P.E.

Vancant Land. WLB



TENTH STREET

CANDELARIA Rd.

1

8

2

7

3

6

4

5

S 71°20'36" E
75.68

S 71°23'05" E
82.92

50.55

S 10°44'38" W
245.90

24.00

48.00

66.29

55.00

S 79°17'38" E
65.72

S 10°39'19" W
237.47

N 74°25'29" W
74.43

N 74°25'26" W
83.00

80.00



SUBDIVISION Supplemental form S

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

SITE DEVELOPMENT PLAN V

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

ZONING & PLANNING Supplemental form Z

- Annexation
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Subdivision Regulations)

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: BRENDAN T. O'SULLIVAN PHONE: (505) 897-6930
 ADDRESS: PO. Box 7823 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87194 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): N/A PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW & COMMENT

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

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

Lot or Tract No. LOTS 10 & 11 Block "C" Block: "C" Unit: _____
 Subdiv. / Addn. DAVIDSON ADDITION
 Current Zoning: SU-2/RT Proposed zoning: SAME
 Zone Atlas page(s): G-14-Z No. of existing lots: 2 No. of proposed lots: 13
 Total area of site (acres): .87± Density if applicable: dwellings per gross acre: 815± dwellings per net acre: 16
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. _____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: CANDELARIA N.W.
 Between: 10TH STREET N.W. and 9TH STREET N.W.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Z-91-56

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 4-29-03

SIGNATURE Brendan T. O'Sullivan DATE 4-29-03
 (Print) BRENDAN T. O'SULLIVAN Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

| INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
|---|--------------------------|--------|------|-------|
| <input checked="" type="checkbox"/> All checklists are complete | 03DRB - 00693 | OK | 26 | \$ 0 |
| <input checked="" type="checkbox"/> All fees have been collected | | | | \$ |
| <input checked="" type="checkbox"/> All case #s are assigned | | | | \$ |
| <input checked="" type="checkbox"/> AGIS copy has been sent | | | | \$ |
| <input checked="" type="checkbox"/> Case history #s are listed | | | | \$ |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill | | | | \$ |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus | | | | \$ |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate | | | | \$ |
| | | | | Total |
| | | | | \$ 0 |

3 info provided: PDA
 Hearing date: MAY 7TH 03
Planner 4/29/03
 Planner signature / date

Project # 1002629

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

BRENDAN T. O'SULLIVAN
Applicant name (print)
Brendan T. O'Sullivan
Applicant signature / date

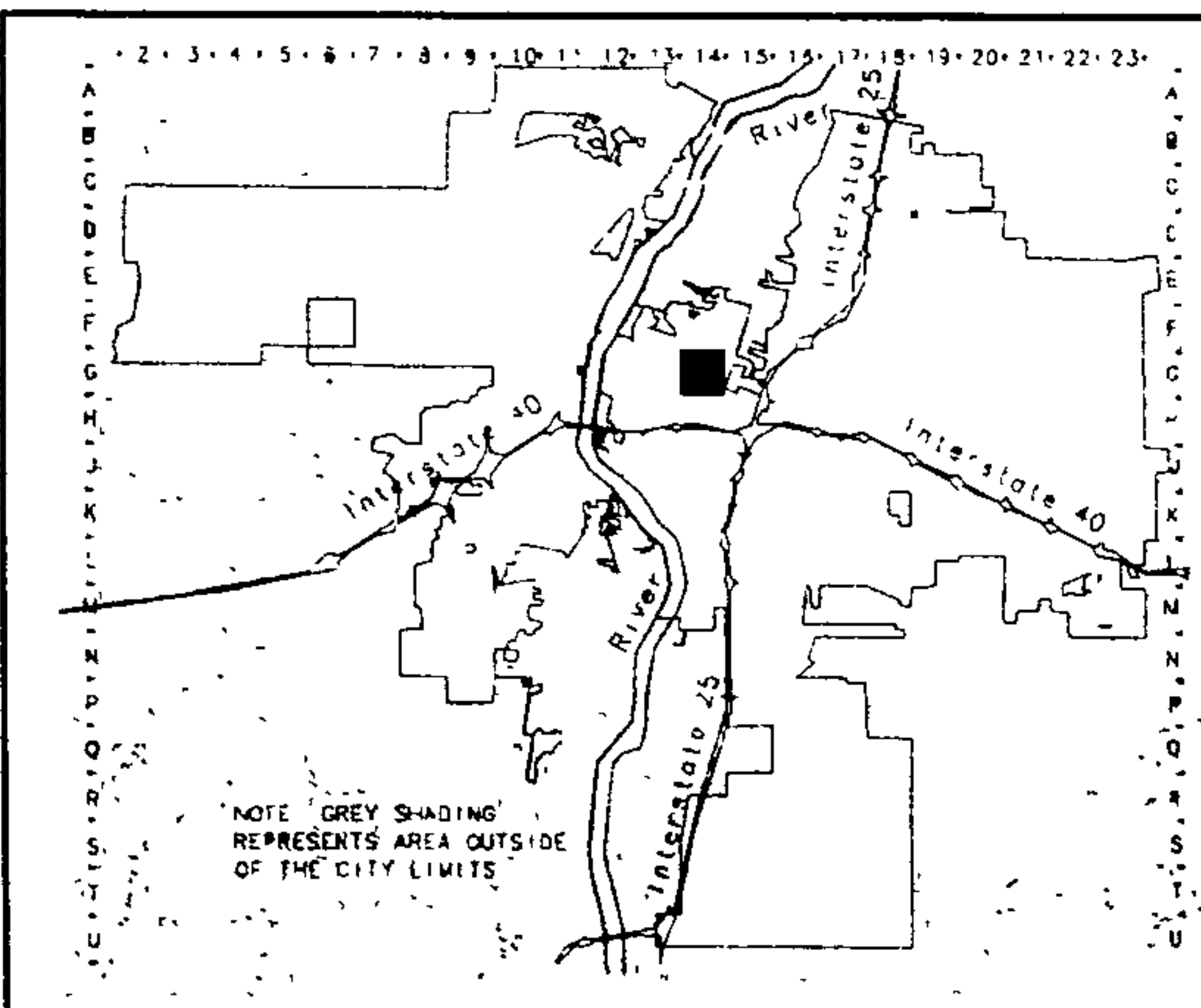
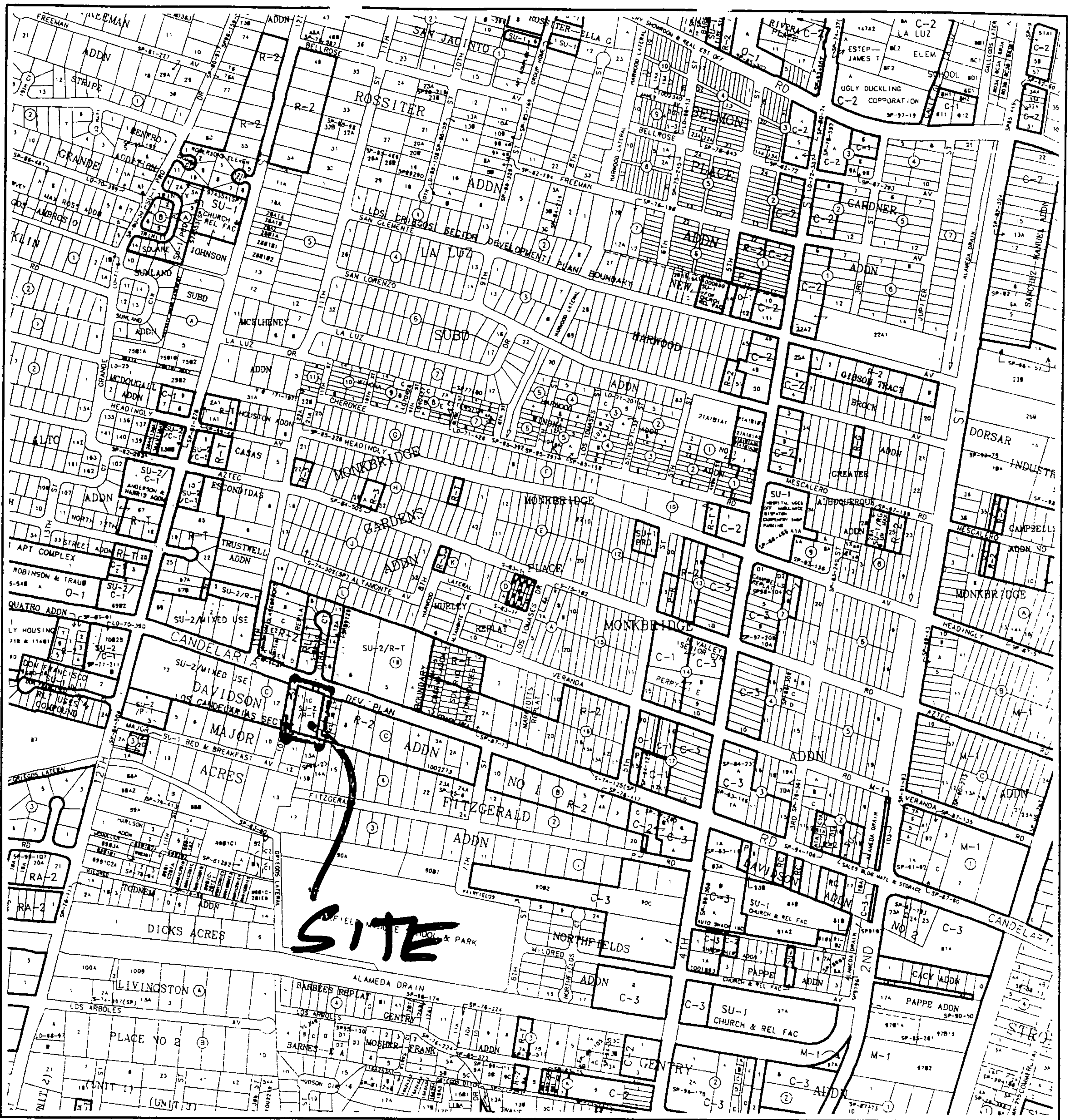


Form revised MARCH 2003

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

Application case numbers
03DRB - - 00683
_____-_____-_____
_____-_____-_____

[Signature] 4/29/03
Planner signature / date
Project # 1002629

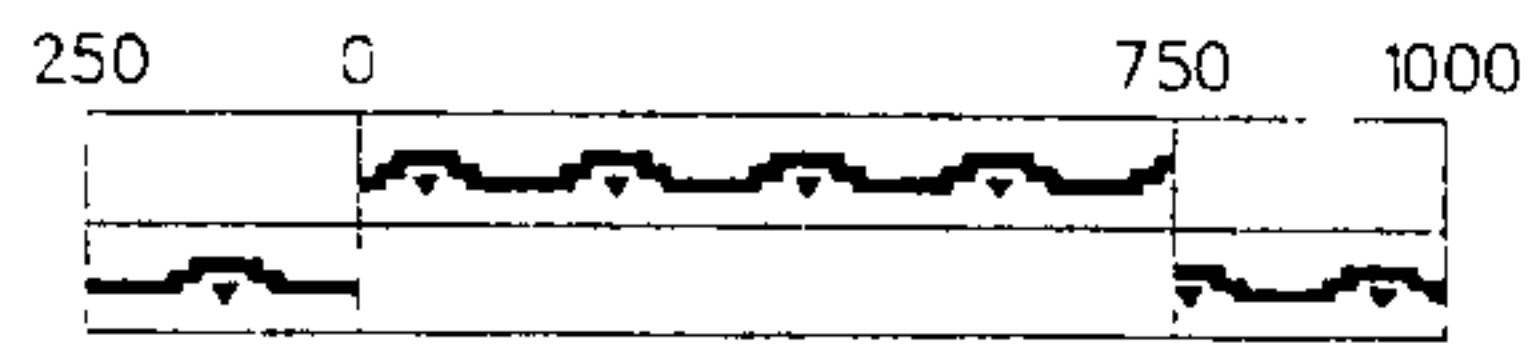


CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

G-14-Z

Map Amended through January 21, 2003

BRENDAN T. O'SULLIVAN
P.O. BOX 7823
ALBUQUERQUE, N.M. 87194

PHONE (505) 897-6930

GENTLEMEN:

MY ZONE HAS BEEN CHANGED FROM RA-2 TO SU-2/RT.
THIS IS MY DEVELOPMENT I WANT TO BUILD ON MY
PROPERTY ON THE S.E. CORNER OF 10TH STREET AND
CANDELARIA N.W.
S.E.

THE DEVELOPMENT WOULD BRING NEEDED TOWN HOMES
INTO THE AREA AS WELL AS A GOOD FINANCIAL BASE
FOR THE CITY OF ALBUQUERQUE.

I PLAN TO DEVELOP THE PROPERTY AFTER APPROVAL
FROM YOUR COMMITTEE.

SINCERELY,

Brendan T. O'Sullivan
BRENDAN T. O'SULLIVAN